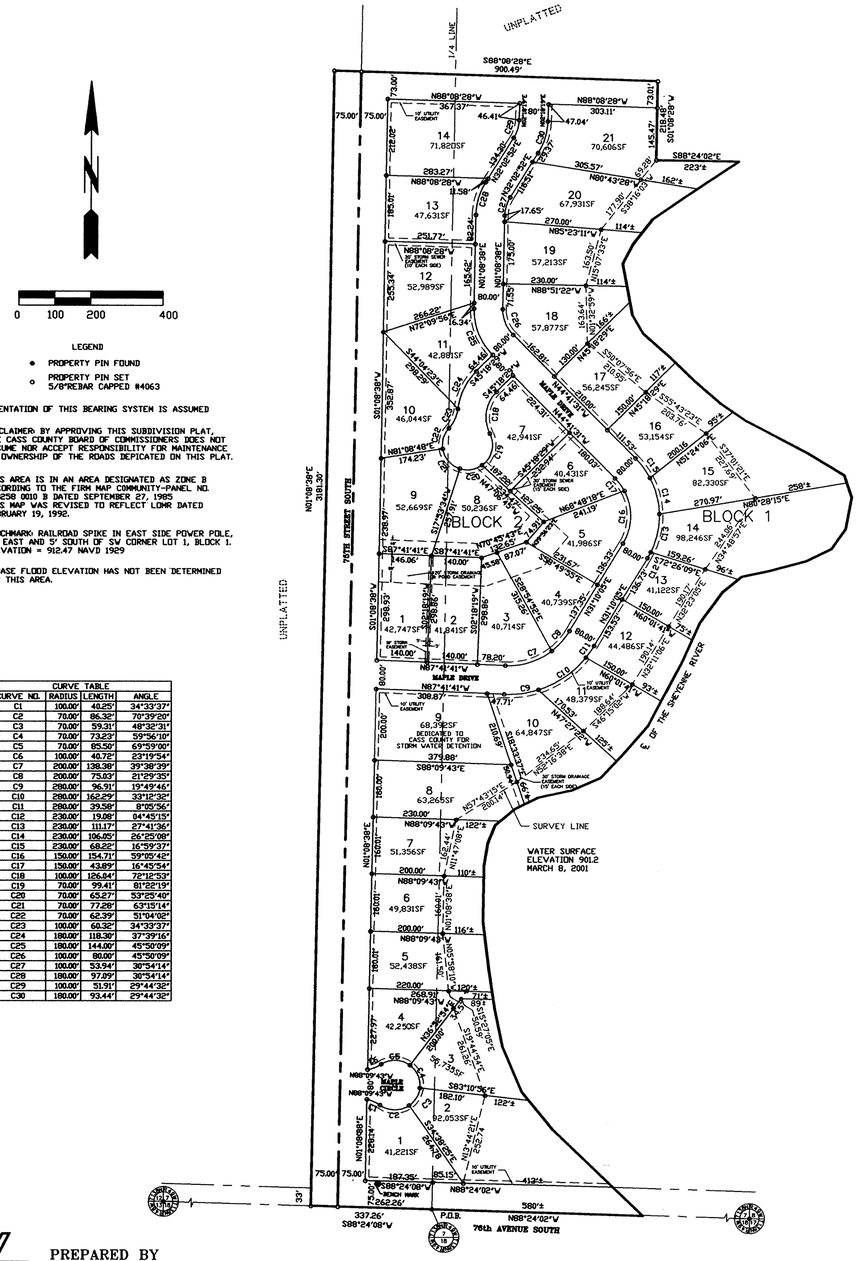
MAPLE GROVE SUBDIVISION

AN UNPLATTED PORTION OF SECTION 7, T138N, R49W
CASS COUNTY, NORTH DAKOTA



LEGEND

- ● PROPERTY PIN FOUND
- ○ PROPERTY PIN SET 5/8"REBAR CAPPED #4063

ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

DISCLAIMER: BY APPROVING THIS SUBDIVISION PLAT, THE CASS COUNTY BOARD OF COMMISSIONERS DOES NOT ASSUME NOR ACCEPT RESPONSIBILITY FOR MAINTENANCE OR OWNERSHIP OF THE ROADS DEPICATED ON THIS PLAT.

THIS AREA IS IN AN AREA DESIGNATED AS ZONE B ACCORDING TO THE FIRM MAP COMMUNITY-PANEL NO. 380258 0010 B DATED SEPTEMBER 27, 1985 THIS MAP WAS REVISED TO REFLECT LOMR DATED FEBRUARY 19, 1992.

BENCHMARK: RAILROAD SPIKE IN EAST SIDE POWER POLE, 35' EAST AND 5' SOUTH OF SW CORNER LOT 1, BLOCK 1. ELEVATION = 912.47 NAVD 1929

A BASE FLOOD ELEVATION HAS NOT BEEN DETERMINED FOR THIS AREA.

