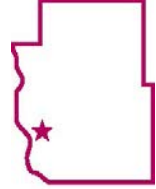




Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N,
Bismarck, ND



5:15pm

Attend in Person || Watch Live on Government Access Channels 2 or 602 || Stream on [Freetv.org](https://www.freetv.org) or
[Dakota Media Access Facebook Live](https://www.facebook.com/DakotaMediaAccess) || Replay Later from [Freetv.org](https://www.freetv.org)

AGENDA – Revised

(addition of “Public Comments”)

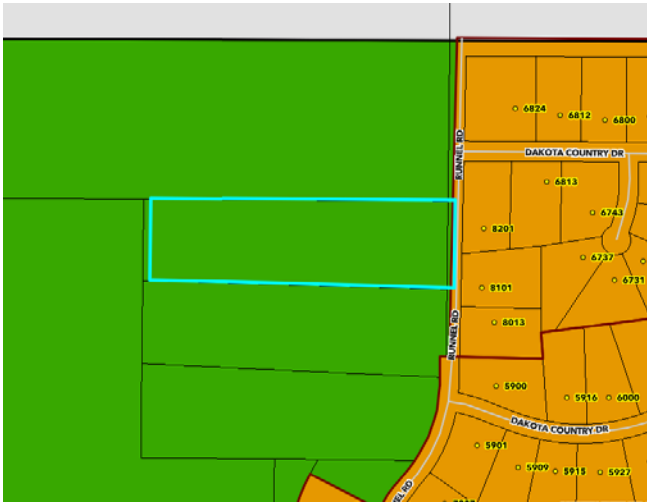
October 8, 2025

1. Roll Call
 - Approval of the September 10, 2025 Minutes
2. Public Comment. (*Restricted to Burleigh County residents and landowners*)
3. Consent Agenda (*The following item(s) are request(s) for a public hearing*)
 - 3-1 Gawley Subdivision and Zoning Change
 - Preliminary Plat Consideration for a one (1) lot subdivision/Staff recommends: Approval and call a public hearing
 - Zoning Change A-Agricultural to R1-Rural Single Family Residential/Staff recommends: Approval and call a public hearing
4. Public Hearing Agenda
 - 4-1 Variance Request
 - Request for a variance to required setbacks/Staff recommends: Approval
 - 4-2 Biegler Subdivision
 - Requests a “Do Pass” recommendation for a four (4) lot subdivision/Staff recommends: Approval
5. Other Business:
6. Adjourn

– Next Meeting –November 12, 2025

Agenda Item 3-1

Gawley Subdivision & Zoning Change

Project Summary	
Status:	Consent Agenda
Petitioner/Developer	Lisa and Trent Peterson
Engineer	Swenson Hagen & Company
Location:	Tract C of the NW ¼, Section 6, Township 139, Range 79W
	
3-1-1 Location Map	
Project Size:	One (1) lot on 10 acres
Zoning Change:	Burleigh County
Petitioners Request	Approve preliminary plat and zoning change. Call for a public hearing.

History/Description

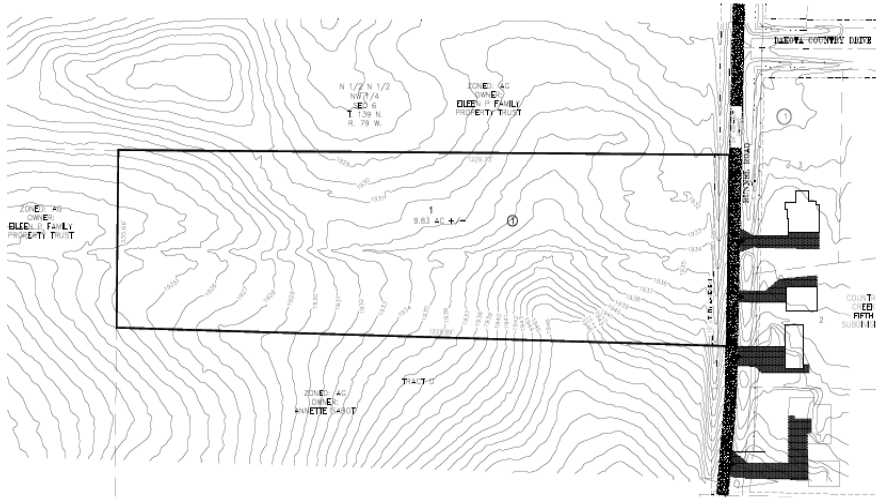
Burleigh County was approached about building a home on a lot containing ten (10) acres. Because the lot is less than forty (40) acres, the petitioner was advised to plat the parcel into a subdivision. Swenson Hagen & Company met with the review committee regarding the preliminary plat. The review committee did not have any concerns.

As set forth under Chapter 11, Section 33 of the North Dakota Century Code and Article 33 of the Burleigh County Ordinances, the Planning Commission shall approve or disapprove the subdivision of all lands within its jurisdiction and recommend the same to the Board of Burleigh County Commissioners



PLANNING AND ZONING COMMISSION

October 8, 2025



Attachment 3-1-2
Preliminary Plat



Attachment 3-1-3 Site Map

October 8, 2025



Staff Findings – Preliminary Plat

1. This subdivision meets the requirements of Article 33 of the Burleigh County Zoning Ordinance.
2. This preliminary plat has been submitted to all reviewing entities. All concerns and corrections have been addressed.
3. Zoning is A-Agricultural. A zoning change has been requested.
4. This subdivision meets the requirements of the Burleigh County Comprehensive Plan Article 3 Residential Neighborhoods – Objectives 1 and 2.
5. A Stormwater Management Plan waiver was submitted on September 17th.

Staff Findings – Zoning Change

1. The proposed parcel meets the requirements of Article 12 – R1 – Rural Residential District Regulations.
2. The parcel is in a low-density residential and limited agricultural area. The surrounding properties are zoned:
 - North – Agricultural
 - South – Agricultural
 - West – Agricultural
 - East – R1-Rural Residential – Country Creek 3rd and 5th Subdivisions.

Planning Staff Recommendation

The petition for a preliminary plat meets all administrative requirements of the Burleigh County Zoning Ordinance. Staff recommends approval of the preliminary plat and calling for a public hearing.

The petition for a zoning changes meets all administrative requirements of the Burleigh County Zoning Ordinance. Staff recommends approval and calling for a public hearing.



