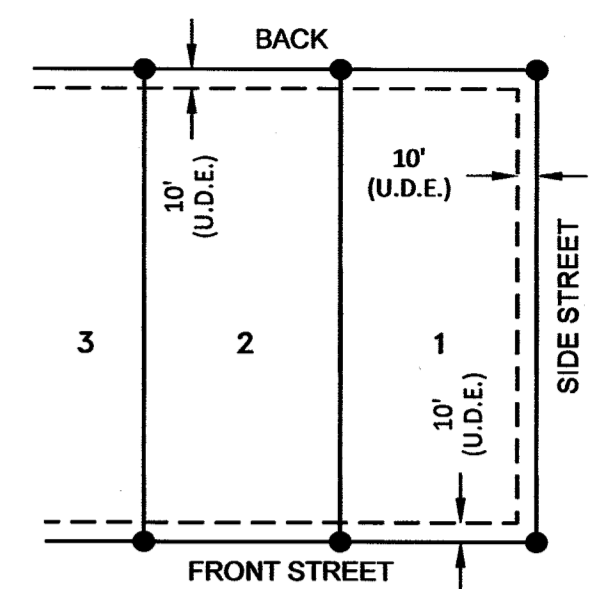


LOST RIVER SEVENTH ADDITION

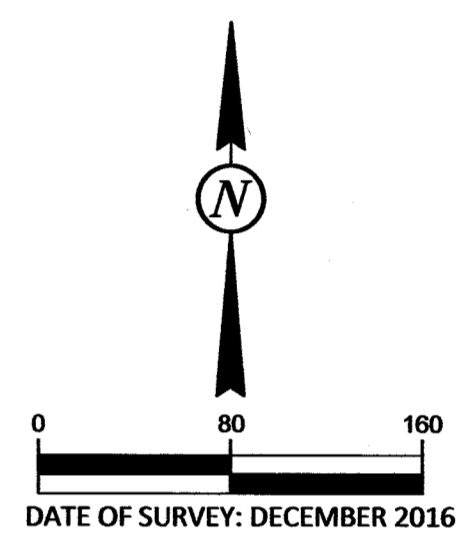
A REPLAT OF PART OF LOT 2, BLOCK 6 OF LOST RIVER ADDITION IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

TYPICAL LOT



ALL UTILITY AND DRAINAGE WAY EASEMENTS ARE 10' IN WIDTH ALONG STREET FRONTAGE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.74'	235.00'	7°44'22"
C2	14.33'	165.00'	4°58'37"
C3	21.61'	160.00'	7°44'22"
C4	20.85'	240.00'	4°58'37"
C5	68.21'	946.00'	4°07'52"
C6	23.61'	665.00'	2°02'04"
C7	83.27'	665.00'	7°10'27"
C8	95.08'	665.00'	8°11'32"
C9	90.07'	665.00'	7°45'37"
C10	95.08'	665.00'	8°11'32"
C11	46.87'	665.00'	4°02'19"
C12	46.77'	235.00'	11°24'08"
C13	90.56'	235.00'	22°04'46"
C14	16.47'	235.00'	4°00'57"
C15	153.80'	235.00'	37°29'51"
C16	40.95'	135.00'	17°22'50"
C17	14.58'	535.00'	1°33'41"
C18	47.32'	535.00'	5°04'03"
C19	61.90'	535.00'	6°37'44"
C20	9.17'	10.00'	52°32'50"
C21	50.00'	64.00'	44°45'42"
C22	56.30'	64.00'	50°24'17"
C23	55.75'	64.00'	49°54'36"
C24	55.75'	64.00'	49°54'36"
C25	55.75'	64.00'	49°54'36"
C26	44.90'	64.00'	40°11'52"
C27	9.17'	10.00'	52°32'50"
C28	53.80'	465.00'	6°37'44"
C29	53.80'	465.00'	6°37'44"
C30	53.80'	465.00'	6°37'44"

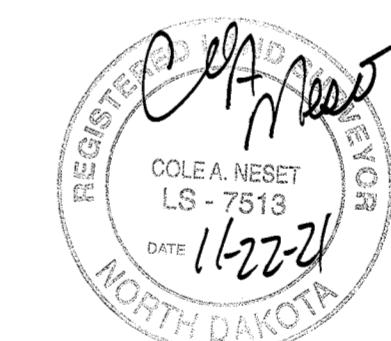


LEGEND

- MONUMENT SET
- MONUMENT FOUND
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- - - PROPERTY BOUNDARY LINE
- - - NEW ROW/PROPERTY LINE
- - - NEW EASEMENT LINE
- - - BUILDING CONTROL LIMIT
- - - ORDINARY HIGH WATER LINE
- - - EX. WETLAND AREA
- 100 YEAR FLOOD PLAIN
- 2 LOT NUMBER
- 6 BLOCK NUMBER
- R/W RIGHT OF WAY
- U.D.E. UTILITY & DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- S.T.E. STORM SEWER EASEMENT

