

NORTHRIDGE ESTATES COMMERCIAL PARK

BEING A REPLAT OF LOT 1 BLOCK 1 NORTHRIDGE ESTATES SECOND SUBDIVISION
AND THE ADJOINING NORTH WASHINGTON STREET AND HIGHWAY 1804 RIGHT OF WAY
PART OF THE SOUTHWEST 1/4 OF SECTION 4, T. 139 N., R. 80 W.
BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

BEING A REPLAT OF LOT 1 BLOCK 1 NORTHRIDGE ESTATES SECOND SUBDIVISION AND THE ADJOINING NORTH WASHINGTON STREET AND HIGHWAY 1804 RIGHT OF WAY, PART OF THE SOUTHWEST 1/4 SECTION 4, TOWNSHIP 139 NORTH, RANGE 80 OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 4; THENCE NORTH 00 DEGREES 36 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SECTION 4, A DISTANCE OF 730.81 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 38 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 5 BLOCK 1 OF NORTHRIDGE ESTATES SECOND SUBDIVISION; THENCE SOUTH 83 DEGREES 39 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF NORTHRIDGE ESTATES SECOND SUBDIVISION, A DISTANCE OF 276.21 FEET TO THE SOUTHEAST CORNER OF LOT 4 BLOCK 1 OF SAID SUBDIVISION; THENCE SOUTH 44 DEGREES 27 MINUTES 31 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 364.75 FEET TO THE SOUTHWEST CORNER OF LOT 2 BLOCK 1 OF SAID SUBDIVISION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 287.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND A POINT ON THE WEST LINE OF NORTHRIDGE ESTATES FIRST SUBDIVISION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 444.96 FEET TO THE SOUTH LINE OF SAID SECTION 4; THENCE NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 899.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 12.12 ACRES, MORE OR LESS.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 14th DAY OF OCTOBER, 2010.

Mark A. Armstrong
MARK A. ARMSTRONG

Kevin J. Glatt
ATTEST
KEVIN J. GLATT - COUNTY AUDITOR

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, NORTH DAKOTA, ON THE 23rd DAY OF JUNE, 2010 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.

Wayne Lee Yeager
WAYNE LEE YEAGER - CHAIRMAN

Carl D. Hokenstad
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 ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, 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 14th DAY OF SEPTEMBER, 2010.

W.C. Wocken
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 "NORTHRIDGE ESTATES COMMERCIAL PARK", BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Melvin J. Bullinger
MELVIN J. BULLINGER
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, LARRY J. SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON SEPTEMBER 13, 2010 AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NORTH DAKOTA } SS
COUNTY OF BURLEIGH }
SWENSON, HAGEN & CO.
PO BOX 1135
BISMARCK, NORTH DAKOTA 58502
LARRY J. SMITH
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 2363

ON THIS 9th DAY OF November, 2010, BEFORE ME PERSONALLY APPEARED LARRY J. SMITH, 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

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOGUE AND STEINLE LAND INC. BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "NORTHRIDGE ESTATES COMMERCIAL PARK", BURLEIGH COUNTY, NORTH DAKOTA AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, WATER, CULVERTS, AND OTHER PUBLIC UTILITIES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE.

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".

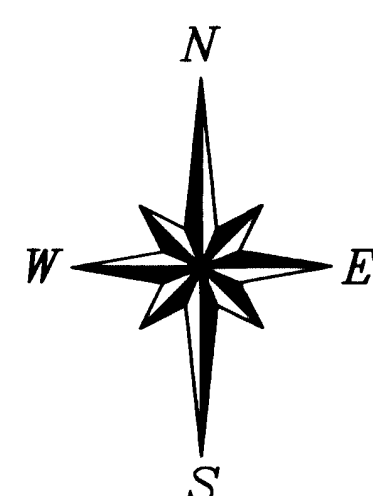
THEY FURTHER GRANT THE ACCESS EASEMENT AS SHOWN ON THE PLAT TO ALL LAND OWNING PARTIES, FOR THE USE OF THE LAND OWNING PARTIES AND THEIR ASSIGNS, TENANTS, VISITORS, LICENSEES, AND INVITEES TO PASS AND REPASS ALONG SAID ACCESS EASEMENT AT ALL TIMES HEREFTER. THE OWNERS GRANT THIS ACCESS EASEMENT TO THE ABOVE DESCRIBED LAND OWNING PARTIES AND TO THEIR SUCCESSORS IN INTEREST. THEY ALSO DEDICATE THIS ACCESS EASEMENT TO AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR ANY GOVERNMENTAL USE OR USES IT DEEMS NECESSARY OR ADVISABLE, PROVIDED THE GOVERNMENTAL SUBDIVISION SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY SERVICES IF SUCH ACCESS EASEMENT IS NOT PROPERLY MAINTAINED OR IS OBSTRUCTED.

STATE OF NORTH DAKOTA } SS
COUNTY OF BURLEIGH }
HOGUE AND STEINLE LAND INC.
9450 ISLAND ROAD WEST
BISMARCK, NORTH DAKOTA 58503
NORM STEINLE
VICE PRESIDENT SECRETARY TREASURER

ON THIS 9th DAY OF November, 2010, BEFORE ME PERSONALLY APPEARED NORM STEINLE KNOWN TO ME TO BE THE VICE PRESIDENT SECRETARY TREASURER OF HOGUE AND STEINLE LAND INC AND KNOWN TO ME TO BE THE PERSON WHO IS DESCRIBED IN AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT SUCH 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



SCALE - 1"=50'
JUNE 21, 2010

COORDINATE DATUM
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE ADJUSTMENT OF 1986
UNITS ARE INTERNATIONAL FEET
THIS IS ALSO THE BASIS OF BEARING.

