

WHISPERING PINES ESTATES PLAT 2

UNPLATTED

OWNER: ERICKSON, LUKE  
ADD: 15051 IGUANA ST NW  
PID: 20.32.25.42.0036

OWNER: ERICKSON, LUKE  
ADD: 8150 151ST LN NW  
PID: 20.32.25.41.0014

OWNER: WALLACE WILLIAM & KATHLEEN  
ADD: 8130 151ST LN NW  
PID: 20.32.25.41.0015

OWNER: FORSMAN DAVID R  
ADD: 8100 151ST LN NW  
PID: 20.32.25.41.0016

OWNER: 5 STAR PROPERTY VENTURES  
ADD: 15060 ARMSTRONG BLVD NW  
PID: 20.32.25.41.0017

DESCRIPTION OF PROPERTY SURVEYED  
(Per Schedule A of the herein referenced Title Commitment)

The Southeast Quarter of the Southeast Quarter of Section 20, Township 32, Range 25, except the following 3 Exception Parcels, to wit:

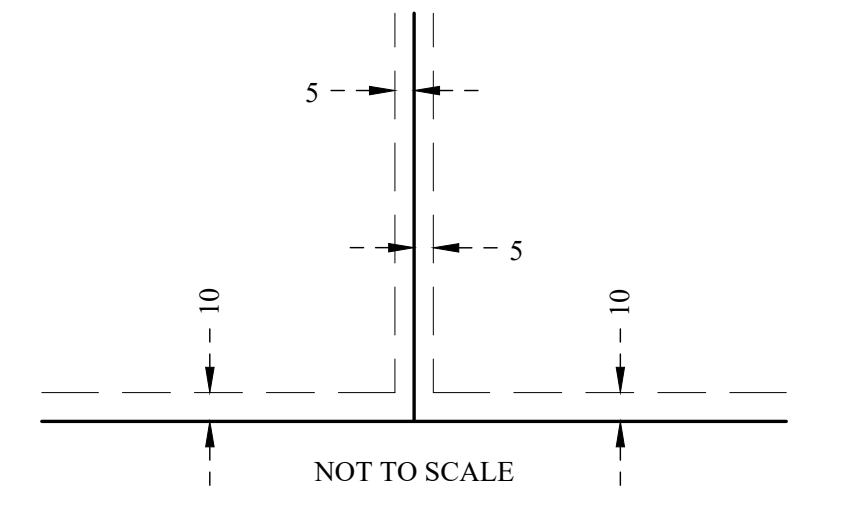
- EXCEPTION PARCEL 1: The East 466 feet of the North 466 feet thereof;
- EXCEPTION PARCEL 2: That part thereof lying within Anoka County Highway Right of Way Plat Number 33, according to the map or plat thereof of record in the office of the Anoka County Recorder;
- EXCEPTION PARCEL 3: That part thereof lying within Parcel 1 of Anoka County Highway Right-of-Way Plat No. 74, according to the map or plat thereof of record in the office of the Anoka County Recorder.

(Abstract Property)

