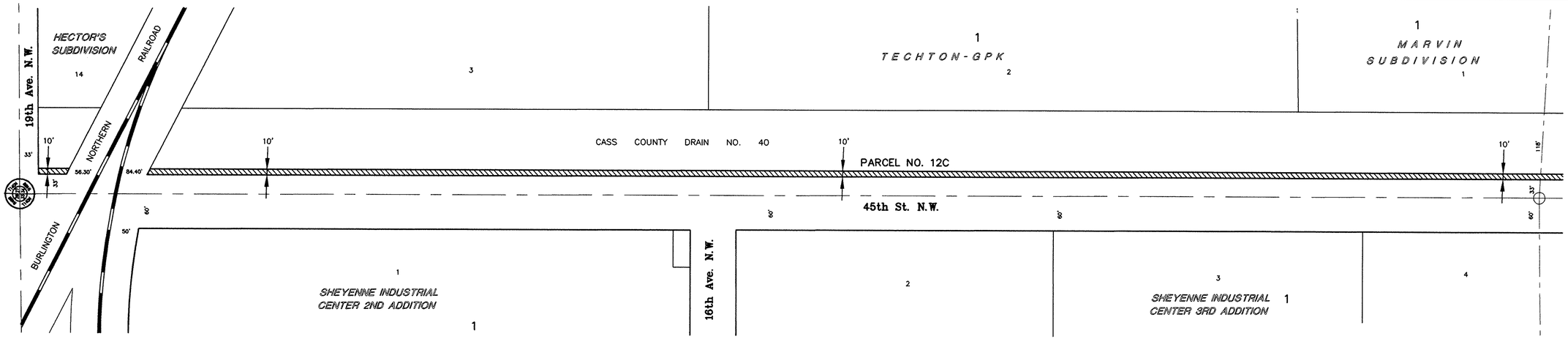
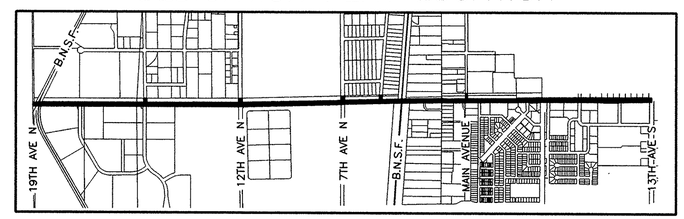


DEDICATION PLAT LOCATION



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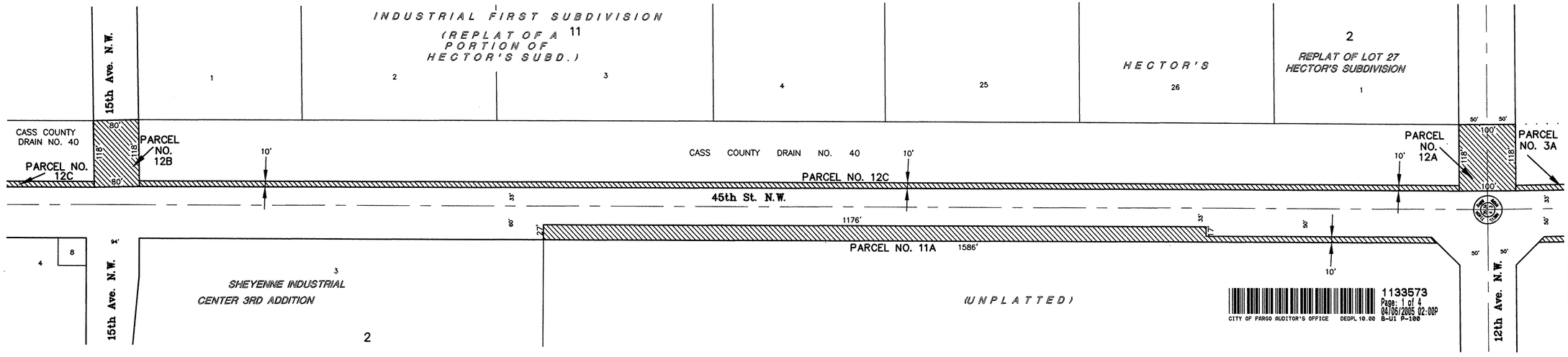
scale feet

