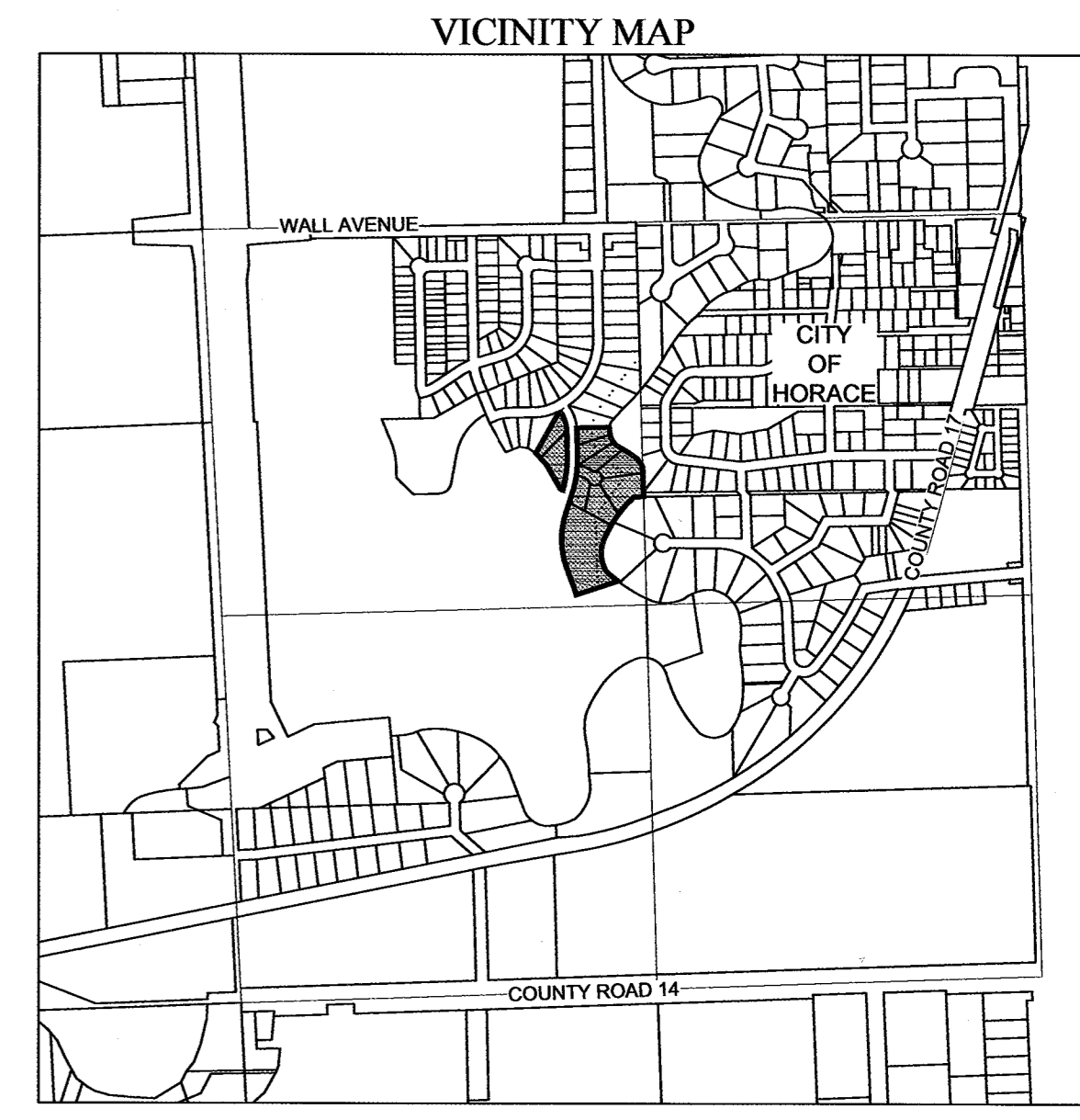


LOST RIVER THIRD ADDITION

A REPLAT OF LOTS 1 & 2, BLOCK 4, LOTS 15 & 16, BLOCK 1, LOT 1, BLOCK 6, AND PART OF LOT 2, BLOCK 6, AND THE VACATION OF THE SOUTH TEMPORARY TURNAROUND EASEMENT ON LOTS 1 & 2, BLOCK 6 OF LOST RIVER ADDITION IN THE NORTHWEST QUARTER 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	Ch. BEARING	Ch. LENGTH
C1	33.51'	335.00'	5°43'52"	N03°53'03"W	33.49
C2	101.13'	815.00'	7°06'35"	N02°32'11"E	101.07
C3	92.45'	745.00'	7°06'36"	S02°32'11"W	92.39
C4	125.58'	265.00'	27°09'02"	N17°35'30"W	124.40
C5	13.86'	265.00'	2°59'52"	N02°31'03"W	13.86
C6	107.74'	745.00'	8°17'11"	N03°07'28"E	107.65
C7	137.04'	745.00'	10°32'22"	N12°32'15"E	136.85
C8	141.70'	815.00'	9°57'42"	S13°14'16"W	141.52
C9	52.43'	115.00'	26°07'15"	N71°08'49"W	51.97
C10	35.03'	50.00'	40°08'37"	N32°35'07"W	34.32
C11	67.07'	50.00'	76°51'24"	S88°54'52"W	62.15
C12	41.15'	50.00'	47°09'06"	S26°54'37"W	40.00
C13	69.38'	50.00'	79°29'55"	S36°24'53"E	63.94
C14	23.99'	50.00'	27°29'44"	S89°54'43"E	23.76
C15	236.62'	50.00'	271°08'46"	S31°54'48"W	70.00
C16	84.34'	185.00'	26°07'15"	S71°08'49"E	83.61
C17	61.92'	815.00'	4°21'11"	S01°09'28"W	61.90
C18	39.22'	815.00'	2°45'25"	N04°42'46"E	39.21
C19	158.32'	745.00'	12°10'34"	N12°10'46"E	158.03