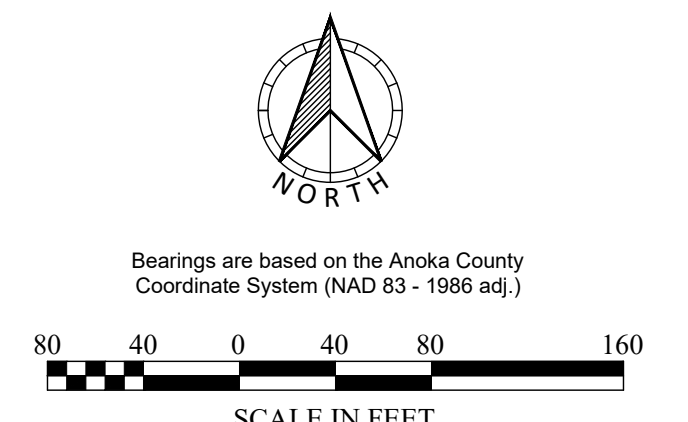
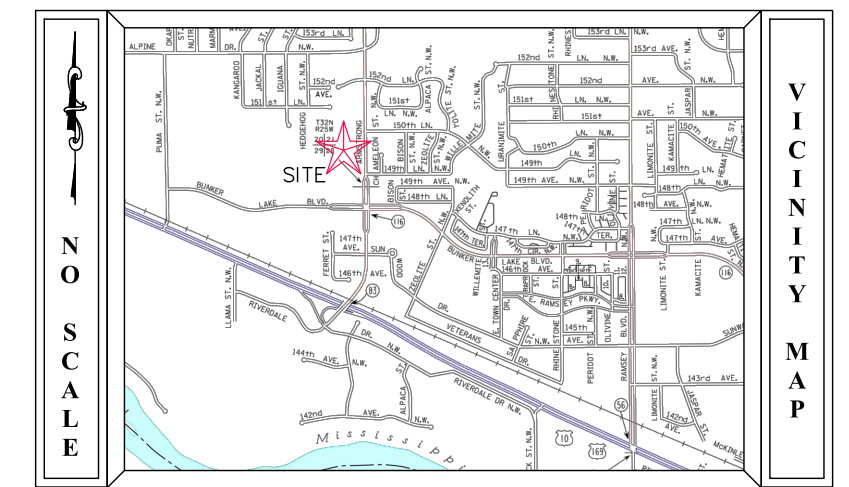
ALTA/NSPS OPTIONAL TABLE A NOTES  
(The following items reference Table A optional survey responsibilities and specifications)

- Site Address: Unassigned Armstrong Boulevard, Ramsey, Minnesota 55303
- Flood Zone Information: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E effective date of December 16, 2015.
- Parcel Area Information: Gross Area: 1,486,411 s.f. ~ 34.123 acres  
\*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark: Elevations are based on Anoka County Benchmark No. 3076 which has an elevation of: 890.186 feet (NAVD88).
- Zoning Information: The current Zoning for the subject property is R-3 (High Density Residential) per the City of Ramsey's zoning map dated January, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:  
Principal Structure Setbacks - Street(s): 25 feet (Armstrong Boulevard)  
Side: 30 feet  
Rear: 30 feet  
Height: 35 feet  
Maximum Lot Coverage: 35 percent of lot area  
  
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.  
  
We have not received the current zoning classification and building setback requirements from the insurer.
- Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- Wetland Delineation: The wetland delineation was not performed at the time of this certification.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.