EASEMENTS

DEDICATED PARCELS

DEDICATION PLAT: 45TH STREET

PORTIONS OF LAND LYING IN THE FOLLOWING:
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY THREE (33), AND THE WEST HALF (W 1/2) OF SECTION THIRTY FOUR (34) ALL IN TOWNSHIP 140 NORTH, RANGE 49 WEST, THE WEST HALF (W 1/2) OF SECTION THREE (3), THE EAST HALF (E 1/2) OF SECTION FOUR (4), THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINE (9), AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION TEN (10), ALL IN TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



1133573
Page: 1 of 4
04/06/2005 02:00P
CITY OF FARGO AUDITOR'S OFFICE DEDPL 10.00 B-U1 P-100

DOCUMENT NO. 1133573
STATE OF NORTH DAKOTA $10.00 Chg.
COUNTY OF CASS

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 6th DAY OF April A.D. 2005 AT 2P O'CLOCK P M AND WAS RECORDED IN BOOK U1 OF Plats PAGE 100.

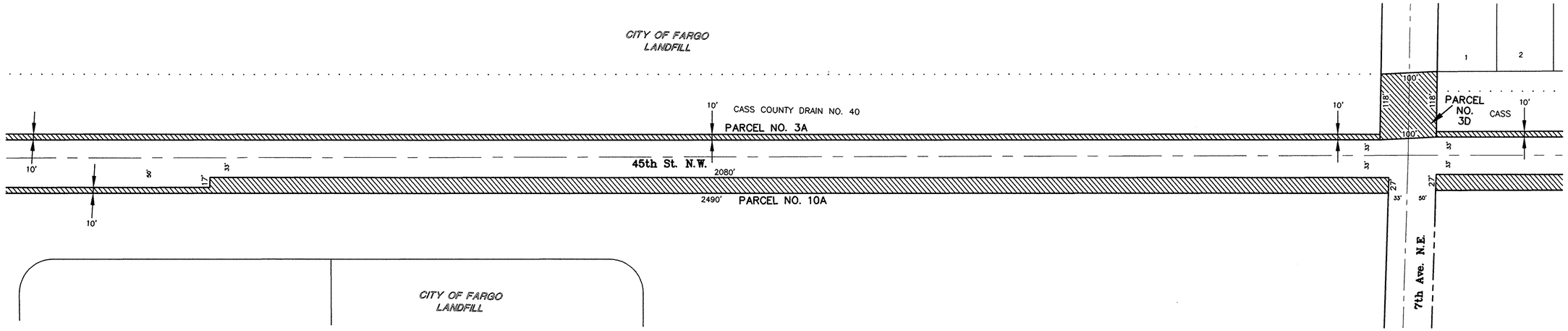
Deanna Kensrud
COUNTY RECORDER

BY _____ DEPUTY

RECORDER OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

U1-100

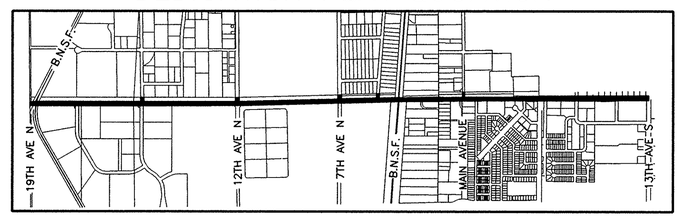
moore engineering inc. fargo – west fargo, north dakota PROJ. NO. 9290



