



Horace Planning & Zoning Commission Meeting Agenda

Tuesday, February 28, 2023 – 6:00 pm

Fire Hall Event Center – 413 Main Street, Horace, North Dakota

1. Declare Quorum
2. Regular Agenda
3. Approve the February 14, 2023, Planning & Zoning Commission Meeting Minutes
4. 7675 Jacks Way | Jace Hellman, Community Development Director
 - a. Rezone
 - i. Public Hearing
 - ii. Discussion & Action
 - b. Conditional Use Permit
 - i. Public Hearing
 - ii. Discussion & Action
5. Rivers Edge 2nd Addition | Jace Hellman, Community Development Director
 - a. Plat Amendment
 - i. Discussion & Action
6. Adjournment



HORACE PLANNING and ZONING COMMISSION MEETING MINUTES

February 14, 2023 | 6 p.m.

Horace Fire Hall Event Center | 413 Main Street, Horace ND 58047

Present: Planning and Zoning Commissioners, Amy Beaton, Julie Hochhalter and Russell Sahr (Commissioner Doug Wendel was absent); Community Development Director Jace Hellman; and City Council Member Naomi Burkland

Chair Beaton called the meeting to order at 6:00 p.m.

Agenda Item 1: Declare Quorum

Agenda Item 2: Regular Agenda

Commissioner Hochhalter moved to approve the Regular Agenda. Seconded by Commissioner Sahr. All in favor, none opposed. Motion carried 3-0.

Agenda Item 3: Approve the January 10, 2023, Planning and Zoning Commission Meeting Minutes

Commissioner Sahr moved to approve the minutes from January 10, 2023. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried 3-0.

Agenda Item 4: 990 7th St E – Vistos Shop Condos Design Review | Jace Hellman, Community Development Director

Mr. Hellman presented the application for design review for the Vistos Shop Condos. Mr. Hellman explain that the units will range from approximately 2760 square feet to 3220 square feet. Mr. Hellman described the siding material as a corrugated metal panel with a stone veneer wainscot. Mr. Hellman mentioned that on the approximately 4.80-acre site there will were proposed to be 20 shop condos, however the applicants are proposing to phase this project and will construct six during the first phase. Commissioner Hochhalter asked which of the color samples the applicant will be using for the siding. The applicant discussed that it would be a crinkle texture and that the color would be black and charcoal. Commissioner Hochhalter mentioned that the applicants choice of white fir trees will not survive with the soils in this area, and a different tree should be substituted. The applicant mentioned that they have received other approvals recently from the Planning and Zoning Commission, and they will utilize a tree from one of those approved site plans. Commissioner Sahr ask whether or not the through drive would be completed with the first phase. Fire Chief Stephen Hayton said that the through drive will be required to be completed once additional units beyond the first phase are proposed. Fire Chief Stephen Hayton discussed that no parking signs are beginning to be required along the drive aisle every so often. Commissioner Sahr asked if all the roads in this development will be paved. Mr. Hellman explained that they would be, however due to some delays and the deteriorating roadway already existing, time ran out before the weather changed.

Commissioner Sahr moved to approve the design review as presented for 990 7th St E. Seconded by Commissioner Hochhalter. All in favor, none opposed. Motion carried 3-0.

Agenda Item 5: Land Use Ordinance Update | Jace Hellman, Community Development Director

Mr. Hellman discussed with the Commission how their review of the latest draft of the Land Use Ordinance is going. Mr. Hellman asked that all comments be sent to him prior to their next regularly scheduled meeting in order to compile them into one master document to send to the consultants. Council Member Burkland ask that once the Council has been provided with their drafts to review, if it would be possible to hold a joint workshop with both the City Council and Planning and Zoning Commission. Mr. Hellman and the Commission mentioned that that could be done and would be a good idea.

No action was required or taken.



Agenda Item 6: Planning and Zoning Commissioner Application Form Overview | Jace Hellman, Community Development Director

Mr. Hellman presented an application that would be released by the City for potential residents to fill out who wish to sit on the Planning and Zoning Commission. The City currently has one vacant position with a second that will be available with Commissioner Sahr stepping down. There were no comments or concerns regarding the application from the Commission.

No action was required or taken.

Agenda Item 7: Adjournment at 6:32 p.m.



**CITY OF HORACE:
PLANNING COMMISSION
STAFF REPORT**

City of Horace Commission Staff Report

Entitlements Requested:	Subdivision	Zone Change	Design Review	Conditional Use	Variance	Lot Spilt	Other
Title:	7675 Jacks Way CUP & Rezone	Commission Date:	02/28/2023	Application Number:	CD-2023-01		
Parcel Number:	15038200040000		Staff Contact:		Jace Hellman		
Applicant:	76 Land, LLC/ Ben Woodside		Applicant Contact:		BMWWoodside@gmail.com		
Representative:	Same as Applicant		Representative Contact:		Same as Applicant		

Purpose

The applicant requests is requesting to rezone the property located at 7675 Jacks Way, Horace, ND 58047 from its current zoning district classification of C-2 (Town Center Commercial) to C-1 (Neighborhood Commercial). Additionally, the applicant has requested Conditional Use Permit approval in order to operate a convenience store and gas station within the C-1 zoning district.

Statement of Fact

Future Land Use Map Classification	The property is currently designated as Community Focus
Existing Land Use	Vacant lot within existing subdivision
Current Zoning	Town Center Commercial (C-2)
Area Size	2.50 acres
Adjacent Zoning Districts	North: S-R (Suburban Residential); East: C-2 (Town Center Commercial); South: C-2 (Town Center Commercial); West: PF (Public Facilities)
Land Dedication Requirements	None (Existing Industrial/Commercial Subdivision)

Consistency with Comprehensive Plan and Future Land Use Map

The proposed application is consistent with the Comprehensive Plan. The general area of these proposed application is considered a Community Focus Area, which is expected to include a combination of higher density residential and commercial uses. While the C-1 zoning district may not be listed as a compatible zone, the intent of Community Focus Area is being met.

Discussion and Observation

The applicant is requesting to rezone the property from its current zoning district of C-2 to C-1. A portion of the property in question was previously zoned C-1, however with the platting and rezoning of Lakeview Heights 5th Addition, the replat/redrawn property was zoned C-2.

Currently, per Horace City Code 17.5.10 (3), Conditional uses shall not be located less than two hundred (200) feet from a residential district within the C-2 zone. Within the C-1 zone, there is no such restriction. Staff would note, the process of issuing a conditional use permit involves making sure that proposed uses do not pose an

impact to neighboring properties, and that the proposed uses would be compatible with their surroundings. It also allows the decision-making bodies of the City to apply additional conditions of approval to ensure impacts are limited. The nature in which a conditional use permit should be reviewed and approved is to ensure that surrounding uses are not impacted or diminished with the establishment of a use that requires a conditional use permit.

Per the submitted site plan, staff would note that no screening has been provided along the vehicle stacking areas associated with the car wash which runs parallel to 76th Avenue and directs towards County Road 17. While the site plan is preliminary in nature, staff would recommend that an additional condition be added to an approval requiring additional landscape screening along the north and northwestern property lines to mask/limit escaping vehicular lights from the vehicle stacking spaces onto adjacent properties and roadways.

If this Conditional Use Permit and Rezone is approved, a Design Review approval will be required prior to the issuance of a building permit.

Staff would recommend that the Planning and Zoning Commission recommend approval of the proposed Rezone and Conditional Permit.

Recommendation

To accept the findings and recommendations of the staff report and recommend approval of the rezone and conditional permit for 7675 Jacks Way to the City Council subject to the following condition(s) of approval:

- Additional landscaping/screening shall be required along the vehicle stacking spaces associated with the car wash.

Attachments

1. Rezone Application
2. CUP Application
3. Aerial Map
4. Site Plan



COMMUNITY DEVELOPMENT DEPARTMENT
215 PARK DRIVE EAST
HORACE, NORTH DAKOTA 58047
PHONE: 701.492-2972
E-MAIL: bvoigt@cityofhorace.com
www.cityofhorace.com

APPLICATION DATE

(mo/day/year) 02/02/23

ZONE CHANGE APPLICATION

1 PROPERTY OWNER INFORMATION

NAME (PRINTED): 76 Land, LLC
ADDRESS: 4266 38th Ave S. Fargo, ND 58104
PRIMARY PHONE: 701-541-3068
ALTERNATIVE PHONE: N/A
EMAIL: bmnwoodside@gmail.com

2 REPRESENTATIVE INFORMATION (DEVELOPER, SURVEYOR, ENGINEER)

NAME (PRINTED): Ben Woodside
ADDRESS: 4266 38th Ave S. Fargo ND 58104
PRIMARY PHONE: 701-541-3068
ALTERNATIVE PHONE: N/A
EMAIL: bmnwoodside@gmail.com

3 PROPERTY DETAILS

LEGAL DESCRIPTION: Lakeview Heights 5th ADDN Lot 4 Block 1
ADDRESS: 7675 Jacks Way, Horace ND 58047
CURRENT ZONING: CZ
PROPOSED ZONING: C1 w/ CUP

4 BRIEF NARRATIVE DESCRIPTION OF REASON(S) FOR APPLICATION

Trying to rezone to a C1 w/ a CUP so that I can establish and develop a Holiday station. My understanding is the current zoning is C2 which doesn't allow a CUP w/in a certain amount of feet from a neighborhood which this location falls w/in that radius. Would like to get approved for a C1 which would allow us at our specific location to apply for a CUP + have a Holiday gas station establishment.
Thank you - Ben Woodside

8 SIGNATURE



OWNER SIGNATURE

02/02/23

DATE



REPRESENTATIVE SIGNATURE

02/02/23

DATE

ZONING CHANGE FEE SCHEDULE

ZONING CHANGE FEE—\$325.00

DATE FEE PAID: 02/02/23 - Chuck Mailed to Jane

NOTE: A NONREFUNDABLE FILING FEE MUST BE ACCOMPANIED WITH THE APPLICATION AT TIME OF SUBMITTAL MADE PAYABLE TO THE CITY OF HORACE.

