

BRIARDALE

PART OF SECTION 3, T. 137 N., R. 80 W.
BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4, NE 1/4) AND GOVERNMENT LOTS FIVE (5) AND ELEVEN (11) OF SECTION THREE (3) TOWNSHIP ONE HUNDRED THIRTY-SEVEN NORTH (T. 137 N.), RANGE EIGHTY WEST (R. 80 W.) OF THE FIFTH PRINCIPAL MERIDIAN (5TH PM) BURLEIGH COUNTY, NORTH DAKOTA, THAT LIES WITHIN AND IS BOUNDED BY THE FOLLOWING DESCRIBED TRAVERSE:

BEGINNING AT THE SOUTHWEST CORNER OF LOT ELEVEN (11) THENCE BEARING NORTH ZERO DEGREES, TWENTY-FOUR MINUTES AND FORTY-TWO SECONDS EAST (N. 0°-24'-42" E.) A DISTANCE OF ONE THOUSAND SIX HUNDRED FIFTY-SEVEN AND FORTY-FOUR HUNDREDTHS (1657.44) FEET TO THE MEDIAL LINE OF AN ABANDONED MISSOURI RIVER CHANNEL; THENCE BEARING NORTH SEVENTY-SIX DEGREES AND FORTY-THREE MINUTES EAST (N. 76°-43' E.) ALONG SAID LINE A DISTANCE OF ONE HUNDRED THIRTEEN AND FIFTY-SEVEN HUNDREDTHS (113.97) FEET; THENCE BEARING SOUTH EIGHTY-FIVE DEGREES AND TWO MINUTES EAST (S. 85°-02' E.) ALONG SAID MEDIAL LINE OF AN ABANDONED MISSOURI RIVER CHANNEL A DISTANCE OF ONE THOUSAND ONE HUNDRED SIXTY-SIX AND TWENTY-TWO HUNDREDTHS (1166.22) FEET; THENCE BEARING SOUTH SEVENTY-NINE DEGREES AND FIVE MINUTES EAST (S. 79°-05' E.) ALONG SAID MEDIAL LINE OF AN ABANDONED MISSOURI RIVER CHANNEL A DISTANCE OF SIX HUNDRED TWENTY-EIGHT AND TWENTY-NINE HUNDREDTHS (628.29) FEET; THENCE BEARING SOUTH FIFTEEN DEGREES AND ZERO MINUTES EAST (S. 15°-00' E.) A DISTANCE OF ONE HUNDRED NINETY-FOUR AND EIGHTY HUNDREDTHS (194.80) FEET; THENCE BEARING SOUTH THIRTY-NINE DEGREES, TWELVE MINUTES AND ELEVEN SECONDS EAST (S. 39°-12'-11" E.) A DISTANCE OF TWO HUNDRED FORTY-TWO AND EIGHTY-THREE HUNDREDTHS (242.83) FEET TO A POINT ON A SIX DEGREE, FORTY MINUTE AND TWENTY-FIVE SECOND (6°-40'-25") CURVE WHOSE TANGENT BEARS SOUTH FIFTY DEGREES, FORTY-SEVEN MINUTES AND FORTY-NINE SECONDS WEST (S. 50°-47'-49" W.) AT SAID POINT; THENCE BEARING SOUTHWESTERLY AND TO THE RIGHT ON SAID CURVE A DISTANCE OF THREE HUNDRED TWENTY-FIVE AND FORTY-EIGHT HUNDREDTHS (325.48) FEET; THENCE BEARING SOUTH SEVENTY-TWO DEGREES, THIRTY-ONE MINUTES AND FIVE SECONDS WEST (S. 72°-31'-05" W.) A DISTANCE OF THREE HUNDRED FIFTEEN AND EIGHTY-NINE HUNDREDTHS (315.89) FEET; THENCE BEARING SOUTHWESTERLY AND TO THE LEFT ON A TWENTY-SEVEN DEGREE, TWENTY-SIX MINUTE AND THIRTY-THREE SECOND (27°-26'-33") CURVE A DISTANCE OF TWO HUNDRED FIFTY-ONE AND EIGHT HUNDREDTHS (251.08) FEET; THENCE BEARING SOUTH THREE DEGREES AND THIRTY-SEVEN MINUTES WEST (S. 3°-37' W.) A DISTANCE OF SIX HUNDRED FIFTY-FOUR AND ELEVEN HUNDREDTHS (654.11) FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION THREE (3); THENCE BEARING NORTH EIGHTY-NINE DEGREES AND FIFTY-FIVE MINUTES WEST (N. 89°-55' W.) ALONG SAID SOUTH LINE A DISTANCE OF ONE THOUSAND THREE HUNDRED THIRTY-FIVE AND FIFTY-NINE HUNDREDTHS (1330.59) FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS FIFTY-NINE AND SEVENTY-FIVE HUNDREDTHS (59.75) ACRES, MORE OR LESS.

