

HARMONY ESTATES

BK 76 of Abst pg 42

City Of Ham Lake
County Of Anoka
Sec 22, Twp 32, Rng 23

KNOW ALL PERSONS BY THESE PRESENTS: That Hogdal Farm Limited Partnership, a Minnesota limited partnership, owner of the following described property:

The Northwest Quarter and the Northeast Quarter of the Southwest Quarter, both in Section 22, Township 32, Range 23, Anoka County, Minnesota.

AND that Hogdal Homestead, Inc., a Minnesota corporation, owner of the following described property:

The Northwest Quarter of the Southwest Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the following described property:

That part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at a point on the west line of said Northwest Quarter of the Southwest Quarter, distant 744.79 feet southerly of the northwest corner thereof; thence North 00 degrees 18 minutes 09 seconds East, assumed bearing, along said west line a distance of 235.00 feet; thence South 71 degrees 55 minutes 08 seconds East a distance of 357.06 feet; thence North 50 degrees 36 minutes 55 seconds East a distance of 233.00 feet; thence South 39 degrees 23 minutes 05 seconds East a distance of 175.00 feet; thence South 47 degrees 55 minutes 16 seconds West a distance of 386.11 feet to the intersection with a line drawn southeasterly from the point of beginning on a bearing of South 70 degrees 32 minutes 21 seconds East; thence North 70 degrees 32 minutes 21 seconds West a distance of 366.14 feet to the point of beginning.

AND EXCEPT: That part of said Northwest Quarter of the Southwest Quarter, described as commencing at the northwest corner of said Southwest Quarter, thence on an assumed bearing of South 0 degrees 00 minutes along the West line thereof a distance of 744.79 feet; thence South 70 degrees 50 minutes 30 seconds East 567.25 feet to the point of beginning of the land to be described; thence North 46 degrees 06 minutes 40 seconds East 282.95 feet; thence South 54 degrees 17 minutes 30 seconds East 197.72 feet; thence South 53 degrees 20 minutes West 236.78 feet; thence North 70 degrees 50 minutes 30 seconds West 184.77 feet to the point of beginning.

AND EXCEPT: That part of said North Half of the Southwest Quarter lying within the plat of LAWNVIEW ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, being a part of Xylite Street N.E., as dedicated in said plat.

Have caused the same to be surveyed and platted as HARMONY ESTATES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 61 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 officer this 15 day of October, 2013.

HOGDAL FARM LIMITED PARTNERSHIP

John B. Hogdal
John B. Hogdal as General Partner

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 15th day of October, 2013, by John B. Hogdal, General Partner of Hogdal Farm Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

Signed: *John B. Hogdal*

Printed: _____
Notary Public, Anoka County, Minnesota
My Commission expires _____



In witness whereof said Hogdal Homestead, Inc., a Minnesota corporation, has caused these presents to be signed by its proper partner this 15 day of October, 2013.

HOGDAL HOMESTEAD, INC.

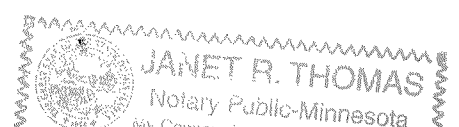
John B. Hogdal
John B. Hogdal as President

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 15 day of October, 2013, by John B. Hogdal as President of Hogdal Homestead, Inc., a Minnesota corporation, on behalf of the corporation.

Signed: *John B. Hogdal*

Printed: _____
Notary Public, Anoka County, Minnesota
My Commission expires _____



SURVEYOR CERTIFICATE

I Henry D. Nelson 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 3 day of October, 2013

Henry D. Nelson
Henry D. Nelson, Licensed Land Surveyor
Minnesota License No. 17255

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this 30 day of SEPTEMBER, 2013 by Henry D. Nelson.