PLANNING AND ZONING COMMISSION

October 8, 2025

Planning Commission Action

The Burleigh County Planning and Zoning Commission can:

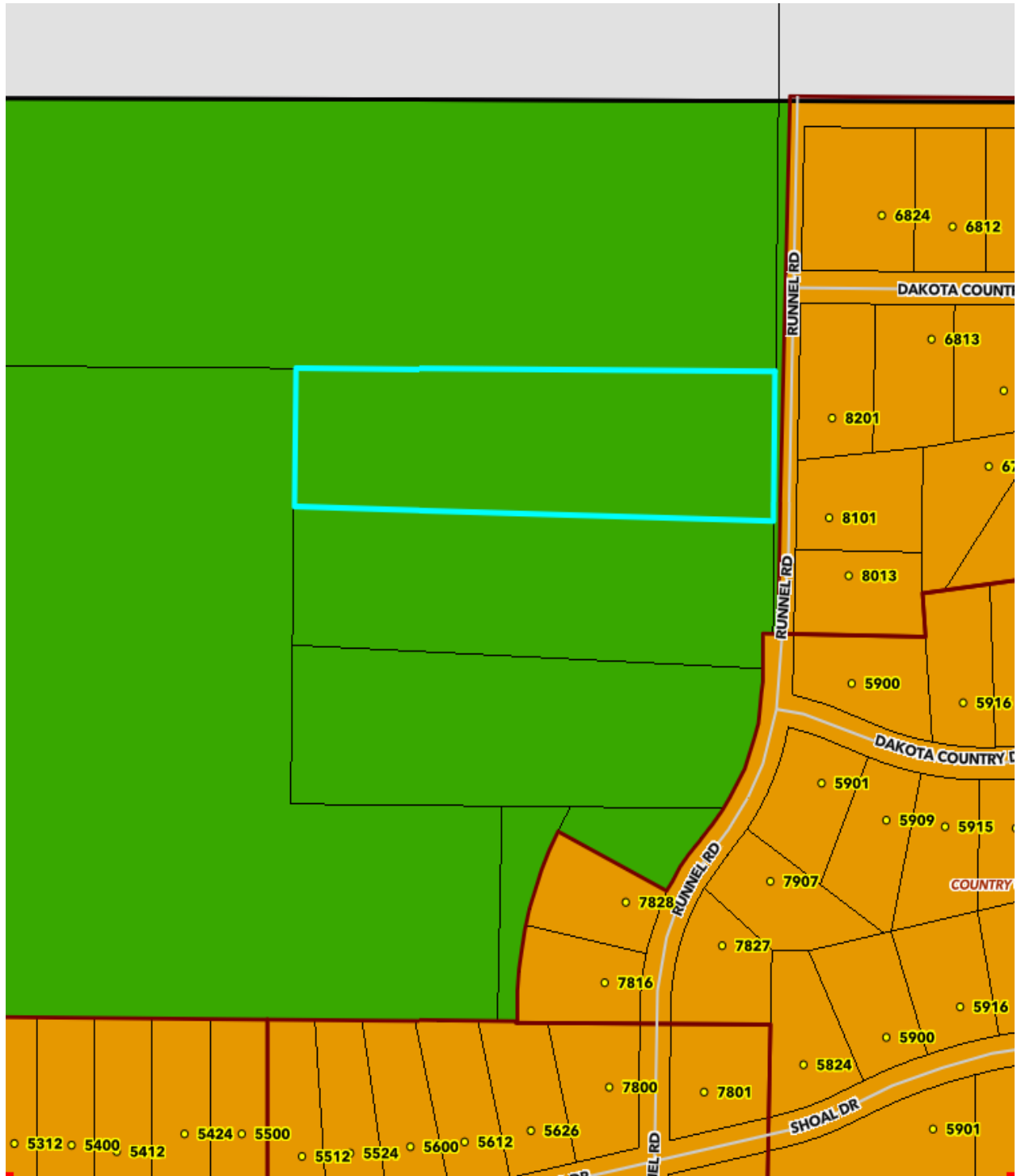
1. Approve the preliminary plat and zoning change. Calling for a public hearing.
2. Approve the preliminary plat and zoning change with conditions. Calling for a public hearing after all condition have been completed.
3. Deny the preliminary plat and zoning change with reason.
4. Table the preliminary plat and zoning change for more information.

Google Map View



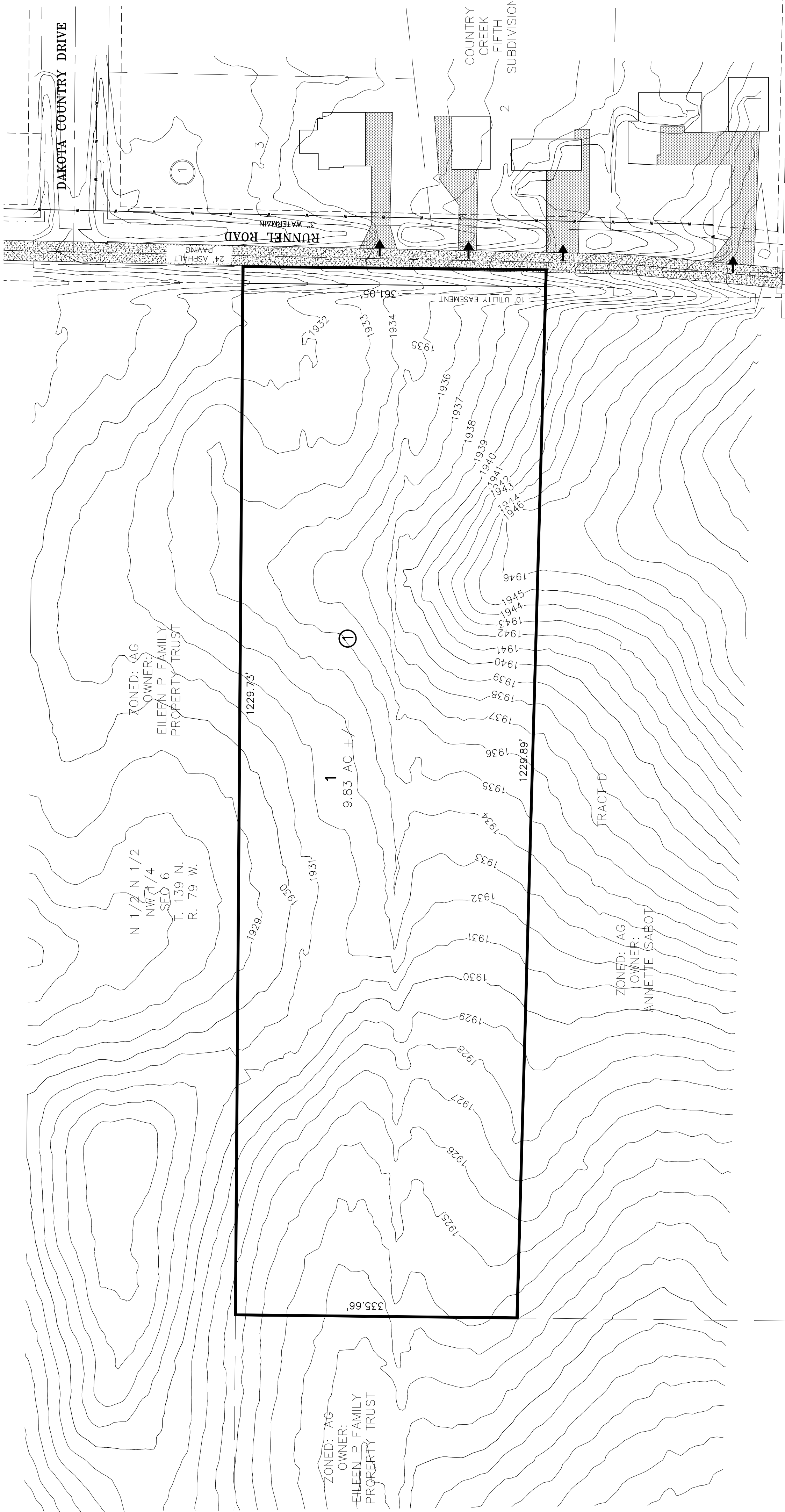
October 8, 2025

GAWLEY SUBDIVISION – LOCATION MAP
Tract C of the NW ¼ Section 6-139-79



GAWLEY SUBDIVISION

BEING A REPLAT OF TRACT C OF
THE NW 1/4 OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 79 WEST
BURLEIGH COUNTY, NORTH DAKOTA



