

Z:\4700\4794\15_4794_002\CAD\Plans\4213_COVENTRY_DR_S_PLAT.dwg--

COVENTRY DRIVE

WOODHAVEN

BLOCK 1

PLAT OF

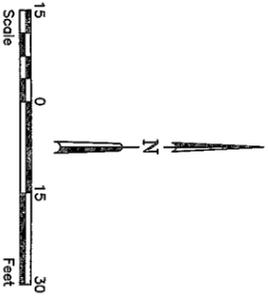
AUDITOR'S LOT NO. 13

WOODHAVEN THIRD ADDITION
 CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

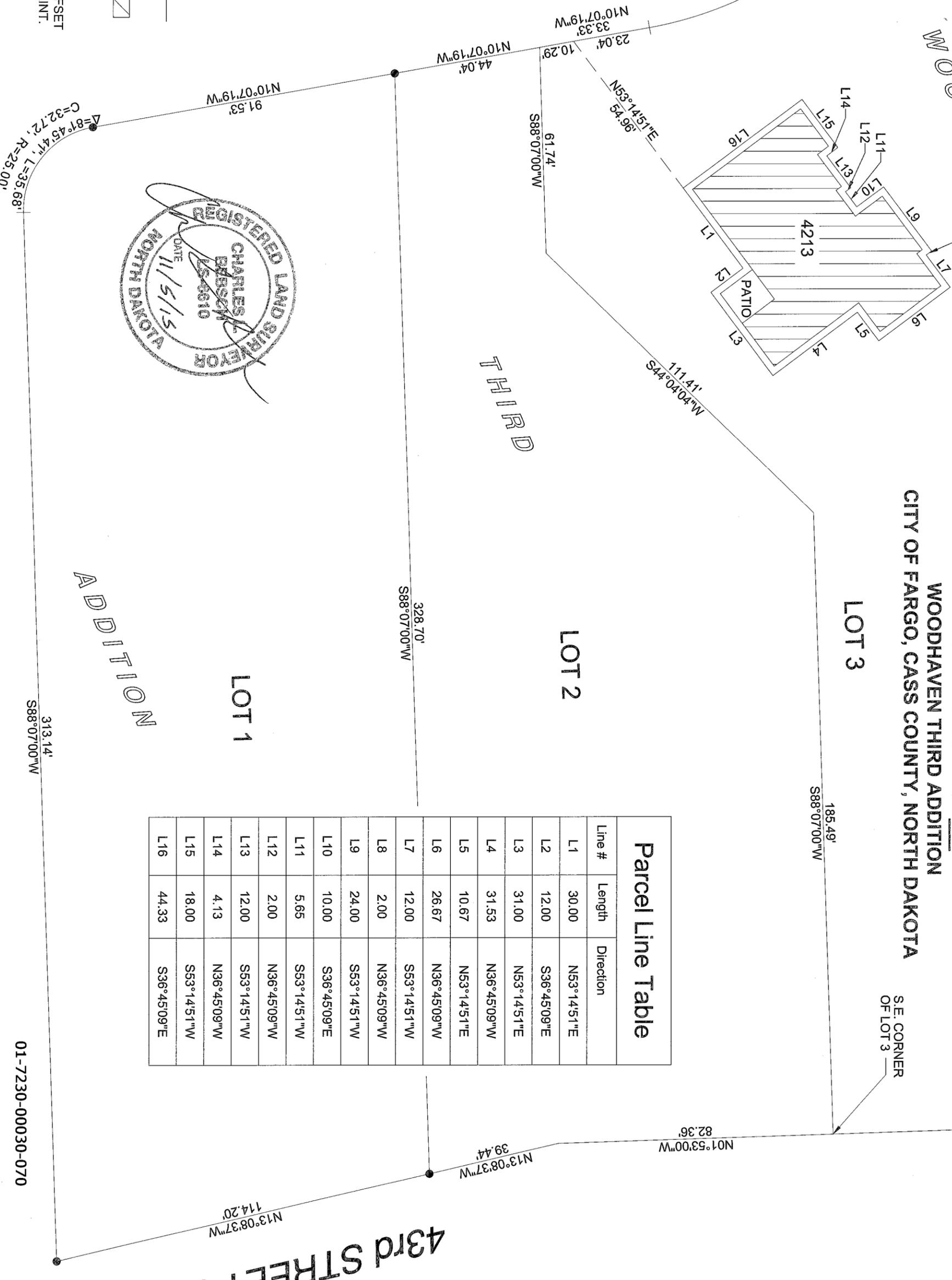
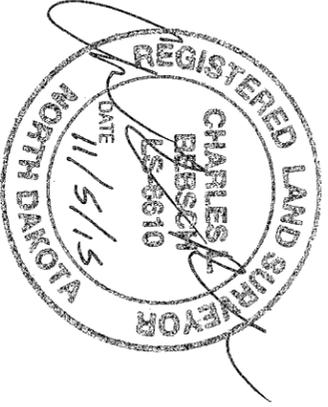
S.E. CORNER
 OF LOT 3

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.

