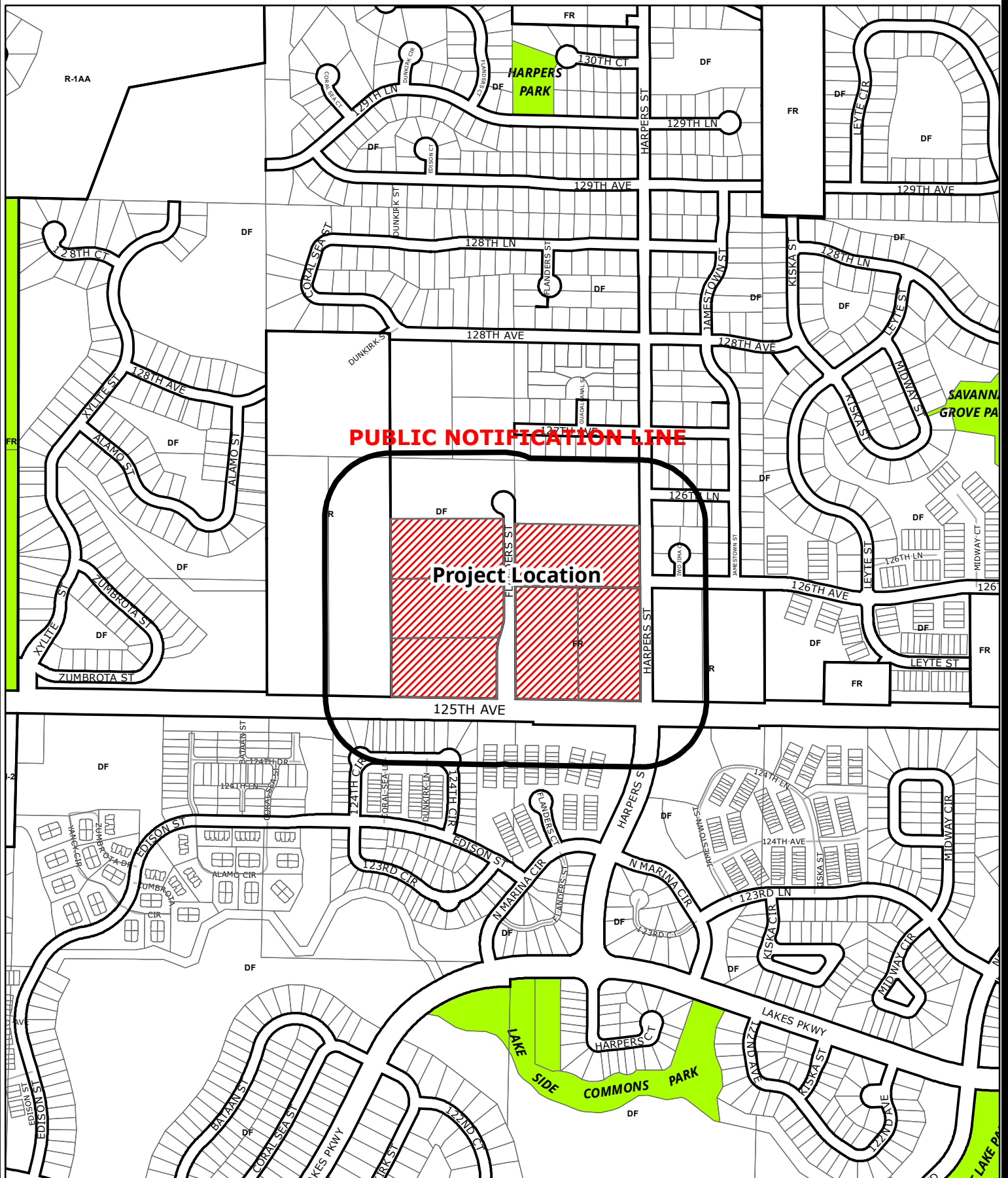


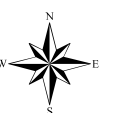


Case File No. 21-0036
Harpers Landing



BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



KNOW ALL PERSONS BY THESE PRESENTS: That Harpers Grove LLC, a Minnesota limited liability company, owner of the following described property:

The North 330 feet of the South 990 feet of the Southwest Quarter of the Southeast Quarter, Section 3, Township 31, Range 23, Anoka County, Minnesota, except the East 660 feet thereof.

AND

The West 330 feet of the East 990 feet of the South 660 feet of the Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota, EXCEPT the North 60.00 feet thereof.

