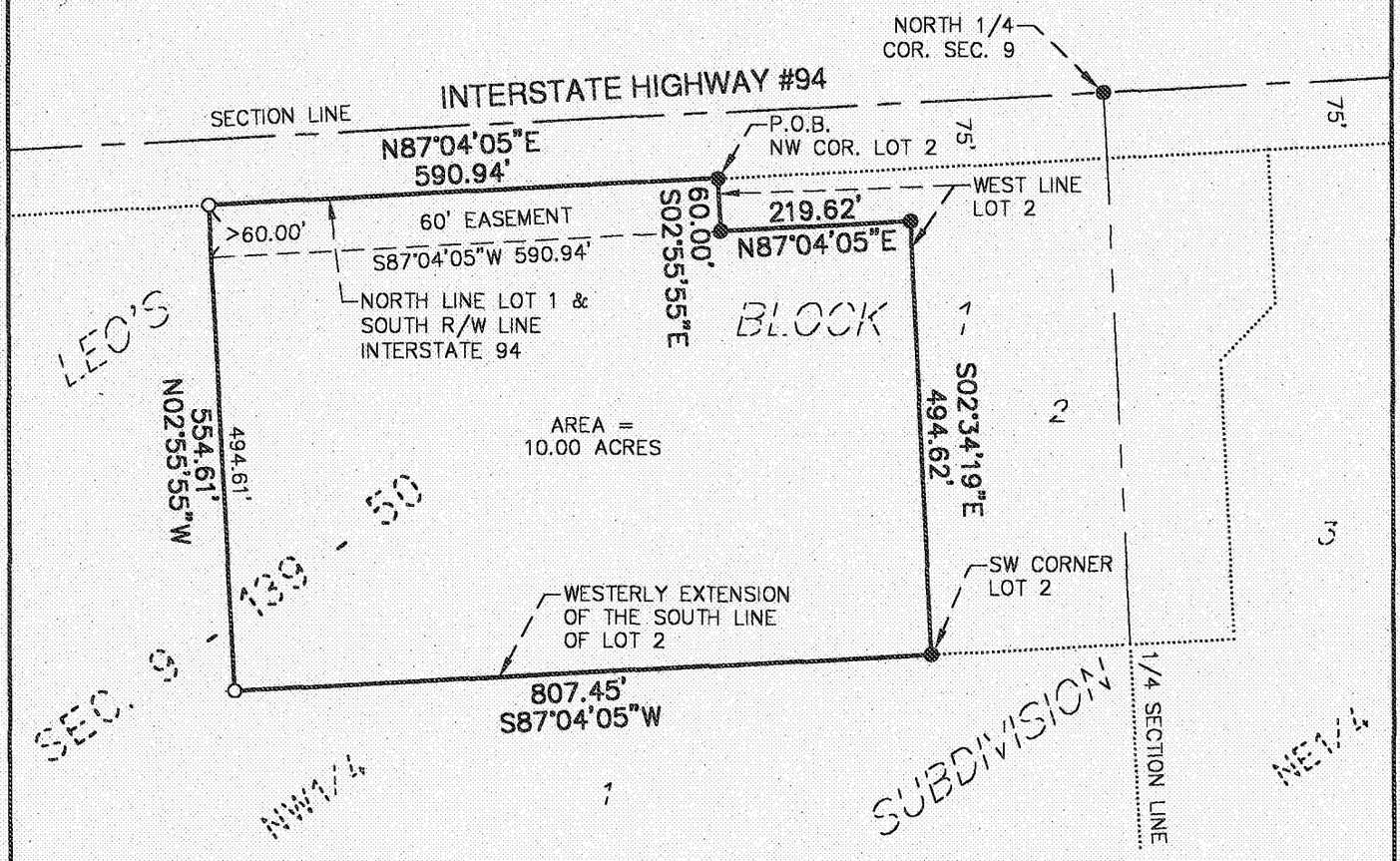
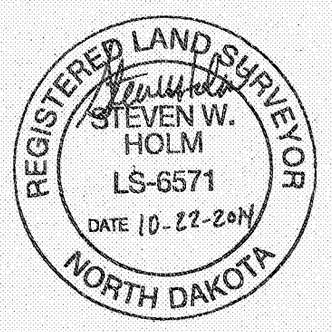
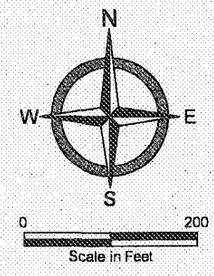
18211

