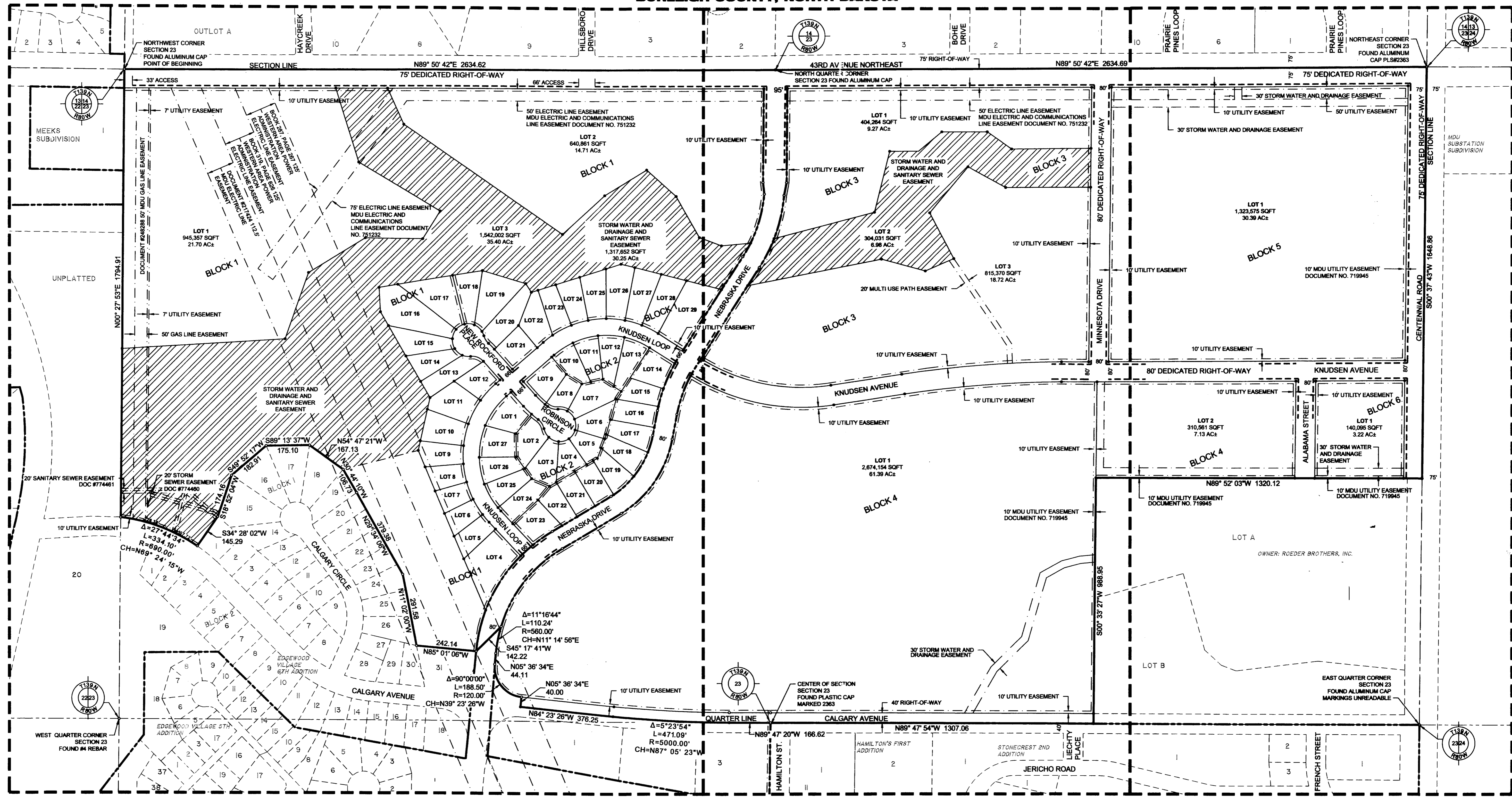
