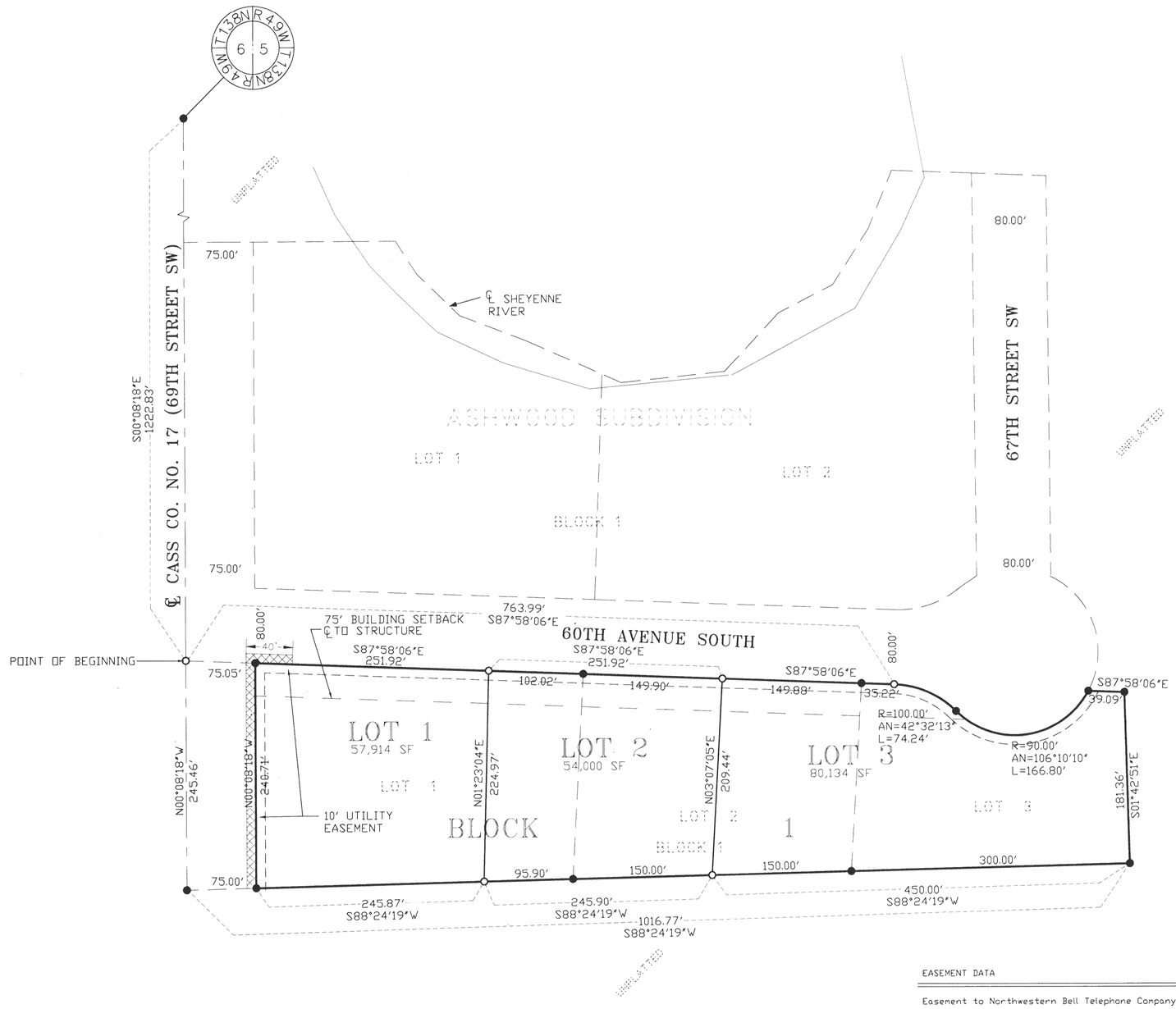
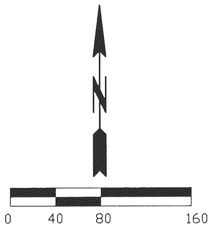
ASHWOOD 3RD SUBDIVISION

A REPLAT OF ASHWOOD 2ND SUBDIVISION SECTION 5
T138N R49W CASS COUNTY-NORTH DAKOTA





LEGEND

- ● MONUMENTS FOUND
- ○ MONUMENTS SET 5/8" x 18" REBAR CAPPED #4063
- NEGATIVE ACCESS AREA (NO ACCESS ALLOWED)

NOTES

1. THIS PROPERTY IS LOCATED IN THE AREA PROTECTED BY THE SHEYENNE DIVERSION PROJECT.
2. DISCLAIMER: BY APPROVING THIS SUBDIVISION PLAT, THE CASS COUNTY BOARD OF COMMISSIONERS DOES NOT ASSUME NOR ACCEPT RESPONSIBILITY FOR MAINTENANCE OR OWNERSHIP OF THE ROADS DEPICTED ON THIS PLAT.
3. RESTRICTIVE COVENANTS ARE RECORDED WITH THE DEED. RESPONSIBILITIES.

