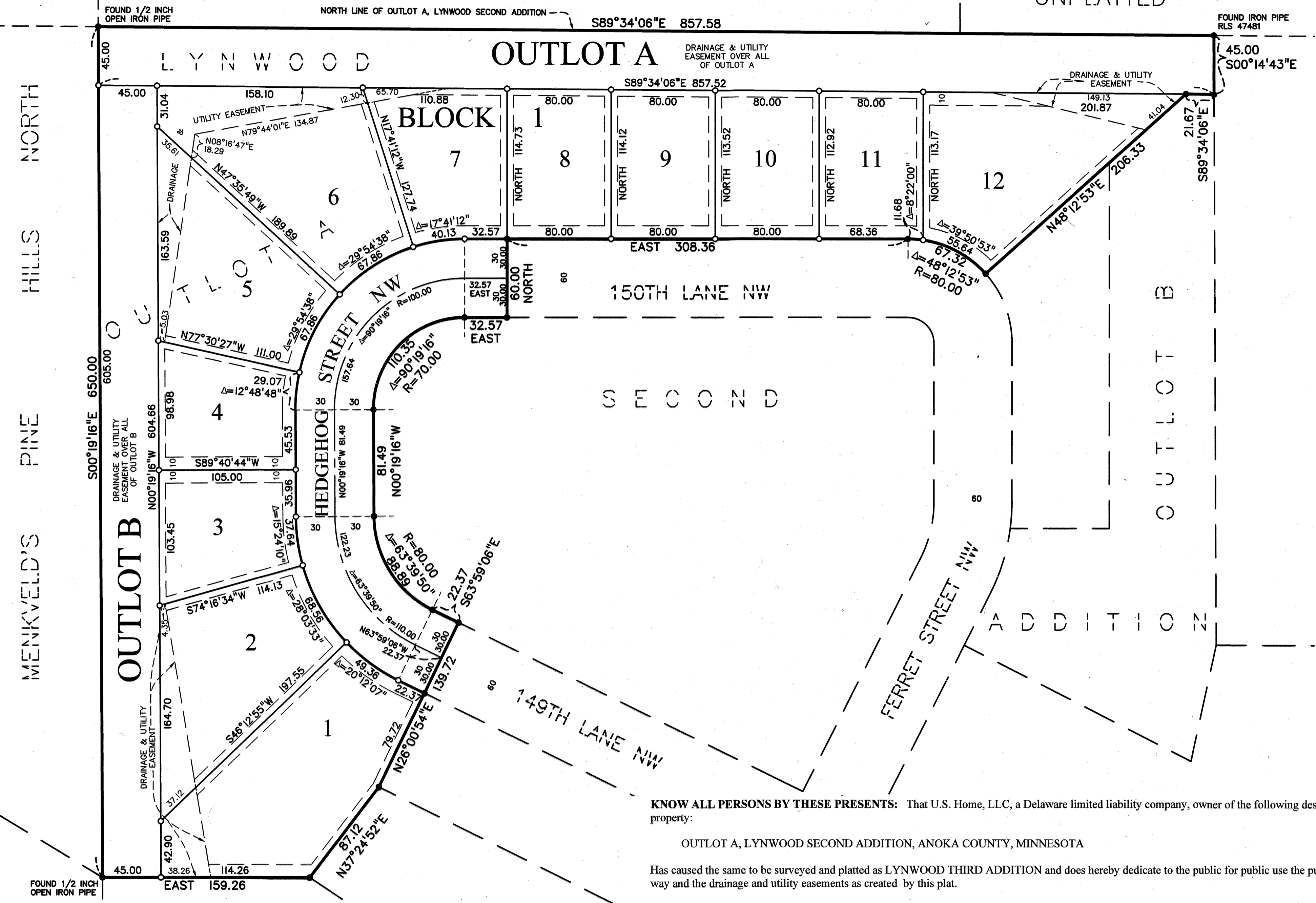


LYNWOOD THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC.20, TWP.32, RGE.25

WHISPERING PINES ESTATES - PLAT 2

UNPLATTED



SURVEYORS CERTIFICATE

I Daniel L. Schmidt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 21st day of March, 2024.

