

MADELYN'S MEADOWS FIRST ADDITION

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST
TO THE CITY OF FARGO
CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION PLAT

CITY OF FARGO PLANNING COMMISSION APPROVAL

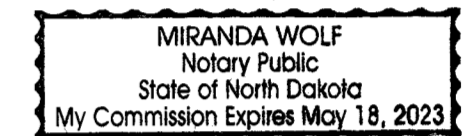
Approved by the City of Fargo Planning Commission this 1st day of May 2018.

Shara Fischer
Shara Fischer
Planning Commission Chair

State of North Dakota)
) SS
County of Cass)

On this 1st day of August 2018, before me, a notary public in and for said county, personally appeared Shara Fischer, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

Miranda Wolf
Notary Public, Cass County, North Dakota
My commission expires: May 18, 2023



FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this 18th day of June 2018.

Timothy J. Mahoney
Timothy J. Mahoney
Mayor

Attest: Steven Sprague
Steven Sprague, City Auditor

State of North Dakota)
) SS
County of Cass)

On this 11th day of September 2018, before me, a notary public in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

Miranda Wolf
Notary Public, Cass County, North Dakota
My commission expires: May 18, 2023



CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this 6th day of September 2018.

Brenda E. Derrig
Brenda E. Derrig, P.E.
City Engineer

State of North Dakota)
) SS
County of Cass)

On this 6th day of September 2018, before me, a notary public in and for said county, personally appeared Brenda E. Derrig, City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Kristi Olson
Notary Public, Cass County, North Dakota
My commission expires: _____



PLAT BOUNDARY DESCRIPTION

Joshua J. Nelson, being duly sworn, deposes and says that he is the Registered Land Surveyor who prepared and made the attached plat of "MADELYN'S MEADOWS FIRST ADDITION" to the City of Fargo, a part of the Southeast Quarter in Section 11, Township 138 North, Range 49 West, Cass County, North Dakota; that said plat is a true and correct representation of the boundary 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 said addition is described as follows, to wit;

A plat of part of the Southeast Quarter in Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

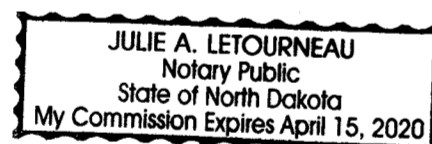
Beginning at southeast corner of Lot 15, Block 1 of GOLDEN VALLEY ADDITION, according to the record plat thereof, said County; thence North 89 degrees 05 minutes 27 seconds East 100.02 feet to the east line of the Southeast Quarter of Section 11; thence South 02 degree 16 minutes 07 seconds East along the east line of said Southeast Quarter 703.96 feet; thence South 89 degrees 05 minutes 36 seconds West 2,473.65 feet to a point of intersection with the southeasterly line of the 100.00-foot wide Right-of-Way for Cass County Drain No. 53; thence North 49 degrees 06 minutes 22 seconds East along the southeasterly line of said Drain No. 53 a distance of 152.36 feet; thence northeasterly 355.98 feet along a tangential curve concave to the northwest and along the easterly line of said Drain No. 53, having a radius of 336.48 feet and a central angle of 60 degrees 37 minutes 00 seconds; thence North 11 degrees 30 minutes 38 seconds West along the easterly line of said Drain No. 53 a distance of 291.00 feet to its intersection with the south line of said GOLDEN VALLEY ADDITION; thence North 89 degrees 05 minutes 27 seconds East along the south line of said GOLDEN VALLEY ADDITION 2,179.20 feet to the point of beginning.

Said tract contains 36.83 acres, more or less.

Subject to Easements, Restrictions, Reservations and Rights of Way of Record.

Joshua J. Nelson
Joshua J. Nelson, PLS
Professional Land Surveyor
Registration No. LS-27292

State of North Dakota)
) SS
County of Cass)



On this 26 day of June, 2018, appeared before me, Joshua J. Nelson, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Julie A. Letourneau
Notary Public, Cass County, North Dakota

My commission expires: April 15, 2020



DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "MADELYN'S MEADOWS FIRST ADDITION" to the City of Fargo, a part of the Southeast Quarter in Section 11, Township 138 North, Range 49 West, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certification of Joshua J. Nelson, Registered Land Surveyor, and that the description as shown in the certificate of the Registered Land Surveyor is correct. We hereby dedicate all Streets, Lanes, Drives, Utility Easements shown on said plat to the Public.

