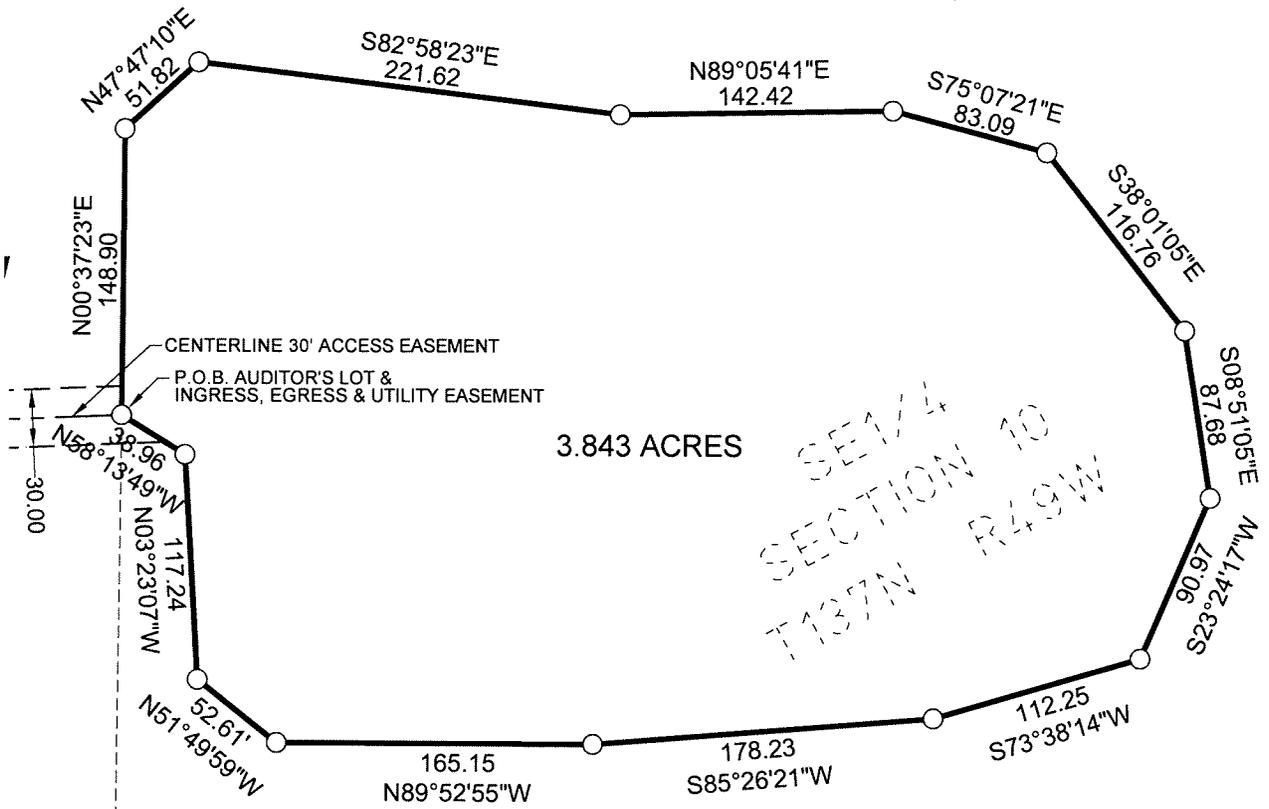


PLAT OF AUDITOR'S LOT NO. 1 SE 1/4 SECTION 10 TOWNSHIP 137 N RANGE 49 W

SEE SHEET 2

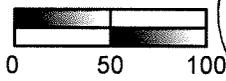


SE 1/4
SECTION 10
T137N
R49W



SYMBOL LEGEND

- Monument in place
- Monument Set (5/8" rebar, Capped PLS #6703)
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- Subject Property Line
- - - Existing Property Line
- - - Section/Quarter Line
- - - Easement Line

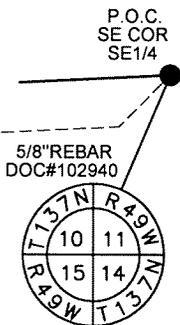


SCALE IN FEET
ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

33.00'
STATUTORY
R.M.W.

