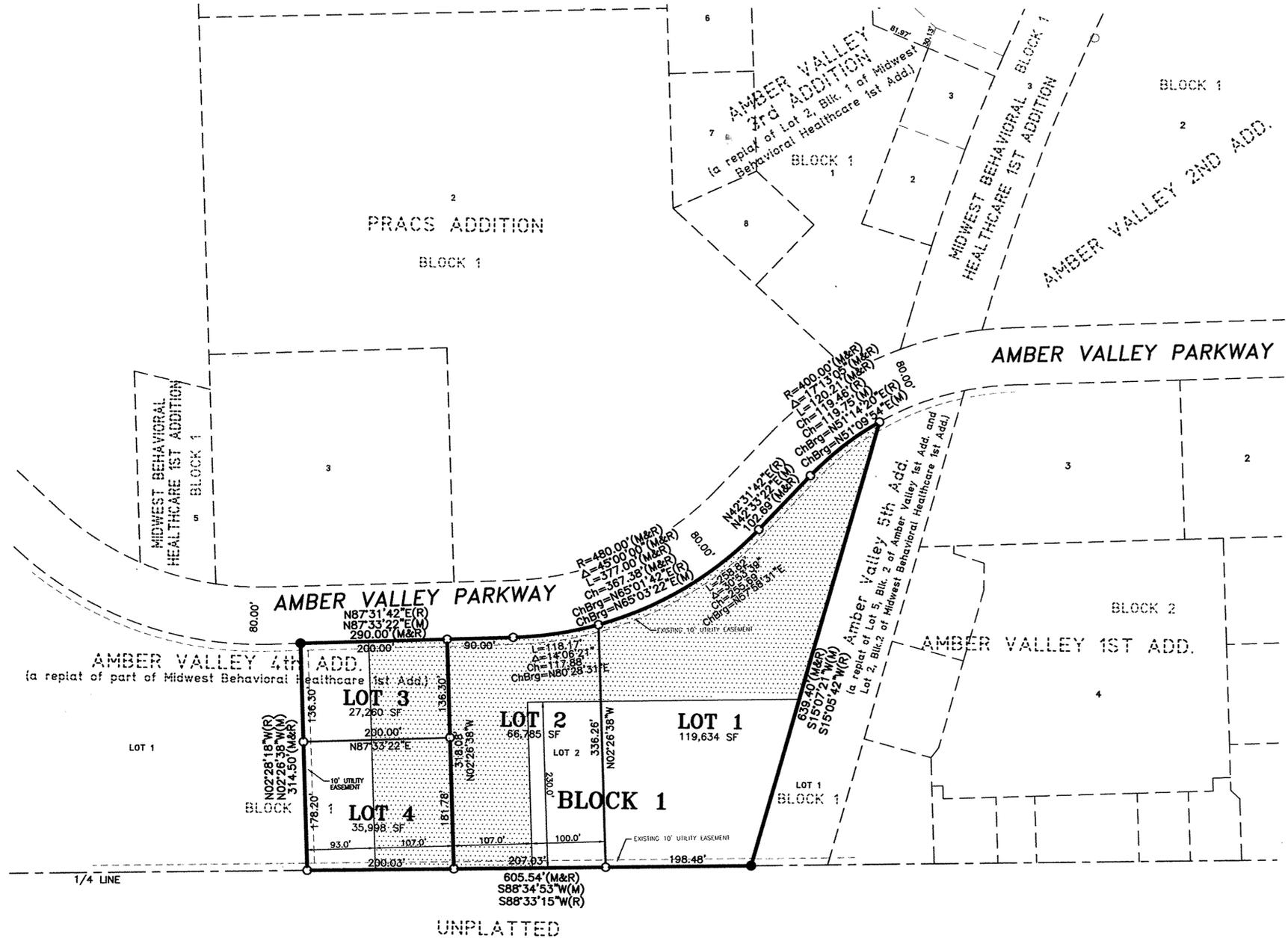


AMBER VALLEY SEVENTH ADDITION

A REPLAT OF LOT 2, BLOCK 1 OF AMBER VALLEY FOURTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That AV IV, LLC a North Dakota limited liability company and Patrick Starr Investments, LLC a North Dakota limited liability company, whose addresses are Fargo, North Dakota as owners of a tract of land located in Northeast Quarter of Section 21, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Lot 2, Block 1, AMBER VALLEY FOURTH ADDITION to the City of Fargo, North Dakota according to the plat on file in the office of the County Recorder, Cass County, North Dakota.

