

EVERGREEN COVE ADDITION FIRST REPLAT

BEING A REPLAT OF LOTS 1-26 BLOCK 1 AND LOTS 35-48 BLOCK 1 EVERGREEN COVE ADDITION
PART OF THE SOUTHEAST 1/4 OF SECTION 18, T. 138 N., R. 79 W. OF THE 5TH PRINCIPAL MERIDIAN
LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

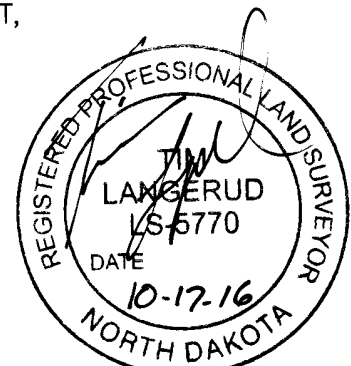
BEING A REPLAT OF LOTS 1 - 26 BLOCK 1 AND LOTS 35 - 48 BLOCK 1 EVERGREEN COVE ADDITION, PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 138 NORTH, RANGE 79 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DOLAN DRIVE AND THE EAST LINE OF MCCURRY WAY, THENCE SOUTH 89 DEGREES 14 MINUTES 16 SECONDS EAST, ALONG SAID SOUTH LINE OF DOLAN DRIVE AND ITS EASTERLY EXTENSION, A DISTANCE OF 247.61 FEET, TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 656.29 FEET, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 BLOCK 1 LINCOLN SCHOOL ADDITION; THENCE NORTH 89 DEGREES 13 MINUTES 42 SECONDS WEST, ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 449.63 FEET TO THE EAST LINE OF MCCURRY WAY; THENCE NORTHEASTERLY AND TO THE RIGHT ON A 367.00 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS SOUTH 89 DEGREES 14 MINUTES 11 SECONDS EAST, ALONG SAID EAST LINE, AN ARC LENGTH OF 108.77 FEET TO THE SOUTHERLY LINE OF LOT 31 BLOCK 1 EVERGREEN COVE ADDITION; THENCE SOUTH 74 DEGREES 38 MINUTES 06 SECONDS EAST, ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LOTS 27-30 BLOCK 1 EVERGREEN COVE ADDITION, A DISTANCE OF 313.42 FEET TO THE EASTERLY LINE OF LOT 27 BLOCK 1 EVERGREEN COVE ADDITION; THENCE NORTH 15 DEGREES 21 MINUTES 54 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 80.39 FEET TO THE SOUTHERLY LINE OF LOT 34 BLOCK 1 EVERGREEN COVE ADDITION; THENCE SOUTH 74 DEGREES 38 MINUTES 06 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2.00 FEET TO THE EASTERLY LINE OF SAID LOT 34; THENCE NORTH 15 DEGREES 21 MINUTES 54 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHERLY LINE OF SAID LOT 34; THENCE NORTH 74 DEGREES 38 MINUTES 06 SECONDS WEST, ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF LOTS 32-33 BLOCK 1 EVERGREEN COVE ADDITION, A DISTANCE OF 100.39 FEET TO THE EASTERLY LINE OF MCCURRY WAY; THENCE NORTH 35 DEGREES 49 MINUTES 51 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 71.15 FEET; THENCE NORTHEASTERLY AND TO THE LEFT ON A 403.00 FOOT RADIUS, CONTINUING ALONG SAID EASTERLY LINE, AN ARC LENGTH OF 246.18 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 51 SECONDS EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 132.16 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 4.55 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

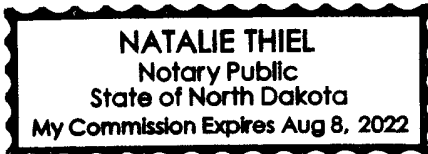
I, TIM LANGERUD, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON April 21, 2016, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND 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) SS
SWENSON, HAGEN & CO. P.C.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA
58504

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

ON THIS 17th DAY OF October, 2016, 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.