ALSO EXCEPT Parcel 38, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 95, recorded April 27, 2015, as Document No. 2106281.002.

AND

The South 660 feet of the Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota, EXCEPT the East 990 feet thereof. ALSO EXCEPT the South 60.00 feet of said Southwest Quarter of the Southeast Quarter lying westerly of the East 990 feet thereof.

AND

Lots 1 and 2, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

AND

Lot 3, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

AND

All that part of Flanders Street NE, as created and dedicated in the plat of MARY AND JEFFS FIRST ADDITION, Anoka County, Minnesota, lying southerly of a line drawn easterly from the northeast corner of Lot 3, Block 1, said plat, perpendicular to the east line of said Flanders Street NE, and its easterly and westerly extensions thereof.

Has caused the same to be surveyed and plotted as HARPERS LANDING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Harpers Grove LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Harpers Grove LLC

Kelly M. H. Olsen, as Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Kelly M. H. Olsen, Chief Manager of Harpers Grove LLC, a Minnesota limited liability company, on behalf of the company.

_____(Signed)
_____(Printed)
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 _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff,

_____(Signed)
_____(Printed)
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of HARPERS LANDING 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: _____
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ 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 _____ day of _____, 20____.

Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of HARPERS LANDING was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

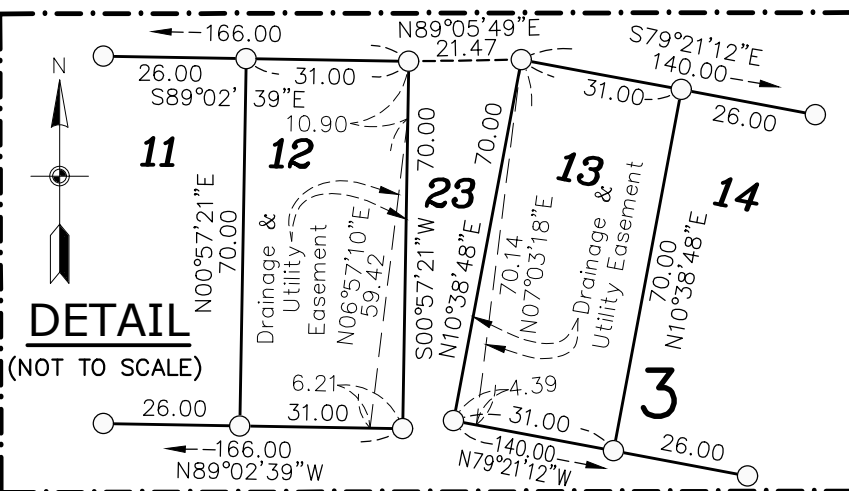
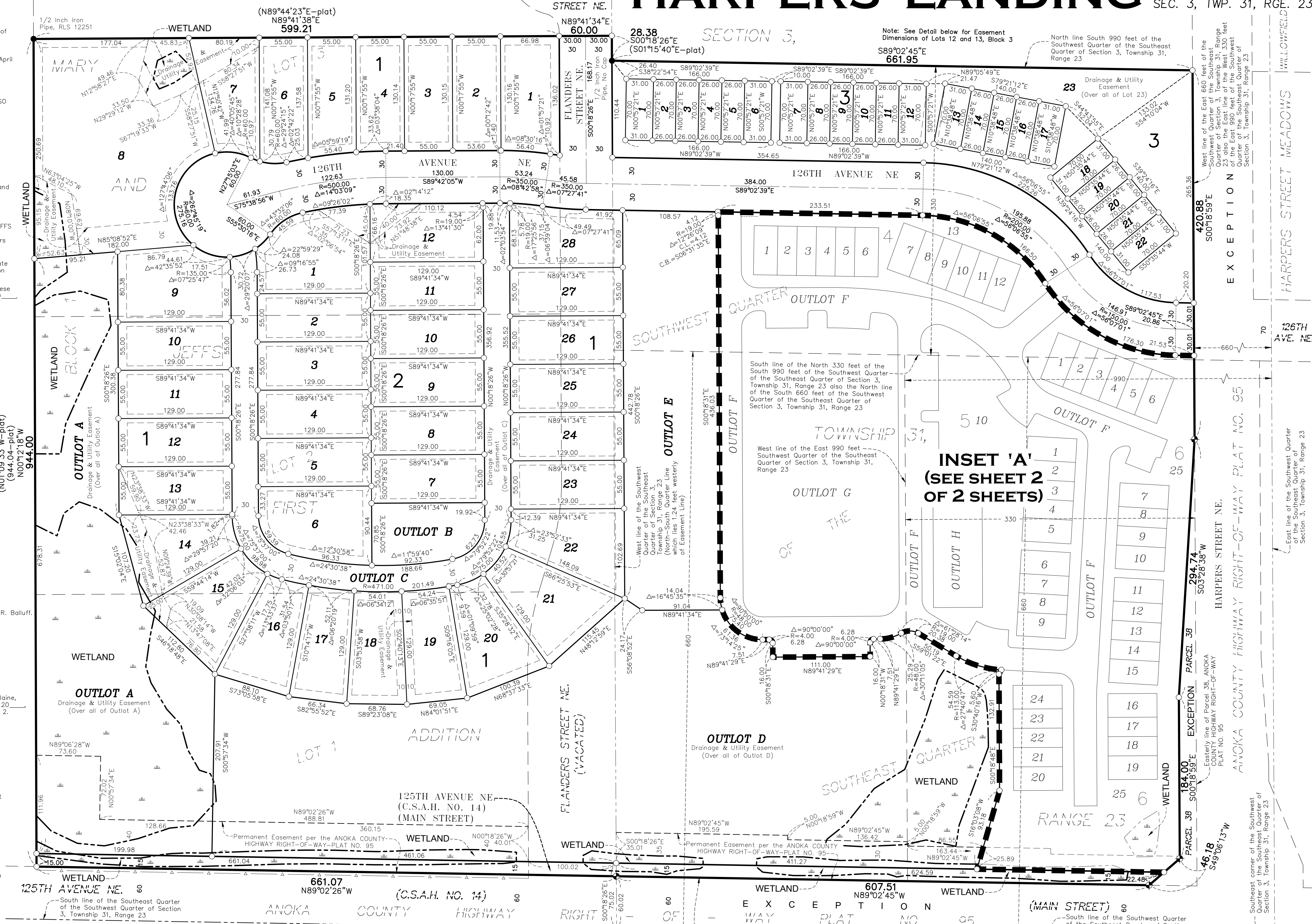
By: _____, Deputy

