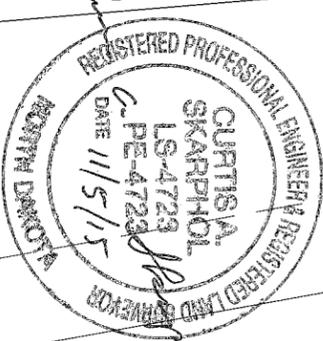


Z:\4700\4794\15_4794_002\CAD\Plans\4215_COVENTRY_DRIVE_S_PLAT.dwg-



01-7230-00030-120
 62.00'

COVENTRY

WOODHAVEN

LOT 3
 BLOCK 1

PLAT OF
AUDITOR'S LOT NO. 12
WOODHAVEN THIRD ADDITION
 CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

S10°07'19"E
 33.33'

EXISTING
 10' WIDE
 UTILITY
 EASEMENT

C=160.67
 L=165.26
 R=84.32122°
 CB=85°23'30"E
 CA=84°32'22"E

LOT 2
 LOT 3

ADDITION

4213

CONC.

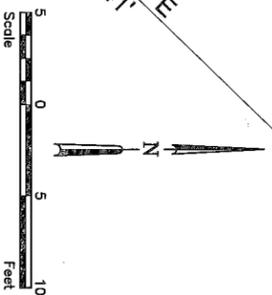
AUDITOR'S
 LOT
 BOUNDARY

4215

CONC.
 PATIO

S.E. CORNER
 OF LOT 3

LOT 2



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.

Line Table

Line #	Length	Direction
L1	15.14	N66°08'35"W
L2	6.00	N35°17'33"W
L3	2.50	S54°42'27"W
L4	12.00	S54°42'27"W
L5	13.00	N54°42'27"E
L6	2.00	N35°17'33"W
L7	2.00	S35°17'33"E
L8	2.00	N54°42'27"E
L9	9.00	S54°42'27"W
L10	20.00	S35°17'33"E
L11	17.00	S54°42'27"W
L12	18.12	N74°41'35"W
L13	20.00	S54°42'27"W

43rd ST. S.

SURVEY RECORD
PLAT OF
AUDITOR'S LOT NO. 12
WOODHAVEN THIRD ADDITION, CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

Present owner Terry Becker Construction, LLC, a North Dakota Limited Liability Company

OWNERS 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 5th day of November, 2015.

Terry Becker Construction, LLC
(Signature)
by Terry Becker, its President (SEAL)

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

I, Sara Hoffman, Notary Public within and for said County, do hereby certify that on this 5th day of November, 20 15 personally appeared before me

Terry Becker, President of Terry Becker Construction, LLC, 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 Terry Becker Construction, LLC, a North Dakota Limited Liability Company 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 5th day of November, 20 15.



(Signature)
Sara Hoffman



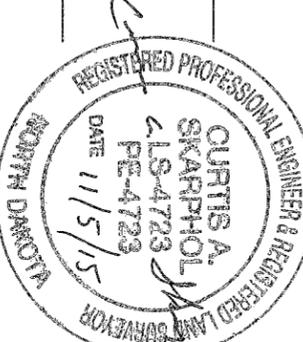
AUDITOR'S LOT NUMBER 12 OF WOODHAVEN THIRD ADDITION,
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
DESCRIBED AS FOLLOWS:

DESCRIPTION - 4215 COVENTRY DRIVE SOUTH:

That part of Lot 3, Block 1, Woodhaven Third Addition to the City of Fargo, Cass County, North Dakota, described as follows:

Commencing at the Southeast Corner of said Lot 3;
thence South 88°07'00" West (assumed bearing), along the southerly line of said Lot 3, for a distance of 185.49 feet to a corner point on the southerly line of said Lot 3;
thence North 66°08'35" West for a distance of 15.14 feet to the True Point of Beginning;
thence North 35°17'33" West for a distance of 6.00 feet;
thence South 54°42'27" West for a distance of 2.50 feet;
thence North 35°17'33" West for a distance of 24.00 feet;
thence South 54°42'27" West for a distance of 12.00 feet;
thence North 35°17'33" West for a distance of 28.00 feet;
thence North 54°42'27" East for a distance of 13.00 feet;
thence North 35°17'33" West for a distance of 2.00 feet;
thence North 54°42'27" East for a distance of 26.00 feet;
thence South 35°17'33" East for a distance of 2.00 feet;
thence North 54°42'27" East for a distance of 31.00 feet;
thence South 35°17'33" East for a distance of 33.60 feet;
thence North 54°42'27" East for a distance of 2.00 feet;
thence South 35°17'33" East for a distance of 18.40 feet;
thence South 54°42'27" West for a distance of 9.00 feet;
thence South 35°17'33" East for a distance of 20.00 feet;
thence South 54°42'27" West for a distance of 17.00 feet;
thence North 74°41'35" West for a distance of 18.12 feet;
thence South 54°42'27" West for a distance of 20.00 feet to the True Point of Beginning;

Said tract contains 4,050 square feet, more or less, and is subject to easements as may be of record.



AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
11/6/2015
Taxes and Special Assessments paid and transfer entered.
(Signature)
DEPUTY



RECORDERS OFFICE, CASS COUNTY, ND
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE
11/6/2015 9:22 AM
JEWEL A. SPIES, COUNTY RECORDER
by *(Signature)*
Recorded Electronically

