

THE RANCH SECOND SUBDIVISION

A PLAT OF LOTS 1 THROUGH 6, BLOCK 1; LOTS 1 THROUGH 10, BLOCK 2; LOTS 1 THROUGH 21 BLOCK 3; LOTS 1 THROUGH 12, BLOCK 4 AND LOTS 1 THROUGH 6, BLOCK 5 OF THE RANCH 2ND SUBDIVISION LYING IN THE EAST HALF (E 1/2) OF SECTION 9, TOWNSHIP 140 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA.

Perimeter Metes & Bounds Description

A Plat of Lots 1 through 6, Block 1; Lots 1 through 10, Block 2; Lots 1 through 21, Block 3; Lots 1 through 12, Block 4 and Lots 1 through 6, Block 5 of The Ranch 2nd Subdivision, lying in the East Half (E 1/2) of Section 9, Township 140 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota and being more particularly described as follows:

Commencing at the Southeast Section Corner of said Section 9; thence N00°38'55"E along the east section line of said Section 9, a distance of 2217.71 feet to the Northeast Corner of Lot 1, Block 4 of The Ranch Subdivision and the Point of Beginning; thence N89°21'05"W along the northerly line of said Lot 1, a distance of 75.00 feet; thence S52°10'37"W along said northerly line of Lot 1, a distance of 442.83 feet; thence N37°49'23"W along the northeasterly line of said Lot 1, a distance of 200.00 feet to the Southeast Corner of Parker Ranch Road; thence continuing N37°49'23"W, along the northeasterly line of said Parker Ranch Road, a distance of 80.00 feet to the Southeast Corner of Lot 1, Block 3 of said The Ranch Subdivision; thence continuing N37°49'23"W along the northeast line of said Lot 1, a distance of 794.61 feet to the Southeast Corner of Branding Iron Drive; thence continuing N37°49'23"W along the northeasterly line of said Branding Iron Drive, a distance of 80.00 feet to the Southeast Corner of Lot 1, Block 2 of said The Ranch Subdivision; thence continuing N37°49'23"W along the easterly line of said Lot 1, Block 2, a distance of 185.90 feet; thence N13°22'13"W along said easterly line of Lot 1, Block 2, a distance of 415.82 feet; thence N09°47'18"E along said easterly line of Lot 1, Block 2, a distance of 336.01 feet to the Northeast Corner of Said Lot 1, Block 2; thence continuing N09°47'18"E, a distance of 495.86 feet; thence N29°44'58"E, a distance of 210.15 feet; thence N34°55'38"E, a distance of 193.39 feet; thence S55°04'22"E, a distance of 30.70 feet; thence N34°55'38"E, a distance of 280.00 feet; thence S55°04'22"E, a distance of 340.00 feet; thence N34°55'38"E, a distance of 59.68 feet; thence S52°55'21"E, a distance of 323.49 feet; thence S40°10'56"E, a distance of 275.66 feet; thence S89°21'05"E, a distance of 75.00 feet to said east section line; thence S00°38'55"W, a distance of 2013.40 feet to the Point of Beginning and containing 63.43 acres, more or less.

OWNER'S DEDICATION

I, the undersigned, hereby certify that I am the owner of the land which is included in this plat, this plat being entitled: A Plat of Lots 1 through 6, Block 1; Lots 1 through 10, Block 2; Lots 1 through 21 Block 3; Lots 1 through 12, Block 4 and Lots 1 through 6, Block 5 of The Ranch 2nd Subdivision, lying in the East Half (E 1/2) of Section 9, Township 140 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota, that the plat has been made at my request and under my direction, for the purpose of defining and describing the property as shown by this plat.

I do dedicate the streets as shown hereon including all sewer, culverts, water distribution lines and any other public utility lines, whether shown hereon or not, to the public forever. I also hereby dedicate the easements to run with the land for gas, electric, telephone, water or other public utilities or services on or under those certain strips of land designated hereon as "Utility Easements".

In witness whereof I have hereunto set my hand this, the 26 day of October, 2017.

