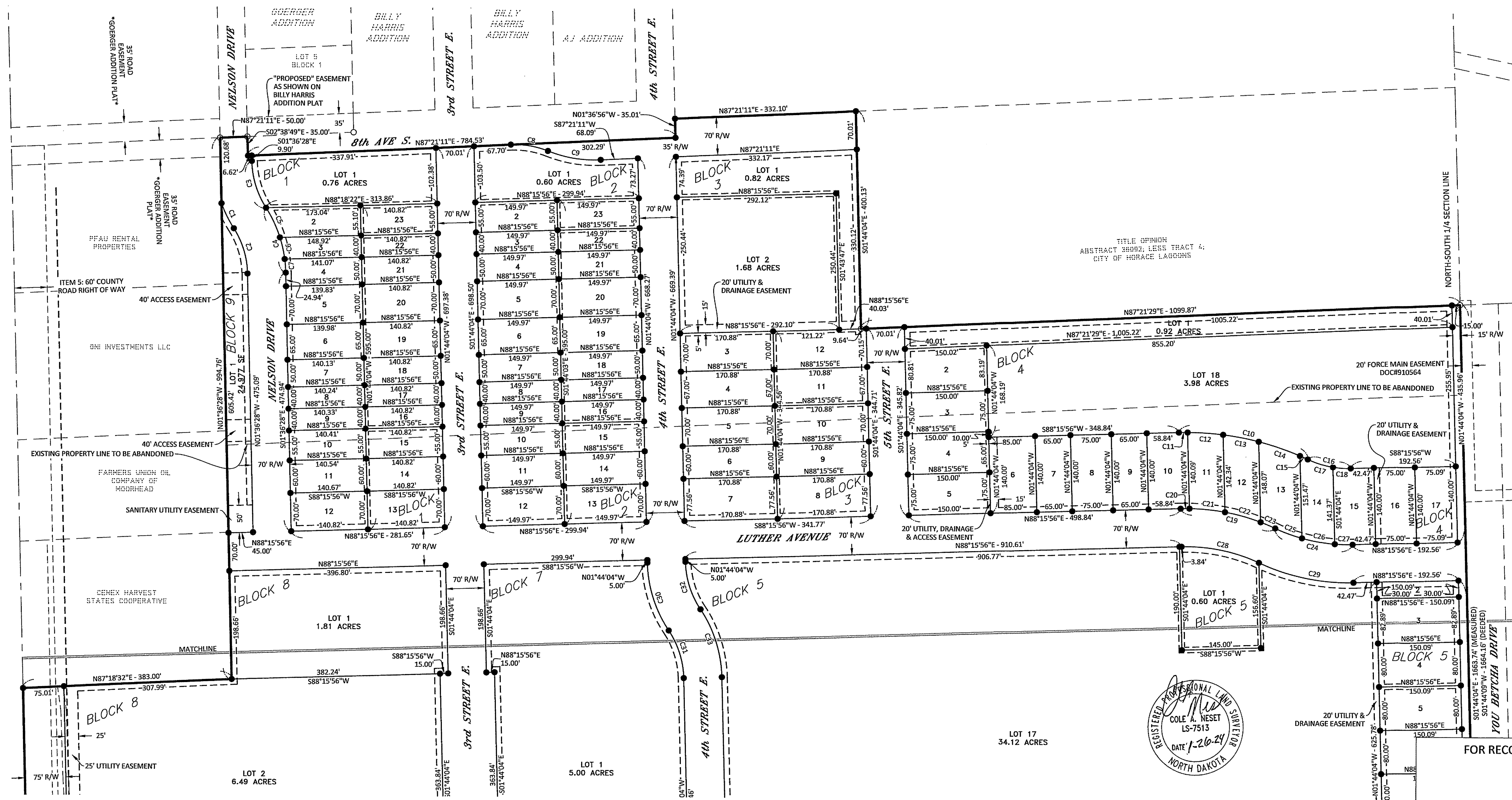


SPARKS ADDITION

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	51.13'	237.75'	12°19'18"
C2	88.27'	162.25'	31°10'17"
C3	91.26'	167.75'	31°10'17"
C4	126.35'	232.25'	31°10'17"
C5	60.43'	232.25'	14°54'27"
C6	40.82'	232.25'	10°04'09"
C7	25.11'	232.25'	6°11'41"
C8	69.54'	165.00'	24°08'49"
C9	99.04'	235.00'	24°08'49"
C10	243.95'	525.00'	26°37'23"
C11	16.16'	525.00'	1°45'49"
C12	65.32'	525.00'	7°07'45"
C13	66.63'	525.00'	7°16'18"
C14	80.17'	525.00'	8°44'57"
C15	15.66'	525.00'	1°42'34"
C16	81.32'	175.00'	26°37'23"
C17	48.60'	175.00'	15°54'42"
C18	32.72'	175.00'	10°42'41"
C19	178.89'	385.00'	26°37'23"
