

FOX MEADOWS ADDITION

BEING A REPLAT OF LOT 1 BLOCK 7 WHEATLAND HILLS 2ND ADDITION
PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 138 N., R. 79 W. OF THE 5TH PRINCIPAL MERIDIAN
LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

BEING A REPLAT OF LOT 1 BLOCK 7 WHEATLAND HILLS 2ND ADDITION, PART OF THE SW 1/4 OF SECTION 17, TOWNSHIP 138 NORTH, RANGE 79 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 27 MINUTES 12 SECONDS EAST; ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 440.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 32 MINUTES 48 SECONDS EAST; ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 94.59 FEET; THENCE NORTHEASTERLY AND TO THE LEFT ON A 380.00 FOOT RADIUS CURVE, CONTINUING ALONG SAID NORTH LINE, AN ARC LENGTH OF 164.93 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 104.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS WEST; ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 518.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 37 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 349.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 3.69 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TIM LANGERUD, A REGISTERED 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 JULY 17, 2015, 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.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)



SWENSON, HAGEN & CO. P.C.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA
58504

TIM LANGERUD
REGISTERED PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 5770

ON THIS 9th DAY OF SEPTEMBER, 2015, BEFORE ME PERSONALLY APPEARED TIM LANGERUD, 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, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2016

APPROVAL OF CITY ENGINEER

I, KENNETH NYSETH, ACTING CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE "FOX MEADOWS ADDITION", LINCOLN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

KENNETH NYSETH, P.E.
ACTING 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, NORTH DAKOTA, 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.

CHAIRMAN - JEFF GREISCH

SECRETARY - SANDRA DEWALD

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 PUBLIC 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 10th DAY OF SEPTEMBER, 2015.

MAYOR -

ATTEST:
CITY AUDITOR -

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VERITY HOMES OF BISMARCK, LLC, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "FOX MEADOWS ADDITION", LINCOLN, NORTH DAKOTA, AND DO SO DEDICATE UTILITIES 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 EASEMENTS.

THEY FURTHERMORE GRANT ACCESS, WATERMAIN & SANITARY SEWER EASEMENTS FOR ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, SAID ACCESS EASEMENTS 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 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.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF LINCOLN "STORM WATER AND DRAINAGE EASEMENTS" AND "STORM SEWER EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DESIGNATED HEREON AS "STORM WATER AND DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, AND ENLARGING 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. THE STORMWATER AND DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF FOX MEADOWS ADDITION.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF LINCOLN A "SLOPE EASEMENT" WITH THE PERPETUAL RIGHT TO LAY, GRADE, CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE SOIL MATERIALS FOR SLOPE AND DRAINAGE PURPOSES IN FURTHERANCE OF MAINTAINING ANY AND ALL ADJACENT PUBLIC ROADS.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

ARTHUR GOLDAMMER, PRESIDENT AND CHIEF MANAGER
VERITY HOMES OF BISMARCK, LLC
3100 N 14TH ST.
BISMARCK, ND 58503

ON THIS 10th DAY OF SEPTEMBER, 2015, BEFORE ME PERSONALLY APPEARED ARTHUR GOLDAMMER, PRESIDENT AND CHIEF MANAGER OF VERITY HOMES OF BISMARCK, 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.

MELANIE M. KITZAN
Notary Public
State of North Dakota
My Commission Expires Nov. 24, 2015

