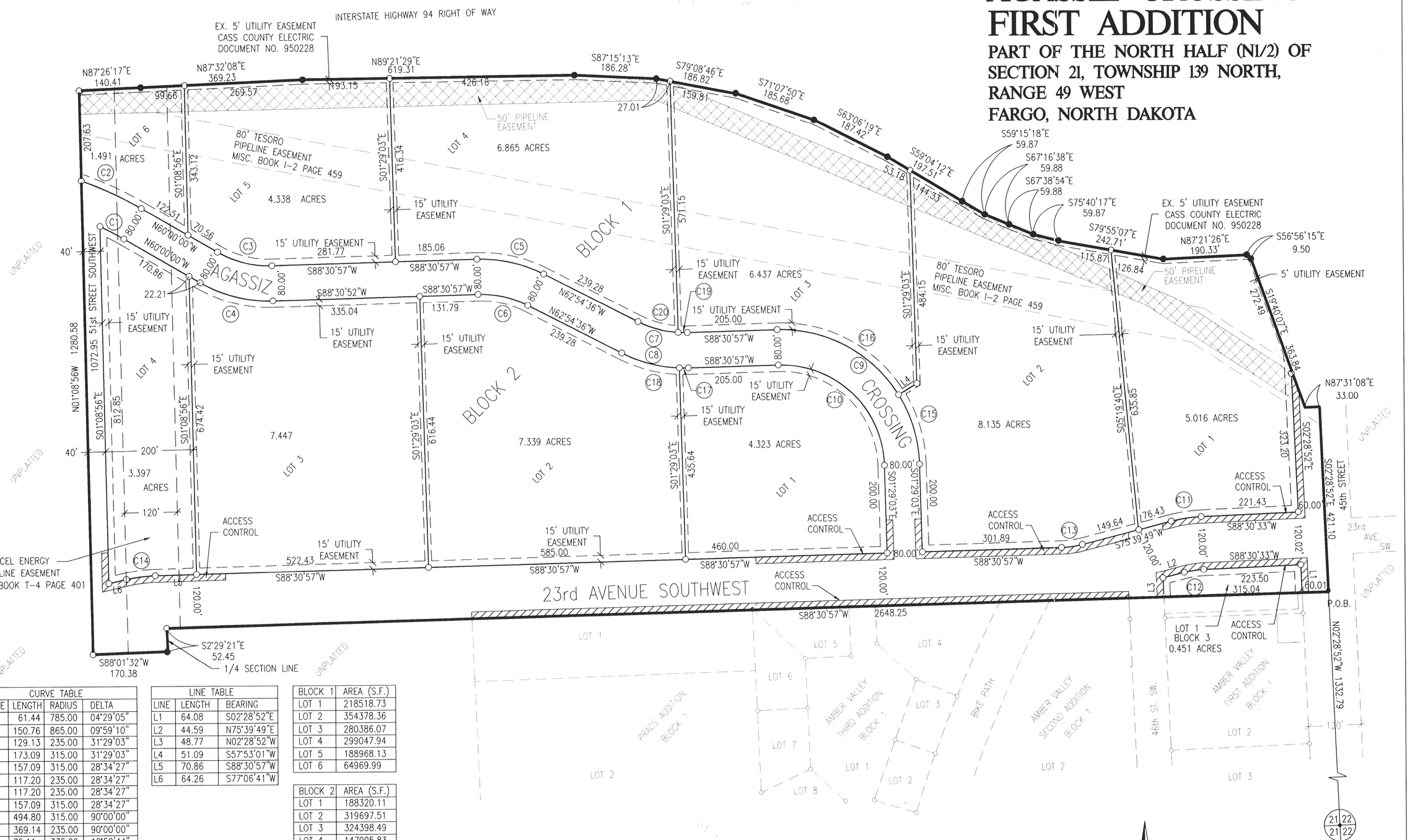
AGASSIZ CROSSING FIRST ADDITION

PART OF THE NORTH HALF (N1/2) OF SECTION 21, TOWNSHIP 139 NORTH, RANGE 49 WEST
FARGO, NORTH DAKOTA



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	61.44	785.00	04°29'05"
C2	150.76	865.00	09°59'10"
C3	129.13	235.00	31°29'03"
C4	173.09	315.00	31°29'03"
C5	157.09	315.00	28°34'27"
C6	117.20	235.00	28°34'27"
C7	117.20	235.00	28°34'27"
C8	157.09	315.00	28°34'27"
C9	494.80	315.00	90°00'00"
C10	369.14	235.00	90°00'00"
C11	75.11	335.00	12°50'44"
C12	48.20	215.00	12°50'44"
C13	48.23	215.00	12°51'08"
C14	66.68	335.00	11°24'16"
C15	168.41	315.00	30°37'55"
C16	326.39	315.00	59°22'05"
C17	20.01	315.00	03°38'25"
C18	137.08	315.00	24°56'02"
C19	20.03	235.00	04°52'57"
C20	97.17	235.00	23°41'30"

