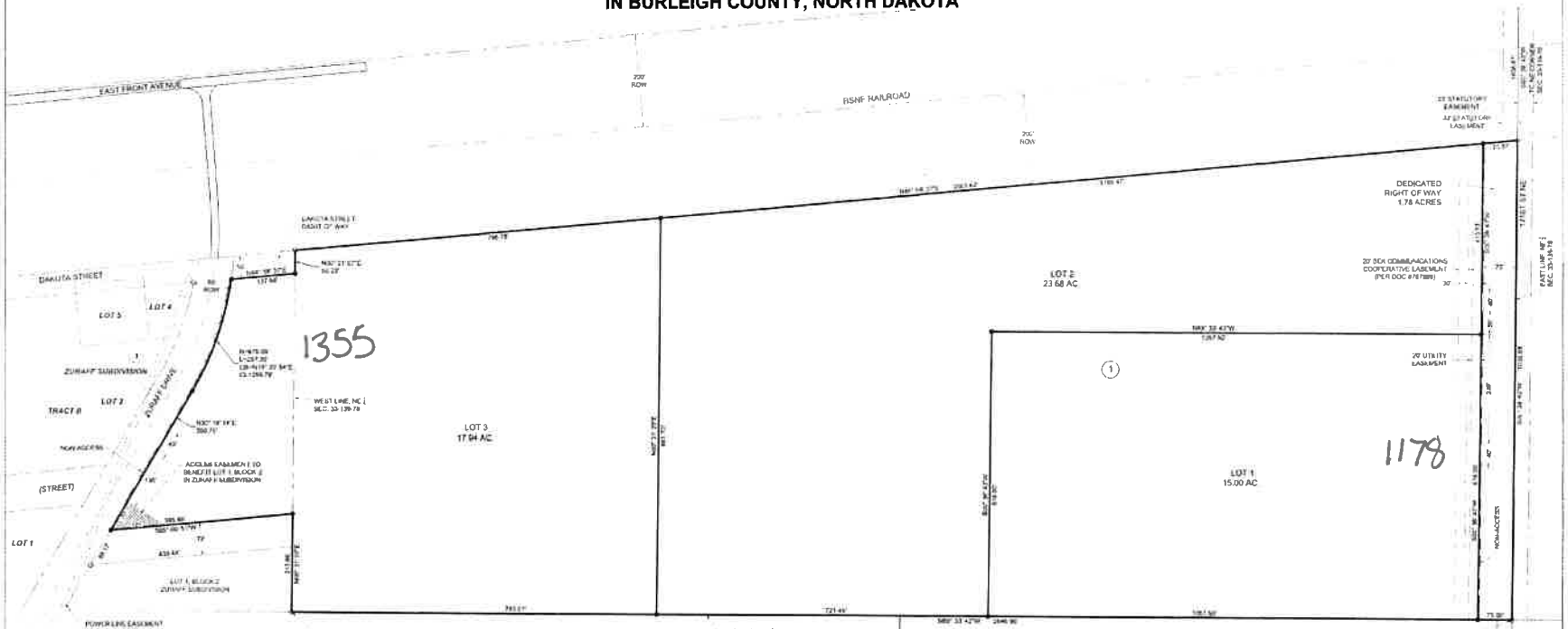
960333

HORSESHOE FLATS SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA
PART OF LOT 2, BLOCK 2 IN ZURAFF SUBDIVISION AND TRACTS A, 33A, AND 33B ALL IN THE NE & NW 1/4 OF SECTION 33, T139N, R78W IN BURLEIGH COUNTY, NORTH DAKOTA



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 40' ACCESS EASEMENT IN DOC. #584915 IS VACATED BY THIS PLAT
4. THE ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF LOT 1, BLOCK 2 IN ZURAFF SUBDIVISION.