Signed: *Sharon F. Morin*

Printed: SHARON F. MORIN
Notary Public, Hennepin County, Minnesota
My Commission expires January 31, 2015

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

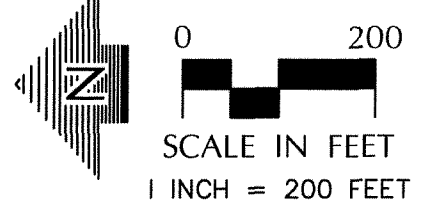
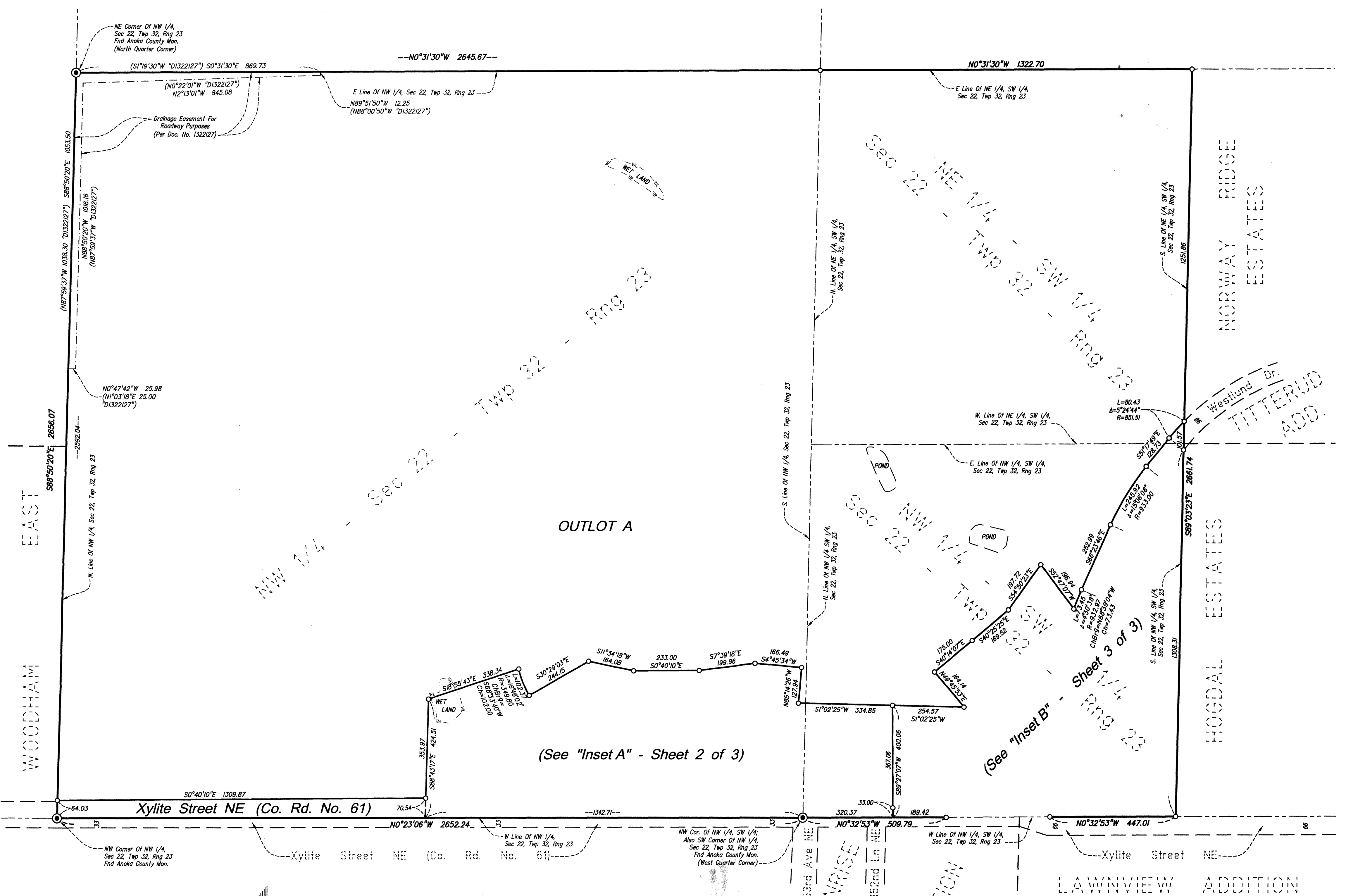
This plat of Harmony Estates was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 15th day of October, 2013, and several extensions have been given with the most recent date April 22, 2013

City Council, City of Ham Lake, Minnesota
By *Michael M. Vahl*, Mayor By *Demond Wilbert*, 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 15th day of October, 2013.