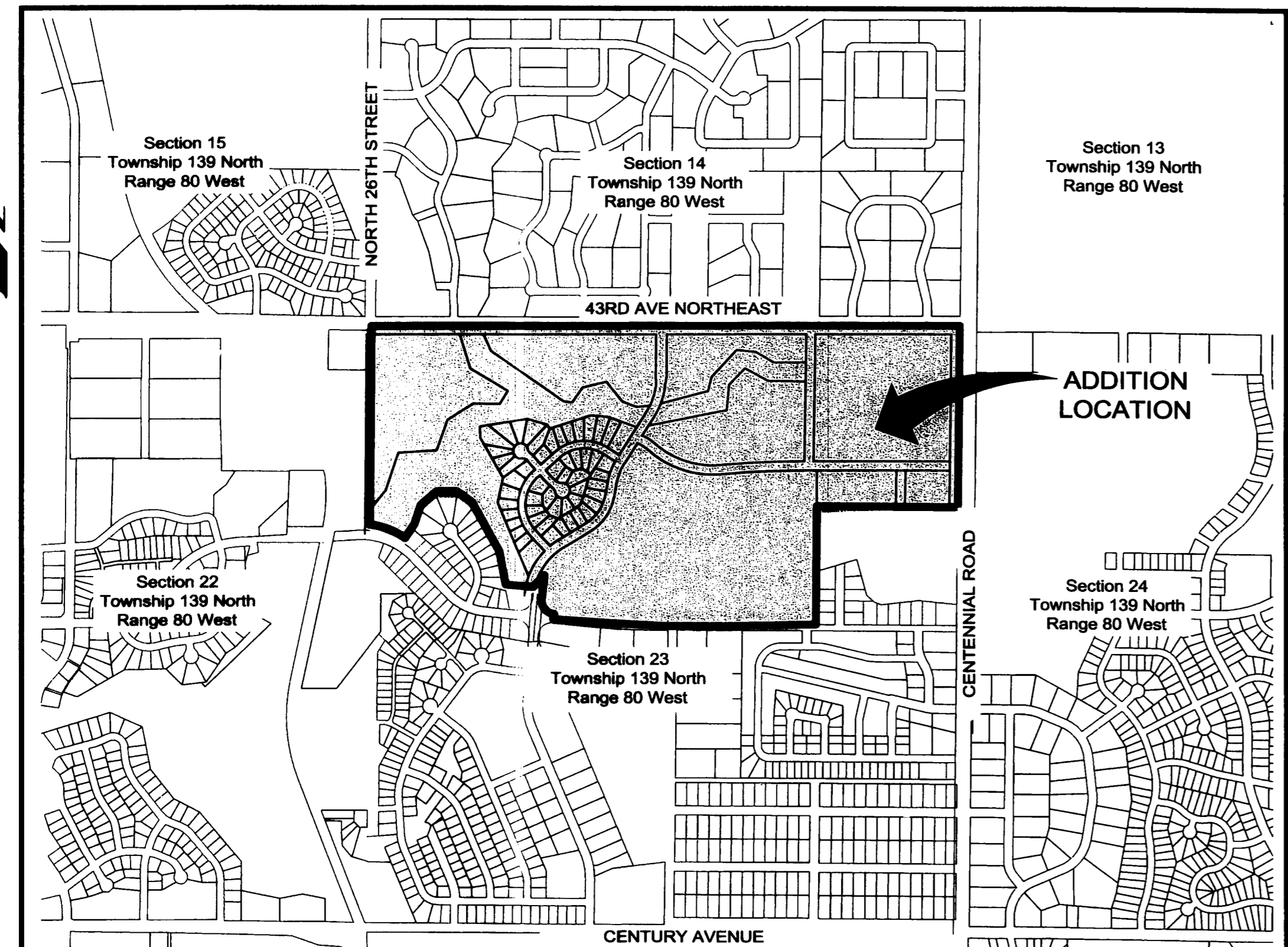


