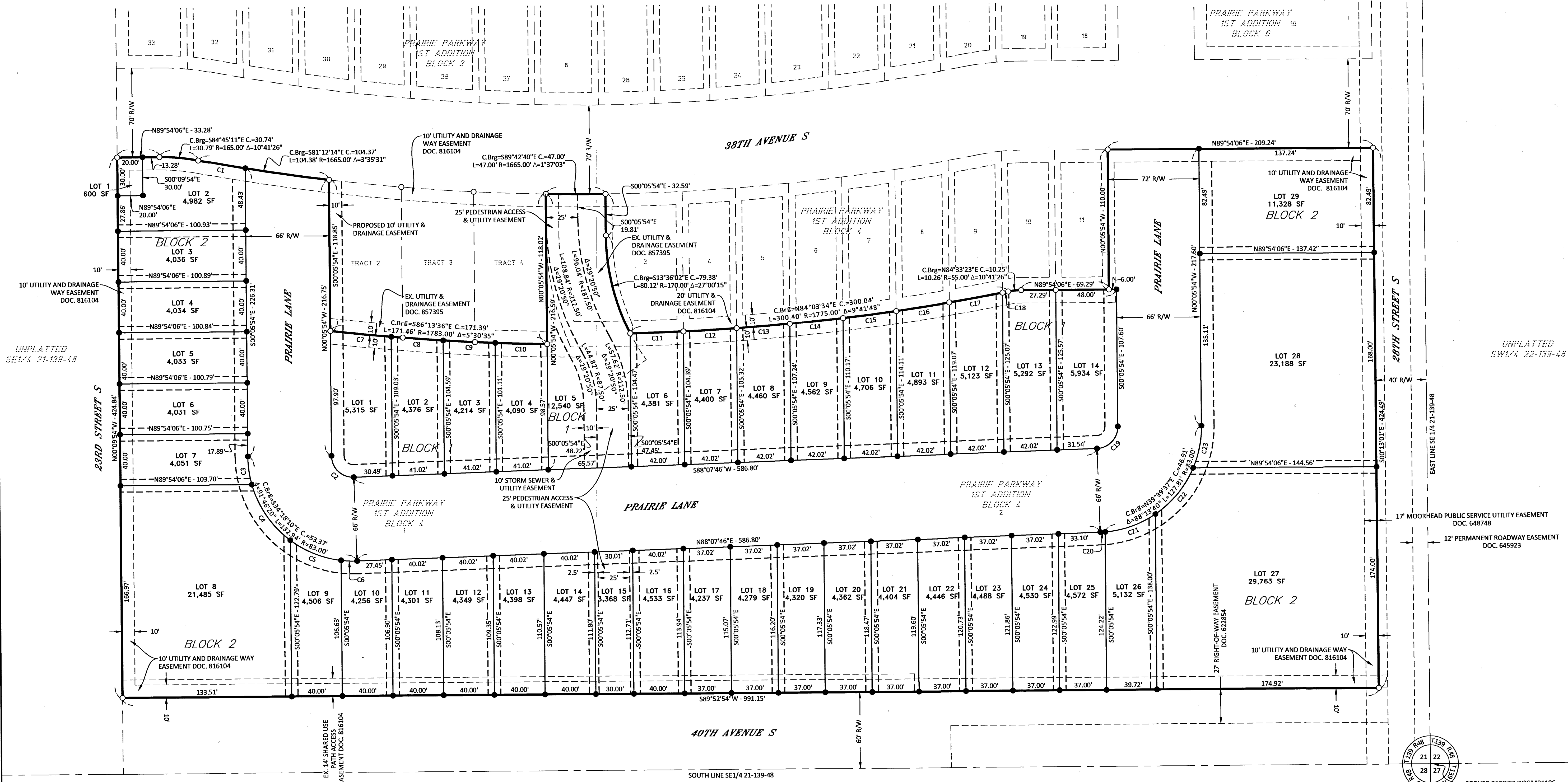


THE CORRECTED PLAT OF PRAIRIE PARKWAY 3RD ADDITION

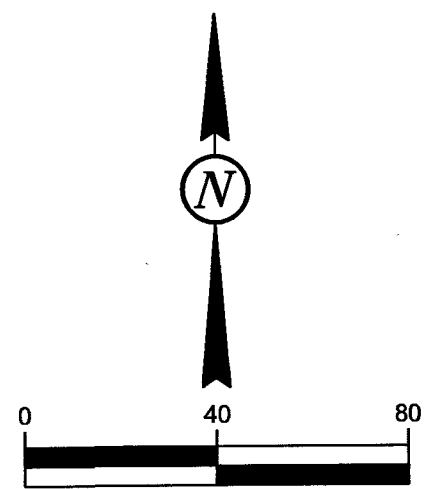
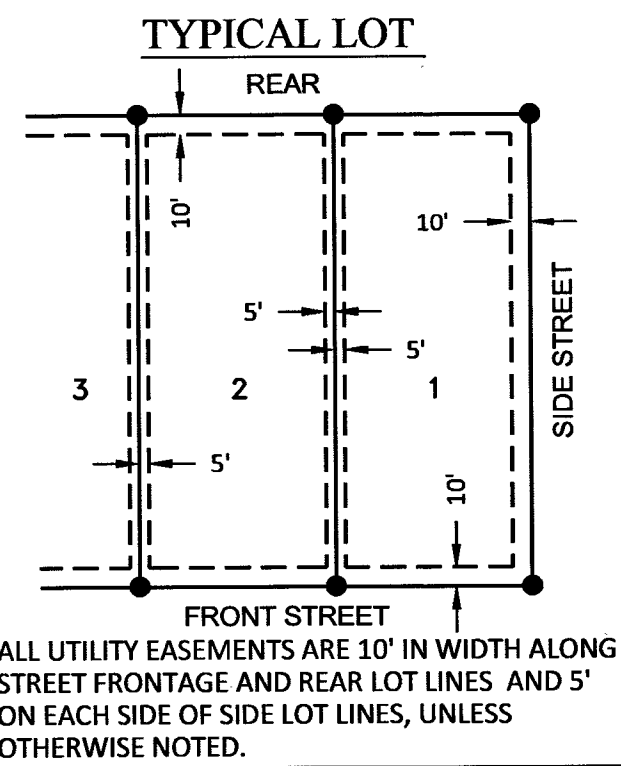
A REPLAT OF LOT 2 AND PART OF LOT 1, BLOCK 4 OF PRAIRIE PARKWAY 1ST ADDITION,
TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	37.69'	1665.00'	1°17'49"	S80°03'23"E	37.69'
C2	27.23'	17.00'	91°46'20"	N45°59'04"W	24.41'
C3	22.38'	83.00'	15°27'06"	S07°49'27"E	22.32'
C4	54.33'	83.00'	37°30'20"	S34°18'10"E	53.37'
C5	43.64'	83.00'	30°07'22"	S68°07'01"E	43.14'
C6	12.59'	83.00'	8°41'32"	S87°31'28"E	12.58'
C7	48.25'	1783.00'	1°33'02"	S84°14'50"E	48.25'
C8	41.12'	1783.00'	1°19'17"	S85°40'59"E	41.12'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	41.06'	1783.00'	1°19'10"	S87°00'13"E	41.06'
C10	41.02'	1783.00'	1°19'05"	S88°19'21"E	41.02'
C11	42.00'	1775.00'	1°21'21"	N88°13'48"E	42.00'