Larry O. Hoium by *Charles F. Lutgen*, Deputy
Larry O. Hoium, Anoka County Surveyor



FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE NW 1/4, SW 1/4, SEC 22, TWP 32, RNG 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO BEAR NORTH 0°32'53\"/>

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 17255"
- DENOTES ANOKA COUNTY MONUMENT

"D1322127" DENOTES INFORMATION STATED IN DOC. NO. 1322127

2071029.001
City of Recorder/Recorder
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 15th day of October, 2013 at 2:23 o'clock P.M. and was duly recorded in book 76 page 413.
Jonell M. Sawyer
Recorder/Registrar of Title

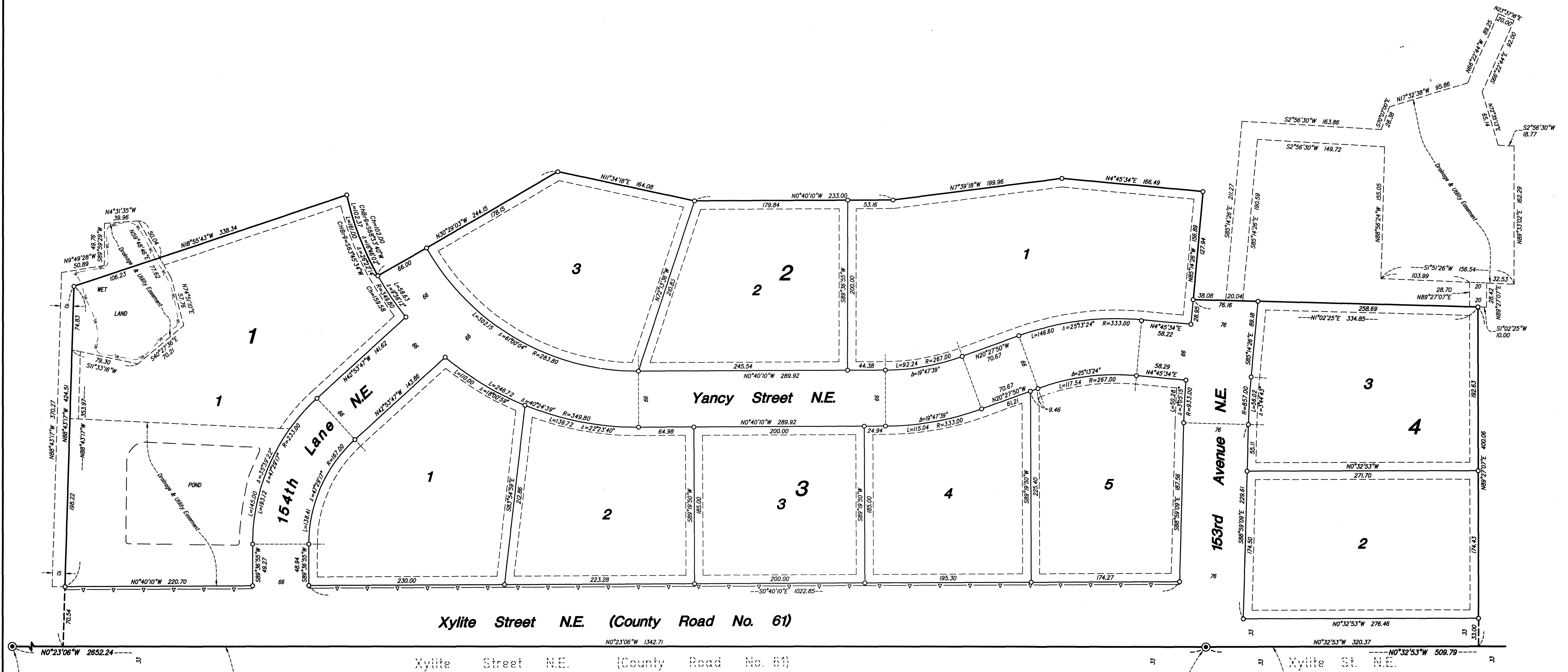
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS	
ENTERED	<u>10-15-13</u>
<i>Jonell M. Sawyer</i>	
PROPERTY TAX ADMINISTRATION	
CITY OF	