# PLAT OF EDGEWOOD VILLAGE 7TH ADDITION

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



VICINITY MAP



VICINITY MAP SCALE  
1000 0 1000  
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 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

### LEGEND

- MONUMENT PLACED THIS SURVEY 3/6/02 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

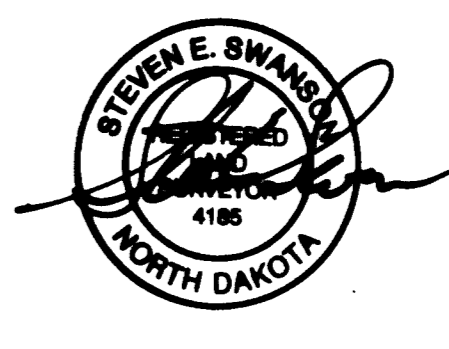
THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HOLDS TWO SEPARATE 125 FOOT (62.5' ON EACH SIDE OF THE CENTERLINE) EASEMENTS FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT ELECTRICAL TRANSMISSION LINES.

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

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 REMOVED BY WAPA.
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.

### COORDINATE REFERENCE DATA

1. TIE MONUMENT 1 BEING THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 139 NORTH, RANGE 80 WEST
  - A. NORTHING: 432527.58
  - B. EASTING: 1905582.80
  - 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: 432527.58
  - B. EASTING: 1905582.80
  - C. ELEVATION: 1779.68' (NAVD29)
3. BENCHMARK BISMARCK CONTROL MONUMENT C4-87
  - A. NORTHING: 424876.08
  - B. EASTING: 1906539.58
  - C. ELEVATION: 1724.98' (NAVD29)

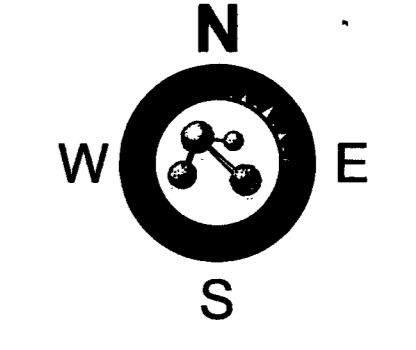


Advanced Engineering and Environmental Services, Inc.  
4050 Garden View Drive Suite 200, Grand Forks, ND 58201  
Voice: 701.746.8087 Fax: 701.746.0370  
PROJECT NUMBER: P11246-2012-07



L:\EDGEWOOD MANAGEMENT GROUP\1246-2012-02-EDGWOOD VILLAGE 7TH SURVEY  
DATA\PLAT\DRAWINGS\EDGWOOD VILLAGE 7TH ADDITION GROUND DISTANCE FINAL L-25-13.DWG

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



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

**LEGEND**

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

**NOTES**

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**WESTERN AREA POWER ADMINISTRATION**

