OSGOOD FARMS FIRST ADDITION

THE NORTHWEST QUARTER OF SECTION 33, T139N R49W
TO THE CITY OF FARGO, NORTH DAKOTA
(A MAJOR SUBDIVISION)
PAGE 1 OF 3

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the OSGOOD INVESTMENTS, LLC, DAVID and JEAN BEACH, and the FARGO PARK DISTRICT, whose addresses are Fargo, of GRAND FORKS, North Dakota, as owners of a tract of land located in the Northwest Quarter of Section 33, Township 139 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota, more particularly described as follows:

Beginning at the Northwest corner of said Section 33, thence North 88 degrees 05 minutes 18 seconds East on the north section line 2646.24 feet to the north quarter corner of said Section 33; thence South 04 degrees 34 minutes 44 seconds East along the north-south quarter line 2655.73 feet to the center of said Section 33; thence South 87 degrees 57 minutes 59 seconds West along the east-west quarter line 2630.20 feet to the west quarter corner of said Section 33; thence North 04 degrees 55 minutes 06 seconds West along said west section line 2662.12 feet to the point of beginning.

The proposed plat contains 244 lots, 9 blocks and 160.8 acres more or less.

Said owners have caused the above described tract of land to be surveyed and platted as "OSGOOD FARMS FIRST ADDITION", to the City of 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.

OWNER: OSGOOD INVESTMENTS, LLC

By: _____
KEVIN CHRISTIANSON, PRESIDENT

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

On this 17th day of January in the year of 2003, before me personally appeared Kevin Christianson, 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.

Randall S. Boe
Notary Public
My commission expires July 11, 2007

RANDALL S. BOE
Notary Public
State of North Dakota
My Commission Expires July 11, 2007

OWNER: DAVID AND JEAN BEACH

By: David E. Beach
DAVID BEACH

By: Jean Beach
JEAN BEACH

State of ~~North Dakota~~ Arizona)
)SS.
County of Pinal)

On this 27 day of January in the year of 2003, before me personally appeared David and Jean Beach, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same.

Rosa Herrera
Notary Public
My commission expires Dec. 13, 2005

ROSA HERRERA
NOTARY PUBLIC STATE OF ARIZONA
PINAL COUNTY
My Commission Expires
DECEMBER 13, 2005

OWNER: FARGO PARK DISTRICT

By: Barb Johnson
BARB JOHNSON, PRESIDENT

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

On this 26 day of March in the year of 2003, before me personally appeared Barb Johnson, President, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same.

Kristi Creech
Notary Public
My commission expires Nov. 4, 2008

KRISTI CREECH
Notary Public
State of North Dakota
My Commission Expires Nov. 4, 2008

Surveyor's Certificate and Acknowledgment

I, Douglas W. Kunner, 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 17 day of January, 2003.

Douglas W. Kunner
Douglas W. Kunner, Registered Land Surveyor No. 1225

DOUGLAS W. KUNNER
REGISTERED
LAND
SURVEYOR
1225
NORTH DAKOTA

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

On this 17th day of January, 2003, before me, a notary public with and for said County, personally appeared Douglas W. Kunner, to me known to be the person described in and who executed the same as a free act and deed.

Randall S. Boe
Notary Public
My commission expires July 11, 2007

RANDALL S. BOE
Notary Public
State of North Dakota
My Commission Expires July 11, 2007

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Mark Bittner
Mark Bittner, City Engineer

MARK H. BITTNER
REGISTERED
PROFESSIONAL
1968
ENGINEER
NORTH DAKOTA

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

On this 21st day of March, 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

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

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

John A. Paulsen
John A. 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 A. 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

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this 17th 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

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 4/14/03
Michael Montplaisir, Cass County Auditor

THE SEAL OF CASS COUNTY
OFFICIAL SEAL
STATE OF NORTH DAKOTA

CASS COUNTY RECORDER

DOCUMENT NO. 1052635

State of North Dakota)
)SS. $34.00 chg.
County of Cass)

I hereby certify that the above instrument was filed and recorded in this office on the 14th day of April 2003 at 11:20 o'clock A. M. and was duly recorded in Book T1 of Plats, page 50.

