

HARMONY ESTATES 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Hogdal Farm Limited Partnership, a Minnesota limited partnership, owner, and Nova Development LLC, a Minnesota limited liability company, contract purchaser, of the following described property:

Outlot A, HARMONY ESTATES 2ND ADDITION, Anoka County, Minnesota

Have caused the same to be surveyed and platted as HARMONY ESTATES 3RD ADDITION and do 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 Hogdal Farm Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this 22 day of December, 2025

HOGDAL FARM LIMITED PARTNERSHIP

Virginia Kost, General Partner

STATE of Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 22nd day of December, 2025 by Virginia Kost, General Partner of Hogdal Farm Limited Partnership, a Minnesota limited partnership, on behalf of said limited partnership.

Nicole Wheeler (Signed)

Nicole Wheeler (Printed)

Notary Public, Anoka County, Minnesota

My commission expires 1-31-2027

In witness whereof said Nova Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12 day of December, 2025

NOVA DEVELOPMENT LLC

Jeffrey Entsminger, Chief Manager

STATE of Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 12 day of December, 2025 by Jeffrey Entsminger, Chief Manager of Nova Development LLC, a Minnesota limited liability company, on behalf of said company.

Cynthia J. Morica (Signed)

Cynthia J. Morica (Printed)

Notary Public, Hennepin County, Minnesota

My commission expires January 31, 2030

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 11th day of DECEMBER, 2025

Thomas R. Balluff

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

STATE of Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 11th day of December, 2025 by Thomas R. Balluff.

Cynthia J. Morica (Signed)

Cynthia J. Morica (Printed)

Notary Public, Hennepin County, Minnesota

My commission expires January 31, 2030

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of HARMONY ESTATES 3RD ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 17th day of November, 2025 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

By: David M. Ziegler Mayor

By: James W. ... 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 30th day of December, 2025

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 2025 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 30th day of December, 2025

