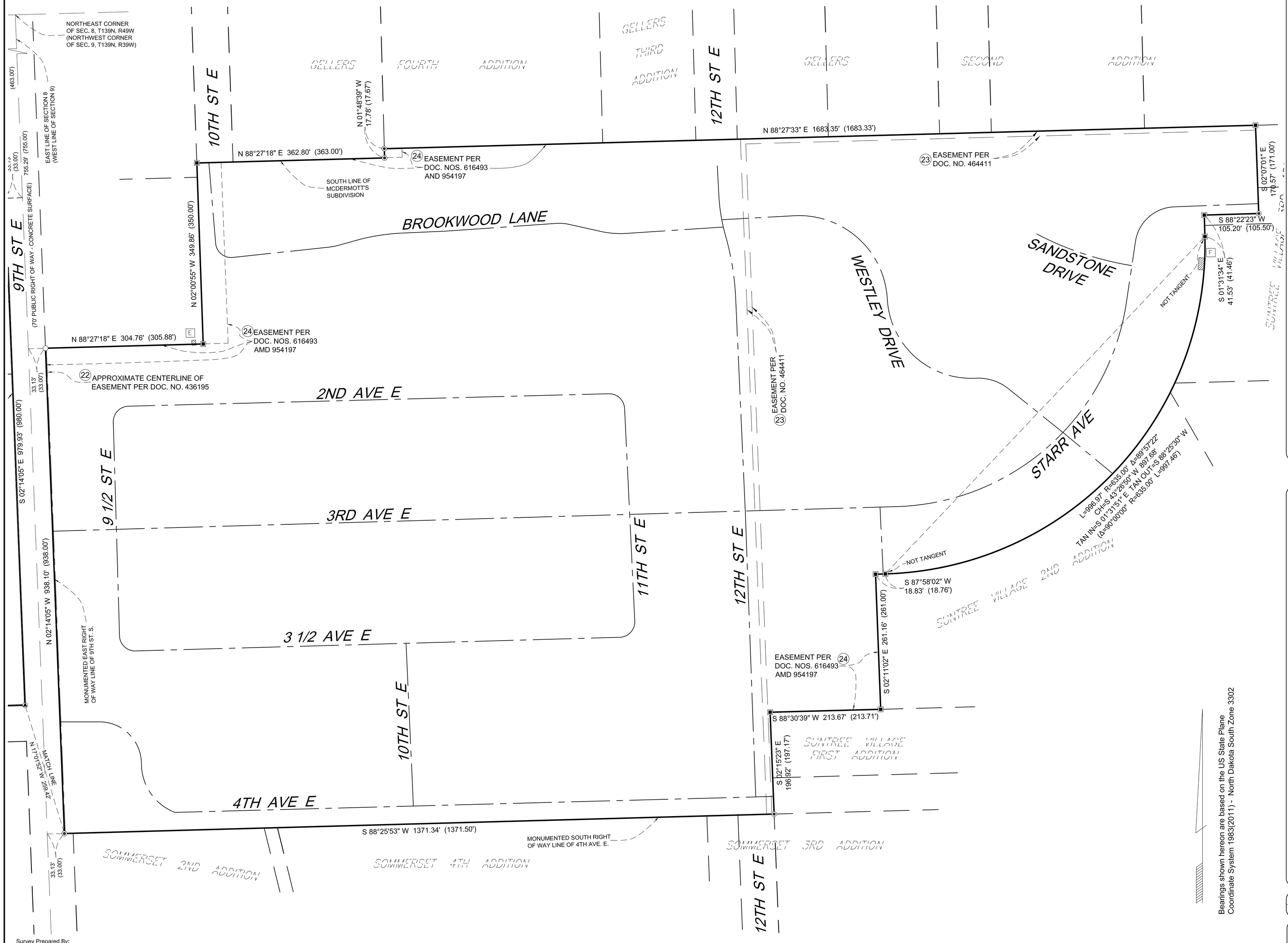

LEGAL DESCRIPTION

SEE SHEET 1 OF 4 SHEETS FOR RECORD LEGAL DESCRIPTION

SURVEYOR'S DESCRIPTION

That part of the Northeast Quarter of Section 8, Township 139 North, Range 49 West, City of West Fargo, Cass County, North Dakota described as follows:
Commencing at the northeast corner of said Section 8; thence South 02°14'05" East, assumed bearing along the east line of said Section 8, a distance of 463.00 feet; thence South 88°23'11" West a distance of 33.13 feet to the west right of way line of 9th Street East and the Point of Beginning; thence South 02°14'05" East, along said line a distance of 979.93 feet to the north right of way line of 4th Avenue East; thence South 88°23'15" West, along said line a distance of 819.10 feet to the west right of way line of 7th Street East; thence North 02°15'29" West, along said line, a distance of 979.92 feet to said south line of 1st Avenue East; thence North 88°23'11" East, along said line, a distance of 819.50 feet to the Point of Beginning. Said parcel contains 18.4299 acres and is subject to all easements, restrictions and reservations of record, if any.

AND:

That part of the Northwest Quarter of Section 9, Township 139 North, Range 49 West, City of West Fargo, Cass County, North Dakota described as follows:
Commencing at the northwest corner of said Section 9; thence South 02°14'05" East, assumed bearing along the west line of said Section 9, a distance of 755.29 feet; thence North 88°27'28" East a distance of 33.13 feet to the east line of 9th Street East and the Point of Beginning; thence continue North 88°27'28" East a distance of 304.76 feet; thence North 02°22'55" West a distance of 349.86 feet to the south line of MCDERMOTTS SUBDIVISION; thence North 88°27'18" East, along said line, a distance of 326.80 feet; thence North 01°48'39" West a distance of 17.78 feet; thence North 88°27'33" East a distance of 1683.35 feet; thence South 02°07'01" East a distance of 170.57 feet; thence South 88°22'23" West a distance of 105.20 feet; thence South 01°31'34" East a distance of 41.53 feet; thence southeasterly a distance of 996.97 feet along a non-tangential curve, concave to the northwest, having a radius of 653.00 feet, a central angle of 89°57'22" and a chord which bears South 43°26'50" West a