

FINAL PLAT

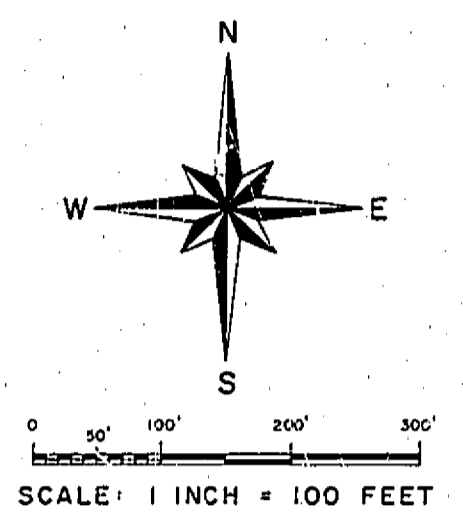
FORT LINCOLN ESTATES

SUBDIVISION NUMBER ONE

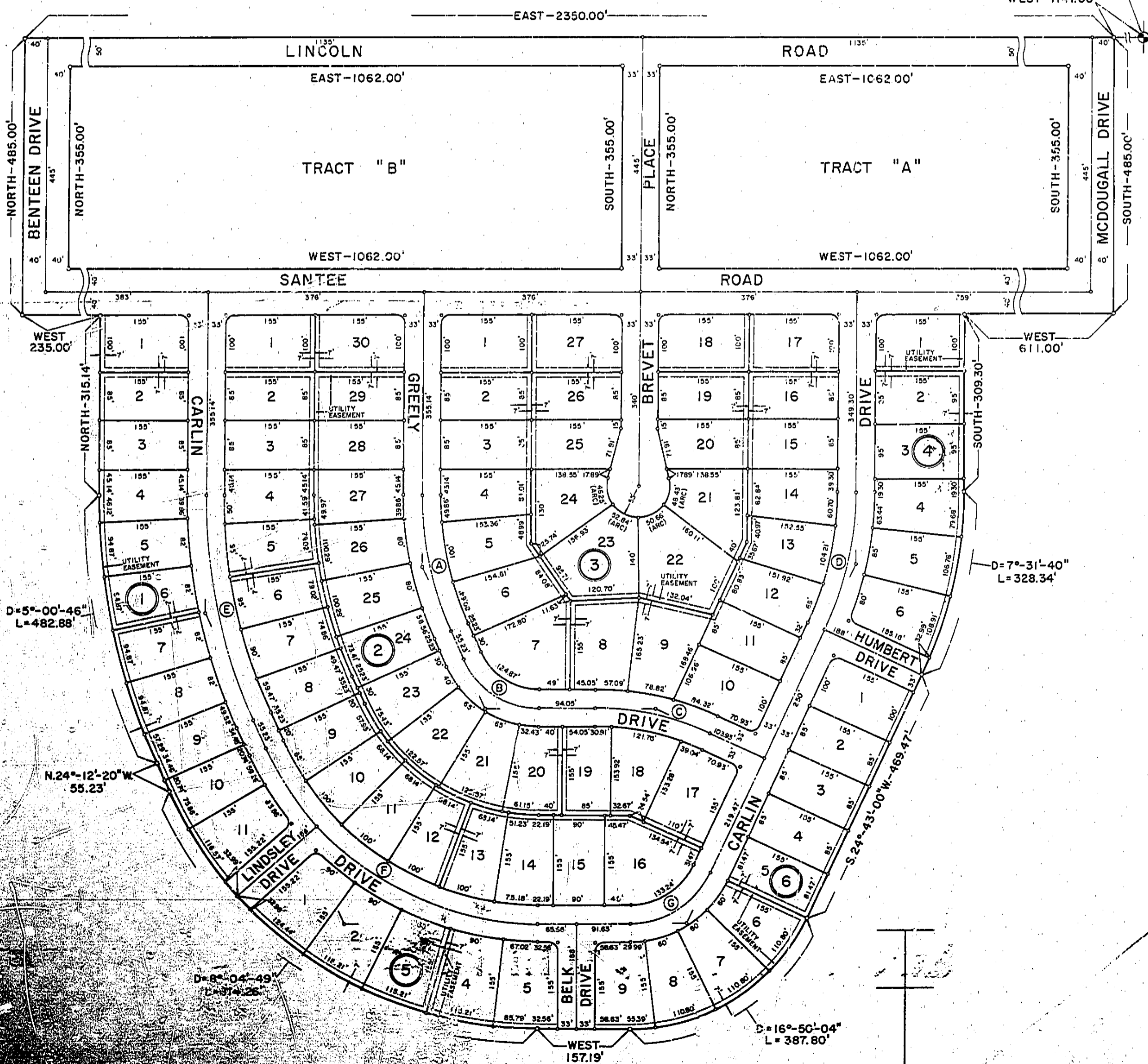
BURLEIGH COUNTY, NORTH DAKOTA

247129-3/05 P.M.
 STATE OF NORTH DAKOTA
 COUNTY OF BURLEIGH
 I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT
 WAS FILED IN THIS OFFICE FOR RECORD ON
 1-15-1972 AT 10:30 A.M. AND
 RECORDED AS DOCUMENT NO. 247129
 BY *[Signature]* REGISTER OF DEEDS
 DEPUTY

- NOTES:
- (1) • DENOTES IRON PIPE MONUMENT.
 - (2) MINIMUM BUILDING SETBACK SHALL BE TWENTY-FIVE (25) FEET.
 - (3) ALL PROPERTY LINES AT STREET INTERSECTIONS ARE ROUNDED WITH A FIFTEEN (15) FOOT RADIUS.



CURVE DATA					
CURVE	Δ	D	R	T	L
A	24°-12'-20"	9°-54'-06"	579.37'	124.24'	244.46'
B	65°-47'-40"	40°-08'-54"	145.67'	94.23'	163.88'
C	24°-43'-00"	12°-00'-00"	478.34'	104.81'	205.97'
D	24°-43'-00"	10°-00'-00"	573.65'	125.70'	247.17'
E	24°-12'-20"	6°-00'-00"	955.37'	204.86'	403.43'
F	65°-47'-40"	11°-00'-00"	521.67'	337.45'	598.13'
G	65°-17'-00"	38°-00'-00"	153.58'	96.38'	171.80'



DESCRIPTION

ALL THAT PART OF THE NORTH HALF (NS) OF SECTION NINETEEN (19), TOWNSHIP ONE HUNDRED THIRTY-EIGHT NORTH (T. 138N.), RANGE SEVENTY-NINE WEST (R. 79W.) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), COUNTY OF BURLEIGH, STATE OF NORTH DAKOTA THAT LIES WITHIN AND IS BOUNDARY BY THE FOLLOWING DESCRIBED TRAVERSE; EXCEPTING TRACT "A" AND TRACT "B", ALSO DESCRIBED BELOW.

