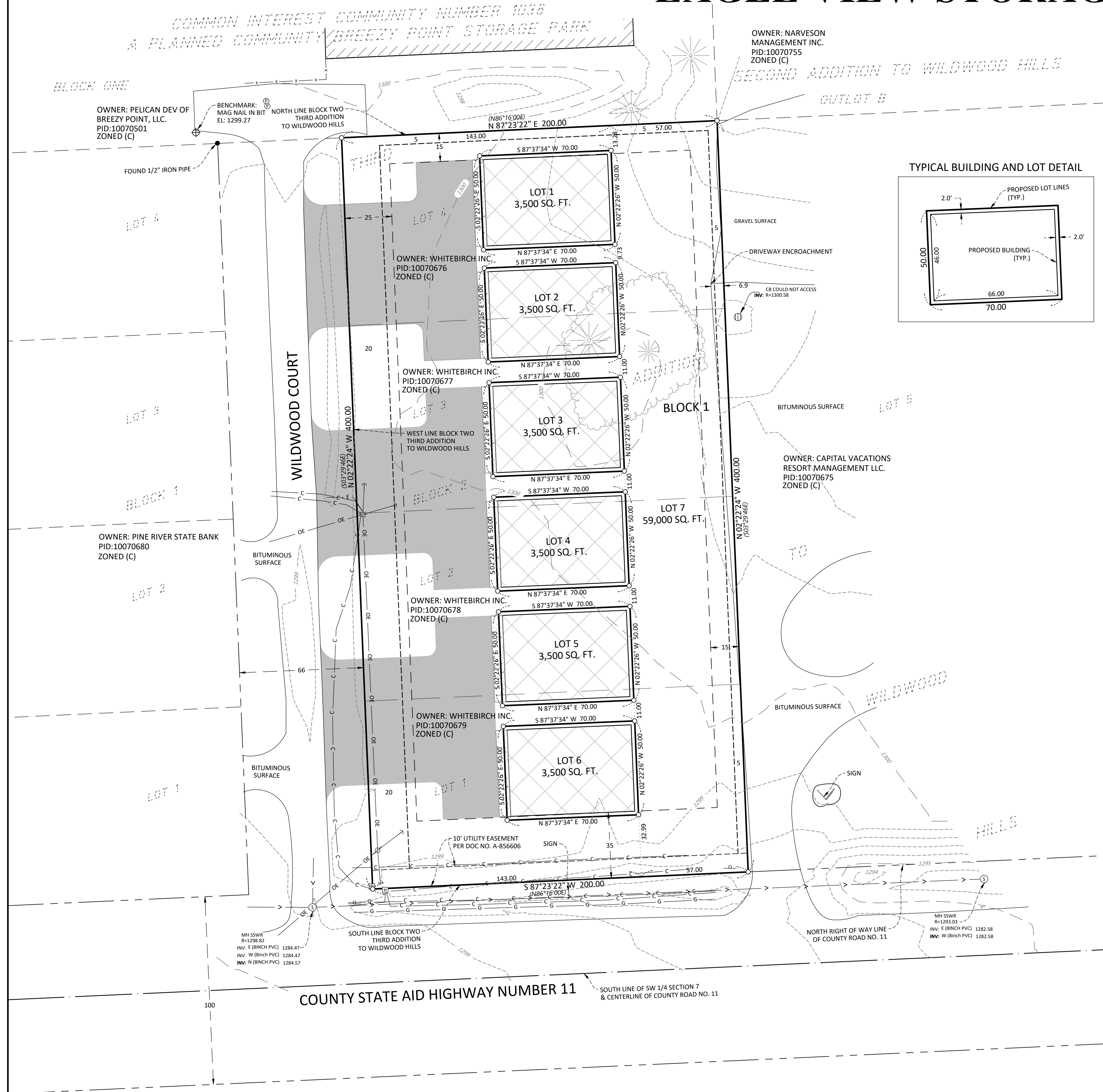


# EAGLE VIEW STORAGE



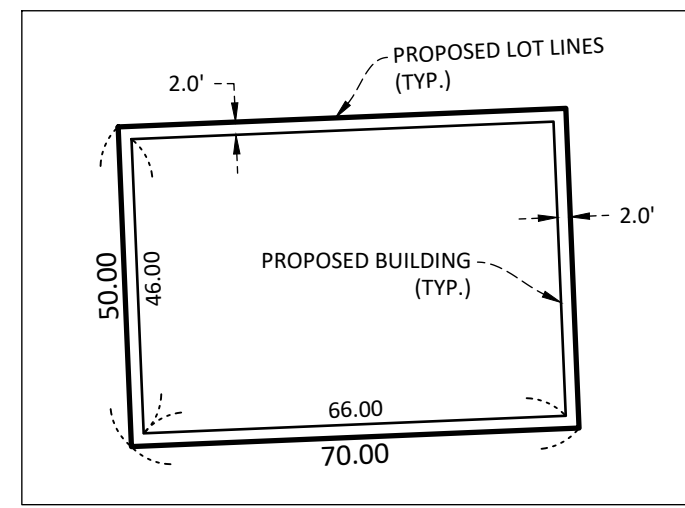
**LEGAL DESCRIPTION**

Lots 1, 2, 3, and 4, Block 2 THIRD ADDITION TO WILDWOOD HILLS, according to the plat thereof, Crow Wing County, Minnesota  
 Said parcel containing 1.836 acres, more or less, and is subject to easements, restrictions, and reservations of record.