4T DEVELOPERS, INC

By *Ronald Andahl*
Ronald Andahl

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS

On this, the 26 day of October, before me, the undersigned, personally appeared Ronald Andahl, known to me to be the person whose name is subscribed to the foregoing Owner's Dedication, and hereby acknowledge that they executed the foregoing instrument.

My commission expires 2-14-23.

Denise Costa
Notary Public

DENISE COSTA
Notary Public, State of North Dakota
My Commission Expires February 14, 2023

APPROVAL OF COUNTY PLANNING COMMISSION

The subdivision of land as shown on this plat has been approved by the Planning Commission of the County of Burleigh, on the 14 day of May, 2018, in accordance with the laws of the State of North Dakota, ordinances of the County of Burleigh and regulations adopted by said Planning Commission. In witness whereof are set the hands and seals of the Chairman and the Secretary of the Planning Commission of the County of Burleigh.

Neil Effert
Neil Effert - Vice Chairman

Kevin Glatt
Kevin Glatt - Secretary

APPROVAL OF 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 this plat, has accepted the dedication of all streets shown thereon, has approved the grounds as shown on this plat as an amendment to the Master Plan to the County of Burleigh, North Dakota, and does hereby vacate any previous platting within the boundary of this plat.

The foregoing action of the Board of County Commissioners of Burleigh, North Dakota, was taken by resolution approved on the 2 day of June, 2017.

