

# NORTHERN PLAINS COMMERCE CENTRE SECOND ADDITION

LO 2661

BEING A REPLAT OF PART OF NORTHERN PLAINS COMMERCE CENTRE ADDITION,  
 INCLUDING THE RIGHTS OF WAY FOR AIRWAY AVENUE, WANCHENA WAY, TRADE STREET AND NORTHERN PLAINS DRIVE,  
 PARTS OF THE E 1/2, AND SW 1/4 OF SECTION 11, AND THE SW 1/4 OF SECTION 12, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN,  
**BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA**

**NOTES:**

BASIS OF BEARING:  
 NORTH DAKOTA STATE PLANE,  
 SOUTH ZONE BY CITY ORDINANCE

COORDINATE DATUM:  
 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM  
 NAD 83 SOUTH ZONE  
 ADJUSTMENT OF 1986  
 UNITS ARE INTERNATIONAL FEET

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS  
 DUE TO DIFFERENT METHODS OF MEASUREMENTS.

- MONUMENT TO BE SET
- MONUMENT FOUND
- CALCULATED POINT NOT SET

SECTION 11	
LOTS	7,618,876 S.F. 174.905 ACRES
STREET	587,138 S.F. 13.479 ACRES
TOTAL	8,206,014 S.F. 188.384 ACRES

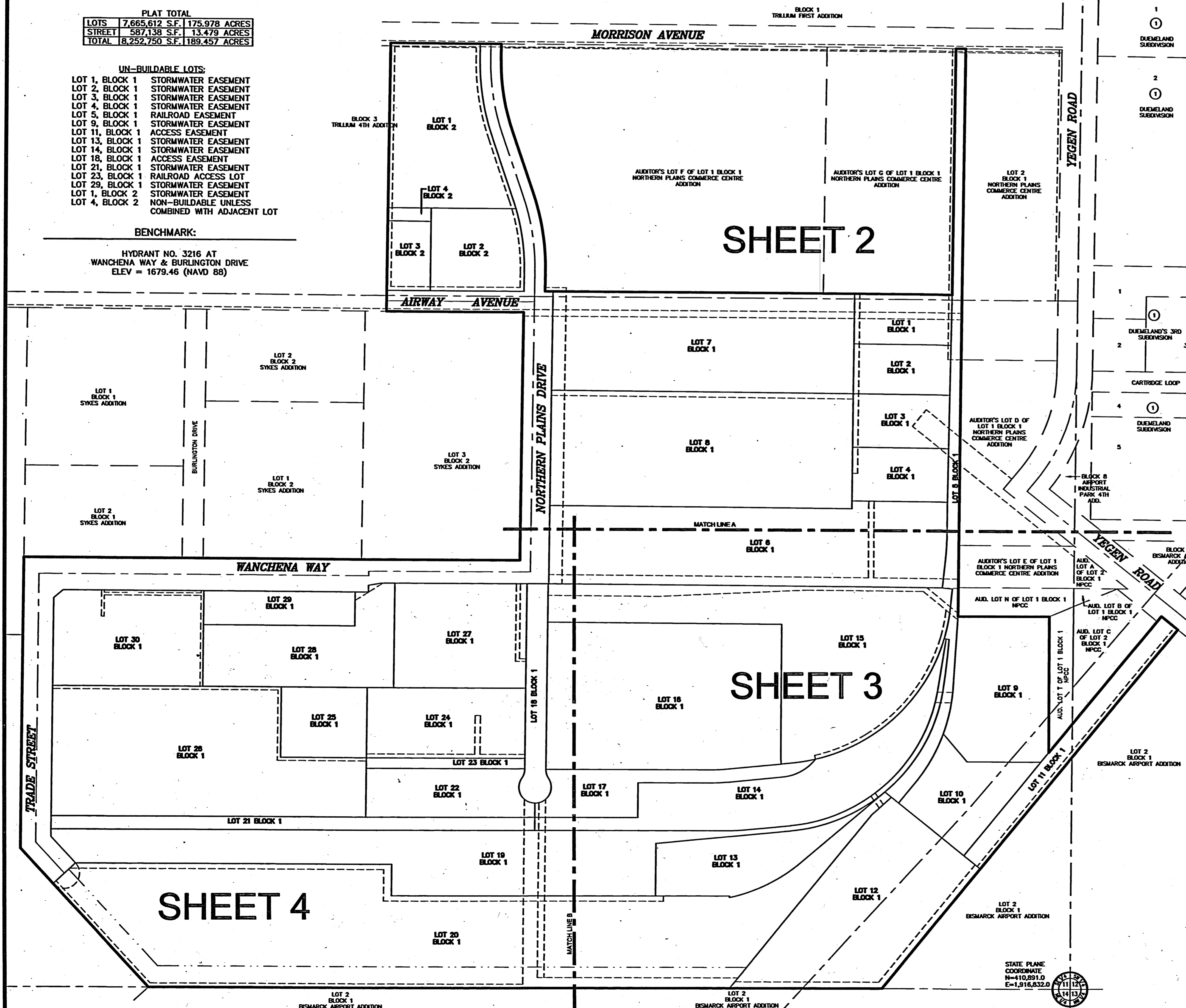
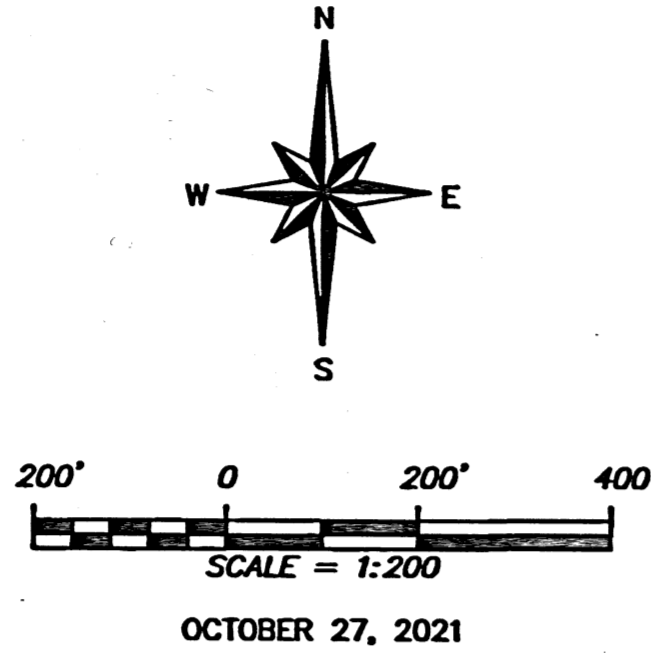
SECTION 12	
LOTS	46,736 S.F. 1.073 ACRES
TOTAL	46,736 S.F. 1.073 ACRES

