

COMSTOCK FIRST ADDITION

BEING A PLAT OF PART OF THE SW 1/4 OF
THE SE 1/4, SECTION 3, T. 139 N., R. 49 W., 5th P.M.
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: THAT COMSTOCK HOLDING COMPANY LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, IS THE OWNER AND PROPRIETOR OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
THENCE NORTH 03°24'59" WEST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, FOR A DISTANCE OF 83.03 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 10;
THENCE NORTH 88°04'50" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 10, FOR A DISTANCE OF 448.35 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND THE TRUE POINT OF BEGINNING (SAID 448.20 FEET MEASURED PERPENDICULAR TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3);
THENCE CONTINUE NORTH 88°04'50" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 10, FOR A DISTANCE OF 215.85 FEET TO THE SOUTHWEST CORNER OF WALLWORK'S SUBDIVISION TO THE CITY OF FARGO;
THENCE NORTH 03°19'59" WEST, ALONG THE WESTERLY LINE OF SAID WALLWORK'S SUBDIVISION, FOR A DISTANCE OF 667.76 FEET TO THE NORTHWEST CORNER OF SAID WALLWORK'S SUBDIVISION, SAID NORTHWEST CORNER LYING ON THE SOUTHERLY LINE OF THE BNSF RAILWAY COMPANY RIGHT-OF-WAY;
THENCE NORTH 87°35'07" WEST, ALONG THE SOUTHERLY LINE OF SAID RAILWAY RIGHT-OF-WAY, FOR A DISTANCE OF 217.88 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE WESTERLY 448.20 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
THENCE SOUTH 03°24'59" EAST, ALONG THE EASTERLY LINE OF THE WESTERLY 448.20 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 3, FOR A DISTANCE OF 684.26 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.356 ACRES, MORE OR LESS.

AND THAT SAID PARTY HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS **COMSTOCK FIRST ADDITION** TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA, AND DOES HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, THE NEGATIVE ACCESS EASEMENT AND UTILITY EASEMENTS SHOWN ON THE PLAT.

OWNER:
COMSTOCK HOLDING COMPANY LLC
Monte Kjos
MONTE KJOS, CHIEF MANAGER

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS 15th DAY OF February, 2012, BEFORE ME PERSONALLY APPEARED MONTE KJOS, CHIEF MANAGER OF COMSTOCK HOLDING COMPANY LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, 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 ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: *Sara Hatlen*

SARA HATLEN
Notary Public
State of North Dakota
My Commission Expires April 1, 2016

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS 14th DAY OF February, 2012, BEFORE ME PERSONALLY APPEARED CURTIS A. SKARPHOL, REGISTERED LAND SURVEYOR, 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 AS HIS FREE ACT AND DEED.

NOTARY PUBLIC: *Sara Hatlen*

SARA HATLEN
Notary Public
State of North Dakota
My Commission Expires April 1, 2016

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS 8th DAY OF March, 2012, BEFORE ME PERSONALLY APPEARED MARK H. BITTNER, 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 AS HIS FREE ACT AND DEED.

NOTARY PUBLIC: *Beverly E. Martinson*

BEVERLY E. MARTINSON
Notary Public
State of North Dakota
My Commission Expires April 20, 2017

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS 12th DAY OF March, 2012, BEFORE ME PERSONALLY APPEARED JOHN Q. PAULSEN, CHAIR, FARGO PLANNING COMMISSION, 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 ON BEHALF OF THE FARGO PLANNING COMMISSION.

NOTARY PUBLIC: *Kristin Sylskar*

KRISTIN SYLSKAR
Notary Public
State of North Dakota
My Commission Expires Nov. 30, 2016

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS 21 DAY OF March, 2012, BEFORE ME PERSONALLY APPEARED DENNIS R. WALAKER, MAYOR, CITY OF FARGO; AND STEVEN SPRAGUE, CITY AUDITOR, CITY OF FARGO, KNOWN TO ME TO BE THE PERSONS WHO ARE DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CITY OF FARGO.

