

A MAJOR SUBDIVISION
 PLAT OF
COULEE'S CROSSING ADDITION
 TO THE CITY OF FARGO, A PART OF THE SOUTHEAST
 QUARTER (SE 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP
 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA.

CERTIFICATE

GREG MUND, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "COULEE'S CROSSING ADDITION" TO THE CITY OF FARGO, A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON THE PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT THE EXTERIOR BOUNDARY LINES OF SAID ADDITION ARE DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION THIRTY FIVE (35);
 THENCE N 04°30'27" W ALONG THE EAST LINE OF SAID SECTION THIRTY FIVE (35) FOR A DISTANCE OF ONE THOUSAND SEVEN HUNDRED FORTY SIX AND FIFTY HUNDREDTHS (1,746.50) FEET TO THE NORTHEAST CORNER OF MEADOW CREEK ADDITION TO THE CITY OF FARGO, THE POINT OF BEGINNING;
 THENCE S 88°02'47" W ALONG THE NORTH LINE OF SAID MEADOW CREEK ADDITION FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED TEN AND NINETY TWO HUNDREDTHS (1,210.92) FEET TO A POINT ON THE CENTERLINE OF CASS COUNTY DRAIN #53;
 THENCE N 59°57'14" E ALONG THE CENTERLINE OF SAID CASS COUNTY DRAIN #53 FOR A DISTANCE OF ONE HUNDRED FORTY TWO AND SIXTY HUNDREDTHS (142.60) FEET;
 THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CASS COUNTY DRAIN #53 ALONG A CURVE TO THE LEFT (R = 286.48', Δ = 39°29'59") FOR AN ARC DISTANCE OF ONE HUNDRED NINETY SEVEN AND FIFTY HUNDREDTHS (197.50) FEET;
 THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CASS COUNTY DRAIN #53 ALONG A CURVE TO THE LEFT (R = 477.46', Δ = 30°00'00") FOR AN ARC DISTANCE OF TWO HUNDRED FIFTY (250.00) FEET;
 THENCE N 09°29'46" W ALONG THE CENTERLINE OF SAID CASS COUNTY DRAIN #53 FOR A DISTANCE OF THREE HUNDRED FIVE AND SEVENTY HUNDREDTHS (305.70) FEET;
 THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CASS COUNTY DRAIN #53 ALONG A CURVE TO THE RIGHT (R = 150.94', Δ = 46°54'20") FOR AN ARC DISTANCE OF ONE HUNDRED TWENTY THREE AND FIFTY SEVEN HUNDREDTHS (123.57) FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION THIRTY FIVE (35), SAID POINT ALSO LYING ON THE SOUTH LINE OF OAK CREEK ADDITION TO THE CITY OF FARGO;
 THENCE N 88°03'47" E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (S.E. 1/4) AND THE SOUTH LINE OF SAID OAK CREEK ADDITION FOR A DISTANCE OF EIGHT HUNDRED (800.00) FEET TO THE TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (S.E. 1/4) AND SOUTHEAST CORNER OF SAID OAK CREEK ADDITION;
 THENCE S 04°30'27" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (S.E. 1/4) FOR A DISTANCE OF EIGHT HUNDRED NINETY NINE AND SIXTY FIVE HUNDREDTHS (899.65) FEET TO THE POINT OF BEGINNING.
 SAID TRACT CONTAINS 19.36 ACRES, MORE OR LESS.



Greg Mund
 GREG MUND
 REGISTERED PROFESSIONAL LAND SURVEYOR
 ND REG. NO. 2727

STATE OF NORTH DAKOTA)
 COUNTY OF CASS

ON THIS 16th DAY OF July, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREG MUND, REGISTERED PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

JUDITH A. MILLAR
 Notary Public
 State of North Dakota
 My Commission Expires Sept. 30, 2006

Judith A. Miller
 NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: 9-30-06

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "COULEE'S CROSSING ADDITION" TO THE CITY OF FARGO, A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF GREG MUND, REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT SAID ADDITION SHALL BE KNOWN AS "COULEE'S CROSSING ADDITION" TO THE CITY OF FARGO. WE HEREBY DEDICATE ALL STREETS, AVENUES AND UTILITY EASEMENTS SHOWN ON THE ATTACHED PLAT TO THE USE OF THE PUBLIC.