PLAT TOTAL	
LOTS	7,665,612 S.F. 175.978 ACRES
STREET	587,138 S.F. 13.479 ACRES
TOTAL	8,252,750 S.F. 189.457 ACRES

- UN-BUILDABLE LOTS:**
- LOT 1, BLOCK 1 STORMWATER EASEMENT
  - LOT 2, BLOCK 1 STORMWATER EASEMENT
  - LOT 3, BLOCK 1 STORMWATER EASEMENT
  - LOT 4, BLOCK 1 STORMWATER EASEMENT
  - LOT 5, BLOCK 1 RAILROAD EASEMENT
  - LOT 9, BLOCK 1 STORMWATER EASEMENT
  - LOT 11, BLOCK 1 ACCESS EASEMENT
  - LOT 13, BLOCK 1 STORMWATER EASEMENT
  - LOT 14, BLOCK 1 STORMWATER EASEMENT
  - LOT 18, BLOCK 1 ACCESS EASEMENT
  - LOT 21, BLOCK 1 STORMWATER EASEMENT
  - LOT 23, BLOCK 1 RAILROAD ACCESS LOT
  - LOT 29, BLOCK 1 STORMWATER EASEMENT
  - LOT 1, BLOCK 2 STORMWATER EASEMENT
  - LOT 4, BLOCK 2 NON-BUILDABLE UNLESS COMBINED WITH ADJACENT LOT

