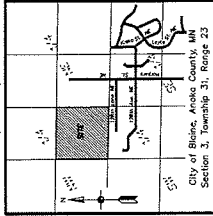


**Case File No. 13-0004**



# PRELIMINARY PLAT of HARPERS WEST BLAINE, MINNESOTA

VICINITY MAP  
(NO SCALE)



### PARCEL DESCRIPTION

The Southeast Quarter of the Northwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
Torrens Certificate of Title No 60461

### NOTES

1. Bearings shown herein based on the Anoka County Coordinate System. (NAD 83 - 98 Adjustment)
2. Wetlands and existing topography shown herein provided by owner.

### SITE DATA

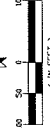
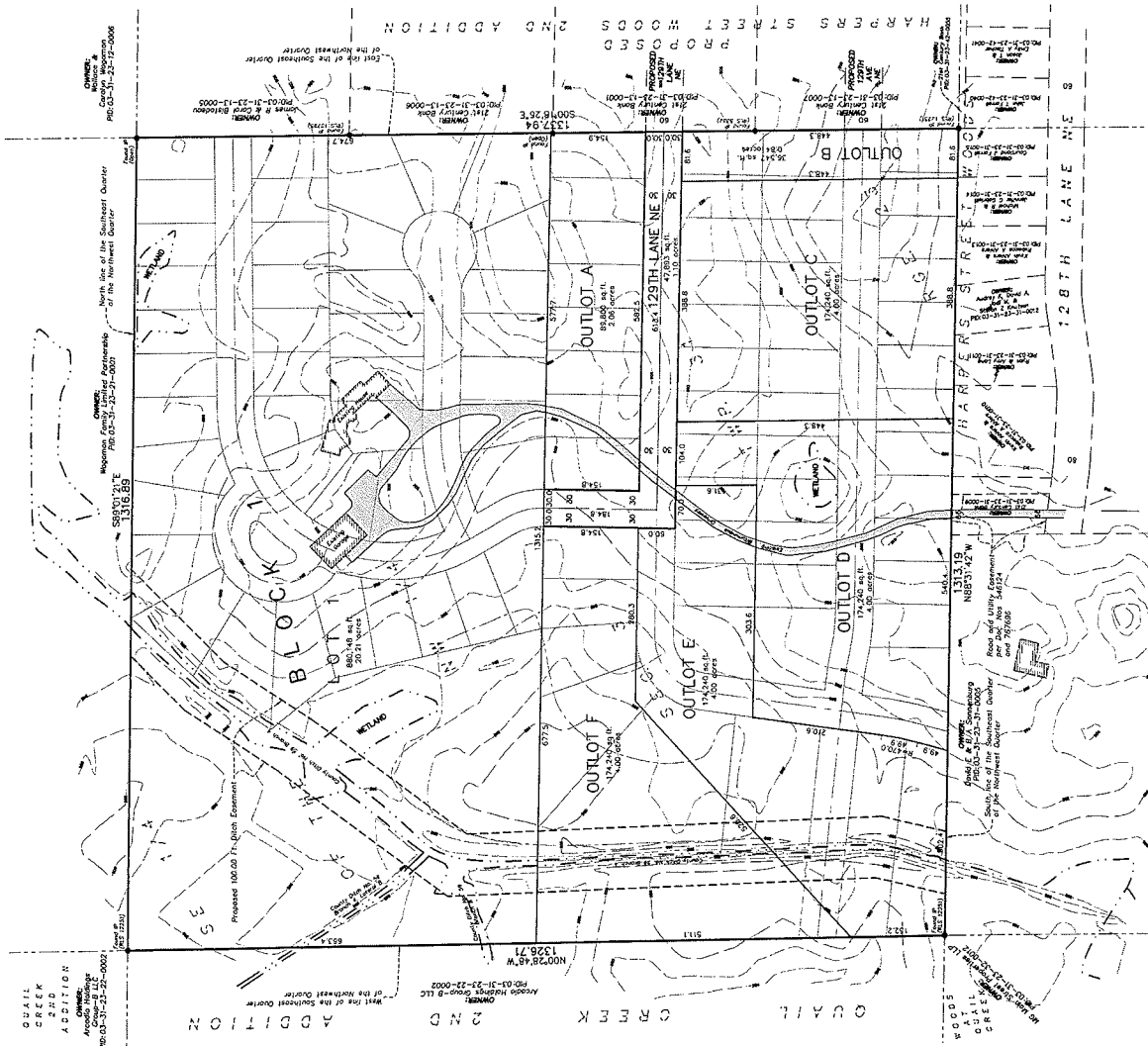
TOTAL AREA	40.21 AC.
TOTAL ROW AREA	1.10 AC.
TOTAL AREA OF LOT 1	20.21 AC.
TOTAL OUTLOT AREA	18.9 AC.
TOTAL NUMBER OF LOTS	1
TOTAL NUMBER OF OUTLOTS	6
EXISTING ZONING	FR-FARM RESIDENCE
PROPOSED ZONING	OF-DEVELOPMENT FLEX
UTILITIES	AVAILABLE

