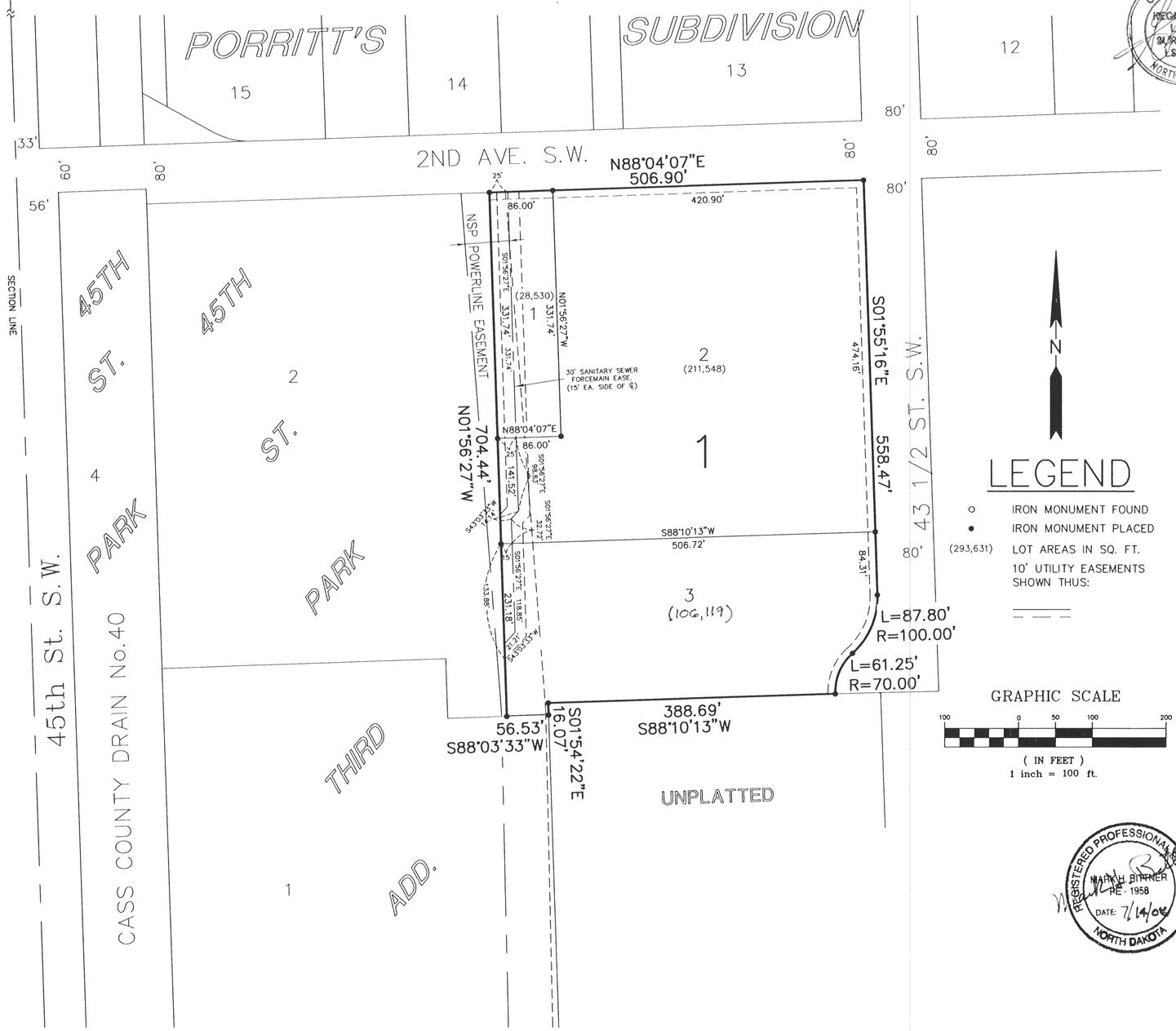
4 | 3
9 | 10

PLAT OF 45TH STREET PARK FOURTH ADDITION

TO THE CITY OF FARGO, A REPLAT OF LOTS 3, 4 AND 5, BLOCK 1, 45TH STREET PARK THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.