Natalie Thiel
NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES . . . 201

APPROVAL OF CITY ENGINEER

I, KEN NYSETER, P.E., CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE "EVERGREEN COVE ADDITION FIRST REPLAT", LINCOLN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

KEN NYSETER P.E.
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, ON THE 17th DAY OF October, 2016, 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 GRUBSCH

SECRETARY - Sarah Maenza

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 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 17th DAY OF October, 2016.

MAYOR - GERARD WISE

ATTEST:
CITY AUDITOR - Sarah Maenza

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VERITY HOMES AND GOLD STAR PROPERTIES, LLC, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "EVERGREEN COVE ADDITION FIRST REPLAT", LINCOLN, NORTH DAKOTA, AND DO SO 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 EASEMENTS.

THEY FURTHERMORE GRANT ACCESS & UTILITY EASEMENTS FOR THE PUBLIC, SAID EASEMENTS TO INCLUDE THE FULL AND FREE RIGHT FOR THE PUBLIC, AT ALL TIMES HEREAFTER FOR ALL PURPOSES CONNECTED WITH THE USE OF THE PUBLIC, TO PASS AND REPASS ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO THE PUBLIC. 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.

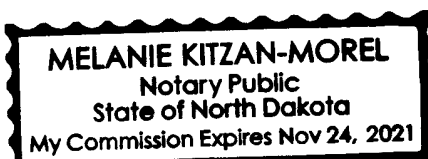
THEY FURTHERMORE DEDICATE UNTO THE CITY OF LINCOLN "STORM WATER AND DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DEDICATED HEREON AS "STORM WATER AND DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING 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.

LOTS 24 & 27 BLOCK 1 ARE STORM WATER AND DRAINAGE EASEMENTS AND SHALL BE OWNED & MAINTAINED BY THE HOME OWNERS ASSOCIATION OF EVERGREEN COVE.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS

ARTHUR GOLDAMMER, CEO
VERITY HOMES OF BISMARCK, LLC
GOLD STAR PROPERTIES, LLC
3100 N 14TH ST
BISMARCK, ND 58503

ON THIS 15 DAY OF Sept, 2016, BEFORE ME PERSONALLY APPEARED ARTHUR GOLDAMMER, CEO OF VERITY HOMES OF BISMARCK, LLC AND GOLD STAR PROPERTIES, 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 Kitzan-Morel
NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES 11-24-21

5' PEDESTRIAN ACCESS EASEMENT DESCRIPTION

THE WEST 5.00 FEET OF LOTS 28-32 BLOCK 1.

AND

THE SOUTH 5.00 FEET OF THE EAST 60.00 FEET OF LOT 27 BLOCK 1 ADJACENT TO THE NORTH LINE OF LOT 32 BLOCK 1, LESS THE EAST 15.00 FEET.

AND

THE SOUTH 5.00 FEET OF LOT 27 BLOCK 1.

AND

THE SOUTH 5.00 FEET LESS THE WESTERLY 15.00 FEET OF LOT 9 BLOCK 1.

AND

THE EAST 5.00 FEET OF LOT 25 BLOCK 1.

10' PEDESTRIAN ACCESS EASEMENT DESCRIPTION

THE EAST 10.00 FEET OF LOTS 4-19 BLOCK 1.

15' PEDESTRIAN ACCESS EASEMENT DESCRIPTION

THE SOUTHERLY 8.00 FEET OF LOTS 19-23 BLOCK 1.

AND

THE NORTHERLY 5.00 FEET OF LOT 24 BLOCK 1 ADJACENT TO LOT 25 BLOCK 1 EVERGREEN COVE ADDITION FIRST REPLAT AND LOTS 27-31 BLOCK 1 EVERGREEN COVE ADDITION.

AND

THE NORTHERLY 7.00 FEET ADJACENT TO LOTS 19-23 AND ADJACENT TO THE EASTERLY 13.83 FEET OF LOT 25 BLOCK 1, OF LOT 24 BLOCK 1.

AND

THE SOUTHERLY 8.00 FEET OF THE EAST 11.9 FEET OF LOT 25 BLOCK 1.

AND

THE SOUTHERLY 10.00 FEET OF THE WEST 39.4 FEET OF LOT 25 BLOCK 1.

