

C:\Users\cskarp.HOUSTON\Desktop\4256_COVENTRY_DRIVE_S_PLAT.dwg

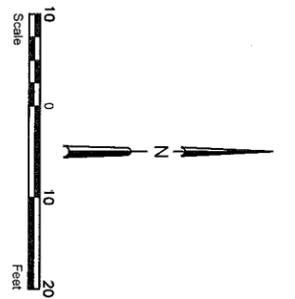
Line #	Length	Direction
L1	2.83	N49°41'52"W
L2	4.00	N04°41'52"W
L3	11.00	S04°41'52"E
L4	9.00	N85°18'08"E
L5	5.00	S04°41'52"E
L6	7.00	N85°18'08"E
L7	2.83	S49°41'52"E
L8	6.80	S21°48'02"E
L9	6.00	S04°41'52"E
L10	12.00	S85°18'08"W
L11	3.50	S04°41'52"E
L12	3.50	N04°41'52"W
L13	14.00	S85°18'08"W

PIN 01-7230-00090-090 SPLIT



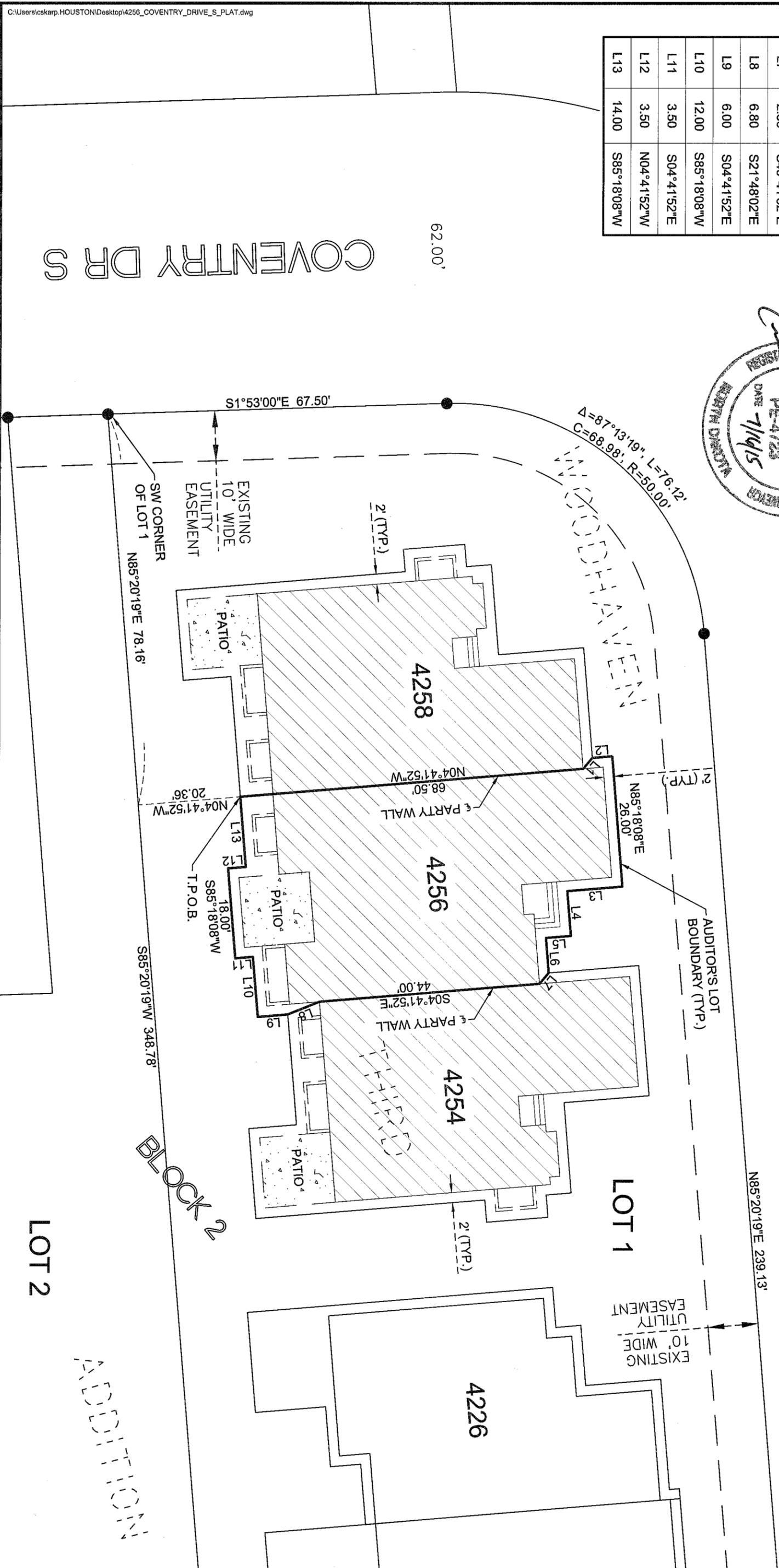
PLAT OF
AUDITOR'S LOT NO. 6
 WOODHAVEN THIRD ADDITION
 CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

COVENTRY DR S



LEGEND
 IRON MONUMENT FOUND ●
 IRON MONUMENT SET ○
 BUILDING

NOTE:
 THIS DOCUMENT DESCRIBES A UNIT BOUNDARY WHICH IS TYPICALLY OFFSET 2' OUTSIDE THE BUILDING'S FOOTPRINT. THERE ARE NUMEROUS LOCATIONS WHICH VARY FROM THIS TYPICAL 2' OFFSET.



