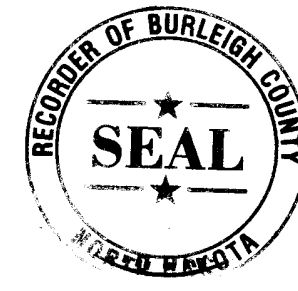


# SOUTH LINCOLN FIRST ADDITION

PART OF THE NORTHEAST 1/4 OF SECTION 19, T138N-R79W

## LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

838811  
 Dobbie Kroshus  
 Burleigh County



### DESCRIPTION

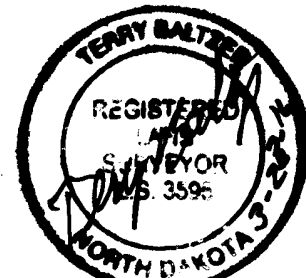
PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 138 NORTH, RANGE 79 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN, BURLEIGH COUNTY, NORTH DAKOTA

BEGINNING AT THE EASTERMOST CORNER OF LOT 10 BLOCK 16 S&W 2ND ADDITION; THENCE SOUTH 64 DEGREES 34 MINUTES 36 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF THE CHANCE DRIVE RIGHT OF WAY, A DISTANCE OF 104.23 FEET; THENCE NORTH 25 DEGREES 24 MINUTES 06 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF THE CHANCE DRIVE RIGHT OF WAY AND THE SOUTHEASTERLY BOUNDARY OF FORT LINCOLN ESTATES #2, A DISTANCE OF 245.91 FEET TO THE BOUNDARY OF EAST LINCOLN 3RD ADDITION; THENCE SOUTH 32 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 379.50 FEET; THENCE SOUTH 69 DEGREES 27 MINUTES 45 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 61.70 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 88.68 FEET TO THE BOUNDARY OF EAST LINCOLN 4TH ADDITION; THENCE SOUTH 04 DEGREES 41 MINUTES 13 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 41.10 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 48 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 89.58 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 45 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 66.04 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 125.01 FEET TO THE BOUNDARY OF PRAIRIEWOOD ESTATES SECOND SUBDIVISION; THENCE NORTH 89 DEGREES 28 MINUTES 36 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 1370.48 FEET TO THE EAST LINE OF THE BELK DRIVE RIGHT OF WAY; THENCE NORTH 00 DEGREES 40 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 70.71 FEET TO THE SOUTH LINE OF LOT B, LINCOLN CITY LANDS; THENCE SOUTH 89 DEGREES 19 MINUTES 39 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT B; THENCE NORTH 00 DEGREES 40 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 105.29 FEET TO THE BOUNDARY OF S&W 2ND ADDITION; THENCE NORTHEASTERLY AND TO THE LEFT, ON A 1072.58 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS NORTH 01 DEGREES 29 MINUTES 34 SECONDS WEST, AN ARC LENGTH OF 793.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 10.49 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A REGISTERED PROFESSIONAL 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 23 MARCH 2016 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.



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

TERRY BALTZER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 N.D. REGISTRATION NO. 3595

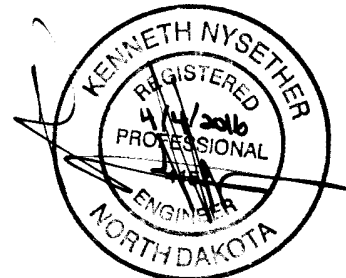
ON THIS 23 DAY OF MARCH, 2016, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE  
 Notary Public  
 State of North Dakota  
 My Commission Expires Aug. 24, 2016

DAVID PATIENCE, NOTARY PUBLIC  
 BURLEIGH COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES AUGUST 24, 2016

### APPROVAL OF CITY ENGINEER

I, KENNETH NYSETH, CITY ENGINEER OF THE CITY OF LINCOLN, NORTH DAKOTA, HEREBY APPROVE "SOUTH LINCOLN FIRST ADDITION", LINCOLN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.



