

MENOKEN WEST INDUSTRIAL PARK
 FINAL PLAT
 LOCATED IN THE SW 1/4 OF THE NW 1/4 AND
 THE NW 1/4 OF THE SW 1/4 OF SECTION 33
 TOWNSHIP 139N RANGE 78W

29 28
 32 33

17 A/C N

BURLINGTON NORTHERN RAILROAD

1 MILE TO MENOKEN

LEGEND

—	PROPERTY LINE
—+—	IRON
—+—+—	RAILROAD SPIKE
—+—+—+—	RAILROAD TRACKS
○	POWER POLE

RAILROAD CURVE DATA

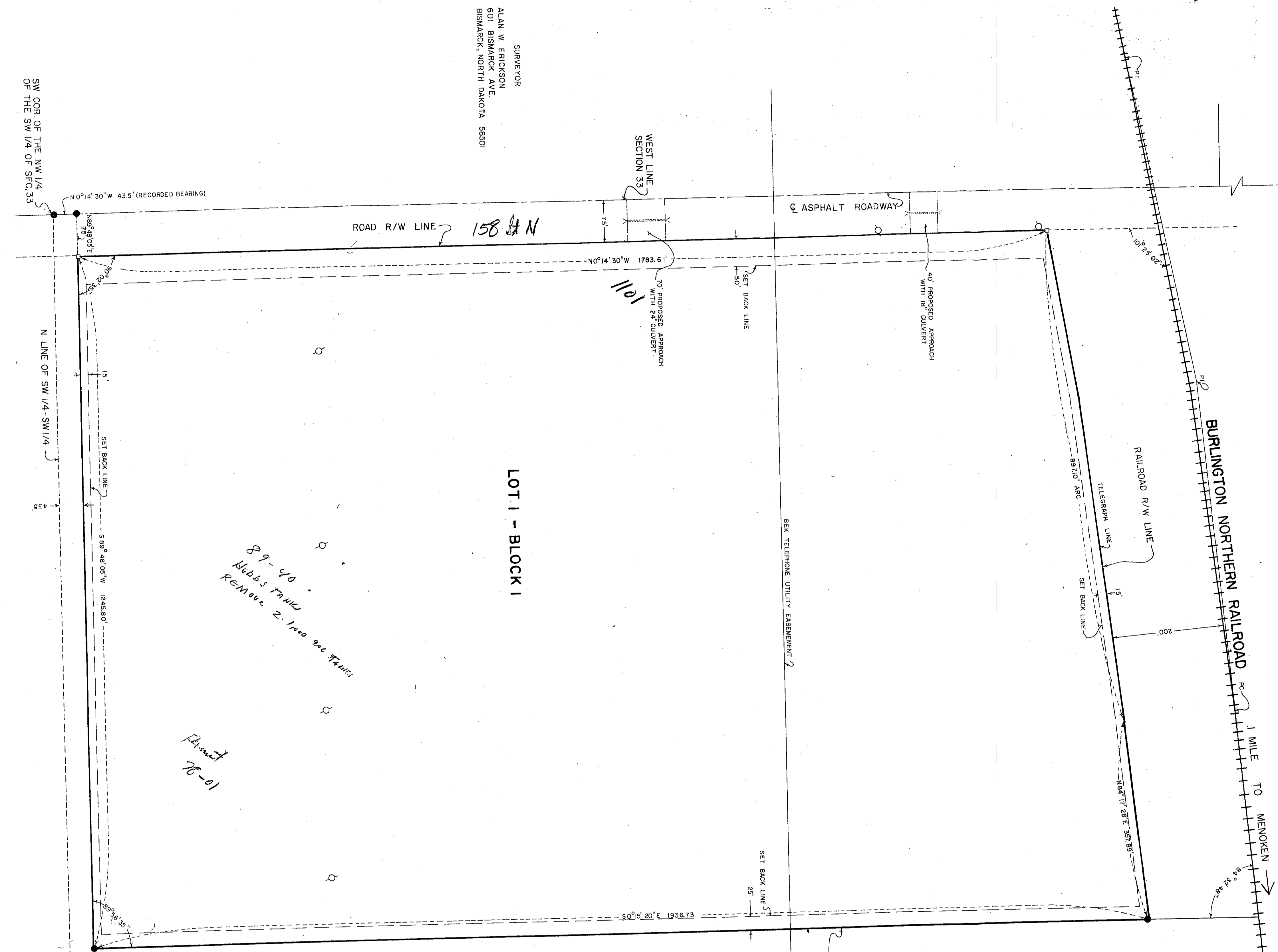
D	30° 32'
Δ	5' 57"
R	11,459.19'
T	595.54'
L	1190.00'

