

RIVERINE SUBDIVISION REPLAT OF LOT 1 BLOCK 1 BOURGOIS SUBDIVISION AND PART OF GOV'T LOTS 3 & 4 SECTION 21 T. 140 N. R. 81 W. BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

REPLAT OF LOT 1 BLOCK 1 BOURGOIS SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA AND ALL THAT PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 21, TOWNSHIP 140 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 BLOCK 1 DEICHERT SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA; THENCE SOUTH 27 DEGREES 04 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF EDGEWOOD DRIVE, A DISTANCE OF 164.09 FEET; THENCE SOUTH 13 DEGREES 46 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 140.30 FEET; THENCE SOUTH 17 DEGREES 32 MINUTES 14 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 99.30 FEET; THENCE SOUTH 57 DEGREES 25 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 169.92 FEET TO THE NORTHEAST CORNER OF LOT 2 BLOCK 1 BOURGOIS SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA; THENCE SOUTH 64 DEGREES 24 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 331 FEET, MORE OR LESS TO THE EAST BANK OF THE MISSOURI RIVER; THENCE NORTHERLY, ALONG SAID EAST BANK OF THE MISSOURI RIVER A DISTANCE OF 447 FEET, MORE OR LESS TO THE SOUTH LINE OF LOT 2 BLOCK 1 DEICHERT SUBDIVISION; THENCE NORTH 69 DEGREES 23 MINUTES 39 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 547 FEET, MORE OR LESS TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 5.4 ACRES MORE OR LESS.

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, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 24th DAY OF July, 2007.

Marlan Hawk
MARLAN (HAWK) HAAKENSON - CHAIRMAN
Kevin J. Glatt
ATTEST
KEVIN J. GLATT - COUNTY AUDITOR

APPROVAL OF COUNTY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF BURLEIGH, ON THE 24th DAY OF July, 2007, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE COUNTY OF BURLEIGH 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 BURLEIGH COUNTY.

Chuck Peterson
CHUCK PETERSON - CHAIRMAN
Kevin J. Glatt
KEVIN J. GLATT - SECRETARY

APPROVAL OF COUNTY ENGINEER

I, JON MILL, COUNTY ENGINEER OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVE "RIVERINE SUBDIVISION" BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Jon Mill
JON MILL
COUNTY ENGINEER

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EUGENE A. WELLE, BISMARCK, NORTH DAKOTA BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS RIVERINE SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL CULVERTS TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS 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".

Eugene A. Welle
EUGENE A. WELLE
14738 SAND DUNE LANE
BISMARCK, NORTH DAKOTA

STATE OF NORTH DAKOTA)
 SS)
COUNTY OF BURLEIGH)

ON THIS 24th DAY OF July, 2007, BEFORE ME PERSONALLY APPEARED EUGENE A. WELLE KNOWN TO ME TO BE THE PERSON WHO IS DESCRIBED IN AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE
Notary Public
State of North Dakota
My Commission Expires Aug. 24, 2010

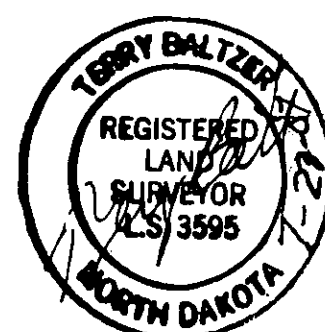
David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2010

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON MARCH 20, 2007, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SWENSON, HAGEN & CO.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA

Terry Baltzer
TERRY BALTZER
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 3595



STATE OF NORTH DAKOTA)
 SS)
COUNTY OF BURLEIGH)

ON THIS 23rd DAY OF July, 2007, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, 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.

DAVID PATIENCE
Notary Public
State of North Dakota
My Commission Expires Aug. 24, 2010

David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2010

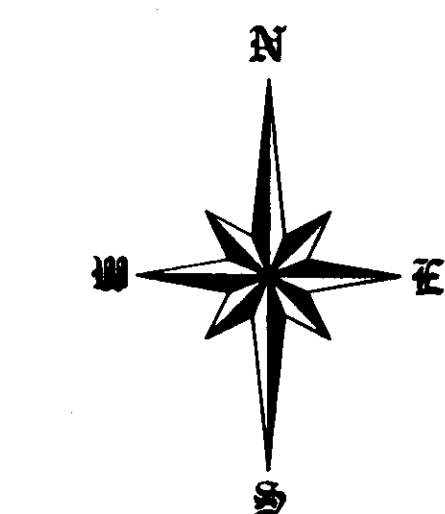
NOTES

FLOODPLAIN INFORMATION

PANEL 0570C
MAP NUMBER 38015C0570C
EFFECTIVE DATE JULY 19, 2005
FLOODPLAIN ELEV. 1642.7 - NAVD 88
33,000 CFS FLOW ELEVATION 1636.4

