



Highway Department

Telephone: 701-298-2370

Fax: 701-298-2395

SMB-HWY@casscountynd.gov

MEMORANDUM

TO: Cass County Commission

FROM: Tom Soucy, County Engineer 

DATE: February 25, 2024

SUBJECT: Consent Agenda Item for March 4th, 2024 Cass County Commission. Cass County Acquisition of Right of Way along Cass County Highways from the Cass County Joint Water Resource District and the Metro Flood Diversion Authority

On July 5th, 2023 the Commission approved the purchase of Acquisition of Right of Way along Cass County Highways from the Cass County Joint Water Resource District and the Metro Flood Diversion Authority for the amount of \$139,441.

The attached right of way/parcel documents are now completed and ready for authorizing signatures, pending the review of the Purchase Agreement and Settlement Statement documents by the States Attorney.

SUGGESTED MOTION: Move to approve authorizing the Commission Chair to sign the Purchase Agreement and Settlement Statement documents with Cass County Joint Water Resource District and the Metro Flood Diversion Authority for \$139,441.

J:\Admin-Eng\Commission Corrsp\2024 Commission Correspondence\Diversion Excess Land Sale\Commission Consent Agenda - Hwy ROW - CCJWRD MFDA 022524.docx

CONTRACT APPROVAL REQUEST

COMPANY REQUESTING CONTRACT:

Cass County Joint Water Resource District, 1201 Main Ave W, West Fargo, ND 58078

DATE OF REQUEST: February 25, 2024

DATE OF EXPECTED RETURN TO THE COMMISSION OFFICE: March 4, 2024

DEPARTMENT HEAD REQUESTING SIGNATURE: **Tom Soucy, 701-298-2374**



STATE'S ATTORNEY SIGNATURE: _____

STATE'S ATTORNEY COMMENTS: _____

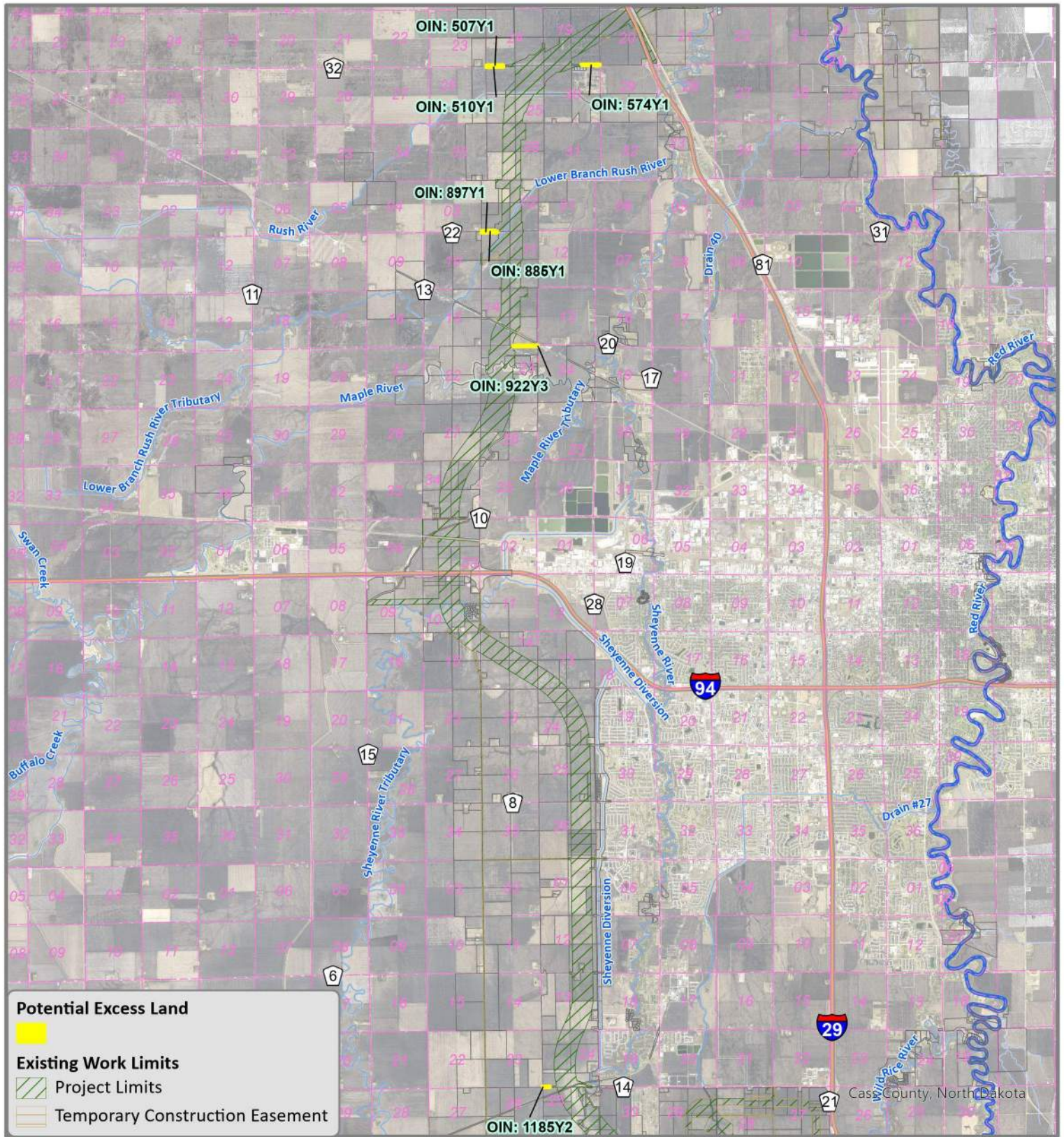
PORTFOLIO COMMISSIONER SIGNATURE: _____

On July 5th, 2023 the Commission approved the purchase of Acquisition of Right of Way along Cass County Highways from the Cass County Joint Water Resource District and the Metro Flood Diversion Authority for the amount of \$139,441 for 24.38 acres total or \$5,724.94 per acre.

The attached right of way/parcel documents are now completed and ready for authorizing signatures, pending the review of the Purchase Agreement and Settlement Statement documents by the States Attorney.

SUGGESTED MOTION: Move to approve authorizing the Commission Chair to sign the Purchase Agreement and Settlement Statement documents with Cass County Joint Water Resource District and the Metro Flood Diversion Authority for \$139,441.

J:\Admin-Eng\Commission Corrsp\2024 Commission Correspondence\Diversion Excess Land Sale\Contract Approval Request CCJWRD 022424.docx

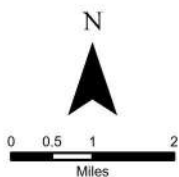


Any reliance upon this map is at user's own risk. AE2S does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use. All parcel acreages and legal descriptions shown hereon are based on County GIS data. Final acreages and legal descriptions to be determined by boundary survey. Coordinate System: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet | Edited by: cwickenheiser
 C:\Data\Projects\GIS\Projects\FM Area Diversion\ExcessLand.aprx

CASS COUNTY HIGHWAY ROW STRIPS (COUNTY ROADS 14, 20, 22 AND 32)

POTENTIAL EXCESS LAND

FM AREA DIVERSION
 Map Date: 2/20/2024



SETTLEMENT STATEMENT

DATE: _____, 2024

SELLER: Cass County Joint Water Resource District,
a North Dakota political subdivision
1201 Main Avenue West
West Fargo, ND 58078

PURCHASER: Cass County, North Dakota,
a North Dakota political subdivision
211 – 9th Street South
Fargo, ND 58103

SETTLEMENT
AGENT:

LEGAL DESCRIPTION:

OIN 1185Y2

That part of the Southwest Quarter of Section 24, Township 138 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southwest Corner of Section 24; thence N02°53'13"W on the west line of said Section 24 a distance of 100.00 feet; thence N87°29'50"E parallel with the south line of said Section 24 a distance of 676.68 feet; thence S02°30'10"E perpendicular to said south line a distance of 100.00 feet to said south line; thence S87°29'50"W on said south line a distance of 676.01 feet to the Point of Beginning;

Said parcel contains 1.55 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 922Y3

That part of the Northeast Quarter of Section 23, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northeast Corner of Section 23; thence S01°37'40"E on the east line of the Northeast Quarter (NE1/4) of said Section 23 a distance of 100.01 feet; thence S87°33'21"W parallel with the north line of said NE1/4 a distance of 2,309.73 feet; thence N02°26'39"W

perpendicular to said north line a distance of 100.00 feet to said north line; thence N87°33'21"E on said north line a distance of 2,311.15 feet to the Point of Beginning.

Said parcel contains 5.30 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 885Y1

That part of the Southwest Quarter of Section 2, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

The South 100.00 feet of the West 1,265.00 feet of the Southwest Quarter of Section 2.

Said parcel contains 2.90 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 897Y1

That part of the Northwest Quarter of Section 11, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northwest Corner of Section 11; thence N87°12'25"E on the north line of said Section 11 a distance of 1,493.40 feet; thence S02°47'35"E perpendicular to said north line a distance of 100.00 feet; thence S87°12'25"W parallel with said north line a distance of 1,494.70 feet to the west line of said Section 11; thence N02°02'57"W on said west line a distance of 100.01 feet to the Point of Beginning.

Said parcel contains 3.43 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 507Y1

That part of the Southwest Quarter of Section 24, Township 141 North, Range 50 West of the 5th Principal Meridian, Cass, North Dakota, further described as follows:

Beginning at the Southwest Corner of the Southwest Quarter (SW1/4) of Section 24; thence N02°27'10"W on the west line of said SW1/4 a distance of 100.00 feet; thence N87°10'14"E parallel with the south line of said SW1/4 a distance of 1,594.31 feet; thence S02°50'10"E parallel with the east line said SW1/4 a distance of 100.00 feet to the south line of said SW1/4; thence S87°10'14"W on said south line a distance of 1,594.98 feet to the Point of Beginning.

Said parcel contains 3.66 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 510Y1

That part of the Northwest Quarter of Section 25, Township 141 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

The North 100.00 feet of the Northwest Quarter (NW1/4) of Section 25, excepting therefrom the North 100.00 feet of the East 1,086.00 feet of said NW1/4.

Said parcel contains 3.66 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 574Y1

That part of the Southeast Quarter of Section 19, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southeast Corner of the Southeast Quarter (SE1/4) of Section 19; thence S87°51'49"W on the south line of said SE1/4 a distance of 1,688.48 feet; thence N02°08'11"W perpendicular to said south line a distance of 100.00 feet; thence N87°51'49"E parallel with said south line a distance of 1,687.57 feet to the east line of said SE1/4; thence S02°39'13"E on said east line a distance of 100.00 feet to the Point of Beginning.

Said parcel contains 3.88 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

SUMMARY OF PURCHASER'S TRANSACTION

Purchase Price:	\$139,574.00
Plus:	
Cass County Treasurer – real estate taxes and special assessments to be prorated to Closing Date	\$0.00
Purchaser's closing fees * to be billed outside of closing	\$0.00
TOTAL CASH DUE FROM PURCHASER AT CLOSING:	\$139,574.00

PURCHASER:

**Cass County, North Dakota,
a North Dakota political subdivision**

Chad M. Peterson
Chair of the Board of County Commissioners

Brandy Madrigga, Finance Director

EIN

SETTLEMENT AGENT:

By: _____

SUMMARY OF SELLER'S TRANSACTION

Purchase Price:	\$139,574.00
Less:	
Cass County Treasurer – real estate taxes and special assessments to be prorated to Closing Date	\$0.00
Seller's closing fees * to be billed outside of closing	\$0.00
TOTAL CASH DUE TO SELLER AT CLOSING:	\$139,574.00

SELLER:

By: Rodger Olson, Chair

Melissa Hinkemeyer, Secretary

EIN

Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

QUIT CLAIM DEED

THIS INDENTURE, made this ____ day of _____, 2024, between Cass County Joint Water Resource District, a North Dakota political subdivision (“Grantor”), and Cass County, North Dakota, a North Dakota political subdivision, whose post office address is 211 – 9th Street South, Fargo, North Dakota 58103, (“Grantee”).

WITNESSETH, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, Grantor does hereby **QUIT CLAIM** to the Grantee, all the following real property lying and being in Cass County, North Dakota, described as follows:

See attached Exhibit “A” and Exhibit “B.”

(Signatures on following pages)

WITNESS, the hand of the Grantor:

CASS COUNTY JOINT WATER
RESOURCE DISTRICT

By: _____
Rodger Olson, Chair

ATTEST:

Melissa Hinkemeyer
Secretary

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this ____ day of _____, 2024, before me, a Notary Public, in and for said County and State, personally appeared Rodger Olson and Melissa Hinkemeyer, known to me to be the Chair and Secretary, respectively, of the Cass County Joint Water Resource District and who executed the within and foregoing instrument, and acknowledged to me that they executed the same on behalf of the Cass County Joint Water Resource District.

Notary Public, Cass County, North Dakota
My Commission Expires:

(SEAL)

I certify that the requirement for a report or statement of full consideration paid does not apply because this deed is for one of the transactions exempted by subdivision h of subsection 6 of North Dakota Century Code Section 11-18-02.2.

Date

Signed: _____

The legal descriptions contained in this instrument were prepared by:

Steven E. Swanson
N.D. Registration No. LS-4185
AE2S Surveys
4050 Garden View Drive, Suite 200
Grand Forks, ND 58201

This document was drafted by:

Tiffany J. Findlay
OHNSTAD TWICHELL, P.C.
444 Sheyenne Street, Suite 102
P.O. Box 458
West Fargo, ND 58078
(701) 282-3249

EXHIBIT "A"
Legal Descriptions

OIN 1185Y2

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OIN 922Y3

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OIN 574Y1

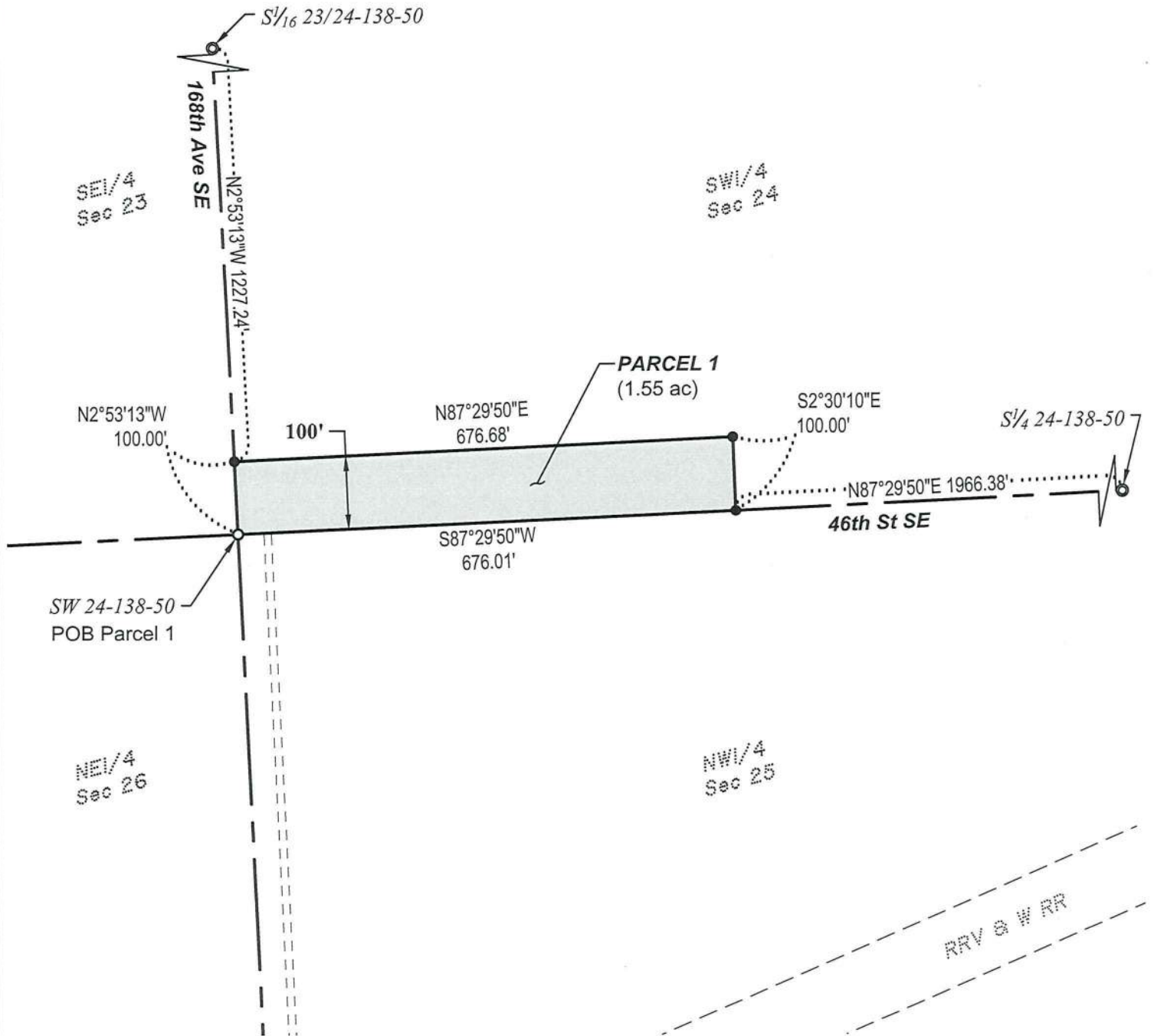
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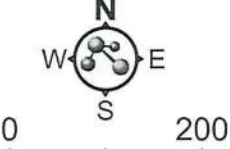
EXHIBIT "B"
Certificates of Survey

CERTIFICATE OF SURVEY




 12-28-2023

Notes:
 1) Parcel subject to a Northwestern Bell Tel Co., undefined-location, utility right-of-way easement (Doc. 522795)


