

ASHMOOR GLEN FIRST ADDITION

TO THE CITY OF MAPLETON, CASS COUNTY, NORTH DAKOTA
A PORTION OF SECTION 1, TOWNSHIP 139 NORTH, RANGE 51 WEST

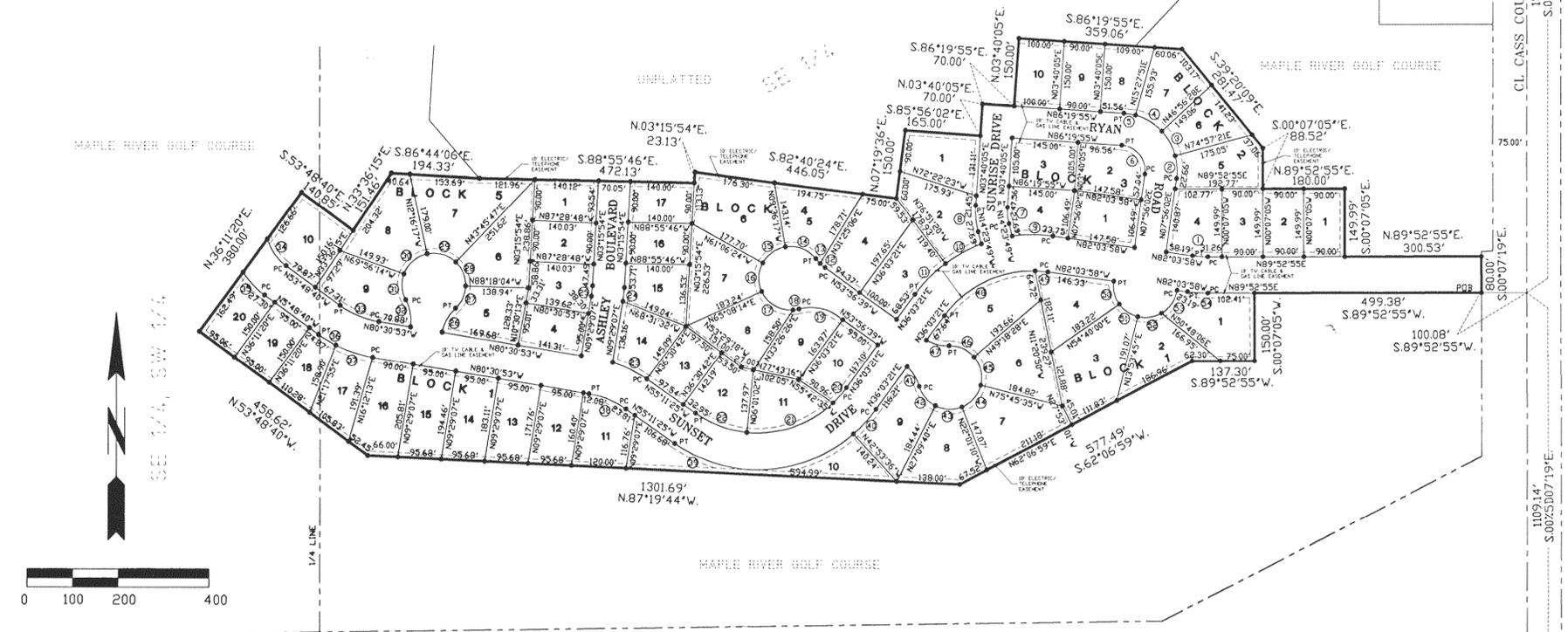
LOT AREAS

Block 1 Lot 1	23,020 SF	Block 4 Lot 1	18,606 SF
Block 1 Lot 2	19,447 SF	Block 4 Lot 2	21,905 SF
Block 1 Lot 3	29,673 SF	Block 4 Lot 3	18,697 SF
Block 1 Lot 4	19,404 SF	Block 4 Lot 4	23,403 SF
Block 1 Lot 5	24,957 SF	Block 4 Lot 5	20,124 SF
Block 1 Lot 6	25,147 SF	Block 4 Lot 6	28,405 SF
Block 1 Lot 7	24,756 SF	Block 4 Lot 7	22,997 SF
Block 1 Lot 8	21,164 SF	Block 4 Lot 8	20,112 SF
Block 1 Lot 9	20,923 SF	Block 4 Lot 9	16,872 SF
Block 1 Lot 10	26,349 SF	Block 4 Lot 10	15,375 SF
Block 1 Lot 11	17,204 SF	Block 4 Lot 11	17,199 SF
Block 1 Lot 12	15,779 SF	Block 4 Lot 12	16,372 SF
Block 1 Lot 13	16,856 SF	Block 4 Lot 13	14,005 SF
Block 1 Lot 14	17,934 SF	Block 4 Lot 14	15,705 SF
Block 1 Lot 15	19,013 SF	Block 4 Lot 15	15,524 SF
Block 1 Lot 16	21,075 SF	Block 4 Lot 16	12,591 SF
Block 1 Lot 17	16,106 SF	Block 4 Lot 17	12,591 SF
Block 1 Lot 18	13,605 SF		
Block 1 Lot 19	14,250 SF		
Block 1 Lot 20	14,537 SF		

