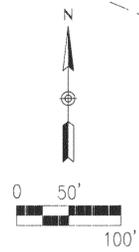


AMBER VALLEY SECOND ADDITION FARGO, NORTH DAKOTA

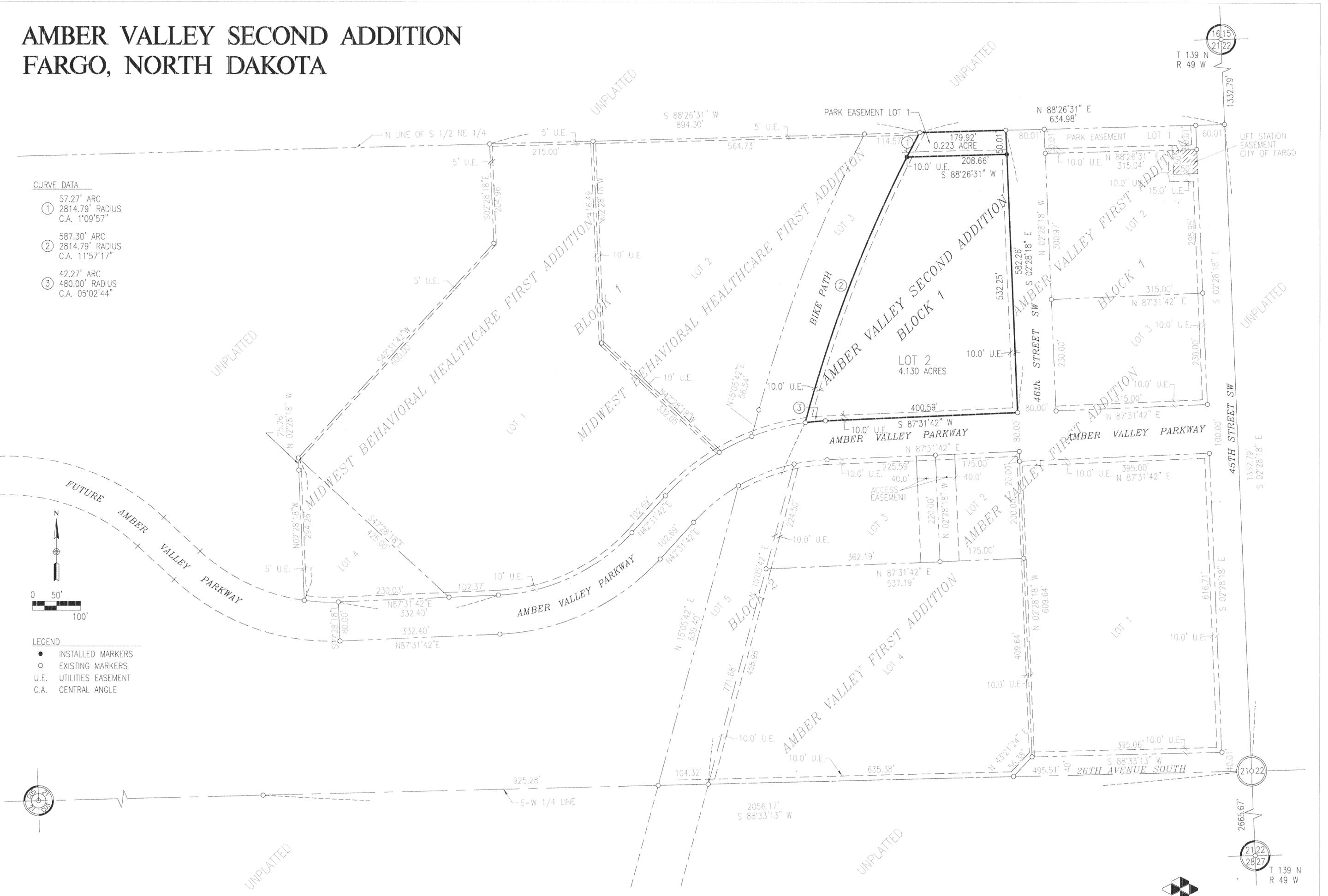
1615
2122
T 139 N
R 49 W

CURVE DATA

- ① 57.27' ARC
2814.79' RADIUS
C.A. 1°09'57"
- ② 587.30' ARC
2814.79' RADIUS
C.A. 11°57'17"
- ③ 42.27' ARC
480.00' RADIUS
C.A. 05°02'44"