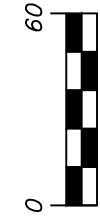
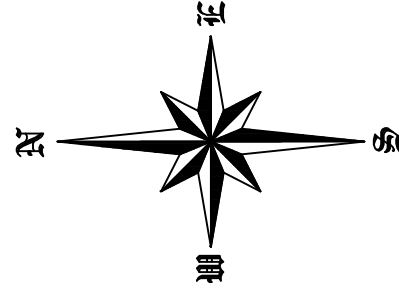
10.0 ACRES
EXISTING ZONING: R5
PROPOSED ZONING: R1
1 LOT, 1 BLOCK

LISA & TRENT PETERSON
1429 W WATERSTONE DR
SIOUX FALLS, SD

SWENSON HAGEN & CO
3002 AIRWAY AVE
BISMARCK, ND 58504

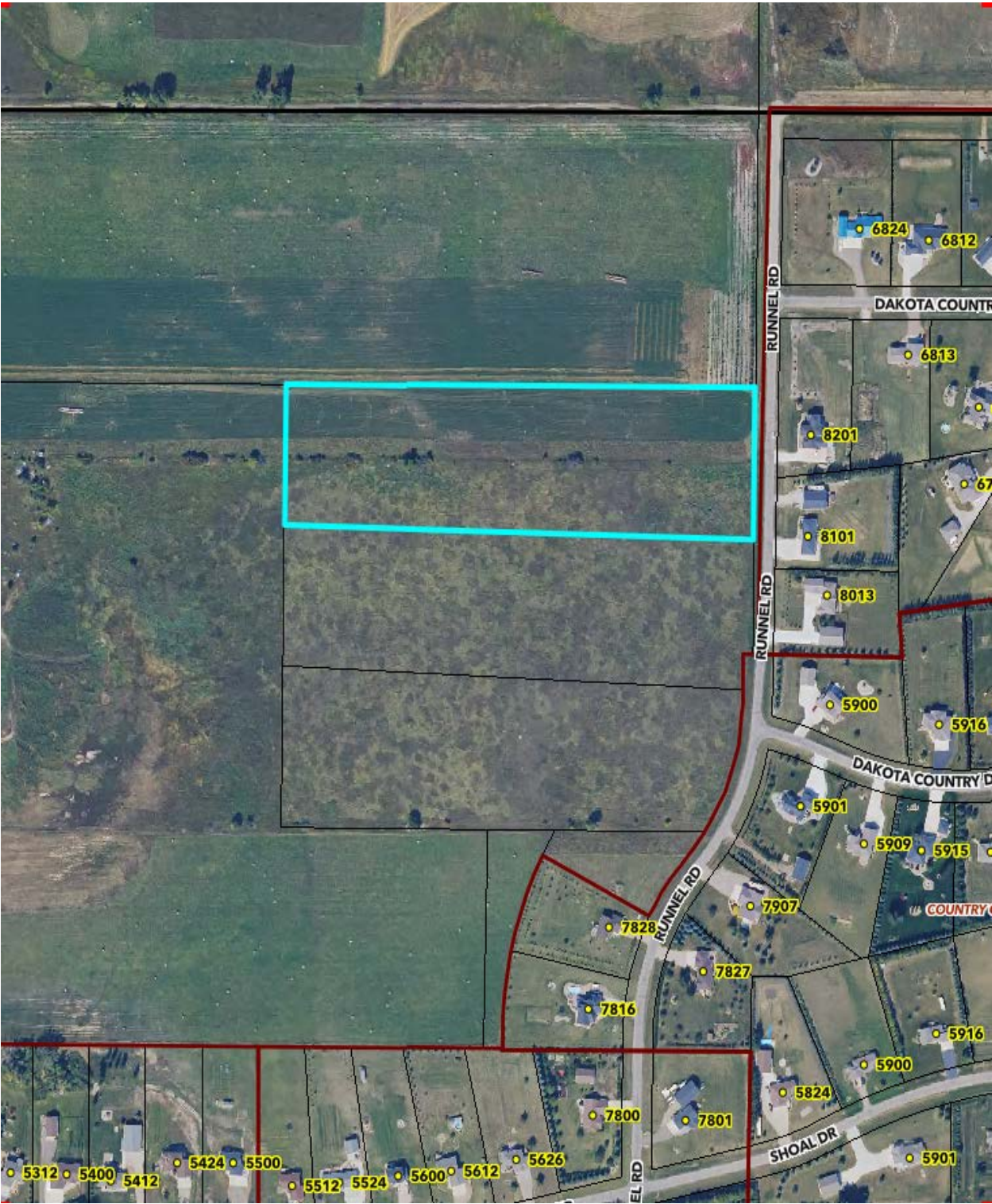


LOCATION MAP



SCALE - 1" = 60'
VERTICAL DATUM: NAVD 88
SEPTEMBER 16, 2025

GAWLEY SUBDIVISION – SITE MAP
Tract C of the NW ¼ Section 6-139-79



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PLANNING AND ZONING COMMISSION

October 8, 2025

Agenda Item 4-1

Application for a Variance

Project Summary

Public Hearing Agenda:	Variance to building set back distance
Status:	Planning and Zoning Commission – Consideration
Petitioner/Developer	Mark Rall Rall Construction
Property Owner	Vern Kuntz
Location:	Country Hills Subdivision, Lot 12, Block 2 Addressed as: 8507 Rolling Hills Road <i>4-1-1 Location Map</i>
Lot Size:	1.9 Acres

As set forth under Chapter 11, Section 33 of the North Dakota Century Code and Article 33 of the Burleigh County Ordinances, the Planning Commission shall approve or disapprove the subdivision of all lands within its jurisdiction and recommend the same to the Board of Burleigh County Commissioners



PLANNING AND ZONING COMMISSION

October 8, 2025

Zoning:	R1- Rural Single Family Residential
Petitioners Request	Approval of the variance. Give a "Do Pass" recommendation to the Board of Burleigh County Commissioners
Public Hearing Notifications	Bismarck Tribune 9/26 & 10/4/2025 Burleigh County Website 9/26/2025 Surrounding Property Owners 9/26/2025

History/Description

Mark Rall approached the Burleigh County Building Department wanting to build an accessory building for the property owner – Vern Kuntz. Country Hills Lot 12, Block 2 is a corner lot. The house faces Rolling Hills Road.

