

LOST RIVER ADDITION

PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN
TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT WINNIE DEVELOPMENT II, INC., WINNIE DEVELOPMENT, LLLP, JACK DWYER AND RACHEL DWYER ARE THE OWNERS OF THAT PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF HORACE, COUNTY OF CASS, STATE OF NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE N88°58'53"E--(ASSUMED BEARING) ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 745.00 FEET TO THE POINT OF BEGINNING; THENCE N88°58'53"E ALONG THE NORTHERLY LINE OF SAID SECTION 19 A DISTANCE OF 2,244.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE S01°37'23"E ALONG THE NORTH/SOUTH QUARTER LINE OF SAID SECTION 19 A DISTANCE OF 1,152 FEET MORE OR LESS TO THE INTERSECTION OF THE CENTERLINE OF THE SHEYENNE RIVER; THENCE UPSTREAM IN A GENERALLY SOUTHERLY DIRECTION ALONG SAID CENTERLINE OF THE SHEYENNE RIVER A DISTANCE OF 721 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 19; THENCE S01°37'23"E ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET MORE OR LESS TO THE INTERSECTION OF THE NORTH PROPERTY LINE OF LOT 5, BLOCK 2 OF ARROWWOOD ADDITION, A PLAT ON FILE IN THE CASS COUNTY RECORDER'S OFFICE; THENCE S88°46'48"W A DISTANCE OF 66 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF THE SHEYENNE RIVER; THENCE UPSTREAM IN A GENERALLY SOUTHERLY DIRECTION ALONG THE SAID CENTERLINE OF THE SHEYENNE RIVER A DISTANCE OF 924 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE NORTH/SOUTH QUARTER LINE OF SAID SECTION 19; THENCE S01°37'23"E ALONG THE NORTH/SOUTH QUARTER LINE OF SAID SECTION 19 A DISTANCE OF 408 FEET MORE OR LESS TO THE INTERSECTION OF SAID CENTERLINE OF THE SHEYENNE RIVER; THENCE UPSTREAM IN A GENERALLY SOUTHWESTERLY DIRECTION ALONG THE SAID CENTERLINE OF THE SHEYENNE RIVER A DISTANCE OF 1,507 FEET MORE OR LESS TO THE NORTHEAST CORNER OF RIVERBEND THIRD SUBDIVISION, A PLAT ON FILE IN THE CASS COUNTY RECORDER'S OFFICE; THENCE UPSTREAM IN A GENERALLY NORTHWESTERLY DIRECTION ALONG THE SAID CENTERLINE OF THE SHEYENNE RIVER A DISTANCE OF 1,483 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID RIVERBEND THIRD SUBDIVISION; THENCE N05°29'21"W A DISTANCE OF 126 FEET MORE OR LESS; THENCE S84°30'40"W A DISTANCE OF 520.00 FEET; THENCE S64°30'36"W A DISTANCE OF 200.75 FEET; THENCE N25°29'26"W A DISTANCE OF 262.07 FEET; THENCE S87°03'06"W A DISTANCE OF 2.80 FEET; THENCE N02°58'02"W A DISTANCE OF 602.60 FEET TO THE INTERSECTION OF THE EAST/WEST QUARTER SECTION LINE OF SAID SECTION 19; THENCE N02°49'27"W A DISTANCE OF 1,328.34 FEET; THENCE S88°41'27"W A DISTANCE OF 21.59 FEET; THENCE N02°58'00"W A DISTANCE OF 971.33 FEET; THENCE N07°13'29"E A DISTANCE OF 108.87 FEET; THENCE N02°48'08"W A DISTANCE OF 136.40 FEET; THENCE N85°16'23"E A DISTANCE OF 432.23 FEET; THENCE N01°01'07"W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS LOST RIVER ADDITION TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA. SAID OWNERS ALSO HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, LOT 1 OF BLOCK 5 AS A PUBLIC PARK, THE NORTH TEMPORARY TURNAROUND EASEMENT, THE SOUTH TEMPORARY TURNAROUND EASEMENT, AND ALL STREETS, AVENUES, UTILITY EASEMENTS, DRAINAGE WAY EASEMENTS, AND PEDESTRIAN ACCESS EASEMENTS AS SHOWN ON SAID PLAT. THE OWNERS HEREBY DEDICATE AND CONVEY TO CASS RURAL WATER USERS DISTRICT A 15' EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A WATER TRANSMISSION LINE AS DEPICTED ON THE PLAT. LOST RIVER ADDITION CONSISTS OF 42 LOTS, 6 BLOCKS, AND CONTAINS 207.97 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