OWNERS:
Ronald D. Offutt
 RONALD D. OFFUTT

Karen G. Offutt
 KAREN G. OFFUTT

STATE OF NORTH DAKOTA)
 COUNTY OF CASS

ON THIS 17th DAY OF July, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RONALD D. OFFUTT AND KAREN G. OFFUTT, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

JO ANN RIPPLINGER
 Notary Public, STATE OF NORTH DAKOTA
 My Commission Expires MAY 20, 2005

Jo Ann Ripplinger
 NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: 5/20/05

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE FARGO CITY COMMISSION THIS 13th DAY OF May, 2002.

Bruce W. Furness
 BRUCE W. FURNESS, MAYOR

Steven Sprague
 STEVEN SPRAGUE, CITY AUDITOR



AUDITOR'S OFFICE
 COUNTY OF CASS, NORTH DAKOTA
 16 August 2002
Michael Montplaisir
 MICHAEL MONTPLAISIR, DEPUTY

STATE OF NORTH DAKOTA)
 COUNTY OF CASS

ON THIS 13th DAY OF May, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRUCE W. FURNESS, MAYOR AND STEVEN SPRAGUE, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE FARGO CITY COMMISSION.

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

Jeri K. Cottrell
 NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: 04-07-06

SHEET 1 OF 1

DOCUMENT NO. 1034982
 STATE OF NORTH DAKOTA \$13.20 chg.
 COUNTY OF CASS

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 16th DAY OF August A.D. 2002 AT 9:30 O'CLOCK A.M. AND WAS RECORDED IN BOOK 51 OF PLATS PAGE 116.