C20	16.16'	385.00'	2°24'19"
C21	65.61'	385.00'	9°45'50"
C22	68.15'	385.00'	10°08'30"
C23	28.98'	385.00'	4°18'44"
C24	146.37'	315.00'	26°37'23"
C25	52.46'	315.00'	9°32'29"
C26	61.33'	315.00'	11°09'17"
C27	32.58'	315.00'	5°55'36"
C28	146.37'	315.00'	26°37'23"
C29	178.89'	385.00'	26°37'23"
C30	132.34'	235.00'	32°15'57"
C31	92.92'	165.00'	32°15'57"
C32	92.92'	165.00'	32°15'57"
C33	132.34'	235.00'	32°15'57"

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NOTES

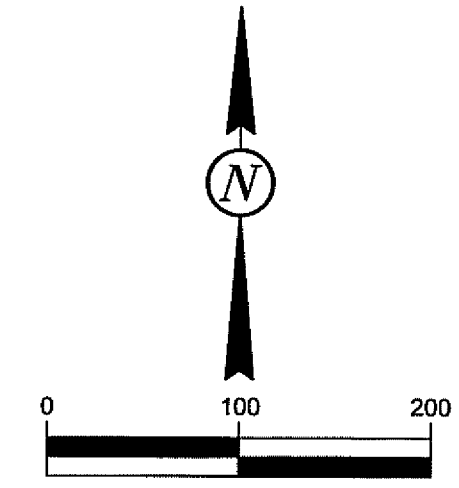
- ALL PUBLIC UTILITY & DRAINAGE EASEMENTS ARE 10' IN WIDTH (5' EACH SIDE OF SHARED LOT LINES) UNLESS OTHERWISE NOTED IN PLAT.
- ALL DISTANCES ARE GROUND DISTANCES.