The petitioner would like to change the 50' setback on the south east side of the property to 15'. This will allow the builder to set the accessory building away from the house, and off his drain field. The lot is 160.03 feet wide and 463.36 feet long. The residence is located 66' from the SE property line (back) 40' from NW property line – (front), 80' from the NE property (side) and 269' from the SW property line. The septic is located 200' from his house. The property also contains a sloped area on the SW side of property. (*See attachment 4-1-2 Elevation Map*) The property is a corner lot and requires 90' feet of setbacks.

The petitioner has applied for a variance (*See Attachment 4-1-4*) and an accessory building permit.



Attachment 4-1-2 Elevation Map



PLANNING AND ZONING COMMISSION

October 8, 2025

Staff Findings:

The variance request is reasonable and would allow the property owner to use more of the property. The placement of the accessory building 15' on the SE side of the property would not encumber the surrounding property owners. The SE neighbor's accessory building is 15' from the shared property line; the accessory building will be located SW of the neighboring accessory buildings.



Attachment 4-1-3 Site Map

Staff Findings:

1. This variance subdivision fulfills the requirements of Article 28 Variances of the Burleigh County Zoning Ordinance.
2. There are special circumstances or conditions applying to the land – lot is only 160' feet wide.
3. The Burleigh County Ordinances require 90' of setback within the 160' width.
4. The lot has a sloped area which an accessory building can not be placed.
5. Strict applications of the ordinances would deprive the applicant reasonable use of the land and buildings.



PLANNING AND ZONING COMMISSION

October 8, 2025

6. Granting the variance does not affect traffic
7. Granting of the variance does not conflict with the Burleigh County Ordinances.

Planning Staff Recommendation

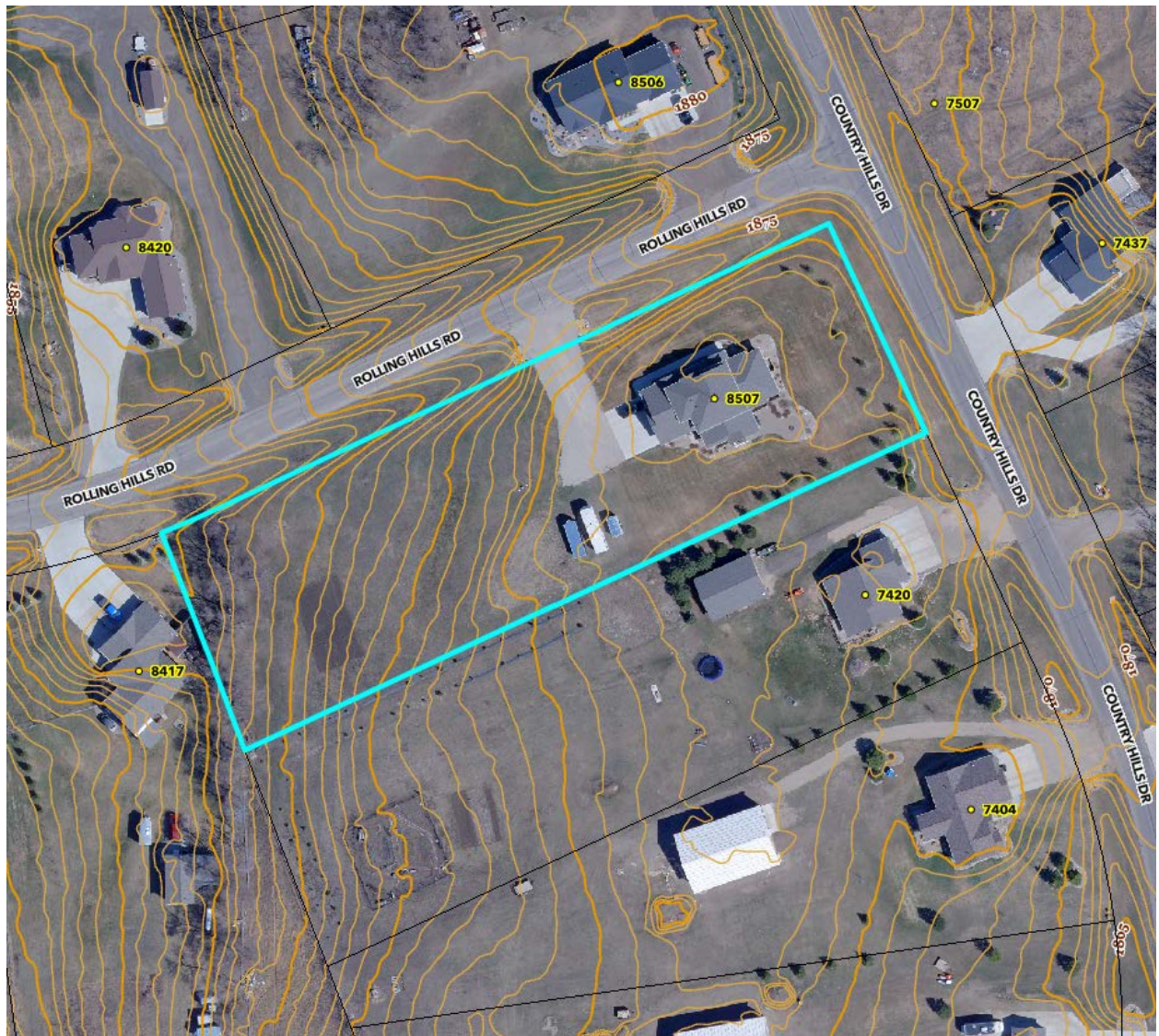
The petition for a variance meets all administrative requirements of the Burleigh County Zoning Ordinance Article 28. Staff recommends approval of the variance request with a "Do Pass" recommendation to the Board of Burleigh County Commissioners.

Planning Commission Action

The Burleigh County Planning and Zoning Commission can:

1. Approve the variance with a "Do Pass" recommendation
2. Approve the variance with conditions and give a "Do Pass" recommendation after all condition have been completed.
3. Deny the variance with reason.
4. Table the variance for more information.

8507 Rolling Hills Elevation Map 4-1-2





BURLEIGH COUNTY BUILDING, PLANNING, ZONING
221 N 5th Street, Bismarck, ND
701-221-3727

burleighcobuilding@nd.gov



VARIANCE APPLICATION

This application is used to apply for a zoning variance. It is the developers burden to prove that because of topographic conditions or other unique circumstances related to the property, the strict application of the zoning ordinance would result in an undue hardship.