ACKNOWLEDGEMENT: WE HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION IS TRUE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE AND THAT THE PRIMARY CONTACT NAMED ABOVE WILL BE CONTACTED IF ANY QUESTIONS ARISE AND WHEN THE PLAT HAS BEEN APPROVED AND APPROPRIATE COPIES ARE READY FOR RECORDING.



COMMUNITY DEVELOPMENT DEPARTMENT
215 PARK DRIVE EAST
HORACE, NORTH DAKOTA 58047
PHONE: 701.492-2972
E-MAIL: bvoigt@cityofhorace.com
www.cityofhorace.com

APPLICATION DATE

(mo/day/year) 02/02/23

CONDITIONAL USE PERMIT APPLICATION

1 PROPERTY OWNER INFORMATION

NAME (PRINTED): 76 Land, LLC
ADDRESS: 4266 38th Ave S, Fargo, ND 58104
PRIMARY PHONE: 701-541-3068
ALTERNATIVE PHONE: N/A
EMAIL: bmnwoodside@gmail.com

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NAME (PRINTED): Ben Woodside
ADDRESS: 4266 38th Ave S, Fargo ND 58104
PRIMARY PHONE: 701-541-3068
ALTERNATIVE PHONE: N/A
EMAIL: bmnwoodside@gmail.com

3 PROPERTY DETAILS

LEGAL DESCRIPTION: Lakeview Heights 5th ADDN Lot 4 Block 1
ADDRESS: 7675 Jacks Way, Horace ND 58047
CURRENT ZONING: ? Believe it's C2
PROPOSED LAND USE: Holiday Gas Station

- 4 PLEASE EXPLAIN THE FOLLOWING: How the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the citizens of Horace.
-

Applying a COP for a Holiday Gas Station, which is a standard necessity for most citizens. Operation of a C-Store is safe & beneficial for many citizens in the Horace community. Also w/ limited number of C-Stores, we believe this is a ~~great~~ opportunity for a new & improved C-Store to the area.

- 5 PLEASE EXPLAIN THE FOLLOWING: How the uses, values and enjoyment of other property in the area for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
-

The use of a Holiday gas station in Horace would be ~~most~~ the highest standard of a C-Store, professionally run, aesthetically appealing as it would be brand new. It's uses for citizens in Horace would be for a clean & positive C-Store experience & would not negatively affect other establishments that are already in place.

6 PLEASE EXPLAIN THE FOLLOWING: How the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in the district.

There is only 1 run down gas station in town. This permit would not bring excessively more C-Stores to the area. We are looking at putting up a very professionally & outstanding looking product for Horace which we believe would be compatible w/ surrounding properties & businesses.

7 PLEASE EXPLAIN THE FOLLOWING: How adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

Access roads are vital importance for C-Stores. The fantastic access roads in place make it easy for citizens ~~to~~ to come to go from the property. ~~There~~ There are multiple access routes to our location which benefits customers. Key feature is visibility which is why we bought the location we have now. From our understanding ~~an~~ adequate utilities / drainage / & site improvements are already in place.

- 8 PLEASE EXPLAIN THE FOLLOWING: How adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic impact on the area.
-

See approved plat.

- 9 PLEASE EXPLAIN THE FOLLOWING: How the conditional use shall conform to all applicable regulations of the district in which it is located.
-

We will follow rules & regulations for the district. We believe there is a need for a Holiday in Horace & we will conform to any and all conditional use regulations.

10 BRIEF NARRATIVE DESCRIPTION OF REASON(S) FOR APPLICATION

Establishing a Holiday Gas Station in Horace. Due to the new zoning structure we are asking for a CUP to approve a Holiday station.

☐ PLEASE VERIFY THAT SITE PLAN IS SUBMITTED WITH APPLICATION TO SUPPORT NARRATIVE

11 SIGNATURE



OWNER SIGNATURE

02/02/23

DATE



REPRESENTATIVE SIGNATURE

02/02/23

DATE

CONDITIONAL USE PERMIT FEE SCHEDULE

CONDITIONAL USE PERMIT FEE—\$325.00

DATE FEE PAID: 02/02/23 - Mailed check to Jace.

NOTE: A NONREFUNDABLE FILING FEE MUST BE ACCOMPANIED WITH THE APPLICATION AT TIME OF SUBMITTAL MADE PAYABLE TO THE CITY OF HORACE.

ACKNOWLEDGEMENT: WE HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION IS TRUE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE AND THAT THE PRIMARY CONTACT NAMED ABOVE WILL BE CONTACTED IF ANY QUESTIONS ARISE AND WHEN THE PLAT HAS BEEN APPROVED AND APPROPRIATE COPIES ARE READY FOR RECORDING.



7675 Jacks Way
Rezone and CUP
Vicinity Map with Current Zoning



STORE 0000
CASS COUNTY ROAD 17
& 76TH AVENUE SOUTH
HORACE, MN

Parcel ID: _____
Zoning Designation (Current): _____
Overlay District: _____
Parcel Size: _____
Setbacks: Building Buffers
Front _____
Side _____
Rear _____
Parking _____
- Required: Retail: 1 per 250 gross SF floor area
- (5200 / 250 = 21)
- Provided: _____
- Standard (9.5'x18') = 26
- ADA Space (9.5'x18' with Access Stall = 2
- TOTAL PROVIDED: 28

[illegible]

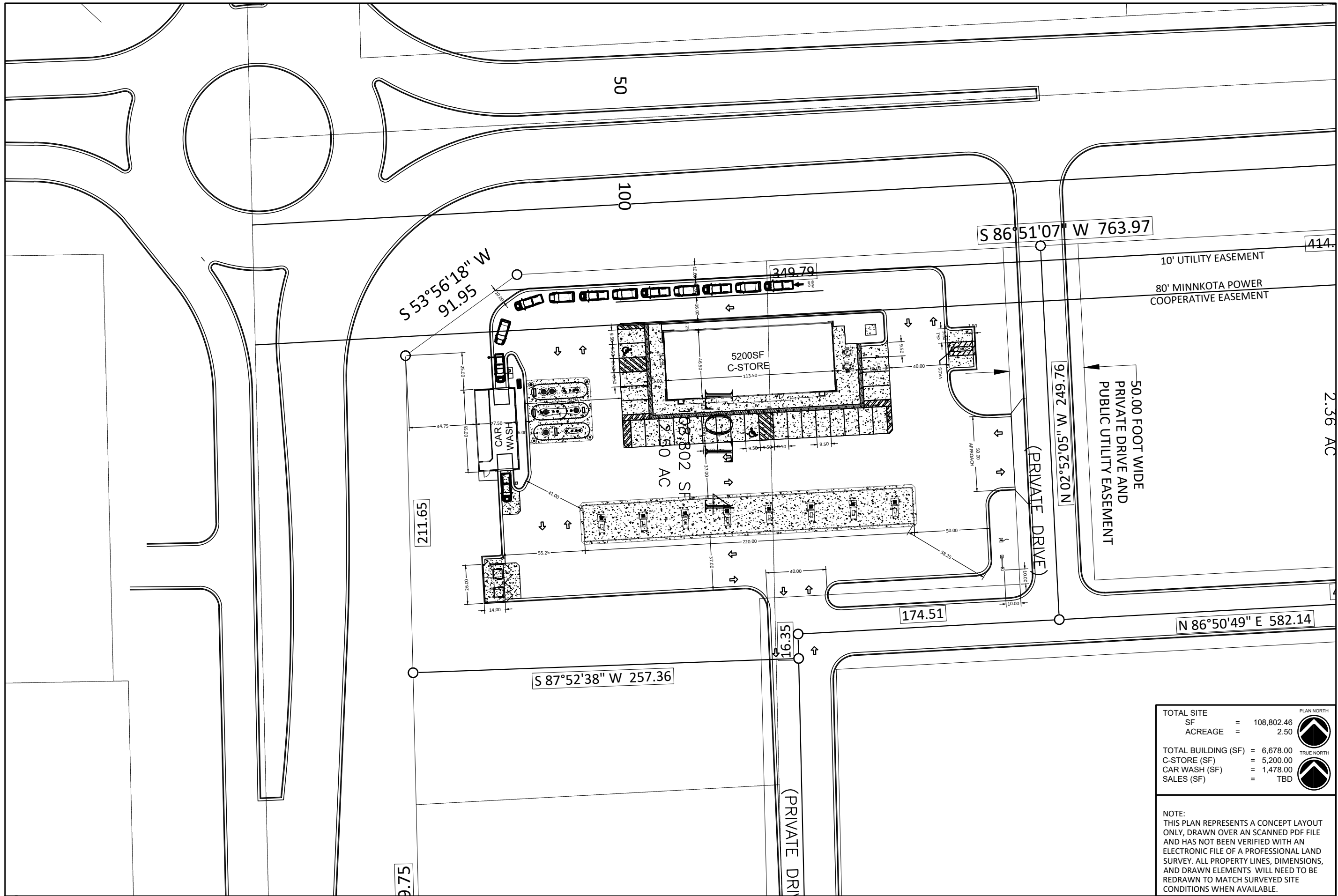
PROJECT:

OPTION / REVISION:
OPTION 1

DATE: 11/1/2022 DRAWN BY: BDB

STORE #0000

C 1.0W



1 PROPOSED SITE PLAN
1.0W SCALE : 1" = 60'-0"

TOTAL SITE		
SF	=	108,802.46
ACREAGE	=	2.50
TOTAL BUILDING (SF)	=	6,678.00
C-STORE (SF)	=	5,200.00
CAR WASH (SF)	=	1,478.00
SALES (SF)	=	TBD



NOTE:
THIS PLAN REPRESENTS A CONCEPT LAYOUT
ONLY, DRAWN OVER AN SCANNED PDF FILE
AND HAS NOT BEEN VERIFIED WITH AN
ELECTRONIC FILE OF A PROFESSIONAL LAND
SURVEY. ALL PROPERTY LINES, DIMENSIONS,
AND DRAWN ELEMENTS WILL NEED TO BE
REDRAWN TO MATCH SURVEYED SITE
CONDITIONS WHEN AVAILABLE.