LOUCKS ASSOCIATES

\$56.00

HARMONY ESTATES

INSET A

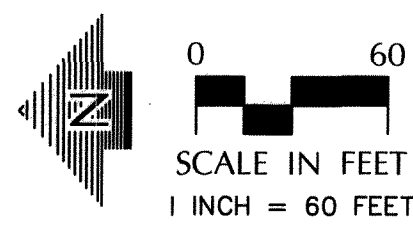


NW Corner Of NW 1/4,
Sec 22, Twp 32, Rng 23
Find Anoka County Mon.

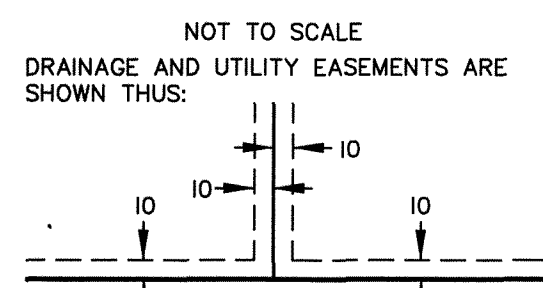
W Line Of NW 1/4,
Sec 22, Twp 32, Rng 23

NW Cor. Of NW 1/4, SW 1/4,
Also SW Corner Of NW 1/4,
Sec 22, Twp 32, Rng 23
Find Anoka County Mon.
(West Quarter Corner)

W Line Of NW 1/4, SW 1/4,
Sec 22, Twp 32, Rng 23



FOR THE PURPOSES OF THIS PLAT THE WEST
LINE OF THE NW 1/4, SW 1/4, SEC 22, TWP 32,
RNG 23, ANOKA COUNTY, MINNESOTA IS
ASSUMED TO BEAR NORTH 0°32'53" WEST



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE
INDICATED, AND ADJOINING LOT LINES, AND
BEING 10 FEET IN WIDTH, UNLESS OTHERWISE
INDICATED, AND ADJOINING RIGHT-OF-WAY
LINES, AS SHOWN ON THIS PLAT.

