

# NORTH FORK MEADOWS

WHISPERING PINES ESTATES  
ZONING: PUD: Planned Unit Development



WEST 1/4 CORNER  
SEC. 20-T32N-R25W  
FOUND C.I.M.  
N89°40'24"W 1588.95

**EXISTING LEGAL DESCRIPTION:**  
(per client)  
Outlot A, ALPHA DEVELOPMENT, Anoka County, Minnesota  
AND  
Outlot B, ALPHA DEVELOPMENT 2ND ADDITION, Anoka County, Minnesota

**OWNERS / DEVELOPERS:**  
Lennar Corporation  
16305 36th Avenue North  
Plymouth, MN 55446  
952-373-0485

**SURVEYOR:**  
ISG  
7900 International Drive Suite 550  
Minneapolis, MN 55425  
952-426-0699

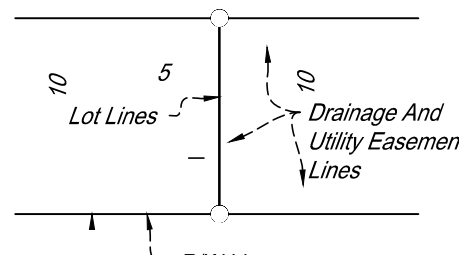
**AREA TABLE:**  
Outlot A, ALPHA DEVELOPMENT = 1,328,912 sq. ft. - 30.51 acres  
Outlot B, ALPHA DEVELOPMENT 2ND ADDITION = 126,690 sq. ft. - 2.91 acres  
Total = 1,455,602 sq. ft. - 33.42 acres

