

# LINCOLN SCHOOL ADDITION

PART OF TRACT D AND THE SOUTHEAST 1/4 OF SECTION 18, T138N-R79W  
LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

777755  
Debbie Krohus  
12/12/2012 2:59 PM  
Burleigh County



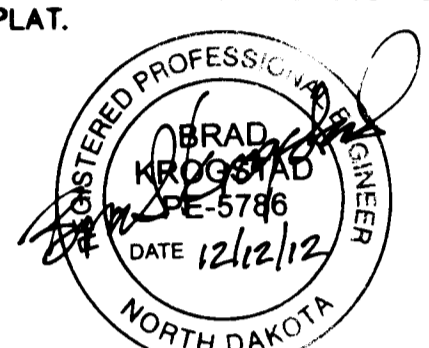
### DESCRIPTION

ALL THAT PART OF TRACT D AND THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 138 NORTH, RANGE 79 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF C.I.P. FIRST ADDITION TO SAID CITY OF LINCOLN, THENCE NORTH 0 DEGREES, 45 MINUTES, 47 SECONDS EAST, ALONG THE EAST LINE OF SAID C.I.P. FIRST ADDITION AND THE EAST LINE OF NORTH LINCOLN 2nd ADDITION, A DISTANCE OF 1692.78 FEET TO THE SOUTH LINE OF WHEATLAND HILLS ADDITION TO THE CITY OF LINCOLN; THENCE SOUTH 89 DEGREES, 14 MINUTES, 17 SECONDS EAST, A DISTANCE OF 1134.93 FEET TO THE WEST LINE OF WHEATLAND HILLS 2nd ADDITION TO THE CITY OF LINCOLN; THENCE SOUTH 0 DEGREES, 21 MINUTES, 42 SECONDS WEST ALONG SAID WEST LINE OF WHEATLAND HILLS 2nd ADDITION AND THE WEST LINE OF SOUTHEAST INDUSTRIAL PARK SUBDIVISION AND THE WEST LINE OF VETTER FIRST SUBDIVISION, ALL OF THE CITY OF LINCOLN, A DISTANCE OF 1217.81 FEET TO THE NORTH LINE OF REPLAT OF L.L.M. SUBDIVISION TO THE CITY OF LINCOLN; THENCE NORTH 89 DEGREES, 13 MINUTES, 43 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 452.19 FEET TO THE WEST LINE OF SAID REPLAT OF L.L.M. SUBDIVISION; THENCE SOUTH 0 DEGREES, 46 MINUTES, 10 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 474.97 FEET TO THE NORTH LINE OF S&W FIRST ADDITION TO THE CITY OF LINCOLN; THENCE NORTH 89 DEGREES, 14 MINUTES, 47 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 691.22 TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED TRACT CONTAINS 39.38 ACRES, MORE OR LESS.

### APPROVAL OF CITY ENGINEER

I, BRAD KROGSTAD, P.E., CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE "LINCOLN SCHOOL ADDITION", LINCOLN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

*Brad Kroghstad*  
BRAD KROGSTAD P.E.  
CITY ENGINEER



### APPROVAL OF CITY PLANNING & ZONING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF LINCOLN, ON THE 2nd DAY OF OCTOBER, 2012, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF LINCOLN AND REGULATIONS ADOPTED BY THE SAID PLANNING & ZONING COMMISSION, IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF LINCOLN.

*Kristopher Schwab* ACTING CHAIRMAN - KRISTOPHER SCHWAB  
*Janice Sackman* SECRETARY - JANICE SACKMAN

### APPROVAL OF BOARD OF CITY COUNCIL

THE CITY COUNCIL OF THE CITY OF LINCOLN, 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 THE CITY OF LINCOLN, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT. THE FOREGOING ACTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 4 DAY OF OCTOBER, 2012.

*Robert Johnston* MAYOR - ROBERT JOHNSTON  
*Melanie Kitzan* ATTEST: CITY AUDITOR - MELANIE KITZAN

### SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A PROFESSIONAL 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 AUGUST 24, 2012 THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

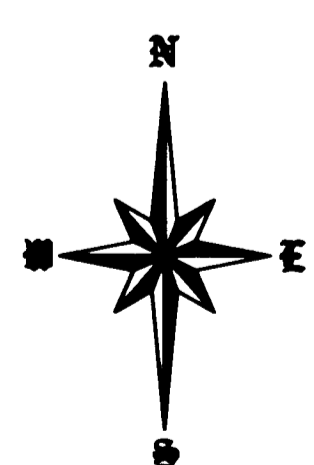
SWENSON, HAGEN & CO. P.C.  
909 BASIN AVENUE  
BISMARCK, NORTH DAKOTA