 Scale in Feet
 BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

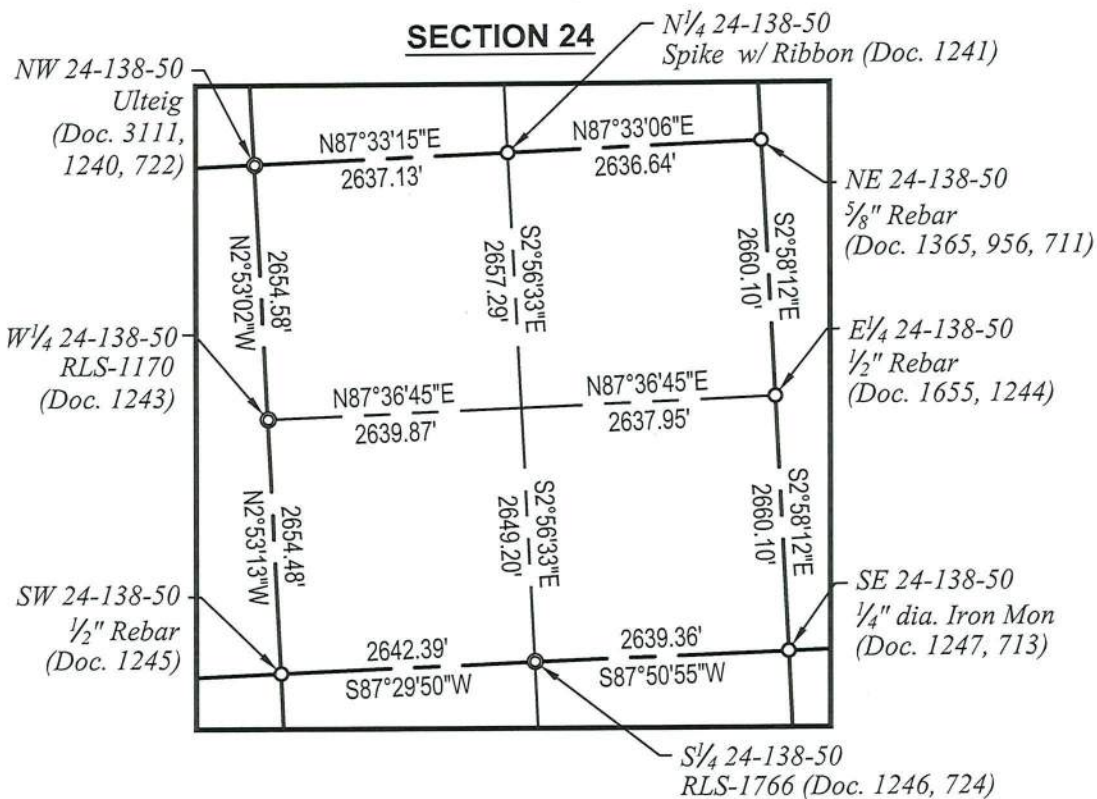
LEGEND	
SECTION LINE	FND ORIGINAL MON.
1/4 LINE	FND IRON MON. W/ ALUM. CAP
1/4 - 1/4 LINE	FND IRON MON. W/ PLASTIC CAP
EXIST. PARCEL LINE	FND IRON MON.
EXIST. EASE.	SET IRON MON. W/ PLASTIC CAP LS-8218
NEW PARCEL LINE	SET IRON MON. W/ ALUM. CAP LS-8218
NEW DIVERSION PARCEL	SET NAIL MONUMENT
TEMP. CONST. EASE. (TCE)	(M) MEASURED
DEEDED RIGHT-OF-WAY	(R) PREVIOUSLY RECORDED

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 24, T138N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Apr. 24, 2019
P10841-2020-001 012.02	SHEET 1 of 2
PREPARED BY TTH	PROJECT ON 1185Y2

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1609938

PARCEL 1 - LEGAL DESCRIPTION

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 thence N87°29'50"E parallel with the south line of said Section 24 a distance of 676.68 feet;
 thence S02°30'10"E perpendicular to said south line a distance of 100.00 feet to said south line;
 thence S87°29'50"W on said south line a distance of 676.01 feet to the Point of Beginning;

Said parcel contains 1.55 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson

 Steven E. Swanson

N.D. Registration No. LS-4185

Date: 12/28/23

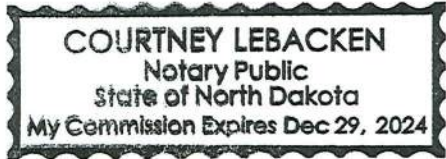


STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 29 day of December, in the year 2023 before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken

 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24



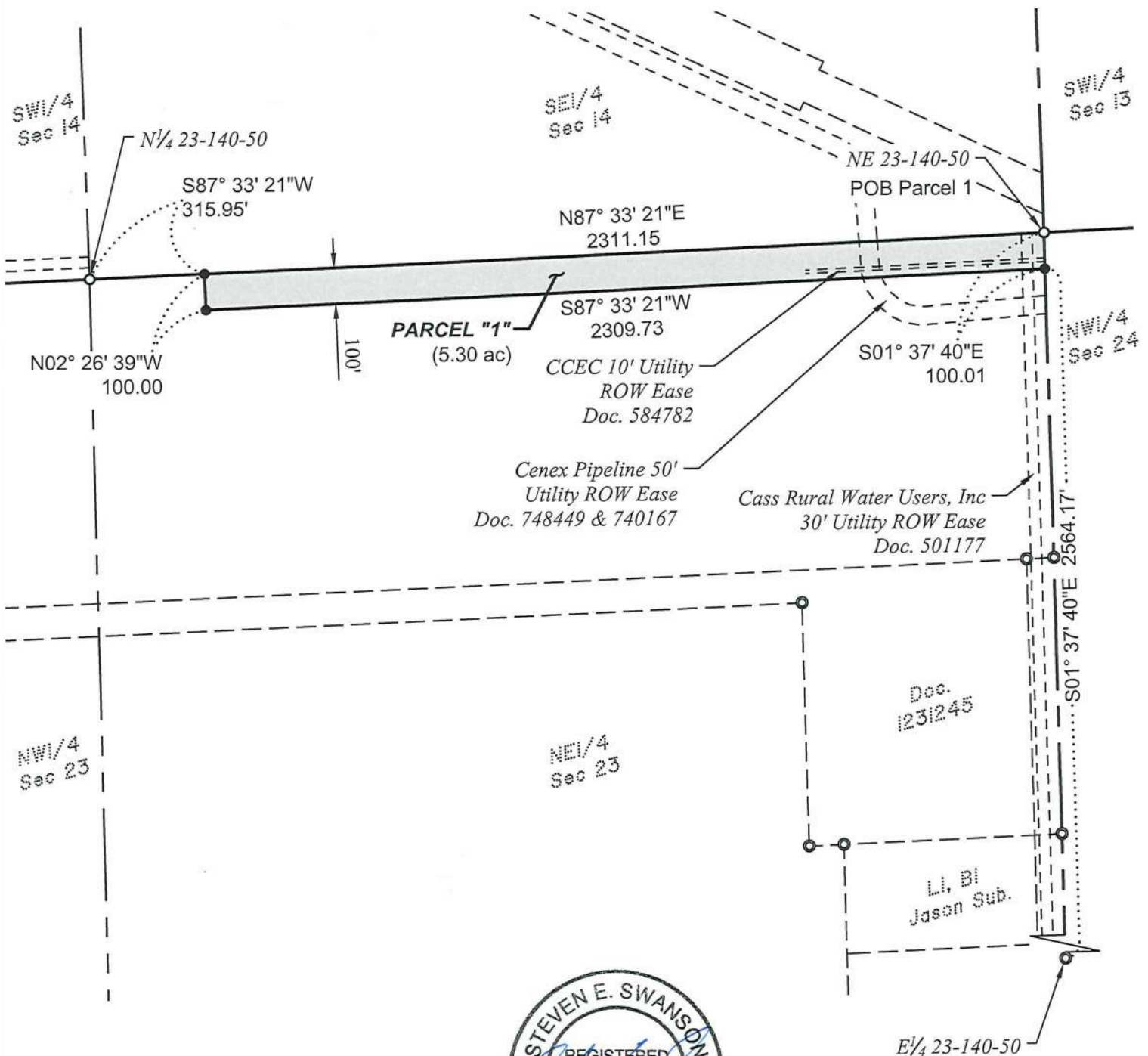
CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 24, T138N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Apr. 24, 2019
P10841-2020-001 012 02	SHEET 2 of 2
PREPARED BY TTH	PROJECT ON 1185Y2

CERTIFICATE OF SURVEY



CERTIFICATE OF SURVEY



12-29-2023

Notes:

- 1) Parcel subject to a Cass Rural Water Users, Inc Undefined 40' Utility ROW Easement (Doc. 1242094).
- 2) Parcel subject to a Cass Rural Water Users, Inc Blanket Utility ROW Easement (Doc. 859879).
- 3) Parcel subject to a Northwestern Bell Tel. Co. Undefined Width Util. Easement (Doc. 455993).

0 400

 Scale in Feet

BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

LEGEND			
— — — — —	SECTION LINE	■	FND ORIGINAL MON.
— — — — —	1/4 LINE	△	FND IRON MON. W/ ALUM. CAP
— — — — —	1/4 -1/4 LINE	○	FND IRON MON. W/ PLASTIC CAP
— — — — —	EXIST. PARCEL LINE	○	FND IRON MON.
— — — — —	EXIST. EASE.	●	SET IRON MON. W/ PLASTIC CAP LS-8218
— — — — —	NEW PARCEL LINE	▲	SET IRON MON. W/ ALUM. CAP LS-8218
	NEW DIVERSION PARCEL	●	SET NAIL MONUMENT
	TEMP. CONST. EASE. (TCE) (M)	(M)	MEASURED
	DEEDED RIGHT-OF-WAY	(R)	PREVIOUSLY RECORDED

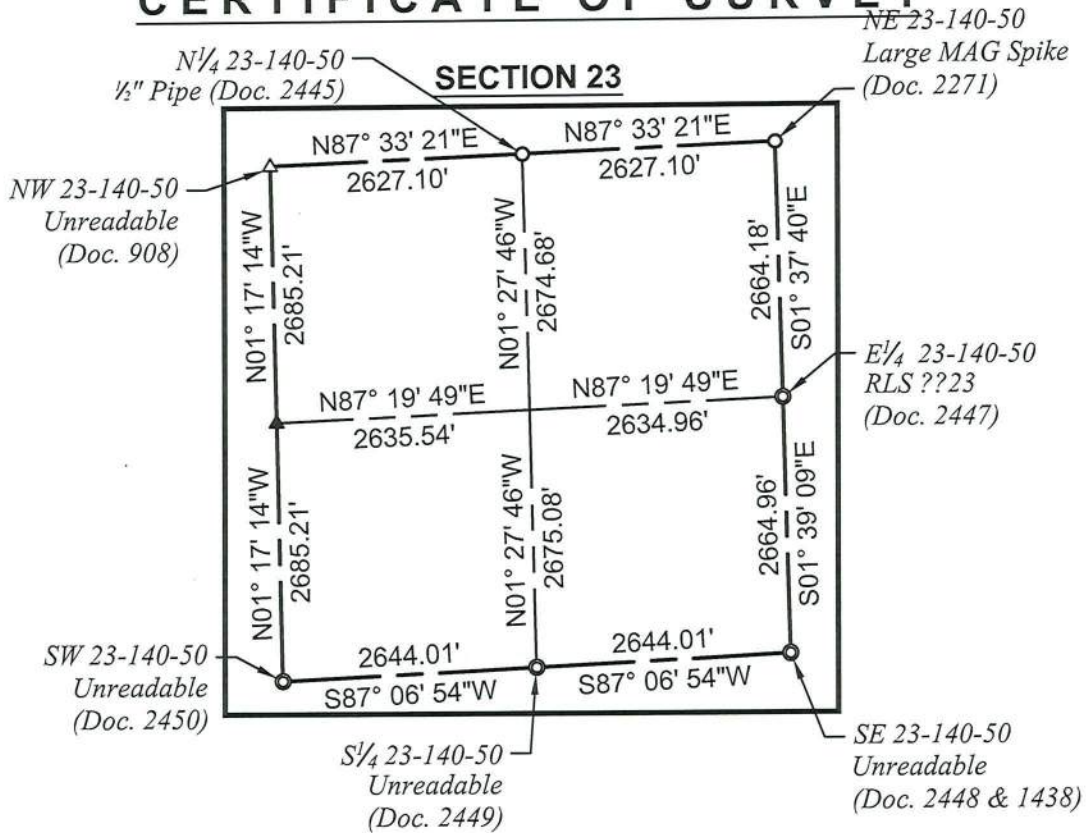
CASS COUNTY JOINT WATER RESOURCE DISTRICT

Part of the Northeast Quarter (NE1/4),
Section 23, T140N, R50W, Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Oct. 14, 2016
P10841-2020-001 012.02	SHEET 1 of 2
PREPARED BY TH	PROJECT ON 922Y3

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL: TRUSTEE'S DEED DOC. NO. 1449827

PARCEL "1" - LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 23, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northeast Corner of Section 23;
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Said parcel contains 5.30 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12-29-2023



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

12-29-2023

On this 29 day of December, in the year 2023 before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota 12-29-24
 My commission expires:

COURTNEY LEBACKEN
 Notary Public
 State of North Dakota
 My Commission Expires Dec 29, 2024

CASS COUNTY JOINT WATER RESOURCE DISTRICT

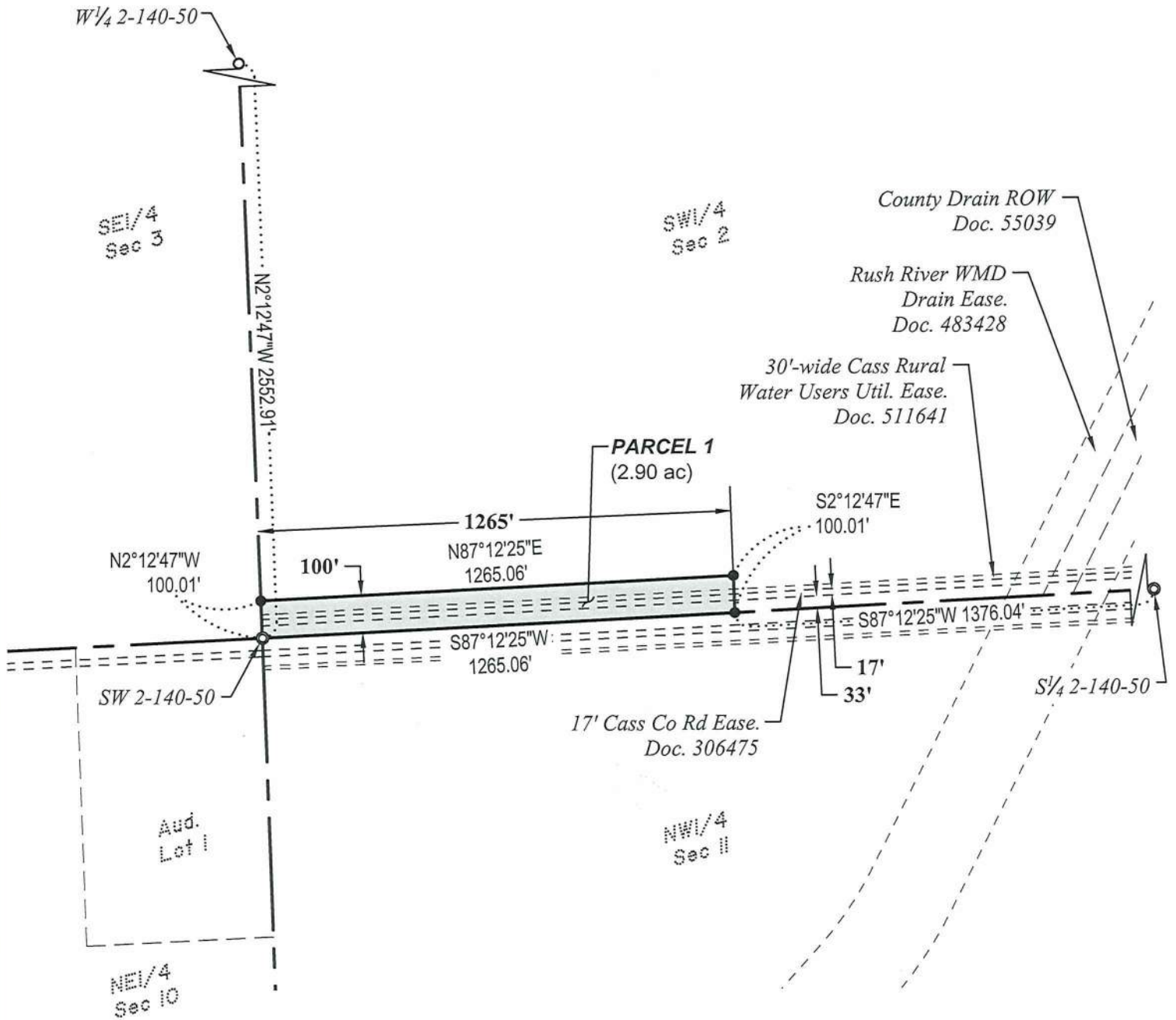
Part of the Northeast Quarter (NE1/4),
 Section 23, T140N, R50W, Cass County, ND

CERTIFICATE OF SURVEY

DRAWING TYPE COS	DATE Oct. 14, 2016
P10841-2020-001 012.02	SHEET 2 of 2
PREPARED BY TH	PROJECT ON 922Y3



CERTIFICATE OF SURVEY



Notes:

- 1) Parcel subject to a Northwestern Bell Tel. Co. undefined-width util ease. (Doc. 460278)
- 2) Parcel subject to a Cass Co. Elec. Co-op undefined-location util ease. (Doc. 458210)

Scale in Feet

BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

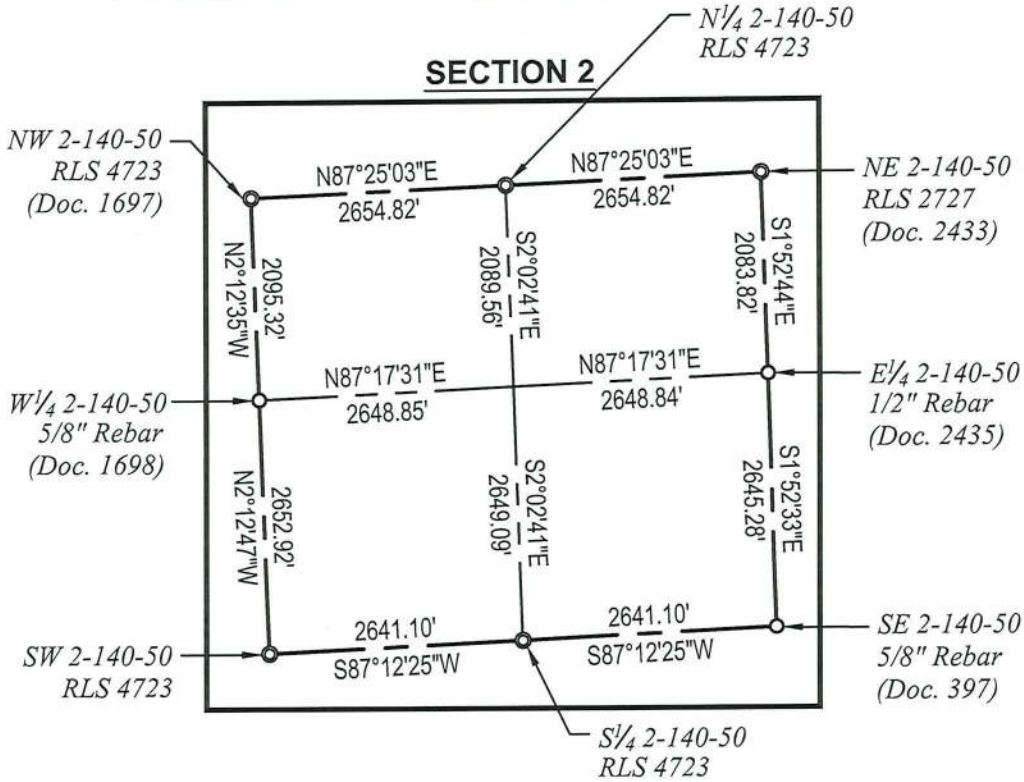
LEGEND	
	SECTION LINE
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	TEMP. CONST. EASE. (TCE)
	DEEDED RIGHT-OF-WAY
	FND ORIGINAL MON.
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	SET NAIL MONUMENT
(M)	MEASURED
(R)	PREVIOUSLY RECORDED

