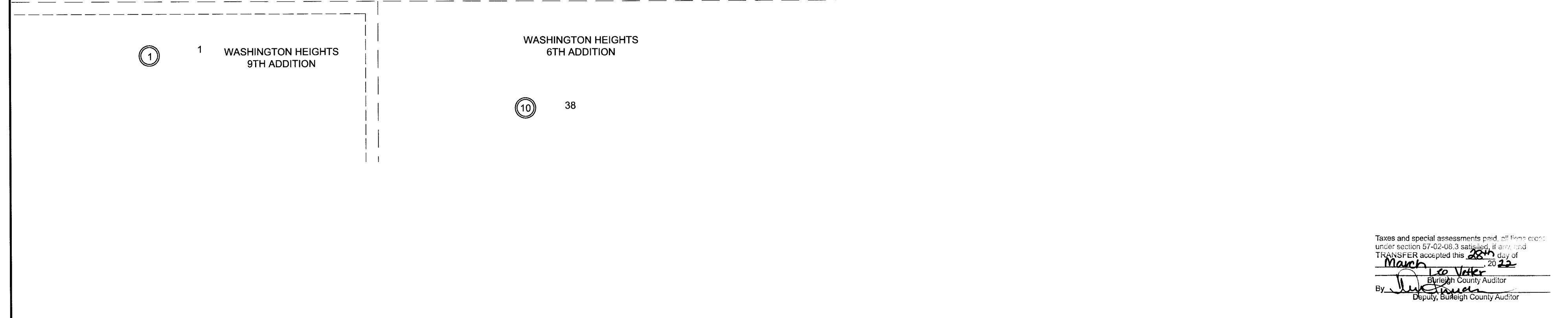
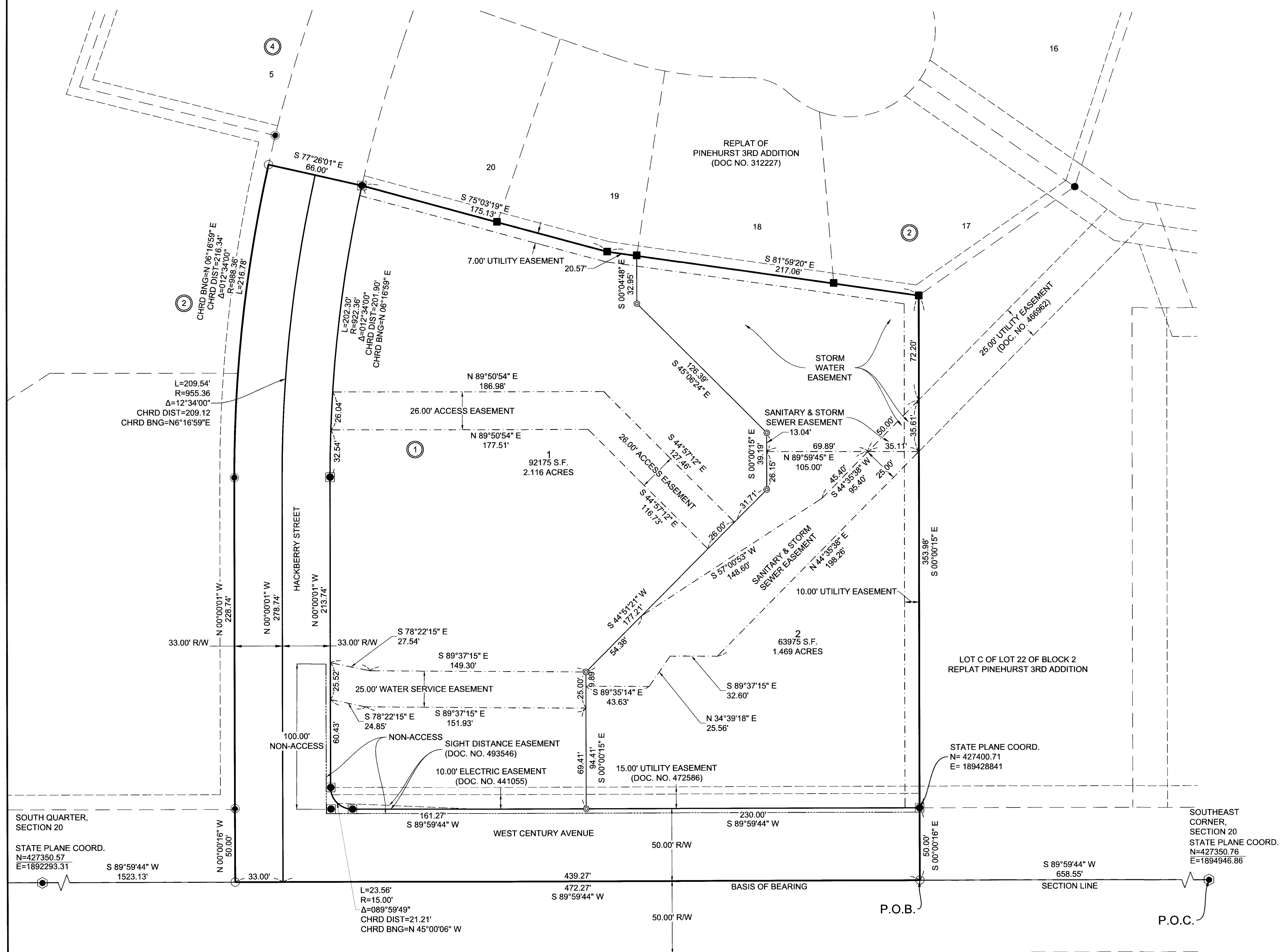