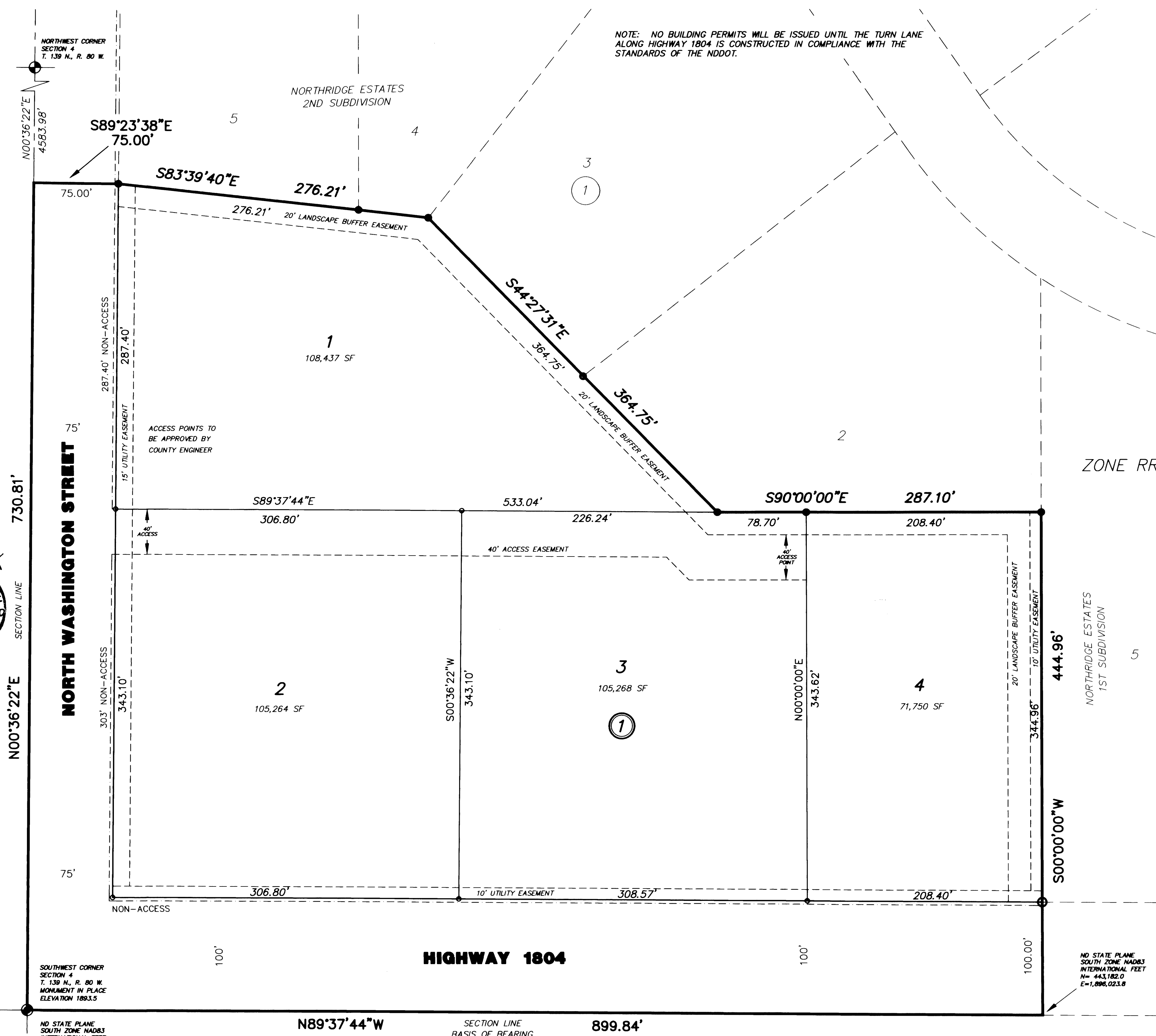
LOTS	390,718 SF
STREET	137,230 SF
TOTAL	527,948 SF

MONUMENT IN PLACE

NOTE: BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENT.

NOTE: THE WATER SERVICE AGREEMENT BETWEEN THE CITY OF BISMARCK AND SOUTH CENTRAL REGIONAL WATER DISTRICT WILL ALLOW THE PROVISION OF WATER SERVICE TO THIS SUBDIVISION FOR A PERIOD OF 10 YEARS AND SUBSEQUENT TO THAT TIME, THE CITY MAY, UPON A ONE YEAR NOTICE, REQUIRE SOUTH CENTRAL REGIONAL WATER DISTRICT TO DISCONTINUE WATER SERVICE IF CITY WATER SERVICE IS AVAILABLE.

NOTE: NO BUILDING PERMITS WILL BE ISSUED UNTIL THE TURN LANE ALONG HIGHWAY 1804 IS CONSTRUCTED IN COMPLIANCE WITH THE STANDARDS OF THE NDDOT.



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