Pamela J LeBlanc

Property Tax Administrator

By: James W. ... Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

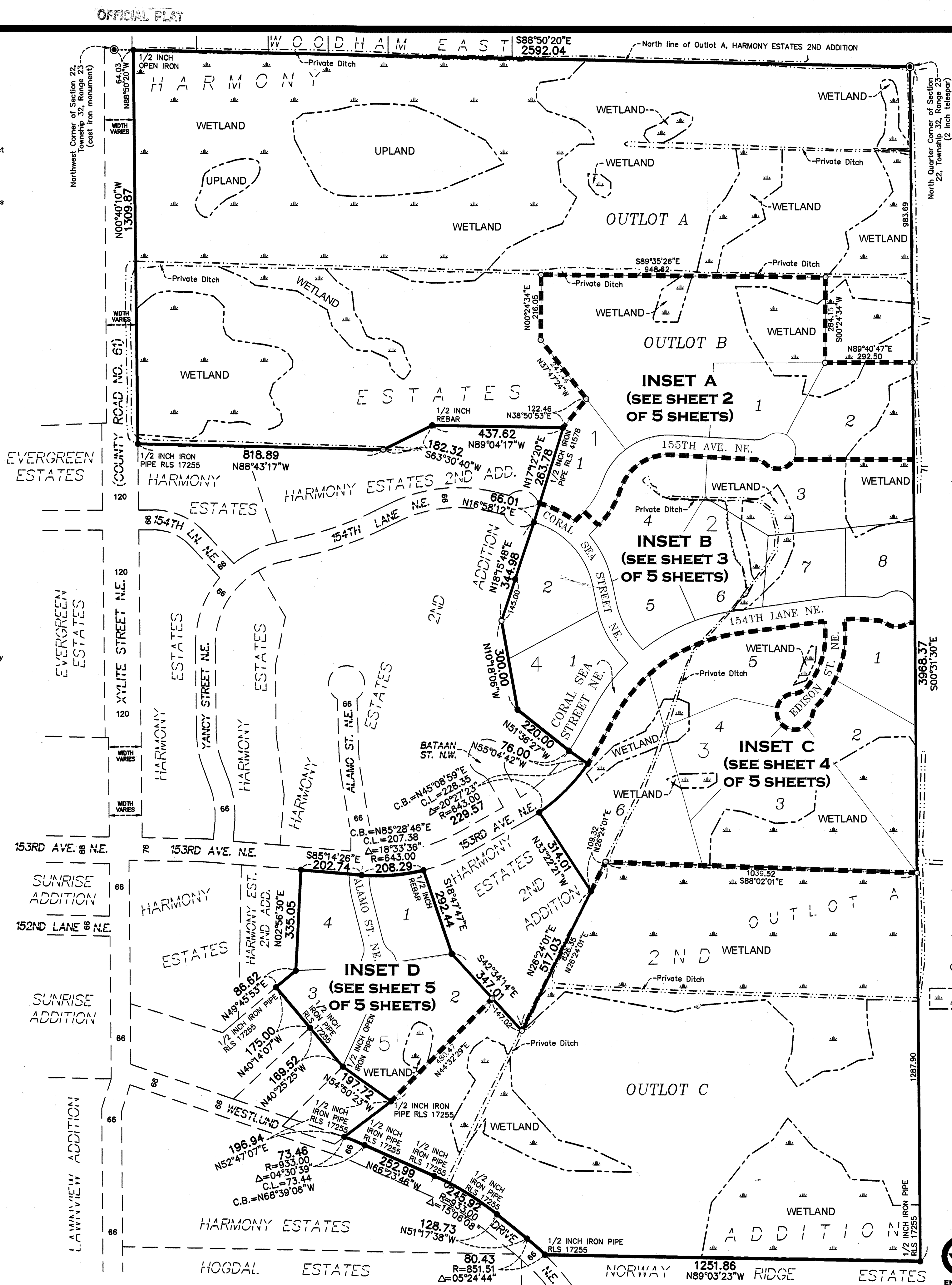
County of Anoka, State of Minnesota

I hereby certify that this plat of HARMONY ESTATES 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 30th day of December, 2025 at 10:19 o'clock A.M. and was duly recorded as Document Number 2456567.001

Pamela J LeBlanc

County Recorder/Registrar of Title

By: James W. ... Deputy



CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 22, TWP. 32,
RGE. 23

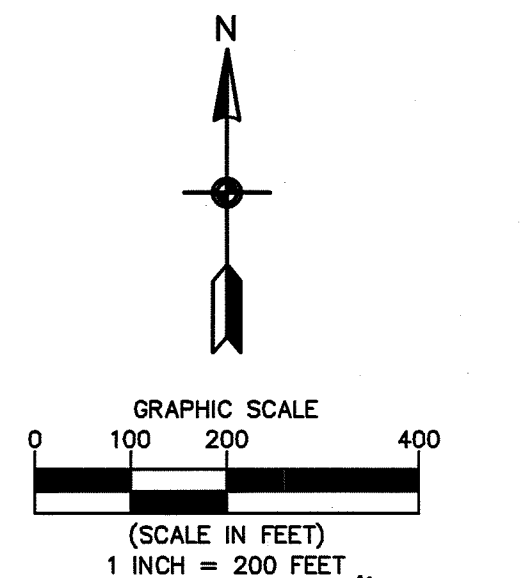
For the purposes of this plat, the North line of Outlot A, HARMONY ESTATES 2ND ADDITION, is assumed to have a bearing of South 88 degrees 50 minutes 20 seconds East

○ 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 5/8 inch by 14 inch rebar marked with RLS Number 40361, unless otherwise noted