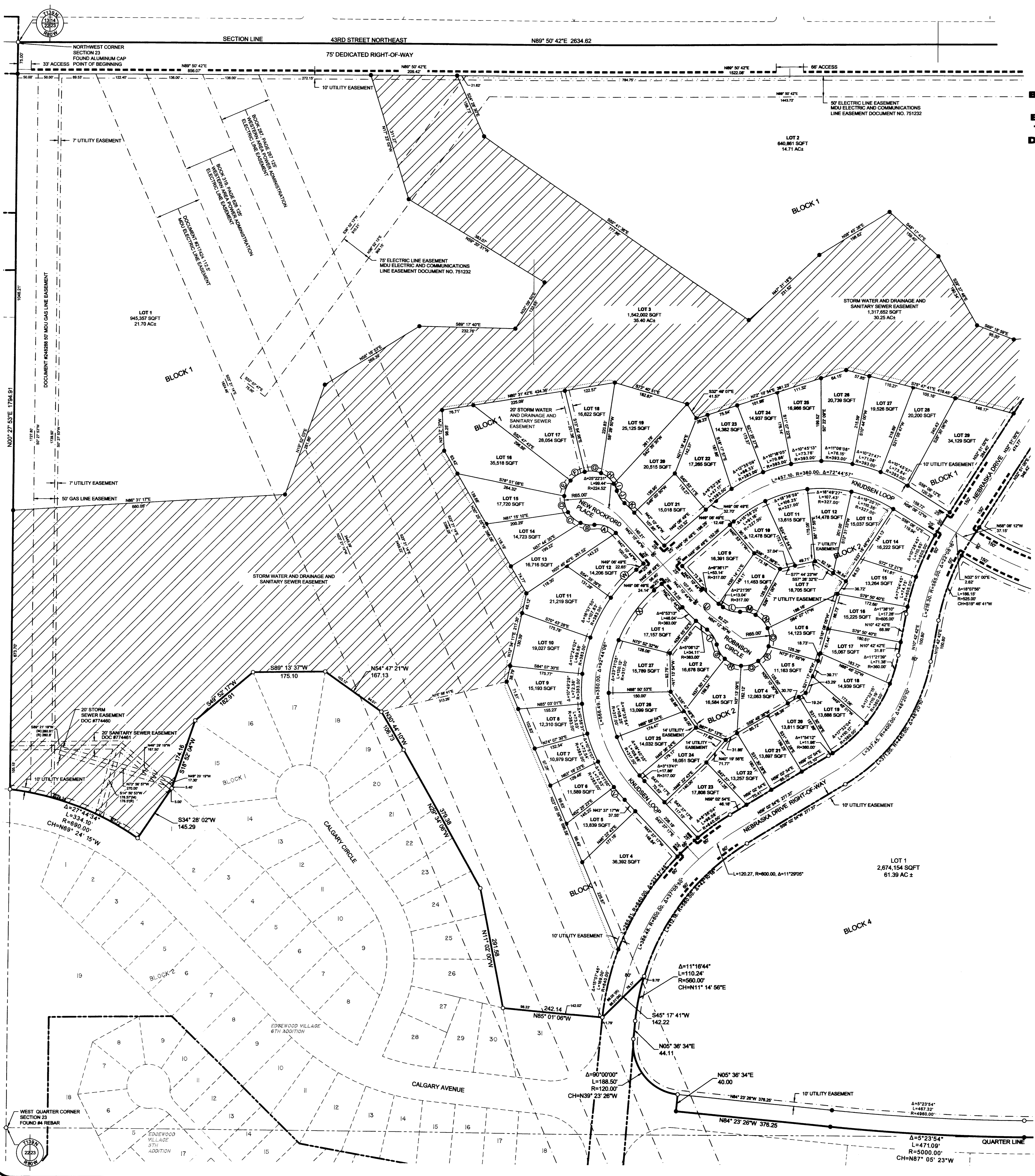
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**CURVE DATA**

SYMBOL	DELTA ANGLE	RADIUS	ARC LENGTH	SYMBOL	DELTA ANGLE	RADIUS	ARC LENGTH
A	55°12'02"	60.00	57.81'	M	34°18'05"	60.00	38.93'
B	30°08'08"	60.00	34.15'	N	38°53'01"	60.00	44.11'
C	38°50'28"	60.00	40.88'	O	38°04'04"	60.00	44.32'
D	38°50'28"	60.00	40.88'	P	38°41'28"	60.00	43.88'
E	38°50'28"	60.00	40.88'	Q	38°52'27"	60.00	44.20'
F	38°50'28"	60.00	40.88'	R	38°36'37"	60.00	43.78'
G	38°50'28"	60.00	40.88'	S	35°20'33"	60.00	40.08'
H	38°50'28"	60.00	40.88'	T	41°53'18"	60.00	43.88'
I	18°23'05"	60.00	18.58'	U	12°01'45"	380.00	73.48'
J	35°42'27"	60.00	35.30'	V	08°02'41"	380.00	40.41'
K	07°22'42"	297.52	33.10'	W	13°42'27"	380.00	81.63'
L	41°58'38"	60.00	43.88'	X	28°44'51"	317.00	147.88'

