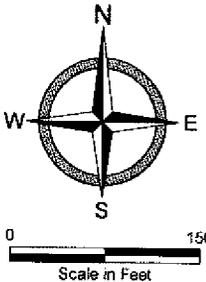
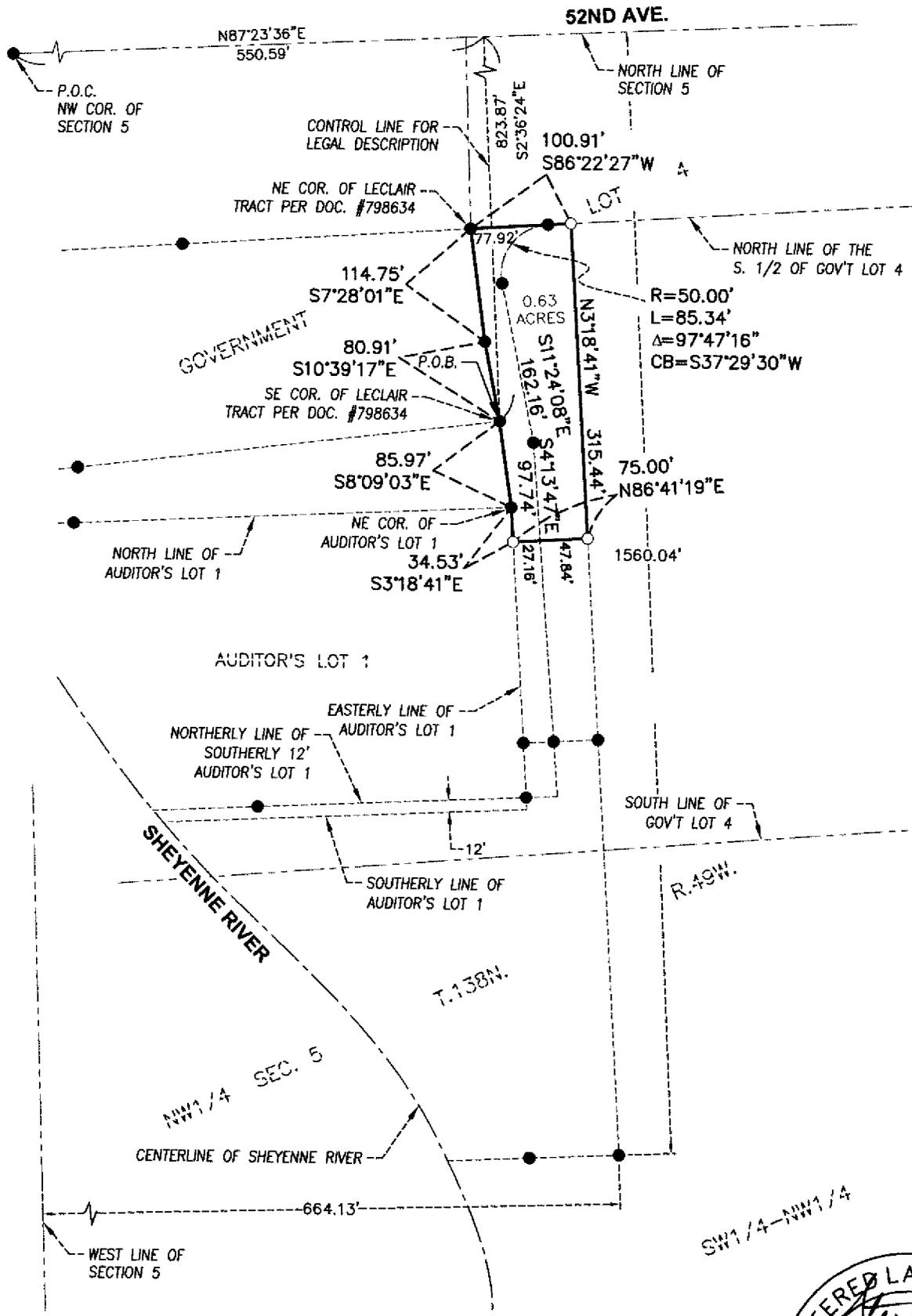