50TH STREET SE

**LOT NUMBER 1 OF SE 1/4 SECTION 10
TOWNSHIP 137 N RANGE 49 W
DESCRIBED AS FOLLOWS:**



That part of the Southeast Quarter of Section 10, Township 137 North, Range 49 West, 5th Principal Meridian, Cass County, North Dakota described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence South 87 degrees 04 minutes 33 seconds West, assumed bearing, along the south line of said Southeast Quarter 1004.54 feet; thence North 00 degrees 37 minutes 23 seconds East 1617.79 feet to the point of beginning of the land to be described; thence North 00 degrees 37 minutes 23 seconds East 148.90 feet; thence North 47 degrees 47 minutes 10 seconds East 51.82 feet; thence South 82 degrees 58 minutes 23 seconds East 221.62 feet; thence North 89 degrees 05 minutes 41 seconds East 142.42 feet; thence South 75 degrees 07 minutes 21 seconds East 83.09 feet; thence South 38 degrees 01 minute 05 seconds East 116.76 feet; thence South 08 degrees 51 minutes 05 second East 87.68 feet; thence South 23 degrees 24 minutes 17 seconds West 90.97 feet; thence South 73 degrees 38 minutes 14 seconds West 112.25 feet; thence South 85 degrees 26 minutes 21 seconds West 178.23 feet; thence North 89 degrees 52 minutes 55 seconds West 165.15 feet; thence North 51 degrees 49 minutes 59 seconds West 52.61 feet; thence North 03 degrees 23 minutes 07 seconds West 117.24 feet; thence North 58 degrees 13 minutes 49 seconds West 38.96 feet to the point of beginning.

Containing 3.843 acres, more or less, and is subject to easements of record.

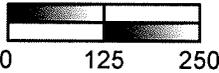
SHEET 1 OF 3

PLAT OF AUDITOR'S LOT NO. 1

SE 1/4 SECTION 10 TOWNSHIP 137 N RANGE 49 W

SYMBOL LEGEND

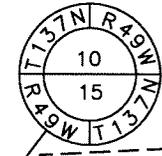
●	Monument in place
○	Monument Set (5/8" rebar, Capped PLS #6703)
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
—	Subject Property Line
- - - -	Existing Property Line
— — — —	Section/Quarter Line
- - - -	Easement Line



SCALE IN FEET
ORIENTATION OF THIS BEARING
SYSTEM IS ASSUMED



5/8" REBAR
CAP LS-5582
DOC#10239



ChBrg=S36°47'25"W
Ch=118.36
Δ=46°28'29"
R=150.00
L=121.67

S60°01'39"W
545.17

L=240.83
R=225.00
Δ=61°19'37"

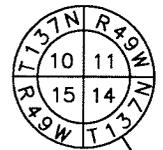
STATUTORY
RW

SOUTH LINE SE 1/4 SECTION 10

50TH STREET SE

2630.54
S87°04'33"W

5/8" REBAR
DOC#102940



P.O.C.
SE COR
SE 1/4

SECTION 10
TOWNSHIP 137 N
RANGE 49 W

S87°41'52"W
256.36
L=178.63
R=115.00
Δ=88°59'49"

P.O.B. AUDITOR'S LOT &
INGRESS, EGRESS &
UTILITY EASEMENT
**AUDITOR'S LOT
SEE SHEET 1**

CL 30' INGRESS, EGRESS & UTILITY EASEMENT

S01°17'57"E
973.16

N00°37'23"E
1617.79

30.00'