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

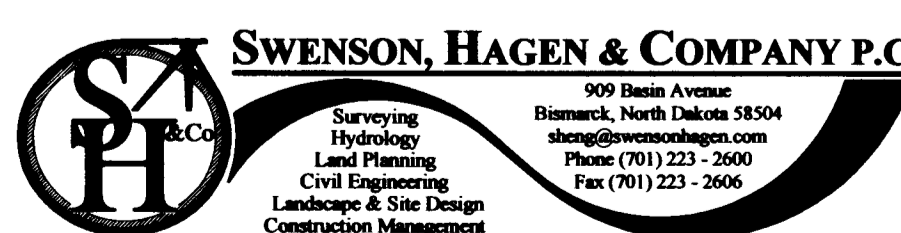
ON THIS 27th DAY OF November 2012, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE  
Notary Public  
State of North Dakota  
My Commission Expires Aug 24, 2016

*David Patience*  
DAVID PATIENCE, NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES AUGUST 24, 2016



SCALE: 1"=80'  
SEPTEMBER 10, 2012



### OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BISMARCK PUBLIC SCHOOL DISTRICT, MIKE HEINSOHN, AND CAPITAL ELECTRIC COOPERATIVE 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 "LINCOLN SCHOOL ADDITION" LINCOLN, NORTH DAKOTA AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL CULVERTS TO THE PUBLIC USE FOREVER.

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

THEY ALSO DEDICATE AN ACCESS, WATER, AND SANITARY SEWER EASEMENT TO LOT 2, BLOCK 1 LINCOLN SCHOOL ADDITION, AND LOTS 1 & 2 BLOCK 1 REPLAT OF L.L.M. SUBDIVISION.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF LINCOLN, NORTH DAKOTA "STORM WATER AND DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, ON, OVER AND/OR ACROSS THOSE AREAS DEDICATED HEREON AS "STORM WATER AND DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING STORM WATER MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THERETO FOR STORM WATER, STORM SEWER AND SURFACE WATER DRAINAGE AND MANAGEMENT OF SAID STORM WATER FLOW IN A MANNER THAT WILL PERMIT THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER, OVER AND/OR ACROSS THE EASEMENT AREA.

*Dwight Wrangham*  
LOT 2, BLOCK 1  
CAPITAL ELECTRIC COOPERATIVE, INC  
DWIGHT WRANGHAM  
4111 STATE STREET  
BISMARCK, NORTH DAKOTA 58503

STATE OF NORTH DAKOTA } SS  
COUNTY OF BURLEIGH }

ON THIS 4th DAY OF December 2012, BEFORE ME PERSONALLY APPEARED DWIGHT WRANGHAM OF CAPITAL ELECTRIC COOPERATIVE, INC KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE  
Notary Public  
State of North Dakota  
My Commission Expires Aug 24, 2016

*David Patience*  
NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES 8-24-16

STATE OF NORTH DAKOTA } SS  
COUNTY OF BURLEIGH }

ON THIS 21st DAY OF November 2012, BEFORE ME PERSONALLY APPEARED TAMARA USELMAN OF BISMARCK PUBLIC SCHOOL DISTRICT KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

CYNTHIA WELLMANN  
Notary Public  
State of North Dakota  
My Commission Expires July 21, 2014

*Cynthia Wellmann*  
NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES 7-21-14

STATE OF NORTH DAKOTA } SS  
COUNTY OF BURLEIGH }

ON THIS 4th DAY OF December 2012, BEFORE ME PERSONALLY APPEARED MICHAEL HEINSOHN KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE  
Notary Public  
State of North Dakota  
My Commission Expires Aug 24, 2016

*David Patience*  
NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES 8-24-16

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	370.00'	226.02'	116.66'	35°00'00"
B	400.00'	244.70'	126.31'	35°03'01"
C	142.00'	223.05'	142.00'	89°59'57"