**BENCHMARK:**

HYDRANT NO. 3216 AT  
 WANCHENA WAY & BURLINGTON DRIVE  
 ELEV = 1679.46 (NAVD 88)



**DESCRIPTION**

BEING A REPLAT OF PART OF NORTHERN PLAINS COMMERCE CENTRE ADDITION, INCLUDING THE RIGHTS OF WAY FOR AIRWAY AVENUE, WANCHENA WAY, TRADE STREET AND NORTHERN PLAINS DRIVE, PARTS OF THE E 1/2 AND SW 1/4 OF SECTION 11, AND THE SW 1/4 OF SECTION 12, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 2, SYKES ADDITION TO THE CITY OF BISMARCK, WHICH IS THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTH LINE OF SAID LOT, N 89°39'42" W, A DISTANCE OF 519.06 FEET; THENCE ALONG THE EAST LINE OF BLOCK 3, TRILLIUM FOURTH ADDITION, N 00°34'22" E, A DISTANCE OF 1026.29 FEET TO THE SOUTH LINE OF MORRISON AVENUE RIGHT OF WAY; THENCE S 89°40'41" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 418.91 FEET TO THE EAST LINE OF NORTHERN PLAINS DRIVE RIGHT OF WAY, THENCE ALONG SAID EAST RIGHT OF WAY LINE, S 00°24'38" W, A DISTANCE OF 62.57 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET, AN INTERIOR ANGLE OF 19°00'00", AND A CURVE LENGTH OF 268.61 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, S 18°35'22" E, A DISTANCE OF 262.06 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 890.00 FEET, AN INTERIOR ANGLE OF 19°14'36", AND A CURVE LENGTH OF 298.91 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, S 00°39'14" W, A DISTANCE OF 78.55 FEET; THENCE ALONG THE SOUTH LINE OF LOT 1, BLOCK 1, NORTHERN PLAINS COMMERCE CENTRE ADDITION, S 89°39'38" E, A DISTANCE OF 1542.97 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, N 00°32'02" E, A DISTANCE OF 946.90 FEET TO THE SOUTH LINE OF MORRISON AVENUE RIGHT OF WAY; THENCE S 89°40'41" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 37.50 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1, NORTHERN PLAINS COMMERCE CENTRE ADDITION; THENCE S 00°32'02" W, ALONG WEST LINE OF SAID LOT 2, BLOCK 1, AND ALONG THE WEST LINE OF AUDITOR'S LOT D, E AND N, OF LOT 1, BLOCK 1, NORTHERN PLAINS COMMERCE CENTRE ADDITION, A DISTANCE OF 2183.56 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S LOT N; THENCE S 89°47'52" E, ALONG THE SOUTH LINE OF SAID AUDITOR'S LOT N, A DISTANCE OF 346.54 FEET; THENCE S 00°34'22" W, ALONG THE WEST LINE OF AUDITOR'S LOT T, LOT 1, BLOCK 1, NORTHERN PLAINS COMMERCE CENTRE ADDITION, A DISTANCE OF 522.28 FEET; THENCE N 39°12'38" E, ALONG THE SOUTH LINE OF SAID AUDITOR'S LOT T, AND THE SOUTHWEST LINE OF LOT 2, BLOCK 1, NORTHERN PLAINS COMMERCE CENTRE ADDITION, A DISTANCE OF 675.77 FEET TO THE SOUTH LINE OF YEGEN ROAD RIGHT OF WAY; THENCE S 50°47'22" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF RIFLE RANGE DRIVE; THENCE S 39°12'38" E, ALONG THE NORTHWEST LINE OF LOT 2, BLOCK 1, BISMARCK AIRPORT ADDITION, A DISTANCE OF 1778.07 FEET TO THE NORTH LINE OF BISMARCK AIRPORT ADDITION; THENCE ALONG SAID NORTH LINE, N 89°35'46" W, A DISTANCE OF 2778.96 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, BISMARCK AIRPORT ADDITION; THENCE ALONG EAST LINE OF SAID LOT, N 42°29'43" W, A DISTANCE OF 716.47 FEET; THENCE ALONG EAST LINE OF SAID BLOCK 1, N 00°39'14" E, A DISTANCE OF 1108.74 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 SYKES ADDITION; THENCE S 89°39'42" E ALONG THE SOUTH LINE OF SYKES ADDITION, A DISTANCE OF 1880.00 FEET TO THE SOUTHEAST CORNER OF SYKES ADDITION; THENCE ALONG THE EAST LINE OF SYKES ADDITION, N 00°39'14" E, A DISTANCE OF 950.00 FEET TO THE SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 8,252,750 S.F. OR 189.457 ACRES, MORE OR LESS.