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 2, T140N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012.02	SHEET 1 of 2
PREPARED BY TTH	PROJECT ORN 885Y1

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1467112

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Steven E. Swanson

 Steven E. Swanson

N.D. Registration No. LS-4185
 Date: 12/29/23



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) ss.
 COUNTY OF Grand Forks)

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Courtney Lebacken

 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24

COURTNEY LEBACKEN
 Notary Public
 State of North Dakota
 My Commission Expires Dec 29, 2024

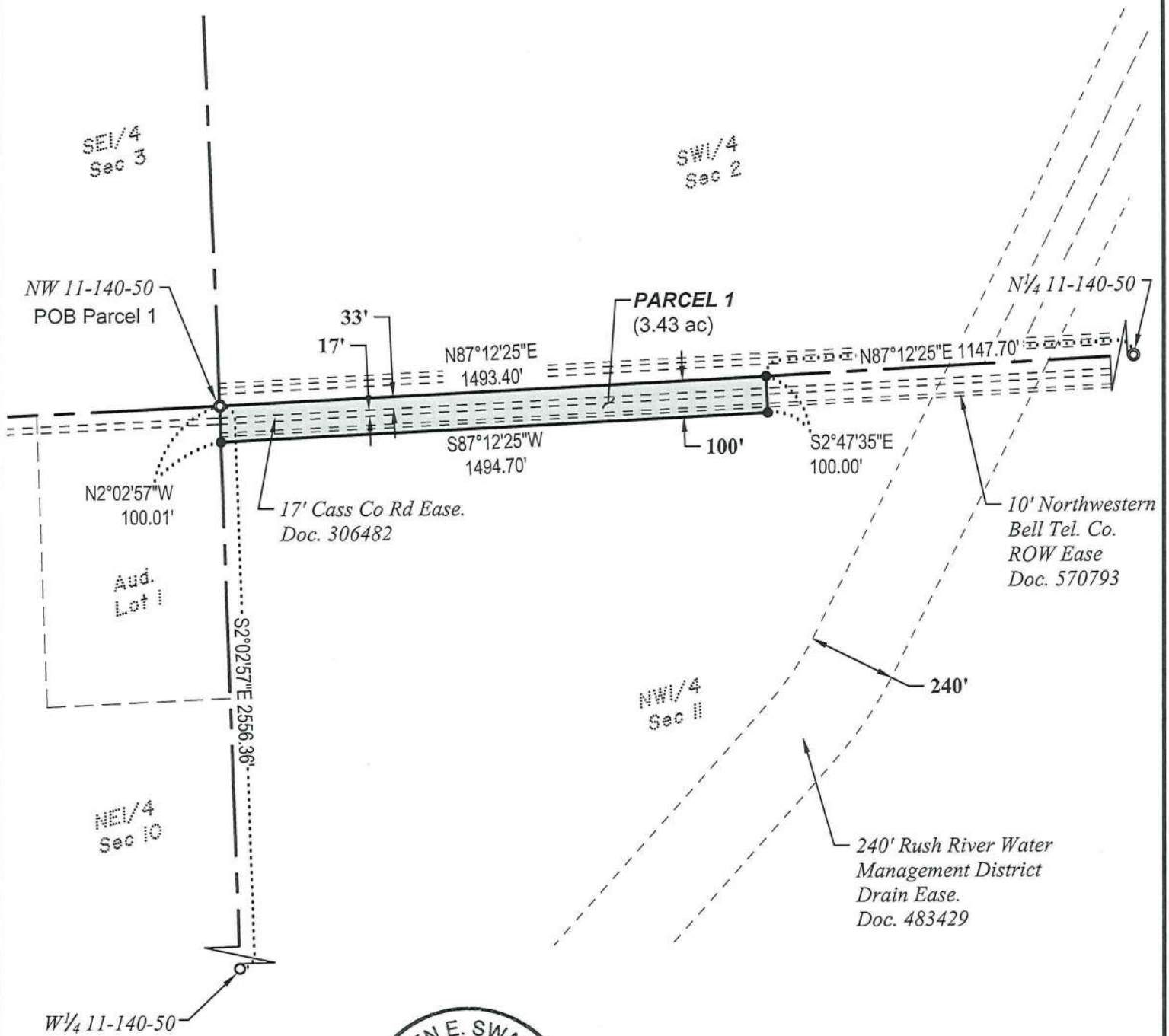
CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 2, T140N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 2 of 2
PREPARED BY TTH	PROJECT ON 885Y1

CERTIFICATE OF SURVEY



CERTIFICATE OF SURVEY



12-28-2023

Notes:

1) Parcel subject to a Northwestern Bell Tel. Co. Undefined-Width Util Ease. (Doc. 455312).

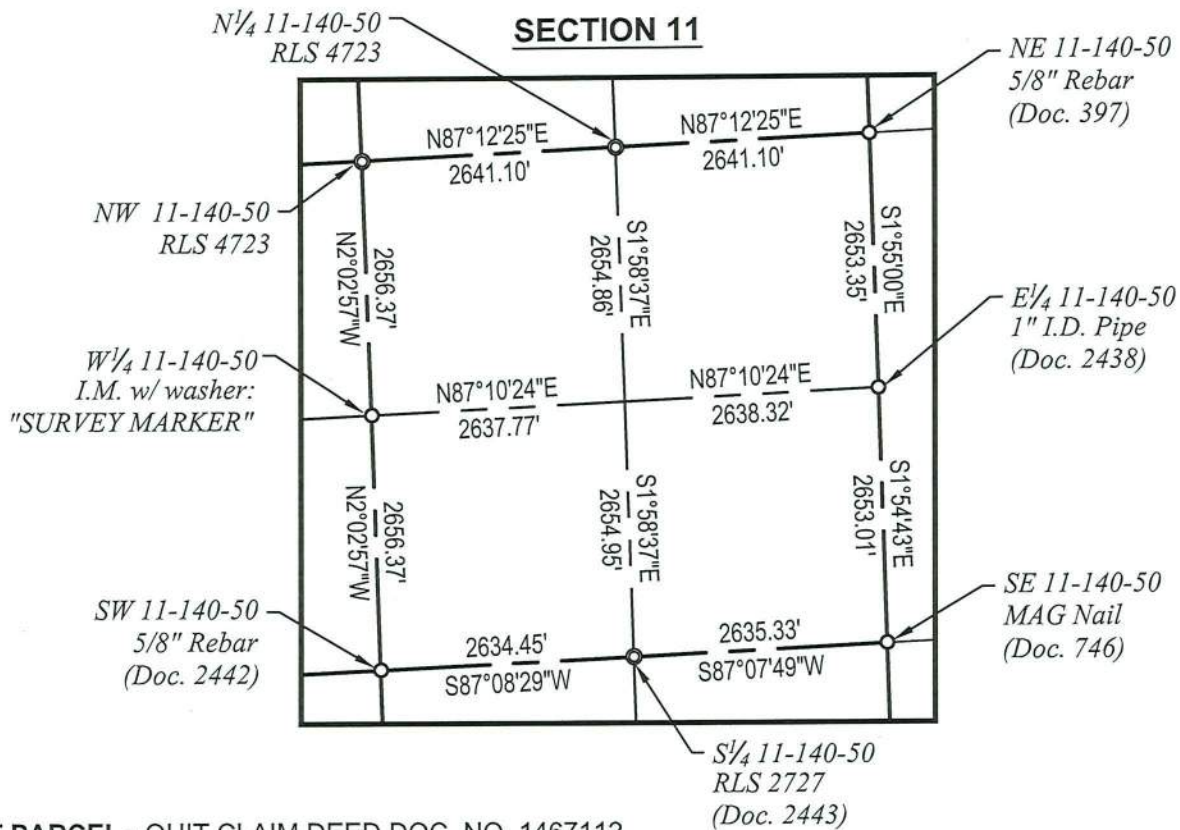
Scale in Feet

BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

LEGEND	
	SECTION LINE
	1/4 LINE
	1/4 -1/4 LINE
	EXIST. PARCEL LINE
	EXIST. EASE.
	NEW PARCEL LINE
	NEW DIVERSION PARCEL
	TEMP. CONST. EASE. (TCE)
	DEEDED RIGHT-OF-WAY
	FND ORIGINAL MON.
	FND IRON MON. W/ ALUM. CAP
	FND IRON MON. W/ PLASTIC CAP
	FND IRON MON.
	SET IRON MON. W/ PLASTIC CAP LS-8218
	SET IRON MON. W/ ALUM. CAP LS-8218
	SET NAIL MONUMENT
(M)	MEASURED
(R)	PREVIOUSLY RECORDED

	CASS COUNTY JOINT WATER RESOURCE DISTRICT Part of the Northwest Quarter (NW1/4) of Section 11, T140N, R50W, Cass County, ND	DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
	CERTIFICATE OF SURVEY	SHEET 1 of 2	PROJECT ON 897Y1

CERTIFICATE OF SURVEY



PARENT PARCEL - QUIT CLAIM DEED DOC. NO. 1467112

PARCEL 1 - LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 11, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northwest Corner of Section 11;
 thence N87°12'25"E on the north line of said Section 11 a distance of 1,493.40 feet;
 thence S02°47'35"E perpendicular to said north line a distance of 100.00 feet;
 thence S87°12'25"W parallel with said north line a distance of 1,494.70 feet to the west line of said Section 11;
 thence N02°02'57"W on said west line a distance of 100.01 feet to the Point of Beginning.

Said parcel contains 3.43 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

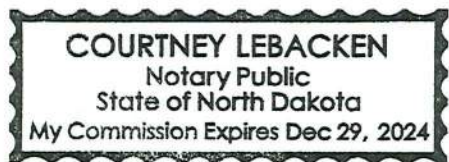
Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12/28/23



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 28 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24

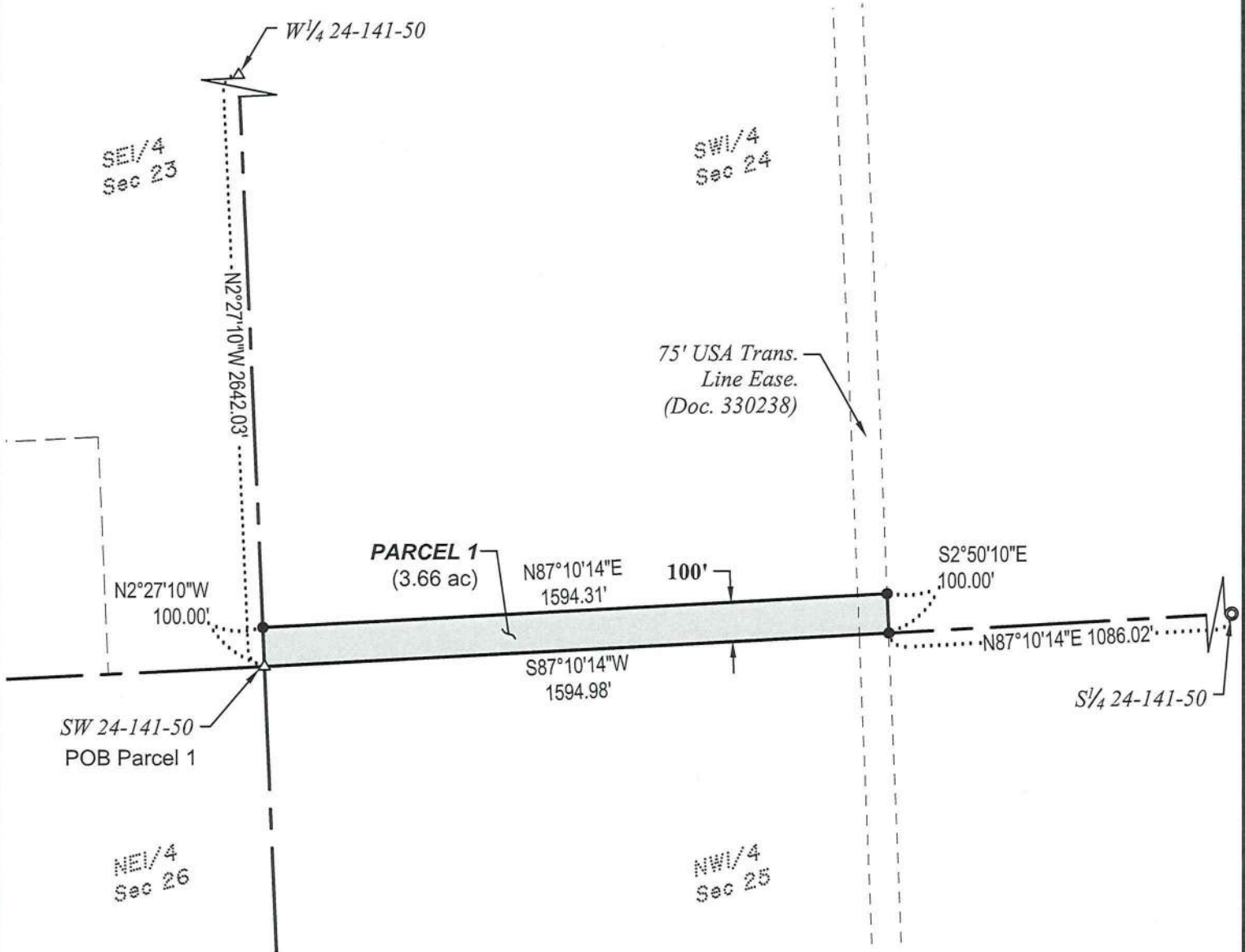


CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Northwest Quarter (NW1/4) of Section 11, T140N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 2 of 2
PREPARED BY TTH	PROJECT OIN 897Y1

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



12-28-2023

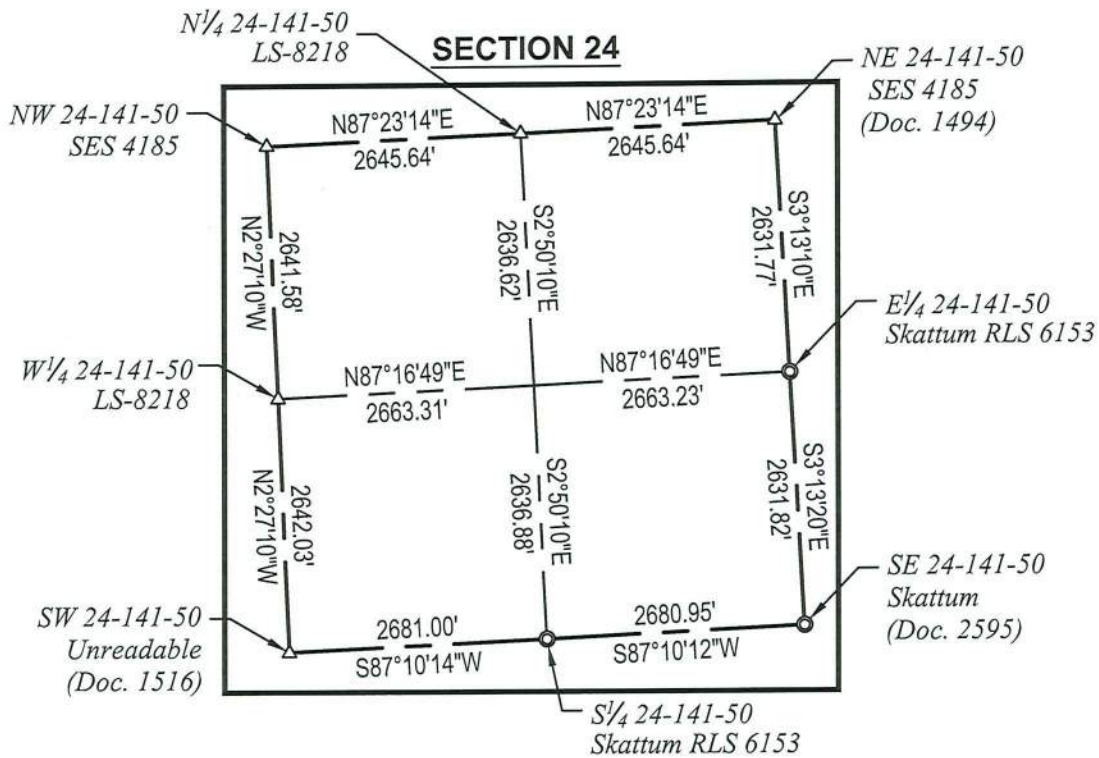
Scale in Feet
BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

LEGEND

— — — — —	SECTION LINE	■	FND ORIGINAL MON.
— — — — —	1/4 LINE	△	FND IRON MON. W/ ALUM. CAP
— — — — —	1/4 -1/4 LINE	○	FND IRON MON. W/ PLASTIC CAP
— — — — —	EXIST. PARCEL LINE	○	FND IRON MON.
— — — — —	EXIST. EASE.	●	SET IRON MON. W/ PLASTIC CAP LS-8218
— — — — —	NEW PARCEL LINE	▲	SET IRON MON. W/ ALUM. CAP LS-8218
▭	NEW DIVERSION PARCEL	●	SET NAIL MONUMENT
▨	TEMP. CONST. EASE. (TCE)	(M)	MEASURED
▩	DEEDED RIGHT-OF-WAY	(R)	PREVIOUSLY RECORDED

	CASS COUNTY JOINT WATER RESOURCE DISTRICT Part of the Southwest Quarter (SW1/4) of Section 24, T141N, R50W, Cass County, ND	DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
	CERTIFICATE OF SURVEY	P10841-2020-001 012 02	SHEET 1 of 2
		PREPARED BY TTH	PROJECT ORN 507Y1

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1576648

PARCEL 1 - LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 24, Township 141 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southwest Corner of the Southwest Quarter (SW1/4) of Section 24;
 thence N02°27'10"W on the west line of said SW1/4 a distance of 100.00 feet;
 thence N87°10'14"E parallel with the south line of said SW1/4 a distance of 1,594.31 feet;
 thence S02°50'10"E parallel with the east line said SW1/4 a distance of 100.00 feet to the south line of said SW1/4;
 thence S87°10'14"W on said south line a distance of 1,594.98 feet to the Point of Beginning.