BIG PINES ADDITION

BEING A REPLAT OF LOT 21, BLOCK 2 OF THE REPLAT OF PINEHURST THIRD ADDITION AND THE ENTIRE WIDTH OF THE ADJACENT HACKBERRY STREET RIGHT OF WAY AND PORTIONS OF THE NORTH 1/2 OF THE WEST CENTURY AVENUE RIGHT OF WAY, SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 139 NORTH, RANGE 80 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

SURVEYOR:
 KLJ ENGINEERING LLC
 4585 COLEMAN STREET
 BISMARCK, NORTH DAKOTA 58503-0431

OWNER:
 BIG PINES, LLC
 PO BOX 4247
 BISMARCK, ND 58502



NOTES:

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
 PLAT IS SUBJECT TO ALL PRIOR CONVEYANCES AND EASEMENTS OF RECORD.
 ALL DISTANCES SHOWN ARE MEASURED IN GROUND USING A SCALE FACTOR OF 1.0001485221.
 DURABLE BENCHMARK MONUMENT IS DESCRIBED AS SE PROPERTY CORNER OF BIG PINES ADDITION, BLOCK 1, LOT 2. DATA FOR MONUMENT IS SHOWN BELOW.
 NORTHING: 427400.71
 EASTING: 189428941
 ELEVATION: 1857.55

PLAT INFORMATION

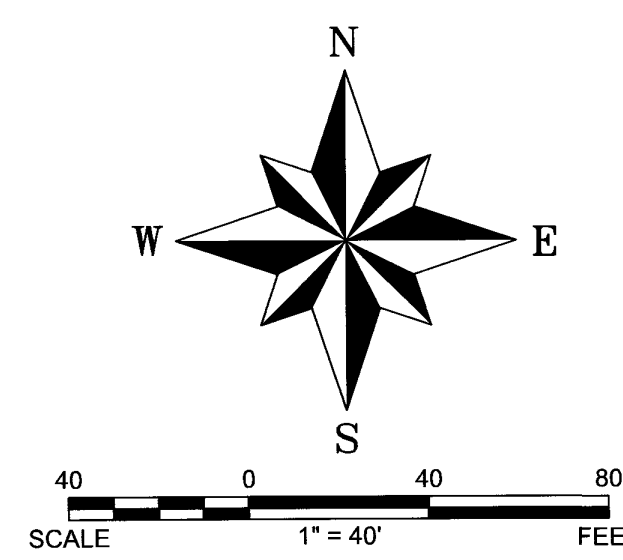
- NUMBER OF LOTS: 2
- LOT ACREAGE - 3.585 ACRES
- R.O.W. ACREAGE - 1.207 ACRES
- TOTAL ACREAGE - 4.792 ACRES

FLOOD PLAIN INFORMATION:

THE PROPERTY IS NOT LOCATED IN A FLOOD PLAIN.

PLAT LEGEND

- MONUMENT TO BE SET
- 1/2" PIPE FOUND
- 1" PIPE FOUND
- REBAR AND LS 3595 CAP FOUND
- REBAR AND LS 27331 CAP SET
- ALUMINUM CAP LS 1203
- CALCULATED POSITION
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- NON-ACCESS LINE
- EASEMENT LINE
- BLOCK/LOT NUMBERS



DATE: NOVEMBER 1, 2021
 HORIZONTAL DATUM - US STATE PLANE NAD 83 (ADJUSTED 86) ND SOUTH ZONE 3302
 UNITS OF MEASURE: INTERNATIONAL FEET
 VERTICAL DATUM - NAVD 88