WINNIE DEVELOPMENT II, INC.

CONTRACT FOR DEED VENDEE
OWNER OF LOTS 1 THROUGH 13, BLOCK 1
AND OF ALL OF BLOCKS 2, 3, 4 AND LOT 2, BLOCK 6

Thomas J. Samuelson
WINNIE DEVELOPMENT II, INC.
BY: THOMAS J. SAMUELSON
ITS: PRESIDENT

STATE OF North Dakota)
COUNTY OF CASS)SS

ON THIS 22nd DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS J. SAMUELSON, TO ME KNOWN TO BE THE PRESIDENT OF WINNIE DEVELOPMENT II, INC. THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF WINNIE DEVELOPMENT II, INC.

Leighann Knopp
NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

LEIGHANN KNOPP
Notary Public
State of North Dakota
My Commission Expires July 14, 2021

WINNIE DEVELOPMENT, LLLP

CONTRACT FOR DEED VENDOR
OWNER OF LOTS 1 THROUGH 13, BLOCK 1
AND OF ALL OF BLOCKS 2, 3, 4 AND LOT 2, BLOCK 6

Thomas J. Samuelson
WINNIE DEVELOPMENT, LLLP
BY: THOMAS J. SAMUELSON
ITS: GENERAL PARTNER

STATE OF North Dakota)
COUNTY OF CASS)SS

ON THIS 22nd DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS J. SAMUELSON, TO ME KNOWN TO BE A GENERAL PARTNER OF WINNIE DEVELOPMENT, LLLP, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF WINNIE DEVELOPMENT LLLP.

Leighann Knopp
NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

LEIGHANN KNOPP
Notary Public
State of North Dakota
My Commission Expires July 14, 2021

VISION BANK

MORTGAGEE OF LOTS 1 THROUGH 13, BLOCK 1
AND OF ALL OF BLOCKS 2, 3, 4 AND LOT 2, BLOCK 6

Don Carey
VISION BANK
BY: *Don Carey*
ITS: PRESIDENT

STATE OF North Dakota)
COUNTY OF Cass)SS

ON THIS 22nd DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *Don Carey* TO ME KNOWN TO BE THE PRESIDENT OF VISION BANK THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF VISION BANK.

Blake Trenbeath
NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

BLAKE TRENBEATH
Notary Public
State of North Dakota
My Commission Expires August 3, 2018

JACK AND RACHEL DWYER
OWNERS OF LOTS 14, 15, AND 16, BLOCK 1
AND LOT 1, BLOCK 6

Jack Dwyer
JACK DWYER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 22nd DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACK DWYER, 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.

Peggy J. Barnum
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: _____

PEGGY J. BARNUM
Notary Public
State of North Dakota
My Commission Expires Jan. 9, 2021

Rachel Dwyer
RACHEL DWYER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 22nd DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RACHEL DWYER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED SAME AS HER FREE ACT AND DEED.

