

Filed September 20, 2001 at 4:00pm

215185

Douglas County Recorder

1393

HORIZON HEIGHTS DOUGLAS COUNTY, MINNESOTA COMMON INTEREST COMMUNITY PLAT NO. 134

KNOW ALL MEN BY THESE PRESENTS:

That Clear Top, LLC, a Minnesota Limited Liability Company, owner and proprietor of the following described property situated in the County of Douglas, State of Minnesota, to-wit:

That part of Lots B, C and D, "Adam Renner's Subdivision of Lot 3 and S. E. 1/4 NE 1/4 Sec. 23, T. 128N., R. 38W." Douglas County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the northeast corner of said Lot D;

thence on a record bearing of WEST along the north line of said Lot D 580.77 feet;

thence South 00 degrees 21 minutes 57 seconds West 690.00 feet;

thence WEST 757.57 feet to the northeast corner of said Lot C;

thence North 89 degrees 38 minutes 03 seconds West along the north line of said Lot C 281.42 feet;

thence North 00 degrees 21 minutes 57 seconds East 14.70 feet to the southeast corner of LATOKA HEIGHTS, according to the recorded plat thereof, said point to be the point of beginning of the land to be described;

thence reversing South 00 degrees 21 minutes 57 seconds West 14.70 feet to the north line of said Lot C;

thence South 89 degrees 38 minutes 03 seconds East 281.42 feet to said northeast corner of Lot C;

thence EAST 1081.50 feet to the westerly line of Parcel No. 7, DOUGLAS COUNTY RIGHT OF WAY PLAT NO. 2-C.S.A.N. NO. 45, according to the recorded plat thereof;

thence South 00 degrees 41 minutes 00 seconds West along said westerly line 102.28 feet;

thence southerly along said westerly line on a tangential curve, concave to the west, radius 991.35 feet, central angle 30 degrees 05 minutes 42 seconds, 520.70 feet;

thence North 89 degrees 31 minutes 37 seconds West along said westerly line 164.68 feet;

thence South 00 degrees 28 minutes 23 seconds West along said westerly line 33.00 feet to the south line of said Lot B;

thence North 89 degrees 31 minutes 37 seconds West along the south lines of said Lots C and D 1200.60 feet to a point, said point being North 89 degrees 31 minutes 37 seconds West 1851.80 feet from the southeast corner of said Lot D.

thence North 00 degrees 28 minutes 23 seconds East 280.00 feet;

thence North 89 degrees 31 minutes 37 seconds East 656.00 feet;

thence North 00 degrees 28 minutes 23 seconds East 35.93 feet;

thence North 84 degrees 37 minutes 37 seconds West 147 feet more or less to the shoreline of Lake Latoka;

thence northeasterly along said shoreline 600 feet more or less to the intersection of the south line of said LATOKA HEIGHTS, said line bears North 89 degrees 38 minutes 03 seconds West from the point of beginning;

thence South 89 degrees 38 minutes 03 seconds East 596 feet more or less to the point of beginning.

Has caused same to be surveyed and plotted into Block One, Lots 1 thru 3 inclusive, Block Two, Lots 1 thru 16 inclusive, Block Three, Lots 1 thru 11 inclusive, and so now and hereafter be known as HORIZON HEIGHTS and do hereby dedicate Lot 16, Block Two and Lot 11, Block Three as Common Elements for the use and enjoyment of the owners of Block Two, Lots 1 thru 15, inclusive and the owners of Block Three, Lots 1 thru 10, inclusive and more fully provided for in the Declaration of said plat of HORIZON HEIGHTS and do hereby donate and dedicate to the public, for public use forever, the road as shown on this plat for road purposes only and the utility easements as shown on this plat for utility purposes only and the drainage easements as shown on this plat for drainage purposes only.

In witness whereof, said Clear Top, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 19th day of September, 2001.

Paul J. Klimek
Paul J. Klimek, Chief Manager

STATE OF MINNESOTA
COUNTY OF DOUGLAS

The foregoing was acknowledged before me this 19th day of February, 2001, by Paul J. Klimek, Chief Manager, Clear Top, LLC, a Minnesota Limited Liability Company on behalf of the company.

Maureen Christensen
Maureen Christensen, County Auditor
My Commission expires 9-7-2003

I hereby certify that I have surveyed and plotted the property described on this plat as HORIZON HEIGHTS, and this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no set lands as defined in RS 305.02 Subd. 1, or public highways to be designated other than as shown.

Curtis J. Stoeckel
Curtis J. Stoeckel
Minnesota Licensed Land Surveyor
License Number 12077

STATE OF MINNESOTA
COUNTY OF DOUGLAS

The foregoing Surveyor's Certification was acknowledged before me this 19th day of February, 2001, by Curtis J. Stoeckel, Minnesota License Number 12077.

Denissa A. Gleditsch
Denissa A. Gleditsch
Notary Public - Minnesota
My Commission expires 1-31-2008



I hereby certify that proper evidence of TITLE has been presented to and examined by me and I hereby approve this plat as to form and execution, this 20th day of September, 2001.

George D. Hays
George D. Hays
Attorney at Law, Douglas County

Approved by the Board of County Commissioners for Douglas County, Minnesota, this 19th day of September, 2001.

Maureen Christensen
Maureen Christensen
Douglas County Auditor

OFFICE OF THE DOUGLAS COUNTY RECORDER
DOUGLAS COUNTY, MINNESOTA

I hereby certify that this instrument was filed in this office for record on this 20th day of September, 2001, at 4:08 o'clock P.M.

Janet Clemens
Janet Clemens
Douglas County Recorder

No delinquent taxes and transfer entered this 20th day of September, 2001.

Glenn D. Jensen
Glenn D. Jensen
Douglas County Auditor

This plat has been examined by me and I hereby recommend approval this 20th day of September, 2001.

Larry E. Hopke
Larry E. Hopke
Douglas County Surveyor
Minnesota License Number 21200

Taxes for the current year are paid in full this 21st day of September, 2001.

James Weiberdick
James Weiberdick
Douglas County Treasurer



NOTE: The orientation of this bearing system is based on the south line of Lot D, ADAM RENNER'S SUBDIVISION OF LOT 3 AND S. E. 1/4 NE 1/4 SEC 23 T. 128N. R. 38W. having a record bearing of North 89 degrees 31 minutes 37 seconds West.

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SCALE IN FEET