SURVEY INFORMATION

DATE OF SURVEY: 12-8-2022
BASIS OF BEARING: (NAD83) NORTH DAKOTA STATE PLANE
VERTICAL DATUM: NAVD88

LEGEND

- MONUMENT SET
- MONUMENT FOUND
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- - - NEW EASEMENT LINE



FOR RECORDING PURPOSES ONLY

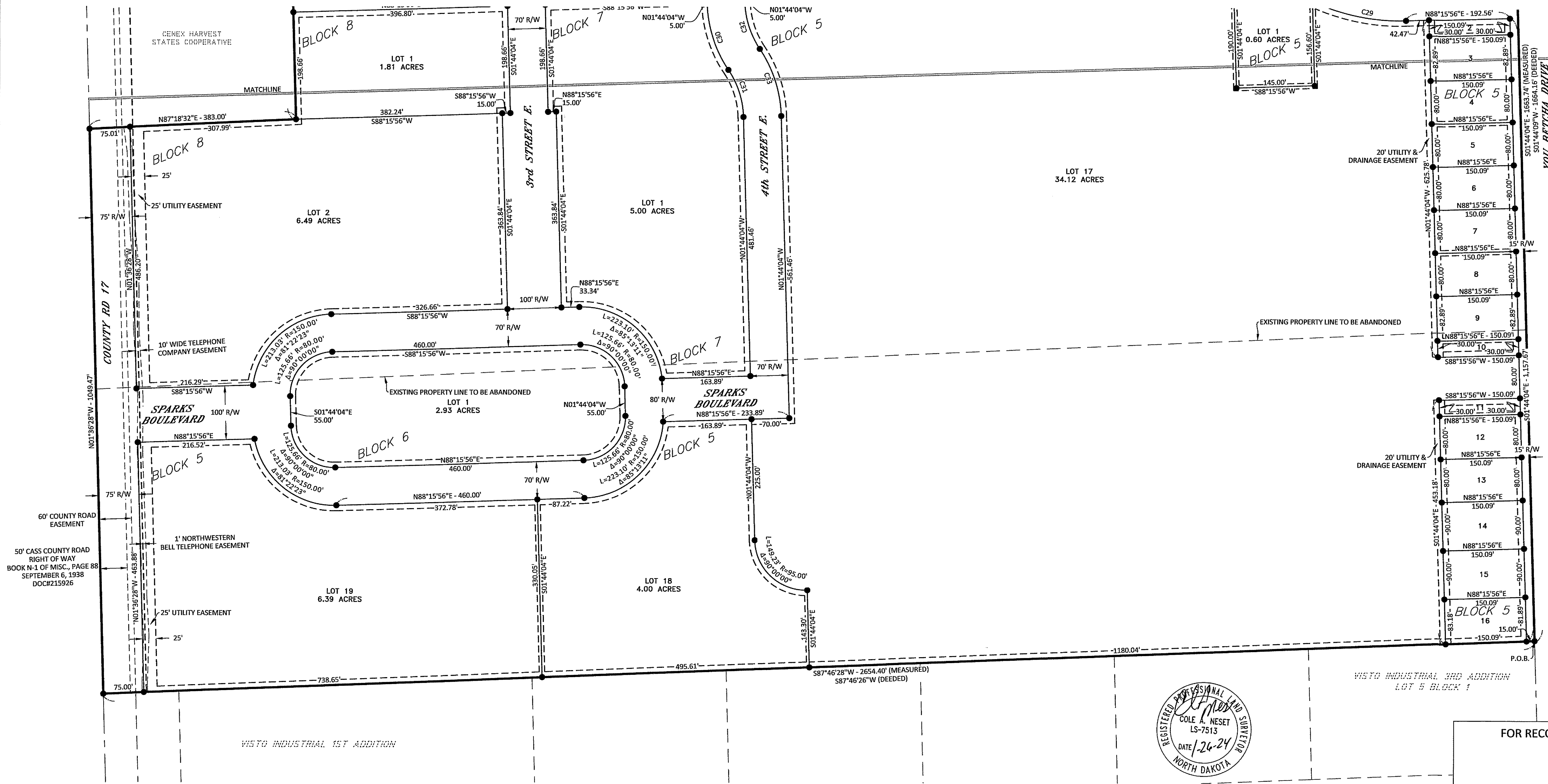


Ohnstad Twichell, P.C.

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Page: 1 of 3
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PLAT \$50.00

SPARKS ADDITION

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA



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C33	132.34'	235.00'	32°15'57"

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NOTES

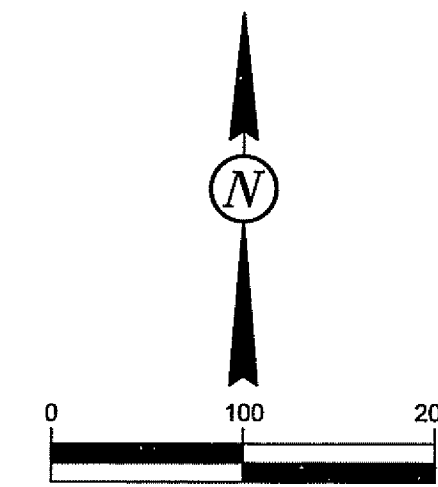
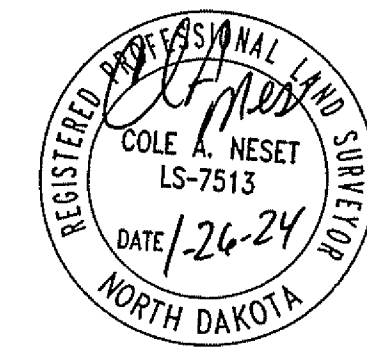
- ALL PUBLIC UTILITY & DRAINAGE EASEMENTS ARE 10' IN WIDTH (5' EACH SIDE OF SHARED LOT LINES) UNLESS OTHERWISE NOTED IN PLAT.
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SURVEY INFORMATION

DATE OF SURVEY: 12-8-2022
BASIS OF BEARING: (NAD83) NORTH DAKOTA STATE PLANE
VERTICAL DATUM: NAVD88

LEGEND

- MONUMENT SET
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FOR RECORDING PURPOSES ONLY



Ohnstad Twichell, P.C.