Peggy J. Barnum
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: _____

PEGGY J. BARNUM
Notary Public
State of North Dakota
My Commission Expires Jan. 9, 2021

WESTERN BANK
MORTGAGEE OF LOTS 14, 15, AND 16, BLOCK 1
AND OF LOT 1, BLOCK 6

Michael J. Bannach
WESTERN BANK
BY: *Michael J. Bannach*
ITS: PRESIDENT *Michael J. Bannach*

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 22nd DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *Michael J. Bannach* TO ME KNOWN TO BE THE PRESIDENT OF WESTERN BANK DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME ON BEHALF OF WESTERN BANK.

Peggy J. Barnum
NOTARY PUBLIC, COUNTY: CASS STATE: ND
MY COMMISSION EXPIRES: _____

PEGGY J. BARNUM
Notary Public
State of North Dakota
My Commission Expires Jan. 9, 2021

SURVEYORS CERTIFICATE

I, COLE A. NESET, 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 LOST RIVER ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS OF A FOOT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS 21st DAY OF February, 2017.

Cole A. Neset
COLE A. NESET
REGISTERED LAND SURVEYOR
ND REG. NO. 7513



STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 21st DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, 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.

Savannah Hahn
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: Dec. 29, 2017

SAVANNAH HAHN
Notary Public
State of North Dakota
My Commission Expires Dec. 29, 2017

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF HORACE, ND IS HEREBY APPROVED THIS 6th DAY OF February, 2017.

Damon K. Devillers
DAMON DEVILLERS
CITY ENGINEER



STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 6th DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON DEVILLERS, TO ME KNOWN TO BE THE CITY ENGINEER DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS CITY ENGINEER.

Lynn Marie Mesteth
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: 4-18-2020

LYNN MARIE MESTETH
Notary Public
State of North Dakota
My Commission Expires
April 18, 2020

CITY COUNCIL APPROVAL

THIS PLAT IN THE CITY OF HORACE, ND IS HEREBY APPROVED THIS 6 DAY OF February, 2017.

Kory Peterson
KORY PETERSON
MAYOR

Vance Kemmer
VANCE KEMMER
CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 23 DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KORY PETERSON, TO ME KNOWN TO BE THE MAYOR OF THE CITY OF HORACE, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME ON BEHALF OF THE CITY OF HORACE.

Lukas Croaker
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: 11/2/2022

LUKAS CROAKER
Notary Public
State of North Dakota
My Commission Expires Nov. 2, 2022

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 23 DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED VANCE KEMMER, TO ME KNOWN TO BE THE CITY AUDITOR OF THE CITY OF HORACE, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME ON BEHALF OF THE CITY OF HORACE.

Lukas Croaker
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: 11/2/2022

LUKAS CROAKER
Notary Public
State of North Dakota
My Commission Expires Nov. 2, 2022

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF HORACE, ND IS HEREBY APPROVED THIS 24 DAY OF January, 2017.

Russell W. Sahr
RUSSELL SAHR
CHAIRMAN PLANNING COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 23 DAY OF February, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RUSSELL SAHR, TO ME KNOWN TO BE THE CHAIRMAN OF THE HORACE PLANNING COMMISSION THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME ON BEHALF OF THE HORACE PLANNING COMMISSION.

Lukas Croaker
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: 11/2/2022

LUKAS CROAKER
Notary Public
State of North Dakota
My Commission Expires Nov. 2, 2022

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Page: 1 of 5
3/23/2017 12:15 PM
PLAT \$50.00
Ohrstad Twichell, P.C.

