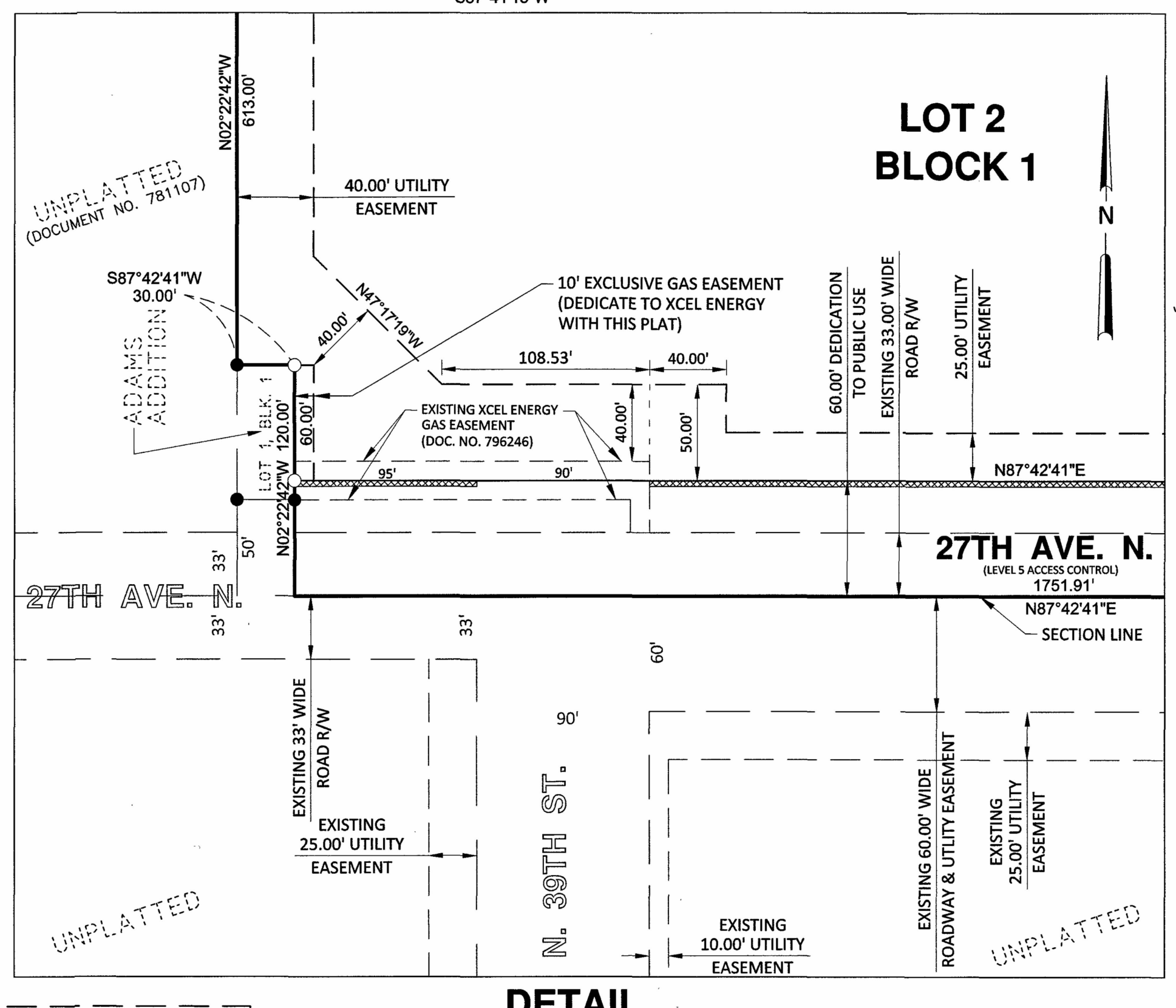