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Page: 2 of 3
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PLAT \$50.00

SPARKS ADDITION

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

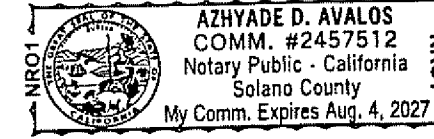
OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE LEE AND NANCY SPARKS 2018 LIVING TRUST, IS THE OWNER OF THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF HORACE, COUNTY OF CASS, STATE OF NORTH DAKOTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5 BLOCK 1 OF VISTO INDUSTRIAL 3RD ADDITION, A PLAT THAT IS ON FILE AT THE CASS COUNTY RECORDER'S OFFICE THENCE S87°46'28"W FOR A DISTANCE OF 2654.40 FEET; THENCE N01°36'28"W FOR A DISTANCE OF 1049.47 FEET; THENCE N87°18'32"E FOR A DISTANCE OF 383.00 FEET; THENCE N01°36'28"W FOR A DISTANCE OF 994.76 FEET; THENCE N87°21'11"E FOR A DISTANCE OF 50.00 FEET; THENCE S02°38'49"E FOR A DISTANCE OF 35.00 FEET; THENCE N87°21'11"E FOR A DISTANCE OF 784.53 FEET; THENCE N01°36'56"W FOR A DISTANCE OF 35.01 FEET; THENCE N87°21'11"E FOR A DISTANCE OF 332.10 FEET; THENCE S01°44'04"E FOR A DISTANCE OF 400.13 FEET; THENCE N87°21'29"E FOR A DISTANCE OF 1099.87 FEET; THENCE S01°44'04"E FOR A DISTANCE OF 1663.74 FEET TO THE POINT OF BEGINNING.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS SPARKS ADDITION TO THE CITY OF HORACE, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, LOT 18 BLOCK 4 FOR STORMWATER POND AND ANY OTHER PUBLIC PURPOSE, LOT 1 BLOCK 5 AS A PUBLIC PARK, LOT 1 BLOCK 6 AS A PUBLIC PARK AND ALL STREET RIGHTS OF WAY AND UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID SPARKS ADDITION, CONSISTS OF 100 LOTS AND 9 BLOCKS, AND CONTAINS 105.59 ACRES, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS OF WAY OF RECORD.

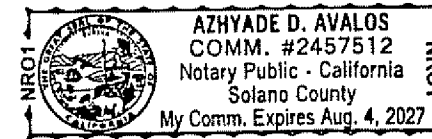
BY: Lee Clinton Sparks
LEE CLINTON SPARKS, TRUSTEE
LEE AND NANCY SPARKS 2018 LIVING TRUST
OWNER OF ALL LOTS AND BLOCKS EXCEPT LOT 18, BLOCK 4, LOT 1, BLOCK 5 & LOT 1, BLOCK 6
STATE OF CALIFORNIA } SS
COUNTY OF SOLANO



ON THIS 13TH DAY OF FEBRUARY, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEE CLINTON SPARKS, TO ME KNOWN TO BE A TRUSTEE OF THE LEE AND NANCY SPARKS 2018 LIVING TRUST THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS SAID TRUSTEE.

NOTARY PUBLIC, COUNTY: Solano STATE: California

BY: Nancy Virginia Sparks
NANCY VIRGINIA SPARKS, TRUSTEE
LEE AND NANCY SPARKS 2018 LIVING TRUST
OWNER OF ALL LOTS AND BLOCKS EXCEPT LOT 18, BLOCK 4, LOT 1, BLOCK 5 & LOT 1, BLOCK 6
STATE OF California } SS
COUNTY OF Solano



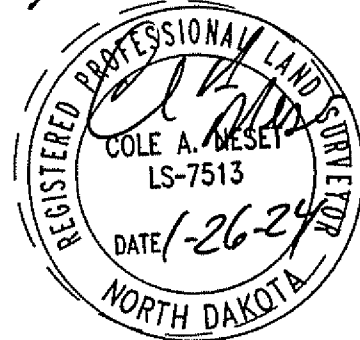
ON THIS 13TH DAY OF February, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NANCY VIRGINIA SPARKS, TO ME KNOWN TO BE A TRUSTEE OF THE LEE AND NANCY SPARKS 2018 LIVING TRUST THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED, THE SAME AS SAID TRUSTEE.