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.08	S02°28'52"E
L2	44.59	N75°39'49"E
L3	48.77	N02°28'52"W
L4	51.09	S57°53'01"W
L5	70.86	S88°30'57"W
L6	64.26	S77°06'41"W

BLOCK 1	AREA (S.F.)
LOT 1	218518.73
LOT 2	354378.36
LOT 3	280386.07
LOT 4	299047.94
LOT 5	188968.13
LOT 6	64969.99

BLOCK 2	AREA (S.F.)
LOT 1	188320.11
LOT 2	319697.51
LOT 3	324398.49
LOT 4	147995.83

BLOCK 3	AREA (S.F.)
LOT 1	19646.69

LEGEND:
IRON MONUMENTS FOUND: ●
#5 REBAR WITH CAP RLS2349 PLACED ○
BEARING BASED ON ABSTRACT OF TITLE NO. 47057

GRAPHIC SCALE
0 60 120 240

LIGHTOWLER JOHNSON ASSOCIATES INCORPORATED ARCHITECTS ENGINEERS

1011744
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04/02/2002 10:35A
CITY OF FARGO AUDITOR'S OFFICE PLAT 11.00 B-51 P-90

SHEET 1 OF 2

51-90

AGASSIZ CROSSING FIRST ADDITION
FARGO, NORTH DAKOTA

A PLAT OF PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA,

(A MAJOR SUBDIVISION)

OWNERS' CERTIFICATE

Know all men by these presents, that Meritcare Hospital of Fargo, North Dakota, is the owner of the following described property:

That part of the North Half (N1\2) Of Section Twenty One (21), Township One Hundred Thirty Nine (139) North, Range Forth Nine (49) West, Cass County North Dakota; Described as follows:
Commencing at the Southeast corner of Said North Half (N1\2) Thence N 02° 28' 52" W along the east line of Said North Half (N1\2) for a distance of (1332.79) feet;
To the Northeast corner fo Amber Valley First Addtion to the City of Fargo;The Point of Beginning:

Thence S 88° 30' 57" W along the north line of Said Amber Valley First Addition, Amber Valley Second Addition, Midwest Behavioral Healthcare First Addition, To The City of Fargo, and the Westerly Extension thereof for a distance of Two Thousand Six Hundred Forty Eight and Twenty Five Hundredths (2648.25) Feet, To the west line of the Northeast Quarter (NE 1\4) of Said Section Twenty One (21) Thence S02° 29' 21" E along the West line of Said Northeast Quarter (NE1\4) for a distance of Fifty Two and Forty Five Hundredths (52.45) feet. Thence S 88° 01' 32" W for a distance of One Hundred Seventy and Thirty Eight Hundredeths (170.38) Feet: Thence N 01° 08' 56" W for a distance of One Thousand Two Hundred Eighty and Fifty Eight Hundredths (1280.58) Feet to the South Right of Way Line of Interstate Highway Number 94,
Thence N 87° 26' 17" E Along Said South Right of Way Line for a distance of One Hundred Forty and Forty One Hundredths (140.41) Feet
Thence N 87° 32' 08" E Along Said South Right of Way Line for a distance of Three Hundred Sixty Nine and Twenty Three Hundredths (369.23) Feet
Thence N 89° 21' 29" E Along Said South Right of Way Line for a distance of Six Hundred Nineteen and Thirty One Hundredths (619.31) Feet
Thence S 87° 15' 13" E Along Said South Right of Way Line for a distance of One Hundred Eighty Six and Twenty Eight Hundredths (186.28) Feet
Thence S 79° 08' 46" E Along Said South Right of Way Line for a distance of One Hundred Eighty Six and Eighty Two Hundredths (186.82) Feet
Thence S 71° 07' 50" E Along Said South Right of Way Line for a distance of One Hundred Eighty Five and Sixty Eight Hundredths (185.68) Feet
Thence S 63° 06' 19" E Along Said South Right of Way Line for a distance of One Hundred Eighty Seven and Forty Two Hundredths (187.42) Feet
Thence S 59° 04' 12" E Along Said South Right of Way Line for a distance of One Hundred Ninety Seven and Fifty One Hundredths (197.51) Feet
Thence S 59° 15' 18" E Along Said South Right of Way Line for a distance of Fifty Nine and Eighty Seven Hundredths (59.87) Feet
Thence S 67° 16' 38" E Along Said South Right of Way Line for a distance of Fifty Nine and Eighty Eight Hundredths (59.88) Feet
Thence S 67° 38' 54" E Along Said South Right of Way Line for a distance of Fifty Nine and Eighty Eight Hundredths (59.88) Feet
Thence S 75° 40' 17" E Along Said South Right of Way Line for a distance of Fifty Nine and Eighty Seven Hundredths (59.87) Feet
Thence S 79° 55' 07" E Along Said South Right of Way Line for a distance of Two Hundred Forty Two and Seventy One Hundredths (242.71) Feet
Thence N 87° 21' 26" E Along Said South Right of Way Line for a distance of One Hundred Ninety and Thirty Three Hundredths (190.33) Feet
Thence S 56° 56' 15" E Along Said South Right of Way Line for a distance of Nine and Fifty Hundredths (9.50) Feet
Thence S 19° 40' 07" E Along Said South Right of Way Line for a distance of Three Hundred Sixty Three and Eighty Four Hundredths (363.84) Feet
Thence N 87° 31' 08" E Along Said South Right of Way Line for a distance of Thirty Three (33.00) Feet To Point On The East Line Of Said North Half (N 1/2)
Thence S 02° 28' 52" E Along The East Line Of Said North Half (N 1/2) for a distance of Four Hundred Twenty One and Ten Hundredths (421.10) Feet To The Northeast Corner Of Amber Valley First Addition To The City Of Fargo, The Point Of Beginning.

