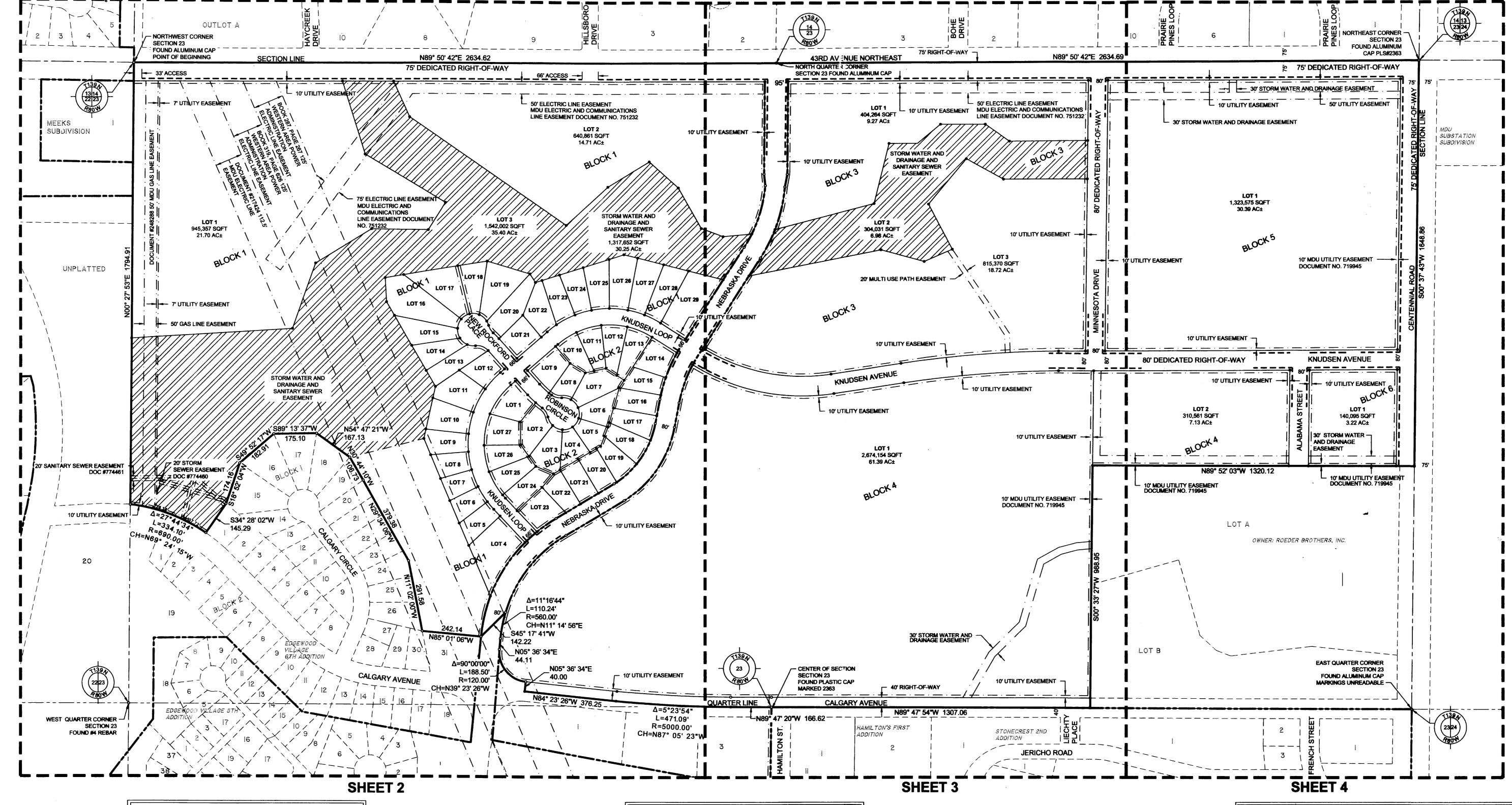
EDGEWOOD VILLAGE 7TH ADDITION

TO THE CITY OF BISMARCK, NORTH DAKOTA

BEING A REPLAT OF AUDITORS LOT A, B, AND C, LOTS 1, 2, AND 3, BLOCK 4, LOT 1, BLOCK 5, LOT 1, BLOCK 6 OF EDGEWOOD VILLAGE SIXTH ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, SECTION 23, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN,

BURLEIGH COUNTY, NORTH DAKOTA



VICINITY MAP Section 13 Section 14 Township 139 North

Township 139 North Township 139 North Range 80 West Range 80 West **43RD AVE NORTHEAST** ADDITION LOCATION Section 22 Section 24 Township 139 North Township 139 North 🗐 Range 80 West Range 80 West Section 23 Township 139 North Range 80 West **CENTURY AVENUE** \Box

VICINITY MAP SCALE

Scale in Feet

NOTES

- 1. BASIS OF BEARINGS: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 3302, NAD83, BASED ON CITY OF BISMARCK CONTROL MONUMENTS. ALL DISTANCES ARE GROUND
- DISTANCES. 2. VERTICAL DATUM: NAVD29
- 3. THE FIELD SURVEY WAS COMPLETED ON 8/31/2012 4. NO RAILROAD RIGHT-OF-WAY EXISTS ON SUBJECT PROPERTY 5. NO PARKS, PUBLIC LAND, OR MULTI-USE TRAILS OR CROSSWALKS
- EXIST WITHIN OR ADJACENT TO SUBJECT SUBDIVISION PLAT. 6. NO PERMANENT BUILDINGS OR STRUCTURES EXIST WITHIN OR
- ADJACENT TO SUBDIVISION PLAT. 7. NO LAND IN SUBJECT SUBDIVISION LIE WITHIN THE 100 YEAR
- 8. LOT 3, BLOCK 1, AND LOT 2, BLOCK 3 ARE PLANNED TO BE USED FOR STORM WATER MANAGEMENT.