DEDICATION PLAT: 45TH STREET

PORTIONS OF LAND LYING IN THE FOLLOWING:
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY THREE (33), AND THE WEST HALF (W 1/2) OF SECTION THIRTY FOUR (34) ALL IN TOWNSHIP 140 NORTH, RANGE 49 WEST, THE WEST HALF (W 1/2) OF SECTION THREE (3), THE EAST HALF (E 1/2) OF SECTION FOUR (4), THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINE (9), AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION TEN (10), ALL IN TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

DEDICATION PLAT LOCATION



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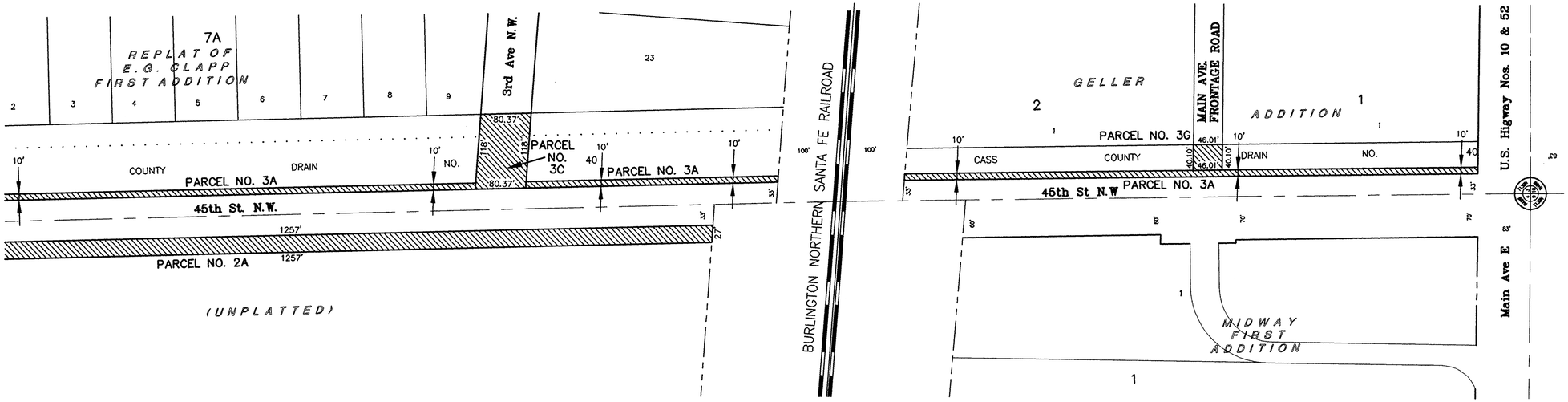
scale feet