**APPROVAL OF CITY PLANNING AND ZONING COMMISSION**

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, ON THE 23 DAY OF MAY 2018, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, AND ORDINANCES OF THE CITY OF BISMARCK.

*Michael J. Schwartz* CHAIRMAN  
 ATTEST: *Ben Eireth* - 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 THIS PLAT, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS ACCEPTED THE DEDICATION AND REDEDICATION OF ALL RIGHTS OF WAY AND PUBLIC EASEMENTS SHOWN THEREON, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS APPROVED THE 13 DAY OF MAY 2021.  
 ATTEST: *Keith J. Hunke* - CITY ADMINISTRATOR

**APPROVAL OF CITY ENGINEER**

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE THIS PLAT THIS 2 DAY OF November, 2021.  
*Gabriel J. Schell*  
 GABRIEL J. SCHELL  
 CITY ENGINEER

**SURVEYOR'S CERTIFICATE**

I, CLEARY JOHS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE 10TH DAY OF JULY, 2018. 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.

*Cleary Johs*  
 CLEARY JOHS  
 PROFESSIONAL LAND SURVEYOR  
 N.D. REGISTRATION NO. 5288  
 221 N. 5TH ST. BISMARCK, ND 58501



**OWNER'S CERTIFICATE & DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED NORTHERN PLAINS COMMERCE CENTRE SECOND ADDITION, AND DEDICATE AND REDEDICATE ALL RIGHTS OF WAY AS SHOWN ON THIS PLAT FOR PUBLIC USE, AND CONSENT TO ANY ACCESS CONTROL TO THE PROPERTY AS SHOWN.

WE ALSO DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "UTILITY EASEMENTS" TO RUN WITH THE LAND FOR PUBLIC AND PRIVATE UTILITIES OR SERVICES ON, ACROSS, ABOVE OR UNDER THOSE CERTAIN STRIPS OF LAND.  
 WE ALSO DEDICATE FOR PUBLIC USE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "STORM WATER & DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF ALLOWING THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER AND/OR OVER THOSE AREAS INCLUDING THE CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES TOGETHER WITH NECESSARY APPURTENANCES.

WE ALSO DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "ACCESS EASEMENTS" TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR EMERGENCY SERVICES AND ANY OTHER GOVERNMENTAL USE OR USES, PROVIDED THAT MAINTENANCE AND CLEARANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE LAND OWNING PARTIES AND THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF PROPERTY IN THE SUBDIVISION.

WE FURTHER DEDICATE ANY OTHER EASEMENTS OR SERVITUDES AS SHOWN AND THOSE THAT ARE RECORDED BUT NOT SHOWN.

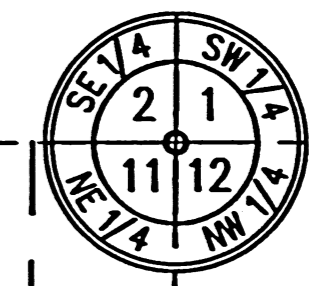
SEE ATTACHED OWNER'S CERTIFICATE & DEDICATIONS FOR EACH OWNER.