9. PROPERTY OWNER(S): BISMARCK LAND COMPANY, LLC.

2850 24TH AVE. S. SUITE 301 GRAND FORKS, ND 58208-3056

10. REGISTERED LAND SURVEYOR: STEVEN E. SWANSON PLS 4185 ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES, INC. 4050 GARDEN VIEW DRIVE SUITE 200

LEGEND

GRAND FORKS, ND 58201

MONUMENT PLACED THIS SURVEY 5/8" Ø X 20" REBAR WITH CAP MARKED LS 4185 FOUND PROPERTY CORNER SECTION LINES **QUARTER LINES** PLAT BOUNDARY LOT LINES **EXISTING LOT LINE** -----EASEMENT LINES ANNEXATION BOUNDARY

ACCESS CONTROL

STORM AND DRAINAGE AND SANITARY SEWER EASEMENT

1 INCH = 200 FEET Scale in Feet

DATE: 04/24/2013

COORDINATE REFERENCE DATA

- 1. TIE MONUMENT 1 BEING THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 139 NORTH, RANGE 80 WEST
- A. NORTHING: 432527.56'
- B. EASTING: 1905562.80'
- C. ELEVATION: 1779.68' (NAVD29) 2. TIE MONUMENT 2 BEING THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 139 NORTH, RANGE 80 WEST
- A. NORTHING: 432527.56' B. EASTING: 1905562.80'
- C. ELEVATION: 1779.68' (NAVD29)
- 3. BENCHMARK BISMARCK CONTROL MONUMENT C4-87 A. NORTHING: 424876.06'
- B. EASTING: 1906539.58' C. ELEVATION: 1724.98' (NAVD29)

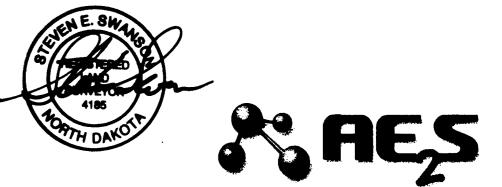
WESTERN AREA POWER ADMINISTRATION

SEPARATE 125 FOOT (62.5' ON EACH SIDE OF THE CENTERLINE) EASEMENTS FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT **ELECTRICAL TRANSMISSION LINES.**

THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HOLDS TWO

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE EASEMENT, UNLESS REVIEWED AND APPROVED BY WESTERN AREA POWER ADMINISTRATION (IN

- 1. OWNER SHALL NOT ERECT ANY STRUCTURES. STRUCTURES BY WAY OF EXAMPLE, NOT BY LIMITATION, SHALL MEAN BUILDINGS, MOBILE HOMES, SIGNS, STORAGE TANKS, SEPTIC TANKS, SWIMMING POOLS, TENNIS COURTS, OR OTHER SIMILAR FACILITIES.
- 2. OWNER SHALL NOT DRILL WELLS OR CONDUCT MINING OPERATIONS.
- 3. OWNER SHALL NOT APPRECIABLY CHANGE THE CHARACTER OF EXISTING TOPOGRAPHY. NORMAL GARDENING PRACTICES MAY BE CONDUCTED.
- 4. OWNER SHALL NOT ERECT INSTALL FENCES ON OR ACROSS THE EASEMENT AREA WITHOUT FIRST SUBMITTING THE FENCE PLANS TO WAPA AND OBTAINING WAPA'S WRITTEN APPROVAL. REQUESTS FOR PERMISSION TO USE THE TRANSMISSION LINE RIGHT-OF-WAY SHOULD BE SUBMITTED TO THE WESTERN AREA POWER ADMINISTRATION, NORTH DAKOTA MAINTENANCE OFFICE, P.O. BOX 1173, BISMARCK, ND
- **58502-1173**. (701)221**-452**0 5. NO TREES OR VEGETATION SHALL BE PLANTED WITHIN THE DEDICATED LANDSCAPE
- AREAS UNDER THE TRANSMISSION LINE RIGHT-OF-WAYS. 6. OBJECTS LOCATED WITHIN THE TRANSMISSION LINE RIGHT-OF-WAY THAT INTERFERE
- WITH THE SAFE OPERATION AND MAINTENANCE OF THE TRANSMISSION LINE CAN BE
- 7. PLANS FOR IMPROVEMENT PROJECTS SUCH AS CURB AND GUTTER, PAVING, AND OTHER INFRASTRUCTURES WITHIN THE TRANSMISSION LINE RIGHT-OF-WAY SHALL BE PRESENTED TO WAPA FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



