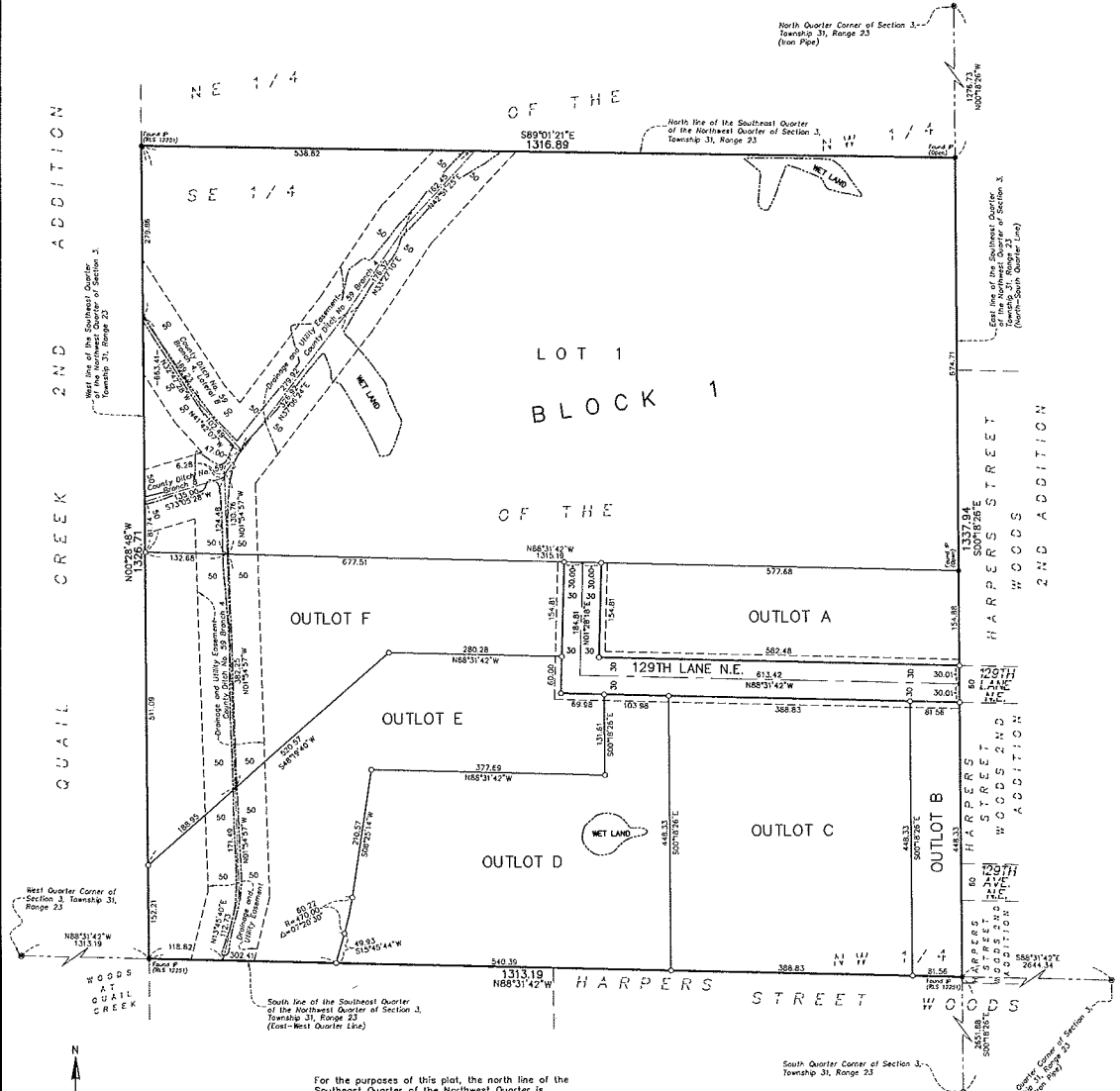


Case File No. 13-0004



# HARPERS WEST

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 3, TWP. 31, RGE. 23



KNOW ALL PERSONS BY THESE PRESENTS: That David Mohs and Doreen Mohs, husband and wife, owners of the following described property:  
The Southeast Quarter of the Northwest Quarter, Section 3, Township 31, Range 23, Anoka County, Minnesota

Have caused the same to be surveyed and plotted as HARPERS WEST and do hereby dedicate to the public for public use the public way and drainage and utility easements as shown on this plat.

In witness whereof said David Mohs and Doreen Mohs, husband and wife, have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

David E. Mohs \_\_\_\_\_ Doreen F. Mohs \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by David Mohs and Doreen Mohs, husband and wife.

Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

I, Thomas R. Balluff 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Thomas R. Balluff.

Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of HARPERS WEST was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: \_\_\_\_\_ Mayor By: \_\_\_\_\_ Clerk

COUNTY SURVEYOR

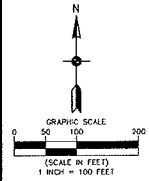
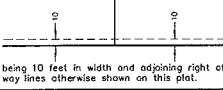
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Larry D. Haum  
Anoka County Surveyor

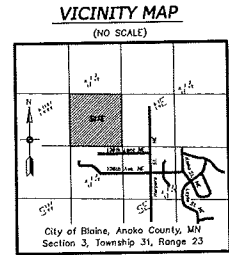
For the purposes of this plat, the north line of the Southeast Quarter of the Northwest Quarter is assumed to have a bearing of South 89 degrees 01 minutes 21 seconds East.

