

SPARKS SECOND ADDITION

PART OF THE WEST HALF OF SECTION 20 AND A REPLAT OF LOTS 9-12, BLOCK 1; LOTS 6-17, BLOCK 4; LOTS 1-3 & LOTS 17-19, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOTS 1 & 2, BLOCK 8 & LOT 1, BLOCK 9 SPARKS ADDITION, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

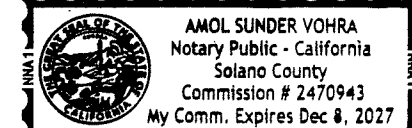
KNOW ALL MEN BY THESE PRESENTS, THAT THE LEE AND NANCY SPARKS 2018 LIVING TRUST, CITY OF HORACE, HORACE PARK DISTRICT & BEAU BEAR PROPERTIES, LLC ARE THE OWNERS OF THAT PART OF THE WEST HALF OF SECTION 20 AND A REPLAT OF LOTS 9-12, BLOCK 1; LOTS 6-17, BLOCK 4; LOTS 1-3 & LOTS 17-19, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOTS 1 & 2, BLOCK 8 & LOT 1, BLOCK 9 SPARKS ADDITION, 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 SOUTHWEST CORNER OF LOT 16 BLOCK 5 OF SPARKS ADDITION, A PLAT THAT IS ON FILE AT THE CASS COUNTY RECORDER'S OFFICE THENCE S87°46'28"W FOR A DISTANCE OF 2489.31 FEET; THENCE N01°36'28"W FOR A DISTANCE OF 1505.61 FEET; THENCE N87°18'32"E FOR A DISTANCE OF 383.00 FEET; THENCE N01°36'28"W FOR A DISTANCE OF 417.94 FEET; THENCE SOUTHEASTERLY 51.13 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 237.75 FEET, WITH A DELTA ANGLE OF 12°19'18", AND A CHORD BEARING OF S26°37'05"E; THENCE SOUTHEASTERLY 88.27 FEET ALONG A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 162.25 FEET, WITH A DELTA ANGLE OF 31°10'17", AND A CHORD BEARING OF S17°11'36"E; THENCE S01°36'28"E FOR A DISTANCE OF 250.09 FEET; THENCE N88°15'56"E FOR A DISTANCE OF 210.33 FEET; THENCE S01°44'04"E FOR A DISTANCE OF 225.00 FEET; THENCE N88°15'56"E FOR A DISTANCE OF 1142.53 FEET; THENCE N01°44'04"W FOR A DISTANCE OF 140.00 FEET; THENCE N88°15'56"E FOR A DISTANCE OF 348.84 FEET; THENCE EASTERLY 243.95 FEET ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 525.00 FEET, WITH A DELTA ANGLE OF 26°37'23", AND A CHORD BEARING OF S78°25'22"E; THENCE EASTERLY 81.32 FEET ALONG A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.00 FEET, WITH A DELTA ANGLE OF 26°37'23", AND A CHORD BEARING OF S78°25'22"E; THENCE N88°15'56"E FOR A DISTANCE OF 192.56 FEET; THENCE S01°44'04"E FOR A DISTANCE OF 322.89 FEET; THENCE S88°15'56"W FOR A DISTANCE OF 150.09 FEET; THENCE S01°44'04"E FOR A DISTANCE OF 512.89 FEET; THENCE N88°15'56"E FOR A DISTANCE OF 150.09 FEET; THENCE S01°44'04"E FOR A DISTANCE OF 80.00 FEET; THENCE S88°15'56"W FOR A DISTANCE OF 150.09 FEET; THENCE S01°44'04"E FOR A DISTANCE OF 453.18 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 SECOND ADDITION TO THE CITY OF HORACE, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, LOT 1, BLOCK 3 AS A PUBLIC PARK, LOT 1, BLOCK 4 AS A PUBLIC PARK AND ALL STREET RIGHTS OF WAY, PUBLIC UTILITY AND DRAINAGE EASEMENTS AND ACCESS EASEMENTS AS SHOWN ON SAID PLAT. SAID SPARKS SECOND ADDITION, CONSISTS OF 29 LOTS AND 7 BLOCKS, AND CONTAINS 81.68 ACRES, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS OF WAY OF RECORD.

BY: [Signature]
LEE CLINTON SPARKS, TRUSTEE
LEE AND NANCY SPARKS 2018 LIVING TRUST
OWNER OF ALL LOTS AND BLOCKS EXCEPT LOT 1, BLOCK 3; LOT 4, BLOCK 3; LOT 1, BLOCK 4; LOT 1, BLOCK 5; LOT 5, BLOCK 6 & LOT 2, BLOCK 7

STATE OF California } SS
COUNTY OF Solano }

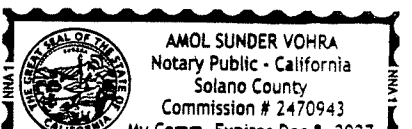


ON THIS 16 DAY OF April, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEE CLINTON SPARKS, TO ME KNOWN TO BE A TRUSTEE OF THE LEE AND NANCY SPARKS 2018 LIVING TRUST THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED 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 1, BLOCK 3; LOT 4, BLOCK 3; LOT 1, BLOCK 4; LOT 1, BLOCK 5; LOT 5, BLOCK 6 & LOT 2, BLOCK 7

STATE OF California } SS
COUNTY OF Solano }



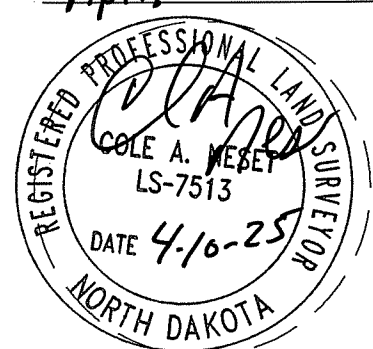
ON THIS 16 DAY OF April, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NANCY VIRGINIA SPARKS, TO ME KNOWN TO BE A TRUSTEE OF THE LEE AND NANCY SPARKS 2018 LIVING TRUST THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE 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 SECOND ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS 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 10 DAY OF April, 2025.

