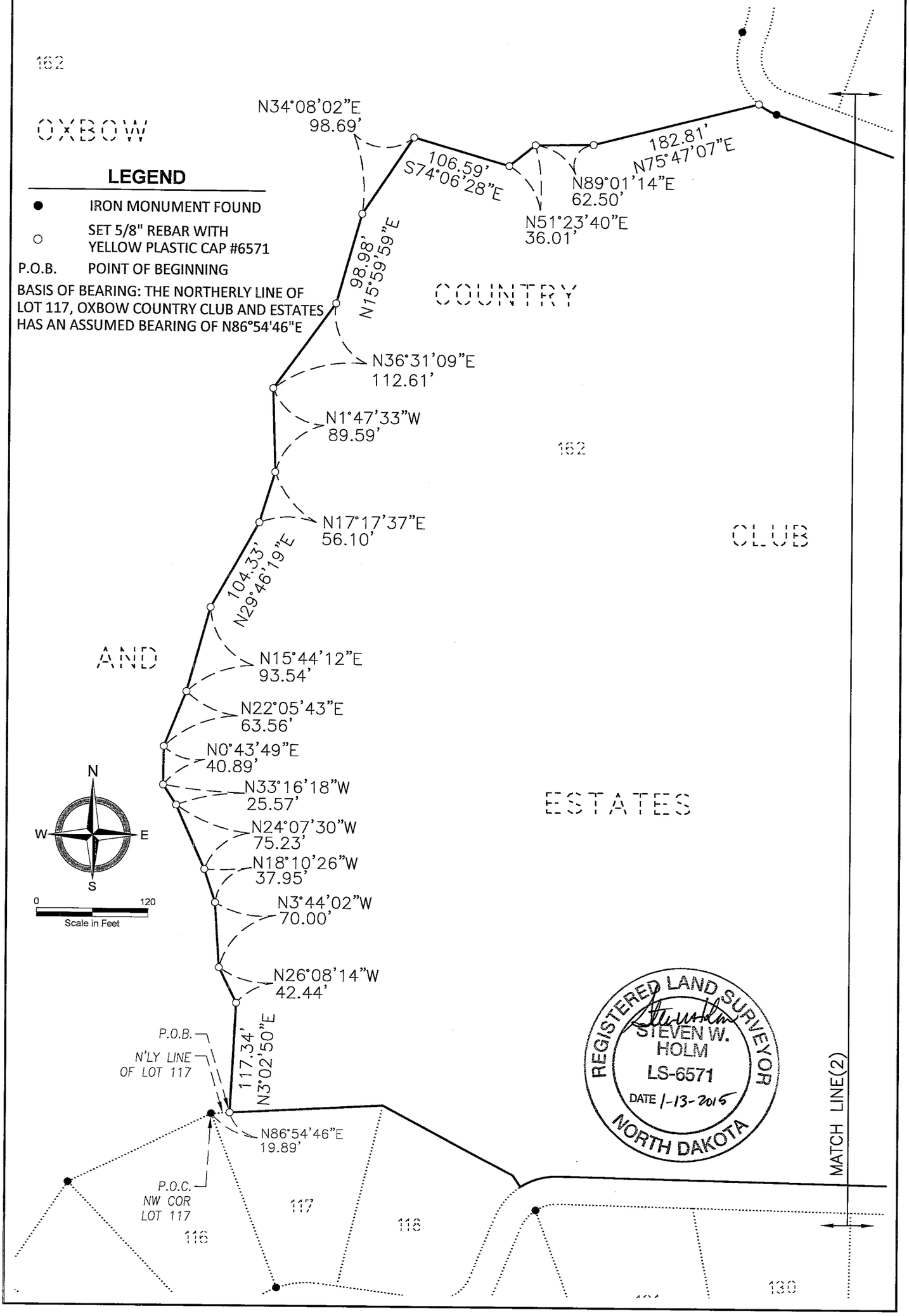
17033-260

SHEET 1 OF 4

PLAT OF
AUDITOR'S LOT NO. 3

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



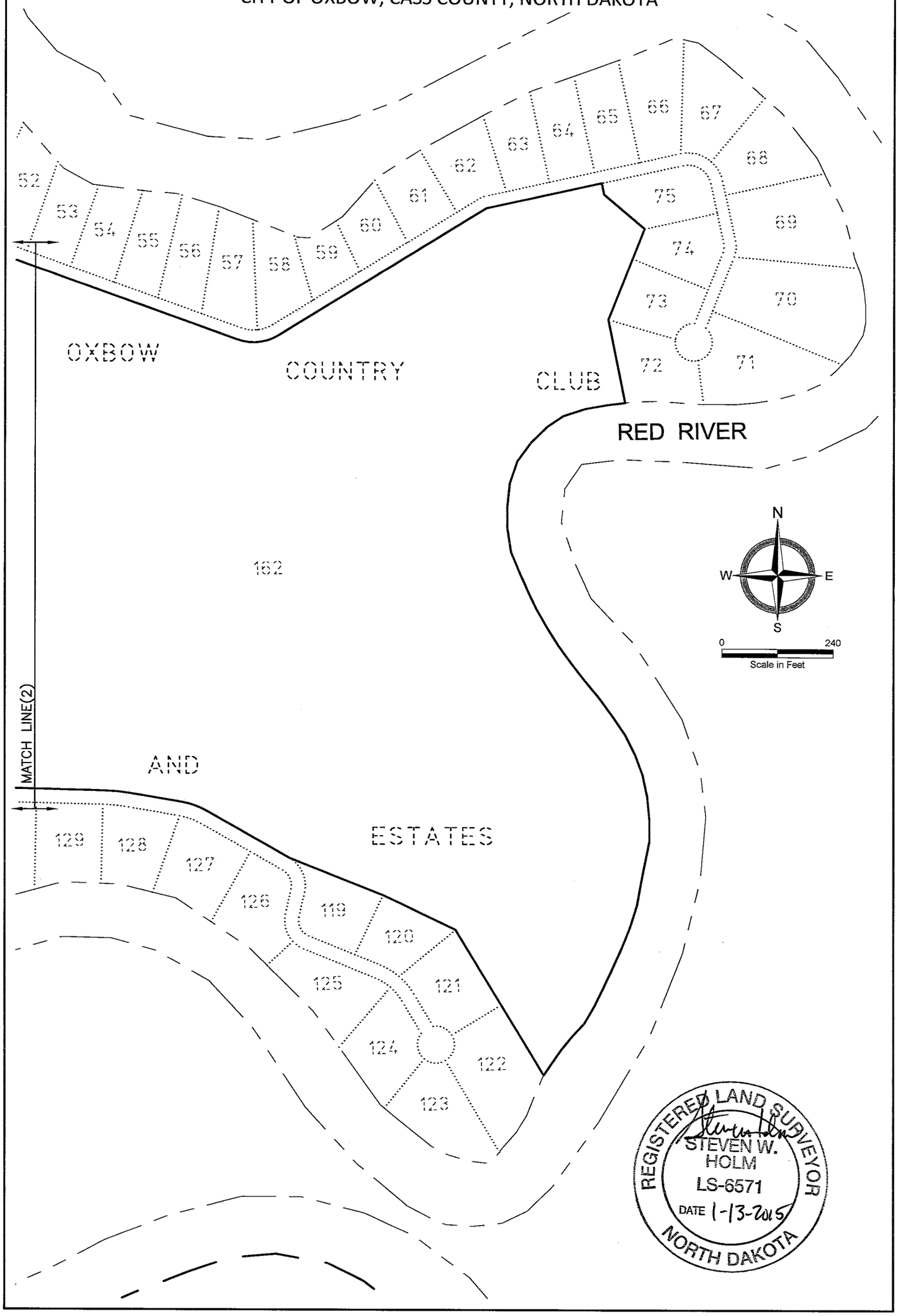
Ohnstad Twichell, P.C. 1/26/2015 3:06 PM
Recorded Electronically $22.00

17033-260

SHEET 2 OF 4

PLAT OF
AUDITOR'S LOT NO. 3

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. 3

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, lying easterly and southerly of a line described as follows:

Commencing at a found iron monument which designates the northwest corner of Lot 117 of said OXBOW COUNTRY CLUB AND ESTATES; thence North 86 degrees 54 minutes 46 seconds East on an assumed bearing along the north line of said Lot 117 for a distance of 19.89 feet to an iron monument, the point of beginning of the line to be described; thence North 03 degrees 02 minutes 50 seconds East for a distance of 117.34 feet to an iron monument; thence North 26 degrees 08 minutes 14 seconds West for a distance of 42.44 feet to an iron monument; thence North 03 degrees 44 minutes 02 seconds West for a distance of 70.00 feet to an iron monument; thence North 18 degrees 10 minutes 26 seconds West for a distance of 37.95 feet to an iron monument; thence North 24 degrees 07 minutes 30 seconds West for a distance of 75.23 feet to an iron monument; thence North 33 degrees 16 minutes 18 seconds West for a distance of 25.57 feet to an iron monument; thence North 00 degrees 43 minutes 49 seconds East for a distance of 40.89 feet to an iron monument; thence North 22 degrees 05 minutes 43 seconds East for a distance of 63.56 feet to an iron monument; thence North 15 degrees 44 minutes 12 seconds East for a distance of 93.54 feet to an iron monument; thence North 29 degrees 46 minutes 19 seconds East for a distance of 104.33 feet to an iron monument; thence North 17 degrees 17 minutes 37 seconds East for a distance of 56.10 feet to an iron monument; thence North 01 degree 47 minutes 33 seconds West for a distance of 89.59 feet to an iron monument; thence North 36 degrees 31 minutes 09 seconds East for a distance of 112.61 feet to an iron monument; thence North 15 degrees 59 minutes 59 seconds East for a distance of 98.98 feet to an iron monument; thence North 34 degrees 08 minutes 02 seconds East for a distance of 98.69 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, and said line there terminates.

Said tract contains 52.41 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. 3

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, 20 15.

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, 20 15 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.
Michael Malphrin 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. **1437917**
Recorded Electronically

RECORDER OF CASS COUNTY
OFFICIAL SEAL
STATE OF NORTH DAKOTA