C12	42.06'	1775.00'	1°21'28"	N86°52'24"E	42.06'
C13	42.12'	1775.00'	1°21'35"	N85°30'53"E	42.12'
C14	42.21'	1775.00'	1°21'45"	N84°09'12"E	42.21'
C15	42.33'	1775.00'	1°21'59"	N82°47'20"E	42.33'
C16	42.47'	1775.00'	1°22'15"	N81°25'14"E	42.46'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C17	42.63'	1775.00'	1°22'34"	N80°02'50"E	42.63'
C18	4.58'	1775.00'	0°08'52"	N79°17'06"E	4.58'
C19	26.18'	17.00'	88°13'40"	S44°00'56"W	23.67'
C20	3.92'	83.00'	2°42'28"	N86°46'32"E	3.92'
C21	42.51'	83.00'	29°20'50"	N70°44'53"E	42.05'
C22	47.56'	83.00'	32°49'41"	N39°39'37"E	46.91'
C23	33.82'	83.00'	23°20'41"	N11°34'27"E	33.58'



LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW ROW/PROPERTY LINE
---	NEW EASEMENT LINE

SURVEY INFORMATION
DATE OF SURVEY: 03-25-20
BASIS OF BEARING: CITY OF MOORHEAD COORDINATE SYSTEM - (NAD83(1986) MNDOT CLAY COUNTY COORDINATES).

