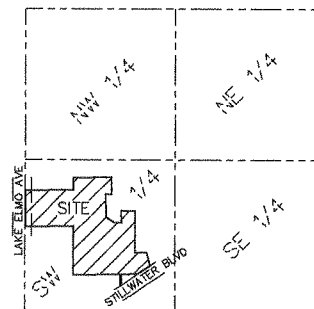
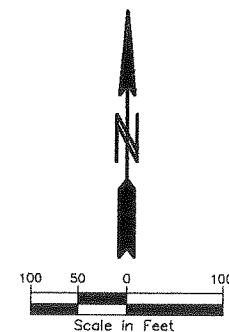




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|--|---|
| <ul style="list-style-type: none">Denotes concreteDenotes gravelDenotes bituminousDenotes culvertDenotes tree lineDenotes storm sewer lineDenotes sanitary sewer lineDenotes water lineDenotes overhead utility linesDenotes underground television lineDenotes underground telephone lineDenotes underground fiber optic lineDenotes underground electric lineDenotes underground gas lineDenotes fence (barbed wire)Denotes fence (chain link)Denotes fence (wood) | <ul style="list-style-type: none">Denotes catch basinDenotes catch basin beehiveDenotes cast iron monumentDenotes electric boxDenotes fished end sectionDenotes flag poleDenotes natural gas meterDenotes gate valveDenotes hand holeDenotes semaphoreDenotes serviceDenotes telephone boxDenotes test holeDenotes television boxDenotes water wellDenotes monitoring wellDenotes mailboxDenotes control pointDenotes found iron pipeDenotes judicial land markDenotes light poleDenotes manhole other than sanitary or stormDenotes pk nailDenotes utility poleDenotes lawn sprinkler valveDenotes lawn sprinkler headDenotes sanitary or storm manholeDenotes hydrantDenotes spikeDenotes signDenotes cleanoutDenotes tree |
|--|---|

LEGAL DESCRIPTION PER TITLE COMMITMENT

The real estate being located in the County of Washington, State of Minnesota, and legally described as follows:
The North Half of Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, save and except the following described part thereof: All that part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, described as follows: Beginning at the center of said Section 12; thence due South along the East line of said Northeast Quarter of Southwest Quarter a distance of 1240.5 feet; thence at right angles due West a distance of 200 feet; thence North 55 degrees 00 minutes 00 seconds West a distance of 270 feet; thence due North a distance of 617 feet; thence at right angles due East a distance of 147 feet; thence at right angles due North a distance of 466 feet more or less to the North line of said Northeast Quarter of Southwest Quarter; thence Easterly along the North line of said Northeast Quarter of Southwest Quarter a distance of 274.17 feet to the place of beginning.
AND
That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 29, Range 21, Washington County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Northwest Quarter of said Section 13, thence West on the North line thereof 35 feet to a point, thence South and parallel to the East line of said quarter section to the North line of Trunk Highway No. 212; thence Northeast on the North line of said Highway to the East line of said quarter section; thence North on the East line of said quarter section to the place of beginning.
Excepting therefrom all of the following described real property, The North 330.88 feet of the Northwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota.
AND
Outlets O and P THE FIELDS OF ST. CROIX 2ND ADDITION according to the plat thereof, Washington County, Minnesota.

PIONEER Engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name

Reg. No.

Peter J. Hawkins

42299

Date 05-22-2014

Revisions:

