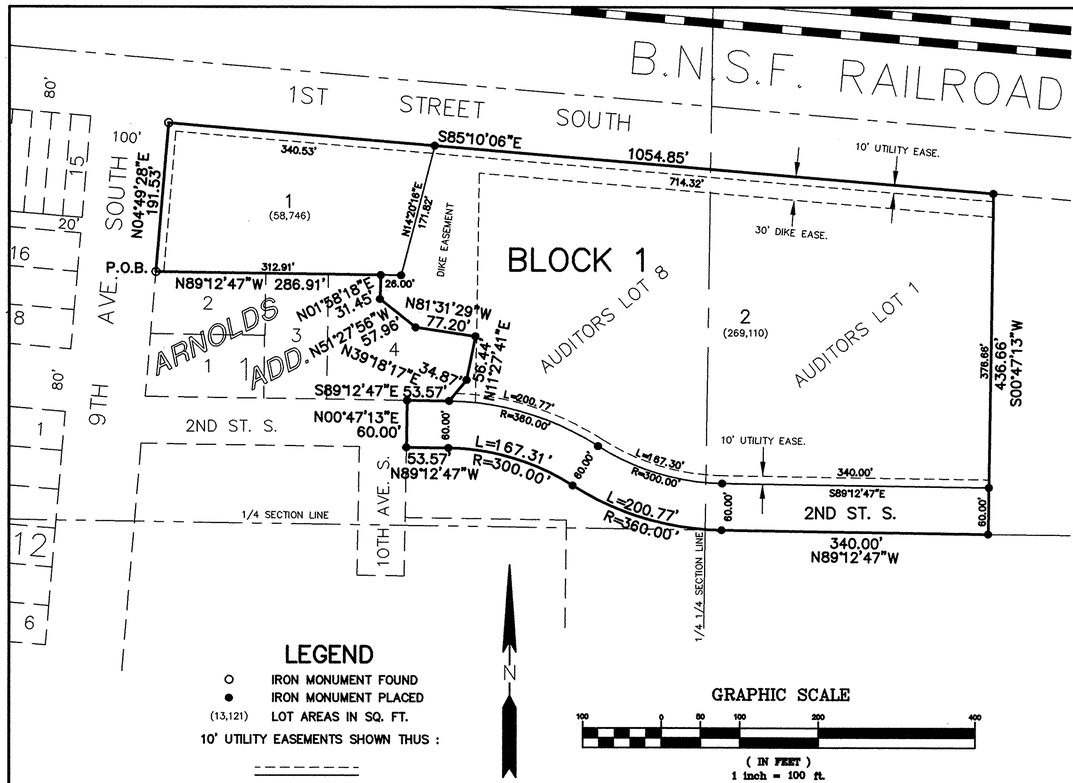

LEGEND

- ○ IRON MONUMENT FOUND
- ● IRON MONUMENT PLACED
- (13,121) LOT AREAS IN SQ. FT.
- 10' UTILITY EASEMENTS SHOWN THUS : _ _ _ _ _ _ _ _

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PLAT OF
ARNOLD'S SECOND ADDITION

TO THE CITY OF CASSELTON, A REPLAT OF LOT 5, BLOCK 1, ARNOLD'S ADDITION TO THE CITY OF CASSELTON, AND A REPLAT OF PART OF AUDITORS LOTS 1 AND 8 OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 140 NORTH, RANGE 52 WEST, ALL IN 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 "ARNOLD'S SECOND ADDITION" TO THE CITY OF CASSELTON, A REPLAT OF LOT FIVE (5), BLOCK ONE (1), ARNOLD'S ADDITION TO THE CITY OF CASSELTON, AND A REPLAT OF PART OF AUDITORS LOTS ONE (1) AND EIGHT (8) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FIFTY TWO (52) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID 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:

ALL OF LOT FIVE (5), BLOCK ONE (1), ARNOLD'S ADDITION TO THE CITY OF CASSELTON AND PART OF AUDITORS LOTS ONE (1) AND EIGHT (8) OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 140 NORTH, RANGE 52 WEST, CASS COUNTY, NORTH DAKOTA.

BEGINNING AT THE NORTHWEST CORNER OF LOT TWO (2), BLOCK ONE (1), ARNOLD'S ADDITION TO THE CITY OF CASSELTON;

THENCE N 04°49'28" E ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT TWO (2) FOR A DISTANCE OF ONE HUNDRED NINETY ONE AND FIFTY THREE HUNDREDTHS (191.53) FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE S 85°10'06" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD AND THE NORTHERLY LINE OF SAID AUDITORS LOTS EIGHT (8) AND ONE (1) FOR A DISTANCE OF ONE THOUSAND FIFTY FOUR AND EIGHTY FIVE HUNDREDTHS (1,054.85) FEET;

THENCE S 00°47'13" W FOR A DISTANCE OF FOUR HUNDRED THIRTY SIX AND SIXTY SIX HUNDREDTHS (436.66) FEET TO A POINT ON THE SOUTH LINE OF SAID AUDITORS LOT ONE (1);

THENCE N 89°12'47" W ALONG THE SOUTH LINE OF SAID AUDITORS LOT ONE (1) FOR A DISTANCE OF THREE HUNDRED FORTY (340.00) FEET;

THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT (R = 360.00', Δ = 31°57'10") FOR AN ARC DISTANCE OF TWO HUNDRED AND SEVENTY SEVEN HUNDREDTHS (200.77) FEET;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT (R = 300.00', Δ = 31°57'10") FOR AN ARC DISTANCE OF ONE HUNDRED SIXTY SEVEN AND THIRTY ONE HUNDREDTHS (167.31) FEET;