NOTES

- ALL PUBLIC UTILITY EASEMENTS ARE 10' IN WIDTH (5' EACH SIDE OF SHARED LOT LINES) UNLESS OTHERWISE NOTED IN PLAT.
- ALL DISTANCES ARE GROUND DISTANCES.
- BASIS OF BEARING: ND STATE PLANE SOUTH CASS COUNTY GOVERNMENT INTERNATIONAL FOOT PER NDDOT CHAPTER 19
- VERTICAL DATUM: NAVD88



SHEET 1 OF 2

LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104



1658738
Page: 1 of 2
2/14/2022 10:28 AM
PLAT \$50.00

11/22/21 09:37:08AM C:\Users\PAK\Temp\Asp\Final\1658738.dwg

LOST RIVER SEVENTH ADDITION

A REPLAT OF PART OF LOT 2, BLOCK 6 OF LOST RIVER ADDITION IN THE NORTHWEST QUARTER AND SOUTHWEST 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

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOST RIVER SEVENTH ADDITION, A REPLAT OF PART OF LOT 2, BLOCK 6 OF LOST RIVER ADDITION, IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 BLOCK 9 OF LOST RIVER 5TH ADDITION, A PLAT THAT IS ON FILE IN THE CASS COUNTY RECORDER'S OFFICE THENCE N88°17'48"E FOR A DISTANCE OF 269 FEET MORE OR LESS; THENCE S44°41'29"W FOR A DISTANCE OF 42.39 FEET; THENCE S03°17'07"E FOR A DISTANCE OF 279.14 FEET; THENCE S22°27'00"E FOR A DISTANCE OF 176.89 FEET; THENCE S30°27'30"E FOR A DISTANCE OF 135.87 FEET; THENCE S05°13'55"W FOR A DISTANCE OF 250 FEET MORE OR LESS; THENCE N83°34'36"W FOR A DISTANCE OF 150.00 FEET; THENCE S02°51'53"W FOR A DISTANCE OF 382 FEET MORE OR LESS TO THE CENTERLINE OF THE SHEYENNE RIVER; THENCE UPSTREAM IN A GENERALLY SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF THE SHEYENNE RIVER FOR A DISTANCE OF 251 FEET MORE OR LESS TO THE NORTHWEST CORNER OF RIVERBEND THIRD SUBDIVISION; THENCE N05°29'21"W FOR A DISTANCE OF 126 FEET MORE OR LESS; THENCE S84°30'40"W FOR A DISTANCE OF 520.00 FEET; THENCE S64°30'36"W FOR A DISTANCE OF 200.75 FEET; THENCE N25°29'26"W FOR A DISTANCE OF 262.07 FEET; THENCE S87°03'06"W FOR A DISTANCE OF 2.80 FEET; THENCE N02°58'02"W FOR A DISTANCE OF 602.60 FEET TO THE INTERSECTION OF THE EAST/WEST QUARTER SECTION LINE OF SECTION 19; THENCE N02°49'27"W FOR A DISTANCE OF 443.54 FEET; THENCE N87°10'33"E FOR A DISTANCE OF 175.00 FEET; THENCE N88°41'03"E FOR A DISTANCE OF 70.02 FEET; THENCE S02°49'27"E FOR A DISTANCE OF 149.92 FEET; THENCE N88°52'14"E FOR A DISTANCE OF 213.12 FEET; S83°45'10"E FOR A DISTANCE OF 332.56 FEET; S88°25'06"E FOR A DISTANCE OF 49.15 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 735.00 FEET WITH AN ARC LENGTH OF 82.05 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 876.00 FEET WITH AN ARC LENGTH OF 71.84 FEET; THENCE S80°45'10"E FOR A DISTANCE OF 70.58 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 SEVENTH 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, MULTI-USE PATH MAINTENANCE EASEMENTS, AND PEDESTRIAN ACCESS EASEMENTS. LOST RIVER SEVENTH ADDITION CONSISTS OF 51 LOTS, 4 BLOCKS, AND CONTAINS 30.11 ACRES, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS OF WAY OF RECORD.

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

WINNIE DEVELOPMENT II, INC.
CONTRACT FOR DEED VENDEE

STATE OF NORTH DAKOTA }
COUNTY OF CASS }SS

ON THIS 20th DAY OF January, 2022, 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.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

BRIANNA A. NAUGLE
Notary Public
State of North Dakota
My Commission Expires June 23, 2024

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

WINNIE DEVELOPMENT, LLLP
CONTRACT FOR DEED VENDOR
OWNER ALL LOTS

STATE OF NORTH DAKOTA }
COUNTY OF CASS }SS

ON THIS 20th DAY OF January, 2022, 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.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

BRIANNA A. NAUGLE
Notary Public
State of North Dakota
My Commission Expires June 23, 2024

[Signature]
VISION BANK
BY: Blake Treanbreath
ITS: SVP

VISION BANK
MORTGAGEE ALL LOTS

STATE OF ND }
COUNTY OF CASS }SS

ON THIS 22nd DAY OF November, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BLAKE TREANBREATH, TO ME KNOWN TO BE SVP OF VISION BANK THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF VISION BANK.