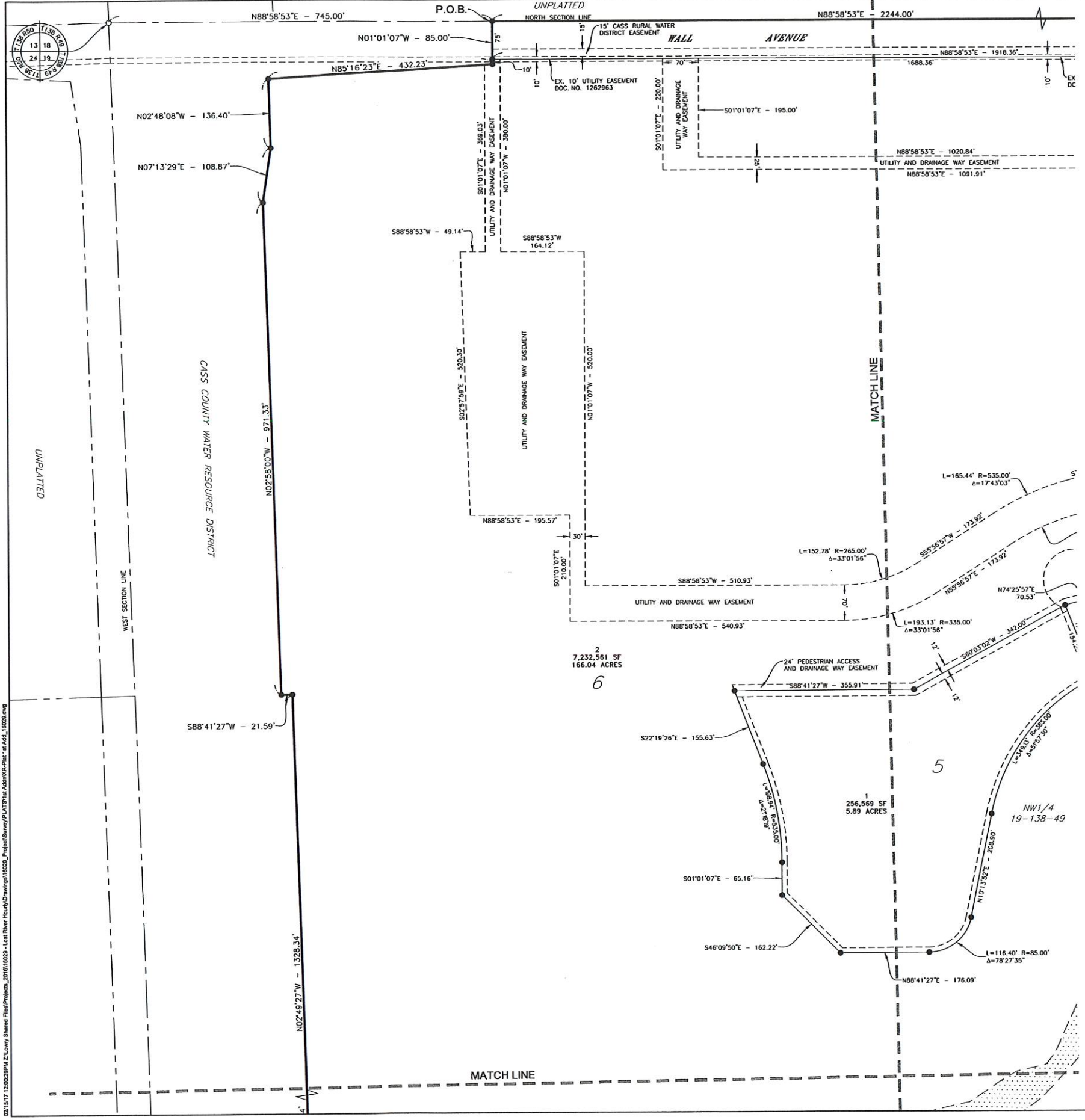
SHEET 1 OF 5

LOWRY
ENGINEERING
1111 WESTRAC DRIVE - SUITE 108
FARGO, NORTH DAKOTA 58103

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LOST RIVER ADDITION

PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 49 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

