

Debbie Koskus



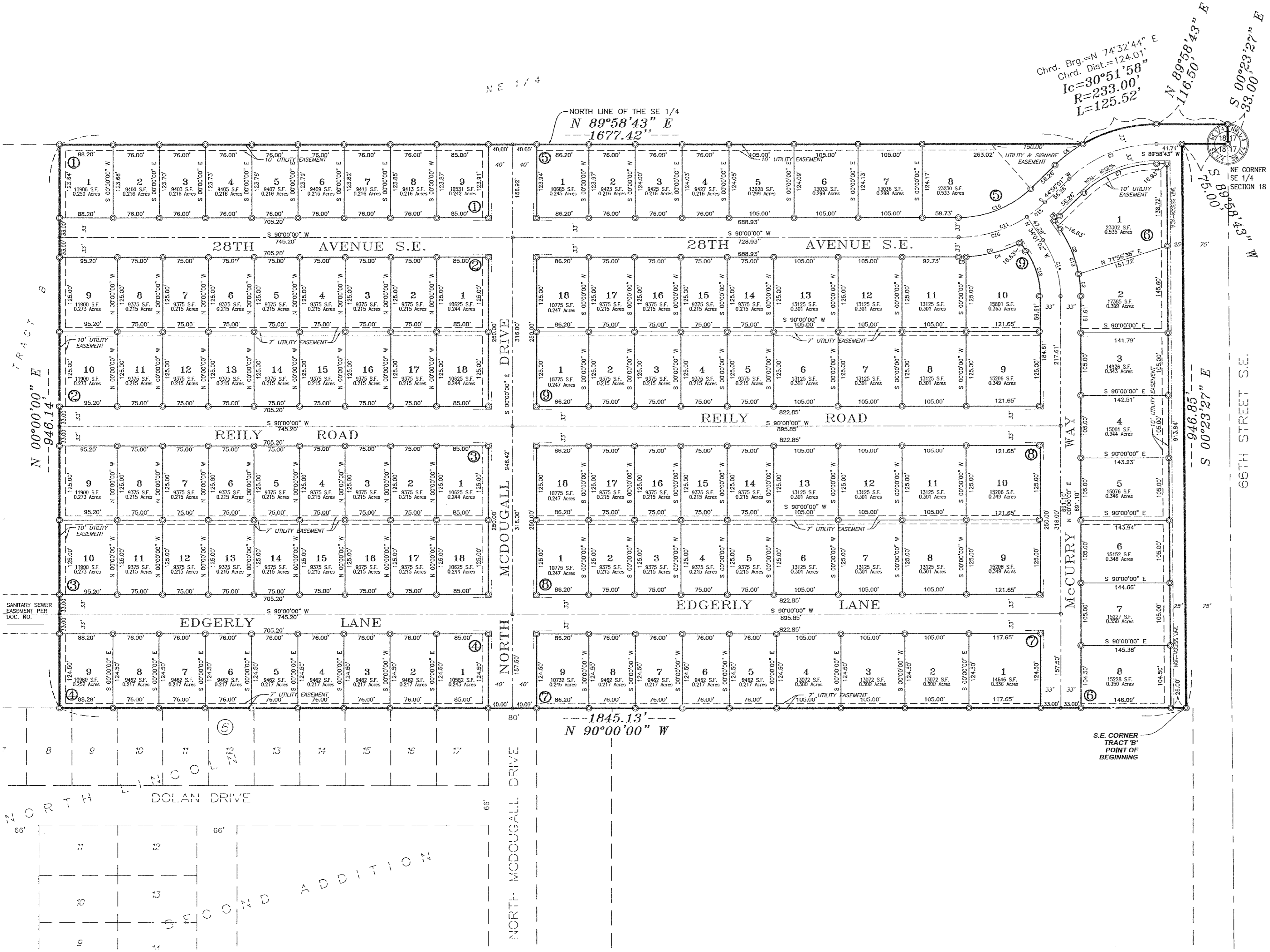
# WHEATLAND HILLS ADDITION

A PORTION OF TRACT 'B' OF THE SOUTH 1/2, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 138 NORTH, RANGE 79 WEST OF BURLEIGH COUNTY, NORTH DAKOTA

