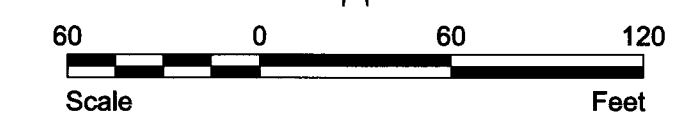


# THE RANCH AT THE WILDS ADDITION

BEING A PLAT OF PART OF THE SOUTH HALF OF SECTION 31, T. 139 N., R. 49 W., 5th P.M.  
 CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

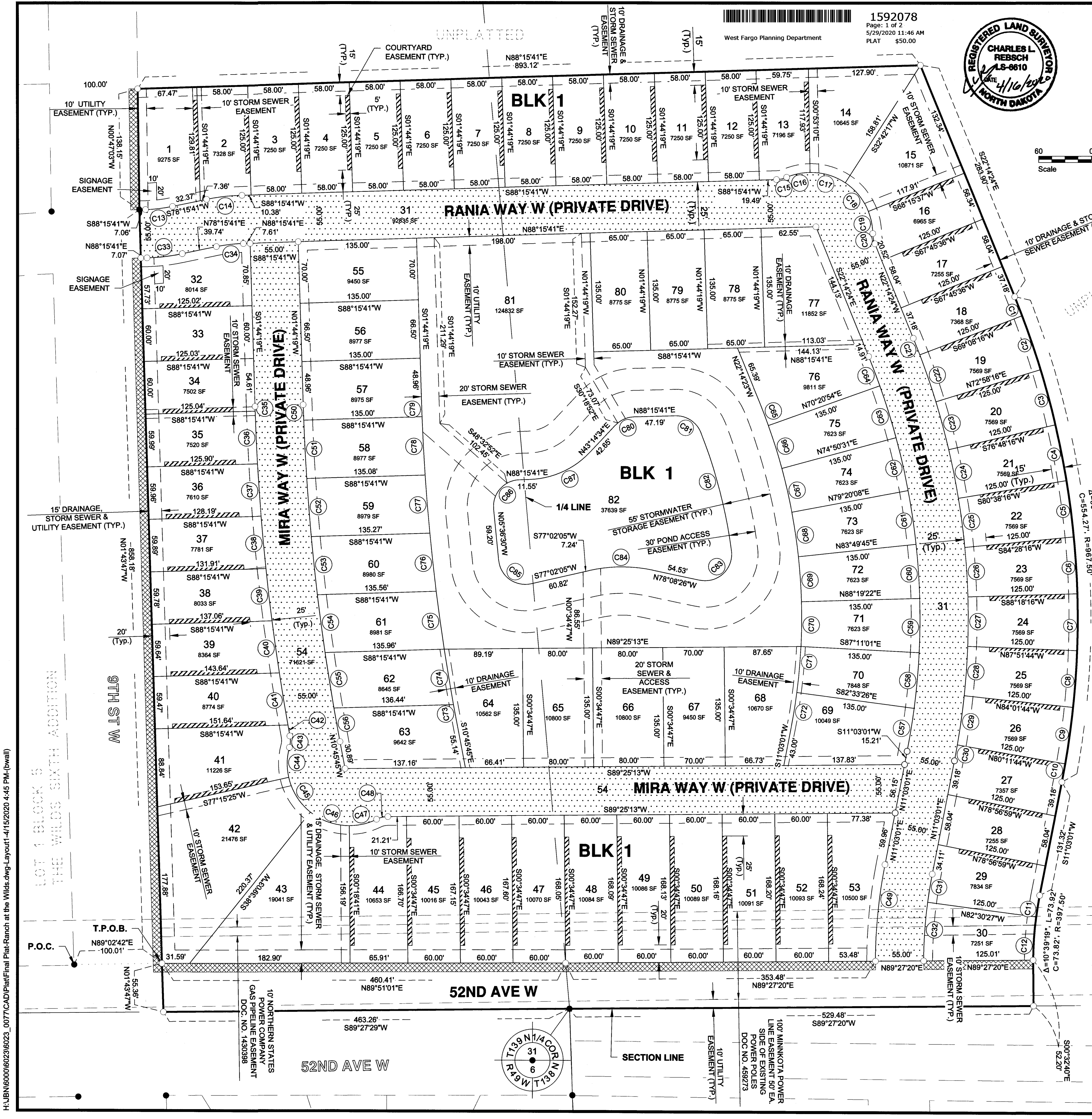


**LEGEND**

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- MEASURED BEARING
- PLAT BEARING
- MEASURED DISTANCE
- PLAT DISTANCE
- NEGATIVE ACCESS EASEMENT
- PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
- COURTYARD EASEMENT
- PLAT BOUNDARY
- LOT LINE
- UTILITY EASEMENT
- EXISTING LOT LINE
- EXISTING UTILITY EASEMENT
- BEARINGS SHOWN ARE BASED ON CITY OF FARGO GROUND CONTROL

