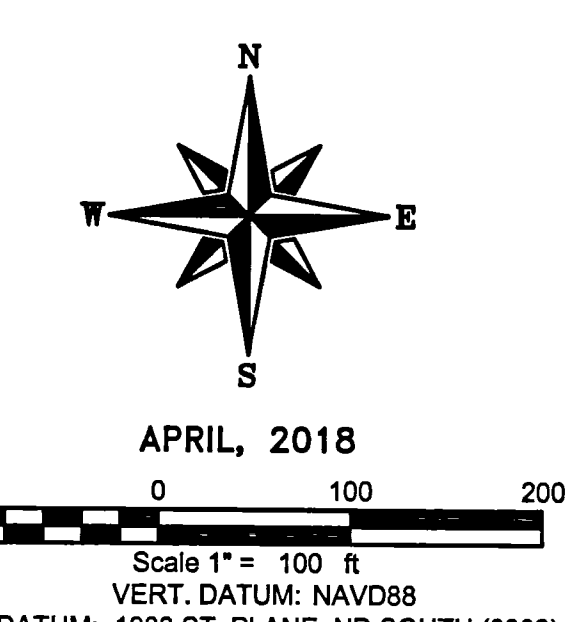
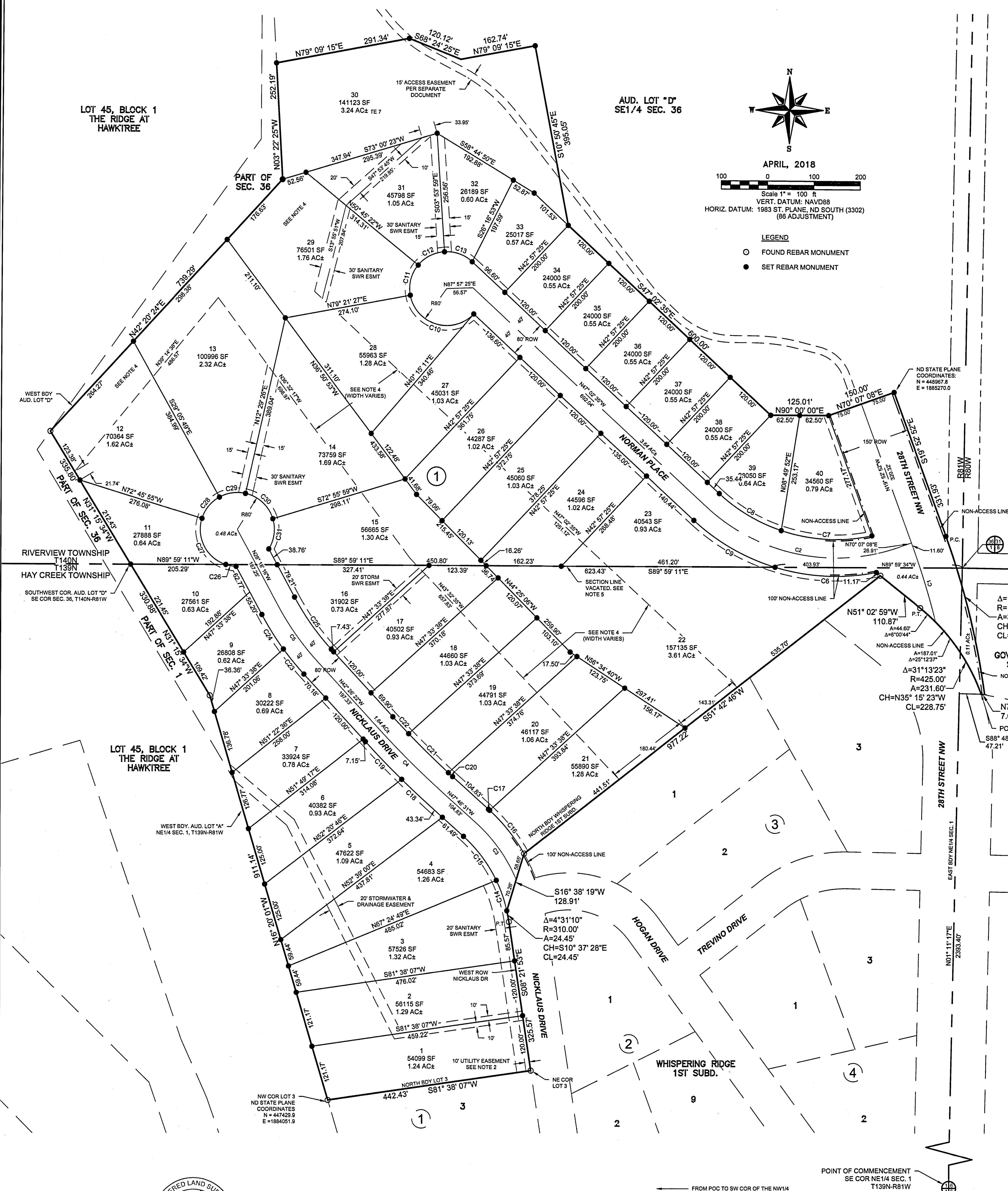


