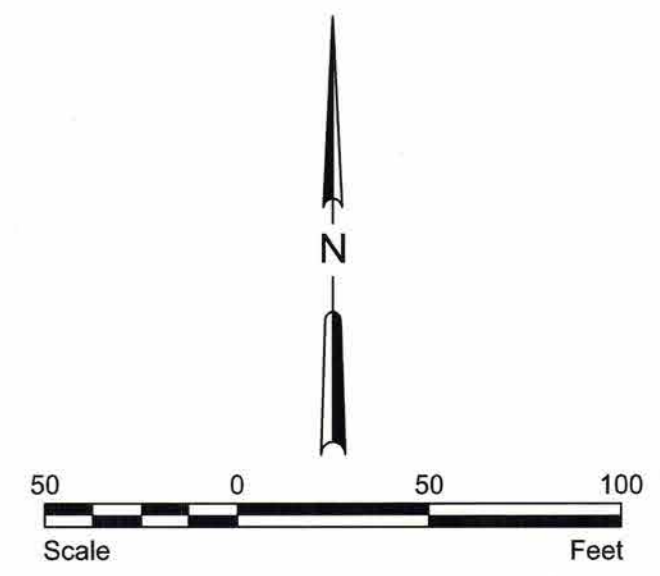
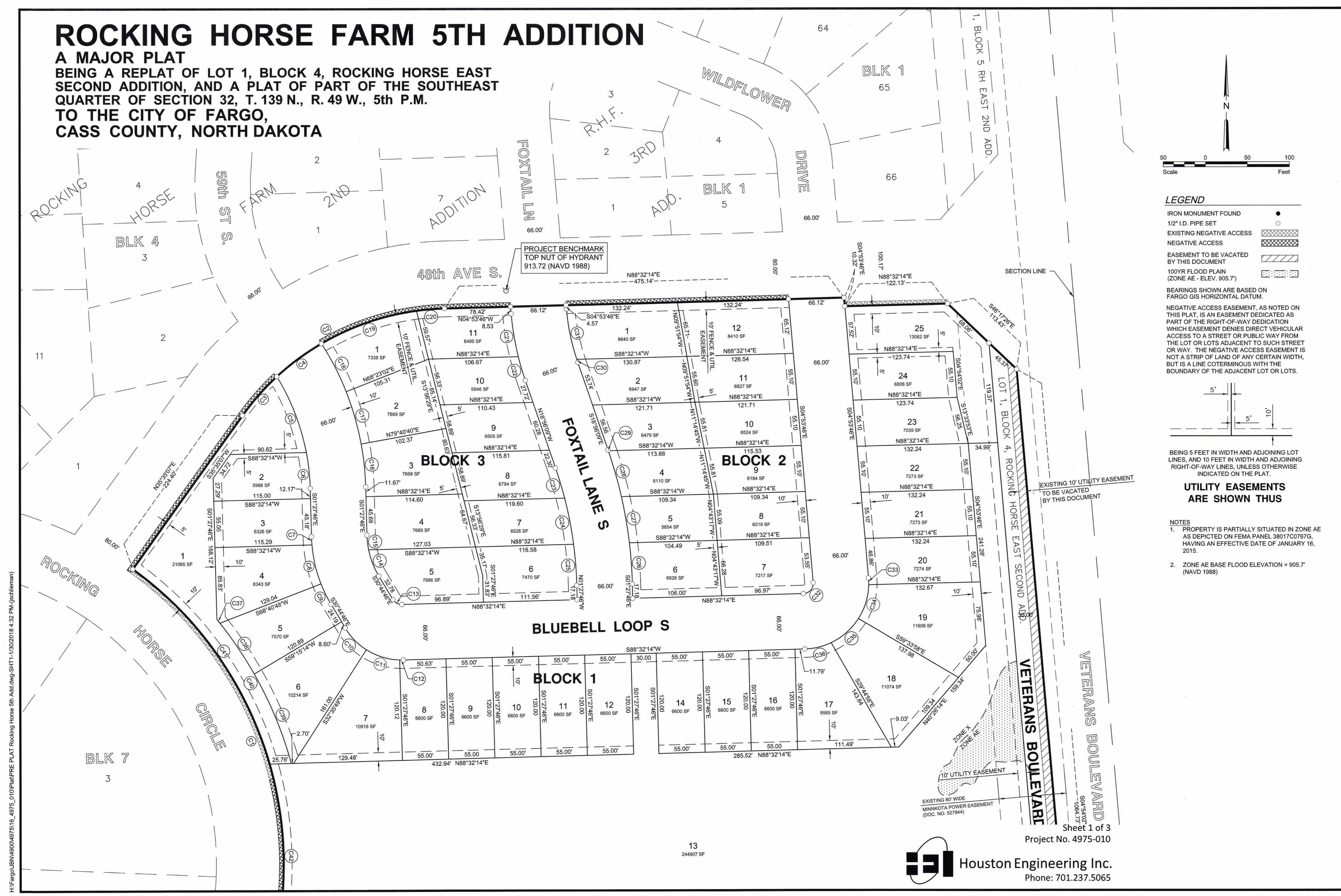


