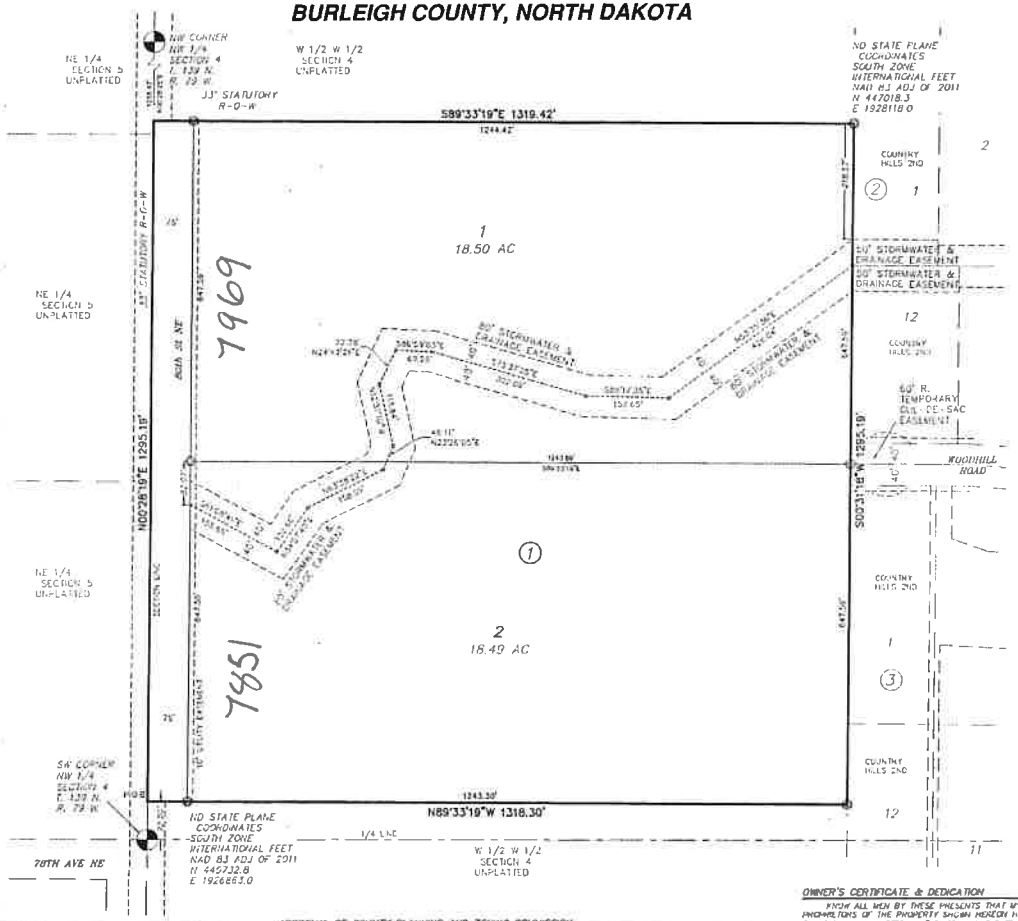
BENITEZ-SOLIS SUBDIVISION

BEING PARCEL 3 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 139 NORTH, RANGE 79 WEST
BURLEIGH COUNTY, NORTH DAKOTA



NOTES

BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 2011
UNITS ARE INTERNATIONAL FEET

VERTICAL DATUM:
NW CORNER OF THE NW 1/4
SECTION 4
TOWNSHIP 139 N.
RANGE 79 W.
ELEV. 1854.91 (NAVD 88)

AREA DATA

LOTS	1 & 2	36.99	ACRES
ROW		1.51	ACRES
TOTAL		38.50	ACRES

DESCRIPTION

BEING PARCEL 3 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 139 NORTH, RANGE 79 WEST, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID NORTHWEST 1/4 AT A POINT THAT IS NORTH 00 DEGREES 26 MINUTES 19 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 72.20 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1295.19 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 19 SECONDS EAST, A DISTANCE OF 1319.42 FEET TO THE WEST LINE OF COUNTRY HILLS SECOND SUBDIVISION; THENCE SOUTH 00 DEGREES 31 MINUTES 16 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1295.19 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 19 SECONDS WEST, A DISTANCE OF 1318.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 38.21 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALLEW, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE SHOWN PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON 3-25-2021, 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 MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SWENSON, HAGEN & CO. P.C.
922 MAIN AVENUE
BISMARCK, NORTH DAKOTA
58504

TERRY BALLEW
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 3595

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION HEREBY APPROVES BENITEZ-SOLIS SUBDIVISION, AS SHOWN ON THE 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 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 21 DAY OF June, 2022

KEVIN KOLB - CHAIRMAN
MEGAN FLANAGAN - SECRETARY

APPROVAL OF BOARD OF COUNTY COMMISSION

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BURLEIGH, 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 ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE PLAT.

THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND ORDINANCES OF COUNTY OF BURLEIGH.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON JULY 11, DAY OF JULY, 2022

JON PELTON - CHAIRMAN
LEE WETZEL - BURLEIGH COUNTY AUDITOR

APPROVAL OF COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVE THIS PLAT OF THE BENITEZ-SOLIS SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THIS PLAT.

DATED THIS 11th DAY OF July 2022

MARCUS J. HALL, P.E.
COUNTY ENGINEER

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL & BARBARA LAWLAR, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "BENITEZ-SOLIS SUBDIVISION", BURLEIGH COUNTY, NORTH DAKOTA, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE ALL RIGHT-OF-WAY, STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS AS SHOWN HEREON INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON OR NOT, TO PUBLIC USE FOREVER.

THEY FURTHERMORE DEDICATE UNTO BURLEIGH COUNTY "STORMWATER & 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 DESIGNATED HEREON AS "STORMWATER & DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING, AND MAINTAINING STORMWATER MANAGEMENT FACILITIES TOGETHER WITH THE NECESSARY APPURTENANCES THERETO FOR STORMWATER, STORM SEWER, SURFACE WATER DRAINAGE AND MANAGEMENT OF SAID STORMWATER FLOW IN A MANNER THAT WILL PERMIT THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER, OVER, ON, AND/OR ACROSS THE EASEMENT AREA.

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

STATE OF NORTH DAKOTA)
COUNTY OF Burleigh)

MICHAEL LAWLAR
7969 NE 80TH ST
BISMARCK, ND
58503

ON THIS 8th DAY OF June 2022, BEFORE ME PERSONALLY APPEARED MICHAEL LAWLAR, 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.

USA MACDONALD
NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES July 31, 2022

STATE OF NORTH DAKOTA)
COUNTY OF Burleigh)

BARBARA LAWLAR
7969 NE 80TH ST
BISMARCK, ND
58503

ON THIS 8th DAY OF June 2022, BEFORE ME PERSONALLY APPEARED BARBARA LAWLAR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

USA MACDONALD
NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES July 31, 2022