CURVE DATA

1	R = 240.00' AN = 08°03'07" L = 33.73' CH.BRG. = S.86°05'31"E CH.DIST. = 33.70'	12	R = 100.00' AN = 07°57'35" L = 13.89'	23	R = 280.00' AN = 17°07'48" L = 83.71' CH.BRG. = S.63°45'19"E CH.DIST. = 83.40'	34	R = 110.00' AN = 38°01'27" L = 73.00' CH.BRG. = S.34°47'57"E CH.DIST. = 71.67'	45	R = 70.00' AN = 54°55'57" L = 67.11'
2	R = 125.00' AN = 22°58'41" L = 50.13'	13	R = 100.00' AN = 07°57'36" L = 13.89'	24	R = 285.00' AN = 06°13'13" L = 30.94'	35	R = 190.00' AN = 29°53'36" L = 69.28' CH.BRG. = N.43°21'52"W CH.DIST. = 68.90'	46	R = 70.00' AN = 50°40'48" L = 61.92'
3	R = 125.00' AN = 28°00'53" L = 61.12'	14	R = 70.00' AN = 61°34'49" L = 75.23'	25	R = 215.00' AN = 06°13'13" L = 23.34'	36	R = 280.00' AN = 09°09'36" L = 44.76'	47	R = 100.00' AN = 29°46'25" L = 51.96' CH.BRG. = S.76°29'07"E CH.DIST. = 51.38'
4	R = 125.00' AN = 31°28'37" L = 68.67'	15	R = 70.00' AN = 51°30'07" L = 62.92'	26	R = 100.00' AN = 35°31'32" L = 62.00' CH.BRG. = S.29°09'02"W CH.DIST. = 61.01'	37	R = 280.00' AN = 17°32'37" L = 85.73'	48	R = 240.00' AN = 55°07'58" L = 230.94'
5	R = 125.00' AN = 11°47'46" L = 25.74'	16	R = 70.00' AN = 53°45'22" L = 65.68'	27	R = 70.00' AN = 45°12'52" L = 55.24'	38	R = 200.00' AN = 25°19'28" L = 88.40'	49	R = 240.00' AN = 06°44'43" L = 28.25'
6	R = 55.00' AN = 94°15'57" L = 90.49'	17	R = 70.00' AN = 69°29'46" L = 84.91'	28	R = 70.00' AN = 47°56'10" L = 58.57'	39	R = 320.00' AN = 75°40'43" L = 422.67'	50	R = 70.00' AN = 43°16'02" L = 52.86' CH.BRG. = N.13°41'59"W CH.DIST. = 51.61'
7	R = 115.00' AN = 18°03'54" L = 36.26'	18	R = 70.00' AN = 10°47'11" L = 13.18'	29	R = 70.00' AN = 47°56'10" L = 58.57'	40	R = 320.00' AN = 13°04'31" L = 73.03'	51	R = 70.00' AN = 40°46'15" L = 49.81'
8	R = 185.00' AN = 18°03'54" L = 58.33'	19	R = 100.00' AN = 51°12'04" L = 89.36'	30	R = 70.00' AN = 57°19'57" L = 70.45'	41	R = 100.00' AN = 44°20'32" L = 54.17' CH.BRG. = N.31°24'11"W CH.DIST. = 51.38'	52	R = 70.00' AN = 51°37'11" L = 63.07' CH.BRG. = S.33°44'38"W CH.DIST. = 60.95'
9	R = 320.00' AN = 16°03'06" L = 89.55' CH.BRG. = N.89°54'29"E CH.DIST. = 89.35'	20	R = 240.00' AN = 10°24'47" L = 44.32'	31	R = 70.00' AN = 48°00'20" L = 58.65'	42	R = 70.00' AN = 46°19'23" L = 56.59'	53	R = 320.00' AN = 08°03'07" L = 44.97'
10	R = 320.00' AN = 16°10'46" L = 90.36' CH.BRG. = N.61°14'03"E CH.DIST. = 90.86'	21	R = 240.00' AN = 49°13'56" L = 206.22'	32	R = 100.00' AN = 35°31'32" L = 62.00' CH.BRG. = N.10°10'48"W CH.DIST. = 61.01'	43	R = 70.00' AN = 49°10'49" L = 60.88'	54	R = 320.00' AN = 53°44'25" L = 65.66'
11	R = 320.00' AN = 17°19'19" L = 95.44' CH.BRG. = N.44°36'00"E CH.DIST. = 95.09'	22	R = 240.00' AN = 28°56'30" L = 121.23'	33	R = 200.00' AN = 26°42'13" L = 93.21'	44	R = 70.00' AN = 53°44'25" L = 65.66'		

