

COLFAX MEADOWS THIRD

PARTS OF THE WEST HALF OF
SECTION 29, TOWNSHIP 135 NORTH, RANGE 49 WEST
OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF COLFAX, RICHLAND COUNTY, NORTH DAKOTA

SMITH, STREGE, FREDERICKSEN
PLAT # 293

CITY COUNCIL APPROVAL

By resolution duly passed by the City Council of Colfax, North Dakota on the 17th day of July, 2017, the attached plat of COLFAX MEADOWS THIRD was duly approved and accepted and the plat ordered filed in the office of the County Recorder in and for Richland County, North Dakota, a copy of the same to be filed in the office of the City Auditor.

Mayor: Scott Gauslow
Scott Gauslow

City Auditor: Susan Bowman
Susan Bowman

STATE OF NORTH DAKOTA)
) ss.
County of Richland)

On this 17th day of July, 2017, before me, a notary public personally appeared Scott Gauslow, and Susan Bowman, known to me to be the Mayor and City Auditor for the City of Colfax, North Dakota, and the persons described in and who executed the within and foregoing certificate and acknowledged to me that they executed the same on behalf of the City.

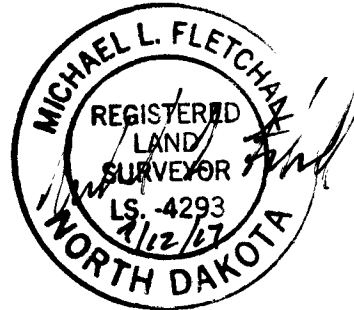
AMY M. CLARK
Notary Public
State of North Dakota
My Commission Expires Nov. 15, 2017

Amy M. Clark
Notary Public
My commission expires: 11/15/17

SURVEYOR'S CERTIFICATE

I, Michael L. Fletchall, a Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that I, acting on behalf of the owner, made the survey and prepared the attached plat of COLFAX MEADOWS THIRD; that the attached plat is a correct representation of said survey; that all distances are correctly shown on the attached plat in feet and decimals of feet; that the outside boundary lines are correctly designated on said attached plat; that there are no public highways to be designated other than as shown thereon; and that this survey and plat were completed on the 12th day of July, 2017.

Michael L. Fletchall
Michael L. Fletchall
North Dakota Registered
Land Surveyor No. 4293



STATE OF NORTH DAKOTA)
) ss.
County of Richland)

On this day of 12th day of July, 2017, before me, a notary public in said County and State, personally appeared Michael L. Fletchall, known to me to be the same person described herein and who executed the within and foregoing instrument and he acknowledged before me that he executed the same.

Timothy R. Pearson
Notary Public
My commission expires: _____

TIMOTHY R. PEARSON
Notary Public
State of North Dakota
My Commission Expires Sept. 11, 2019

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That BLB Investments, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described property:

Those parts of the North Half of the Southwest Quarter and the South Half of the Northwest Quarter, all in Section 29, Township 135 North, Range 49 West of the Fifth Principal Meridian, in the City of Colfax, Richland County, North Dakota described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 29; thence South 03 degrees 12 minutes 02 seconds East on an assumed bearing along the west line of the Northwest Quarter of said Section 29 a distance of 2162.37 feet to the point of beginning at the northwest corner of an existing tract described in City of Colfax Ordinance No. 2005-02 and recorded as document no 324926 in the office of the Richland County Recorder; thence North 87 degrees 20 minutes 46 seconds East along the northerly line of said existing tract 108.80 feet to a found iron monument; thence continuing North 87 degrees 20 minutes 46 seconds East 2545.94 feet to a found iron monument; thence continuing North 87 degrees 20 minutes 46 seconds East 2.44 feet to the east line of the Northwest Quarter of said Section 29; thence South 03 degrees 24 minutes 04 seconds East along the east line of the Northwest Quarter of said Section 29 for 483.91 feet to the southeast corner of the Northwest Quarter of said Section 29; thence continuing South 03 degrees 24 minutes 04 seconds East along the east line of the Southwest Quarter of said Section 29 for 1322.85 feet to the easterly extension of the monumented north line of Lot 1, Block 1, Scores Addition to the City of Colfax, on file and of record in the office of the Richland County Recorder; thence South 87 degrees 20 minutes 37 seconds West along the north line of said Lot 1 and the easterly extension thereof for 0.70 feet to a found iron monument; thence continuing South 87 degrees 20 minutes 37 seconds West 538.18 feet to the southeast corner of an existing tract described in a warranty deed recorded as document no 334852 in the office of the Richland County Recorder; thence North 02 degrees 28 minutes 49 seconds West along the east line of said existing tract 232.93 feet to the northeast corner of said existing tract; thence South 87 degrees 31 minutes 11 seconds West along the north line of said existing tract 100.00 feet to the northeast corner of Lot 1, Block 3 of the plat of Colfax Meadows, on file and of record in the office of the Richland County Recorder; thence North 02 degrees 28 minutes 49 seconds West along the east line of said plat of Colfax Meadows 60.00 feet; thence North 87 degrees 31 minutes 11 seconds East 15.15 feet along the southerly line of an existing tract described in a warranty deed recorded as document no 352858 in the office of the Richland County Recorder; thence North 02 degrees 28 minutes 49 seconds West along the east line of said existing tract 210.00 feet to the northeast corner of said existing tract; thence South 87 degrees 31 minutes 11 seconds West along the north line of said existing tract 50.00 feet to the northeast corner of Lot 1, Block 2 of the plat of Colfax Meadows, on file and of record in the office of the Richland County Recorder; thence continuing South 87 degrees 31 minutes 11 seconds West along the boundary line of said plat of Colfax Meadows for 242.81 feet; thence North 02 degrees 28 minutes 49 seconds West along the boundary line of said plat for 280.86 feet to a found iron monument at the northeast corner of Lot 7, Block 2 of said plat of Colfax Meadows; thence South 87 degrees 29 minutes 51 seconds West along the boundary line of said plat for 619.32 feet to a found iron monument at the northwest corner of Lot 9, Block 2 of said plat of Colfax Meadows; thence South 16 degrees 48 minutes 04 seconds West along the boundary line of said plat for 51.08 feet to a found iron monument; thence South 31 degrees 29 minutes 18 seconds East along the boundary line of said plat for 266.01 feet; thence South 02 degrees 28 minutes 49 seconds East along the boundary line of said plat for 210.00 feet; thence South 44 degrees 16 minutes 07 seconds West along the boundary line of said plat for 120.78 feet to a found iron monument on the easterly line of Lot 2, Block 1 of the plat of Colfax Meadows Second, on file and of record in the office of the Richland County Recorder; thence North 37 degrees 16 minutes 24 seconds West along the easterly line of said Lot 2 for 64.27 feet to a found iron monument at the northeast corner of said Lot 2; thence South 87 degrees 31 minutes 11 seconds West along the northerly line of said plat of Colfax Meadows Second for 303.62 feet to the easterly right of way line of the Burlington Northern Railroad; thence North 31 degrees 40 minutes 18 seconds West along the easterly right of way line of said railroad for 1709.18 feet to the west line of the Northwest Quarter of said Section 29; thence North 03 degrees 12 minutes 02 seconds West along the west line of said Northwest Quarter for 45.30 feet to the point of beginning.

Containing 75.36 acres, more or less, subject to easements, reservations and restrictions of sight and record, if any.

That said owner has caused the above described property to be surveyed and laid out into Lots, Blocks and public roads as shown on the attached plat and does hereby designate said attached plat as COLFAX MEADOWS THIRD; That said owner dedicates and donates to the public for road, street and public utility purposes those portions shown thereon as such.

BLB INVESTMENTS, LLC
By: Nathan Berseth
Nathan Berseth
President

STATE OF NORTH DAKOTA)
) ss.
County of Richland)

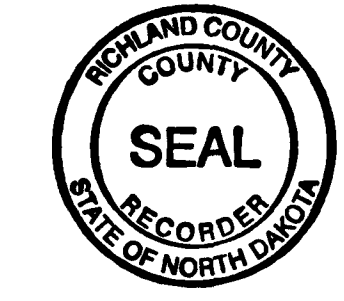
On this 17th day of July, 2017, before me, a notary public, personally appeared Nathan Berseth, President of BLB INVESTMENTS, LLC, known to me to be the person who executed the within and foregoing certificate on behalf of said BLB INVESTMENTS, LLC, and acknowledged to me that he executed the same.

AMY M. CLARK
Notary Public
State of North Dakota
My Commission Expires Nov. 15, 2017

Amy M. Clark
Notary Public
My commission expires: 11/15/17

COUNTY RECORDERS CERTIFICATE

Document Number: 359272
RECORDERS OFFICE, RICHLAND COUNTY, ND
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE:
CYNDRY J. KOLLE, COUNTY RECORDER
by Amair Steele



Richland County Recorder

Current Taxes and special assessments and delinquent taxes and Special assessments or installments of special assessments paid and TRANSFER ACCEPTED this 17th day of July, 2017.
By Harris Bailey
Richland County Auditor

COLFAX MEADOWS THIRD

PARTS OF THE WEST HALF OF
SECTION 29, TOWNSHIP 135 NORTH, RANGE 49 WEST
OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF COLFAX, RICHLAND COUNTY, NORTH DAKOTA