EASEMENTS

DEDICATED PARCELS



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04/06/2005 02:00P
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DOCUMENT NO. 1133573
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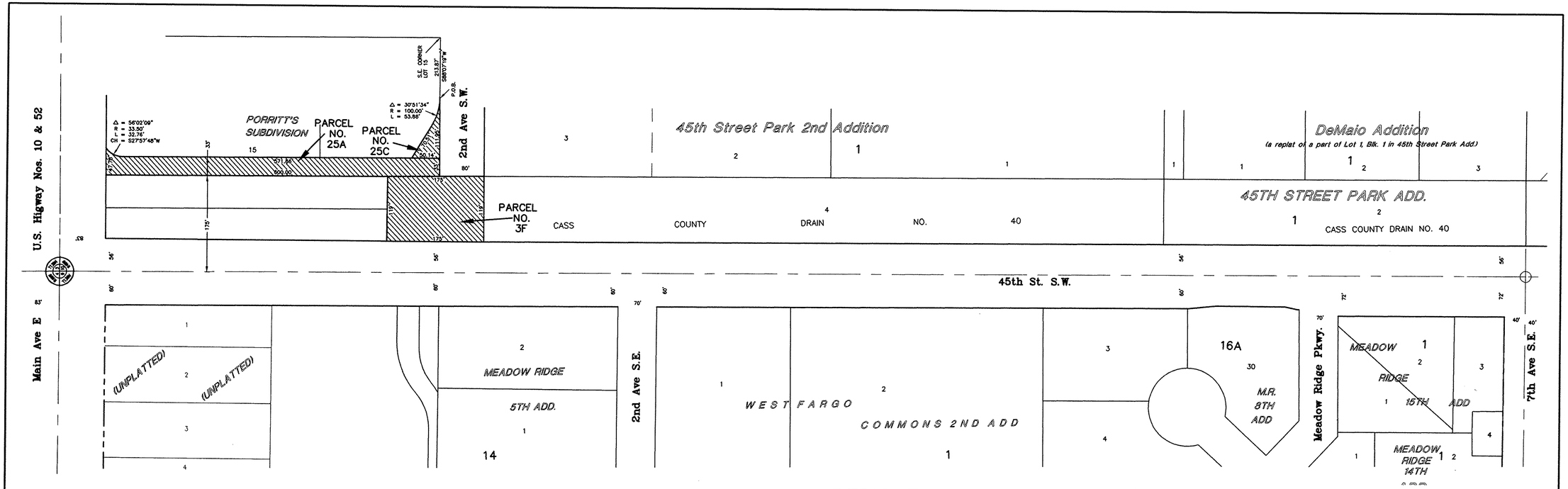
Deanna Kensrud
COUNTY RECORDER

BY _____ DEPUTY

U1-100

moore engineering inc.
fargo – west fargo, north dakota

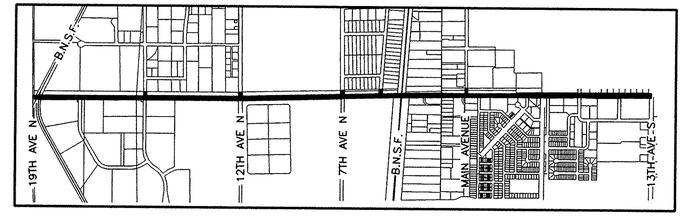
PROJ. NO. 9290



DEDICATION PLAT: 45TH STREET

PORTIONS OF LAND LYING IN THE FOLLOWING:
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY THREE (33), AND THE WEST HALF (W 1/2) OF SECTION THIRTY FOUR (34) ALL IN TOWNSHIP 140 NORTH, RANGE 49 WEST, THE WEST HALF (W 1/2) OF SECTION THREE (3), THE EAST HALF (E 1/2) OF SECTION FOUR (4), THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINE (9), AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION TEN (10), ALL IN TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

DEDICATION PLAT LOCATION



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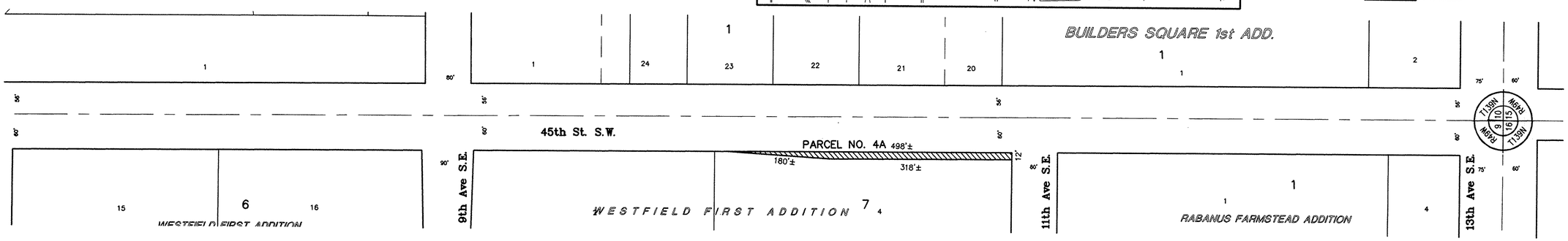
EASEMENTS

DEDICATED PARCELS



1133573
Page: 3 of 4
04/06/2005 02:00P
CITY OF FARGO AUDITOR'S OFFICE DEDPL 10.00 B-U1 P-100

DOCUMENT NO. 1133573
STATE OF NORTH DAKOTA $10.00 chg.
COUNTY OF CASS

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 6th DAY OF April A.D. 2005 AT 2:2 O'CLOCK P M AND WAS RECORDED IN BOOK U1 OF Plats PAGE 100.