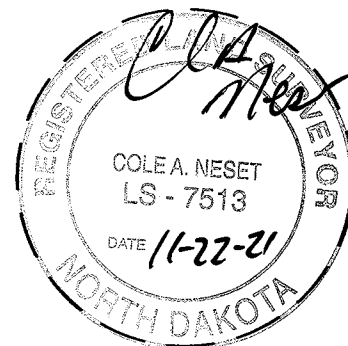
NOTARY PUBLIC, COUNTY: CASS STATE: ND

JEFFREY J ZANDER
Notary Public
State of North Dakota
My Commission Expires May 8, 2024

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 SEVENTH ADDITION, A REPLAT OF LOT 2 BLOCK 6 OF LOST RIVER ADDITION IN THE NORTHWEST QUARTER AND SOUTHWEST 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 STATE PLANE INTERNATIONAL FEET AT A GRID TO GROUND SCALE OF 1.0001125127; 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 22nd DAY OF November, 2021.

[Signature]
COLE A. NESET,
REGISTERED LAND SURVEYOR
ND REG. NO. 7513



STATE OF NORTH DAKOTA }
COUNTY OF CASS }SS

ON THIS 22nd DAY OF November, 2021, 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 THE SAME AS HIS FREE ACT AND DEED.

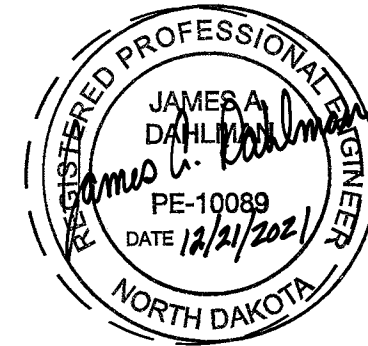
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

ALICIA THOMPSON
Notary Public
State of North Dakota
My Commission Expires 10/13/2025

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF HORACE, NORTH DAKOTA, IS HEREBY APPROVED THIS 22nd DAY OF DECEMBER, 2021.

[Signature]
JAMES DAHLMAN
CITY ENGINEER



STATE OF NORTH DAKOTA }
COUNTY OF CASS }SS

ON THIS 22nd DAY OF December, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES DAHLMAN, TO ME KNOWN TO BE THE CITY ENGINEER OF THE CITY OF HORACE THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS CITY ENGINEER.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY COUNCIL APPROVAL
THIS PLAT IN THE CITY OF HORACE, NORTH DAKOTA, IS HEREBY APPROVED THIS 1st DAY OF November, 2021.

[Signature]
KORY PETERSON
MAYOR

[Signature]
BRENTON HOLPER
CITY AUDITOR

STATE OF NORTH DAKOTA }
COUNTY OF CASS }SS

ON THIS 28th DAY OF December, 2021, 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 THE SAME ON BEHALF OF THE CITY OF HORACE.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

WENDY KOPKIE
Notary Public
State of North Dakota
My Commission Expires March 4, 2024

STATE OF NORTH DAKOTA }
COUNTY OF CASS }SS

ON THIS 28th DAY OF December, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENTON HOLPER, 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 THE SAME ON BEHALF OF THE CITY OF HORACE.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

WENDY KOPKIE
Notary Public
State of North Dakota
My Commission Expires March 4, 2024

CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF HORACE, NORTH DAKOTA, IS HEREBY APPROVED THIS 10th DAY OF August, 2021.

[Signature]
RUSSELL SAHR
CHAIRMAN

STATE OF NORTH DAKOTA }
COUNTY OF CASS }SS

ON THIS 10th DAY OF August, 2021, 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 CITY OF HORACE PLANNING AND ZONING COMMISSION THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

WENDY KOPKIE
Notary Public
State of North Dakota
My Commission Expires March 4, 2024

CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS 11th DAY OF January, 2022.

[Signature]
LUKAS W. CROAKER
CITY ATTORNEY

STATE OF NORTH DAKOTA }
COUNTY OF CASS }SS

ON THIS 11th DAY OF January, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LUKAS W. CROAKER, CITY ATTORNEY, 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 THE CITY ATTORNEY.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

SARAH WEAR
Notary Public
State of North Dakota
My Commission Expires Oct. 12, 2022

FINANCE OFFICE
COUNTY OF CASS, NORTH DAKOTA
2/14/2022
Taxes and Special Assessments paid
and transfer entered.
D.J. Finance DIRECTOR
DEPUTY



Ohnstad Twichell, P.C.
1658738
Page: 2 of 2
2/14/2022 10:28 AM
PLAT \$50.00

RECORDER'S OFFICE, CASS COUNTY, ND
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
DEBORAH A. MOELLER, COUNTY RECORDER
by *[Signature]*, Dep. 1658738
Recorded Electronically

SHEET 2 OF 2

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

