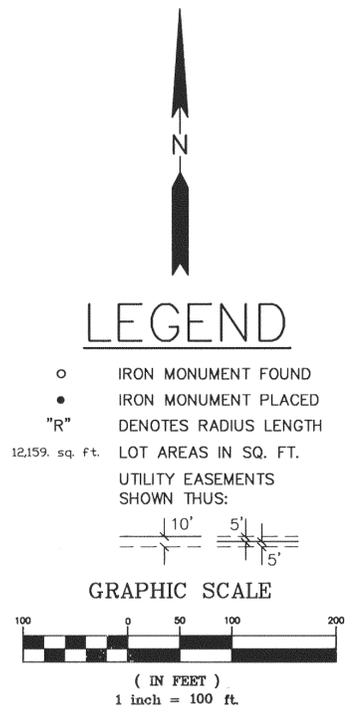
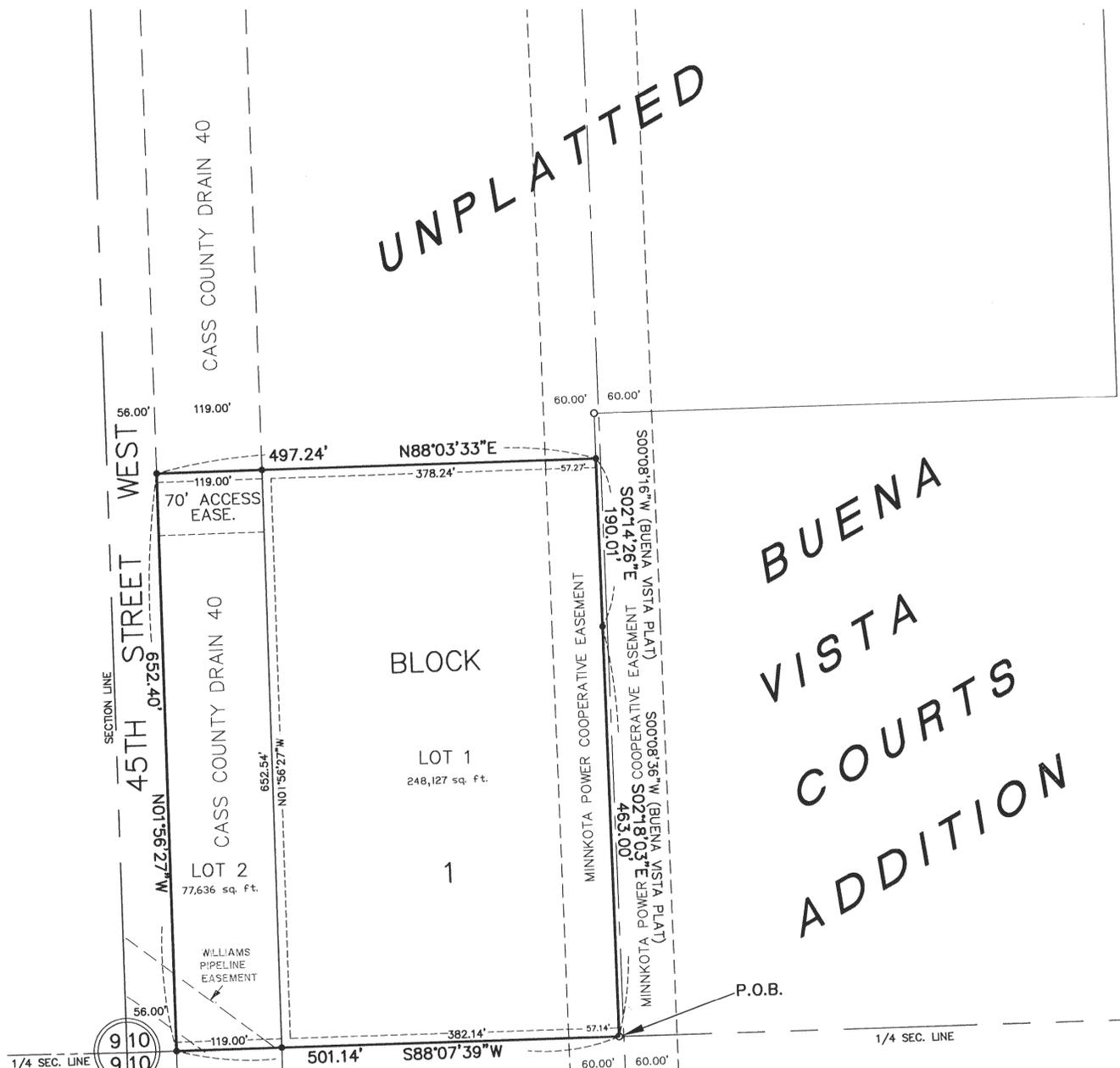


PLAT OF
45TH STREET PARK ADDITION TO THE CITY OF FARGO;
 A PART OF NORTHWEST QUARTER (N.W. 1/4) OF SECTION 10, TOWNSHIP 139 NORTH,
 RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA.



CERTIFICATE

RONALD D. SPRAGUE, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "45TH STREET PARK ADDITION" TO THE CITY OF FARGO, A PART OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION TEN (10), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, INCLUDING PART OF THE RIGHT-OF-WAY OF CASS COUNTY DRAIN NUMBER 40; THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON THE 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:

BEGINNING AT THE SOUTHWEST CORNER OF BUENA VISTA COURTS ADDITION TO THE CITY OF FARGO, AS ORIGINALLY PLATTED, A PART OF THE NORTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA;

THENCE S 88°07'39" W ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BUENA VISTA COURTS ADDITION AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION TEN (10) FOR A DISTANCE OF FIVE HUNDRED ONE AND FOURTEEN HUNDREDTHS (501.14) FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF CASS COUNTY DRAIN NO. 40;

THENCE N 01°56'27" W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CASS COUNTY DRAIN NO. 40 FOR A DISTANCE OF SIX HUNDRED FIFTY TWO AND FORTY HUNDREDTHS (652.40) FEET;

THENCE N 88°03'33" E FOR A DISTANCE OF FOUR HUNDRED NINETY SEVEN AND TWENTY FOUR HUNDREDTHS (497.24) FEET TO A POINT ON THE WEST LINE OF SAID BUENA VISTA COURTS ADDITION TO THE CITY OF FARGO;

THENCE S 02°14'26" E ALONG THE WEST LINE OF SAID BUENA VISTA COURTS ADDITION FOR A DISTANCE OF ONE HUNDRED NINETY AND ONE HUNDREDTH (190.01) FEET;

THENCE S 02°18'03" E ALONG THE WEST LINE OF SAID BUENA VISTA COURTS ADDITION FOR A DISTANCE OF FOUR HUNDRED SIXTY THREE (463.00) FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 7.43 ACRES, MORE OR LESS.

RONALD D. SPRAGUE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 ND REG. NO. 1230

STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS 17th DAY OF JAN, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RONALD D. SPRAGUE, REGISTERED PROFESSIONAL LAND SURVEYOR, 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.

J. MICHAEL SELLS
 Notary Public, STATE OF NORTH DAKOTA
 My Commission Expires OCT. 1, 2000

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: Oct. 1, 2000

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "45TH STREET PARK ADDITION" TO THE CITY OF FARGO, A PART OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION TEN (10), TOWNSHIP ONE HUNDRED THIRTY NINE (139) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, INCLUDING PART OF THE RIGHT-OF-WAY OF CASS COUNTY DRAIN NUMBER 40; THAT WE HAVE CAUSED IT TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF RONALD D. SPRAGUE, REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT SAID ADDITION SHALL BE KNOWN AS "45TH STREET PARK ADDITION" TO THE CITY OF FARGO, WE HEREBY DEDICATE ALL STREETS, AVENUES AND UTILITY EASEMENTS SHOWN ON THE ATTACHED PLAT TO THE USE OF THE PUBLIC.

OWNER: LOT 1, BLOCK 1
 CROSSROADS INVESTMENT, A N.D. PARTNERSHIP
 THOMAS C. WOLD PERRY S. CLARK

OWNER: LOT 2, BLOCK 1
 SOUTHEAST CASS WATER RESOURCE DISTRICT
 JAMES R. McLAUGHLIN, CHAIRMAN

STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS 25th DAY OF January, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS C. WOLD AND PERRY S. CLARK, KNOWN TO ME TO BE THE REPRESENTATIVES OF THE PARTNERSHIP DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE CROSSROADS PARTNERSHIP.

JEANNIE J. VICTOR
 NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: 07-16-96

STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS 25th DAY OF January, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES R. McLAUGHLIN, CHAIRMAN OF THE SOUTHEAST CASS WATER RESOURCE DISTRICT, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CHAIRMAN OF THE SOUTHEAST CASS WATER RESOURCE DISTRICT.

THOMAS C. WOLD
 NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES:

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE FARGO PLANNING COMMISSION THIS 13th DAY OF Dec., 1996.

SONJA R. KOSLER, CHAIRMAN

STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS 13th DAY OF Dec., 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SONJA R. KOSLER, 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 SHE EXECUTED THE SAME IN THE NAME OF THE FARGO PLANNING COMMISSION.

MONICA K. GRABER
 NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: 2/2/99

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE FARGO CITY COMMISSION THIS 26th DAY OF March, 1996.

BRUCE W. FURNESS, MAYOR MARK THELEN, DEPUTY CITY AUDITOR

STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS 26th DAY OF March, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRUCE W. FURNESS, MAYOR AND MARK THELEN, DEPUTY 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.

LUCINDA K. SOLBERG
 NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: JAN. 11, 2000

COUNTY AUDITOR'S TAX RECORD

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

MICHAEL MONTPLAISIR, CASS COUNTY AUDITOR

SHEET 1 OF 1

DOCUMENT NO. 851900
 STATE OF NORTH DAKOTA
 COUNTY OF CASS # 10.10 Chg.

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 1st DAY OF May, A.D. 1996 AT 4:25 O'CLOCK P.M. AND WAS RECORDED IN BOOK 8 OF PLATS PAGE 93.

REGISTER OF DEEDS
 DEPUTY

FARGO CITY ENGINEER'S APPROVAL

APPROVED BY THE FARGO CITY ENGINEER THIS 3th DAY OF Feb., 1996.

MARK BITTNER, CITY ENGINEER

STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS 3th DAY OF Feb., 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK BITTNER, 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.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES: 3-24-00

MARK H. BITTNER
 REGISTERED PROFESSIONAL ENGINEER
 NORTH DAKOTA

ANGIE L. LAMM
 NOTARY PUBLIC
 STATE OF NORTH DAKOTA

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