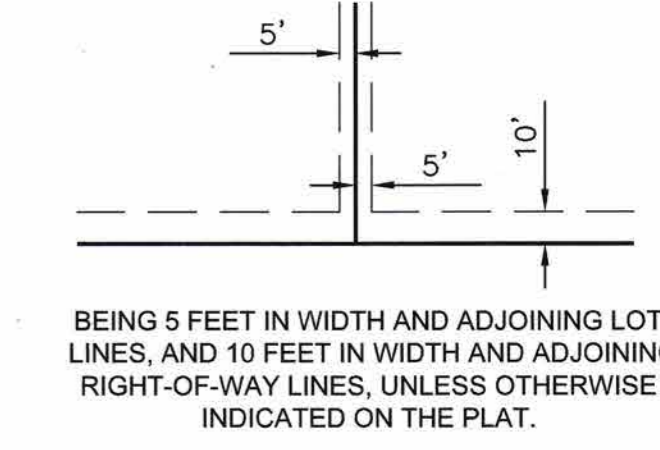
# ROCKING HORSE FARM 5TH ADDITION

## A MAJOR PLAT

BEING A REPLAT OF LOT 1, BLOCK 4, ROCKING HORSE EAST SECOND ADDITION, AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, T. 139 N., R. 49 W., 5th P.M. TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



- LEGEND**
- IRON MONUMENT FOUND
  - 1/2" I.D. PIPE SET
  - EXISTING NEGATIVE ACCESS
  - NEGATIVE ACCESS
  - EASEMENT TO BE VACATED BY THIS DOCUMENT
  - 100YR FLOOD PLAIN (ZONE AE - ELEV. 905.7')
- BEARINGS SHOWN ARE BASED ON FARGO GIS HORIZONTAL DATUM.
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.



- UTILITY EASEMENTS ARE SHOWN THUS**
- NOTES**
1. PROPERTY IS PARTIALLY SITUATED IN ZONE AE AS DEPICTED ON FEMA PANEL 38017C0767G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.
  2. ZONE AE BASE FLOOD ELEVATION = 905.7' (NAVD 1988)

H:\Fargo\JBN4900\497516\_4975\_010\Plat\FRE PLAT Rocking Horse 5th Add.dwg SHT1-1/30/2018 4:32 PM - (jschlieman)

# ROCKING HORSE FARM 5TH ADDITION

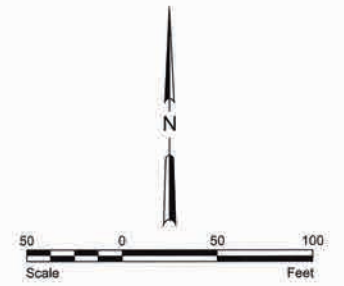
## A MAJOR PLAT

BEING A REPLAT OF LOT 1, BLOCK 4, ROCKING HORSE EAST SECOND ADDITION, AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, T. 139 N., R. 49 W., 5th P.M. TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

