



PLAT OF
BLUEMONT PARK
 FIRST ADDITION TO THE CITY OF FARGO,
 PART OF THE EAST HALF OF SECTION 23, TOWNSHIP
 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH
 DAKOTA

SHEET 1 OF 2

DOCUMENT NO. 643171
 STATE OF NORTH DAKOTA
 COUNTY OF CASS

I HEREBY CERTIFY THAT THE ABOVE
 INSTRUMENT WAS FILED IN THIS OFFICE
 FOR RECORD ON THIS 25 DAY OF
Feb. A.D. 1986 AT 9:30
 O'CLOCK A.M. AND WAS RECORDED IN
 BOOK 100 OF PLATS PAGE 81

BY Moore Engineering Inc. DEPUTY

● IRON MONUMENT PLACED
 ○ IRON MONUMENT FOUND
 A. DENOTES ARC LENGTH
 R. DENOTES RADIUS LENGTH

NORTHERN STATES POWER AND NORTHWESTERN
 BELL TELEPHONE UTILITY EASEMENTS SHOWN
 THUS:

SCALE 1" = 10'
 100 0 100 200 300 FEET

PLAT OF BLUEMONT PARK FIRST ADDITION TO THE CITY OF FARGO,
PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 139 NORTH, RANGE 49 WEST,
CASS COUNTY, NORTH DAKOTA.