Said parcel contains 3.66 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

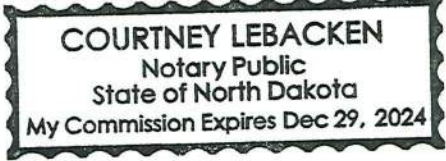
Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12/28/23



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 28 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24



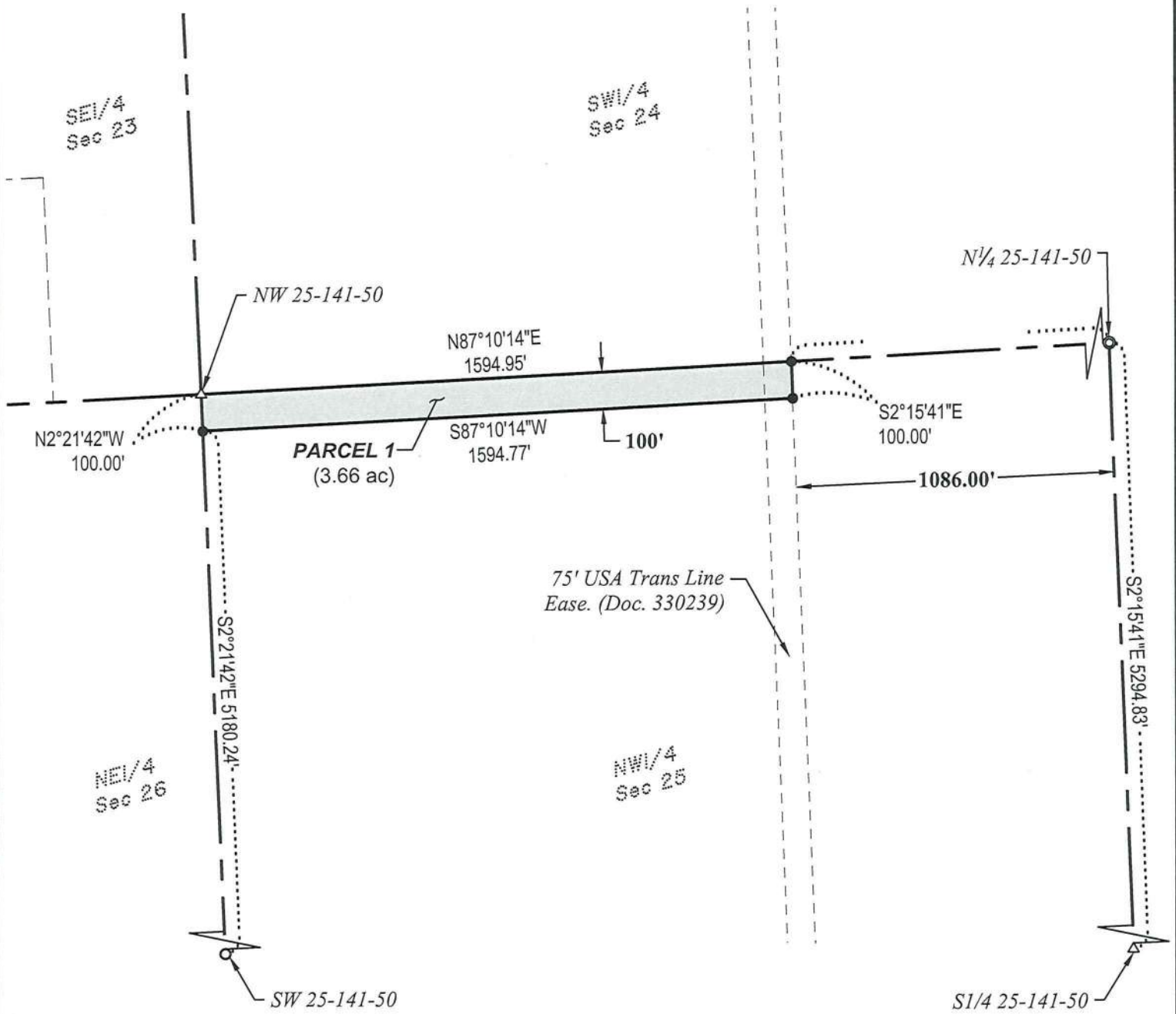
CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 24, T141N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 2 of 2
PREPARED BY TTH	PROJECT OIN 507Y1

CERTIFICATE OF SURVEY



CERTIFICATE OF SURVEY



12-29-2023

0 400

Scale in Feet

BASIS OF BEARING
NAD83 (CONUS) ND State Plane
South Zone. Distances are
ground, US Survey Feet.

LEGEND	
<p>— — — — — SECTION LINE</p> <p>— — — — — 1/4 LINE</p> <p>— — — — — 1/4 - 1/4 LINE</p> <p>- - - - - EXIST. PARCEL LINE</p> <p>- - - - - EXIST. EASE.</p> <p>— — — — — NEW PARCEL LINE</p> <p>▭ NEW DIVERSION PARCEL</p> <p>▨ TEMP. CONST. EASE. (TCE)</p> <p>▩ DEEDED RIGHT-OF-WAY</p>	<p>■ FND ORIGINAL MON.</p> <p>△ FND IRON MON. W/ ALUM. CAP</p> <p>○ FND IRON MON. W/ PLASTIC CAP</p> <p>○ FND IRON MON.</p> <p>● SET IRON MON. W/ PLASTIC CAP LS-8218</p> <p>▲ SET IRON MON. W/ ALUM. CAP LS-8218</p> <p>● SET NAIL MONUMENT</p> <p>(M) MEASURED</p> <p>(R) PREVIOUSLY RECORDED</p>

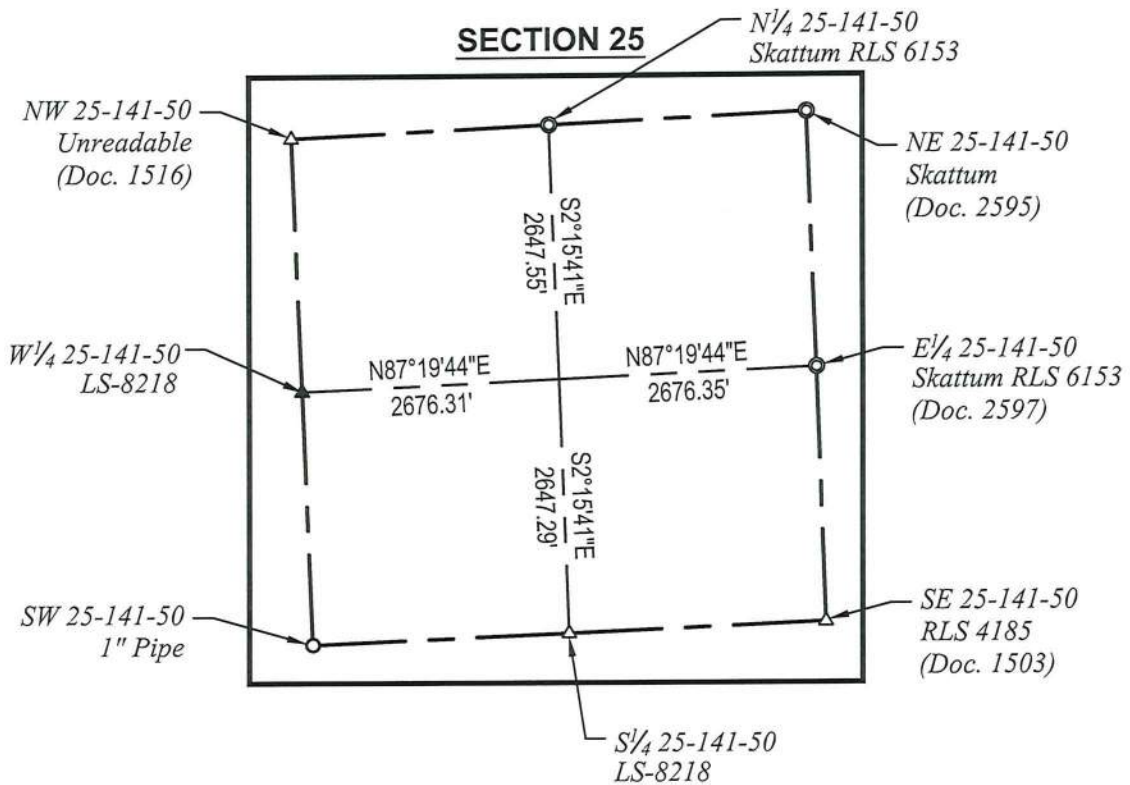


CASS COUNTY JOINT WATER RESOURCE DISTRICT
Part of the Northwest Quarter (NW1/4) of Section 25, T141N, R50W,
Cass County, ND

CERTIFICATE OF SURVEY

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 1 of 2
PREPARED BY TTH	PROJECT ORN 510Y1

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1574062

PARCEL 1 - LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 25, Township 141 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

The North 100.00 feet of the Northwest Quarter (NW1/4) of Section 25, excepting therefrom the North 100.00 feet of the East 1,086.00 feet of said NW1/4.

Said parcel contains 3.66 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson

 Steven E. Swanson

N.D. Registration No. LS-4185

Date: 12/29/23

STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks



On this 29 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken

 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24

COURTNEY LEBACKEN
 Notary Public
 State of North Dakota
 My Commission Expires Dec 29, 2024

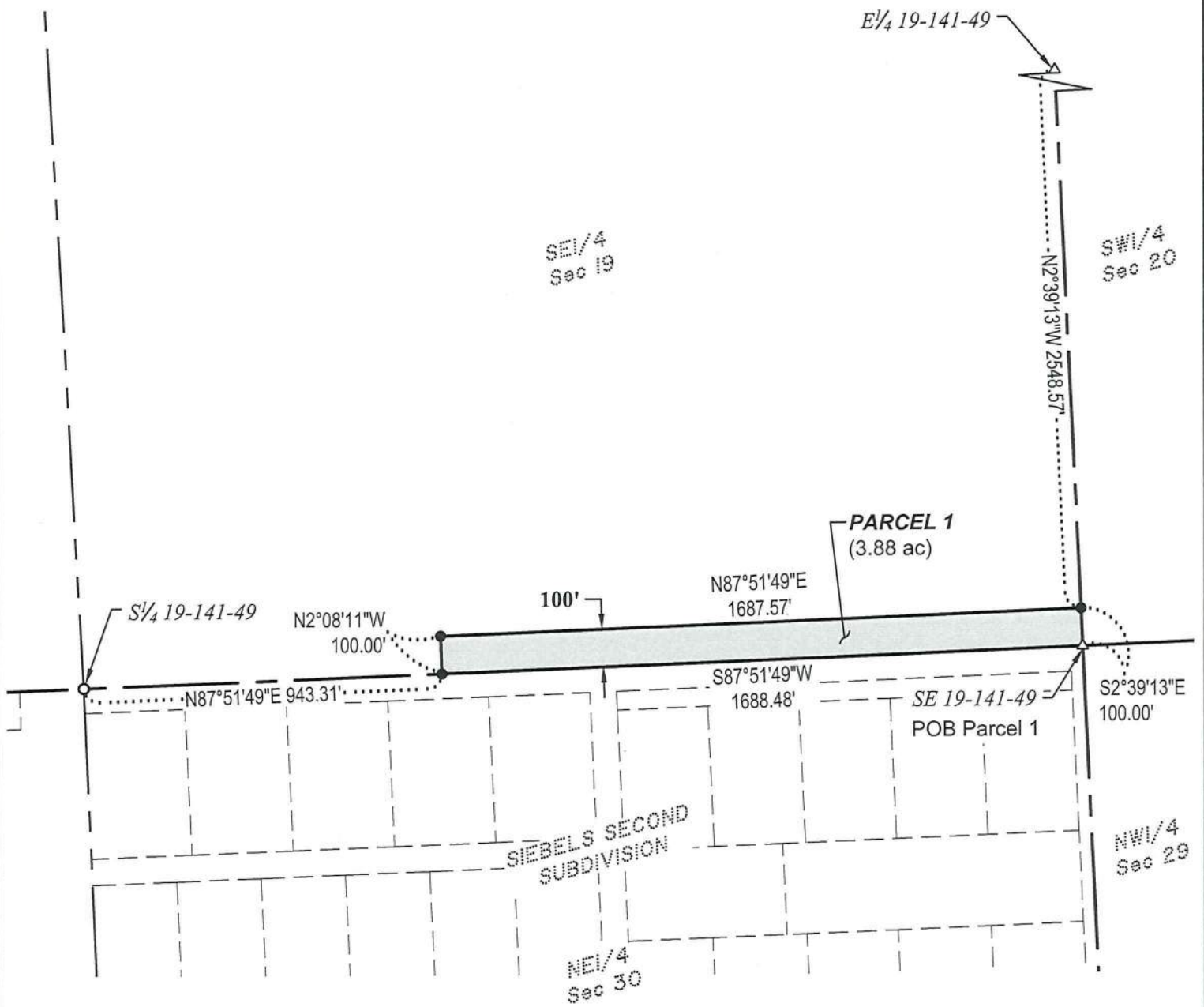
CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Northwest Quarter (NW1/4) of Section 25, T141N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012.02	SHEET 2 of 2
PREPARED BY TTH	PROJECT OIN 510Y1

CERTIFICATE OF SURVEY



CERTIFICATE OF SURVEY



12-28-2023

0 400

 Scale in Feet

BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

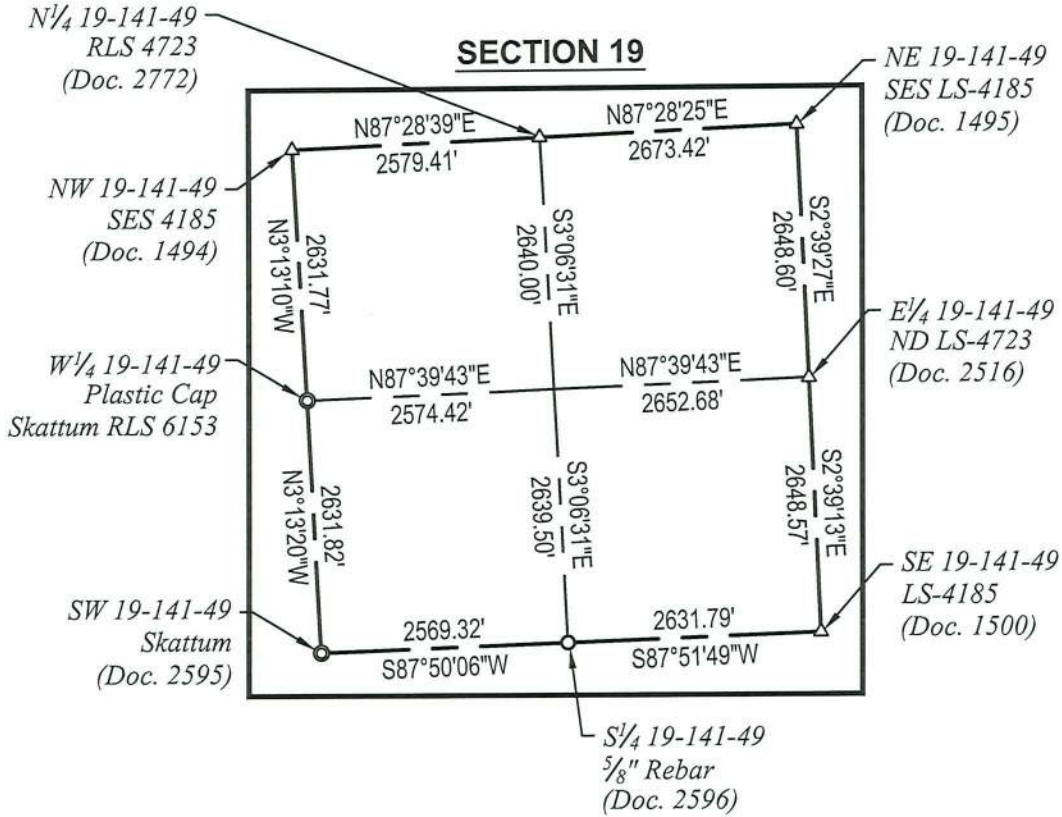
LEGEND	
SECTION LINE	FND ORIGINAL MON.
1/4 LINE	FND IRON MON. W/ ALUM. CAP
1/4 -1/4 LINE	FND IRON MON. W/ PLASTIC CAP
EXIST. PARCEL LINE	FND IRON MON.
EXIST. EASE.	SET IRON MON. W/ PLASTIC CAP LS-8218
NEW PARCEL LINE	SET IRON MON. W/ ALUM. CAP LS-8218
NEW DIVERSION PARCEL	SET NAIL MONUMENT
TEMP. CONST. EASE. (TCE)	(M) MEASURED
DEEDED RIGHT-OF-WAY	(R) PREVIOUSLY RECORDED

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southeast Quarter (SE1/4) of Section 19, T141N, R49W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Sept. 2, 2016
P10841-2020-001 012 02	SHEET 1 of 2
PREPARED BY TTH	PROJECT DIN 574Y1

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1516299

PARCEL 1 - LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 19, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southeast Corner of the Southeast Quarter (SE1/4) of Section 19; thence S87°51'49"W on the south line of said SE1/4 a distance of 1,688.48 feet; thence N02°08'11"W perpendicular to said south line a distance of 100.00 feet; thence N87°51'49"E parallel with said south line a distance of 1,687.57 feet to the east line of said SE1/4; thence S02°39'13"E on said east line a distance of 100.00 feet to the Point of Beginning.

Said parcel contains 3.88 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12/28/23



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 28 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24

COURTNEY LEBACKEN
 Notary Public
 State of North Dakota
 My Commission Expires Dec 29, 2024

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southeast Quarter (SE1/4) of Section 19, T141N, R49W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Sept. 2, 2016
P10841-2020-001 012.02	SHEET 2 of 2
PREPARED BY TTH	PROJECT OIN 574Y1

CERTIFICATE OF SURVEY



PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (the "Agreement") is made this _____ day of _____, 2024 ("Effective Date"), by and between Cass County Joint Water Resource District, a North Dakota political subdivision, whose post office address is 1201 Main Avenue West, West Fargo, North Dakota 58078 (the "Seller"), and Cass County, North Dakota, a North Dakota political subdivision, whose post office address is 211 – 9th Street South, Fargo, North Dakota 58103, (the "Buyer").

RECITALS

A. The United States Army Corps of Engineers (the "Corps") and the Metro Flood Diversion Authority entered into a Project Partnership Agreement on July 11, 2016, and amended on March 19, 2019, for construction of the Fargo-Moorhead Metropolitan Area Flood Risk Management Project, commonly referred to as the Fargo-Moorhead Area Diversion Project (the "Comprehensive Project");

B. Seller acquired certain real property in part of Cass County, North Dakota as more fully described below for purposes of constructing, operating, and maintaining the Diversion Project;

C. Seller has determined the real property described below is no longer needed for the construction, operation, use, maintenance, or mitigation of the Comprehensive Project, and is considered Excess Lands as defined by the Metro Flood Diversion Authority *Policy on the Disposition and Management of Comprehensive Project Lands*;

D. Buyer is willing to buy such real property; and Seller is willing to sell such real property, both according to the terms and conditions of this Agreement.

