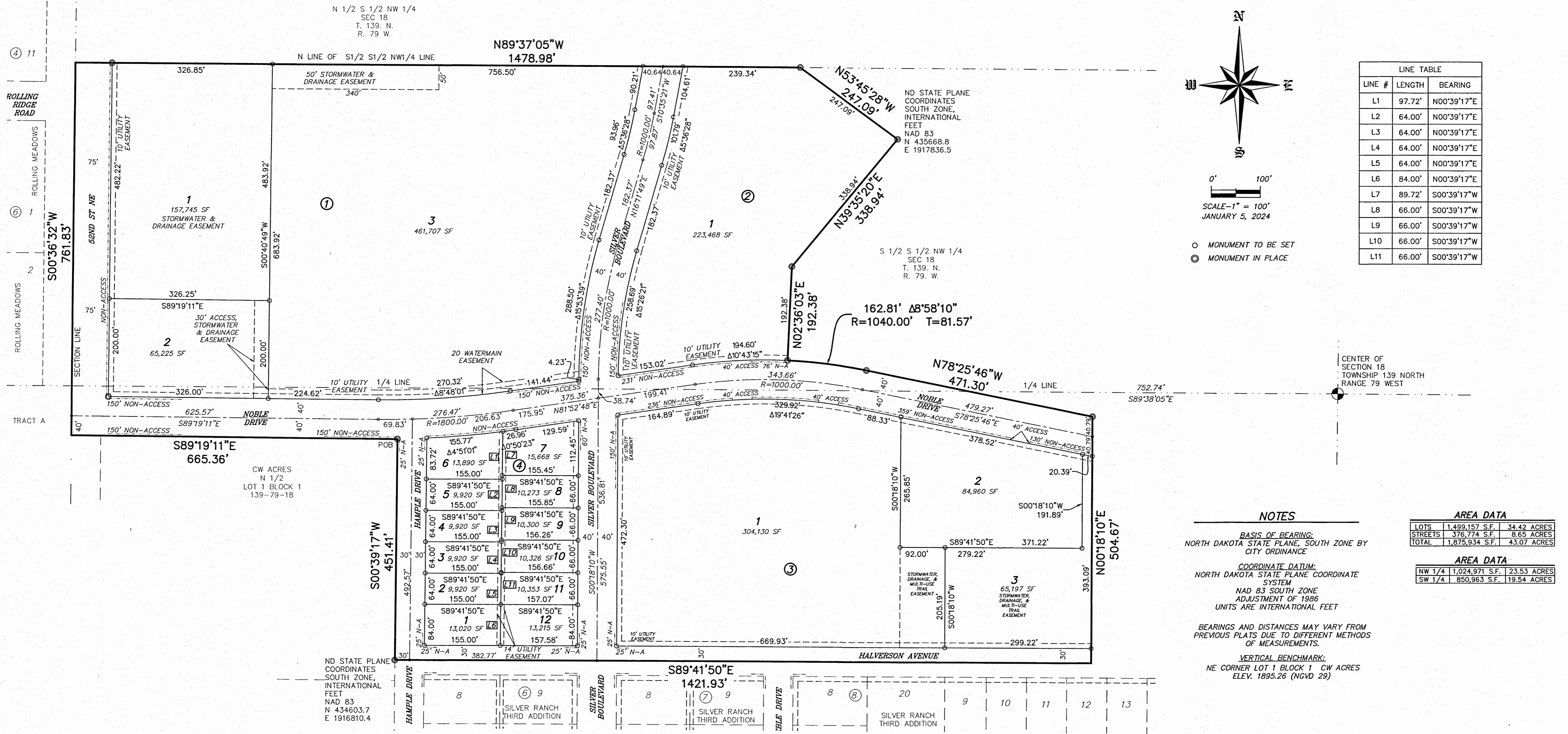




SILVER RANCH FOURTH ADDITION

PART OF THE WEST 1/2 OF SECTION 18
TOWNSHIP 139 NORTH RANGE 79 WEST
OF THE FIFTH PRINCIPAL MERIDIAN

BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



DESCRIPTION
PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 79 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 1 CW ACRES, N 1/2 LOT 1 BLOCK 1 139-79-18
THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 451.41 FEET TO THE NORTH LINE OF SILVER RANCH THIRD ADDITION;
THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1421.93 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, A DISTANCE OF 504.67 FEET;
THENCE NORTH 78 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 471.30 FEET;
THENCE WESTERLY AND TO THE LEFT, ON A 1040.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 162.81 FEET;
THENCE NORTH 02 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 192.38 FEET;
THENCE NORTH 39 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 338.94 FEET;
THENCE NORTH 53 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 247.09 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1478.98 FEET TO THE WEST LINE OF SAID SECTION 18;
THENCE SOUTH 00 DEGREES 36 MINUTES 32 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 761.83 FEET TO THE NORTH LINE OF CW ACRES;
THENCE SOUTH 89 DEGREES 19 MINUTES 11 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 665.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 43.07 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I, TERRY BALTZER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON October 20, 2022, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

APPROVAL OF CITY PLANNING COMMISSION
THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON THE 5th day of November, 2023, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIRMAN
BEN EHRETH - 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 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, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE APPROVED PLAT.
THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 26th DAY OF December, 2023.

JASON TOMANEK - ACTING CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER
I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "SILVER RANCH FOURTH ADDITION", BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE PLAT.

GABRIEL J. SCHELL
CITY ENGINEER

