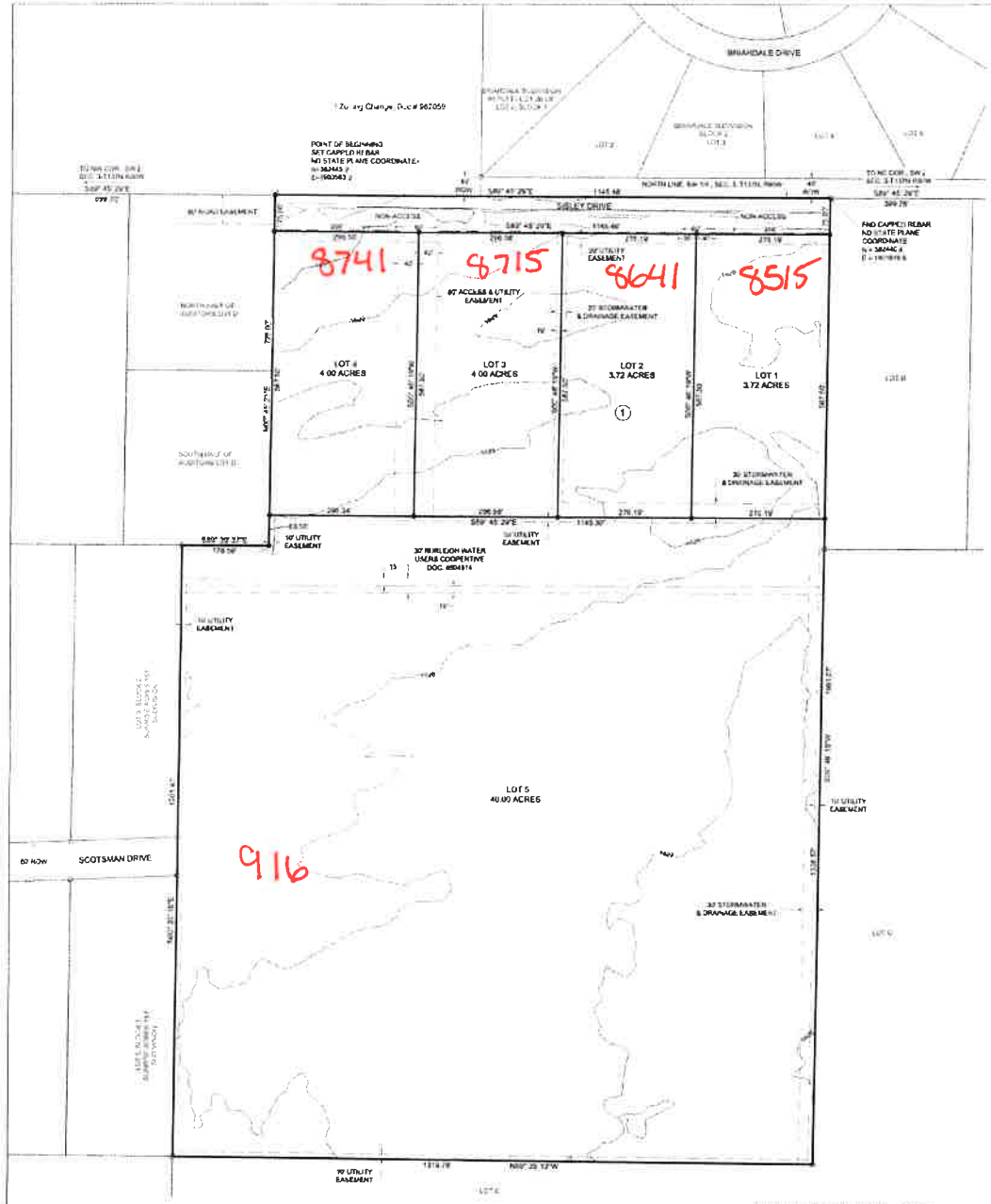
RIVERBEND SUBDIVISION

AUDITOR'S LOT E IN THE SW 1/4 OF SECTION 3, T137N, R80W IN BURLEIGH COUNTY, NORTH DAKOTA



LEGEND

- FOUND SURVEY MONUMENT
- SET CAPPED REBAR - LS9828

ACREAGE TABLE

LOT 1	3.72 ACRES
LOT 2	3.72 ACRES
LOT 3	4.00 ACRES
LOT 4	4.00 ACRES
LOT 5	40.00 ACRES
DEDICATED ROW	1.58 ACRES
TOTAL	57.42 ACRES

FLOOD ZONE AE

THE WHOLE PROPERTY IS SITUATED WITHIN "ZONE AE" - THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD HAZARD FEMA MAP PANEL NUMBER 38015C0986E, EFFECTIVE DATE OF THE MAP WILL BE IN 2024. BURLEIGH COUNTY APPROVED IN 2022 TO ADOPT AND USE THIS PRELIMINARY VERSION OF THE MAP. FLOOD ELEVATION = 1931.5 ft.

