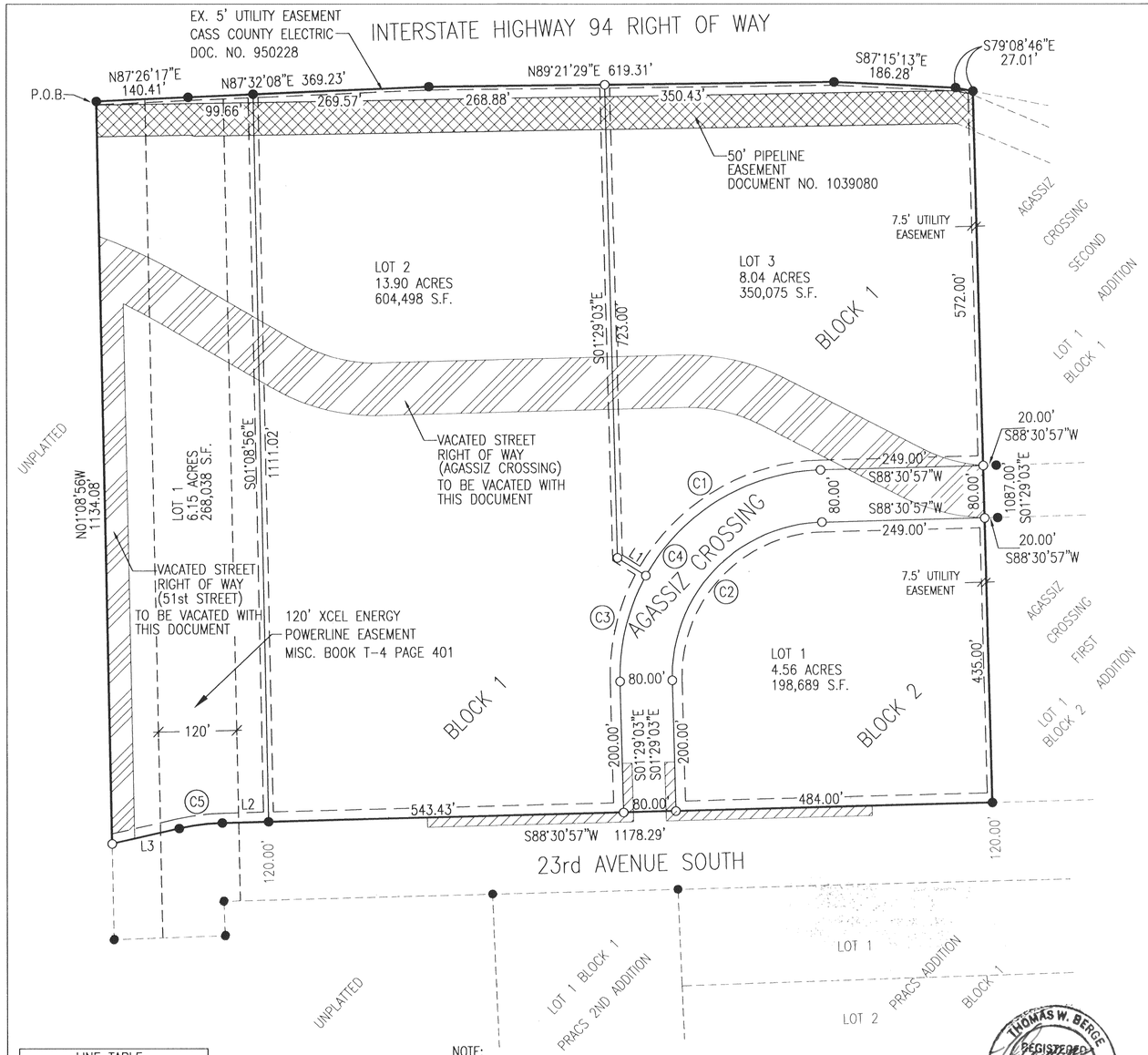
AGASSIZ CROSSING THIRD ADDITION

A REPLAT OF LOTS 4, 5 AND 6, BLOCK 1 AND LOTS 2, 3 AND 4, BLOCK 2 AGASSIZ CROSSING FIRST ADDITION TO THE CITY OF FARGO AND A VACATION OF AGASSIZ CROSSING AND 51ST STREET WITHIN AGASSIZ CROSSING THIRD ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

(A MAJOR SUBDIVISION)



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.93'	S60°32'06"E
L2	70.86'	S88°30'57"W
L3	105.14'	S77°06'41"W

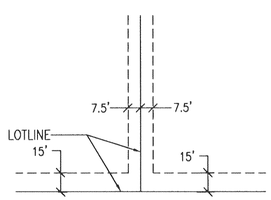
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	324.10'	315.00'	58°57'02"
C2	369.14'	235.00'	90°00'00"
C3	170.70'	315.00'	31°02'58"
C4	494.80'	315.00'	90°00'00"
C5	66.68'	335.00'	11°24'16"

NOTE:

"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 land of any certain width, but is a line coterminous with the boundary of the adjacent lot or lots."

THOMAS W. BERGE REGISTERED LAND SURVEYOR L.S. 2349 NORTH DAKOTA

UTILITY EASEMENTS



BEING 10.00 FEET IN WIDTH ADJOINING ALL OUTSIDE BOUNDARY LINES, STREET LINES AND WALKWAYS, AND BEING 5.00 FEET IN WIDTH ADJOINING ALL INTERIOR LOT LINES, UNLESS SHOWN ON THE PLAT.

