

17033-260

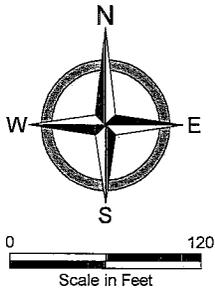
SHEET 1 OF 3

# PLAT OF AUDITOR'S LOT NO. 4

PART OF LOT 163 IN OXBOW COUNTRY CLUB AND ESTATES  
CITY OF OXBOW, CASS COUNTY, NORTH DAKOTA

1/16 SECTION LINE

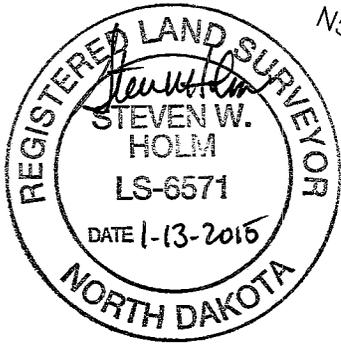
OXBOW



COUNTRY

CLUB

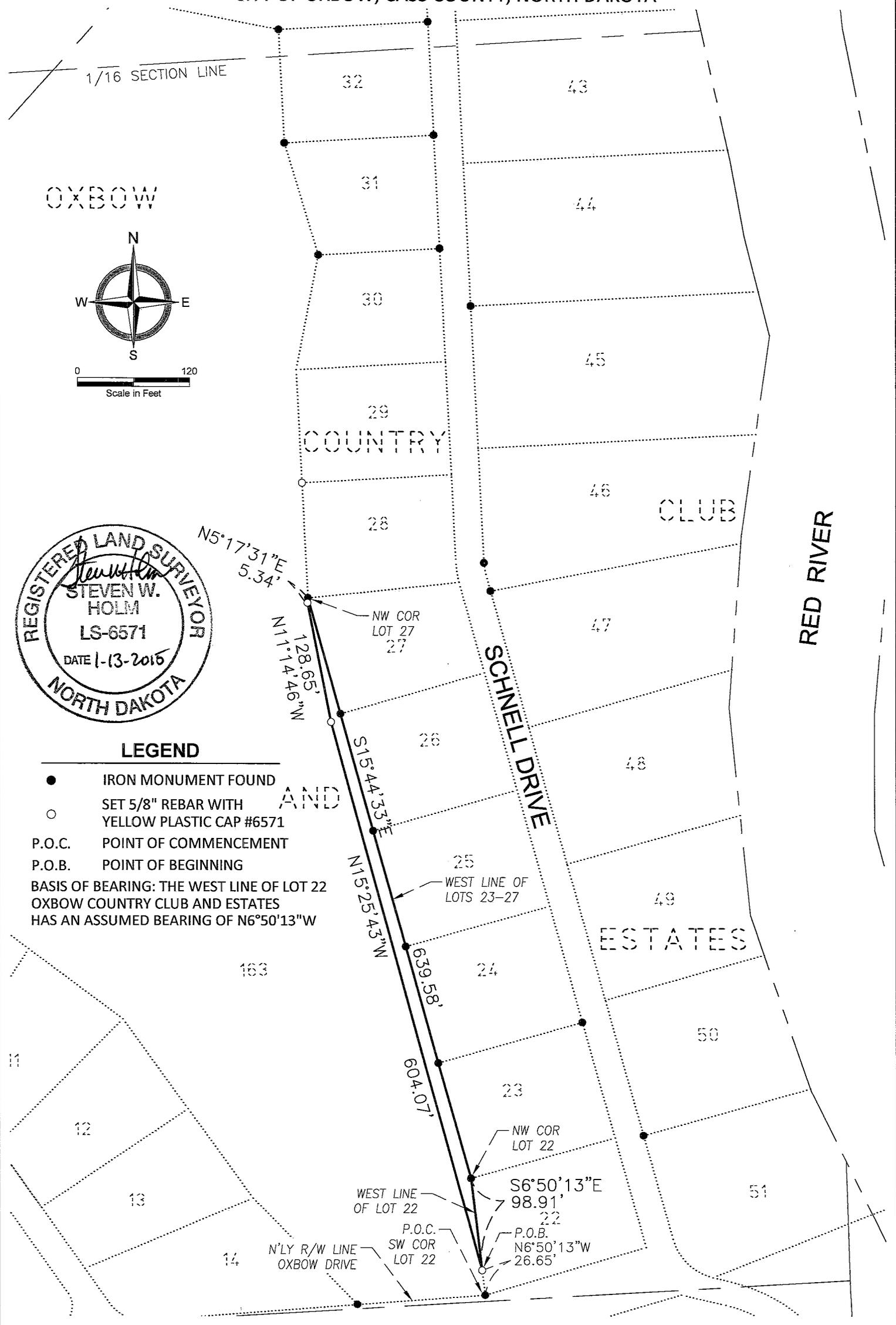
RED RIVER



### 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 WEST LINE OF LOT 22 OXBOW COUNTRY CLUB AND ESTATES HAS AN ASSUMED BEARING OF N6°50'13"W