BEGINNING AT A POINT THAT LIES ON THE NORTH LINE OF SAID SECTION NINETEEN (19) AND SAID POINT BEING LOCATED WEST (S. 90°-00'-00"W.) A DISTANCE OF ONE THOUSAND ONE HUNDRED FORTY-SEVEN AND ZERO HUNDREDS (1147.00) FEET FROM THE NORTHEAST CORNER THEREOF; THE TRAVERSE THEN BEARS SOUTH (S. 0°-00'-00"W.) A DISTANCE OF FOUR HUNDRED EIGHTY-FIVE AND ZERO HUNDREDS (485.00) FEET; THENCE BEARING WEST (S. 90°-00'-00"W.) A DISTANCE OF SIX HUNDRED ELEVEN AND ZERO HUNDREDS (611.00) FEET; THENCE BEARING SOUTH (S. 0°-00'-00"W.) A DISTANCE OF THREE HUNDRED NINE AND THIRTY HUNDREDS (305.30) FEET; THENCE BEARING SOUTHWESTERLY AND TO THE RIGHT ALONG A SEVEN DEGREE, THIRTY-ONE MINUTE AND FORTY SECOND (7°-31'-40") CURVE OF CHORD DEFINITION A DISTANCE OF THREE HUNDRED TWENTY-EIGHT AND THIRTY-FOUR HUNDREDS (328.34) FEET; THENCE BEARING SOUTH TWENTY-FOUR DEGREES, FORTY-THREE MINUTES AND ZERO SECONDS WEST (S. 24°-43'-00"W.) A DISTANCE OF FIVE HUNDRED SIXTY-NINE AND FORTY-SEVEN HUNDREDS (469.47) FEET; THENCE BEARING WESTERLY AND TO THE RIGHT ALONG A SIXTEEN DEGREE, FIFTY MINUTE AND FOUR SECONDS (16°-50'-04") CURVE OF CHORD DEFINITION A DISTANCE OF THREE HUNDRED EIGHTY-SEVEN AND EIGHTY HUNDREDS (387.80) FEET; THENCE BEARING WEST (S. 90°-00'-00"W.) A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND NINETEEN HUNDREDS (157.19) FEET; THENCE BEARING NORTHWESTERLY AND TO THE RIGHT ALONG AN EIGHT DEGREE, FOUR MINUTE AND FORTY-NINE SECONDS (8°-04'-49") CURVE OF CHORD DEFINITION A DISTANCE OF EIGHT HUNDRED FOURTEEN AND TWENTY-SIX HUNDREDS (814.26) FEET; THENCE BEARING NORTH TWENTY-FOUR DEGREES, TWELVE MINUTES AND TWENTY SECONDS WEST (N. 14°-12'-20"W.) A DISTANCE OF FIFTY-FIVE AND TWENTY-TWO HUNDREDS (55.23) FEET; THENCE BEARING NORTHERLY AND TO THE RIGHT ALONG A FIVE DEGREE, ZERO MINUTE AND FORTY-SIX SECONDS (5°-00'-46") CURVE OF CHORD DEFINITION A DISTANCE OF FOUR HUNDRED EIGHTY-TWO AND EIGHTY-EIGHT HUNDREDS (482.88) FEET; THENCE BEARING WEST (S. 90°-00'-00"W.) A DISTANCE OF THREE HUNDRED FIFTEEN AND FORTY HUNDREDS (315.14) FEET; THENCE BEARING WEST (S. 90°-00'-00"W.) A DISTANCE OF TWO HUNDRED THIRTY-FIVE AND ZERO HUNDREDS (235.00) FEET; THENCE BEARING NORTH (N. 0°-00'-00"E.) A DISTANCE OF FOUR HUNDRED EIGHTY-FIVE AND ZERO HUNDREDS (485.00) FEET TO THE SAID NORTH LINE OF SECTION NINETEEN (19); THENCE BEARING EAST (N. 90°-00'-00"E.) ALONG SAID NORTH LINE A DISTANCE OF TWO THOUSAND THREE HUNDRED FIFTY-FIVE AND ZERO HUNDREDS (2355.00) FEET TO THE POINT OF BEGINNING.

TRACT "A" (EXCEPTION)
 THE POINT OF BEGINNING IS LOCATED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19); THENCE BEARING WEST (S. 90°-00'-00"W.) A DISTANCE OF ONE THOUSAND TWO HUNDRED TWENTY-SEVEN AND ZERO HUNDREDS (1227.00) FEET; THENCE BEARING SOUTH (S. 0°-00'-00"W.) A DISTANCE OF FIFTY AND ZERO HUNDREDS (50.00) FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, NOW LOCATED, THE TRAVERSE BEARS SOUTH (S. 0°-00'-00"W.) A DISTANCE OF THREE HUNDRED FIFTY-FIVE AND ZERO HUNDREDS (355.00) FEET; THENCE BEARING WEST (S. 90°-00'-00"W.) A DISTANCE OF ONE THOUSAND SIXTY-TWO AND ZERO HUNDREDS (1062.00) FEET; THENCE BEARING NORTH (N. 0°-00'-00"E.) A DISTANCE OF THREE HUNDRED FIFTY-FIVE AND ZERO HUNDREDS (355.00) FEET; THENCE BEARING EAST (N. 90°-00'-00"E.) A DISTANCE OF ONE THOUSAND SIXTY-TWO AND ZERO HUNDREDS (1062.00) FEET TO THE POINT OF BEGINNING.