PROPERTY LINE CURVE DATA

D	30° 32'
Δ	4' 33' 55"
R	11,259.19'
T	448.79'
L	897.10'

DEVELOPER
 NORTH DAKOTA CONCRETE PRODUCTS
 601 BISMARCK AVE.
 BISMARCK, NORTH DAKOTA 58501

SURVEYOR
 ALAN W. ERICKSON
 601 BISMARCK AVE.
 BISMARCK, NORTH DAKOTA 58501



89-40
 Hubbs Farm
 Remove 2-1-100 ac Parcel

Parcel
 78-01

LOT 1 - BLOCK 1

SW COR. OF THE NW 1/4
 OF THE SW 1/4 OF SEC 33

EAST LINE OF THE W 1/2
 OF THE W 1/2 OF SEC. 33

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTH DAKOTA CONCRETE PRODUCTS BEING EQUITABLE OWNER AND PROPRIETOR, ELMER AND THERESA LUX BEING LEGAL CO-OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THE ANNEXED PLAT AND HEREBY DEDICATE STREETS AS SHOWN HEREON, INCLUDING ALL MENOKEN WEST INDUSTRIAL PARK, GAS DISTRIBUTION LINES, GAS DISTRIBUTION UTILITY LINES, SEWER, TELEPHONE AND POWER LINES, AND ALL OTHER PUBLIC UTILITIES LINES, AS SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER. WE HEREBY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY-EASEMENTS".

JIM HAINES
 FOR NORTH DAKOTA CONCRETE PRODUCTS

ELMER LUX
 THERESA LUX

ON THIS 29 DAY OF December, 1977, BEFORE ME PERSONALLY APPEARED JIM HAINES FOR NORTH DAKOTA CONCRETE PRODUCTS AND ELMER AND THERESA LUX, AND THEY HAVE ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR USES AND PURPOSES EXPRESSED HEREIN.

SURVEYOR'S CERTIFICATE

I, ALAN W. ERICKSON, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON 5 JAN. 1978, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ALAN W. ERICKSON
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 12022

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA ON THE 17th DAY OF JANUARY, 1978 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION, IN WITNESS WHEREOF I HEREBY SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

Chairman

Secretary

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, AND HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON. THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA WAS TAKEN BY RESOLUTION APPROVED THE 4th DAY OF January, 1978.

APPROVAL OF COUNTY ENGINEER

I, TOM SCHMIDT, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVE MENOKEN WEST INDUSTRIAL PARK AS SHOWN ON THE ANNEXED PLAT.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 33, T139N-R78W, TOWNSHIP OF MENOKEN COUNTY OF BURLEIGH STATE OF NORTH DAKOTA, BEING FURTHER DESCRIBED AS FOLLOWS:
 COMMENCING AT A RAILROAD SPIKE AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 33, THENCE N0°14'30"W (A RECORDED BEARING) ON THE 1/2" IRON BEING THE POINT OF BEGINNING; TO A RAILROAD SPIKE; THENCE N89°48'05"E A DISTANCE OF 1245.80' TO A "T" IRON BEING THE POINT OF BEGINNING; THENCE N0°14'30"W PARALLEL WITH THE WEST LINE OF SECTION 33 A DISTANCE OF 1245.80' TO A "T" IRON ON THE SOUTH RIGHT OF WAY LINE OF A RAILROAD NORTHERN RAILROADS;
 THENCE NORTHEASTERLY ON THE ARC OF A 30°32' RAILROAD CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 11,259.19' AND A CENTRE OF 6°33'55" A DISTANCE OF 897.10' TO A "T" IRON;
 THENCE N84°17'28"E A DISTANCE OF 397.89' TO A RAILROAD SPIKE ON THE EAST LINE OF THE W 1/2 OF SECTION 33; S 69°48'05" ON SAID EAST LINE A DISTANCE OF 1936.73' TO A RAILROAD SPIKE;
 THENCE S 69°48'05" W PARALLEL WITH THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33 A DISTANCE OF 1245.80' TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINS 53.45 ACRES OF LAND.

Menoken West Industrial Park
 County
 Plat Number 4350

70 F