**IMPERVIOUS CALCULATIONS**

GROUND COVER	AREA (SQ.FT.)	AREA (AC.)	% IMPERVIOUS
IMPERVIOUS	37,255	0.855	46.6%
GREENSPACE	42,745	0.981	53.4%
TOTAL	80,000	1.836	100%

**TYPICAL BUILDING AND LOT DETAIL**



**OWNER**

White Birch Inc.  
 9252 Breezy Point Dr,  
 Breezy Point, MN 56472  
 (218) 562-7970

**SURVEYOR**

Bolton and Menk, Inc.  
 7656 Design Road,  
 Suite 200,  
 Baxter, MN 56425  
 (218) 280-0782

**CURRENT ZONING:**

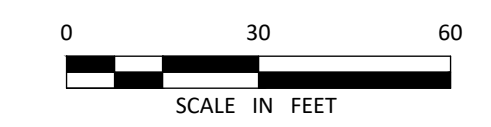
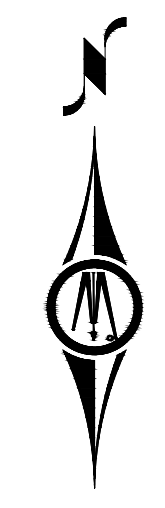
Current zoning classification for subject property is:  
 Entire Property = C (Commercial)

**TOTAL AREA**

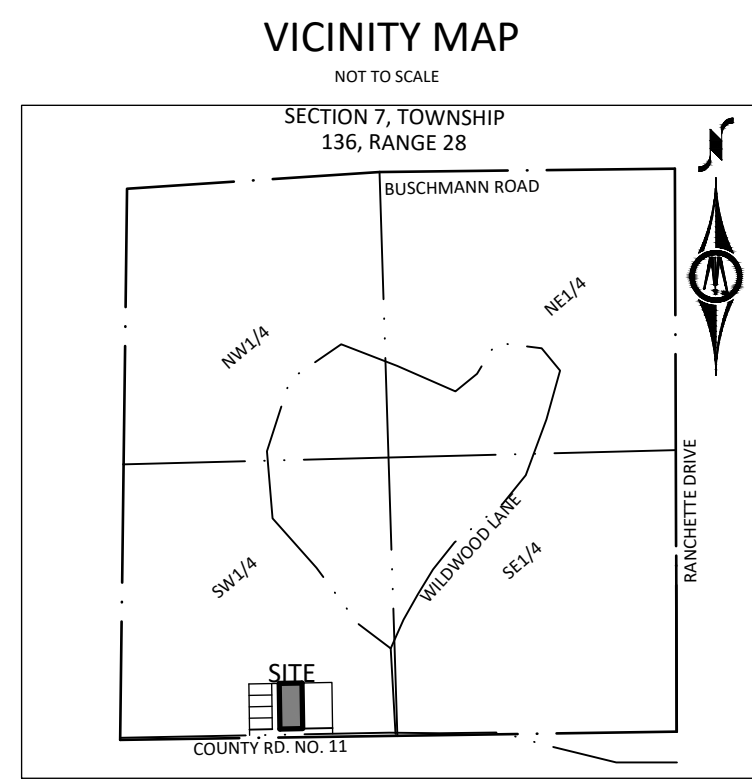
LOT 1= 3,500± SQ. FT. 0.08± ACRES  
 LOT 2= 3,500± SQ. FT. 0.08± ACRES  
 LOT 3= 3,500± SQ. FT. 0.08± ACRES  
 LOT 4= 3,500± SQ. FT. 0.08± ACRES  
 LOT 5= 3,500± SQ. FT. 0.08± ACRES  
 LOT 6= 3,500± SQ. FT. 0.08± ACRES  
 LOT 7= 59,000± SQ. FT. 1.35± ACRES  
 TOTAL AREA= 80,000± SQ. FT. 1.83± ACRES

**SURVEYORS NOTES**

1. Crow Wing County Coordinate system NAD83(2011adj), NAVD 88 vertical datum
2. For the purpose of this plat the West line of Block 2, THIRD ADDITION TO WILDWOOD HILLS, is assumed to bear North 02 degrees 22 minutes 24 seconds West.
3. Field survey was completed on January 27th, 2026.
4. Distances are in feet.
5. Contours are at 2 foot intervals
6. Property lies within FEMA flood planes X per FEMA firm panel 27035C0275C, with an effective date of August 15th, 2017.
7. No wetlands lie within subject plat.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF BLOCK 2, THIRD ADDITION TO WILDWOOD HILLS, TO HAVE AN ASSUMED BEARING OF N 02°22'24" W.



**LEGEND**

- ⊕ BENCH MARK
- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- ⊙ MANHOLE-SANITARY SEWER
- SANITARY SEWER
- PROPOSED PLAT BOUNDARY LINE
- ADJACENT
- EASEMENT
- RIGHT OF WAY
- SETBACK LINE
- SECTION LINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- COMMUNICATION UNDERGROUND
- OVERHEAD ELECTRIC
- ▨ PROPOSED BUILDING
- ▩ PROPOSED BITUMINOUS
- ▭ PROPOSED CONCRETE
- ⊕ CATCH BASIN
- ⊙ GUY WIRE ANCHOR
- ⊓ HANDHOLE
- ⊓ PEDESTAL-COMMUNICATION
- ⊓ PEDESTAL-ELECTRIC
- ⊓ POLE-UTILITY
- ⊓ POST
- ⊓ SIGN TRAFFIC
- ⊓ TREE-DECIDUOUS
- ⊓ EDGE OF TREES

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Matthew M. Bomstad*  
 Matthew M. Bomstad  
 License Number 57991  
 Date: 2/11/2026