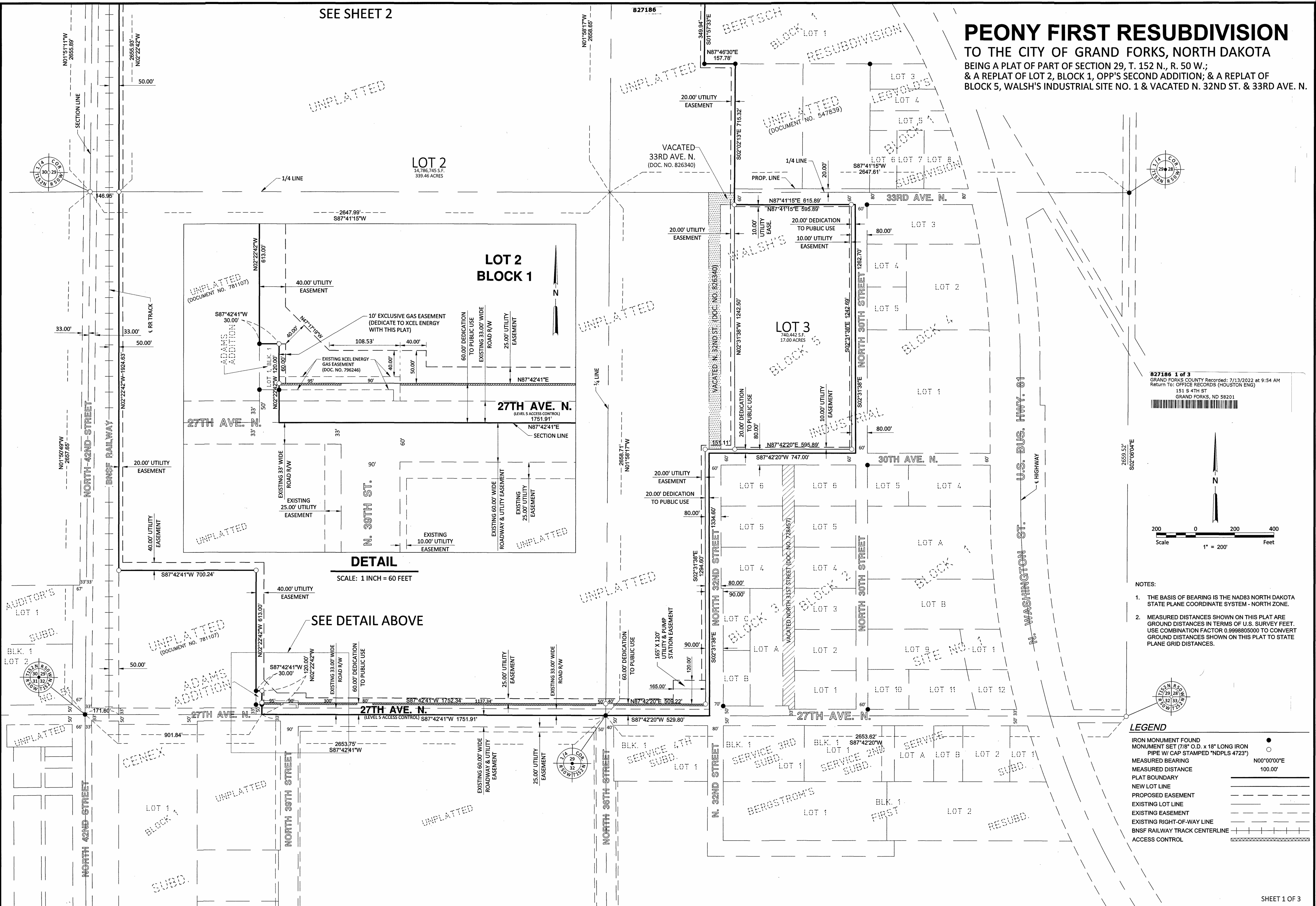


