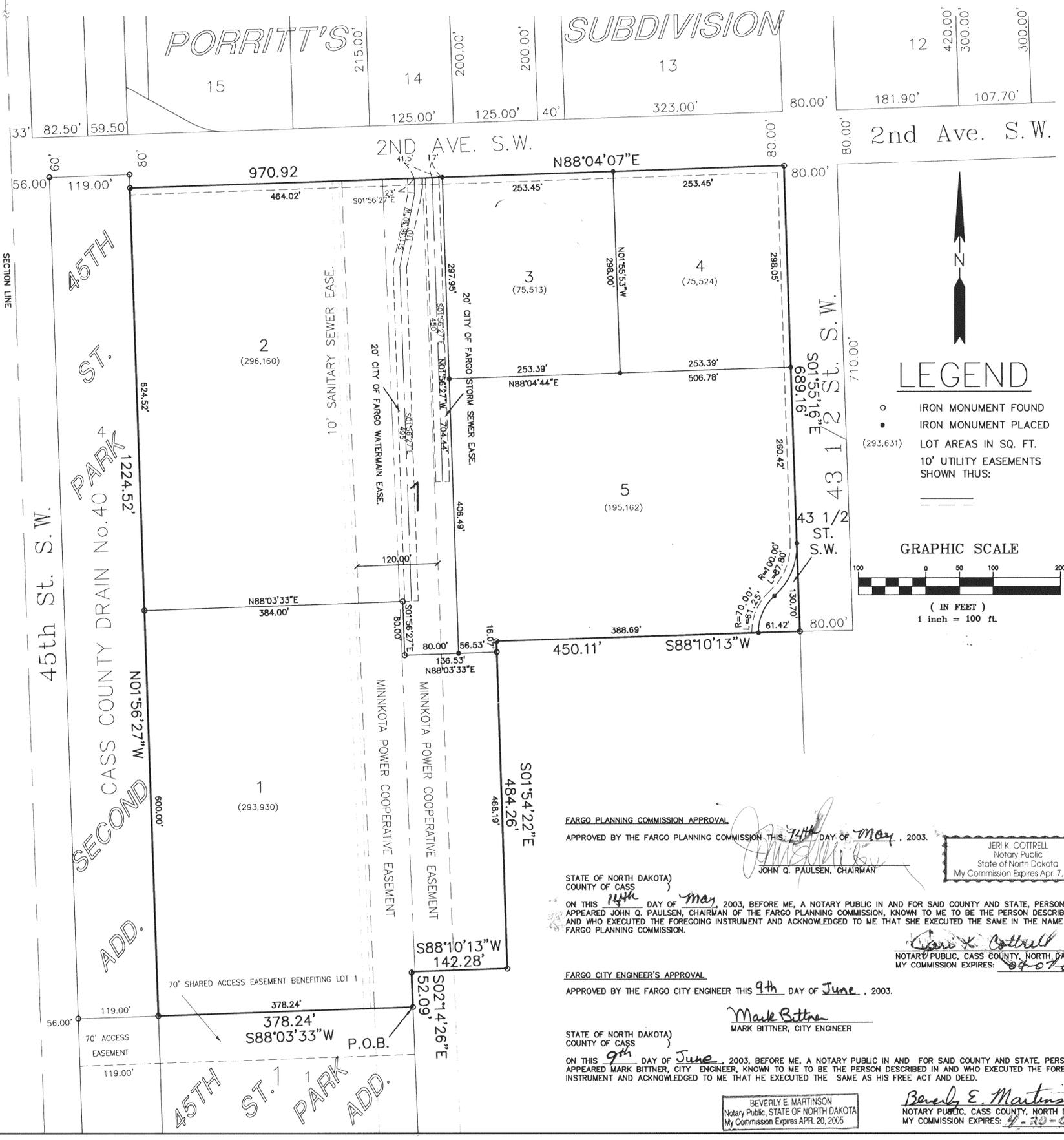


4 3
9 10

PLAT OF 45TH STREET PARK THIRD ADDITION

A MAJOR SUBDIVISION

TO THE CITY OF FARGO, A REPLAT OF LOTS 1, 2 AND 3, BLOCK 1 AND ALL OF BLOCK 2, 45TH STREET PARK SECOND ADDITION TO THE CITY OF FARGO AND A VACATION OF THAT PART OF 44TH STREET SOUTH AND 4TH AVENUE SOUTHWEST LYING ADJACENT TO SAID BLOCKS 1 AND 2, 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 "45TH STREET PARK THIRD ADDITION" TO THE CITY OF FARGO, A REPLAT OF LOTS ONE (1), TWO (2) AND THREE (3), BLOCK ONE (1) AND ALL OF BLOCK TWO (2), 45TH STREET PARK SECOND ADDITION TO THE CITY OF FARGO AND A VACATION OF THAT PART OF 44TH STREET SOUTH AND 4TH AVENUE SOUTHWEST LYING ADJACENT TO SAID BLOCKS ONE (1) AND TWO (2), 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:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), 45TH STREET PARK ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA; THENCE S 88°03'33" W ALONG THE NORTH LINE OF SAID LOT ONE (1) FOR A DISTANCE OF THREE HUNDRED SEVENTY EIGHT AND TWENTY FOUR HUNDREDTHS (378.24) FEET TO THE NORTHWEST CORNER OF SAID LOT ONE (1), A POINT ON THE EAST RIGHT-OF-WAY OF CASS COUNTY DRAIN NO. 40 (PLATTED AS LOT FOUR (4), BLOCK ONE (1), 45TH STREET PARK SECOND ADDITION TO THE CITY OF FARGO); THENCE N 01°58'27" W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CASS COUNTY DRAIN NO. 40 FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED TWENTY FOUR AND FIFTY TWO HUNDREDTHS (1,224.52) FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SECOND AVENUE SOUTHWEST IN THE CITY OF FARGO; THENCE N 88°04'07" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SECOND AVENUE SOUTHWEST FOR A DISTANCE OF NINE HUNDRED SEVENTY AND NINETY TWO HUNDREDTHS (970.92) FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 43 1/2 STREET IN THE CITY OF FARGO; THENCE S 01°55'16" E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 43 1/2 STREET SOUTHWEST FOR A DISTANCE OF SIX HUNDRED EIGHTY NINE AND SIXTEEN HUNDREDTHS (689.16) FEET; THENCE S 88°10'13" W FOR A DISTANCE OF FOUR HUNDRED FIFTY AND ELEVEN HUNDREDTHS (450.11) FEET; THENCE S 01°54'22" E FOR A DISTANCE OF FOUR HUNDRED EIGHTY FOUR AND TWENTY SIX HUNDREDTHS (484.26) FEET TO A POINT ON THE NORTH LINE OF BUENA VISTA COURTS ADDITION TO THE CITY OF FARGO; THENCE S 88°10'13" W ALONG THE NORTH LINE OF SAID BUENA VISTA COURTS ADDITION FOR A DISTANCE OF ONE HUNDRED FORTY TWO AND TWENTY EIGHT HUNDREDTHS (142.28) FEET TO THE NORTHWEST CORNER OF SAID BUENA VISTA COURTS ADDITION; THENCE S 02°14'26" E ALONG THE WEST LINE OF SAID BUENA VISTA COURTS ADDITION FOR A DISTANCE OF FIFTY TWO AND NINE HUNDREDTHS (52.09) FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 21.58 ACRES, MORE OR LESS.



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

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 28th DAY OF MAY, 2003, 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.

