

COTTONWOOD COVE FOURTH SUBDIVISION

PART OF THE SE1/4 OF THE SE1/4 AND A REPLAT OF LOTS 1, 2 AND PART OF 3 BLOCK 6 OF COTTONWOOD COVE THIRD ADDITION & PART OF AUDITOR'S LOT A SECTION 2, T. 137 N., R. 80 W. BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A REPLAT OF LOTS 1, 2, AND PART OF LOT 3 BLOCK 6 OF COTTONWOOD COVE THIRD ADDITION AND PART OF AUDITOR'S LOT A SECTION 2, TOWNSHIP 137 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1 WINGENBACH TERRACE AND THE SOUTHWEST CORNER OF AUDITOR'S LOT B, SAID POINT LYING NORTH 00 DEGREES 51 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF SECTION 2, A DISTANCE OF 468.55 FEET AND NORTH 89 DEGREES 08 MINUTES 54 SECONDS WEST, A DISTANCE OF 399.95 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING CONTINUING NORTH 89 DEGREES 08 MINUTES 54 SECONDS WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 403.38 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 54 SECONDS EAST, A DISTANCE OF 92.62 FEET; THENCE NORTHEASTERLY AND TO THE LEFT, ALONG A 220.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 82.65 FEET; THENCE NORTH 69 DEGREES 19 MINUTES 37 SECONDS EAST, A DISTANCE OF 104.60 FEET; THENCE EASTERLY AND TO THE RIGHT, ALONG A 756.78 FOOT RADIUS CURVE, AN ARC LENGTH OF 31.31 FEET TO THE WEST LINE OF COTTONWOOD COVE THIRD ADDITION; THENCE NORTH 00 DEGREES 51 MINUTES 06 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 338.44 FEET TO THE NORTHWEST CORNER OF SAID COTTONWOOD COVE THIRD ADDITION; THENCE SOUTH 89 DEGREES 08 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE OF SAID COTTONWOOD COVE THIRD ADDITION, A DISTANCE OF 294.95 FEET TO THE NORTHEAST CORNER OF SAID COTTONWOOD COVE THIRD ADDITION; THENCE SOUTH 00 DEGREES 51 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF SAID COTTONWOOD COVE THIRD ADDITION, A DISTANCE OF 376.54 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF AUDITOR'S LOT B, A DISTANCE OF 46.64 FEET; THENCE SOUTHWESTERLY AND TO THE LEFT, CONTINUING ALONG SAID NORTH LINE OF AUDITOR'S LOT B, ON A 676.78 FOOT RADIUS CURVE, AN ARC LENGTH OF 254.25 FEET TO THE NORTHWEST CORNER OF AUDITOR'S LOT B AND THE NORTHEAST CORNER OF AUDITOR'S LOT A; THENCE SOUTH 00 DEGREES 51 MINUTES 06 SECONDS WEST, ALONG SAID COMMON LINE TO AUDITOR'S LOT A AND B, A DISTANCE OF 382.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 5.54 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 3RD DAY OF May, 2004.

Marlan Hawk
MARLAN "HAWK" HAAKENSEN - CHAIRMAN

Kevin J. Glatt
ATTEST
KEVIN J. GLATT - COUNTY AUDITOR

APPROVAL OF CITY ENGINEER

I, MELVIN J. BULLINGER, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "COTTONWOOD COVE FOURTH SUBDIVISION", BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Melvin J. Bullinger
MELVIN J. BULLINGER
CITY ENGINEER

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 BISMARCK, ON THE 24TH DAY OF March, 2004, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK 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 THE CITY OF BISMARCK.

David Blackstead
DAVID BLACKSTEAD - CHAIRMAN

Carl D. Hokenstad
CARL D. HOKENSTAD - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, 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 THE CITY OF BISMARCK, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 13TH DAY OF April, 2004.

W.C. Wocken
ATTEST
W.C. WOCKEN - CITY ADMINISTRATOR

SURVEYOR'S CERTIFICATE

I, TODD MARSHALL, A REGISTERED 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 JANUARY 2, 2004 AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Todd Marshall
TODD MARSHALL
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 4431

STATE OF NORTH DAKOTA }
COUNTY OF BURLEIGH } SS

ON THIS 24TH DAY OF May, 2004, BEFORE ME PERSONALLY APPEARED TODD MARSHALL, 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 AUGUST 24, 2004

David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2004

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAY C. CHRISTENSEN AND DOROTHY M. CHRISTENSEN, AND HARLEY SWENSON AND MARGARET SWENSON, BISMARCK, NORTH DAKOTA, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "COTTONWOOD COVE FOURTH 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".

STATE OF NORTH DAKOTA }
COUNTY OF BURLEIGH } SS

ON THIS 24TH DAY OF May, 2004, BEFORE ME PERSONALLY APPEARED JAY C. CHRISTENSEN AND DOROTHY M. CHRISTENSEN, KNOWN TO ME TO BE THE PERSONS WHO ARE DESCRIBED IN AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

DAVID PATIENCE
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires AUGUST 24, 2004

David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2004

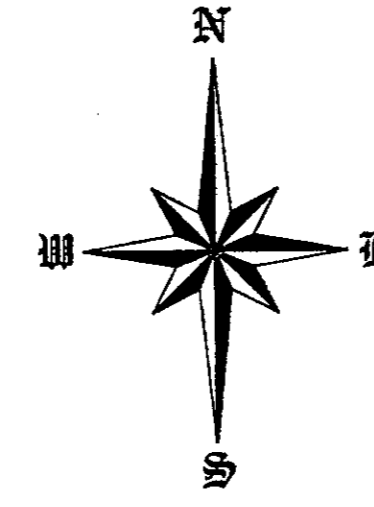
STATE OF NORTH DAKOTA }
COUNTY OF BURLEIGH } SS