A MINOR SUBDIVISION



LEGEND

- ○ IRON MONUMENT FOUND
- ● IRON MONUMENT PLACED
- (293,631) LOT AREAS IN SQ. FT.
- 10' UTILITY EASEMENTS SHOWN THUS:

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

GREG MUND REGISTERED LAND SURVEYOR LS-2727 NORTH DAKOTA

REGISTERED PROFESSIONAL ENGINEER MARK H. BITTNER PE - 1958 DATE: 7/14/08 NORTH DAKOTA

THE SEAL OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

RECORDER OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

CERTIFICATE

GREG MUND, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "45TH STREET PARK FOURTH ADDITION" TO THE CITY OF FARGO, A REPLAT OF LOTS THREE (3), FOUR (4) AND FIVE (5), BLOCK ONE (1), 45TH STREET PARK THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA; THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON THE PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

ALL OF LOTS THREE (3), FOUR (4) AND FIVE (5), BLOCK ONE (1), 45TH STREET PARK THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA SAID TRACT CONTAINS 7.61 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

GREG MUND
REGISTERED PROFESSIONAL LAND SURVEYOR
ND REG. NO. 2727

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 18th DAY OF June, 2008, 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 INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

J. MICHAEL SELLS
Notary Public
State of North Dakota
My Commission Expires Oct. 1, 2012

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: Oct. 1, 2012

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "45TH STREET PARK FOURTH ADDITION" TO THE CITY OF FARGO, A REPLAT OF LOTS THREE (3), FOUR (4) AND FIVE (5), BLOCK ONE (1), 45TH STREET PARK THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA, AND THAT WE HAVE CAUSED IT TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF GREG MUND, REGISTERED PROFESSIONAL LAND SURVEYOR. WE HEREBY DEDICATE ALL STREETS, AVENUES AND UTILITY EASEMENTS SHOWN ON THE ATTACHED PLAT TO THE USE OF THE PUBLIC.

MORTGAGOR:
WEST 45TH DEVELOPMENT, LLC

JAMES P. ROERS

MORTGAGEE:
BREMER BANK, NA

DAVID L. JOHNSON, VICE PRESIDENT

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 23 DAY OF June, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES P. ROERS, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF WEST 45TH DEVELOPMENT, LLC.

JANICE I. SIMONSON
Notary Public
State of North Dakota
My Commission Expires May 16, 2014

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 5-16-14

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 24 DAY OF June, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID L. JOHNSON, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS IN THE NAME OF BREMER BANK, NA.

KATHLEEN GLOOD
Notary Public
State of North Dakota
My Commission Expires Sept 10, 2010

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 9-10-10

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE FARGO CITY COMMISSION THIS 28th DAY OF July, 2008.

DENNIS R. WALAKER, MAYOR

STEVE SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 31st DAY OF July, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DENNIS R. WALAKER, MAYOR, AND STEVE SPRAGUE, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO.

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

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 11-30-2010

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE FARGO PLANNING COMMISSION THIS 11th DAY OF June, 2008.

JOHN Q. PAULSEN, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 11th DAY OF June 2008, 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 INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: Feb 2, 2011

MONICA K GRABER
Notary Public
State of North Dakota
My Commission Expires Feb. 2, 2011

FARGO CITY ENGINEER'S APPROVAL

APPROVED BY THE FARGO CITY ENGINEER THIS 14th DAY OF July, 2008.

MARK BITTNER, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 14th DAY OF July, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK BITTNER, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES:

1241983
Page: 1 of 1
08/06/2008 01:41P
CITY OF FARGO AUDITOR'S OFFICE PLAT 10.20 B-X1 P-8

SHEET 1 OF 1

DOCUMENT NO. 1241983
STATE OF NORTH DAKOTA $10.20 chg.
COUNTY OF CASS

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 6th DAY OF Aug. A.D. 2008 AT 141 O'CLOCK P M AND WAS RECORDED IN BOOK X-1 OF Plats PAGE 8.

REGISTER OF DEEDS
BY Jewel A Spies DEPUTY

COUNTY AUDITOR'S TAX RECORD

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS ON THE ABOVE PLAT ARE PAID AND TRANSFERS ENTERED.

MICHAEL MONTPLAISIR, CASS COUNTY AUDITOR

X-1-8

moore engineering inc.
fargo – west fargo, north dakota

PROJ. NO. 14133-1