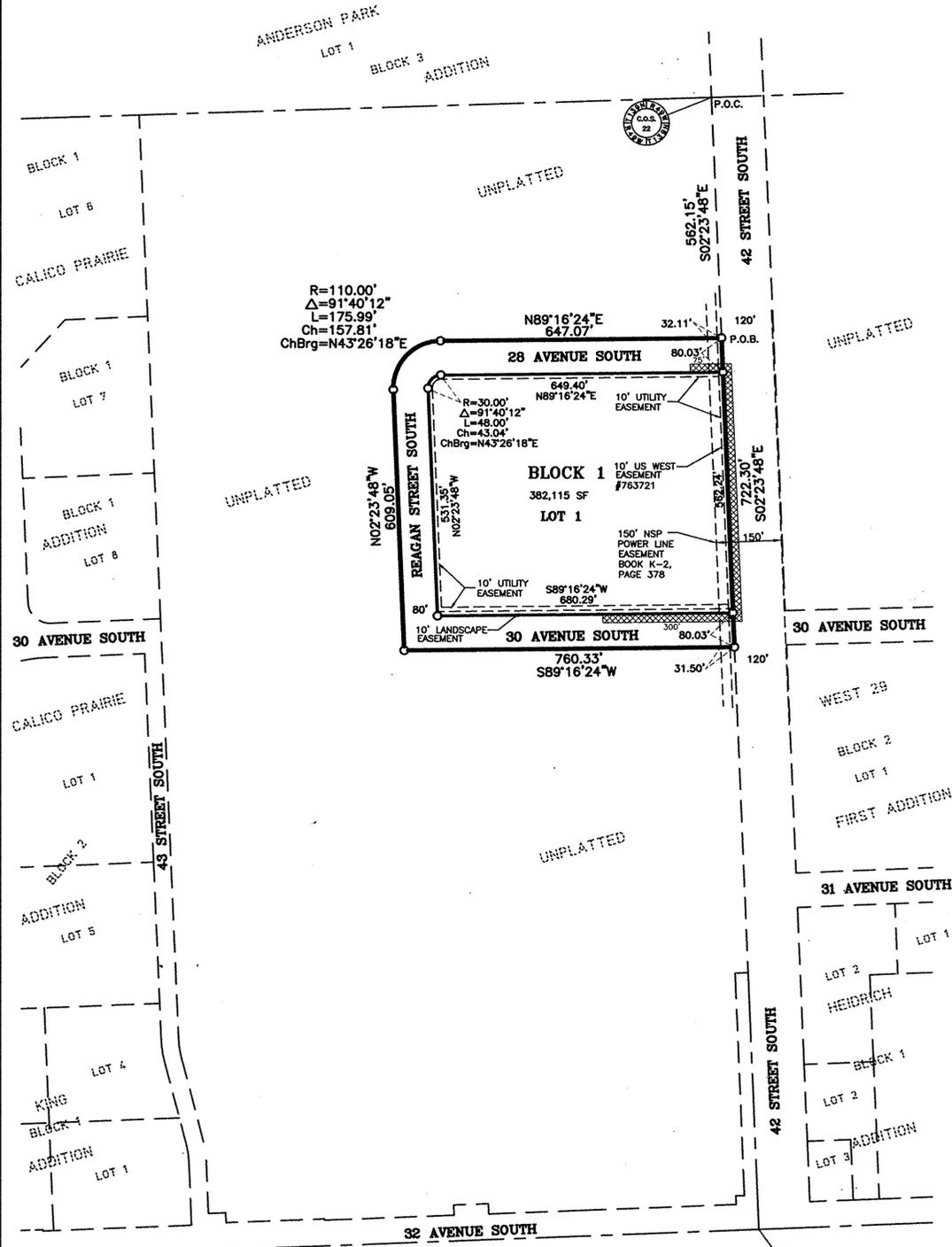


# BETHANY SOUTH FIRST ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
A UNPLATTED PORTION OF THE SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 139 NORTH, RANGE 49 WEST  
(A MAJOR SUBDIVISION)



### OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That MATRIX PROPERTIES CORPORATION, a Minnesota Corporation, whose address is Fargo, North Dakota as owner of:

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota being further described as follows:

Commencing at the Northeast corner of said Southwest Quarter; thence South 02 degrees 23 minutes 48 seconds East on the east line of said Southwest Quarter for a distance of 562.15 feet to the point of beginning; thence continuing South 02 degrees 23 minutes 48 seconds East on said east line for a distance of 722.30 feet; thence South 89 degrees 16 minutes 24 seconds West for a distance of 760.33 feet; thence North 02 degrees 23 minutes 48 seconds West for a distance of 609.05 feet; thence northeasterly 175.99 feet on the arc of a curve concave to the southeast, said curve having a central angle of 91 degrees 40 minutes 12 seconds and a radius of 110.00 feet; thence North 89 degrees 16 minutes 24 seconds East for a distance of 647.07 feet to the point of beginning.