Deanna Kensrud
Deanna Kensrud, County Recorder

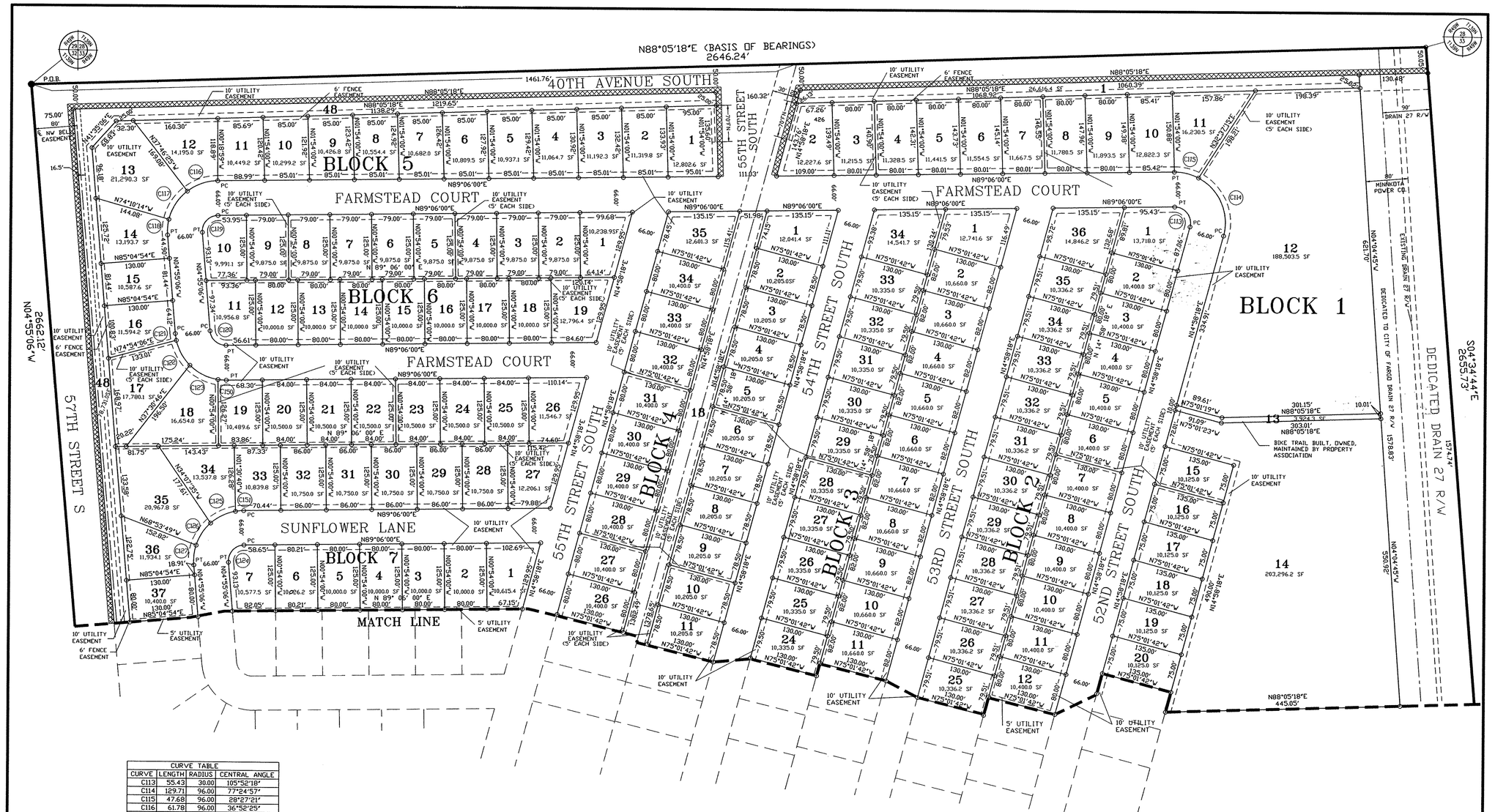
OFFICIAL SEAL
DEANNA KENSRUD

PREPARED BY
ULTEIG ENGINEERS, INC
FARGO–BISMARCK–MINNEAPOLIS–SIOUX FALLS

1052635
Page: 1 of 3
04/14/2003 11:20A
CITY OF FARGO AUDITOR'S OFFICE PLAT 34.00 B-T1 P-50

T1-50

MBB L:\LANDPROJECTS-PLATS\01-1400LP\DWG\01-1400LP-CERT-OF.DWG 1/17/03



CURVE TABLE			
CURVE	LENGTH	RADIUS	CENTRAL ANGLE
C113	55.43	30.00	105°52'18"
C114	129.71	96.00	77°24'57"
C115	47.68	96.00	28°27'21"
C116	61.78	96.00	36°52'25"
C117	65.47	96.00	39°04'19"
C118	30.28	96.00	18°04'22"
C119	49.23	30.00	94°01'06"
C120	45.02	30.00	85°58'54"
C121	13.24	96.00	7°54'03"