This plat dedicates Lot 12, Block 3 to the City of Fargo and Lot 13, Block 3 to Southeast Cass Water Resource District.

Owner: Sitka Investments, LLC

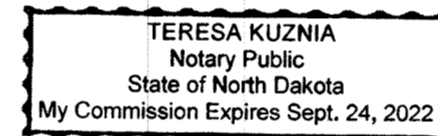
James R. Bullis
James R. Bullis, President

State of North Dakota)
) SS
County of Cass)

On this 27 day of June, 2018, appeared before me, James R. Bullis, President, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same on behalf of Sitka Investments, LLC.

Teresa Kuznia
Notary Public, Cass County, North Dakota

My commission expires: _____



Mortgage Holder: First International Bank & Trust

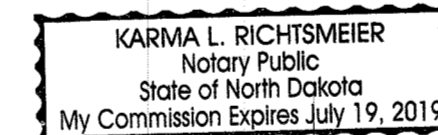
Matt Mueller
Matt Mueller, President

State of North Dakota)
) SS
County of Cass)

On this 27 day of June, 2018, appeared before me, Matt Mueller, President known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same on behalf of First International Bank & Trust.

Karma L. Richtsmeier
Notary Public, Cass County, North Dakota

My commission expires: _____



Responsive partner. Exceptional outcomes.

3303 Fiechtner Drive Ph: 701-297-9600
Fargo, ND 58103 Fax: 701-297-9601

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
2/19/2019
Taxes and Special Assessments paid
and transfer entered.
Mark Mullin AUDITOR
DLJ DEPUTY



