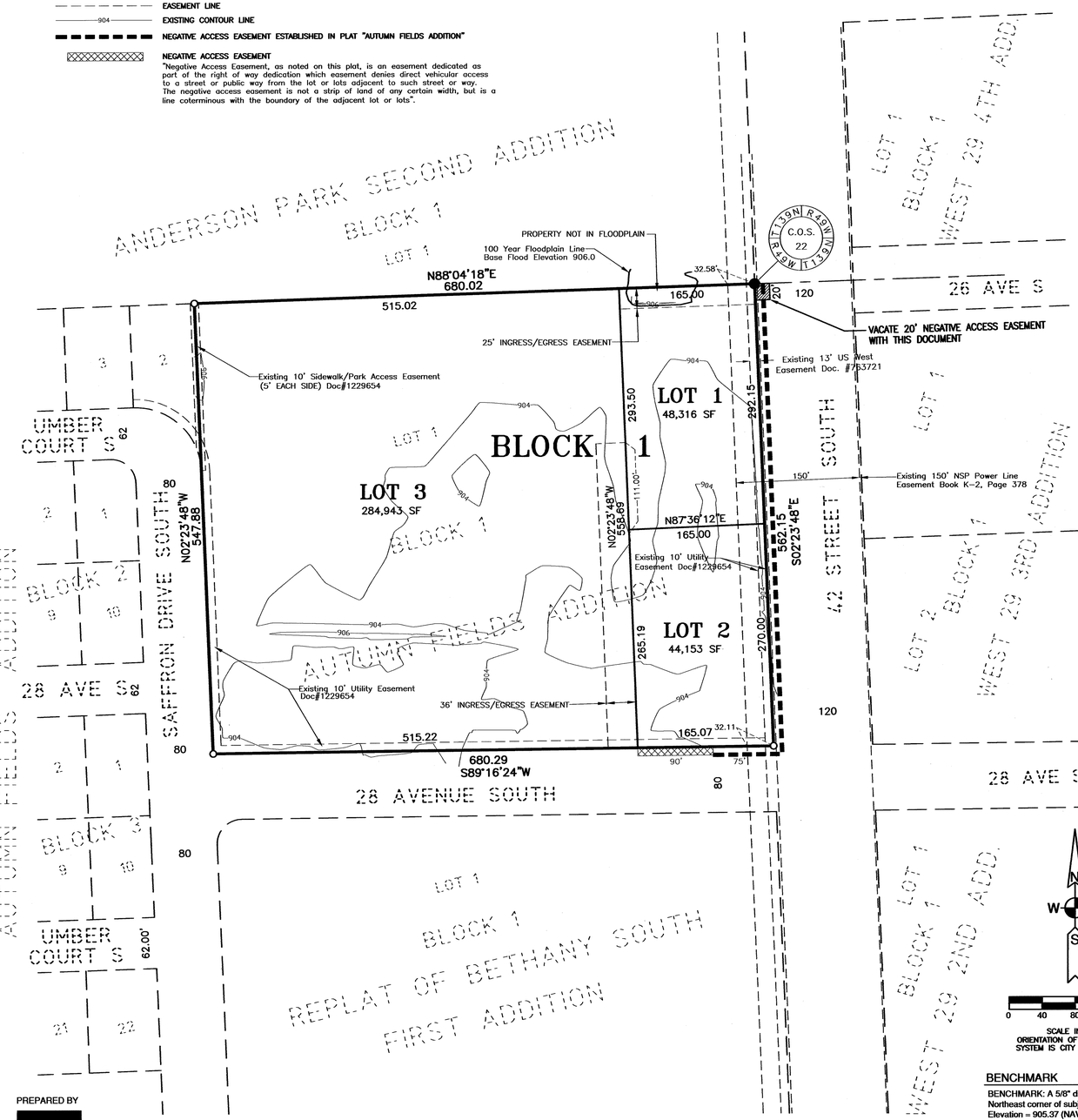
AUTUMN FIELDS SECOND ADDITION

A REPLAT OF LOT 1, BLOCK 1 OF AUTUMN FIELDS ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

LEGEND

- ● MONUMENT FOUND
- ○ MONUMENT SET, 5/8" REBAR, CAPPED "LS-6703"
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- 904 EXISTING CONTOUR LINE
- NEGATIVE ACCESS EASEMENT ESTABLISHED IN PLAT "AUTUMN FIELDS ADDITION"
- NEGATIVE ACCESS EASEMENT
  "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".



OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Air Properties, LLC, a North Dakota limited liability company, whose address is Fargo, North Dakota as owner of a parcel of land located in the Southwest Quarter of Section 22, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Lot 1 in Block 1 of AUTUMN FIELDS ADDITION to the City of Fargo, according to the record plat thereof on file in the office of the County Recorder, Cass County, North Dakota

The above described parcel contains 377,412 square feet or 8.664 acres, more or less.

Said owner has caused the above described parcel of land to be surveyed and platted as "AUTUMN FIELDS SECOND ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public for public use the ingress/egress easement on Lot 1 as shown on this plat for purposes so stated and do hereby dedicate to Lots 1 and 2 the ingress/egress easement on Lot 3 as shown on this plat for purposes so stated. Said parties further cause by said plat the vacation of the Negative Access Easement as shown on this plat.

OWNER:
Air Properties, LLC
By: Dell Arneson
Dell Arneson

State of North Dakota
County of Cass } SS

On this 4th day of November, in the year of 2015, before me, a notary public with and for said County, personally appeared Dell Arneson of Air Properties, 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.

Virginia Stockburger
Notary Public

VIRGINIA STOCKBURGER
Notary Public
State of North Dakota
My Commission Expires May 7, 2021

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Gregg Stroeing, Registered Professional 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 addition; that all distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Gregg Stroeing, Professional Land Surveyor
North Dakota License No. LS-6703

REGISTERED LAND SURVEYOR
GREGG STROEING
LS-6703
NORTH DAKOTA

State of North Dakota
County of Cass } SS

On this 3 day of NOVEMBER, 2015, before me, a notary public with and for said County, personally appeared Gregg Stroeing, to me known to be the person described in and who executed the same as a free act and deed.

Jeff Zeltinger
Notary Public

JEFF ZELTINGER
Notary Public
State of North Dakota
My Commission Expires May 20, 2016

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this 10th day of November, 2015.

April E. Walker, City Engineer

REGISTERED PROFESSIONAL ENGINEER
APRIL E. WALKER
PE - 5462
DATE Nov. 10, 2015
NORTH DAKOTA

State of North Dakota
County of Cass } SS

On this 10th day of November, 2015, before me, a notary public with and for said County, personally appeared April E. Walker, City Engineer, to me known to be the person described in and who executed the same as a free act and deed.

Kristi Olson
Notary Public

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

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this 6th day of October 2015.

Jan Ulferts Stewart, Planning Commission Chair

State of North Dakota
County of Cass } SS

On this 6th day of October, 2015, before me, a notary public with and for said County, personally appeared Jan Ulferts Stewart, Planning Commission Chair, to me known to be the person described in and who executed the same as a free act and deed.

Jasmine Markusen
Notary Public

JASMINE MARKUSEN
Notary Public
State of North Dakota
My Commission Expires Nov. 7, 2020

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this 26th day of October, 2015.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota
County of Cass } SS

On this 17 day of November, 2015, before me, a notary public with and for said County, personally appeared Timothy J. Mahoney, 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, 2016

BENCHMARK

BENCHMARK: A 5/8" diameter capped rebar designating the Northeast corner of subject property and center of Section. Elevation = 905.37 (NAVD 88)

NOTE

THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN EXCEPT WHERE SHOWN.

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
11/17/2015
Taxes and Special Assessments paid and transfer entered.
Michelle Mckellips AUDITOR
DLJ DEPUTY

1463775
City of Fargo
Page: 1 of 1
11/17/2015 3:35 PM
PLAT $20.00

RECORDER'S OFFICE, CASS COUNTY, ND 11/17/2015 3:35 PM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
JEWEL A. SPIES, COUNTY RECORDER
by Teresa A. Kirby, Dep. 1463775
Recorded Electronically

THE SEAL OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

RECORDER OF CASS COUNTY OFFICIAL SEAL STATE OF NORTH DAKOTA

PREPARED BY
Ulteig
FARGO - BISMARCK - DETROIT LAKES - MINNEAPOLIS - SIOUX FALLS - DENVER - CEDAR RAPIDS - WILLISTON

JSZ 11/3/15 R15-00808-P.DWG