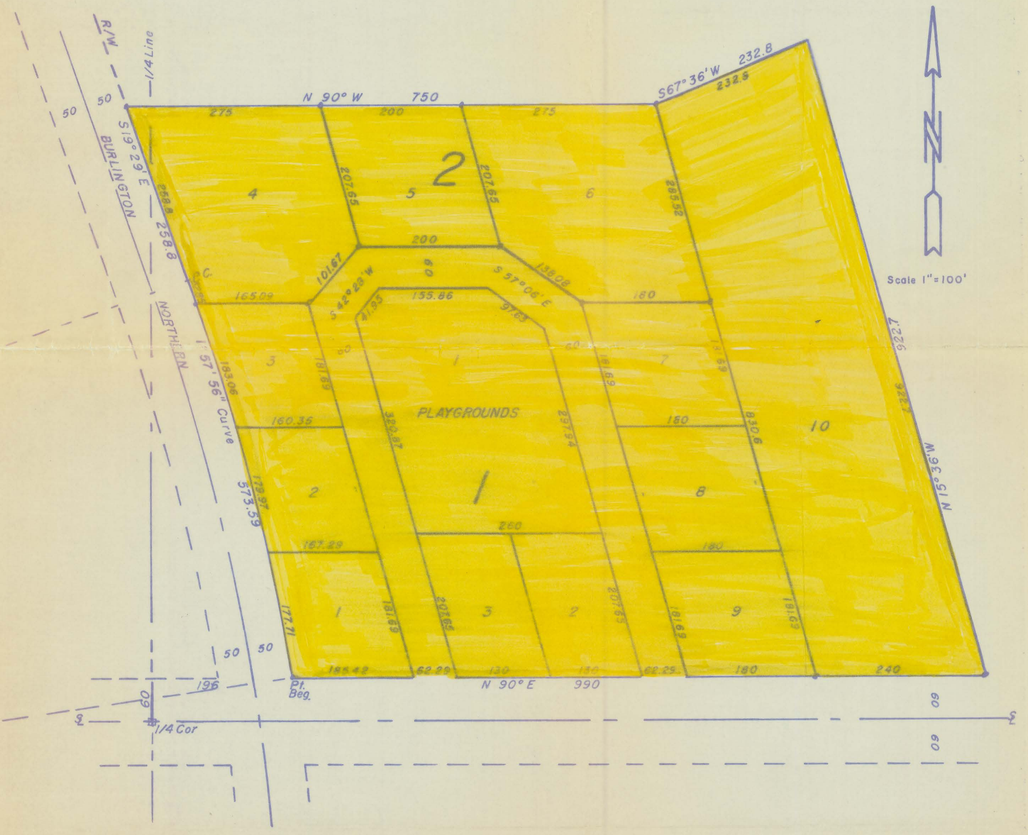
PIPESTEM ACRES

PART S.E. 1/4, Sec. 3, T140N, R64W

STUTSMAN COUNTY, NORTH DAKOTA



See Replat of Pipestem Acres Doc. X 86403

DECLARATION OF PLAT

A. L. Tees and Jessie Farnham Tees, husband and wife, as owners and proprietors, of the land hereinafter described, together with Donald Wenaas, Registered Professional Engineer and Land Surveyor, hereby declare and make known that said owners and proprietors recently caused to be laid out and platted and surveyed a plat of PIPESTEM ACRES, Stutsman County, North Dakota; and this plat thereof which is attached hereto was made by said Donald Wenaas of Jamestown, North Dakota, from an actual survey thereof in accordance with the Statutes of the State of North Dakota, in such case made and provided; a description of the situation and boundaries of said plat of PIPESTEM ACRES being as follows:

Said tract is mostly in the Southeast Quarter (S.E. ¼) of Section Three (3), Township One Hundred and Forty North (T140N), Range Sixty Four West (R64W), and is more particularly described as follows:

beginning at a point 60 feet North and 196 feet East of the Southeast corner of the Southeast Quarter (SE¼) of Section 3, T140N, R64W, thence due East parallel to the South line of said Quarter Section for a distance of 990 feet, hence N 15 deg. 36 min. W for a distance of 922.7 feet, hence S 67 deg. 36 min W for a distance of 232.8 feet, hence due West for a distance of 750 feet to a point on the Burlington Northern Right-of way, hence S 19 deg. 29 min E along said R/W for a distance of 258.8 feet to a point of contact with a 1 deg. 57 min. 56 sec. curve to the left, hence along said curve for a distance of 573.59 feet, more or less, to the point of beginning.

Said tract contains 18.1 acres, more or less, and is shown on the attached plat.

That the foregoing is a true and accurate description of the situation and boundaries of said plat of PIPESTEM ACRES in the South ½ of Section 3, T140N, R64W, in Stutsman County, North Dakota.

All Streets, Avenues, and alleys, and all Lots and Blocks are particularly described and set forth on the plat, with the width courses, boundaries and extents thereof, the Blocks being named, and the Lots being numbered in progressive numbers. The figures representing distances, lengths and breadths, denote feet and decimal fractions thereof.

At the time of surveying and laying out of said plat, the proprietor caused to be planted good and sufficient monuments conforming to the Statutes of the State of North Dakota covering the same, as shown on the attached plat.

And that said Donald Wenaas, as surveyor of said plat, further certifies that the plat of said PIPESTEM ACRES was made by him from an actual survey thereof and the same is in all respects correct and true to the best of his knowledge.

IN WITNESS THEREOF said owners and proprietors, and said Donald Wenaas, Registered Professional Engineer and Land Surveyor, have executed this instrument this 1st day of Aug. A.D. 1972.

A. L. Tees
A. L. Tees

Jessie Farnham Tees
Jessie Farnham Tees

Donald Wenaas
Donald Wenaas, Registered Professional Engineer and Land Surveyor, N.D.#626

STATE OF NORTH DAKOTA)
) SS.
COUNTY OF STUTSMAN)

On this 1st day of Aug. A.D. 1972, before me, a Notary Public in and for said County and State, personally appeared A. L. Tees and Jessie Farnham Tees, husband and wife, and Donald Wenaas, known to me to be the persons who joined in the execution of the within instrument, and they acknowledged to me that they executed the same.

Rex C. Brisben
Notary Public, Stutsman County, North Dakota
My commission expires 4-2-78

CERTIFICATE OF APPROVAL

CITY OF JAMESTOWN)
) SS.
STATE OF NORTH DAKOTA)

By Resolution duly passed by the City Planning Commission of Jamestown, North Dakota, on the 19th day of July A.D.1972 the attached plat of PIPESTEM ACRES in Section 3, T140N, R64W, in Stutsman County, North Dakota was accepted and approved.

Dated July 19 1972 Attest G. E. Hickey
Secretary

Richard M. Stoutt Jr.
President

X 30491

STATE OF NORTH DAKOTA, STUTSMAN COUNTY, } ss.
I hereby certify that the within instrument was filed for record in this office.
AUG 2 - 1972
at 8 o'clock A.M., and was duly recorded in Book B of Plats Pages 261-262
Irene Berg Register of Deeds
By _____ Deputy