KENNETH NYSETH, P.E.  
 CITY ENGINEER

### 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 2nd DAY OF FEBRUARY, 2016, 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: JEFF GREISCH  
 Secretary: Sarah M. Mawzy

### 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 4TH DAY OF FEBRUARY, 2016.

MAYOR: GERARLD WISE  
 ATTEST: Parker Hunt  
 CITY AUDITOR

### OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SATTLER FAMILY, L.L.P., BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "SOUTH LINCOLN FIRST ADDITION", LINCOLN, NORTH DAKOTA, AND DOES SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES 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 DEDICATE UNTO THE CITY OF LINCOLN "STORM WATER AND DRAINAGE EASEMENTS" AND "STORM SEWER 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, AND ENLARGING 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 )  
 COUNTY OF BURLEIGH ) SS

ROBB SATTLER  
 SATTLER FAMILY, L.L.P.  
 2911 ROOSEVELT DRIVE  
 BISMARCK, ND 58503

ON THIS 23 DAY OF MARCH, 2016, BEFORE ME PERSONALLY APPEARED ROBB SATTLER OF SATTLER FAMILY, L.L.P., 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.

DAVID PATIENCE  
 Notary Public  
 State of North Dakota  
 My Commission Expires Aug. 24, 2016

DAVID PATIENCE, NOTARY PUBLIC  
 BURLEIGH COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES AUG 24, 2016

### STORM WATER & DRAINAGE EASEMENT

ALL OF LOT 13 BLOCK 1, LESS THE AREA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 86 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 73.47 FEET; THENCE NORTH 04 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 102.27 FEET TO THE SOUTHWESTERLY LINE OF THE CHANCE DRIVE RIGHT OF WAY; THENCE SOUTHEASTERLY AND TO THE RIGHT, ON A 142.00 FOOT RADIUS CURVE, ALONG SAID SOUTHWESTERLY LINE, AN ARC LENGTH OF 130.46 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF LOTS 5 & 6 BLOCK 3 SOUTH LINCOLN ADDITION, DESCRIBED AS FOLLOWS:

THE EAST 15.00 FEET OF SAID LOT 5 AND THE WEST AND SOUTH 15.00 FEET OF SAID LOT 6.

