

ABERLE PARK SECOND SUBDIVISION

PART OF AUDITOR'S LOT 2 AND AUDITOR'S LOT 3 AND THE NORTH 40.0 FEET OF
AUDITOR'S LOT 6 OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 78 WEST
OF THE 5TH PRINCIPAL MERIDIAN
BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

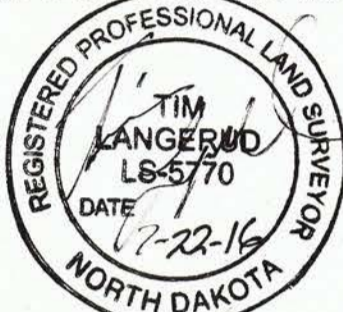
PART OF AUDITOR'S LOT 2 AND AUDITOR'S LOT 3 AND THE NORTH 40.0 FEET OF AUDITOR'S LOT 6 OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 78 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AUDITOR'S LOT 2; THENCE NORTH 89 DEGREES 39 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF AUDITOR'S LOT 2, A DISTANCE OF 1220.21 FEET TO THE SOUTHEAST CORNER OF AUDITOR'S LOT 2; THENCE SOUTH 00 DEGREES 40 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF AUDITOR'S LOT 2, A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE OF 1220.32 FEET TO THE WEST LINE OF AUDITOR'S LOT 6; THENCE NORTH 00 DEGREES 39 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF AUDITOR'S LOT 6 A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF AUDITOR'S LOT 6; THENCE NORTH 00 DEGREES 17 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF ANDRE INDUSTRIES INDUSTRIAL PARK, A DISTANCE OF 470.03 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 14 SECONDS EAST A DISTANCE OF 174.46 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 14 SECONDS EAST A DISTANCE OF 459.37 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 798.13 FEET TO THE NORTH LINE OF AUDITOR'S LOT 2 AND THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 94; THENCE SOUTH 89 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 686.00 FEET TO THE EAST LINE OF AUDITOR'S LOT 2; THENCE SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1424.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 44.26 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TIM LANGERUD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON JUNE 30TH, 2016. 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 GEOMETRIC DETAILS ARE CORRECT.



STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS
SWENSON, HAGEN & CO. P.C.
809 BASH AVENUE
BISMARCK, NORTH DAKOTA, 58504

TIM LANGERUD
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 5770

ON THIS 23rd DAY OF July, 2016, BEFORE ME PERSONALLY APPEARED TIM LANGERUD, 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, 2016

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES

APPROVAL OF COUNTY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF BURLEIGH COUNTY, ON THE 11th DAY OF May, 2016, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF BURLEIGH COUNTY 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.

ATTEST: KEVIN J. GLATT, COUNTY AUDITOR

DAVID ANDAHL - CHAIRMAN

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

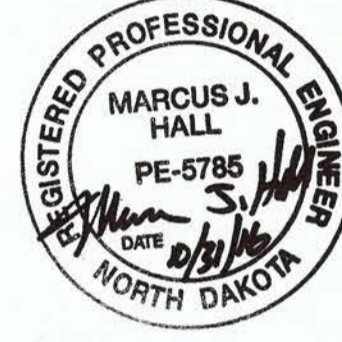
THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND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

ATTEST: KEVIN J. GLATT - COUNTY AUDITOR

BRIAN BITNER - CHAIRMAN

APPROVAL OF COUNTY ENGINEER

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



MARCUS HALL, COUNTY ENGINEER

OWNERS' 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 SECOND SUBDIVISION", BURLEIGH COUNTY, NORTH DAKOTA AND DO SO DEDICATE STREETS AS SHOWN HEREON.

THEY ALSO DEDICATE EASEMENTS TO THE COUNTY OF BURLEIGH 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, SANITARY SEWER, STORM SEWER & STORM WATER EASEMENTS.

THEY FURTHERMORE DEDICATE UNTO THE COUNTY OF BURLEIGH "STORM WATER & DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DEDICATED HEREON AS "STORM WATER & DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING STORM WATER MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THERETO FOR STORM WATER, STORM SEWER AND SURFACE WATER DRAINAGE AND MANAGEMENT OF SAID STORM WATER FLOW IN A MANNER THAT WILL PERMIT THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER, OVER AND/OR ACROSS THE EASEMENT AREA.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS

RONALD ABERLE
RONALD ABERLE PARTNER
ABERLE LAND LLP
2300 158TH STREET NE
MENOKEN ND 58558

ON THIS 23rd DAY OF July, 2016, BEFORE ME PERSONALLY APPEARED RONALD 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.

DAVID PATIENCE
Notary Public
State of North Dakota
My Commission Expires Aug. 24, 2016

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES 8-24-2016

NOTES

BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE BY BURLEIGH COUNTY ORDINANCE

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 1986
UNITS ARE INTERNATIONAL FEET
NAVD 88

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

BENCHMARK:
NW CORNER SECTION 28 TOWNSHIP 139 NORTH RANGE 78 WEST
ELEV: 1745.60 (NAVD 88)