February 28, 2023

Horace Planning and Zoning Commission
215 Park Drive E
PO Box 99
Horace, ND 58047

RE: Rivers Edge 2nd Addition Plat Modification

Planning and Zoning Commissioners,

On June 28, 2022, the Planning and Zoning Commission voted 4-0 to recommend approval of the plat and rezone for Rivers Edge 2nd Addition. The City Council followed the Commission's recommendation of approval by voting 4-0 to approve Rivers Edge 2nd Addition. Following the approval of the plat, the mylar for the final plat began preparation. The applicant is proposing the following adjustments to the final plat for Rivers Edge 2nd Addition:

- Private Drive Entrance Reconfiguration (River's Edge Drive)
 - Omit Public Street Bulb-Outs to minimize project costs and future maintenance challenges.
 - Omit Right-of-Way widening at the corners.
 - Adjust adjacent HOA lots to accommodate infrastructure and landscaping.
 - Remove two buildable lots adjacent to river lots along the private drive.
- HOA lots
 - Entrance Sign Lot Increased in size.
 - Fence easement added.
- Easements
 - Storm Sewer & Drainage Easements
 - Added/modified easements, mainly backyard runs and sump pump lines.
 - Reduce/minimize easements through park lots.
- Street names adjusted.
 - Private drive street names
 - 78th Street stud, change to 77th Street.

It should be noted that with these proposed modifications, the general layout of the subdivision remains unchanged. As a result these modification, the number of buildable lots, and density of the project actually has decreased. However, due to the number of modification and technical corrections, staff would like to present the updated plat to the Planning and Zoning Commission for their review and recommendation, before ultimately presenting these modifications to the City Council for their final decision.

Regards,

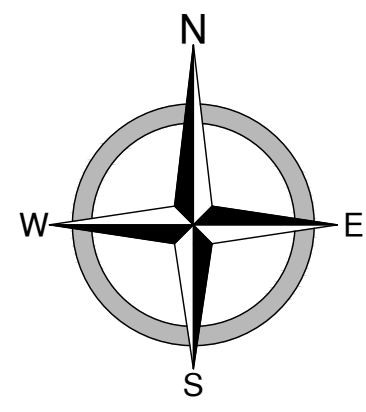


Jace Hellman
City of Horace
Community Development Director

RIVER'S EDGE SECOND ADDITION

TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

Proposed Modified Plat



BEARINGS ARE BASED ON THE N.D. STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).



LEGEND

- IRON MONUMENT FOUND
- SET 5/8"x18" REBAR WITH BLUE PLASTIC CAP #6153
- (10,200) LOT AREAS IN SQ. FT.
- CB CHORD BEARING
- CH CHORD LENGTH
- L ARC LENGTH
- R RADIUS LENGTH
- Δ CENTRAL ANGLE
- PLAT BOUNDARY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- ZONE A, FIRM MAP NO. 3800220768G, NO BASE FLOOD ELEVATIONS DETERMINED
- 910----- CONTOUR LINE WITH ELEVATION 910.00' (NAVD 88)

NOTES:

- UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY AS SHOWN UNLESS OTHERWISE NOTED.
- STORM SEWER/DRAINAGE EASEMENTS ARE 10' WIDE LYING 5' ON EACH SIDE OF SIDE PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
- PROJECT BENCHMARK: "FMM 09" (ALUMINUM ROD INSIDE SLEEVE) 720± NORTH OF INTERSECTION OF CO. RD 17 AND 76TH AVE. S., ON WEST SIDE OF CO. RD 17. ELEVATION = 908.75 (NAVD 88)

OTHER EASEMENTS OF RECORD

- RIGHT-OF-WAY EASEMENT GRANTED TO CASS RURAL WATER USERS, INC., RECORDED AS DOCUMENT NO. 501116 (BOOK X-6, PAGE 287).
- RIGHT-OF-WAY EASEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE COMPANY, RECORDED AS DOCUMENT NO. 455166 (BOOK R-5, PAGE 295).

Curve Table			
Curve #	Length	Radius	Delta
C1	112.10'	500.00'	12°50'43"
C2	243.37'	500.00'	27°53'17"
C3	131.27'	500.00'	15°02'34"
C4	96.40'	430.00'	12°50'43"
C5	68.94'	95.00'	41°34'38"
C6	62.14'	95.00'	37°28'36"
C7	66.43'	95.00'	40°04'04"
C8	62.64'	95.00'	37°46'37"
C9	54.97'	95.00'	33°09'18"
C10	51.98'	25.00'	119°07'18"
C11	30.95'	25.00'	70°55'55"
C12	97.17'	430.00'	12°56'53"
C13	15.72'	430.00'	2°05'41"
C14	74.43'	570.00'	7°28'53"
C15	93.62'	570.00'	9°24'39"
C16	109.39'	570.00'	10°59'45"
C17	7.73'	900.00'	0°29'30"
C18	160.86'	900.00'	10°14'26"
C19	3.88'	735.00'	0°18'09"
C20	70.03'	735.00'	5°27'32"
C21	67.52'	735.00'	5°15'48"
C22	28.77'	782.00'	2°06'28"
C23	80.11'	782.00'	5°52'11"
C24	72.76'	782.00'	5°19'51"
C25	98.09'	385.00'	14°35'52"
C26	75.08'	665.00'	6°28'08"
C27	52.88'	665.00'	4°33'21"
C28	21.46'	852.00'	1°26'34"
C29	16.54'	800.00'	1°11'04"
C30	80.35'	800.00'	5°45'17"
C31	80.04'	800.00'	5°43'56"
C32	80.54'	800.00'	5°46'05"
C33	44.62'	800.00'	3°11'46"
C34	33.66'	150.00'	12°51'33"
C35	67.58'	315.00'	12°17'31"
C36	20.68'	852.00'	1°23'27"
C37	120.16'	905.00'	7°36'27"
C38	143.35'	85.00'	96°37'32"
C39	17.90'	85.00'	12°03'57"
C40	69.24'	350.00'	11°20'03"
C41	76.81'	350.00'	12°34'25"
C42	29.77'	350.00'	4°52'22"
C43	21.46'	250.00'	4°55'06"

Curve Table			
Curve #	Length	Radius	Delta
C44	94.56'	250.00'	21°40'19"
C45	204.82'	200.00'	58°40'35"
C46	18.69'	200.00'	5°21'13"
C47	165.31'	315.00'	30°04'08"
C48	36.60'	220.00'	9°31'59"
C49	12.77'	220.00'	3°19'34"
C50	15.14'	730.00'	1°11'18"
C51	80.93'	730.00'	6°21'07"
C52	80.10'	730.00'	6°17'12"
C53	85.29'	730.00'	6°41'39"
C54	14.20'	730.00'	1°06'52"
C55	111.09'	165.00'	38°34'37"
C56	22.50'	165.00'	7°48'47"
C57	155.84'	115.00'	77°38'41"
C58	57.58'	265.00'	12°26'57"
C59	61.25'	265.00'	13°14'34"
C60	10.60'	275.00'	2°12'31"
C61	65.99'	275.00'	13°44'59"
C62	61.00'	275.00'	12°42'32"
C63	80.85'	45.00'	102°56'33"
C64	122.60'	210.00'	33°26'59"
C65	117.23'	180.00'	37°18'58"
C66	122.78'	180.00'	39°04'55"
C67	70.32'	280.00'	14°23'25"
C68	70.32'	280.00'	14°23'25"
C69	74.42'	155.00'	27°30'31"
C70	80.26'	315.00'	14°35'52"
C71	105.34'	975.00'	6°11'25"
C72	22.19'	975.00'	1°18'15"
C73	89.57'	155.00'	33°06'40"
C74	28.27'	155.00'	10°26'58"
C75	30.45'	155.00'	11°15'21"
C76	11.30'	235.00'	2°45'17"
C77	28.47'	235.00'	6°56'26"
C78	74.86'	235.00'	18°15'03"
C79	70.00'	235.00'	17°04'01"
C80	5.65'	235.00'	1°22'37"
C81	14.11'	185.00'	4°22'06"
C82	68.00'	185.00'	21°03'36"
C83	60.86'	185.00'	18°50'53"
C84	42.46'	185.00'	13°09'00"
C85	40.05'	185.00'	12°24'19"
C86	25.23'	185.00'	7°48'47"

