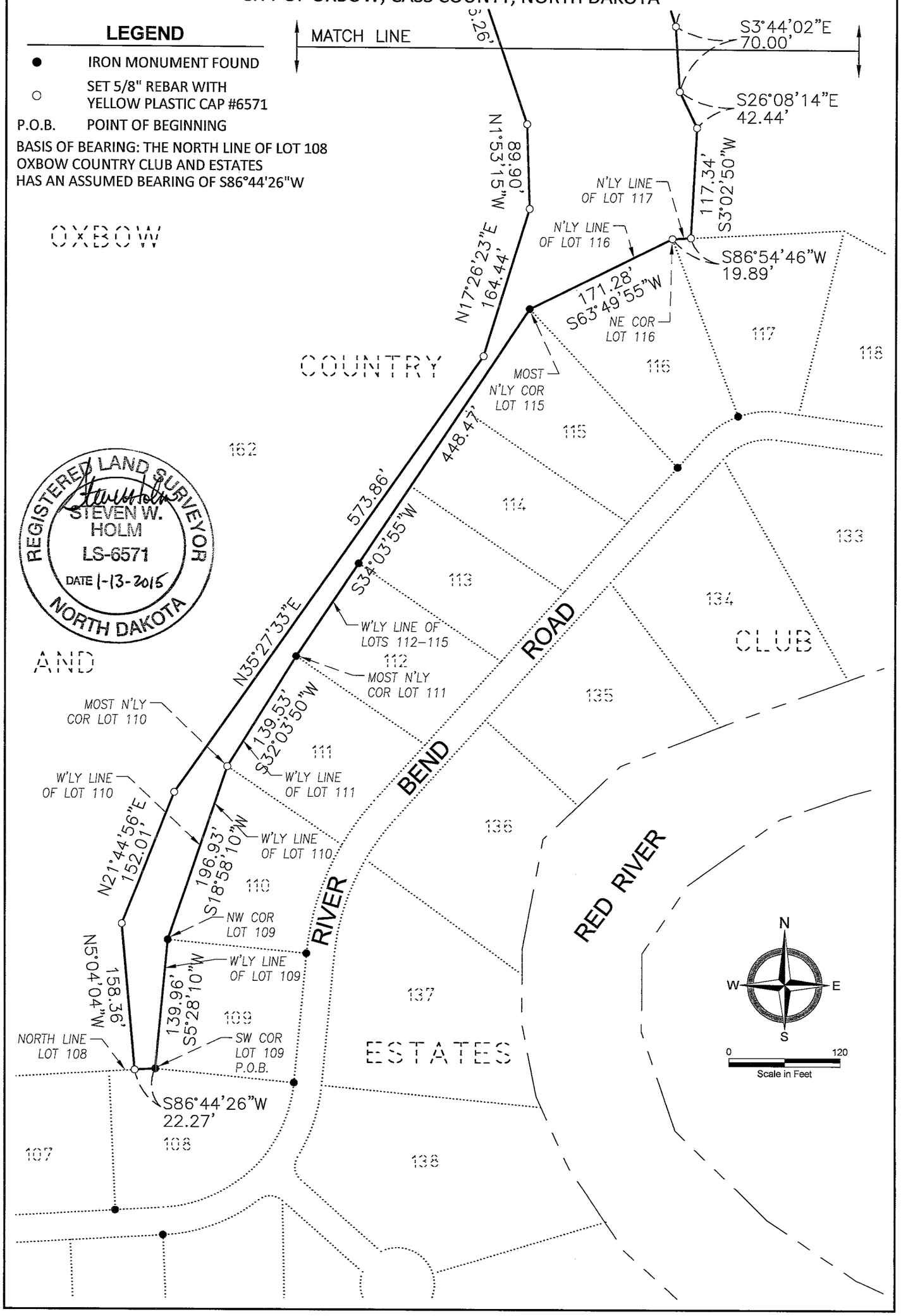
 AUDPL 1437916
Ohnstad Twichell, P.C. 1/26/2015 3:06 PM PIN 78-0010-01620-030 SPLIT
Recorded Electronically $22.00