distance of 897.68 feet; thence South 87°58'22" West, not tangent to said curve, a distance of 18.83 feet; thence South 02°11'02" East a distance of 261.16 feet; thence South 88°30'39" West a distance of 213.67 feet; thence South 02°15'23" East a distance of 196.92 feet to the south line of 4th Avenue East; thence South 88°25'53" West, along said line and its westerly extension, a distance of 1371.34 feet to said east line of 9th Street East; thence North 02°14'05" West, along said line, a distance of 938.10 feet to the Point of Beginning. Said parcel contains 55.0369 acres and is subject to all easements, restrictions and reservations of record, if any.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-959078-1-CO, dated May 3, 2019, revised August 19, 2019.

ALTA/NSPS LAND TITLE SURVEY

Brookwood Manufactured Home Community
825 1st Avenue East
West Fargo, North Dakota

Surveyor's Certification

To: Brookwood Estates, LLC, a Delaware limited liability company, Havenpark Capital Partners, LLC, and or its assigns or nominee, First American Title Insurance Company, its successors and assigns, Fannie Mae, a Corporation organized and existing under the laws of the United States, Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear, and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 13, 16, and 19 of Table A thereof.

The field work was completed on June 5, 2019.

Date of Plat or Map: August 28, 2019

Surveyor's Signature

Registered Surveyor: Thomas M. Healy
Registration Number: LS-10634
In the State of: North Dakota

REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS M. HEALY
LS-10634
DATE 8/28/2019
NORTH DAKOTA

PROJ. NAME: Brookwood MHC	MKA PROJECT No.: 6480-19-5781:001
ADDRESS: 825 1st Avenue East	CITY: West Fargo STATE: North Dakota

Survey Prepared By:
HEALY LAND SURVEYING
Healy Land Surveying
P.O. Box 221
Niagara, WI 54151
Phone:715-548-0566
info@healysurveying.com

Surveyor's Drawing No.:	19-0645.dwg
Surveyor's Site Ref:	19-0645
Checked by: TMH	Drawn by: TMH

0' 100' 200'
GRAPHIC SCALE: 1" = 100'

For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court – Warrenton, Virginia 20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mkassociates.com
www.mkassociates.com
MKA
A National Land Services Group

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