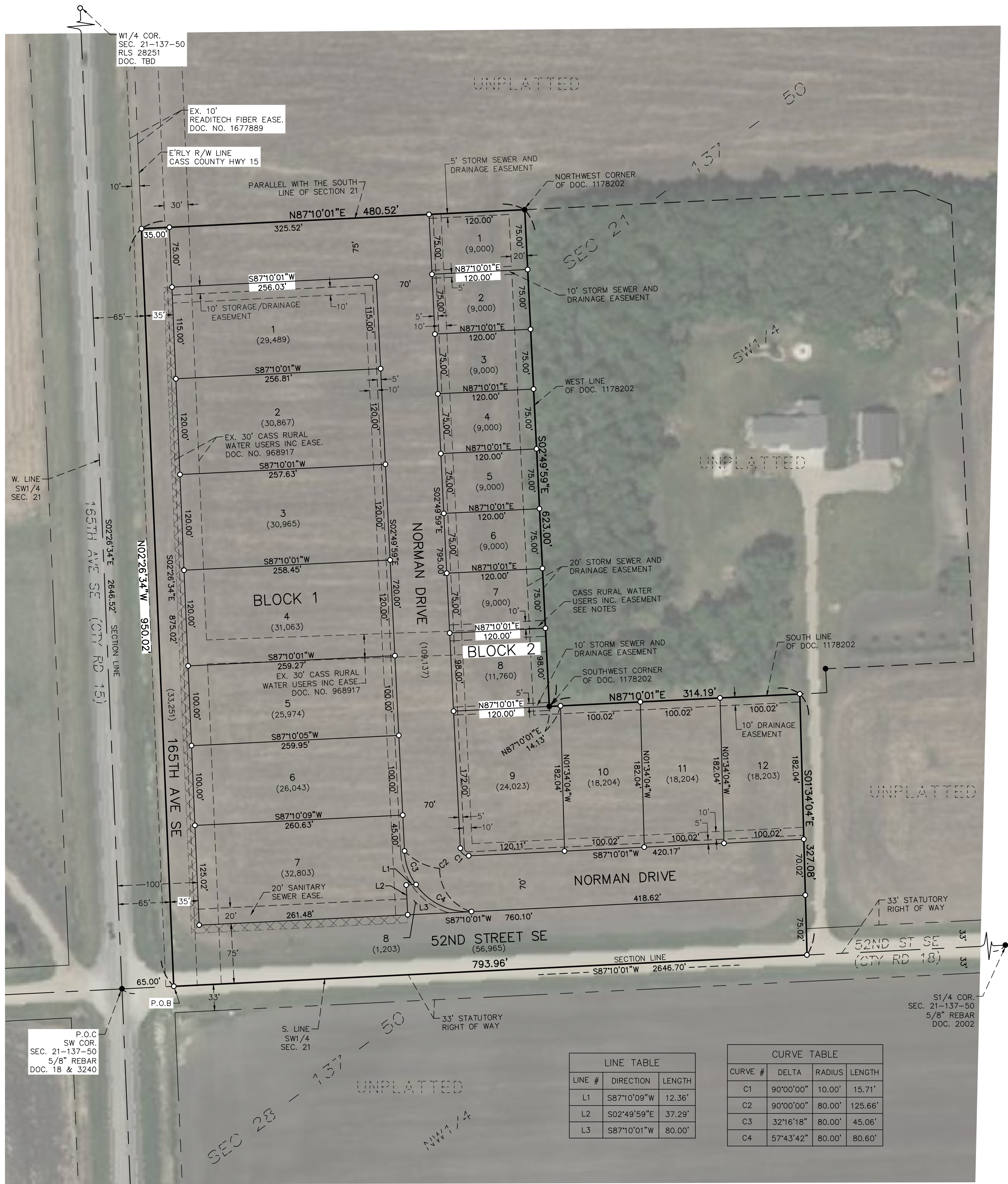


PLAT OF
NORMAN ACRES FIRST ADDITION



CERTIFICATE

I, Jacob R. Duchsherer, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "NORMAN ACRES FIRST ADDITION" in the extra-territorial limits of the City of Kindred, a plat of part of the Southwest Quarter of Section 21, Township 137 North, Range 50 West, Cass County, North Dakota; that said plat is a true and correct representation of the survey thereof; 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:

Commencing at the southwest corner of the Southwest Quarter of said Section 21; thence North 87 degrees 10 minutes 01 second East on an assumed bearing along the south line of said Southwest Quarter a distance of 65.00 feet to the point of beginning; thence North 02 degrees 26 minutes 34 seconds West along the east right-of-way of Cass County Highway 15 a distance of 950.02 feet; thence North 87 degrees 10 minutes 01 second East along a line parallel with the south line of said Section 21 a distance of 480.52 feet to the west line of that certain Tract of land as described in Document No. 1175202, on file and of record in the office of the Recorder, said Cass County; thence South 02 degrees 49 minutes 59 seconds East along said west line a distance of 623.00 feet to the southwest corner of said tract; thence North 87 degrees 10 minutes 01 second East along the south line of said tract a distance of 314.19 feet; thence South 01 degree 34 minutes 04 seconds East a distance of 327.08 feet to the south line of Section 21; thence South 87 degrees 10 minutes 01 second West along said south line a distance of 793.96 feet to the point of beginning.

