

APPROVAL OF BOARD OF COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON AND HAS APPROVED THE GROUNDS AS SHOWN ON THIS PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 13TH DAY OF February 1979.

ATTEST: TOM BAKER, CITY AUDITOR

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK ON THE 16TH DAY OF March 1979, IN ACCORDANCE WITH THE LAW OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK, AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

W.C. WOCKEN, SECRETARY

DAVID J. BLACKSTEAD, CHAIRMAN

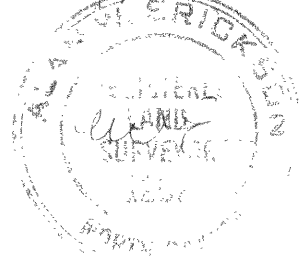
APPROVAL OF CITY ENGINEER

I, RAYMOND J. JUNDT, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, DO HEREBY APPROVE GATEWAY COMMONS 1st. ADDITION AS SHOWN ON THIS PLAT.

RAYMOND J. JUNDT, CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, ALAN W. ERICKSON, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE COPY OF THE NOTES OF A SURVEY MADE UNDER MY SUPERVISION, COMPLETED ON FEB. 2, 1979, THAT ALL DIMENSIONS AND ANGLES ARE CORRECT AS SHOWN.



ALAN W. ERICKSON
REGISTERED LAND SURVEYOR #1202
ULTEIG ENGINEERS INC.
P.O. BOX 2041
BISMARCK, NORTH DAKOTA 58501

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) ss

ON THIS 17TH DAY OF March, 1979, BEFORE ME PERSONALLY APPEARED ALAN W. ERICKSON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF HIS OWN FREE WILL AND ACCORD.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES

OWNERS CERTIFICATE AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT HAVE CAUSED THAT PORTION DESCRIBED AND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS GATEWAY COMMONS FIRST ADDITION AND DO DEDICATE TO THE PUBLIC FOREVER THE STREET AND EASEMENTS WHETHER SHOWN HEREON OR NOT.

COMMENCING AT A 7/8" REBAR SET AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 28, THENCE N 89° 33' 11" E (A RECORDED BEARING) ON THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 36.00' TO A RAILROAD SPIKE BEING THE POINT OF BEGINNING, THENCE CONTINUING N 89° 33' 11" E. ON THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 779.63' TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE REPLAT OF KAVANEY COMMERCIAL PARK, THENCE S 01° 22' 08" E (RECORDED AS S 01° 24' 07" E) ON THE WEST LINE OF REPLAT OF KAVANEY COMMERCIAL PARK A DISTANCE OF 1,319.90' (RECORDED AS 1,320.06') TO A RAILROAD SPIKE SET ON THE NORTH LINE OF REGISTERS THIRD ADDITION, THENCE S 89° 29' 18" W (RECORDED AS EAST) ON SAID NORTH LINE A DISTANCE OF 332.76', THENCE N 00° 30' 42" W A DISTANCE OF 10.00', THENCE S 89° 29' 18" W A DISTANCE OF 392.00', THENCE S 00° 30' 42" E A DISTANCE OF 10.00' TO THE NORTH LINE OF REGISTERS THIRD ADDITION, THENCE S 89° 29' 18" W ON SAID NORTH LINE A DISTANCE OF 123.00' TO A 7/8" O.D. IRON PIPE ON THE EAST LINE OF HUMAN ACRES THIRD ADDITION, THENCE N 00° 02' 42" E (RECORDED AS N 00° 00' 47" E) ON SAID EAST LINE A DISTANCE OF 34.80' TO A 1" O.D. IRON PIPE SET AT THE SOUTH CORNER OF LOT 30 BLOCK 17 HUMAN ACRES THIRD ADDITION, THENCE N 42° 40' 07" E (RECORDED AS N 42° 40' 07" E) ON THE EAST LINE OF SAID LOT 30 A DISTANCE OF 88.45' (RECORDED AS 88.46') TO A 3/4" O.D. IRON PIPE SET AT THE S.E. CORNER OF LOT 31 BLOCK 17 HUMAN ACRES THIRD ADDITION, THENCE N 08° 32' 11" E (RECORDED AS N 08° 30' 19" E) ON THE EAST LINE OF SAID LOT 31 A DISTANCE OF 149.79' (RECORDED AS 149.73') TO A 3/4" O.D. IRON PIPE SET AT THE N.E. CORNER OF SAID LOT 31, THENCE WESTERLY ON THE ARC OF A CURVE WITH A CENTRAL ANGLE OF 09° 04' 32" CONCAVE TO THE NORTH A DISTANCE OF 46.26' (RECORDED AS 46.03') TO A 7/8" O.D. IRON PIPE SET ON THE NORTH LINE OF SAID LOT 31, THENCE N 89° 58' 17" W (RECORDED AS S 89° 59' 13" E) A DISTANCE OF 33.85' (RECORDED AS 33.97') TO A 3/4" IRON PIPE SET ON THE EAST LINE OF HUMAN ACRES THIRD ADDITION, THENCE NORTHERLY ON SAID EAST LINE ON THE ARC OF A CURVE WITH A CENTRAL ANGLE OF 18° 28' 54" CONCAVE WESTERLY A DISTANCE OF 212.29' (RECORDED AS 211.95') TO A 5/8" REBAR, THENCE N 00° 01' 04" E A DISTANCE OF 868.03' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 24.0 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