REGISTER OF DEEDS STUTSMAN COUNTY

Pd 7.00

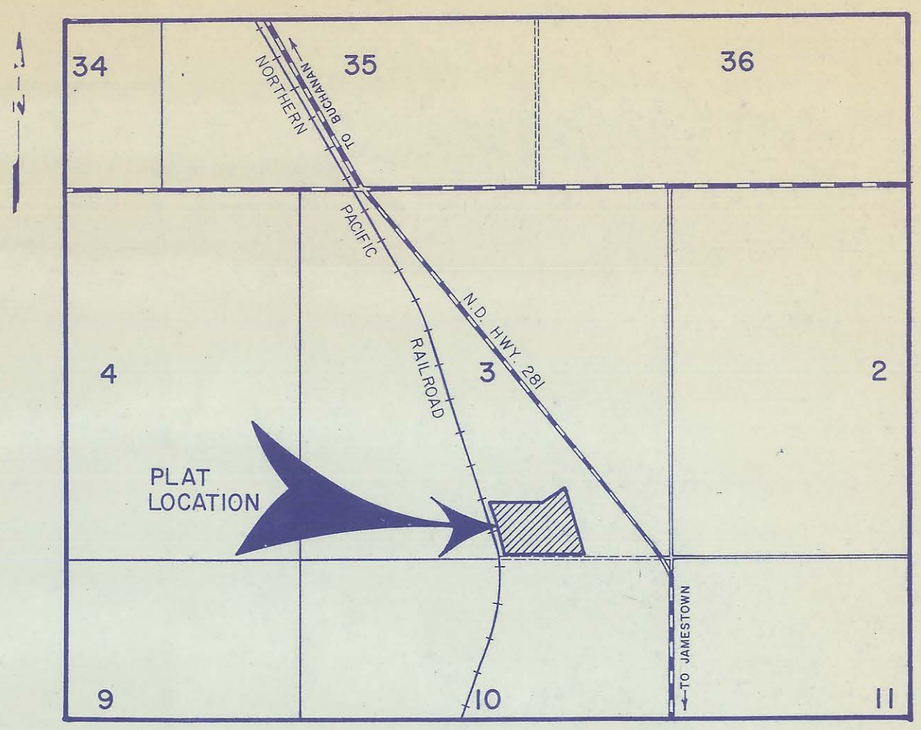
Sheet 1 of 3

REPLAT OF PIPESTEM ACRES

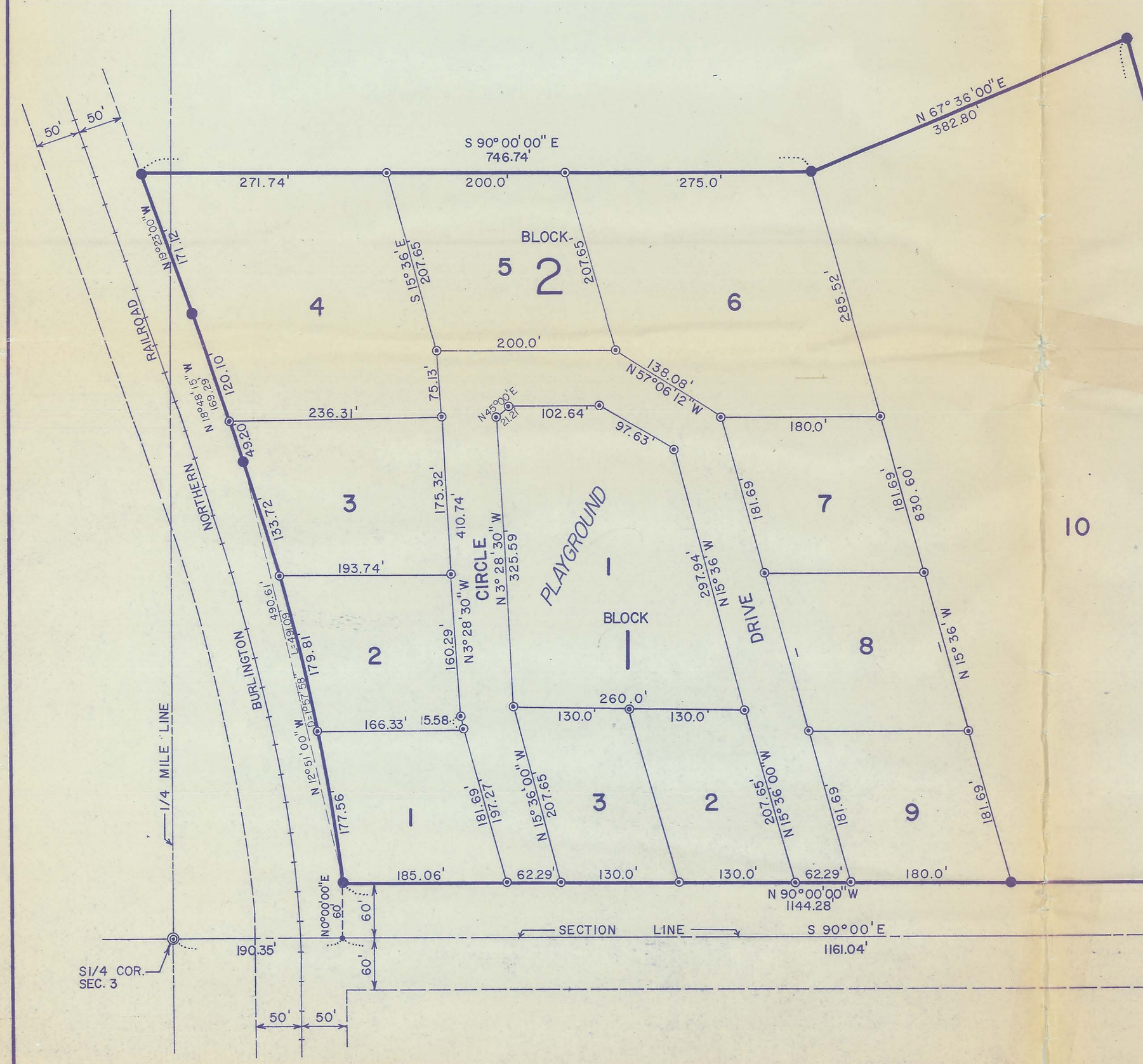
WITHIN

S 1/2 SECTION 3, T140N, R64W

STUTSMAN COUNTY, NORTH DAKOTA



VICINITY MAP



N

LEGEND

- 5/8" x 24" REBAR WITH 1 1/2" CAP SET
- EXISTING 3" BRASS CAP
- 5/8" x 24" REBAR WITH 1 1/2" CAP SET IN THE SPRING OF "1978".
- BOUNDARY OF REPLAT

1"= 100'

100 0 100 200

Scale feet

LEROY H. KAUTZ
REGISTERED LAND SURVEYOR
1177
NORTH DAKOTA

X 86403

STATE OF NORTH DAKOTA, }
STUTSMAN COUNTY, } ss.

I hereby certify that the within instrument was filed in this office.

SEP 24 1985

at 4:45 o'clock P.M., and was duly recorded

Irene Berg Register of Deeds

By _____ Deputy

REPLAT OF PIPESTEM ACRES
WITHIN
S½ SECTION 3, T140N, R64W
STUTSMAN COUNTY, NORTH DAKOTA

The parties set forth hereon as Owners and proprietors of the land hereinafter described together with LeRoy H. Kautz, Interstate Engineering, Inc., a Registered Land Surveyor in the State of North Dakota; hereby declare and make known that said Owners and Proprietors recently caused to be replatted the entire plat of Pipestem Acres and platted a parcel of land 150 feet in width along the easterly side of Lot 10 of Block 2 of said Pipestem Acres within the S½ of Section 3, T140N, R64W in Stutsman County, North Dakota hereinafter to be known as the "Replat of Pipestem Acres". The plat thereof which is hereby attached was made by said LeRoy H. Kautz, in accordance with the statutes of the State of North Dakota in such case made and provided a description of the situation and boundaries of said "Replat of Pipestem Acres" being as follows:

DESCRIPTION OF REPLAT OF PIPESTEM ACRES
WITHIN
S½ SECTION 3, T140N, R64W
STUTSMAN COUNTY, NORTH DAKOTA

Said tract of land within the S½ of Section 3, T140N, R64W of the Fifth Principal Merician, Stutsman County, North Dakota, more particularly described as follows:

Commencing at the south quarter corner of said Section 3; thence S90°00'E along the south line of said Section 3 a distance of 190.35 feet to a point; thence N0°00'E a distance of 60.0 feet to the true point of beginning; thence going northwesterly along the easterly right-of-way line of the Burlington Northern Railroad deflecting left along a 1°57'58" curve a distance of 491.09 feet to the curve to spiral point; thence going along the chord of the said spiral N18°48'15"W a distance of 169.29 feet to the spiral to tangency point; thence N19°23'00"W a distance of 171.12 feet to a point; thence leaving the said railroad right-of-way line S90°00'E a distance of 746.74 feet to a point; thence N67°36'E a distance of 382.80 feet to a point; thence S15° 36'E a distance of 982.04 feet to a point 60.0 feet north of the south line of said Section 3 and on the northerly right-of-way line of the existing road; thence N90°00'W along the said right-of-way line a distance of 1144.28 feet plus or minus to the point of beginning. The tract of land is particularly described and set forth on the plat with the names, widths, courses, boundaries and extent thereof. The figures representing the distances, length and breadth denote feet and decimals thereof. All streets as shown on the plat are dedicated for the public use.

Said Replat of Pipestem Acres contains 21.36 acres more or less.

Bearings shown on the attached plat were deflected from an assumed bearing of S90°00'E along the south line of said Section 3.

PROPRIETOR'S CERTIFICATE

Wayne F. Tees and Donna M. Tees being the Owners and Proprietors of the following described property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION

All of Lots 1 and 3 of Block 1 of Pipestem Acres in Stutsman County, North Dakota.

All of Lots 8, 9, and 10 of Block 2 of Pipestem Acres in Stutsman County, North Dakota and a parcel of land beginning at a point 1334.64 feet east and 60.00 feet north from the south quarter corner of said Section 3, T140N, R64W; thence N90°00'W a distance of 154.64 feet to a point; thence N15°36'W a distance of 830.6 feet to a point; thence N67°36'E a distance of 150.0 feet to a point; thence S15°36'E a distance of 982.04 feet plus or minus to the point of beginning. Said parcel contains 3.26 acres more or less.

PLAT DESCRIPTION

All of Lots 1 and 3 of Block 1 and all of Lots 8, 9, 10 of Block 2 of the Replat of Pipestem acres in Stutsman County, North Dakota.

Wayne F. Tees — Donna M. Tees

STATE OF NORTH DAKOTA)
) S.S.
COUNTY OF STUTSMAN)

On this 18 day of Sept, 1985, before me, a Notary Public in and for said County and State, personally appeared Wayne Tees and Donna M. Tees, husband and wife, known to me to be the same persons described herein, and who executed the within and foregoing proprietor's certificate and acknowledged before me that they executed the same.

D M Kautz
Notary Public
State of N Dak
My Commission Expires 4-24-1988

PROPRIETOR'S CERTIFICATE

Lynn A. Rudolph and Gail K. Rudolph being the Owners and Proprietors of the following described property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION

All of Lot 2 of Block 1 of Pipestem Acres in Stutsman County, North Dakota.

PLAT DESCRIPTION

All of Lot 2 of Block 1 of the Replat of Pipestem Acres in Stutsman County, North Dakota.

Lynn A. Rudolph — Gail K. Rudolph

STATE OF NORTH DAKOTA)
) S.S.
COUNTY OF STUTSMAN)

On this 18 day of Sept, 1985, before me, a Notary Public in and for said County and State, personally appeared Lynn A. Rudolph and Gail K. Rudolph, husband and wife, known to me to be the same persons described herein, and who executed the within and foregoing Proprietor's Certificate and acknowledged before me that they executed the same.