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.26	967.50	1°22'40"	N21°33'04"W	23.26
C2	64.73	967.50	3°50'00"	N18°56'44"W	64.72
C3	64.73	967.50	3°50'00"	N15°06'44"W	64.72
C4	64.73	967.50	3°50'00"	N11°16'44"W	64.72
C5	64.73	967.50	3°50'00"	N07°26'44"W	64.72
C6	64.73	967.50	3°50'00"	N03°36'44"W	64.72
C7	64.73	967.50	3°50'00"	N00°46'44"W	64.72
C8	64.73	967.50	3°50'00"	N04°03'16"E	64.72
C9	64.73	967.50	3°50'00"	N07°53'16"E	64.72
C10	21.04	967.50	1°14'45"	N10°25'38"E	21.04
C11	24.68	397.50	3°33'28"	N09°16'17"E	24.68
C12	49.24	397.50	7°05'51"	N03°56'37"E	49.21
C13	30.98	177.50	10°00'00"	S83°15'41"W	30.94
C14	40.58	232.50	10°00'00"	S83°15'41"W	40.53
C15	11.97	32.00	21°26'21"	S77°32'31"W	11.90
C16	27.43	70.50	22°17'29"	S77°58'05"W	27.26
C17	42.56	70.50	34°35'09"	N73°35'36"W	41.91
C18	42.53	70.50	34°33'39"	N39°01'12"W	41.88
C19	25.76	70.50	20°56'19"	N11°16'13"W	25.62
C20	11.97	32.00	21°26'21"	N11°31'14"W	11.90
C21	20.26	842.50	1°22'40"	N21°33'04"W	20.26
C22	56.37	842.50	3°50'00"	N18°56'44"W	56.36
C23	56.37	842.50	3°50'00"	N15°06'44"W	56.36
C24	56.37	842.50	3°50'00"	N11°16'44"W	56.36
C25	56.37	842.50	3°50'00"	N07°26'44"W	56.36
C26	56.37	842.50	3°50'00"	N03°36'44"W	56.36
C27	56.37	842.50	3°50'00"	N00°46'44"W	56.36
C28	56.37	842.50	3°50'00"	N04°03'16"E	56.36
C29	56.37	842.50	3°50'00"	N07°53'16"E	56.36
C30	18.32	842.50	1°14'45"	N10°25'38"E	18.32
C31	32.44	522.50	3°33'28"	N09°16'17"E	32.44
C32	66.77	522.50	7°19'20"	N03°49'53"E	66.73
C33	40.58	232.50	10°00'00"	N83°15'41"E	40.53
C34	30.98	177.50	10°00'00"	N83°15'41"E	30.94
C35	5.39	2510.00	0°07'23"	S01°48'01"E	5.39
C36	60.00	2510.00	1°22'11"	S02°32'48"E	60.00
C37	60.00	2510.00	1°22'11"	S03°54'58"E	60.00
C38	60.00	2510.00	1°22'11"	S05°17'09"E	60.00
C39	60.00	2510.00	1°22'11"	S06°39'20"E	60.00
C40	60.01	2510.00	1°22'11"	S08°01'31"E	60.01
C41	60.01	2510.00	1°22'12"	S09°23'42"E	60.01
C42	12.66	2510.00	0°17'20"	S10°13'28"E	12.66
C43	13.15	29.50	25°32'56"	S02°24'19"W	13.05
C44	34.36	70.50	27°55'23"	S01°13'06"W	34.02
C45	47.50	70.50	38°38'22"	S32°02'46"E	46.61

