

THE MEADOWS AT HAWKTREE SUBDIVISION

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A REPLAT OF BLOCK 2, THE RIDGE AT HAWKTREE SECOND SUBDIVISION AND A PORTION OF THE SURROUNDING RIGHT OF WAY IN THE NORTH HALF OF SECTION 1, TOWNSHIP 139, RANGE 81 WEST, BURLEIGH COUNTY, NORTH DAKOTA

OWNER:
WHISPER ROCK DEVELOPERS, INC.
PO BOX 1715
BISMARCK, ND 58502

ENGINEER:
KADRMAS, LEE & JACKSON, INC.
128 SOO LINE DRIVE
BISMARCK, NORTH DAKOTA 58501
PHONE 701-355-8400

782644
DEBBIE KROKHUS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF NORTH DAKOTA

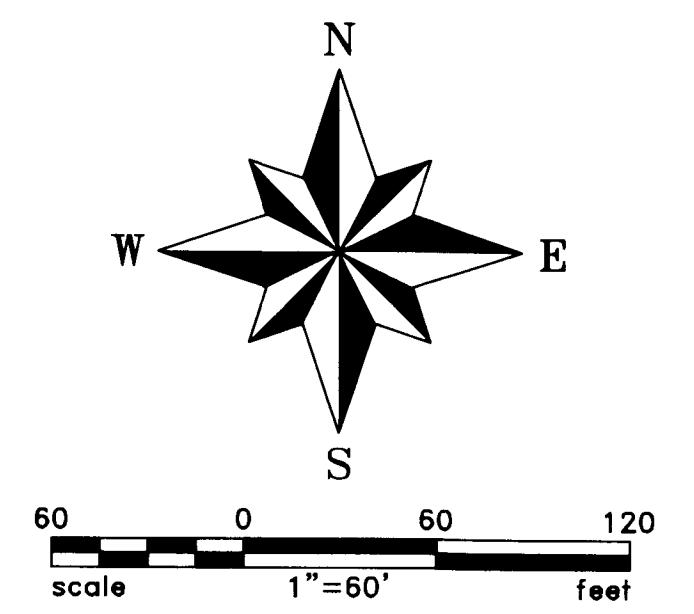
PLAT INFORMATION

- NUMBER OF LOTS: 29
- LOT ACREAGE - 14.295 ACRES
- R.O.W. ACREAGE - 3.552 ACRES
- TOTAL ACREAGE - 17.847 ACRES

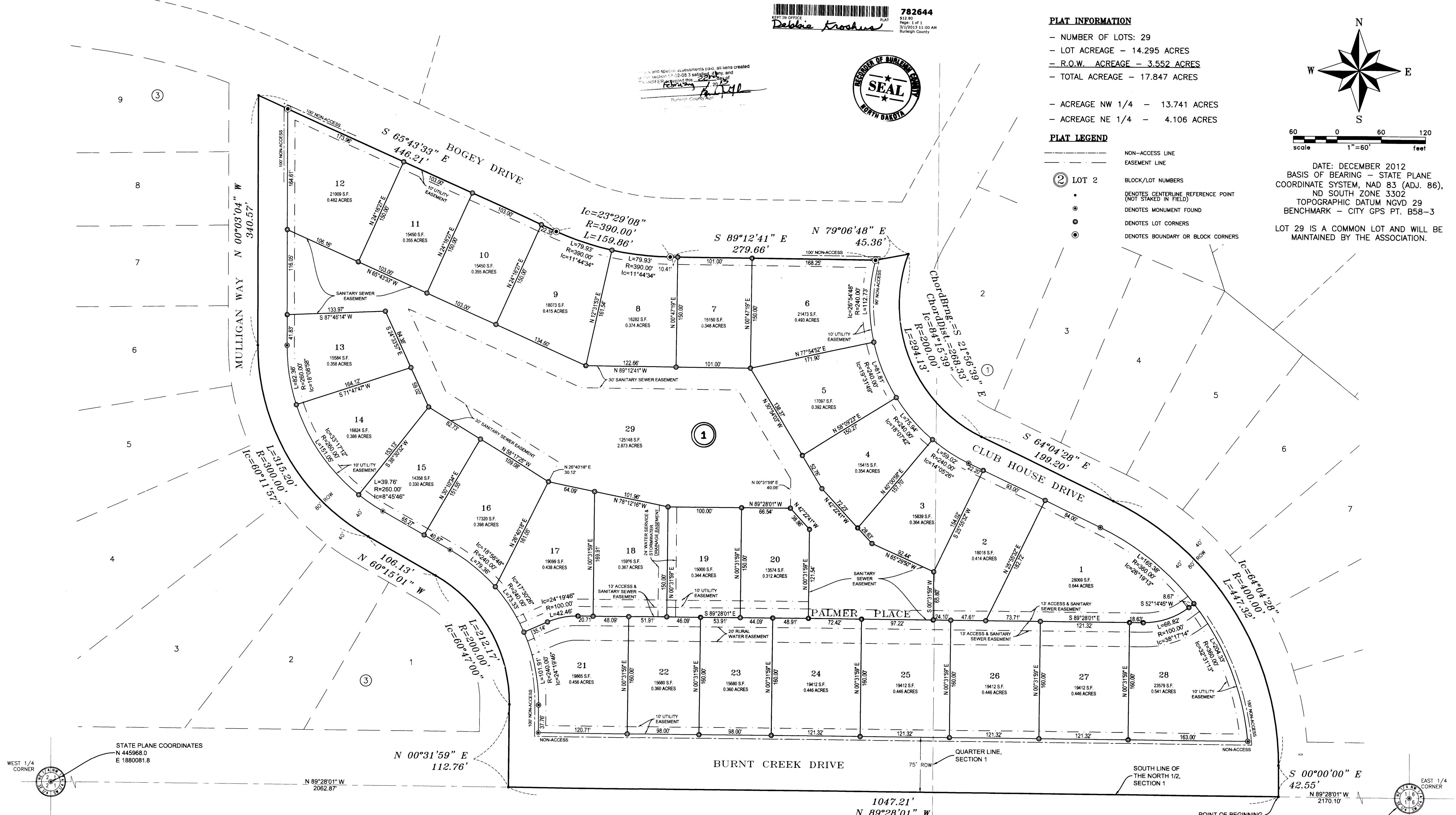
- ACREAGE NW 1/4 - 13.741 ACRES
- ACREAGE NE 1/4 - 4.106 ACRES