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

THE SOUTH 15.00 FEET OF LOTS 1-4 BLOCK 1 LESS THE EAST 10.00 FEET

AND

THE SOUTH 15.00 FEET OF LOT 18 BLOCK 1, LESS THE EAST 10.00 FEET

AND

THE NORTH 45.77 FEET OF THE WEST 15.00 FEET OF THE EAST 113.00 FEET OF LOT 18 BLOCK 1.

AND

THE NORTH 19.00 FEET OF THE WEST 15.00 FEET OF THE EAST 98.00 OF LOT 18 BLOCK 1.

AND

THE NORTH 15.00 FEET OF LOT 5 BLOCK 1 LESS THE EAST 10.00 FEET.

AND

THE WEST 15.00 FEET OF THE SOUTH 20.00 FEET OF LOT 5 BLOCK 1

AND

THE NORTH 15.00 FEET OF LOTS 19-23, 25 AND 40 BLOCK 1, LESS THE EAST 10.00 FEET OF LOT 19 BLOCK 1

AND

THE EAST 15.00 FEET OF THE SOUTH 29.24 FEET OF LOT 40 BLOCK 1.

AND

THE WESTERLY 15.00 FEET OF LOTS 6-17 BLOCK 1.

AND

THE EASTERLY 15.00 FEET OF LOT 27 BLOCK 1, ADJACENT TO THE NORTH LINE OF LOT 32 AND THE SOUTH LINE OF LOT 33.

AND

THE EASTERLY 15.00 FEET OF LOTS 28-39 BLOCK 1.

AND

ALL RIGHT ANGLE INTERSECTING EASEMENT LINES CURVED WITH A 8.00 FOOT RADIUS.

AND

THE NORTH 15.00 FEET OF LOTS 19-23, 25 AND 40 BLOCK 1, LESS THE EAST 10.00 FEET OF LOT 19 BLOCK 1

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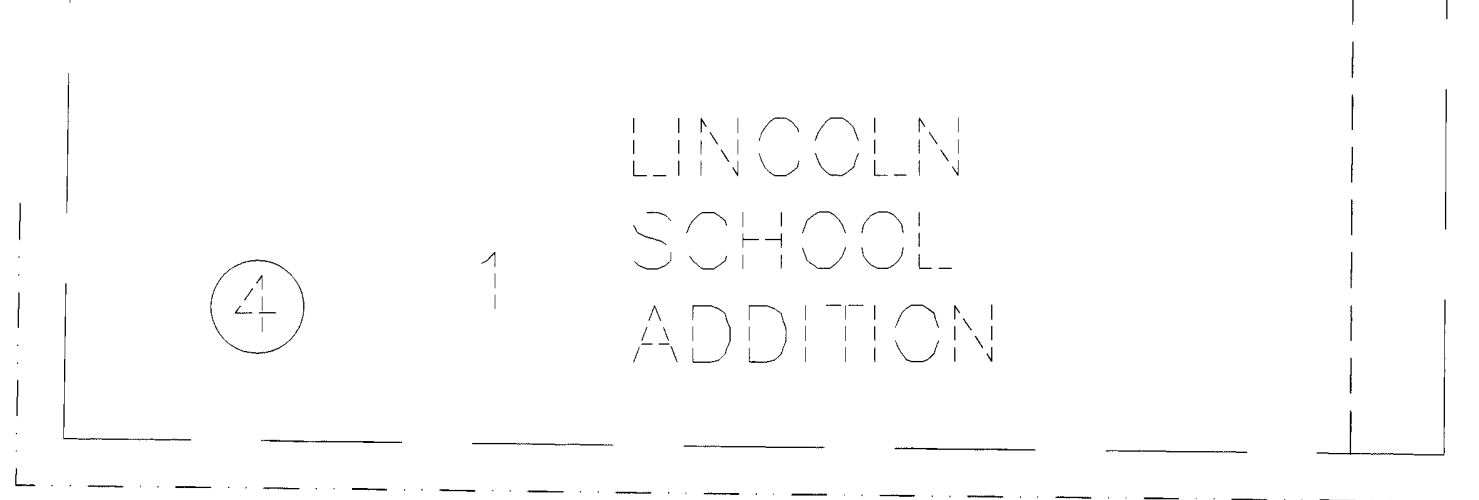
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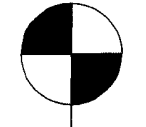
EVERGREEN COVE ADDITION FIRST REPLAT