EASEMENT DATA

Easement to Northwestern Bell Telephone Company recorded in Book 0-4, Page 629 in the SW 1/4 Section 5, Township 138 North, Range 49 West. Approximately 57 feet east of the north-south centerline of section line or road bordering Section 5, Township 138 North, Range 59 West, on the west a strip of land one foot wider (6 inches on each side) than the amount of land required by the telephone cable and its associated plant which the telephone company shall bury or place underground across the property described above.

Document No. 215095 recorded in Book N-1, Page 11 easement to Cass County for road easement.
The east seven feet of the west forty feet of the SW 1/4 and the S 1/2 of the NW 1/4 Section 5, Township 138 North, Range 49 West.

Document No. 499744 recorded in Book W-6, Page 138 right-of-way easement in the SW 1/4 Section 5, Township 138 North, Range 49 West to Cass Rural Water User's, Inc.

Easement shall be 30 feet wide, the centerline of which is described as follows:

At such points on the tract that may be necessary for the installation and maintenance of the water lines and appurtenant facilities.

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That LORIN CRISTand DAVID BOVKOON, whose addresses are Fargo, North Dakota as owners of tracts of land located in the Southwest Quarter of Section 5, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota, more particularly described as follows:

LOT 1, 2, AND 3 OF BLOCK 1, ASHWOOD 2ND SUBDIVISION, CASS COUNTY, NORTH DAKOTA. Containing 4.41 acres more or less and subject to all existing easements and right of ways.

Said owners have caused the above described tract of land to be surveyed and platted as 'ASHWOOD 3RD SUBDIVISION' in the County of Cass, North Dakota, and do hereby dedicate to the public, for public use, all utility easements as shown on this plat.

OWNER OF LOTS 1 AND 2, BLOCK 1
LORIN CRIST

By: Lorin Crist
LORIN CRIST

State of North Dakota)
)SS.
County of CASS)

On this 12th day of August in the year of 2002, before me personally appeared Lorin Crist, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same.

Notary Public
My commission expires

MICHAEL B. BRASH
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires APRIL 1, 2005

OWNER OF LOT 3, BLOCK 1
DAVID BOVKOON

By: David Bovkoon
DAVID BOVKOON

State of North Dakota)
)SS.
County of CASS)

On this 13th day of August in the year of 2002, before me personally appeared David Bovkoon, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same.

Notary Public
My commission expires

Surveyor's Certificate and Acknowledgement

I, James W. Fowlds, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that all distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this 9th day of August, 2002.

James W. Fowlds
James W. Fowlds, Registered Land Surveyor
North Dakota Registration Number 4063

State of North Dakota)
)SS.
County of Cass)

On this 9th day of AUGUST, 2002, before me, a notary public with and for said County, personally appeared James W. Fowlds, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public
My commission expires

MICHAEL B. BRASH
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires APRIL 1, 2005

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Mark Bittner
Mark Bittner, City Engineer

State of North Dakota)
)SS.
County of Cass)

On this 11th day of September, 2002, before me, a notary public with and for said County, personally appeared Mark Bittner, City Engineer, to me known to be the person described in and who executed the same as a free act and deed.

Pamela Nygaard
Notary Public
My commission expires 06-04-08

PAMELA NYGAARD
Notary Public
State of North Dakota
My Commission Expires June 4, 2008

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this 14th day of August, 2002.

John Q. Paulsen, Chairman
Fargo Planning Commission

State of North Dakota)
)SS.
County of Cass)

On this 14th day of August, 2002, before me, a notary public with and for said County, personally appeared John Q. Paulsen, Planning Commission Chairman, to me known to be the person described in and who executed the same as a free act and deed.

Jeri K. Cottrell
Notary Public
My commission expires 04-07-06

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

AUDITOR'S TAX RECORD

Delinquent taxes and special assessments ~~or installments of special assessments~~ paid and transfer entered.

Michael Montplaisir by JK
Michael Montplaisir, Cass County Auditor

DOCUMENT NO. 1028431

State of North Dakota) $10.20 chg.
)ss.
County of Cass)

I hereby certify that the above instrument was filed and recorded in this office on the 20th day of September, 2002, at 3:24 o'clock P M and was duly recorded in book T1 of Plats, page 8

Deanna Kensrud
Deanna Kensrud, Register ~~of Deeds~~ Recorder
Cass County, North Dakota
By Teresa A. Kirby, Deputy

1028431
Page: 1 of 1
09/20/2002 03:24P
CITY OF FARGO AUDITOR'S OFFICE PLAT 10.20 B-T1 P-8

Prepared by:
ULTEIG ENGINEERS INC.
FARGO • BISMARCK • MINNEAPOLIS

T1-8

SLW/VBB 8/7/02 021218-P.DWG