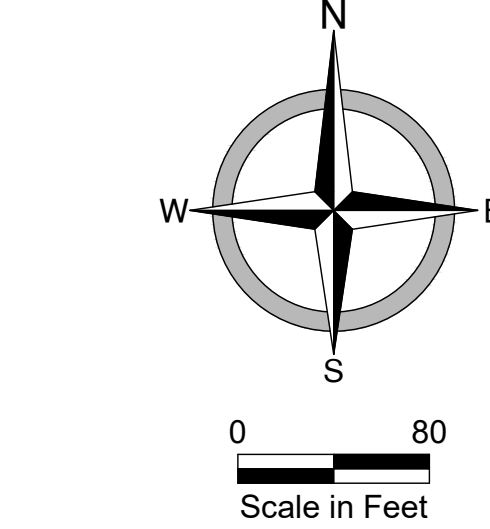
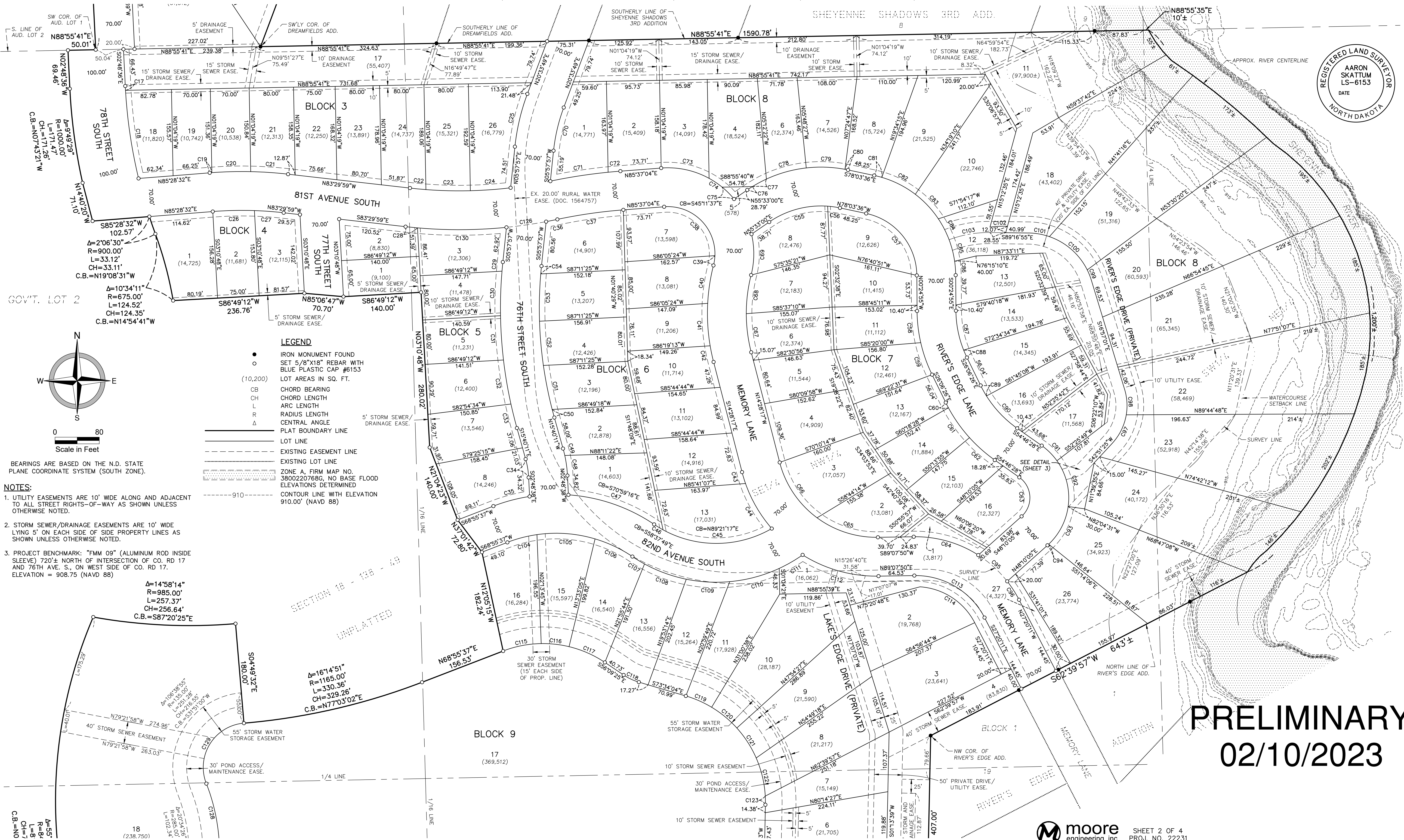
Curve Table			
Curve #	Length	Radius	Delta
C87	72.79'	195.00'	21°23'17"
C88	14.65'	195.00'	4°18'14"
C89	21.68'	205.00'	6°03'31"
C90	80.89'	205.00'	22°36'31"
C91	38.78'	115.00'	19°19'24"
C92	87.06'	115.00'	43°22'32"
C93	77.85'	115.00'	38°47'13"
C94	2.92'	115.00'	1°27'23"
C95	70.71'	210.00'	19°17'34"
C96	39.55'	210.00'	10°47'26"
C97	58.13'	100.00'	33°18'15"
C98	46.26'	100.00'	26°30'11"
C99	19.97'	120.00'	9°32'06"
C100	93.13'	120.00'	44°27'55"
C101	38.39'	120.00'	18°19'54"
C102	31.57'	210.00'	8°36'48"
C103	75.03'	200.00'	21°29'42"
C104	55.19'	245.00'	12°54'21"
C105	105.76'	245.00'	24°43'56"
C106	74.75'	245.00'	17°28'55"
C107	25.56'	270.00'	5°25'26"
C108	80.39'	270.00'	17°03'34"
C109	78.71'	270.00'	16°42'08"
C110	92.73'	270.00'	19°40'40"
C111	48.76'	270.00'	10°20'47"
C112	143.98'	250.00'	32°59'53"
C113	155.24'	140.00'	63°31'58"
C114	123.17'	120.00'	58°48'26"
C115	70.23'	200.00'	20°07'14"
C116	50.63'	200.00'	14°30'14"
C117	70.83'	200.00'	20°17'30"
C118	30.39'	100.00'	17°24'39"
C119	50.89'	200.00'	14°34'42"
C120	58.98'	200.00'	16°53'50"
C121	64.55'	200.00'	18°29'34"
C122	71.04'	200.00'	20°21'09"
C123	15.62'	200.00'	4°28'33"
C124	31.89'	100.00'	18°16'24"
C125	20.20'	100.00'	11°34'18"
C126	72.21'	852.00'	4°51'21"
C127	166.50'	100.00'	95°24'00"
C128	107.04'	340.00'	18°02'15"
C129	148.91'	80.00'	106°38'54"
C130	160.61'	852.00'	10°48'02"

PRELIMINARY
02/10/2023

RIVER'S EDGE SECOND ADDITION

TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

Proposed Modified Plat



BEARINGS ARE BASED ON THE N.D. STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

- NOTES:**
1. UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY AS SHOWN UNLESS OTHERWISE NOTED.
 2. STORM SEWER/DRAINAGE EASEMENTS ARE 10' WIDE LYING 5' ON EACH SIDE OF SIDE PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
 3. PROJECT BENCHMARK: "FMM 09" (ALUMINUM ROD INSIDE SLEEVE) 720± NORTH OF INTERSECTION OF CO. RD 17 AND 76TH AVE. S., ON WEST SIDE OF CO. RD 17. ELEVATION = 908.75 (NAVD 88)

- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x18" REBAR WITH BLUE PLASTIC CAP #6153
 - (10,200) LOT AREAS IN SQ. FT.
 - CB CHORD BEARING
 - CH CHORD LENGTH
 - L ARC LENGTH
 - R RADIUS LENGTH
 - Δ CENTRAL ANGLE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EXISTING EASEMENT LINE
 - EXISTING LOT LINE
 - ZONE A, FIRM MAP NO. 38002207686, NO BASE FLOOD ELEVATIONS DETERMINED
 - CONTOUR LINE WITH ELEVATION 910.00' (NAVD 88)