BLUEBELL LOOP S

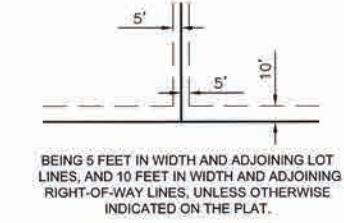
BLOCK 1

VETERANS BOULEVARD  
VETERANS BOULEVARD  
VETERANS BOULEVARD



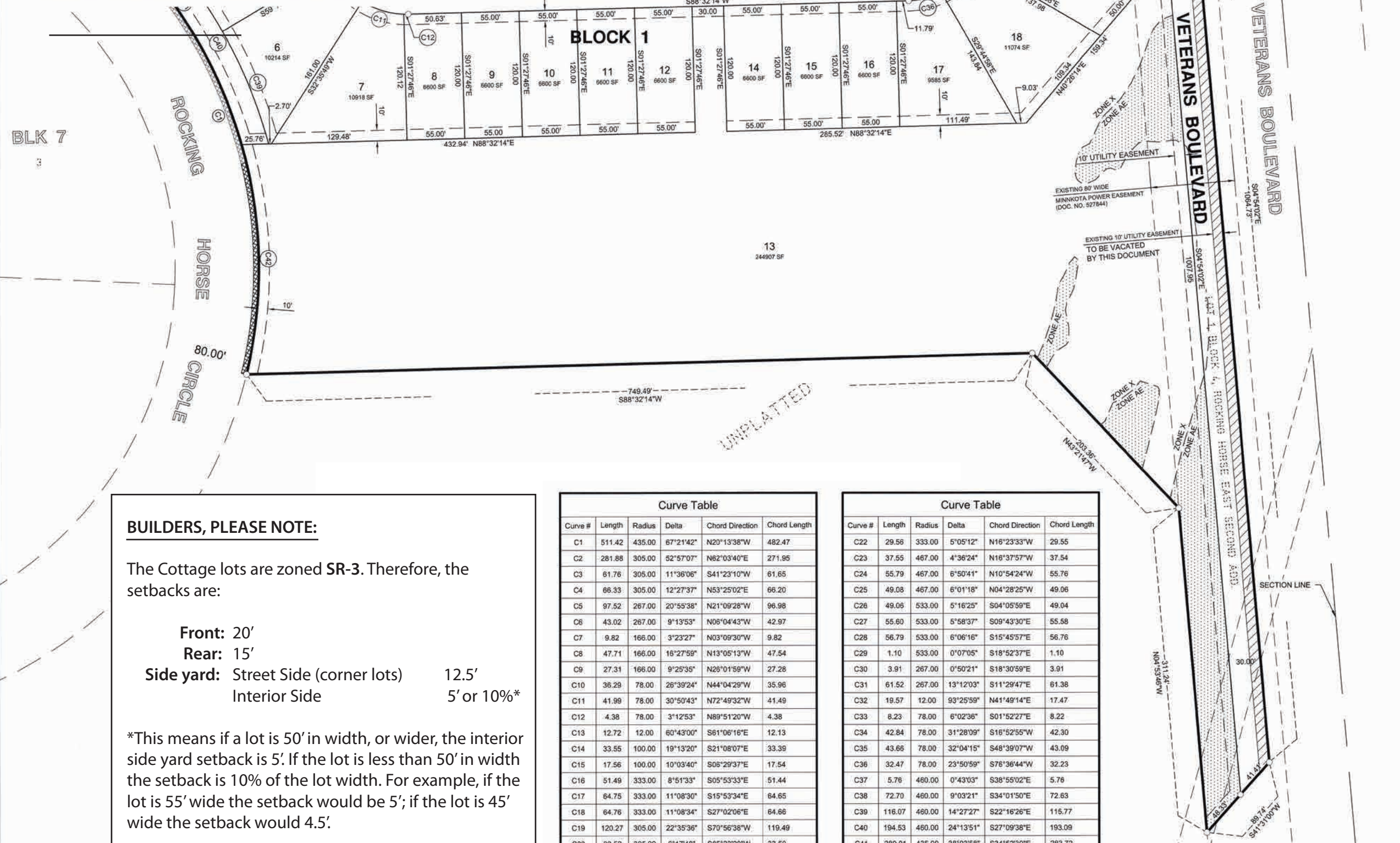
### LEGEND

- IRON MONUMENT FOUND ●
  - 1/2" I.D. PIPE SET ○
  - EXISTING NEGATIVE ACCESS [diagonal lines]
  - NEGATIVE ACCESS [cross-hatch]
  - EASEMENT TO BE VACATED BY THIS DOCUMENT [dashed lines]
  - 100YR FLOOD PLAIN (ZONE AE - ELEV. 905.7') [stippled]
- BEARINGS SHOWN ARE BASED ON FARGO GIS HORIZONTAL DATUM.
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.



### UTILITY EASEMENTS ARE SHOWN THUS

- #### NOTES
- PROPERTY IS PARTIALLY SITUATED IN ZONE AE AS DEPICTED ON FEMA PANEL 38017C0767G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.
  - ZONE AE BASE FLOOD ELEVATION = 905.7' (NAVD 1988)



**BUILDERS, PLEASE NOTE:**

The Cottage lots are zoned SR-3. Therefore, the setbacks are:

**Front:** 20'  
**Rear:** 15'  
**Side yard:** Street Side (corner lots) 12.5'  
                   Interior Side 5' or 10%\*

