

# 44th STREET VILLA ADDITION

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

NOTE

Lot 11, Block 1 is an unbuildable lot established for the dual purpose of providing open space and ingress/egress (via the 21-foot private drive) from the adjacent lots to the public street system. The ownership, as denoted in the dedication language of this plat, and maintenance of same, shall be the responsibility of the 44th Street Villa's Home Owners Association as stipulated within the duly established covenants as recorded on the 2nd day of October, 2007, with the Cass County Recorder at Document Number \_\_\_\_\_.

A REPLAT OF LOTS 13 & 14, BLOCK 1 OF WOODHAVEN FOURTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (MINOR SUBDIVISION)



Approved by City Engineer this 21st day of September, 2007.

Mark Bittner, City Engineer

State of North Dakota } SS  
County of Cass

On this 21st day of September, 2007, 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  
State of North Dakota  
My Commission Expires Apr. 20, 2011

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DCD CONSTRUCTION, INC., a North Dakota Corporation whose address is West Fargo, North Dakota as owner of a tract of land located in the Southwest Quarter of Section 34, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Lots 13 and 14, Block 1 of WOODHAVEN FOURTH ADDITION to the City of Fargo, Cass County, North Dakota,  
Containing 2.36 acres, more or less.

Said owner has caused the above described tract of land to be surveyed and platted as 44th STREET VILLA ADDITION\* to the City of Fargo, Cass County, North Dakota.

OWNER:  
DCD CONSTRUCTION, INC.

By: *Floyd A. Savageau*  
Floyd A. Savageau, President

State of North Dakota } SS  
County of Cass

On this 10th day of July, 2007, in the year of 2007, before me, a notary public with and for said County, personally appeared Floyd A. Savageau, President, DCD Construction, Inc. a North Dakota 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.

*Jeff Zeltinger*  
Notary Public

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

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this 4th day of September, 2007.

John Q. Paulsen, Chairman  
Fargo Planning Commission

State of North Dakota } SS  
County of Cass

On this 4th day of July, 2007, 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.

*Kristin Sylskar*  
Notary Public  
KRISTIN SYLSKAR  
Notary Public  
State of North Dakota  
My Commission Expires Nov. 30, 2010

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this 24th day of September, 2007.

*Dennis R. Walaker*  
Dennis R. Walaker, Mayor

Attest: *Steven Sprague*  
Steven Sprague, City Auditor

State of North Dakota } SS  
County of Cass

On this 25th day of September, 2007, before me, a notary public with and for said County, personally appeared Dennis R. Walaker, 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.

*Kristin Sylskar*  
Notary Public  
KRISTIN SYLSKAR  
Notary Public  
State of North Dakota  
My Commission Expires Nov. 30, 2010