# WHISPERING RIDGE 2ND SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

ALL OF LOTS 1 & 2, BLOCK 1, WHISPERING RIDGE 1ST SUBDIVISION, PART OF AUDITOR'S LOT "A" OF NE1/4 SEC. 1, T139N-R81W, PART OF GOVERNMENT LOT 4, SECTION 6, T139N-R80W, HAY CREEK TOWNSHIP, AND PART OF AUDITOR'S LOT "D" OF SE1/4 SEC. 36, T140N-R81W, RIVERVIEW TOWNSHIP, BURLEIGH COUNTY, NORTH DAKOTA



**LEGEND**  
 ○ FOUND REBAR MONUMENT  
 ● SET REBAR MONUMENT

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°00'07"	1600.00'	167.61'	S16° 52' 48"E	167.53'
C2	62°50'17"	408.00'	447.47'	S78° 27' 44"E	425.37'
C3	24°49'55"	350.00'	151.69'	N35° 21' 33"W	150.50'
C4	5°20'09"	2000.00'	186.25'	N45° 08' 26"W	186.19'
C5	14°08'06"	600.00'	148.02'	N35° 22' 19"W	147.69'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C6	28°15'43"	448.00'	220.98'	S87° 17' 10"E	218.75'
C7	30°52'26"	398.00'	198.30'	S88° 58' 05"E	195.91'
C8	24°27'16"	368.00'	157.07'	S59° 16' 13"E	155.88'
C9	28°06'43"	448.00'	204.17'	S60° 05' 57"E	202.41'
C10	126°24'02"	80.00'	178.49'	S73° 50' 34"E	142.81'
C11	49°53'12"	80.00'	69.65'	S14° 18' 02"W	67.48'
C12	46°51'23"	80.00'	65.42'	S62° 40' 20"W	63.62'
C13	46°51'23"	80.00'	65.42'	N70° 28' 17"W	63.62'
C14	12°49'55"	310.00'	69.43'	N19° 16' 00"W	69.28'
C15	22°03'34"	310.00'	119.35'	N36° 44' 44"W	118.62'
C16	17°39'52"	390.00'	120.24'	N38° 25' 54"W	119.76'
C17	0°30'41"	390.00'	3.48'	N47° 31' 10"W	3.48'
C18	2°09'52"	2040.00'	77.07'	N46° 41' 35"W	77.06'
C19	3°10'18"	2040.00'	112.91'	N44° 01' 30"W	112.90'
C20	0°21'25"	1990.00'	12.21'	N47° 35' 48"W	12.21'
C21	3°30'50"	1990.00'	120.21'	N45° 39' 41"W	120.19'
C22	1°27'53"	1990.00'	50.11'	N43° 10' 19"W	50.11'
C23	6°15'46"	640.00'	69.96'	N39° 18' 29"W	69.92'
C24	7°52'20"	640.00'	87.93'	N32° 14' 28"W	87.86'
C25	14°08'06"	600.00'	138.15'	N35° 22' 19"W	137.80'
C26	16°11'39"	600.00'	22.61'	S90° 12' 26"E	22.54'
C27	89°29'42"	80.00'	124.79'	S27° 28' 16"E	112.49'
C28	43°40'08"	80.00'	60.97'	S39° 04' 08"W	59.51'
C29	41°35'15"	80.00'	58.07'	S61° 41' 49"W	56.80'
C30	60°26'32"	80.00'	84.39'	N47° 17' 18"W	80.53'
C31	48°45'45"	80.00'	68.09'	N7° 18' 51"E	68.09'

$\Delta=12^{\circ}08'40"$   
 $R=1675.00'$   
 $A=355.04'$   
 $CH=S13^{\circ}48'32"E$   
 $CL=354.37'$

**GOVT LOT 4 SEC. 6**  
 $\Delta=31^{\circ}13'23"$   
 $R=425.00'$   
 $A=231.60'$   
 $CH=N35^{\circ}15'23"W$   
 $CL=228.75'$

$N79^{\circ}12'02"W$   
 $7.61'$   
 POINT OF BEGINNING  
 $S88^{\circ}48'43"E$   
 $47.21'$

**OWNERS:**  
 BURNT CREEK GROUP, LLC  
 555 HWY 1804 NE  
 BISMARCK, ND 58503

**BASIS OF BEARING:**  
 BASIS OF BEARING: NORTH BOUNDARY LINE OF THE NE1/4, SECTION 1, T139N-R81W SOUTH 89° 59' 11" WEST, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM (NAD83 SOUTH ZONE [1986 ADJUSTMENT]); UNITS ARE INTERNATIONAL FEET.