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.00'	S83°54'31"E
L2	14.12'	S84°12'27"E
L3	16.38'	S58°05'12"E
L4	16.38'	N58°05'12"W
L5	14.13'	N84°12'27"W



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 3RD ADDITION, A REPLAT OF LOTS 1 & 2, BLOCK 4, LOTS 15 & 16, BLOCK 1, LOT 1, BLOCK 6, AND PART OF LOT 2, BLOCK 6, AND THE VACATION OF THE SOUTH TEMPORARY TURNAROUND EASEMENT ON LOTS 1 & 2, BLOCK 6 OF LOST RIVER ADDITION IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF HORACE, 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 HUNDRETHS OF A FOOT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS 6th DAY OF September, 2017.

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



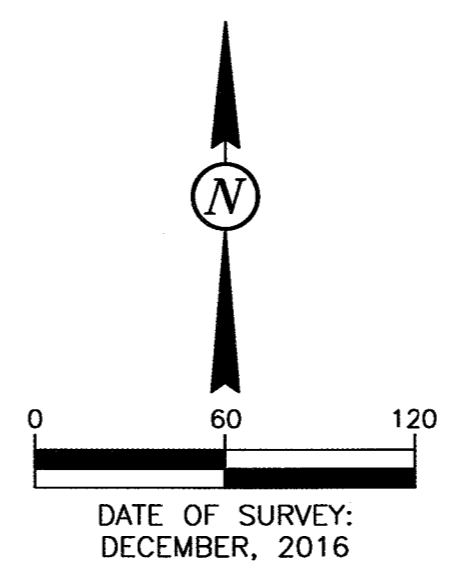
STATE OF NORTH DAKOTA)
)SS
 COUNTY OF CASS)

ON THIS 6 DAY OF September, 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.

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

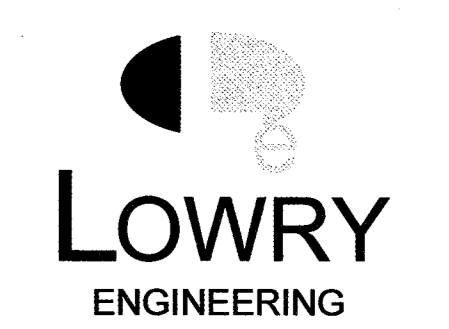
LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
R/W	RIGHT OF WAY
---	EX. EASEMENT
---	EX. PROPERTY LINE
---	PROPERTY BOUNDARY LINE
---	SECTION LINE
BCL	BUILDING CONTROL LIMIT
HW	ORDINARY HIGH WATER LINE
---	NEW EASEMENT
---	EX. WETLANDS
2	LOT NUMBER
1	BLOCK NUMBER



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.

ALL UTILITY AND DRAINAGE WAY EASEMENTS SHOWN ARE 10' IN WIDTH ALONG STREET FRONTAGE AND REAR LOT LINES AND 5' ON EACH SIDE OF SITE LOT LINES, UNLESS OTHERWISE NOTED.

SHEET 1 OF 2



1111 WESTRAC DRIVE - SUITE 108
 FARGO, NORTH DAKOTA 58103

08/2017 10:48:30AM C:\Users\jryan\wallmap\spatial\localtemp\sp\p\shah_3816\XR_3rd Add Plat Final.dwg

1522563
 Sheet 1 of 2
 10/9/2017 3:26 PM
 PLAT \$20.00
 Ohnstad Twichell, P.C.

L=53.04' R=510.00' Δ=5°57'30"
 Ch=N17°27'44"W-53.01'

LOST RIVER THIRD ADDITION

A REPLAT OF LOTS 1 & 2, BLOCK 4, LOTS 15 & 16, BLOCK 1, LOT 1, BLOCK 6, AND PART OF LOT 2, BLOCK 6, AND THE VACATION OF THE SOUTH TEMPORARY TURNAROUND EASEMENT ON LOTS 1 & 2, BLOCK 6 OF LOST RIVER ADDITION IN THE NORTHWEST QUARTER 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, RACHEL DWYER AND TROY PROPERTIES LLC ARE THE OWNERS OF LOTS 1&2, BLOCK 4, LOTS 15&16 BLOCK 1 & LOTS 1&2 BLOCK 6 OF LOST RIVER ADDITION IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS LOST RIVER THIRD ADDITION TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA. SAID OWNERS ALSO HEREBY DEDICATE AND CONVEY TO THE PUBLIC, ALL STREETS, AVENUES, UTILITY EASEMENTS, DRAINAGE WAY EASEMENTS, AND PEDESTRIAN ACCESS EASEMENTS AS SHOWN ON SAID PLAT. LOST RIVER THIRD ADDITION CONSISTS OF 10 LOTS, 2 BLOCKS, AND CONTAINS 10.55 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 & 2, BLOCK 2