Said tract contains 12.88 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

PRELIMINARY

Jacob R. Duchsherer
Registered Land Surveyor
REG. NO. LS-28251

State of North Dakota)
County of Cass)

On this _____ day of _____, 2023, before me, a Notary Public in and for said County and State, personally appeared Jacob R. Duchsherer, Registered Land Surveyor, 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 his free act and deed.

Notary Public, Cass County, North Dakota

DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "NORMAN ACRES FIRST ADDITION" in the extra-territorial limits of the City of Kindred, a plat of part of the Southwest Quarter of Section 21, Township 137 North, Range 50 West, Cass County, North Dakota; that we have caused it to be plotted into lots and blocks as shown by said plat and certificate of Jacob R. Duchsherer, Registered Land Surveyor, and that the description as shown in the Certificate of the Registered Land Surveyor is correct. We hereby dedicate all streets, avenues, drives and utility easements shown on said plat to the use of the public.

Owners: Ordahl, LLC

Brian Ordahl, Member

State of North Dakota)
County of Cass)

On this _____ day of _____, 2023, before me, a Notary Public in and for said County and State, personally appeared Brian Ordahl, known to me to be the sole member, respectively of Ordahl, LLC that is described in and who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of Ordahl, LLC.

Notary Public, Cass County, North Dakota

CITY ENGINEER'S APPROVAL

This plat in the City of Kindred is hereby approved this _____ day of _____, 2023.

Brandon Oye, City Engineer

State of North Dakota)
County of Cass)

On this _____ day of _____, 2023, before me, a Notary Public in and for said County and State, personally appeared Brandon Oye, City Engineer, 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 Engineer.

Notary Public, Cass County, North Dakota

NOTES

- NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, 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 OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
- UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS AS SHOWN UNLESS OTHERWISE NOTED.
- STORAGE/DRAINAGE EASEMENTS ARE 5' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS AS SHOWN UNLESS OTHERWISE NOTED.
- CASS RURAL WATER USERS INC. EASEMENT IS 20' WIDE LYING 10' ON EACH SIDE OF SIDE PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.

EASEMENTS OF RECORD (NOT PLOTTABLE)

- RIGHT OF WAY EASEMENT TO NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK B-6 OF MISC., PAGE 377, DOC. NO. 470505
- RIGHT OF WAY EASEMENT TO NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK Q-7 OF MISC., PAGE 477, DOC. NO. 528927
- RIGHT OF WAY EASEMENT TO NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK X-7 OF MISC., PAGE 20, DOC. NO. 541076

LEGEND

- IRON MONUMENT FOUND
- SET 5/8"x18" REBAR WITH PINK PLASTIC CAP #28251
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (9,000) LOT AREAS IN SQ. FT.
- SECTION LINE
- PLAT BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- NEGATIVE ACCESS EASEMENT

BASIS OF BEARINGS:
THE SOUTH LINE OF THE SW1/4 OF SECTION 21, T137N, R50W HAS AN ASSUMED BEARING OF N87°10'01"E

AREA OF DEDICATED ROADS: 4.58 ACRES
TOTAL PLAT AREA: 12.88 ACRES

KINDRED PLANNING COMMISSION APPROVAL

This plat in the City of Kindred is hereby approved this _____ day of _____, 2023.

Sue Kersting, Chair

State of North Dakota)
County of Cass)

On this _____ day of _____, 2023, before me, a Notary Public in and for said County and State, personally appeared Sue Kersting, Chair of the Kindred Planning Commission, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same in the name of the Kindred Planning Commission.

Notary Public, Cass County, North Dakota

KINDRED CITY COUNCIL APPROVAL

This plat in the City of Kindred is hereby approved this _____ day of _____, 2023.

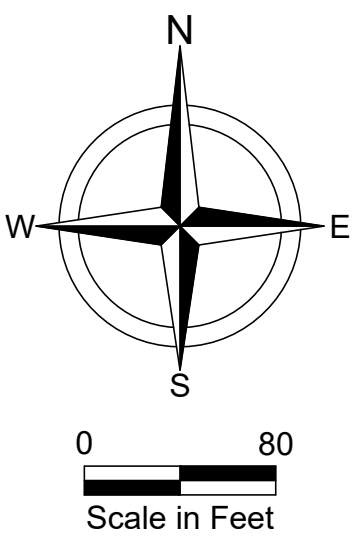
Darrell Kersting, Mayor

Tabitha Arnaud, City Auditor

State of North Dakota)
County of Cass)

On this _____ day of _____, 2023, before me, a Notary Public in and for said County and State, personally appeared Darrell Kersting, Mayor, and Tabitha Arnaud, City Auditor, known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same in the name of the City of Kindred.

Notary Public, Cass County, North Dakota



SHEET 1 OF 1
PROJ. NO. 23416