MARTHA KAVANEY
BISMARCK, NORTH DAKOTA

CHARLES R. KAVANEY
BISMARCK, NORTH DAKOTA

JOHN W. KAVANEY
BISMARCK, NORTH DAKOTA

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) ss

ON THIS 17TH DAY OF March, 1979, BEFORE ME PERSONALLY APPEARED MARTHA, CHARLES R., AND JOHN W. KAVANEY OF BISMARCK, NORTH DAKOTA AND THEY EACH AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT OF THEIR OWN FREE WILL AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES

CITY OF BISMARCK PROPERTY

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 20 OF REGISTERS THIRD ADDITION TO THE CITY OF BISMARCK, THENCE N 89° 29' 18" E (RECORDED AS EAST) ON THE NORTH LINE OF REGISTERS THIRD ADDITION A DISTANCE OF 392.00' TO THE NORTHWEST CORNER OF LOT 19 BLOCK 22, THENCE N 00° 30' 42" W A DISTANCE OF 10.00', THENCE S 89° 29' 18" W PARALLEL TO THE NORTH LINE OF REGISTERS THIRD ADDITION, A DISTANCE OF 392.00', THENCE S 00° 30' 42" E A DISTANCE OF 10.00' TO THE POINT OF BEGINNING AND THERE TERMINATING.

EUGENE LEARY, PRESIDENT OF CITY COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) ss

ON THIS 17TH DAY OF March, 1979, BEFORE ME PERSONALLY APPEARED EUGENE LEARY OF BISMARCK, NORTH DAKOTA, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT OF HIS OWN FREE WILL AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES

GATEWAY COMMONS

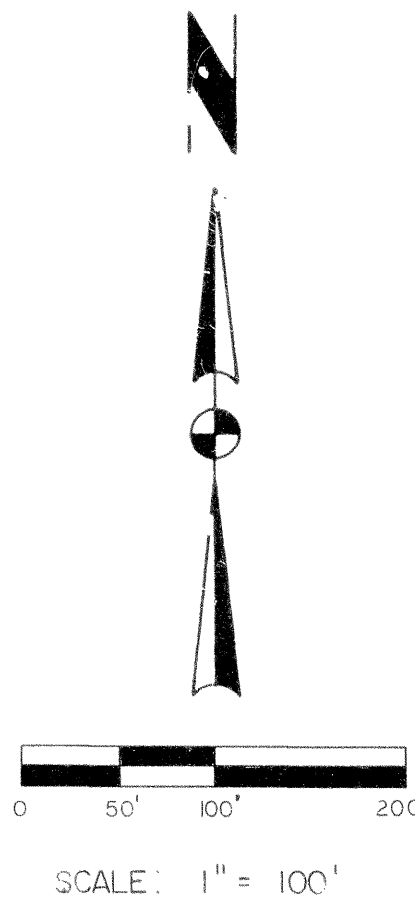
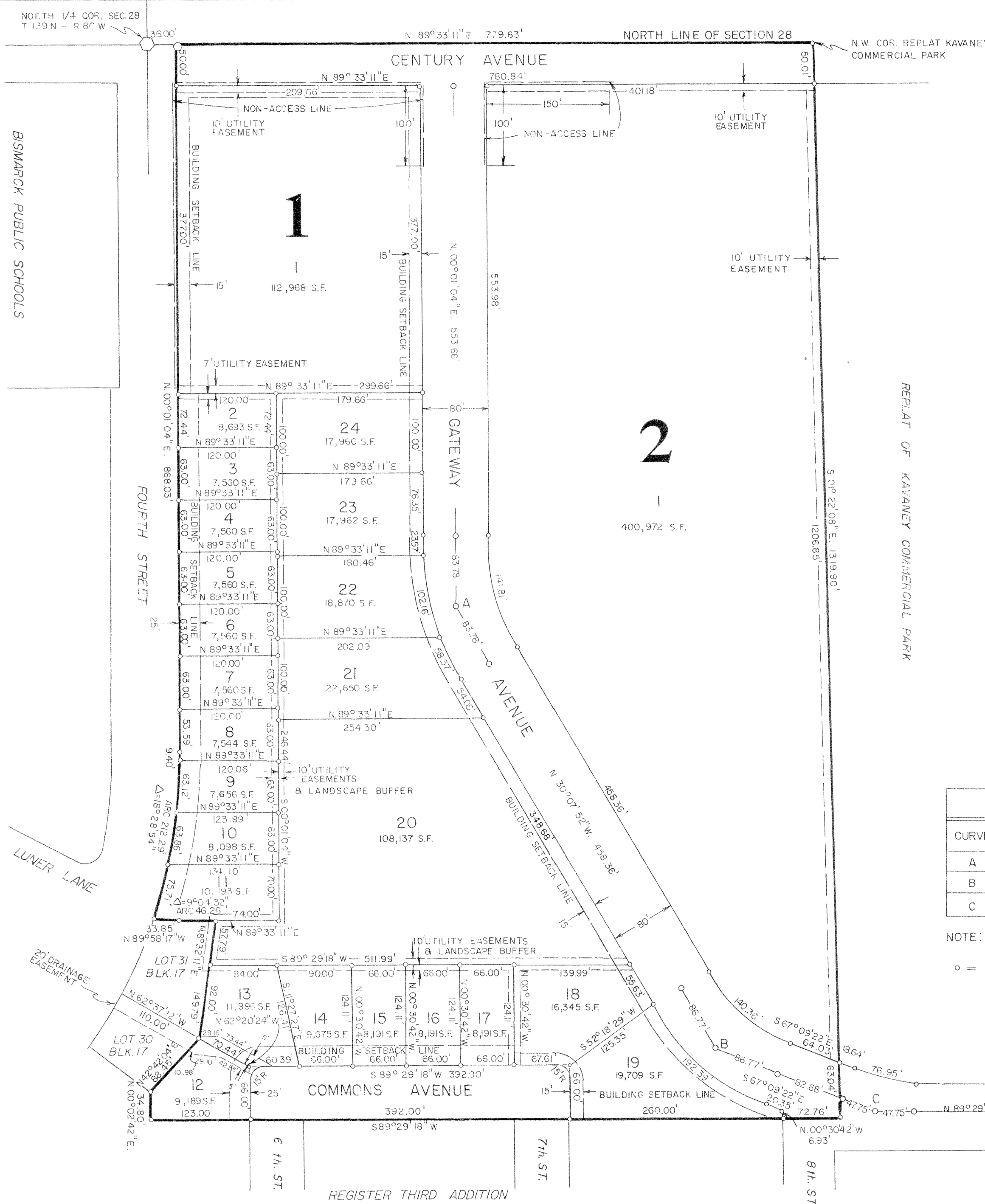
FIRST ADDITION

BISMARCK, NORTH DAKOTA

A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4

SEC. 28, T. 139 N., R. 80 W.

