MISSOURI VALLEY COMPLEX FIRST REPLAT

REPLAT OF LOT 2 BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3 MISSOURI VALLEY COMPLEX AND THE ADJOINING APPLE CREEK ROAD AND YEGEN ROAD PART OF THE SOUTHEAST 1/4 SECTION 2 T. 138 N., R. 80 W.

BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

REPLAT OF LOT 2 BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3 AND THE ADJOINING APPLE CREEK ROAD AND YEGEN ROAD MISSOURI VALLEY COMPLEX BURLEIGH COUNTY, NORTH DAKOTA CONTAINING 57.04 ACRES, MORE OR LESS.

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 _____ DAY OF _____, 2008, 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 – CHAIRMAN

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 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 ___ DAY OF _____, 2008.

ATTEST
W. C. WOCKEN–CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER

I, MELVIN J. BULLINGER, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "MISSOURI VALLEY COMPLEX FIRST REPLAT".

MELVIN J. BULLINGER
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, 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 PREPARED UNDER MY SUPERVISION AND COMPLETED ON _____ AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEFTHAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

COUNTY OF BURLEIGH } SS
STATE OF NORTH DAKOTA }

TERRY BALTZER
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 3595
909 BASIN AVENUE BISMARCK, ND

ON THIS ___ DAY OF _____, 2008, 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
BURLEIGH COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE COUNTY OF BURLEIGH, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "MISSOURI VALLEY COMPLEX FIRST REPLAT" BISMARCK, 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".

THEY FURTHERMORE DEDICATE STORM WATER & DRAINAGE EASEMENTS TO RUN WITH THE LAND FOR CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING STORM WATER MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THERETO, UNDER, ON, OVER, THROUGH AND ACROSS SAID EASEMENT FOR SURFACE WATER DRAINAGE AND MANAGEMENT OF STORM WATER FLOW OVER AND/OR UNDER SAID EASEMENT.

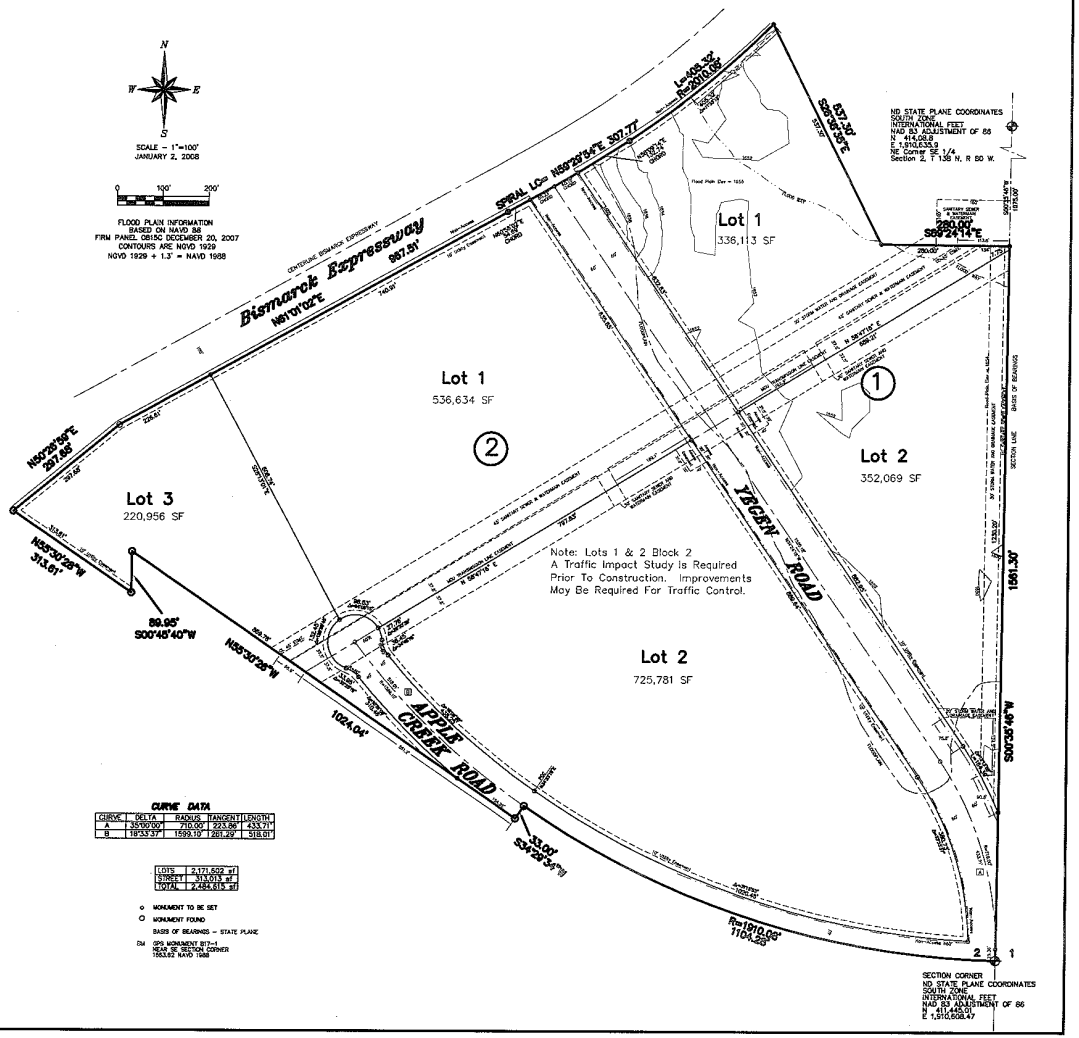
MARLAN "HAWK" HAAKENSON, CHAIRMAN
CHAIRMAN–BURLEIGH COUNTY COMMISSION
BURLEIGH COUNTY OWNER MISSOURI VALLEY COMPLEX FIRST REPLAT
221 N 5TH STREET BISMARCK, ND

STATE OF NORTH DAKOTA } SS
COUNTY OF BURLEIGH }

ON THIS ___ DAY OF _____, 2008, BEFORE ME PERSONALLY APPEARED MARLAN "HAWK" HAAKENSON KNOWN TO ME TO BE THE CHAIRMAN OF THE BURLEIGH COUNTY COMMISSION THAT IS DESCRIBED IN AND THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH COMMISSION EXECUTED THE SAME

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

NOTE: ALTHOUGH EVERY EFFORT WAS MADE TO LOCATE ALL EASEMENTS WITHIN THIS PLAT UNRECORDED AND OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN.



CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	35°00'00"	710.00'	223.96'	433.71'
B	19°33'37"	1599.10'	281.29'	518.01'

LOTS	2,171,502 sf
STREET	313,013 sf
TOTAL	2,484,515 sf

- ○ MONUMENT TO BE SET
- ○ MONUMENT FOUND
- BASIS OF BEARINGS – STATE PLANE
- BM GPS MONUMENT B77-1 NEAR SE SECTION CORNER 1553.02 NAVD 1988

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