AUDITOR'S TAX RECORD

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

*Michael Montplaisir*  
Michael Montplaisir, Cass County Auditor

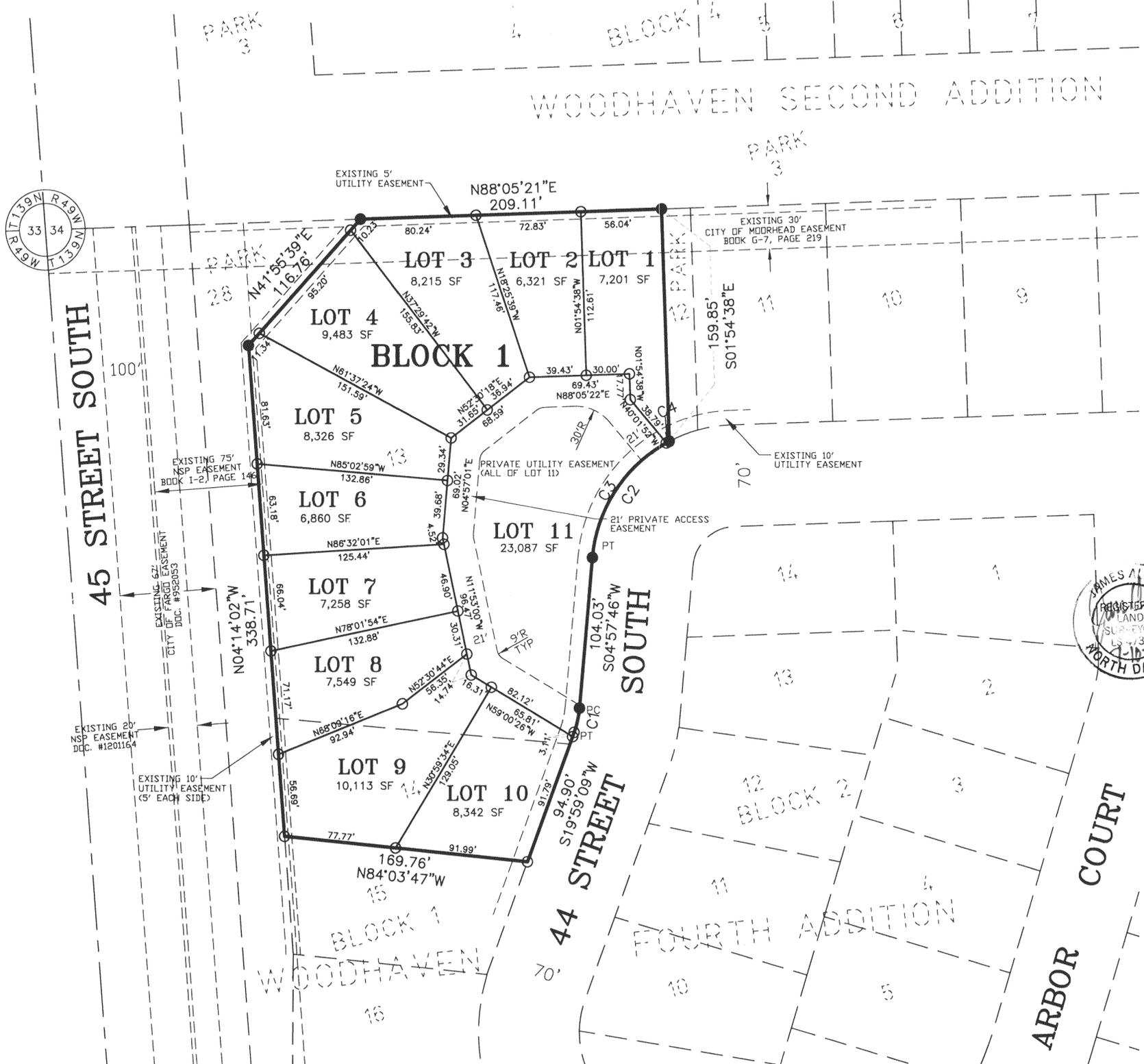
CASS COUNTY RECORDER

Document No. 1215696  
State of North Dakota } \$11.00 chg.  
County of Cass

I hereby certify that the above instrument was filed and recorded in this office on the 2nd day of Oct, 2007, at 1:57 o'clock P.M. and was duly recorded in book W1 of Plats, page 70.

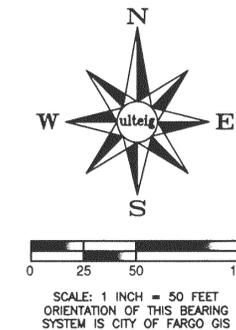
*Jewel A. Spies*  
Jewel A. Spies, Cass County Recorder

1215696  
Page: 1 of 1  
10/02/2007 01:57P  
CITY OF FARGO AUDITOR'S OFFICE PLAT 11.00 B-41 P-70



CURVE	LENGTH	RADIUS	ANGLE	CHORD	CHD BEARING
C1	17.04	65.00	15°01'23"	16.99	S12°28'28"W
C2	100.34	100.00	97°29'25"	98.18	S33°42'29"W
C3	98.00	100.00	56°09'05"	94.13	S33°02'18"W
C4	2.34	100.00	01°20'20"	2.34	S61°47'01"W

- LEGEND
- MONUMENT FOUND
  - MONUMENT SET. 5/8" REBAR, CAPPED PLS#4730
  - PROPERTY LINE
  - - - EXISTING PROPERTY LINE
  - - - EASEMENT LINE



W1-70

PREPARED BY  
**Ulteig**engineers  
FARGO - BISMARCK - DETROIT LAKES - MINNEAPOLIS - SIOUX FALLS