NOTE: ALL FRONTYARD EASEMENTS ARE 10' WIDE AND TO BE USED FOR CABLE TV ONLY.
ALL BACKYARD EASEMENTS ALONG GOLF COURSE ARE TO BE 10' WIDE AND USED FOR ELECTRICAL AND TELEPHONE SERVICE.
ALL BACKYARD EASEMENTS ADJOINING OTHER LOTS ARE TO BE 5' WIDE AND USED FOR ELECTRICAL AND TELEPHONE SERVICE.
ALL SIDYARD EASEMENTS ADJOINING OTHER LOTS ARE TO BE 5' WIDE AND USED FOR ELECTRICAL AND TELEPHONE SERVICE.



ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED
LEGEND
● PROPERTY PIN FOUND
○ PROPERTY PIN SET
5/8"x18" REBAR CAPPED #4063

PREPARED BY
ULTEIG ENGINEERS, INC
FARGO-BISMARCK-MINNEAPOLIS-SIOUX FALLS

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That NDRPAC, LLP, whose address is Casselton, North Dakota as owner of that part of the Southeast Quarter and that part of the Southeast Quarter of the Southwest Quarter all in Section 1, Township 139 North, Range 51 West, Cass County, North Dakota described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 07 minutes 19 seconds East, assumed bearing along the east line of said Southeast Quarter, a distance of 1538.12 feet; thence South 89 degrees 52 minutes 55 seconds West 100.08 feet to the west line of Cass County Highway 11, the point of beginning of the tract to be described; thence continuing South 89 degrees 52 minutes 55 seconds West 499.38 feet; thence South 00 degrees 07 minutes 05 seconds East 1500.00 feet; thence South 89 degrees 52 minutes 55 seconds West 137.50 feet; thence South 62 degrees 06 minutes 59 seconds West 577.49 feet; thence North 87 degrees 19 minutes 44 seconds West 1301.69 feet; thence North 53 degrees 48 minutes 40 seconds West 458.62 feet; thence North 36 degrees 11 minutes 20 seconds East 380.00 feet; thence South 53 degrees 48 minutes 40 seconds East 140.85 feet; thence North 33 degrees 36 minutes 15 seconds East 151.46 feet; thence South 86 degrees 44 minutes 06 seconds East 194.33 feet; thence South 88 degrees 55 minutes 46 seconds East 472.13 feet; thence North 03 degrees 15 minutes 54 seconds East 2313 feet; thence South 82 degrees 40 minutes 24 seconds East 446.05 feet; thence North 07 degrees 19 minutes 36 East 1500.00 feet; thence South 85 degrees 56 minutes 02 seconds East 1650.00 feet; thence North 03 degrees 40 minutes 05 seconds East 70.00 feet; thence South 86 degrees 19 minutes 55 seconds East 70.00 feet; thence North 03 degrees 40 minutes 05 seconds East 1500.00 feet; thence South 86 degrees 19 minutes 55 seconds East 359.06 feet; thence South 39 degrees 20 minutes 09 seconds East 281.47 feet; thence South 00 degrees 07 minutes 05 seconds East 88.52 feet; thence North 89 degrees 52 minutes 55 seconds East 1800.00 feet; thence South 00 degrees 07 minutes 05 seconds East 149.99 feet; thence North 89 degrees 52 minutes 55 seconds East 300.53 feet to the west line of said Cass County Highway 11; thence South 00 degrees 07 minutes 19 seconds East 80.00 feet along the west line of said Cass County the west line of said Cass County Highway 11 to the point of beginning.

