

SINCEBAUGH ADDITION

PART OF SOUTHEAST QUARTER, SECTION 28, T139N, R49W,
CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That LCMS NORTH DAKOTA DISTRICT, whose address is Fargo, North Dakota as owner of a tract of land located in Southeast Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, City of Fargo, Cass County North Dakota, and more particularly described as follows:

Beginning at the northeast corner of said Southeast Quarter; thence South 04 degrees 23 minutes 28 seconds East, assumed bearing along the east line of said Southeast Quarter, a distance of 1781.11 feet to the north line of Cass County Drain Number 27; thence South 87 degrees 51 minutes 10 seconds West 1323.09 feet along the north line of said Cass County Drain Number 27; thence North 04 degrees 23 minutes 24 seconds West 1794.68 feet to the north line of said Southeast Quarter; thence North 88 degrees 26 minutes 23 seconds East 1323.66 feet along the north line said Southeast Quarter to the point of beginning.

Containing 54.26 acres.

Subject to easements, restrictions or reservations of record, if any.

Said owners have caused the above described tract of land to be surveyed and platted as 'SINCEBAUGH ADDITION', to the City of Fargo, Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, all streets, avenues, and utility easements as shown on this plat.

By: Larry Harvala
Larry Harvala, its President

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

On this 7th day of JANUARY in the year of 2003, before me personally appeared Larry Harvala, its President, 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.

Randy L. Schwartz
Notary Public
My commission expires Sept 10 2003



SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Gary A. Ness, 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 10th day of January, 2003.

Gary A. Ness
Gary A. Ness, Registered Land Surveyor ND No. ~~1000~~ 3461



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

On this 10th day of January, 2003, before me, a notary public with and for said County, personally appeared Gary A. Ness, to me known to be the person described in and who executed the same as a free act and deed.

Michael B. Brash
Notary Public
My commission expires _____



CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this 21st day of February, 2003.

Mark Bittner
Mark Bittner, City Engineer

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

On this 21st day of February, 2003, 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.

Beverly E. Martinson
Notary Public
My commission expires _____



FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this 17 day of March 2003.

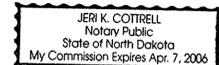
Bruce W. Furness
Bruce W. Furness, Mayor

Attest: Steven Sprague
Steven Sprague, City Auditor

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

On this 17th day of March, 2003, before me, a notary public with and for said County, personally appeared Bruce W. Furness, Mayor; and Steven Sprague, City Auditor, to me known to be the persons described in and who executed the same as a free act and deed.

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



CITY OF FARGO PLANNING COMMISSION APPROVAL

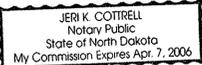
Approved by the City of Fargo Planning Commission this 8th day of January, 2003.

John Q. Paulsen
John Q. Paulsen, Chairman
Fargo Planning Commission

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

On this 8th day of January, 2003, 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



AUDITOR'S TAX RECORD

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

Michael Montplaisir 3/28/03
Michael Montplaisir, Cass County Auditor



CASS COUNTY RECORDER

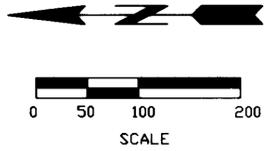
DOCUMENT NO. 1050441
State of North Dakota) \$18.00 chg
)SS.
County of Cass)

I hereby certify that the above instrument was filed and recorded in this office on the 28th day of March 2003 at 2:45 o'clock P. M. and was duly recorded in book 11 of 9302 page 44.

