

NORTH HILLS SEVENTEENTH ADDITION

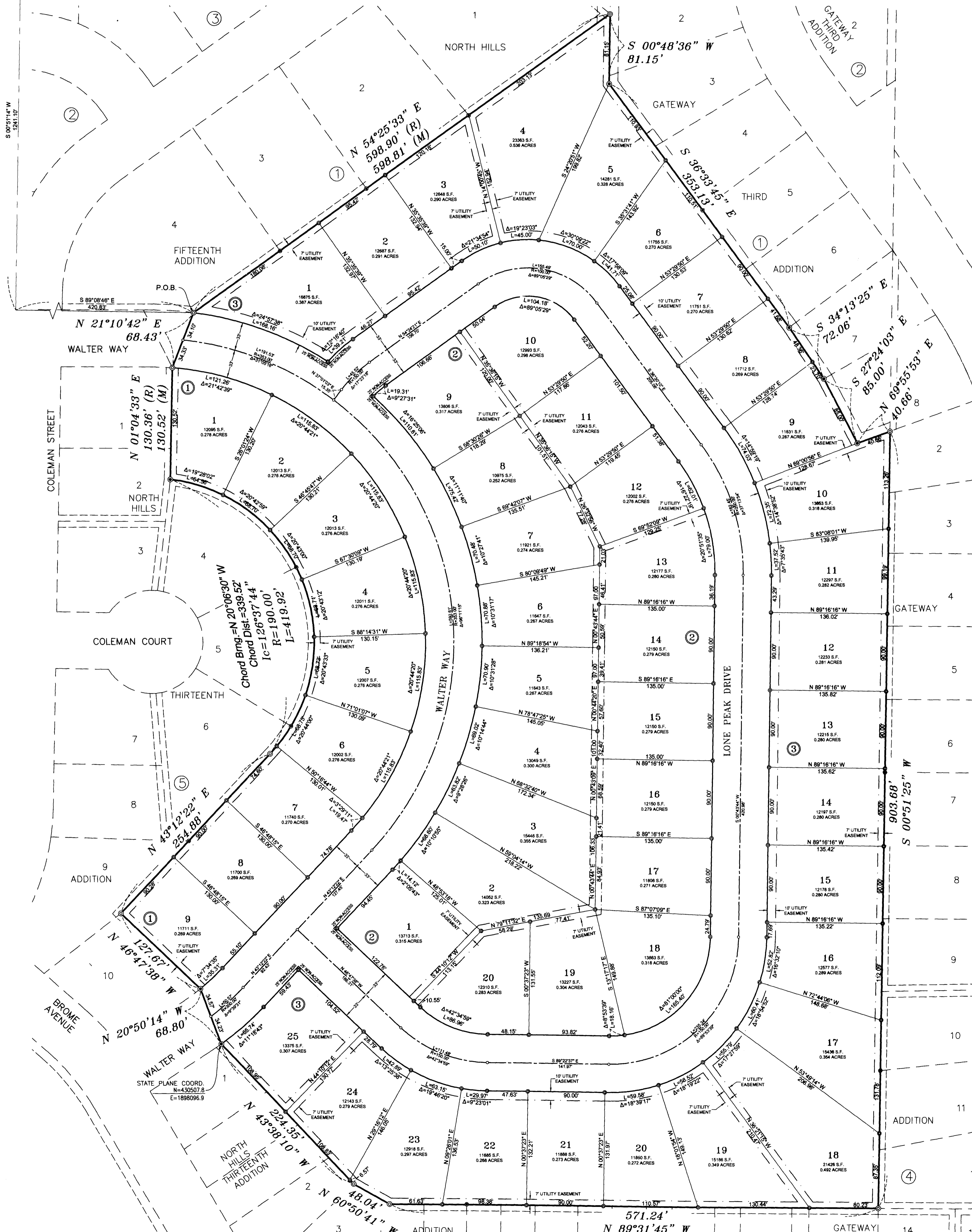
ENGINEER:
KJL
128 500 LINE DRIVE
BISMARCK, NORTH DAKOTA 58501
PHONE 701-355-8400