◎ Denotes Found Anoka County Section Monument, as noted

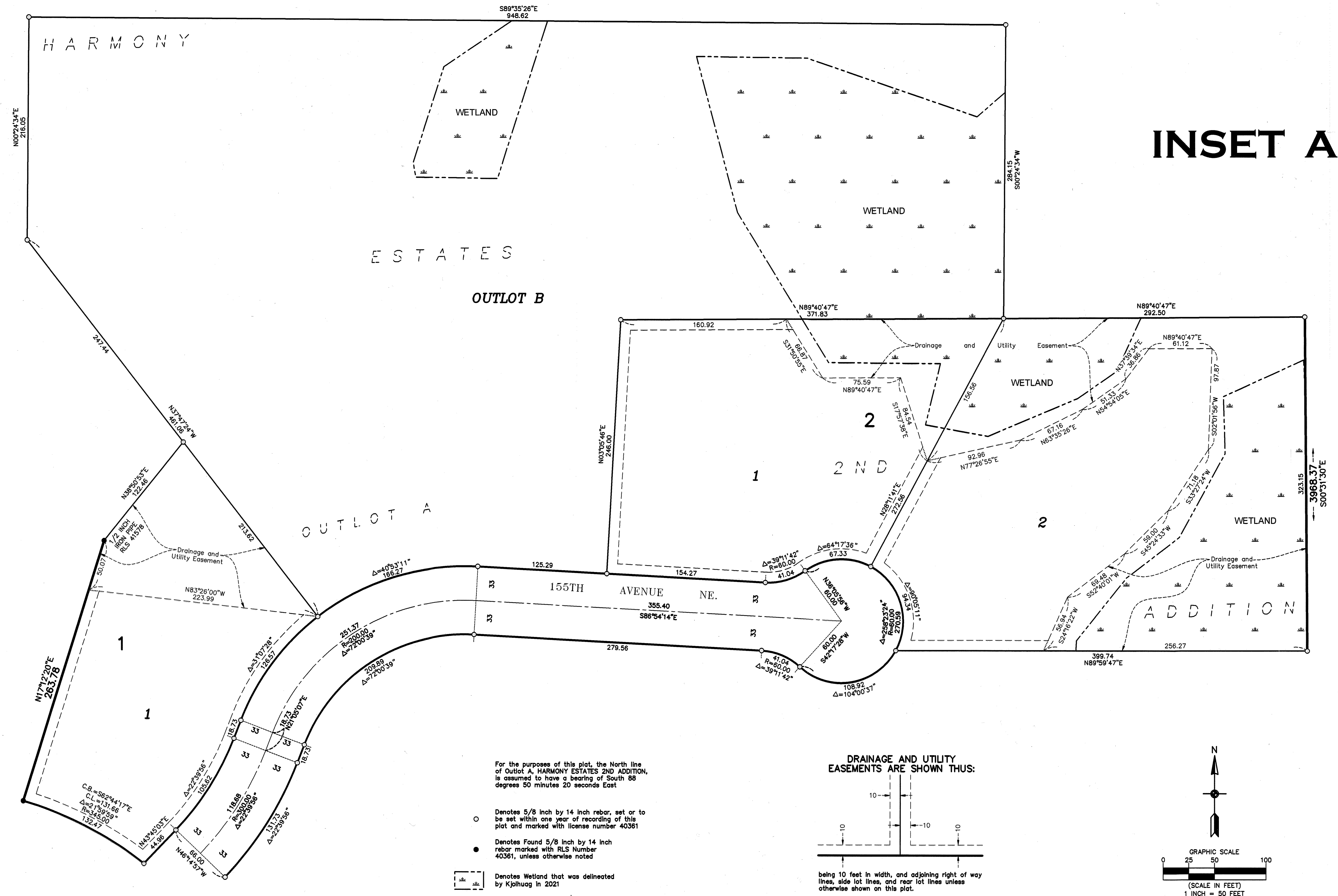
■ Denotes wetlands delineated by Kjolhuag in 2021



