

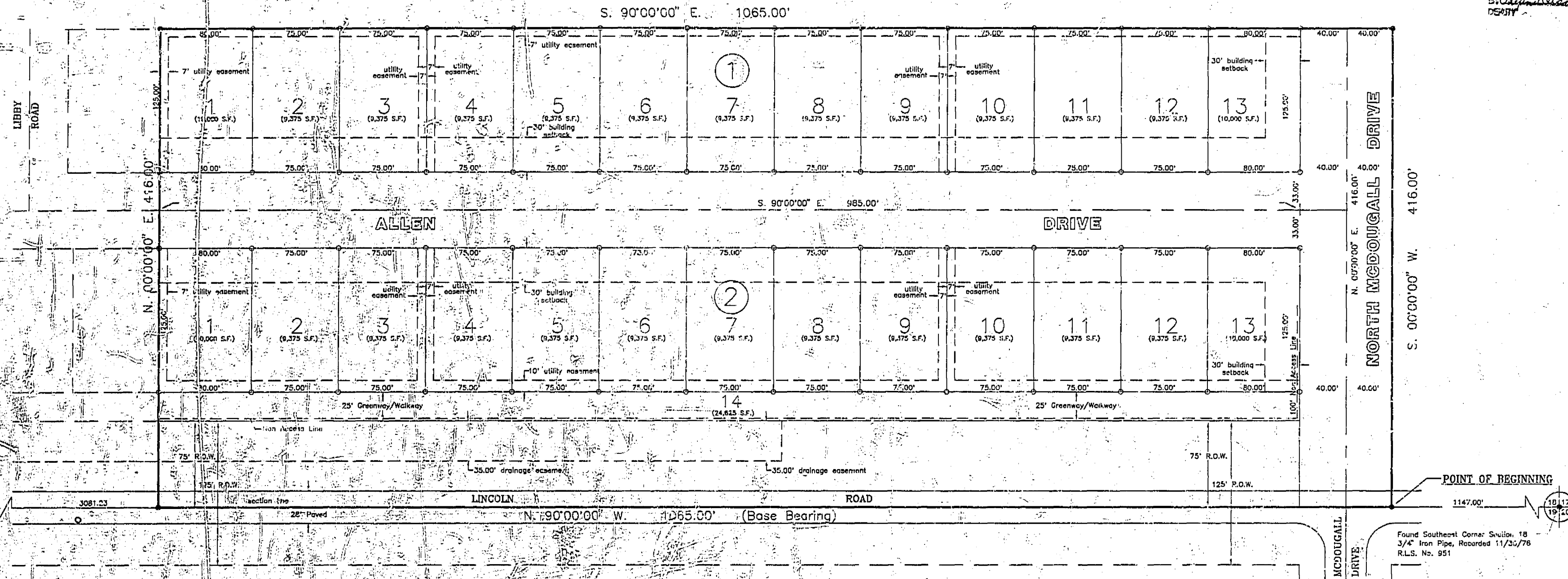
489437

# C.I.P. FIRST ADDITION

PART OF THE SOUTH 1/2, SECTION 18, TOWNSHIP 138 NORTH, RANGE 79 WEST  
TO THE CITY OF LINCOLN  
BURLEIGH COUNTY, NORTH DAKOTA



STATE OF NORTH DAKOTA  
COUNTY OF BURLEIGH  
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT  
WAS FILED IN THIS OFFICE FOR RECORD ON  
3-11-96 AT 11:25 O'CLOCK A.M.  
RECORDED AS DOCUMENT NO. 489437  
BY William Marshall  
DEPUTY REGISTER OF DEEDS



### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 138 NORTH, RANGE 79 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SECTION 18 WEST  $1147.00'$  TO THE POINT OF BEGINNING; THENCE FROM THE SAID POINT OF BEGINNING CONTINUING ALONG THE SAID SOUTH LINE OF SECTION 18 WEST  $90'00''00''$  FOR  $1065.00'$  FEET; THENCE NORTH  $1'00''00''00''$  E FOR  $416.00'$  FEET; THENCE EAST  $9'00''00''00''$  FOR  $1065.00'$  FEET; THENCE SOUTH  $9'00''00''00''$  FOR  $416.00'$  FEET TO THE SAID POINT OF BEGINNING.

SAID TRACT CONTAINS (443,040 S.F.) 10.17 ACRES.

### PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LINCOLN ON THE 22<sup>ND</sup> DAY OF May, 1996, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF LINCOLN, AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN.

Darrell Panko  
DARRELL PANKO, CHAIRMAN

Dennis Lutz  
DENNIS LUTZ, SECRETARY

### CITY COUNCIL APPROVAL

THE CITY COUNCIL OF THE CITY OF LINCOLN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT AND HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN TO THE CITY OF LINCOLN.

THE FORGOING ACTION OF THE CITY COUNCIL OF LINCOLN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 6<sup>TH</sup> DAY OF June, 1996.

Jeffrey Schneider  
JEFFREY SCHNEIDER, MAYOR

Marlene Thurn  
MARLENE THURN, AUDITOR

### SURVEYOR'S CERTIFICATE

I, KENT A. ORVIK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE NOTES OF A FIELD SURVEY DONE UNDER MY SUPERVISION AND THAT ALL DIMENSIONS AND BEARINGS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL MONUMENTATION IS AS NOTED.

