

17033-260

SHEET 1 OF 5

PLAT OF AUDITOR'S LOT NO. 1

PART OF LOT 162 IN OXBOW COUNTRY CLUB AND ESTATES
CITY OF OXBOW, CASS COUNTY, NORTH DAKOTA

LEGEND

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

BASIS OF BEARING: THE NORTH LINE OF LOT 108
OXBOW COUNTRY CLUB AND ESTATES
HAS AN ASSUMED BEARING OF S86°44'26"W

OXBOW

MATCH LINE(1)



AND

COUNTRY

SURVEY LINE

162

573.86'

N35°27'33"E

112

ROAD

134

CLUB

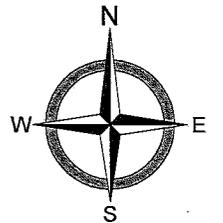
N21°44'56"E
152.07'

110

RIVER

136

RED RIVER



NORTH LINE
LOT 108

SW COR
LOT 109
P.O.C.

S86°44'26"W
22.27'

ESTATES

107

108

138

N17°26'23"E
164.44'

M_{51.89, 1N}
106.68'

97.9'

117

116

118

115

114

133

113

135

BEND

RIVER

137

138

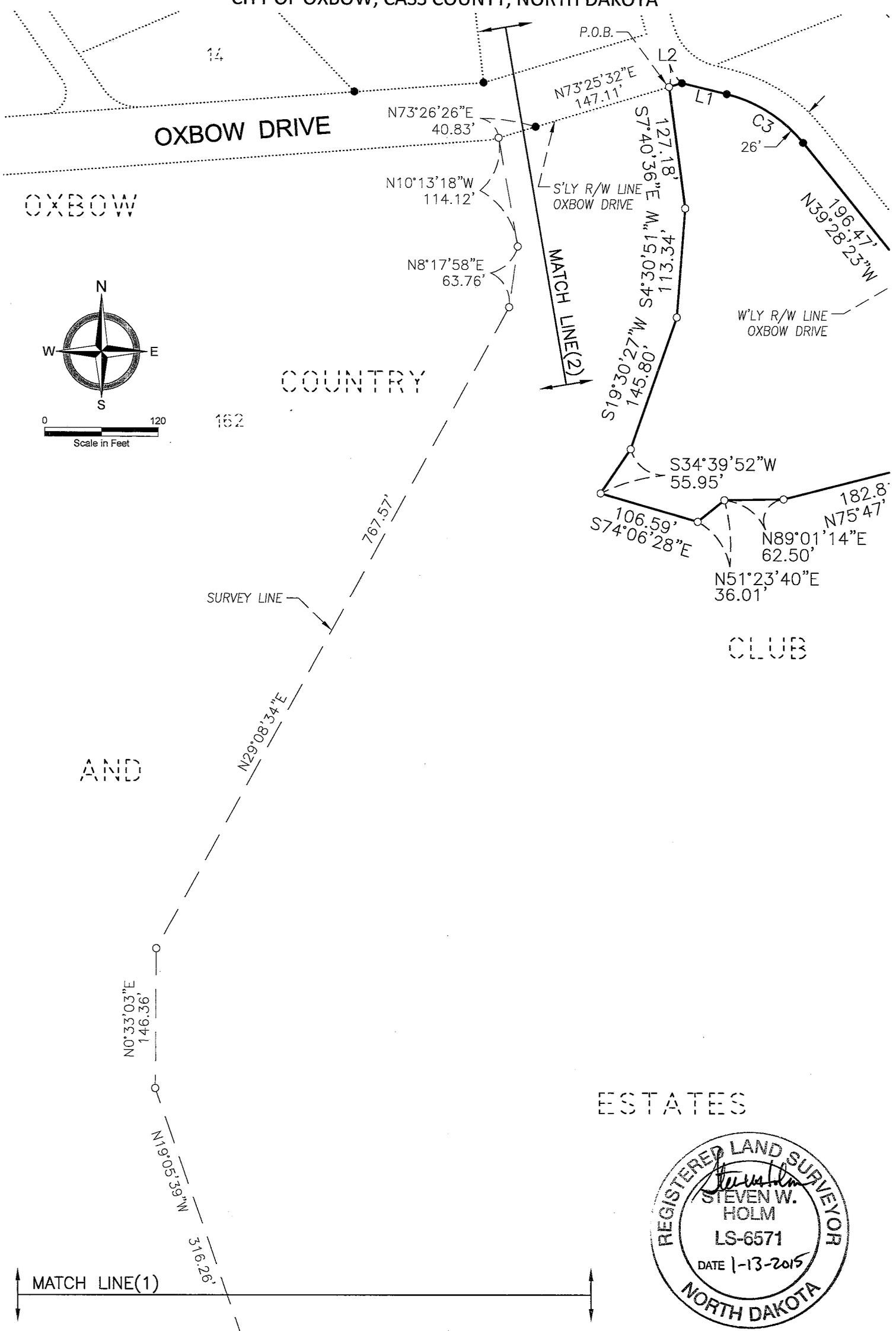
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PLAT OF