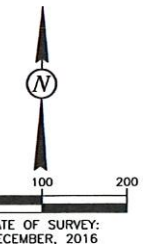


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.91'	555.00'	0°30'25"
C2	93.52'	555.00'	9°39'15"
C3	82.13'	555.00'	8°28'44"
C4	91.81'	555.00'	9°28'41"
C5	130.13'	555.00'	13°26'01"
C6	142.24'	555.00'	14°41'03"
C7	142.76'	335.00'	24°25'02"
C8	33.51'	335.00'	5°43'52"
C9	176.27'	335.00'	30°08'54"
C10	101.13'	815.00'	7°06'36"
C11	87.38'	485.00'	10°19'22"
C12	101.74'	485.00'	12°01'07"
C13	102.55'	485.00'	12°06'55"
C14	105.36'	485.00'	12°26'47"
C15	104.20'	485.00'	12°18'35"
C16	32.06'	485.00'	3°47'17"
C17	52.20'	265.00'	11°17'07"
C18	72.68'	265.00'	15°42'50"
C19	124.88'	265.00'	26°59'58"

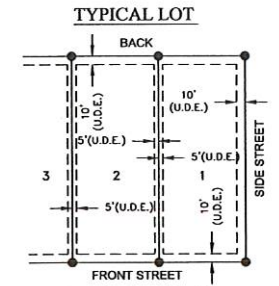
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C20	27.75'	385.00'	4°07'48"
C21	82.18'	385.00'	12°13'48"
C22	109.93'	385.00'	16°21'36"
C23	100.88'	315.00'	18°20'59"
C24	52.81'	315.00'	9°36'21"
C25	153.69'	315.00'	27°57'19"
C26	157.86'	335.00'	26°59'57"
C27	139.44'	265.00'	30°08'54"
C28	92.45'	745.00'	7°06'36"
C29	152.34'	745.00'	11°42'57"
C30	173.20'	815.00'	12°10'34"
C31	50.42'	225.00'	12°50'19"
C32	66.10'	295.00'	12°50'19"
C33	141.08'	60.00'	134°43'14"
C34	43.02'	60.00'	41°05'07"
C35	14.57'	99.00'	8°25'52"
C36	45.55'	29.00'	90°00'00"
C37	50.42'	225.00'	12°50'19"
C38	66.10'	295.00'	12°50'19"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	S1°01'07"E
L2	60.00'	N88°58'53"E
L3	15.00'	S88°58'53"W
L4	21.61'	S31°10'01"E
L5	166.80'	S1°01'07"E
L6	50.00'	S1°01'07"E
L7	60.00'	N88°58'53"E
L8	20.02'	N61°58'56"E
L9	31.76'	N88°58'53"E
L10	173.36'	N88°58'53"E
L11	15.50'	N61°58'56"E
L12	21.59'	S31°10'01"E
L13	70.88'	S62°51'22"W
L14	72.11'	N73°29'19"E
L15	78.01'	N81°20'19"W
L16	99.23'	N64°57'27"W
L17	80.44'	S53°46'09"E

NOTE:
THE BUILDING CONTROL LINE (BCL) AS IT APPEARS ON THIS PLAT WAS ESTABLISHED BY A GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW REPORT (NTI PROJECT NO. 15-13288.100) ISSUED BY NORTHERN TECHNOLOGIES, LLC, WHICH WAS SIGNED AND DATED FEBRUARY 23, 2016, IN ACCORDANCE WITH THE CITY OF HORACE LAND USE ORDINANCE 17.8.7.



- LEGEND**
- MONUMENT SET
 - MONUMENT FOUND
 - - - - - PLAT MATCHLINE
 - - - - - EX. EASEMENT
 - - - - - NEW EASEMENT
 - EX. PROPERTY LINE
 - NEW ROW/PROPERTY LINE
 - PROPERTY BOUNDARY LINE
 - SECTION LINE
 - BCL — BUILDING CONTROL LINE
 - HW — ORDINARY HIGH WATER LINE
 - ▨ EX. WETLANDS
 - 2 LOT NUMBER
 - 6 BLOCK NUMBER
 - R/W RIGHT OF WAY
 - U.D.E. UTILITY & DRAINAGE EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - P.O.B. POINT OF BEGINNING



ALL UTILITY AND DRAINAGE WAY EASEMENTS ARE 10' IN WIDTH ALONG STREET FRONTAGE AND REAR LOT LINES, (EXCEPT ALONG WALL AVENUE RIGHT OF WAY), AND 5' ON EACH SIDE OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

PEDESTRIAN ACCESS EASEMENTS ARE 24' IN WIDTH UNLESS OTHERWISE NOTED.

