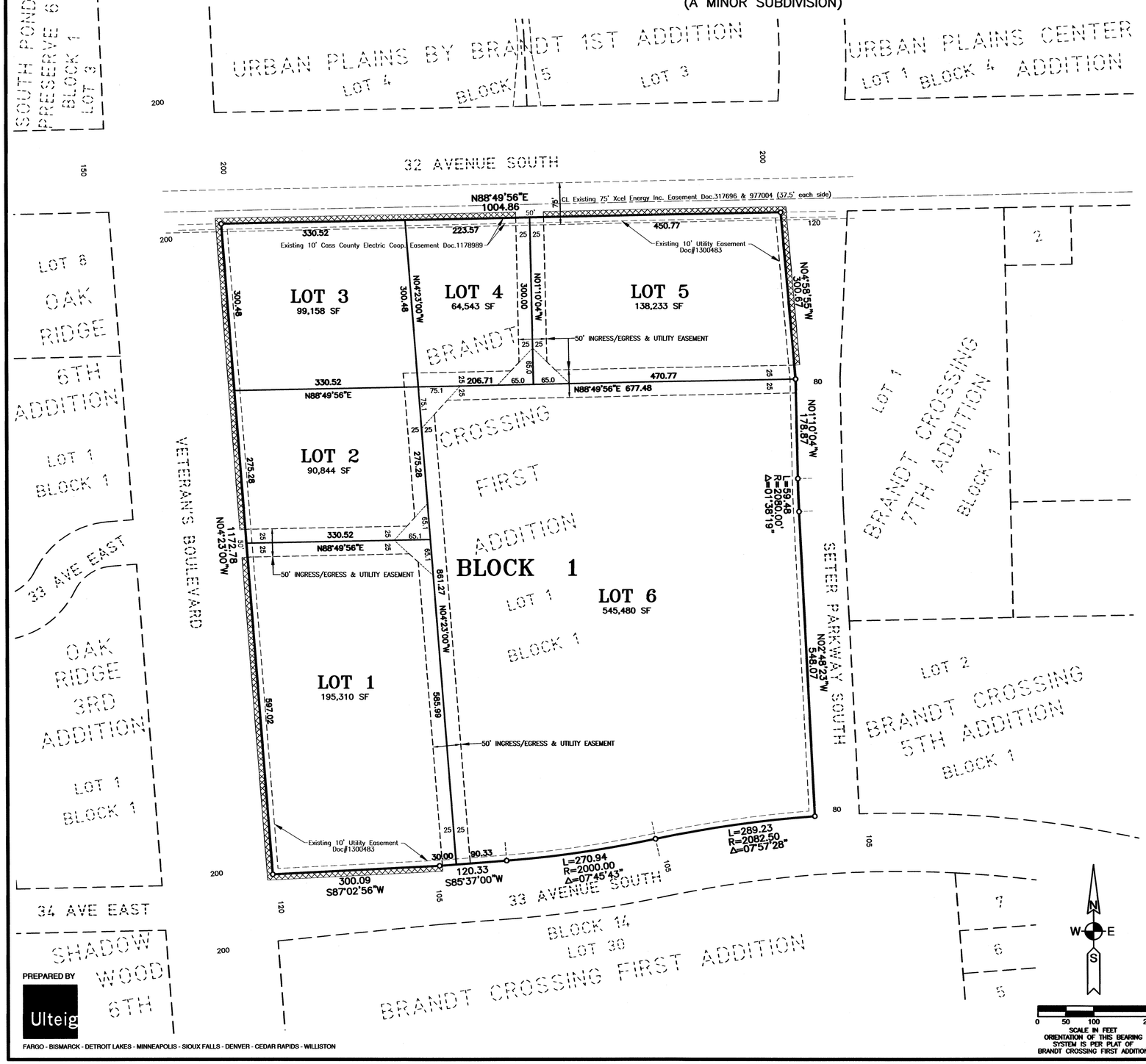
# BENTLEY PLACE FIRST ADDITION

A REPLAT OF LOT 1, BLOCK 1 OF BRANDT CROSSING FIRST ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)




PREPARED BY
Ulteig
FARGO - BISMARCK - DETROIT LAKES - MINNEAPOLIS - SIOUX FALLS - DENVER - CEDAR RAPIDS - WILLISTON

## OWNERS DESCRIPTION AND DEDICATION

**KNOW ALL MEN BY THESE PRESENTS, That Brandt Crossing, LLC whose address is Fargo, North Dakota as owner of a parcel of land located in the Northwest Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:**