Voice: 701.746.8087

Advanced Engineering and Environmental Services, Inc. 4050 Garden View Drive Suite 200, Grand Forks, ND 58201

PROJECT NUMBER: P11246-2012-07

PAGE 1 OF 4

Fax: 701.746.0370

1612 02 **PLAT OF** SECTION LINE 43RD STREET NORTHEAST N89° 50' 42"E 2634.62 **ADDITION** 75' DEDICATED RIGHT-OF-WAY 33' ACCESS POINT OF BEGINNING TO THE CITY OF BISMARCK, **NORTH DAKOTA** LINE EASEMENT DOCUMENT NO. 751232 LOT 2 640,861 SQFT 14.71 AC± - 7' UTILITY EASEMENT - 75' ELECTRIC LINE EASEMENT
MDU ELECTRIC AND COMMUNICATIONS LINE EASEMENT DOCUMENT NO. 751232 1 INCH = 100 FEET STORM WATER AND DRAINAGE AND Scale in Feet SANITARY SEWER EASEMENT **LOT 1** 945,357 SQFT DATE: 04/24/2013 1,542,002 SQFT **LEGEND** MONUMENT PLACED THIS SURVEY 5/8"ØX 20" REBAR LOT 27 19,526 SQFT 16,966 SQFT AND DRAINAGE AND 14,937 SQFT SANITARY SEWER **EXISTING LOT LINE** EASEMENT 25,125 SQFT 28,054 SQFT 34,129 SQFT LOT 16 35,518 SQFT 7' UTILITY EASEMENT **NOTES** 50' GAS LINE EASEMENT 17,720 SQFT SOUTH ZONE 3302, NAD83. ALL DISTANCES ARE GROUND DISTANCES. **LOT 11** 14,478 SQFT س LOT 13 2. VERTICAL DATUM: NAVD29 13,615 SQFT 3. THE FIELD SURVEY WAS COMPLETED ON 8/31/2012 4. NO RAILROAD RIGHT-OF-WAY EXISTS ON SUBJECT PROPERTY 14,723 SQFT 7' UTILITY ADJACENT TO SUBJECT SUBDIVISION PLAT. / 16,222 SQFT 6. NO PERMANENT BUILDINGS OR STRUCTURES EXIST WITHIN OR ADJACENT TO LOT 13 SUBDIVISION PLAT. 7. NO LAND IN SUBJECT SUBDIVISION LIE WITHIN THE 100 YEAR FLOOD PLAIN. . 14,206 SQFT ZSTT 44'23'W X 5,1/8 8. LOT 3, BLOCK 1, AND LOT 2, BLOCK 3 ARE PLANNED TO BE USED STORM WATER AND DRAINAGE AND LOT 15 _N32° 51' 00"E < S57° 26' 32°E'--/ \$ 11,463 SQFT/s FOR STORM WATER MANAGEMENT. 13,264 SQFT 9. PROPERTY OWNER(S): Δ=2°21'26° --L=13.04' Δ=18°07'56" 18,705 SQFT _L=166.15' R=525.00' **BISMARCK LAND COMPANY, LLC.** LOT 11 21,219 SQFT 2850 24TH AVE. S. SUITE 301 CH=S19° 46' 41°W **GRAND FORKS, ND 58208-3056** 10. REGISTERED LAND SURVEYOR: **STEVEN E. SWANSON PLS 4185** N10° 42' 42"E ADVANCED ENGINEERING AND 14,123 SQFT 17,157 SQFT ENVIRONMENTAL SERVICES, INC. 4050 GARDEN VIEW DRIVE SUITE 200 LOT 17 N10° 42' 42"E_ 19,027 SQFT GRAND FORKS, ND 58201 15,067 SQFT R=383.00' 16,676 SQFT 15,789 SQFT 14,939 SQFT 15,193 SQFT LOT 4 2 12,063 SQFT 13,099 SQFT SEWER EASEMENT / DOC #774460 ൂ് \ 12,310 SQFT ELECTRICAL TRANSMISSION LINES. LOT 7 16,051 SQFT N40" 19' 56"E كْخٍ 13,**697 SQ**FT ່ 10,979 SQFT 🔗 ື 1. OWNER SHALL NOT ERECT ANY STRUCTURES. STRUCTURES BY WAY OF EXAMPLE, NOT N73" 56' 57"W SEPTIC TANKS, SWIMMING POOLS, TENNIS COURTS, OR OTHER SIMILAR FACILITIES. LOT 6 270.00' \$14' 50' 53'W/ 1,589 SQFT TOPOGRAPHY. NORMAL GARDENING PRACTICES MAY BE CONDUCTED. 4. OWNER SHALL NOT ERECT INSTALL FENCES ON OR ACROSS THE EASEMENT AREA ADMINISTRATION, NORTH DAKOTA MAINTENANCE OFFICE, P.O. BOX 1173, BISMARCK, ND 58502-1173. (701)221-4520 LOT 4 36,392 SQFT AREAS UNDER THE TRANSMISSION LINE RIGHT-OF-WAYS. 2,674,154 SQFT -L=120.27, R=600.00, Δ=11°29'05" 61.39 AC ± 7. PLANS FOR IMPROVEMENT PROJECTS SUCH AS CURB AND GUTTER, PAVING, AND OTHER PRESENTED TO WAPA FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. **CURVE DATA** 10' UTILITY EASEMENT SYMBOL DELTA ANGLE RADIUS ARC LENGTH L=110.24' R=560.00' G 35°50′26° 65.00′ 40.66′ K 07°22'42" 257.52' 33.16' L 41°59'38" 60.00' 43.98' EDSEWOOD VILLAGE Δ=90°00'00" N05° 36' 34"E L=188.50' CALGARY AVENUE R=120.00' - 10' UTILITY EASEMENT -N84° 23' 26"W 376.25' -CH=N39° 23' 26"W - WEST QUARTER CORNER FOUND #4 REBAR EDGEWOOD QUARTER LINE L=471.09' Voice: 701.746.8087 R=5000.00' -----CH=N87° 05' 23"W PAGE 2 OF 4