HIGH SCHOOL ADDITION



CENTERLINE CURVE DATA					
CHORD DEFINITION					
CURVE	CENTRAL ANGLE	RADIUS	TANGENT	LENGTH	DEGREE OF CURVE (CHORD DEFINITION)
A	30° 08' 56"	311.06'	83.78'	162.97'	18° 30' 00"
B	37° 01' 30"	259.13'	86.77'	166.40'	22° 15' 00"
C	23° 21' 20"	231.01'	47.75'	93.42'	25° 00' 00"

NOTE: ALL CORNERS AT STREET INTERSECTIONS TO BE ROUNDED TO 15' RADIUS.

○ = DENOTES IRON MONUMENTS TO BE SET.
ALL CURVE DATA BY CHORD DEFINITION UNLESS OTHERWISE SPECIFIED.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28-T 139 N-R 80 W OF THE FIFTH PRINCIPLE MERIDIAN, COUNTY OF BURLEIGH, STATE OF NORTH DAKOTA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 7/8" REBAR SET AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 28, THENCE N 89° 33' 11" E (A RECORDED BEARING) ON THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 36.00' TO A RAILROAD SPIKE BEING THE POINT OF BEGINNING, THENCE CONTINUING N 89° 33' 11" E. ON THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 779.63' TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE REPLAT OF KAVANEY COMMERCIAL PARK, THENCE S 01° 22' 08" E (RECORDED AS S 01° 24' 07" E) ON THE WEST LINE OF REPLAT OF KAVANEY COMMERCIAL PARK A DISTANCE OF 1,319.90' (RECORDED AS 1,320.06') TO A RAILROAD SPIKE SET ON THE NORTH LINE OF REGISTERS THIRD ADDITION, THENCE S 89° 29' 18" W (RECORDED AS EAST) ON SAID NORTH LINE A DISTANCE OF 847.76' TO A 7/8" O.D. IRON PIPE SET ON THE EAST LINE OF HUMAN ACRES THIRD ADDITION, THENCE N 00° 02' 42" E (RECORDED AS N 00° 00' 47" E) ON SAID EAST LINE A DISTANCE OF 34.80' TO A 1" O.D. IRON PIPE SET AT THE SOUTH CORNER OF LOT 30 BLOCK 17 HUMAN ACRES THIRD ADDITION, THENCE N 42° 40' 07" E (RECORDED AS N 42° 40' 07" E) ON THE EAST LINE OF SAID LOT 30 A DISTANCE OF 88.45' (RECORDED AS 88.46') TO A 3/4" O.D. IRON PIPE SET AT THE S.E. CORNER OF LOT 31 BLOCK 17 HUMAN ACRES THIRD ADDITION, THENCE N 08° 32' 11" E (RECORDED AS N 08° 30' 19" E) ON THE EAST LINE OF SAID LOT 31 A DISTANCE OF 149.79' (RECORDED AS 149.73') TO A 3/4" O.D. IRON PIPE SET AT THE N.E. CORNER OF SAID LOT 31, THENCE WESTERLY ON THE ARC OF A CURVE WITH A CENTRAL ANGLE OF 09° 04' 32" CONCAVE TO THE NORTH A DISTANCE OF 46.26' (RECORDED AS 46.03') TO A 7/8" O.D. IRON PIPE SET ON THE NORTH LINE OF SAID LOT 31, THENCE N 89° 58' 17" W (RECORDED AS S 89° 59' 13" E) A DISTANCE OF 33.85' (RECORDED AS 33.97') TO A 3/4" IRON PIPE SET ON THE EAST LINE OF HUMAN ACRES THIRD ADDITION, THENCE NORTHERLY ON SAID EAST LINE ON THE ARC OF A CURVE WITH A CENTRAL ANGLE OF 18° 28' 54" CONCAVE WESTERLY A DISTANCE OF 212.29' (RECORDED AS 211.95') TO A 5/8" REBAR, THENCE N 00° 01' 04" E A DISTANCE OF 868.03' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 24.9 ACRES OF LAND MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.