1004.54

Together with a 30.00 foot wide ingress, egress and utility easement, over, under and across that part of the Southeast Quarter of Section 10, Township 137 North, Range 49 West, 5th Principal Meridian, Cass County, North Dakota, the centerline of said easement is described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence South 87 degrees 04 minutes 33 seconds West, assumed bearing, along the south line of said Southeast Quarter 1004.54 feet; thence North 00 degrees 37 minutes 23 seconds East 1617.79 feet to the point of beginning of the centerline to be described; thence South 87 degrees 41 minutes 52 seconds West 256.36 feet; thence westerly, southwesterly and southerly along a tangential curve, concave to the southeast, having a radius of 115.00 feet and a central angle of 88 degrees 59 minutes 49 seconds a distance of 178.63 feet; thence South 01 degree 17 minutes 57 seconds East, tangent to said curve, 973.16 feet; thence southerly and southwesterly along a tangential curve, concave to the northwest, having a radius of 225.00 feet and a central angle of 61 degrees 19 minutes 39 seconds, a distance of 240.83 feet; thence South 60 degrees 01 minute 39 seconds West, tangent to said curve, 545.17 feet; thence southwesterly along a tangential curve, concave to the southeast, having a radius of 150.00 feet and a central angle of 46 degrees 28 minutes 29 seconds, a distance of 121.67 feet to the south line of said Southeast Quarter and said centerline terminating thereat.

The side lines of said easement are to be lengthened or shortened to terminate on the westerly boundary line of the above described tract and the north line of the South 33.00 feet of said Southeast Quarter.

Containing 1.574 acres, more or less, and is subject to easements of record.

SHEET 2 OF 3

SURVEY RECORD

PLAT OF

AUDITOR'S LOT NO. 1

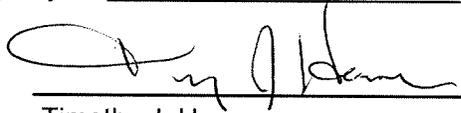
SE 1/4 SECTION 10 TOWNSHIP 137 N RANGE 49 W

Present Owner James A. Hanson

OWNER'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 herein described, and have caused the same to be placed on record, as provided by law.

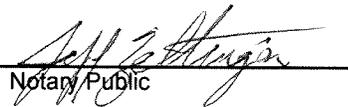
Witness our hands and seals this 22 day of APRIL, 2015



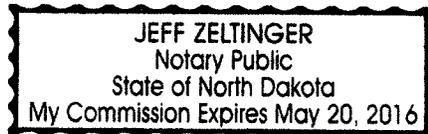
Timothy J. Hanson
Personal Representative for James A. Hanson

State of NORTH DAKOTA } SS
County of CASS

I, Jeff Zeltinger, Notary Public within and for said County, do hereby certify that on this 22 day of APRIL, 2015 personally appeared before me Timothy J. Hanson, personal representative for James A. Hanson to me known to be the same person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same freely and voluntarily.



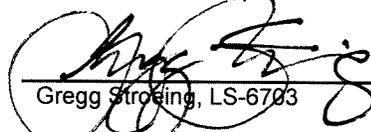
Notary Public



SURVEYOR'S CERTIFICATE

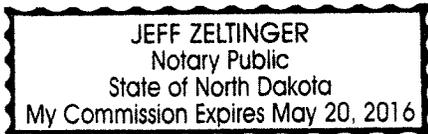
I, Gregg Stroeing, Registered Land Surveyor, do hereby certify that at the request of Tim Hansen, made the within and foregoing plat and description of the land as herein described and that the Lots, distances, areas, and location on said plat and contained in said description are true and correct.

State of North Dakota } SS
County of Cass



Gregg Stroeing, LS-6703

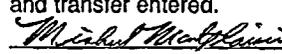
Subscribed and sworn to before me this 21 day of APRIL, 2015





Notary Public

PAGE: 3 of 3 AUDPL 1446714
Ohnstad Twichell, P.C. 5/18/2015 1:29 PM
Recorded Electronically \$16.00

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
5/18/2015
Taxes and Special Assessments paid
and transfer entered.
 AUDITOR
JK DEPUTY

RECORDER'S OFFICE, CASS COUNTY, ND 5/18/2015 1:29 PM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
JEWEL A. SPIES, COUNTY RECORDER

by Teresa A. Kirby, Dep. **1446714**
Recorded Electronically

