

COMMON INTEREST COMMUNITY NUMBER 342 A CONDOMINIUM HEIGHTS CONDOMINIUM

This CIC Plat is part of the Declaration, recorded as Document Number 614447.002 on this 15 day of December, 2023

CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, T. 30N, R. 24W

I, Daniel Ekrem, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this CIC Plat of Common Interest Community Number 342, a condominium, HEIGHTS CONDOMINIUM, being located upon:

Tract A, REGISTERED LAND SURVEY NO. 250.

AND

Tract B, REGISTERED LAND SURVEY NO. 250.

AND

That part of Lot Twenty-three (23), Block One (1), WALTON'S REARRANGEMENT OF LOTS THIRTY-THREE (33), AND THIRTY-FOUR (34), BLOCK SIX (6), RESERVOIR HILLS lying Southwesterly and westerly of the following described line:
Beginning at a point on the south line of said Block 1, WALTON'S REARRANGEMENT, said point being 18.00 feet west of the southeast corner of Lot 23 of said Block 1, WALTON'S REARRANGEMENT; thence northerly on a line 18.00 feet west of and parallel with said east line of Lot 23, a distance of 87.00 feet; thence on a straight line to a point on the north line of Lot 30 of said Block 6, RESERVOIR HILLS, said point being 47.23 feet easterly of the northwest corner of said Lot 30 and there terminating according to the plat thereof on file and of record in the office of the Register of Deeds of and for Anoka County, Minnesota.

AND

Lot 19, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS

AND

Lots 24, 25, and 26, Block 6, RESERVOIR HILLS, Anoka County, Minnesota.

AND

Lots 20, 21, and 22, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS, and all of the vacated alley adjacent to said Lots 20, 21, and 22, Anoka County, Minnesota.

AND

That part of Lot 27, Block 6, RESERVOIR HILLS which lies westerly of the northerly extension of the east line of Lot 23, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS and lying easterly of the following described line:
Beginning at a point on the south line of said Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS, said point being 18.00 feet west from the Southeast corner of Lot 23 of said Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS; thence northerly on a line 18.00 feet west of and parallel with the east line of said Lot 23, to the north line of said Block 6, RESERVOIR HILLS.

AND

Lot 32, Block 6, RESERVOIR HILLS, Anoka County, Minnesota.

AND

Lots 25 through 28, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS, Anoka County, Minnesota.

AND

The vacated alley adjacent to Lots 25 through 28, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS, Anoka County, Minnesota.

AND

Those parts of Lots 28 through 31, Block 6, RESERVOIR HILLS; Lot 24, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS; and of the vacated alley adjacent to Lot 24, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS; lying Southwesterly and Westerly of the following described line:
Beginning at a point on the South line of Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS, said point being 18.00 feet West of the Southeast corner of Lot 23, of said Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS; thence Northerly on a line 18.00 feet West of and parallel with the East line of said Lot 23, a distance of 87.00 feet; thence on a straight line to a point on the North line of Lot 30 of said Block 6, RESERVOIR HILLS, said point being 47.23 feet Easterly of the Northwest corner of said Lot 30 and there terminating.

AND

Those parts of Lots 27 through 31, Block 6, RESERVOIR HILLS and those parts of Lots 23 and 24, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS and of the vacated alley abutting Block 1, "WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS", as dedicated in said plat, lying within the following described tract:

Commencing at a point on the South line of said Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS distant 18.00 feet West of the Southeast corner of Lot 23, said Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS; thence Northerly on a line 18.00 feet West of and parallel with the East line of said Lot 23, a distance of 87.00 feet, to the actual point of beginning of the tract to be described; thence continuing Northerly on the extension of said parallel line to the North line of Block 6, RESERVOIR HILLS; thence Westerly along said North line of Block 6, to a point being 47.23 feet Easterly of the Northwest corner of Lot 30, Block 6, RESERVOIR HILLS; thence Southeasterly, to the point of beginning.

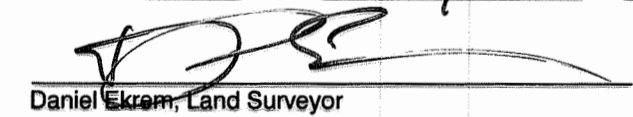
Excepting therefrom Tract A, REGISTERED LAND SURVEY NO. 250, Anoka County, Minnesota.

AND

The east 18.00 feet of Lot 23, Block 1, WALTON'S REARRANGEMENT OF LOTS 33 AND 34, BLOCK 6, RESERVOIR HILLS, measured parallel with the east line of said Lot 23.

And fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101.

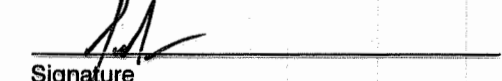
Dated this 5th day of May, 2023



Daniel Ekrem, Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 5th day of May, 2023, by Daniel Ekrem.



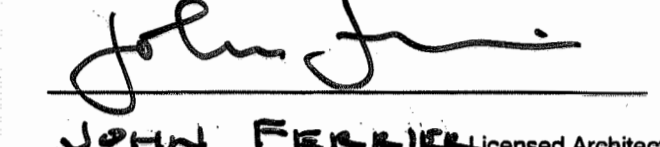
Joshua Taylor
Printed Name

Notary Public, Dakota County, Minnesota

My Commission Expires January 31, 2024

I, JOHN FERRIER, pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that the structural components of the structures containing the units and the mechanical systems serving more than one unit, are substantially completed.

Dated this 23rd day of JUNE, 2023

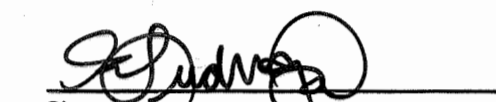


JOHN FERRIER Licensed Architect

Minnesota License No. 46509

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 23rd day of June, 2023, by John Ferrier, a Licensed Architect.