Date: 9-8-25

APPLICANT/DEVELOPER:

Name of Applicant: Mark Ball (Ball Construction)
Phone: 701-426-3889 E-Mail Address: ballconstruction@outlook.com
Address: 2413 Maths Dr. N, Mandan ND 58554

PROPERTY INFORMATION:

Property Owner (If different than Applicant/Developer: Vern Kuntz
Address: 8507 Rolling Hills Rd, Bismarck
Legal Description of property (lot, block, addition): Lot 12, Block 2, Country Hills Subdivision Burleigh County, ND
Street Address: Same
Existing Zoning: _____ Acreage: _____

CONTACT PERSON/AGENT:

Name: Mark Ball Firm: N/A
Mailing Address: 2413 Maths Dr N., Mandan ND 58554
Phone: 701-426-3889 E-Mail Address: ballconstruction@outlook.com

☒ Site plan (one or more sheets) including the following: scale, site boundaries, setbacks, all easements, structures, utilities, road specifications, parking, surface waters, landscaping, fences, signage, and any other information that is pertinent to and will aid in evaluating a variance request.

☒ A narrative describing the proposed land use and unique property conditions that make the variance necessary. Address the following:

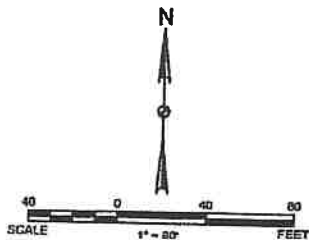
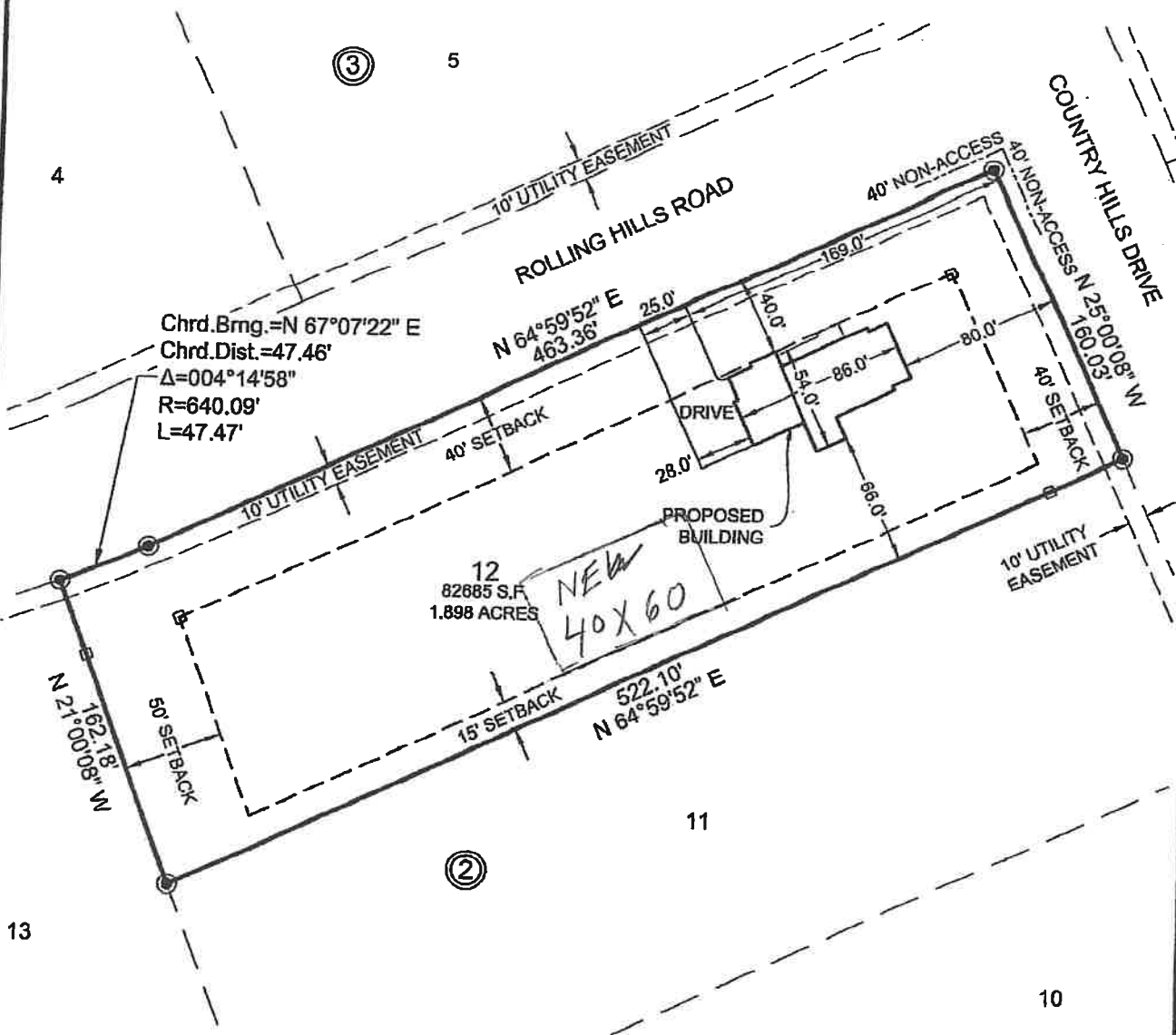
- i. How due to the particular physical surroundings, lot characteristics, or topographical conditions of the property, strict compliance would impose an unnecessary hardship on the developer:
- ii. How the purpose of the variance is not based solely on a desire for economic or other gains:
- iii. How the alleged difficulty or hardship is caused by the zoning and/or development requirements and has been created by any person presently having an interest in the property:
- iv. How the variance will not be detrimental to the public welfare or injurious to other properties in the area: and
- v. How the variance will not be contrary to the intent and purpose of the Burleigh County Zoning Ordinance and Subdivision Regulations.

☒ A check for the amount of \$300.00 for the variance application fee

I hereby certify under penalty of perjury and the laws of the State of North Dakota that the information submitted herein, on all other forms, documents, plans or any other information submitted as a part of this application to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for representatives of Burleigh County to be present on the property for routine monitoring and inspection during the approval and development process.

Signature of Applicant: Mark Redd Date: 9/8/25

***In addition to hardcopy submissions to the Building/Planning/Zoning Department, please submit all necessary items as an application package via e-mail to: burleighcobuilding@nd.gov



- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - BUILDING SETBACK

Rev'd.			
LOT SURVEY EXHIBIT K&L HOMES BISMARCK, NORTH DAKOTA			
8507 ROLLING HILLS ROAD LOT 12, BLOCK 2, COUNTRY HILLS SUBDIVISION BURLEIGH COUNTY, ND			
DRAWN BY ZT	DESIGN BY JRJ	PROJECT NO. 1617177	DATE 4/4/2017

- i. How due to the particular physical surroundings, lot characteristics, or topographical conditions of the property, strict compliance would impose an unnecessary hardship to the developer.

Limited building envelope: The double setback requirement drastically shrinks the buildable area, or "building envelope," on the lot. This prevents the reasonable placement of a shop building, especially on corner lots, making development extremely difficult. The lot also has a drain field in usable area in which building in that area needs to be avoided.

- ii. How the purpose of the variance is not based solely on a desire for economic or other gains.

