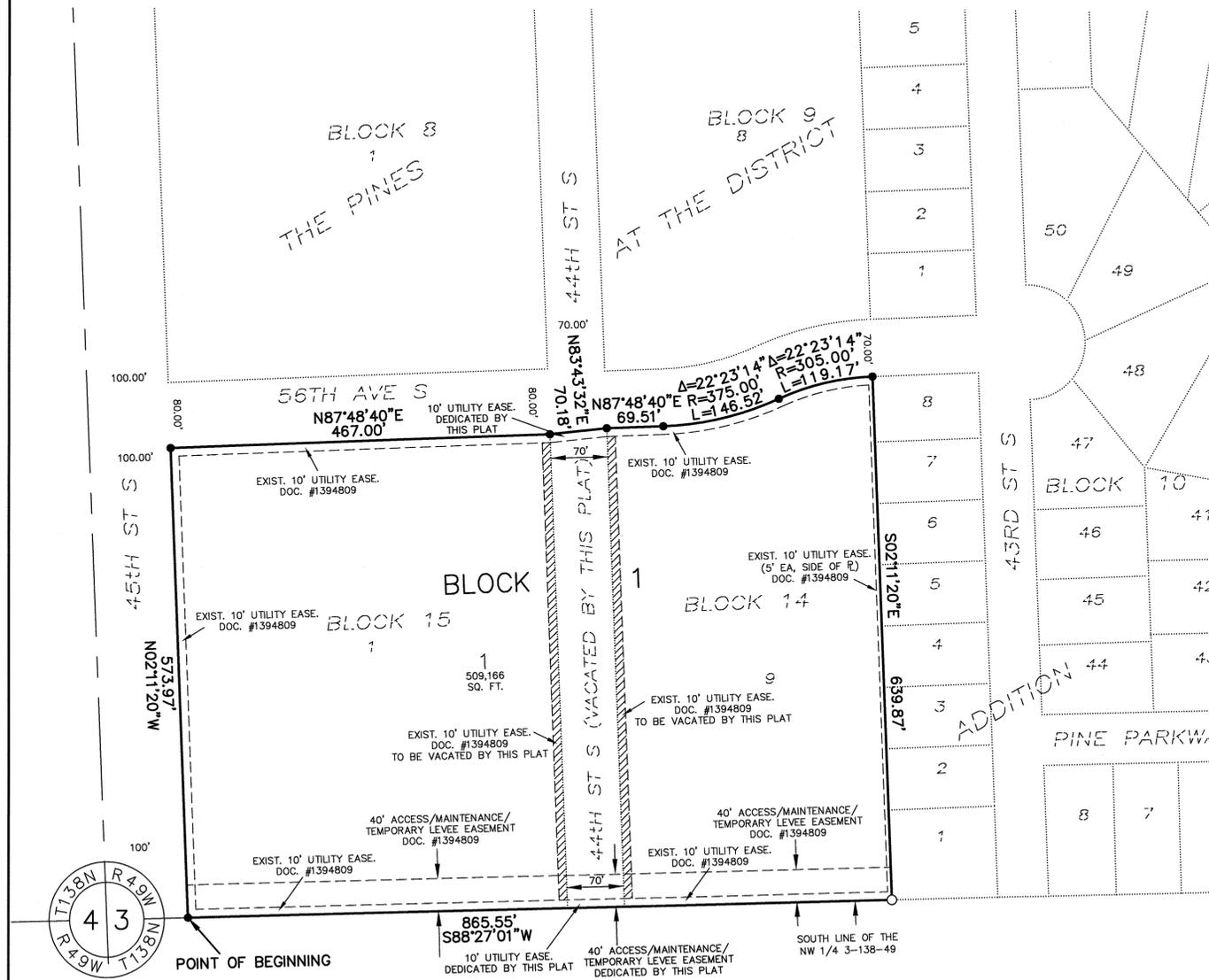


# A MAJOR SUBDIVISION PLAT OF THE PINES AT THE DISTRICT SECOND ADDITION

TO THE CITY OF FARGO, A REPLAT OF LOT 9, BLOCK 14, AND ALL OF BLOCK 15, OF  
THE PINES AT THE DISTRICT ADDITION AND A VACATION OF THAT PART OF 44TH  
STREET S. IN THE CITY OF FARGO CONTAINED WITHIN THE BOUNDARY OF THE PINES  
AT THE DISTRICT SECOND ADDITION.



**LEGEND**

- IRON MONUMENT FOUND
- SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #2086
- "L" DENOTES ARC LENGTH
- "R" DENOTES RADIUS LENGTH
- "Δ" DENOTES CENTRAL ANGLE

BASIS OF BEARING: THE PINES AT THE DISTRICT ADDITION TO THE CITY OF FARGO AS RECORDED.

**PLAT NOTES:**  
1. THE 40' ACCESS/MAINTENANCE/TEMPORARY LEVEE EASEMENT PROVIDES PUBLIC ACCESS TO THE CITY OF FARGO FOR MAINTENANCE OF THE TEMPORARY LEVEE DURING FLOOD EVENTS.