CERTIFICATE

CLIFFORD R. MOORE, BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "BLUEMONT PARK FIRST ADDITION" TO THE CITY OF FARGO, THAT THE PROPERTY REPRESENTED ON THIS PLAT IS A PART OF THE EAST HALF (E 1/2) OF SECTION TWENTY THREE (23), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, THAT SAID ATTACHED 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 DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE EAST HALF (E 1/2) OF SECTION TWENTY THREE (23), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLUEMONT LAKES SECOND ADDITION TO THE CITY OF FARGO, AS ORIGINALLY PLATTED; THENCE S 10°01'49" W ALONG THE WEST LINE OF SAID BLUEMONT LAKES SECOND ADDITION FOR A DISTANCE OF TWO HUNDRED THIRTY (230.00) FEET; THENCE S 01°00'38" W ALONG THE WEST LINE OF SAID BLUEMONT LAKES SECOND ADDITION FOR A DISTANCE OF SIX HUNDRED FORTY TWO AND FIFTY FIVE HUNDREDTHS (642.55) FEET; THENCE S 61°00'00" E ALONG THE WEST LINE OF SAID BLUEMONT LAKES SECOND ADDITION FOR A DISTANCE OF ONE HUNDRED (100.00) FEET; THENCE S 47°07'20" E ALONG THE WEST LINE OF SAID BLUEMONT LAKES SECOND ADDITION FOR A DISTANCE OF NINETY (90.00) FEET; THENCE S 32°52'40" W ALONG THE WEST LINE OF SAID BLUEMONT LAKES SECOND ADDITION FOR A DISTANCE OF TWO HUNDRED FIFTY (250.00) FEET; THENCE S 57°07'20" E ALONG THE SOUTH LINE OF SAID BLUEMONT LAKES SECOND ADDITION FOR A DISTANCE OF TWO HUNDRED SIXTY (260.00) FEET; THENCE ALONG A CURVE TO THE LEFT (Δ = 31°26'10", R = 390.33') FOR AN ARC DISTANCE OF TWO HUNDRED FOURTEEN AND SIXTEEN HUNDREDTHS (214.16) FEET; THENCE S 01°26'30" W FOR A DISTANCE OF EIGHT HUNDRED NINE AND SEVENTY FOUR HUNDREDTHS (809.74) FEET; THENCE N 88°33'30" W FOR A DISTANCE OF FOUR HUNDRED TEN (410.00) FEET; THENCE S 43°12'50" W FOR A DISTANCE OF ONE HUNDRED SIXTY FIVE AND TWELVE HUNDREDTHS (165.12) FEET; THENCE S 01°26'30" W FOR A DISTANCE OF TWO HUNDRED (200.00) FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION TWENTY THREE (23); THENCE N 88°37'14" W ALONG THE SOUTH LINE OF SAID SECTION TWENTY THREE (23) FOR A DISTANCE OF FOUR HUNDRED EIGHTY (480.00) FEET; THENCE N 01°26'30" E FOR A DISTANCE OF ONE HUNDRED SIXTY (160.00) FEET; THENCE N 43°33'30" W FOR A DISTANCE OF THREE HUNDRED SIXTY SEVEN AND SEVENTY HUNDREDTHS (367.70) FEET; THENCE N 01°26'30" E FOR A DISTANCE OF FIVE HUNDRED SEVENTY (570.00) FEET; THENCE N 43°33'30" W FOR A DISTANCE OF FORTY TWO AND FORTY THREE HUNDREDTHS (42.43) FEET; THENCE N 01°26'30" E FOR A DISTANCE OF FOUR HUNDRED TWENTY (420.00) FEET; THENCE S 88°33'30" E FOR A DISTANCE OF THREE HUNDRED FORTY (340.00) FEET; THENCE ALONG A CURVE TO THE RIGHT (Δ = 37°35'32", R = 100.00') FOR AN ARC DISTANCE OF SIXTY FIVE AND THIRTY TWO HUNDREDTHS (65.32) FEET; THENCE ALONG A CURVE TO THE LEFT (Δ = 106°07'12", R = 70.00') FOR AN ARC DISTANCE OF ONE HUNDRED TWENTY NINE AND SIXTY FIVE HUNDREDTHS (129.65) FEET; THENCE N 88°11'30" E FOR A DISTANCE OF ONE HUNDRED SIXTY (160.00) FEET; THENCE N 42°41'30" E FOR A DISTANCE OF TWO HUNDRED (200.00) FEET; THENCE N 69°50'28" W FOR A DISTANCE OF FIVE HUNDRED FIFTY FIVE (555.00) FEET; THENCE N 05°09'07" E FOR A DISTANCE OF TWO HUNDRED FIFTY (250.00) FEET; THENCE N 06°33'32" E FOR A DISTANCE OF ONE HUNDRED SEVENTY AND TWO HUNDREDTHS (170.02) FEET; THENCE N 21°02'03" E FOR A DISTANCE OF THREE HUNDRED SIXTEEN AND SIXTY THREE HUNDREDTHS (316.63) FEET; THENCE N 00°27'26" W FOR A DISTANCE OF SEVENTY (70.00) FEET; THENCE ALONG A CURVE TO THE RIGHT (Δ = 10°29'15", R = 620.00', CHORD BEARING S 85°12'48" E) FOR AN ARC DISTANCE OF ONE HUNDRED THIRTEEN AND FIFTY THREE HUNDREDTHS (113.53) FEET; THENCE S 79°58'11" E FOR A DISTANCE OF THREE HUNDRED FORTY NINE AND FORTY FIVE HUNDREDTHS (349.45) FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 45.54 ACRES, MORE OR LESS.

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 14th DAY OF JANUARY, 1986, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CLIFFORD R. MOORE, REGISTERED PROFESSIONAL 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.

Clifford R. Moore
CLIFFORD R. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
ND REG. NO. 697



DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "BLUEMONT PARK FIRST ADDITION" TO THE CITY OF FARGO, A PART OF THE EAST HALF (E 1/2) OF SECTION TWENTY THREE (23), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, AND WE HAVE CAUSED IT TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF CLIFFORD R. MOORE, REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IS CORRECT AND SAID ADDITION SHALL BE KNOWN AS "BLUEMONT PARK FIRST ADDITION" TO THE CITY OF FARGO. WE HEREBY DEDICATE FOREVER ALL STREETS AS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNERS OF LOTS 1-4, 8-11, BLOCK 1; LOTS 1 & 2, BLOCK 2 AND OWNERS OF A PORTION OF LOTS 5, 6, 7 & 12, BLOCK 1: NORWEST CAPITAL MANAGEMENT & TRUST CO. AS TRUSTEE OF THE CLAPP LAND TRUST

Marvin T. Nordbo Steven Halverson
MARVIN T. NORDBO, SENIOR VICE-PRESIDENT STEVEN HALVERSON, ASSISTANT VICE-PRESIDENT

OWNERS OF A PORTION OF LOTS 5, 6, 7 AND 12, BLOCK 1: CONTRACT FOR DEED VENDEES: LOT 1, BLOCK 2:
CENTRAL PRAIRIE INVESTMENT CO. BETHEL EVANGELICAL FREE CHURCH

David S. Paulson Thomas H. Novak
DAVID S. PAULSON, PRESIDENT THOMAS H. NOVAK, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 15th DAY OF JANUARY, 1986, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED MARVIN T. NORDBO, SENIOR VICE-PRESIDENT AND STEVEN HALVERSON, ASSISTANT VICE-PRESIDENT OF NORWEST CAPITAL MANAGEMENT & TRUST CO., KNOWN TO ME TO BE THE OFFICERS OF THE CORPORATION THAT IS DESCRIBED IN AND THAT EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Patricia D. Nicholson
PATRICIA D. NICHOLSON
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: SEPT. 18, 1989

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 15th DAY OF JANUARY, 1986, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID S. PAULSON, PRESIDENT OF CENTRAL PRAIRIE INVESTMENT CO., KNOWN TO ME TO BE AN OFFICER OF THE COMPANY THAT IS DESCRIBED IN AND THAT EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

Barbara J. Michelson
BARBARA J. MICHELSON
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: AUG. 10, 1989

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 20th DAY OF JANUARY, 1986, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS H. NOVAK, CHAIRMAN KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO THAT THEY EXECUTED THE SAME IN THE NAME OF BETHEL EVANGELICAL FREE CHURCH.

Jean C. Zhune
JEAN C. ZHUNE
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: JULY 20, 1990

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE FARGO CITY COMMISSION THIS 24th DAY OF February, 1986.

Frank R. Fahrlander Jon G. Lindgren
FRANK R. FAHRLANDER, CITY AUDITOR JON G. LINDGREN, CHAIRMAN OF THE FARGO CITY COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 24th DAY OF February, 1986, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JON G. LINDGREN, CHAIRMAN OF THE FARGO CITY COMMISSION AND FRANK R. FAHRLANDER, 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.



Carol J. Kraft
CAROL J. KRAFT
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: Sept. 11, 1991

FARGO CITY ENGINEER APPROVAL

APPROVED BY THE FARGO CITY ENGINEER THIS 22ND DAY OF Jan., 1986

W. K. Michelson
WILBUR K. MICHELSON, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 22ND DAY OF JANUARY, 1986, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILBUR K. MICHELSON, 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.



Robert J. Miller
ROBERT J. MILLER
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 5-15-90

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE FARGO PLANNING COMMISSION THIS 15th DAY OF January, 1986.

Edmund G. Vinje II
EDMUND G. VINJE II, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 15th DAY OF JANUARY, 1986, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EDMUND G. VINJE II, 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.

Robert J. Miller
ROBERT J. MILLER
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: 5-15-90

COUNTY AUDITOR'S TAX RECORD

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

Ordele Brua
ORDELE BRUA, CASS COUNTY AUDITOR
By Theodore R. Kuehn, Deputy

SHEET 2 OF 2

DOCUMENT NO. 643171
STATE OF NORTH DAKOTA
COUNTY OF CASS #6.30 chg.
I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 25th DAY OF Feb., A.D. 1986 AT 9:30 O'CLOCK A.M. AND WAS RECORDED IN BOOK 77 OF PAGE 81.
REGISTER OF DEEDS
BY William J. Sprink DEPUTY