LEGEND
 IRON MONUMENT FOUND ●
 IRON MONUMENT SET ○
 BUILDING 



Scale
 0 15 30
 Feet



Parcel Line Table

Line #	Length	Direction
L1	30.00	N53°14'51"E
L2	12.00	S36°45'09"E
L3	31.00	N53°14'51"E
L4	31.53	N36°45'09"W
L5	10.67	N53°14'51"E
L6	26.67	N36°45'09"W
L7	12.00	S53°14'51"W
L8	2.00	N36°45'09"W
L9	24.00	S53°14'51"W
L10	10.00	S36°45'09"E
L11	5.65	S53°14'51"W
L12	2.00	N36°45'09"W
L13	12.00	S53°14'51"W
L14	4.13	N36°45'09"W
L15	18.00	S53°14'51"W
L16	44.33	S36°45'09"E

01-7230-00030-070

SURVEY RECORD
PLAT OF
AUDITOR'S LOT NO. 13
WOODHAVEN THIRD ADDITION, CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

Present owner Linda Bakewell

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 9 day of November, 2015.

STATE OF NORTH DAKOTA)
))
COUNTY OF CASS))

I, Katie Nordick, Notary Public within and for said County, do hereby certify that on this 9 day of November, 2015 personally appeared before me Linda Bakewell to me known to be the same person described in and who executed the within and foregoing instrument and acknowledge that she executed the same freely and voluntarily.



SURVEYOR'S CERTIFICATE

I, Charles L. Rebsch, Registered Land Surveyor, do hereby certify that at the request of Linda Bakewell 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.

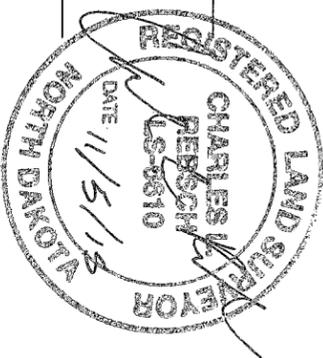
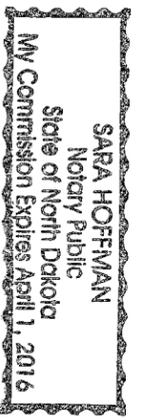
SAID TRACT OF LAND CONTAINS 3372 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AS MAY BE OF RECORD.

AUDITOR'S LOT NUMBER 13 OF WOODHAVEN THIRD ADDITION, CITY OF FARGO, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:

DESCRIPTION:
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; THENCE SOUTH 44°04'04" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, FOR A DISTANCE OF 111.41 FEET; THENCE SOUTH 88°07'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, FOR A DISTANCE OF 61.74 FEET; THENCE NORTH 10°07'19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3, FOR A DISTANCE OF 10.29 FEET; THENCE NORTH 53°14'51" EAST FOR A DISTANCE OF 54.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°14'51" EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 36°45'09" EAST FOR A DISTANCE OF 12.00 FEET; THENCE NORTH 53°14'51" EAST FOR A DISTANCE OF 31.00 FEET; THENCE NORTH 36°45'09" WEST FOR A DISTANCE OF 31.53 FEET; THENCE NORTH 53°14'51" EAST FOR A DISTANCE OF 10.67 FEET; THENCE NORTH 36°45'09" WEST FOR A DISTANCE OF 26.67 FEET; THENCE SOUTH 53°14'51" WEST FOR A DISTANCE OF 12.00 FEET; THENCE NORTH 36°45'09" WEST FOR A DISTANCE OF 2.00 FEET; THENCE SOUTH 53°14'51" WEST FOR A DISTANCE OF 24.00 FEET; THENCE SOUTH 36°45'09" EAST FOR A DISTANCE OF 5.65 FEET; THENCE NORTH 36°45'09" WEST FOR A DISTANCE OF 2.00 FEET; THENCE SOUTH 53°14'51" WEST FOR A DISTANCE OF 12.00 FEET; THENCE SOUTH 36°45'09" WEST FOR A DISTANCE OF 4.13 FEET; THENCE SOUTH 53°14'51" WEST FOR A DISTANCE OF 18.00 FEET; THENCE SOUTH 36°45'09" EAST FOR A DISTANCE OF 44.33 FEET TO THE TRUE POINT OF BEGINNING.

Subscribed and sworn to before me this 5th day of November, 20 15.



PAGE: 3 of 3 AUDPL

1463116

Houston Engineering, Inc.

11/10/2015 8:30 AM

Recorded Electronically

\$16.00

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA

11/10/2015

Taxes and Special Assessments paid
and transfer entered.

Michael Malplaine AUDITOR

DLJ DEPUTY



RECORDER'S OFFICE, CASS COUNTY, ND 11/10/2015 8:30 AM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
JEWEL A. SPIES, COUNTY RECORDER

by *Teresa A. Kirby*, Dep. **1463116**

Recorded Electronically