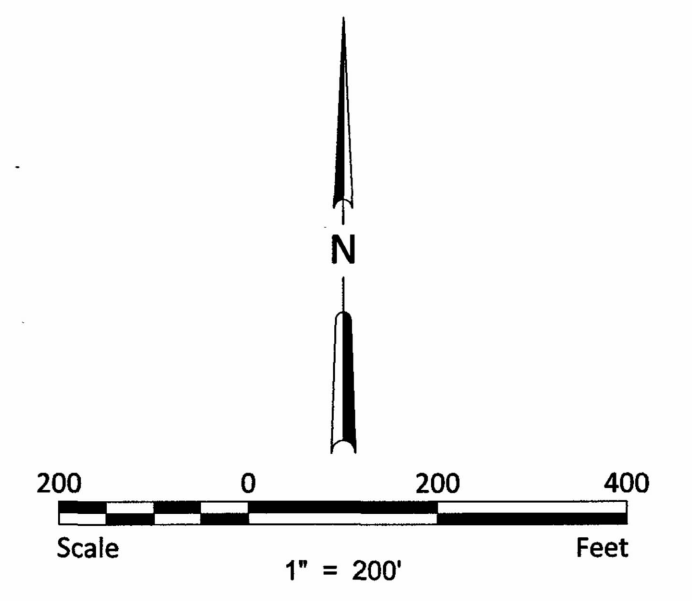
SEE SHEET 2

PEONY FIRST RESUBDIVISION

TO THE CITY OF GRAND FORKS, NORTH DAKOTA
 BEING A PLAT OF PART OF SECTION 29, T. 152 N., R. 50 W.;
 & A REPLAT OF LOT 2, BLOCK 1, OPP'S SECOND ADDITION; & A REPLAT OF
 BLOCK 5, WALSH'S INDUSTRIAL SITE NO. 1 & VACATED N. 32ND ST. & 33RD AVE. N.



827186 1 of 3
 GRAND FORKS COUNTY Recorded: 7/13/2022 at 9:54 AM
 Return To: OFFICE RECORDS (HOUSTON ENG)
 151 S 4TH ST
 GRAND FORKS, ND 58201



- NOTES:
1. THE BASIS OF BEARING IS THE NAD83 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM - NORTH ZONE.
 2. MEASURED DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN TERMS OF U.S. SURVEY FEET. USE COMBINATION FACTOR 0.9998805000 TO CONVERT GROUND DISTANCES SHOWN ON THIS PLAT TO STATE PLANE GRID DISTANCES.

LEGEND

●	IRON MONUMENT FOUND
○	MONUMENT SET (7/8" O.D. x 18" LONG IRON PIPE W/ CAP STAMPED "NDPLS 4723")
—	MEASURED BEARING
—	MEASURED DISTANCE
---	PLAT BOUNDARY
---	NEW LOT LINE
---	PROPOSED EASEMENT
---	EXISTING LOT LINE
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY LINE
---	BNSF RAILWAY TRACK CENTERLINE
---	ACCESS CONTROL

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PEONY FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