As shown on the submitted site plan, the proposed shop building cannot be placed anywhere on the property while adhering to the standard setbacks. The only feasible location for the building requires a variance from the side-yard setback. Without this variance, the developer is effectively deprived of the reasonable use of their property for an accessory building, which is a common and expected use for a rural residential lot in this district. There is no economic or other gains.

- iii. How the alleged difficulty or hardship is caused by the zoning and/or development requirements and has been created by any person presently having an interest in the property.

The fact that it is a corner lot and may have irregular dimensions or topography is a condition that existed before the purchase, not a problem the developer created themselves.

- iv. How the variance will not be detrimental to the public welfare or injurious to other properties in the area.

The proposed shop is consistent in size, height, and appearance with other buildings in the area and will not injure the neighborhood or public welfare.

- v. How the variance will not be contrary to the intent and purpose of the Burleigh County Zoning Ordinance and Subdivision Regulations.

This hardship is specific to this lot and is not a condition generally shared by interior lots in the neighborhood. The requested variance is the minimum necessary to allow for the construction of the shop and will not negatively impact the character of the area.

8507 Rolling Hills Road
Bismarck ND 58503
Vern Kuntz



Power
Gas

15 Feet
From
Property

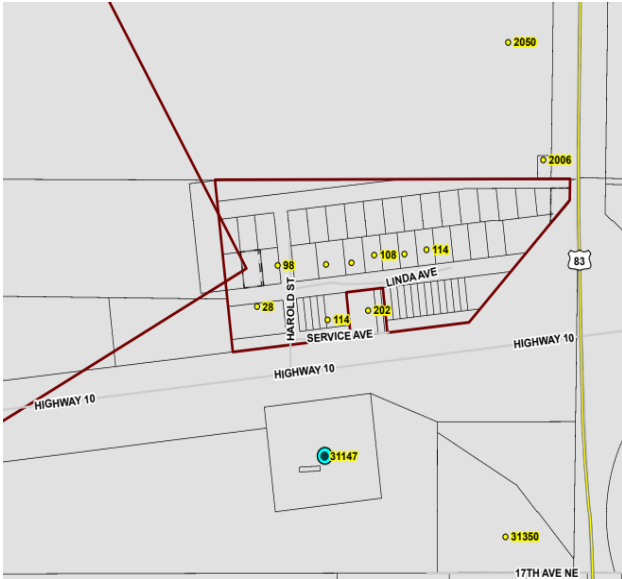
15 Feet
From
Property

15 Feet
From
Property

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Agenda Item 4-2

Biegler Subdivision

Project Summary	
Status:	Public Hearing
Petitioner/Developer	Ron and Kathy Biegler
Engineer	Mark Isaacs – ILSE. Inc
Location:	Part of Auditor's Lot E in the SE Quarter and Part of the SE Quarter all in Section 29, Township 139N, Range 76W, Burleigh County 4-2-1 Location Map
	
Project Size:	Four (4) Lots on 22.76 Acres
Zoning Change:	Sterling Township
Petitioners Request	"Do Pass" recommendation to the Board of Burleigh County Commissioners
Notifications:	Bismarck Tribune: 9/26 & 10/3/2025 Surrounding Properties: 9/26/2025 Burleigh Co. Website 9/26/2025

As set forth under Chapter 11, Section 33 of the North Dakota Century Code and Article 33 of the Burleigh County Ordinances, the Planning Commission shall approve or disapprove the subdivision of all lands within its jurisdiction and recommend the same to the Board of Burleigh County Commissioners



PLANNING AND ZONING COMMISSION

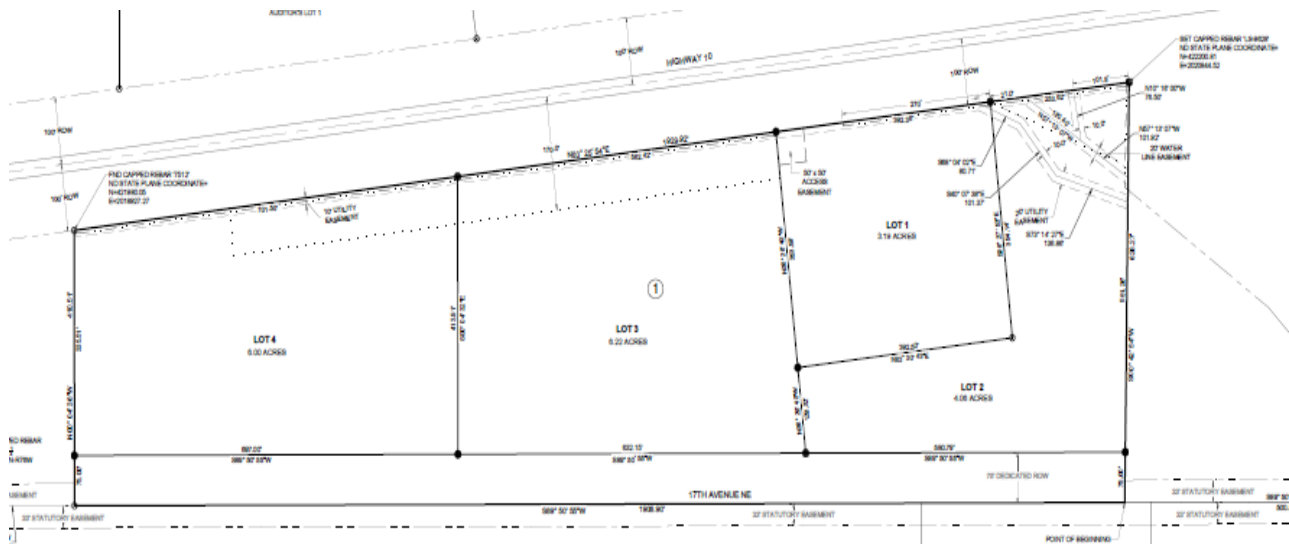
October 8, 2025

History/Description

The petitioners approached Burleigh County regarding property located in Sterling Township. The property owners had earlier requested to purchase the excess Right of Way along County Highway 10, the excess was granted to the Biegler's on October 21, 2024. The Biegler's have purchased the land and all remaining items have been removed.

After removal of the items left on the released Right of Way, the Biegler's decided to move forward with the platting of the property into a four (4) lot subdivision. The preliminary plat was approved on June 11, 2025 and a call for a public hearing was made.

Attachment 4-2-1 Final Plat



October 8, 2025



PLANNING AND ZONING COMMISSION

October 8, 2025

Attachment 4-2-3 Site Map



October 8, 2025



PLANNING AND ZONING COMMISSION

October 8, 2025

Staff Findings – Final Plat

1. This subdivision meets the requirements of Article 33 of the Burleigh County Zoning Ordinance.
2. This final plat has been submitted to all reviewing entities. All concerns and corrections are being addressed.
3. All vacations of Right of Ways have been completed.
4. Zoning is A-Agricultural. Property is in Sterling Township.
5. A SWMP Waiver has been requested.
6. This subdivision meets the requirements of the Burleigh County Comprehensive Plan Article 3 Residential Neighborhoods – Objectives 1 and 2.