Date: 5-22-14

Designed

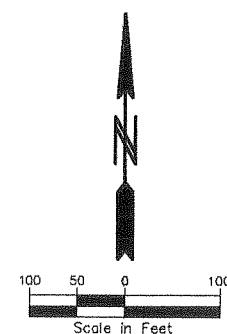
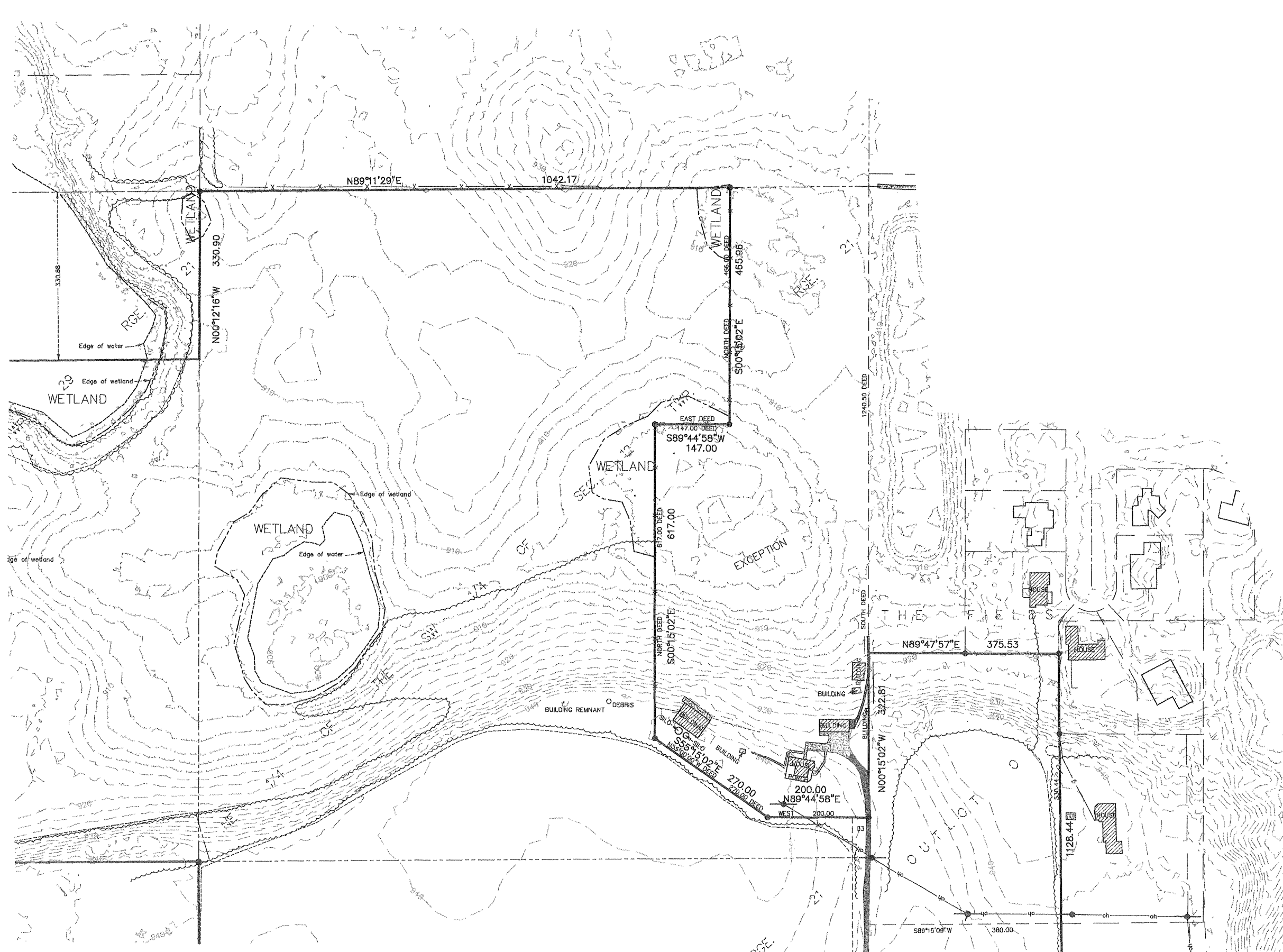
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EXISTING CONDITIONS