NOTARY PUBLIC, COUNTY: Solano STATE: California

SURVEYOR'S CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS SPARKS ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS 26th DAY OF January, 2024.

Cole A. Neset
COLE A. NESET,
REGISTERED LAND SURVEYOR
ND LS-7513



STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 26 DAY OF January, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, REGISTERED LAND SURVEYOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED, THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

HORACE PARK DISTRICT

OWNER OF LOT 1, BLOCK 5 & LOT 1, BLOCK 6

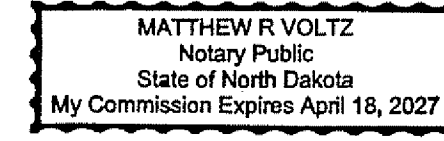
Waide Frank
WAIDE FRANK
ITS: PRESIDENT

Justin GERMUNDSON
JUSTIN GERMUNDSON
ITS: CLERK

STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 6 DAY OF MARCH, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WAIDE FRANK, TO ME KNOWN TO BE THE PRESIDENT OF THE HORACE PARK DISTRICT, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE HORACE PARK DISTRICT.

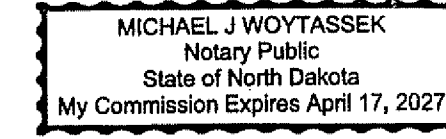
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 7 DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JUSTIN GERMUNDSON, TO ME KNOWN TO BE THE CLERK OF THE HORACE PARK DISTRICT, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE HORACE PARK DISTRICT.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



CITY OF HORACE

OWNER OF LOT 18, BLOCK 4

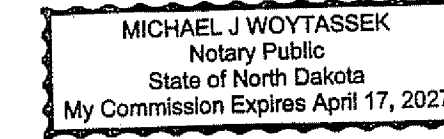
Kory Peterson
KORY PETERSON
ITS: MAYOR

Brenton Holper
BRENTON HOLPER
ITS: CITY AUDITOR

STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 6 DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KORY PETERSON, TO ME KNOWN TO BE THE MAYOR OF THE CITY OF HORACE, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE.

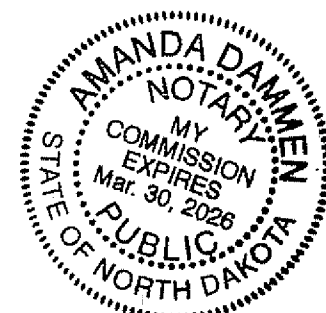
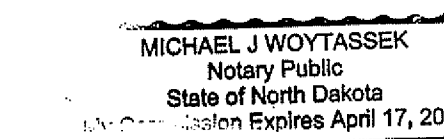
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 6 DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENTON HOLPER, TO ME KNOWN TO BE THE CITY AUDITOR OF THE CITY OF HORACE, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

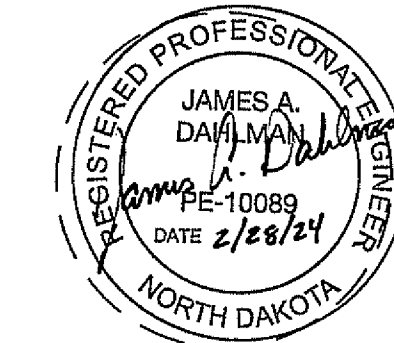


BLOCK 1 AREA TABLE		BLOCK 1 AREA TABLE		BLOCK 2 AREA TABLE		BLOCK 2 AREA TABLE		BLOCK 3 AREA TABLE		BLOCK 4 AREA TABLE		BLOCK 4 AREA TABLE		BLOCK 5 AREA TABLE		BLOCK 5 AREA TABLE	
LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET
2	8,800	15	7,745	2	8,248	15	8,248	3	11,962	2	12,300	11	9,162	2	4,503	10	4,503
3	5,776	16	5,633	3	5,999	16	5,999	4	11,449	3	11,250	12	9,417	3	12,441	11	4,503
4	7,000	17	5,633	4	7,499	17	5,999	5	11,962	4	11,250	13	11,382	4	12,007	12	12,007
5	9,793	18	7,041	5	10,498	18	7,499	6	10,253	5	11,250	14	8,745	5	12,007	13	12,007
6	9,104	19	9,154	6	9,748	19	9,748	7	13,253	6	11,900	15	10,515	6	12,007	14	13,508
7	7,009	20	9,858	7	7,499	20	10,498	8	13,253	7	9,100	16	10,500	7	12,007	15	13,508
8	5,611	21	7,041	8	5,999	21	7,498	9	10,253	8	10,500	17	10,513	8	12,007	16	12,388
9	5,615	22	5,633	9	5,999	22	5,999	10	11,962	9	9,100			9	12,441		
10	7,726	23	7,752	10	8,248	23	8,248	11	11,449	10	10,500						
11	8,436			11	8,998												
12	9,852			12	10,498												
13	9,858			13	10,498												
14	8,449			14	8,998												