NOTARY PUBLIC: *Kristin Sylskar*

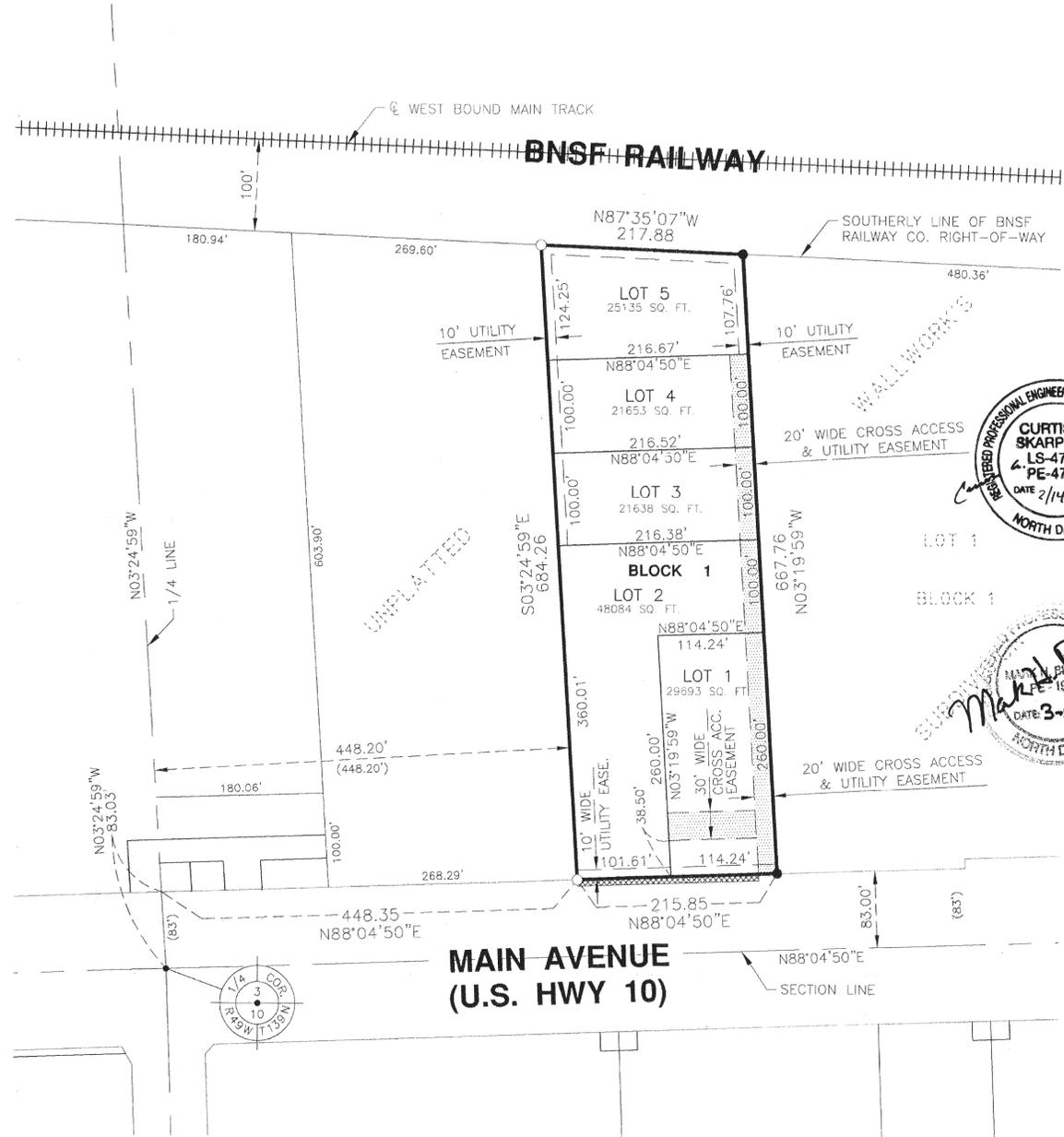
KRISTIN SYLSKAR
Notary Public
State of North Dakota
My Commission Expires Nov. 30, 2016

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
8/2/2012
Taxes and Special Assessments paid and transfer entered:
Michael Mathison AUDITOR
DLJ DEPUTY



1360212
Page: 1 of 1
8/2/2012 10:00 AM
City of Fargo Book: Y-1 Page: 66 PLAT \$10.40

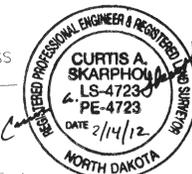
RECORDER'S OFFICE, CASS COUNTY, ND
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
by *Teresa A. Spies*, Dep. **1360212**
Recorded Electronically



SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:
I, CURTIS A. SKARPHOL, REGISTERED 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 THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN LOCATED OR PLACED IN THE GROUND AS SHOWN.

DATED THIS 14th DAY OF FEBRUARY, 2012.

Curtis A. Skarphol
CURTIS A. SKARPHOL
REGISTERED LAND SURVEYOR NO. 4723



CITY ENGINEER'S APPROVAL:
APPROVED BY THE FARGO CITY ENGINEER THIS 8th DAY OF March, 2012.

Mark H. Bittner
MARK H. BITTNER, CITY ENGINEER



FARGO PLANNING COMMISSION APPROVAL:
APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS 1st DAY OF March, 2011.

John Q. Paulsen
JOHN Q. PAULSEN, CHAIR
FARGO PLANNING COMMISSION

FARGO CITY COMMISSION APPROVAL:
APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS 19th DAY OF March, 2012.

Dennis R. Walaker
DENNIS R. WALAKER, MAYOR

ATTEST:
Steven Sprague
STEVEN SPRAGUE, CITY AUDITOR

LEGEND

- IRON MONUMENT FOUND ●
- 1/2" I.D. PIPE SET ○
- NEGATIVE ACCESS EASEMENT [hatched pattern]
- BEARINGS SHOWN ARE ON CITY OF FARGO GIS DATUM.

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.