ROBERT ENGSTROM
COMPANIES

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

1 OF 4



- | | |
|--|--|
| | Denotes concrete |
| | Denotes gravel |
| | Denotes bituminous |
| | Denotes culvert |
| | Denotes tree line |
| | Denotes storm sewer line |
| | Denotes sanitary sewer line |
| | Denotes water line |
| | Denotes overhead utility lines |
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| | Denotes underground telephone line |
| | Denotes underground fiber optic line |
| | Denotes underground electric line |
| | Denotes underground gas line |
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| | Denotes fence (chain link) |
| | Denotes fence (wood) |
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| | Denotes catch basin beehive |
| | Denotes cast iron monument |
| | Denotes electric box |
| | Denotes flared end section |
| | Denotes flag pole |
| | Denotes natural gas meter |
| | Denotes gate valve |
| | Denotes hand hole |
| | Denotes semaphore |
| | Denotes service |
| | Denotes telephone box |
| | Denotes test hole |
| | Denotes television box |
| | Denotes water well |
| | Denotes monitoring well |
| | Denotes mailbox |
| | Denotes control point |
| | Denotes found iron pipe |
| | Denotes judicial land mark |
| | Denotes light pole |
| | Denotes manhole other than sanitary or storm |
| | Denotes pick nail |
| | Denotes utility pole |
| | Denotes lawn sprinkler valve |
| | Denotes lawn sprinkler head |
| | Denotes sanitary or storm manhole |
| | Denotes hydrant |
| | Denotes spike |
| | Denotes sign |
| | Denotes cleanout |
| | Denotes tree |

PIONEER *engineering*
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive (651) 681-1914
Mendota Heights, MN 55120 Fax: 681-9488
www.pioneereng.com

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

Name Peter J. Hawkinson
Reg. No. 42299 Date 05-22-2014

Revisions:

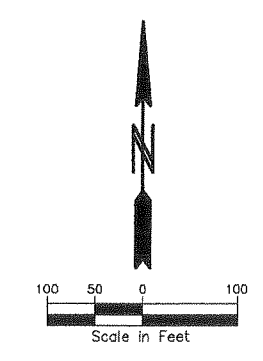
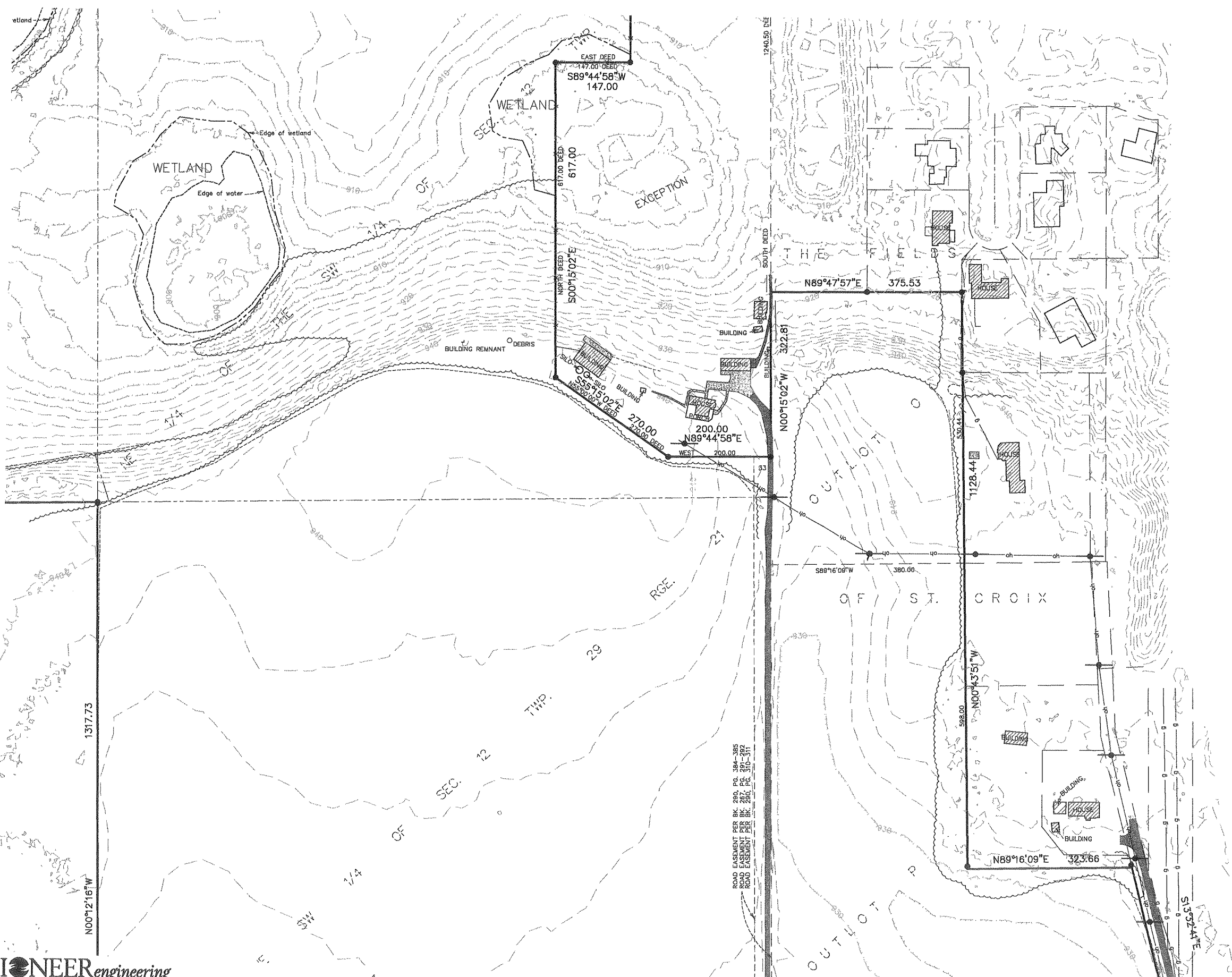
Date : 5-22-14
Designed
Drawn : KTH