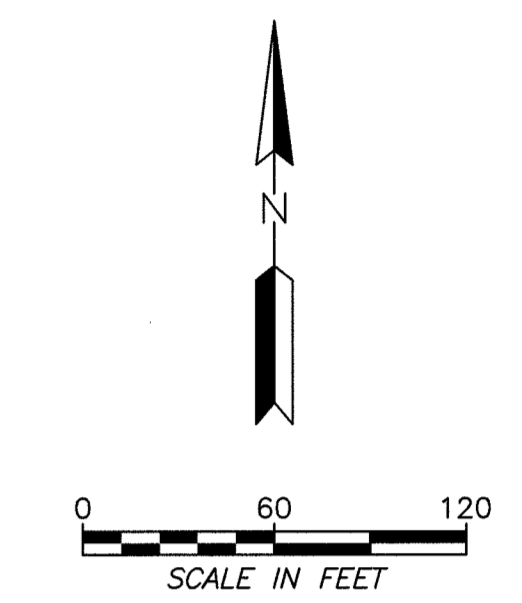
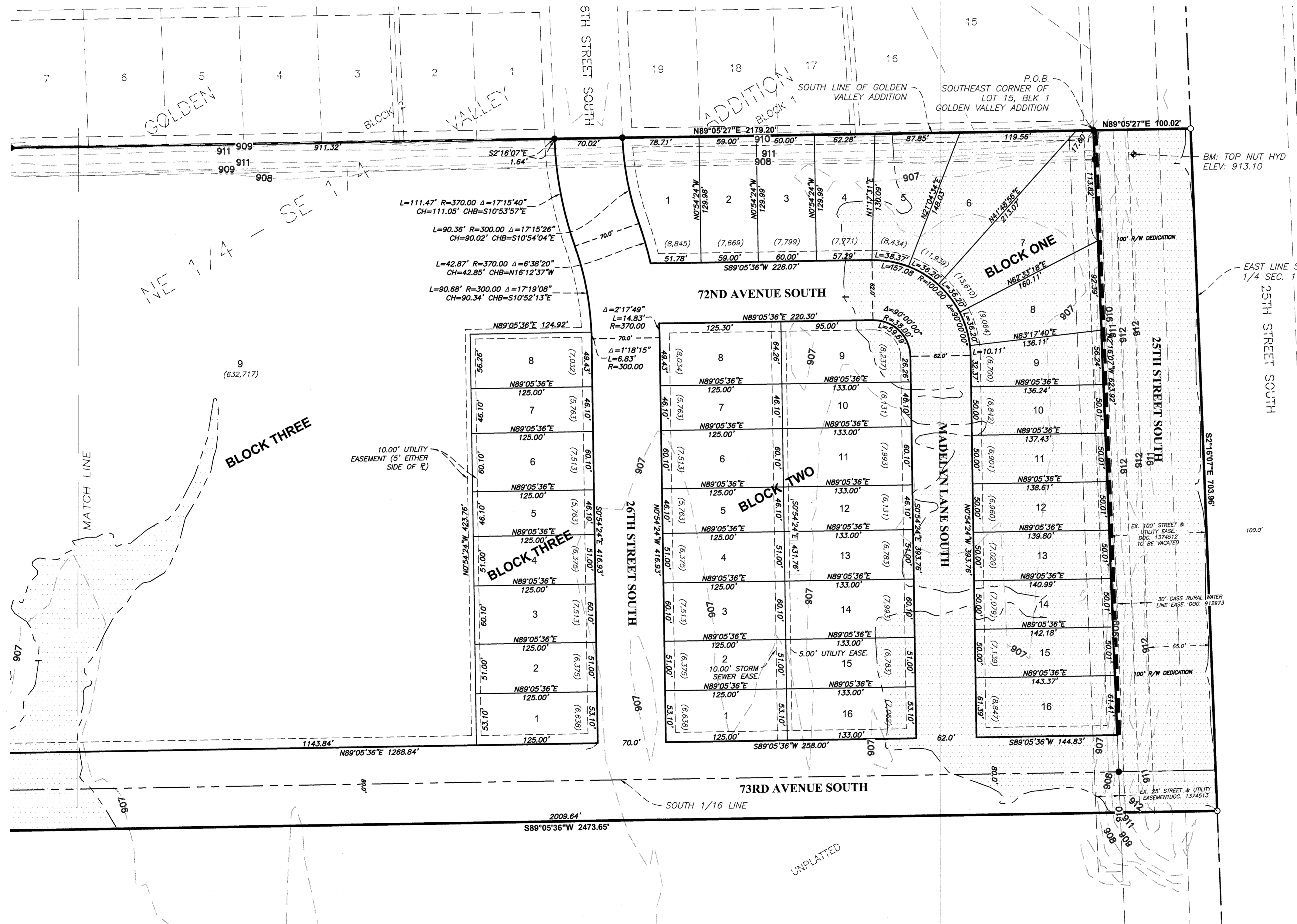
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2/19/2019 9:52 AM
PLAT \$20.00
City of Fargo - Planning

RECORDED ELECTRONICALLY
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
DEBORAH A. MOELLER, COUNTY RECORDER
by Teresa A. Kirby Dep. 1557251
Recorded Electronically



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BEARINGS ARE BASED ON THE CITY OF FARGO COORDINATE SYSTEM

- LEGEND**
- SET 5/8"x18" REBAR W/ YELLOW PLASTIC CAP L.S.-27292
 - FOUND IRON MONUMENT
 - PLAT BOUNDARY
 - - - LOT LINE
 - - - NEW EASEMENT LINE
 - - - EXISTING LOT LINE
 - - - EXISTING EASEMENT
 - - - RIGHT-OF-WAY LINE
 - - - NEGATIVE ACCESS EASEMENT
 - - - SECTION LINE
 - - - QUARTER LINE
 - (6,500) LOT AREAS IN SQ. FT.
 - - - 100YR FLOOD PLAIN CONTOURS

- NOTES:**
1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
 2. UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
 3. NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF MADELYN'S MEADOWS FIRST ADDITION, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OR ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
 4. PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO FEMA FIRM MAP 38017C0790G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 907' (NAVD88) ACCORDING TO FEMA CONTOUR INFORMATION SHOWN IS DERIVED FROM FIELD SURVEY CONDUCTED NOV. 17, 2017.



Responsive partner. Exceptional outcomes.

