

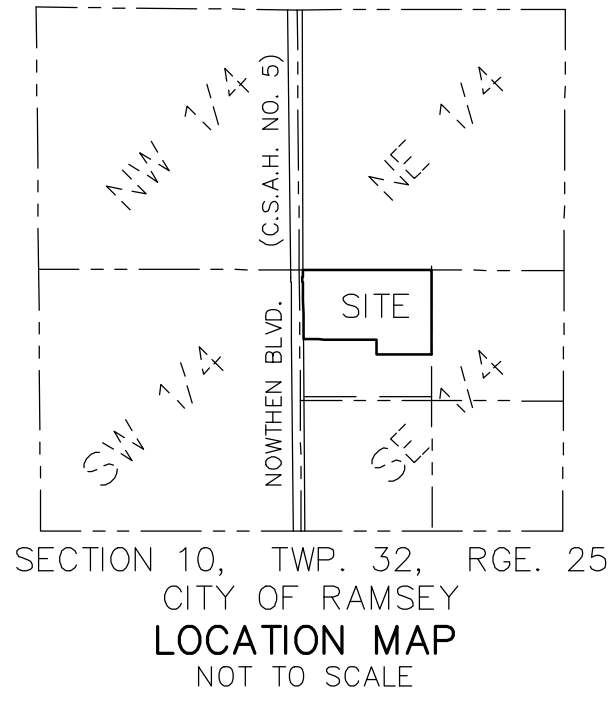
ANOKA HENNEPIN 2ND ADDITION

BROOK FIELD FIRST ADDITION

NOWTHAN ESTATES

(COUNTY STATE AID HIGHWAY NO. 5)
NOWTHAN BLVD N.W.

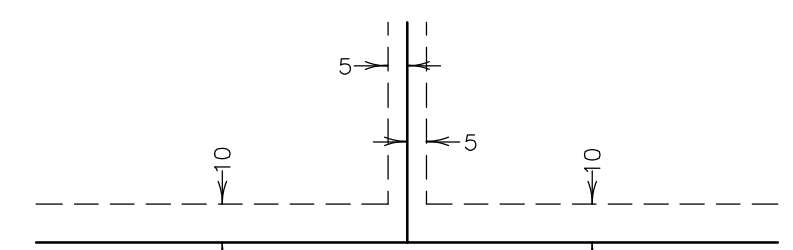
SHADY LAWN ESTATES



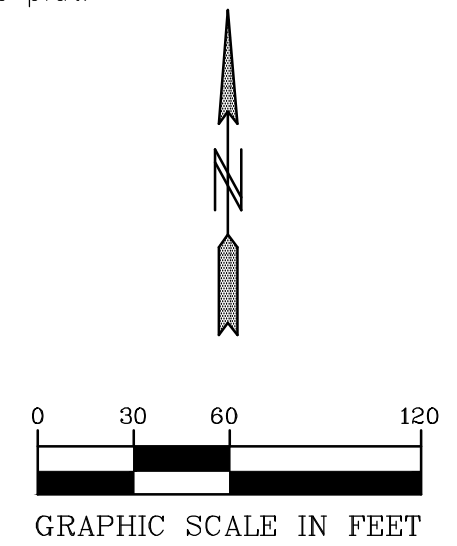
LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY
Outlots B and C, HARMONY FARMS, Anoka County Minnesota.

TOTAL GROSS AREA	22.7768 ACRES
TOTAL LOT AREA	18.3445 ACRES
NUMBER OF LOTS	57
NUMBER OF OUTLOTS	0
TOTAL OUTLOT AREA	0 ACRES
TOTAL RIGHT OF WAY AREA	4.4323 ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	2.50 LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	3.11 LOTS/ACRE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.



BENCH MARK
TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W.
EL=890.48
TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W.
EL=901.06

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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Mendota Heights, MN 55120
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www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.

Name: Peter J. Hawkinson
Reg. No.: 42299
Date: 7-10-2023

Revisions

Date: 12-08-2023
Designed: NAP
Drawn: PDS

PRELIMINARY PLAT

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

3.10 OF 30