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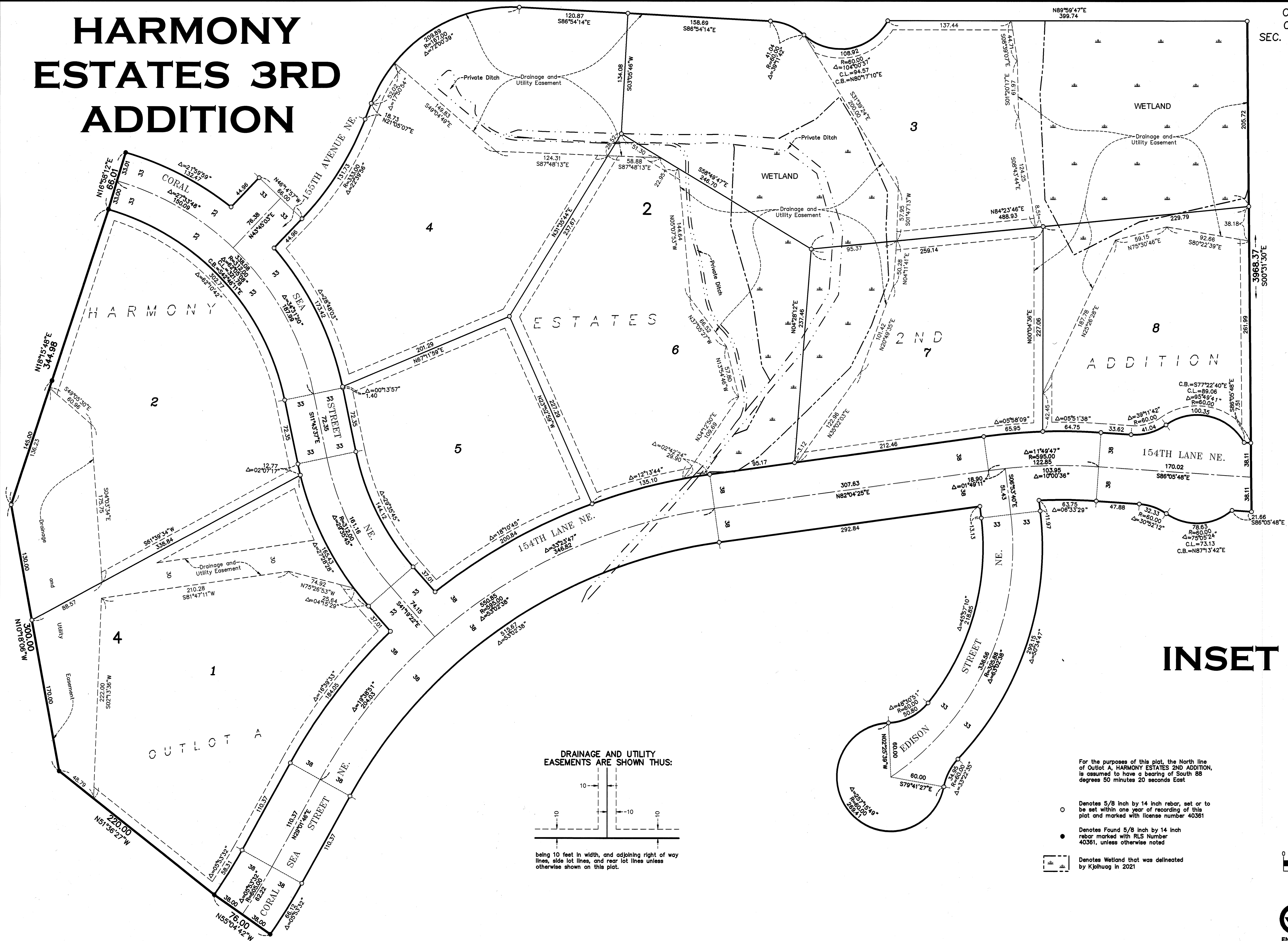
HARMONY ESTATES 3RD ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 23



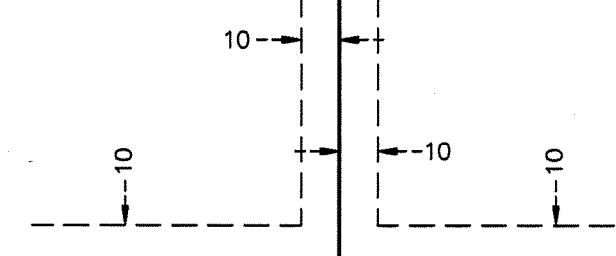
HARMONY ESTATES 3RD ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 23



INSET B

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



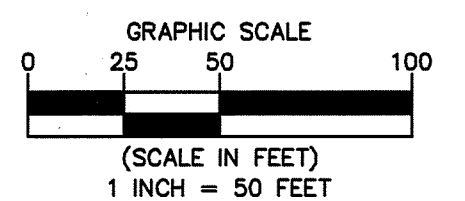
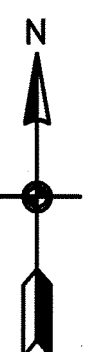
being 10 feet in width, and adjoining right of way
lines, side lot lines, and rear lot lines unless
otherwise shown on this plat.

For the purposes of this plat, the North line
of Outlot A, HARMONY ESTATES 2ND ADDITION,
is assumed to have a bearing of South 88
degrees 50 minutes 20 seconds East

○ 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 5/8 inch by 14 inch
rebar marked with RLS Number
40361, unless otherwise noted