Curve	Δ	R	D	L	T	Ext
F	21°-43'-16"	819.02'	7°-00'-00"	310.30'	157.13'	1494'
G	68°-54'-05"	250.79'	23°-00'-00"	299.57'	172.05'	5334'

ORDINANCE 81-09

AN ORDINANCE APPROVING THE VACATION OF PLATTED EASEMENTS IN BURLEIGH COUNTY, NORTH DAKOTA.

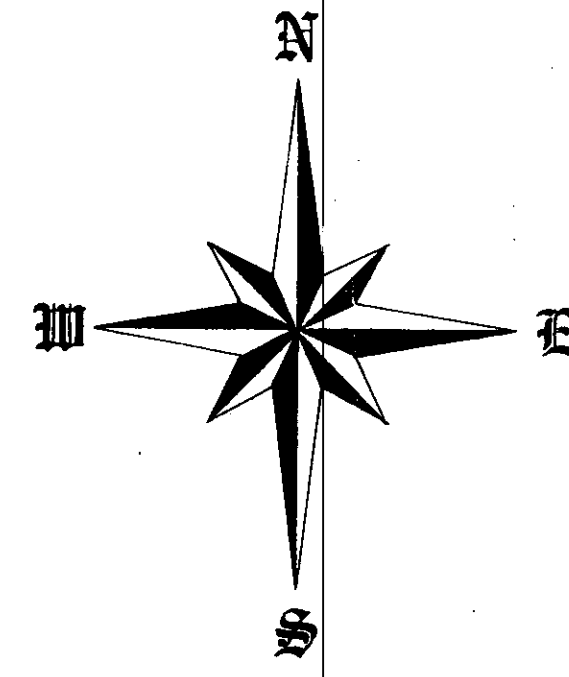
BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA:

Section 1. **Easement Vacation Approved.** The following described access and utility shall be legally and rightfully considered vacated in Burleigh County, North Dakota:

Access and utility easement lying between Lots 17 & 18 of Block 3 except north 10 feet and between Lots 1, 16, 17 and 18, Block 1 except for south 7 feet of lots 1 and 18 and except north 7 feet of lots 16 and 17 all in Briardale Subdivision, located in Section 3, Fort Rice Township (137N/80W), Burleigh County, North Dakota.

Section 2. **Taking Effect.** This ordinance shall be in full force and effect from and after its final passage and adoption.

Final Passage and Adoption: 5 August 1981



DATE: MARCH 22, 1974

SCALE: 1" = 100'



RECEIVED
AUG 16 1974

PLANNING DEPT.
BISMARCK, N. D.

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HAROLD J. HILLER BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAS CAUSED THAT PORTION DESCRIBED HEREON AND SHOWN ON THE ANNEXED PLAT TO BE SURVEYED AND PLATTED AS "BRIARDALE" AND DO DEDICATE STREETS, INCLUDING ALL SEWERS AND CULVERTS AND OTHER PUBLIC UTILITIES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

IT ALSO DEDICATES EASEMENTS, TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITIES OR SERVICES UNDER THOSE CERTAIN STRIPS OF LAND DESCRIBED HEREON AS "UTILITY EASEMENTS".

STATE OF NORTH DAKOTA

COUNTY OF BURLEIGH

BE IT KNOWN THAT ON THIS 10th DAY OF AUGUST, 1974, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HAROLD J. HILLER 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 DAY AND DATE WRITTEN ABOVE.

Harold J. Hiller
HAROLD J. HILLER

Edward W. Hagen
EDWARD W. HAGEN, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES JULY 9, 1975

SURVEYOR'S CERTIFICATE

I, HARLEY SWENSON, A REGISTERED PROFESSIONAL ENGINEER AND 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 MARCH 12, 1974, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NORTH DAKOTA

COUNTY OF BURLEIGH

ON THIS 10th DAY OF AUGUST, 1974, BEFORE ME PERSONALLY APPEARED HARLEY SWENSON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF HIS OWN FREE WILL AND DEED.

Harley Swenson
HARLEY SWENSON
REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR, REGISTRATION NO. 951

Edward W. Hagen
EDWARD W. HAGEN, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES JULY 9, 1975

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 AND HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN ADDITION TO THE MASTERPLAN OF BURLEIGH COUNTY.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON April 3rd, 1974.

George Netgum
GEORGE NETGUM, CHAIRMAN
Kenneth Harlow
KENNETH HARLOW, COUNTY AUDITOR

COUNTY PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, ON April 12th, 1974, IN ACCORDANCE WITH THE LAWS OF NORTH DAKOTA, ORDINANCES OF BURLEIGH COUNTY, AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE COUNTY OF BURLEIGH, NORTH DAKOTA.

Peter Volk
PETER VOLK, CHAIRMAN
Kenneth Harlow
KENNETH HARLOW, COUNTY AUDITOR

CITY 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 ON THIS 21st DAY OF Feb., 1974, IN ACCORDANCE WITH THE LAWS OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK, AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA.

