

# SUNSHINE ACRES FIRST SUBDIVISION

PART OF THE SW1/4 OF SECTION 3, T.137N.-R.80W.  
BURLEIGH COUNTY, NORTH DAKOTA

## DESCRIPTION

ALL THAT PART OF THE SOUTH-WEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 137 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA THAT LIES WITHIN AND IS BOUNDED BY THE FOLLOWING DESCRIBED TRAVERSE:

THE POINT OF BEGINNING IS THE SOUTHWEST CORNER OF SAID SECTION 3. FROM SAID POINT OF BEGINNING, THE TRAVERSE BEARS NORTH 00°-00'-59" EAST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1920.26 FEET; THENCE BEARING NORTH 89°-42'-20" EAST A DISTANCE OF 719.46 FEET; THENCE BEARING SOUTH 00°-00'-00" WEST A DISTANCE OF 1921.60 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE BEARING SOUTH 89°-48'-45" WEST A DISTANCE OF 720.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 31.74 ACRES, MORE OR LESS.

## APPROVAL OF COUNTY PLANNING COMMISSION

THE SUBDIVISION OF LAND SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF BURLEIGH COUNTY, ON 8<sup>th</sup> DAY OF November, 2000, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS OF THE CHAIRMAN AND SECRETARY OF THE SAID PLANNING COMMISSION.

*Timothy R. Atkinson*  
TIMOTHY R. ATKINSON, CHAIRMAN

*Kevin Glatt*  
KEVIN GLATT, SECRETARY

## 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, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT OF THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT. THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION, APPROVED THE 5<sup>th</sup> DAY OF May, 2001.

*Helen D. Schatz*  
HELEN D. SCHATZ, CHAIRMAN

ATTEST: *Kevin Glatt*  
KEVIN GLATT, COUNTY AUDITOR

## APPROVAL OF COUNTY ENGINEER

I, JON MILL, COUNTY ENGINEER OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVE "SUNSHINE ACRES FIRST SUBDIVISION" OF BURLEIGH COUNTY, NORTH DAKOTA, AS SHOWN ON THE ANNEXED PLAT.

*Jon Mill* 6 Aug 01  
JON MILL, COUNTY ENGINEER

## OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM L. FALCONER AND DORIS I. FALCONER, 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 "SUNSHINE ACRES FIRST SUBDIVISION" OF BURLEIGH COUNTY, NORTH DAKOTA, AND DO SO DEDICATE STREETS AS SHOWN HEREON, INCLUDING ALL SEWER, CULVERTS, WATER AND GAS DISTRIBUTION LINES, WHETHER SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER.

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

STATE OF NORTH DAKOTA )  
  )SS  
COUNTY OF BURLEIGH )

*William L. Falconer*  
WILLIAM L. FALCONER

*Doris I. Falconer*  
DORIS I. FALCONER

ON THIS 1st DAY OF August, 2001, BEFORE ME PERSONALLY APPEARED WILLIAM L. FALCONER AND DORIS I. FALCONER, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

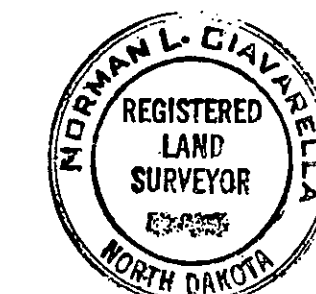
*Jeanette Ehl*  
JEANETTE EHL,  
NOTARY PUBLIC, BURLEIGH COUNTY  
MY COMMISSION EXPIRES:

## SURVEYOR'S CERTIFICATE

I, NORMAN L. CIAVARELLA, 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 BY ME, COMPLETED ON JUNE 05, 2000, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