Deanna Kensrud
COUNTY RECORDER

BY _____ DEPUTY

U1-100

moore engineering inc.
fargo – west fargo, north dakota

PROJ. NO. 9290

DEDICATION PLAT: 45TH STREET

PORTIONS OF LAND LYING IN THE FOLLOWING:
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY THREE (33), AND THE WEST HALF (W 1/2) OF SECTION THIRTY FOUR (34) ALL IN TOWNSHIP 140 NORTH, RANGE 49 WEST, THE WEST HALF (W 1/2) OF SECTION THREE (3), THE EAST HALF (E 1/2) OF SECTION FOUR (4), AND THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINE (9), AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION TEN (10), ALL IN TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

OWNERS CERTIFICATE AND DEDICATION:

We, The undersigned do hereby certify that we are the owners of the property shown on the annexed plat and described under description of area dedicated; that such plat and description are correct and we hereby dedicate said street right-of-way for public use forever.

City of Fargo: (All Parcels except 3F & 3G)

Bruce Furness, Mayor — Steve Sprague, City Auditor

Southeast Cass Water Resource District (Parcels 3F & 3G)

Thomas L. Fischer

State of North Dakota)
County of Cass)

On this 23rd day of Mar., 2005, before me, a notary public in and for said county and state, personally appeared Bruce Furness, Mayor, and Stephen Sprague, City Auditor, known to me to be the persons described in and who executed the foregoing certificate 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:

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

State of North Dakota)
County of Cass)

On this 8th day of Mar., 2005, before me, a notary public in and for said county and state, personally appeared Thomas L. Fischer, Chair of the Southeast Cass Water Resource District, known to me to be the person described in and who executed the foregoing certificate and acknowledged to me that he executed the same in the name of the Southeast Cass Water Resource District.

J. Michael Sells
Notary Public, Cass County, North Dakota
My Commission Expires: Oct. 1, 2006

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

DESCRIPTION OF AREA DEDICATED:

Parcels of land located in the City of Fargo, Cass County, North Dakota, further described as follows:

PARCEL NO. 2A:

The west Twenty Seven (27) feet of the east Sixty (60) feet of the Southeast Quarter (SE¼) of Section Four (4), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota lying north of the Burlington Northern Railroad Right-of-way.

Said tract contains 0.90 acres, more or less.

PARCEL NO. 3A:

The west Ten (10) feet of Cass County Drain #40 right-of-way in the West Half of Section Three (3), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota.

Said tract contains 1.21 acres, more or less.

PARCEL NO. 3C:

That part of the Southwest Quarter (SW 1/4) of Section Three (3), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota described as follows:

Beginning at the point of intersection of the north line of Third Avenue Northwest in the City of Fargo as originally platted and the east right-of-way line of Cass County Drain #40; Thence northwesterly along the westerly extension of the north line of said Third Avenue Northwest to a point on the west right-of-way line of said Cass County Drain #40; Thence south along the west right-of way line of said Cass County Drain #40 to a point on the westerly extension of the south line of said Third Avenue Northwest; Thence southeasterly along the westerly extension of the south line of said Third Avenue Northeast to a point on the east right-of-way of said Cass County Drain #40; Thence north along the east right-of-way line of said Cass County Drain #40 to the point of beginning.

Said tract contains 0.21 acres, more or less.

PARCEL NO. 3D:

The south Fifty (50) feet of Cass County Drain #40 right-of-way lying in the Northwest Quarter (NW 1/4) of Section Three (3), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota.