EDGEWOOD VILLAGE 7TH

BEING A REPLAT OF AUDITORS LOT A, B, AND C, LOTS 1, 2, AND 3, BLOCK 4, LOT 1, BLOCK 5, LOT 1, BLOCK 6 OF EDGEWOOD VILLAGE SIXTH ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, SECTION 23, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN,

BURLEIGH COUNTY, NORTH DAKOTA

WITH CAP MARKED LS 4185

1. BASIS OF BEARINGS: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM,

5. NO PARKS, PUBLIC LAND, OR MULTI-USE TRAILS OR CROSSWALKS EXIST WITHIN OR

WESTERN AREA POWER ADMINISTRATION

THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HOLDS TWO SEPARATE 125 FOOT (62.5' ON EACH SIDE OF THE CENTERLINE) EASEMENTS FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE EASEMENT, UNLESS REVIEWED AND APPROVED BY WESTERN AREA POWER ADMINISTRATION (IN

BY LIMITATION, SHALL MEAN BUILDINGS, MOBILE HOMES, SIGNS, STORAGE TANKS.

2. OWNER SHALL NOT DRILL WELLS OR CONDUCT MINING OPERATIONS.

3. OWNER SHALL NOT APPRECIABLY CHANGE THE CHARACTER OF EXISTING

WITHOUT FIRST SUBMITTING THE FENCE PLANS TO WAPA AND OBTAINING WAPA'S WRITTEN APPROVAL. REQUESTS FOR PERMISSION TO USE THE TRANSMISSION LINE RIGHT-OF-WAY SHOULD BE SUBMITTED TO THE WESTERN AREA POWER

5. NO TREES OR VEGETATION SHALL BE PLANTED WITHIN THE DEDICATED LANDSCAPE

6. OBJECTS LOCATED WITHIN THE TRANSMISSION LINE RIGHT-OF-WAY THAT INTERFERE

WITH THE SAFE OPERATION AND MAINTENANCE OF THE TRANSMISSION LINE CAN BE

INFRASTRUCTURES WITHIN THE TRANSMISSION LINE RIGHT-OF-WAY SHALL BE

SYMBOL	DELTA ANGLE	RADIUS	ARC LENGTH
M	34"19'05"	65.00'	38.93'
N	38"53"01"	65.00"	44.11'
0	39"04'04"	85.00°	44.32
Р	38°41'25"	65.00	43.89'
Q	38°57'27"	65.00	44.20'
R	38°35'37"	65.00	43.78'
S	35"20"33"	65.00'	40.09'
T	41"53'16"	60.00	43.86'
U	12"01'45"	350.00	73.48'
V	06*02*41"	383.00	40.41'
W	13°42'27"	363.00	91.63'
X	26"44"51"	317.00	147.96



Advanced Engineering and Environmental Services, Inc. 4050 Garden View Drive Suite 200, Grand Forks, ND 58201 Fax: 701.746.0370