D. M. Kautz
Notary Public
State of N Dak
My Commission Expires 4-24-1988

PROPRIETOR'S CERTIFICATE

Larry A. Zimney and Louise F. Zimney being the Owners and Proprietors of the following described property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION - Larry A Zimney Larry A. Zimney
Louise F Zimney Louise F. Zimney

All of Lot 1 of Block 2 of Pipestem Acres in Stutsman County, North Dakota.

PLAT DESCRIPTION

All of Lot 1 of Block 2 of the Replat of Pipestem Acres in Stutsman County, North Dakota.

STATE OF NORTH DAKOTA)
) S.S.
COUNTY OF STUTSMAN)

On this 19 day of Sept, 1985 before me, a Notary Public in and for said County and State, personally appeared Larry A. Zimney and Louise F. Zimney, husband and wife, known to me to be the same persons described herein, and who executed the within and foregoing Proprietor's Certificate and acknowledged before me that they executed the same.

H.K. Mackenzie
Notary Public Stutsman Co
State of N.D
My Commission Expires Aug. 18, 1990

PROPRIETOR'S CERTIFICATE

Robert F. Holt Jr. and Nancy L. Holt being the Owners and Proprietors of the following described property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION

All of Lot 3 of Block 2 of Pipestem Acres in Stutsman County, North Dakota.

PLAT DESCRIPTION

All of Lot 3 of Block 2 of the Replat of Pipestem Acres in Stutsman County, North Dakota.

Robert F. Holt Jr. — Nancy L. Holt

STATE OF MINNESOTA)
) S.S.
COUNTY OF HENNEPIN)

On this 23rd day of September, 1985 before me, a Notary Public in and for said County and State personally appeared Robert F. Holt Jr. and Nancy L. Holt husband and wife, known to me to be the same persons described herein, and who executed the within and foregoing Proprietor's Certificate and acknowledged before me that they executed the same.

Julie A. Briggs
Notary Public
State of Minnesota
My Commission Expires 12-8-90

JULIE A. BRIGGS
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My commission expires 12-8-90

PROPRIETOR'S CERTIFICATE

Noel A. Johnson and Mary K. Johnson being the Owners and Proprietors of the following described property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION

All of Lot 4 of Block 2 of Pipestem Acres in Stutsman County, North Dakota.

PLAT DESCRIPTION

All of Lot 4 of Block 2 of the Replat of Pipestem Acres in Stutsman County, North Dakota.

Noel A. Johnson — Mary K. Johnson

STATE OF NORTH DAKOTA)
) S.S.
COUNTY OF STUTSMAN)

On this 18 day of Sept, 1985, before me, a Notary Public in and for said County and State, personally appeared Noel A Johnson & Mary K Johnson husband & wife, known to me to be the same persons described herein, and who executed the within and foregoing Proprietor's Certificate and acknowledged before me that they executed the same.

D M Katzer
Notary Public
State of N Dak
My Commission Expires 4-24-1988

PROPRIETOR'S CERTIFICATE

Douglas A Ketterling & Karen K Ketterling being the Owners and Proprietors of the following described property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION

All of Lot 5 of Block 2 of Pipestem Acres in Stutsman County, North Dakota.

PLAT DESCRIPTION

All of Lot 5 of Block 2 of the Replat of Pipestem Acres in Stutsman County, North Dakota.

Douglas A. Ketterling
Douglas A Ketterling

Karen K. Ketterling
Karen K Ketterling

STATE OF NORTH DAKOTA)
) S.S.
COUNTY OF STUTSMAN)

On this 18 day of Sept, 1985, before me, a Notary Public in and for said County and State, personally appeared Douglas A Ketterling & Karen K Ketterling husband and wife, known to me to be the same persons described herein, and who executed the within and foregoing Proprietor's Certificate and acknowledged before me that they executed the same.

D M Katzer
Notary Public
State of N Dak
My Commission Expires 4-24-1988

PROPRIETOR'S CERTIFICATE

Dallas D. Meidinger being the Owners and Proprietors of the following described property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION

All of Lot 6 of Block 2 of Pipestem Acres in Stutsman County, North Dakota.