EXISTING CONDITIONS

**ROBERT ENGSTROM
COMPANIES**

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

2 OF 4



- Denotes concrete
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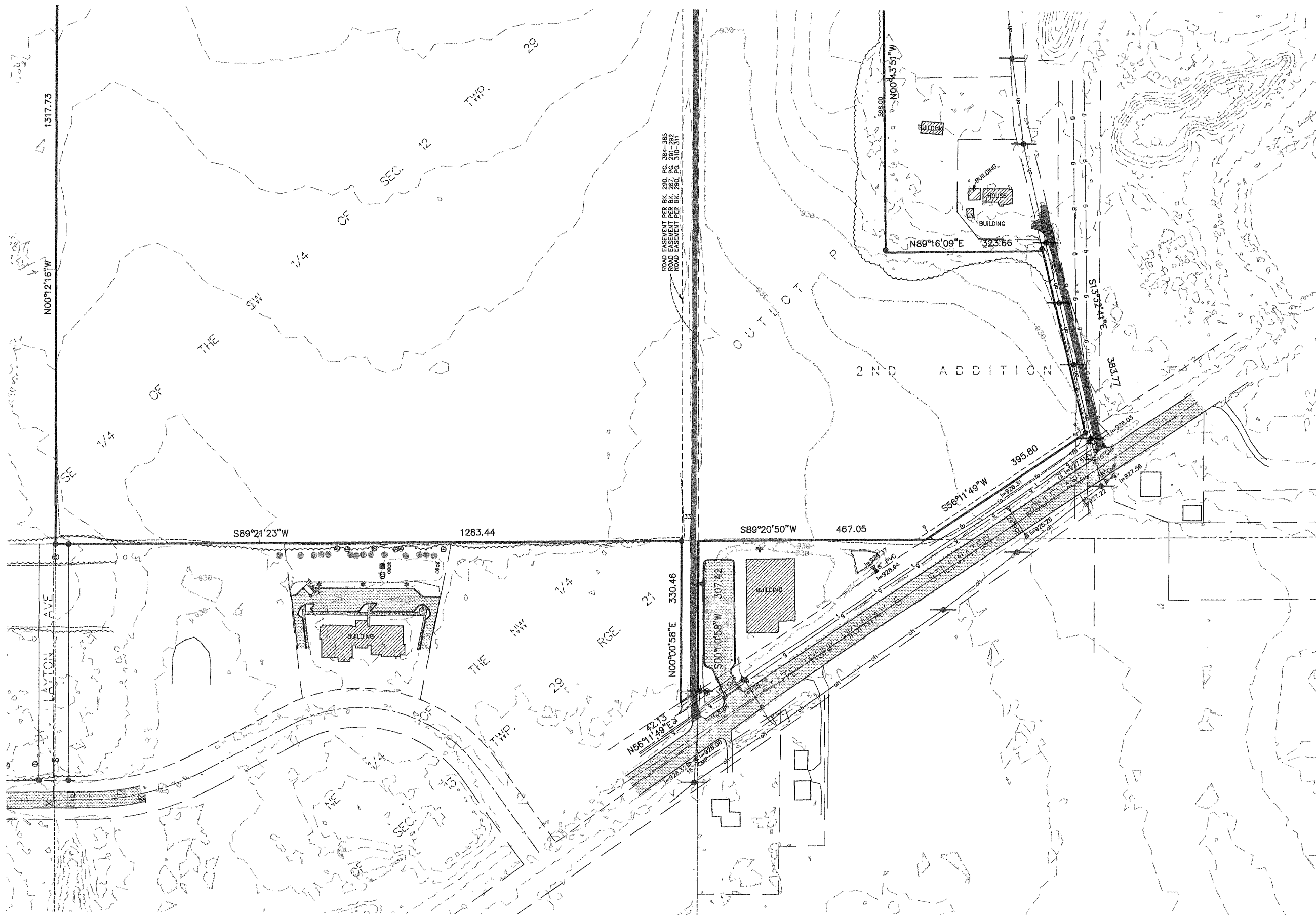
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.
 Name: Peter J. Howlinson
 Reg. No. 42299 Date: 05-22-2014