SHEET 2 OF 5

AUDITOR'S LOT NO. 1

PART OF LOT 162 IN OXBOW COUNTRY CLUB AND ESTATES
CITY OF OXBOW, CASS COUNTY, NORTH DAKOTA



ESTATES



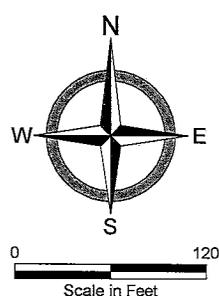
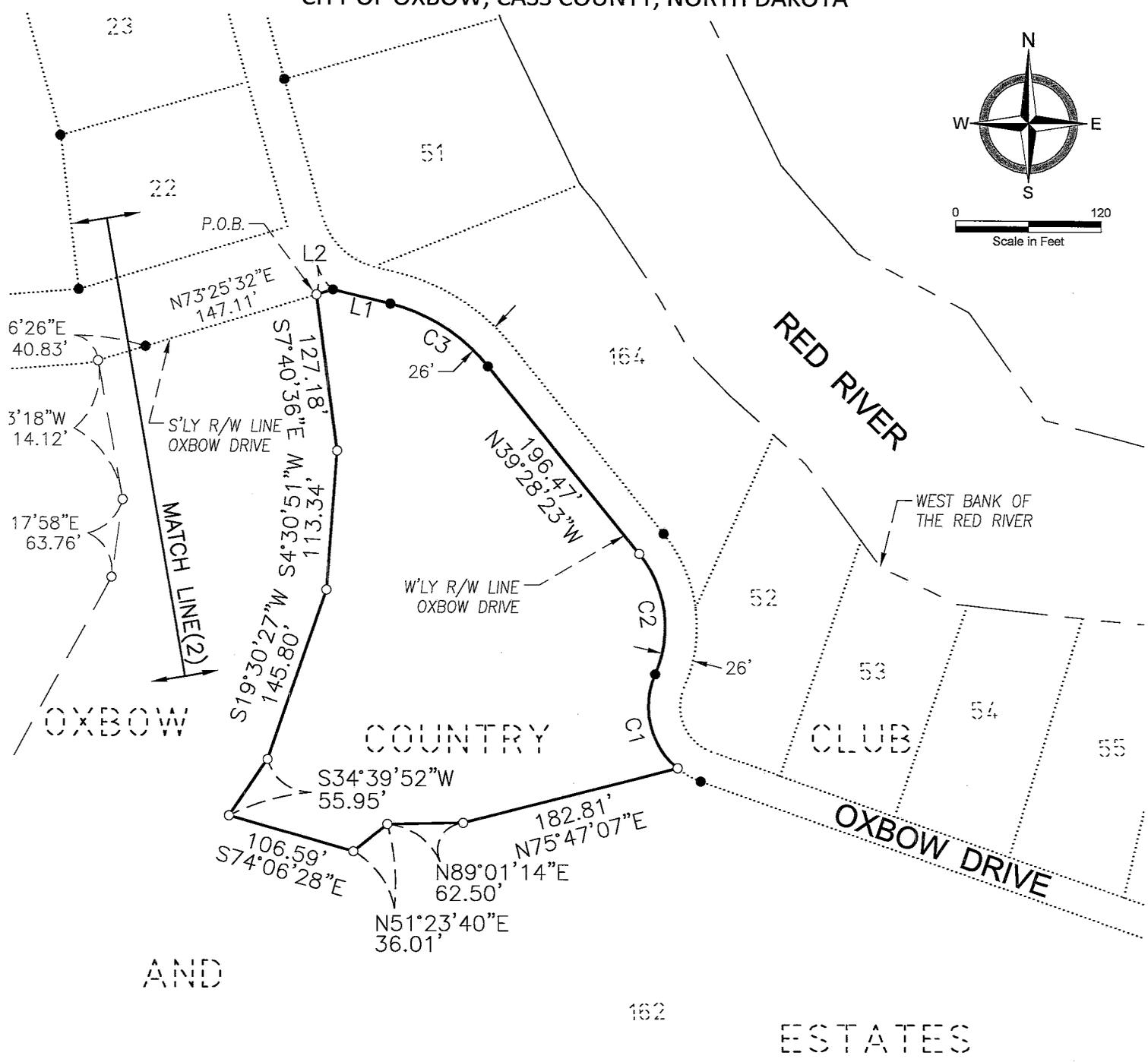
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PLAT OF