Said tract contains 0.14 acres, more or less.

and:

The north Fifty (50) feet of Cass County Drain #40 right-of-way lying in the Southwest Quarter (SW 1/4) of Section Three (3), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota.

Said tract contains 0.13 acres, more or less.

PARCEL NO. 3F:

That part of the Northwest Quarter (NW 1/4) of Section Ten (10), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota described as follows:

Beginning at the northwest corner of Lot Two (2), Block One (1), 45th Street Park Third Addition to the City of Fargo, said point lying on the south line of Second Avenue Southwest in the City of Fargo; Thence west along the westerly extension of the south line of said Second Avenue Southwest to a point on the west right-of-way line of said Cass County Drain #40; Thence north along the west right-of-way line of said Cass County Drain #40 for a distance of One Hundred Seventy Five (175.00) feet; Thence east parallel to the south line of said Second Avenue Southwest to a point on the east right-of-way of said Cass County Drain #40; Thence south along the east right-of-way line of said Cass County Drain #40 for a distance of One Hundred Seventy Five (175.00) feet to the point of beginning.

Said tract contains 0.42 acres, more or less.

PARCEL NO. 3G:

That part of Cass County Drain #40 right-of-way lying in the Southwest Quarter (SW 1/4) of Section Three (3), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota described as follows:

Beginning at the northwest corner of Lot One (1), Block One (1), Geller Addition to the City of Fargo, said point lying on the east right-of-way line of Cass County Drain # 40 in the City of Fargo; Thence west along the westerly extension of the north line of said lot One (1) for a distance of Forty and Ten Hundredths (40.10) feet; Thence north parallel to the east right-of-way line of said Cass County Drain #40 for a distance of Forty Six and One Hundredth (46.01) feet to a point on the westerly extension of the south line of Lot One (1), Block Two (2) of said Geller Adition; Thence east along the westerly extension of the south line of said Lot One (1) for a distance of forty and ten hundredths (40.10) feet to the southwest corner of said Lot One (1), said corner lying on the east right-of-way line of said Cass County Drain # 40; Thence south along the east right-of-way line of said Cass County Drain #40 for a distance of Forty Six and one hundredth (46.01) feet to the point of beginning.

Said tract contains 0.04 acres, more or less.

PARCEL NO. 4A:

That part of Lot Four (4), Block Seven (7), Westfield First Addition to the City of Fargo, Cass County, North Dakota described as follows:

Beginning at the northeast corner of said Lot Four (4); Thence S 00°16'49" W along the east line of said Lot Four (4) a distance of Twenty One and Twenty Seven Hundredths (21.27) feet to the point of beginning; Thence continuing S 00°16'49" W along the east line of said Lot Four (4) a distance of Four Hundred Ninety Seven and Eighty Two Hundredths (497.82) feet to a point, said point being the southeast corner of Lot Four (4), Thence N 89°22'52" W along the south line of Lot Four (4) a distance of Twelve (12) feet to a point; Thence N 00°16'49"E along a line parallel to the east line of Lot Four (4) a distance of Three hundred Seventeen and Eighty Nine Hundredths (317.89) feet to a point; thence N 04°05'45" E a distance of One hundred Eighty and Thirty Three Hundredths (180.33) feet to the point of beginning.

Said tract contains 0.11 acres, more or less.

PARCEL NO. 10A:

The west Twenty Seven (27.00) feet of the east Sixty (60.00) feet of the Northeast Quarter (NE¼) of Section Four (4), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota, less Highway right-of-way of record.

Said tract contains 0.04 acres, more or less.

PARCEL NO. 11A:

The west Twenty Seven (27) feet of the east Sixty (60) feet of the Southeast Quarter (SE¼) of Section Thirty Three (33), Township One Hundred Forty (140) North, Range Forty Nine (49) West, Cass County, North Dakota lying south of Sheyenne Industrial Center Third Addition to the City of Fargo, Cass County, North Dakota as originally platted, less Highway right-of-way of record.