### UTILITY AND STORM SEWER EASEMENT

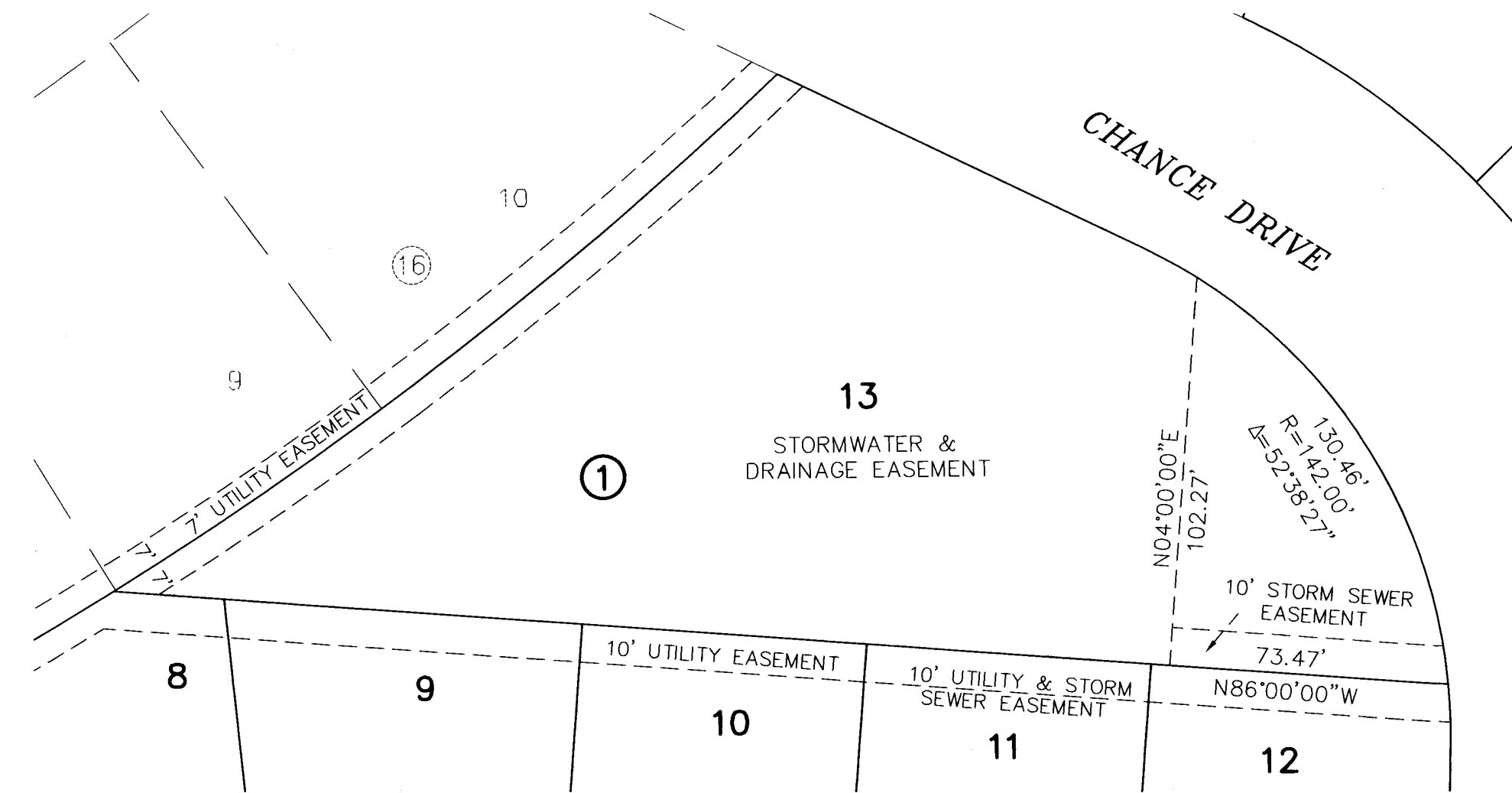
ALL THAT PART OF LOTS 11 AND 12 BLOCK 1 SOUTH LINCOLN ADDITION, DESCRIBED AS FOLLOWS:

THE NORTH 10.00 FEET OF SAID LOTS 11 AND 12.

### STORM SEWER EASEMENT

ALL THAT PART OF LOT 13 BLOCK 1 SOUTH LINCOLN ADDITION, DESCRIBED AS FOLLOWS:

THE SOUTH 10.00 FEET OF THE EAST 73.47 FEET OF LOT 13.



STORM WATER & DRAINAGE & STORM SEWER EASEMENT DETAIL (NOT TO SCALE)

### NOTES:

1. BASIS OF BEARING: NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE

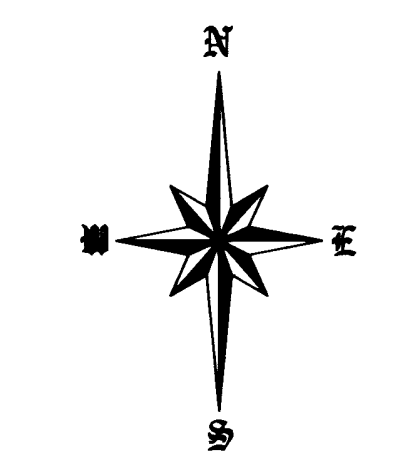
2. COORDINATE DATUM: NORTH DAKOTA STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH ZONE ADJUSTMENT OF 1986 UNITS ARE INTERNATIONAL FEET

3. BENCHMARK: MPO MONUMENT #R50-25 ELEV: 1693.94 (NAD 83)

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

### AREA DATA

LOTS	342,828 S.F.	7.87 ACRES
STREETS	114,089 S.F.	2.62 ACRES
TOTAL	456,917 S.F.	10.49 ACRES



SCALE: 1"=60'  
 MARCH 22, 2016

- MONUMENT TO BE SET
- MONUMENT IN PLACE
- CENTERLINE SURVEY POINT