Containing 5.73 acres.

Said owners have caused the above described tract of land to be surveyed and platted as "AMBER VALLEY SEVENTH ADDITION" in the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, all utility easements as shown on this plat, AND ALSO hereby reserving onto the owners of Lots 1, 2, 3 and 4, a perpetual Cross Access/Parking Easement and Storm Water Management Easement as shown on this plat.

OWNER: LOTS 1, 2 AND 4
AV IV, LLC

By: *Kevin Christianson*
Kevin Christianson, President

State of North Dakota } SS
County of Cass

On this 7th day of September, in the year of 2004, before me personally appeared Kevin Christianson, President, AV IV, LLC, 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.

By: *Jody L. Ballestad*
Jody L. Ballestad
Notary Public
My commission expires May 14, 2009

JODY L. BALLESTAD
Notary Public
State of North Dakota
My Commission Expires May 14, 2009

OWNER: LOT 3
PATRICK STARR INVESTMENTS, LLC

By: *Richard R. Jordahl*
Richard R. Jordahl, President

State of North Dakota } SS
County of Cass

On this 7th day of September, in the year of 2004, before me personally appeared Richard R. Jordahl, President, Patrick Starr Investments, LLC, 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.

By: *Jody L. Ballestad*
Jody L. Ballestad
Notary Public
My commission expires May 14, 2009

JODY L. BALLESTAD
Notary Public
State of North Dakota
My Commission Expires May 14, 2009



SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, James W. Fowlds, Registered Professional 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.

By: *James W. Fowlds*
James W. Fowlds, Professional Land Surveyor
North Dakota License No. 4063



STATE OF NORTH DAKOTA } SS
COUNTY OF CASS

On this 3RD day of SEPTEMBER, 2004, 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.

By: *Jeff Zeltinger*
Jeff Zeltinger
Notary Public

JEFF ZELTINGER
Notary Public
State of North Dakota
My Commission Expires May 20, 2010

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this 15th day of September, 2004.

By: *Mark Bittner*
Mark Bittner, City Engineer



State of North Dakota } SS
County of Cass

On this 15th day of September, 2004, 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.

By: *Beverly E. Martinson*
Beverly E. Martinson
Notary Public
My commission expires 4-20-05

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 21st day of September, 2004.

By: *John Q. Paulsen*
John Q. Paulsen, Chairman
Fargo Planning Commission

State of North Dakota } SS
County of Cass

On this 21st day of September, 2004, 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.

By: *Jeri K. Cottrell*
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.

By: *Michael Montplaisir*
Michael Montplaisir, Cass County Auditor



CASS COUNTY RECORDER

Document No. 1116770
State of North Dakota } SS
County of Cass

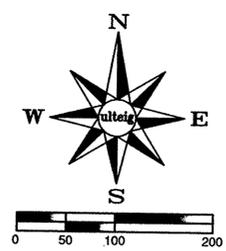
I hereby certify that the above instrument was filed and recorded in this office on the 21st day of Sept., 2004, at 9:52 o'clock A.M. and was duly recorded in book 41 of Plats, page 64.

By: *Deanna Kenarud*
Deanna Kenarud, Cass County Recorder

PREPARED BY



FARGO - BISMARCK - DETROIT LAKES - MINNEAPOLIS - SIOUX FALLS



LEGEND	
●	MONUMENT FOUND
○	MONUMENT SET, 5/8" REBAR, CAPPED RLS#4063
(M)	MEASURED BEARING OR DISTANCE
(R)	RECORD BEARING OR DISTANCE
—	PROPERTY LINE
- - -	SECTION LINE
- - -	EASEMENT LINE
▨	CROSS ACCESS/PARKING EASEMENT AND STORM WATER MANAGEMENT EASEMENT

1116770
Page: 1 of 1
09/21/2004 09:52A
CITY OF FARGO AUDITOR'S OFFICE PLAT 10.30 B-U1 P-64

U1-64