- ### LEGEND
- INSTALLED MARKERS
 - EXISTING MARKERS
 - U.E. UTILITIES EASEMENT
 - C.A. CENTRAL ANGLE



UNPLATTED

UNPLATTED

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AMBER VALLEY SECOND ADDITION FARGO, NORTH DAKOTA

OWNER'S CERTIFICATE

Know all men by these presents, that Venture Development Company, of Fargo, North Dakota, is the owner of the following described property:

All those parts of
the unplatted remainder of the South Half of the Northeast Quarter of Section 21
Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass
County, North Dakota,

which are included within the following metes and bounds description:

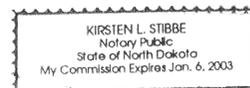
Beginning at a Point on the North Line of the South Half of the Northeast Quarter of Section 21, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, said Point of Beginning being located 634.98 feet westerly of the Northeast Corner of the South Half of the Northeast Quarter of said Section 21, and being also the Northeast Corner of the tract of land platted as MIDWEST BEHAVIORAL HEALTHCARE FIRST ADDITION to the City of Fargo, Cass County, North Dakota, according to the Official Plat of said Addition as recorded in the Office of the Cass County Register of Deeds; thence North 88°26'31" East along said North Line a distance of 179.92 feet to a Point of Intersection with a Line which bears South 02°28'18" East and which coincides with the westerly Right-of-Way Line of 46th Street SW, as platted in the AMBER VALLEY FIRST ADDITION to the City of Fargo, Cass County, North Dakota, according to the Official Plat of said Addition as recorded in the Office of the Cass County Register of Deeds; thence South 02°28'18" East along said westerly Right-of-Way Line a distance of 582.26 feet to a Point of Intersection with a Line which bears South 87°31'42" West and which coincides with a portion of the northerly Right-of-Way Line of Amber Valley Parkway, as platted in said AMBER VALLEY FIRST ADDITION; thence South 87°31'42" West along said northerly Right-of-Way Line a distance of 400.59 feet to a Point of Tangency with the arc of a circular curve having a radius of 480.00 feet, said circular arc being coincident with a portion of said northerly Right-of-Way Line; thence southwesterly (chord bearing South 85°00'20" West, central angle 05°02'44") along said circular arc a distance of 42.27 feet to a Point of Intersection with the arc of a circular curve having a radius of 2,814.79 feet, said circular arc being coincident with a portion of the easterly Line of the Right-of-Way formerly occupied by a portion of the Burlington Northern Railroad (hereinafter BNRR) Company's Horace to West Fargo, North Dakota, Branch Line (now discontinued), said former Right-of-Way having been transferred subsequently to the PARK DISTRICT OF THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (hereinafter PARK DISTRICT), via Quitclaim Deed, a copy of which was filed September 27, 1991, in the Office of the Cass County Register of Deeds (Microfilm No. 744 446), and which also coincides with the easterly Line of Lot 3 of Block 1 of the aforementioned MIDWEST BEHAVIORAL HEALTHCARE FIRST ADDITION; thence northeasterly (chord bearing North 21°39'19" East, central angle 13°07'14") along said circular arc (and said easterly Line of the aforementioned BNRR/PARK DISTRICT tract, and said easterly Line of Lot 3 of Block 1 of said MIDWEST BEHAVIORAL HEALTHCARE FIRST ADDITION) a distance of 644.57 feet, more or less, to the Point of Beginning. Said tract of land contains 4.353 acres, more or less, and is subject to such easements, restrictions, and reservations as are of record.

Said parties have caused the same to be surveyed and platted as AMBER VALLEY SECOND ADDITION to the City of Fargo, Cass County, North Dakota, and do hereby dedicate and convey to the public for public use, all streets, avenues, parks and public easements shown on this plat.


Kevin Christianson, President
Venture Development Company

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 28th day of January, 1998, before me, a Notary Public within and for said County and State, personally appeared Kevin Christianson, President, Venture Development Company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.



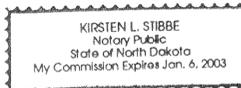

Kirsten L. Stibbe
Notary Public, Cass County, ND
My Commission Expires Jan. 6, 2003

OWNERS' CERTIFICATE, continued


Mark Payne, Vice President
Venture Development Company

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 28th day of January, 1998, before me, a Notary Public within and for said County and State, personally appeared Mark Payne, Vice President, Venture Development Company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

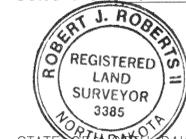



Kirsten L. Stibbe
Notary Public, Cass County, ND
My Commission Expires Jan. 6, 2003

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Robert J. Roberts II, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that I have surveyed and platted the property described on this plat as AMBER VALLEY SECOND ADDITION to the City of Fargo, Cass County, North Dakota; that this plat is a correct representation of said survey; that all distances are shown correctly on said plat in feet and hundredths of a foot; that all monuments are or will be installed correctly in the ground as shown; and that the exterior boundary lines are correctly designated.

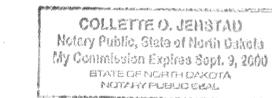
Dated this 27th day of January, 1998.




Robert J. Roberts II
Registered Land Surveyor
ND Reg. No. 3385

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 27th day of January, 1998, before me, a Notary Public within and for said County and State, personally appeared Robert J. Roberts II, Registered Land Surveyor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.




Collette D. Jenstad
Notary Public, Cass County, ND
My Commission Expires 9-9-2000

FARGO PARK BOARD'S APPROVAL

Approved by the Park Board this 30 day of JAN, 1998, For the easement across Lot 1 of Block 1 of AMBER VALLEY SECOND ADDITION to the City of Fargo, Cass County, North Dakota.


Linda Inniger, President
Fargo Park District

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 30 day of JAN, 1998, before me, a Notary Public within and for said County and State, personally appeared Linda Inniger, President, Fargo Park District, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.




Notary Public, Cass County, ND
My Commission Expires 17 FEB 1999

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission on this 11th day of February, 1998.


John Q. Paulsen, Chairperson
Fargo Planning Commission

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this 11th day of Feb, 1998, before me, a Notary Public within and for said County and State, personally appeared John Q. Paulsen, Chairperson, Fargo Planning Commission, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.




Jeri K. Cottrell
Notary Public, Cass County, ND
My Commission Expires 4/7/00

FARGO CITY ENGINEER'S APPROVAL

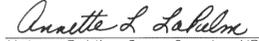
Approved by the City Engineer this 27th day of February, 1998.


Mark Bittner, City Engineer

STATE OF NORTH DAKOTA
COUNTY OF CASS

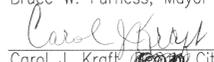
On this 27th day of February, 1998, before me, a Notary Public within and for said County and State, personally appeared Mark Bittner, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.




Annette L. LaBelm
Notary Public, Cass County, ND
My Commission Expires 3/24/00

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this 23rd day of March, 1998.


Bruce W. Furness, Mayor

Carol J. Kraft, City Auditor

STATE OF NORTH DAKOTA
COUNTY OF CASS

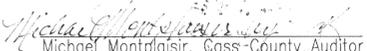
On this 23rd day of March, 1998, before me, a Notary Public within and for said County and State, personally appeared Bruce W. Furness, Mayor, and Carol J. Kraft, City Auditor, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.




Lucinda K. Solberg
Notary Public, Cass County, ND
My Commission Expires
LUCINDA K. SOLBERG
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires JAN. 11, 2000

AUDITOR'S TAX RECORD

Delinquent taxes and special assessments or installments of special assessments paid and transfer entered this 8th day of April, 1998.


Michael Montplaisir, Cass County Auditor

REGISTER OF DEEDS CERTIFICATE

STATE OF NORTH DAKOTA
COUNTY OF CASS

Document No. 896739
\$10.10 pd.

I hereby certify that this instrument was filed for record in this office on this 8 day of April, 1998, at 2:30 o'clock P.M., and was duly recorded in Book 2, Page 51


Deanna Kensrud, Register of Deeds
Cass County, North Dakota
Carol Harrington, Deputy



LIGHTOWLER JOHNSON
ASSOCIATES
INCORPORATED
ARCHITECTS ENGINEERS

SHEET 2 OF 2

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