[Signature]
WINNIE DEVELOPMENT II, INC.
BY: THOMAS J. SAMUELSON
ITS: PRESIDENT

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 20th DAY OF September, 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.

[Signature]
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: Jan 9, 2021

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

WINNIE DEVELOPMENT, LLLP
CONTRACT FOR DEED VENDOR
OWNER OF LOTS 1 & 2, BLOCK 2

[Signature]
WINNIE DEVELOPMENT, LLLP
BY: THOMAS J. SAMUELSON
ITS: GENERAL PARTNER

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 20th DAY OF September, 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.

[Signature]
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: Jan 9, 2021

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

VISION BANK
MORTGAGEE OF LOTS 1 & 2, BLOCK 2

[Signature]
VISION BANK
BY: Don M. Carey
ITS: President/CEO

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 11th DAY OF September, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Don M. Carey TO ME KNOWN TO BE THE President/CEO 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.

[Signature]
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: August 3, 2018

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

JACK AND RACHEL DWYER

OWNERS OF LOT 1, BLOCK 1
AND CONTRACT FOR DEED VENDOR OWNER OF LOTS 2 THROUGH 8, BLOCK 1

[Signature]
JACK DWYER

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 20th DAY OF September, 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.

[Signature]
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: Jan 9, 2021

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

[Signature]
RACHEL DWYER

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 20th DAY OF September, 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.

[Signature]
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: Jan 9, 2021

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

FIRST INTERNATIONAL BANK & TRUST

MORTGAGEE OF LOT 1, BLOCK 1

FIRST INTERNATIONAL BANK & TRUST
BY: Joe Straus
ITS: AVI Mortgage Lending

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 3 DAY OF October, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Joe Straus TO ME KNOWN TO BE THE AVI Mortgage Lending OF FIRST INTERNATIONAL BANK & TRUST THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME ON BEHALF OF WESTERN BANK.

[Signature]
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: Mar 3, 2021

PATTI J. HELM
Notary Public
State of North Dakota
My Commission Expires Mar. 3, 2021

TROY PROPERTIES LLC
CONTRACT FOR DEED VENDEE
OWNER OF LOTS 2 THROUGH 8, BLOCK 1

[Signature]
TROY PROPERTIES LLC
BY: Jack Dwyer
ITS: PRESIDENT

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 20th DAY OF September, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Jack Dwyer TO ME KNOWN TO BE THE PRESIDENT OF TROY PROPERTIES LLC THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME ON BEHALF OF TROY PROPERTIES LLC.

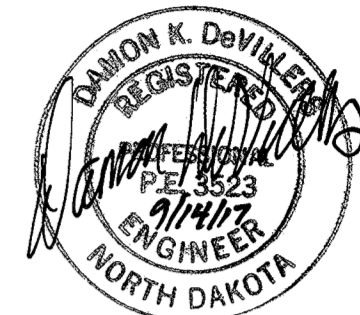
[Signature]
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: Jan 9, 2021

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

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF HORACE, ND IS HEREBY APPROVED THIS 14th DAY OF September, 2017.

[Signature]
DAMON DEVILLERS
CITY ENGINEER



STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 14th DAY OF September, 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.

[Signature]
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 COUNCIL APPROVAL

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

[Signature]
KORY PETERSON
MAYOR

[Signature]
VANCE KEMMER
CITY AUDITOR

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 11th DAY OF September, 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.

[Signature]
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)
)SS
COUNTY OF CASS)

ON THIS 11th DAY OF September, 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.

[Signature]
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 11th DAY OF July, 2017.

[Signature]
RUSSELL SAHR
CHAIRMAN PLANNING COMMISSION

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 11th DAY OF September, 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.

[Signature]
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

AUDITOR'S OFFICE
COUNTY OF CASS, NORTH DAKOTA
10/9/2017
Taxes and Special Assessments paid
and transfer entered.
[Signature] AUDITOR
SMB DEPUTY



1522563
Page: 2 of 2
10/9/2017 3:26 PM
PLAT \$20.00
Onstad Twichell, P.C.
RECORDERS OFFICE, CASS COUNTY, ND
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
JEWEL A. SPIES, COUNTY RECORDER
by *[Signature]*, Dep 1522563
Recorded Electronically



SHEET 2 OF 2

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

09/08/17 10:14:27AM Z:\Lowry Shared Files\Projects_2016\160226 - Lost River Hourly Drawings\160226 - Project\Survey\PLATS\3rd Add\XR-3rd Add Plat Final.dwg