NOTES
1. TOTAL PLAT ACREAGE = 7.88
2. PROPOSED 10' UTILITY & DRAINAGE EASEMENT SHOWN ON THIS PLAT IS NOT DEDICATED VIA THIS PLAT, AND SUCH EASEMENT IS NOT EFFECTIVE UNTIL CREATED IN A SEPARATELY RECORDED DOCUMENT IN CONJUNCTION WITH THIS PLAT

02/04/28 05:57:31 AM Z:\Lowry Shared Files\Projects_2025\26083 - Prairie Parkway ThirdDrawing\26083 - Project\Survey\Xc-Plat_26083.dwg

THE CORRECTED PLAT OF PRAIRIE PARKWAY 3RD ADDITION

A REPLAT OF LOT 2 AND PART OF LOT 1, BLOCK 4 OF PRAIRIE PARKWAY 1ST ADDITION,
TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT PRAIRIE PARKWAY PLAZA, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, OWNER, AND TOWN AND COUNTRY CREDIT UNION, A NORTH DAKOTA CORPORATION, MORTGAGEE OF THAT PART OF LOTS 1 & 2, BLOCK 4 OF PRAIRIE PARKWAY 1ST ADDITION, TO THE CITY OF MOORHEAD, COUNTY OF CLAY, STATE OF MINNESOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 4 OF PRAIRIE PARKWAY 1ST ADDITION; THENCE S00°13'01"E ALONG THE EAST LINE OF SAID BLOCK 4 A DISTANCE OF 424.49 FEET TO THE SOUTH LINE OF SAID BLOCK 4; THENCE S89°52'54"W ALONG SAID SOUTH LINE A DISTANCE OF 991.15 FEET TO THE WEST LINE OF SAID BLOCK 4; THENCE N00°09'54"W ALONG SAID WEST LINE A DISTANCE OF 424.84 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°54'06"E ALONG SAID NORTH LINE A DISTANCE OF 33.28 FEET; THENCE EASTERLY 30.79 FEET ALONG SAID NORTH LINE AND A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 165.00 FEET A CENTRAL ANGLE OF 10°41'26" A CHORD BEARING OF S84°45'11"E AND A CHORD DISTANCE OF 30.74 FEET; THENCE CONTINUING EASTERLY 104.38 FEET ALONG SAID NORTH LINE AND A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1665.00 FEET A CENTRAL ANGLE OF 3°35'31" A CHORD BEARING OF S81°12'14"E AND A CHORD DISTANCE OF 104.37 FEET; THENCE S00°05'54"E A DISTANCE OF 118.85 FEET; THENCE EASTERLY 171.46 FEET ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1783.00 FEET A CENTRAL ANGLE OF 5°30'35" A CHORD BEARING OF S86°13'36"E AND A CHORD DISTANCE OF 171.39 FEET; THENCE N00°05'54"W A DISTANCE OF 118.02 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE EASTERLY 47.00 FEET ALONG SAID NORTH LINE AND A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1665.00 FEET A CENTRAL ANGLE OF 1°37'03" A CHORD BEARING OF S89°42'40"E AND A CHORD DISTANCE OF 47.00 FEET; THENCE S00°05'54"E ALONG THE WEST LINE OF LOT 3 OF SAID BLOCK 4 A DISTANCE OF 32.59 FEET; THENCE SOUTHERLY 80.12 FEET ALONG SAID LOT 3 AND A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 170.00 FEET A CHORD BEARING OF S13°36'02"E AND A CHORD DISTANCE OF 79.38 FEET; THENCE EASTERLY 300.40 FEET ALONG THE NORTH LINE OF LOT 2 OF SAID BLOCK 4 AND A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1775.00 FEET A CENTRAL ANGLE OF 9°41'48" A CHORD BEARING OF N84°03'34"E AND A CHORD DISTANCE OF 300.04 FEET; THENCE CONTINUING EASTERLY 10.26 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 55.00 FEET A CENTRAL ANGLE OF 10°41'26" A CHORD BEARING OF N84°33'23"E AND A CHORD DISTANCE OF 10.25 FEET; THENCE N89°54'06"E A DISTANCE OF 69.29 FEET; THENCE N00°05'54"W ALONG THE EAST LINE OF LOT 11 OF SAID BLOCK 4 A DISTANCE OF 110.00 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°54'06"E ALONG SAID NORTH LINE A DISTANCE OF 209.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS THE CORRECTED PLAT OF PRAIRIE PARKWAY 3RD ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, ALL RIGHTS OF WAY AND ALL UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID THE CORRECTED PLAT OF PRAIRIE PARKWAY 3RD ADDITION, CONSISTS OF 43 LOTS AND 2 BLOCKS, AND CONTAINS 7.88 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