\*This means if a lot is 50' in width, or wider, the interior side yard setback is 5'. If the lot is less than 50' in width the setback is 10% of the lot width. For example, if the lot is 55' wide the setback would be 5'; if the lot is 45' wide the setback would be 4.5'.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	511.42	435.00	67°21'42"	N20°13'38"W	482.47
C2	281.88	305.00	52°57'07"	N62°03'40"E	271.95
C3	61.76	305.00	11°38'06"	S41°23'10"W	61.65
C4	66.33	305.00	12°27'37"	N53°25'02"E	66.20
C5	97.52	267.00	20°55'38"	N21°09'28"W	96.98
C6	43.02	267.00	9°13'53"	N06°04'43"W	42.97
C7	9.82	166.00	3°23'27"	N03°09'30"W	9.82
C8	47.71	166.00	16°27'59"	N13°05'13"W	47.54
C9	27.31	166.00	9°25'35"	N28°01'59"W	27.28
C10	36.29	78.00	26°39'24"	N44°04'29"W	35.96
C11	41.99	78.00	30°50'43"	N72°49'32"W	41.49
C12	4.38	78.00	3°12'53"	N89°51'20"W	4.38
C13	12.72	12.00	60°43'00"	S61°06'16"E	12.13
C14	33.55	100.00	19°13'20"	S21°08'07"E	33.39
C15	17.56	100.00	10°03'40"	S06°29'37"E	17.54
C16	51.49	333.00	8°51'33"	S05°53'33"E	51.44
C17	64.75	333.00	11°08'30"	S15°53'34"E	64.65
C18	64.76	333.00	11°08'34"	S27°02'06"E	64.66
C19	120.27	305.00	22°35'36"	S70°56'38"W	119.49
C20	33.52	305.00	6°17'48"	S85°23'20"W	33.50
C21	52.04	333.00	8°57'12"	N06°22'22"W	51.98

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	29.56	333.00	5°05'12"	N16°23'33"W	29.55
C23	37.55	467.00	4°36'24"	N16°37'57"W	37.54
C24	55.79	467.00	6°50'41"	N10°54'24"W	55.76
C25	49.08	467.00	6°01'18"	N04°28'25"W	49.06
C26	49.06	533.00	5°16'25"	S04°05'59"E	49.04
C27	55.60	533.00	5°58'37"	S09°43'30"E	55.58
C28	56.79	533.00	6°06'16"	S15°45'57"E	56.76
C29	1.10	533.00	0°07'05"	S18°52'37"E	1.10
C30	3.91	267.00	0°50'21"	S18°30'59"E	3.91
C31	61.52	267.00	13°12'03"	S11°29'47"E	61.38
C32	19.57	12.00	93°25'59"	N41°49'14"E	17.47
C33	8.23	78.00	6°02'36"	S01°52'27"E	8.22
C34	42.84	78.00	31°28'09"	S16°52'55"W	42.30
C35	43.66	78.00	32°04'15"	S48°39'07"W	43.09
C36	32.47	78.00	23°50'59"	S76°36'44"W	32.23
C37	5.76	460.00	0°43'03"	S38°55'02"E	5.76
C38	72.70	460.00	9°03'21"	S34°01'50"E	72.63
C39	116.07	460.00	14°27'27"	S22°16'26"E	115.77
C40	194.53	460.00	24°13'51"	S27°09'38"E	193.09
C41	289.01	435.00	38°03'58"	S34°52'30"E	283.72
C42	222.42	435.00	29°17'44"	S01°11'39"E	220.00

H:\Fargo\UBN\490004975\16\_4975\_010\Plat\PRE PLAT Rocking Horse 5th Add.dwg-SHT2-1/30/20 10:39 AM-(kstroud)

# ROCKING HORSE FARM 5TH ADDITION

## A MAJOR PLAT

### BEING A REPLAT OF LOT 1, BLOCK 4, ROCKING HORSE EAST SECOND ADDITION, AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, T. 139 N., R. 49 W., 5th P.M. TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

**OWNER:**  
Rocking Horse Farm, LLC

\_\_\_\_\_  
Kenneth L. Promersberger, President

**CONTRACT FOR DEED VENDEE:**  
Jetland Properties, LLC

\_\_\_\_\_  
Janice L. Promersberger, President

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:**

I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this 30<sup>th</sup> day of January, 2018.