OWNERS' CERTIFICATE & DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT INVESTCORE, INC., BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "SILVER RANCH FOURTH ADDITION", BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE UTILITY EASEMENTS TO THE CITY OF BISMARCK 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.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF BISMARCK "STORM WATER AND DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DEDICATED HEREON AS "STORM WATER AND DRAINAGE 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 FREE AND UNOBSTRUCTED FLOW OF WATER UNDER, OVER AND/OR ACROSS THE EASEMENT AREA.

THEY ALSO DEDICATE ACCESS EASEMENTS TO THE PUBLIC, TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, TO PASS AND REPASS ALONG SAID EASEMENT, 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 THE PROPERTY IN THE SUBDIVISION.

THEY FURTHER GRANT A WATERMAIN EASEMENT TO THE CITY OF BISMARCK; SAID EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR WATERMAIN FACILITIES UNDER OR UPON THE REAL PROPERTY DESIGNATED HEREON AS WATERMAIN EASEMENTS.

THEY ALSO DEDICATE MULTI-USE TRAIL EASEMENTS TO BISMARCK PARKS AND RECREATION DISTRICT, TO CONSTRUCT, INSTALL, MAINTAIN, AND REPAIR A MULTI-USE TRAIL OVER THE EASEMENT AREA, AND TO THE PUBLIC FOR THE USE THEREOF.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

ON THIS 12 DAY OF January, 2024, BEFORE ME PERSONALLY APPEARED CHAD WACHTER OF INVESTCORE, INC., KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

CHAD WACHTER
INVESTCORE, INC.

MADISON LAWLOR
Notary Public
State of North Dakota
My Commission Expires April 25, 2024

Madison Lawlor
NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES April 25, 2024

SWENSON, HAGEN & COMPANY P.C.
909 Basin Avenue
Bismarck, North Dakota 58504
sheng@swensonhagen.com
Phone (701) 223-2900
Fax (701) 223-2906
Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management

2024 Burleigh County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
No receipt will be issued.



32-139-79-70-03-010

Parcel Number: 32-139-79-70-03-010
Statement Number: 39924

Check here to request receipt

Enter the amount you are paying on this parcel if less than full amount: _____

Total tax due	38.23
Less: 5% discount	-1.91
Amount due by February 18, 2025	36.32

Or pay in two installments (with no discount):	
Payment 1: Pay by March 3, 2025	19.12
Payment 2: Pay by October 15, 2025	19.11

MAKE CHECK PAYABLE TO:

Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506
Phone: 701.222.6694

----- ✂ ----- Return with remittance ----- ✂ -----

2024 Burleigh County Real Estate Tax Statement

Statement No: 39924

Parcel Number 32-139-79-70-03-010
Jurisdiction 3201BI GIBBS TWP
Owner
Physical Location

Legal Description **Acres**
SCT:18 TWN:139 RNG:79 7.000
LOT:01 BLK:03
SILVER RANCH FOURTH ADDITION BLOCK 3
LOT 1