AND



N5°17'31"E  
5.34'

N11°14'46"W  
128.65'

NW COR  
LOT 27  
27'

SCHNELL DRIVE

S15°44'33"E  
639.58'

N15°25'43"W  
604.07'

WEST LINE OF  
LOTS 23-27

S6°50'13"E  
98.91'  
22  
P.O.C.  
N6°50'13"W  
26.65'

N'LY R/W LINE  
OXBOW DRIVE

WEST LINE  
OF LOT 22  
P.O.C.  
SW COR  
LOT 22

163

26

25

24

23

NW COR  
LOT 22

ESTATES

50

51

32

43

31

44

30

45

29

46

28

47

48

49

17033-260

SHEET 2 OF 3

PLAT OF  
AUDITOR'S LOT NO. 4

PART OF LOT 163 IN OXBOW COUNTRY CLUB AND ESTATES  
CITY OF OXBOW, CASS COUNTY, NORTH DAKOTA

That part of Lot 163 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 22 of said OXBOW COUNTRY CLUB AND ESTATES; thence North 06 degrees 50 minutes 13 seconds West on an assumed bearing along the west line of said Lot 22 for a distance of 26.65 feet to an iron monument, the point of beginning of the land to be described; thence North 15 degrees 25 minutes 43 seconds West for a distance of 604.07 feet to an iron monument; thence North 11 degrees 14 minutes 46 seconds West for a distance of 128.65 feet to an iron monument; thence North 05 degrees 17 minutes 31 seconds East for a distance of 5.34 feet to a found iron monument at the northwest corner of Lot 27 of said OXBOW COUNTRY CLUB AND ESTATES; thence South 15 degrees 44 minutes 33 seconds East along the west line of Lots 23 through 27 of said OXBOW COUNTRY CLUB AND ESTATES for a distance of 639.58 feet to a found iron monument at the northwest corner of said Lot 22; thence South 06 degrees 50 minutes 13 seconds East along the west line of said Lot 22 for a distance of 98.91 feet to the point of beginning.

Said tract contains 0.19 acres, more or less, and is subject to all easements, restrictions and reservations of record, if any.



17033-260

SHEET 3 OF 3

PLAT OF  
AUDITOR'S LOT NO. 4

PART OF LOT 163 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

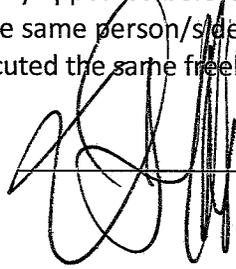
 (SEAL)

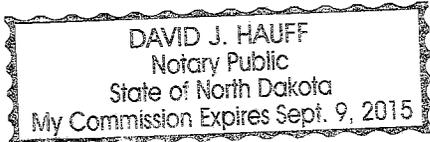
President (SEAL)

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.

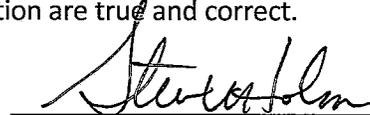
My Commission Expires September 9, 20 15





SURVEYOR'S CERTIFICATE

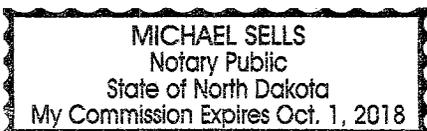
I, Steven W. Holm, Registered Land Surveyor, do hereby certify that at the request of Oxbow Golf and Country Club, I made the within and foregoing plat and description of the land as herein described and that the lots, distances, area, and location as indicated on said plat and contained in said description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





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

My Commission Expires Oct. 1, 20 18



PAGE: 4 of 4    AUDPL  
Ohnstad Twichell, P.C.  
Recorded Electronically

1437918  
1/26/2015 3:06 PM  
\$19.00

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

Taxes and Special Assessments paid  
and transfer entered.

*Michael Malplain* 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. **1437918**  
Recorded Electronically

