

# HARPERS LANDING

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

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 South 60.00 feet thereof.

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 vacated Flanders Street NE accruing thereto by reason of street vacation.

Has caused the same to be surveyed and platted 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 10 day of September 2021.

Harpers Grove LLC  
*Kelly M. Olsen*  
Kelly M. Olsen, as Chief Manager

STATE OF Minnesota  
COUNTY OF Anoka  
This instrument was acknowledged before me on September 10, 2021 by Kelly M. H. Olsen, Chief Manager of Harpers Grove LLC, a Minnesota limited liability company, on behalf of the company.

*Kelly Frethe* (Signed)  
*Kelly Frethe* (Printed)  
Notary Public, State of Minnesota  
My commission expires January 31, 2025

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 10<sup>th</sup> day of SEPTEMBER 2021.

*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 September 10, 2021 by Thomas R. Balluff.

*Kelly Frethe* (Signed)  
*Kelly Frethe* (Printed)  
Notary Public, State of Minnesota  
My commission expires January 31, 2025

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 10 day of July 2021 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA  
By: *Kevin Sotomayor* Mayor  
*Cathy Jensen* 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 14 day of October 2021.

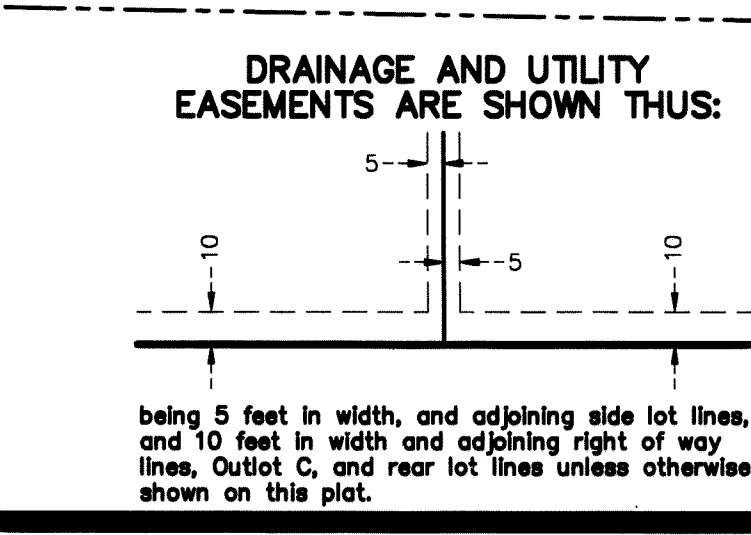
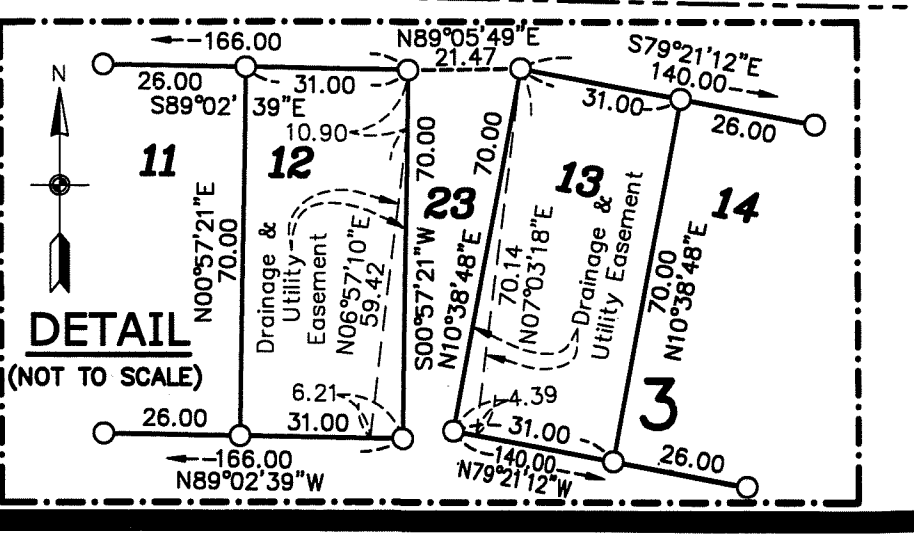
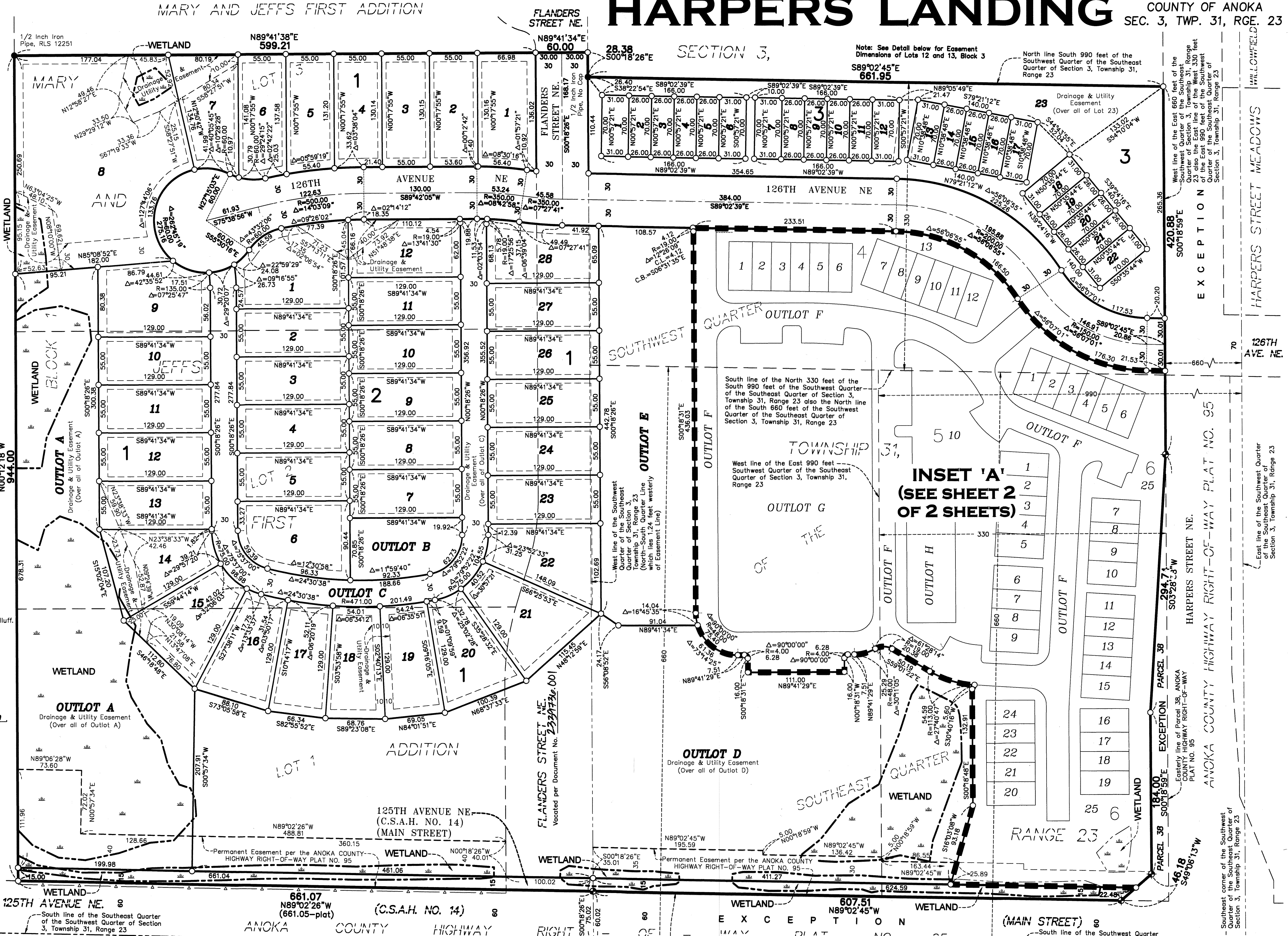
By: *David M. Ziegler*  
David M. Ziegler  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 273.12, there are no delinquent taxes and transfer entered this 7 day of October 2021.

By: *Pamela S. LeBlanc* Property Tax Administrator  
*Leanne Wan* 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 14 day of October 2021 at 11:28 A.M. and was duly recorded as Document Number 2339730.003.