COVENTRY DR S

62.00'

S1°53'00\"E 67.50'

Δ=87°13'19\" L=76.12'
 C=68.98' R=50.00'

EXISTING
 10' WIDE
 UTILITY
 EASEMENT

SW CORNER
 OF LOT 1

N85°20'19\"E 78.16'

S85°20'19\"W 348.78'

Rock
 ADDITION

LOT 2

LOT 1

N85°20'19\"E 239.13'

PATIO

4258

4256

4254

4226

N04°41'52\"W 68.50'

N04°41'52\"W 20.36'

18.00'
 S85°18'08\"W
 T.P.O.B.

S04°41'52\"E 44.00'

EXISTING
 10' WIDE
 UTILITY
 EASEMENT

AUDITOR'S LOT
 BOUNDARY (TYP.)

2' (TYP.)

SURVEY RECORD
 PLAT OF
AUDITOR'S LOT NO. 6
WOODHAVEN THIRD ADDITION, CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

Present owner Woodhaven Development, LLP, a North Dakota Limited Liability Partnership

OWNER'S CERTIFICATE

THE UNDERSIGNED, Owner 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, has caused to be made the within and foregoing plat of said land with the lots as therein described, and has caused the same to be placed on record, as provided by law.

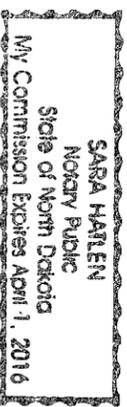
Witness our hands and seals this 17th day of July, 2015.

Woodhaven Development, LLP

 Southhill Development Corporation, managing partner
 by Steve Stoner, its president (SEAL)

STATE OF NORTH DAKOTA)
)
 COUNTY OF CASS)

I, Sara Hatlen, Notary Public within and for said County, do hereby certify that on this 17th day of July, 20 15 personally appeared before me Steve Stoner, President of Southhill Development Corporation, the Managing Partner of Woodhaven Development, LLP, to me known to be the same person described in and who executed the within and foregoing instrument and acknowledge that he executed the same freely and voluntarily.





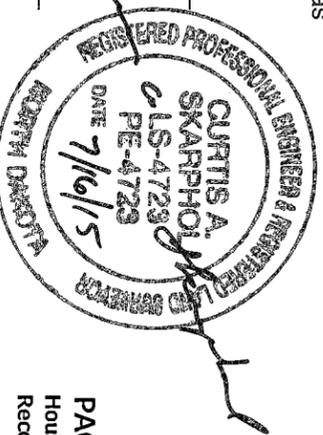
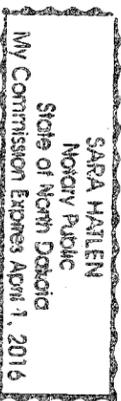
SURVEYOR'S CERTIFICATE

I, Curtis A. Skarphol, Registered Land Surveyor, do hereby certify that at the request of Woodhaven Development, LLP, a North Dakota Limited Liability Partnership 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 16th day of July, 20 15.







AUDITOR'S LOT NUMBER 6 OF WOODHAVEN THIRD ADDITION,
 CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 DESCRIBED AS FOLLOWS:

DESCRIPTION - 4256 COVENTRY DRIVE SOUTH:

A tract of land situated in Lot 1, Block 2, Woodhaven Third Addition to the City of Fargo, Cass County, North Dakota, described as follows:

Commencing at the Southwest Corner of said Lot 1;
 thence North 85°20'19" East (assumed bearing), along the southerly line of said Lot 1, for a distance of 78.16 feet to a point of intersection with the centerline of a party wall as extended south;
 thence North 04°41'52" West, along the centerline of a party wall as extended south for a distance of 20.36 feet to the True Point of Beginning;
 thence continue North 04°41'52" West, along the centerline as extended south and along the centerline of said party wall, for a distance of 68.50 feet;
 thence North 49°41'52" West for a distance of 2.83 feet;
 thence North 04°41'52" West for a distance of 4.00 feet;
 thence North 85°18'08" East for a distance of 26.00 feet;
 thence South 04°41'52" East for a distance of 11.00 feet;
 thence North 85°18'08" East for a distance of 9.00 feet;
 thence South 04°41'52" East for a distance of 5.00 feet;
 thence North 85°18'08" East for a distance of 7.00 feet;
 thence South 49°41'52" East for a distance of 2.83 feet to a point of intersection with the centerline of a party wall;
 thence South 04°41'52" East, along the centerline of a party wall, for a distance of 44.00 feet;
 thence South 21°48'02" East for a distance of 6.80 feet;
 thence South 04°41'52" East for a distance of 6.00 feet;
 thence South 85°18'08" West for a distance of 12.00 feet;
 thence South 04°41'52" East for a distance of 3.50 feet;
 thence South 85°18'08" West for a distance of 18.00 feet;
 thence North 04°41'52" West for a distance of 3.50 feet;
 thence South 85°18'08" West for a distance of 14.00 feet to the True Point of Beginning.

Said tract contains 2,975 square feet, more or less.

PAGE: 3 of 3 AUDPL
Houston Engineering, Inc.
Recorded Electronically

1452742
7/20/2015 8:30 AM
\$16.00

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
7/20/2015

Taxes and Special Assessments paid
and transfer entered.

Michael McAlister AUDITOR
DLJ DEPUTY



RECORDER'S OFFICE, CASS COUNTY, ND 7/20/2015 8:30 AM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
JEWEL A. SPIES, COUNTY RECORDER

by *Teresa A. Kirby*, Dep. **1452742**
Recorded Electronically