In consideration of \$10.00 and the mutual terms, covenants, conditions, and agreements contained herein, it is hereby agreed by and between the parties as follows:

AGREEMENT

1. **The Purchase Property.** Seller agrees to sell and Buyer agrees to purchase Seller's interest in and to the following described real property, located in Cass County, North Dakota, and legally described as follows:

OIN 1185Y2

That part of the Southwest Quarter of Section 24, Township 138 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southwest Corner of Section 24; thence N02°53'13"W on the west line of said Section 24 a distance of 100.00 feet; thence N87°29'50"E parallel with the south line of said Section 24 a distance of 676.68 feet; thence S02°30'10"E perpendicular to said south line a distance of 100.00 feet to said south line; thence S87°29'50"W on said south line a distance of 676.01 feet to the Point of Beginning;

Cass County Joint Water Resource District

Purchase Agreement — Cass County

OIN Nos. 1185Y2, 922Y3, 885Y1, 897Y1, 507Y1, 510Y1, 574Y1 — Parcel Nos. 67-0000-12709-010, 59-0000-10904-080, 59-0000-10809-010, 59-0000-10850-000, 27-0000-01596-010, 27-0000-01599-000, 44-0000-00676-000

Page 2

Said parcel contains 1.55 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 922Y3

That part of the Northeast Quarter of Section 23, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northeast Corner of Section 23; thence S01°37'40"E on the east line of the Northeast Quarter (NE1/4) of said Section 23 a distance of 100.01 feet; thence S87°33'21"W parallel with the north line of said NE1/4 a distance of 2,309.73 feet; thence N02°26'39"W perpendicular to said north line a distance of 100.00 feet to said north line; thence N87°33'21"E on said north line a distance of 2,311.15 feet to the Point of Beginning.

Said parcel contains 5.30 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 885Y1

That part of the Southwest Quarter of Section 2, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

The South 100.00 feet of the West 1,265.00 feet of the Southwest Quarter of Section 2.

Said parcel contains 2.90 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 897Y1

That part of the Northwest Quarter of Section 11, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northwest Corner of Section 11; thence N87°12'25"E on the north line of said Section 11 a distance of 1,493.40 feet; thence S02°47'35"E perpendicular to said north line a distance of 100.00 feet; thence S87°12'25"W parallel with said north line a distance of 1,494.70 feet to the west line of said Section 11; thence N02°02'57"W on said west line a distance of 100.01 feet to the Point of Beginning.

Cass County Joint Water Resource District

Purchase Agreement — Cass County

OIN Nos. 1185Y2, 922Y3, 885Y1, 897Y1, 507Y1, 510Y1, 574Y1 — Parcel Nos. 67-0000-12709-010, 59-0000-10904-080, 59-0000-10809-010, 59-0000-10850-000, 27-0000-01596-010, 27-0000-01599-000, 44-0000-00676-000

Page 3

Said parcel contains 3.43 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 507Y1

That part of the Southwest Quarter of Section 24, Township 141 North, Range 50 West of the 5th Principal Meridian, Cass, North Dakota, further described as follows:

Beginning at the Southwest Corner of the Southwest Quarter (SW1/4) of Section 24; thence N02°27'10"W on the west line of said SW1/4 a distance of 100.00 feet; thence N87°10'14"E parallel with the south line of said SW1/4 a distance of 1,594.31 feet; thence S02°50'10"E parallel with the east line said SW1/4 a distance of 100.00 feet to the south line of said SW1/4; thence S87°10'14"W on said south line a distance of 1,594.98 feet to the Point of Beginning.

Said parcel contains 3.66 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 510Y1

That part of the Northwest Quarter of Section 25, Township 141 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

The North 100.00 feet of the Northwest Quarter (NW1/4) of Section 25, excepting therefrom the North 100.00 feet of the East 1,086.00 feet of said NW1/4.

Said parcel contains 3.66 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

OIN 574Y1

That part of the Southeast Quarter of Section 19, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southeast Corner of the Southeast Quarter (SE1/4) of Section 19; thence S87°51'49"W on the south line of said SE1/4 a distance of 1,688.48 feet; thence N02°08'11"W perpendicular to said south line a distance of 100.00 feet; thence N87°51'49"E parallel with said south line a distance of 1,687.57 feet to the east line of said SE1/4; thence S02°39'13"E on said east line a distance of 100.00 feet to the Point of Beginning.

Cass County Joint Water Resource District

Purchase Agreement — Cass County

OIN Nos. 1185Y2, 922Y3, 885Y1, 897Y1, 507Y1, 510Y1, 574Y1 — Parcel Nos. 67-0000-12709-010, 59-0000-10904-080, 59-0000-10809-010, 59-0000-10850-000, 27-0000-01596-010, 27-0000-01599-000, 44-0000-00676-000

Page 4

Said parcel contains 3.88 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

The property described above is the (“Purchase Property”). A true and accurate copy of the Certificates of Survey of the Purchase Property are attached hereto as **Exhibit “A”** (the “Survey”).

2. **Purchase Price.** The purchase price for Seller’s interest in and to the Purchase Property shall be **\$139,574.00** (the “Purchase Price”). Upon payment the Seller will deliver a Quit-Claim Deed, conveying Seller’s interest in and to the Purchase Property to Buyer.

3. **Closing.** This transaction will close on or before _____, 2024 (the “Closing Date”), unless extended for purposes of correcting title or unless otherwise agreed by the parties. The parties agree to promptly execute and deliver any other instruments or documents necessary to carry out the purposes of this Agreement before, at, or following closing. Seller will deliver possession of the Purchase Property to Buyer at closing.

4. **As-Is.** Buyer acknowledges that the Purchase Property is sold and conveyed to Buyer “AS-IS”, “WHERE IS” and “WITH ALL FAULTS”. Buyer acknowledges, Seller makes no other representations or warranties whatsoever, expressed or implied, as to the condition of the Purchase Property, including, but not limited to, warranties as to merchantability, fitness for a particular purpose, physical condition, acreage or of any other nature whatsoever. Buyer has had an opportunity to thoroughly inspect the Purchase Property.

5. **Platting and Development.** Buyer shall be solely responsible for compliance with all zoning and subdivision requirements.

6. **Default.** If Buyer defaults under this Agreement, Seller shall have any and all remedies available to it under this Agreement and otherwise at law or in equity including, without limitation: (i) the right of specific performance; (ii) the right to terminate this Agreement at any time after such default by delivering written notice of termination to Seller and/or sue for damages.

7. **Abstract.** No Abstract of Title is required to be updated or delivered under this Agreement.

8. **Proration, Real Estate Taxes and Assessments, Closing Costs.** Buyer agrees all general real estate taxes and special assessments shall be prorated to the Closing Date. In addition to the Purchase Price, Buyer is responsible for and shall pay Abstract continuation fees if any, title examination fees, all costs related to title examination, and the recording fee for the Quit Claim Deed. Seller is responsible for the preparation of the Quit Claim Deed, and the preparation of this Agreement. In the event that Buyer or Buyer’s lender requires title insurance, the cost thereof shall be entirely paid by Buyer.

Cass County Joint Water Resource District

Purchase Agreement — Cass County

OIN Nos. 1185Y2, 922Y3, 885Y1, 897Y1, 507Y1, 510Y1, 574Y1 — Parcel Nos. 67-0000-12709-010, 59-0000-10904-080, 59-0000-10809-010, 59-0000-10850-000, 27-0000-01596-010, 27-0000-01599-000, 44-0000-00676-000

Page 5

9. **Closing.** On or before the Closing Date, Seller shall deliver all of the following to Buyer, all of which shall be fully executed by Seller, an appropriate Quit Claim Deed in recordable form sufficient to convey Seller's interest in and to the Purchase Property subject to all real estate taxes, installments of special assessments, easements, restrictions, encumbrances, covenants and conditions of record, except delinquent real property taxes or installments of special assessments. Buyer shall deliver the balance of the Purchase Price, plus or minus prorations, credits and other adjustments, by check, wire transfer or otherwise in immediately available funds. Occupancy and possession of the Purchase Property shall be delivered to Buyer at closing.

10. **Contract.** This contract will be held by the Seller for the mutual benefit of the parties.

11. **Notice.** Any notice or election required or permitted to be given or served by any party to this Agreement upon any other will be deemed given or served in accordance with the provisions of this Agreement if said notice or election is (a) delivered personally, or (b) mailed by United States certified mail, return receipt requested, postage prepaid and in any case properly addressed as follows:

If to Buyer: Cass County
211 – 9th Street South
Fargo, ND 58103

If to Seller: Cass County Joint Water Resource District
1201 Main Avenue West
West Fargo, ND 58078

Each such mailed notice or communication will be deemed to have been given on the date the same is deposited in the United States mail. Each such delivered notice or communication will be deemed to have been given upon the delivery. Any party may change its address for service of notice in the manner specified in this Agreement.

12. **Entire Agreement.** This Agreement constitutes the entire and complete agreement between the parties and supersedes any prior oral or written agreements between the parties with respect to the Purchase Property. It is expressly agreed that there are no verbal understandings or agreements which in any way change the terms, covenants and conditions set forth herein, and that no modification of this Agreement and no waiver of any of its terms and conditions will be effective unless in writing and duly executed by the parties.

13. **No Forbearance.** The failure or delay of any party to insist on the performance of any of the terms of this Agreement, or the waiver of any breach of any of the terms of this Agreement, will not be construed as a waiver of those terms, and those terms will continue and remain in full force and effect as if no forbearance or waiver had occurred and will not affect the validity of this Agreement, or the right to enforce each and every term of this Agreement.

Cass County Joint Water Resource District

Purchase Agreement – Cass County

OIN Nos. 1185Y2, 922Y3, 885Y1, 897Y1, 507Y1, 510Y1, 574Y1 – Parcel Nos. 67-0000-12709-010, 59-0000-10904-080, 59-0000-10809-010, 59-0000-10850-000, 27-0000-01596-010, 27-0000-01599-000, 44-0000-00676-000

Page 6

14. **Remedies.** Except as expressly and specifically stated otherwise, nothing herein will limit the remedies and rights of the parties thereto under and pursuant to this Agreement.

15. **Binding Effect.** The covenants, terms, conditions, provisions, and undertakings in this Agreement, or in any amendment, will be binding upon the parties' successors and assigns.

16. **Governing Law.** This Agreement will be construed and enforced in accordance with North Dakota law. The parties agree any litigation arising out of this Agreement will be venued in State District Court in Cass County, North Dakota, and the parties waive any objection to venue or personal jurisdiction.

17. **Severability.** If any court of competent jurisdiction finds any provision or part of this Agreement is invalid, illegal, or unenforceable, that portion will be deemed severed from this Agreement, and all remaining terms and provisions of this Agreement will remain binding and enforceable.

18. **Modifications.** Any modifications or amendments of this Agreement must be in writing and signed by both parties to this Agreement.

19. **Cooperation.** The parties agree to cooperate fully, to execute any and all additional documents, and to take any and all additional actions that may be necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement and to accomplish the purposes of this Agreement.

20. **Representation.** The parties, having been represented by counsel or having waived the right to counsel, have carefully read and understand the contents of this Agreement, and agree they have not been influenced by any representations or statements made by any other parties.

21. **Headings.** Headings in this Agreement are for convenience only and will not be used to interpret or construe its provisions.

(Signatures contained on the following pages.)

Cass County Joint Water Resource District

Purchase Agreement — Cass County

OIN Nos. 1185Y2, 922Y3, 885Y1, 897Y1, 507Y1, 510Y1, 574Y1 — Parcel Nos. 67-0000-12709-010, 59-0000-10904-080, 59-0000-10809-010, 59-0000-10850-000, 27-0000-01596-010, 27-0000-01599-000, 44-0000-00676-000

Page 7

IN WITNESS WHEREOF, the parties executed this Agreement on the date first written above.

SELLER:

CASS COUNTY JOINT
WATER RESOURCE DISTRICT

By: _____
Rodger Olson, Chair

ATTEST:

By: _____
Melissa Hinkemeyer
Secretary

Cass County Joint Water Resource District

Purchase Agreement — Cass County

OIN Nos. 1185Y2, 922Y3, 885Y1, 897Y1, 507Y1, 510Y1, 574Y1 — Parcel Nos. 67-0000-12709-010, 59-0000-10904-080, 59-0000-10809-010, 59-0000-10850-000, 27-0000-01596-010, 27-0000-01599-000, 44-0000-00676-000

Page 8

BUYER:

Cass County, North Dakota, a North Dakota
political subdivision

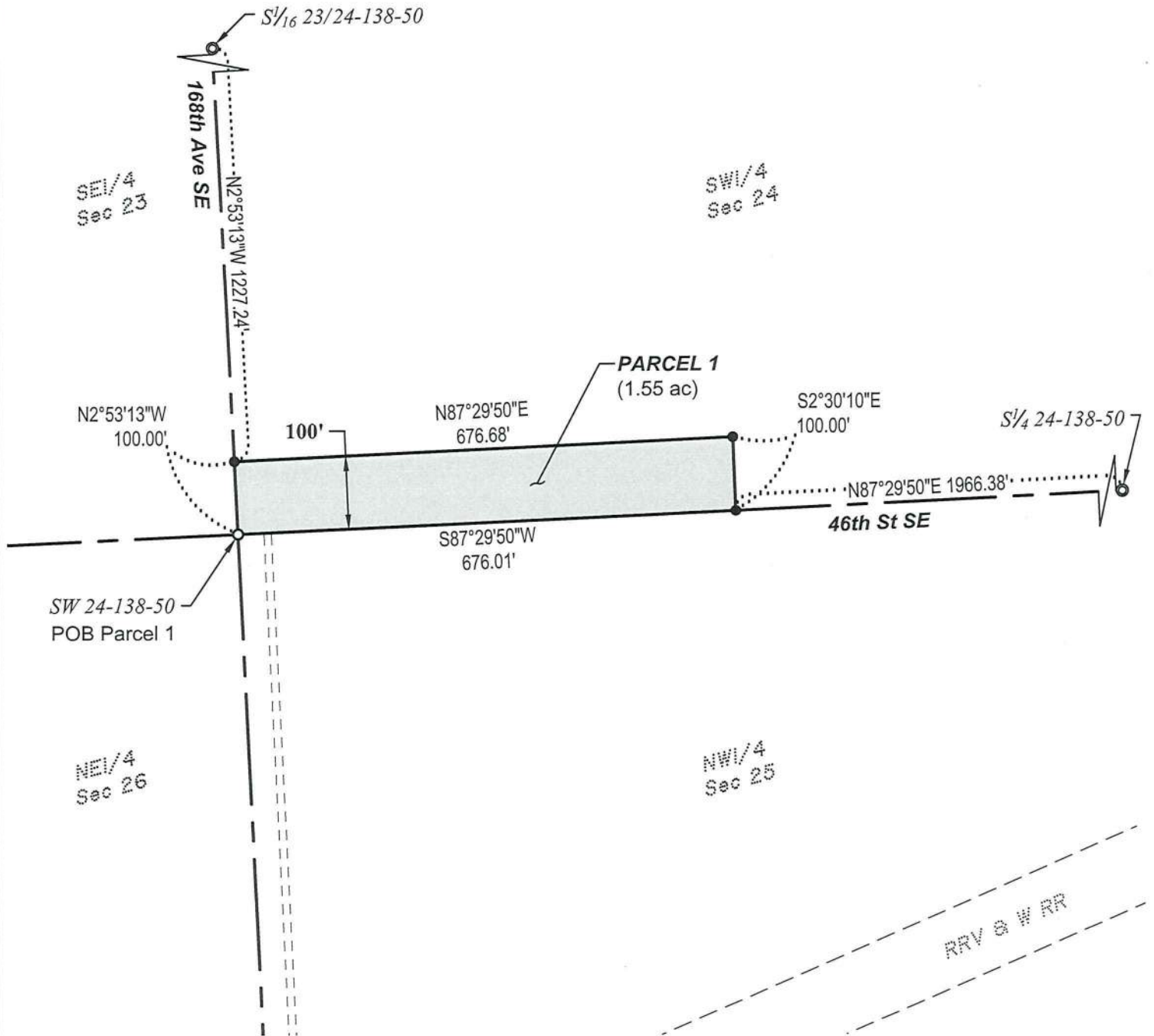
Chad M. Peterson, Chair of the Board of County
Commissioners

ATTEST:

Brandy Madrigga, Finance Director

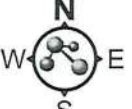
Exhibit A
Certificates of Survey of the Purchase Property

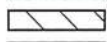
CERTIFICATE OF SURVEY




 12-28-2023

Notes:
 1) Parcel subject to a Northwestern Bell Tel Co., undefined-location, utility right-of-way easement (Doc. 522795)


 Scale in Feet
 0 ————— 200
BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

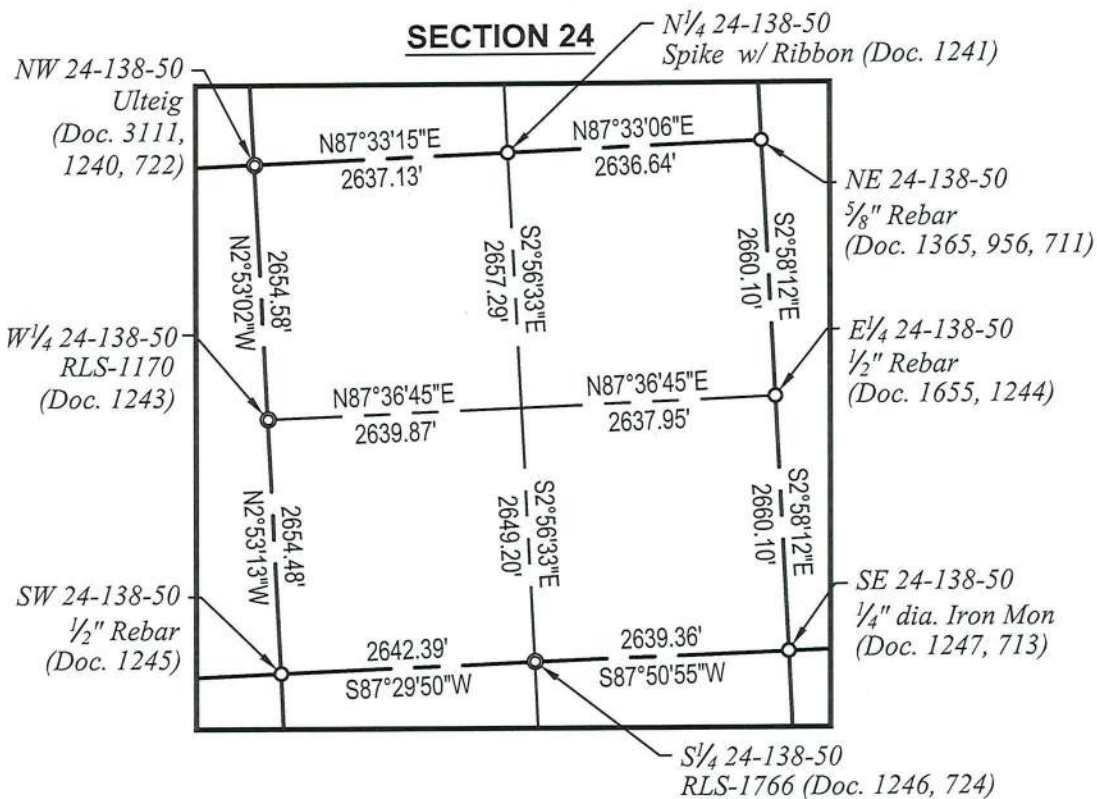
LEGEND	
— — — — — SECTION LINE	■ FND ORIGINAL MON.
— — — — — 1/4 LINE	△ FND IRON MON. W/ ALUM. CAP
— — — — — 1/4 -1/4 LINE	● FND IRON MON. W/ PLASTIC CAP
— — — — — EXIST. PARCEL LINE	○ FND IRON MON.
— — — — — EXIST. EASE.	● SET IRON MON. W/ PLASTIC CAP LS-8218
— — — — — NEW PARCEL LINE	▲ SET IRON MON. W/ ALUM. CAP LS-8218
 NEW DIVERSION PARCEL	● SET NAIL MONUMENT
 TEMP. CONST. EASE. (TCE)	(M) MEASURED
 DEEDED RIGHT-OF-WAY	(R) PREVIOUSLY RECORDED