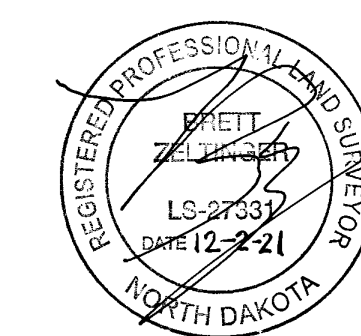
DESCRIPTION

BEING A REPLAT OF LOT 21, BLOCK 2 OF THE REPLAT OF PINEHURST THIRD ADDITION AND THE ENTIRE WIDTH OF THE ADJACENT HACKBERRY STREET RIGHT OF WAY AND PORTIONS OF THE NORTH 1/2 OF THE WEST CENTURY AVENUE RIGHT OF WAY, SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 139 NORTH, RANGE 80 WEST, FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE S 89°59'44" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 658.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°59'44" W, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 472.27 FEET; THENCE N 00°00'16" W, BEING PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 4B OF LOT 4 OF BLOCK 2 PINEHURST 4TH ADDITION, SAID PLAT BEING ON FILE AT THE BURLEIGH COUNTY RECORDER; THENCE N 00°00'16" W, ALONG THE EAST LINE OF SAID LOT 4B, A DISTANCE OF 228.74 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 988.36 FEET, AND ARC LENGTH OF 216.78 FEET AND A CENTRAL ANGLE OF 12°34'00"; THENCE S 77°26'01" E, A DISTANCE OF 66.00 FEET TO THE NORTHWEST CORNER OF LOT 21, BLOCK 2 OF SAID REPLAT OF PINEHURST 3RD ADDITION; THENCE S 75°03'19" E, ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 175.13 FEET; THENCE S 81°59'20" E, ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 217.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE S 00°00'16" E, ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 353.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE S 00°00'16" E, BEING PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 208,739 SQUARE FEET OR 4.792 ACRES.

SURVEYOR'S CERTIFICATE

I, BRETT ZELTINGER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE 11TH DAY OF AUGUST, 2021, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL REQUIRED MONUMENTS HAVE BEEN SET.



BRETT ZELTINGER
 PROFESSIONAL LAND SURVEYOR
 N.D. REGISTRATION NO. 27331
 4585 COLEMAN STREET
 BISMARCK, NORTH DAKOTA 58503

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 APPROVED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE APPROVED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK.

THE FOREGOING ACTION OF THE CITY COMMISSION OF BISMARCK, NORTH DAKOTA WAS TAKEN BY RESOLUTION APPROVED THE 14th DAY OF December 2021.

ATTEST
 KEITH HUNKE - CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "BIG PINES ADDITION" AS SHOWN ON THE APPROVED PLAT.

GABRIEL J. SCHELL - CITY ENGINEER

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE APPROVED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON THE 11th DAY OF November 2021, 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 WHEREON ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIRMAN

ATTEST: BEN EHRETH - SECRETARY

OWNER'S CERTIFICATE AND DEDICATION

I, RANDALL BAKKE, MANAGER OF BIG PINES, LLC, BEING THE OWNER OF THE LANDS PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED BIG PINES ADDITION, AND REDEDICATE ALL RIGHTS OF WAY AS SHOWN ON THIS PLAT TO THE CITY OF BISMARCK.

I HEREBY REDEDICATE ALL EASEMENTS SHOWN ON THIS PLAT TO RUN WITH THE LAND FOR GAS, ELECTRIC, TELEPHONE AND OTHER PUBLIC UTILITIES OR SERVICES, ON, ACROSS, OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS". I REDEDICATE ALL EASEMENTS TO RUN WITH THE LAND, FOR ELECTRIC SERVICES OR UTILITIES, ON, ACROSS, OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "ELECTRIC EASEMENTS". I REDEDICATE ALL EASEMENTS TO RUN WITH THE LAND FOR VISUAL SIGHT CLEARANCE, ON, ACROSS OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "SIGHT DISTANCE EASEMENTS".

I ALSO DEDICATE AN ACCESS EASEMENT UNTO ALL LAND OWNING PARTIES WITHIN THE PLAT TO RUN WITH THE LAND, SAID EASEMENT TO INCLUDE THE FULL AND FREE RIGHT OF ACCESS TO SAID PARTIES, THEIR TENANTS, VISITORS, AND LICENSEES, EMERGENCY SERVICES PERSONNEL, AND THE AGENTS, OFFICERS, AND EMPLOYEES OF ANY GOVERNMENTAL SUBDIVISION, IN COMMON WITH ALL OTHERS HAVING LIKE RIGHT AT ALL TIMES HEREAFTER FOR ALL PURPOSES CONNECTED WITH THE USE OF SAID PARTIES, TO PASS AND REPASS ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPURTENANT TO THE LAND OF SAID PARTIES.

I ALSO DEDICATE A "WATER SERVICE EASEMENT" AND A "SANITARY & STORM SEWER EASEMENT" UNTO ALL LAND OWNING PARTIES WITHIN THE PLAT TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SAID WATER SERVICES, SANITARY SEWER, AND STORM SEWER UNDER, OVER, THROUGH AND/OR ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON.

I FURTHERMORE DEDICATE UNTO ALL LAND OWNING PARTIES WITHIN THE PLAT, A "STORMWATER EASEMENT" TO RUN WITH THE LAND FOR THE PURPOSE OF SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DEDICATED HEREON AS "STORMWATER EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING 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 FLOW AND/OR DETENTION OF STORMWATER UNDER, OVER AND/OR ACROSS THE EASEMENT AREA.

STATE OF NORTH DAKOTA)
 COUNTY OF Burleigh)SS

RANDALL BAKKE
 MANAGER
 BIG PINES, LLC
 PO BOX 4247
 BISMARCK, ND 58502

ON THIS 2nd DAY OF December 2021, BEFORE ME PERSONALLY APPEARED RANDALL BAKKE, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

TERRI ANDERSON
 Burleigh COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES

TERRI ANDERSON
 Notary Public
 State of North Dakota
 My Commission Expires May 13, 2023