THENCE N 89°12'47" W FOR A DISTANCE OF FIFTY THREE AND FIFTY SEVEN HUNDREDTHS (53.57) FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TENTH AVENUE EAST IN THE CITY OF CASSELTON;

THENCE N 00°47'13" E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TENTH AVENUE EAST FOR A DISTANCE OF SIXTY (60.00) FEET TO A POINT ON THE SOUTH LINE OF LOT FOUR (4), BLOCK ONE (1), ARNOLD'S ADDITION TO THE CITY OF CASSELTON;

THENCE S 89°12'47" E ALONG THE SOUTH LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF FIFTY THREE AND FIFTY SEVEN HUNDREDTHS (53.57) FEET TO THE SOUTHEAST CORNER OF SAID LOT FOUR (4);

THENCE N 39°18'17" E ALONG THE EAST LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF THIRTY FOUR AND EIGHTY SEVEN HUNDREDTHS (34.87) FEET;

THENCE N 11°27'41" E ALONG THE EAST LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF FIFTY SIX AND FORTY FOUR HUNDREDTHS (56.44) FEET;

THENCE N 81°31'29" W ALONG THE EAST LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF SEVENTY SEVEN AND TWENTY HUNDREDTHS (77.20) FEET;

THENCE N 51°27'56" W ALONG THE EAST LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF FIFTY SEVEN AND NINETY SIX HUNDREDTHS (57.96) FEET;

THENCE N 01°58'18" E ALONG THE EAST LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF THIRTY ONE AND FORTY FIVE HUNDREDTHS (31.45) FEET TO THE NORTHEAST CORNER OF SAID LOT FOUR (4);

THENCE N 89°12'47" W ALONG THE NORTH LINE OF SAID LOT FOUR (4) AND THE WESTERLY EXTENSION THEREOF FOR A DISTANCE OF TWO HUNDRED EIGHTY SIX AND NINETY ONE HUNDREDTHS (286.91) FEET TO THE NORTHWEST CORNER OF LOT TWO (2), BLOCK ONE (1) OF SAID ARNOLD'S ADDITION, THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.58 ACRES, MORE OR LESS.

GREG MUND
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 2727

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 22ND DAY OF JULY, 2004, 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 CERTIFICATE 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

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF CASSELTON WAS APPROVED THE 22 DAY OF July, 2004.

ROGER L. FENSTAD, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 22ND DAY OF JULY, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED ROGER L. FENSTAD, 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.

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

CITY OF CASSELTON PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF CASSELTON WAS APPROVED THE 12 DAY OF ~~August~~ July 22 2004.

LORNE STERNER, CHAIR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 12 DAY OF August 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LORNE STERNER, CHAIR OF THE CITY OF CASSELTON 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 CASSELTON PLANNING COMMISSION.

DEBRA A. LOSIN
Notary Public
State of North Dakota
My Commission Expires Sept. 12, 2007

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 9-12-2007

CASSELTON CITY COUNCIL APPROVAL

THIS PLAT IN THE CITY OF CASSELTON WAS APPROVED THE 22 DAY OF July, 2004.

EDWARD McCONNELL, MAYOR

LYNAE T. SIMS, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 13 DAY OF August, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EDWARD McCONNELL AND LYNAE T. SIMS, MAYOR AND CITY AUDITOR OF THE CITY OF CASSELTON, RESPECTIVELY, 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 CASSELTON.

DEBRA A. LOSIN
Notary Public
State of North Dakota
My Commission Expires Sept. 12, 2007

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 9-12-2007

OFFICIAL SEAL

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "ARNOLD'S SECOND ADDITION" TO THE CITY OF CASSELTON, A REPLAT OF LOT FIVE (5), BLOCK ONE (1), ARNOLD'S ADDITION TO THE CITY OF CASSELTON, AND A REPLAT OF PART OF AUDITORS LOTS ONE (1) AND EIGHT (8) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FIFTY TWO (52) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF GREG MUND, REGISTERED PROFESSIONAL LAND SURVEYOR; THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED PROFESSIONAL SURVEYOR IS CORRECT AND THAT SAID ADDITION SHALL BE KNOWN AS "ARNOLD'S SECOND ADDITION". WE HEREBY DEDICATE ALL STREETS, AVENUES AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNERS: LOT 1, BLOCK 1

JON CARLEY

CONNIE CARLEY

OWNER: LOT 2, BLOCK 1

DELL ARNESON

1113374
Page: 1 of 1
08/18/2004 11:11A
ANDERSON & BOTTRELL FILED PLAT 10.10 B-U1 P-51

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 5th DAY OF August 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JON AND CONNIE CARLEY, 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.

CYNTHIA WALDAHL
Notary Public
State of North Dakota
My Commission Expires Apr. 20, 2010

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 4-20-2010

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 27th DAY OF July, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DELL ARNESON, 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 HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 5-7-09

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, COUNTY AUDITOR

DOCUMENT NO. 1113374
STATE OF NORTH DAKOTA $10.10 pd.
COUNTY OF CASS

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 18th DAY OF Aug. A.D. 2004 AT 11 O'CLOCK A M AND WAS RECORDED IN BOOK U1 OF Plats PAGE 51.

COUNTY RECORDER

BY _____ DEPUTY

U1-51

moore engineering inc.
fargo – west fargo, north dakota
PROJ. NO. 11973