▨ Denotes Wetland that was delineated
by Kjolhuag in 2021



HARMONY ESTATES 3RD ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 23

INSET C

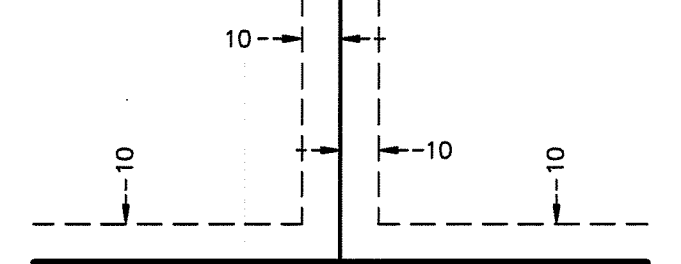
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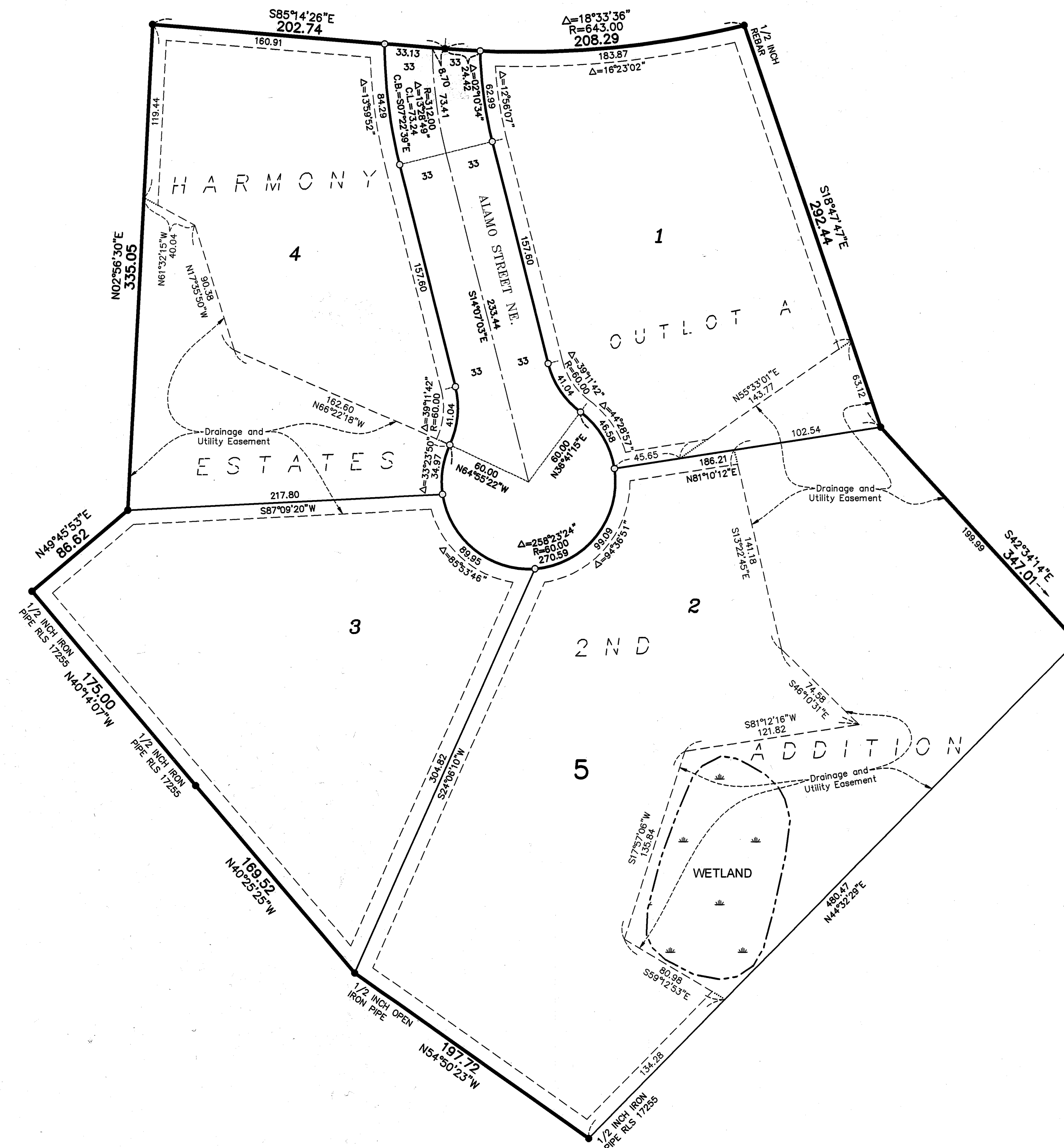
GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

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HARMONY ESTATES 3RD ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 22, TWP. 32, RGE. 23

INSET D

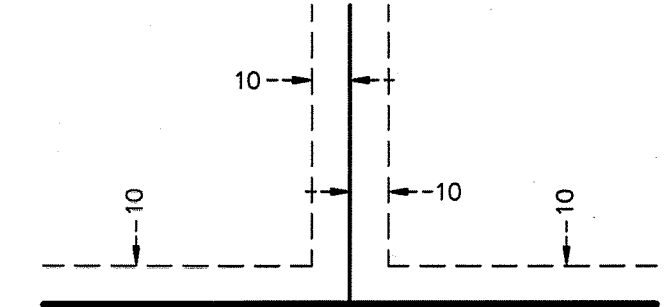


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