



# RUSCH GABBERT & RUSCH ADDITION FIRST REPLAT

## BEING A REPLAT OF LOTS 1-7 BLOCK 4 RUSCH GABBERT & RUSCH ADDITION AND PART OF MAJESTIC STREET RIGHT-OF-WAY PART OF THE SW 1/4 OF SECTION 17, TOWNSHIP 138 NORTH, RANGE 79 WEST LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

**DESCRIPTION**  
 BEING A REPLAT OF LOTS 1-7 BLOCK 4 RUSCH GABBERT AND RUSCH ADDITION AND PART OF MAJESTIC STREET RIGHT-OF-WAY PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 138 NORTH, RANGE 79 WEST, LINCOLN, BURLEIGH COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18 BLOCK 1 FOX MEADOWS ADDITION, THENCE S30°01'W 65.00' TO AN ANCHER 48 FEET HIGH, ALONG THE WEST LINE OF LOT 18 BLOCK 4 RUSCH GABBERT & RUSCH ADDITION, A DISTANCE OF 163.00 FEET TO THE NORTH LINE OF AUDITOR'S LOT 8 OF THE SW 1/4 OF SAID SECTION 17; THENCE NORTH 89 DEGREES 11 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 436.22 FEET TO THE EAST LINE OF LOT 4 BLOCK 4 SOUTHWEST INDUSTRIAL PARK; THENCE NORTH 89 DEGREES 11 MINUTES 11 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 163.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF FOX MEADOWS ADDITION; THENCE SOUTH 89 DEGREES 27 MINUTES 33 SECONDS EAST, ALONG SAID WESTERLY EXTENSION AND SOUTH LINE OF FOX MEADOWS ADDITION, A DISTANCE OF 436.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 71,485 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**  
 I, TERRY BALZTER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE ACES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON MAY 30, 2018, 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.



STATE OF NORTH DAKOTA )  
 COUNTY OF BURLEIGH )  
 SWENSON, HAGEN & CO. P.C.  
 808 BROWN AVENUE  
 BISMARCK, NORTH DAKOTA  
 58504

ON THIS 11th DAY OF JULY 2018, BEFORE ME PERSONALLY APPEARED TERRY BALZTER, 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.

*Jordan M. Hult*  
 NOTARY PUBLIC  
 BURLEIGH COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES 12-31-22

LINCOLN NEIGHBORLY SURVEY  
 2008-11-18  
 No. 1111  
 No. 1111  
 No. 1111

**APPROVAL OF CITY PLANNING COMMISSION**  
 THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LINCOLN, ON THE 23rd DAY OF JULY, 2018, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF LINCOLN AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. BY THESE INSTRUMENTS ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN.

*[Signature]* CHAIRMAN  
*[Signature]* SECRETARY

**APPROVAL OF BOARD OF CITY COMMISSIONERS**  
 THE BOARD OF CITY COMMISSIONERS OF THE CITY OF LINCOLN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT. HAS ACCEPTED THE RE-SECTIONING OF ALL STREETS SHOWN THEREON, HAS APPROVED THE CHANGES AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF LINCOLN, NORTH DAKOTA, AND DOES HEREBY MAKE ANY PREVIOUS PLATINGS WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

BY THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF LINCOLN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION APPROVED THE 3rd DAY OF JULY, 2018.