By: *Pamela S. LeBlanc* County Recorder/Registrar of Titles  
*Leanne Wan* Deputy



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

North line of the South 60.00 feet of the Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 23

- 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 Kjelhaug 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

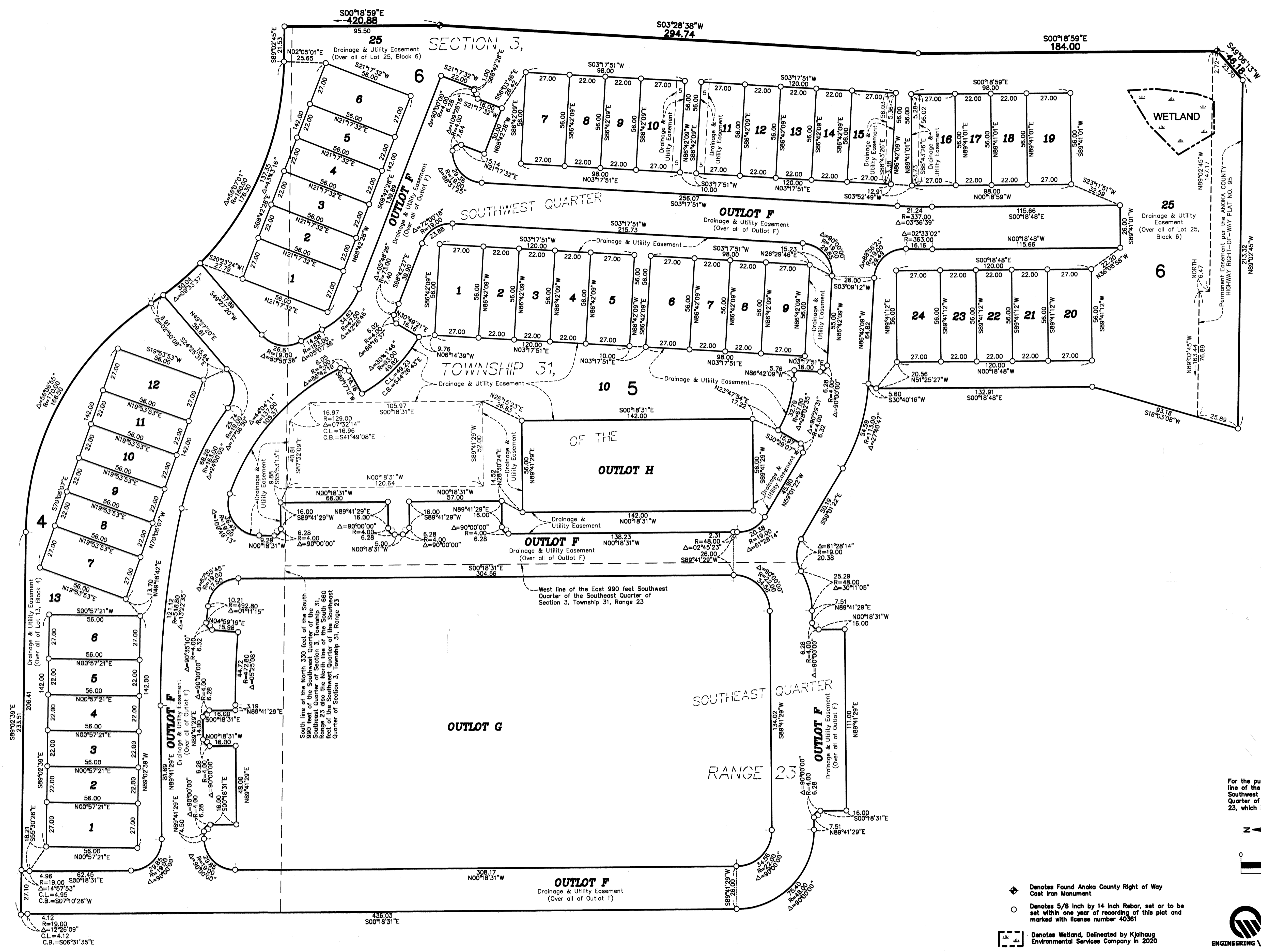
GRAPHIC SCALE  
1 INCH = 60 FEET

CARLSON McCAIN  
ENGINEERING SURVEYING ENVIRONMENTAL

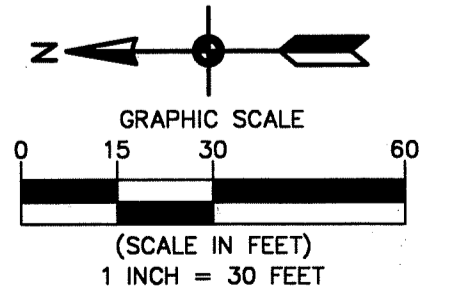


# INSET A

# HARPERS LANDING



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



- ◊ 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 Wetland, Delineated by Kjølhøug Environmental Services Company in 2020