PLAT DESCRIPTION

All of Lot 6 of Block 2 of the replat of Pipestem Acres in Stutsman County, North Dakota.

Dallas D. Meidinger
Dallas D. Meidinger

STATE OF NORTH DAKOTA)
) S.S.
COUNTY OF STUTSMAN)

On this 18 day of Sept, 1985, before me, a Notary Public in and for said County and State, personally appeared Dallas D. Meidinger known to me to be the same persons described herein, and who executed the within and foregoing Proprietor's Certificate and acknowledged before me that he executed the same.

D M Katzer
Notary Public
State of N. Dak
My Commission Expires 4-24-1988

PROPRIETOR'S CERTIFICATE

Arthur L. Tees being the Owner and Proprietor of the following described property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION

All of Lot 7 of Block 2 of Pipestem Acres in Stutsman County, North Dakota.

PLAT DESCRIPTION

All of Lot 7 of Block 2 of the Replat of Pipestem Acres in Stutsman County, North Dakota.

Arthur L. Tees

STATE OF NORTH DAKOTA)
) S.S.
COUNTY OF STUTSMAN)

On this 18 day of Sept, 1985, before me, a Notary Public in and for said County and State, personally appeared Arthur L. Tees known to me to be the same person described herein and who executed the within and foregoing Proprietor's Certificate and acknowledged before me that he executed the same.

D M Katzer
Notary Public
State of N Dak
My Commission Expires 4-24-1988

SURVEYOR'S CERTIFICATE

I, LeRoy H. Kautz, Interstate Engineering, Inc., a Registered Land Surveyor in the State of North Dakota, do hereby certify that this replat is a true and correct representation of "Replat of Pipestem Acres" Stutsman County, North Dakota as surveyed and replatted by me or under my direct supervision in accordance with the statutes of the State of North Dakota and such case made and provided.

In witness whereof I have hereunto set my hand this 1st day of May, 1978, A.D.

LeRoy H. Kautz
LeRoy H. Kautz
Registered Land Surveyor
Registration No. 1177
Jamestown, North Dakota 58401

LEROY H. KAUTZ REGISTERED LAND SURVEYOR 1177 NORTH DAKOTA

STATE OF NORTH DAKOTA)
) S.S.
COUNTY OF STUTSMAN)

On this 1st day of May, 1978, before me, a Notary Public in and for said County and State, personally appeared LeRoy H. Kautz, known to me to be the same person described herein and who executed the within and foregoing instrument and he acknowledged to me that he executed the same.

Richard M. Mogck
Notary Public
State of North Dakota
My Commission Expires 4-9-82

RICHARD M. MOGCK NOTARY PUBLIC STATE OF NORTH DAKOTA

PROPRIETOR'S CERTIFICATE

Michael C Berquist and Kristine A. Berquist being the Owners and Proprietor of the following decribed property have caused said property to be surveyed and replatted as shown on the attached plat and do hereby agree to said platting.

OLD DESCRIPTION

All of Lot 2 of Block 2 of Pipestem Acres in Stutsman County, North Dakota.

PLAT DESCRIPTION

All of Lot 2 of Block 2 of the Replat of Pipestem Acres in Stutsman County, North Dakota.

Michael C. Berquist
Michael C. Berquist

Kristine A. Berquist
Kristine A. Berquist

STATE OF NORTH DAKOTA)
)S.S.
COUNTY OF STUTSMAN)

On this 18 day of Sept, 1985, before me, a Notary Public in and for said County and State, personally appeared Michael C. Berquist and Kristine A. Berquist husband and wife known to me to be the same persons described herein, and who executed the within and foregoing Proprietor's Certificate and ackmowledged before me that they executed the same.

D M Katzer
Notary Public
State of N Dak
My Commission Expires 4-24-1988