**EXISTING PROPERTY:**  
ZONED: R-1: MUSA

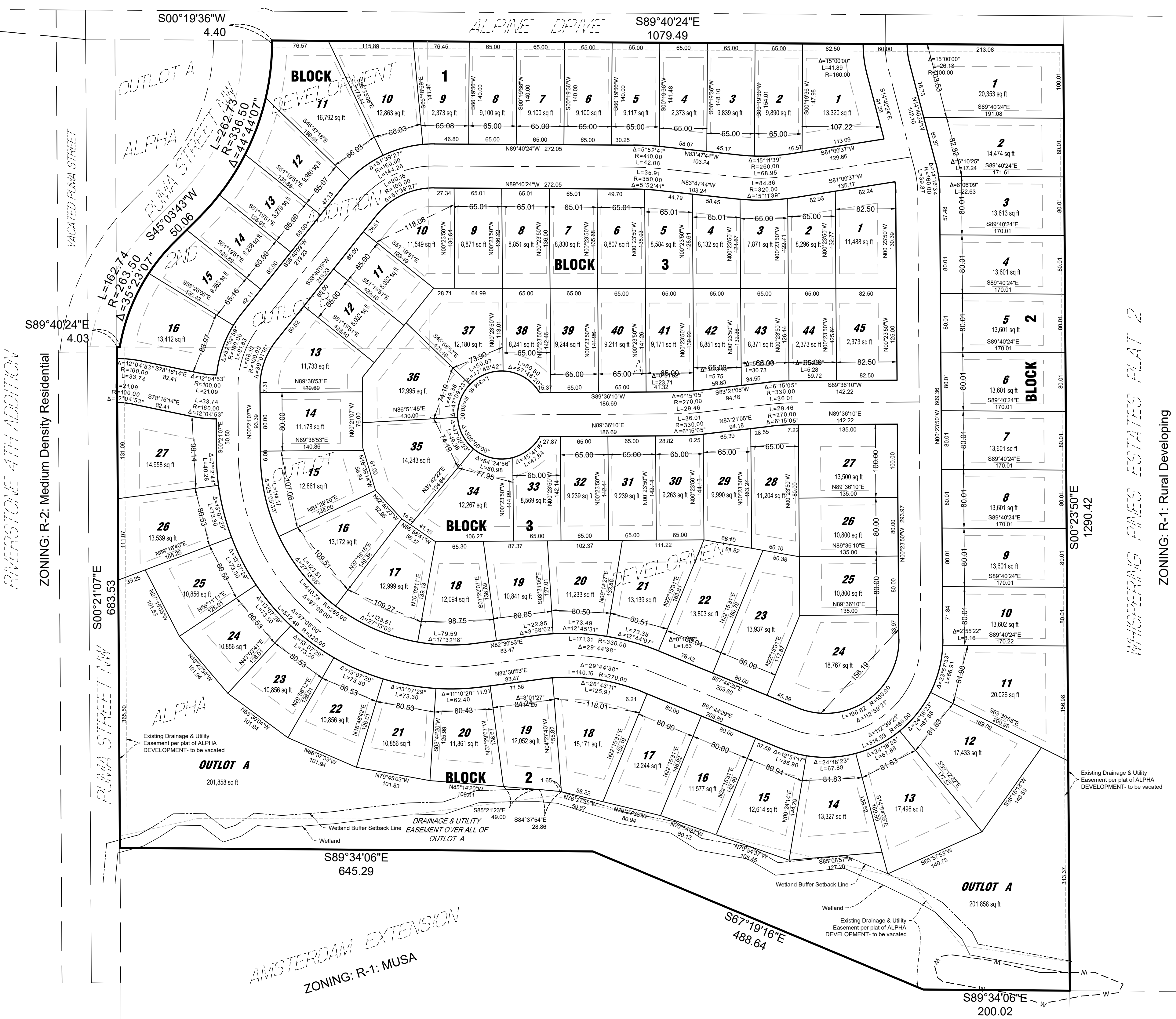
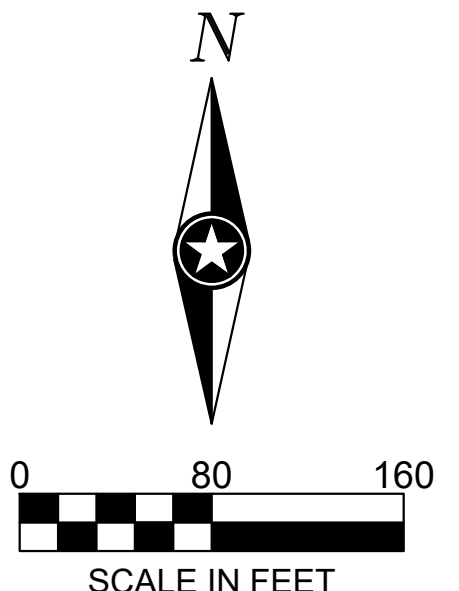
**DENSITY CALCULATION:**  
Area excluding ROW + wetland ~ 26.25 AC  
Net Density: 88 units/26.25 AC ~ 3.35 units/AC

**FLOOD ZONE:**  
The surveyed premises shown on this survey map is in Flood Zone X (area outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Community Panel No. 27003C0280E, published by the Federal Emergency Management Agency, effective date December 16, 2015.

Drainage And Utility Easements  
Are Shown Thus:



Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right of way lines and rear lot lines, unless otherwise indicated on the plat.



RIVERSTONE 4TH ADDITION  
ZONING: R-2: Medium Density Residential

AMSTERDAM EXTENSION  
ZONING: R-1: MUSA

WHISPERING PINES ESTATES FLAT 2  
ZONING: R-1: Rural Developing

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.

MARK A. SCHWANZ

DATE: \_\_\_\_\_ LIC. NO. 45817

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT  
**LENNAR HOMES  
NORTH FORK  
MEADOWS  
DEVELOPMENT**

RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24580  
FILE NAME 24580 PRELIM  
DRAWN BY MAS  
DESIGNED BY  
REVIEWED BY MAS  
ORIGINAL ISSUE DATE --/--  
CLIENT PROJECT NO. -

TITLE  
**PRELIMINARY  
PLAT**

SHEET  
**3**  
OF 32