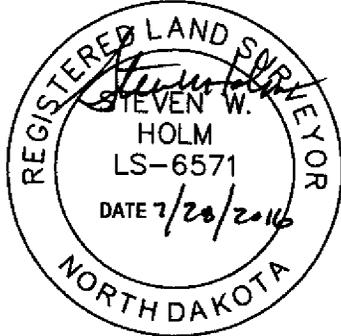
# PLAT OF AUDITOR'S LOT NO. 3

PART OF THE NORTHWEST QUARTER OF  
SECTION 5, TOWNSHIP 138 NORTH, RANGE 49 WEST  
CASS COUNTY, NORTH DAKOTA



**BASIS OF BEARINGS:**  
THE NORTH LINE OF THE  
NORTHWEST QUARTER  
OF SECTION 5 HAS AN  
ASSUMED BEARING OF  
 $N87^{\circ}23'36''E$

**NOTE:**  
THE LAND DESCRIBED IN WARRANTY DEED  
DOCUMENT NO. 1473320 COVERS A PORTION OF  
THE SUBJECT PROPERTY. THE DESCRIPTION IN THIS  
DOCUMENT IS IN ERROR AND DOES NOT CLOSE BY  
OVER 10 FEET. IT WAS INTERPRETED THAT THE  
EAST LINE OF THE PROPERTY DESCRIBED IN THIS  
DOCUMENT WAS TO BE THE NORTHERLY  
EXTENSION OF THE EASTERLY LINE OF A CERTAIN  
TRACT OF LAND AS DESCRIBED IN WARRANTY DEED  
DOCUMENT NO. 1352090, TO THE NORTH LINE OF  
THE S1/2 OF GOV'T LOT 4. CORRECTIVE TITLE  
WORK MAY BE REQUIRED.



**LEGEND**

●	IRON MONUMENT FOUND
○	SET 5/8" REBAR WITH YELLOW PLASTIC CAP #6571
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

64-0000-00681-060 SPLIT, 64-0000-00681-040 SPLIT

AUDITOR'S LOT NO. 3PART OF THE NORTHWEST QUARTER OF  
SECTION 5, TOWNSHIP 138 NORTH, RANGE 49 WEST  
CASS COUNTY, NORTH DAKOTA

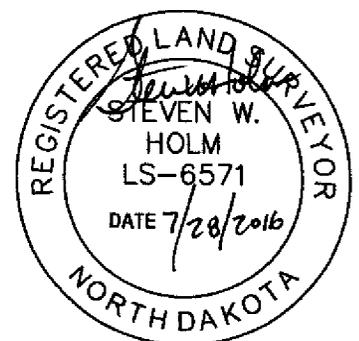
That part of Government Lot 4 in Section 5, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota described as follows:

Commencing at the northwest corner of said Section 5; thence North 87 degrees 23 minutes 36 seconds East on an assumed bearing along the north line of said Section 5 for a distance of 550.59 feet; thence South 02 degrees 36 minutes 24 seconds East perpendicular to the north line of said Section 5 for a distance of 823.87 feet to a found iron monument designating the southeast corner of that certain tract of land deeded to Timothy and Tracy LeClair, recorded as Document #798634 in the Cass County Recorder's Office, the point of beginning of the land to be described; thence South 08 degrees 09 minutes 03 seconds East for a distance of 85.97 feet to a found iron monument designating the northeast corner of Auditor's Lot 1, according to the plat recorded in Book C of Auditor's Miscellaneous Tracts, Page 10, on file and of record in the Cass County Recorder's Office; thence South 03 degrees 18 minutes 41 seconds East along the easterly line of said Auditor's Lot 1 for a distance of 34.53 feet to an iron monument; thence North 86 degrees 41 minutes 19 seconds East for a distance of 75.00 feet to an iron monument; thence North 03 degrees 18 minutes 41 seconds West parallel with the easterly line of said Auditor's Lot 1 for a distance of 315.44 feet to an iron monument on the north line of the South Half of said Government Lot 4; thence South 86 degrees 22 minutes 27 seconds West along the north line of said South Half of Government Lot 4 for a distance of 100.91 feet to a found iron monument designating the northeast corner of said LeClair's land; thence South 07 degrees 28 minutes 01 second East along the easterly line of said LeClair's land for a distance of 114.75 feet to a found iron monument designating an angle point on the easterly line of said LeClair's land; thence South 10 degrees 39 minutes 17 seconds East continuing along the easterly line of said LeClair's land for a distance of 80.91 feet to the point of beginning.

The above described tract contains 0.63 acres, and is subject to all easements, reservations, restrictions, and rights-of-way of record, if any.