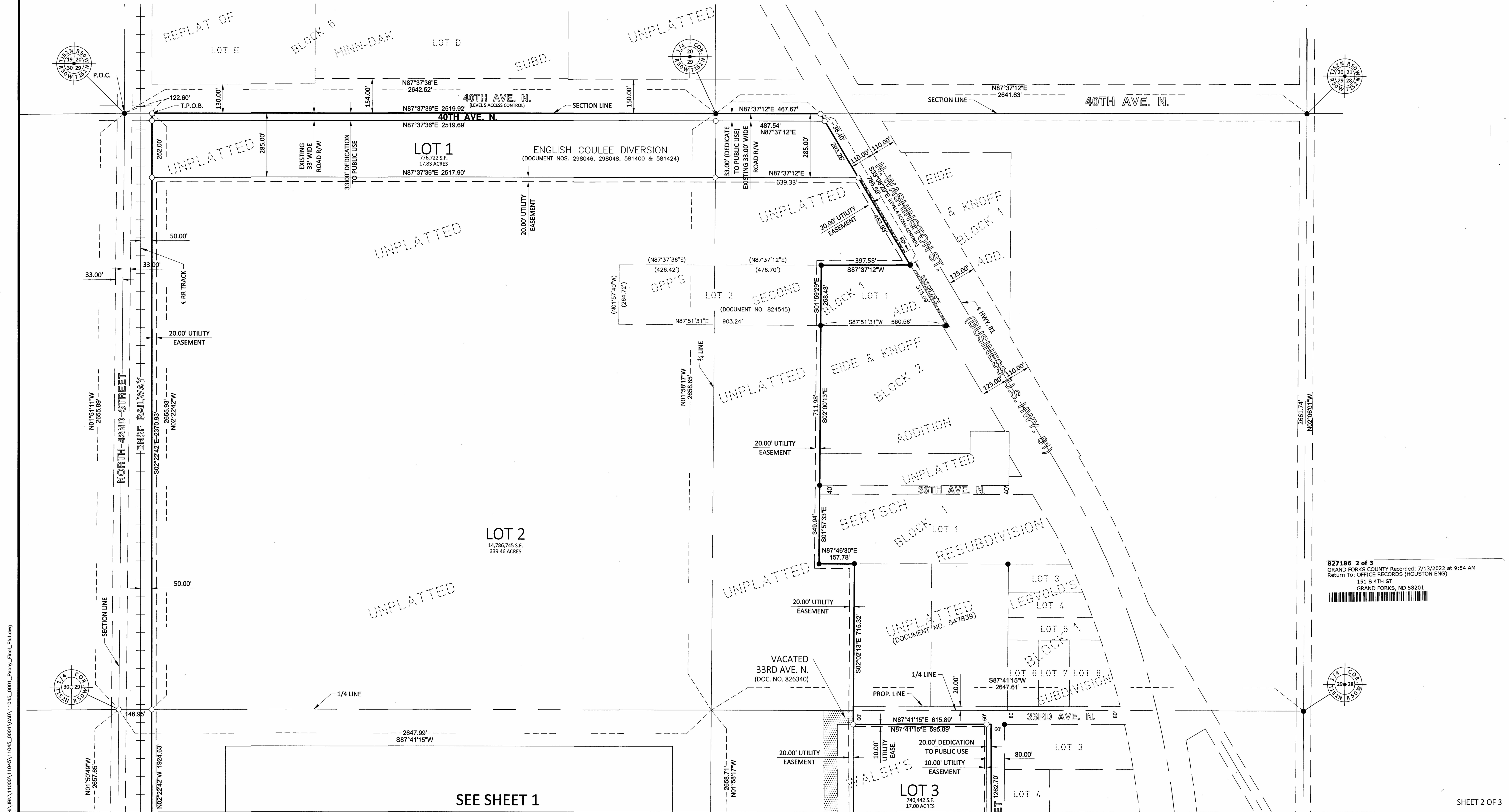
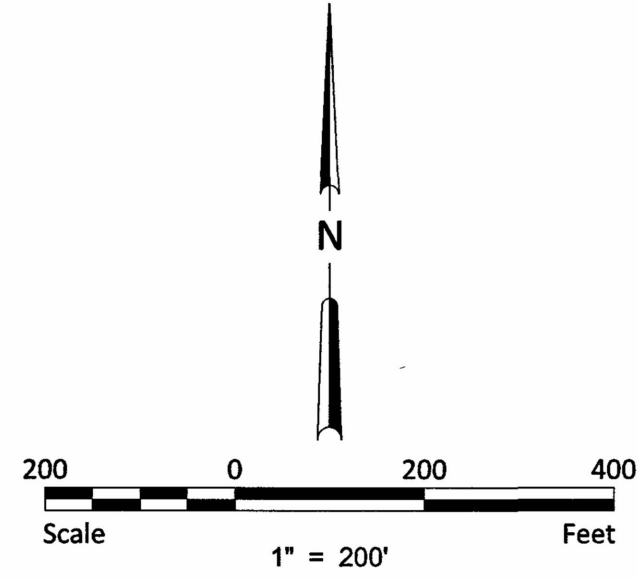
BEING A PLAT OF PART OF SECTION 29, T. 152 N., R. 50 W.;
& A REPLAT OF LOT 2, BLOCK 1, OPP'S SECOND ADDITION; & A REPLAT OF
BLOCK 5, WALSH'S INDUSTRIAL SITE NO. 1 & VACATED N. 32ND ST. & 33RD AVE. N.

LEGEND

IRON MONUMENT FOUND	●
MONUMENT SET (7/8" O.D. x 18" LONG IRON PIPE W/ CAP STAMPED "NDPLS 4723")	○
MEASURED BEARING	N00°00'00"E
MEASURED DISTANCE	100.00'
PLAT BOUNDARY	—————
NEW LOT LINE	—————
PROPOSED EASEMENT	- - - - -
EXISTING LOT LINE	—————
EXISTING EASEMENT	- - - - -
EXISTING RIGHT-OF-WAY LINE	—————
BNSF RAILWAY TRACK CENTERLINE	—————
ACCESS CONTROL	—————

NOTES:

1. THE BASIS OF BEARING IS THE NAD83 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM - NORTH ZONE.
2. MEASURED DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN TERMS OF U.S. SURVEY FEET. USE COMBINATION FACTOR 0.9998805000 TO CONVERT GROUND DISTANCES SHOWN ON THIS PLAT TO STATE PLANE GRID DISTANCES.