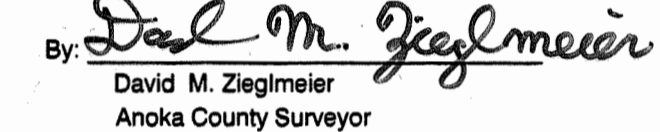


Erin Ludvigson
Printed Name

Notary Public, Hennepin County, Minnesota

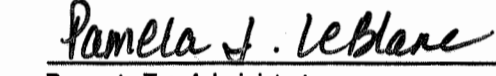
My Commission Expires 4/30/2026

County Surveyor
Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this CIC Plat has been reviewed and approved this 25th day of October, 2023

By: 
David M. Ziegmeier
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 515B.1-116, taxes payable in the year 2023 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 15 day of December, 2023



Pamela J. LeBlanc
Property Tax Administrator

By:  Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of COMMON INTEREST COMMUNITY NO. 342 was filed in the office of the County Recorder/Registrar of Titles for public record on this 15 day of December, 2023 at 3:28 o'clock P.M. and was duly recorded as Document Number 614447.002.



Pamela J. LeBlanc
County Recorder/Registrar of Titles

By:  Deputy

\$56.00



COMMON INTEREST COMMUNITY NUMBER 342 A CONDOMINIUM HEIGHTS CONDOMINIUM

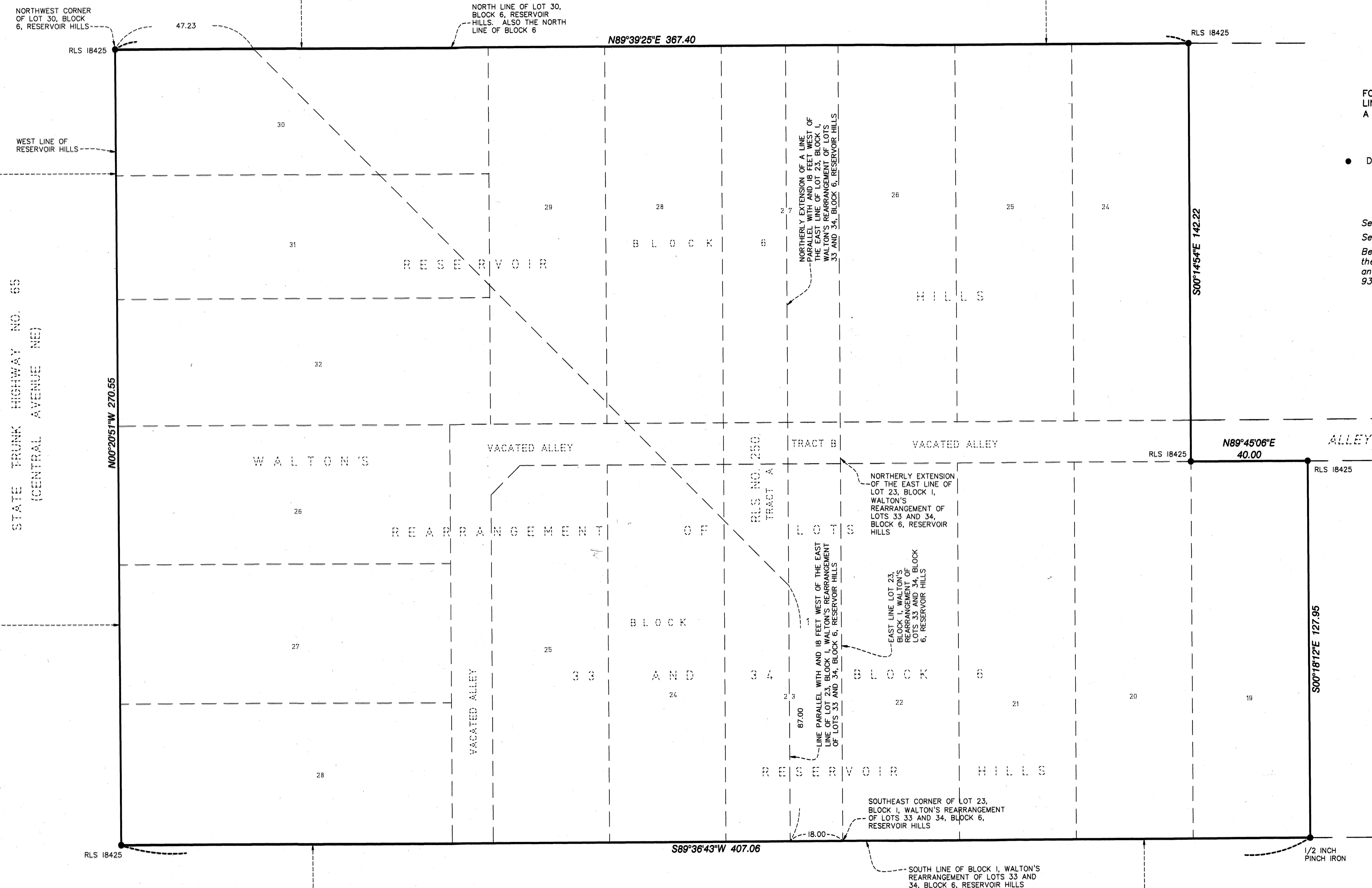
CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, T. 30N, R. 24W