**ENGINEER:**  
KADRMAS, LEE & JACKSON, INC.  
128 300 LINE DR.  
BISMARCK, NORTH DAKOTA  
58501-1157  
PHONE 355-8400

**OWNER:**  
WHEATLAND HILLS DEVELOPMENT LLC  
501 E. MAIN ST  
BISMARCK, ND 58501

**OWNER:**  
ROBERT AND RENAE MEHLHOFF  
2800 66TH ST. SE  
BISMARCK, ND 58504



**DESCRIPTION**

A PORTION OF TRACT 'B' OF THE SOUTH 1/2, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 138 NORTH, RANGE 79 WEST OF BURLEIGH COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT B, WHICH IS THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF SAID TRACT B, N 90°00'00" W, 1845.13 FEET; THENCE N 90°00'00" E, 946.14 FEET TO THE NORTH LINE OF SAID TRACT B; THENCE ALONG SAID NORTH LINE, N 89°58'43" E, 1677.42 FEET; THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 233.00 FEET, AN INTERIOR ANGLE OF 30°51'58", A DISTANCE OF 125.52 FEET, THE CHORD OF SAID CURVE BEARS N 74°32'44" E FOR 124.01 FEET; THENCE N 89°58'43" E, 116.50 FEET TO THE EAST LINE OF THE NORTHEAST 1/4, SAID SECTION 18; THENCE ALONG SAID EAST LINE, S 0°23'27" E, 33.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, S 89°58'43" W, 75.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE ALONG THE EAST LINE OF SAID TRACT B, S 0°23'27" E, 946.85 FEET TO THE SAID POINT OF BEGINNING.

SAID TRACT CONTAINING 1,74,845 SQUARE FEET OR 40.171 ACRES MORE OR LESS.

**OWNER'S CERTIFICATE AND DEDICATION**

WHEATLAND HILLS DEVELOPMENT LLC AND ROBERT AND RENAE MEHLHOFF, AS OWNERS OF THE PROPERTY DESCRIBED IN AND SHOWN ON THE ANNEXED PLAT, HAVE HAD IT SURVEYED AND PLATED AS THE "WHEATLAND HILLS ADDITION" TO THE CITY OF LINCOLN, NORTH DAKOTA, AND HEREBY DEDICATE STREETS AS SHOWN THEREON, INCLUDING ALL SEWERS, CULVERTS, WATER AND GAS DISTRIBUTION LINES AND OTHER PUBLIC UTILITY LINES, WHETHER SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR GAS, STORM WATER, ELECTRIC, TELEPHONE AND OTHER PUBLIC UTILITIES OR SERVICES ON, ACROSS OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON.

Wheatland Hills Development, LLC  
PROPERTY WITHIN THE SE 1/4, SEC. 18

ON THIS 27<sup>th</sup> DAY OF July, 2007, Walter Torres, WHEATLAND HILLS DEVELOPMENT LLC, IDENTIFIED TO ME AS THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, EXECUTED THE PLAT IN MY PRESENCE AND ACKNOWLEDGED TO ME HE DID SO KNOWINGLY, WILLINGLY AND WITHOUT COERCION.

STATE OF NORTH DAKOTA )  
BURLEIGH COUNTY )

MELANIE M. CHASKA  
Notary Public  
State of North Dakota  
My Commission Expires Nov. 24, 2009

ROBERT MEHLHOFF  
PROPERTY WITHIN THE NE 1/4, SEC. 18

ON THIS 1<sup>st</sup> DAY OF August, 2007, ROBERT MEHLHOFF AND RENAE MEHLHOFF, IDENTIFIED TO ME AS THE OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT, EXECUTED THE PLAT IN MY PRESENCE AND ACKNOWLEDGED TO ME THEY DID SO KNOWINGLY, WILLINGLY AND WITHOUT COERCION.

STATE OF NORTH DAKOTA )  
BURLEIGH COUNTY )

MELANIE M. CHASKA  
Notary Public  
State of North Dakota  
My Commission Expires Nov. 24, 2009

RENAE MEHLHOFF  
PROPERTY WITHIN THE NE 1/4, SEC. 18

ON THIS 27<sup>th</sup> DAY OF July, 2007, BEFORE ME PERSONALLY APPEARED KENT A. ORVIK, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

STATE OF NORTH DAKOTA )  
BURLEIGH COUNTY )

DAMON JORGENSEN  
Notary Public  
State of North Dakota  
My Commission Expires Feb. 17, 2010

**SURVEYOR'S CERTIFICATE**

I, KENT A. ORVIK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE 10TH DAY OF MAY, 2007, THAT ALL DISTANCES ARE CORRECT AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN AND THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT.