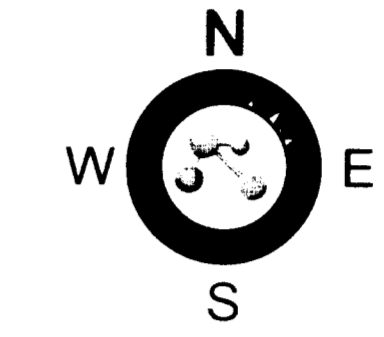
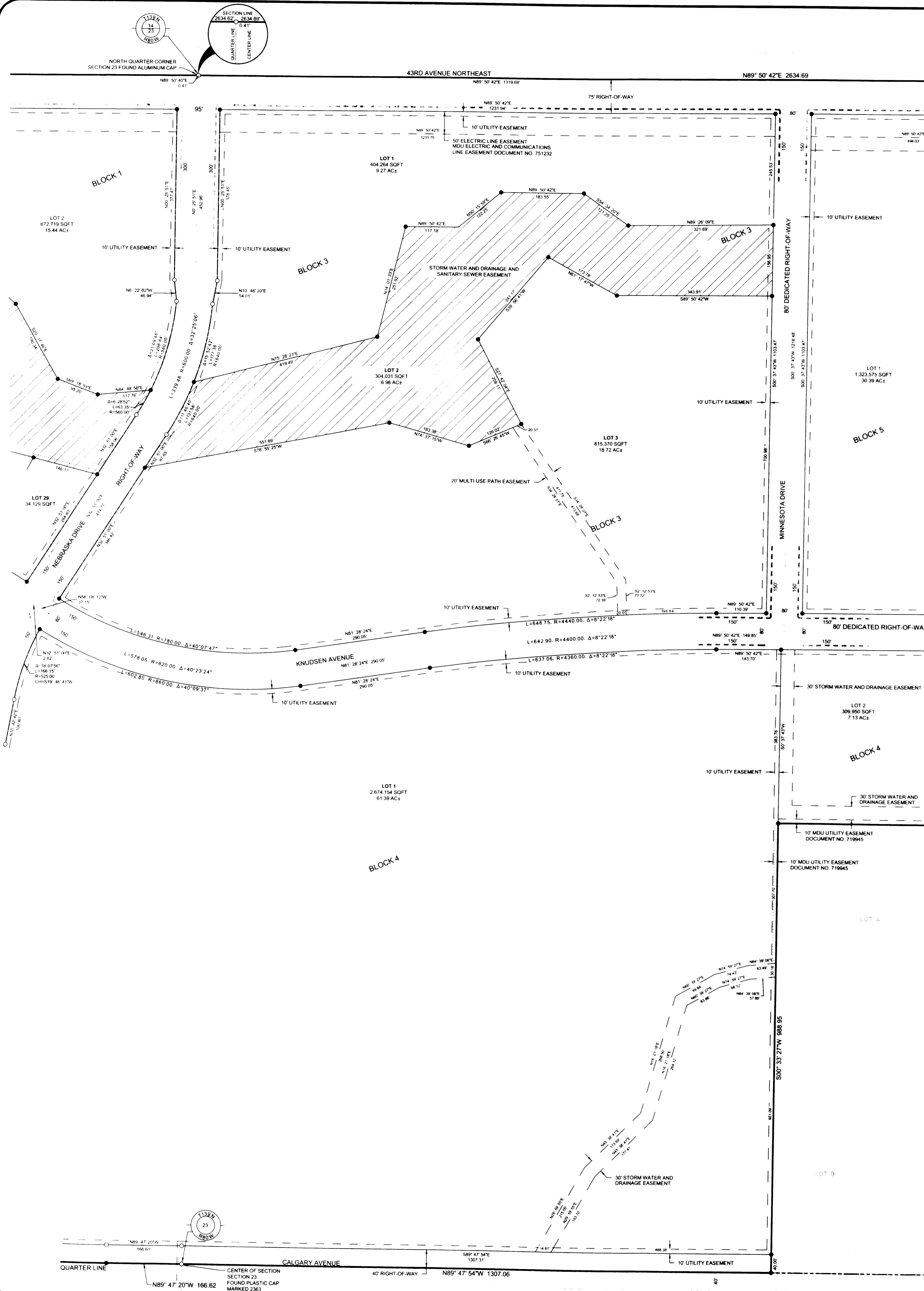