PLAT OF
AUDITORS LOT NO. 1
NW 1/4 SECTION 9, TOWNSHIP 139 NORTH, RANGE 50 WEST







BASIS OF BEARING: LEO'S SUBDIVISION AS RECORDED

LEGEND

●	IRON MONUMENT FOUND
O	SET 5/8" REBAR WITH YELLOW PLASTIC CAP #6571
P.O.B.	POINT OF BEGINNING

LOT NUMBER 1 OF NW 1/4 SECTION 9
TOWNSHIP 139 NORTH, RANGE 50 WEST
DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1, BLOCK 1, LEO'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, SAID BLOCK 1; THENCE SOUTH 02°55'55" EAST ON A RECORD BEARING ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 87°04'05" EAST CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 219.62 FEET; THENCE SOUTH 02°34'19" EAST CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 494.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 87°04'05" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 807.45 FEET; THENCE NORTH 02°55'55" WEST FOR A DISTANCE OF 554.61 FEET TO TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 94; THENCE NORTH 87°04'05" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 590.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THE POINT OF BEGINNING.

SAID TRACT CONTAINS 10.00 ACRES, MORE OR LESS, SUBJECT TO A 60.00 FOOT WIDE INGRESS-EGRESS EASEMENT OVER THAT PART OF LOT 1, BLOCK 1, SAID LEO'S SUBDIVISION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, SAID BLOCK 1; THENCE SOUTH 02°55'55" EAST ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 87°04'05" WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 94 FOR A DISTANCE OF 590.94 FEET; THENCE NORTH 02°55'55" WEST FOR A DISTANCE OF 60.00 FEET TO SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 87°04'05" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 590.94 FEET TO THE POINT OF BEGINNING.

AND FURTHER SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

PIN 53-0250-00010-000

SURVEYORS CERTIFICATE
DOCUMENT NO 1436924

18211

SURVEY RECORD
PLAT OF
AUDITORS LOT NO. 1

NW 1/4 SECTION 09, Township 139 NORTH, Range 50 WEST

Present owner Zephyr I, LP, a Delaware limited partnership

OWNERS'S CERTIFICATE

THE UNDERSIGNED, owners of the within described property, in accordance with the provision of Section 57-02-39 of the North Dakota Century Code as Revised 2001, and upon demand of the County Auditor of Cass County, North Dakota, have caused to be made the within and foregoing plat of said land with the lots as therein described, and have caused the same to be placed on record, as provided by law.

Witness our hands and seals this 2nd day of December, 2014.

In Presence of _____ (SEAL)

_____ (SEAL)

STATE OF NORTH DAKOTA
COUNTY OF CASS

I, Jeanie A Haaland, Notary Public within and for said County, do hereby certify that on this 2nd day of December, 2014 personally appeared before me John L Wanzek General Partner to me known to be the same persons described in and who executed the within and foregoing instrument and acknowledge that they executed the same freely and voluntarily.

My Commission Expires June 24, 2017 _____

JEANIE A. HAALAND
Notary Public
State of North Dakota
My Commission Expires June 24, 2017

SURVEYOR'S CERTIFICATE

I, Steven W. Holm, Registered Land Surveyor, do hereby certify that at the request of Wanzek Construction, I made the within and foregoing plat and description of the land as herein described and that the lots, distances, area, and location as indicated on said plat and contained in said description are true and correct.

_____

REGISTERED LAND SURVEYOR
STEVEN W. HOLM
LS-6571
DATE 10-22-2014
NORTH DAKOTA

Subscribed and sworn to before me this 22ND day of OCTOBER, 2014

My Commission Expires Oct. 1, 2018

_____

MICHAEL SELLS
Notary Public
State of North Dakota
My Commission Expires Oct. 1, 2018

Cass County Hwy Dept 12/10/2014 3:14 PM
Recorded Electronically $16.00

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
12/10/2014
Taxes and Special Assessments paid
and transfer entered.
Michael McGlaun AUDITOR
JK DEPUTY

RECORDER OF CASS COUNTY
OFFICIAL
SEAL
STATE OF NORTH DAKOTA

THE SEAL OF CASS COUNTY
OFFICIAL
SEAL
STATE OF NORTH DAKOTA

RECORDER'S OFFICE, CASS COUNTY, ND 12/10/2014 3:14 PM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
JEWEL A. SPIES, COUNTY RECORDER
by Shena Garcia ,Dep **1434530**
Recorded Electronically