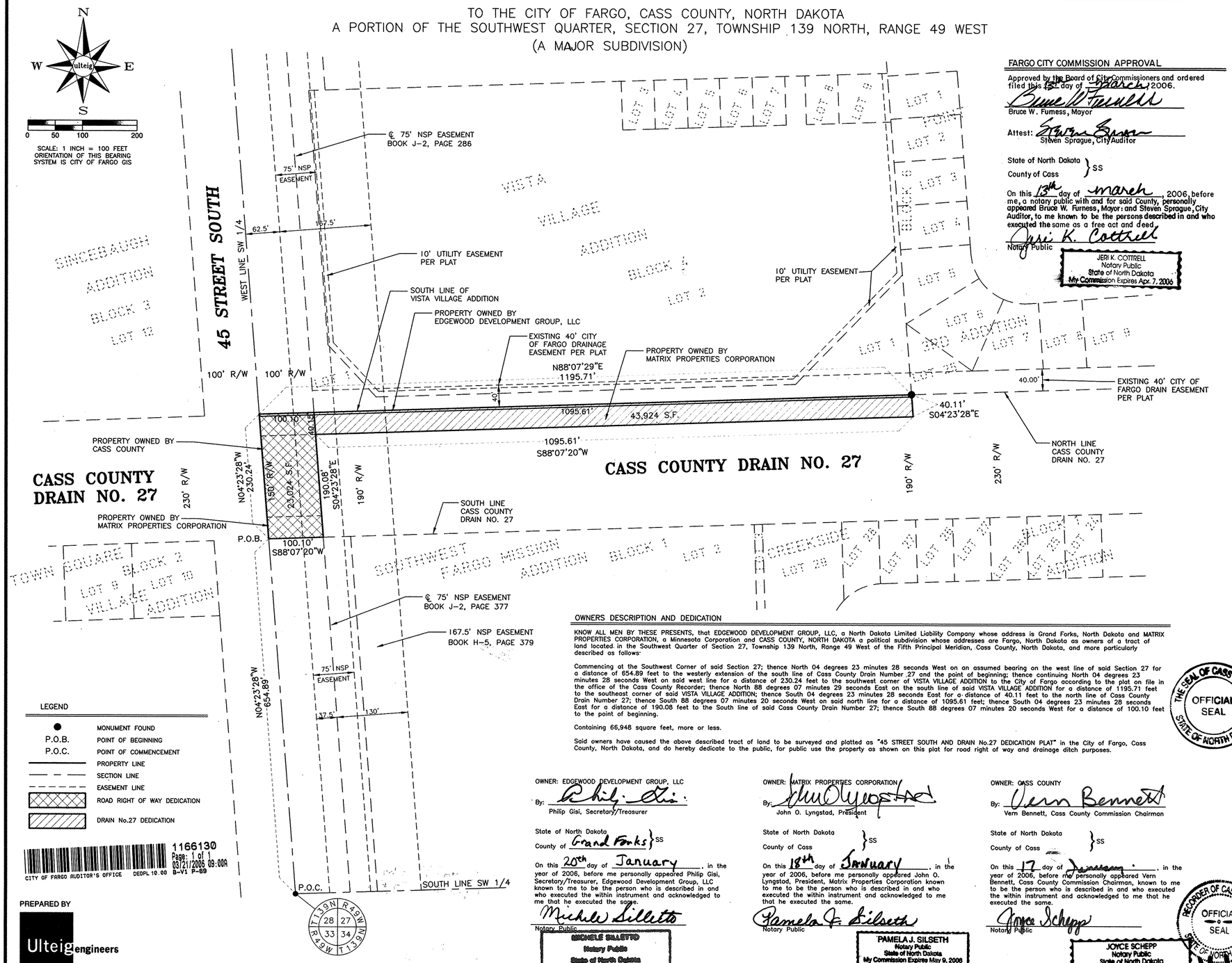
45 STREET SOUTH AND DRAIN No.27 DEDICATION PLAT

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A PORTION OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 139 NORTH, RANGE 49 WEST
(A MAJOR SUBDIVISION)



LEGEND

- ● MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- ROAD RIGHT OF WAY DEDICATION
- DRAIN No.27 DEDICATION

1166130
Page: 1 of 1
03/21/2006 09:00A
CITY OF FARGO AUDITOR'S OFFICE DEDPL 10.00 B-V1 P-69

PREPARED BY

Ulteig engineers

FARGO - BISMARCK - DETROIT LAKES - MINNEAPOLIS - SIOUX FALLS

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this 13th day of March, 2006.