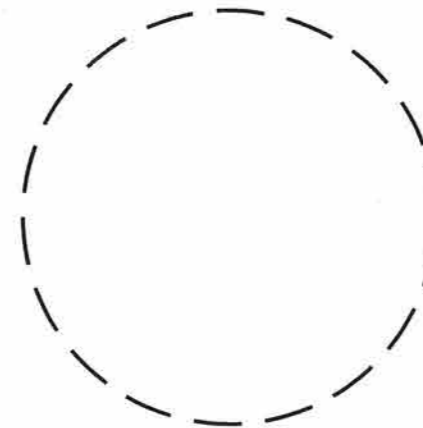
JAS  
\_\_\_\_\_  
James A. Schlieman, Professional Land Surveyor No. 6086



**CITY ENGINEER'S APPROVAL:**

Approved by the Fargo City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mark H. Bittner, City Engineer



**FARGO PLANNING COMMISSION APPROVAL:**

Approved by the City of Fargo Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Shara Fischer, Chair  
Fargo Planning Commission

**FARGO CITY COMMISSION APPROVAL:**

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Timothy J. Mahoney, Mayor

Attest: \_\_\_\_\_  
Steven Sprague, City Auditor

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public: \_\_\_\_\_

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Kenneth L. Promersberger, President of Rocking Horse Farm, LLC, a North Dakota Limited Liability Company, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of the said Limited Liability Company.

Notary Public: \_\_\_\_\_

State of North Dakota )  
 ) ss  
County of Cass )

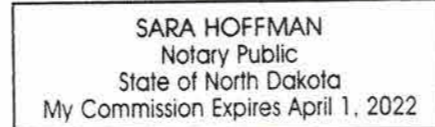
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Janice L. Promersberger, President of Jetland Properties, LLC, a North Dakota Limited Liability Company, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the said Limited Liability Company.

Notary Public: \_\_\_\_\_

State of North Dakota )  
 ) ss  
County of Cass )

On this 30<sup>th</sup> day of January, 2018 before me personally appeared James A. Schlieman, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: Sara Hoffman



State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Mark H. Bittner, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: \_\_\_\_\_

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Shara Fischer, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public: \_\_\_\_\_

**OWNERS' CERTIFICATE:**

KNOW ALL PERSONS BY THESE PRESENTS: That Rocking Horse Farm, LLC, a North Dakota Limited Liability Company, is the owner and proprietor and Jetland Properties, LLC, a North Dakota Limited Liability Company, is the Contract for Deed Vendee, of Lot 1, Block 4, Rocking Horse East Second Addition, together with part of the Southeast Quarter of Section 32, Township 139 North, Range 49 West of the Fifth Principal Meridian, all being situated in the City of Fargo, Cass County, North Dakota, and being described as follows:

Beginning at the northwest corner of Lot 1, Block 4, Rocking Horse East Second Addition to the City of Fargo, said plat being on file at the Cass County Recorder's Office; thence South 46°17'26" East, along the northerly boundary of said Lot 1, for a distance of 45.37 feet to the northeast corner of said Lot 1; thence South 04°54'02" East, along the easterly boundary of said Lot 1, for a distance of 1064.73 feet to the southeast corner of said Lot 1; thence South 41°31'00" West, along the southerly boundary of said Lot 1 and its southwesterly extension, for a distance of 89.74 feet to an angle point along the westerly boundary of said Rocking Horse East Second Addition; thence North 04°53'46" West for a distance of 311.24 feet; thence North 43°21'47" West for a distance of 203.36 feet; thence South 88°32'14" West for a distance of 749.49 feet to a point of intersection with the easterly boundary of Rocking Horse Farm 2nd Addition, said plat being on file at the Cass County Recorder's Office, and said point lying on a non-tangential curve, concave to the southwest, having a radius of 435.00 feet; thence northeasterly, northerly and northwesterly, along said easterly boundary and along said curve, for a distance of 511.42 feet, through a central angle of 67°21'42", having a chord bearing of North 20°13'38" West, to an angle point along said easterly boundary; thence North 35°35'07" East, along said easterly boundary, for a distance of 224.40 feet to a point of tangential curve to the right, having a radius of 305.00 feet; thence northeasterly and easterly, along said easterly boundary and along said curve, for a distance of 281.88, through a central angle of 52°57'07"; thence North 88°32'14" East, along said easterly boundary, for a distance of 475.14 feet to an angle point along said easterly boundary; thence South 04°53'46" East, along said easterly boundary, for a distance of 10.32 feet to an angle point along said easterly boundary; thence North 88°32'14" East, along said easterly boundary, for a distance of 122.13 feet to an angle point along said easterly boundary, and a point of intersection with the westerly boundary of said Rocking Horse East Second Addition; thence South 46°17'26" East, along said westerly boundary, for a distance of 68.06 feet to the point of beginning.

Said tract of land contains 17.189 acres, more or less.

And that said parties have caused the same to be surveyed and platted as **Rocking Horse Farm 5th Addition** to the City of Fargo, Cass County, North Dakota, and do hereby dedicate and convey to the public, for public use, the streets, avenues, and utility easements shown on the plat.