DEDICATED LOTS:
LOT 1, BLOCK 5

1505556
Page: 2 of 5
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PLAT \$50.00
Ornstad Twichell, P.C.

SHEET 2 OF 5

LOWRY
ENGINEERING

1111 WESTRAC DRIVE - SUITE 108
FARGO, NORTH DAKOTA 58103

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LOST RIVER ADDITION

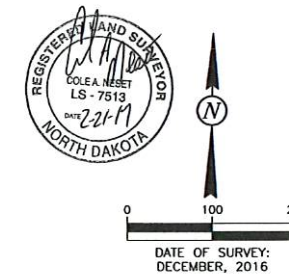
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OF THE FIFTH PRINCIPAL MERIDIAN
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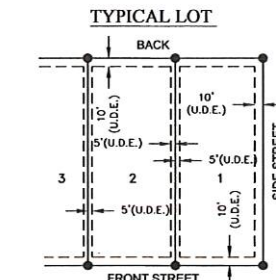
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L17	80.44'	S53°46'09"E

NOTE:
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- LEGEND**
- MONUMENT SET
 - MONUMENT FOUND
 - - - - - PLAT MATCHLINE
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 - - - - - NEW EASEMENT
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 - - - - - ORDINARY HIGH WATER LINE
 - - - - - EX. WETLANDS
 - 2 LOT NUMBER
 - 6 BLOCK NUMBER
 - R/W RIGHT OF WAY
 - U.D.E. UTILITY & DRAINAGE EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - P.O.B. POINT OF BEGINNING



ALL UTILITY AND DRAINAGE WAY EASEMENTS ARE 10' IN WIDTH ALONG STREET FRONTAGE AND REAR LOT LINES, (EXCEPT ALONG WALL AVENUE RIGHT OF WAY), AND 5' ON EACH SIDE OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