*[Signature]* CHAIRMAN  
*[Signature]* SECRETARY

**APPROVAL OF CITY ENGINEER**  
 I, KENNETH WYSTHER, P.E., CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE RUSCH GABBERT & RUSCH ADDITION FIRST REPLAT, LINCOLN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

*[Signature]*  
 KENNETH WYSTHER, P.E.  
 CITY ENGINEER

**OWNER'S CERTIFICATE & DEDICATION**

AND WE ALL MEN BY THESE PRESENTS THAT RUSCH GABBERT RUSCH LAND COMPANY, LLC BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATED AS THUSON GABBERT & RUSCH ADDITION FIRST REPLAT, LINCOLN, NORTH DAKOTA, AND DO SO RE-DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES HEREON SHOWN HEREON OR HERE TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO THE CITY OF LINCOLN TO RUN WITH THE LABEL 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 GRANT ACCESS, WATERMADE AND SANITARY SEWER EASEMENTS TO THE OWNERS OF LOT 1-6 BLOCK 1 RUSCH GABBERT & RUSCH ADDITION FIRST REPLAT AND TO THE OWNERS OF LOTS 8-16, BLOCK 4 RUSCH GABBERT & RUSCH ADDITION, THEIR TENANTS, VISITORS AND LICENSEES, SAID EASEMENTS TO INCLUDE THE FILE AND FINE RIGHT FOR SAID PARTIES, THEIR SEWANTS, VISITORS AND LICENSEES, IN COMMON WITH ALL OTHERS HAVING LIKE RIGHT AT ALL TIMES HEREAFTER FOR ALL PURPOSES CONNECTED WITH THE USE OF SAID PARTIES, TO PAVE AND REPAIR ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPURTENANT TO THE LAND OF SAID PARTIES. THEY ALSO GRANT SAID EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR WATERMADE AND SANITARY SEWER FACILITIES UNDER OR UPON THE REAL PROPERTY HEREINAFTER DESCRIBED. THEY ALSO DEDICATE SAID ACCESS EASEMENT TO AND FOR THE USE OF ANY GOVERNMENTAL SUPERVISOR, ITS OFFICERS AND EMPLOYEES FOR UTILITIES AND ANY OTHER GOVERNMENTAL USE OF LOTS IF IT SEEMS NECESSARY OR ADVISABLE, PROVIDED THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES OF SAID ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF PROPERTY IN THE SUBDIVISION.

STATE OF NORTH DAKOTA )  
 COUNTY OF BURLEIGH )

ON THIS 30th DAY OF JULY 2018, BEFORE ME PERSONALLY APPEARED THE RUSCH GABBERT & RUSCH ADDITION FIRST REPLAT, LINCOLN, NORTH DAKOTA, AND WHO EXECUTED THE FOREGOING CERTIFICATE, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

*[Signature]*  
 TERRY BALZTER  
 NOTARY PUBLIC  
 BURLEIGH COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES JULY 31, 2018

USA NATIONAL  
 Notary Public  
 Notary Public  
 My Commission Expires July 31, 2018



SCALE: 1"=30'  
 MAY 30, 2018

NOTES  
 ○ MONUMENT TO BE SET  
 ● MONUMENT IN PLACE

**BASE OF BEARING**  
 NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE

**COORDINATE SYSTEM**  
 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM  
 NAD 83 SOUTH ZONE  
 ADJUSTMENT OF 1986  
 UNITS ARE INTERNATIONAL FEET

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

**AREA DATA**

LOT 1	11,179 SF
LOT 2	8,277 SF
LOT 3	8,277 SF
LOT 4	8,277 SF
LOT 5	8,277 SF
LOT 6	8,277 SF
LOT 7	8,277 SF
LOT 8	8,277 SF
LOT 9	8,277 SF
LOT 10	8,277 SF
LOT 11	8,277 SF
LOT 12	8,277 SF
LOT 13	8,277 SF
LOT 14	8,277 SF
LOT 15	8,277 SF
LOT 16	8,277 SF
LOT 17	8,277 SF
LOT 18	8,277 SF
LOT 19	8,277 SF
LOT 20	8,277 SF
LOT 21	8,277 SF
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LOT 92	8,277 SF
LOT 93	8,277 SF
LOT 94	8,277 SF
LOT 95	8,277 SF
LOT 96	8,277 SF
LOT 97	8,277 SF
LOT 98	8,277 SF
LOT 99	8,277 SF
LOT 100	8,277 SF