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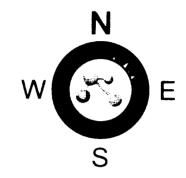
1612 03 NORTH QUARTER CORNER SECTION 23 FOUND ALUMINUM CAP 43RD AVENUE NORTHEAST N89° 50' 42"E 2634.69 75' RIGHT-OF-WAY 50' ELECTRIC LINE EASEMENT MDU ELECTRIC AND COMMUNICATIONS LINE EASEMENT DOCUMENT NO. 751232 404,264 SQFT 9.27 AC± 10' UTILITY EASEMENT 672,719 SQFT 10' UTILITY EASEMENT 10' UTILITY EASEMENT STORM WATER AND DRAINAGE AND SANITARY SEWER EASEMENT N6" 22' 02"W _ N10 46' 20"E LOT 1 1,323,575 SQFT 304.031 SQFT 10' UTILITY EASEMENT LOT 3 815,370 SQFT 20' MULTI USE PATH EASEMENT LOT 29 N89° 50' 42"E 10' UTILITY EASEMENT 110.39 80' DEDICATED RIGHT-OF-WAY L=642.90, R=4400.00, Δ=8°22'18" N89° 50' 42"E 149.85" _____ N89° 50' 42"E ___ L=578 05. R=820 00. Δ=40°23'24" __N32151100*E Δ~18:07:56* L=602.80. R=860.00. Δ=40°09'37* 10' UTILITY EASEMENT R=525.00 CH=S19" 46" 41"W - 30' STORM WATER AND DRAINAGE EASEMENT 10' UTILITY EASEMENT LOT 2 309,950 SQFT 7.13 AC± 10' UTILITY EASEMENT ---LOT 1 2.674.154 SQFT - 30' STORM WATER AND DRAINAGE EASEMENT - 10' MDU UTILITY EASEMENT DOCUMENT NO. 719945 10' MDU UTILITY EASEMENT DOCUMENT NO. 719945 3. OWNER SHALL NOT APPRECIABLY CHANGE THE CHARACTER OF EXISTING LOTA 58502-1173. (701)221-4520 REMOVED BY WAPA. LOTB - 30' STORM WATER AND DRAINAGE EASEMENT S89° 47' 54"E CALGARY AVENUE - 10' UTILITY EASEMENT QUARTER LINE - CENTER OF SECTION 40' RIGHT-OF-WAY N89° 47' 54"W 1307.06 ----SECTION 23 -N89° 47' 20"W 166.62 FOUND PLASTIC CAP MARKED 2363

PLAT OF

EDGEWOOD VILLAGE 7TH ADDITION

TO THE CITY OF BISMARCK, NORTH DAKOTA

BEING A REPLAT OF AUDITORS LOT A, B, AND C, LOTS 1, 2, AND 3, BLOCK 4, LOT 1, BLOCK 5, LOT 1, BLOCK 6 OF EDGEWOOD VILLAGE SIXTH ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, SECTION 23, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA



Scale in Feet DATE: 04/24/2013

LEGEND

SURVEY 5/8" Ø X 20" REBAR WITH CAP MARKED LS 4185 FOUND PROPERTY CORNER SECTION LINES QUARTER LINES PLAT BOUNDARY LOT LINES **EXISTING LOT LINE** --- EASEMENT LINES ANNEXATION BOUNDARY ACCESS CONTROL STORM AND DRAINAGE AND SANITARY SEWER EASEMENT

WESTERN AREA POWER ADMINISTRATION

THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HOLDS TWO SEPARATE 125 FOOT (62.5' ON EACH SIDE OF THE CENTERLINE) EASEMENTS FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT **ELECTRICAL TRANSMISSION LINES.**

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE EASEMENT. UNLESS REVIEWED AND APPROVED BY WESTERN AREA POWER ADMINISTRATION (IN

- 1. OWNER SHALL NOT ERECT ANY STRUCTURES. STRUCTURES BY WAY OF EXAMPLE, NOT BY LIMITATION, SHALL MEAN BUILDINGS, MOBILE HOMES, SIGNS, STORAGE TANKS, SEPTIC TANKS, SWIMMING POOLS, TENNIS COURTS, OR OTHER SIMILAR FACILITIES. 2. OWNER SHALL NOT DRILL WELLS OR CONDUCT MINING OPERATIONS.
- TOPOGRAPHY. NORMAL GARDENING PRACTICES MAY BE CONDUCTED. 4. OWNER SHALL NOT ERECT INSTALL FENCES ON OR ACROSS THE EASEMENT AREA WITHOUT FIRST SUBMITTING THE FENCE PLANS TO WAPA AND OBTAINING WAPA'S WRITTEN APPROVAL. REQUESTS FOR PERMISSION TO USE THE TRANSMISSION LINE RIGHT-OF-WAY SHOULD BE SUBMITTED TO THE WESTERN AREA POWER ADMINISTRATION, NORTH DAKOTA MAINTENANCE OFFICE, P.O. BOX 1173, BISMARCK, ND
- 5. NO TREES OR VEGETATION SHALL BE PLANTED WITHIN THE DEDICATED LANDSCAPE AREAS UNDER THE TRANSMISSION LINE RIGHT-OF-WAYS.
- 6. OBJECTS LOCATED WITHIN THE TRANSMISSION LINE RIGHT-OF-WAY THAT INTERFERE WITH THE SAFE OPERATION AND MAINTENANCE OF THE TRANSMISSION LINE CAN BE
- 7. PLANS FOR IMPROVEMENT PROJECTS SUCH AS CURB AND GUTTER, PAVING, AND OTHER INFRASTRUCTURES WITHIN THE TRANSMISSION LINE RIGHT-OF-WAY SHALL BE PRESENTED TO WAPA FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTES

- 1. BASIS OF BEARINGS: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 3302, NAD83 ALL DISTANCES ARE GROUND DISTANCES.
- 2. VERTICAL DATUM: NAVD29
- 3. THE FIELD SURVEY WAS COMPLETED ON 8/31/2012 4. NO RAILROAD RIGHT-OF-WAY EXISTS ON SUBJECT
- 5. NO PARKS, PUBLIC LAND, OR MULTI-USE TRAILS OR
- CROSSWALKS EXIST WITHIN OR ADJACENT TO SUBJECT SUBDIVISION PLAT.
- 6. NO PERMANENT BUILDINGS OR STRUCTURES EXIST WITHIN OR ADJACENT TO SUBDIVISION PLAT
- 7. NO LAND IN SUBJECT SUBDIVISION LIE WITHIN THE
- 100 YEAR FLOOD PLAIN.
- 8. LOT 3, BLOCK 1, AND LOT 2, BLOCK 3 ARE PLANNED TO BE USED FOR STORM WATER MANAGEMENT.
- PROPERTY OWNER(S): BISMARCK LAND COMPANY, LLC.