**CERTIFICATE**

DAVID S. HEYER, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "THE PINES AT THE DISTRICT SECOND ADDITION" TO THE CITY OF FARGO, A REPLAT OF LOT 9, BLOCK 14, AND ALL OF BLOCK 15, OF THE PINES AT THE DISTRICT ADDITION, CASS COUNTY, NORTH DAKOTA AND A VACATION OF THAT PART OF 44TH STREET S. IN THE CITY OF FARGO CONTAINED WITHIN THE BOUNDARY OF THE PINES AT THE DISTRICT SECOND ADDITION; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT THE EXTERIOR BOUNDARY LINES OF SAID ADDITION ARE CORRECTLY DESIGNATED AND DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 45TH STREET SOUTH IN THE CITY OF FARGO AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 3; THENCE NORTH 02°11'20" WEST (PLATTED BEARING) ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 45TH STREET SOUTH FOR A DISTANCE OF 573.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 56TH AVENUE SOUTH IN THE CITY OF FARGO;  
THENCE NORTH 87°48'40" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 56TH AVENUE SOUTH FOR A DISTANCE OF 467.00 FEET;  
THENCE NORTH 83°43'32" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 56TH AVENUE SOUTH FOR A DISTANCE OF 70.18 FEET;  
THENCE NORTH 87°48'40" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 56TH AVENUE SOUTH FOR A DISTANCE OF 69.51 FEET;  
THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 56TH AVENUE SOUTH ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 22°23'14" FOR AN ARC DISTANCE OF 146.52;  
THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 56TH AVENUE SOUTH ALONG A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 305.00 FEET AND A CENTRAL ANGLE OF 22°23'14" FOR AN ARC DISTANCE OF 119.17 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 14 OF THE PINES AT THE DISTRICT ADDITION TO THE CITY OF FARGO;  
THENCE SOUTH 02°11'20" EAST ALONG THE WEST LINE OF LOTS 8, 7, 6, 5, 4, 3, 2 AND 1, OF SAID BLOCK 14 FOR A DISTANCE OF 639.87 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;  
THENCE SOUTH 88°27'01" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 865.55 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID 45TH STREET SOUTH, THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11.68 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

*David S. Heyer*  
DAVID S. HEYER  
REGISTERED LAND SURVEYOR  
ND REG. NO. 2086  
STATE OF NORTH DAKOTA)  
COUNTY OF CASS

ON THIS 20th DAY OF Nov., 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID S. HEYER, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

*Michael Sells*  
MICHAEL SELLS  
Notary Public  
State of North Dakota  
My Commission Expires Oct. 1, 2018

**DEDICATION**  
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "THE PINES AT THE DISTRICT SECOND ADDITION" TO THE CITY OF FARGO, A REPLAT OF LOT 9, BLOCK 14, AND ALL OF BLOCK 15, OF THE PINES AT THE DISTRICT ADDITION, CASS COUNTY, NORTH DAKOTA AND A VACATION OF THAT PART OF 44TH STREET S. IN THE CITY OF FARGO CONTAINED WITHIN THE BOUNDARY OF THE PINES AT THE DISTRICT SECOND ADDITION; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF DAVID S. HEYER, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL ACCESS/MAINTENANCE/TEMPORARY LEVEE EASEMENTS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.  
OWNER: LANDCO FARGO, LTD.: LOT 1, BLOCK 1.

*Larry N. Scheffler*  
LARRY N. SCHEFFLER, MANAGING MEMBER  
STATE OF NORTH DAKOTA)  
COUNTY OF CASS

ON THIS 22nd DAY OF November, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LARRY N. SCHEFFLER, MANAGING MEMBER, 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 LANDCO FARGO, LTD.

*Wendi Lawson*  
WENDI LAWSON  
Notary Public  
State of North Dakota  
My Commission Expires May 17, 2014

**FARGO PLANNING COMMISSION APPROVAL**  
APPROVED BY THE FARGO PLANNING COMMISSION THIS 5th DAY OF November, 2013.

*John Q. Paulsen*  
JOHN Q. PAULSEN, CHAIR  
STATE OF NORTH DAKOTA)  
COUNTY OF CASS

ON THIS 4th DAY OF February, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN Q. PAULSEN, CHAIR 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.

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

**FARGO CITY ENGINEER'S APPROVAL**  
APPROVED BY THE FARGO CITY ENGINEER THIS 30th DAY OF January, 2014.

*April E. Walker*  
APRIL E. WALKER, CITY ENGINEER

STATE OF NORTH DAKOTA)  
COUNTY OF CASS  
ON THIS 30th DAY OF January, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED APRIL E. WALKER, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO.

*Kristi Olson*  
KRISTI OLSON  
Notary Public  
State of North Dakota  
My Commission Expires Oct. 17, 2019

**FARGO CITY COMMISSION APPROVAL**  
APPROVED BY THE FARGO CITY COMMISSION THIS 6th DAY OF January, 2014.

*Dennis R. Walaker*  
DENNIS R. WALAKER, MAYOR  
STATE OF NORTH DAKOTA)  
COUNTY OF CASS

ON THIS 31st DAY OF January, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DENNIS R. WALAKER, MAYOR, AND STEVEN 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 FARGO CITY COMMISSION.

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

**AUDITOR'S OFFICE**  
COUNTY OF CASS, NORTH DAKOTA  
2/4/2014  
Taxes and Special Assessments paid and transfer entered.  
Wendy Thompson, AUDITOR  
DLJ DEPUTY

RECORDER'S OFFICE, CASS COUNTY, ND  
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE:  
JEWEL A. SPIES, COUNTY RECORDER  
by *Jewel A. Spies*, Dep. 1410522  
Recorded Electronically

1410522  
Page: 1 of 1  
2/4/2014 11:24 AM  
PLAT \$20.00

City of Fargo Book: Z-1 Page: 53

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