3303 Fiechtner Drive Fargo, ND 58103
Ph: 701-297-9600 Fax: 701-297-9601

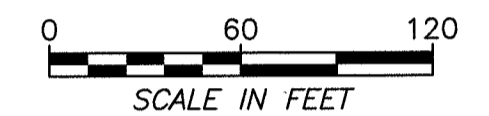
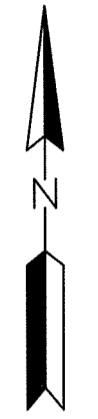
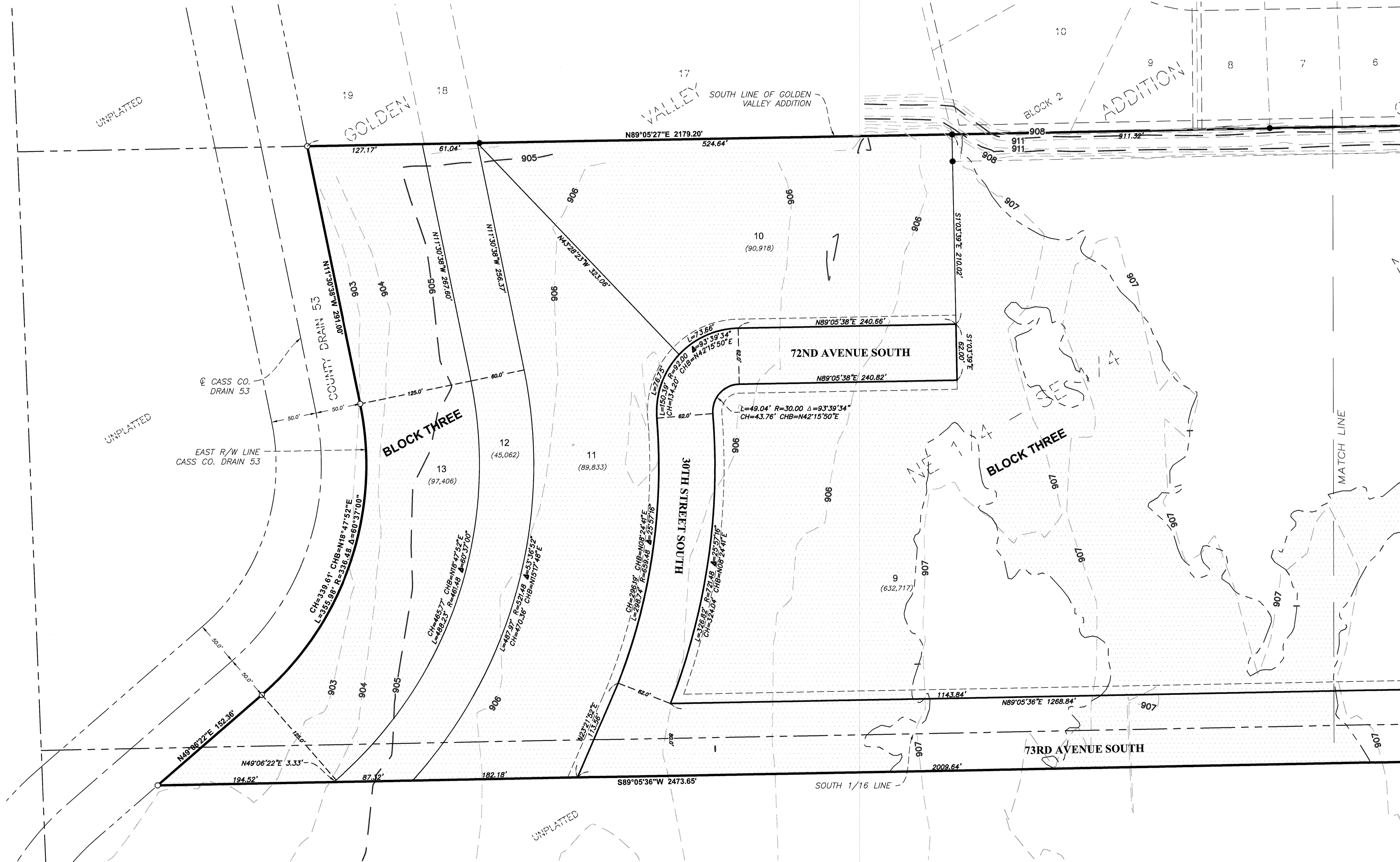
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PLAT \$20.00

City of Fargo - Planning

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 Plot Date & Time: 26 June 2018 4:16 PM

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- - - CONTOURS

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