TRACT "B" (EXCEPTION)
 THE POINT OF BEGINNING IS LOCATED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19); THENCE BEARING WEST (S. 90°-00'-00"W.) A DISTANCE OF TWO THOUSAND THREE HUNDRED FIFTY-FIVE AND ZERO HUNDREDS (2355.00) FEET; THENCE BEARING SOUTH (S. 0°-00'-00"W.) A DISTANCE OF FIFTY AND ZERO HUNDREDS (50.00) FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, NOW LOCATED, THE TRAVERSE BEARS SOUTH (S. 0°-00'-00"W.) A DISTANCE OF THREE HUNDRED FIFTY-FIVE AND ZERO HUNDREDS (355.00) FEET; THENCE BEARING WEST (S. 90°-00'-00"W.) A DISTANCE OF ONE THOUSAND SIXTY-TWO AND ZERO HUNDREDS (1062.00) FEET; THENCE BEARING NORTH (N. 0°-00'-00"E.) A DISTANCE OF THREE HUNDRED FIFTY-FIVE AND ZERO HUNDREDS (355.00) FEET; THENCE BEARING EAST (N. 90°-00'-00"E.) A DISTANCE OF ONE THOUSAND SIXTY-TWO AND ZERO HUNDREDS (1062.00) FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND, LESS THE ABOVE DESCRIBED EXCEPTIONS, CONTAINS FORTY-FIVE AND TWENTY-EIGHT HUNDREDS (45.28) ACRES, MORE OR LESS.

THE BEARING OF THE SAID NORTH LINE OF SECTION NINETEEN (19) IS ASSUMED EAST (N. 90°-00'-00"E.) AND ALL OTHER BEARINGS ARE REFERRED TO IT.

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BILLY M. RIPPLEY IS THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ANNEXED PLAT AND HAS CAUSED THOSE PORTIONS DESCRIBED ABOVE AND SHOWN ON THE ANNEXED PLAT TO BE SURVEYED AND PLATTED AS NOW SHOWN AS "FORT LINCOLN ESTATES, SUBDIVISION NUMBER ONE" AND DOES HEREBY DEDICATE STREETS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, WATER DISTRIBUTION LINES, GAS DISTRIBUTION LINES, AND OTHER PUBLIC UTILITY LINES, WHETHER SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER.

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

[Signature]
BILLY M. RIPPLEY

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH) SS

BE IT KNOWN THAT ON THIS 21 DAY OF September, 1972, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BILLY M. RIPPLEY AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

[Signature]
Harold J. McDonough
 HAROLD J. MCDONOUGH, NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES DEC. 15, 1977

COUNTY PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF BURLEIGH COUNTY ON October 2, 1972, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA.

[Signature] *[Signature]*
 PETE F. VOLK, CHAIRMAN KENNETH HARLOW, SECRETARY

CITY PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON September 21, 1972, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK, AND REGULATIONS ADOPTED BY 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.

[Signature] *[Signature]*
 BERTIN C. TAYLOR, CHAIRMAN TOM BAILEY, SECRETARY

APPROVAL OF APPLE CREEK TOWNSHIP PLANNING BOARD

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF APPLE CREEK TOWNSHIP ON August 2, 1972, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION. IN WITNESS WHEREOF IS SET THE HAND AND SEAL OF THE CHAIRMAN OF THE PLANNING COMMISSION OF APPLE CREEK TOWNSHIP, BURLEIGH COUNTY, NORTH DAKOTA.

[Signature]
 EDWIN F. MCCARTY, CHAIRMAN

SURVEYOR'S CERTIFICATE

I, MERRIL RIVINIUS, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME AND UNDER MY SUPERVISION, COMPLETED ON SEPTEMBER 21, 1972, AND THAT ALL DIMENSIONS AND ANGLES ARE CORRECT AS SHOWN AND THAT ALL MONUMENTS ARE TO BE SET AS SHOWN.

[Signature]
 MERRIL RIVINIUS
 REGISTERED PROFESSIONAL ENGINEER
 AND LAND SURVEYOR
 N. DAK. REGISTRATION NO. 2008

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH) SS

ON THIS 21 DAY OF September, 1972, BEFORE ME, PERSONALLY APPEARED MERRIL RIVINIUS 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 CONSCIENCE.

[Signature]
 HAROLD J. MCDONOUGH, NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES DECEMBER 15, 1977