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 24, T138N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Apr. 24, 2019
P10841-2020-001 012.02	SHEET 1 of 2
PREPARED BY TTH	PROJECT ON 1185Y2

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1609938

PARCEL 1 - LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 24, Township 138 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southwest Corner of Section 24;
 thence N02°53'13"W on the west line of said Section 24 a distance of 100.00 feet;
 thence N87°29'50"E parallel with the south line of said Section 24 a distance of 676.68 feet;
 thence S02°30'10"E perpendicular to said south line a distance of 100.00 feet to said south line;
 thence S87°29'50"W on said south line a distance of 676.01 feet to the Point of Beginning;

Said parcel contains 1.55 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson

 Steven E. Swanson

N.D. Registration No. LS-4185

Date: 12/28/23

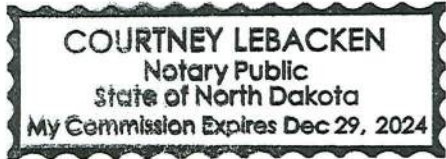


STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 29 day of December, in the year 2023 before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken

 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24



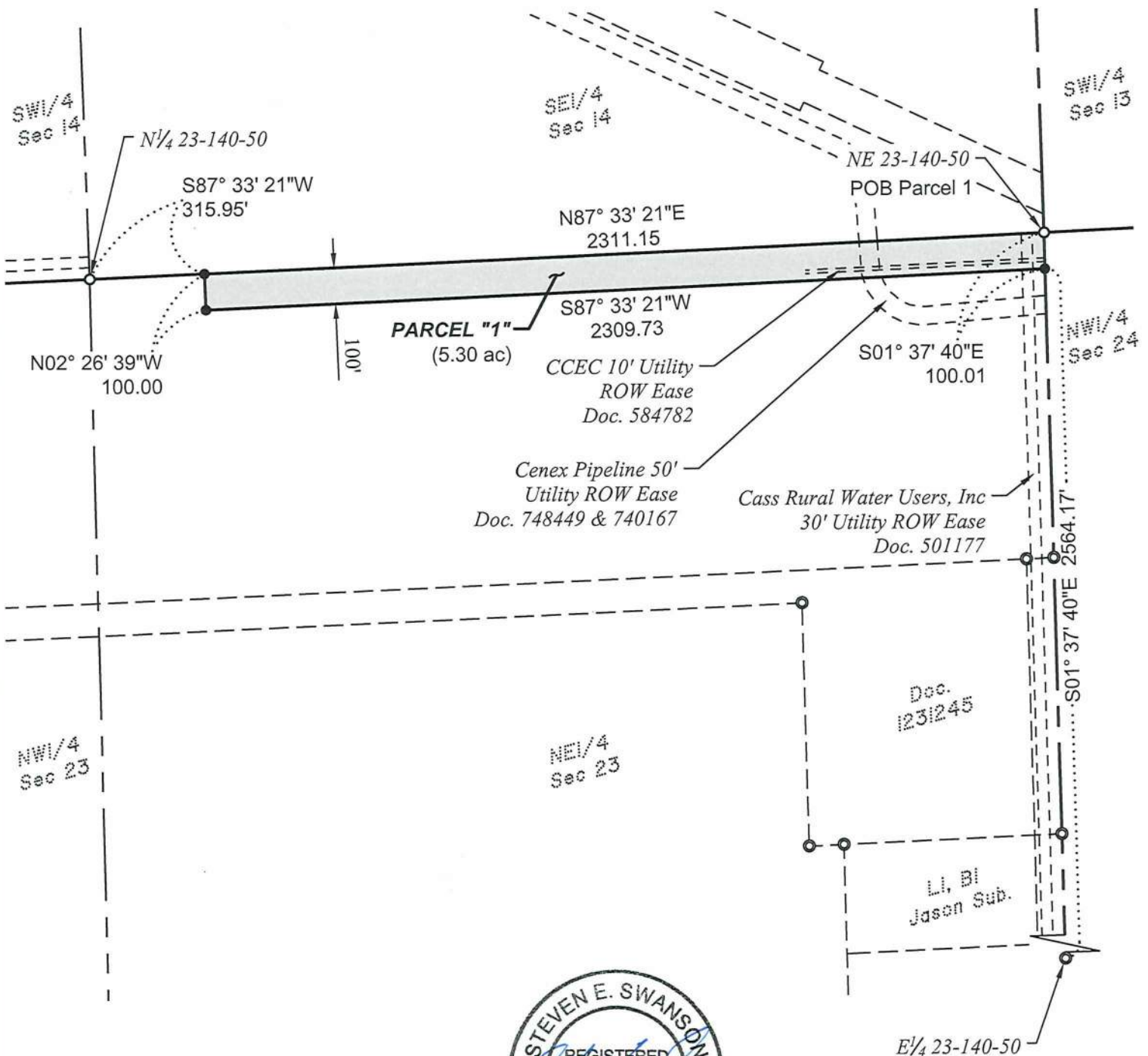
CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 24, T138N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Apr. 24, 2019
P10841-2020-001 012 02	SHEET 2 of 2
PREPARED BY TTH	PROJECT ON 1185Y2

CERTIFICATE OF SURVEY



CERTIFICATE OF SURVEY



12-29-2023

Notes:

- 1) Parcel subject to a Cass Rural Water Users, Inc Undefined 40' Utility ROW Easement (Doc. 1242094).
- 2) Parcel subject to a Cass Rural Water Users, Inc Blanket Utility ROW Easement (Doc. 859879).
- 3) Parcel subject to a Northwestern Bell Tel. Co. Undefined Width Util. Easement (Doc. 455993).

0 400

Scale in Feet

BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

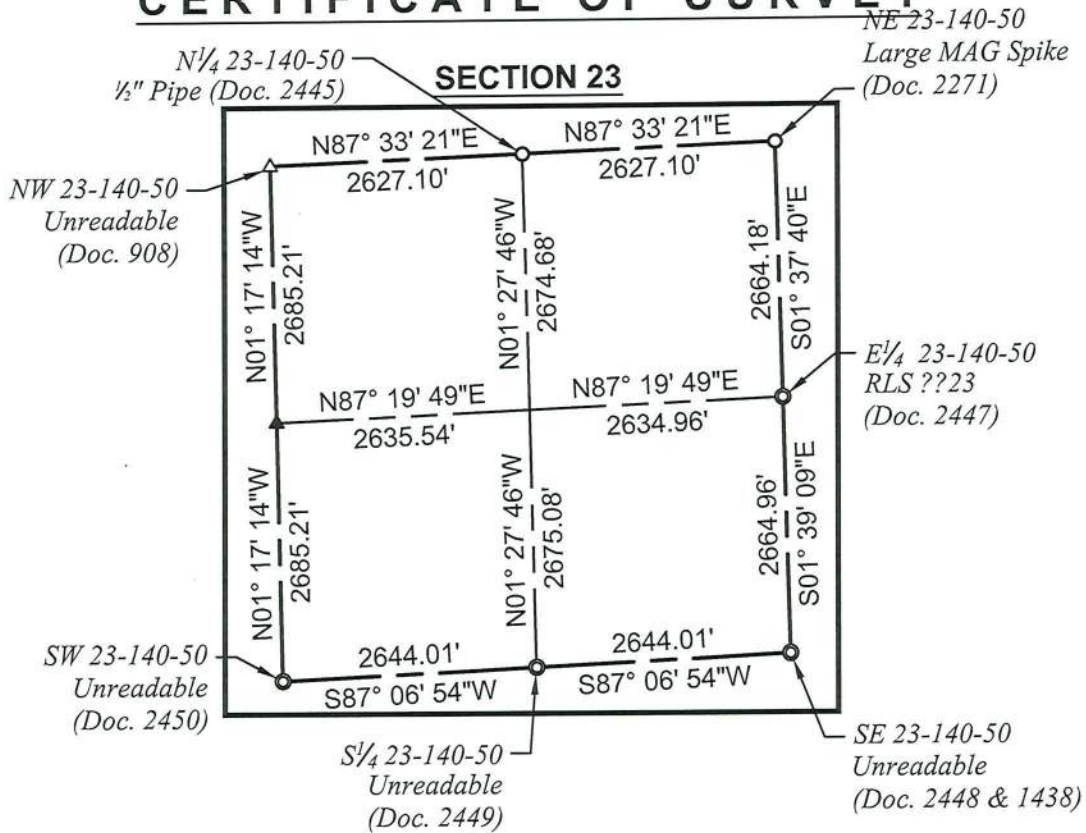
LEGEND	
SECTION LINE	FND ORIGINAL MON.
1/4 LINE	FND IRON MON. W/ ALUM. CAP
1/4 -1/4 LINE	FND IRON MON. W/ PLASTIC CAP
EXIST. PARCEL LINE	FND IRON MON.
EXIST. EASE.	SET IRON MON. W/ PLASTIC CAP LS-8218
NEW PARCEL LINE	SET IRON MON. W/ ALUM. CAP LS-8218
NEW DIVERSION PARCEL	SET NAIL MONUMENT
TEMP. CONST. EASE. (TCE) (M)	(M) MEASURED
DEEDED RIGHT-OF-WAY	(R) PREVIOUSLY RECORDED

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Northeast Quarter (NE1/4),
 Section 23, T140N, R50W, Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Oct. 14, 2016
P10841-2020-001 012.02	SHEET 1 of 2
PREPARED BY TH	PROJECT ON 922Y3

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL: TRUSTEE'S DEED DOC. NO. 1449827

PARCEL "1" - LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 23, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northeast Corner of Section 23;
 thence S01°37'40"E on the east line of the Northeast Quarter (NE1/4) of said Section 23 a distance of 100.01 feet;
 thence S87°33'21"W parallel with the north line of said NE1/4 a distance of 2,309.73 feet;
 thence N02°26'39"W perpendicular to said north line a distance of 100.00 feet to said north line;
 thence N87°33'21"E on said north line a distance of 2,311.15 feet to the Point of Beginning.

Said parcel contains 5.30 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12-29-2023



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 29 day of December, in the year 2023 before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota 12-29-24
 My commission expires:

COURTNEY LEBACKEN
 Notary Public
 State of North Dakota
 My Commission Expires Dec 29, 2024

CASS COUNTY JOINT WATER RESOURCE DISTRICT

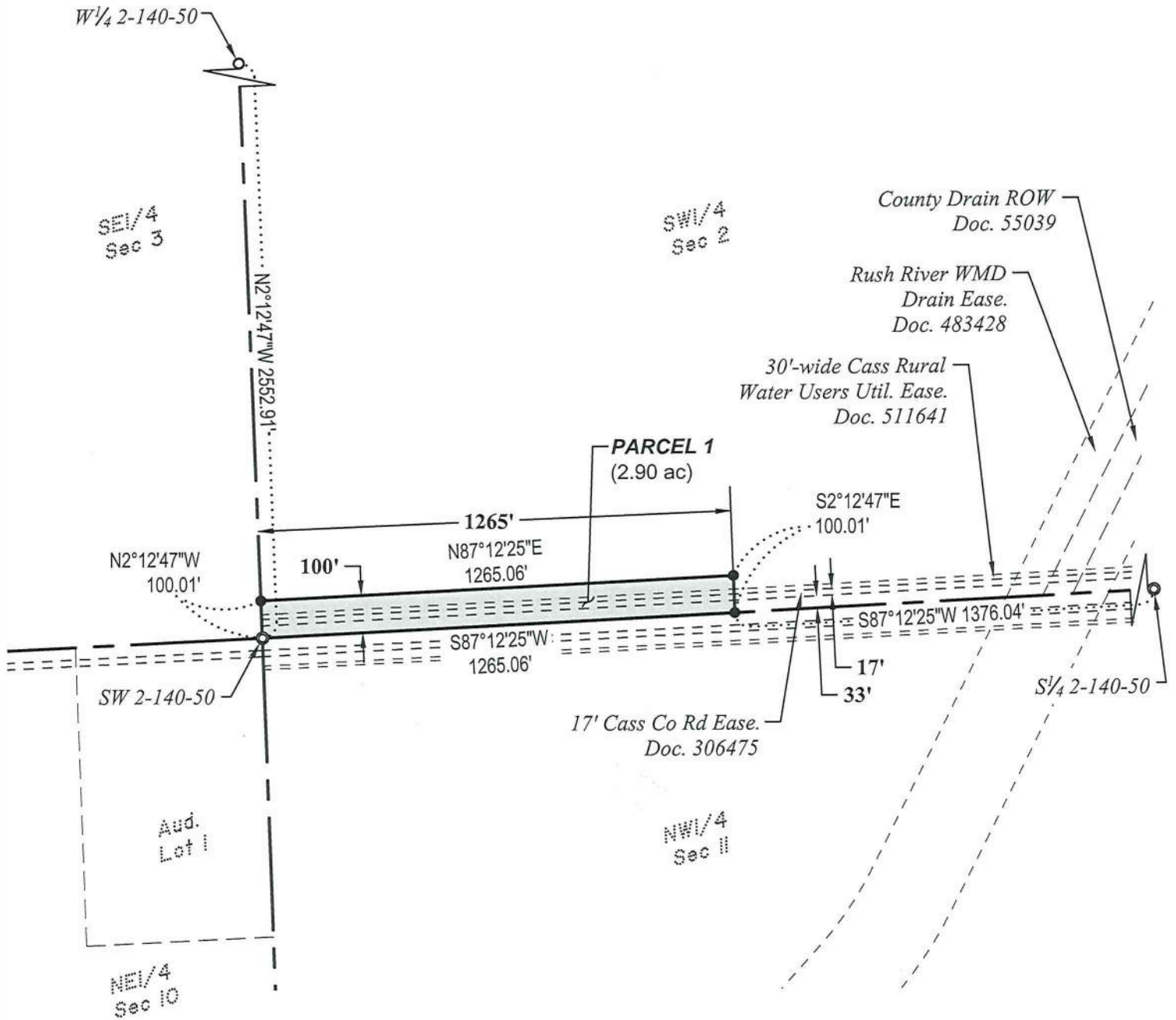
Part of the Northeast Quarter (NE1/4),
 Section 23, T140N, R50W, Cass County, ND

CERTIFICATE OF SURVEY

DRAWING TYPE COS	DATE Oct. 14, 2016
P10841-2020-001 012.02	SHEET 2 of 2
PREPARED BY TH	PROJECT ON 922Y3



CERTIFICATE OF SURVEY



12-29-2023

Notes:

- 1) Parcel subject to a Northwestern Bell Tel. Co. undefined-width util ease. (Doc. 460278)
- 2) Parcel subject to a Cass Co. Elec. Co-op undefined-location util ease. (Doc. 458210)

0 400

Scale in Feet

BASIS OF BEARING

NAD83 (CONUS) ND State Plane
South Zone. Distances are
ground, US Survey Feet.

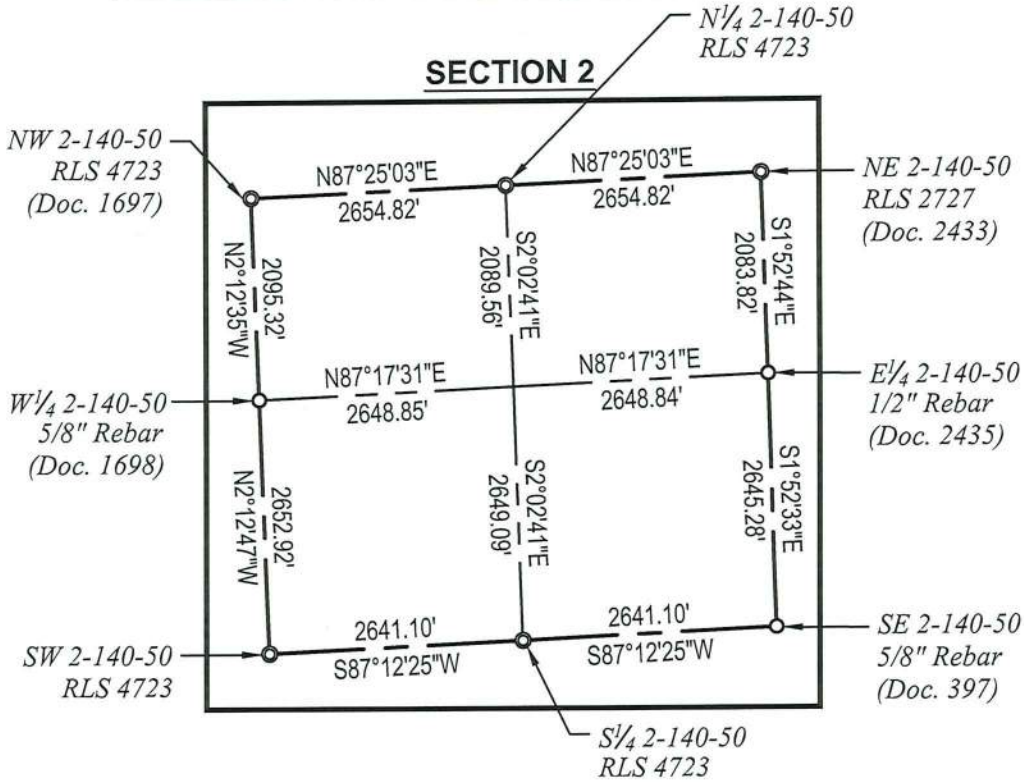
LEGEND			
	SECTION LINE		FND ORIGINAL MON.
	1/4 LINE		FND IRON MON. W/ ALUM. CAP
	1/4 -1/4 LINE		FND IRON MON. W/ PLASTIC CAP
	EXIST. PARCEL LINE		FND IRON MON.
	EXIST. EASE.		SET IRON MON. W/ PLASTIC CAP LS-8218
	NEW PARCEL LINE		SET IRON MON. W/ ALUM. CAP LS-8218
	NEW DIVERSION PARCEL		SET NAIL MONUMENT
	TEMP. CONST. EASE. (TCE)	(M)	MEASURED
	DEEDED RIGHT-OF-WAY	(R)	PREVIOUSLY RECORDED

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 2, T140N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012.02	SHEET 1 of 2
PREPARED BY TTH	PROJECT ORN 885Y1

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1467112

PARCEL 1 - LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 2, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

The South 100.00 feet of the West 1,265.00 feet of the Southwest Quarter of Section 2.