Δ=14°58'14"
R=985.00'
L=257.37'
CH=256.64'
C.B.=S87°20'25"E

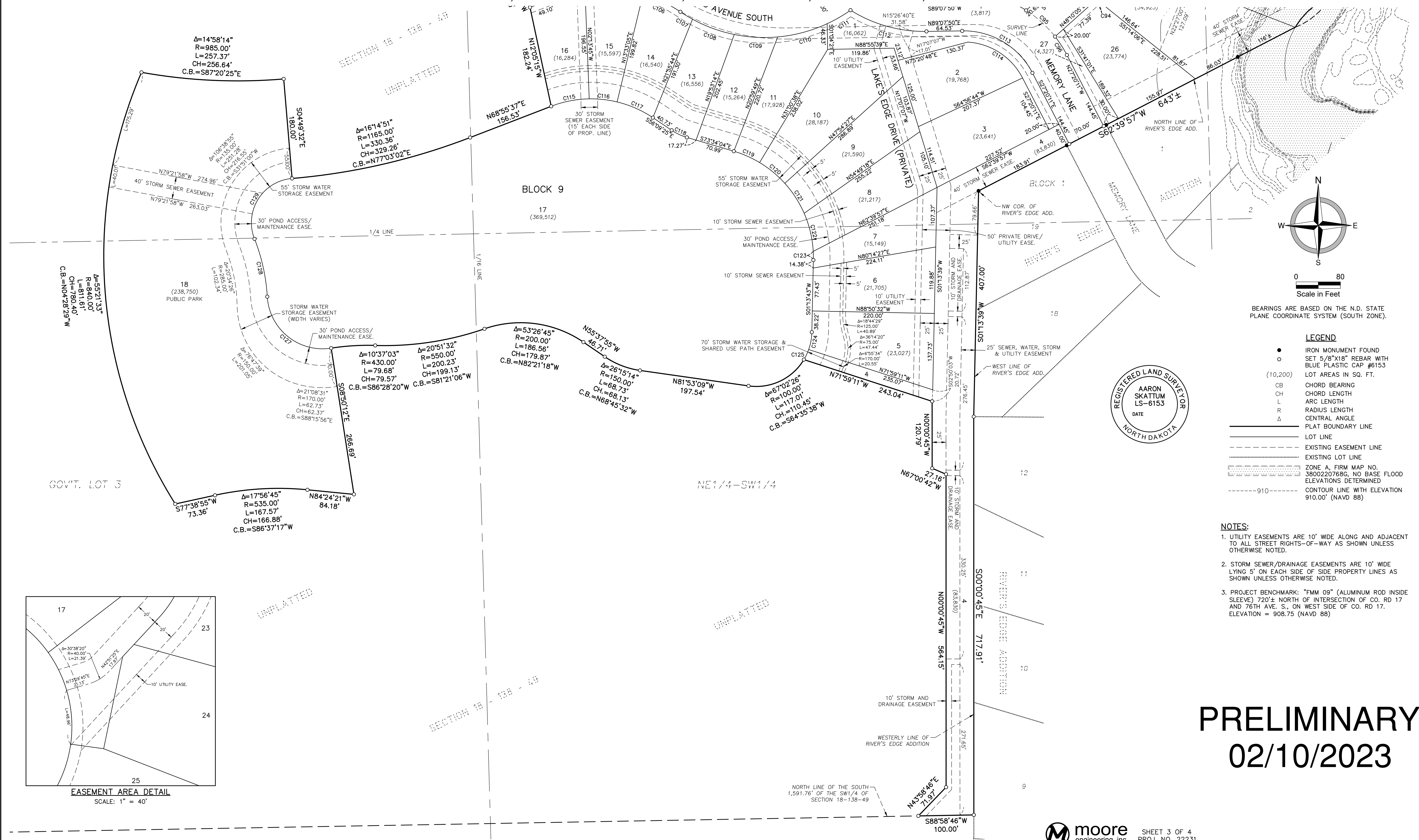
Δ=16°14'51"
R=1165.00'
L=330.36'
CH=329.26'
C.B.=N77°03'02"E

PRELIMINARY
02/10/2023

RIVER'S EDGE SECOND ADDITION

TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

Proposed Modified Plat



PRELIMINARY
02/10/2023

RIVER'S EDGE SECOND ADDITION

TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

Proposed Modified Plat

CERTIFICATE

AARON SKATTUM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "RIVER'S EDGE SECOND ADDITION" TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT THE EXTERIOR BOUNDARY LINES OF SAID ADDITION ARE DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE NORTHWEST QUARTER, THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 58 MINUTES 27 SECONDS EAST, ON AN ASSIGNED BEARING, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,188.70 FEET THE NORTHEAST CORNER OF AUDITOR'S LOT 2, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF AUDITOR'S LOT 1, ACCORDING TO THE RECORDED PLATS THEREOF, THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 58 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 862.51 FEET TO THE NORTHEAST CORNER OF SAID AUDITOR'S LOT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF DREAMFIELDS ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 20 DEGREES 33 MINUTES 38 SECONDS WEST ALONG THE WESTERLY LINE OF SAID DREAMFIELDS ADDITION A DISTANCE OF 1,424.74 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 88 DEGREES 55 MINUTES 41 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID DREAMFIELDS ADDITION, AND THE SOUTHERLY LINE OF SHEYENNE SHADOWS THIRD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 1,590.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 55 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 10 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SHEYENNE RIVER; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE CENTERLINE OF SAID SHEYENNE RIVER A DISTANCE OF 1,200 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF RIVER'S EDGE ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 62 DEGREES 39 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 643 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID RIVER'S EDGE ADDITION; THENCE SOUTH 01 DEGREE 13 MINUTES, 39 SECONDS WEST ALONG THE WESTERLY LINE OF SAID RIVER'S EDGE ADDITION A DISTANCE OF 407.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST CONTINUING ALONG THE WESTERLY LINE OF SAID RIVER'S EDGE ADDITION A DISTANCE OF 717.91 FEET TO THE NORTH LINE OF THE SOUTH 1,591.76 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SAID SOUTH 1,591.76 FEET IS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 58 MINUTES 46 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 100.00 FEET; THENCE NORTH 43 DEGREES 58 MINUTES 46 SECONDS EAST A DISTANCE OF 71.97 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST A DISTANCE OF 564.15 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 42 SECONDS WEST A DISTANCE OF 27.16 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST A DISTANCE OF 120.79 FEET; THENCE NORTH 71 DEGREES 59 MINUTES 11 SECONDS WEST A DISTANCE OF 243.04 FEET; THENCE SOUTHWESTERLY 117.01 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 67 DEGREES 02 MINUTES 26 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 64 DEGREES 35 MINUTES 38 SECONDS WEST WITH A CHORD LENGTH OF 110.45 FEET; THENCE NORTH 81 DEGREES 53 MINUTES 09 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 197.54 FEET; THENCE NORTHWESTERLY 68.73 FEET ALONG A TANGENTIAL CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 26 DEGREES 15 MINUTES 14 SECONDS; THENCE NORTH 55 DEGREES 55 SECONDS WEST A DISTANCE OF 46.71 FEET; THENCE WESTERLY 186.56 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 26 MINUTES 45 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 200.23 FEET ALONG A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 20 DEGREES 51 MINUTES 32 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 03 SECONDS; THENCE SOUTH 08 DEGREES 50 MINUTES 12 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 266.69 FEET; THENCE NORTH 84 DEGREES 24 MINUTES 21 SECONDS WEST A DISTANCE OF 84.18 FEET; THENCE WESTERLY 167.57 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 56 MINUTES 45 SECONDS; THENCE SOUTH 77 DEGREES 38 MINUTES 55 SECONDS WEST A DISTANCE OF 73.36 FEET; THENCE NORTHERLY 811.61 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 840.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 21 MINUTES 33 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 04 DEGREES 28 MINUTES 29 SECONDS WEST WITH A CHORD LENGTH OF 780.40 FEET; THENCE EASTERLY 257.37 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 985.00 FEET AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 14 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 87 DEGREES 20 MINUTES 25 SECONDS EAST WITH A CHORD LENGTH OF 256.64 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 32 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 180.00 FEET; THENCE EASTERLY 330.36 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,165.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 14 MINUTES 51 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 77 DEGREES 03 MINUTES 02 SECONDS EAST WITH A CHORD LENGTH OF 329.26 FEET; THENCE NORTH 68 DEGREES 55 MINUTES 37 SECONDS EAST A DISTANCE OF 156.53 FEET; THENCE NORTH 12 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 182.24 FEET; THENCE NORTH 37 DEGREES 01 MINUTE 42 SECONDS WEST A DISTANCE OF 72.80 FEET; THENCE NORTH 21 DEGREES 04 MINUTES 23 SECONDS WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 03 DEGREES 10 MINUTES 48 SECONDS WEST A DISTANCE OF 280.02 FEET; THENCE SOUTH 86 DEGREES 49 MINUTES 12 SECONDS WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 85 DEGREES 06 MINUTES 47 SECONDS WEST A DISTANCE OF 70.70 FEET; THENCE SOUTH 86 DEGREES 49 MINUTES 12 SECONDS WEST A DISTANCE OF 236.76 FEET; THENCE NORTHERLY 124.52 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 34 MINUTES 11 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 14 DEGREES 54 MINUTES 41 SECONDS WEST WITH A CHORD LENGTH OF 124.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 33.12 FEET ALONG A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 06 MINUTES 30 SECONDS; THENCE SOUTH 85 DEGREES 28 MINUTES 32 SECONDS WEST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 102.57 FEET; THENCE NORTH 14 DEGREES 40 MINUTES 20 SECONDS WEST A DISTANCE OF 71.10 FEET; THENCE NORTHERLY 171.47 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 49 MINUTES 29 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 07 DEGREES 43 MINUTES 21 SECONDS WEST WITH A CHORD LENGTH OF 171.26 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 36 SECONDS WEST A DISTANCE OF 69.46 FEET TO THE SOUTH LINE OF SAID AUDITOR'S LOT 2; THENCE NORTH 88 DEGREES 55 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID AUDITOR'S LOT 2 A DISTANCE OF 50.01 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S LOT 1; THENCE NORTH 02 DEGREES 48 MINUTES 39 SECONDS WEST ALONG THE WESTERLY LINE OF SAID AUDITOR'S LOT 1 A DISTANCE OF 1,325.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 82.08 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.



