

RUSCH GABBERT & RUSCH ADDITION FIRST REPLAT

BEING A REPLAT OF LOTS 1-7 BLOCK 4 RUSCH GABBERT & RUSCH ADDITION AND PART OF MAJESTIC STREET RIGHT-OF-WAY

PART OF THE SW 1/4 OF SECTION 17, TOWNSHIP 138 NORTH, RANGE 79 WEST LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

BEING A REPLAT OF LOTS 1-7 BLOCK 4 RUSCH GABBERT AND RUSCH ADDITION AND PART OF MAJESTIC STREET RIGHT-OF-WAY, PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 138 NORTH, RANGE 79 WEST, LINCOLN, BURLEIGH COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 BLOCK 1 FOX MEADOWS ADDITION; THENCE SOUTH 00 DEGREES 28 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF LOT 8 BLOCK 4 RUSCH GABBERT & RUSCH ADDITION, A DISTANCE OF 165.06 FEET TO THE NORTH LINE OF AUDITOR'S LOT 9 OF THE SW 1/4 OF SAID SECTION 17; THENCE NORTH 89 DEGREES 37 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 439.22 FEET TO THE EAST LINE OF LOT 4 BLOCK 2 SOUTHEAST INDUSTRIAL PARK; THENCE NORTH 00 DEGREES 31 MINUTES 04 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 165.08 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF FOX MEADOWS ADDITION; THENCE SOUTH 89 DEGREES 37 MINUTES 01 SECOND EAST, ALONG SAID WESTERLY EXTENSION AND SOUTH LINE OF FOX MEADOWS ADDITION, A DISTANCE OF 439.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 72,495 SQUARE FEET, MORE OR LESS.

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 JUNE 01 2018, 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.

These and special assessments paid, all fees created under section 57-02-08.3 satisfied, if any, and TRANSFER accepted the 21 of 2018 at 10:30 AM in the presence of 2 witnesses.
 By: Terry Baltzer
 Burleigh County Auditor
 Burleigh County Commissioner



STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH) SS
 SWENSON, HAGEN & CO. P.C.
 909 BASIN AVENUE
 BISMARCK, NORTH DAKOTA
 58504

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

ON THIS 11th DAY OF JUNE 2018, 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.

Landon Niemiller
 NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES 1-2-22

LANDON NIEMILLER
 Notary Public
 State of North Dakota
 My Commission Expires Mar 23, 2022

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LINCOLN, ON THE 21st DAY OF JUNE 2018, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF LINCOLN 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 THE CITY OF LINCOLN.

Jeff Greish - CHAIRMAN Elisabeth Fleming - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF LINCOLN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, HAS ACCEPTED THE RE-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 PLATING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF LINCOLN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 3rd DAY OF MAY 2018.

Gerard Wise - MAYOR Shawn Surface - AUDITOR

APPROVAL OF CITY ENGINEER

I, KENNETH NYSETH, P.E., CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE "RUSCH GABBERT & RUSCH ADDITION FIRST REPLAT", LINCOLN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Kenneth Nyseth
 KENNETH NYSETH, P.E.
 CITY ENGINEER

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RUSCH GABBERT RUSCH LAND COMPANY, LLC BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "RUSCH GABBERT & RUSCH ADDITION FIRST REPLAT", LINCOLN, NORTH DAKOTA, AND DO SO RE-DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

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

THEY FURTHERMORE GRANT ACCESS, WATERMAIN, AND SANITARY SEWER EASEMENTS TO THE OWNERS OF LOT 1-6 BLOCK 1 RUSCH GABBERT AND RUSCH ADDITION FIRST REPLAT AND TO THE OWNERS OF LOTS 8-16 BLOCK 4 RUSCH GABBERT AND RUSCH ADDITION, THEIR TENANTS, VISITORS AND LICENSEES, SAID EASEMENT TO INCLUDE THE FULL AND FREE RIGHT FOR SAID PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, IN COMMON WITH ALL OTHERS HAVING LIKE RIGHT AT ALL TIMES HEREAFTER FOR ALL PURPOSES CONNECTED WITH THE USE OF SAID PARTIES, TO PASS AND REPASS ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPURTENANT TO THE LAND OF SAID PARTIES. THEY ALSO GRANT SAID EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR WATERMAIN AND SANITARY SEWER FACILITIES UNDER OR UPON THE REAL PROPERTY HEREAFTER DESCRIBED. THEY ALSO DEDICATE SAID ACCESS EASEMENT TO AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR UTILITIES AND ANY OTHER GOVERNMENTAL USE OR USES IT DEEMS NECESSARY OR ADVISABLE, PROVIDED THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF PROPERTY IN THE SUBDIVISION.