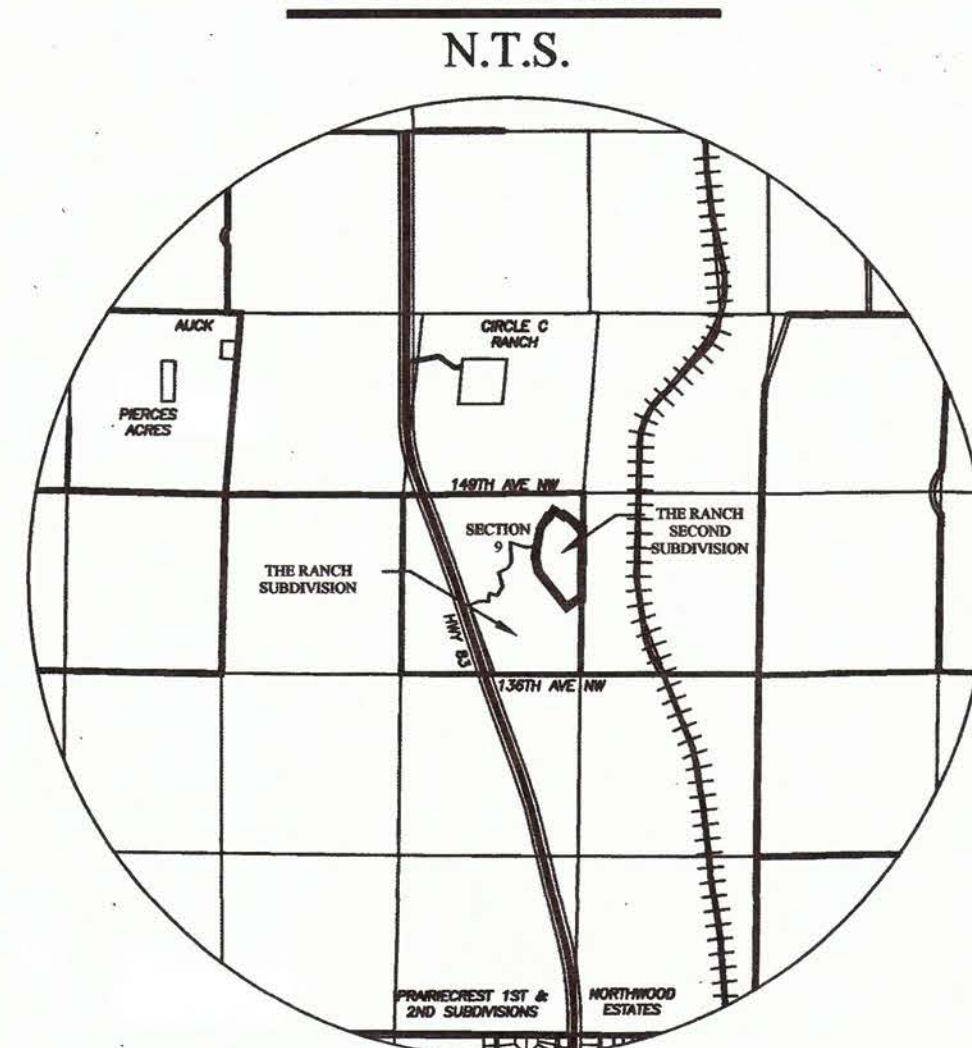
Jim Heluso
Jim Heluso - Chairman

Kevin Glatt
Attest
Kevin Glatt - County Auditor

Plat Notes:

1 Declaration of Covenants and restrictions have been recorded on as document no. _____ with the Burleigh County Recorder.

LOCATION MAP



SECTION 9
T 140 N, R 80 W

BURLEIGH COUNTY RECORDER

- LEGEND
- FOUND IRON MONUMENT, PROPERTY CORNER
 - TO BE SET
 - COMPUTED ROADWAY POINT
 - SET 3/4"x18" REBAR W/ L.S. CAP STAMPED "ZELMER #3756"
 - NON ACCESS LINE

Curve #	Length	Radius	Delta
C1	133.98	340.00	22°24'41"
C2	119.31	340.00	20°06'19"
C3	52.49	340.00	8°50'42"
C4	269.80	300.00	51°31'42"
C5	233.83	260.00	51°31'42"
C6	37.29	540.00	3°57'22"
C7	133.53	540.00	14°10'07"
C8	121.76	540.00	12°59'09"
C9	125.00	540.00	13°19'47"
C10	107.58	540.00	11°24'53"
C11	486.26	500.00	55°43'17"

Curve #	Length	Radius	Delta
C12	134.47	460.00	16°44'57"
C13	214.37	460.00	26°42'05"
C14	98.52	460.00	12°16'15"
C15	44.52	240.00	10°37'40"
C16	111.34	240.00	26°34'52"
C17	60.20	240.00	14°22'15"
C18	180.05	200.00	51°34'47"
C19	144.04	160.00	51°34'47"
C20	44.29	440.00	5°46'00"
C21	149.16	440.00	19°25'24"
C22	147.07	440.00	19°09'04"

Curve #	Length	Radius	Delta
C23	25.11	440.00	3°18'12"
C24	332.39	400.00	47°36'41"
C25	203.76	360.00	32°25'49"
C26	95.39	360.00	15°10'52"
C27	91.52	540.00	9°42'38"
C28	145.41	540.00	15°25'42"
C29	219.38	500.00	25°08'20"
C30	172.29	460.00	21°27'36"
C31	29.54	460.00	3°40'44"

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS

On this, the 7 day of August, 2017, before me, the undersigned, a Notary Public, personally appeared Bruce P. Zelmer, a Professional Land Surveyor in and for the State of North Dakota, known to me to be the person whose name is subscribed to the foregoing Surveyor's Certificate, and I hereby acknowledge that he executed the foregoing instrument.

My commission expires Dec 24 2015

Bruce P. Zelmer
Notary Public

DARIN A. SCHAEFFER
Notary Public
State of North Dakota
My Commission Expires Dec. 24, 2015

Darin A. Schaeffer
Darin A. Schaeffer
Notary Public
State of North Dakota
My Commission Expires Dec. 24, 2015

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
BASED ON AN OPUS SOLUTION AT THE PROJECT SITE

BASIS OF BEARINGS & HORIZONTAL DATUM
BEARINGS SHOWN ARE GRID BEARINGS BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH ZONE. BASED ON AN "OPUS" SOLUTION AT THE PROJECT SITE.