Said tract contains 1.00 acre, more or less.

PARCEL NO. 12A:

The north Fifty (50) feet of Cass County Drain #40 right-of- way lying in the Northwest Quarter (NW 1/4) of Section Three (3), Township One Hundred Thirty Nine (139) North, Range Forty Nine (49) West, Cass County, North Dakota.

Said tract contains 0.14 acres, more or less.

AND

The south Fifty (50) feet of Cass County Drain #40 Right-of- way lying in the Southwest Quarter (SW 1/4) of Section Thirty Four (34), Township One Hundred Forty (140) North, Range Forty Nine (49) West, Cass County, North Dakota.

Said tract contains 0.14 acres, more or less.

PARCEL NO. 12B:
That part of Cass County Drain #40 right-of-way lying in the Southwest Quarter (SW 1/4) of Section Thirty Four (34), Township One Hundred Forty (140) North, Range Forty Nine (49) West, Cass County, North Dakota Described as follows:

Beginning at the point of intersection of the north right-of-way line of Fifteenth Avenue Northwest in the City of Fargo as originally platted and the east right-of-way line of Cass County Drain #40; Thence west along the westerly extension of the north right-of-way line of said Fifteenth Avenue Northwest to a point on the west right-of-way line of said Cass County Drain #40; Thence south along the west right-of-way line of said Cass County Drain #40 to a point on the westerly extension of the south right-of-way line of said Fifteenth Avenue Northwest; Thence east along the westerly extension of the south right-of-way line of said Fifteenth Avenue Northwest to a point on the east right-of-way line of said Cass County Drain #40; Thence north along the east right-of-way line of said Cass County Drain #40 to the point of beginning.

Said tract contains 0.22 acres, more or less.

PARCEL NO. 12C:

The west Ten (10) feet of Cass County Drain #40 right-of-way in the West Half of Section Thirty Four (34), Township One Hundred Forty (140) North, Range Forty Nine (49) West, Cass County, North Dakota.

Said tract contains 1.21 acres, more or less.

PARCEL NO. 25A:

That part of Lot Fifteen (15), Porritt's Subdivision in the City of Fargo, Cass County, North Dakota described as follows:

Beginning at a point on the south line of said Lot Fifteen (15) lying One Hundred Seventy Five (175.00) east of the west line of Section Ten (10), Township One Hundred Thirty Nine North, Range Forty Nine (49) West, Cass County, North Dakota, said line also being the east right-of-way line of Cass County Drain No. 40; Thence North along said line lying One Hundred Seventy Five (175.00) feet east of and parallel to the west line of said Section Ten (10) for a distance of Six Hundred (600.00) feet to a point on the north line of said Lot Fifteen (15); Thence east along the north line of said Lot Fifteen (15) for a distance of Forty Seven and Seventy Eight Hundredths (47.78) feet; Thence Southwesterly along a curve concave to the southeast (Δ= 56°02'09", R=33.50', Chord Bearing S 27°57'48" W) for an arc distance of Thirty Two and Seventy Six Hundredths (32.76) feet; Thence south along a line Two Hundred Eight (208.00) feet east of parallel to the west line of said Section Ten (10) for a distance of Five Hundred Seventy One and Eight Six Hundredths (571.86) feet to a point on the said south line of Lot Fifteen (15); Thence west along the said south line of Lot fifteen (15) for a distance of Thirty Three (33.00) feet to the point of beginning.

Said tract contains 0.45 acres, more or less.