LEGEND

- ○ IRON MONUMENT PLACED WITH 1" PLASTIC CAP RLS #4329
- ● FOUND MONUMENTS
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- NEGATIVE ACCESS EASEMENT
- VACATED STREET RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

0 60 120 240

Lightowler Johnson Associates
architects engineers
Incorporated
FARGO, ND / MOORHEAD, MN
PHONE: (701)-293-1350
FAX: (701)-293-1353
WWW.LJA-1.COM

SHEET 1 OF 1

OWNERS' CERTIFICATE

Know all men by these presents, that Meritcare Health System of Fargo, North Dakota, is the owner of Lots 4, 5 and 6, Block 1 and Lots 2, 3 and 4, Block 2 Agassiz Crossing First Addition to the City of Fargo, Cass County, North Dakota as recorded in the Book of Plats SI-90 and more particularly described as follows:

Commencing at the Northwest corner of said Agassiz Crossing First Addition; the point of beginning; thence N87°26'17"E along the North line of said Agassiz Crossing First Addition a distance of 140.41 feet; thence N87°32'08"E along said North line a distance of 369.23 feet; thence N89°21'29"E along said North line a distance of 619.31 feet; thence S87°15'13"E along said North line a distance of 186.28 feet; thence S79°08'46"E along said North line a distance of 27.01 feet to the West line of Agassiz Crossing Second Addition; thence S01°29'03"E along said West line and the extended West line of Lot 1, Block 2 of Agassiz Crossing First Addition a distance of 1087.00 feet to the North right of way line of 23rd Ave South; thence S88°30'57"W along North right of way line of said 23rd Ave South a distance of 1178.29 feet; thence continuing Southwesterly along said North right of way and along a curve to the left with a radius of 335.00 feet an arc length of 66.68 feet; thence S77°06'41"W along said right of way a distance of 105.14 feet to the West line of said Agassiz Crossing First Addition; thence N01°08'56"W along said West line of Agassiz Crossing First Addition a distance of 1134.09 feet; to the point of beginning.

Said owner has caused the above described tract of land and the vacated part of Agassiz Crossing and 51st Street South shown on this replat to be surveyed and replatted as Agassiz Crossing Third Addition to the City of Fargo, North Dakota; Said owner also hereby dedicates and conveys to the public, for public use, all street right of ways and utility easements shown on said replat. Said Agassiz Crossing Third Addition, consists of Two Blocks and Four Lots, and contains 34.269 Acres, more or less.

Roger L. Gilbertson
Roger L. Gilbertson, M.D.
Owner

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 19th day of September, 2007, before me, a Notary Public within and for said County and State, personally appeared Roger L. Gilbertson, M.D. to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

PAUL F. RICHARD
Notary Public State of North Dakota
Commission Expires Nov. 30, 2009

Paul F. Richard
Notary Public, Cass County, ND
My Commission Expires 11/30/2009

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Thomas W. Berge, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that I have surveyed and platted the property described on this plat as AGASSIZ CROSSING THIRD ADDITION to the City of Fargo, Cass County, North Dakota; that this plat is a correct representation of said survey; that all distances are shown correctly on said plat in feet and hundredths of a foot; that all monuments are or will be installed correctly in the ground as shown; and that the exterior boundary lines are correctly designated.

Dated this 17th day of September, 2007.

Thomas W. Berge
Thomas W. Berge
Registered Land Surveyor
ND Reg. No. 2349

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 17th day of Sept., 2007, before me, a Notary Public within and for said County and State, personally appeared Thomas W. Berge, Registered Land Surveyor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

COLLETTE O. JERSTAD
Notary Public
State of North Dakota
My Commission Expires Sept. 9, 2012

Collette O. Jerstad
Notary Public, Cass County, ND
My Commission Expires 9-9-2012

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission on this 11th day of July, 2007.

John Q. Paulsen, Chairman
Fargo Planning Commission

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 1st day of October, 2007, before me, a Notary Public within and for said County and State, personally appeared John Q. Paulsen, Chairman, Fargo Planning Commission, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

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

Kristin Sylskar
Notary Public, Cass County, ND
My Commission Expires 11-30-2010

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioner's and ordered filed on this 8th day of October, 2007.

Dennis R. Walaker
Dennis Walaker, Mayor

Attest: Steven Sprague
Steven Sprague, City Auditor

FARGO CITY ENGINEER'S APPROVAL

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

Mark Bittner
Mark Bittner, City Engineer

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 21st day of Sept., 2007, before me, a Notary Public within and for said County and State, personally appeared Mark Bittner, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

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

Beverly E. Martinson
Notary Public, Cass County, ND
My Commission Expires 4-20-2011

AUDITOR'S TAX RECORD

Delinquent taxes and special assessments ~~or installments of special assessments~~ paid and transfer entered this 19th day of October, 2007.

THE SEAL OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

Michael Montplaisir 10/19/07
Michael Montplaisir, Cass County Auditor

CASS COUNTY RECORDERS CERTIFICATE

STATE OF NORTH DAKOTA
COUNTY OF CASS

Document No. 1217272
$10.30 chg.

I hereby certify that this instrument was filed for record in this office on this 19th day of October, 2007, at 9:45 o'clock A.M., and was duly recorded in Book W1 of Plats Page 84.

Jewel A. Spies
Jewel A. Spies, Cass County Recorder
Cass County, North Dakota

OFFICIAL SEAL

W1-84

1217272
Page: 1 of 1
10/19/2007 09:45A
CITY OF FARGO AUDITOR'S OFFICE PLAT 10.30 B-W1 P-84