AARON SKATTUM
REGISTERED LAND SURVEYOR
REG. NO. LS-6153

STATE OF MINNESOTA
COUNTY OF BELTRAMI

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON SKATTUM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, BELTRAMI COUNTY, MINNESOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF HORACE IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

JAMES DAHLMAN, CITY ENGINEER

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES DAHLMAN, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS CITY ENGINEER.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF RIVER'S EDGE SECOND ADDITION TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF AARON SKATTUM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE LOTS 11 AND 12, BLOCK 8; LOT 17, BLOCK 3; LOT 4, BLOCK 9; AND LOT 18, BLOCK 9 TO THE HORACE PARK DISTRICT AS PUBLIC PARKS, AND HEREBY DEDICATE LOTS 7 AND 17, BLOCK 9 TO THE CITY OF HORACE FOR STORM SEWER PURPOSES, AND ALL STREETS, AVENUES, UTILITY, SANITARY SEWER, AND STORM SEWER/DRAINAGE EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC, AND PRIVATE DRIVES TO THE BENEFIT OF THE UNDERLYING PROPERTY OWNERS OF THE LAND DESCRIBED AS RIVER'S EDGE SECOND ADDITION.

OWNER: DABBERT CUSTOM HOMES, LLC
BLOCKS 1, 2, 3, 4, 5, AND 9,
EXCEPT LOT 17, BLOCK 3,
AND EXCEPT LOTS 4, 7, 17, AND 18, BLOCK 9

MORTGAGEE: BANK FORWARD

DONALD A. DABBERT, JR., PRESIDENT

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD A. DABBERT, JR., KNOWN TO ME TO BE THE PRESIDENT OF DABBERT CUSTOM HOMES, LLC THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF DABBERT CUSTOM HOMES, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: RIVER'S EDGE ESTATES, LLC
BLOCKS 6, 7, AND 8,
EXCEPT LOTS 11 AND 12, BLOCK 8

MORTGAGEE: BANK FORWARD

DONALD A. DABBERT, JR., PRESIDENT

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD A. DABBERT, JR., KNOWN TO ME TO BE THE PRESIDENT OF RIVER'S EDGE ESTATES, LLC, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF RIVER'S EDGE ESTATES, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

STATE OF NORTH DAKOTA
COUNTY OF

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE _____ OF BANK FORWARD AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME ON BEHALF OF BANK FORWARD.

NOTARY PUBLIC, _____ COUNTY, NORTH DAKOTA

OWNER: CITY OF HORACE
LOT 11, BLOCK 8,
LOTS 7 AND 17, BLOCK 9

KORY PETERSON, MAYOR

BRENTON HOLPER, CITY AUDITOR

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KORY PETERSON AND BRENTON HOLPER, KNOWN TO ME TO BE THE MAYOR OF THE CITY OF HORACE, AND CITY AUDITOR, RESPECTIVELY, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: HORACE PARK DISTRICT
LOTS 17, BLOCK 3,
LOT 12, BLOCK 8,
LOTS 4 AND 18, BLOCK 9

WADE FRANK, PRESIDENT

JUSTIN GERMUNDSON, CLERK

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WADE FRANK AND JUSTIN GERMUNDSON KNOWN TO ME TO BE THE PRESIDENT AND CLERK, RESPECTIVELY, OF THE HORACE PARK DISTRICT, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF HORACE PARK DISTRICT.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

HORACE CITY COUNCIL APPROVAL

THIS PLAT IN THE CITY OF HORACE IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

KORY PETERSON, MAYOR

BRENTON HOLPER, CITY AUDITOR

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KORY PETERSON, MAYOR, AND BRENTON HOLPER, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

HORACE PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF HORACE IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

RUSSELL SAHR, CHAIRMAN

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RUSSELL SAHR, CHAIRMAN OF THE HORACE PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE HORACE PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

HORACE CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2022.

LUKAS W. GROAKER, CITY ATTORNEY

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LUKAS W. GROAKER, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS CITY ATTORNEY.

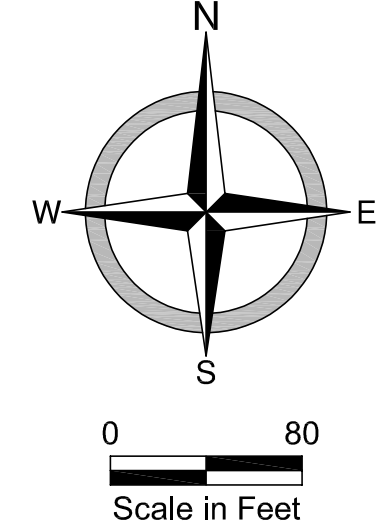
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PRELIMINARY
02/10/2023

RIVER'S EDGE SECOND ADDITION

TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

Previously approved plat



BEARINGS ARE BASED ON THE N.D. STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).



LEGEND

- IRON MONUMENT FOUND
- SET 5/8"x18" REBAR WITH BLUE PLASTIC CAP #6153
- (10,200) LOT AREAS IN SQ. FT.
- CB CHORD BEARING
- CH CHORD LENGTH
- L ARC LENGTH
- R RADIUS LENGTH
- Δ CENTRAL ANGLE
- PLAT BOUNDARY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- ZONE A, FIRM MAP NO. 3800220768G, NO BASE FLOOD ELEVATIONS DETERMINED
- 910----- CONTOUR LINE WITH ELEVATION 910.00' (NAVD 88)

NOTES:

- UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY AS SHOWN UNLESS OTHERWISE NOTED.
- STORM SEWER/DRAINAGE EASEMENTS ARE 10' WIDE LYING 5' ON EACH SIDE OF SIDE PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
- PROJECT BENCHMARK: "FMM 09" (ALUMINUM ROD INSIDE SLEEVE) 720± NORTH OF INTERSECTION OF CO. RD 17 AND 76TH AVE. S., ON WEST SIDE OF CO. RD 17. ELEVATION = 908.75 (NAVD 88)

OTHER EASEMENTS OF RECORD

- RIGHT-OF-WAY EASEMENT GRANTED TO CASS RURAL WATER USERS, INC., RECORDED AS DOCUMENT NO. 501115 (BOOK X-6, PAGE 284)
- RIGHT-OF-WAY EASEMENT GRANTED TO CASS RURAL WATER USERS, INC., RECORDED AS DOCUMENT NO. 501116 (BOOK X-6, PAGE 287)
- RIGHT-OF-WAY EASEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE COMPANY, RECORDED AS DOCUMENT NO. 455166 (BOOK R-5, PAGE 295).

Curve Table			
Curve #	Length	Radius	Delta
C1	112.10'	500.00'	12°50'43"
C2	243.37'	500.00'	27°53'17"
C3	131.27'	500.00'	15°02'34"
C4	96.40'	430.00'	12°50'43"
C5	68.94'	95.00'	41°34'38"
C6	62.14'	95.00'	37°28'36"
C7	66.43'	95.00'	40°04'04"
C8	62.64'	95.00'	37°46'37"
C9	54.97'	95.00'	33°09'18"
C10	51.98'	25.00'	119°07'18"
C11	30.95'	25.00'	70°55'55"
C12	97.17'	430.00'	12°56'53"
C13	15.72'	430.00'	2°05'41"
C14	74.43'	570.00'	7°28'53"
C15	93.62'	570.00'	9°24'39"
C16	109.39'	570.00'	10°59'45"
C17	7.73'	900.00'	0°29'30"
C18	160.86'	900.00'	10°14'26"
C19	3.88'	735.00'	0°18'09"
C20	70.03'	735.00'	5°27'32"
C21	67.52'	735.00'	5°15'48"
C22	33.79'	782.00'	2°28'32"
C23	80.09'	782.00'	5°52'06"
C24	67.76'	782.00'	4°57'52"
C25	98.09'	385.00'	14°35'52"
C26	75.08'	665.00'	6°28'08"
C27	52.88'	665.00'	4°33'21"
C28	21.46'	852.00'	1°26'34"
C29	16.54'	800.00'	1°11'04"
C30	80.35'	800.00'	5°45'17"
C31	80.04'	800.00'	5°43'56"
C32	80.54'	800.00'	5°46'05"
C33	44.62'	800.00'	3°11'46"
C34	33.66'	150.00'	12°51'33"
C35	67.58'	315.00'	12°17'31"
C36	20.68'	852.00'	1°23'27"
C37	120.16'	905.00'	7°36'27"
C38	143.35'	85.00'	96°37'32"
C39	17.90'	85.00'	12°03'57"
C40	69.24'	350.00'	11°20'03"
C41	76.81'	350.00'	12°34'25"
C42	29.77'	350.00'	4°52'22"
C43	21.46'	250.00'	4°55'06"