**AREAS**

LOTS	1,362,894 S.F.	31.29 ACRES
STREET	352,686 S.F.	8.09 ACRES
TOTAL	1,715,580 S.F.	39.38 ACRES

- MONUMENT TO BE SET
- MONUMENT FOUND

### NOTES:

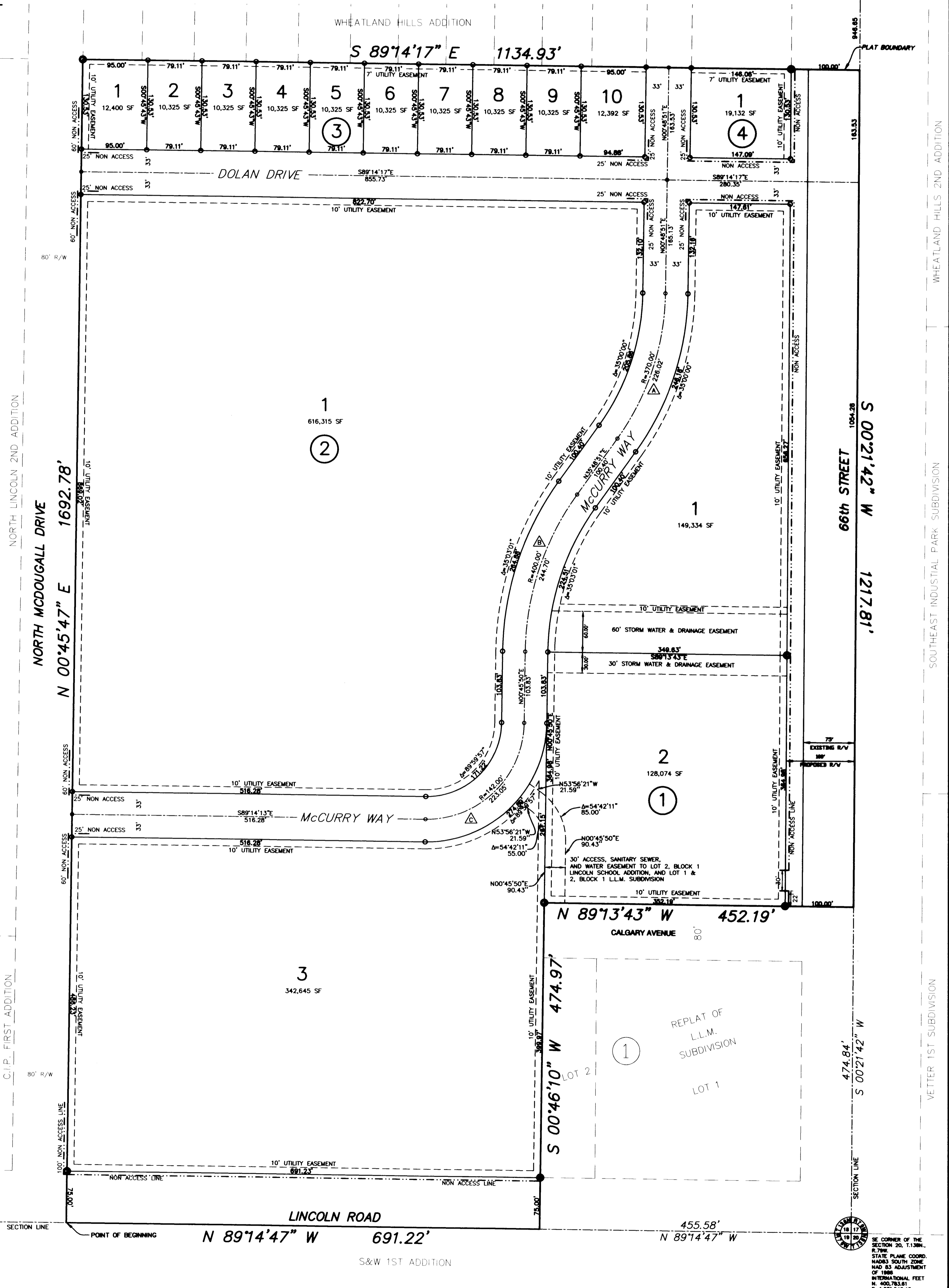
BASIS OF BEARING:  
NORTH DAKOTA STATE PLANE SOUTH ZONE NAD 83  
(3302) ADJUSTMENT OF 1986.

VERTICAL DATUM: NGVD 1929

BENCHMARK:  
NW CORNER OF SECTION 20, AT THE  
INTERSECTION OF LINCOLN ROAD AND  
68TH STREET SE.  
ELEV. 1723.50 (NGVD '29)

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS  
PLATS DUE TO DIFFERENT METHODS OF  
MEASUREMENTS.

STORM WATER EASEMENTS ARE NECESSARY ON  
LOT 3, BLOCK 1 AND LOT 1, BLOCK 2 AND SHALL BE  
APPROVED BY THE CITY OF LINCOLN AND RECORDED  
PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THESE  
LOTS.



THE CORNER OF THE SECTION 20, T.138N., R.79W., HAS BEEN ADJUSTED TO THE STATE PLANE COORDINATE SYSTEM. THE STATE PLANE COORDINATES OF THE CORNER OF THE SECTION 20, T.138N., R.79W., HAD 83 ADJUSTMENT OF 1986. INTERNATIONAL FEET NAD 83 TO UTM E. 1,921,043.43