PLAT LEGEND

- NON-ACCESS LINE
- EASEMENT LINE
- LOT 2
- BLOCK/LOT NUMBERS
- DENOTES CENTERLINE REFERENCE POINT (NOT STAKED IN FIELD)
- DENOTES MONUMENT FOUND
- DENOTES LOT CORNERS
- DENOTES BOUNDARY OR BLOCK CORNERS



DATE: DECEMBER 2012
BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NAD 83 (ADJ. 86),
ND SOUTH ZONE 3302
TOPOGRAPHIC DATUM NGVD 29
BENCHMARK - CITY GPS PT. B58-3
LOT 29 IS A COMMON LOT AND WILL BE
MAINTAINED BY THE ASSOCIATION.



DESCRIPTION

A REPLAT OF BLOCK 2, THE RIDGE AT HAWKTREE SECOND SUBDIVISION AND A PORTION OF THE SURROUNDING RIGHT OF WAY IN THE NORTH HALF OF SECTION 1, TOWNSHIP 139, RANGE 81 WEST, BURLEIGH COUNTY, NORTH DAKOTA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID SECTION 1, N 89°28'01" W FOR 2170.10 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTH LINE, N 89°28'01" W FOR 1047.21 FEET TO THE CENTERLINE OF MULLIGAN WAY; THENCE ALONG SAID CENTERLINE OF MULLIGAN WAY AS FOLLOWS: THENCE N 00°31'59" E FOR 112.76 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN INTERIOR ANGLE OF 80°47'00", AND AN ARC LENGTH OF 212.17 FEET; THENCE TANGENT TO THE LAST DESCRIBED CURVE, N 60°15'01" W FOR 106.13 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AN INTERIOR ANGLE OF 80°11'57", AND AN ARC LENGTH OF 315.20 FEET; THENCE TANGENT TO THE LAST DESCRIBED CURVE, N 00°31'59" W FOR 340.57 FEET TO THE SOUTH RIGHT OF WAY LINE OF BOGEY DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY OF BOGEY DRIVE AS FOLLOWS: THENCE S 65°43'33" E FOR 446.21 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, AN INTERIOR ANGLE OF 23°29'08", AND AN ARC LENGTH OF 159.86 FEET; THENCE TANGENT TO THE LAST DESCRIBED CURVE, N 79°06'48" E FOR 45.36 FEET TO THE CENTERLINE OF CLUB HOUSE DRIVE; THENCE ALONG SAID CENTERLINE OF CLUB HOUSE DRIVE AS FOLLOWS: THENCE S 85°43'33" E FOR 446.21 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN INTERIOR ANGLE OF 84°15'30", AN ARC LENGTH OF 294.13 FEET, AND THE CHORD OF SAID CURVE BEARS S 21°56'39" E FOR 268.33 FEET; THENCE TANGENT TO THE LAST DESCRIBED CURVE, THENCE S 64°04'28" E FOR 199.20 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, AN INTERIOR ANGLE OF 64°04'28", AND AN ARC LENGTH OF 447.32 FEET; THENCE TANGENT TO THE LAST DESCRIBED CURVE, S 00°00'00" E FOR 42.55 FEET TO THE SAID POINT OF BEGINNING.

SAID TRACT CONTAINS 777,406 SQUARE FEET OR 17.847 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KENT A. ORVIK, 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 10TH DAY OF JANUARY, 2012. THAT ALL DISTANCES ARE CORRECT AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN AND THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

ON THIS 3rd DAY OF January, 2012, BEFORE ME PERSONALLY APPEARED KENT A. ORVIK, 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.

Kent A. Orvik
KENT A. ORVIK
REGISTERED PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 384

Josiah Jesse
JOSIAH JESSE
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 22nd DAY OF May, 2012.

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 "THE MEADOWS AT HAWKTREE SUBDIVISION" 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 25th DAY OF April, 2012, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND THE 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

APPROVAL OF 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 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 COUNTY OF BURLEIGH, NORTH DAKOTA.

THE FOREGOING ACTION OF THE COUNTY COMMISSIONERS OF BURLEIGH, NORTH DAKOTA WAS TAKEN BY RESOLUTION APPROVED THE 21st DAY OF May, 2012.

Doug Schonert
DOUG SCHONERT - CHAIRPERSON

Kevin Glatt
KEVIN GLATT - COUNTY AUDITOR

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS WHISPER ROCK DEVELOPERS, INC., BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "THE MEADOWS AT HAWKTREE SUBDIVISION", 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)

ON THIS 8th DAY OF January, 2012, BEFORE ME PERSONALLY APPEARED WHISPER ROCK DEVELOPERS, INC., 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.

Kadmas, Lee & Jackson
Kadmas, Lee & Jackson
Professional Engineers
Bismarck, North Dakota
My Commission Expires June 4, 2015

Ron Knutson
WHISPER ROCK DEVELOPERS, INC.
RON KNUTSON, PARTNER
PO BOX 1715
BISMARCK, ND 58502

Kadmas
Lee &
Jackson
Engineers Surveyors
Planners