SUBJECT TO an easement for ingress and egress purposes over, under, and across that part of said Government Lot 4 described as follows:

Commencing at the aforementioned point of beginning; thence South 08 degrees 09 minutes 03 seconds East for a distance of 85.97 feet to a found iron monument designating the northeast corner of said Auditor's Lot 1; thence South 03 degrees 18 minutes 41 seconds East along the easterly line of said Auditor's Lot 1 for a distance of 34.53 feet to the point of beginning; thence North 03 degrees 18 minutes 41 seconds West along the easterly line of said Auditor's Lot 1 a distance of 34.53 feet to the northeast corner of said Auditor's Lot 1; thence North 08 degrees 09 minutes 03 seconds West a distance of 85.97 feet to a found iron monument designating the southeast corner of said LeClair's land; thence North 10 degrees 39 minutes 17 seconds West a distance of 80.91 feet to a found iron monument designating an angle point on the easterly line of said LeClair's land; thence North 07 degrees 28 minutes 01 second West along the easterly line of said LeClair's land a distance of 114.75 feet to a found iron monument designating the northeast corner of said LeClair's land, said northeast corner also being on the north line of the south half of said Government Lot 4; thence North 86 degrees 22 minutes 27 seconds East along the north line of said south half of Government Lot 4 a distance of 77.92 feet; thence southwesterly along a non-tangential curve, concave to the southeast, having a radius of 50.00 feet, a central angle of 97 degrees 47 minutes 16 seconds, a chord bearing of South 37 degrees 29 minutes 30 seconds West, and an arc length of 85.34 feet; thence South 11 degrees 24 minutes 08 seconds East tangent to the last described curve a distance of 162.16 feet; thence South 04 degrees 13 minutes 47 seconds East a distance of 97.74 feet; thence South 86 degrees 41 minutes 19 seconds West a distance of 27.16 feet to the point of beginning.



PLAT OF  
AUDITOR'S LOT NO. 3

PART OF THE NORTHWEST QUARTER OF  
SECTION 5, TOWNSHIP 138 NORTH, RANGE 49 WEST  
CASS COUNTY, NORTH DAKOTA

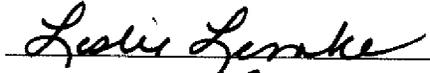
Present owners: Todd Lemke, Leslie Lemke, Timothy LeClair and Tracy LeClair

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 18<sup>th</sup> day of October, 2016.

  
Todd Lemke

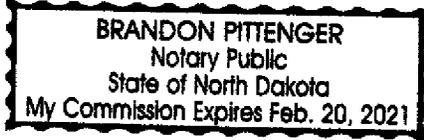
  
Leslie Lemke

  
Timothy LeClair

  
Tracy LeClair

STATE OF NORTH DAKOTA  
COUNTY OF CASS

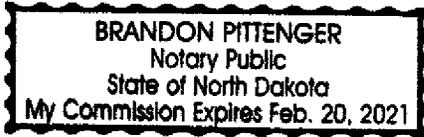
I, Brandon Pittenger, Notary Public within and for said County, do hereby certify that on this 18<sup>th</sup> day of October, 2016, personally appeared before me Todd Lemke and Leslie Lemke, to me known to be the same persons described in and who executed the within and foregoing instrument and acknowledge that they executed the same as their own free act and will.





STATE OF NORTH DAKOTA  
COUNTY OF CASS

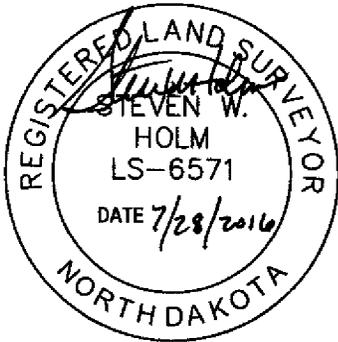
I, Brandon Pittenger, Notary Public within and for said County, do hereby certify that on this 18<sup>th</sup> day of October, 2016, personally appeared before me Timothy and Tracy LeClair, to me known to be the same persons described in and who executed the within and foregoing instrument and acknowledge that they executed the same as their own free act and will.





SURVEYOR'S CERTIFICATE

I, Steven W. Holm, Registered Land Surveyor, do hereby certify that at the request of Todd Lemke, 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 28<sup>th</sup> day of July, 2016