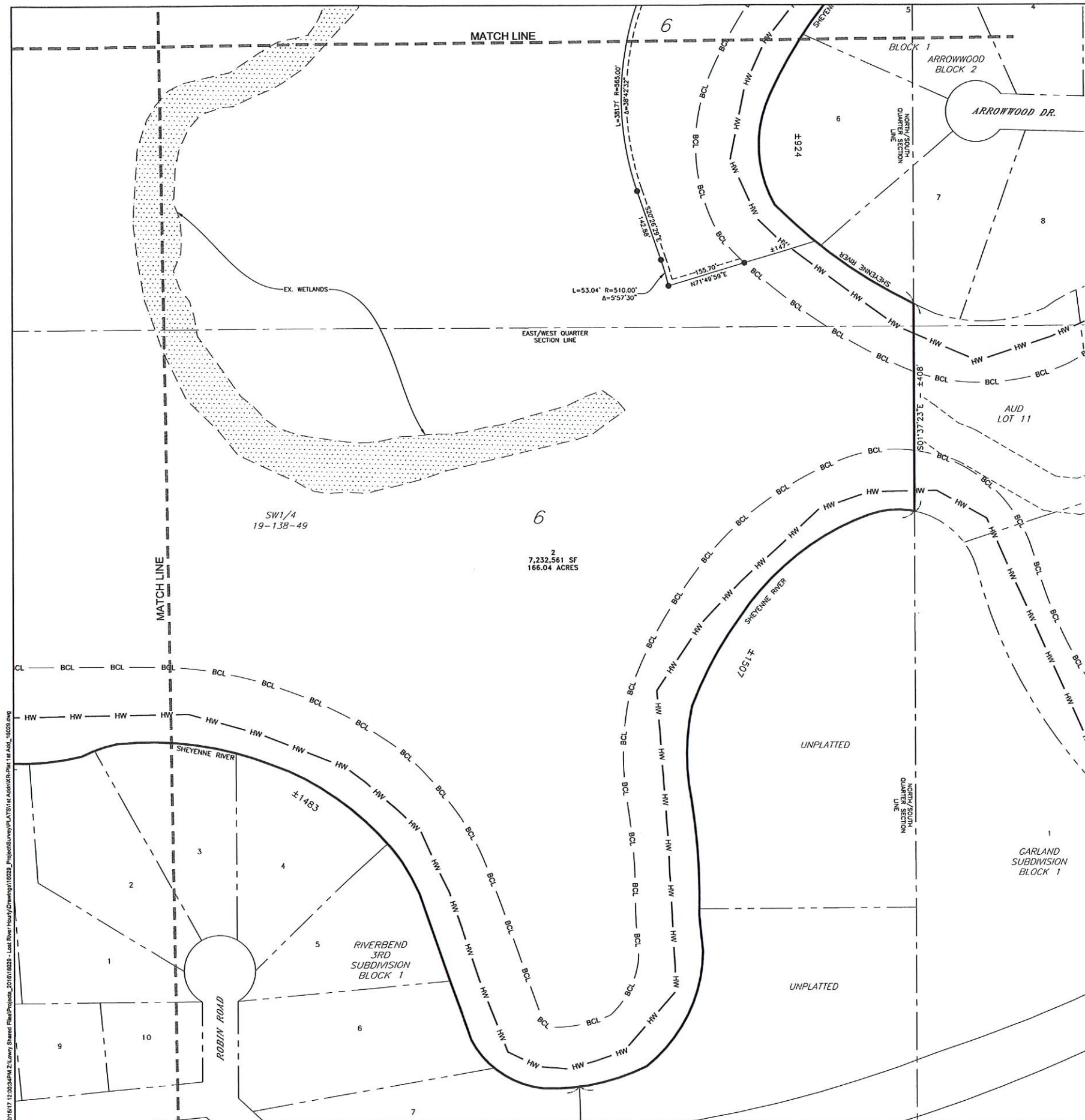
PEDESTRIAN ACCESS EASEMENTS ARE 24' IN WIDTH UNLESS OTHERWISE NOTED.

DEDICATED LOTS:
LOT 1, BLOCK 5

1505556
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3/23/2017 12:15 PM
PLAT \$50.00
Ohnstad Twichell, P.C.

SHEET 4 OF 5

LOWRY
ENGINEERING
1111 WESTRAC DRIVE - SUITE 108
FARGO, NORTH DAKOTA 58103



02/15/17 12:05:34PM Z:\Lowry\Shared Files\Projects\2017\1505556 - Lost River Heavy\Drawings\1505556_Plat\1505556_Plat.dwg, 18 Aug 2017 10:25:46 am

LOST RIVER ADDITION

PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 49 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