C122	54.24	96.00	32°22'10"
C123	60.96	96.00	36°22'51"
C124	49.23	30.00	94°01'06"
C125	53.11	96.00	31°41'55"
C126	51.03	96.00	30°27'30"
C127	37.76	96.00	22°32'20"
C128	43.60	96.00	26°01'17"

LEGEND

- ● PROPERTY PIN FOUND
- ○ PROPERTY PIN SET 5/8"REBAR CAPPED NO. 1225
- NEGATIVE ACCESS (NO ACCESS ALLOWED)

N

0 50 100 200
SCALE

OSGOOD FARMS FIRST ADDITION

THE NORTHWEST QUARTER OF SECTION 33, T139N, R49W
TO THE CITY OF FARGO, NORTH DAKOTA
(A MAJOR SUBDIVISION)
PAGE 2 OF 3

PREPARED BY
ULTEIG ENGINEERS, INC
FARGO-BISMARCK-MINNEAPOLIS-SIOUX FALLS

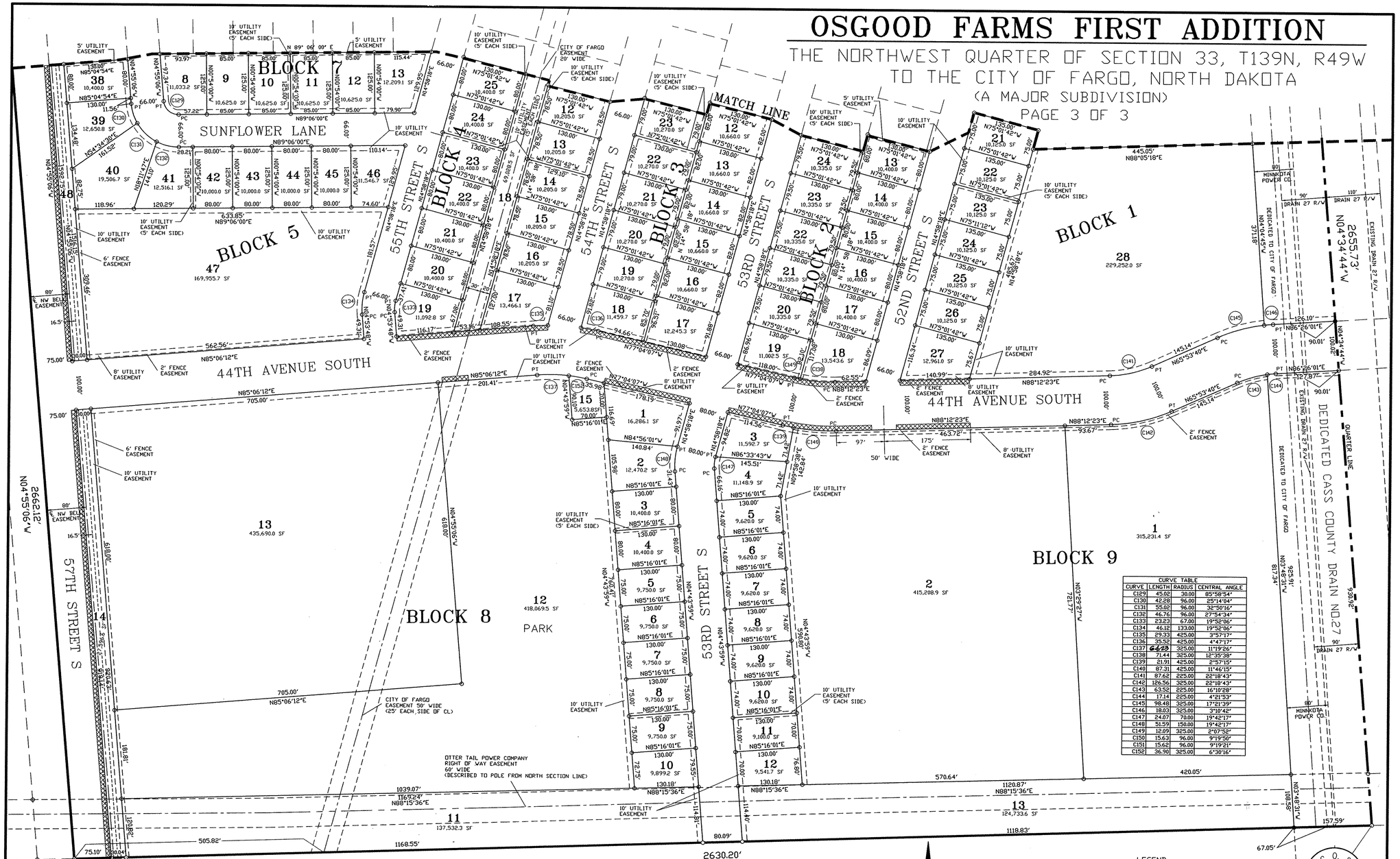
1052635
Page: 2 of 3
04/14/2003 11:20A
CITY OF FARGO AUDITOR'S OFFICE PLAT 34.00 B-T1 P-50