Planning Staff Recommendation

The petition for a final plat meets all administrative requirements of the Burleigh County Zoning Ordinance. Staff recommends approval of the final plat and give a "Do Pass" recommendation to the Board of Burleigh County Commissioners.

Planning Commission Action

The Burleigh County Planning and Zoning Commission can:

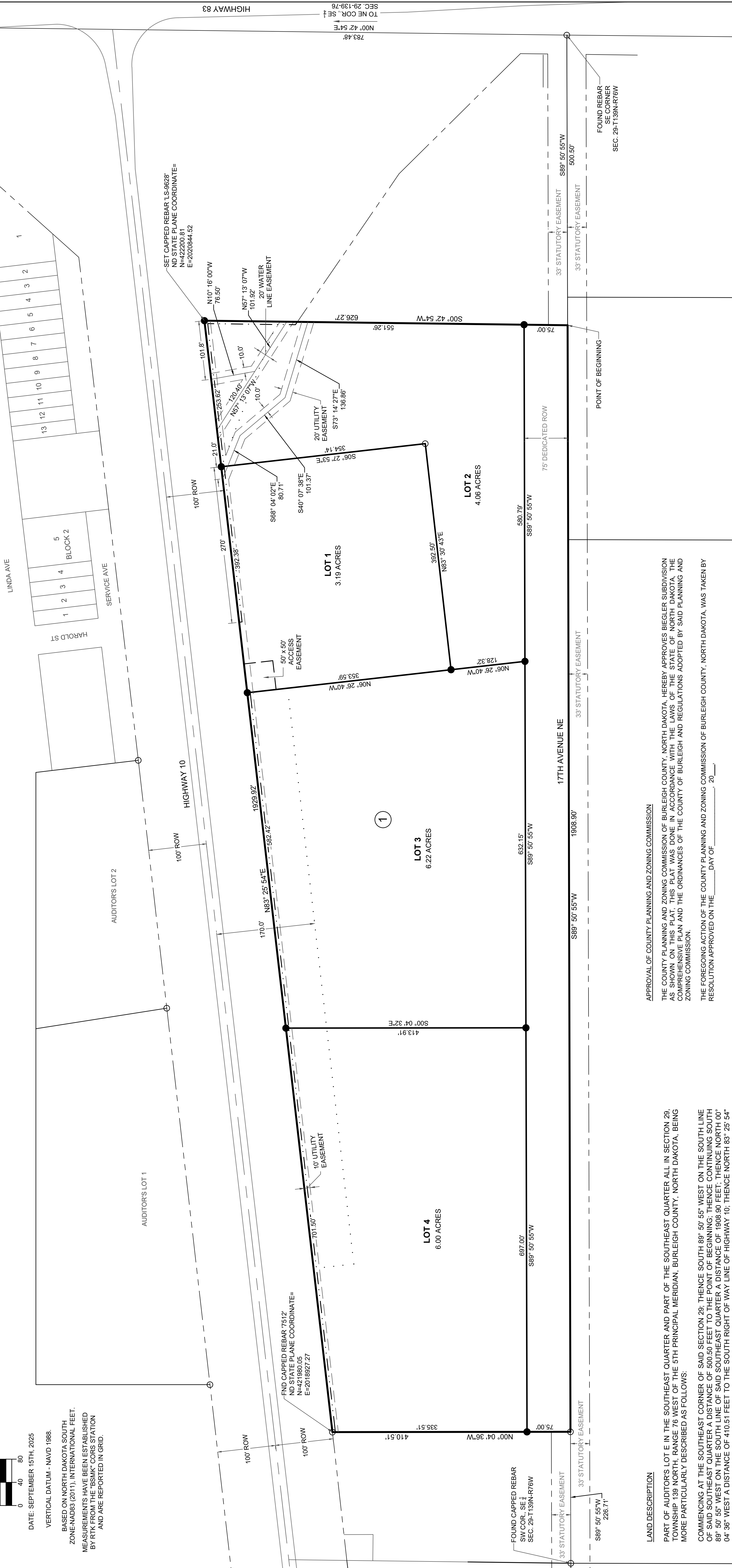
1. Approve the final plat and a give a "Do Pass" recommendation.
2. Approve the final plat with conditions and give a "Do Pass" recommendation after all condition have been completed.
3. Deny the final plat with reason.
4. Table the final plat for more information.

BIEGLER SUBDIVISION
PART OF AUDITOR'S LOT E IN THE SE QUARTER
AND PART OF THE SE QUARTER
ALL IN SECTION 29, T139N, R76W
BURLEIGH COUNTY, NORTH DAKOTA



DATE: SEPTEMBER 15TH, 2025
VERTICAL DATUM: NAVD 1988.

BASED ON NORTH DAKOTA SOUTH
ZONE 1603 (2011), INTERNATIONAL FEET.
MEASUREMENTS HAVE BEEN ESTABLISHED
BY RTK GPS WITH A CORS STATION
AND ARE REPORTED IN GRID.



LAND DESCRIPTION

PART OF AUDITOR'S LOT E IN THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER ALL IN SECTION 29, TOWNSHIP 139 NORTH, RANGE 76 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, THENCE SOUTH 89° 59' 55" WEST ON THE SOUTH LINE OF SAID SECTION 29 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S89° 50' 55" W 687.00' TO THE S89° 50' 55" WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1908.90' FEET; THENCE NORTH 00° 04' 38" WEST A DISTANCE OF 410.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 10; THENCE NORTH 83° 25' 54" EAST ON SAID SOUTH RIGHT OF WAY LINE 9 A DISTANCE OF 1929.92 FEET; THENCE SOUTH 00° 42' 54" WEST A DISTANCE OF 626.27 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 22.76 ACRES MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON OCTOBER 12, 2024, 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.

MARK R. ISAACS, RLS 9628

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE DEDICATION OF THE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENT", "DEDICATED ROW", "ACCESS EASEMENT", "NON-ACCESS LINE", "VACATE LOT LINE", "POINT OF BEGINNING", AND MAINTAINING THE ACCESS UPON OR UPON THE REAL PROPERTY OF THOSE CERTAIN STRIPS OF LAND SO DESIGNATED.

RONNIE BIEGLER
LOTS 2, 3, & 4, BLOCK 1

KATHY BIEGLER
LOTS 2, 3, & 4, BLOCK 1

STATE OF _____ } SS
COUNTY OF _____ }

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

JOYCE M. BIEGLER
LOT 1, BLOCK 1

KATHY BIEGLER

KATHY BIEGLER
LOTS 2, 3, & 4, BLOCK 1

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

APPROVAL OF THE COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVES THIS PLAT OF "BIEGLER SUBDIVISION" AS SHOWN ON THE PLAT, DATED THIS ____ DAY OF _____, 20__.