827186 2 of 3
 GRAND FORKS COUNTY Recorded: 7/13/2022 at 9:54 AM
 Return To: OFFICE RECORDS (HOUSTON ENG)
 151 S 4TH ST
 GRAND FORKS, ND 58201

SEE SHEET 1

Houston Eng. 20th

PEONY FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

BEING A PLAT OF PART OF SECTION 29, T. 152 N., R. 50 W.;
& A REPLAT OF LOT 2, BLOCK 1, OPP'S SECOND ADDITION; & A REPLAT OF
BLOCK 5, WALSH'S INDUSTRIAL SITE NO. 1 & VACATED N. 32ND ST. & 33RD AVE. N.

OWNER'S CONSENT AND DEDICATION:

We, the undersigned, being all the owners of the land platted herein, to be known as "PEONY FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA", do hereby voluntarily consent to the execution of said plat, containing 16,605,408 square feet or 381.208 acres, more or less. We hereby dedicate the public grounds as shown hereon, including all sewers, culverts, bridges, water distribution lines and other improvements on or under such public grounds, whether such improvements are shown or not, to the public use. We consent to any access control to the property designated on the plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "access control". We also hereby dedicate easements, to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those certain strips of land designated hereon as "Utility Easements". We also hereby dedicate the pump station easement, to run with the land, for public sewer pumping facilities, under, on, or over those certain strips of land designated hereon as "Pump Station Easement". We also hereby dedicate to Xcel Energy the "10' Exclusive Gas Easement" designated on this plat for their exclusive use. We agree not to vacate any portion of this plat without the consent of the Planning and Zoning Commission and the City of Grand Forks. Said "PEONY FIRST RESUBDIVISION" is described as follows:

Lot 2, Block 1, Opp's Second Addition; and Block 5, Walsh's Industrial Site No. 1, and vacated North 32nd Street and vacated 33rd Avenue North; and that part of Section 29, Township 152 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, all being more particularly described as follows:

Commencing at the Northwest Corner of said Section 29; thence North 87°37'36" East, along the north line of the Northwest Quarter of said Section 29, for a distance of 122.80 feet to a point of intersection with the easterly line of the BNSF Railway Company right-of-way and the True Point of Beginning; thence continue North 87°37'36" East, along the north line of the Northwest Quarter of said Section 29, for a distance of 2519.92 feet to the Northeast Corner of the Northwest Quarter of said Section 29; thence North 87°37'12" East, along the north line of the Northeast Quarter of said Section 29, for a distance of 467.67 feet to a point of intersection with the westerly right-of-way line of Business U.S. Highway 81; thence South 33°08'29" East, along the westerly right-of-way line of said Business U.S. Highway 81, for a distance of 785.59 feet to the northeast corner of Lot 1, Block 1, said Opp's Second Addition; thence South 87°37'12" West, along the north line of said Lot 1, for a distance of 397.58 feet to the northwest corner of said Lot 1; thence South 01°59'29" East, along the west line of said Lot 1, for a distance of 268.43 feet to the southwest corner of said Lot 1, said corner also being the northwest corner of Block 2, Eide & Knoff Addition; thence South 02°00'13" East, along the west line and the west line as extended south of said Block 2, for a distance of 711.98 feet to the northwest corner of Bertsch Resubdivision; thence South 01°57'33" East, along the west line of said Bertsch Resubdivision, for a distance of 349.94 feet to the southwest corner of said Bertsch Resubdivision; thence North 87°46'30" East, along the south line of said Bertsch Resubdivision, for a distance of 157.78 feet to the northwest corner of a tract of land described in Document No. 547839, said document on file at the Grand Forks County Recorder's Office; thence South 02°02'13" East, along the west line and the west line as extended south of a tract of land described in said Document No. 547839, for a distance of 715.32 feet to a point of intersection with the north line of Block 5, said Walsh's Industrial Site No. 1; thence North 87°41'15" East, along the north line of said Block 5, for a distance of 615.89 feet to the northeast corner of said Block 5; thence South 02°31'38" East, along the east line of said Block 5, for a distance of 1282.70 feet to the southeast corner of said Block 5; thence South 87°42'20" West, along the south line and the south line as extended west of said Block 5, for a distance of 747.00 feet to a point of intersection with the west line of said Walsh's Industrial Site No. 1; thence South 02°31'38" East, along the west line of said Walsh's Industrial Site No. 1, for a distance of 1334.60 feet to a point of intersection with the south line of the Southeast Quarter of said Section 29; thence South 87°42'20" West, along the south line of the Southeast Quarter of said Section 29, for a distance of 529.80 feet to the Southwest Corner of the Southeast Quarter of said Section 29; thence South 87°42'41" West, along the south line of the Southwest Quarter of said Section 29, for a distance of 1751.91 feet to the southeast corner of Adams Addition; thence North 02°22'42" West, along the east line of said Adams Addition, for a distance of 120.00 feet to the northeast corner of said Adams Addition; thence South 87°42'41" West, along the north line of said Adams Addition, for a distance of 30.00 feet to the northwest corner of said Adams Addition, said northwest corner lying on the east line of a tract of land described in Document No. 781107, on file at said Recorder's Office; thence North 02°22'42" West, along the east line of a tract of land described in said Document No. 781107, for a distance of 613.00 feet to the northeast corner of a tract of land described in said Document No. 781107; thence South 87°42'41" West, along the north line of a tract of land described in said Document No. 781107, for a distance of 700.24 feet to the northwest corner of a tract of land described in said Document No. 781107, said northwest corner lying on the easterly line of said BNSF Railway Company right-of-way; thence North 02°22'42" West, along the east line of said right-of-way, for a distance of 1924.63 feet to a point of intersection with the north line of the Southwest Quarter of said Section 29; thence continue North 02°22'42" West, along the east line of said right-of-way, for a distance of 2655.93 feet to the True Point of Beginning.