### LEGEND:

- - DENOTES FOUND BENCHMARK, AS SHOWN
- - DENOTES EXISTING 2' CONTOUR
- - DENOTES EXISTING 10' CONTOUR
- - DENOTES EXISTING SURFACE

### BENCHMARKS

1. ANOKA STATE IN POWER POLE 5, VIA CONTOUR OF 202.03, TWP 31, R23, S3, ELEVATION: 803.5 (ROUND 25)
2. STANLEY 2038 N, LOCATED ALONG SOUTH OF HARBOR LAKE BLDG. ELEVATION: 804.7 (ROUND 25)



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

PRELIMINARY PLAT

HARPERS WEST  
13050 Dunkirk St. NE  
Blaine, MN

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

REVISIONS

1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DATE: 03/11/2011  
DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

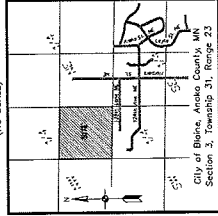
PROJECT NO.: \_\_\_\_\_  
SHEET NO.: \_\_\_\_\_ OF \_\_\_\_\_

NAME: \_\_\_\_\_  
Signature: \_\_\_\_\_  
DATE: 03/11/2011, License # 42361

I, \_\_\_\_\_, State of Minnesota, do hereby certify that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

# CONCEPT PLAN of HARPERS WEST BLAINE, MINNESOTA

VICINITY MAP  
(NO SCALE)