CIC BOUNDARY

40TH AVENUE NE

GOULD AVENUE NE

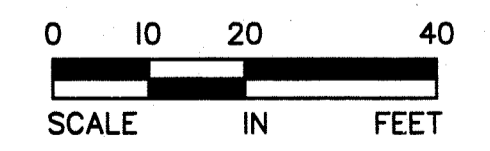
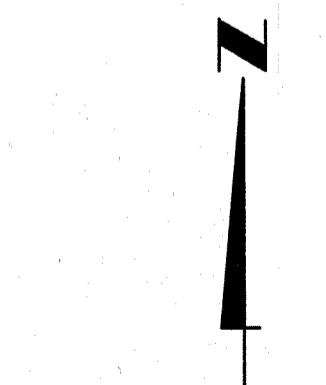
STATE TRUNK HIGHWAY NO. 65
(CENTRAL AVENUE NE)



FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF RESERVOIR HILLS IS ASSUMED TO HAVE A BEARING OF $N00^{\circ}20'51''W$

• Denotes monument found 1/2 inch iron pipe

See Sheet 3 of 8 sheets for Site Plan
See Sheets 4-8 of 8 sheets for Unit Details
Benchmark: Top Nut of Hydrant located at the southeast corner of Central Avenue NE and Gould Avenue NE has an elevation of 936.82 feet NGVD 29.



1 INCH = 20 FEET

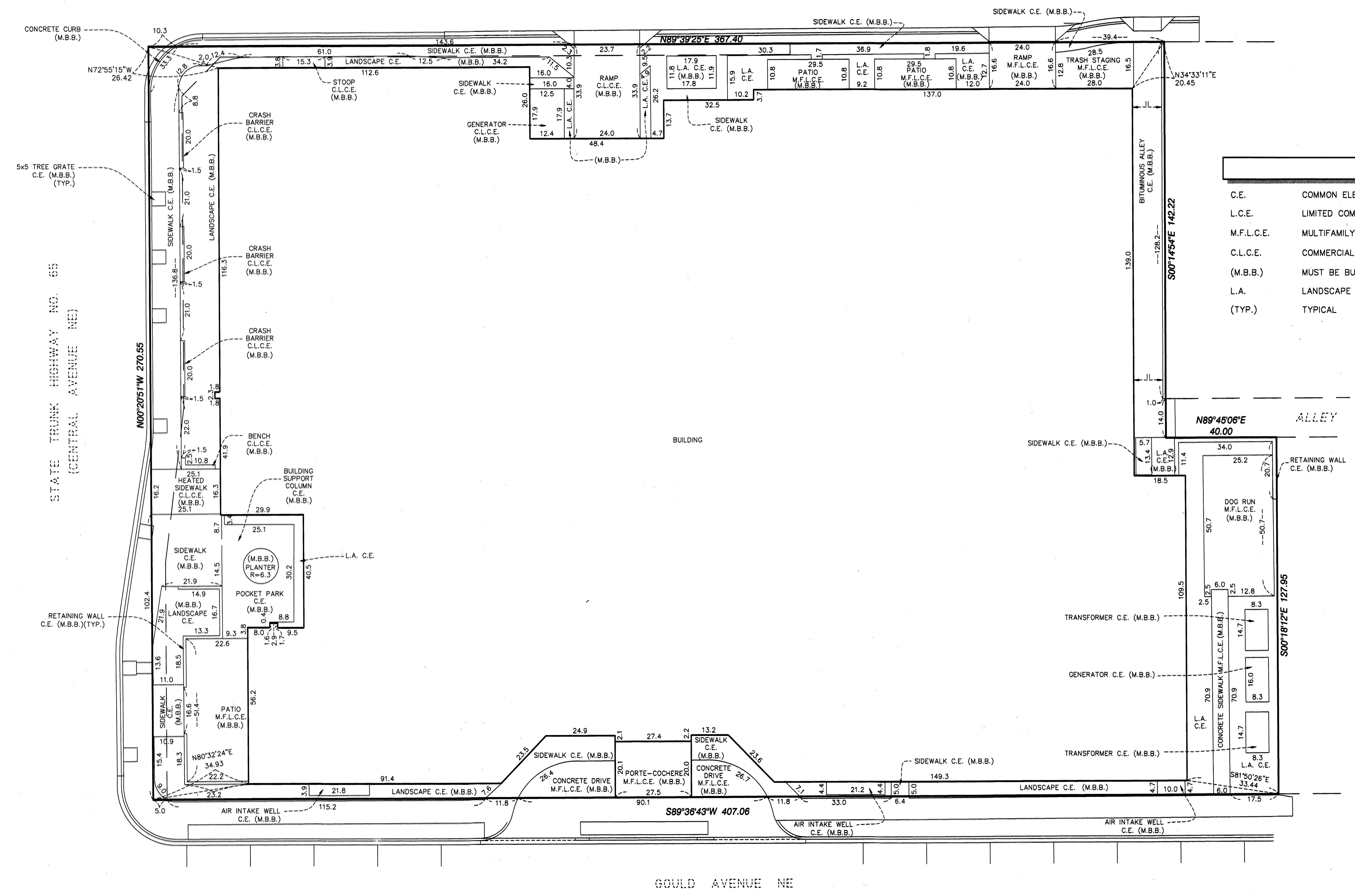


COMMON INTEREST COMMUNITY NUMBER 342 A CONDOMINIUM HEIGHTS CONDOMINIUM

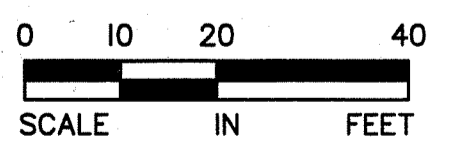
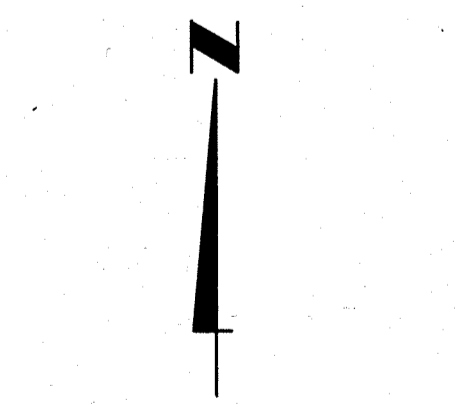
CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, T. 30N, R. 24W