**Lot 1, Block 1 of BRANDT CROSSING FIRST ADDITION to the City of Fargo according to the record plat thereof on file in the office of the County Recorder, Cass County, North Dakota.**

**Containing 1,133,562 square feet or 26.023 acres more or less.**

**Said owner has caused the above described tract of land to be surveyed and platted as "BENTLEY PLACE FIRST ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to Lots 1, 2, 3, 4, 5 and 6 the ingress/egress and utility easement as shown on this plat for the purposes so stated.**

**OWNER:**
Brandt Crossing, LLC

By: _____
Kevin Christianson, President

State of North Dakota } SS
County of Cass }

On this 9th day of December, in the year of 2016, before me, a notary public with and for said County, personally appeared Kevin Christianson, President, Brandt Crossing, LLC known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same.

Wendi Lawson
Notary Public

WENDI LAWSON
Notary Public
State of North Dakota
My Commission Expires May 17, 2020

**MORTGAGEE:**
Cornerstone Bank

By: _____
Jim Hambrick, Vice President

State of North Dakota } SS
County of Cass }

On this 12th day of December, in the year of 2016, before me, a notary public with and for said County, personally appeared Jim Hambrick, Vice President, Cornerstone Bank known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same.

Wendi Lawson
Notary Public

WENDI LAWSON
Notary Public
State of North Dakota
My Commission Expires May 17, 2020

## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

**I, Daniel W. Skinner, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown and that the outside boundary lines are correctly designated on the plat.**

_____
Daniel W. Skinner, Professional Land Surveyor
North Dakota License No.LS-6206

DANIEL W. SKINNER
REGISTERED LAND SURVEYOR
L.S. 6206
12-08-16
NORTH DAKOTA

State of North Dakota } SS
County of Cass }

On this 8 day of DECEMBER, 2016, before me, a notary public with and for said County, personally appeared Daniel W. Skinner, to me known to be the person described in and who executed the same as a free act and deed.

Jeff Zeltinger
Notary Public

JEFF ZELTINGER
Notary Public
State of North Dakota
My Commission Expires May 20, 2022

## LEGEND

- ● MONUMENT FOUND
- ○ MONUMENT SET, 5/8" REBAR, CAPPED "LS-6206"
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- NEGATIVE ACCESS EASEMENT

"Negative Access Easement, as noted on this plat, is an easement dedicated as part of the right of way dedication which easement denies direct vehicular access to a street or public way from the lot or lots adjacent to such street or way. The negative access easement is not a strip of land of any certain width, but is a line coterminous with the boundary of the adjacent lot or lots".

PROFESSIONAL ENGINEER
APRIL E. WALKER
PE - 5402
DATE 1-27-17
REGISTERED
NORTH DAKOTA

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this 27th day of April, 2016

April E. Walker, City Engineer

State of North Dakota } SS
County of Cass }

On this 27th day of January, 2017 before me, a notary public with and for said County, personally appeared April E. Walker, City Engineer, to me known to be the person described in and who executed the same as a free act and deed.

Kristi Olson
Notary Public

KRISTI OLSON
Notary Public
State of North Dakota
My Commission Expires Oct. 17, 2019

## CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this 6th day of December, 2016

Jan Ulferts Stewart, Planning Commission Chair

State of North Dakota } SS
County of Cass }

On this 6th day of December, 2016 before me, a notary public with and for said County, personally appeared Jan Ulferts Stewart, Planning Commission Chair, to me known to be the person described in and who executed the same as a free act and deed.

Jasmine Markusen
Notary Public

JASMINE MARKUSEN
Notary Public
State of North Dakota
My Commission Expires Nov. 7, 2020

## FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this 13th day of February, 2017

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota } SS
County of Cass }

On this 13TH day of February, 2017 before me, a notary public with and for said County, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, to me known to be the persons described in and who executed the same as a free act and deed.

Albert Gibson
Notary Public

ALBERT GIBSON
Notary Public
State of North Dakota
My Commission Expires Sept. 16, 2022

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
2/21/2017
Taxes and Special Assessments paid and transfer entered.
Michael McMahon AUDITOR
DLJ DEPUTY

THE SEAL OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

1503605
Page: 1 of 1
2/21/2017 8:30 AM
City of Fargo PLAT $20.00

RECORDER'S OFFICE, CASS COUNTY, ND 2/21/2017 8:30 AM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
JEWEL A. SPIES, COUNTY RECORDER
by Teresa A. Bahry, Dep. 1503605
Recorded Electronically

RECORDER OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

JSZ 12/6/16 R16-01481-P.DWG