THE SEAL OF CASS COUNTY
OFFICIAL SEAL
STATE OF NORTH DAKOTA

PARCEL NO. 25C:

That part of Lot Fifteen (15), Porritt's Subdivision in the City of Fargo, Cass County, North Dakota described as follows, to-wit:

Commencing at the southeast corner of said Lot Fifteen (15); Thence S 88°07'19" W along the south line of said Lot Fifteen (15) for a distance of Two Hundred Thirteen and Eighty-seven Hundredths (213.87) feet to the point of beginning; Thence northwesterly along a curve to the right (Δ =30°51'34", R=100.00') for an arc distance of Fifty three and Eighty six Hundredths (53.86) feet; Thence N 61°11'39" W for a distance of Seventy and Fifty one Hundredths (70.51) feet to a point on a line lying Thirty three (33.00) feet east of and parallel to the east right-of-way line of Cass County Drain #40; Thence S 01°51'40" e along said line parallel to the east right-of-way of said Cass County Drain #40 for a distance of Fifty and Fourteen Hundredths (50.14) feet to a point on the south line of said Lot Fifteen (15); Thence N 88°07'10" E along the south line of said Lot Fifteen (15) for a distance of One hundred Eleven and Ninety five Hundredths (111.95) feet to the point of beginning.

Said tract contains 0.05 acres, more or less.

CERTIFICATE:

I, Greg Mund, Registered Professional land Surveyor, in and for the state of North Dakota, hereby certify that this plat is a true and correct representation of the area dedicated to street in the City of Fargo, cass County, North Dakota.

Greg Mund, Registered Professional Land Surveyor
ND Registration #2727

GREG MUND
REGISTERED
PROFESSIONAL
SURVEYOR
LS-2727
NORTH DAKOTA

State of North Dakota)
County of Cass)

On this 28th day of Feb., 2005, 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.

Notary Public, Cass County, North Dakota
My Commission Expires: Oct. 1, 2006

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

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this 29th day of March, 2005.

Mark Bittner, Fargo City Engineer

MARK H. BITTNER
REGISTERED
PROFESSIONAL
1963
ENGINEER
NORTH DAKOTA

State of North Dakota)
County of Cass)

On this 29th day of March, 2005, before me, a notary public in and for said county and state, personally appeared Mark Bittner, Fargo City Engineer, 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.

Notary Public, Cass County, North Dakota
My Commission Expires:

BEVERLY E MARTINSON
Notary Public
State of North Dakota
My Commission Expires Apr. 20, 2011

FARGO PLANNING COMMISSION APPROVAL:

Approved by the Fargo Planning Commission this 12th day of May, 2004.

John Q. Paulsen, Chairman, Fargo Planning Commission

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

State of North Dakota)
County of Cass)

On this 12th day of May, 2004, 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 certificate and acknowledged to me that he executed the same in the name of the Fargo Planning Commission.

Jeri K. Cottrell
Notary Public, Cass County, North Dakota
My Commission Expires:

FARGO COMMISSION APPROVAL:

Approved by the Fargo Commission this 27th day of Sept., 2004.

Bruce Furness, Mayor — Steve Sprague, City Auditor

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

State of North Dakota)
County of Cass)

On this 27th day of Sept., 2004, before me, a notary public in and for said county and state, personally appeared Bruce Furness, Mayor, and Stephen Sprague, City Auditor, known to me to be the persons described in and who executed the foregoing certificate 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:

AUDITOR'S TAX RECORD:

I hereby certify that all delinquent taxes and special assessments are paid and transfers entered.

Michael Montplaisir SJT 4/6/05
Michael Montplaisir, Cass County Auditor

SHEET 4 OF 4

DOCUMENT NO. 1133573
STATE OF NORTH DAKOTA $10.00 chg.
COUNTY OF CASS

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 6th DAY OF April A.D. 2005 AT 20 O'CLOCK P M AND WAS RECORDED IN BOOK 41 OF Plats PAGE 100.

Deanna Kensrud
COUNTY RECORDER

BY _____ DEPUTY

moore engineering inc.
fargo – west fargo, north dakota
PROJ. NO. 9290

1133573
Page: 4 of 4
04/06/2005 02:00P
CITY OF FARGO AUDITOR'S OFFICE DEDPL 10.00 B-U1 P-100

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