MARCUS J. HALL, PE
COUNTY ENGINEER

BRIAN BITNER - CHAIRMAN

ATTEST: MARK SPILONSKOWSKI,
COUNTY AUDITOR/TREASURER

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVES BIEGLER SUBDIVISION AS SHOWN ON THIS PLAT. THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA. THE COMMISSION HAS REVIEWED THE PLAT AND THE ORDINANCES OF THE COUNTY OF BURLEIGH AND REGULATIONS ADOPTED BY SAID PLANNING AND ZONING COMMISSION.

THE FOREGOING ACTION OF THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ____ DAY OF _____, 20__.

DENNIS AGNEW - CHAIRMAN

ATTEST: MITCH FLANAGAN - SECRETARY

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT. HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA. THE COMPREHENSIVE PLAN AND ORDINANCES OF THE COUNTY OF BURLEIGH.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ____ DAY OF _____, 20__.

BRIAN BITNER - CHAIRMAN

ATTEST: MARK SPILONSKOWSKI,
COUNTY AUDITOR/TREASURER

ACREAGE TABLE

LOT 1	3.19 ACRES
LOT 2	4.06 ACRES
LOT 3	6.22 ACRES
LOT 4	6.00 ACRES
DEDICATED ROW	3.29 ACRES
TOTAL	22.76 ACRES

LEGEND

○	FOUND SURVEY MONUMENT
●	SET CAPPED REBAR - LS9628
---	NON-ACCESS LINE
.....	VACATE LOT LINE

BENCHMARK: NORTHWEST CORNER OF LOT 4,
BLOCK 1, CAPPED REBAR, 75.21' FOUND, FLUSH
WITH THE GROUND. ELEVATION = 1882.57

PROFESSIONAL LAND SURVEYOR
MARK R. ISAACS, LS-9628

Independent
Land
Surveying &
Engineering

BIEGLER SUBDIVISION
PART OF AUD. LOT E
SOUTHEAST QUARTER
SECTION 29, T139N, R76W
BURLEIGH, NORTH DAKOTA

SHEETS: 1 OF 1
DATE: 9/15/25
SCALE: 1" = 80'
DRAWN BY: JMB
CHECKED BY: JMB
DATE: 9/15/25

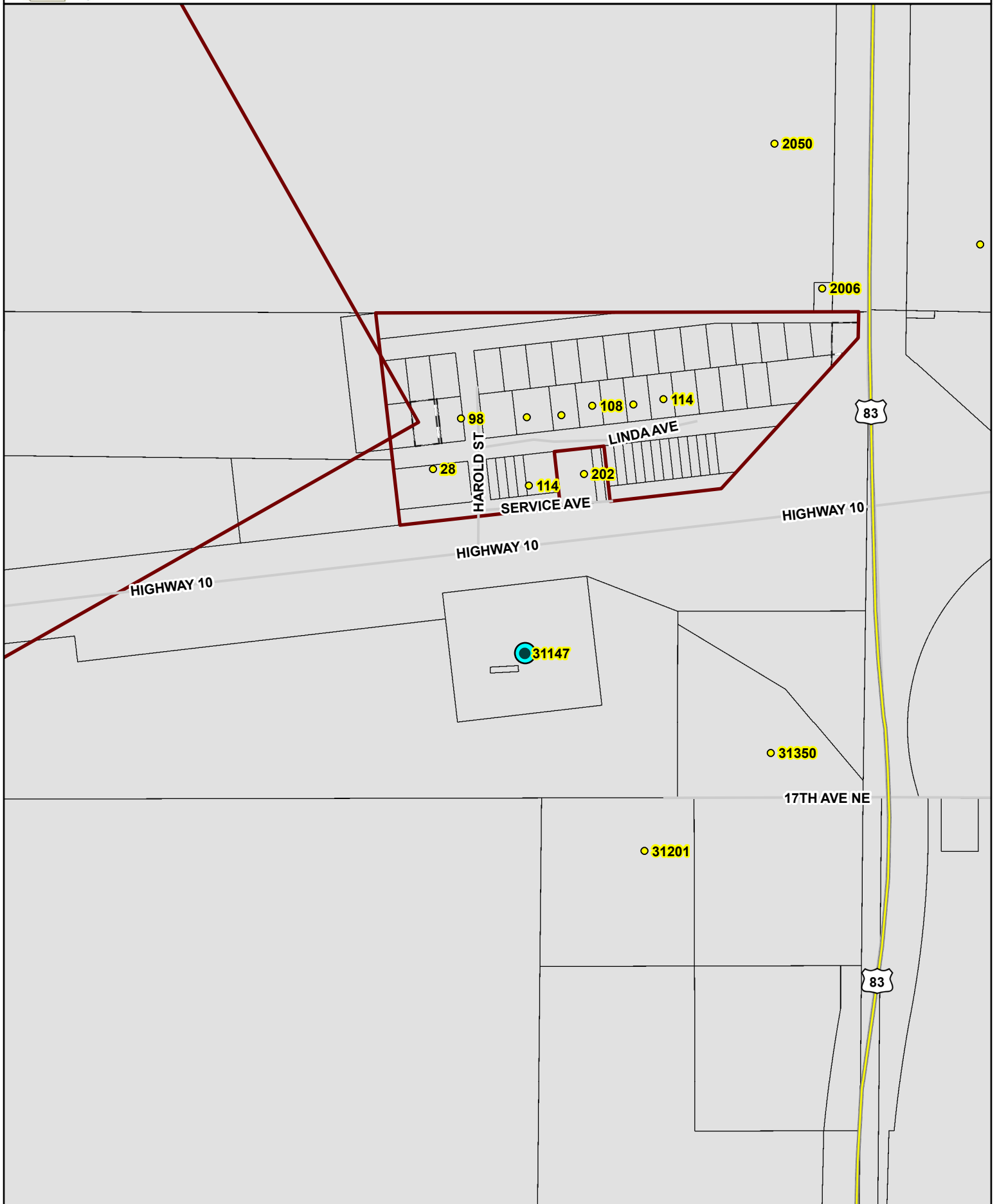
DATE: 9/15/25
SCALE: 1" = 80'
DRAWN BY: JMB
CHECKED BY: JMB
DATE: 9/15/25

4314 S. 4th Ave. NW
Mandan, ND 58544
Phone: 701-565-2514
Fax: 701-565-2514
mark@surveync.com

mark@surveync.com

- NOTES:
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
 - ALL DISTANCES ARE IN FEET, UNLESS OTHERWISE NOTED OR NOT SHOWN.
 - 50' x 50' ACCESS EASEMENT TO SERVE LOT 3 BLOCK 1.

OWNERS:
RONNIE & KATHY BIEGLER
31302 5TH AVENUE NE
STERLING, ND 58072
JOYCE BIEGLER
4430 41ST AVE SE
TAPPEN, ND 58487





PARCEL ID: 35-139-76-00-32-400

OWNER: HEATON, LEWIS R & SHERRY L

ACRES: 160

SITE ADDRESS:

MAIL ADDRESS: 28051 10TH AVE SE, MCKENZIE, ND 58572

LEGAL: STERLING TOWNSHIP Section 32 NW1/4 32-139-76