SURVEY LEGEND

- |                               |                           |                               |
|-------------------------------|---------------------------|-------------------------------|
| ● CAST IRON MONUMENT          | ⊙ PIEZOMETER              | — WOE WALKOUT ELEVATION       |
| ○ IRON PIPE MONUMENT SET      | ⊙ POWER POLE              | — FFE FIRST FLOOR ELEVATION   |
| ● IRON PIPE MONUMENT FOUND    | — GUY WIRE                | — GFE GARAGE FLOOR ELEVATION  |
| ● DRILL HOLE FOUND            | ⊙ ROOF DRAIN              | — TOF TOP OF FOUNDATION ELEV. |
| ● CHISELED "X" MONUMENT SET   | ⊙ LIFT STATION            | — LOE LOWEST OPENING ELEV.    |
| ● CHISELED "X" MONUMENT FOUND | ⊙ SANITARY MANHOLE        | — CONCRETE                    |
| ● REBAR MONUMENT FOUND        | ⊙ SANITARY CLEANOUT       | — BITUMINOUS                  |
| ● PK NAIL MONUMENT SET        | ⊙ STORM MANHOLE           | — BUILDING SETBACK LINE       |
| ● PK NAIL MONUMENT FOUND      | ⊙ STORM DRAIN             | — CABLE TV                    |
| ● PK NAIL W/ ALUMINUM DISC    | ⊙ CATCH BASIN             | — CONCRETE CURB               |
| ○ SURVEY CONTROL POINT        | ⊙ FLARED END SECTION      | — CONTOUR EXISTING            |
| ⊙ A/C UNIT                    | ⊙ TREE CONIFEROUS         | — CONTOUR PROPOSED            |
| ⊙ CABLE TV PEDESTAL           | ⊙ TREE DECIDUOUS          | — GUARD RAIL                  |
| ⊙ ELECTRIC TRANSFORMER        | ⊙ TREE CONIFEROUS REMOVED | — DRAIN TILE                  |
| ⊙ ELECTRIC MANHOLE            | ⊙ TREE DECIDUOUS REMOVED  | — ELC ELECTRIC UNDERGROUND    |
| ⊙ ELECTRIC METER              | ⊙ TELEPHONE MANHOLE       | — FENCE                       |
| ⊙ ELECTRIC OUTLET             | ⊙ TELEPHONE PEDESTAL      | — FO FIBER OPTIC UNDERGROUND  |
| ⊙ YARD LIGHT                  | ⊙ UTILITY MANHOLE         | — GAS GAS UNDERGROUND         |
| ⊙ LIGHT POLE                  | ⊙ UTILITY PEDESTAL        | — OVERHEAD UTILITY            |
| ⊙ FIBER OPTIC MANHOLE         | ⊙ UTILITY VAULT           | — TREE LINE                   |
| ⊙ FIRE DEPT. HOOK UP          | ⊙ WATERMAIN MANHOLE       | — SANITARY SEWER              |
| ⊙ FLAG POLE                   | ⊙ WATER METER             | — STORM SEWER                 |
| ⊙ FUEL PUMP                   | ⊙ WATER SPOIGOT           | — TELEPHONE UNDERGROUND       |
| ⊙ FUEL TANK                   | ⊙ MONITORING WELL         | — WELL                        |
| ⊙ PROPANE TANK                | ⊙ CURB STOP               | — UTILITY UNDERGROUND         |
| ⊙ GAS METER                   | ⊙ GATE VALVE              | — WATERMAIN                   |
| ⊙ GAS VALVE                   | ⊙ HYDRANT                 | — TRAFFIC SIGNAL              |
| ⊙ GENERATOR                   | ⊙ IRRIGATION VALVE        | — RAILROAD TRACKS             |
| ⊙ GUARD POST                  | ⊙ POST INDICATOR VALVE    | — RAILROAD SIGNAL             |
| ⊙ SIGN                        | ⊙ HAND HOLE               | — RAILROAD SWITCH             |
| ⊙ SOIL BORING                 | ⊙ MAIL BOX                | — SATELLITE DISH              |
|                               |                           | — WETLAND BUFFER SIGN         |

| FIELD CREW | NO. | BY  | DATE     | REVISION          |
|------------|-----|-----|----------|-------------------|
| DM AK AK   | 1   | EMW | 9/2/2021 | REVISED LOT LINES |
| DRAWN      |     |     |          |                   |
| EMW        |     |     |          |                   |
| CHECKED    |     |     |          |                   |
| DLS        |     |     |          |                   |
| DATE       |     |     |          |                   |
| 6-1-21     |     |     |          |                   |

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To: U.S. Homes Corporation, a Delaware corporation, InFaith Community Foundation, a Minnesota nonprofit corporation, and First American Title Insurance Company.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8, 11, 13 and 18 of Table A thereof. The field work was completed on June 8th, 2021.  
Date of Plat or Map: June 16th, 2021  
*Daniel L. Schmidt*  
Daniel L. Schmidt, PLS Minnesota License No. 26147

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
WWW.SATHRE.COM

TWP:032-RGE:25-SEC:20  
Anoka County  
**RAMSEY, MINNESOTA**

**PRELIMINARY PLAT**  
**LYNWOOD**  
PREPARED FOR:  
**U.S. HOMES CORPORATION**

FILE NO.  
5401-686  
**1**  
**2**