Revisions:
 Date: 5-22-14
 Design: RTW
 Drawn: RTW

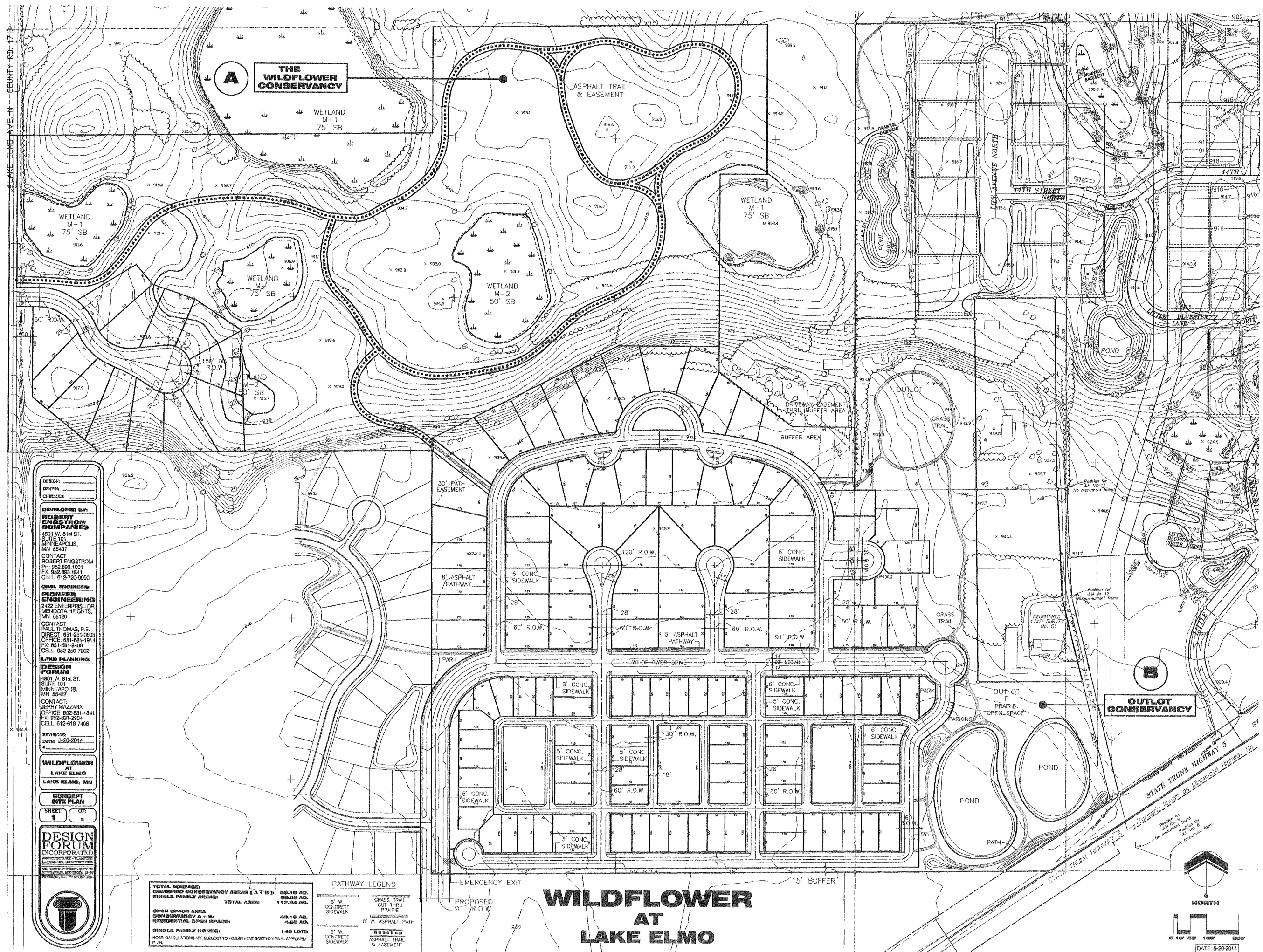
EXISTING CONDITIONS

ROBERT ENGSTROM
 COMPANIES

WILDFLOWER AT LAKE ELMO
 LAKE ELMO, MINNESOTA



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- Denotes sanitary or storm manhole
- Denotes hydrant
- Denotes spike
- Denotes sign
- Denotes cleanout
- Denotes tree



DESIGN:
DRAWN:
CHECKS:

DEVELOPED BY:
ROBERT ENGSTROM COMPANIES
4801 W. 81st ST.
SUITE 101
MINNEAPOLIS, MN 55437
CONTACT:
ROBERT ENGSTROM
PH: 952-893-1001
FX: 952-893-1841
CELL: 612-720-9990

CIVIL ENGINEER:
PIONEER ENGINEERING
2422 ENTERPRISE DR
MINNEAPOLIS, MN 55410
CONTACT:
PAUL THOMAS, P.E.
DIRECT: 612-281-0535
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DESIGN FORUM
4801 W. 81st ST.
SUITE 101
MINNEAPOLIS, MN 55437
CONTACT:
JERRY MAZZARA
OFFICE: 952-891-4941
FX: 952-631-2904
CELL: 612-618-7406

REVISIONS:
DATE: 5-20-2014
BY:

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MN

CONCEPT SITE PLAN

SHEET 1 OF 1

DESIGN FORUM INCORPORATED
ARCHITECTURE • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
1411 1ST ST. S. SUITE 200 • MINNEAPOLIS, MN 55454
TEL: 612-338-1111 • FAX: 612-338-1112