2850 24TH AVE. S. SUITE 301 GRAND FORKS, ND 58208-3056

10. REGISTERED LAND SURVEYOR:

STEVEN E. SWANSON PLS 4185 ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES, INC. **4050 GARDEN VIEW DRIVE SUITE 200**

GRAND FORKS, ND 58201





Advanced Engineering and Environmental Services, Inc. 4050 Garden View Drive Suite 200, Grand Forks, ND 58201 Fax: 701.746.0370 Voice: 701.746.8087

PROJECT NUMBER: P11246-2012-07

PAGE 3 OF 4

PLAT OF

EDGEWOOD VILLAGE 7TH ADDITION

TO THE CITY OF BISMARCK, NORTH DAKOTA

BEING A REPLAT OF AUDITORS LOT A, B, AND C, LOTS 1, 2, AND 3, BLOCK 4, LOT 1, BLOCK 5, LOT 1, BLOCK 6 OF EDGEWOOD VILLAGE SIXTH ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, SECTION 23, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN,

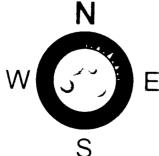
BURLEIGH COUNTY, NORTH DAKOTA

NORTHEAST CORNER SECTION 23 N89° 50' 42"E 2634.69 43RD AVENUE NORTHEAST FOUND ALUMINUM CAP PLS#2363 -75' DEDICATED RIGHT-OF-WAY N89 50' 42"E 1199 58' 50' UTILITY EASEMENT 30' STORM WATER AND DRAINAGE EASEMENT 399.925 SQFT 9.01 AC± 10' UTILITY EASEMENT 271 985 SQFT 6 98 AC± 1,323,575 SQFT 10' UTILITY EASEMENT 851.553 SQFT 18 72 AC± DOCUMENT NO. 719945 BLOCK 3 80' DEDICATED RIGHT-OF-WAY KNUDSEN AVENUE N89 50' 42"E 839 50' 30' STORM WATER AND DRAINAGE EASEMENT 310.561 SQFT 140,095 SQFT 7 13 AC± 2,674,154 SOFT 10' UTILITY EASEMENT ---10' UTILITY EASEMENT 10' UTILITY EASEMENT 30' STORM WATER AND -30' STORM WATER AND DRAINAGE EASEMENT DRAINAGE EASEMENT 10' MDU UTILITY EASEMENT DOCUMENT NO 719945 10' MOU UTILITY EASEMENT 10' MDU UTILITY EASEMENT DOCUMENT NO 719945

LEGEND

MONUMENT PLACED THIS SURVEY 5/8" Ø X 20" REBAR WITH CAP MARKED LS 4185 FOUND PROPERTY CORNER SECTION LINES QUARTER LINES PLAT BOUNDARY LOT LINES EXISTING LOT LINE EASEMENT LINES ANNEXATION BOUNDARY ACCESS CONTROL STORM AND DRAINAGE AND

SANITARY SEWER EASEMENT



1 INCH = 100 FEET 1 1 1 1 1 1 1 Scale in Feet DATE: 04/24/2013

200

NOTES

1. BASIS OF BEARINGS: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 3302, NAD83. ALL DISTANCES ARE GROUND DISTANCES. 2. VERTICAL DATUM: NAVD29

3. THE FIELD SURVEY WAS COMPLETED ON 8/31/2012 4. NO RAILROAD RIGHT-OF-WAY EXISTS ON SUBJECT **PROPERTY**

5. NO PARKS, PUBLIC LAND, OR MULTI-USE TRAILS OR CROSSWALKS EXIST WITHIN OR ADJACENT TO SUBJECT SUBDIVISION PLAT. 6. NO PERMANENT BUILDINGS OR STRUCTURES EXIST WITHIN OR

ADJACENT TO SUBDIVISION PLAT. 7. NO LAND IN SUBJECT SUBDIVISION LIE WITHIN THE 100 YEAR FLOOD PLAIN. 8. LOT 3, BLOCK 1, AND LOT 2, BLOCK 3 ARE PLANNED TO BE USED

FOR STORM WATER MANAGEMENT. 9. PROPERTY OWNER(S): BISMARCK LAND COMPANY, LLC.