Said parcel contains 2.90 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12/29/23



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 29 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24

COURTNEY LEBACKEN
 Notary Public
 State of North Dakota
 My Commission Expires Dec 29, 2024

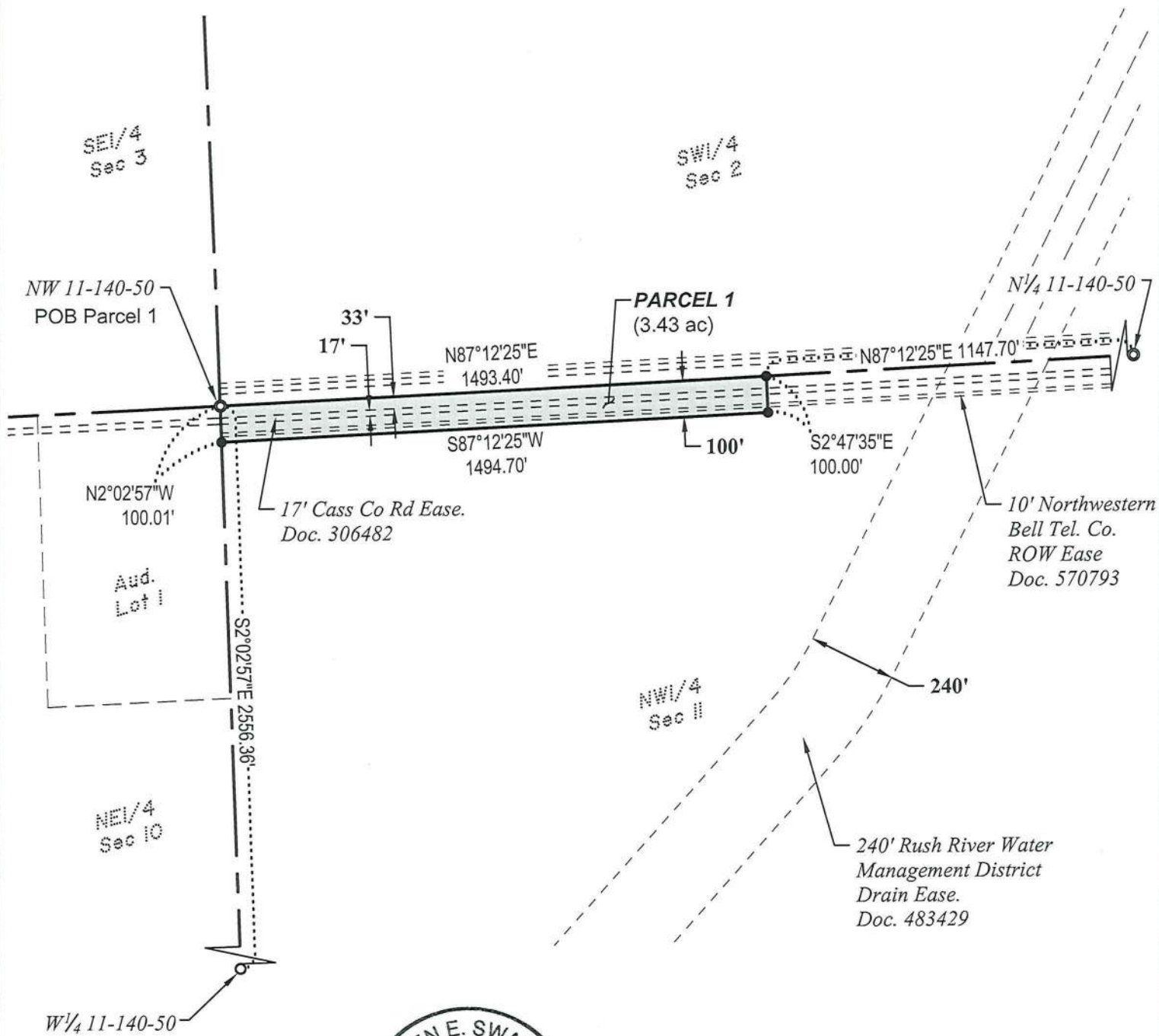
CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 2, T140N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 2 of 2
PREPARED BY TTH	PROJECT ORN 885Y1

CERTIFICATE OF SURVEY



CERTIFICATE OF SURVEY



12-28-2023

Notes:

1) Parcel subject to a Northwestern Bell Tel. Co. Undefined-Width Util Ease. (Doc. 455312).

0 400

 Scale in Feet

BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

LEGEND	
<p>— — — — — SECTION LINE</p> <p>— — — — — 1/4 LINE</p> <p>— — — — — 1/4 -1/4 LINE</p> <p>— — — — — EXIST. PARCEL LINE</p> <p>— — — — — EXIST. EASE.</p> <p>— — — — — NEW PARCEL LINE</p> <p> NEW DIVERSION PARCEL</p> <p> TEMP. CONST. EASE. (TCE)</p> <p> DEEDED RIGHT-OF-WAY</p>	<p> FND ORIGINAL MON.</p> <p> FND IRON MON. W/ ALUM. CAP</p> <p> FND IRON MON. W/ PLASTIC CAP</p> <p> FND IRON MON.</p> <p> SET IRON MON. W/ PLASTIC CAP LS-8218</p> <p> SET IRON MON. W/ ALUM. CAP LS-8218</p> <p> SET NAIL MONUMENT</p> <p>(M) MEASURED</p> <p>(R) PREVIOUSLY RECORDED</p>

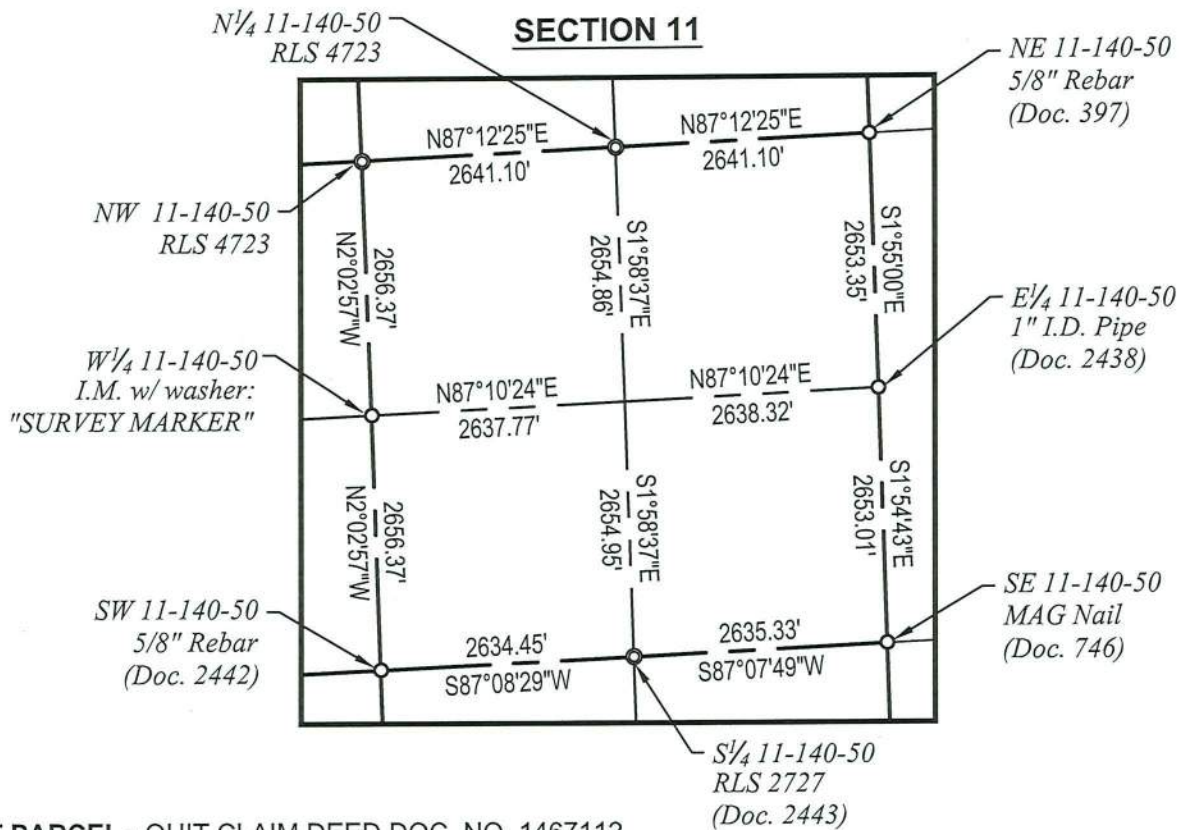


CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Northwest Quarter (NW1/4) of Section 11, T140N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 1 of 2
PREPARED BY TTH	PROJECT ON 897Y1

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL - QUIT CLAIM DEED DOC. NO. 1467112

PARCEL 1 - LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 11, Township 140 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northwest Corner of Section 11;
 thence N87°12'25"E on the north line of said Section 11 a distance of 1,493.40 feet;
 thence S02°47'35"E perpendicular to said north line a distance of 100.00 feet;
 thence S87°12'25"W parallel with said north line a distance of 1,494.70 feet to the west line of said Section 11;
 thence N02°02'57"W on said west line a distance of 100.01 feet to the Point of Beginning.

Said parcel contains 3.43 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

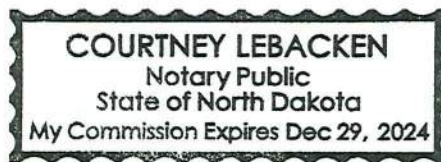
Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12/28/23



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 28 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24

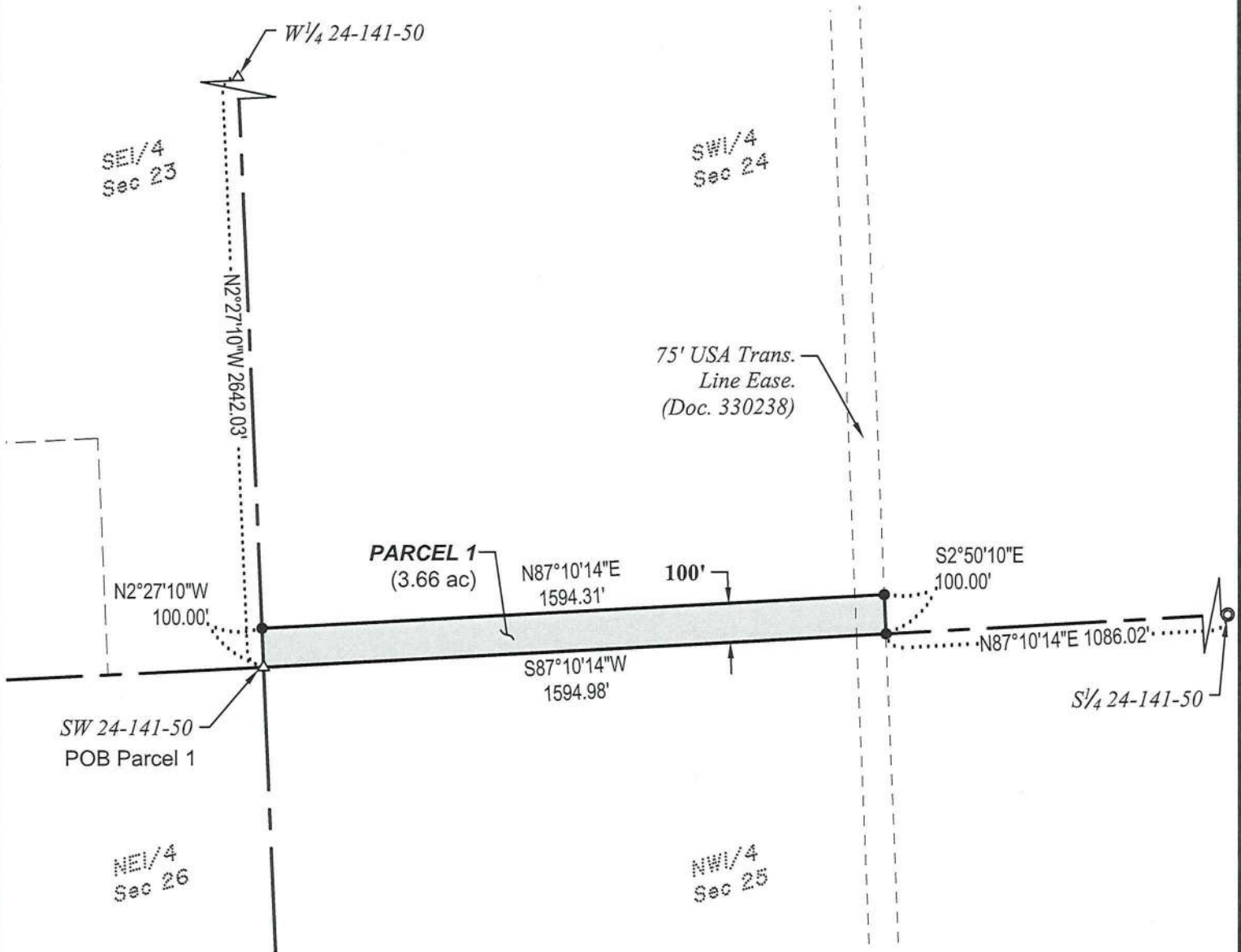


CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Northwest Quarter (NW1/4) of Section 11, T140N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 2 of 2
PREPARED BY TTH	PROJECT OIN 897Y1

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



12-28-2023

W E
 N S
 0 400
 Scale in Feet
BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

LEGEND

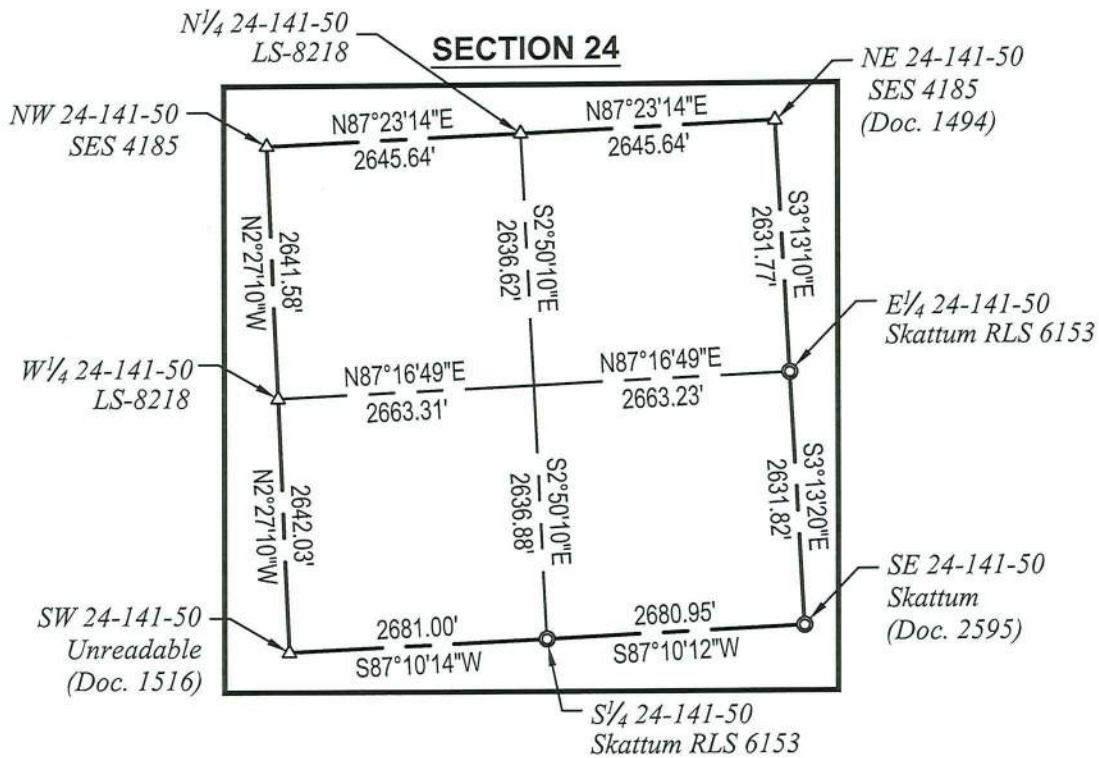
— — — — —	SECTION LINE	■	FND ORIGINAL MON.
— — — — —	1/4 LINE	△	FND IRON MON. W/ ALUM. CAP
— — — — —	1/4 -1/4 LINE	○	FND IRON MON. W/ PLASTIC CAP
— — — — —	EXIST. PARCEL LINE	○	FND IRON MON.
— — — — —	EXIST. EASE.	●	SET IRON MON. W/ PLASTIC CAP LS-8218
— — — — —	NEW PARCEL LINE	▲	SET IRON MON. W/ ALUM. CAP LS-8218
▭	NEW DIVERSION PARCEL	●	SET NAIL MONUMENT
▨	TEMP. CONST. EASE. (TCE)	(M)	MEASURED
▩	DEEDED RIGHT-OF-WAY	(R)	PREVIOUSLY RECORDED



CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 24, T141N, R50W,
 Cass County, ND
CERTIFICATE OF SURVEY

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 1 of 2
PREPARED BY TTH	PROJECT OIN 507Y1

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1576648

PARCEL 1 - LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 24, Township 141 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southwest Corner of the Southwest Quarter (SW1/4) of Section 24;
 thence N02°27'10"W on the west line of said SW1/4 a distance of 100.00 feet;
 thence N87°10'14"E parallel with the south line of said SW1/4 a distance of 1,594.31 feet;
 thence S02°50'10"E parallel with the east line said SW1/4 a distance of 100.00 feet to the south line of said SW1/4;
 thence S87°10'14"W on said south line a distance of 1,594.98 feet to the Point of Beginning.

