

CARLSBAD SUBDIVISION

BURLEIGH COUNTY, NORTH DAKOTA

Part of Government Lots 1 & 2
Section 2, T. 137 N., R. 80 W.

Description

ALL THAT PART OF GOVERNMENT LOTS ONE (1) AND TWO (2) OF SECTION TWO (2) TOWNSHIP ONE HUNDRED THIRTY-SEVEN NORTH (T. 137 N.), RANGE EIGHTY WEST (R. 80 W.), OF THE FIFTH PRINCIPAL MERIDIAN (5TH PM) BURLEIGH COUNTY, NORTH DAKOTA AND THAT PORTION OF LOT B OF MARQUIS SUBDIVISION THAT LIES WITHIN AND IS BOUNDED BY THE FOLLOWING DESCRIBED TRAVERSE:

BEGINNING AT A POINT THAT LIES ON THE SOUTH LINE OF SAID GOVERNMENT LOT TWO (2) SAID POINT BEING NORTH EIGHTY-NINE DEGREES, FIFTY-TWO MINUTES AND FORTY-FIVE SECONDS EAST (N. 89°-52'-45" E.) OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT TWO (2) A DISTANCE OF EIGHT HUNDRED TWENTY-FIVE (825.00) FEET; THENCE BEARING NORTH ZERO DEGREES, EIGHTEEN MINUTES AND ZERO SECONDS EAST (N. 0°-18'-00" E.) PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT TWO (2) A DISTANCE OF ONE THOUSAND TWO HUNDRED AND FORTY HUNDREDS (1200.40) FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NUMBER 1804; THENCE BEARING NORTH NINETY DEGREES, ZERO MINUTES AND ZERO SECONDS EAST (N. 90°-00'-00" E.) ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF EIGHT HUNDRED FORTY-NINE AND FORTY-NINE HUNDREDS (849.49) FEET TO THE NORTHWEST CORNER OF MARQUIS SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA; THENCE BEARING SOUTH ZERO DEGREES, NINETEEN MINUTES AND FORTY-FIVE SECONDS WEST (S. 0°-19'-45" W.) ALONG THE WEST LINE OF SAID MARQUIS SUBDIVISION A DISTANCE OF SIX HUNDRED TWENTY-FIVE AND SEVENTY-SIX HUNDREDS (625.76) FEET TO A POINT THAT LIES SIXTY (60.00) FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE BEARING SOUTHWESTERLY AND TO THE RIGHT A DISTANCE OF NINETY-THREE AND NINETY HUNDREDS (93.90) FEET ON AN ARC WHOSE RADIUS POINT IS SAID SOUTHWEST CORNER OF MARQUIS SUBDIVISION; THENCE BEARING NORTH NINETY DEGREES, ZERO MINUTES AND ZERO SECONDS EAST (N. 90°-00'-00" E.) ALONG THE SOUTH LINE OF SAID MARQUIS SUBDIVISION A DISTANCE OF THREE HUNDRED SIXTY-FIVE (365.00) FEET TO THE SOUTHEAST CORNER OF SAID MARQUIS SUBDIVISION; THENCE BEARING SOUTH ZERO DEGREES, NINETEEN MINUTES AND FORTY-FIVE SECONDS WEST (S. 0°-19'-45" W.) A DISTANCE OF FIVE HUNDRED TWELVE AND TWO HUNDREDS (512.02) FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT ONE (1); THENCE BEARING SOUTH EIGHTY-NINE DEGREES, FIFTY-TWO MINUTES AND FORTY-FIVE SECONDS WEST (S. 89°-52'-45" W.) ALONG THE SOUTH LINE OF SAID GOVERNMENT LOTS ONE (1) AND TWO (2) A DISTANCE OF ONE THOUSAND TWO HUNDRED SEVENTY-THREE AND NINETY HUNDREDS (1273.90) FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS TWENTY-EIGHT AND FORTY-FIVE HUNDREDS (28.45) ACRES, MORE OR LESS.