40TH AVENUE NE

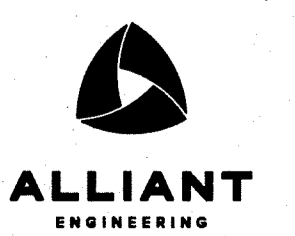
SITE PLAN



LEGEND	
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
M.F.L.C.E.	MULTIFAMILY LIMITED COMMON ELEMENTS FOR UNIT 2
C.L.C.E.	COMMERCIAL LIMITED COMMON ELEMENTS FOR UNIT 1
(M.B.B.)	MUST BE BUILT
L.A.	LANDSCAPE AREA
(TYP.)	TYPICAL



1 INCH = 20 FEET

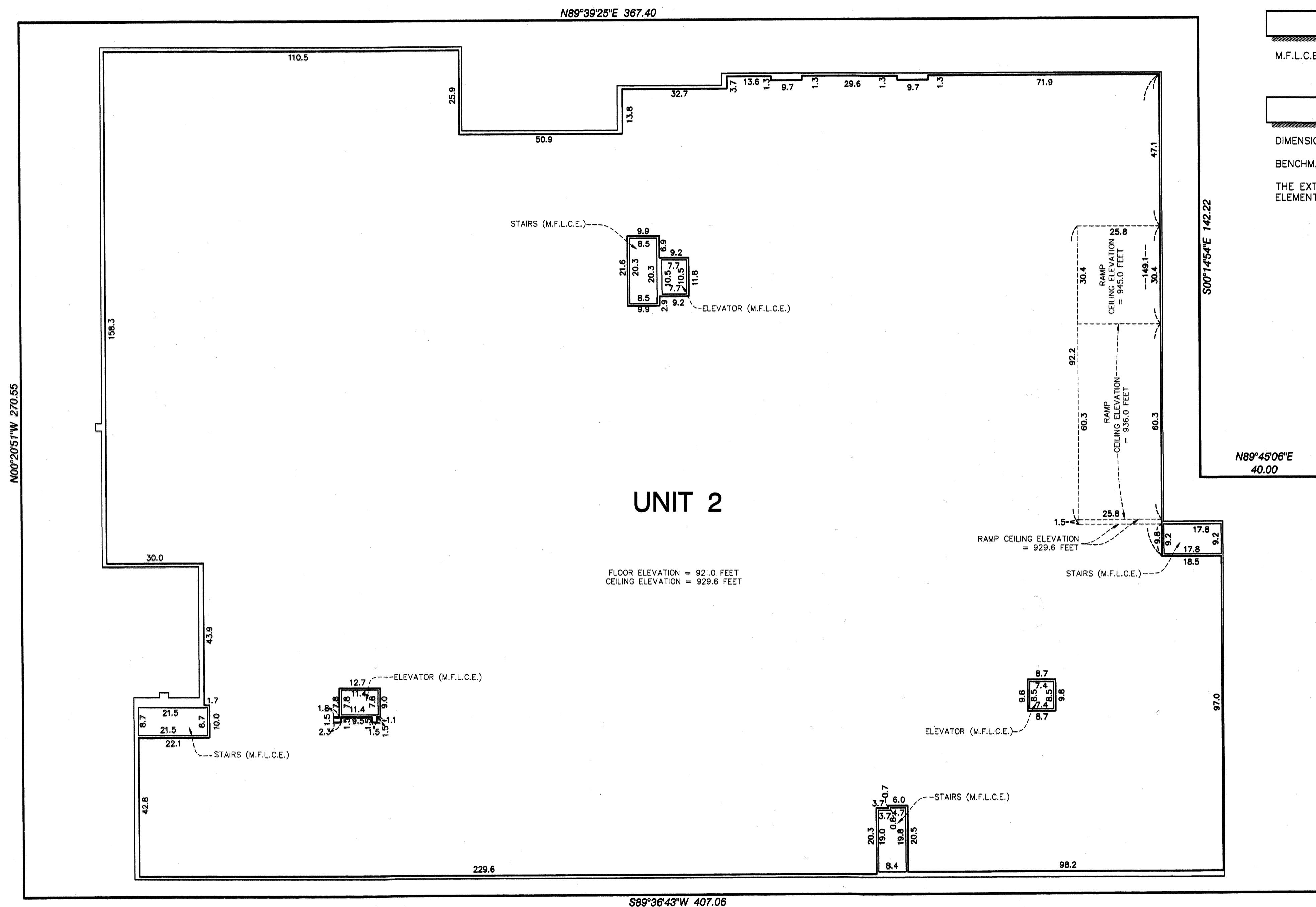


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COMMON INTEREST COMMUNITY NUMBER 342 A CONDOMINIUM HEIGHTS CONDOMINIUM

CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, T. 30N, R. 24W

UNIT DETAIL



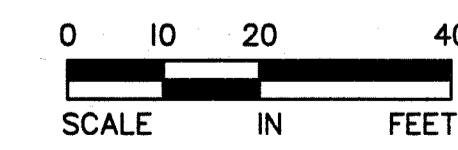
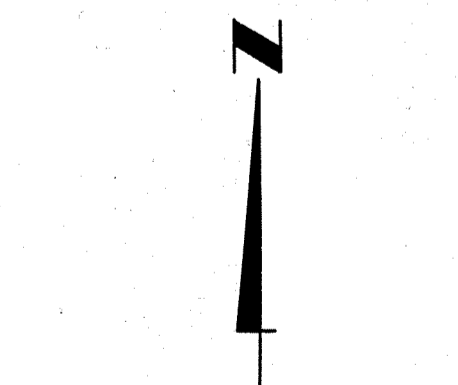
LEGEND

M.F.L.C.E. MULTIFAMILY LIMITED COMMON ELEMENTS FOR UNIT 2

NOTES

DIMENSIONS ARE TO THE NEAREST ONE-TENTH OF A FOOT.
 BENCHMARK AS NOTED ON SHEET 2 OF 8 SHEETS.
 THE EXTERIOR FACADES EXTENDING FROM EACH UNIT ARE LIMITED COMMON ELEMENTS.

GARAGE LEVEL



1 INCH = 20 FEET

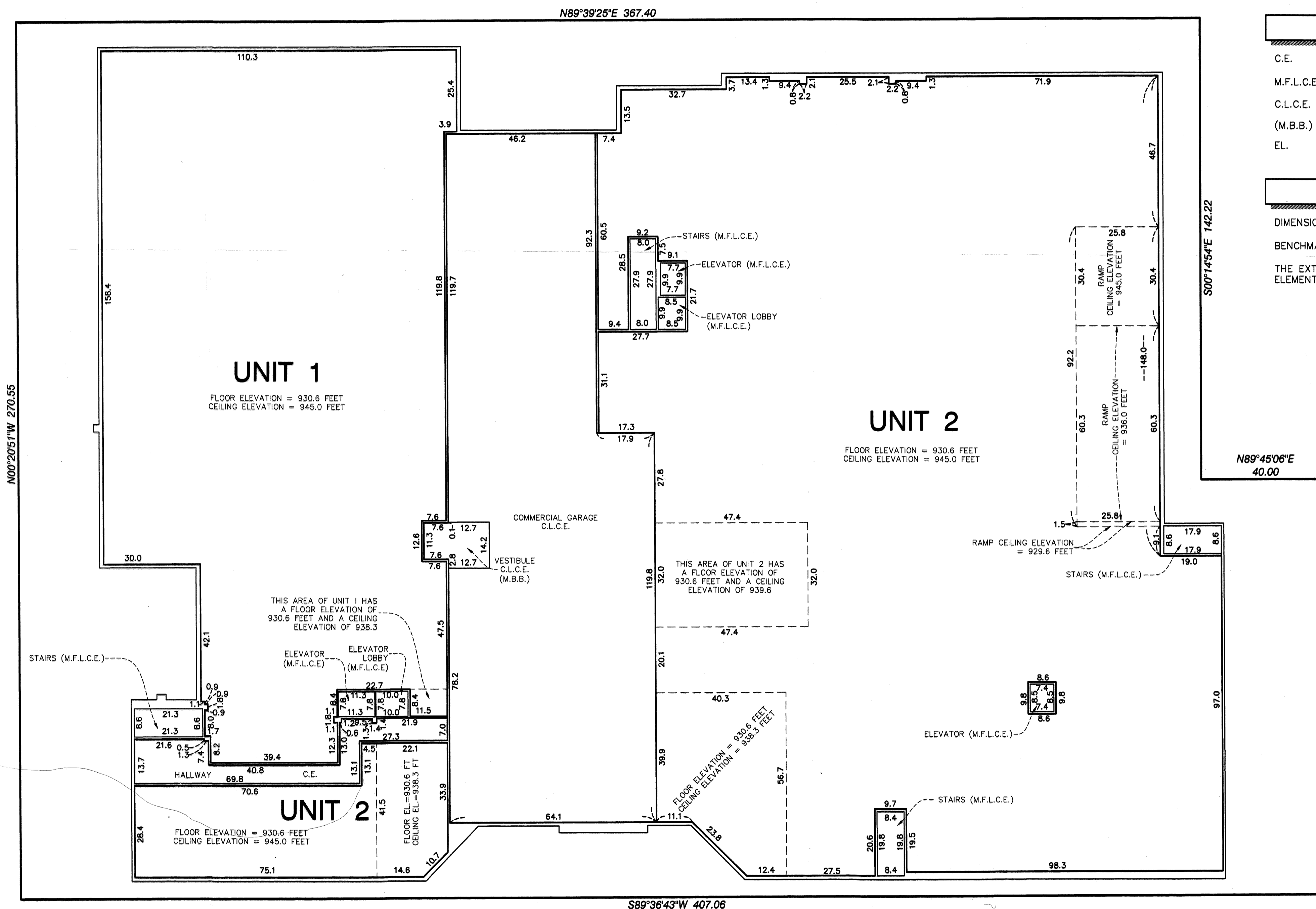


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COUNTY OF ANOKA
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UNIT DETAIL



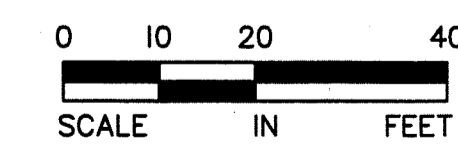
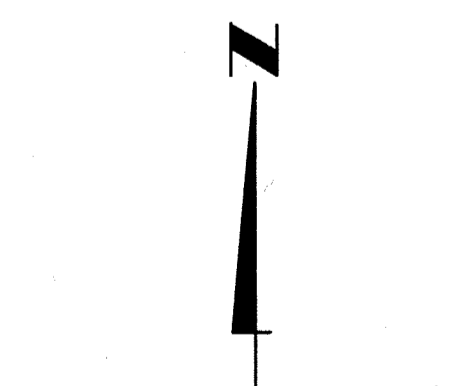
LEGEND