1997\_01

# NORTHERN PLAINS COMMERCE CENTRE SECOND ADDITION

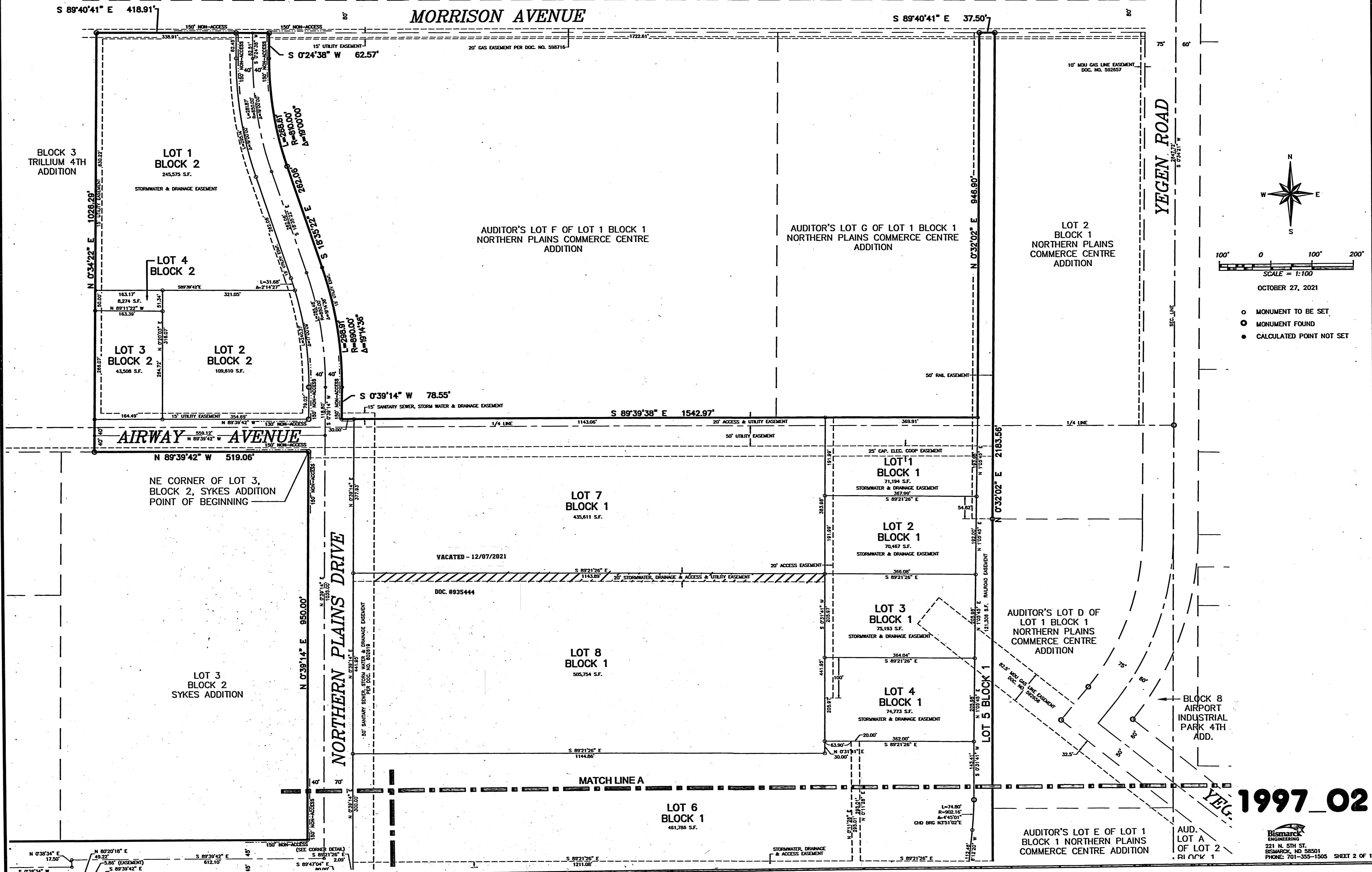
20 L661

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**BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA**



