

SPRUCE CREEK SUBDIVISION

PART OF TRACT B AND PART OF AUDITOR'S LOT 3
OF THE SOUTH 1/2 OF
SECTION 35 T. 140 N., R. 81 W.

BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

ALL THAT PART OF TRACT B AND AUDITOR'S LOT 3 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 140 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SPRUCE HILL SUBDIVISION BURLEIGH COUNTY, NORTH DAKOTA THENCE NORTH 64 DEGREES 32 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF TRACT B AND THE SOUTH LINE OF SPRUCE HILL SUBDIVISION, A DISTANCE OF 783.03 FEET, THENCE NORTH 74 DEGREE 00 MINUTES 00 SECONDS EAST CONTINUING ALONG THE BOUNDARY LINE OF SAID SPRUCE HILL SUBDIVISION AND THE SOUTH BOUNDARY OF SPRUCE HILL SECOND SUBDIVISION A DISTANCE OF 554.15 FEET TO A POINT ON A 60.00 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS NORTH 74 DEGREES 00 MINUTES 00 SECONDS EAST FROM SAID POINT, THENCE EASTERLY AND TO THE LEFT CONTINUING ALONG SAID SOUTH BOUNDARY LINE ON SAID 60.00 FOOT RADIUS CURVE AN ARC LENGTH OF 129.39 FEET, THENCE EASTERLY AND TO THE RIGHT CONTINUING ALONG SAID SOUTH BOUNDARY LINE ON A 60.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 35.14 FEET, THENCE NORTH 74 DEGREES 00 MINUTES 00 SECONDS EAST CONTINUING ALONG SAID SOUTH BOUNDARY LINE A DISTANCE OF 460.47 FEET TO THE SOUTHEAST CORNER OF SPRUCE HILL SECOND ADDITION, THENCE SOUTH 01 DEGREES 15 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF TRACT B A DISTANCE OF 845.91 FEET, TO THE SOUTHEAST CORNER OF TRACT B, THENCE SOUTH 4 DEGREES 25 MINUTES 12 SECONDS WEST A DISTANCE OF 343.07 FEET, THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS WEST A DISTANCE OF 380.16 FEET, THENCE SOUTH 21 DEGREES 38 MINUTES 13 SECONDS WEST A DISTANCE OF 433.50 FEET, THENCE SOUTH 72 DEGREES 06 MINUTES 14 SECONDS EAST A DISTANCE OF 89.66 FEET, THENCE SOUTH 10 DEGREES 26 MINUTES 19 SECONDS EAST DISTANCE OF 173.50 FEET, THENCE SOUTH 62 DEGREES 11 MINUTES 41 SECONDS WEST A DISTANCE OF 388.36 FEET, THENCE NORTH 13 DEGREES 35 MINUTES 39 SECONDS WEST A DISTANCE OF 134.82 FEET, THENCE SOUTH 76 DEGREES 24 MINUTES 21 SECONDS WEST A DISTANCE OF 329.02 FEET TO THE EAST LINE OF NORTH DAKOTA STATE HIGHWAY 1804, THENCE NORTH 29 DEGREES 50 MINUTES 50 SECONDS WEST ALONG SAID EAST LINE, ON AN 11,534.19 FOOT RADIUS CURVE AN ARC DISTANCE OF 278.48 FEET, THENCE NORTH 31 DEGREES 13 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 85.15 FEET, THENCE NORTHWESTERLY AND TO THE RIGHT, CONTINUING ALONG SAID EAST LINE, ON AN 11,534.19 FOOT RADIUS CURVE AN ARC DISTANCE OF 549.71 FEET, THENCE NORTH 28 DEGREES 27 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID EAST LINE A DISTANCE OF 85.05 FEET, THENCE NORTHWESTERLY AND TO THE LEFT, CONTINUING ALONG SAID EAST LINE, ON AN 11,534.19 FOOT RADIUS CURVE AN ARC LENGTH OF 55.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 48.25 ACRES MORE OR LESS.
APPROVAL OF BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 4TH DAY OF September, 2002.