ON THIS 27<sup>th</sup> DAY OF July, 2007, BEFORE ME PERSONALLY APPEARED KENT A. ORVIK, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

STATE OF NORTH DAKOTA )  
BURLEIGH COUNTY )

DAMON JORGENSEN  
Notary Public  
State of North Dakota  
My Commission Expires Feb. 17, 2010

**APPROVAL OF CITY COUNCIL**

THE CITY COUNCIL OF THE CITY OF LINCOLN, NORTH DAKOTA HAS APPROVED THE SUBDIVISION OF LAND SHOWN ON THE ANNEXED PLAT, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF LINCOLN, NORTH DAKOTA, THE FORGOING ACTION OF THE BOARD OF THE CITY COUNCIL OF LINCOLN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 12<sup>th</sup> DAY OF July, 2007.

GLEN CHRISTMANN - MAYOR  
MELANIE CHASKA - ATTEST - CITY AUDITOR

**APPROVAL OF CITY PLANNING COMMISSION**

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LINCOLN, ON THIS 10<sup>th</sup> DAY OF July, 2007, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF LINCOLN, 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 LINCOLN.

DON LERVIK - CHAIRMAN  
GLEN SACKMAN - SECRETARY

**APPROVAL OF CITY ENGINEER**

I, ROGER BERG, CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE "WHEATLAND HILLS ADDITION", BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

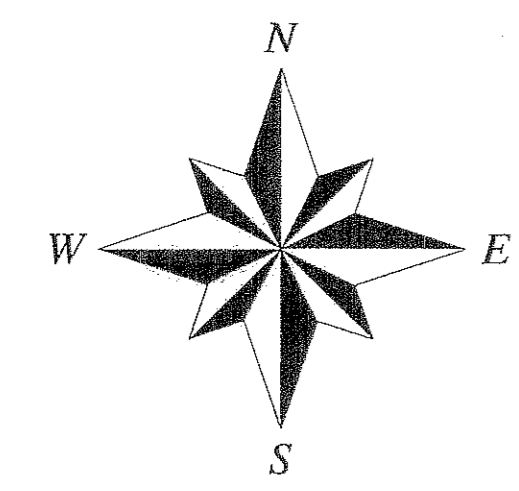
ROGER BERG - CITY ENGINEER

**LEGEND**

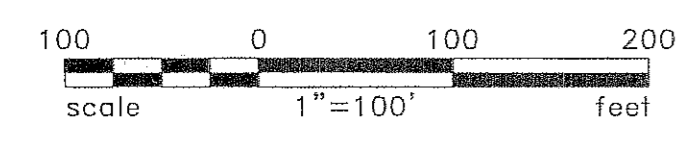
○ DENOTES 25' NON-ACCESS LINE (UNLESS OTHERWISE NOTED)

● PROPERTY PIN - FOUND/SET

Kadmas Lee & Jackson  
Engineers Surveyors Planners



DATE: JULY 27 2007



**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	45°02'42"	200.00	157.24
C2	23°21'58"	200.00	81.56
C3	10°39'05"	200.00	37.18
C4	22°51'21"	233.00	92.95
C5	03°01'09"	233.00	12.28
C6	14°10'44"	233.00	57.66
C7	45°02'42"	167.00	131.29
C8	02°54'24"	233.00	11.82
C9	28°52'30"	233.00	105.22
C10	45°03'59"	167.00	131.35
C11	45°03'59"	200.00	157.31
C12	34°01'03"	134.00	79.56
C13	34°01'03"	200.00	118.74
C14	34°01'03"	167.00	99.15
C15	11°02'57"	200.00	38.57
C16	34°01'02"	200.00	118.74

**ZONING TABLE**

ZONE	LOTS	BLOCK
R1	1-9	1
R1	1-18	2
R1	1-18	3
R1	1-9	4
R1	1-4	5
R1	5-9	7
R1	1-5, 14-18	8
R1	1-5, 14-18	9
R7	5-8	5
R7	1-8	6
R7	1-4	7
R7	6-13	8
R7	6-13	9

WHEATLAND HILLS ADDITION