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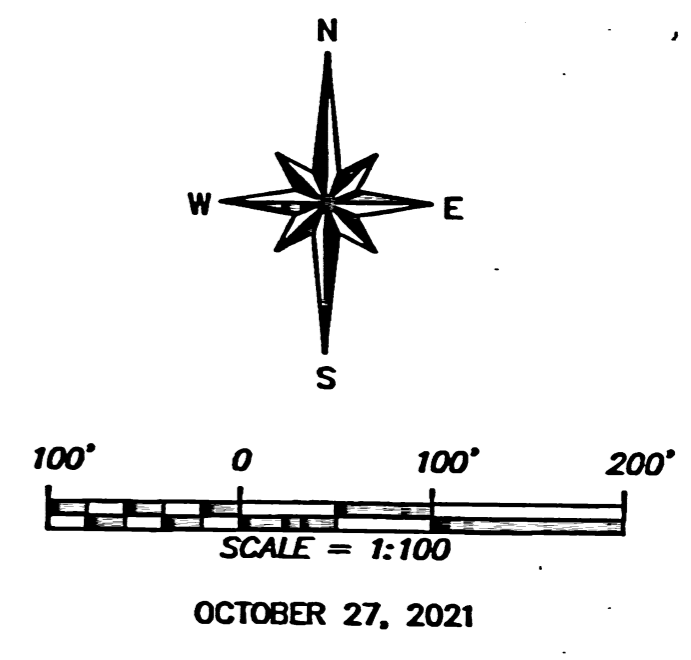
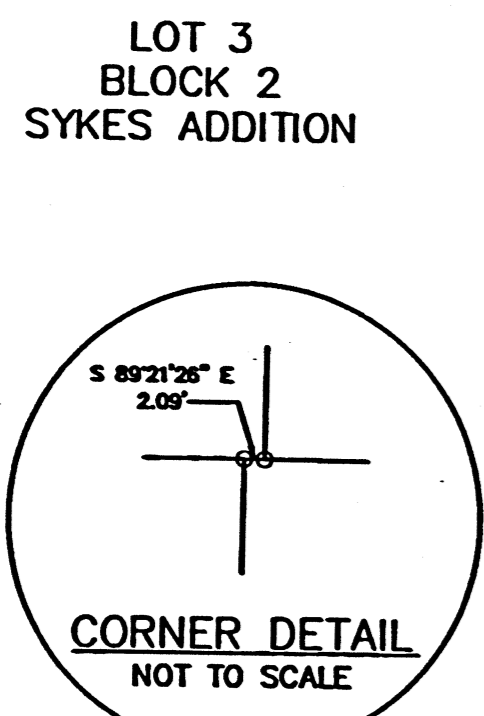
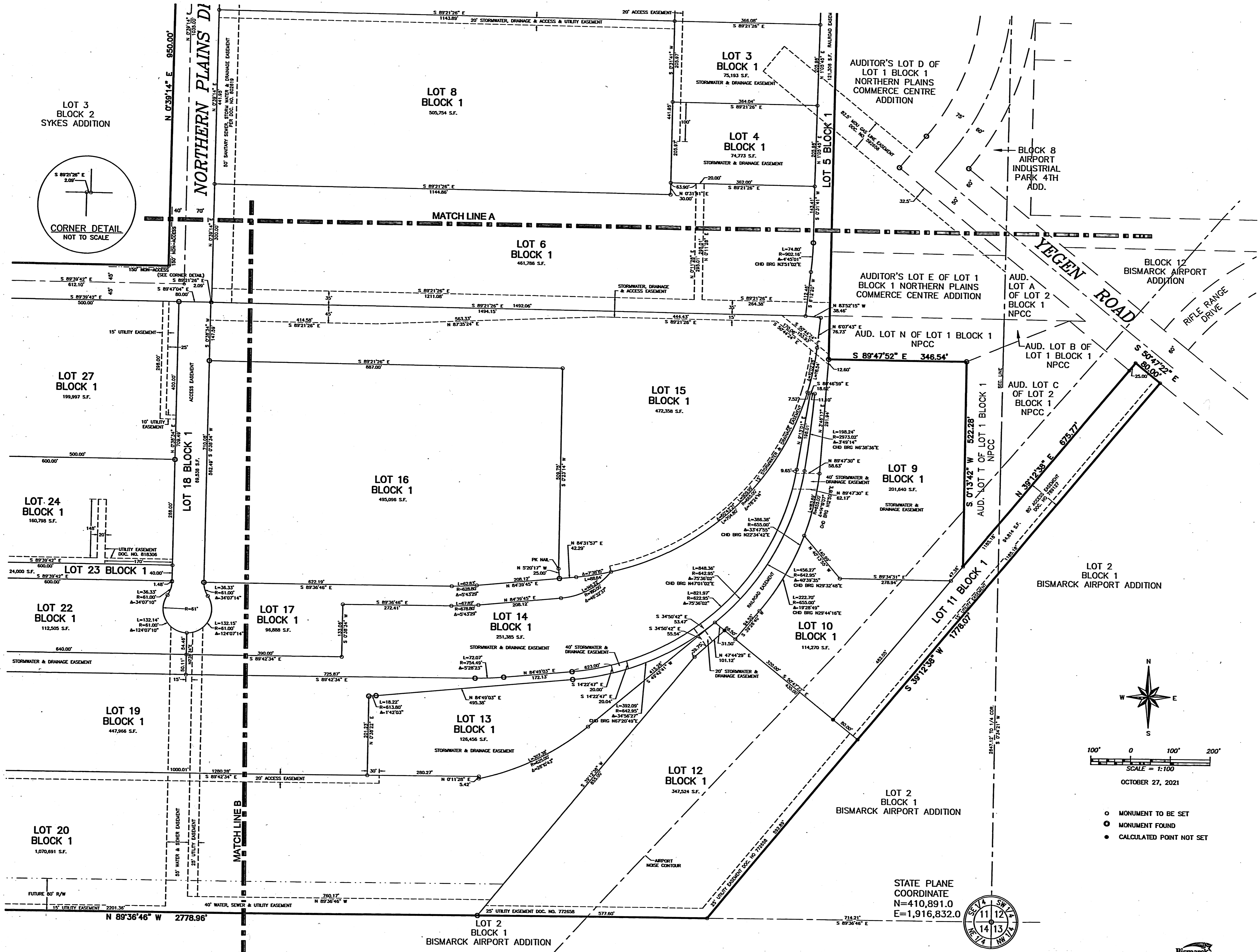
BLOCK 1  
 TRILLIUM FIRST ADDITION