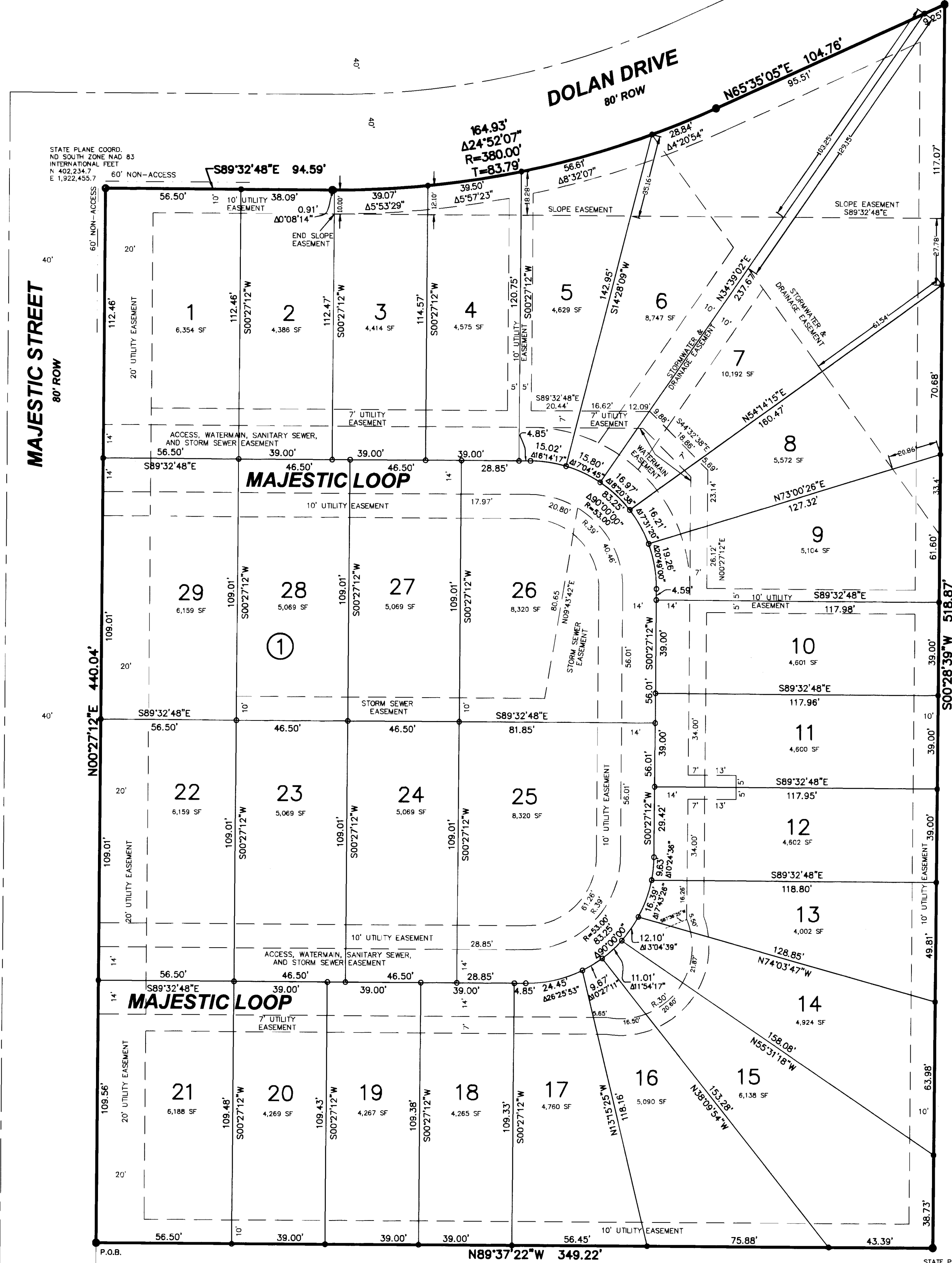
MELANIE M. KITZAN
NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES NOV. 24, 2015

These and special assessments paid, all fees created under sections 15-03.1 and 15-03.2 of any and all TRANSFER recorded the 10th day of SEPTEMBER, 2015.

By: Deputy Burleigh County Auditor

WHEATLAND HILLS 2nd ADDITION

WHEATLAND HILLS 2nd ADDITION



ACCESS, WATERMAIN, SANITARY SEWER, AND STORM SEWER EASEMENT DESCRIPTION

ALL THAT PART OF LOTS 1-28 BLOCK 1 FOX MEADOWS ADDITION, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 27 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 48 SECONDS EAST, A DISTANCE OF 178.55 FEET; THENCE NORTHEASTERLY AND TO THE LEFT ON A 380.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 164.93 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 104.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS WEST; ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 518.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 37 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 349.22 FEET TO THE POINT OF BEGINNING.

STORM SEWER EASEMENT DESCRIPTION

ALL THAT PART OF LOTS 28-28 BLOCK 1 FOX MEADOWS ADDITION, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 28 BLOCK 1; THENCE NORTH 00 DEGREES 27 MINUTES 12 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 48 SECONDS EAST, A DISTANCE OF 128.88 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF 128.88 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 12 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

WATERMAIN EASEMENT DESCRIPTION

ALL THAT PART OF LOTS 5-9 BLOCK 1 FOX MEADOWS ADDITION, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH 00 DEGREES 27 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 48 SECONDS EAST, A DISTANCE OF 178.55 FEET; THENCE NORTHEASTERLY AND TO THE LEFT ON A 380.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 164.93 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 104.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS WEST; ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 518.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 37 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 349.22 FEET TO THE POINT OF BEGINNING.

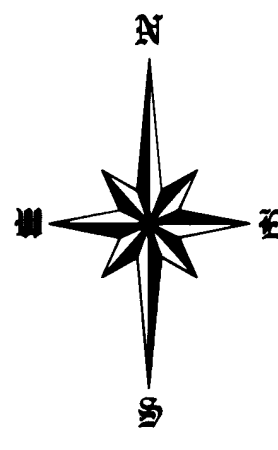
NOTES:

BASE 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

BENCHMARK:
MPO MONUMENT #250-25
ELEV: 1693.94 (NAVD 88)

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



SCALE: 1"=30'
JULY 28, 2015

○ MONUMENT TO BE SET
○ MONUMENT IN PLACE