### PARCEL DESCRIPTION

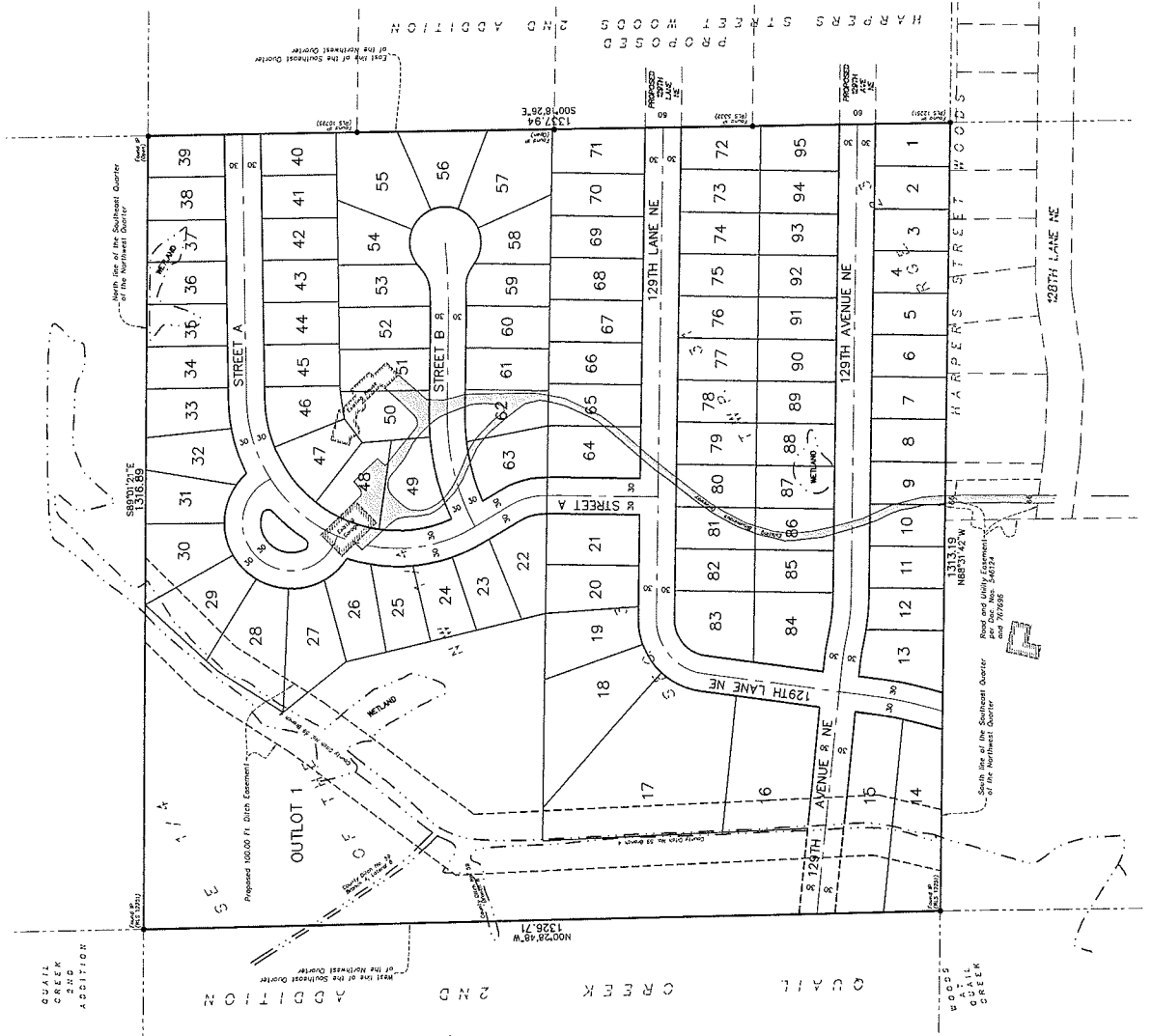
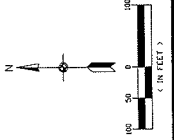
The Southeast Quarter of the Northeast Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
Taxes Certificate of Title No. 60461

### NOTES

1. Bearings shown hereon based on the Anoka County Coordinate System. (NAD 83 - 88 Adjustment)
2. Due to winter conditions, wetlands shown hereon not delineated as part of this plan. Wetland delineation was performed previously by Kyghous Environmental Services Company on September 30, 2005 and shown hereon.

### BENCHMARKS

1. WOODS BENCH MARK  
LOCATION: 50 FEET WEST OF NE 1/4  
ELEVATION: 303.03 (NGVD 29)
2. MASON CONCRETE POST MONUMENT  
LOCATION: 100 FEET WEST OF NE 1/4  
ELEVATION: 304.47 (NGVD 29)



**Carlson**  
McCaig  
ENVIRONMENTAL • ENGINEERING • SURVEYING

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Phone: 763-489-7900 Fax: 763-489-7959

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

**CONCEPT PLAN**

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

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
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7		
8		
9		
10		

DATE: 10/23/07  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN

2 of 2