BEING A REPLAT OF LOTS 1-26 BLOCK 1 AND LOTS 35-48 BLOCK 1 EVERGREEN COVE ADDITION
 PART OF THE SOUTHEAST 1/4 OF SECTION 18, T. 138 N., R. 79 W. OF THE 5TH PRINCIPAL MERIDIAN

LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA



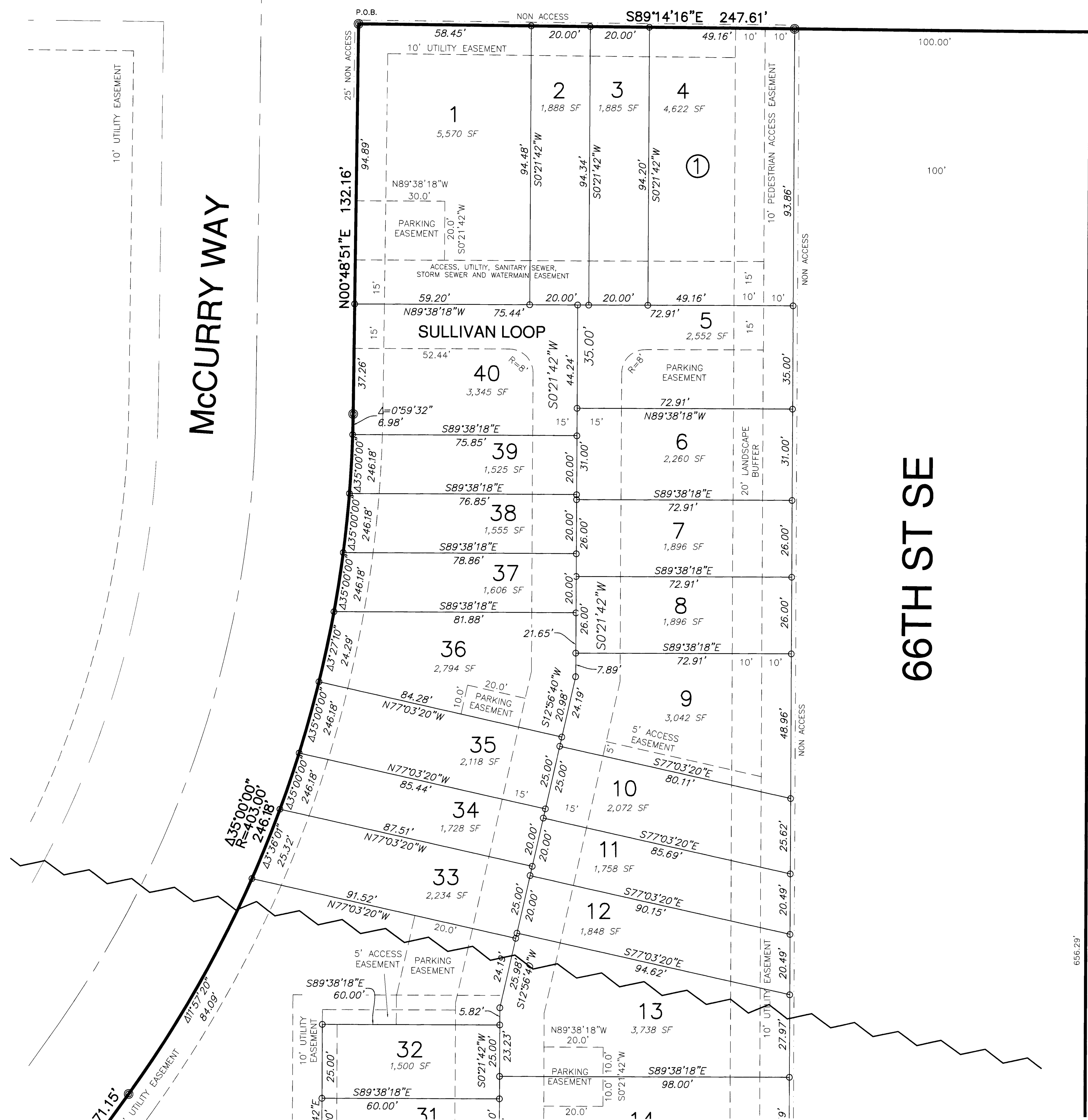
NE CORNER OF SE 1/4
 SECTION 18, T. 138N., R. 79W.
 STATE PLANE COORD.
 NAD83 SOUTH ZONE
 NAD 83 ADJUSTMENT OF 1986
 INTERNATIONAL FEET
 N. 403,422.8
 E. 1,921,060.1