- C.E. COMMON ELEMENT
- M.F.L.C.E. MULTIFAMILY LIMITED COMMON ELEMENTS FOR UNIT 2
- C.L.C.E. COMMERCIAL LIMITED COMMON ELEMENTS FOR UNIT 1
- (M.B.B.) MUST BE BUILT
- EL. ELEVATION

NOTES

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LOWER LEVEL



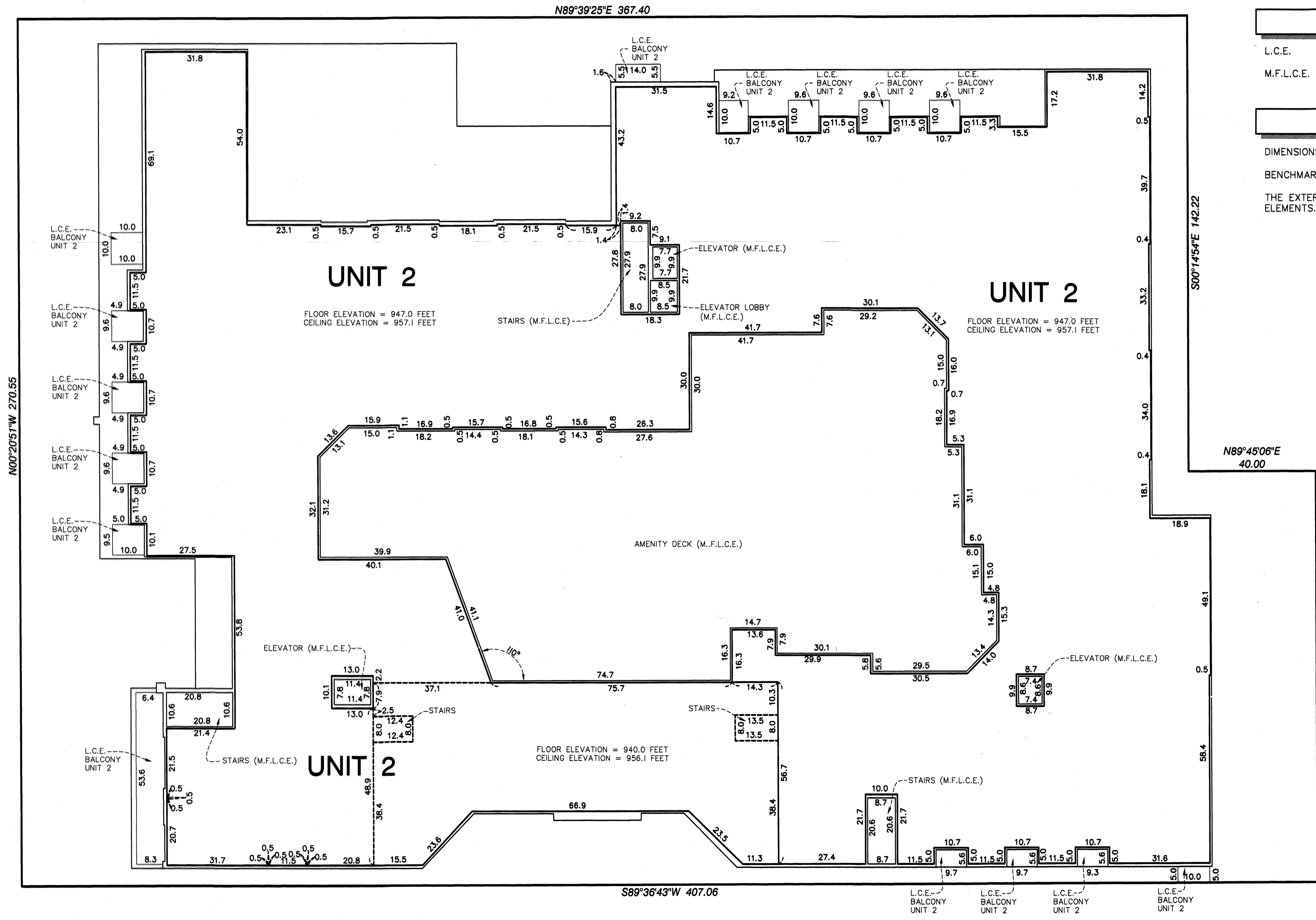
1 INCH = 20 FEET



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CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, T. 30N, R. 24W

UNIT DETAIL



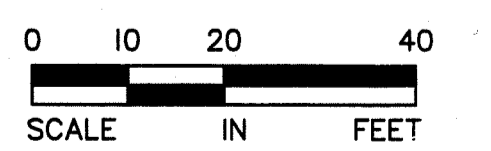
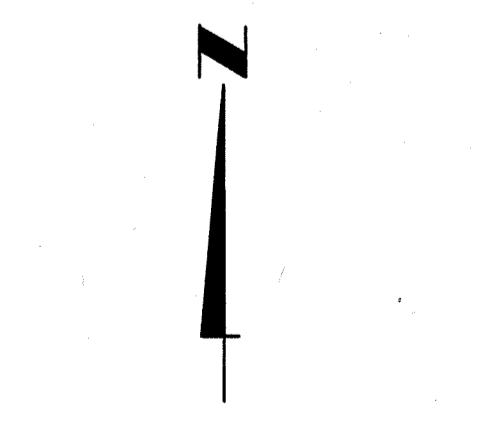
LEGEND