2024 TAX BREAKDOWN

Net consolidated tax	38.23
Plus: Special Assessments	0.00
Total tax due	38.23
Less: 5% discount, if paid by February 18, 2025	-1.91
Amount due by February 18, 2025	36.32

Or pay in two installments (with no discount)	
Payment 1: Pay by March 3, 2025	19.12
Payment 2: Pay by October 15, 2025	19.11

	2022	2023	2024
Legislative Tax Relief:	0.00	0.00	31.07
Tax Distribution (3-year comparison):	2022	2023	2024
True and Full Value			4,500
Taxable Value	0	0	225
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	0	0	225
Total mill levy	0.000	0.000	169.913

Taxes By District (in dollars):	2022	2023	2024
Burleigh County	0.00	0.00	8.86
Gibbs Township	0.00	0.00	1.36
Bismarck School	0.00	0.00	24.13
Bismarck Rural Fire District	0.00	0.00	2.92
Soil Conservation District	0.00	0.00	0.20
Garrison Diversion	0.00	0.00	0.22
Water Resource District	0.00	0.00	0.32
State of North Dakota	0.00	0.00	0.22

Penalty on 1st Installment & Specials:	
March 4, 2025	3%
May 1, 2025	6%
July 1, 2025	9%
October 15, 2025	12%
Penalty on 2nd Installment:	
October 16, 2025	6%

Consolidated Tax	0.00	0.00	38.23
Net effective tax rate	0.00%	0.00%	0.85%

FOR ASSISTANCE, CONTACT:

Office: Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506
Phone: 701.222.6694
Website: www.burleigh.gov

2024 Burleigh County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
No receipt will be issued.



32-139-79-70-03-020

Parcel Number: 32-139-79-70-03-020
Statement Number: 39925

Check here to request receipt

Enter the amount you are paying on this parcel if less than full amount: _____

Total tax due	11.04
Less: 5% discount	-0.55
Amount due by February 18, 2025	10.49

Or pay in two installments (with no discount):
Payment 1: Pay by March 3, 2025 5.52
Payment 2: Pay by October 15, 2025 5.52

MAKE CHECK PAYABLE TO:

Burleigh County Treasurer
PO Box 5518
Bismarck, ND 58506
Phone: 701.222.6694

----- ✂ ----- Return with remittance ----- ✂ -----

2024 Burleigh County Real Estate Tax Statement

Statement No: 39925

Parcel Number 32-139-79-70-03-020
Jurisdiction 3201BI GIBBS TWP
Owner
Physical Location

Legal Description **Acres**
SCT:18 TWN:139 RNG:79 2.000
LOT:02 BLK:03
SILVER RANCH FOURTH ADDITION BLOCK 3
LOT 2

2024 TAX BREAKDOWN

Net consolidated tax	11.04
Plus: Special Assessments	0.00
Total tax due	11.04
Less: 5% discount, if paid by February 18, 2025	-0.55
Amount due by February 18, 2025	10.49

Or pay in two installments (with no discount)
Payment 1: Pay by March 3, 2025 5.52
Payment 2: Pay by October 15, 2025 5.52

	2022	2023	2024
Legislative Tax Relief:	0.00	0.00	8.98
Tax Distribution (3-year comparison):	2022	2023	2024
True and Full Value			1,300
Taxable Value	0	0	65
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	0	0	65
Total mill levy	0.000	0.000	169.913
Taxes By District (in dollars):			
Burleigh County	0.00	0.00	2.56
Gibbs Township	0.00	0.00	0.40
Bismarck School	0.00	0.00	6.96
Bismarck Rural Fire District	0.00	0.00	0.84
Soil Conservation District	0.00	0.00	0.06
Garrison Diversion	0.00	0.00	0.06
Water Resource District	0.00	0.00	0.10
State of North Dakota	0.00	0.00	0.06
Consolidated Tax	0.00	0.00	11.04
Net effective tax rate	0.00%	0.00%	0.85%

Penalty on 1st Installment & Specials:	
March 4, 2025	3%
May 1, 2025	6%
July 1, 2025	9%
October 15, 2025	12%
Penalty on 2nd Installment:	
October 16, 2025	6%

FOR ASSISTANCE, CONTACT:

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