RESTRICTED USE ON STORMWATER & DRAINAGE EASEMENT

STORMWATER & DRAINAGE EASEMENTS ARE CONSTRUCTED TO COLLECT, STORE, CONVEY, AND/OR TREAT STORMWATER RUNOFF. THEY ARE CONSTRUCTED TO PREVENT OR LIMIT FLOOD DAMAGE AND ENVIRONMENTAL 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 VEGETATIVE COVER ON THE STORMWATER & DRAINAGE EASEMENT (NO OPEN SOIL IS ALLOWED). THEY SHALL NOT PLANT ANY TREES OF 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 FENCES, GARAGES, OUTBUILDINGS, SHEDS, DRIVEWAYS, PARKING PADS, LANDSCAPING, GARDENS, AND SEPTIC FIELDS) OR OTHER FEATURES THAT INTERFERE WITH THE INTENDED USE OF THE STORMWATER & DRAINAGE EASEMENT.

NOTES:

1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
2. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
3. THE 87' ACCESS & UTILITY EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF LOTS 3 & 4, BLOCK 1.

961844

SEAL

SCALE: 1" = 50'

DATE: NOVEMBER 28, 2023

VERTICAL DATUM - NAVD 1988

BASED ON NORTH DAKOTA SOUTH ZONE NAD83, INTERNATIONAL FEET.

MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "NGRT CORS STATION" AND ARE REPORTED IN GRID.

LAND DESCRIPTION

A TRACT OF LAND KNOWN AS AUDITOR'S LOT E IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 137 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 45' 29" EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 698.70 FEET TO THE NORTHWEST CORNER OF SAID LOT E AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 45' 29" EAST ON SAID NORTH LINE A DISTANCE OF 1145.48 FEET TO THE NORTHEAST CORNER OF SAID LOT E; THENCE SOUTH 00° 45' 19" WEST ON THE EAST LINE OF SAID LOT E A DISTANCE OF 1981.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT E; THENCE NORTH 89° 35' 12" WEST ON THE SOUTH LINE OF SAID LOT E A DISTANCE OF 1319.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT E; THENCE NORTH 00° 35' 19" EAST ON THE WEST LINE OF SAID LOT E A DISTANCE OF 1451.40 FEET TO A CORNER OF SAID LOT E; THENCE SOUTH 89° 36' 27" EAST ON A LINE OF SAID LOT E A DISTANCE OF 116.96 FEET TO A CORNER OF SAID LOT E; THENCE NORTH 00° 45' 21" EAST ON THE WEST LINE OF SAID LOT E A DISTANCE OF 726.60 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 57.42 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON JULY 13, 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.

MARK R. ISAACS, PE/PLS

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE RIGHT OF WAY IDENTIFIED HEREON TO BURLEIGH COUNTY. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR GAS, ELECTRIC, TELEPHONE, WATER, OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENT".

THEY ALSO DEDICATE ACCESS EASEMENTS TO ALL LAND OWNING PARTIES, TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING THE ACCESS UNDER OR UPON THE REAL PROPERTY OF THOSE CERTAIN STRIPS OF LAND SO DESIGNATED.

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

RYAN NELLIS
LOTS 1, 2, 3 & 4, BLOCK 1

KYLE LEE WICH
LOTS 1, 2, 3 & 4, BLOCK 1

STATE OF North Dakota)
) SS
COUNTY OF Burleigh)

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS 6 DAY OF December, 2023

NOTARY PUBLIC

Mark R Isaacs
Notary Public
State of North Dakota
My Comm. Expires [illegible]

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVES RIVERBEND SUBDIVISION AS SHOWN ON THIS PLAT. THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND THE 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 8 DAY OF November, 2023.

DENNIS AGNEW - CHAIRMAN

ATTEST: MITCH FLANAGAN - SECRETARY

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

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

THE 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 COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE 20 DAY OF December, 2023.

ERIN OKEN - CHAIRMAN

ATTEST: MARK HILDEBRANDT
COUNTY AUDITOR/TREASURER

APPROVAL OF THE COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVE THIS PLAT OF "RIVERBEND SUBDIVISION" AS SHOWN ON THE PLAT, DATED THIS 13 DAY OF Dec, 2023.

MARCUS J. HALL, PE
COUNTY ENGINEER

MARCUS J. HALL
PE 5780
DAKOTA

BENCHMARK - NORTHEAST CORNER OF LOT 1, BLOCK 1 A CAPPED REBAR SET FLUSH WITH THE GROUND. ELEVATION = 1929.50

OWNER

RYAN NELLIS
4041 COTTONWOOD STREET
BISMARCK, ND 58504

OWNER

KYLE LEE WICH
4041 COTTONWOOD DRIVE
BISMARCK, ND 58504

I have and have all easements, plats, all deeds, covenants, agreements, & any and all other documents of record.

Mark Splonskowski, Burleigh County Auditor
By Teresa Thompson
Deputy, Burleigh County Auditor

PROFESSIONAL LAND SURVEYOR

MARK R. ISAACS, LS-9828

SURVEYING SUBDIVISION	Independent Land Surveying & Engineering
AUD. LOT E, SE 1/4	
SECTION 3, T-137-N, R-80-W	
BURLEIGH, NORTH DAKOTA	

1015 2nd Ave. West, NW
Mandan, ND 58554
Ph: (701) 663-3764
Fax: (701) 663-3774