Said parcel contains 3.66 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

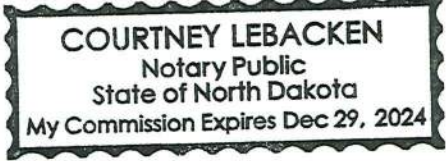
Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12/28/23



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 28 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24



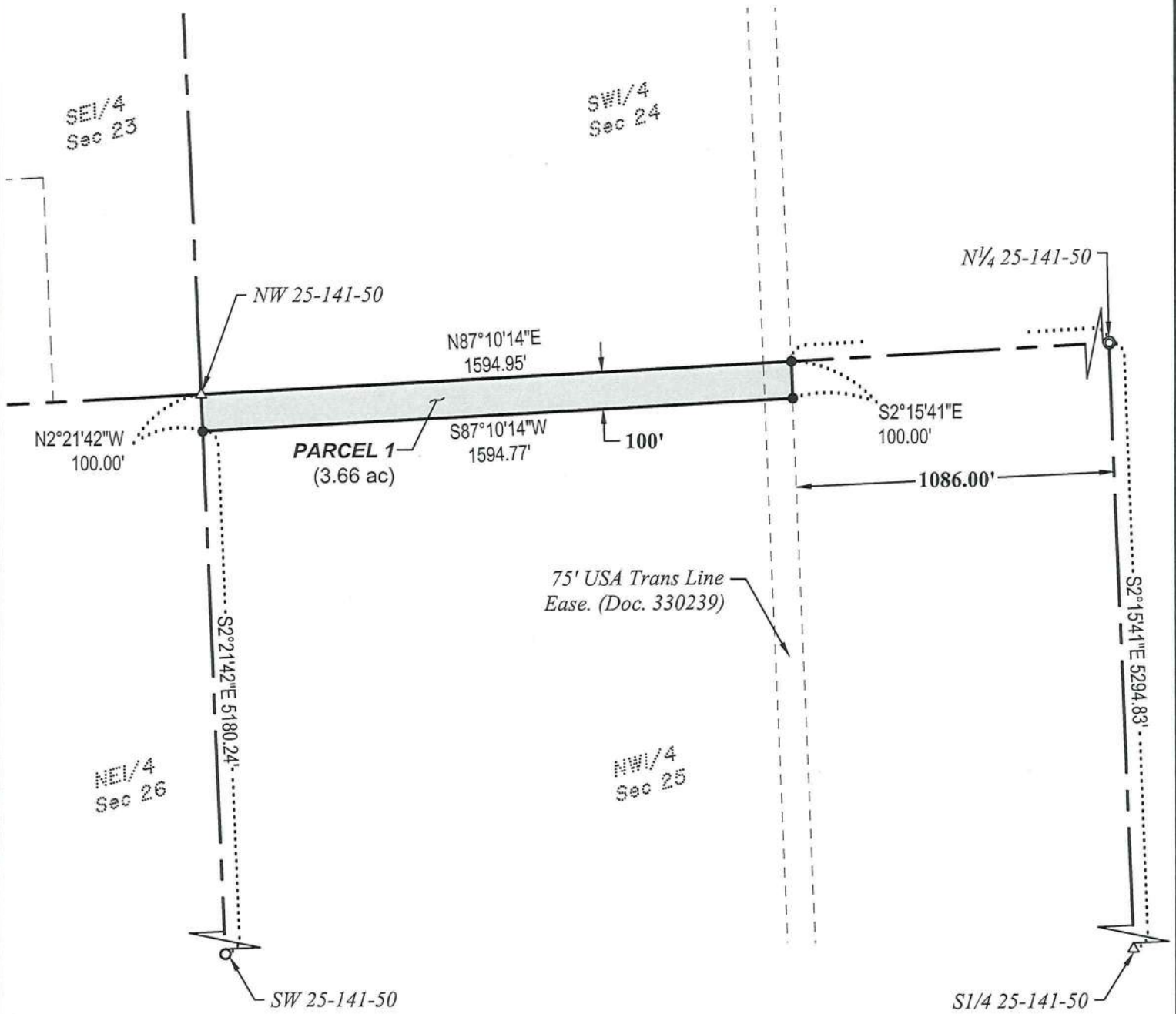
CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southwest Quarter (SW1/4) of Section 24, T141N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 2 of 2
PREPARED BY TTH	PROJECT OIN 507Y1

CERTIFICATE OF SURVEY



CERTIFICATE OF SURVEY



12-29-2023

0 400

Scale in Feet

BASIS OF BEARING
NAD83 (CONUS) ND State Plane
South Zone. Distances are
ground, US Survey Feet.

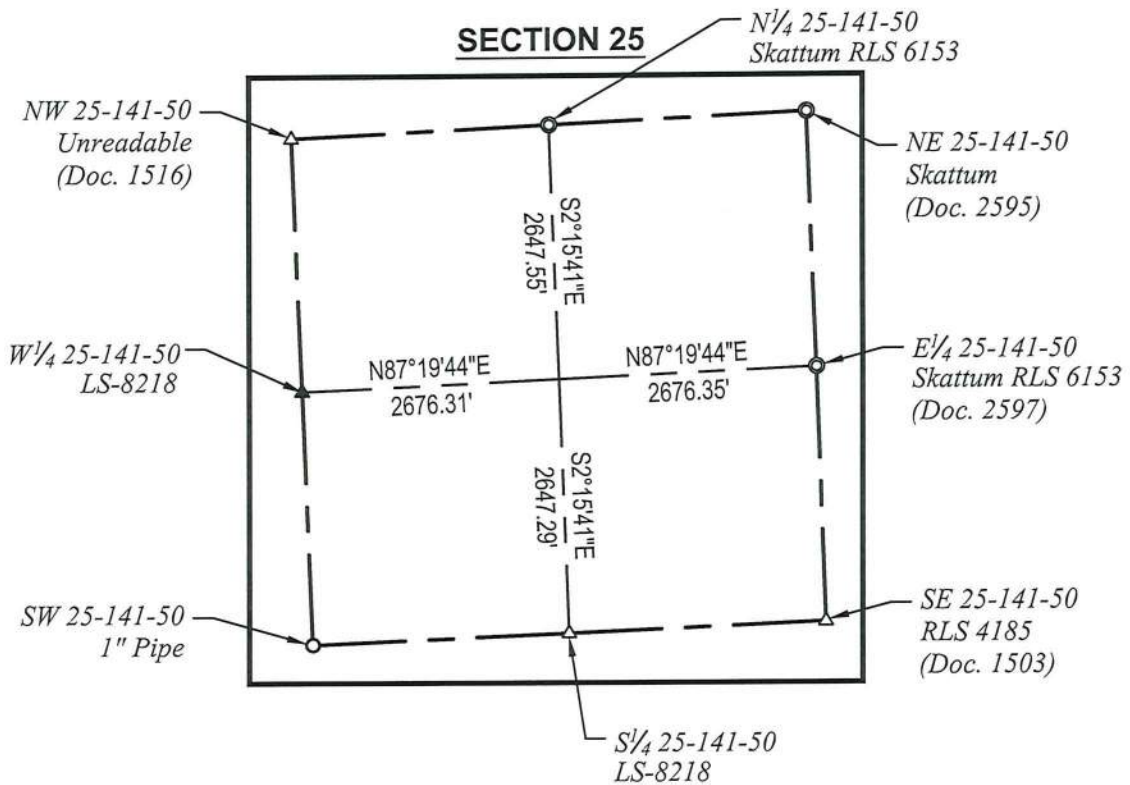
LEGEND	
<p>———— SECTION LINE</p> <p>----- 1/4 LINE</p> <p>----- 1/4 -1/4 LINE</p> <p>----- EXIST. PARCEL LINE</p> <p>----- EXIST. EASE.</p> <p>———— NEW PARCEL LINE</p> <p>▨ NEW DIVERSION PARCEL</p> <p>▧ TEMP. CONST. EASE. (TCE)</p> <p>▩ DEEDED RIGHT-OF-WAY</p>	<p>■ FND ORIGINAL MON.</p> <p>△ FND IRON MON. W/ ALUM. CAP</p> <p>○ FND IRON MON. W/ PLASTIC CAP</p> <p>○ FND IRON MON.</p> <p>● SET IRON MON. W/ PLASTIC CAP LS-8218</p> <p>▲ SET IRON MON. W/ ALUM. CAP LS-8218</p> <p>● SET NAIL MONUMENT</p> <p>(M) MEASURED</p> <p>(R) PREVIOUSLY RECORDED</p>

CASS COUNTY JOINT WATER RESOURCE DISTRICT
Part of the Northwest Quarter (NW1/4) of Section 25, T141N, R50W,
Cass County, ND

CERTIFICATE OF SURVEY

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012 02	SHEET 1 of 2
PREPARED BY TTH	PROJECT ORN 510Y1

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1574062

PARCEL 1 - LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 25, Township 141 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

The North 100.00 feet of the Northwest Quarter (NW1/4) of Section 25, excepting therefrom the North 100.00 feet of the East 1,086.00 feet of said NW1/4.

Said parcel contains 3.66 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson

 Steven E. Swanson

N.D. Registration No. LS-4185

Date: 12/29/23

STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks



On this 29 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken

 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24

COURTNEY LEBACKEN
 Notary Public
 State of North Dakota
 My Commission Expires Dec 29, 2024

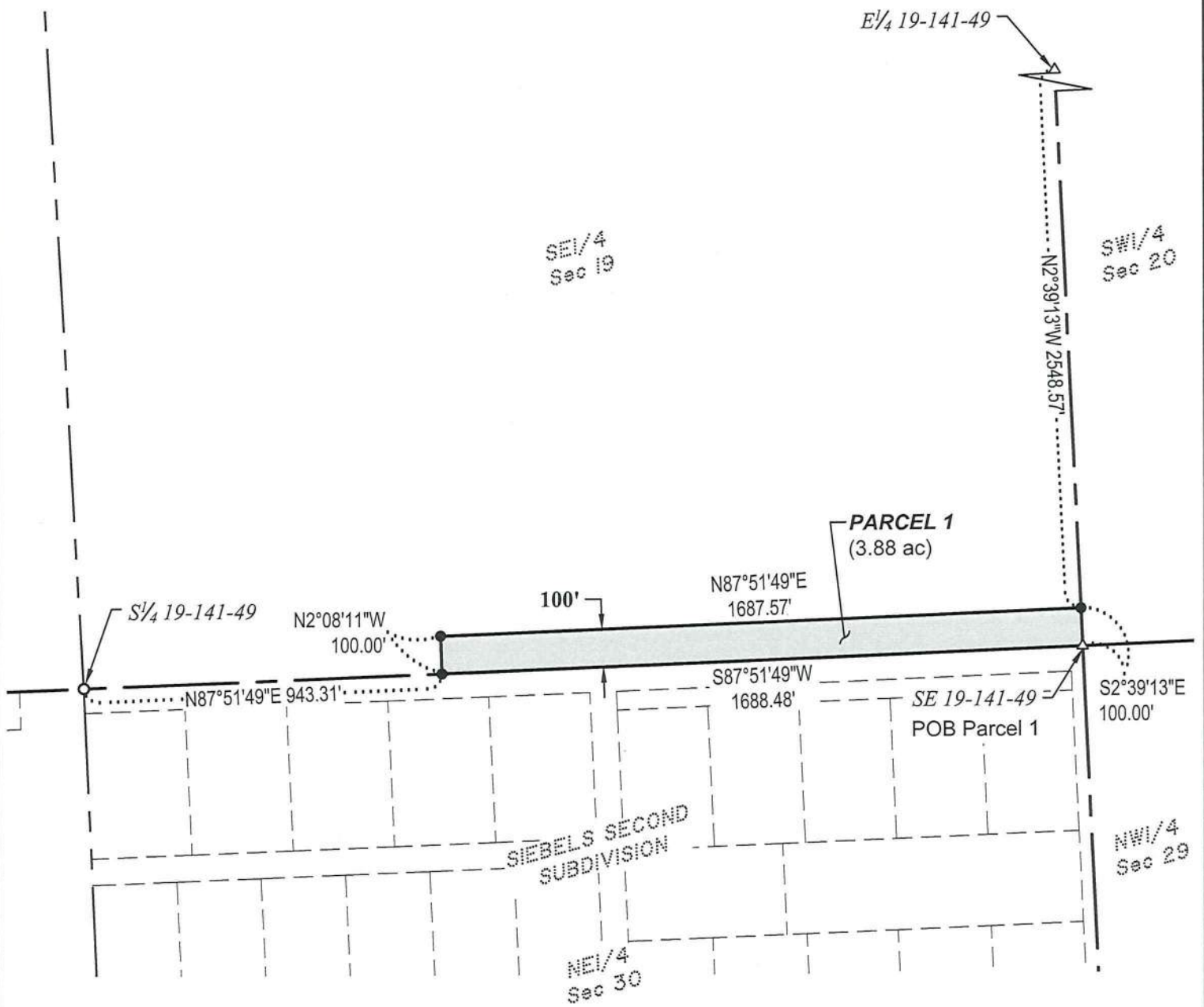
CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Northwest Quarter (NW1/4) of Section 25, T141N, R50W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Jan. 13, 2017
P10841-2020-001 012.02	SHEET 2 of 2
PREPARED BY TTH	PROJECT OIN 510Y1

CERTIFICATE OF SURVEY



CERTIFICATE OF SURVEY



12-28-2023

0 400

 Scale in Feet

BASIS OF BEARING
 NAD83 (CONUS) ND State Plane
 South Zone. Distances are
 ground, US Survey Feet.

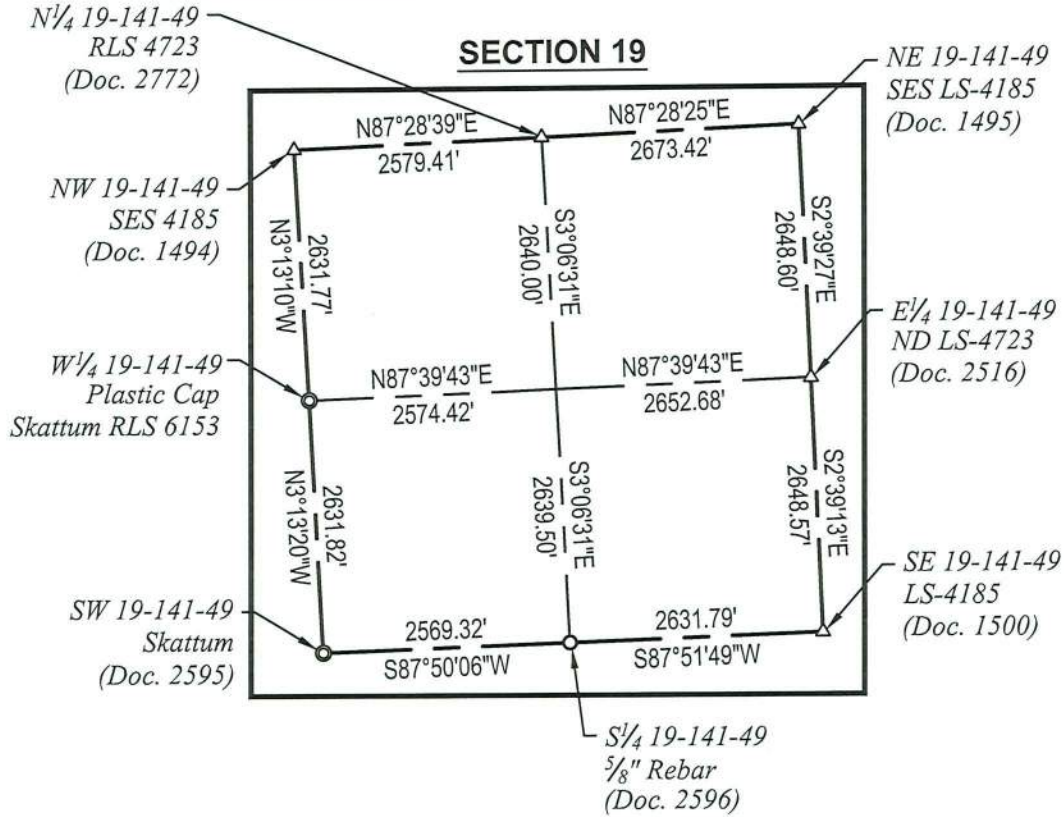
LEGEND	
SECTION LINE	FND ORIGINAL MON.
1/4 LINE	FND IRON MON. W/ ALUM. CAP
1/4 -1/4 LINE	FND IRON MON. W/ PLASTIC CAP
EXIST. PARCEL LINE	FND IRON MON.
EXIST. EASE.	SET IRON MON. W/ PLASTIC CAP LS-8218
NEW PARCEL LINE	SET IRON MON. W/ ALUM. CAP LS-8218
NEW DIVERSION PARCEL	SET NAIL MONUMENT
TEMP. CONST. EASE. (TCE)	(M) MEASURED
DEEDED RIGHT-OF-WAY	(R) PREVIOUSLY RECORDED

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southeast Quarter (SE1/4) of Section 19, T141N, R49W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Sept. 2, 2016
P10841-2020-001 012 02	SHEET 1 of 2
PREPARED BY TTH	PROJECT DIN 574Y1

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY



PARENT PARCEL - WARRANTY DEED DOC. NO. 1516299

PARCEL 1 - LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 19, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Southeast Corner of the Southeast Quarter (SE1/4) of Section 19; thence S87°51'49"W on the south line of said SE1/4 a distance of 1,688.48 feet; thence N02°08'11"W perpendicular to said south line a distance of 100.00 feet; thence N87°51'49"E parallel with said south line a distance of 1,687.57 feet to the east line of said SE1/4; thence S02°39'13"E on said east line a distance of 100.00 feet to the Point of Beginning.

Said parcel contains 3.88 acres, more or less, and is subject to all prior easements, reservations, restrictions, and conveyances of record.

CERTIFICATE OF SURVEYOR

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota. All distances and measurements are true and correct to the best of my knowledge and belief, and all monuments shall be placed in the ground as shown.

Steven E. Swanson
 Steven E. Swanson
 N.D. Registration No. LS-4185
 Date: 12/28/23



STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF Grand Forks)

On this 28 day of December, in the year 2023, before me a notary public in and for said county and state, personally appeared Steven E. Swanson, known to me to be the person(s) described in, and who executed the within instrument and acknowledged to me that he/she executed the same.

Courtney Lebacken
 Notary Public:
 State of North Dakota
 My commission expires: 12-29-24

COURTNEY LEBACKEN
 Notary Public
 State of North Dakota
 My Commission Expires Dec 29, 2024

CASS COUNTY JOINT WATER RESOURCE DISTRICT
 Part of the Southeast Quarter (SE1/4) of Section 19, T141N, R49W,
 Cass County, ND

DRAWING TYPE COS	DATE OF SURVEY Sept. 2, 2016
P10841-2020-001 012.02	SHEET 2 of 2
PREPARED BY TTH	PROJECT OIN 574Y1

CERTIFICATE OF SURVEY

