

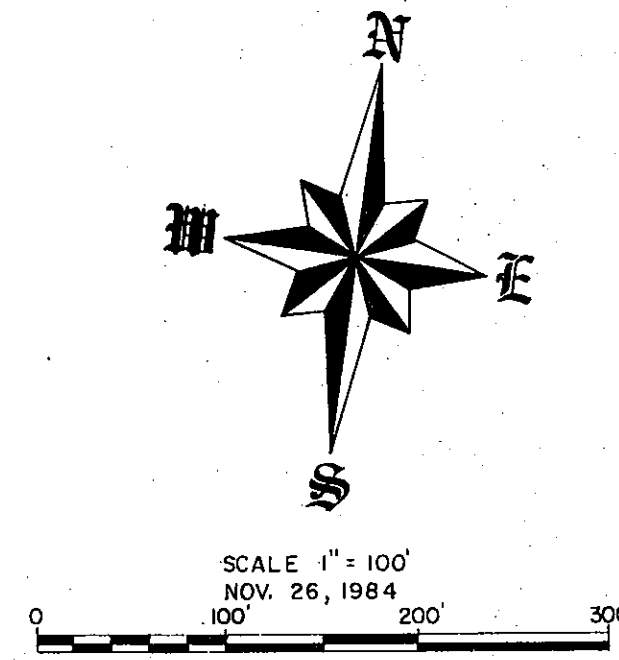
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JUN 13 1985  
PLANNING DEPT.  
BISMARCK, N. D.

# RIVERSIDE SUBDIVISION

## SECTION 27 & 28 T. 140 N., R. 81 W.

### BURLEIGH COUNTY, NORTH DAKOTA



#### DESCRIPTION

ALL THAT PART OF SECTION 27 AND SECTION 28, TOWNSHIP 140 NORTH, RANGE 81 WEST, BURLEIGH COUNTY, NORTH DAKOTA SHOWN ON THE SURVEY OF BOURGEOIS ISLAND AS RECORDED IN THE BURLEIGH COUNTY COURT HOUSE AS DOCUMENT NO. 199893 AND THAT LIES WITHIN THE FOLLOWING DESCRIBED TRAVERSE:

BEGINNING SOUTH 1 DEGREE 08 MINUTES 41 SECONDS WEST A DISTANCE OF 2561.10 FEET AND SOUTH 88 DEGREES 51 MINUTES 19 SECONDS EAST A DISTANCE OF 1113.45 FEET, MEASURED ALONG AND PERPENDICULAR TO THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 27 AND THE SOUTHWEST CORNER OF SECTION 34, FROM THE NORTHWEST CORNER OF SECTION 27; THENCE SOUTH 45 DEGREES 31 MINUTES 12 SECONDS WEST A DISTANCE OF 300.00 FEET; THENCE SOUTH 11 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 107.53 FEET; THENCE SOUTH 36 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 183.46 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 136.00 FEET; THENCE NORTH 76 DEGREES 05 MINUTES 58 SECONDS WEST A DISTANCE OF 159.89 FEET; THENCE SOUTH 16 DEGREES 34 MINUTES 31 SECONDS WEST A DISTANCE OF 117.88 FEET; THENCE NORTH 66 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE OF 175.68 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 30 SECONDS WEST A DISTANCE OF 210.54 FEET; THENCE SOUTH 61 DEGREES 20 MINUTES 37 SECONDS WEST A DISTANCE OF 112.68 FEET; THENCE SOUTH 1 DEGREE 26 MINUTES 43 SECONDS EAST A DISTANCE OF 290.85 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 66.89 FEET; THENCE SOUTH 81 DEGREES 34 MINUTES 30 SECONDS WEST A DISTANCE OF 140.00 FEET; THENCE SOUTH 42 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 422.51 FEET; THENCE SOUTH 9 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 114.03 FEET; THENCE NORTH 73 DEGREES 23 MINUTES 10 SECONDS WEST A DISTANCE OF 275.00 FEET; THENCE NORTH 11 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 84.76 FEET; THENCE NORTH 71 DEGREES 22 MINUTES 33 SECONDS WEST A DISTANCE OF 375 FEET, MORE OR LESS TO THE EASTERLY BANK OF THE MISSOURI RIVER; THENCE NORTHEASTERLY ALONG SAID RIVER BANK A DISTANCE OF 2550 FEET, MORE OR LESS TO THE WESTERLY BANK OF AN ABANDONED CHANNEL OF THE MISSOURI RIVER; THENCE SOUTHEASTERLY, ALONG SAID ABANDONED RIVER CHANNEL BANK A DISTANCE OF 1420 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 42 ACRES, MORE OR LESS.

#### SURVEYOR'S CERTIFICATE

I, EDWARD W. HAGEN, A REGISTERED PROFESSIONAL ENGINEER AND 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 OCTOBER 17, 1984, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SWENSON, HAGEN AND COMPANY  
CONSULTING ENGINEERS  
909 BASIN AVENUE - P.O. BOX 1135  
BISMARCK, NORTH DAKOTA 58502

EDWARD W. HAGEN  
REGISTERED PROFESSIONAL  
ENGINEER & LAND SURVEYOR  
ND REGISTRATION NO. 850

STATE OF NORTH DAKOTA )  
COUNTY OF BURLEIGH ) SS

ON THIS 23<sup>RD</sup> DAY OF APRIL, 1985, BEFORE ME PERSONALLY APPEARED EDWARD W. HAGEN, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE - NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 7-24-86

#### APPROVAL OF BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON AND HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 3<sup>RD</sup> DAY OF APRIL, 1985.