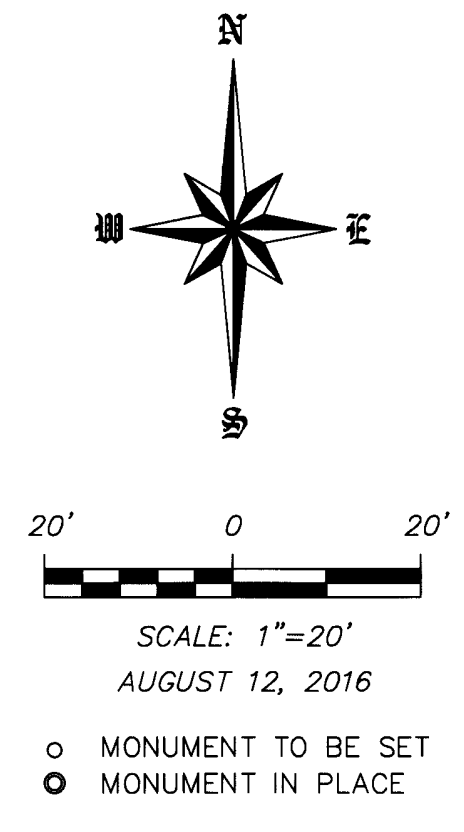
DOLAN DRIVE

McCURRY WAY

66TH ST SE



STATE PLANE COORDINATES
 ND SOUTH ZONE NAD83
 NAD 83 ADJUSTMENT OF 1986
 N 402,279.7
 E 1,921,052.9



NOTES:

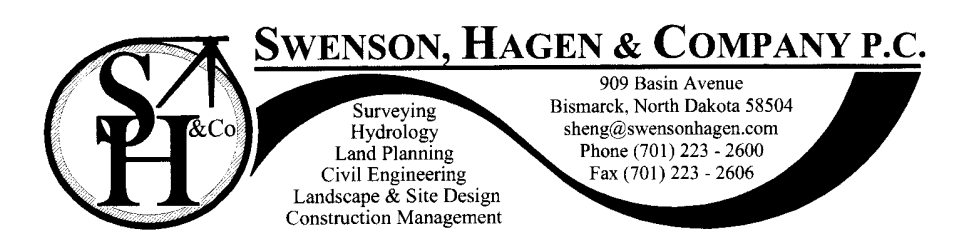
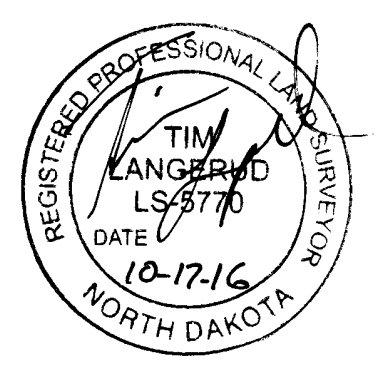
BASIS OF BEARING:
 NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE

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

BENCHMARK:
 HYDRANTS
 McCURRY WAY FIRST SOUTH OF DOLAN
 ELEV = 1718.56 (NAVD 1988)
 McCURRY WAY SECOND SOUTH OF DOLAN
 ELEV = 1713.74 (NAVD 1988)