OWNER:
KENNETH J. & ROCHELLE COUCH
1178 11TH ST NE
MINOT, ND 58703

OWNER:
BRIAN HALBE
1355 ZURAFF DRIVE
MINOT, ND 58703

LEGEND

- FOUND SURVEY MONUMENT
- SET CAPPED REBAR - LS-9628

ACREAGE TABLE

LOT 1	15.00 ACRES
LOT 2	23.68 ACRES
LOT 3	17.94 ACRES
DEDICATED ROW	1.78 ACRES
TOTAL	58.40 ACRES
NE 1/4	55.46 ACRES
NW 1/4	2.94 ACRES

POINT OF BEGINNING
FND CAPPED REBAR
E ¼ CORNER, S33-T139N-R78W
NO STATE PLANE COORDINATE=
N = 419669.2
E = 1961417.9

33' STATUTORY EASEMENT
33' STATUTORY EASEMENT

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 2, BLOCK 2 IN ZURAFF SUBDIVISION AND ALL OF TRACTS A, 33A, AND 33B IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 139 NORTH, RANGE 78 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 84° 33' 42" WEST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2646.96 FEET TO THE CENTER CORNER OF SAID SECTION 33; THENCE NORTH 00° 31' 07" EAST ON THE EAST LINE OF ZURAFF SUBDIVISION A DISTANCE OF 313.96 FEET; THENCE SOUTH 83° 00' 51" WEST A DISTANCE OF 395.48 FEET TO THE EAST RIGHT OF WAY LINE OF ZURAFF DRIVE; THENCE NORTH 30° 18' 14" EAST ON SAID EAST RIGHT OF WAY LINE A DISTANCE OF 350.75 FEET TO THE P.C. OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ON SAID CURVE FOR AN ARC DISTANCE OF 257.35 FEET; HAVING A RADIUS OF 675.00 FEET; SAID CURVE HAS A CHORD BEARING NORTH 19° 20' 54" EAST A DISTANCE OF 255.79 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2 IN SAID ZURAFF SUBDIVISION; THENCE NORTH 84° 60' 37" EAST ON THE SOUTH RIGHT OF WAY LINE OF DAKOTA STREET A DISTANCE OF 137.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00° 31' 07" EAST A DISTANCE OF 50.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BNSF RAILROAD; THENCE NORTH 84° 58' 37" EAST ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 2661.62 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE SOUTH 00° 28' 43" WEST ON SAID EAST LINE A DISTANCE OF 1036.69 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 58.40 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 AUGUST 10, 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 LS-9628

OWNER'S STATEMENT OF DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND DO DEDICATE ALL THE RIGHT OF WAY IDENTIFIED HEREIN 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.

KENNETH J. COUCH
LOT 1 AND LOT 2, BLOCK 1

ROCHELLE COUCH

STATE OF North Dakota)
COUNTY OF Burleigh) SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC THIS 1st DAY OF October, 2023

NOTARY PUBLIC

BRIAN HALBE
LOT 3, BLOCK 1

STATE OF North Dakota)
COUNTY OF Burleigh) SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC THIS 1st DAY OF October, 2023

NOTARY PUBLIC

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVES HORSESHOE FLATS 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 13TH DAY OF September, 2023

ATTEST: NATCH PLANNING 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 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 COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE 2nd DAY OF October, 2023

Steve Bakken, CHAIRMAN

ATTEST: MARK ELLEFSON, COUNTY AUDITOR/TREASURER

APPROVAL OF THE COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVES THIS PLAT OF "HORSESHOE FLATS SUBDIVISION" AS SHOWN ON THE PLAT, DATED THIS 23rd DAY OF October, 2023

MARCUS J. HALL, PE
COUNTY ENGINEER

By Brenda Carter
Deputy, Burleigh County Auditor

SCALE: 1" = 100'
0 50 100

DATE: AUGUST 25, 2023

VERTICAL DATUM - NAVD 1988

BASED ON NORTH DAKOTA SOUTH ZONE NAD83, INTERNATIONAL FEET.

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

BENCHMARK= SOUTHEAST CORNER OF LOT 1, BLOCK 1. A CAPPED REBAR FLUSH WITH THE GROUND. ELEVATION = 1732.25

PROFESSIONAL LAND SURVEYOR
MARK R. ISAACS, LS-9628

HORSESHOE FLATS SUBDIVISION
PART OF NORTHEAST QUARTER
SECTION 33, T-139-N, R-78-W
BURLEIGH, NORTH DAKOTA

Independent Land Surveying & Engineering
4315 Old Red Trail NW
Mandan, ND 58554
Phone: 701-663-5166
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