ON THIS 25TH DAY OF May, 2004, BEFORE ME PERSONALLY APPEARED HARLEY SWENSON AND MARGARET SWENSON, KNOWN TO ME TO BE THE PERSONS WHO ARE DESCRIBED IN AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

DAVID PATIENCE
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires AUGUST 24, 2004

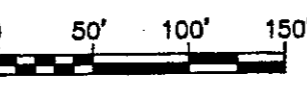
David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2004

CURVE TABLE				
A	B	L	T	R
21°31'29"	97.68'	49.42'	280.00'	
21°31'29"	269.28'	136.25'	716.78'	



MAY 24, 2004

SCALE - 1"=100'

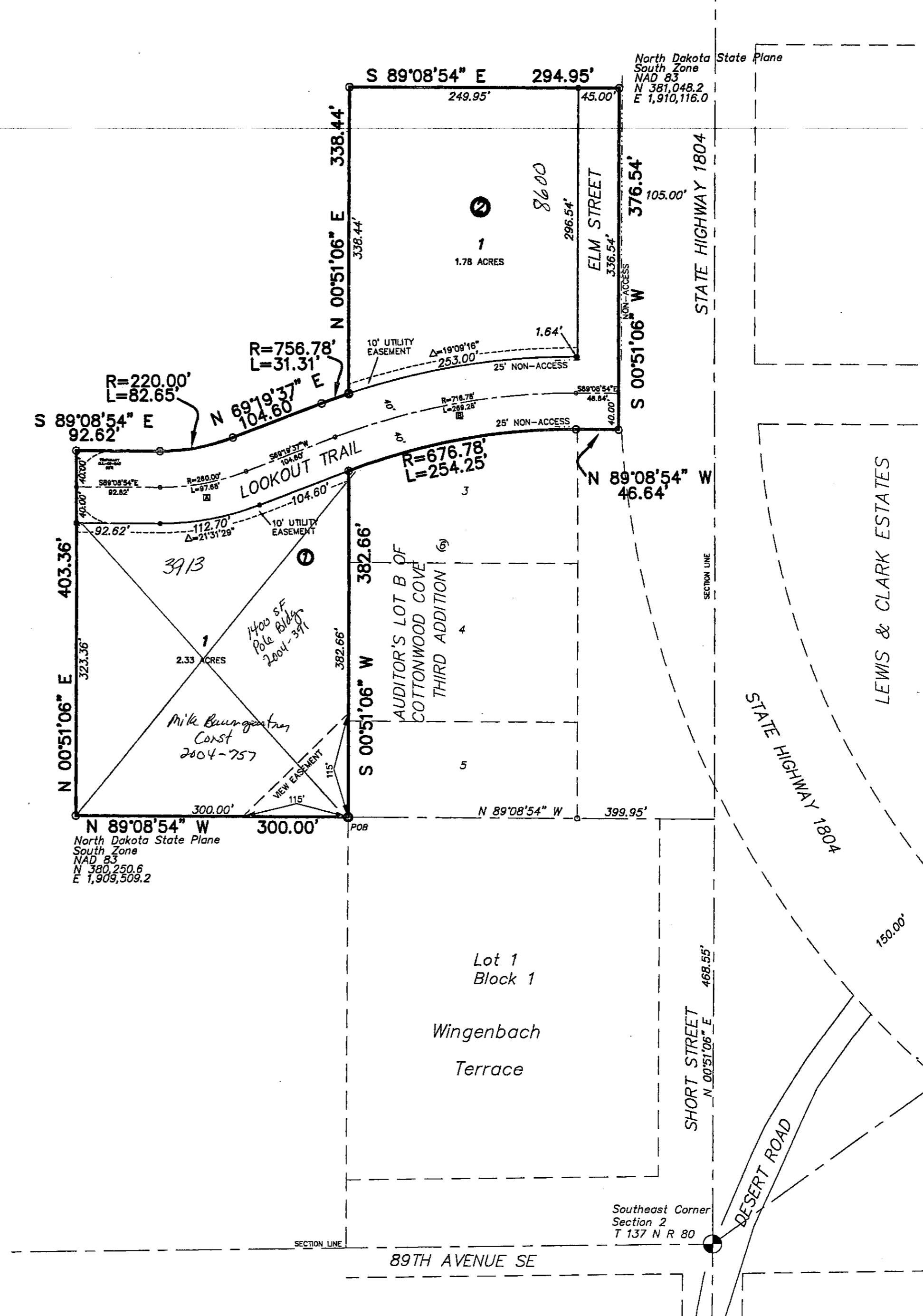


LOTS	179,217 S.F.	4.11 ACRES
STREET	62,210 S.F.	1.43 ACRES
TOTAL	241,427 S.F.	5.54 ACRES

- MONUMENT TO BE SET
- MONUMENT FOUND

NOTE: BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENT

NOTE: NO TREES OR BUILDINGS OR OTHER STRUCTURES ON THE TRACT THAT EXCEED 10 FEET IN HEIGHT IN THE VIEW EASEMENT. THE PURPOSE IS TO PRESERVE THE VIEW FROM THE HOME OF SAID AUDITOR'S LOT B.



Cottonwood Cove 4th Subdivision
ETA
Plat Number 1120.A