Said tract contains 381.208 acres (16,605,408 sq. ft.), more or less. All bearings are based on the NAD 83 North Dakota State Plane Coordinate System - North Zone.

OWNER:

Lots 2 and 3, and the adjacent R/W being dedicated as 27th Avenue North, 30th Avenue North, North 30th Street, and North 32nd Street, as depicted on this plat

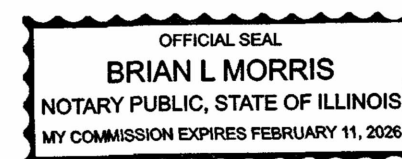
FuFeng USA Incorporated, an Illinois corporation

By: Eric Chutorash
Eric Chutorash, Chief Operating Officer

State of Illinois)
County of DePage) ss

On this 29 day of June, 2022 before me, a Notary Public in and for the said County and State, personally appeared Eric Chutorash, Chief Operating Officer, of FuFeng USA Incorporated, an Illinois corporation, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said corporation.

Notary Public: Brian L Morris



OWNER:

Lot 1, and the adjacent R/W being dedicated as 40th Ave. N., as depicted on this plat

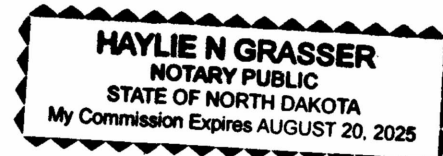
The City of Grand Forks, a North Dakota municipal corporation

By: Brandon Bochenski
Brandon Bochenski, Mayor

State of North Dakota)
County of Grand Forks) ss

On this 5 day of July, 2022 before me, a Notary Public in and for the said County and State, personally appeared Brandon Bochenski, Mayor, and Maureen Storstad, City Auditor, of the City of Grand Forks, a North Dakota municipal corporation, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Grand Forks.

Notary Public: Haylie N Grasser

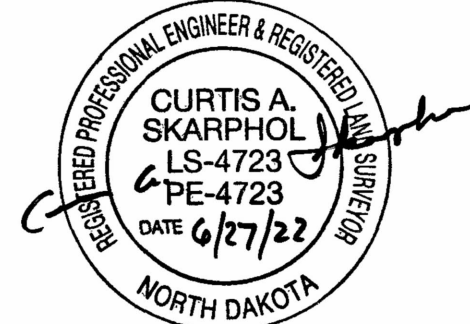


SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I hereby certify that this map is a true and complete survey made by me or under my direct supervision on January 3rd, 12th and 13th, 2022, that all dimensions, angles and bearings are correct as shown, and that all monuments are set as shown.