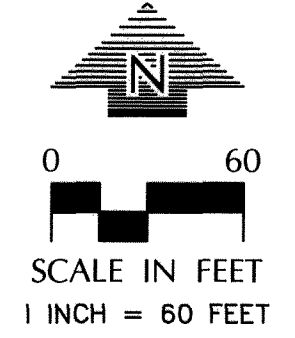
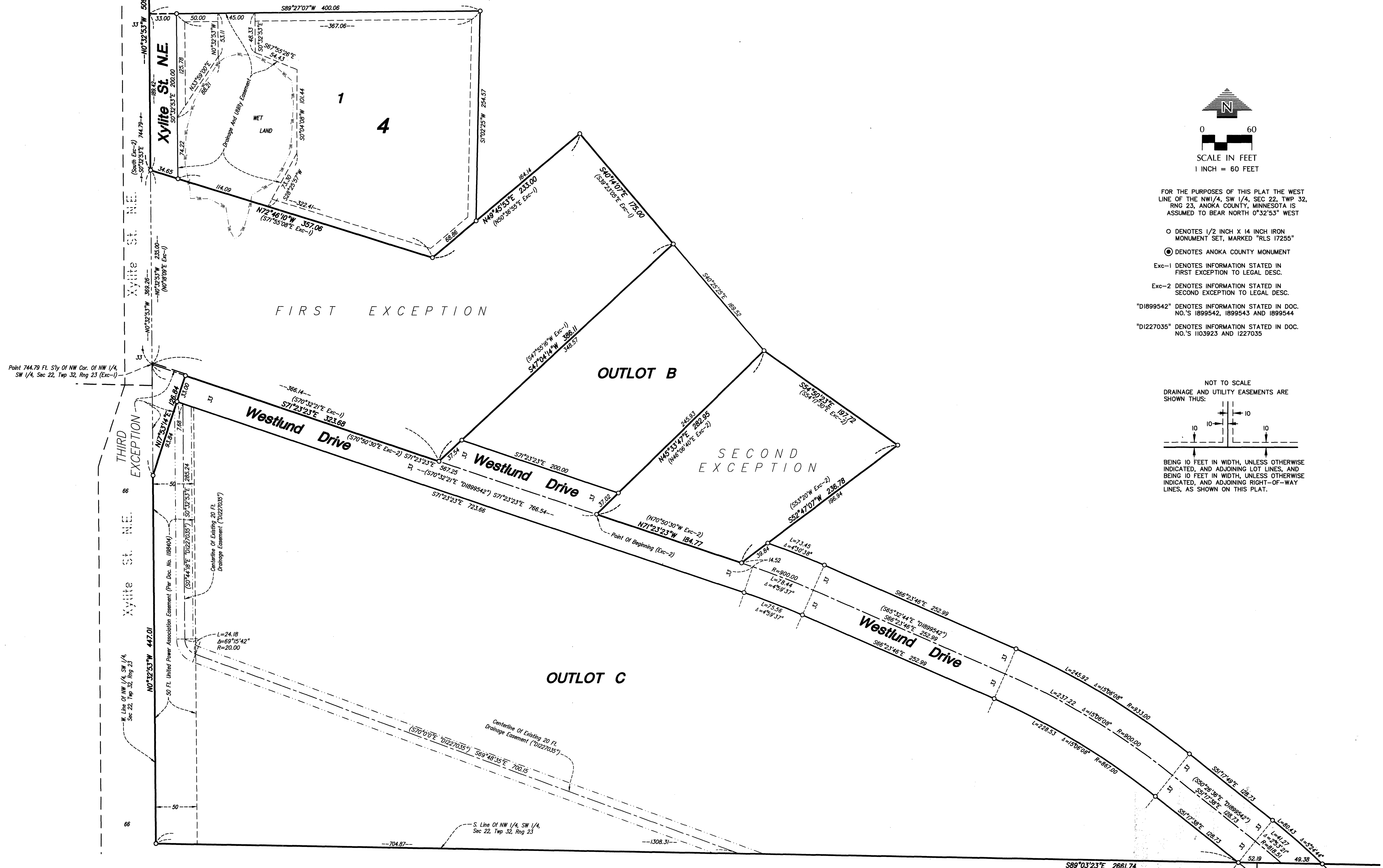
○ DENOTES 1/2 INCH X 14 INCH IRON
MONUMENT SET, MARKED "RLS 17255"
● DENOTES ANOKA COUNTY MONUMENT

▽ DENOTES RIGHT OF ACCESS DEDICATED
TO THE COUNTY OF ANOKA

HARMONY ESTATES

INSET B

NW Corner Of NW 1/4, SW 1/4,
Sec 22, Twp 32, Rng 23
Find Anoka County Map.
(West Quarter Corner)



FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE NW 1/4, SW 1/4, SEC 22, TWP 32, RNG 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO BEAR NORTH 0°32'53" WEST

- DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "RLS 17255"
- DENOTES ANOKA COUNTY MONUMENT
- Exc-1 DENOTES INFORMATION STATED IN FIRST EXCEPTION TO LEGAL DESC.
- Exc-2 DENOTES INFORMATION STATED IN SECOND EXCEPTION TO LEGAL DESC.
- "D1899542" DENOTES INFORMATION STATED IN DOC. NO.'S 1899542, 1899543 AND 1899544
- "D1227035" DENOTES INFORMATION STATED IN DOC. NO.'S 1103923 AND 1227035

