HOHBEIN SUBDIVISION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 12, TOWNSHIP 140 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA

946339

Brenda Chamrad, Deputy

SEAL

LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 12, Township 140 North, Range 80 West of the Fifth Principal Meridian, Burleigh County, North Dakota, more particularly described as follows:

BEGINNING at the northeast corner of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of said Section 12, thence on the east line of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of said Section 12, S00°48'27"W a distance of 358.00 feet, thence N89°26'28"W a distance of 400.00 feet; thence N00°48'27"E a distance of 358.00 feet to the north line of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of said Section 12; thence on the north line of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of said Section 12, S89°26'28"E a distance of 400.00 feet to the POINT OF BEGINNING.

Said tract of land contains 3.29 acres more or less and may be subject to any previous easements, agreements, conveyances and surveys.

PLAT DESCRIPTION

Lot 1 of Block 1 of Hohbein Subdivision, located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of said Section 12, Township 140 North, Range 80 West of the Fifth Principal Meridian, Burleigh County, North Dakota.

OWNER'S CERTIFICATE OF DEDICATION

Know all men by the present that Jerome and Suzanne E. Hohbein being the owner and proprietor of the property shown hereon has caused that portion described hereon to be surveyed and platted as "Hohbein Subdivision", 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 easements to Burleigh County 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 Burleigh County "Stormwater and Drainage Easement" 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 "Stormwater and Drainage Easement" for the purpose of construction, reconstruction, repair, enlarging and maintaining stormwater management facilities together with necessary appurtenances thereto for stormwater, 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.

Jerome Hohbein
14000 52nd St. NE
Baldwin, ND 58521

Suzanne E. Hohbein
14000 52nd St. NE
Baldwin, ND 58521

Subscribed and sworn before me this 8th of August, 2022.

My commission expires March 29, 2026 notary public Morton County, North Dakota.

BRYAN HASTIG
Notary Public
State of North Dakota
My Commission Expires Mar 29, 2026

CERTIFICATE OF SURVEYOR

I, Matthew Weeks, a Registered Professional Land Surveyor in the state of North Dakota, do hereby certify that, at the request of Suzanne Hohbein and Jerome Hohbein, I made the within and foregoing plat of land as herein described and that the lots, distances, areas, and locations as indicated on said plat are true and correct to the best of my knowledge and belief and that all monuments shown hereon are correct, that all required monuments have been set, and that all dimensional and geodetic details are correct. This survey does not represent a complete title search.

Matthew Weeks, PLS, LS-3626
Interstate Engineering, Inc.
2610 Old Red Trail, Suite B
Mandan, ND 58554

MATTHEW WEEKS
Registered
Professional
Land
Surveyor
LS 3626
NORTH DAKOTA

Subscribed and sworn before me this 8th of August, 2022.

My commission expires March 29, 2026 notary public Morton County, North Dakota.

BRYAN HASTIG
Notary Public
State of North Dakota
My Commission Expires Mar 29, 2026

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

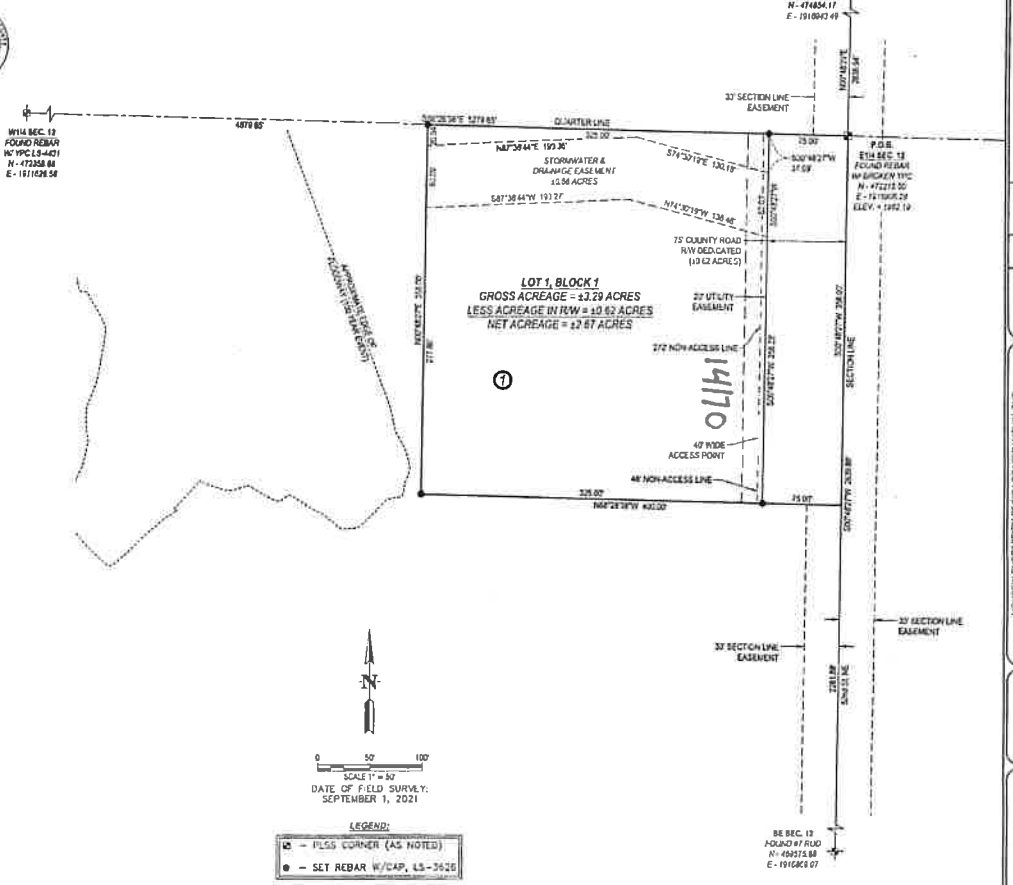
The County Planning and Zoning Commission, of Burleigh County, North Dakota, hereby approves the Hohbein Subdivision, as shown on this plat. This plat was done in accordance with the laws of the State of North Dakota, the Comprehensive plan and the ordinances of the County of Burleigh and regulations adopted by said Planning and Zoning Commission.