2850 24TH AVE. S. SUITE 301 GRAND FORKS, ND 58208-3056 10. REGISTERED LAND SURVEYOR: STEVEN E. SWANSON PLS 4185 ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES, INC. 4050 GARDEN VIEW DRIVE SUITE 200 GRAND FORKS, ND 58201

DESCRIPTION OF PLAT BOUNDARY

Being a Replat of Auditors Lot A, B, and C, Lots 1, 2, and 3, Block 4, Lot 1, Block 5, Lot 1, Block 6 of Edgewood Village Sixth Addition to the City of Bismarck, Burleigh County, North Dakota, Section 23, Township 139 North, Range 80 West of the 5th Principal Meridian, Burleigh County, North Dakota, describes as follows:

Beginning at the Northwest Corner of said Section 23; thence North 89 degrees 50 minutes 42 seconds East along the north line of said Section 23 a distance of 5269.31 feet to the Northeast Corner of said Section 23; thence South 00 degrees 37 minutes 43 seconds West along the east line of said Section 23 a distance of 1648.86 feet; thence North 89 degrees 52 minutes 03 seconds West along the north line of Lot 'A' recorded as Document Number 739957 in the Burleigh County Court House a distance of 1320.12 feet; thence South 00 degrees 33 minutes 27 seconds West along the west line of said Lot 'A 'and the west line of Lot 'B' recorded as Document Number 739958 in the Burleigh County Court House a distance of 988.95 feet to the south line of the Northeast Quarter of said Section 23; thence North 89 degrees 47 minutes 54 seconds West along the south line of the Northeast Quarter of said Section 23 a distance of 1307.06 feet to the Center of Section of said Section 23; thence North 89 degrees 47 minutes 20 seconds West a distance of 166.62 feet; thence along a tangential curve concave to the north having a Delta angle of 05 degrees 23 minutes 54 seconds, Radius of 5000.00 feet, a distance of 471.09 feet; thence North 84 degrees 23 minutes 26 seconds West a distance of 376.25 feet; thence North 05 degrees 36 minutes 34 seconds East a distance of 40.00 to the north line of Calgary Avenue north right-of-way and the east line of Nebraska Drive right-of-way; thence continuing along the east line of Nebraska Drive along a nontangential curve concave to the northeast having Chord Bearing of North 39 degrees 23 minutes 26 seconds West, Delta angle of 90 degrees 00 minutes 00 seconds, Radius of 120.00 feet, a distance of 188.50 feet; thence continuing along the easterly right-of-way of said Nebraska Drive North 05 degrees 36 minutes 34 seconds East a distance of 44.11 feet; thence continuing along the easterly right-of-way of Nebraska Drive along a tangential curve concave to the northeast having a Delta angle of 11 degrees 16 minutes 44 seconds, Radius of 560.00 feet, a distance of 110.24 feet; thence South 45 degrees 17 minutes 41 seconds West a distance of 142.22 feet to the Northeast Corner of Lot 31, Block 1 of said Edgewood Village Sixth Addition; thence North 85 degrees 01 minutes 06 seconds West along the northerly line of Lot 31, Block 1 of said Edgewood Village Sixth Addition a distance of 242.14 feet to the Northeast Corner of Lot 30, Block 1 of said Edgewood Village Sixth Addition; thence continuing along the northerly line of said Edgewood Village Sixth Addition North 11 degrees 02 minutes 00 seconds West a distance of 291.58 feet; thence continuing along the northerly line of said Edgewood Village Sixth Addition North 29 degrees 34 minutes 06 seconds West a distance of 379.38 feet to the southeasterly most corner of Lot 19, Block 1 of said Edgewood Village Sixth Addition; thence continuing along the northerly line of said Edgewood Village Sixth Addition North 30 degrees 44 minutes 10 seconds West a distance of 106.73 feet to the northeasterly most corner of Lot 19, Block 1 of said Edgewood Village Sixth Addition; thence continuing along the northerly line of said Edgewood Village Sixth Addition North 54 degrees 47 minutes 21 seconds West a distance of 167.13 feet to the northerly most corner of Lot 18, Block 1 of said Edgewood Village Sixth Addition; thence continuing along the northerly line of said Edgewood Village Sixth Addition South 89 degrees 13 minutes 37 seconds West a distance of 175.10 feet to the Northwest Corner of Lot 17, Block 1 of said Edgewood Village Sixth Addition; thence continuing along the northerly line of said Edgewood Village Sixth Addition South 49 degrees 52 minutes 17 seconds West a distance of 182.91 feet to the Northwest Corner of Lot 16, Block 1 of said Edgewood Village Sixth Addition; thence continuing along the northerly line of said Edgewood Village Sixth Addition South 18 degrees 52 minutes 04 seconds West a distance of 174.16 feet to northerly most corner of Lot 1, Block 1 of said Edgewood Village Sixth Addition; thence continuing along the northerly line of said Edgewood Village Sixth Addition South 34 degrees 28 minutes 02 seconds West a distance of 145.29 feet to the southwesterly most corner of Lot 1, Block 1 of said Edgewood Village Sixth Addition; thence continuing along the northerly line of said Edgewood Village Sixth Addition along a non tangential curve concave to the Southwest having a Delta angle of 27 degrees 44 minutes 34 seconds, Radius of 690.00 feet, a distance of 334.10 feet to the west line of said Section 23; thence North 00 degrees 27 minutes 53 seconds East along the west line of said Section 23 a distance of 1794.91 feet to the Point of

Said tract containing 258.45 acres more or less.