Claus H. Lembke
CLAUS H. LEMBE - CHAIRMAN
Kevin J. Glatt
KEVIN J. GLATT - COUNTY AUDITOR

APPROVAL OF COUNTY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF BURLEIGH, ON THE 14TH DAY OF August, 2002, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE COUNTY OF BURLEIGH AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF BURLEIGH COUNTY.

Timothy A. Atkinson
TIMOTHY A. ATKINSON - CHAIRMAN
Kevin J. Glatt
KEVIN J. GLATT - SECRETARY

APPROVAL OF COUNTY ENGINEER

I, JON MILL, COUNTY ENGINEER OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVE "SPRUCE CREEK SUBDIVISION" BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Jon Mill
JON MILL
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON JULY 23, 2002, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NORTH DAKOTA)
SS)

Terry Baltzer
TERRY BALTZER
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 3595

ON THIS 11TH DAY OF November, 2002, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2004

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TERRY ROBINSON, JOYCE ROBINSON, LOREN C SCHWAB, JULIE F SCHWAB, GEORGE BEHRENS AND CAROL BEHRENS OF BISMARCK NORTH DAKOTA BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "SPRUCE CREEK SUBDIVISION" BURLEIGH COUNTY, NORTH DAKOTA AND DO SO DEDICATE STREETS AND ACCESS EASEMENTS AS SHOWN HEREON INCLUDING ALL CULVERTS TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS".

THEY FURTHERMORE DEDICATE STORM WATER EASEMENTS TO RUN WITH THE LAND FOR CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING STORM WATER MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THERETO, UNDER, ON, OVER, THROUGH AND ACROSS SAID EASEMENT FOR SURFACE WATER DRAINAGE AND MANAGEMENT OF STORM WATER FLOW OVER AND/OR UNDER SAID EASEMENT.

Terry Robinson
TERRY ROBINSON
OWNERS OF LOTS 1-8 BLOCK 1 AND LOT 1 BLOCK 2
Joyce Robinson
JOYCE ROBINSON

Loren C Schwab
LOREN C SCHWAB
OWNERS OF LOT 9
Julie F Schwab
JULIE F SCHWAB

STATE OF NORTH DAKOTA)
SS)
COUNTY OF BURLEIGH)

George Behrens
GEORGE BEHRENS
OWNERS OF LOT 10
Carol Behrens
CAROL BEHRENS

ON THIS 20TH DAY OF January, 2003, BEFORE ME PERSONALLY APPEARED TERRY ROBINSON, JOYCE ROBINSON, LOREN C SCHWAB, JULIE F SCHWAB, GEORGE BEHRENS AND CAROL BEHRENS KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