Adrian Taylor
ADRIAN TAYLOR, CHAIRMAN
William Walton
WILLIAM WALTON, SECRETARY

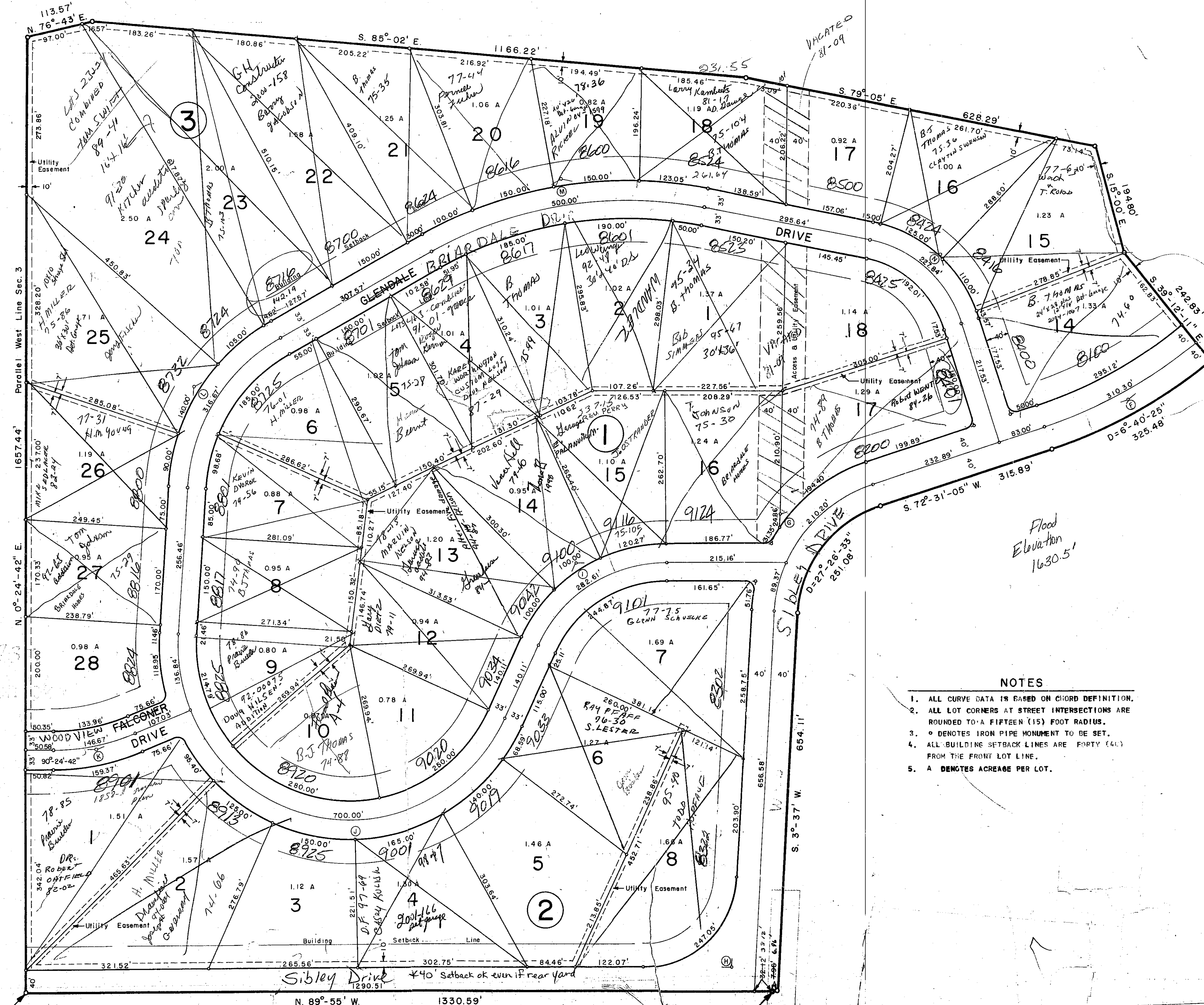
APPROVAL OF COUNTY ENGINEER

I, W.F. GILLEN COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVE SAID SUBDIVISION AS SHOWN ON THE ANNEXED PLAT.

W.F. Gillen
W.F. GILLEN, COUNTY ENGINEER

Briardale
ETA
Plat Number 680

TWO SHEETS



- NOTES
1. ALL CURVE DATA IS BASED ON CHORD DEFINITION.
 2. ALL LOT CORNERS AT STREET INTERSECTIONS ARE ROUNDED TO A FIFTEEN (15) FOOT RADIUS.
 3. ○ DENOTES IRON PIPE MONUMENT TO BE SET.
 4. ALL BUILDING SETBACK LINES ARE FORTY (40) FEET FROM THE FRONT LOT LINE.
 5. A DENOTES ACRES PER LOT.

Point Of Beginning
Southwest Corner Government Lot 11
Sec. 3

Center 1/4 Corner
Section 3

checked by [signature]