- L.C.E. LIMITED COMMON ELEMENT
- M.F.L.C.E. MULTIFAMILY LIMITED COMMON ELEMENTS FOR UNIT 2

NOTES

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 BENCHMARK AS NOTED ON SHEET 2 OF 8 SHEETS.
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FIRST THRU SECOND LEVELS



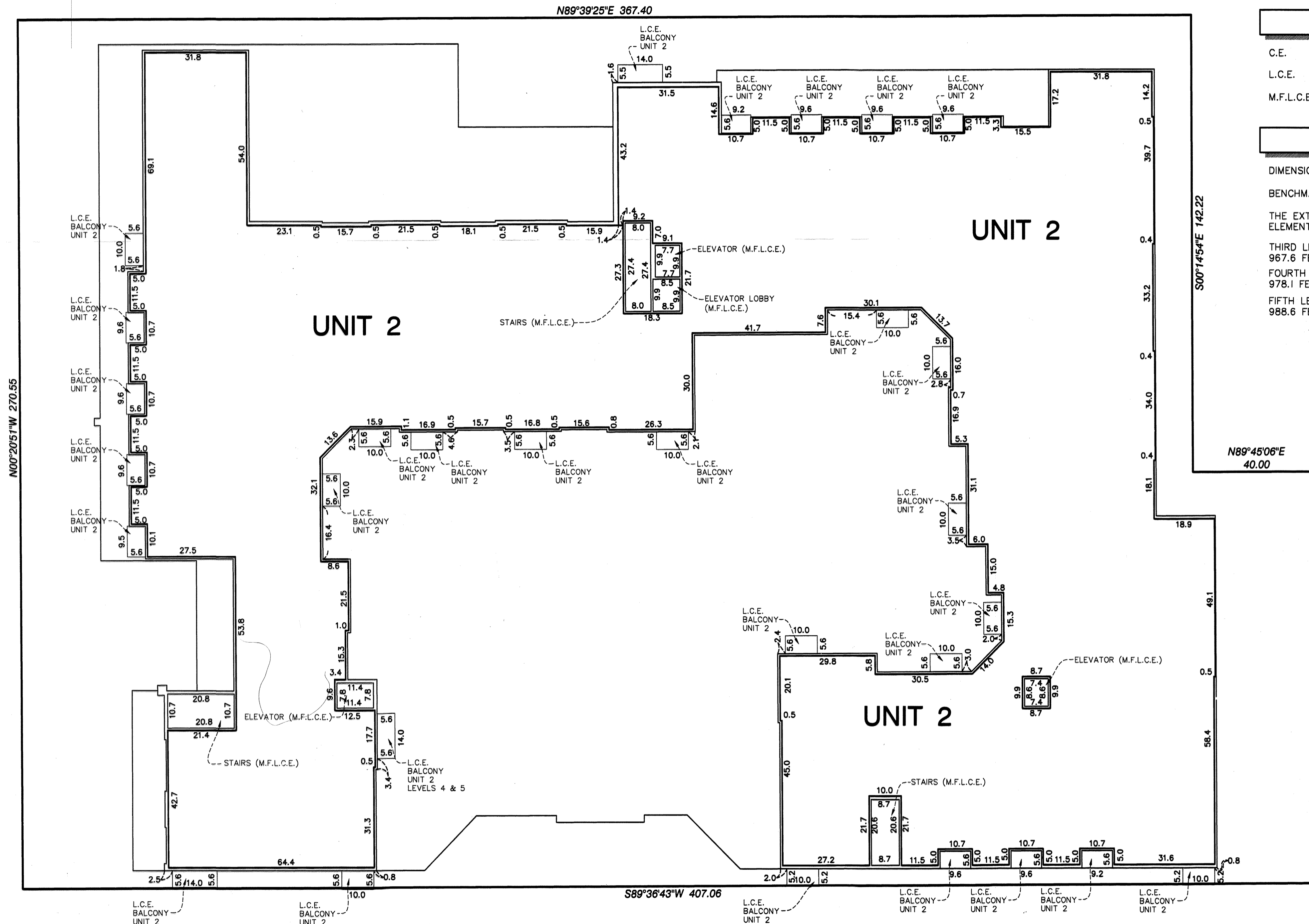
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COMMON INTEREST COMMUNITY NUMBER 342 A CONDOMINIUM HEIGHTS CONDOMINIUM

CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, T. 30N, R. 24W

UNIT DETAIL



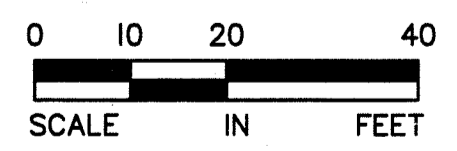
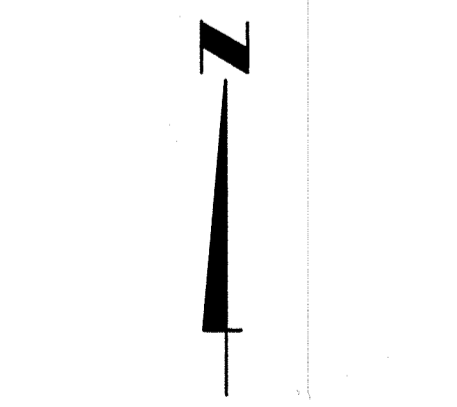
LEGEND

- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- M.F.L.C.E. MULTIFAMILY LIMITED COMMON ELEMENTS FOR UNIT 2

NOTES

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- BENCHMARK AS NOTED ON SHEET 2 OF 8 SHEETS.
- THE EXTERIOR FACADES EXTENDING FROM EACH UNIT ARE LIMITED COMMON ELEMENTS.
- THIRD LEVEL FLOOR ELEVATION IS 958.5 FEET AND CEILING ELEVATION IS 967.6 FEET.
- FOURTH LEVEL FLOOR ELEVATION IS 969.0 FEET AND CEILING ELEVATION IS 978.1 FEET.
- FIFTH LEVEL FLOOR ELEVATION IS 979.5 FEET AND CEILING ELEVATION IS 988.6 FEET.