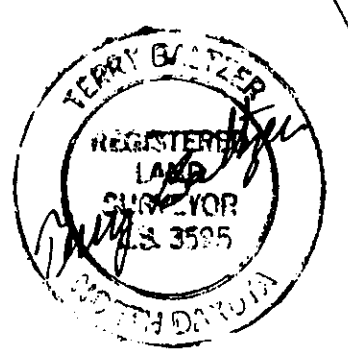
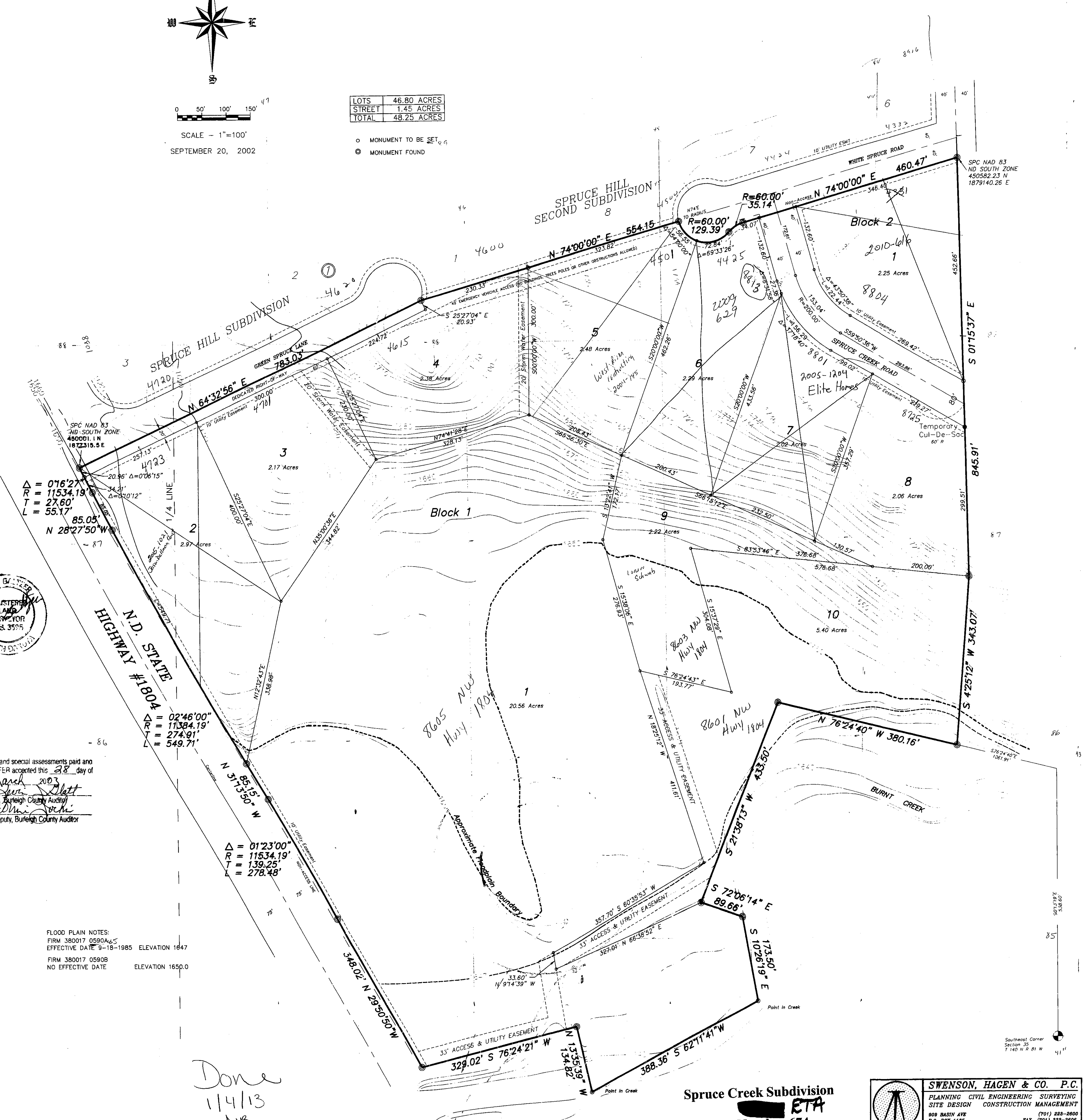
David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2004



SCALE - 1"=100'
SEPTEMBER 20, 2002

LOTS	46.80 ACRES
STREET	1.45 ACRES
TOTAL	48.25 ACRES

○ MONUMENT TO BE SET
● MONUMENT FOUND



Taxes and special assessments paid and TRANSFER accounted this 28th day of March 2003
Kevin J. Glatt
Deputy, Burleigh County Auditor

FLOOD PLAIN NOTES:
FIRM 380017 0590A.S
EFFECTIVE DATE 9-18-1985 ELEVATION 1847
FIRM 380017 0590B
NO EFFECTIVE DATE ELEVATION 1650.0

Spruce Creek Subdivision
ETA
Plat Number 674

SWENSON, HAGEN & CO. P.C.
PLANNING CIVIL ENGINEERING SURVEYING
SITE DESIGN CONSTRUCTION MANAGEMENT
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P.O. BOX 1158
BISMARCK, N.D. 58504
(701) 228-2800
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