SURVEYOR'S CERTIFICATE

I, Steven E. Swanson, 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 the monuments shown hereon are accurate and set, and that all dimensional and geodetic information shown hereon is true and correct to the best of my knowledge and belief.

Registered Land Surveyor N.D. Registration No. 4185

STATE OF NORTH DAKOTA) SS

_, 2013, before me personally appeared Steven E. Swanson, known to me to be the person described in and who executed the foregoing Surveyor's Certificate and he acknowledged to

State of North Dakota My commission expires:

COURTNEY G. PETERSON NOTARY PUBLIC STATE OF NORTH DAKOTA ly Commission Expires: Dec. 29, 2014

--24-2013

OWNER'S CERTIFICATE & DEDICATION

Known to all men these presents that Phil Gisi of Bismarck Land Company, LLC., being owner and proprietors of the North Half of Section 23 Township 139 North, Range 80 West of the Fifth Principal Meridian, Bismarck, North Dakota, and Lots 1,2, and 3, Block 4, Lot 1, Block 5, Lot 1, Block 6 of Edgewood Village Sixth Addition to the City of Bismarck, shown on the plat have caused that portion described hereon to be surveyed and platted as "Edgewood Village 7th Addition", Burleigh County, 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

Bismarck Land Company, LLC.

STATE OF NORTH DAKOTA) COUNTY OF GRAND FORKS) SS

On this 245 day of 4000, 2013, before me personally appeared Phil Gisi of Bismarck Land Company, LLC., known to me to be the person who is described in and whose names are subscribed to the within instrument and they acknowledged to me that he executed the same.

State of North Dakota My commission expires:

KIM SCHMIDT Notary Public State of North Dakota My Commission Expires Feb 21, 2019

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 11nd day of FERNARY, 2013, 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

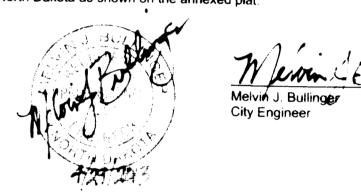
APPROVAL OF BOARD OF CITY COMMISSIONERS

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 City Commission of Bismarck, North Dakota, was taken by resolution approved the 16th day of MARCH 2013.

W.C. Wocken - City Administrato

APPROVAL OF CITY ENGINEER

I, Melvin J. Bullinger, City Engineer of Bismarck, North Dakota, hereby approve "Edgewood Village 7th Addition" Bismarck, Burleigh County, North Dakota as shown on the annexed plat



WESTERN AREA POWER ADMINISTRATION

THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HOLDS TWO SEPARATE 125 FOOT (62.5' ON EACH SIDE OF THE CENTERLINE) EASEMENTS FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT **ELECTRICAL TRANSMISSION LINES.**

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE EASEMENT UNLESS REVIEWED AND APPROVED BY WESTERN AREA POWER ADMINISTRATION (IN

1. OWNER SHALL NOT ERECT ANY STRUCTURES, STRUCTURES BY WAY OF EXAMPLE, NOT BY LIMITATION, SHALL MEAN BUILDINGS, MOBILE HOMES, SIGNS, STORAGE TANKS.

SEPTIC TANKS, SWIMMING POOLS, TENNIS COURTS, OR OTHER SIMILAR FACILITIES.

2. OWNER SHALL NOT DRILL WELLS OR CONDUCT MINING OPERATIONS. 3. OWNER SHALL NOT APPRECIABLY CHANGE THE CHARACTER OF EXISTING TOPOGRAPHY. NORMAL GARDENING PRACTICES MAY BE CONDUCTED.

4. OWNER SHALL NOT ERECT INSTALL FENCES ON OR ACROSS THE EASEMENT AREA WITHOUT FIRST SUBMITTING THE FENCE PLANS TO WAPA AND OBTAINING WAPA'S WRITTEN APPROVAL. REQUESTS FOR PERMISSION TO USE THE TRANSMISSION LINE RIGHT-OF-WAY SHOULD BE SUBMITTED TO THE WESTERN AREA POWER ADMINISTRATION, NORTH DAKOTA MAINTENANCE OFFICE, P.O. BOX 1173, BISMARCK, ND 58502-1173. (701)221-4520

5. NO TREES OR VEGETATION SHALL BE PLANTED WITHIN THE DEDICATED LANDSCAPE

AREAS UNDER THE TRANSMISSION LINE RIGHT-OF-WAYS. 6. OBJECTS LOCATED WITHIN THE TRANSMISSION LINE RIGHT-OF-WAY THAT INTERFERE

WITH THE SAFE OPERATION AND MAINTENANCE OF THE TRANSMISSION LINE CAN BE

7. PLANS FOR IMPROVEMENT PROJECTS SUCH AS CURB AND GUTTER, PAVING, AND OTHER INFRASTRUCTURES WITHIN THE TRANSMISSION LINE RIGHT-OF-WAY SHALL BE PRESENTED TO WAPA FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

JY AES

Advanced Engineering and Environmental Services, Inc. 4050 Garden View Drive Suite 200, Grand Forks, ND 58201 Voice: 701.746.8087 Fax: 701.746.0370 PROJECT NUMBER: P11246-2012-07

PAGE 4 OF 4