

WHISPERING BAY

AUDITOR'S LOT M-1 OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4; LOTS 3B, 4B, & 5B, GOVERNMENT LOT 4 IN SECTION 18; PART OF GOVERNMENT LOT 3 IN SECTION 18; PART OF LOT 6 AND ALL OF LOT 7, BLOCK 1, REPLAT OF LOTS 1A, 2A, AND PART OF 3A OF MILLS FIRST SUBDIVISION; TOGETHER WITH AN UNPLATTED PORTION OF MILLS AVENUE RIGHT OF WAY AND AN UNPLATTED PORTION OF THE NORTHEAST 1/4, ALL LOCATED IN SECTION 18, TOWNSHIP ONE HUNDRED THIRTY-EIGHT (138) NORTH, RANGE EIGHTY (80) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA

BENCHMARK - CITY HYD. NO. 1948
ELEV. 1636.37 NAVD 88
NE QUAD TRAYNOR LN & MILLS AVE

OWNER:
WHISPERING BAY CORPORATION
PO BOX 1715,
BISMARCK, ND 58502

OWNER:
BRENT & PATRICIA LEVINSON
788 SAN ANGELO DR.
BISMARCK, ND 58504

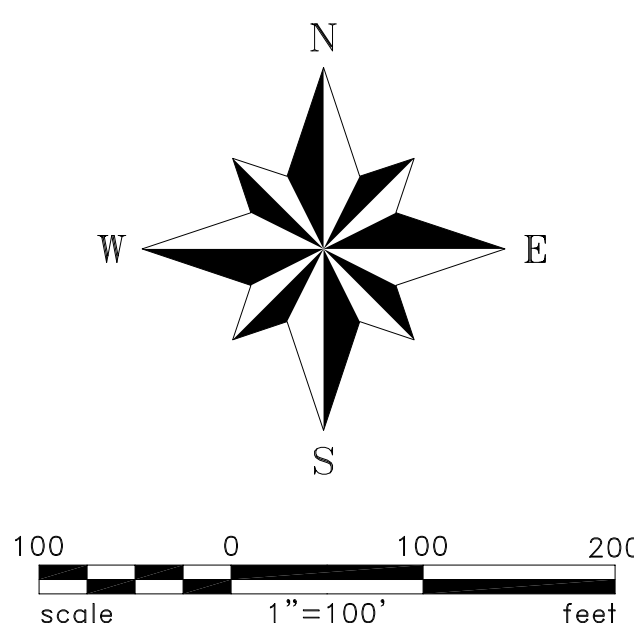
OWNER:
BISMARCK PARKS AND RECREATION
400 E FRONT AVE
BISMARCK, ND 58504

OWNER:
GERARD & BARBARA KOORBUSCH
BISMARCK, ND 58504

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

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	28°52'45"	267.00	134.58'
C2	24°54'05"	208.00	90.40'
C3	09°22'09"	158.00	28.84'
C4	25°35'48"	158.00	70.59'
C5	25°35'48"	158.00	70.59'
C6	25°35'48"	158.00	70.59'
C7	25°35'48"	158.00	70.59'
C8	07°26'17"	158.00	20.51'
C9	00°39'46"	460.00	5.32'
C10	06°53'24"	460.00	55.32'
C11	27°55'48"	267.00	130.16'
C12	34°33'31"	267.00	161.04'
C13	22°15'09"	267.00	103.70'
C14	01°51'13"	333.00	10.77'
C15	13°06'43"	333.00	76.21'
C16	13°06'43"	333.00	76.21'
C17	05°48'22"	333.00	33.75'
C18	38°04'01"	260.00	172.74'
C19	23°04'56"	260.00	104.67'
C20	32°48'50"	260.00	148.94'
C21	60°48'24"	142.00	150.70'
C22	119°11'36"	92.00	191.39'
C23	60°48'24"	208.00	220.75'
C24	119°11'36"	158.00	328.69'
C25	233°07'48"	50.00	203.44'
C26	07°09'00"	540.00	67.39'
C27	07°09'00"	460.00	57.40'
C28	07°33'10"	460.00	60.64'
C29	85°41'23"	533.00	498.02'
C30	29°55'08"	267.00	139.42'
C31	85°41'25"	267.00	399.32'
C32	33°53'02"	333.00	196.93'
C33	88°19'24"	260.00	370.25'
C34	93°15'30"	25.00	40.69'
C35	24°54'58"	340.00	147.85'
C36	48°19'03"	260.00	219.26'
C37	32°26'07"	260.00	147.19'



100 YEAR FLOOD PLAIN ELEVATION - 1636.5 NAVD 88

DATE: OCTOBER 2009
BASIS OF BEARING - S.P.C.