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C46	47.94	70.50	38°57'43"	S70°49'49"E	47.02
C47	32.17	70.50	26°08'29"	N76°37'05"E	31.89
C48	13.32	29.50	25°52'23"	N76°29'02"E	13.21
C49	110.35	577.50	10°56'53"	N05°34'34"E	110.18
C50	17.52	2455.00	0°24'32"	N01°56'35"W	17.52
C51	66.50	2455.00	1°33'07"	N02°55'24"W	66.50
C52	66.50	2455.00	1°33'08"	N04°28'32"W	66.50
C53	66.51	2455.00	1°33'08"	N06°01'39"W	66.50
C54	66.50	2455.00	1°33'08"	N07°34'47"W	66.50
C55	64.01	2455.00	1°29'38"	N09°06'10"W	64.01
C56	39.11	2455.00	0°54'46"	N10°18'22"W	39.11
C57	49.58	787.50	3°36'27"	S09°14'47"W	49.57
C58	63.59	787.50	4°37'35"	S05°07'47"W	63.57
C59	61.76	787.50	4°29'37"	S04°34'11"W	61.75
C60	61.76	787.50	4°29'37"	S03°55'28"E	61.75
C61	61.76	787.50	4°29'37"	S08°25'03"E	61.75
C62	61.76	787.50	4°29'37"	S12°54'40"E	61.75
C63	61.76	787.50	4°29'37"	S17°24'17"E	61.75
C64	35.58	787.50	2°35'18"	S20°56'45"E	35.57
C65	29.48	652.50	2°35'18"	N20°56'45"W	29.48
C66	51.17	652.50	4°29'37"	N17°24'17"W	51.16
C67	51.17	652.50	4°29'37"	N12°54'40"W	51.16
C68	51.17	652.50	4°29'37"	N08°25'03"W	51.16
C69	51.17	652.50	4°29'37"	N03°55'28"W	51.16
C70	51.17	652.50	4°29'37"	N00°34'11"E	51.16
C71	52.69	652.50	4°37'35"	S05°07'47"W	52.67
C72	41.08	652.50	3°36'27"	S09°14'47"W	41.08
C73	17.71	2320.00	0°26'14"	S10°32'37"E	17.71
C74	64.07	2320.00	1°34'56"	S09°32'02"E	64.07
C75	66.55	2320.00	1°38'36"	S07°55'16"E	66.54
C76	66.53	2320.00	1°38'35"	S06°16'40"E	66.53
C77	66.51	2320.00	1°38'34"	S04°38'06"E	66.51
C78	66.50	2320.00	1°38'32"	S02°59'33"E	66.50
C79	17.52	2320.00	0°25'58"	S01°57'18"E	17.52
C80	23.79	30.28	45°01'07"	N65°45'08"E	23.18
C81	37.15	30.28	70°17'52"	S56°35'23"E	34.86
C82	139.14	577.53	13°48'13"	S14°32'21"E	138.80
C83	57.87	30.28	109°29'48"	S47°06'40"W	49.45
C84	73.10	168.72	24°49'28"	S89°28'50"W	72.53
C85	51.45	30.28	97°21'24"	N54°17'12"W	45.48
C86	49.48	30.28	93°37'07"	N41°17'08"W	44.15
C87	77.57	98.72	45°01'07"	N65°45'08"E	75.59



H:\JUN0600\6023\6023\_0077\CAD\Drawings\Plat-Ranch at the Wilds.dwg-Layout-4/15/2020 4:45 PM-(bwall)

# THE RANCH AT THE WILDS ADDITION

BEING A PLAT OF PART OF THE SOUTH HALF OF SECTION 31, T. 139 N., R. 49 W., 5th P.M.

CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

**OWNER'S CERTIFICATE:**

KNOW ALL PERSONS BY THESE PRESENTS: That WESTPORT INVESTMENTS, LLC, a North Dakota Limited Liability Company, is the owner and proprietor of that part of the South Half of Section 31, Township 139 North, Range 49 West of the Fifth Principal Meridian, City of West Fargo, Cass County, North Dakota, described as follows:

Commencing at the southeast corner of Lot 1, Block 5, The Wilds Sixth Addition to the City of West Fargo, Cass County, North Dakota; thence North 89°02'42" East, for a distance of 100.01 feet to a point of intersection with the easterly line of 9th Street West being the True Point of Beginning; thence North 01°43'47" West, along the easterly line of said 9th Street West, for a distance of 858.18 feet to an angle point along the easterly line of said 9th Street West; thence North 00°47'03" West, along the easterly line of said 9th Street West, for a distance of 138.15 feet; thence North 88°15'41" East for a distance of 893.12 feet; thence South 22°14'24" East for a distance of 283.90 feet to the beginning of a tangential curve, concave to the west having a radius of 967.50 feet; thence southerly along said curve, for a distance of 562.14 feet, central angle 33°17'25"; thence South 11°03'01" West for a distance of 131.32 feet to the beginning of a tangential curve, concave to the east having a radius of 397.50 feet; thence southerly along said curve, for a distance of 73.92 feet, central angle 10°39'19"; thence South 00°32'40" East for a distance of 52.20 feet to a point of intersection with the southerly line of the Southeast Quarter of said Section 31 and the northerly line of 52nd Avenue West; thence South 89°27'20" West, along the southerly line of the Southeast Quarter of said Section 31 and the northerly line of said 52nd Avenue West, for a distance of 529.48 feet to the southwest corner of the Southeast Quarter of said Section 31; thence South 89°27'29" West, along the southerly line of the Southwest Quarter of said Section 31 and the northerly line of said 52nd Avenue West, for a distance of 463.26 feet to a point of intersection with the easterly line of said 9th Street West; thence North 01°43'47" West, along the easterly line of said 9th Street West, for a distance of 55.36 feet to the True Point of Beginning.

Said tract contains 24.601 acres, more or less, and is subject to easements, reservations, restrictions and rights-of-way of record, if any.

And that said parties have caused the same to be surveyed and platted as THE RANCH AT THE WILDS ADDITION to the City of West Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the streets and utility easements as shown on this plat.

**OWNERS:**

WESTPORT INVESTMENTS, LLC

*[Signature]*  
Kevin Christianson

**Courtyard Easements.**

Each Courtyard Lot ("Burdened Courtyard Lot") in THE RANCH AT THE WILDS ADDITION is hereby made subject to and burdened with a "Courtyard Easement" in favor of and benefitting an immediately Contiguous Courtyard Lot ("Contiguous Courtyard Lot"). The Owner or Owners of each Burdened Courtyard Lot grants to the Owners and Occupants of the Contiguous Courtyard Lot adjacent to that Burdened Courtyard Lot the right to construct, reconstruct, maintain, repair, replace and use an enclosed courtyard area and the improvements within that area, including, but not limited to, patios, porches, fire pits, water features, and landscaping, located on a portion of the Burdened Courtyard Lot. The Courtyard Easement area is limited to an area bounded generally by the side of the Home Structure constructed on the Burdened Courtyard Lot, fences extending to and from the Home Structure on the Burdened Courtyard Lot and the Home Structure constructed on the Contiguous Courtyard Lot to which the fences extend, and the property boundary line between the two Courtyard Lots, all as initially constructed by Declarant (or its specific successors and assigns) and/or shown on a recorded plat of the Community. The Owner and/or Occupant of the Contiguous Courtyard Lot shall not temporarily or permanently attach or affix any improvements to the Home Structure on the Burdened Courtyard Lot or otherwise cause damage to it when exercising that Owner's or Occupant's rights created pursuant to the Courtyard Easement. The Owner and/or Occupant of the Contiguous Courtyard Lot shall neither relocate the location of the fence constructed by Declarant nor modify the location or size of the Owner and/or Occupant's enclosed courtyard area.

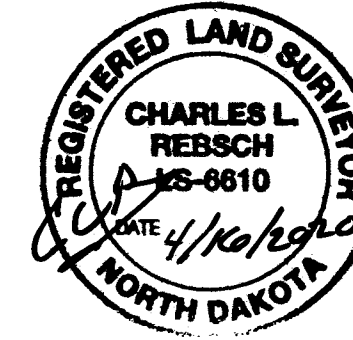
The Owner of the Burdened Courtyard Lot shall have a right of entry and access to, over, upon and through the Courtyard Easement, for the sole purpose of enabling that Owner (or that Owner's Designees) to perform obligations, rights, and duties pursuant hereto with regard to reasonable and necessary maintenance, repair, and restoration of that Dwelling Unit on the Burdened Courtyard Lot. In the event of an emergency, the Lot Owner's right of entry to the Courtyard Easement may be exercised without notice; otherwise, the Lot Owner shall give the Owners or Occupants of the Contiguous Courtyard Lot no less than twenty-four (24) hours advance notice prior to entering the adjacent Courtyard Easement.

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:**

I, Charles L. Rebsch, 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 subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this 16<sup>th</sup> day of APRIL, 2020.

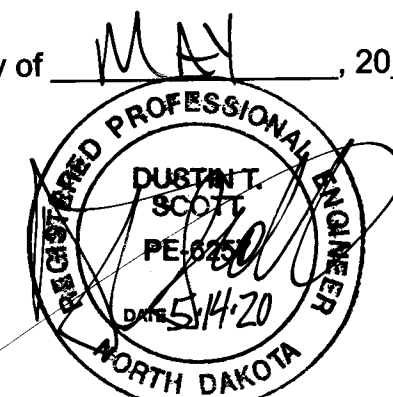
*[Signature]*  
Charles L. Rebsch, Professional Land Surveyor No. 6610



**CITY ENGINEER'S APPROVAL:**

Approved by the West Fargo City Engineer this 14<sup>th</sup> day of MAY, 2020.

*[Signature]*  
Dustin T. Scott, City Engineer



**WEST FARGO PLANNING COMMISSION APPROVAL:**

Approved by the City of West Fargo Planning Commission this 28 day of May, 2020.

*[Signature]*  
Tom McDougall, Chairman  
West Fargo Planning Commission

**WEST FARGO CITY ATTORNEY APPROVAL:**

I hereby certify that proper evidence of title has been examined by me and I approve the Plat as to form and execution this 20 day of May, 2020.

*[Signature]*  
John T. Shockley, City Attorney

**WEST FARGO CITY COMMISSION APPROVAL:**

Approved by the West Fargo City Commission this 20 day of May, 2020.

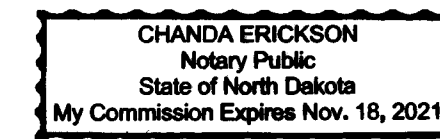
*[Signature]*  
Bernie L. Dardis  
President of the West Fargo City Commission

*[Signature]*  
Tina Fisk  
City Auditor

State of North Dakota )  
 ) ss  
County of Cass )

On this 20 day of May, 2020, before me personally appeared Bernie L. Dardis, President of the West Fargo City Commission; and Tina Fisk, City Auditor, City of West 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 West Fargo.

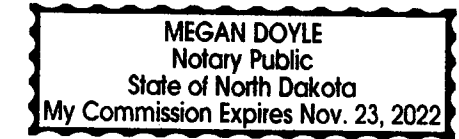
Notary Public: *[Signature]*



State of North Dakota )  
 ) ss  
County of Cass )

On this 17<sup>th</sup> day of April, 2020 before me personally appeared Kevin Christianson, 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.

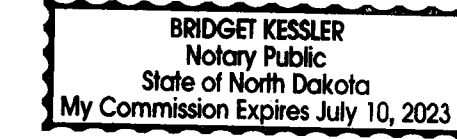
Notary Public: *[Signature]*



State of North Dakota )  
 ) ss  
County of Cass )

On this 16<sup>th</sup> day of April, 2020 before me personally appeared Charles L. Rebsch, Professional 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.

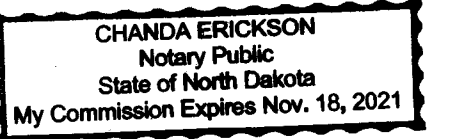
Notary Public: *[Signature]*



State of North Dakota )  
 ) ss  
County of Cass )

On this 14<sup>th</sup> day of May, 2020 before me personally appeared Dustin T. Scott, West Fargo City Engineer, 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.

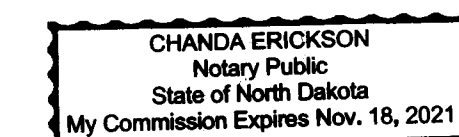
Notary Public: *[Signature]*



State of North Dakota )  
 ) ss  
County of Cass )

On this 26 day of May, 2020, before me personally appeared Tom McDougall, Chairman, West 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 West Fargo Planning Commission.

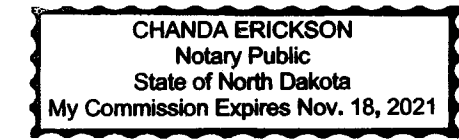
Notary Public: *[Signature]*



State of North Dakota )  
 ) ss  
County of Cass )

On this 20 day of May, 2020, before me personally appeared John T. Shockley, City Attorney, 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 City Attorney.

Notary Public: *[Signature]*



AUDITOR'S OFFICE  
COUNTY OF CASS, NORTH DAKOTA  
5/29/2020  
Taxes and Special Assessments paid and transfer entered.  
*[Signature]* DEPUTY



1592078  
Page: 2 of 2  
5/29/2020 11:46 AM  
PLAT \$50.00

RECORDER'S OFFICE, CASS COUNTY, ND  
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE:  
DEBORAH A. MOELLER, COUNTY RECORDER  
by *[Signature]*, Dep. 1592078  
Recorded Electronically