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	ANGLE
C1	100.00'	40.25'	34°33'37"
C2	70.00'	86.32'	70°39'20"
C3	70.00'	59.31'	48°32'31"
C4	70.00'	73.23'	59°96'10"
C5	70.00'	85.50'	69°59'00"
C6	100.00'	40.72'	23°19'54"
C7	200.00'	138.38'	39°38'39"
C8	200.00'	75.63'	21°29'35"
C9	280.00'	96.91'	19°49'46"
C10	280.00'	162.29'	33°12'32"
C11	280.00'	39.58'	8°05'36"
C12	230.00'	19.08'	04°45'15"
C13	230.00'	111.17'	27°41'36"
C14	230.00'	106.85'	26°25'08"
C15	230.00'	68.22'	16°59'37"
C16	150.00'	154.71'	59°05'42"
C17	150.00'	43.89'	16°45'54"
C18	100.00'	186.94'	72°12'53"
C19	70.00'	99.41'	81°22'19"
C20	70.00'	65.27'	53°25'40"
C21	70.00'	77.28'	63°15'14"
C22	70.00'	62.39'	51°04'02"
C23	100.00'	60.32'	34°33'37"
C24	180.00'	118.39'	37°39'16"
C25	180.00'	144.00'	45°00'09"
C26	100.00'	80.00'	45°00'09"
C27	100.00'	53.94'	30°54'14"
C28	180.00'	97.09'	30°54'14"
C29	100.00'	51.91'	29°44'32"
C30	180.00'	93.44'	29°44'32"

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

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Holden Development Company, LLC, and Harvey Brakken, whose addresses are Horace, North Dakota as owners of tracts of land situated in that portion of Section 7, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, lying westerly of the Sheyenne River and more particularly described as follows:

Commencing at an iron monument designating the South Quarter corner of said Section 7; thence South 88 degrees 24 minutes 08 seconds West on an assumed bearing on the south line of said Section 7, a distance of 337.26 feet; thence North 01 degrees 08 minutes 38 seconds East, 3181.30 feet; thence South 88 degrees 09 minutes 28 seconds East, 900.49 feet; thence South 01 degrees 08 minutes 28 seconds West, 218.48 feet; thence South 87 degrees 19 minutes 26 seconds East, 223 feet more or less to the centerline of the Sheyenne River; thence Southerly on said centerline a distance of 4089 feet more or less to the south line of said Section 7; thence North 88 degrees 24 minutes 02 seconds West on said south line of Section 7 a distance of 580 feet more or less to the point of beginning.

Said tract contains 57.92 acres more or less.

Said owners have caused the above described tract of land to be surveyed and platted as "MAPLE GROVE SUBDIVISION" 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 BLOCK 1 AND BLOCK 2
HOLDIEN DEVELOPMENT COMPANY, LLC

By: Kathie Holdien
KATHIE HOLDIEN, ORGANIZER

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

DARCY BEILKE
Notary Public
State of North Dakota
My Commission Expires Mar. 2, 2006

On this 5 day of October in the year of 2001, before me personally appeared Kathie Holdien, Organizer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same.

Darcy Beilke
Notary Public
My commission expires Mar 2, 2006

OWNER OF DEDICATED WEST HALF OF TOWNSHIP ROAD

By: Harvey Brakken
HARVEY BRAKKEN

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

DARCY BEILKE
Notary Public
State of North Dakota
My Commission Expires Mar. 2, 2006

On this 5 day of October in the year of 2001, before me personally appeared Harvey Brakken, 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.

Darcy Beilke
Notary Public
My commission expires Mar 2 2006

Surveyor's Certificate and Acknowledgement

I, James W. Fowlds, a 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.

JAMES W. FOWLDS
REGISTERED LAND SURVEYOR
LS. 4063
NORTH DAKOTA

Dated this 27th day of September, 2001.

James W. Fowlds
James W. Fowlds, Registered Land Surveyor
ND REG NO. 4063

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

On this 27th day of SEPTEMBER, 2001, 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

MICHAEL B. BRASH
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires APRIL 1, 2005

COUNTY ENGINEER'S REVIEW

Reviewed by County Engineer this 3rd day of Oct., 2001,

County Engineer

STANLEY TOWNSHIP REVIEW

Reviewed by Stanley Township, Cass County, North Dakota, this 4th day of Oct., 2001.

Chairman, Stanley Township

Attest: CLERK

CASS COUNTY PLANNING COMMISSION REVIEW

Reviewed by Cass County Planning Commission this 3 day of Oct., 2001.

Chairman, Cass County Planning Commission

Attest:

CASS COUNTY COMMISSION APPROVAL

Approved by the Board of County Commissioners this 9th day of July, 2001.

John Meyer
Chairman, Cass County Commission

Attest: Michael Montplaisir
AUDITOR

AUDITOR'S TAX RECORD

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

Michael Montplaisir, Cass County Auditor

DOCUMENT NO. 995319

State of North Dakota) $13.40 pd.
)SS.
County of Cass) Copy

I hereby certify that the above instrument was filed and recorded in this office on the 11th day of Oct., 2001, at 12:13 o'clock P. M. and was duly recorded in book 51 of Plats, page 69.

Deanna Kensrud
Deanna Kensrud, Register of Deeds

995319
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10/11/2001 12:17P
HOLDIEN DEVELOPMENT CO LLC PLAT 13.40 B-51 P-69

51-69

MBB ACAD:00-1382P2.DWG 9/19/01