Document #359272

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7/18/2017 8:40 AM
\$50.00

SHEET 2 OF 2

SMITH, STREGE, FREDERICKSEN
PLAT #293

NW CORNER OF
SECTION 29, T135N, R49W
CORNER No. 1479

EASEMENT TO CASS COUNTY ELECTRIC
COOP. OVER THE EAST 10' OF THE WEST
80' OF THE W1/2 NW1/4. Doc. No. 229871

NORTH QUARTER CORNER OF
SECTION 29, T135N, R49W
CORNER No. 3412

FOUND MONUMENT
N 87° 20' 46" E
2.44

NE 1/4

CENTER OF SECTION
SECTION 29, T135N, R49W

FOUND MONUMENT
N 86° 59' 50" W
1.91

EAST QUARTER CORNER
SECTION 29, T135N, R49W
CORNER No. 3611

SE 1/4



75' EASEMENT FOR HIGHWAY
TO RICHLAND COUNTY
BOOK 48, PAGE 738

WEST QUARTER CORNER
SECTION 29, T135N, R49W
CORNER No. 1481

SW CORNER OF
SECTION 29, T135N, R49W
CORNER No. 1484

LEGEND

	PROPERTY LINE
	PROPOSED LOT LINE
	EXISTING PROPERTY LINE
	FOUND MONUMENT
	SET MONUMENT: 3/8" REBAR WITH YELLOW PLASTIC CAP STAMPED LS 4293
	SECTION LINE
	QUARTER SECTION LINE

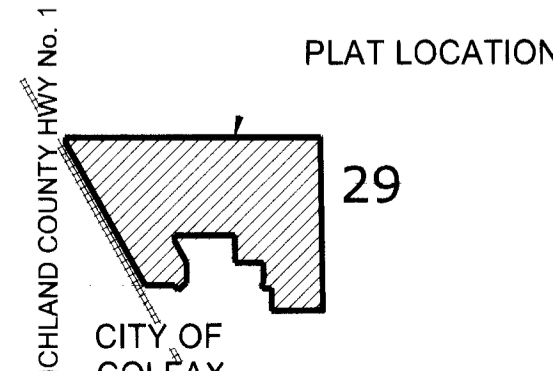
NOTE: BEARINGS ARE BASED ON AN ASSUMED ORIENTATION
THE WEST LINE OF THE NORTHWEST QUARTER = S 03°12'02" E

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA
C1	106.43'	100.00'	60°58'56"
C2	207.73'	100.00'	119°01'04"
C3	35.72'	100.00'	20°88'06"
C4	71.31'	100.00'	40°51'27"
C5	50.05'	100.00'	28°40'27"
C6	62.83'	40.00'	90°00'00"
C7	42.05'	50.00'	48°11'23"
C8	42.05'	50.00'	48°11'23"
C9	110.63'	70.00'	90°33'20"
C10	116.57'	70.00'	95°04'20"
C11	110.87'	70.00'	90°45'06"
C12	78.10'	100.00'	44°44'52"
C13	78.98'	100.00'	45°15'08"
C14	35.31'	100.00'	20°13'47"
C15	63.57'	100.00'	36°25'24"
C16	50.72'	100.00'	29°03'31"
C17	105.19'	100.00'	60°16'08"
C18	9.10'	100.00'	05°12'47"
C19	36.19'	100.00'	20°44'03"
C20	106.43'	100.00'	60°58'56"
C21	106.17'	100.00'	60°49'42"

LINE TABLE

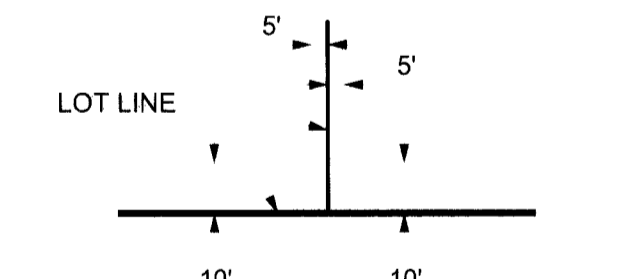
LINE #	BEARING	DISTANCE
L1	N 17°34'33" E	35.93'
L2	N 47°54'22" W	15.70'
L3	N 47°54'22" W	15.70'
L4	S 66°36'43" W	35.95'



OUTLOT A
17.259 ACRES

OUTLOT B
91,463 SF

DRAINAGE AND
UTILITY EASEMENTS



Being 10 feet in width adjoining Outside
Boundary Lines, and being 5 feet in width
adjoining all interior lot lines, unless otherwise
shown on the plat.

**INTERSTATE
ENGINEERING**
Professionals you need, people you trust
P.O. Box 667
1999 4th St. N.
Wahpeton, ND 58074-0667
Ph (701) 642-5521

SOUTH QUARTER CORNER OF
SECTION 29, T135N, R49W
CORNER No. 2555