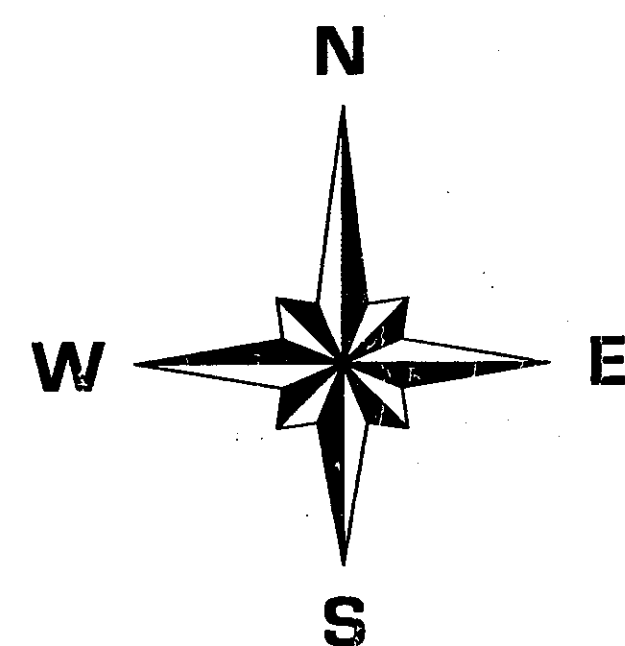
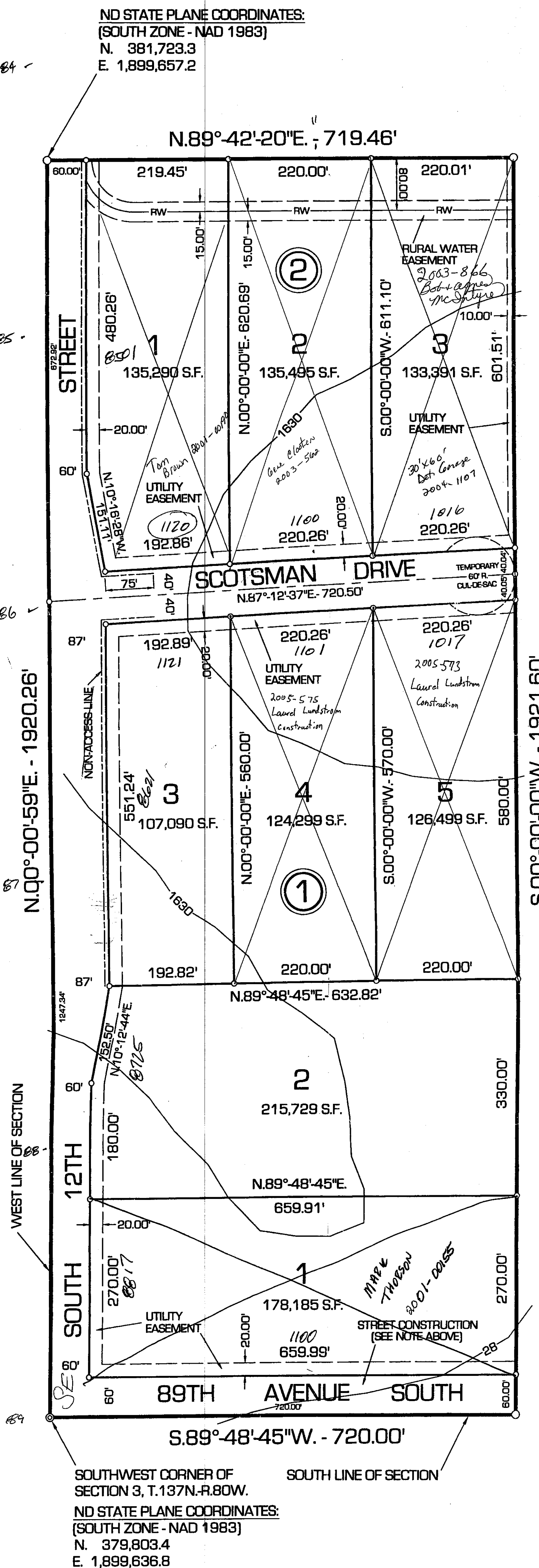
STATE OF NORTH DAKOTA )  
  )SS  
COUNTY OF MORTON )

*Norman L. Ciavarella*  
NORMAN L. CIAVARELLA, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NORTH DAKOTA REGISTRATION NO. LS-2392



ON THIS 1st DAY OF August, 2001, BEFORE ME PERSONALLY APPEARED NORMAN L. CIAVARELLA, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

*Alie Schmitt*  
ALIE SCHMITT,  
NOTARY PUBLIC, MORTON COUNTY  
MY COMMISSION EXPIRES: 2-16-05



SCALE: 1 INCH = 100 FEET

DATE: JUNE 15, 2000

- DENOTES EXISTING MONUMENT
- DENOTES MONUMENT TO BE SET
- RW— DENOTES EXISTING RURAL WATER LINE

FLOODPLAIN ELEVATION = 1629.7 (1985 FIRM)

LOT AREA	1,155,978 S.F. (26.54 ACRES)
STREET AREA	226,562 S.F. (05.20 ACRES)
TOTAL AREA	1,382,540 S.F. (31.74 ACRES)

NOTE: R/W IS BEING DEDICATED HERON FOR THE FUTURE CONSTRUCTION OF 89TH AVENUE SOUTH, IF, AND WHEN, THE EXTENSION OF THE STREET IS REQUIRED.

ND STATE PLANE COORDINATES:  
(SOUTH ZONE - NAD 1983)  
N. 381,723.3  
E. 1,899,657.2

SOUTHWEST CORNER OF SECTION 3, T.137N.-R.80W.  
ND STATE PLANE COORDINATES:  
(SOUTH ZONE - NAD 1983)  
N. 379,803.4  
E. 1,899,636.8

Done  
1/13  
NB