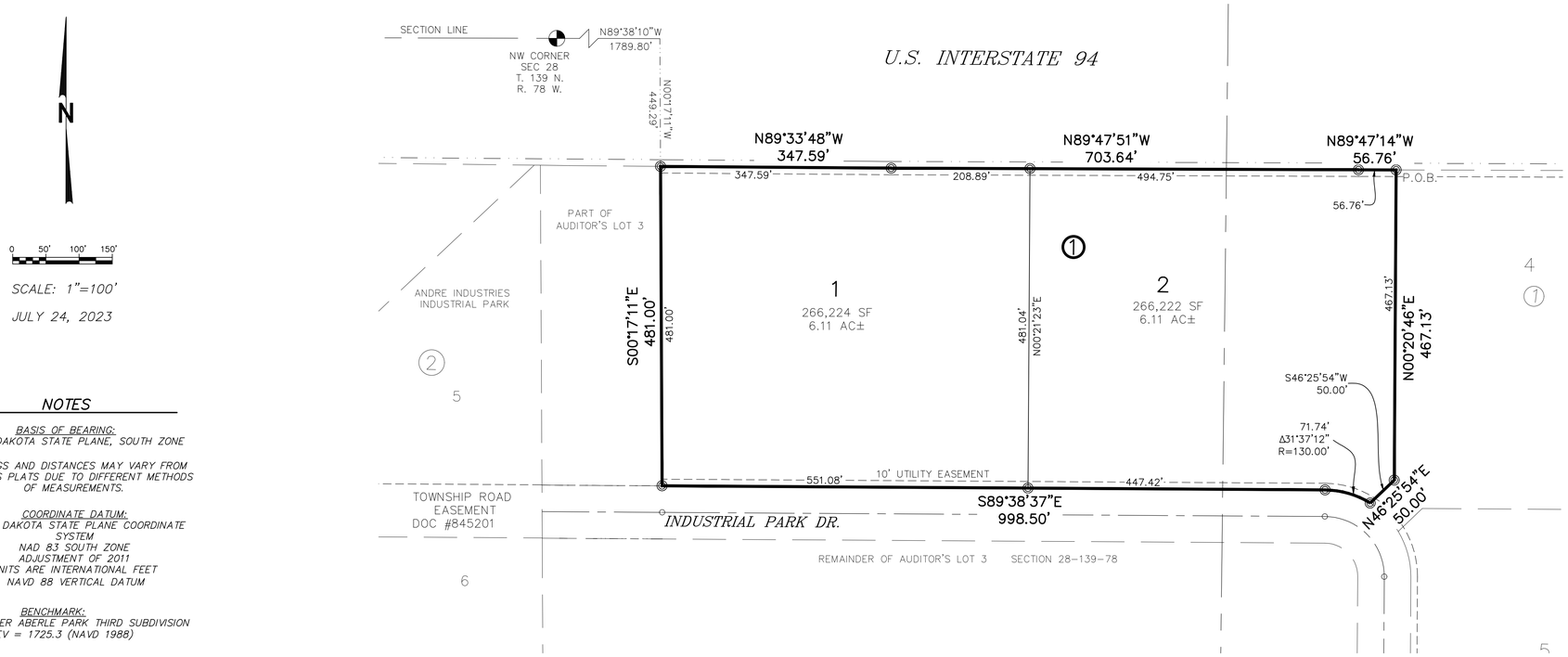
ABERLE PARK FOURTH SUBDIVISION

BEING A REPLAT OF LOTS 1–3 BLOCK 1 ABERLE THIRD SUBDIVISION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 78 WEST OF THE FIFTH PRINCIPAL MERIDIAN

BURLEIGH COUNTY, NORTH DAKOTA



NOTES

BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 2011
UNITS ARE INTERNATIONAL FEET
NAVD 88 VERTICAL DATUM

BENCHMARK:
NE CORNER ABERLE PARK THIRD SUBDIVISION
ELEV = 1725.3 (NAVD 1988)

AREA DATA

NW 1/4	408,014 S.F	9.37 ACRES
NE 1/4	124,432 S.F.	2.85 ACRES

DESCRIPTION

ALL OF LOTS 1–3 BLOCK 1 ABERLE PARK THIRD SUBDIVISION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 78 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 BLOCK 1 ABERLE PARK THIRD SUBDIVISION; THENCE NORTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF U.S. INTERSTATE 94 RIGHT–OF–WAY, A DISTANCE OF 56.76 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 703.64 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 48 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 347.59 FEET TO THE WEST LINE OF ABERLE PARK THIRD SUBDIVISION; THENCE SOUTH 00 DEGREES 17 MINUTES 11 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 481.00 FEET TO THE NORTH LINE OF INDUSTRIAL PARK DRIVE RIGHT–OF–WAY; THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 998.50 FEET; THENCE EASTERLY AND TO THE RIGHT, CONTINUING ALONG SAID NORTH LINE, ON 130.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 71.74 FEET TO THE BOUNDARY OF LOT 4 BLOCK 1 ABERLE PARK THIRD ADDITION; THENCE NORTH 46 DEGREES 25 MINUTES 54 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 46 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 467.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 12.22 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE SHOWN PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON _____, 2023, 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.

SWENSON, HAGEN & CO. P.C.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA
58504

_____
TERRY BALTZER
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 3595

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION HEREBY APPROVES ABERLE PARK FOURTH SUBDIVISION, AS SHOWN ON THE PLAT. THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND 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 _____, 2023

_____ DENNIS AGNEW – CHAIRMAN

_____ MITCH FLANAGAN – SECRETARY

APPROVAL OF BOARD OF COUNTY COMMISSION

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE 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 THE PLAT.

THIS 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 COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE ___ DAY OF _____, 2023.

_____ BECKY MATTHEWS– CHAIRMAN

_____ ATTEST: MARK SPLONSKOWSKI BURLEIGH COUNTY AUDITOR/TREASURER

APPROVAL OF COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVE THIS PLAT OF ABERLE PARK FOURTH SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THIS PLAT.

DATED THIS_____ DAY OF _____, 2023.

_____
MARCUS J. HALL, P.E.
COUNTY ENGINEER

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABERLE LAND, LLP, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "ABERLE PARK THIRD SUBDIVISION", BURLEIGH COUNTY, NORTH DAKOTA AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO BURLEIGH COUNTY 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.

STATE OF NORTH DAKOTA)
)
COUNTY OF_____)

_____
RON ABERLE
ABERLE LAND, LLP
2300 158TH ST NE
MENOKEN, ND 58558

ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED RON ABERLE OF ABERLE LAND, LLP, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

_____
NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

SWENSON, HAGEN & COMPANY P.C.
Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management
909 Basin Avenue
Bismarck, North Dakota 58504
sheng@swensonhagen.com
Phone (701) 223 - 2600
Fax (701) 223 - 2606