The foregoing action of the County Planning and Zoning Commission of Burleigh County, North Dakota, was taken by resolution approved on the 11 day of May, 2022.

Lonnie Agnew, Chairman — 10/05/22 date

Mitch Flanagan – Secretary — 8-10-2022 date

Given under my hand and seal this 10th day of August, 2022
Mitch Flanagan
Secretary, Burleigh County Planning and Zoning Commission



DATE OF FIELD SURVEY: SEPTEMBER 1, 2021

LEGEND:

⊠ – PLSS CORNER (AS NOTED)

● – SET REBAR W/CAP, LS-3626

APPROVAL OF COUNTY ENGINEER

I, Marcus J. Hall, County Engineer of the County of Burleigh, North Dakota, hereby approve this plat of the Hohbein Subdivision, as shown on this plat.

Dated this 9th day of August, 2022

Marcus J. Hall, P.E. – County Engineer

MARCUS J. HALL
PE-5788
NORTH DAKOTA

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of the County of Burleigh, North Dakota, has approved the subdivision of land as shown on this plat, has accepted the dedication of all streets shown thereon, and does hereby vacate any previous platting within the boundary of this plat.

This plat was done in accordance with the laws of the State of North Dakota, the comprehensive plan and ordinances of the County of Burleigh.

The foregoing action of the Board of County Commission of Burleigh County, North Dakota, was taken by resolution approved on the 16 day of May, 2022.

Jim Peluso – Commission Chairman — 8-9-22 date

Les Vetter – County Auditor/Treasurer — 8-9-22 date

STORMWATER NOTE:

Restricted use on Stormwater and Drainage Easement:
Stormwater and Drainage Easements are constructed to collect, store, convey, and/or treat stormwater runoff. They are constructed to prevent or limit flood damage and environmental impacts to properties both within and outside of the plat.
Property owners shall not place any type of fill material or make any alterations to the permanent vegetated cover on the Stormwater and Drainage Easement (no open tilled soil areas will be allowed). They shall not plant any trees or shrubs within the easement with the intent to screen or provide a snow shelter belt. Individual trees and shrubs may be planted within the easement with prior approval of the County Engineer. Property owners shall not construct any type of structure (including garages, outbuildings, sheds, driveways, parking pads, landscaping, gardens, and septic fields) or other features that interfere with the intended use of the Stormwater and Drainage Easement.

SURVEYOR'S NOTES:

1. The basis of bearing is based on North Dakota State Plane Coordinate System, South Zone – NAD83. The distances reported hereon are in reference to the International foot definition and are at ground per the NDDOT combination factor for Burleigh County (1/cf=1.0001485221). The vertical datum is based on NAVD88. The measurements shown hereon have been determined by RTK methods using the "Trimble NOW VRS" network.
2. The date of the field survey occured on September 1, 2021.
3. This survey does not represent a complete title search.
4. The proposed zoning for this subdivision is residential.

(c) 2022, INTERSTATE ENGINEERING, INC.

Revision No.	Date	By	Description

HOHBEIN SUBDIVISION BEING LOCATED WITHIN THE NE1/4SE1/4 OF SECTION 12, TOWNSHIP 140 NORTH, RANGE 80 WEST OF THE 5TH P.M.
BURLEIGH COUNTY, NORTH DAKOTA

Drawn By: B.H.K. Project No.: MEI-184229
Checked By: M.W. Date: 8/9/2022

Interstate Engineering, Inc.
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Mandan, North Dakota 58554
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INTERSTATE ENGINEERING
Professionals you need, people you know