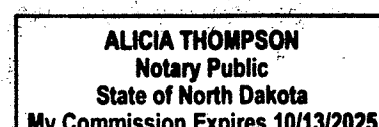
BY: [Signature]
COLE A. NESET,
REGISTERED LAND SURVEYOR
ND LS-7513



STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 10th DAY OF April, 2025, 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

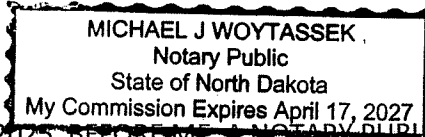


HORACE PARK DISTRICT

BY: [Signature]
WADE FRANK
ITS: PRESIDENT

BY: [Signature]
JUSTIN GERMONDSON
ITS: CLERK

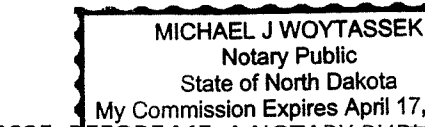
STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }



ON THIS 15 DAY OF May, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WADE 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 } SS
COUNTY OF CASS }



ON THIS 12 DAY OF May, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JUSTIN GERMONDSON, 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

BY: [Signature] OWNER OF LOT 4, BLOCK 3, LOT 1, BLOCK 5 & LOT 5, BLOCK 6

STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

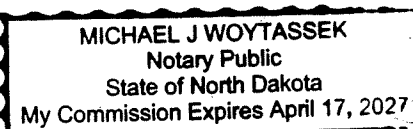
JEFF TRUDEAU
ITS: MAYOR

BY: [Signature]
BRENTON HOLPER
ITS: CITY AUDITOR

STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 4th DAY OF June, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEFF TRUDEAU, 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.

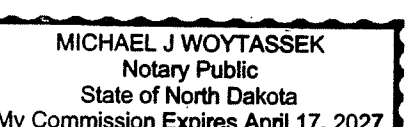
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 4th DAY OF June, 2025, 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



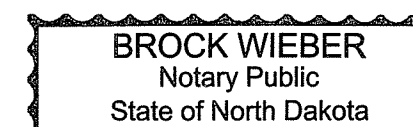
BEAU BEAR PROPERTIES, LLC

BY: [Signature]
BEAU BEAR PROPERTIES, LLC
BY: JACK DWYER
ITS: MANAGER

STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 17th DAY OF April, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACK DWYER, TO ME KNOWN TO BE THE MANAGER OF BEAU BEAR PROPERTIES, LLC, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF BEAU BEAR PROPERTIES, LLC.

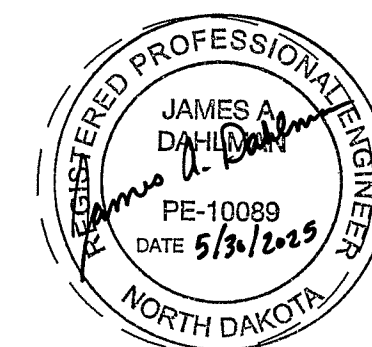
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF HORACE, NORTH DAKOTA, IS HEREBY APPROVED THIS 30th DAY OF MAY, 2025.

BY: [Signature]
JAMES DAHLMAN
CITY ENGINEER



STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 30th DAY OF MAY, 2025, 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 17th DAY OF March, 2025.

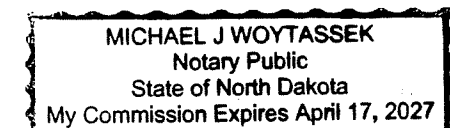
BY: [Signature]
JEFF TRUDEAU
MAYOR

BY: [Signature]
BRENTON HOLPER
CITY AUDITOR

STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 4th DAY OF June, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEFF TRUDEAU, 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.

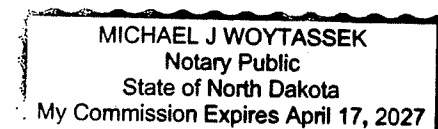
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 4th DAY OF June, 2025, 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

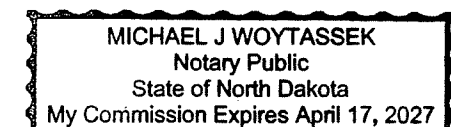
THIS PLAT IN THE CITY OF HORACE, NORTH DAKOTA, IS HEREBY APPROVED THIS 25th DAY OF February, 2025.

BY: [Signature]
JULIE HOCHHALTER
CHAIR

STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 25th DAY OF May, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JULIE HOCHHALTER, TO ME KNOWN TO BE THE 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

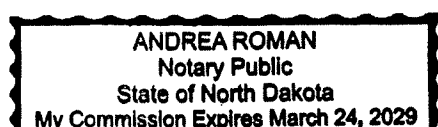
I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS 25th DAY OF June, 2025.

BY: [Signature]
LUKAS W. CROAKER
CITY ATTORNEY

STATE OF NORTH DAKOTA } SS
COUNTY OF CASS }

ON THIS 25th DAY OF June, 2025, 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



FOR RECORDING PURPOSES ONLY



1746854
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11/12/2025 8:16 AM
PLAT \$50.00

Ohnstad Twichell, P.C.
RECORDER'S OFFICE, CASS COUNTY, ND 11/12/2025 8:16 AM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
DEBORAH A. MOELLER, COUNTY RECORDER
by [Signature], Dep 1746854
Recorded Electronically