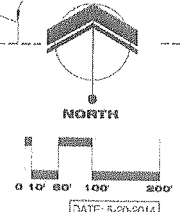


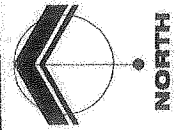
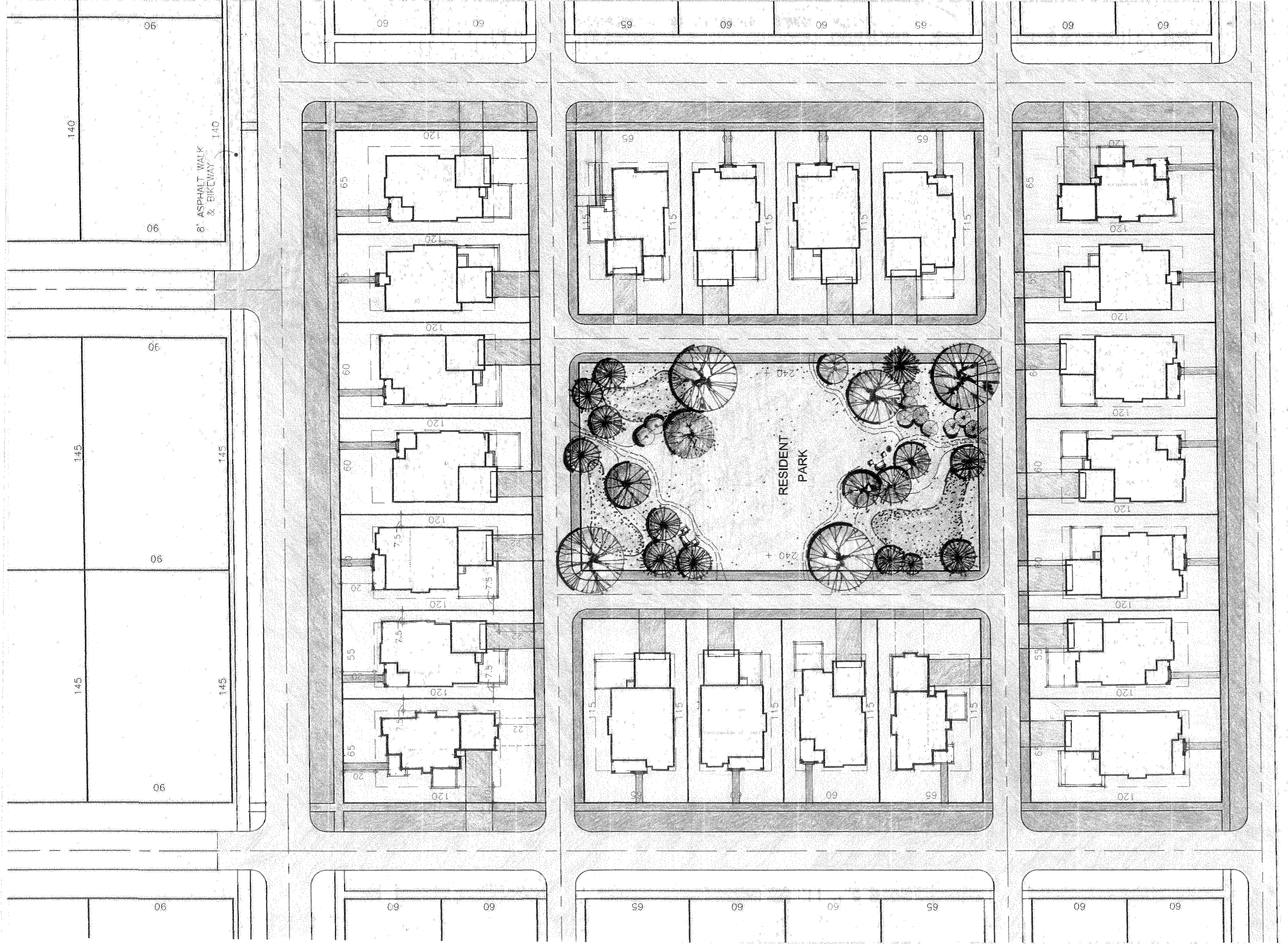
TOTAL ACREAGE:	59.18 AC.
DOMINANT CONSERVANCY AREAS (A & B):	59.06 AC.
SINGLE FAMILY AREAS:	117.24 AC.
OPEN SPACE AREA:	59.18 AC.
CONSERVANCY A & B:	4.80 AC.
RESIDENTIAL OPEN SPACE:	146 LOTS
SINGLE FAMILY HOMES:	146 LOTS

NOTE: CALCULATIONS ARE SUBJECT TO ADJUSTMENT BASED ON FINAL APPROVED PLAN

PATHWAY LEGEND	
6" W. CONCRETE SIDEWALK	GRASS TRAIL CUT THRU PAVEMENT
8" W. ASPHALT PATH	5" W. CONCRETE SIDEWALK
ASPHALT TRAIL & BASEMENT	

WILDFLOWER AT LAKE ELMO





TYPICAL COURTYARD HOMES BLOCK