THE MAJORITY OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, ELEVATIONS SHOWN NAVD 88

LOT ACREAGE - 74.070 ACRES
R.O.W. ACREAGE - 16.374 ACRES
TOTAL ACREAGE - 90.444 ACRES

PLAT LEGEND

- DENOTES MONUMENT FOUND
- DENOTES LOT CORNERS
- DENOTES NON-ACCESS LINE
- - - - DENOTES EASEMENT LINE

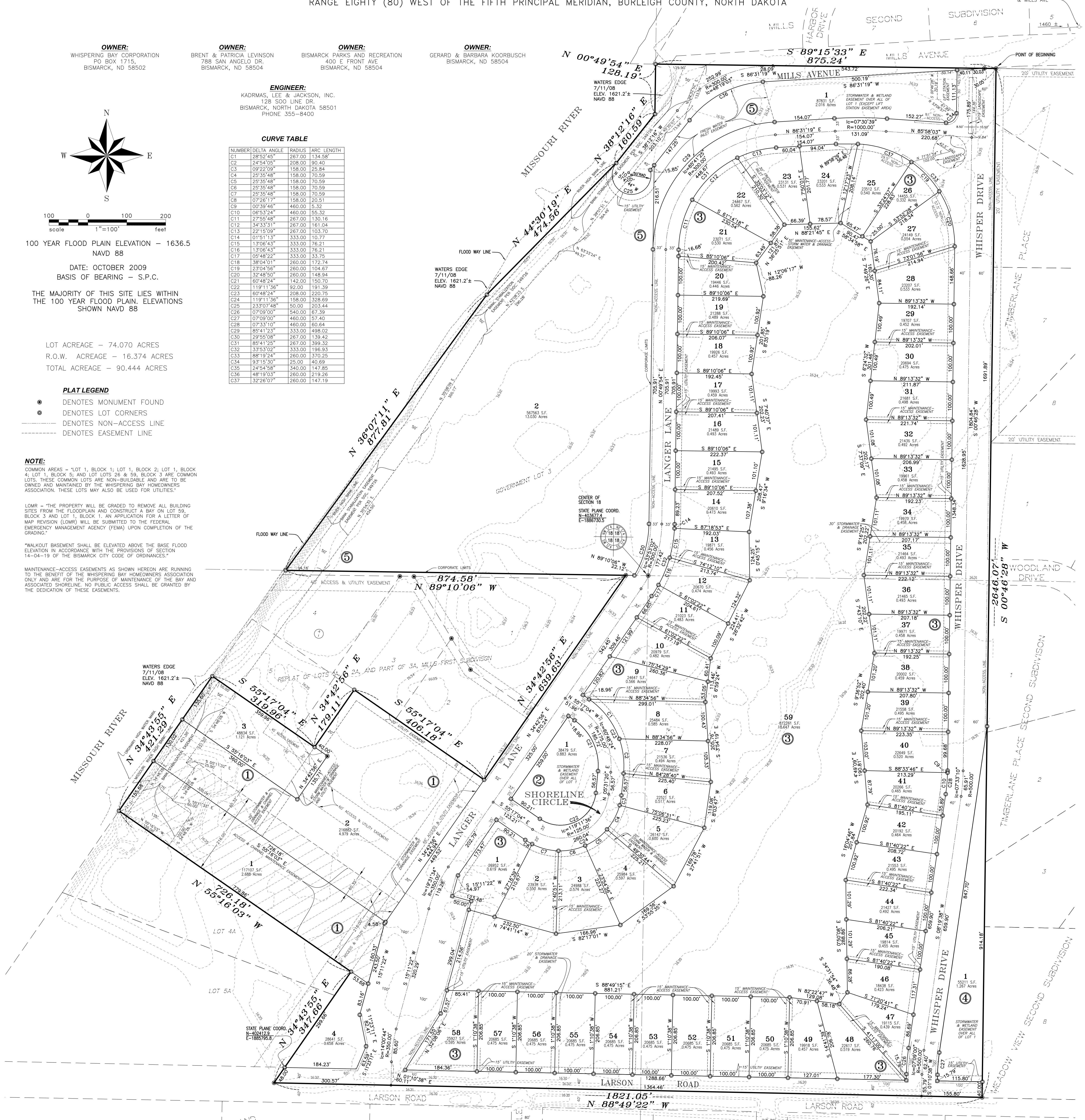
NOTE:

COMMON AREAS - LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 4; LOT 1, BLOCK 5; AND LOT LOTS 26 & 59, BLOCK 3 ARE COMMON LOTS. THESE COMMON LOTS ARE NON-BUILDABLE AND ARE TO BE OWNED AND MAINTAINED BY THE WHISPERING BAY HOMEOWNERS ASSOCIATION. THESE LOTS MAY ALSO BE USED FOR UTILITIES.

LOMR - "THE PROPERTY WILL BE GRADED TO REMOVE ALL BUILDING SITES FROM THE FLOODPLAIN AND CONSTRUCT A BAY ON LOT 59, BLOCK 3 AND LOT 1, BLOCK 1. AN APPLICATION FOR A LETTER OF MAP REVISION (LOMR) WILL BE SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) UPON COMPLETION OF THE GRADING."

"WALKOUT BASEMENT SHALL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 14-04-19 OF THE BISMARCK CITY CODE OF ORDINANCES."

MAINTENANCE-ACCESS EASEMENTS AS SHOWN HEREON ARE RUNNING TO THE BENEFIT OF THE WHISPERING BAY HOMEOWNERS ASSOCIATION ONLY AND ARE FOR THE PURPOSE OF MAINTENANCE OF THE BAY AND ASSOCIATED SHORELINE. NO PUBLIC ACCESS SHALL BE GRANTED BY THE DEDICATION OF THESE EASEMENTS.



**Kadmas
Lee &
Jackson**
Engineers Surveyors
Planners

J:\MISC\1608224-MILLS PROPERTY CONCEPT DEVELOPMENT\CAD\EP\1608224-PLAT.DWG