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF HORACE, NORTH DAKOTA, IS HEREBY APPROVED THIS 28TH DAY OF FEBRUARY, 2024.

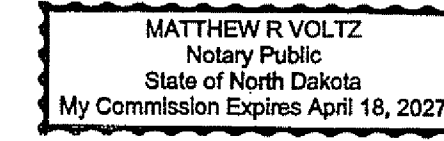
James A. Dahlman
JAMES DAHLMAN
CITY ENGINEER



STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 28 DAY OF FEBRUARY, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES DAHLMAN, TO ME KNOWN TO BE THE CITY ENGINEER OF THE CITY OF HORACE THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS CITY ENGINEER.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



CITY COUNCIL APPROVAL

THIS PLAT IN THE CITY OF HORACE, NORTH DAKOTA, IS HEREBY APPROVED THIS 16th DAY OF January, 2024.

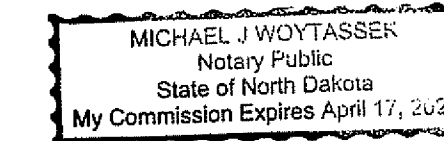
Kory Peterson
KORY PETERSON
MAYOR

Brenton Holper
BRENTON HOLPER
CITY AUDITOR

STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 6 DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KORY PETERSON, TO ME KNOWN TO BE THE MAYOR OF THE CITY OF HORACE, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE.

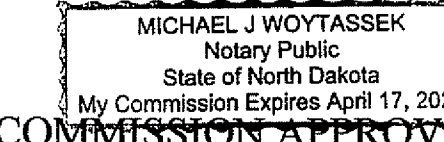
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 6 DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENTON HOLPER, TO ME KNOWN TO BE THE CITY AUDITOR OF THE CITY OF HORACE, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



HORACE PLANNING AND ZONING COMMISSION APPROVAL

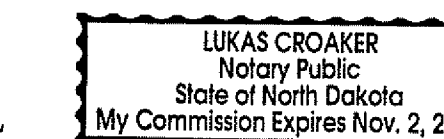
THIS PLAT IN THE CITY OF HORACE, NORTH DAKOTA, IS HEREBY APPROVED THIS 12th DAY OF December, 2023.

Julie Hochhalter
JULIE HOCHHALTER
VICE CHAIR

STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 14th DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JULIE HOCHHALTER, WHO IS THE VICE CHAIR OF THE CITY OF HORACE PLANNING AND ZONING COMMISSION THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME ON BEHALF OF THE CITY OF HORACE PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



CITY ATTORNEY APPROVAL

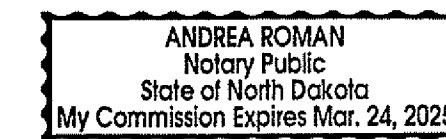
I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS 15th DAY OF March, 2024.

Andrea Roman
ANDREA ROMAN
CITY ATTORNEY

STATE OF NORTH DAKOTA }
COUNTY OF CASS } SS

ON THIS 15th DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN 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 THE CITY ATTORNEY.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



FINANCE OFFICE
COUNTY OF CASS, NORTH DAKOTA
3/18/2024
Taxes and Special Assessments paid
and transfer entered.
D. Marissa FINANCE DIRECTOR
DAJ DEPUTY



FOR RECORDING PURPOSES ONLY

1708005
Page: 3 of 3
3/18/2024 2:04 PM
PLAT \$50.00
Hornstad Twichell, P.C.
RECORDER'S OFFICE, CASS COUNTY, ND
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
DEBORAH A. KOELLER, COUNTY RECORDER
by Sheena Garcia, Dep
Recorded Electronically **1708005**