Owner's Certificate

KNOW ALL MEN BY THESE PRESENTS THAT CARL G. PEDERSON, BARBARA J. PEDERSON AND ROBERT A. WILLSON BEING THE OWNERS AND PROPRIETORS OF ALL OF THE ANNEXED PLAT, EXCEPT THAT PORTION BEING REPLATTED FROM MARQUIS SUBDIVISION, AND FREEMAN G. MAHONEY AND MURIEL MAHONEY BEING THE OWNERS AND PROPRIETORS OF THAT PORTION BEING REPLATTED FROM MARQUIS SUBDIVISION HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "CARLSBAD SUBDIVISION" AND DO SO DEDICATE ALL STREETS, INCLUDING ALL SEWERS, CULVERTS, AND OTHER PUBLIC UTILITIES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

IT ALSO DEDICATES EASEMENTS, TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITIES OR SERVICES UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS".

STATE OF WASHINGTON)
COUNTY OF Chelan) SS
ON THIS 25th DAY OF April, 1977, BEFORE ME PERSONALLY APPEARED CARL G. PEDERSON AND BARBARA J. PEDERSON, KNOWN TO ME TO BE THE PERSONS WHO ARE DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

STATE OF NORTH DAKOTA)
COUNTY OF Burleigh) SS
ON THIS 23rd DAY OF May, 1977, BEFORE ME PERSONALLY APPEARED FREEMAN G. MAHONEY, MURIEL MAHONEY AND ROBERT A. WILLSON, KNOWN TO ME TO BE THE PERSONS WHO ARE DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

STATE OF NORTH DAKOTA)
COUNTY OF Burleigh) SS
ON THIS 23rd DAY OF May, 1977, BEFORE ME PERSONALLY APPEARED FREEMAN G. MAHONEY, MURIEL MAHONEY AND ROBERT A. WILLSON, KNOWN TO ME TO BE THE PERSONS WHO ARE DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Surveyor's Certificate

I, HARLEY SWEENSON, A REGISTERED PROFESSIONAL ENGINEER AND 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 IN AUGUST 1965, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NORTH DAKOTA)
COUNTY OF Burleigh) SS
ON THIS 10th DAY OF May, 1977, BEFORE ME PERSONALLY APPEARED HARLEY SWEENSON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF HIS OWN FREE WILL AND DEED.

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 AND HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTERPLAN OF BURLEIGH COUNTY.

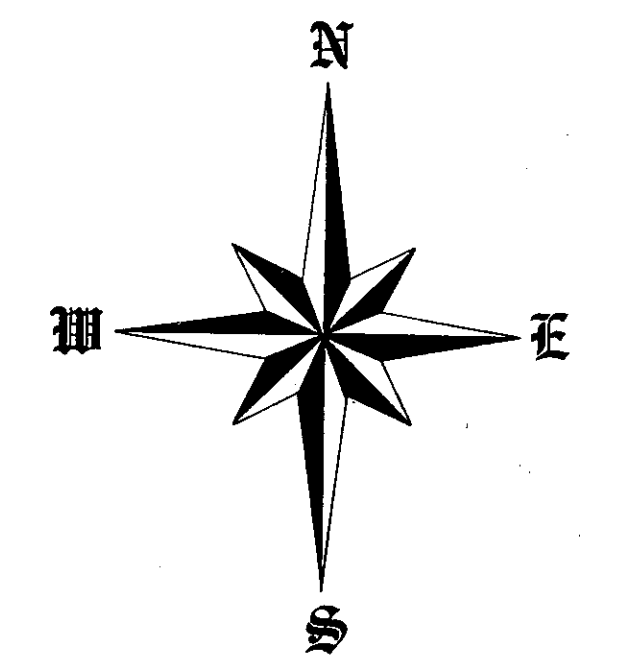
THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE 6th DAY OF October, 1976.