17033-260

SHEET 1 OF 4

PLAT OF
AUDITOR'S LOT NO. 2

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



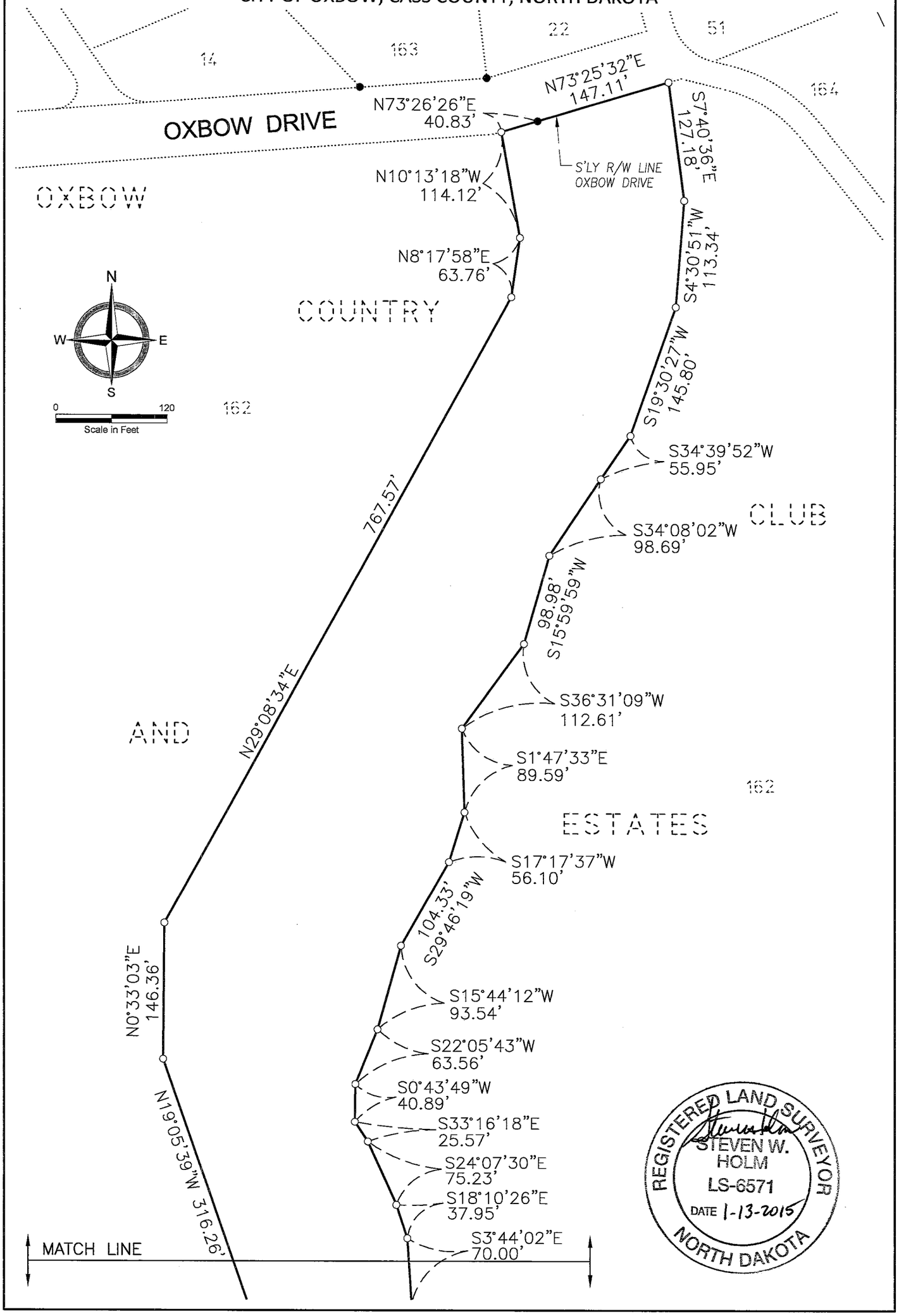
Ohnstad Twichell, P.C. 1/26/2015 3:06 PM
Recorded Electronically $22.00

17033-260

SHEET 2 OF 4

PLAT OF
AUDITOR'S LOT NO. 2

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



17033-260

SHEET 3 OF 4

PLAT OF
AUDITOR'S LOT NO. 2

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 in Cass County, North Dakota, described as follows:

Beginning 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 on an assumed bearing 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; 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 34 degrees 08 minutes 02 seconds West for a distance of 98.69 feet to an iron monument; thence South 15 degrees 59 minutes 59 seconds West for a distance of 98.98 feet to an iron monument; thence South 36 degrees 31 minutes 09 seconds West for a distance of 112.61 feet to an iron monument; thence South 01 degree 47 minutes 33 seconds East for a distance of 89.59 to an iron monument; thence South 17 degrees 17 minutes 37 seconds West for a distance of 56.10 feet to an iron monument; thence South 29 degrees 46 minutes 19 seconds West for a distance of 104.33 feet to an iron monument; thence South 15 degrees 44 minutes 12 seconds West for a distance of 93.54 feet to an iron monument; thence South 22 degrees 05 minutes 43 seconds West for a distance of 63.56 feet to an iron monument; thence South 00 degrees 43 minutes 49 seconds West for a distance of 40.89 feet to an iron monument; thence South 33 degrees 16 minutes 18 seconds East for a distance of 25.57 feet to an iron monument; thence South 24 degrees 07 minutes 30 seconds East for a distance of 75.23 feet to an iron monument; thence South 18 degrees 10 minutes 26 seconds East for a distance of 37.95 feet to an iron monument; thence South 03 degrees 44 minutes 02 seconds East for a distance of 70.00 feet to an iron monument; thence South 26 degrees 08 minutes 14 seconds East for a distance of 42.44 feet to an iron monument; thence South 03 degrees 02 minutes 50 seconds West for a distance of 117.34 feet to an iron monument on the northerly line of Lot 117 of said OXBOW COUNTRY CLUB AND ESTATES; thence South 86 degrees 54 minutes 46 seconds West along the northerly line of said Lot 117 for a distance of 19.89 feet to an iron monument at the northeasterly corner of Lot 116 of said OXBOW COUNTRY CLUB AND ESTATES; thence South 63 degrees 49 minutes 55 seconds West along the northerly line of said Lot 116 for a distance of 171.28 feet to a found iron monument at the most northerly corner of Lot 115 of said OXBOW COUNTRY CLUB AND ESTATES; thence South 34 degrees 03 minutes 55 seconds West along the westerly line of Lots 112 through 115 of said OXBOW COUNTRY CLUB AND ESTATES for a distance of 448.47 feet to a found iron monument at the most northerly corner of Lot 111 of said OXBOW COUNTRY CLUB AND ESTATES; thence South 32 degrees 03 minutes 50 seconds West along the westerly line of said Lot 111 for a distance of 139.53 feet to an iron monument at the most northerly corner of Lot 110 of said OXBOW COUNTRY CLUB AND ESTATES; thence South 18 degrees 58 minutes 10 seconds West along the westerly line of said Lot 110 for a distance of 196.93 feet to a found iron monument at the northwest corner of Lot 109 of said OXBOW COUNTRY CLUB AND ESTATES; thence South 05 degrees 28 minutes 10 seconds West along the west line of said Lot 109 for a distance of 139.96 feet to the point of beginning.

Said tract contains 7.60 acres, more or less, and is subject to all easements, restrictions and reservations of record, if any.

REGISTERED LAND SURVEYOR
STEVEN W. HOLM
LS-6571
DATE 1-13-2015
NORTH DAKOTA

17033-260 SHEET 4 OF 4

PLAT OF
AUDITOR'S LOT NO. 2

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 _____ (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 _____

DAVID J. HAUFF
Notary Public
State of North Dakota
My Commission Expires Sept. 9, 2015

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.

REGISTERED LAND SURVEYOR
STEVEN W. HOLM
LS-6571
DATE 1-13-2015
NORTH DAKOTA

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

My Commission Expires Oct. 1, 2018 _____

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

Ohnstad Twichell, P.C. 1/26/2015 3:06 PM
Recorded Electronically $22.00

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
1/26/2015
Taxes and Special Assessments paid
and transfer entered.
AUDITOR
DLJ DEPUTY

THE SEAL OF CASS COUNTY
OFFICIAL SEAL
STATE OF NORTH DAKOTA

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. **1437916**
Recorded Electronically

RECORDER OF CASS COUNTY
OFFICIAL SEAL
STATE OF NORTH DAKOTA