THIRD THRU FIFTH LEVELS



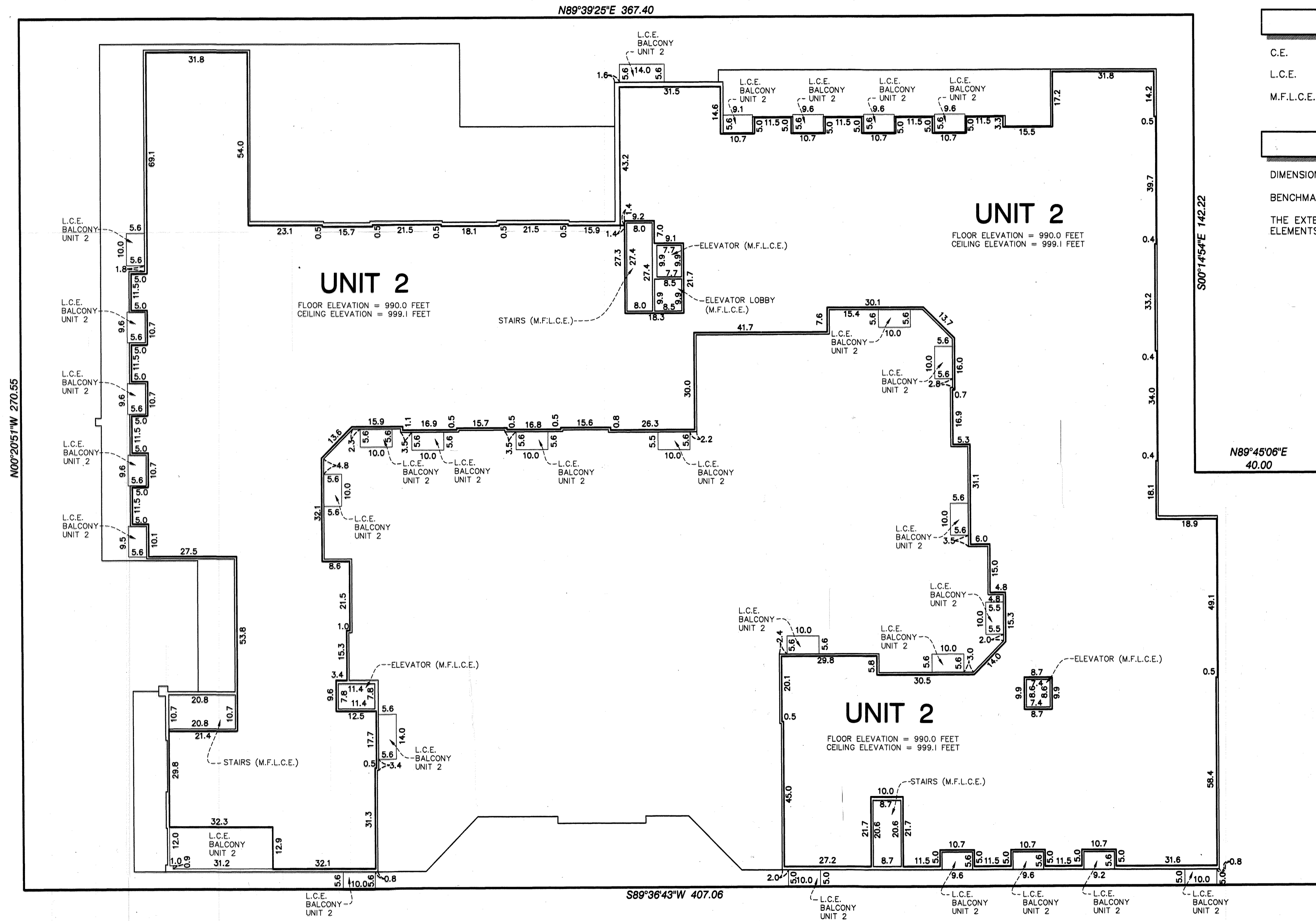
1 INCH = 20 FEET



COMMON INTEREST COMMUNITY NUMBER 342 A CONDOMINIUM HEIGHTS CONDOMINIUM

CITY OF COLUMBIA HEIGHTS
COUNTY OF ANOKA
SEC. 36, T. 30N, R. 24W

UNIT DETAIL



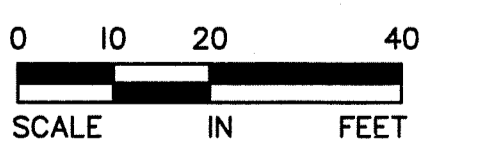
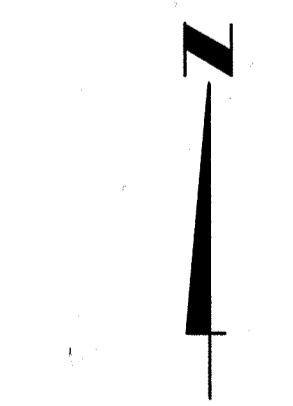
LEGEND

- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- M.F.L.C.E. MULTIFAMILY LIMITED COMMON ELEMENTS FOR UNIT 2

NOTES

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SIXTH LEVEL



1 INCH = 20 FEET