OWNERS
4T Developers, Inc.
14101 15th Street
Bismarck, ND 58503

CREAGE OF LOTS
49.74± Acres

CREAGE OF STREETS
13.69± Acres

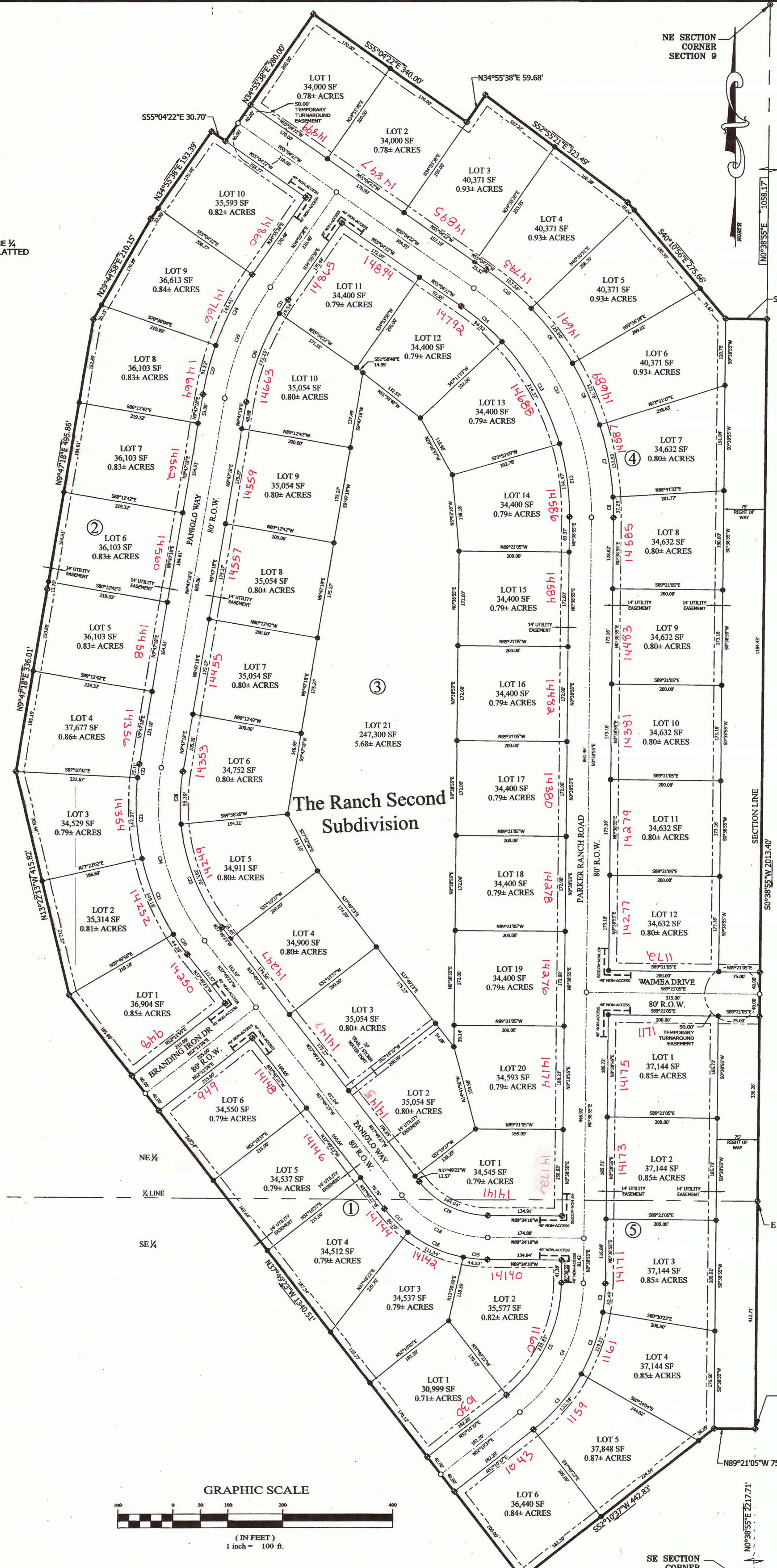
TOTAL ACREAGE WITHIN
63.43± Acres

DATE
July 30, 2014

Prepared By:
BARTLETT & WEST

3456 E. Century Ave.
Bismarck, North Dakota
58503 701-258-1110
FAX 701-258-1111
www.bartwest.com

NE 1/4 UNPLATTED



The Ranch Second Subdivision