Bruce W. Furness
Bruce W. Furness, Mayor

Attest: Steven Sprague
Steven Sprague, City Auditor

State of North Dakota
County of Cass } SS

On this 13th day of March, 2006, 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 persons 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

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that EDGEWOOD DEVELOPMENT GROUP, LLC, a North Dakota Limited Liability Company whose address is Grand Forks, North Dakota and MATRIX PROPERTIES CORPORATION, a Minnesota Corporation and CASS COUNTY, NORTH DAKOTA a political subdivision whose addresses are Fargo, North Dakota as owners of a tract of land located in the Southwest Quarter of Section 27, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Commencing at the Southwest Corner of said Section 27; thence North 04 degrees 23 minutes 28 seconds West on an assumed bearing on the west line of said Section 27 for a distance of 654.89 feet to the westerly extension of the south line of Cass County Drain Number 27 and the point of beginning; thence continuing North 04 degrees 23 minutes 28 seconds West on said west line for a distance of 230.24 feet to the southwest corner of VISTA VILLAGE ADDITION to the City of Fargo according to the plat on file in the office of the Cass County Recorder; thence North 88 degrees 07 minutes 29 seconds East on the south line of said VISTA VILLAGE ADDITION for a distance of 1195.71 feet to the southeast corner of said VISTA VILLAGE ADDITION; thence South 04 degrees 23 minutes 28 seconds East for a distance of 40.11 feet to the north line of Cass County Drain Number 27; thence South 88 degrees 07 minutes 20 seconds West on said north line for a distance of 1095.61 feet; thence South 04 degrees 23 minutes 28 seconds East for a distance of 190.08 feet to the South line of said Cass County Drain Number 27; thence South 88 degrees 07 minutes 20 seconds West for a distance of 100.10 feet to the point of beginning.

Containing 66,948 square feet, more or less.

Said owners have caused the above described tract of land to be surveyed and platted as "45 STREET SOUTH AND DRAIN No.27 DEDICATION PLAT" in the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use the property as shown on this plat for road right of way and drainage ditch purposes.

OWNER: EDGEWOOD DEVELOPMENT GROUP, LLC

By: Philip Gisi
Philip Gisi, Secretary/Treasurer

State of North Dakota
County of Grand Forks } SS

On this 20th day of January, in the year of 2006, before me personally appeared Philip Gisi, Secretary/Treasurer, Edgewood Development Group, 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.

Michele Sillette
Notary Public

MICHELE SILLETTO
Notary Public
State of North Dakota
My Commission Expires July 10, 2008

OWNER: MATRIX PROPERTIES CORPORATION

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

State of North Dakota
County of Cass } SS

On this 18th day of January, in the year of 2006, before me personally appeared John O. Lyngstad, President, Matrix Properties 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

PAMELA J. SILSETH
Notary Public
State of North Dakota
My Commission Expires May 9, 2008

OWNER: CASS COUNTY

By: Vern Bennett
Vern Bennett, Cass County Commission Chairman

State of North Dakota
County of Cass } SS

On this 17 day of January, in the year of 2006, before me personally appeared Vern Bennett, Cass County Commission Chairman, 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.

Joyce Schepp
Notary Public

JOYCE SCHEPP
Notary Public
State of North Dakota
My Commission Expires Nov. 15, 2011

THE SEAL OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

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 the corners shown on said plat are correct; that the monuments for the guidance of future surveys have been located or are placed in the ground as shown.

REGISTERED LAND SURVEYOR JAMES ALBER NORTH DAKOTA

James Alber, Professional Land Surveyor
North Dakota License No. 4331

State of North Dakota
County of Cass } SS

On this 17th day of JANUARY, 2006, 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 3rd day of February, 2006

Mark Bittner
Mark Bittner, City Engineer

MARK H. BITTNER REGISTERED PROFESSIONAL ENGINEER 1988 NORTH DAKOTA

State of North Dakota
County of Cass } SS

On this 3rd day of February, 2006, 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, 20[illegible]

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this 6th day of February, 2006.

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

State of North Dakota
County of Cass } SS

On this 6th day of February, 2006, 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

AUDITOR'S TAX RECORD

Delinquent taxes and special assessments ~~or installments of special assessments~~ paid and transfer entered.

Michael Montplaisir DET 3/21/06
Michael Montplaisir, Cass County Auditor

CASS COUNTY RECORDER

Document No. 1166130

State of North Dakota
County of Cass } SS

$10.00 chg.

I hereby certify that the above instrument was filed and recorded in this office on the 21st day of March, 2006, at 9:00 o'clock A.M. and was duly recorded in book V-1 of Plats, page 69.

Deanna Kensrud
Deanna Kensrud, Cass County Recorder

RECORDER OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

V-1-69

JSZ/SLW 1/11/06 105-0718-P.DWG