MARY AND JEFFS FIRST ADDITION

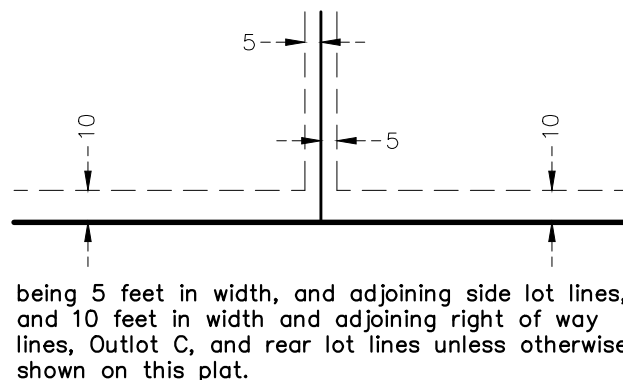
FLANDERS STREET NE.

HARPERS LANDING

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

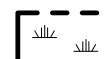


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Southwest corner of the Southwest-Quarter of the Southeast Quarter of Section 3, Township 31, Range 23 (South Quarter corner)

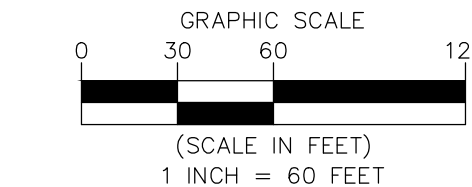
- Denotes Anoka County Cast Iron Monument
- ⬮ Denotes Found Anoka County Right of Way Cast Iron Monument
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument



Denotes Wetland, Delineated by Kjolhaug Environmental Services Company in 2020

Denotes Access Control dedicated per the Plat of MARY and JEFFS FIRST ADDITION

For the purposes of this plat, the North line of the South 990 feet of the Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 23, which is assumed to bear S89°02'45"E