Deanna Kenschud
Deanna Kenschud, Cass County Recorder

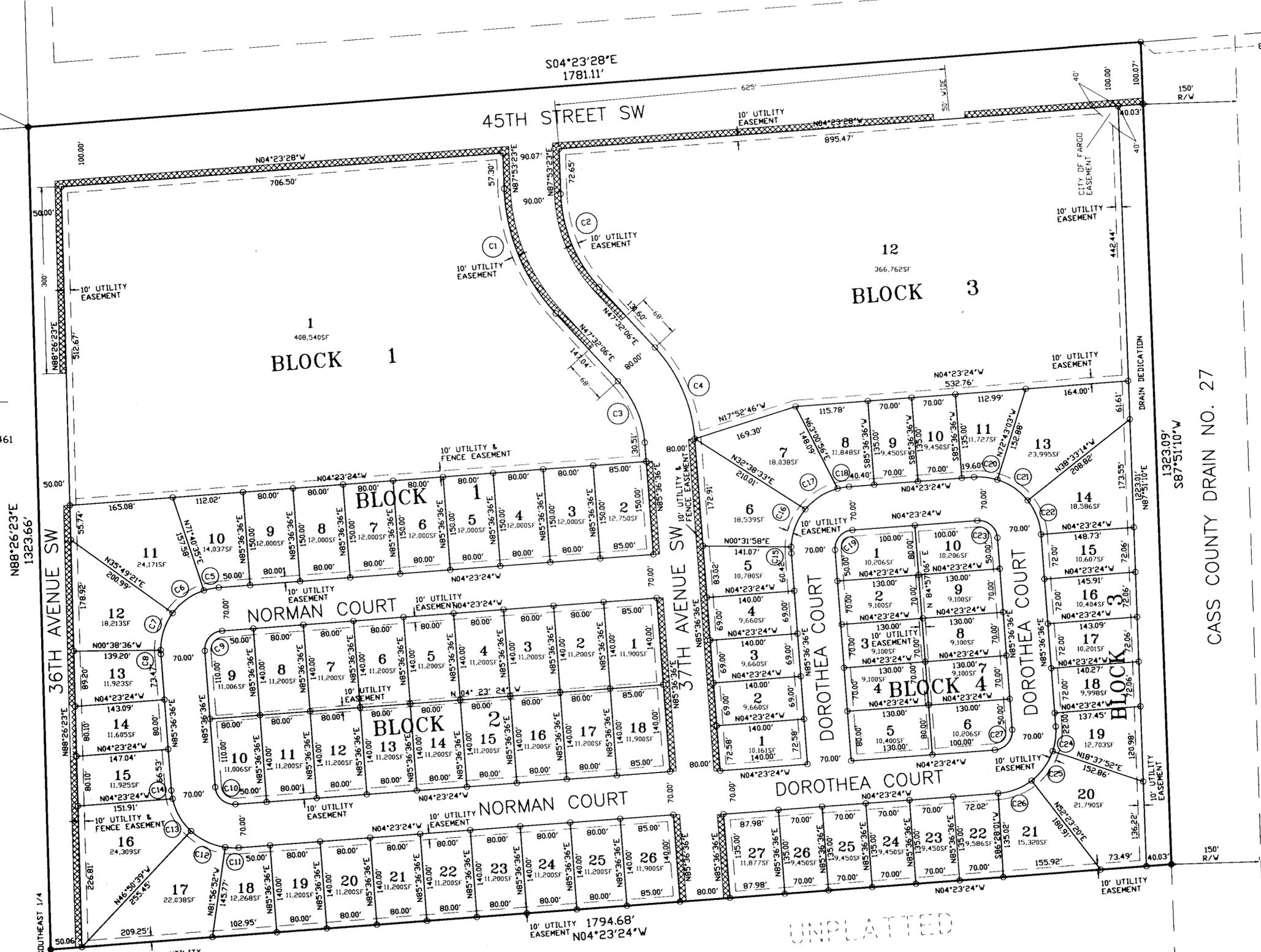


T1-44



- LEGEND**
- PROPERTY PIN FOUND
 - PROPERTY PIN SET
 - 5/8" REBAR CAPPED NO. 3461
 - ACCESS CONTROL AREA (NO ACCESS ALLOWED)

CURVE TABLE			
CURVE	LENGTH	RADIUS	CENTRAL ANGLE
C1	221.86	315.00	40°21'17"
C2	165.52	235.00	40°21'17"
C3	109.65	165.00	38°04'30"
C4	162.81	245.00	38°04'30"
C5	24.32	100.00	13°56'01"
C6	62.58	100.00	35°51'14"
C7	63.64	100.00	36°27'57"
C8	6.54	100.00	3°44'48"
C9	47.12	30.00	90°00'00"
C10	47.12	30.00	90°00'00"
C11	21.72	100.00	12°26'32"
C12	61.17	100.00	35°02'59"
C13	60.68	100.00	34°46'10"
C14	13.51	100.00	7°44'19"
C15	10.52	100.00	6°01'31"
C16	65.67	100.00	37°37'39"
C17	62.31	100.00	35°41'56"
C18	18.58	100.00	10°38'54"
C19	47.12	30.00	90°00'00"
C20	37.83	100.00	21°40'20"
C21	59.63	100.00	34°09'50"
C22	59.63	100.00	34°09'50"
C23	47.12	30.00	90°00'00"
C24	40.18	100.00	23°01'16"
C25	58.92	100.00	33°45'28"
C26	57.98	100.00	33°13'16"
C27	47.12	30.00	90°00'00"



UNPLATTED

UNPLATTED

SINCEBAUGH ADDITION

PART OF SOUTHEAST QUARTER, SECTION 28, T139N, R49W,
 CASS COUNTY, NORTH DAKOTA
 (A MAJOR SUBDIVISION)

*Surveyor's Certificate
 Document No. 1142411*



1050441
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 03/28/2003 02:45P
 CITY OF FARGO AUDITOR'S OFFICE PLAT 10.00 B-11 P-44

TH-44 SHEET 2 OF 2