OWNER:
THE COLEMAN GROUP, INC.
2718 GATEWAY AVE # 301
BISMARCK, NORTH DAKOTA 58503
PHONE 701-319-3130

TRACT Z AND AN UNPLATTED PORTION, BOTH OF NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 139 NORTH, RANGE 80 WEST, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

NORTH 1/4 CORNER, SECTION 21
STATE PLANE COORD.
N=432655.6
E=1897662.1

791953
KENT A. ORVIG
Debbie Krohus
7/24/2013 9:38 AM
Burleigh County



DESCRIPTION

TRACT Z AND AN UNPLATTED PORTION, BOTH OF THE NORTHEAST 1/4 IN SECTION 21, TOWNSHIP 139 NORTH, RANGE 80 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

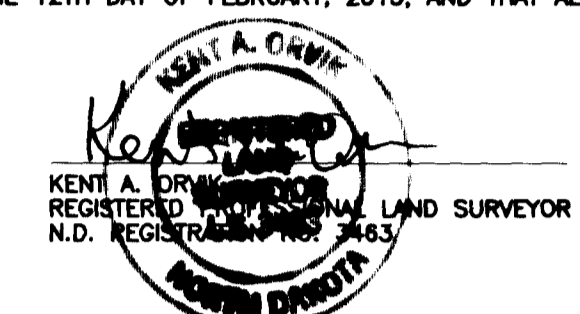
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF THE SAID NE 1/4 OF SECTION 21, S 0°51'14" W FOR 1241.10 FEET; THENCE S 89°04'45" E FOR 420.83 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, NORTH HILLS FIFTEENTH ADDITION WHICH IS THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHEAST LINE OF SAID NORTH HILLS FIFTEENTH ADDITION, N 54°25'33" E FOR 598.81 FEET TO THE WEST LINE OF GATEWAY THIRD ADDITION; THENCE ALONG WEST LINE OF GATEWAY THIRD ADDITION AS FOLLOWS: THENCE S 0°48'36" W FOR 81.15 FEET; THENCE S 36°33'13" E FOR 353.13 FEET; THENCE S 34°13'25" E FOR 72.06 FEET; THENCE S 27°24'03" E FOR 85.00 FEET TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 1, SAID GATEWAY THIRD ADDITION; THENCE ALONG THE SOUTH LINE OF SAID LOT 8, N 68°55'53" E FOR 40.66 FEET TO THE WEST LINE GATEWAY ADDITION; THENCE ALONG SAID WEST LINE, S 0°51'25" W FOR 903.88 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 4, SAID GATEWAY ADDITION; THENCE ALONG THE NORTH LINE OF SAID GATEWAY ADDITION, N 89°31'45" W FOR 571.24 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 6, NORTH HILLS THIRTEENTH ADDITION; THENCE ALONG THE EAST LINE OF SAID NORTH HILLS THIRTEENTH ADDITION AS FOLLOWS: N 80°50'41" W FOR 48.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N 43°38'10" W FOR 224.35 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF SAID NORTH HILLS THIRTEENTH ADDITION; THENCE N 20°50'14" W FOR 68.80 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 5 OF SAID NORTH HILLS THIRTEENTH ADDITION; THENCE N 46°47'38" W FOR 127.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N 43°12'22" E FOR 254.88 FEET; THENCE ALONG A NON-TANGENTIAL CURVE, TURNING TO THE LEFT HAVING A RADIUS OF 190.00 FEET, AN INTERIOR ANGLE OF 128°37'44", AN ARC LENGTH OF 419.92 FEET AND SAID CHORD BEARS N 20°06'30" W FOR 339.52 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 5; THENCE N 01°04'33" E FOR 130.52 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 5; THENCE N 21°10'42" E FOR 68.43 FEET TO SAID POINT OF BEGINNING.

SAID TRACT CONTAINS 885,753 SQUARE FEET OR 20.334 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KENT A. ORVIG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE 12TH DAY OF FEBRUARY, 2013, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)



ON THIS 1st DAY OF July, 2013, BEFORE ME PERSONALLY APPEARED KENT A. ORVIG, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

Debbie Krohus
Burleigh County, North Dakota
My Commission Expires Oct. 11, 2011

JOSHUA RESKE
Notary Public
State of North Dakota
My Commission Expires Oct. 17, 2017

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.