80 L661

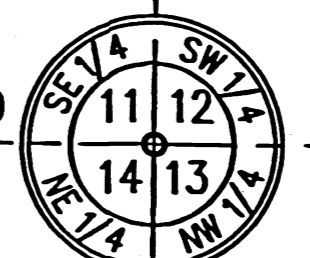
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**BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA**



- MONUMENT TO BE SET
- MONUMENT FOUND
- CALCULATED POINT NOT SET

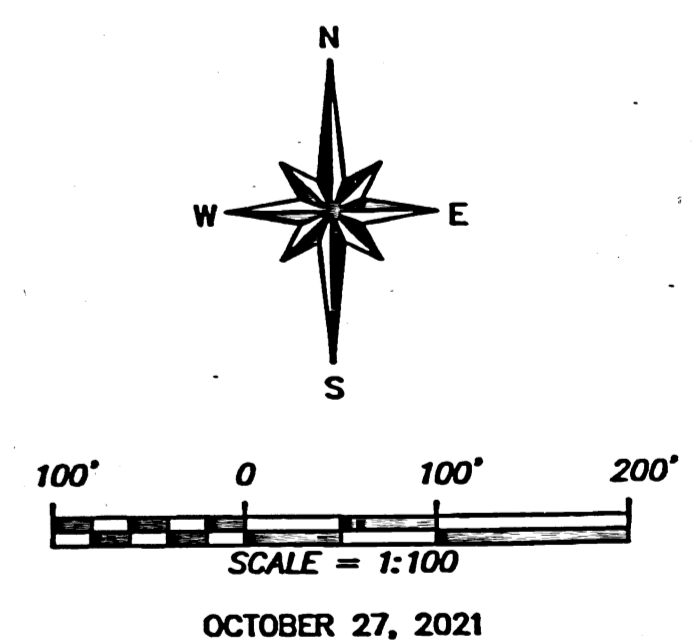
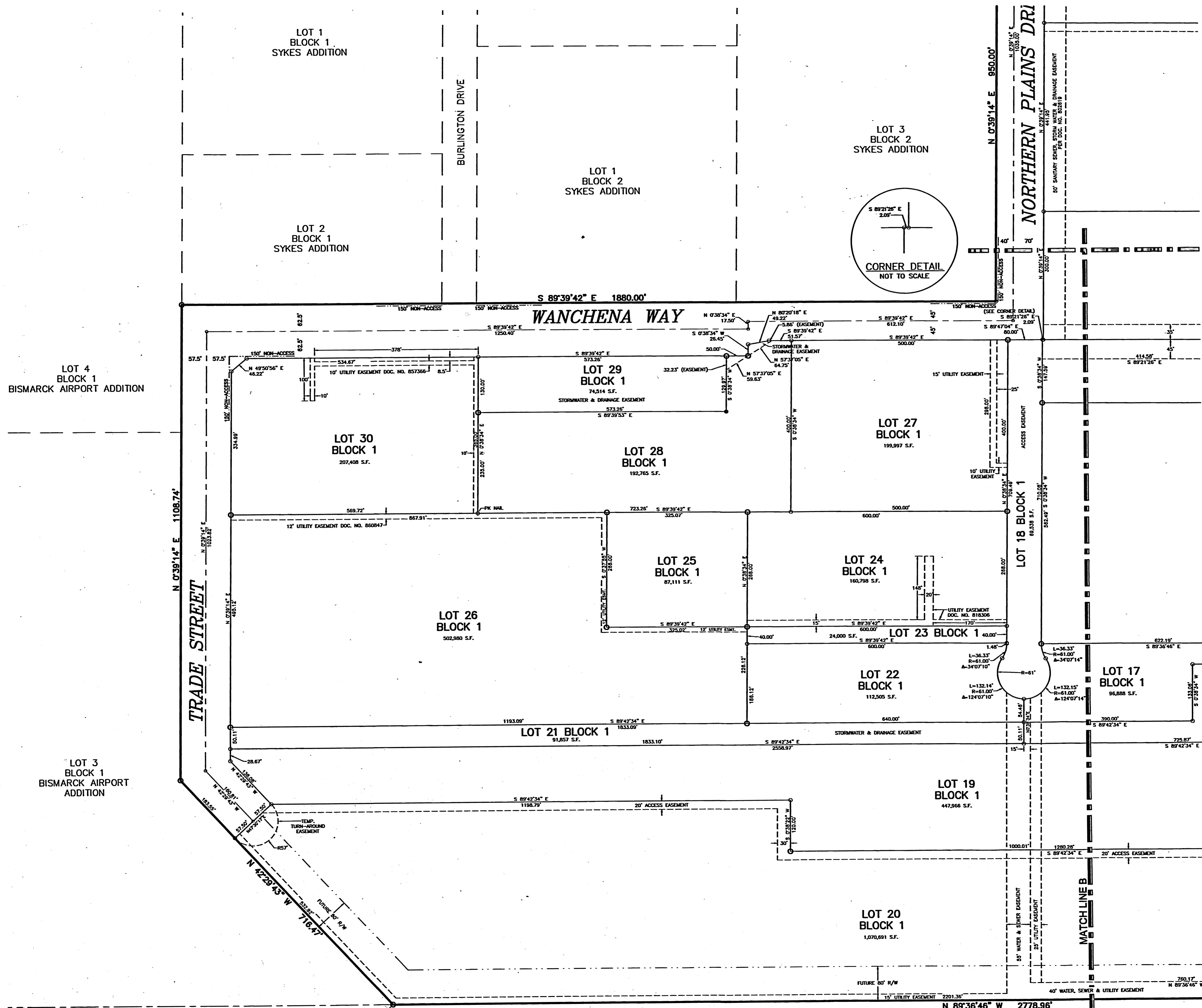
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# NORTHERN PLAINS COMMERCE CENTRE SECOND ADDITION

1997\_04

BEING A REPLAT OF PART OF NORTHERN PLAINS COMMERCE CENTRE ADDITION,  
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**BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA**



- MONUMENT TO BE SET
- MONUMENT FOUND
- CALCULATED POINT NOT SET

1997\_04