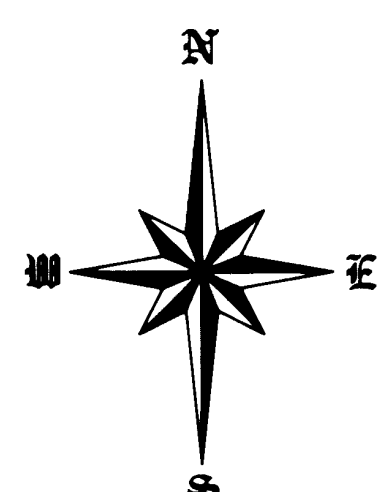
STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH)

Tim Rusch
 TIM RUSCH
 RUSCH GABBERT RUSCH LAND COMPANY, LLC
 2500 CENTENNIAL RD
 BISMARCK, ND 58503

ON THIS 5th DAY OF JUNE 2018, BEFORE ME PERSONALLY APPEARED TIM RUSCH OF RUSCH GABBERT RUSCH LAND COMPANY, LLC, 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.

LISA MACDONALD
 Notary Public
 State of North Dakota
 My Commission Expires July 31, 2018

Lisa Macdonald
 NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES July 31, 2018



SCALE: 1"=30'
 MAY 30, 2018

- MONUMENT TO BE SET
- MONUMENT IN PLACE

NOTES

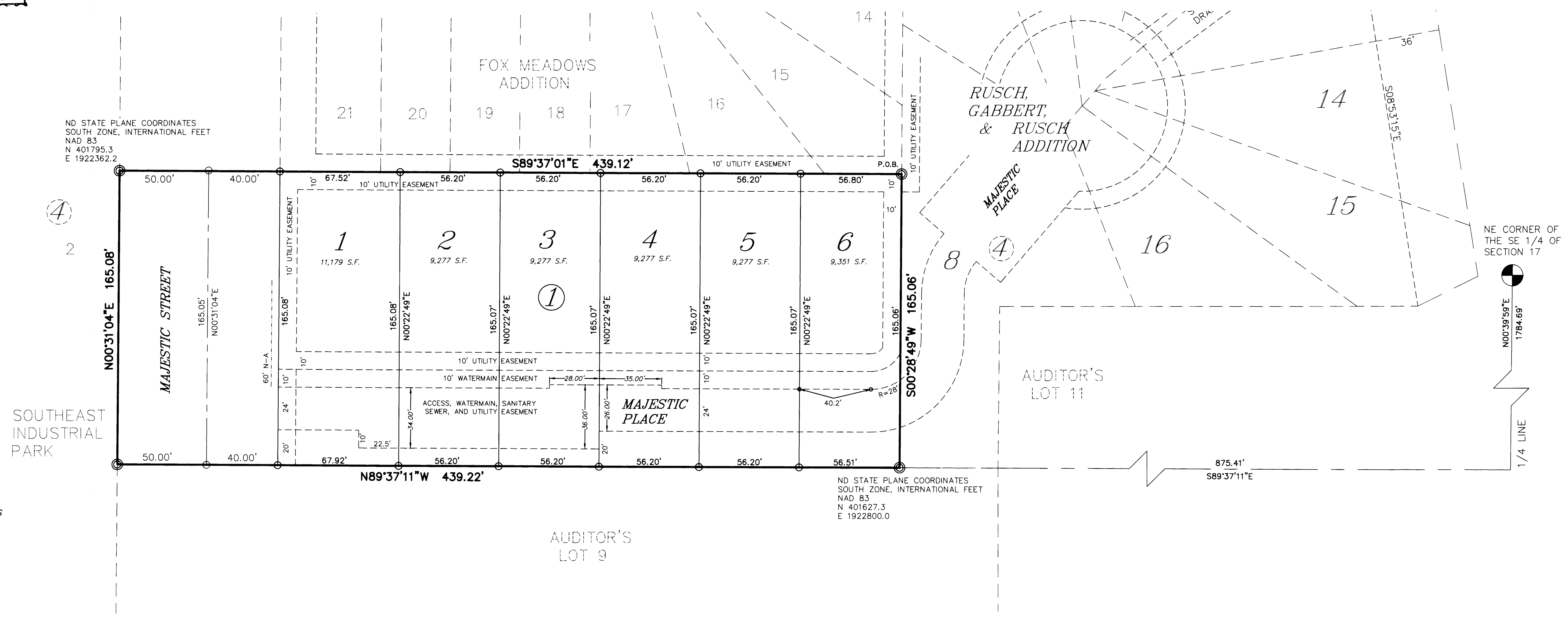
BASIS OF BEARING:
 NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE

COORDINATE DATUM:
 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
 NAD 83 SOUTH ZONE
 ADJUSTMENT OF 1986
 UNITS ARE INTERNATIONAL FEET

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

AREA DATA

LOTS	57,638 S.F.	1.32 ACRES
STREETS	14,857 S.F.	0.34 ACRES
TOTAL	72,495 S.F.	1.66 ACRES



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Surveying
 Hydrology
 Land Planning
 Civil Engineering
 Landscape & Site Design
 Construction Management