Kent Orvik  
KENT A. ORVIK, REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 3463

STATE OF NORTH DAKOTA )  
COUNTY OF BURLEIGH ) SS

ON THIS 26<sup>TH</sup> DAY OF August, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Gerald W. Engel, WHO IS THE President OF CENTRAL INVESTMENT PROPERTIES, L.L.P., AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE FOREGOING CERTIFICATE TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DATE WRITTEN ABOVE.

Barbara Neameyer  
BARBARA NEAMEYER, NOTARY PUBLIC BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES 1-23-99

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BISMARCK SCHOOL DISTRICT, CENTRAL INVESTMENT PROPERTIES, L.L.P. f/k/a CENTRAL INVESTMENT PROPERTIES, A NORTH DAKOTA PARTNERSHIP ARE THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HAVE CAUSED THOSE PORTIONS DESCRIBED AND SHOWN ON THE ANNEXED PLAT TO BE SURVEYED AND PLATTED AS C.I.P. FIRST ADDITION, AND DO DEDICATE STREETS INCLUDING SEWERS, CULVERTS, AND OTHER PUBLIC UTILITIES WHETHER SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER. THEY ALSO 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". THEY ALSO DEDICATE APPURTENANT, DRAINAGE EASEMENTS AS WELL AS THE GREENWAY/WALKWAY (LOT 14 BLOCK 2) FOR PUBLIC USE FOREVER.

BISMARCK SCHOOL DISTRICT  
REP. BY Edmund J. Schiller  
REP. BY Edmund J. Schiller

CENTRAL INVESTMENT PROPERTIES, L.L.P.  
BY Gerald W. Engel  
ITS AUTHORIZED PARTNER

CENTRAL INVESTMENT PROPERTIES, A NORTH DAKOTA PARTNERSHIP  
BY Gerald W. Engel  
ITS AUTHORIZED PARTNER

STATE OF NORTH DAKOTA )  
COUNTY OF BURLEIGH ) SS

ON THIS 10<sup>TH</sup> DAY OF Sept, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Gerald W. Engel, WHO IS THE President OF THE BISMARCK SCHOOL DISTRICT AND PERSONALLY APPEARED Edmund J. Schiller, WHO IS THE President OF THE BISMARCK SCHOOL DISTRICT AND THEY ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE FOREGOING CERTIFICATE TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DATE WRITTEN ABOVE.

STATE OF NORTH DAKOTA )  
COUNTY OF BURLEIGH ) SS

ON THIS 20<sup>TH</sup> DAY OF June, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Gerald W. Engel, WHO IS THE President OF CENTRAL INVESTMENT PROPERTIES, L.L.P., AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE FOREGOING CERTIFICATE TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DATE WRITTEN ABOVE.

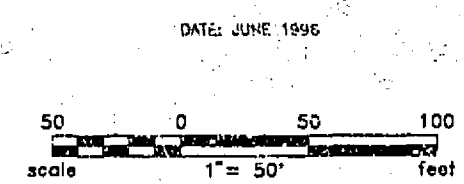
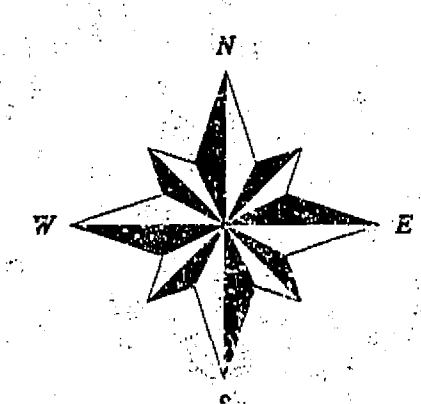
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### CITY ENGINEER'S APPROVAL

I, NILES HUSHKA, REPRESENTING KADRMAS, LEE & JACKSON, P.C., CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE THE C.I.P. FIRST ADDITION AS SHOWN HEREON.

Niles Hushka  
NILES HUSHKA, PROFESSIONAL ENGINEER  
NO. 1111



- ### PLAT LEGEND
- DENOTES LOT CORNERS
  - DENOTES IRON PIN MONUMENTS FOUND OR SET DURING BOUNDARY SURVEY OF THIS ADDITION

LOT ACREAGE - 6.22 ACRES  
STREET ACREAGE - 3.95 ACRES  
TOTAL ACREAGE - 10.17 ACRES

OWNER: BISMARCK SCHOOL DISTRICT  
400 AVE. E EAST  
BISMARCK, ND 58501

OWNER: CENTRAL INVESTMENT PROPERTIES  
723 WEST MEMORIAL HWY.  
BISMARCK ND 58504

ENGINEER:  
KADRMAS, LEE & JACKSON, P.C.  
3237 EAST BROADWAY BOX 1157  
BISMARCK, NORTH DAKOTA 58501  
PHONE 255-0076

Taxes and special assessments paid and TRANSFER accepted this 11<sup>th</sup> day of September, 1996.  
Edmund J. Schiller  
By William Marshall  
Deputy, Burleigh County Auditor