KEEP IN OFFICE PLAT
Debbie Kraskus
836631
$50.00
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2/18/2016 1:30 PM
Burleigh County
RECORDER W. BURLEIGH COUNTY SEAL NORTH DAKOTA

MOON RIDGE ADDITION

BEING A REPLAT OF LOT 18 BLOCK 1 OF NORTH LINCOLN 2ND ADDITION–REPLAT OF BLOCK 5
PART OF THE SOUTHEAST 1/4 OF SECTION 18, T. 138 N., R. 79 W. OF THE 5TH PRINCIPAL MERIDIAN

LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

BEING A REPLAT OF LOT 18 BLOCK 1 OF NORTH LINCOLN 2ND ADDITION–REPLAT OF BLOCK 5, PART OF THE SE 1/4 OF SECTION 18, TOWNSHIP 138 NORTH, RANGE 79 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF NORTH MCDOUGAL DRIVE, A DISTANCE OF 619.28 FEET TO THE NORTH LINE OF LOT 17B BLOCK 1 NORTH LINCOLN 2ND REPLAT OF BLOCK 5; THENCE NORTH 89 DEGREES 14 MINUTES 36 SECONDS WEST, ALONG SAID NORTH LINE AND THE NORTH LINES OF LOTS 15A & B, 16A & B AND 17A OF SAID BLOCK 1, A DISTANCE OF 287.99 FEET TO THE EAST LINE OF LOT 13 BLOCK 1 OF NORTH LINCOLN 2ND REPLAT OF BLOCK 5; THENCE NORTH 00 DEGREES 44 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE OF LOT 13 AND THE EAST LINES OF LOTS 5 THROUGH 12 OF SAID BLOCK 1, A DISTANCE OF 619.19 FEET TO THE SOUTH LINE OF LOT 3 BLOCK 1 NORTH LINCOLN 2ND REPLAT OF BLOCK 5; THENCE SOUTH 89 DEGREES 15 MINUTES 44 SECONDS EAST, ALONG SAID SOUTH LINE AND THE SOUTH LINES OF LOTS 1 AND 2 OF SAID BLOCK 1, A DISTANCE OF 288.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 4.09 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TIM LANGERUD, 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 MARCH 20, 2015, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR TIM LANGERUD LS-5770 DATE 1-13-16 NORTH DAKOTA

STATE OF NORTH DAKOTA)
) SS
COUNTY OF BURLEIGH)

SWENSON, HAGEN & CO. P.C.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA
58504

TIM LANGERUD
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 5770

ON THIS 13th DAY OF January 2016, BEFORE ME PERSONALLY APPEARED TIM LANGERUD, 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.

NATALIE THIEL
Notary Public
State of North Dakota
My Commission Expires June 30, 2016

_____, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES June 30, 2016

APPROVAL OF CITY ENGINEER

I, KENNETH NYSETHER, P.E., CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE "MOON RIDGE ADDITION", LINCOLN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

KENNETH NYSETHER, P.E.
CITY ENGINEER

KENNETH NYSETHER REGISTERED PROFESSIONAL ENGINEER 3157 NORTH DAKOTA

APPROVAL OF CITY PLANNING & ZONING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF LINCOLN, ON THE 5TH DAY OF MAY, 2015, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF LINCOLN AND REGULATIONS ADOPTED BY THE SAID PLANNING & ZONING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF LINCOLN.

CHAIRMAN – _____ SECRETARY – _____

APPROVAL OF BOARD OF CITY COUNCIL

THE CITY COUNCIL OF THE CITY OF LINCOLN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL PUBLIC STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF LINCOLN, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT. THE FOREGOING ACTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 8TH DAY OF OCTOBER, 2015.

MAYOR – GERALD WISE ATTEST: CITY AUDITOR – _____

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VERITY HOMES OF BISMARCK, LLC, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "MOON RIDGE ADDITION", LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA, AND DO SO DEDICATE PUBLIC UTILITIES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO THE CITY OF LINCOLN 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.

THEY FURTHERMORE GRANT ACCESS, WATERMAIN & SANITARY SEWER EASEMENTS FOR ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, SAID EASEMENTS TO INCLUDE THE FULL AND FREE RIGHT FOR SAID PARTIES, THEIR TENANTS, 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 PASS AND REPASS 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 ACCESS EASEMENT TO AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR UTILITIES AND ANY OTHER GOVERNMENTAL USE OR USES IT DEEMS NECESSARY OR ADVISABLE, PROVIDED THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF PROPERTY IN THE SUBDIVISION.