Advanced Engineering and Environmental Services, Inc.  
4050 Garden View Drive Suite 200, Grand Forks, ND 58201  
Voice: 701.746.8087 Fax: 701.746.0370  
PROJECT NUMBER: P11246-2012-07



EDGEWOOD VILLAGE 7TH ADDITION  
DATA: PLAT DRAWINGS PLAT EDGEWOOD VILLAGE 7TH ADDITION GROUND DISTANCE FINAL 4-22-13 DWG

# 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



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

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
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---	ACCESS CONTROL
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### WESTERN AREA POWER ADMINISTRATION

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### NOTES

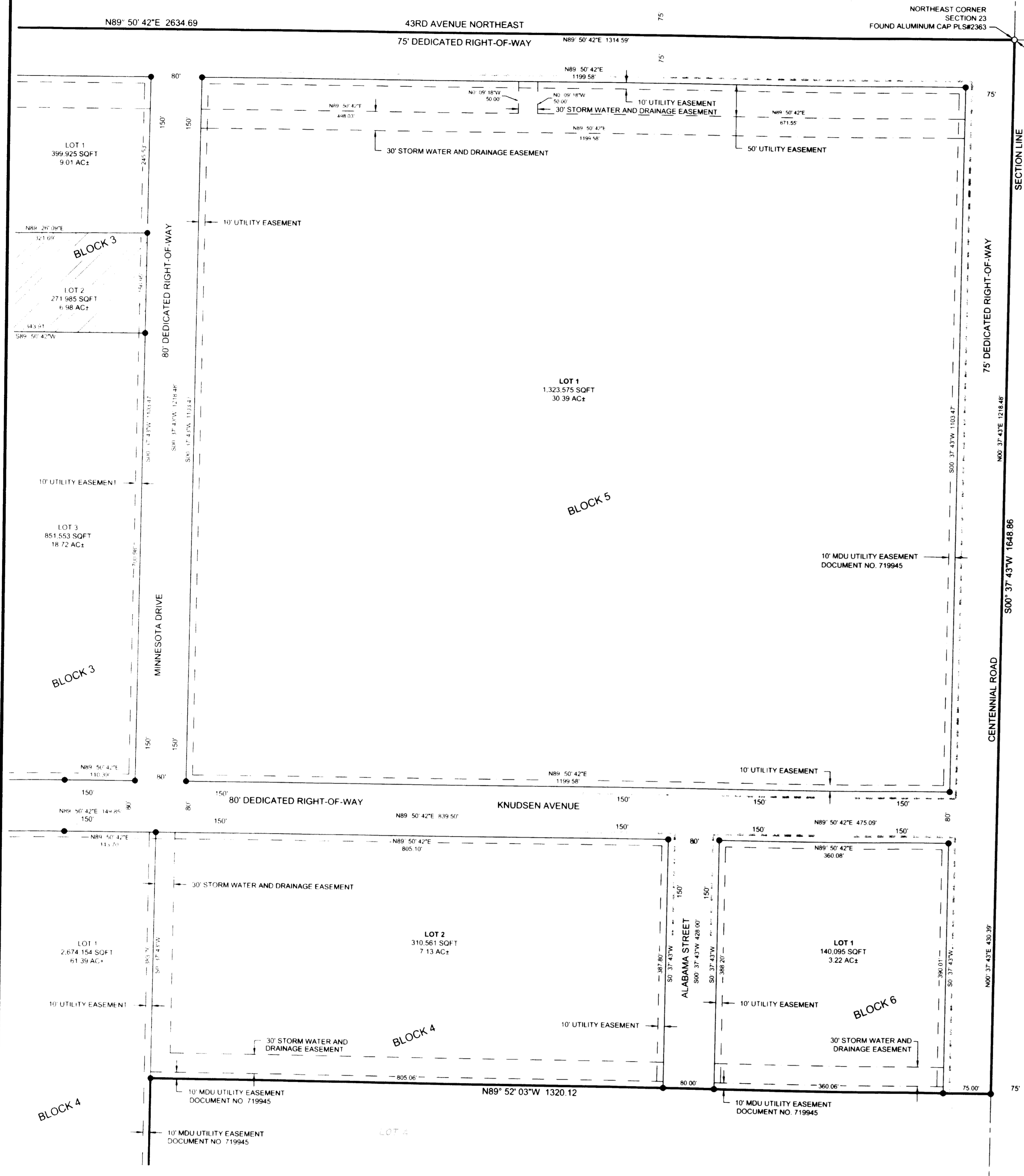
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BISMARCK LAND COMPANY, LLC  
2850 24TH AVE. S. SUITE 301  
GRAND FORKS, ND 58208-3056
- REGISTERED LAND SURVEYOR:  
STEVEN E. SWANSON PLS 4185  
ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES, INC.  
4050 GARDEN VIEW DRIVE SUITE 200  
GRAND FORKS,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