T1-50

L:\LANDPROJECTS-PLATS\01-1400LP\DWG\01-1400-OF-N.DWG 3/16/03

OSGOOD FARMS FIRST ADDITION

THE NORTHWEST QUARTER OF SECTION 33, T139N, R49W
TO THE CITY OF FARGO, NORTH DAKOTA
(A MAJOR SUBDIVISION)
PAGE 3 OF 3



CURVE TABLE			
CURVE	LENGTH	RADIUS	CENTRAL ANGLE
C129	45.02	30.00	85°58'54"
C130	42.28	96.00	25°14'04"
C131	55.02	96.00	32°50'16"
C132	46.76	96.00	27°54'34"
C133	23.23	67.00	19°52'06"
C134	46.12	133.00	19°52'06"
C135	29.33	425.00	3°57'17"
C136	35.32	425.00	4°47'17"
C137	64.23	325.00	11°19'26"
C138	71.44	325.00	12°35'38"
C139	21.91	425.00	2°57'15"
C140	87.31	425.00	11°46'15"
C141	87.62	225.00	22°18'43"
C142	126.56	325.00	22°18'43"
C143	63.52	225.00	16°10'28"
C144	17.14	225.00	4°21'53"
C145	98.48	325.00	17°21'39"
C146	18.03	325.00	3°10'42"
C147	24.07	70.00	19°42'17"
C148	51.59	150.00	19°42'17"
C149	12.09	325.00	2°07'52"
C150	15.63	96.00	9°19'50"
C151	15.62	96.00	9°19'21"
C152	36.90	325.00	6°30'16"

LEGEND
- ● PROPERTY PIN FOUND
- ○ PROPERTY PIN SET 5/8"REBAR CAPPED NO. 1225
- NEGATIVE ACCESS (NO ACCESS ALLOWED)

0 50 100 200
SCALE

PREPARED BY
ULTEIG ENGINEERS, INC
FARGO-BISMARCK-MINNEAPOLIS-SIOUX FALLS

CITY OF FARGO AUDITOR'S OFFICE PLAT 34.00 1052635 Page: 3 of 3 04/14/2003 11:20A B-T1 P-50

T1-50

L:\LANDPROJECTS-PLATS\01-1400LP\DWG\01-1400-OF-S.DWG 3/16/03