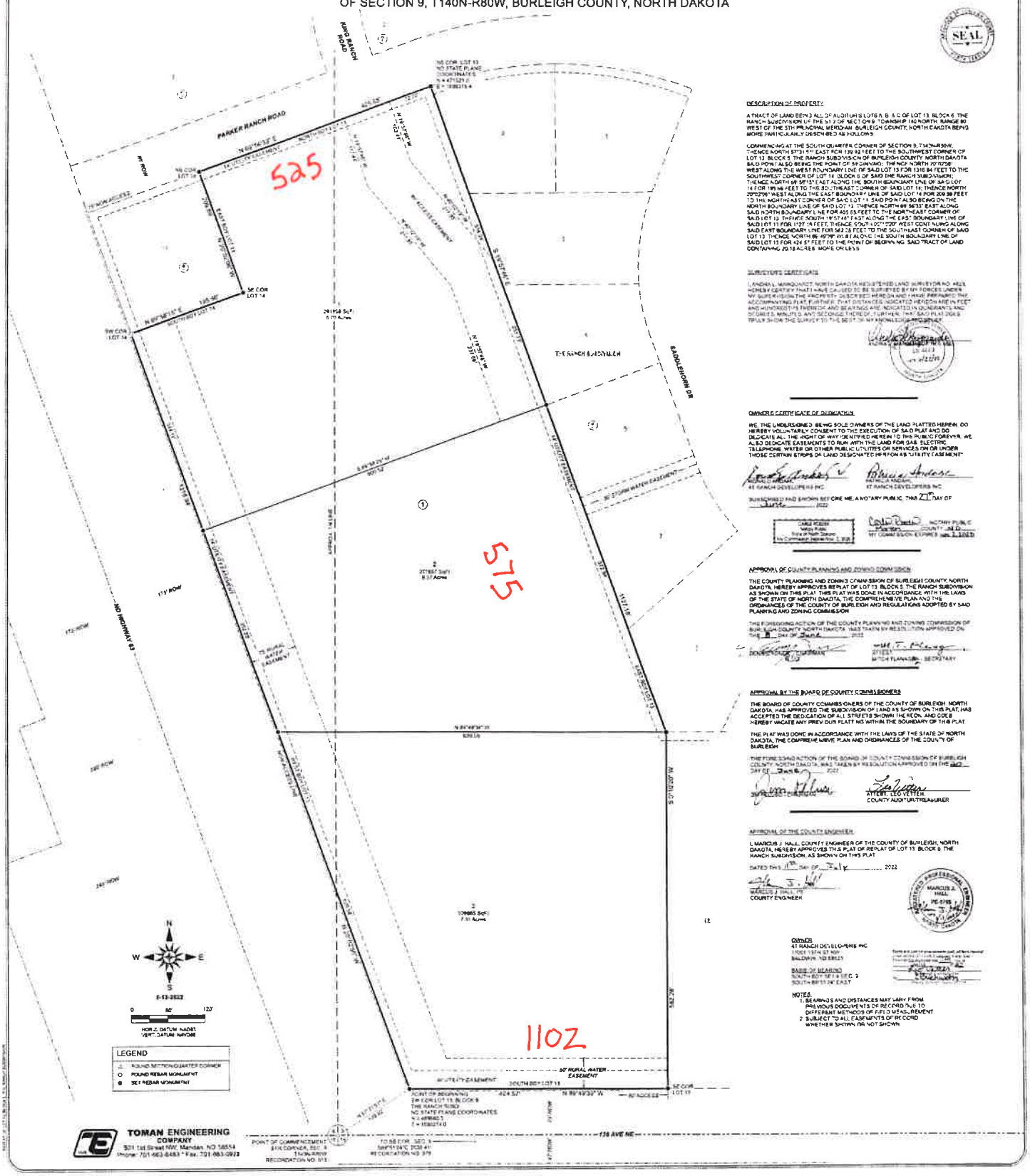
REPLAT OF LOT 13, BLOCK 6, THE RANCH SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

ALL OF AUDITOR'S LOTS A, B, & C OF LOT 13, BLOCK 6, THE RANCH SUBDIVISION OF THE S1/2 OF SECTION 9, T140N-R80W, BURLEIGH COUNTY, NORTH DAKOTA

845007



DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING ALL OF AUDITOR'S LOTS A, B, & C OF LOT 13, BLOCK 6, THE RANCH SUBDIVISION OF THE S1/2 OF SECTION 9, TOWNSHIP 140 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 9, T140N-R80W; THENCE NORTH 57°31'51" EAST FOR 139.92 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 6, THE RANCH SUBDIVISION OF BURLEIGH COUNTY, NORTH DAKOTA SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 20°07'58" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 13 FOR 1316.84 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 6 OF SAID THE RANCH SUBDIVISION; THENCE NORTH 89°58'15" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 14 FOR 199.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH 20°07'58" WEST ALONG THE EAST BOUNDARY LINE OF SAID LOT 14 FOR 208.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 14 SAID POINT ALSO BEING ON THE NORTH BOUNDARY LINE OF SAID LOT 13; THENCE NORTH 89°58'53" EAST ALONG SAID NORTH BOUNDARY LINE FOR 405.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 18°57'46" EAST ALONG THE EAST BOUNDARY LINE OF SAID LOT 13 FOR 1127.78 FEET; THENCE SOUTH 20°07'20" WEST CONTINUING ALONG SAID EAST BOUNDARY LINE FOR 582.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 89°49'39" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 13 FOR 424.57 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 20.18 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ANDREW L. MARQUARDT, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 4823, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND HAVE PREPARED THE ACCOMPANYING PLAT. FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDREDTHS THEREOF AND BEARINGS ARE INDICATED IN DEGREES AND MINUTES AND SECONDS THEREOF. FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE RIGHT OF WAY IDENTIFIED HEREIN TO THE PUBLIC FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR SAID ELECTRIC, TELEPHONE, WATER OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENT"

41 RANCH DEVELOPERS INC — PATRICIA HANSEN, 41 RANCH DEVELOPERS INC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS 21 DAY OF JUNE, 2022

NOTARY PUBLIC, COUNTY OF ND, MY COMMISSION EXPIRES JAN. 1, 2025

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVES SAID PLAT OF LOT 13, BLOCK 6, THE RANCH 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 THIS 8 DAY OF June, 2022

DONOVAN KRAUTKRAMER, CHAIRMAN — MITCH PLANALP, SECRETARY

APPROVAL BY 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.

THE 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 THIS 2ND DAY OF June, 2022

JERALD "JERRY" HOFF, CHAIRMAN — AYLETT "LEO" VETTER, COUNTY AUDITOR/TREASURER

APPROVAL OF THE COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVES THIS PLAT OF REPLAT OF LOT 13, BLOCK 6, THE RANCH SUBDIVISION, AS SHOWN ON THIS PLAT.

DATED THIS 11TH DAY OF July, 2022

MARCUS J. HALL, PE
COUNTY ENGINEER

MARCUS J. HALL, PE-5785, REGISTERED PROFESSIONAL ENGINEER, STATE OF NORTH DAKOTA

OWNER:
41 RANCH DEVELOPERS INC
1001 13TH ST NW
BALDWIN, ND 58521

BASIS OF BEARING:
SOUTH BOUNDARY OF LOT 13 & SEC. 9
SOUTH 89°51'24" EAST

NOTES:
1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
2. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.