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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



### 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 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 continuing along the westerly 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 53 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 Beginning.

Said tract containing 258.45 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 21st day of February, 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 Bismarck.

Wayne Lee Ybager - 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 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 21st day of February, 2013.

Attest:  
W.C. Wocken - City Administrator

### 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.

Melvin J. Bullinger  
City Engineer

### 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.

Steven E. Swanson  
Registered Land Surveyor  
N.D. Registration No. 4185

2-24-2013 Date

STATE OF NORTH DAKOTA )  
COUNTY OF GRAND FORKS ) SS

On this 24 day of April, 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 me that he executed the same.

Courtney G. Peterson  
Notary Public  
State of North Dakota  
My commission expires: 12-29-14

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

### 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 as "Utility Easements".

Phil Gisi,  
Bismarck Land Company, LLC.

STATE OF NORTH DAKOTA )  
COUNTY OF GRAND FORKS ) SS

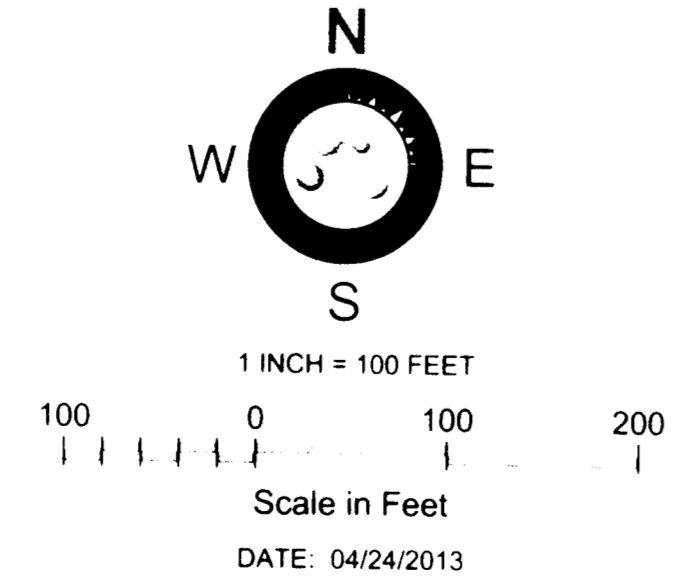
On this 24th day of April, 2013, before me personally appeared Phil Gisi of Bismarck Land Company, LLC, known to me to be the person who is described in and whose names are subscribed to the within instrument and they acknowledged to me that he executed the same.

Kim Schmidt  
Notary Public  
State of North Dakota  
My commission expires: 2-21-19

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

### 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



### 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: NAVD83
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



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