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

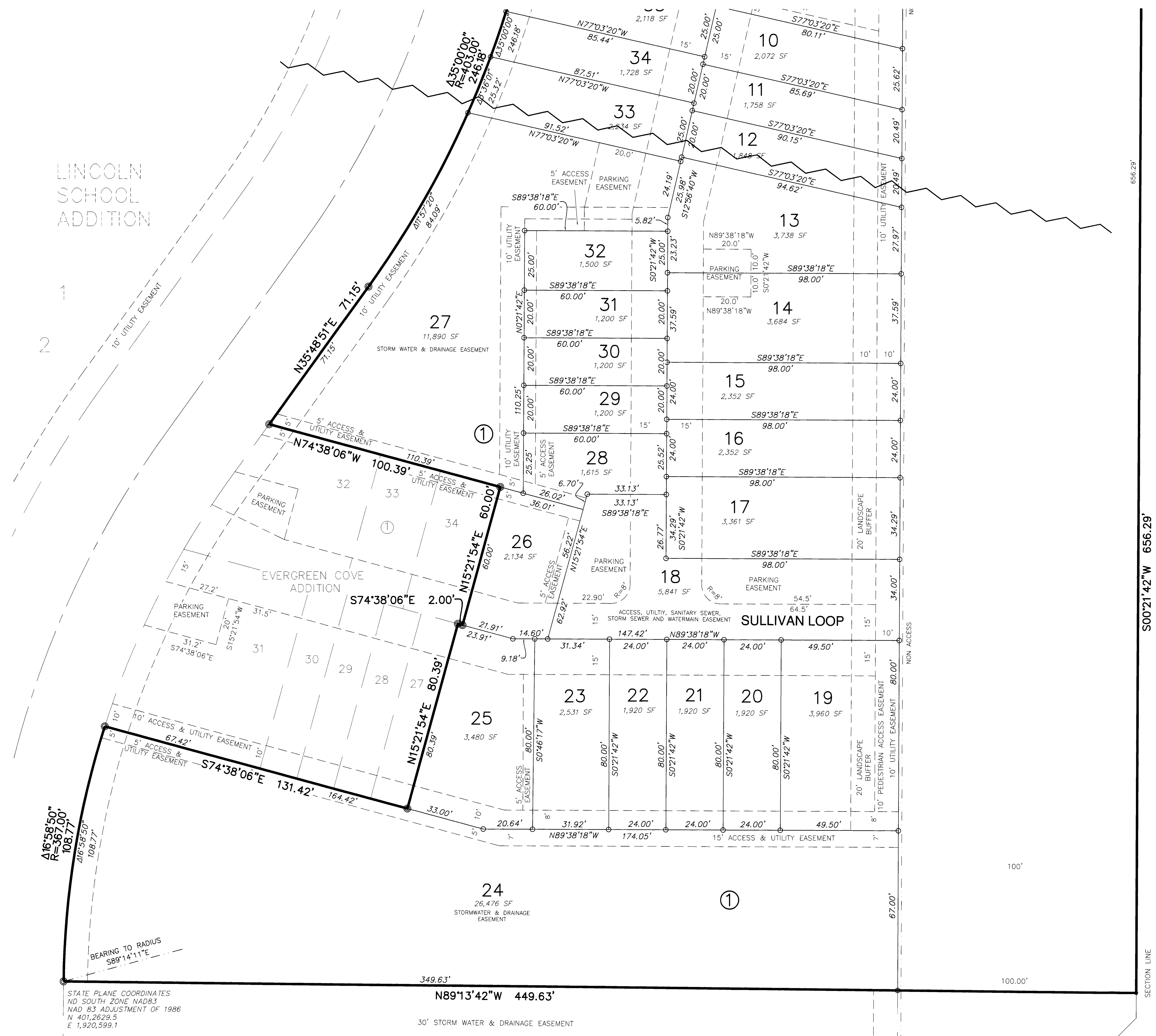
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LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA



STATE PLANE COORDINATES
 ND SOUTH ZONE NAD83
 NAD 83 ADJUSTMENT OF 1986
 N 401,2629.5
 E 1,920,599.1

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
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SE CORNER OF THE SECTION 18,
 T. 138 N., R. 79 W.
 STATE PLANE COORD.
 NAD83 SOUTH ZONE
 NAD 83 ADJUSTMENT OF 1986
 INTERNATIONAL FEET
 N. 400,783.6
 E. 1,921,043.4

SWENSON, HAGEN & COMPANY P.C.

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 Bismarck, North Dakota 58501
 shung@swensonhagen.com
 Phone (701) 223-2600
 Fax (701) 223-2606

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