Said AGASSIZ CROSSING FIRST ADDITION CONTAINS 67.183 Acres, more or less. which is divided into Three(3) Blocks containing Eleven(11) Lots.

Said party has caused the same to be surveyed and platted as AGASSIZ CROSSING FIRST ADDITION to the City of Fargo, Cass County, North Dakota, and does hereby dedicate and convey to the public, for public use, all streets, avenues, parks and public easements shown on this plat.

Roger L. Gilbertson Jr.
Roger L. Gilbertson, M.D.
Meritcare Hospital

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 8th day of February, 2002, before me, a Notary Public within and for said County and State, personally appeared Roger L. Gilbertson to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

MARK RICHMAN
Notary Public
State of North Dakota
My Commission Expires Feb. 2, 2007

Mark Richman
Notary Public, Cass County, ND
My Commission Expires_____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Thomas W. Berge, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that I have surveyed and platted the property described on this plat as AGASSIZ CROSSING FIRST ADDITION to the City of Fargo, Cass County, North Dakota; that this plat is a correct representation of said survey; that all distances are shown correctly on said plat in feet and hundredths of a foot; that all monuments are or will be installed correctly in the ground as shown; and that the exterior boundary lines are correctly designated.

Dated this 29th day of Jan., 2002.

Thomas W. Berge
Registered Land Surveyor
ND Reg. No. 2349

THOMAS W. BERGE REGISTERED LAND SURVEYOR L.S. 2349 NORTH DAKOTA

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 29th day of Jan., 2002, before me, a Notary Public within and for said County and State, personally appeared Thomas W. Berge, Registered Land Surveyor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

COLLETTE O. LERSTAD
Notary Public
State of North Dakota
My Commission Expires Sept. 9, 2006

Collette O. Lerstad
Notary Public, Cass County, ND
My Commission Expires 09-09-06

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission on this 12th day of December, 2001.

John Q. Paulsen, Chairman
Fargo Planning Commission

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 12th day of Dec, 2001, before me, a Notary Public within and for said County and State, personally appeared John Q. Paulsen, Chairman, Fargo Planning Commission, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

JERI K. COTTRELL
Notary Public
State of North Dakota
My Commission Expires Apr. 7, 2006

Jeri K. Cottrell
Notary Public, Cass County, ND
My Commission Expires 04-07-06

MARK H. BITTNER REGISTERED PROFESSIONAL 1059 ENGINEER NORTH DAKOTA

FARGO CITY ENGINEER'S APPROVAL

Approved by the City Engineer this 11th day of March, 2002.

Mark Bittner
Mark Bittner, City Engineer

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 11th day of March, 2002, before me, a Notary Public within and for said County and State, personally appeared Mark Bittner, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

BEVERLY E. MARTINSON
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires APR. 20, 2005

Beverly E. Martinson
Notary Public, Cass County, ND
My Commission Expires 4-20-05

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this 4th day of March, 2002.

Bruce W. Furness
Bruce W. Furness, Mayor

Attest: Steven Sprague
Steven Sprague, City Auditor

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 4th day of March, 2002, before me, a Notary Public within and for said County and State, personally appeared Bruce W. Furness, Mayor; and Steven Sprague, City Auditor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

SUSAN I. DAYLEY
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires JUN. 4, 2005

Susan I. Dayley
Notary Public, Cass County, ND
My Commission Expires 6-4-05

AUDITOR'S TAX RECORD

Delinquent taxes and special assessments ~~or installments of special assessments~~ paid and transfer entered this 2nd day of April, 2002.

Michael Montplaisir 4/2/02
Michael Montplaisir, Cass County Auditor

THE SEAL OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

CASS COUNTY RECORDERS CERTIFICATE

STATE OF NORTH DAKOTA
COUNTY OF CASS

Document No. 1011744
$11.00 Chg.

I hereby certify that this instrument was filed for record in this office on this 2nd day of April, 2002, at 10 35 o'clock A.M., and was duly recorded in Book Slot Plats, Page 90.

1011744
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04/02/2002 10:35A
CITY OF FARGO AUDITOR'S OFFICE PLAT 11.00 B-S1 P-90

Deanna Kensrud
Deanna Kensrud, Cass County Recorder
Cass County, North Dakota
By Teresa A. Kirby, Deputy

LIGHTOWLER JOHNSON ASSOCIATES INCORPORATED ARCHITECTS ENGINEERS

SHEET 2 OF 2

S1-90