Containing 34.74 acres.
Subject to easements, restrictions or reservations of record, if any.

Said owners have caused the above described tract of land to be surveyed and platted as 'ASHMOOR GLEN FIRST ADDITION', in the City of Mapleton, in the County of Cass, North Dakota, and do hereby dedicate to the public, for public use, all streets, avenues, and utility easements as shown on this plat.

OWNER OF BLOCKS 1-5
NDRPAC, LLP

By: *Ken Toop*
Ken Toop, Partner

State of North Dakota)
)SS.
County of Cass)

On this 16th day of May, 2000, in the year of 2000, before me personally appeared Ken Toop, Partner, 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 NDRPAC, LLP.

Michael B. Brash
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires APRIL 1, 2005

Surveyor's Certificate and Acknowledgement

I, James W. Fowlds, Registered 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 all distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.
Dated this 15th day of May, 2000.

James W. Fowlds
James W. Fowlds, Registered Land Surveyor
North Dakota License No. 4063

State of North Dakota)
)SS.
County of Cass)

On this 15th day of May, 2000, before me, a notary public with and for said County, personally appeared James W. Fowlds, to me known to be the person described in and who executed the same as a free act and deed.

Michael B. Brash
Notary Public
My commission expires _____

State of North Dakota)
)SS.
County of Cass)

On this 15th day of May, 2000, before me, a notary public with and for said County, personally appeared James W. Fowlds, to me known to be the person described in and who executed the same as a free act and deed.

Michael B. Brash
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires APRIL 1, 2005

State of North Dakota)
)SS.
County of Cass)

On this 15th day of May, 2000, before me, a notary public with and for said County, personally appeared James W. Fowlds, to me known to be the person described in and who executed the same as a free act and deed.

Michael B. Brash
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires APRIL 1, 2005

State of North Dakota)
)SS.
County of Cass)

CASS COUNTY HIGHWAY ENGINEERS REVIEW

Reviewed by Cass County Highway Engineer this 23rd day of Sept., 2000.

John D. DeMat

CITY OF MAPLETON ENGINEERS APPROVAL

Approved by City Engineer this 9th day of June, 2000.

Roger J. Fenstad
City Engineer

State of North Dakota)
)SS.
County of Cass)

On this 10th day of June, 2000, before me, a notary public with and for said County, personally appeared Roger J. Fenstad, City Engineer, to me known to be the person described in and who executed the same as a free act and deed.

Kathryn A. Olsen
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires NOV. 9, 2004

CITY OF MAPLETON PLANNING COMMISSION APPROVAL

Approved by the City of Mapleton Planning Commission this 16th day of May, 2000.

Gail Bollinger
Chairperson
Mapleton Planning Commission

State of North Dakota)
)SS.
County of Cass)

On this 16th day of May, 2000, before me, a notary public with and for said County, personally appeared Gail Bollinger, Planning Commission Chairperson, to me known to be the person described in and who executed the same as a free act and deed.

Kathryn A. Olsen
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires NOV. 9, 2004

MAPLETON CITY COUNCIL APPROVAL

Approved by the City Council and ordered filed this 16th day of May, 2000.

Rosemary Heise
Rosemary Heise, Mayor

Attest: *Tracy Buesch*
Tracy Buesch, City Auditor

State of North Dakota)
)SS.
County of Cass)

On this 16th day of May, 2000, before me, a notary public with and for said County, personally appeared Rosemary Heise, Mayor, and Tracy Buesch, City Auditor, to me known to be the persons described in and who executed the same as a free act and deed.

Kathryn A. Olsen
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires NOV. 9, 2004

AUDITOR'S TAX RECORD

Delinquent taxes and special assessments or installments of special assessments paid and transfer entered.

Michael Montblais
Michael Montblais, Cass County Auditor

DOCUMENT NO. 966118

State of North Dakota)
)SS. \$16.00 pd.
County of Cass)

I hereby certify that the above instrument was filed and recorded in this office on the 2nd day of Oct., 2000, at 2 o'clock P. M. and was duly recorded in book 51 of _____ page 5.

Deanna Kenrud
Deanna Kenrud, Register of Deeds

Buy Teresa A. Kirby, Deputy

966118
Page: 1 of 1
10/02/2000 02:00P
ULTEIG ENGINEERS INC FILE PLAT 16.00 B-S1 P-5



SI-5