J. MICHAEL SELLS
Notary Public
State of North Dakota
My Commission Expires Oct. 1, 2006

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: Oct. 1, 2006

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "45TH STREET PARK THIRD ADDITION" TO THE CITY OF FARGO, A REPLAT OF LOTS ONE (1), TWO (2) AND THREE (3), BLOCK ONE (1) AND ALL OF BLOCK TWO (2), 45TH STREET PARK SECOND ADDITION TO THE CITY OF FARGO AND A VACATION OF THAT PART OF 44TH STREET SOUTH AND 4TH AVENUE SOUTHWEST LYING ADJACENT TO SAID BLOCKS ONE (1) AND TWO (2), 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 "45TH STREET PARK THIRD 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.

MORTGAGEE: LOTS 1, 3, 4, & 5, BLOCK 1 WEST 45TH DEVELOPMENT, LLC
MORTGAGOR: LOTS 1, 3, 4, & 5, BLOCK 1 NORWEST BANK NORTH DAKOTA, NA
MORTGAGEE: LOT 2, BLOCK 1 WEST 45TH BUSINESS CENTER, LLC
MORTGAGOR: LOT 2, BLOCK 1 NORWEST BANK NORTH DAKOTA, NA

JAMES P. ROERS
DAVID L. JOHNSON, VICE PRESIDENT
JAMES P. ROERS
DAVID L. JOHNSON, VICE PRESIDENT

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 29th DAY OF MAY, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES P. ROERS, WEST 45TH BUSINESS CENTER, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF WEST 45TH DEVELOPMENT.

RICKI LARSON
Notary Public, State of North Dakota
My Commission Expires September 2, 2006
STATE OF NORTH DAKOTA
NOTARY PUBLIC SEAL

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 09-02-06

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 29th DAY OF MAY, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES P. ROERS, WEST 45TH BUSINESS CENTER, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS IN THE NAME OF WEST 45TH BUSINESS CENTER, LLC.

RICKI LARSON
Notary Public, State of North Dakota
My Commission Expires September 2, 2006
STATE OF NORTH DAKOTA
NOTARY PUBLIC SEAL

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 09-02-06

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 2nd DAY OF JUNE, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID L. JOHNSON, VICE-PRESIDENT OF NORWEST BANK NORTH DAKOTA, NA, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF NORWEST BANK NORTH DAKOTA, NA.

SHEILA GRESETH
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires SEPT. 30, 2005

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 9-30-05

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE FARGO CITY COMMISSION THIS 27th DAY OF MAY, 2003.
BRUCE W. FURNESS, MAYOR
STEVE SPRAGUE, CITY AUDITOR

1063589
Page: 1 of 1
06/24/2003 03:34P
CITY OF FARGO AUDITOR'S OFFICE PLAT 10.40 B-11 P-88

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 27th DAY OF MAY, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRUCE W. FURNESS, MAYOR, AND STEVE 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 CITY OF FARGO.

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

SHEET 1 OF 1

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE FARGO PLANNING COMMISSION THIS 7th DAY OF MAY, 2003.
JOHN Q. PAULSEN, CHAIRMAN

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

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 14th DAY OF MAY, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN Q. PAULSEN, CHAIRMAN 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 SHE EXECUTED THE SAME IN THE NAME OF THE FARGO PLANNING COMMISSION.

FARGO CITY ENGINEER'S APPROVAL

APPROVED BY THE FARGO CITY ENGINEER THIS 9th DAY OF JUNE, 2003.
MARK BITTNER, CITY ENGINEER

Mark Bittner
Mark Bittner, City Engineer

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS 9th DAY OF JUNE, 2003, 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
Notary Public, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 4-20-05



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

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

DOCUMENT NO. 1063589
STATE OF NORTH DAKOTA § 10.40 chg.
COUNTY OF CASS

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 24th DAY OF JUNE A.D. 2003 AT 3:34 O'CLOCK P.M. AND WAS RECORDED IN BOOK 11 OF PLATS PAGE 68.

Deanna Rensrud
REGISTER OF DEEDS

BY _____ DEPUTY

TI-68