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

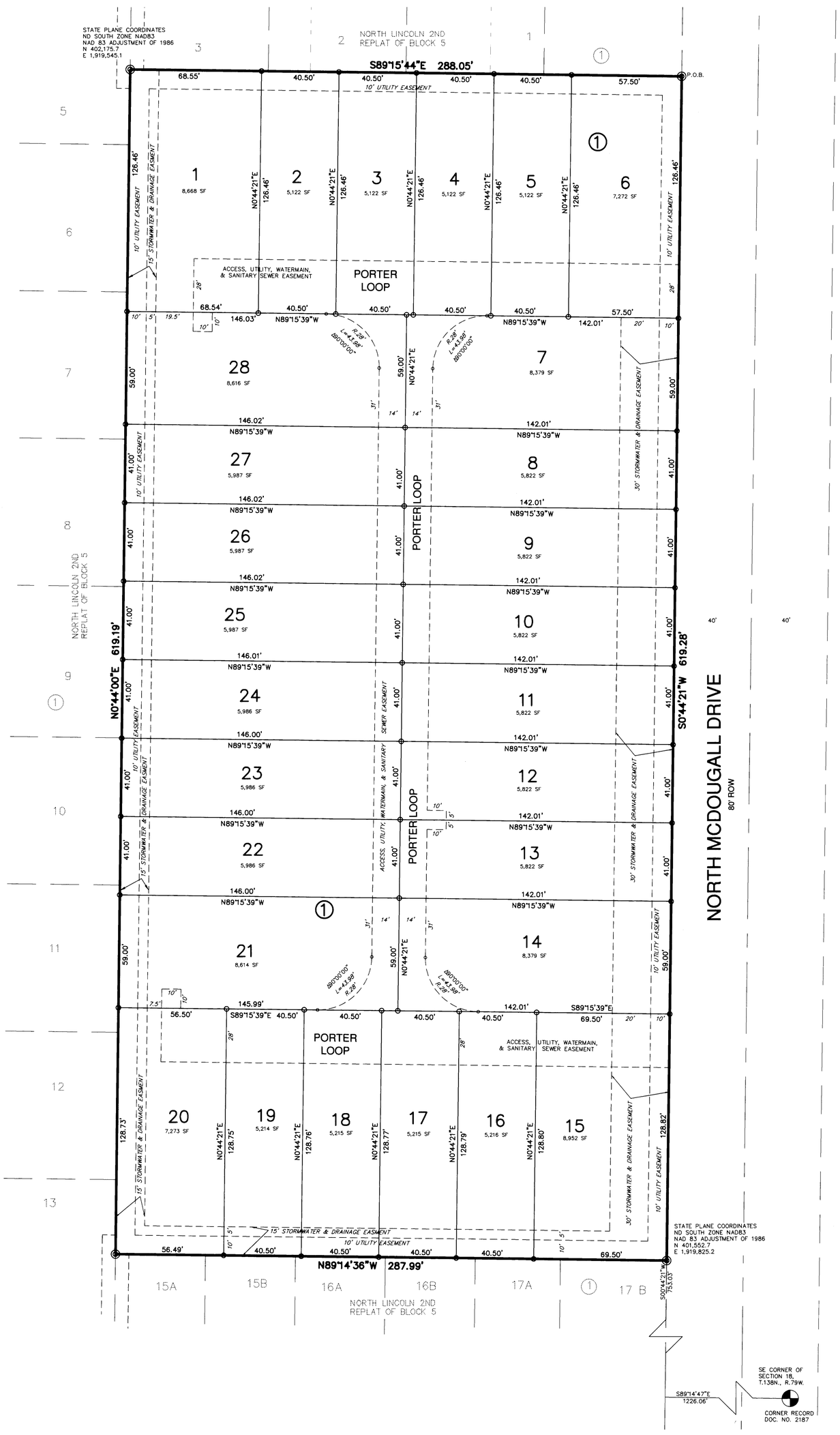
STATE OF NORTH DAKOTA)
) SS
COUNTY OF BURLEIGH)

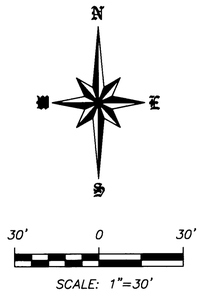
ARTHUR GOLDAMMER, PRESIDENT AND CHIEF MANAGER
VERITY HOMES OF BISMARCK, LLC
BISMARCK, ND 58503

ON THIS 13th DAY OF January, 2016, BEFORE ME PERSONALLY APPEARED ARTHUR GOLDAMMER, PRESIDENT AND CHIEF MANAGER OF VERITY HOMES OF BISMARCK, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

LISA MACDONALD
Notary Public
State of North Dakota
My Commission Expires July 31, 2015

_____, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____





SCALE: 1"=30'
JANUARY 13, 2016

○ MONUMENT TO BE SET
◎ MONUMENT IN PLACE

NOTES:

BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE

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

BENCHMARK:
MPO MONUMENT #850–25
ELEV: 1693.94 (NAVD 88)

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

ACCESS, UTILITY, WATERMAIN & SANITARY SEWER EASEMENT DESCRIPTION

ALL THAT PART OF MOON RIDGE ADDITION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 BLOCK 1 MOON RIDGE ADDITION; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 100.01 FEET; THENCE SOUTHWESTERLY AND TO THE LEFT ON A 28.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 43.98 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 231.00 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 67.00 FEET; THENCE SOUTHEASTERLY AND TO THE LEFT, ON A 28.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 43.98 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 100.01 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 28.00 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 265.50 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, A DISTANCE OF 38.00 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 71.49 FEET; THENCE NORTHEASTERLY AND TO THE LEFT, ON A 28.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 43.98 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, A DISTANCE OF 308.00 FEET; THENCE NORTHWESTERLY AND TO THE LEFT, ON A 28.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 43.98 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 59.49 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, A DISTANCE OF 38.00 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS EAST A DISTANCE OF 253.50 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

STORMWATER & DRAINAGE EASEMENT

ALL THAT PART OF MOON RIDGE ADDITION, DESCRIBED AS FOLLOWS:

THE WEST 15.00 FEET OF SAID MOON RIDGE ADDITION AND THE SOUTH 15.00 FEET OF SAID MOON RIDGE ADDITION AND THE EAST 30.00 FEET LESS THE NORTH 126.46 FEET OF SAID MOON RIDGE ADDITION.

Taxes and special assessments paid, all liens created under section 57-02-08.3 satisfied, if any, and TRANSFER accepted this 19 day of February, 20 16
Burleigh County Auditor
By: Deputy, Burleigh County Auditor

SWENSON, HAGEN & COMPANY P.C.
Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management
909 Basin Avenue
Bismarck, North Dakota 58504
sheng@swensonhagen.com
Phone (701) 223 - 2600
Fax (701) 223 - 2606