Containing 12.54 acres, more or less and is subject to all easements, restrictions and reservations of record.

Said owner has caused the above described tract of land to be surveyed and platted as "BETHANY SOUTH FIRST ADDITION" to the City of Fargo in the County of Cass, North Dakota, and do hereby dedicate to the public, for public use, all streets, avenues, utility and landscape easements as shown on this plat.

OWNER:  
MATRIX PROPERTIES CORPORATION

By: John O. Lyngstad  
John O. Lyngstad, President

State of North Dakota } SS  
County of Cass

On this 5th day of November in the year of 2005, before me personally appeared John O. Lyngstad, President, Matrix Properties Corporation, a Minnesota Corporation, 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.

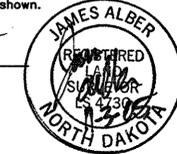
Pamela J. Silseth  
Notary Public  
My commission expires May 9, 2006

**PAMELA J. SILSETH**  
Notary Public  
State of North Dakota  
My Commission Expires May 9, 2006

### SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, James Alber, 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.

James Alber 11-3-2005  
James Alber, Professional Land Surveyor  
North Dakota License No. 4730



State of North Dakota } SS  
County of Cass

On this 3rd day of NOVEMBER, 2005, before me, a notary public with and for said County, personally appeared James Alber, to me known to be the person described in and who executed the same as a free act and deed.

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 November, 2005.

Mark Bittner  
Mark Bittner, City Engineer



State of North Dakota } SS  
County of Cass

On this 15th day of November, 2005, 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

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

### CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this 9th day of November, 2005.

John Q. Paulsen  
John Q. Paulsen, Chairman  
Fargo Planning Commission

State of North Dakota } SS  
County of Cass

On this 9th day of November, 2005, 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.

Jeri K. Cottrell  
Notary Public

**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 1st day of December, 2005.

Bruce W. Furness  
Bruce W. Furness, Mayor

Attest: Steven Sprague  
Steven Sprague, City Auditor

State of North Dakota } SS  
County of Cass

On this 1st day of December, 2005, 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 person described in and who executed the same as a free act and deed.

Jeri K. Cottrell  
Notary Public

**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 1/27/06  
Michael Montplaisir, Cass County Auditor

### CASS COUNTY RECORDER

Document No. 1162319

State of North Dakota } \$10.00 chg.  
County of Cass } SS

I hereby certify that the above instrument was filed and recorded in this office on the 27th day of January, 2006, at 2:34 o'clock P.M. and was duly recorded in book K-1 of P. 20, page 58.

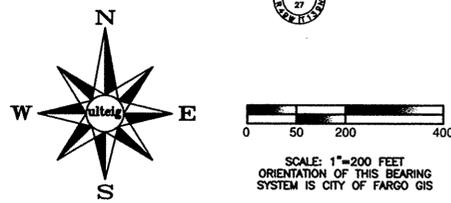
Deanna Kearsud by Teresa A. Kirby, Deputy  
Deanna Kearsud, Cass County Recorder

**1162319**  
Page: 1 of 1  
01/27/2006 02:34P  
CITY OF FARGO AUDITOR'S OFFICE PLAT 10.00 B-V1 P-58



### LEGEND

- MONUMENT SET. 5/8" REBAR, CAPPED PLS#4730
  - PROPERTY LINE
  - - - SECTION LINE
  - - - EASEMENT LINE
  - XXXXX NEGATIVE ACCESS EASEMENT
- Negative Access Easement, as noted on this plat, is an easement dedicated as part of the right of way dedication which easement denies direct vehicular access to a street or public way from the lot or lots adjacent to such street or way. The negative access easement is not a strip of land of any certain width, but is a line coterminous with the boundary of the adjacent lot or lots.



PREPARED BY



FARGO - BISMARCK - DETROIT LAKES - MINNEAPOLIS - SIOUX FALLS

V-1-58