Dated this 27th day of JUNE, 2022.

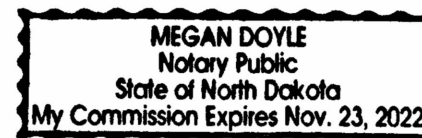
By: Curtis A Skarphol
Curtis A. Skarphol, Registered Land Surveyor
State of North Dakota
Registration No. 4723



State of North Dakota)
County of Cass) ss

On this 27th day of June, 2022 before me, a Notary Public in and for the said County and State, personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: Megan Doyle



PLANNING AND ZONING COMMISSION APPROVAL:

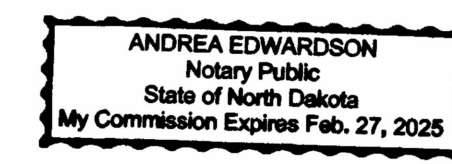
The Subdivision of land shown hereon has been approved by the Planning and Zoning Commission of the City of Grand Forks, on this 11th day of July, 2022, in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness thereof are the hands and seals of the President and Secretary of the Planning and Zoning Commission of the City of Grand Forks.

Steven Wasvick, President
Meggen Sande, Secretary

State of North Dakota)
County of Grand Forks) ss

On this 11th day of July, 2022, before me, a Notary Public in and for the said County and State, personally appeared Steven Wasvick, President, and Meggen Sande, Secretary of the City of Grand Forks Planning and Zoning Commission, and acknowledged consent and dedication to have been executed at the direction and on behalf of the City of Grand Forks Planning and Zoning Commission.

Notary Public: Andrea Edwardson



APPROVAL BY CITY COUNCIL:

The City of Grand Forks, North Dakota, has approved the subdivision of land shown hereon on this 5th day of May, 2022, and has accepted the dedication of all streets, alleys, easements, and other public ways shown hereon lying within the corporate limits of the City of Grand Forks.

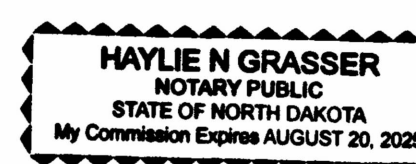
Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Street and Highway Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No. 4828, passed May 16, 2022.

Attest: Maureen Storstad
Maureen Storstad, City Auditor

State of North Dakota)
County of Grand Forks) ss

On this 5 day of May, 2022, before me, a Notary Public in and for the said County and State, personally appeared Maureen Storstad, City Auditor for the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above Certificate.

Notary Public: Haylie N Grasser



APPROVAL OF THE CITY ENGINEER:

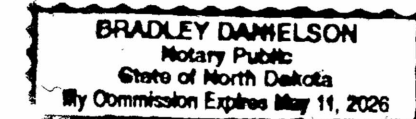
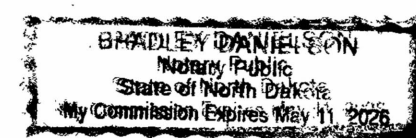
On this 12 day of July, 2022, I, Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed this plat and find that it meets applicable design criteria as specified by City Ordinance and the North Dakota Century Code.

By: Allen R Grasser
Allen R. Grasser, City Engineer

State of North Dakota)
County of Grand Forks) ss

On this 12 day of July, 2022 before me, a Notary Public in and for the said County and State, personally appeared Allen R. Grasser, City Engineer for the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

Notary Public: Bradley Danielson



AUDITOR'S OFFICE
COUNTY OF GRAND FORKS, NORTH DAKOTA
July 13, 2022
Taxes and Special Assessments paid, all liens created under section 57-02-08, 3 satisfied, if any, and transfer accepted.
Auditor: Maureen Storstad
Secretary: Maureen Storstad

827186 3 of 3
GRAND FORKS COUNTY Recorded: 7/13/2022 at 9:54 AM
Return to: OFFICE RECORDS (HOUSTON ENG)
151 S 4TH ST
GRAND FORKS, ND 58201

827186 \$20.00
RECORDER'S OFFICE, GRAND FORKS CO., ND 7/13/2022 at 9:54 AM
I certify that this instrument was filed for record this date.
GARLYNN HELMOSKI, County Recorder
BY: Garlynn Helmoski



Houston Eng. 20¹⁰

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