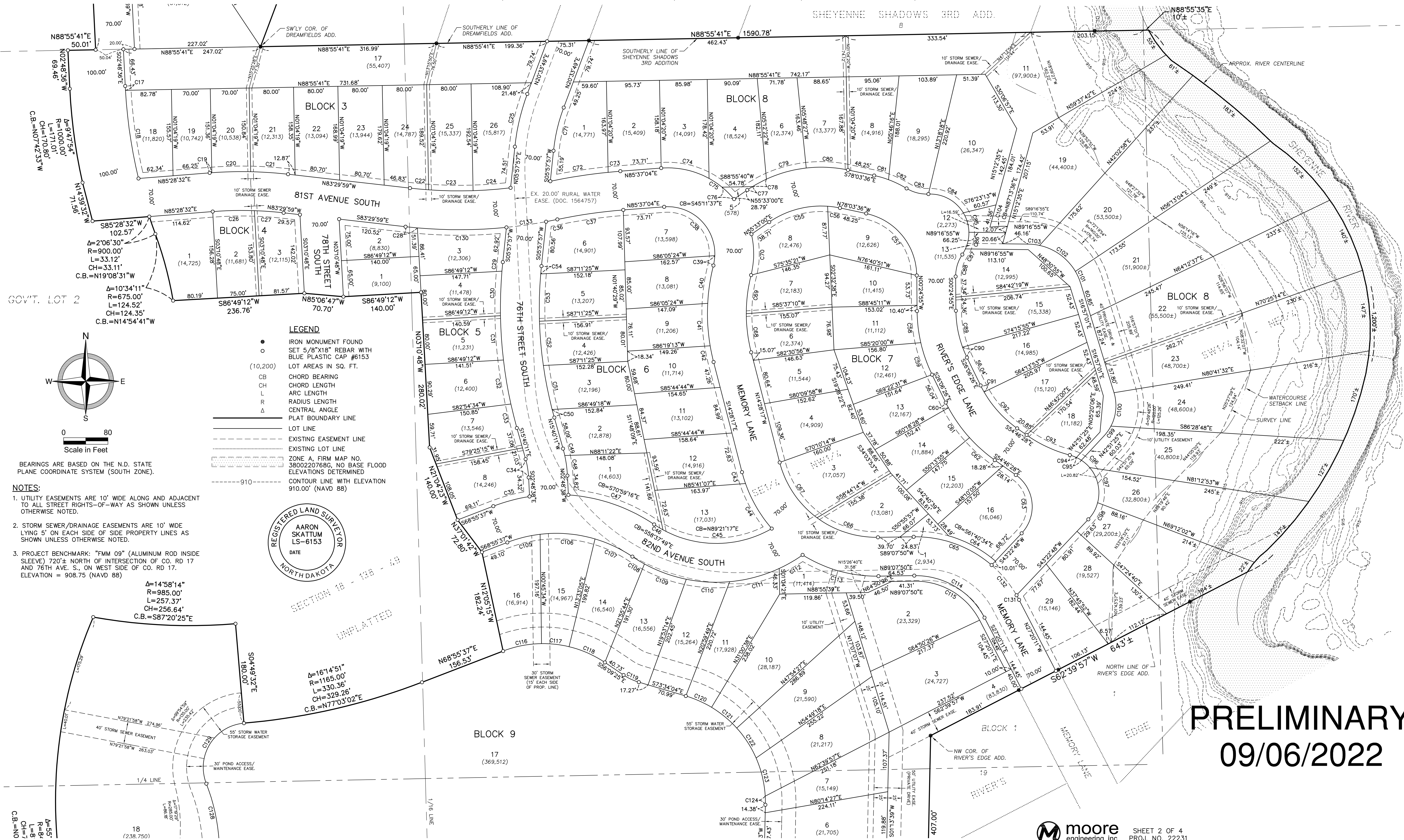
Curve Table			
Curve #	Length	Radius	Delta
C44	94.56'	250.00'	21°40'19"
C45	204.82'	200.00'	58°40'35"
C46	18.69'	200.00'	5°21'13"
C47	165.31'	315.00'	30°04'08"
C48	36.60'	220.00'	9°31'59"
C49	12.77'	220.00'	3°19'34"
C50	15.14'	730.00'	1°11'18"
C51	80.93'	730.00'	6°21'07"
C52	80.10'	730.00'	6°17'12"
C53	85.29'	730.00'	6°41'39"
C54	14.20'	730.00'	1°06'52"
C55	111.09'	165.00'	38°34'37"
C56	22.50'	165.00'	7°48'47"
C57	155.84'	115.00'	77°38'41"
C58	57.58'	265.00'	12°26'57"
C59	61.25'	265.00'	13°14'34"
C60	10.60'	275.00'	2°12'31"
C61	65.99'	275.00'	13°44'59"
C62	61.00'	275.00'	12°42'32"
C63	119.92'	70.00'	98°09'16"
C64	96.58'	220.00'	25°09'07"
C65	152.66'	210.00'	41°39'03"
C66	117.23'	180.00'	37°18'58"
C67	122.78'	180.00'	39°04'55"
C68	70.32'	280.00'	14°23'24"
C69	70.32'	280.00'	14°23'24"
C70	74.42'	155.00'	27°30'31"
C71	80.26'	315.00'	14°35'52"
C72	105.34'	975.00'	6°11'25"
C73	22.19'	975.00'	1°18'15"
C74	89.57'	155.00'	33°06'40"
C75	28.27'	155.00'	10°26'58"
C76	30.45'	155.00'	11°15'21"
C77	11.30'	235.00'	2°45'17"
C78	28.47'	235.00'	6°56'26"
C79	74.86'	235.00'	18°15'03"
C80	75.65'	235.00'	18°26'38"
C81	26.87'	185.00'	8°19'20"
C82	36.17'	185.00'	11°12'13"
C83	41.34'	70.00'	33°50'03"
C84	74.85'	70.00'	61°15'51"
C85	36.97'	70.00'	30°15'31"
C86	30.81'	70.00'	25°13'20"

Curve Table			
Curve #	Length	Radius	Delta
C87	11.71'	70.00'	9°35'04"
C88	42.00'	70.00'	34°22'35"
C89	67.03'	195.00'	19°41'38"
C90	20.41'	195.00'	5°59'53"
C91	13.25'	205.00'	3°42'16"
C92	89.31'	205.00'	24°57'46"
C93	86.36'	240.00'	20°37'02"
C94	12.56'	70.00'	10°16'49"
C95	10.30'	70.00'	8°26'03"
C96	20.07'	70.00'	16°25'51"
C97	67.38'	70.00'	55°09'01"
C98	34.79'	70.00'	28°28'34"
C99	21.42'	80.00'	15°20'19"
C100	62.09'	80.00'	44°28'07"
C101	23.69'	100.00'	13°34'22"
C102	82.02'	100.00'	46°59'37"
C103	20.53'	100.00'	11°45'55"
C104	31.57'	210.00'	8°36'48"
C105	60.94'	245.00'	14°15'06"
C106	100.00'	245.00'	23°23'10"
C107	74.75'	245.00'	17°28'55"
C108	25.56'	270.00'	5°25'25"
C109	80.39'	270.00'	17°03'34"
C110	78.71'	270.00'	16°42'08"
C111	92.73'	270.00'	19°40'40"
C112	48.75'	270.00'	10°20'47"
C113	143.98'	250.00'	32°59'53"
C114	155.24'	140.00'	63°31'59"
C115	144.15'	130.00'	63°31'59"
C116	70.91'	200.00'	20°18'50"
C117	49.95'	200.00'	14°18'38"
C118	70.83'	200.00'	20°17'30"
C119	30.39'	100.00'	17°24'39"
C120	50.89'	200.00'	14°34'41"
C121	58.98'	200.00'	16°53'50"
C122	64.55'	200.00'	18°29'34"
C123	71.04'	200.00'	20°21'09"
C124	15.62'	200.00'	4°28'33"
C125	31.89'	100.00'	18°16'24"
C126	20.20'	100.00'	11°34'18"
C127	166.50'	100.00'	95°24'00"
C128	107.04'	340.00'	18°02'15"
C129	148.91'	80.00'	106°38'54"
C130	160.61'	852.00'	10°48'02"
C131	9.33'	210.00'	2°32'43"
C132	70.87'	210.00'	19°20'12"
C133	72.21'	852.00'	4°51'21"

RIVER'S EDGE SECOND ADDITION

Previously approved plat

TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



Previously approved plat

0 80
Scale in Feet

BEARINGS ARE BASED ON THE N.D. STATE
PLANE COORDINATE SYSTEM (SOUTH ZONE).

LEGEND

- | | |
|----------|---|
| ● | IRON MONUMENT FOUND |
| ○ | SET 5/8"x18" REBAR WITH
BLUE PLASTIC CAP #6153 |
| (10,200) | LOT AREAS IN SQ. FT. |
| CB | CHORD BEARING |
| CH | CHORD LENGTH |
| L | ARC LENGTH |
| R | RADIUS LENGTH |
| Δ | CENTRAL ANGLE |
| | PLAT BOUNDARY LINE |
| --- | LOT LINE |
| --- | EXISTING EASEMENT LINE |
| --- | EXISTING LOT LINE |
| ----- | ZONE A, FIRM MAP NO.
3800220768G, NO BASE FLOOD
ELEVATIONS DETERMINED |
| 0----- | CONTOUR LINE WITH ELEVATION
910.00" (NAVD 88) |

NOTES:

1. UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY AS SHOWN UNLESS OTHERWISE NOTED.
2. STORM SEWER/DRAINAGE EASEMENTS ARE 10' WIDE LYING 5' ON EACH SIDE OF SIDE PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
3. PROJECT BENCHMARK: "FMM 09" (ALUMINUM ROD INSIDE SLEEVE) 720± NORTH OF INTERSECTION OF CO. RD 17 AND 76TH AVE. S., ON WEST SIDE OF CO. RD 17. ELEVATION = 908.75 (NAVD 88)