THE FOREGOING ACTION OF THE CITY COMMISSION OF BISMARCK, NORTH DAKOTA WAS TAKEN BY RESOLUTION APPROVED THE 11th DAY OF JUNE, 2013.

W. C. Wocken
W. C. WOCKEN - CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER

I, MELVIN J. BULLINGER, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "NORTH HILLS SEVENTEENTH ADDITION" AS SHOWN ON THE ANNEXED PLAT.

Melvin J. Bullinger
MELVIN J. BULLINGER - CITY ENGINEER

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 APRIL, 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 Yeager
WAYNE LEE YEAGER - CHAIRMAN

Carl D. Hokenstad
CARL D. HOKENSTAD - SECRETARY

OWNER'S CERTIFICATE AND DEDICATION

I KNOW ALL MEN BY THESE PRESENTS THAT THE COLEMAN GROUP, INC., BEING THE OWNERS AND PROPRIETORS OF A PORTION OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "NORTH HILLS SEVENTEENTH ADDITION" AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND GAS DISTRIBUTION LINES AND OTHER PUBLIC UTILITY LINES, WHETHER SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS 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.

STATE OF NORTH DAKOTA)
COUNTY OF Burleigh)

Barry Coleman
BARRY COLEMAN
THE COLEMAN GROUP, INC.
2718 GATEWAY AVE # 301
BISMARCK, NORTH DAKOTA 58503

ON THIS 2nd DAY OF July, 2013, BEFORE ME PERSONALLY APPEARED BARRY COLEMAN, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

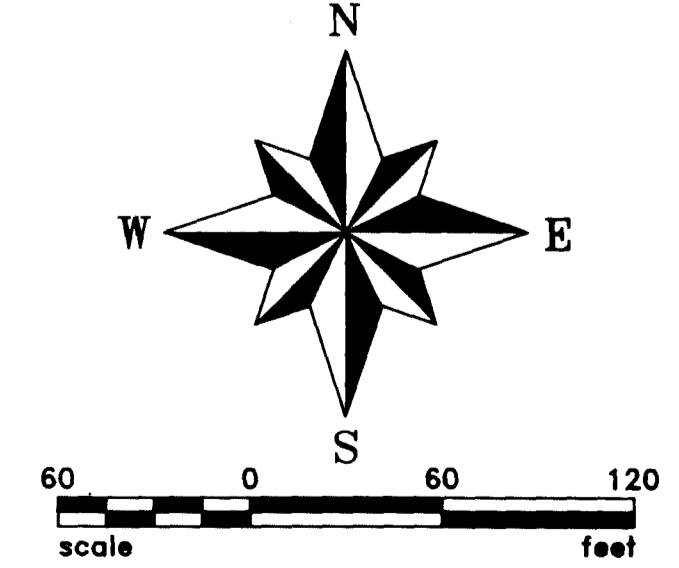
Cheri Anderson
Burleigh County, North Dakota
My Commission Expires

TERRA ANDERSON
Notary Public
State of North Dakota
My Commission Expires May 13, 2017

Debbie Krohus
Debbie Krohus
County Auditor

PLAT LEGEND

- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED NON-ACCESS LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- ② LOT 2
- DENOTES CENTERLINE MARKER (NOT INSTALLED)
- DENOTES MONUMENT FOUND
- DENOTES LOT CORNERS
- DENOTES BOUNDARY TO BE SET
- DENOTES BOUNDARY FOUND



PLAT INFORMATION

- NUMBER OF LOTS: 54
- LOT ACREAGE - 16.083 ACRES
- R.O.W. ACREAGE - 4.251 ACRES
- TOTAL ACREAGE - 20.334 ACRES

NOTES:

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

DATE: MARCH 2013
HORIZONTAL DATUM - STATE PLANE
VERTICAL DATUM - NGVD 29
UNITS OF MEASURE: INTERNATIONAL FEET
BENCHMARK - F.H. 2291 ELEV. 1837.68



NORTH HILLS SEVENTEENTH ADDITION