Daniel L. Schmidt
Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 21st day of March, 2024 by Daniel L. Schmidt.

Jaime L. Carlson (Signature) Jaime L. Carlson
Notary Public, Hennepin County, Minnesota Notary Printed Name

My Commission Expires: Jan. 31, 2027

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of LYNWOOD THIRD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 12th day of DECEMBER, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: Mark Johnson, Mayor By: Katrina, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 23rd day of April, 2024.

By: David M. Ziegler
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 23 day of April, 2024.

Pamela J. LeBlanc
Property Tax Administrator

By: Stephan, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of LYNWOOD THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 23 day of April, 2024, at 10:33 o'clock A.M. and was duly recorded as Document Number 2412248.001

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By: Stephan, Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home, LLC, a Delaware limited liability company, owner of the following described property:

OUTLOT A, LYNWOOD SECOND ADDITION, ANOKA COUNTY, MINNESOTA

Has caused the same to be surveyed and platted as LYNWOOD THIRD ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 21st day of MARCH, 2024.

Signed: U.S. Home, LLC

Jon Aune
Jon Aune, Division Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 21st day of MARCH, 2024 by Jon Aune, Division Vice President of U.S. Home, LLC, a Delaware limited liability company, on behalf of the company.

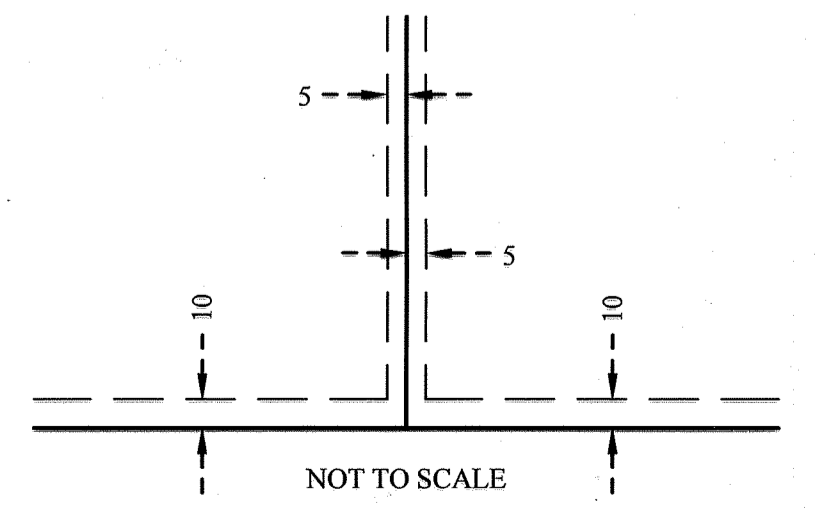
Daniel Shabunya (Signature)
Notary Public, Hennepin County, Minnesota

Danielle Shabunya
Notary Printed Name

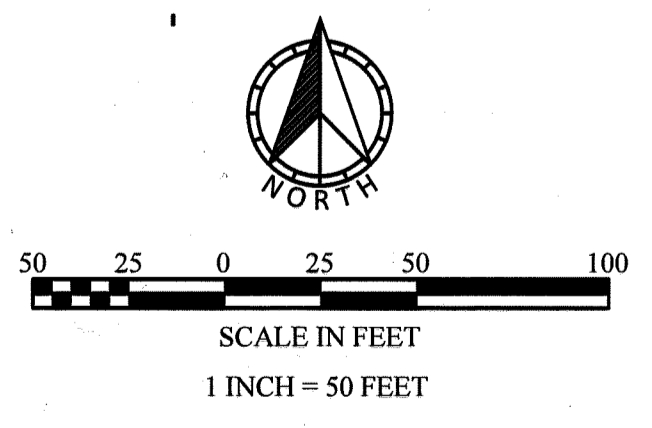
My Commission Expires: January 31, 2029

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a 1/2 inch pipe found and marked by License No. 26147, unless shown otherwise.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



The basis for the bearing system is the north line of Outlot A, LYNWOOD SECOND ADDITION and is assumed to bear South 89 degrees 34 minutes 06 seconds East

SATHRE-BERGQUIST, INC.
ENGINEERS SURVEYORS DESIGNERS PLANNERS