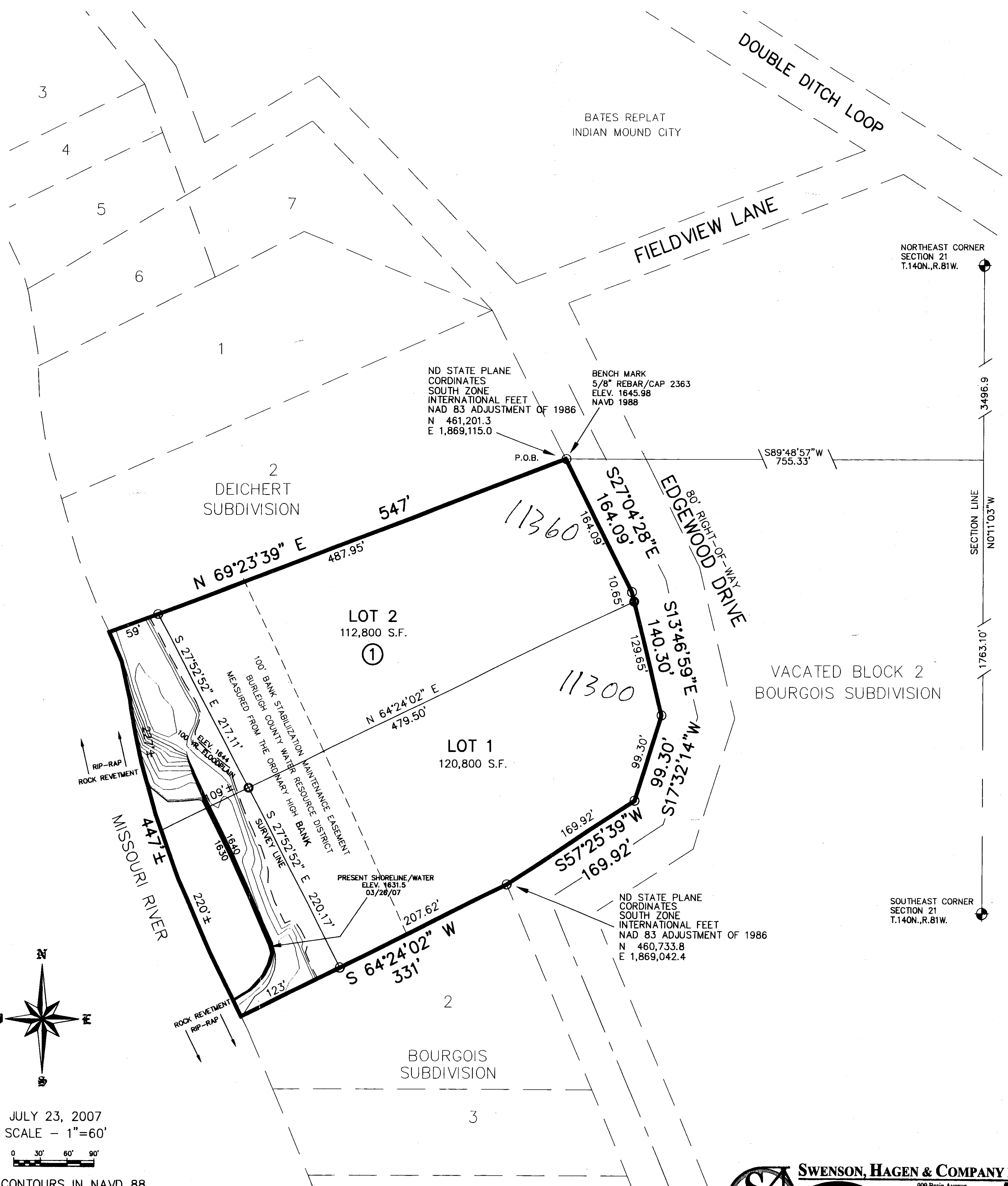
SPC ARE NAD83
ND SOUTH ZONE
ADJUSTMENT OF 1986
INTERNATIONAL FEET
PLAT BEARINGS ARE ASSUMED BASIS
SECTION LINE BEARING IS N0°44'39"E IN
STATE PLANE BASIS = N01°1'0"W (THIS PLAT)

- DENOTES MONUMENT IN PLACE
- DENOTES MONUMENT TO BE PLACED



JULY 23, 2007
SCALE - 1"=60'

ALL CONTOURS IN NAVD 88



Riverine Subdivision
County
Plat Number 7210

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