ROBERT KNEIFEL - CHAIRMAN

BERNICE ASBRIDGE - COUNTY AUDITOR

#### APPROVAL OF 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 16<sup>TH</sup> DAY OF APRIL, 1985, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF BURLEIGH COUNTY, NORTH DAKOTA AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION.

BUANE BOHRER - CHAIRMAN

BERNICE ASBRIDGE - COUNTY AUDITOR

#### APPROVAL OF COUNTY ENGINEER

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

JON MILL - COUNTY ENGINEER

#### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT PETER HOGUE, STAR ROUTE 9 - BOX 205, BISMARCK, NORTH DAKOTA, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAS CAUSED THAT PORTION DESCRIBED HEREON AND SHOWN ON THE ANNEXED PLAT TO BE SURVEYED AND PLATTED AS "RIVERSIDE SUBDIVISION" AND DOES SO DEDICATE STREETS, INCLUDING SEWERS, CULVERTS, AND OTHER UTILITIES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

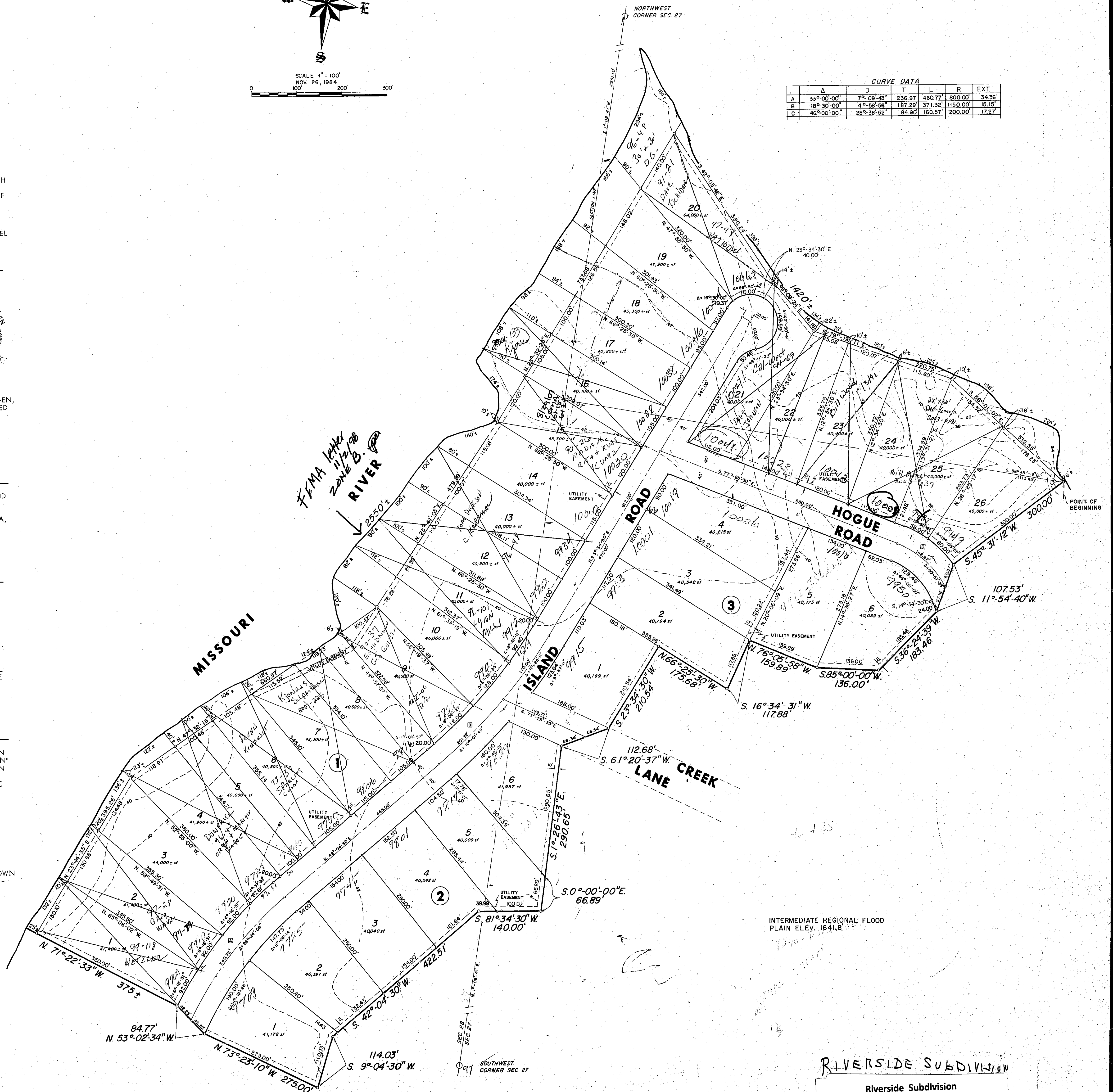
HE ALSO DEDICATES EASEMENTS TO RUN WITH THE LAND, FOR WATER, SEWER, GAS, ELECTRIC OR OTHER PUBLIC UTILITIES OR SERVICES UNDER, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS."

PETER HOGUE  
Star Route 9, Box 205  
Bismarck, ND

STATE OF NORTH DAKOTA )  
COUNTY OF BURLEIGH ) SS

ON THIS 1<sup>ST</sup> DAY OF APRIL, 1985, BEFORE ME PERSONALLY APPEARED PETER HOGUE, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE - NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 7-24-86



CURVE DATA					
A	D	T	L	R	EXT.
33°00'00"	7°09'43"	236.97'	480.77'	800.00'	34.36'
18°30'00"	4°58'56"	187.29'	371.32'	1150.00'	15.15'
46°00'00"	28°38'52"	84.90'	160.57'	200.00'	17.27'

RIVERSIDE SUBDIVISION  
Riverside Subdivision  
County  
Plat Number 7220