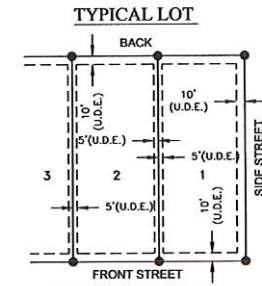
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.91'	555.00'	0°30'25"
C2	93.52'	555.00'	9°39'15"
C3	82.13'	555.00'	8°28'44"
C4	91.81'	555.00'	9°28'41"
C5	130.13'	555.00'	13°26'01"
C6	142.24'	555.00'	14°41'03"
C7	142.76'	335.00'	24°25'02"
C8	33.51'	335.00'	5°43'52"
C9	176.27'	335.00'	30°08'54"
C10	101.13'	815.00'	7°06'36"
C11	87.38'	485.00'	10°19'22"
C12	101.74'	485.00'	12°01'07"
C13	102.55'	485.00'	12°06'55"
C14	105.36'	485.00'	12°26'47"
C15	104.20'	485.00'	12°18'35"
C16	32.06'	485.00'	3°47'17"
C17	52.20'	265.00'	11°17'07"
C18	72.68'	265.00'	15°42'50"
C19	124.88'	265.00'	26°59'58"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C20	27.75'	385.00'	4°07'48"
C21	82.18'	385.00'	12°13'48"
C22	109.93'	385.00'	16°21'36"
C23	100.88'	315.00'	18°20'59"
C24	52.81'	315.00'	9°36'21"
C25	153.69'	315.00'	27°57'19"
C26	157.86'	335.00'	26°59'57"
C27	139.44'	265.00'	30°08'54"
C28	92.45'	745.00'	7°06'36"
C29	152.34'	745.00'	11°42'57"
C30	173.20'	815.00'	12°10'34"
C31	50.42'	225.00'	12°50'19"
C32	66.10'	295.00'	12°50'19"
C33	141.08'	60.00'	134°43'14"
C34	43.02'	60.00'	41°05'07"
C35	14.57'	99.00'	8°25'52"
C36	45.55'	29.00'	90°00'00"
C37	50.42'	225.00'	12°50'19"
C38	66.10'	295.00'	12°50'19"

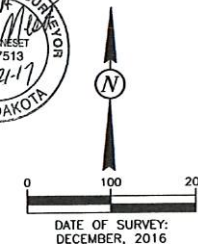
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	S1°01'07"E
L2	60.00'	N88°58'53"E
L3	15.00'	S88°58'53"W
L4	21.61'	S31°10'01"E
L5	166.80'	S1°01'07"E
L6	50.00'	S1°01'07"E
L7	60.00'	N88°58'53"E
L8	20.02'	N61°58'56"E
L9	31.76'	N88°58'53"E
L10	173.36'	N88°58'53"E
L11	15.50'	N61°58'56"E
L12	21.59'	S31°10'01"E
L13	70.88'	S62°51'22"W
L14	72.11'	N73°29'19"E
L15	78.01'	N81°20'19"W
L16	99.23'	N64°57'27"W
L17	80.44'	S53°46'09"E



NOTE:
THE BUILDING CONTROL LINE (BCL) AS IT APPEARS ON THIS PLAT WAS ESTABLISHED BY A GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW REPORT (NTI PROJECT NO. 15-13288.100) ISSUED BY NORTHERN TECHNOLOGIES, LLC, WHICH WAS SIGNED AND DATED FEBRUARY 23, 2016, IN ACCORDANCE WITH THE CITY OF HORACE LAND USE ORDINANCE 17.8.7.



AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
3/23/2017
Taxes and Special Assessments paid and transfer entered.
Auditor
Deputy



ALL UTILITY AND DRAINAGE WAY EASEMENTS ARE 10' IN WIDTH ALONG STREET FRONTAGE AND REAR LOT LINES, (EXCEPT ALONG WALL AVENUE RIGHT OF WAY), AND 5' ON EACH SIDE OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.
PEDESTRIAN ACCESS EASEMENTS ARE 24' IN WIDTH UNLESS OTHERWISE NOTED.
DEDICATED LOTS:
LOT 1, BLOCK 5

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1505556
Page: 5 of 5
3/23/2017 12:15 PM
PLAT \$50.00
Ohnstad Twichell, P.C.

RECORDER'S OFFICE, CASS COUNTY, ND
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE:
JEWEL A. SPRES, COUNTY RECORDER
by *Jessica A. Gilroy*, Dep. 1505556
Recorded Electronically



SHEET 5 OF 5

LOWRY
ENGINEERING
1111 WESTRAC DRIVE - SUITE 108
FARGO, NORTH DAKOTA 58103

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