SHEET 3 OF 5

AUDITOR'S LOT NO. 1

PART OF LOT 162 IN OXBOW COUNTRY CLUB AND ESTATES
 CITY OF OXBOW, CASS COUNTY, NORTH DAKOTA



<p>C1 $\Delta=75^{\circ}13'13''$ $R=64.27'$ $L=84.38'$ CH.BRG.=N13°37'57"W CH.=78.45'</p>	<p>C3 $\Delta=37^{\circ}06'05''$ $R=149.23'$ $L=96.63'$ CH.BRG.=N58°01'26"W CH.=94.95'</p>
<p>C2 $\Delta=63^{\circ}42'16''$ $R=93.48'$ $L=103.94'$ CH.BRG.=N7°37'15"W CH.=98.67'</p>	<p>L1 $N76^{\circ}34'28''W$ 48.64'</p> <p>L2 $S73^{\circ}25'32''W$ 14.17'</p>



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SHEET 4 OF 5

PLAT OF
AUDITOR'S LOT NO. 1

PART OF LOT 162 IN OXBOW COUNTRY CLUB AND ESTATES
CITY OF OXBOW, CASS COUNTY, NORTH DAKOTA

That part of Lot 162 of OXBOW COUNTRY CLUB AND ESTATES, according to the recorded plat thereof on file and of Record in the office of the Recorder, Cass County, North Dakota described as follows:

Commencing at a found iron monument which designates the southwest corner of Lot 109 of said OXBOW COUNTRY CLUB AND ESTATES; thence South 86 degrees 44 minutes 26 seconds West along the north line of Lot 108 of said OXBOW COUNTRY CLUB AND ESTATES for a distance of 22.27 feet to an iron monument; thence North 05 degrees 04 minutes 04 seconds West for a distance of 158.36 feet to an iron monument; thence North 21 degrees 44 minutes 56 seconds East for a distance of 152.01 feet to an iron monument; thence North 35 degrees 27 minutes 33 seconds East for a distance of 573.86 feet to an iron monument; thence North 17 degrees 26 minutes 23 seconds East for a distance of 164.44 feet to an iron monument; thence North 01 degree 53 minutes 15 seconds West for a distance of 89.90 feet to an iron monument; thence North 19 degrees 05 minutes 39 seconds West for a distance of 316.26 feet to an iron monument; thence North 00 degrees 33 minutes 03 seconds East for a distance of 146.36 feet to an iron monument; thence North 29 degrees 08 minutes 34 seconds East for a distance of 767.57 feet to an iron monument; thence North 08 degrees 17 minutes 58 seconds East for a distance of 63.76 feet to an iron monument; thence North 10 degrees 13 minutes 18 seconds West for a distance of 114.12 feet to an iron monument on the southerly right of way line of a dedicated road (Oxbow Drive) according to said OXBOW COUNTRY CLUB AND ESTATES; thence North 73 degrees 26 minutes 26 seconds East along said southerly right of way line for a distance of 40.83 feet to a found iron monument; thence North 73 degrees 25 minutes 32 seconds East continuing along said southerly right of way line for a distance of 147.11 feet to an iron monument, the point of beginning of the land to be described; thence South 07 degrees 40 minutes 36 seconds East for a distance of 127.18 feet to an iron monument; thence South 04 degrees 30 minutes 51 seconds West for a distance of 113.34 feet to an iron monument; thence South 19 degrees 30 minutes 27 seconds West for a distance of 145.80 feet to an iron monument; thence South 34 degrees 39 minutes 52 seconds West for a distance of 55.95 feet to an iron monument; thence South 74 degrees 06 minutes 28 seconds East for a distance of 106.59 feet to an iron monument; thence North 51 degrees 23 minutes 40 seconds East for a distance of 36.01 feet to an iron monument; thence North 89 degrees 01 minute 14 seconds East for a distance of 62.50 feet to an iron monument; thence North 75 degrees 47 minutes 07 seconds East for a distance of 182.81 feet to an iron monument on the westerly right of way line of a dedicated road (Oxbow Drive) according to said OXBOW COUNTRY CLUB AND ESTATES; thence 84.38 feet northerly along said westerly right of way on a non-tangential curve concave to the east, having a central angle of 75 degrees 13 minutes 13 seconds, a radius of 64.27 feet, a chord bearing North 13 degrees 37 minutes 57 seconds West and a chord length of 78.45 feet to a found iron monument; thence 103.94 feet northerly continuing along said westerly right of way line on a non-tangential curve concave to the west, having a central angle of 63 degrees 42 minutes 16 seconds, a radius of 93.48 feet, a chord bearing North 07 degrees 37 minutes 15 seconds West and a chord length of 98.67 feet to an iron monument; thence North 39 degrees 28 minutes 23 seconds West continuing along said westerly right of way line for a distance of 196.47 feet to a found iron monument; thence 96.63 feet continuing northwesterly along said westerly right of way line on a tangential curve concave to the southwest, having a central angle of 37 degrees 06 minutes 05 seconds, a radius of 149.23 feet, a chord bearing North 58 degrees 01 minute 26 seconds West and a chord length of 94.95 feet to a found iron monument; thence North 76 degrees 34 minutes 28 seconds West continuing along said westerly right of way for a distance of 48.64 feet to a found iron monument on said southerly right of way line; thence South 73 degrees 25 minutes 32 seconds West along said southerly right of way line for a distance of 14.17 feet to the point of beginning.

Said tract contains 2.28 acres, more or less, and is subject to all easements, restrictions and reservations of record, if any.



PLAT OF
AUDITOR'S LOT NO. 1

PART OF LOT 162 IN OXBOW COUNTRY CLUB AND ESTATES
CITY OF OXBOW, CASS COUNTY, NORTH DAKOTA

Present owner Oxbow Golf and Country Club

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 19th day of January, 2015.

In Presence of

[Signature] (SEAL)

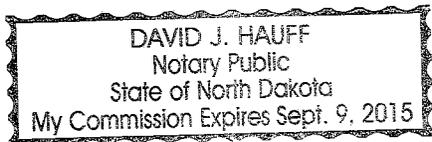
President (SEAL)

STATE OF NORTH DAKOTA
COUNTY OF CASS

I, David J. Hauff, Notary Public within and for said County, do hereby certify that on this 19th day of January, 2015 personally appeared before me Chris Holland to me known to be the same person/s described in and who executed the within and foregoing instrument and acknowledge that they executed the same freely and voluntarily.

My Commission Expires September 9, 2015

[Signature]



SURVEYOR'S CERTIFICATE

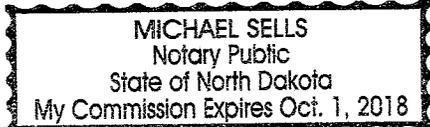
I, Steven W. Holm, Registered Land Surveyor, do hereby certify that at the request of Oxbow Golf and Country Club, I made the within and foregoing plat and description of the land as herein described and that the lots, distances, area, and location as indicated on said plat and contained in said description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

[Signature]



Subscribed and sworn to before me this 13th day of JANUARY, 2015

My Commission Expires Oct. 1, 2018 [Signature]



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Ohnstad Twichell, P.C.
Recorded Electronically

1437915
1/26/2015 3:06 PM
\$25.00

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
1/26/2015

Taxes and Special Assessments paid
and transfer entered.

Michael Malblain AUDITOR
DLJ DEPUTY



RECORDER'S OFFICE, CASS COUNTY, ND 1/26/2015 3:06 PM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
JEWEL A. SPIES, COUNTY RECORDER

by *Teresa A. Kirby*, Dep. **1437915**
Recorded Electronically