Planning Commission Approval

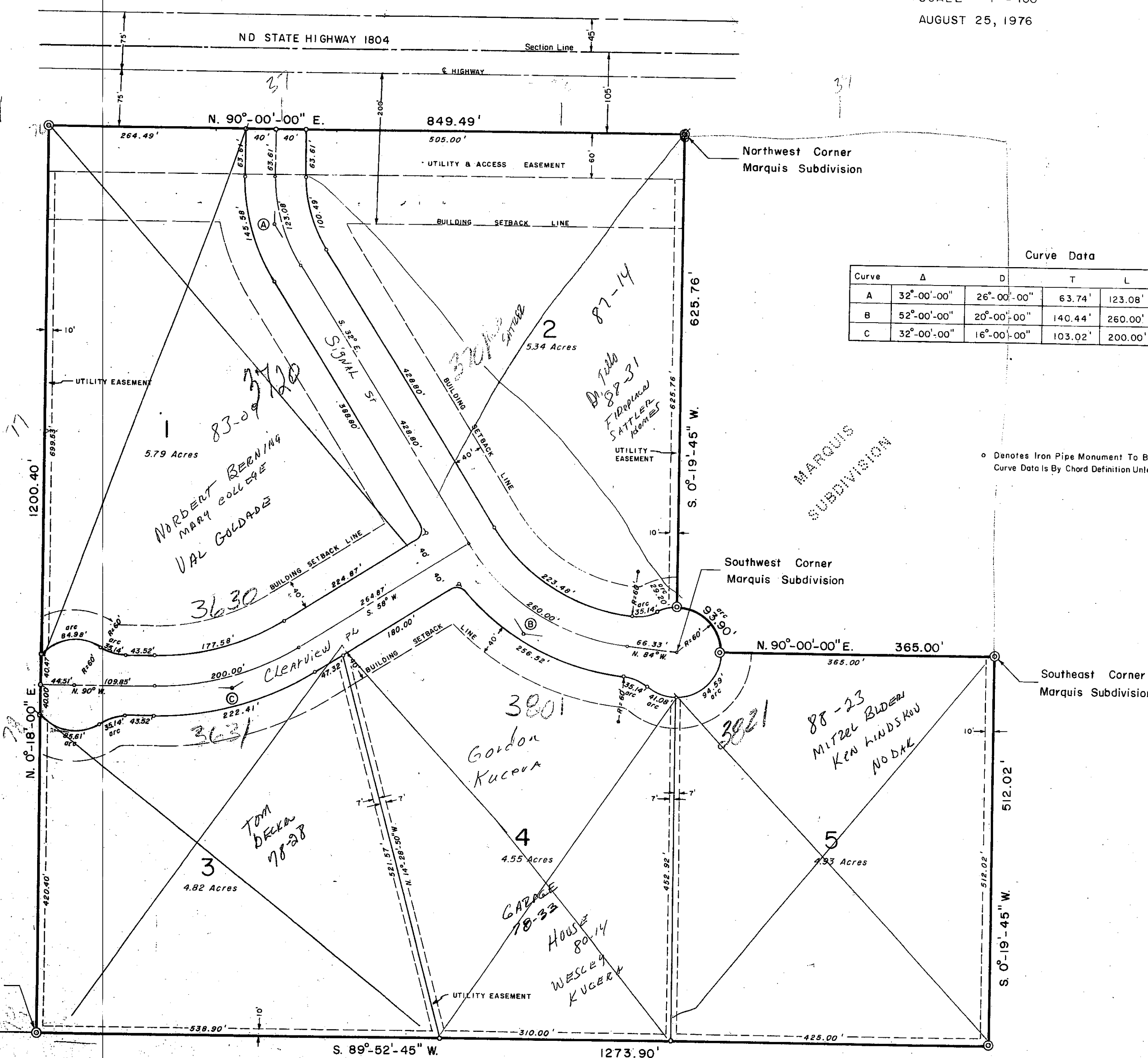
THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF BURLEIGH, ON THE 20th DAY OF September, 1976, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA ORDINANCES OF BURLEIGH COUNTY, N.D., AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION, IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

Approval Of County Engineer

I, THOMAS E. SCHMIDT, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, STATE OF NORTH DAKOTA, HEREBY APPROVE SAID SUBDIVISION AS SHOWN ON THE ANNEXED PLAT.



SCALE 1" = 100'
AUGUST 25, 1976



Curve	Δ	D	T	L	R	Ext.
A	32°-00'-00"	26°-00'-00"	63.74'	123.08'	222.27'	8.96'
B	52°-00'-00"	20°-00'-00"	140.44'	260.00'	287.94'	32.42'
C	32°-00'-00"	16°-00'-00"	103.02'	200.00'	359.26'	14.48'

Denotes Iron Pipe Monument To Be Set
Curve Data Is By Chord Definition Unless Noted Otherwise

Carlsbad Subdivision
ETA
Plat Number 900