- Denotes 1/2 inch by 14 inch iron monument set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron, as noted
- Denotes Anoka County Cast Iron Monument unless otherwise noted

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



# CONCEPT PLAN of HARPERS WEST BLAINE, MINNESOTA



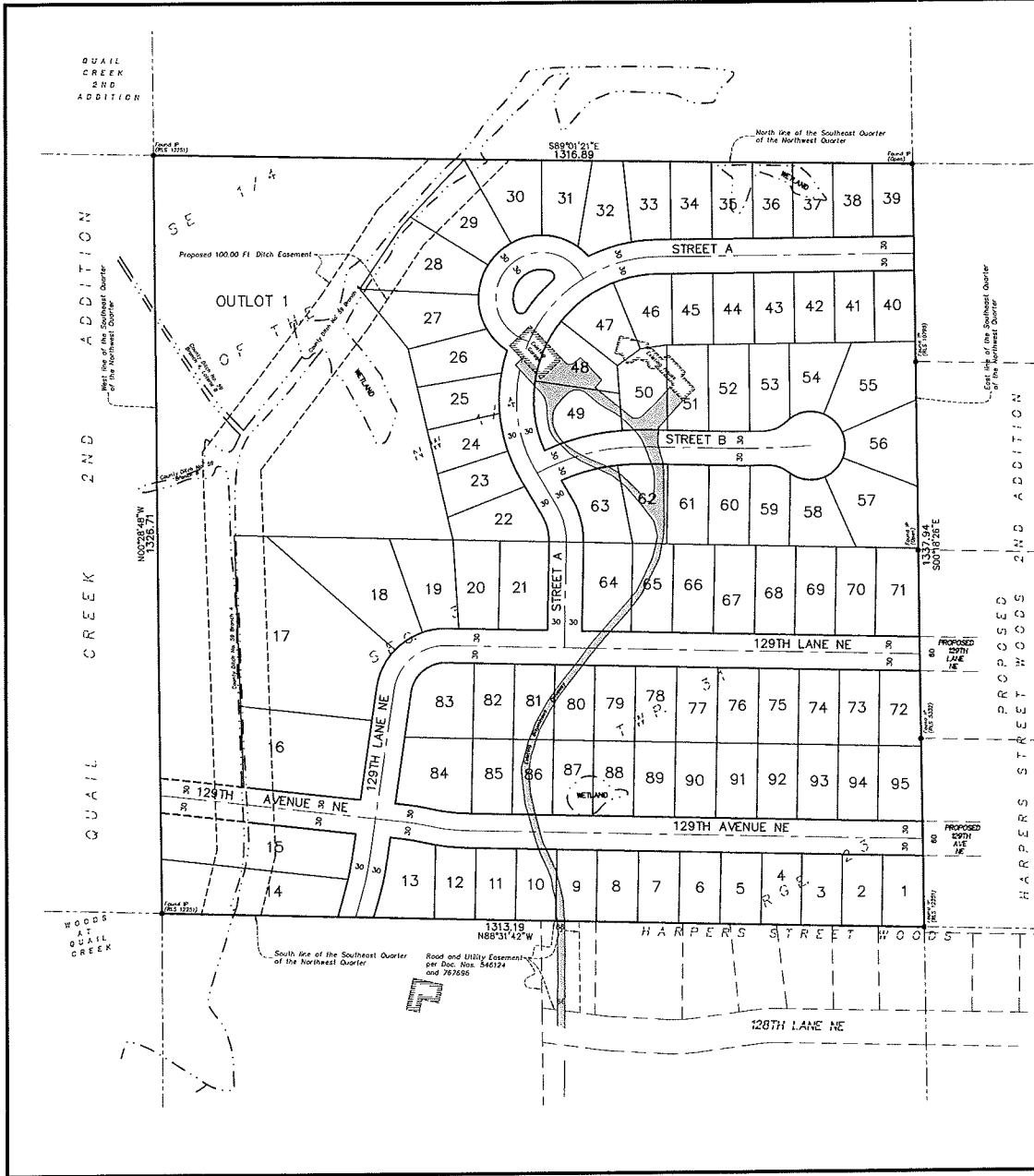
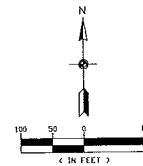
## PARCEL DESCRIPTION

The Southeast Quarter of the Northwest Quarter of Section 31, Range 23, Anoka County, Minnesota  
Torrens Certificate of Title No 60461

## NOTES

1. Bearings shown hereon based on the Anoka County Coordinate System (NAD 83 - 96 Adjustment)
2. Due to winter conditions wellands shown were not delineated as part of this Preliminary Plat, however wellands were delineated previously by Kjøhaug Environmental Services Company on September 30, 2005 and shown hereon.

BENCHMARKS	
1.	RAILROAD SPIKE IN POWER POLE LOCATED 50 FEET WEST OF THE S 1/4 CORNER OF SEC. 03, TWP. 31, RGE. 23 ELEVATION: 803.03 (MVD 29)
2.	WOOD CONCRETE POST MONUMENT STAMPED OGB H, LOCATED ALONG NORTHBOUND TRUNK HWY. 65, 310 FEET SOUTH OF BANNER LANE BLVD. ELEVATION: 804.47 (MVD 29)



**Carlson  
McCain**  
ENVIRONMENTAL - ENGINEERING - SURVEYING  
248 Apollo Dr., Suite 100, Lino Lakes, MN 55014  
Phone: 763-489-7900 Fax: 763-489-7959

**CONCEPT PLAN**  
**HARPERS WEST**  
13050 Dunkirk St. NE  
Blaine, MN

**HARPERS WEST, LLC**  
14015 Sunfish Lake Blvd, Suite 400  
Ramsey, MN 55303

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

Name: Thomas R. Baird  
Signature: [Signature]  
Date: 12/11/13 License #: 46261