Teresa A. Kirby
 COUNTY RECORDER
 DEPUTY

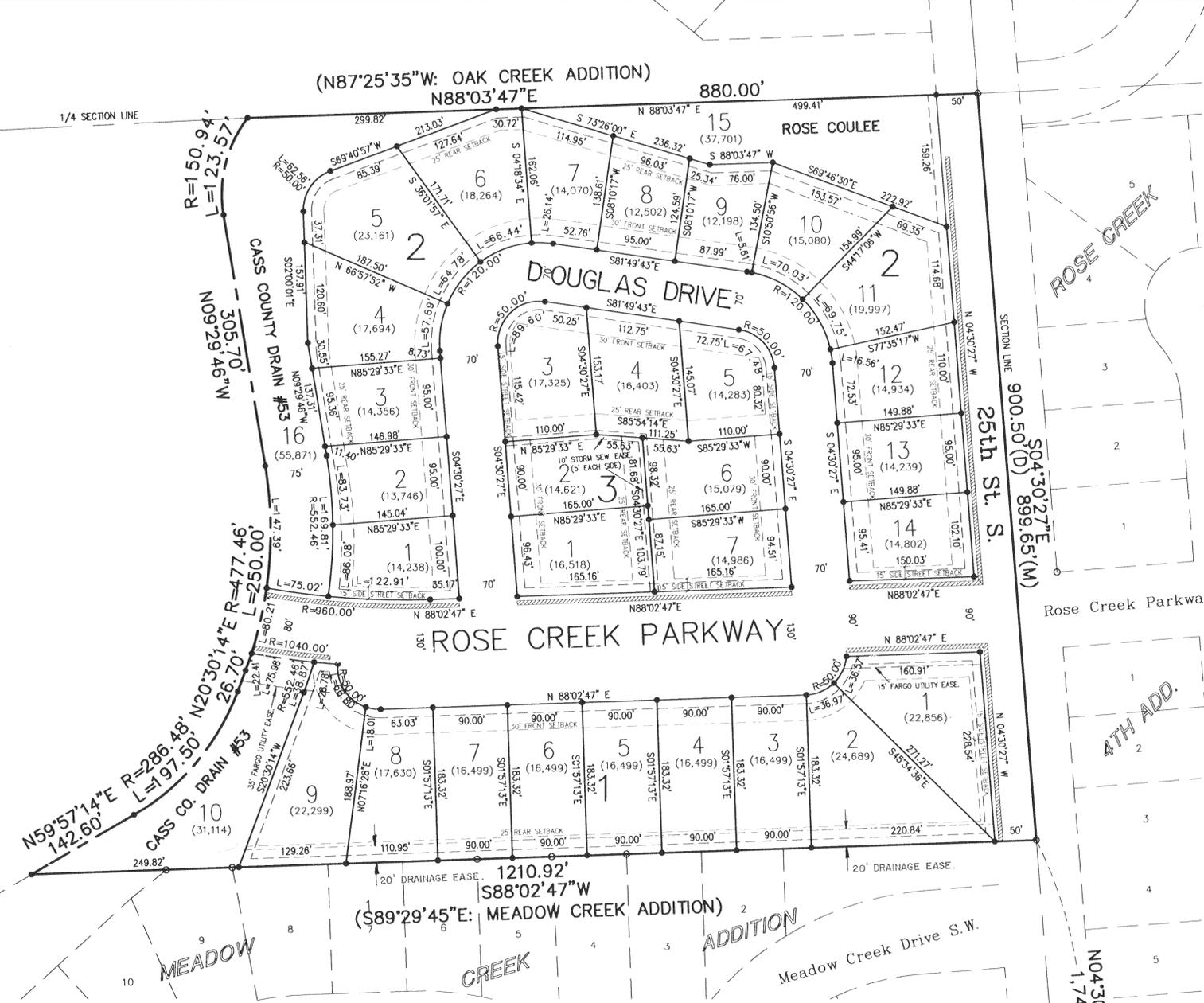
1024982
 Page: 1 of 1
 08/16/2002 09:30A
 CITY OF FARGO AUDITOR'S OFFICE PLAT 13.20 B-S1 P-116

S1-116

COUNTY AUDITOR'S TAX RECORD

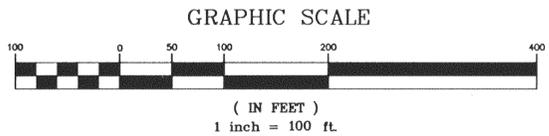
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS ON THE ABOVE PLAT ARE PAID AND TRANSFERS ENTERED.

Michael Montplaisir
 MICHAEL MONTPLAISIR, CASS COUNTY AUDITOR



LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT PLACED
- (26.983) LOT AREAS IN SQ. FT.
- (D) DEED DISTANCE
- (M) FIELD MEASUREMENT
- ===== ACCESS CONTROL
- 10' UTILITY EASEMENTS SHOWN THUS:
- SIDE YARD SETBACK: 10% OF LOT WIDTH OR 10', WHICHEVER IS LESS



100 YEAR FLOOD ELEV. = 903.5± NGVD 1929
 ENTIRE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN
 UNLESS OTHERWISE NOTED.

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE FARGO PLANNING COMMISSION THIS 8th DAY OF May, 2002.

STATE OF NORTH DAKOTA)
 COUNTY OF CASS
 ON THIS 8th DAY OF May, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN Q. PAULSEN, CHAIR OF THE FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO PLANNING COMMISSION.

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

John Q. Paulsen
 JOHN Q. PAULSEN, CHAIR

FARGO CITY ENGINEER'S APPROVAL

APPROVED BY THE FARGO CITY ENGINEER THIS 22nd DAY OF July, 2002.

Mark Bittner
 MARK BITTNER, CITY ENGINEER

STATE OF NORTH DAKOTA)
 COUNTY OF CASS

ON THIS 22nd DAY OF July, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK BITTNER, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE 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
 BEVERLY E. MARTINSON, NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: 4-20-05