Justin Berg
PRAIRIE PARKWAY PLAZA, LLC
BY: JUSTIN BERG
ITS: PRESIDENT

Chad Cota
TOWN & COUNTRY CREDIT UNION
BY: CHAD COTA
ITS: VICE PRESIDENT OF BUSINESS LENDING

STATE OF ND)
COUNTY OF CASS)SS

ON THIS 5 DAY OF Feb., 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JUSTIN BERG, TO ME KNOWN TO BE THE PRESIDENT OF PRAIRIE PARKWAY PLAZA, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

Amanda Damman
NOTARY PUBLIC, COUNTY: CASS STATE: ND

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS 6th DAY OF FEBRUARY, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHAD COTA, TO ME KNOWN TO BE THE VICE PRESIDENT OF BUSINESS LENDING OF TOWN & COUNTRY CREDIT UNION, A NORTH DAKOTA CORPORATION, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

Jason D Rockswold
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

JASON D ROCKSWOLD
Notary Public
State of North Dakota
My Commission Expires March 24, 2026

SURVEYORS CERTIFICATE

I, COLE A. NESET, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS THE CORRECTED PLAT OF PRAIRIE PARKWAY 3RD 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 5th DAY OF February, 2026.

Cole A. Neset
COLE A. NESET,
PROFESSIONAL LAND SURVEYOR
MINNESOTA LICENSE NO. 49984

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

RYAN WOLLAN
Notary Public
State of North Dakota
My Commission Expires April 24, 2026

ON THIS 5th DAY OF FEBRUARY, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

Cole A. Neset
NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF MOORHEAD IS HEREBY APPROVED THIS 10th DAY OF February, 2026.

Tom Trowbridge
TOM TROWBRIDGE
CITY ENGINEER

CITY ATTORNEY'S APPROVAL

THIS PLAT IN THE CITY OF MOORHEAD IS HEREBY APPROVED THIS 23rd DAY OF February, 2026.

Kathryn J. McNamara
KATHRYN J. MCNAMARA
CITY ATTORNEY

CITY PLANNER/PLANNING COMMISSION'S RECOMMENDATION

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF MOORHEAD, MINNESOTA, ON THIS 1st DAY OF DECEMBER, 2025, THE PLAT WAS DULY RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL.

Robin Huston
ROBIN HUSTON
CITY PLANNER

CITY COUNCIL'S CERTIFICATE

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MOORHEAD, MINNESOTA, ON THIS 8th DAY OF DECEMBER, 2025, THE PLAT WAS DULY APPROVED.

Christina Rust
CHRISTINA RUST
CITY CLERK

CLAY COUNTY AUDITOR-TREASURER'S CERTIFICATE

PURSUANT TO MINNESOTA STATUTES, SECTION 505.21, TAXES PAYABLE IN THE YEAR 2026 ON THE LAND HEREIN BEFORE DESCRIBED HAVE BEEN PAID AND THERE ARE NO DELINQUENT TAXES. TRANSFER ENTERED THIS 29 DAY OF February, 2026.

Lori J. Johnson
LORI J. JOHNSON, COUNTY AUDITOR-TREASURER
CLAY COUNTY, MINNESOTA

CLAY COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 24th DAY OF February, 2026, AT 1:12 PM O'CLOCK AND WAS DULY RECORDED AS DOCUMENT NUMBER 862391.

Kimberly S. Savageau
KIMBERLY S. SAVAGEAU, COUNTY RECORDER
CLAY COUNTY, MINNESOTA