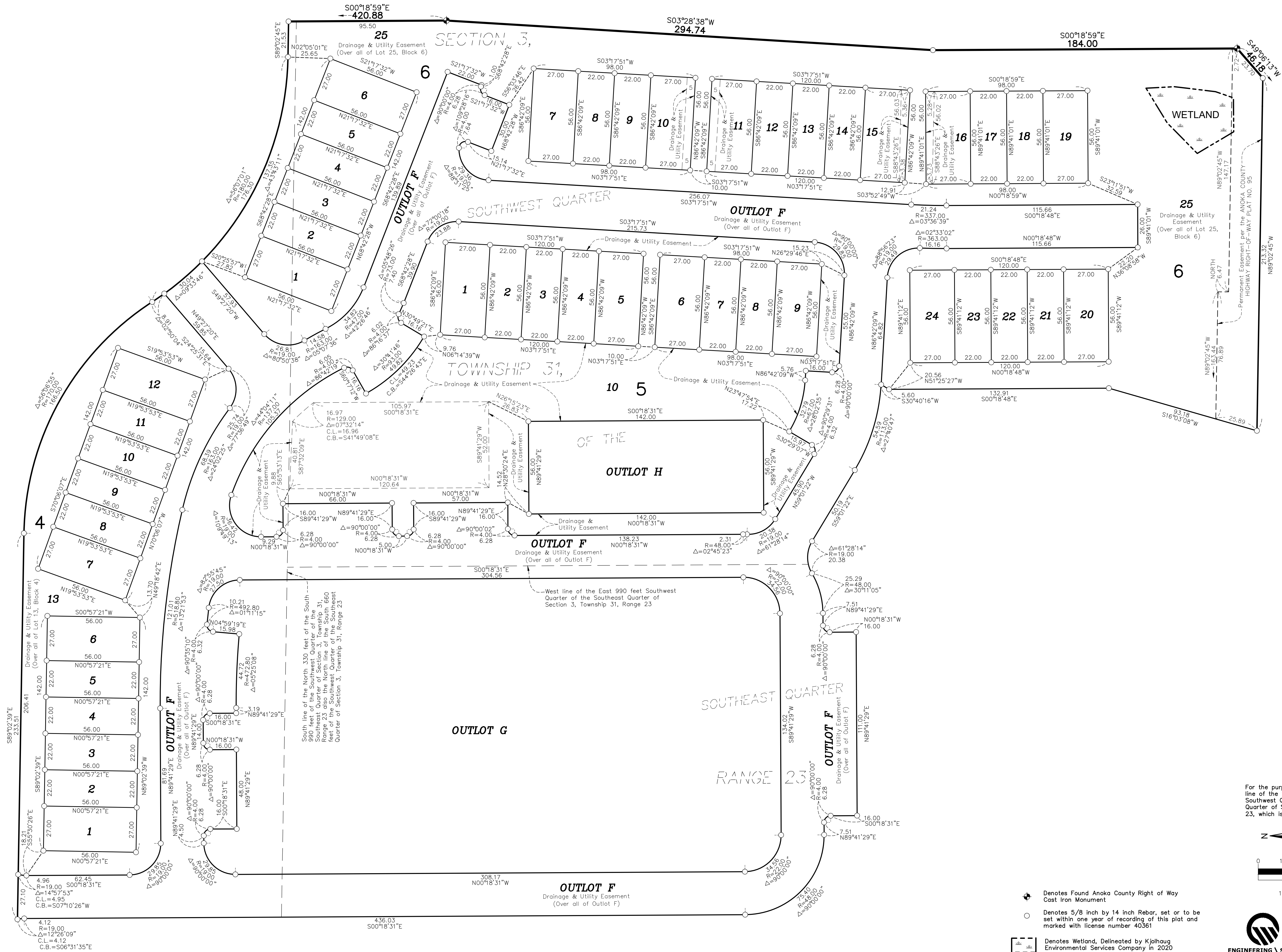


CARLSON MCCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

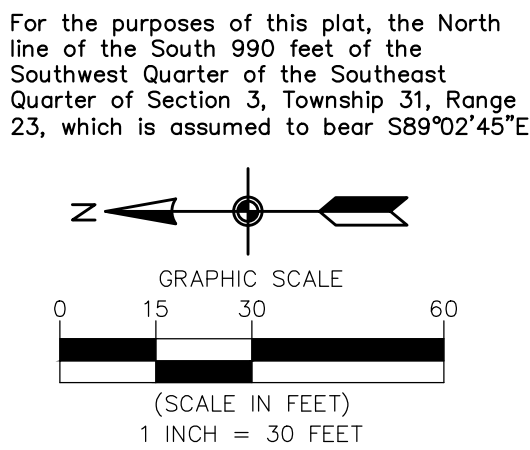
INSET A

HARPERS LANDING

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



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CARLSON
MCCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL