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# PLAT OF 45TH STREET PARK SECOND 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

GREG MUND, 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 SECOND 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 NORTHEAST CORNER OF 45TH STREET PARK ADDITION TO THE CITY OF FARGO, AS ORIGINALLY PLATTED, 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, CASS COUNTY, NORTH DAKOTA;

THENCE S 88°03'33" W ALONG THE NORTH LINE OF SAID 45TH STREET PARK ADDITION FOR A DISTANCE OF FOUR HUNDRED NINETY SEVEN AND TWENTY FOUR HUNDREDTHS (497.24) FEET TO THE NORTHWEST CORNER OF SAID 45TH STREET PARK ADDITION, 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 ONE THOUSAND TWO HUNDRED FORTY FOUR AND FIFTY FOUR HUNDREDTHS (1244.54) FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SECOND AVENUE SOUTHWEST IN THE CITY OF FARGO;

THENCE N 88°04'07" E ALONG THE SOUTH RIGHT-OF-WAY OF SAID SECOND AVENUE SOUTHWEST FOR A DISTANCE OF ONE THOUSAND EIGHTY NINE AND EIGHTY NINE HUNDREDTHS (1089.89) FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FORTY THREE AND ONE HALF STREET SOUTHWEST IN THE CITY OF FARGO;

THENCE N 01°56'27" W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FORTY THREE AND ONE HALF STREET SOUTHWEST FOR A DISTANCE OF SEVEN HUNDRED NINE AND SIXTEEN HUNDREDTHS (709.16) FEET;

THENCE S 88°10'13" W FOR A DISTANCE OF FOUR HUNDRED FIFTY AND ELEVEN HUNDREDTHS (450.11) FEET;

THENCE S 01°54'22" E FOR A DISTANCE OF FOUR HUNDRED EIGHTY FOUR AND TWENTY SIX HUNDREDTHS (484.26) FEET;

THENCE S 88°10'13" W FOR A DISTANCE OF ONE HUNDRED FORTY TWO AND TWENTY EIGHT HUNDREDTHS (142.28) FEET;

THENCE S 02°14'26" E FOR A DISTANCE OF FIFTY TWO AND NINE HUNDREDTHS (52.09) FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 25.43 ACRES, MORE OR LESS.

*Greg Mund*  
GREG MUND  
REGISTERED PROFESSIONAL LAND SURVEYOR  
ND REG. NO. 2727

STATE OF NORTH DAKOTA  
COUNTY OF CASS

ON THIS 1<sup>ST</sup> DAY OF JUNE, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREG MUND, 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*  
J. MICHAEL SELLS  
Notary Public, STATE OF NORTH DAKOTA  
My Commission Expires OCT. 1, 2000

*Michael Sells*  
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 SECOND 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 GREG MUND, REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT SAID ADDITION SHALL BE KNOWN AS "45TH STREET PARK SECOND 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 : MONTICELLO PROPERTIES LIMITED PARTNERSHIP, A NORTH DAKOTA LIMITED PARTNERSHIP  
BY: MONTICELLO PROPERTIES CORPORATION, A NORTH DAKOTA CORPORATION, A GENERAL PARTNER

*Thomas C. Wold*  
THOMAS C. WOLD, SECRETARY OF MONTICELLO PROPERTIES CORPORATION

OWNER: LOTS 2 & 3, BLOCK 1 AND ALL OF BLOCK 2  
CROSSROADS INVESTMENT, A N.D. PARTNERSHIP  
*Thomas C. Wold* *Perry S. Clark*  
THOMAS C. WOLD PERRY S. CLARK

OWNER: LOT 4, BLOCK 1  
SOUTHEAST CASS WATER RESOURCE DISTRICT  
*James R. McLaughlin*  
JAMES R. McLAUGHLIN, CHAIRMAN

STATE OF NORTH DAKOTA  
COUNTY OF CASS

ON THIS 2<sup>ND</sup> DAY OF JUNE, 1998, 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 THEY EXECUTED THE SAME IN THE NAME OF THE CROSSROADS PARTNERSHIP.

*Linda K. Miller*  
LINDA K. MILLER  
Notary Public - North Dakota  
Cass - Richland County  
My Commission Expires 09-18-2001

*Linda K. Miller*  
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 9/18/2001

STATE OF NORTH DAKOTA  
COUNTY OF CASS

ON THIS 3<sup>RD</sup> DAY OF JUNE, 1998, 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.

*Ronald M. Dosch*  
RONALD M. DOSCH  
Notary Public, STATE OF NORTH DAKOTA  
My Commission Expires JAN. 9, 2004

*Ronald M. Dosch*  
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 1-9-2004

STATE OF NORTH DAKOTA  
COUNTY OF CASS

ON THIS 2<sup>ND</sup> DAY OF JUNE, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS C. WOLD, SECRETARY OF MONTICELLO PROPERTIES CORPORATION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF MONTICELLO PROPERTIES CORPORATION AS GENERAL PARTNER OF MONTICELLO PROPERTIES LIMITED PARTNERSHIP.

*Linda K. Miller*  
LINDA K. MILLER  
Notary Public - North Dakota  
Cass - Richland County  
My Commission Expires 09-18-2001

*Linda K. Miller*  
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 9/18/2001

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE FARGO PLANNING COMMISSION THIS 17<sup>TH</sup> DAY OF MAY, 1998.

*John Q. Paulsen*  
JOHN Q. PAULSEN, CHAIRMAN

STATE OF NORTH DAKOTA  
COUNTY OF CASS

ON THIS 13<sup>TH</sup> DAY OF MAY, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN Q. PAULSEN, 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.

*Jeri K. Cottrell*  
JERI K. COTTRELL  
Notary Public, State of North Dakota  
My Commission Expires April 7, 2000  
STATE OF NORTH DAKOTA  
NOTARY PUBLIC SEAL

*Jeri K. Cottrell*  
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 04-07-00

COUNTY AUDITOR'S TAX RECORD

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS ON THE ABOVE PLAT ARE PAID AND TRANSFERS ENTERED. 7/20/98

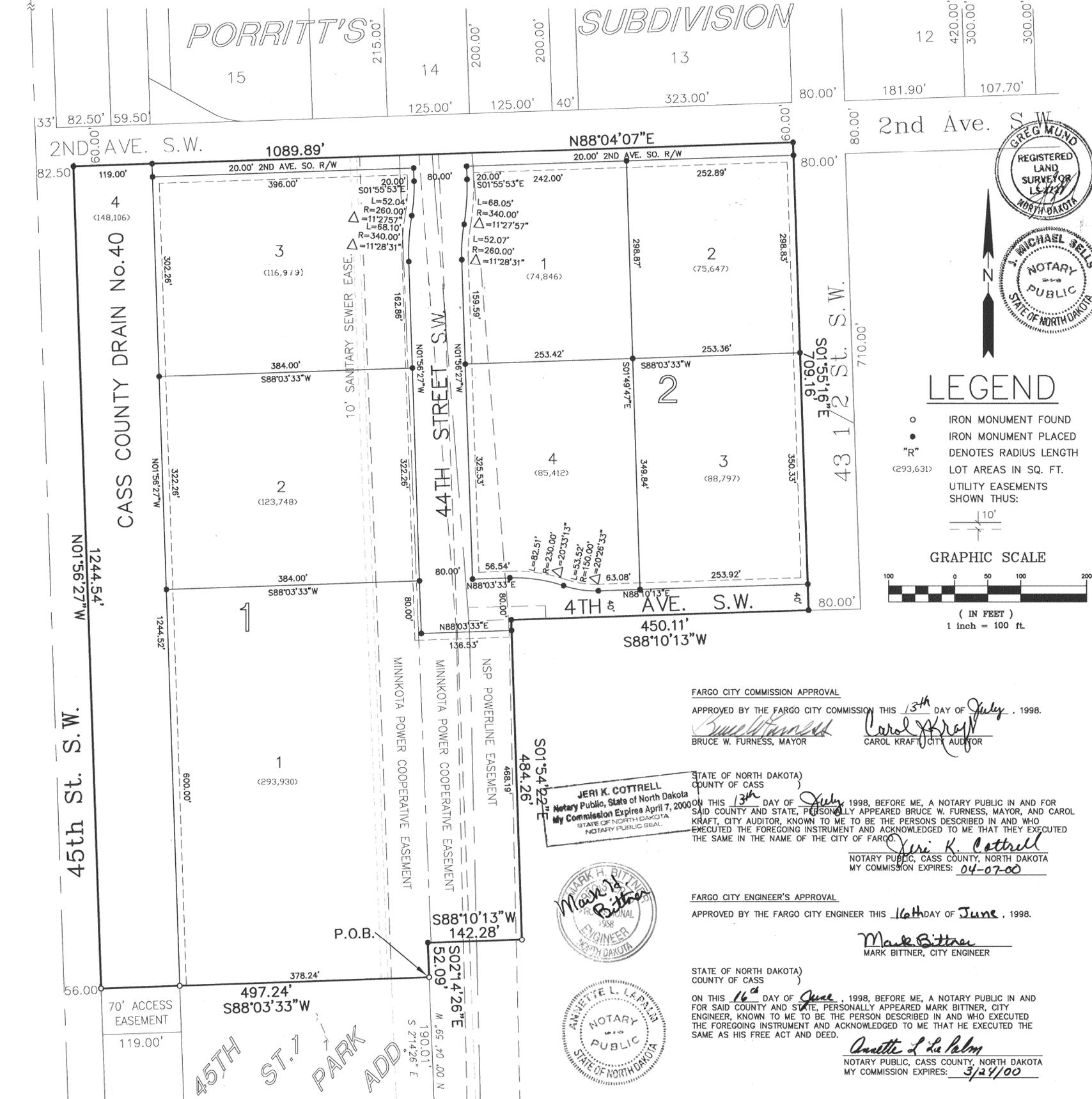
*Michael Montplaisir*  
MICHAEL MONTPLAISIR, CASS COUNTY AUDITOR

SHEET 1 OF 1

DOCUMENT NO. 906229  
STATE OF NORTH DAKOTA  
COUNTY OF CASS 410.60 chg.

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 23 DAY OF JULY A.D. 1998 AT 10:52 O'CLOCK A.M. AND WAS RECORDED IN BOOK 2 OF PLATS PAGE 84.

*Deanna General*  
REGISTER OF DEEDS  
BY *Carol Harrington* DEPUTY



FARGO CITY COMMISSION APPROVAL  
APPROVED BY THE FARGO CITY COMMISSION THIS 13<sup>TH</sup> DAY OF JULY, 1998.

*Bruce W. Furness*  
BRUCE W. FURNESS, MAYOR  
*Carol Kraft*  
CAROL KRAFT, CITY AUDITOR

STATE OF NORTH DAKOTA  
COUNTY OF CASS  
ON THIS 13<sup>TH</sup> DAY OF JULY, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRUCE W. FURNESS, MAYOR, AND CAROL KRAFT, 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.

*Jeri K. Cottrell*  
JERI K. COTTRELL  
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 04-07-00

FARGO CITY ENGINEER'S APPROVAL  
APPROVED BY THE FARGO CITY ENGINEER THIS 16<sup>TH</sup> DAY OF JUNE, 1998.

*Mark Bittner*  
MARK BITTNER, CITY ENGINEER

STATE OF NORTH DAKOTA  
COUNTY OF CASS  
ON THIS 16<sup>TH</sup> DAY OF JUNE, 1998, 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.

*Annette L. La Palm*  
ANNETTE L. LA PALM  
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 3/24/00