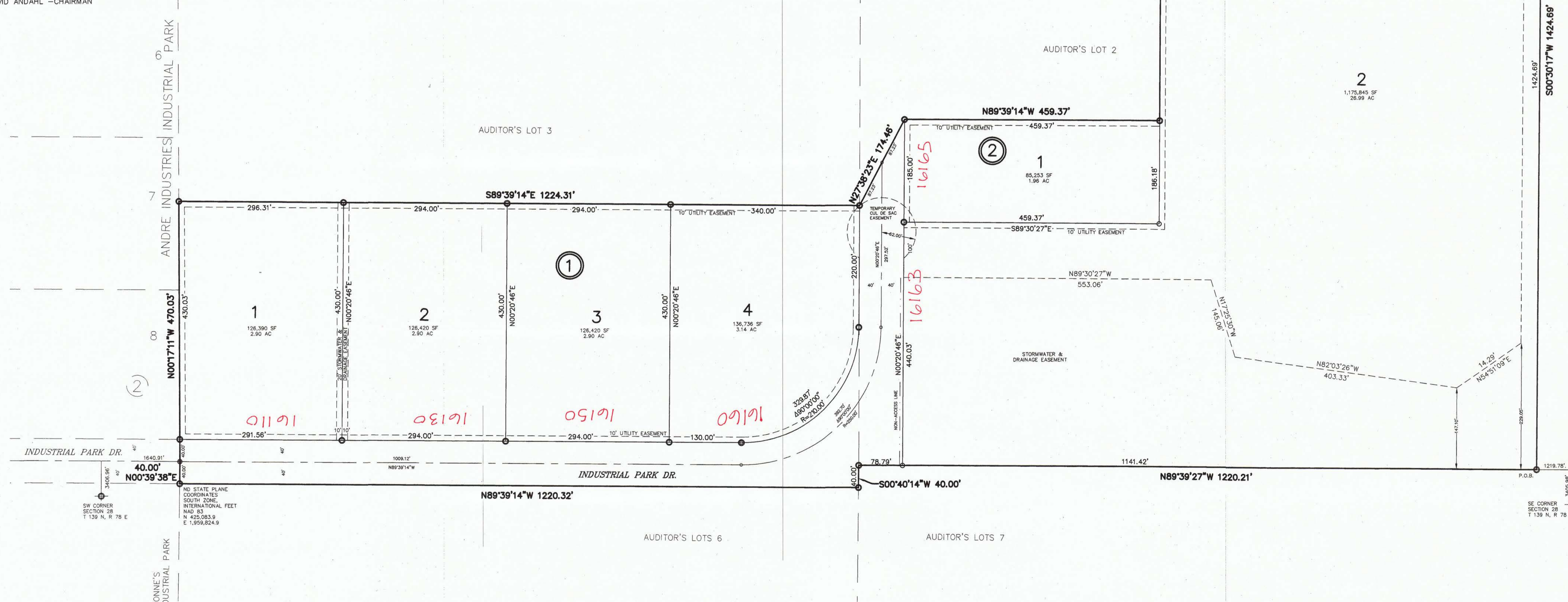
MONUMENT IN PLACE

AREA DATA	
LOTS	40.78 ACRES
STREET	2.47 ACRES
TOTAL	43.25 ACRES

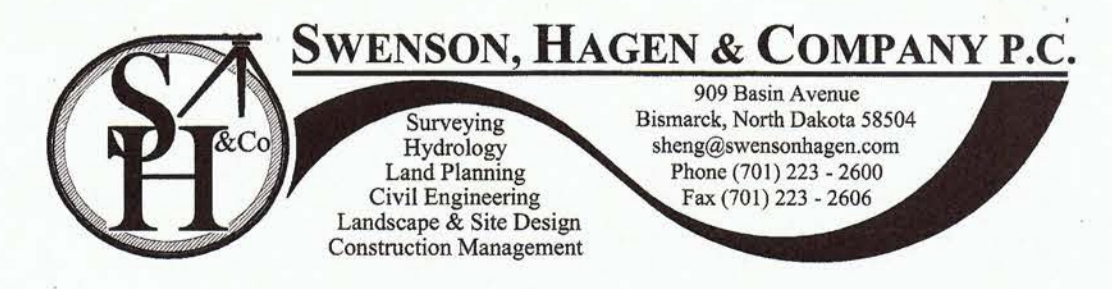
AREA DATA	ABERLE PLAT	REMAINING
AUDITOR'S LOT 2 (40.00 AC)	29.95 AC	10.05 AC
AUDITOR'S LOT 3 (40.00 AC)	13.17 AC	26.83 AC
AUDITOR'S LOT 6 (40.00 AC)	1.14 AC	38.86 AC



JULY 21, 2016
SCALE - 1"=100'
0 50' 100' 150'



NOTE: RESTRICTED USE ON STORM WATER EASEMENT
STORM WATER EASEMENTS ARE CONSTRUCTED TO COLLECT, STORE, CONVEY, AND/OR TREAT STORM WATER RUNOFF. THEY ARE CONSTRUCTED TO PREVENT OR LIMIT FLOOD DAMAGE AND ENVIRONMENT IMPACTS TO PROPERTIES BOTH WITHIN AND OUTSIDE OF THE PLAT.
PROPERTY OWNERS SHALL NOT PLACE ANY TYPE OF FILL MATERIAL OR MAKE ANY ALTERATIONS TO THE PERMANENT VEGETATED COVER ON THE EASEMENT (NO OPEN TILLED SOIL AREAS WILL BE ALLOWED). THEY SHALL NOT PLANT ANY TREES OR SHRUBS WITHIN THE EASEMENT WITH THE INTENT TO SCREEN OR PROVIDE A SNOW SHELTER BELT. INDIVIDUAL TREES AND SHRUBS MAY BE PLANTED WITHIN THE EASEMENT WITH THE PRIOR APPROVAL OF THE COUNTY ENGINEER. PROPERTY OWNERS SHALL NOT CONSTRUCT ANY TYPE OF STRUCTURE (INCLUDING GARAGES, OUTBUILDINGS, SHEDS, DRIVEWAYS, PARKING PADS, LANDSCAPING, GARDENS, AND SEPTIC FIELDS) OR OTHER FEATURE THAT INTERFERES WITH THE INTENDED USE OF THE STORM WATER EASEMENT.



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Civil Engineering
Landscape & Site Design
Construction Management