PRELIMINARY
09/06/2022

RIVER'S EDGE SECOND ADDITION

TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

Previously approved plat

CERTIFICATE

AARON SKATTUM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "RIVER'S EDGE SECOND ADDITION" TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT THE EXTERIOR BOUNDARY LINES OF SAID ADDITION ARE DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 58 MINUTES 27 SECONDS EAST, ON AN ASSIGNED BEARING, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,188.70 FEET THE NORTHEAST CORNER OF AUDITOR'S LOT 2, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF AUDITOR'S LOT 1, ACCORDING TO THE RECORDED PLATS THEREOF, THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 58 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 862.51 FEET TO THE NORTHEAST CORNER OF SAID AUDITOR'S LOT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF DREAMFIELDS ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 20 DEGREES 33 MINUTES 38 SECONDS WEST ALONG THE WESTERLY LINE OF SAID DREAMFIELDS ADDITION A DISTANCE OF 1,424.74 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 88 DEGREES 55 MINUTES 41 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID DREAMFIELDS ADDITION, AND THE SOUTHERLY LINE OF SHEYENNE SHADOWS THIRD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 1,590.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 55 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 10 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SHEYENNE RIVER; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE CENTERLINE OF SAID SHEYENNE RIVER A DISTANCE OF 1,200 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF RIVER'S EDGE ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 62 DEGREES 39 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 643 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID RIVER'S EDGE ADDITION; THENCE SOUTH 01 DEGREE 13 MINUTES, 39 SECONDS WEST ALONG THE WESTERLY LINE OF SAID RIVER'S EDGE ADDITION A DISTANCE OF 407.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST CONTINUING ALONG THE WESTERLY LINE OF SAID RIVER'S EDGE ADDITION A DISTANCE OF 717.91 FEET TO THE NORTH LINE OF THE SOUTH 1,591.76 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SAID SOUTH 1,591.76 FEET IS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 58 MINUTES 46 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 100.00 FEET; THENCE NORTH 43 DEGREES 58 MINUTES 46 SECONDS EAST A DISTANCE OF 71.97 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST A DISTANCE OF 684.15 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 42 SECONDS WEST A DISTANCE OF 27.16 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST A DISTANCE OF 120.79 FEET; THENCE NORTH 71 DEGREES 59 MINUTES 11 SECONDS WEST A DISTANCE OF 243.04 FEET; THENCE SOUTHWESTERLY 117.01 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 67 DEGREES 02 MINUTES 26 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 64 DEGREES 35 MINUTES 38 SECONDS WEST WITH A CHORD LENGTH OF 110.45 FEET; THENCE NORTH 81 DEGREES 53 MINUTES 09 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 197.54 FEET; THENCE NORTHWESTERLY 68.73 FEET ALONG A TANGENTIAL CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 26 DEGREES 15 MINUTES 14 SECONDS; THENCE NORTH 55 DEGREES 37 MINUTES 55 SECONDS WEST A DISTANCE OF 46.71 FEET; THENCE WESTERLY 186.56 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 26 MINUTES 45 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 200.23 FEET ALONG A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 20 DEGREES 51 MINUTES 32 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 03 SECONDS; THENCE SOUTH 08 DEGREES 50 MINUTES 12 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 286.69 FEET; THENCE NORTH 84 DEGREES 24 MINUTES 21 SECONDS WEST A DISTANCE OF 84.18 FEET; THENCE WESTERLY 167.57 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 56 MINUTES 45 SECONDS; THENCE SOUTH 77 DEGREES 38 MINUTES 55 SECONDS WEST A DISTANCE OF 73.36 FEET; THENCE NORTHERLY 811.61 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 840.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 21 MINUTES 33 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 04 DEGREES 28 MINUTES 29 SECONDS WEST WITH A CHORD LENGTH OF 780.40 FEET; THENCE EASTERLY 257.37 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 985.00 FEET AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 14 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 87 DEGREES 20 MINUTES 25 SECONDS EAST WITH A CHORD LENGTH OF 256.64 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 32 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 180.00 FEET; THENCE EASTERLY 330.36 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,165.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 14 MINUTES 51 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 77 DEGREES 03 MINUTES 02 SECONDS EAST WITH A CHORD LENGTH OF 329.26 FEET; THENCE NORTH 68 DEGREES 55 MINUTES 37 SECONDS EAST A DISTANCE OF 156.53 FEET; THENCE NORTH 12 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 182.24 FEET; THENCE NORTH 37 DEGREES 01 MINUTE 42 SECONDS WEST A DISTANCE OF 72.80 FEET; THENCE NORTH 21 DEGREES 04 MINUTES 23 SECONDS WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 03 DEGREES 10 MINUTES 49 SECONDS WEST A DISTANCE OF 280.02 FEET; THENCE SOUTH 86 DEGREES 49 MINUTES 12 SECONDS WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 85 DEGREES 06 MINUTES 47 SECONDS WEST A DISTANCE OF 70.70 FEET; THENCE SOUTH 86 DEGREES 49 MINUTES 12 SECONDS WEST A DISTANCE OF 236.76 FEET; THENCE NORTHERLY 124.52 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 34 MINUTES 11 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 14 DEGREES 54 MINUTES 41 SECONDS WEST WITH A CHORD LENGTH OF 124.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 33.12 FEET ALONG A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 06 MINUTES 30 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 19 DEGREES 08 MINUTES 31 SECONDS WEST WITH A CHORD LENGTH OF 33.11 FEET; THENCE SOUTH 85 DEGREES 28 MINUTES 32 SECONDS WEST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 102.57 FEET; THENCE NORTH 14 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 71.56 FEET; THENCE NORTHERLY 171.01 FEET ALONG A NON-TANGENTIAL CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 47 MINUTES 54 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 07 DEGREES 42 MINUTES 33 SECONDS WEST WITH A CHORD LENGTH OF 170.80 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 36 SECONDS WEST A DISTANCE OF 69.46 FEET TO THE SOUTH LINE OF SAID AUDITOR'S LOT 2; THENCE NORTH 88 DEGREES 55 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID AUDITOR'S LOT 2 A DISTANCE OF 50.01 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S LOT 1; THENCE NORTH 02 DEGREES 48 MINUTES 39 SECONDS WEST ALONG THE WESTERLY LINE OF SAID AUDITOR'S LOT 1 A DISTANCE OF 1,325.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 82.08 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

AARON SKATTUM
REGISTERED LAND SURVEYOR
REG. NO. LS-6153



STATE OF MINNESOTA
COUNTY OF BELTRAMI

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON SKATTUM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, BELTRAMI COUNTY, MINNESOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF RIVER'S EDGE SECOND ADDITION TO THE CITY OF HORACE, BEING PARTS OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF AARON SKATTUM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE LOT 12, BLOCK 8; LOT 17, BLOCK 3; LOT 4, BLOCK 9; AND LOT 18, BLOCK 9 TO THE HORACE PARK DISTRICT AS PUBLIC PARKS, LOTS 7 AND 17, BLOCK 9 TO THE CITY OF HORACE FOR STORM SEWER PURPOSES; AND ALL STREETS, AVENUES, UTILITY, SANITARY SEWER, AND STORM SEWER/DRAINAGE EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC, AND PRIVATE DRIVES TO THE BENEFIT OF THE UNDERLYING PROPERTY OWNERS OF THE LAND DESCRIBED AS RIVER'S EDGE SECOND ADDITION.

OWNER: DABBERT CUSTOM HOMES, LLC
BLOCKS 1, 2, 3, 4, 5, AND 9

MORTGAGEE: BANK FORWARD

DONALD A. DABBERT, JR., PRESIDENT

OWNER: RIVER'S EDGE ESTATES, LLC
BLOCKS 6, 7, AND 8, EXCEPT LOT 12, BLOCK 8

MORTGAGEE: BANK FORWARD

DONALD A. DABBERT, JR., PRESIDENT

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD A. DABBERT, JR., KNOWN TO ME TO BE THE PRESIDENT OF DABBERT CUSTOM HOMES, LLC, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF DABBERT CUSTOM HOMES, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

STATE OF NORTH DAKOTA
COUNTY OF

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE _____ OF BANK FORWARD AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME ON BEHALF OF BANK FORWARD.

NOTARY PUBLIC, _____ COUNTY, NORTH DAKOTA

OWNER: CITY OF HORACE
LOT 11, BLOCK 8

LUKAS W. CROAKER, CITY ATTORNEY

KORY PETERSON, MAYOR

BRENTON HOLPER, CITY AUDITOR

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KORY PETERSON AND BRENTON HOLPER, KNOWN TO ME TO BE THE MAYOR OF THE CITY OF HORACE, AND CITY AUDITOR, RESPECTIVELY, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF HORACE IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

JAMES DAHLMAN, CITY ENGINEER

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES DAHLMAN, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS CITY ENGINEER.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

HORACE CITY COUNCIL APPROVAL

THIS PLAT IN THE CITY OF HORACE IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

KORY PETERSON, MAYOR

BRENTON HOLPER, CITY AUDITOR

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KORY PETERSON, MAYOR, AND BRENTON HOLPER, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

HORACE PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF HORACE IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

RUSSELL SAHR, CHAIRMAN

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RUSSELL SAHR, CHAIRMAN OF THE HORACE PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE HORACE PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

HORACE CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2022.

LUKAS W. CROAKER, CITY ATTORNEY

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LUKAS W. CROAKER, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PRELIMINARY
09/06/2022