- NOTES:**
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
  - BENCHMARK: BSC BASE STATION, ELEV: 1881.60.
  - ALL UTILITY EASEMENTS 10' WIDE UNLESS OTHERWISE NOTED.
  - LAND USE RESTRICTION: THE PURPOSE OF THE RESTRICTION IN THE AREAS SHOWN ON THIS PLAT (LOTS 12-23 AND 31, BLOCK 1) IS TO PROHIBIT ANY ACTIVITY THAT COULD AFFECT THE EROSION OR STABILITY OF THE SLOPES. EACH OF THE LOTS HAS A SLOPE PROTECTION EASEMENT AND DEVELOPMENT LIMITATIONS.
    - THE NATURAL VEGETATION WITHIN THE SLOPE PROTECTION EASEMENT SHALL BE LEFT UNDISTURBED.
    - GRADING, EXCAVATING, FILLING, TERRACING, STOCKPILING OF MATERIAL OR EQUIPMENT, OR ANY OTHER SURFACE ALTERATIONS ARE NOT ALLOWED.
    - EXCEPTIONS: INSTALLATION AND MAINTENANCE OF SANITARY SEWER SYSTEM, AND STORM WATER SYSTEM.
  - FOR INSPECTION AND MONITORING PURPOSES, CITY OF BISMARCK PERSONNEL WILL BE ALLOWED ACCESS ONTO THE SLOPE PROTECTION EASEMENT.
  - SECTION LINE WAS VACATED BY BURLEIGH COUNTY COMMISSION ON 10/02/2017.
  - THE WATER SERVICE AGREEMENT BETWEEN THE CITY OF BISMARCK AND SOUTH CENTRAL REGIONAL WATER DISTRICT WILL ALLOW THE PROVISION OF WATER SERVICE TO WHISPERING RIDGE 2ND SUBDIVISION FOR A PERIOD OF 5 YEARS AND SUBSEQUENT TO THAT TIME, THE CITY MAY, UPON A 1-YEAR NOTICE, REQUIRE SOUTH CENTRAL REGIONAL WATER DISTRICT TO DISCONTINUE WATER SERVICE IF CITY WATER SERVICE IS AVAILABLE.
  - LOT 30 IS RESERVED FOR GREEN/OPEN AREA & SANITARY SEWER SYSTEM. IT IS TO BE HELD IN COMMON OWNERSHIP BY ALL LOT OWNERS WITHIN THIS SUBDIVISION. ACCESS TO THIS LOT, AND CONTINUING ACCESS TO HAWKTREE GOLF COURSE WILL BE DETERMINED VIA SEPARATE DOCUMENT.
  - TOTAL LOT ACREAGE: 44.82
  - TOTAL ROAD ACREAGE: 6.31
  - TOTAL ACREAGE: 51.13
  - NE1/4 SEC 1, T139N-R81W: 21.59
  - SE1/4 SEC 36, T140N-R81W: 29.43
  - GOVT LOT 4, SEC 6, T139N-R80W: 0.11



**TOMAN ENGINEERING**  
 501 1st Street NW, Mandan, ND 58554  
 Phone: 701-663-6483 \* Fax: 701-663-0923  
 SURVEYOR: ANDRA L. MARGUARDT, RLS-4623  
 SHEET 1 OF 2

892811  
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 Burleigh County

WHISPERING RIDGE 2ND SUBDIVISION

# WHISPERING RIDGE 2ND SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

892811  
\$10.00  
Page 2 of 2  
10/22/2019 9:39 AM  
Burleigh County

ALL OF LOTS 1 & 2, BLOCK 1, WHISPERING RIDGE 1ST SUBDIVISION, ALL OF LOT 1 OF AUDITOR'S LOT "A" OF NE1/4 SEC. 1, T139N-R81W, ALL OF AUDITOR'S LOT "A" OF GOVERNMENT LOT 4, SECTION 6, T139N-R80W, HAY CREEK TOWNSHIP, AND ALL OF LOT 1 OF AUDITOR'S LOT "D" OF SE1/4 SEC. 36, T140N-R81W, RIVERVIEW TOWNSHIP, BURLEIGH COUNTY, NORTH DAKOTA

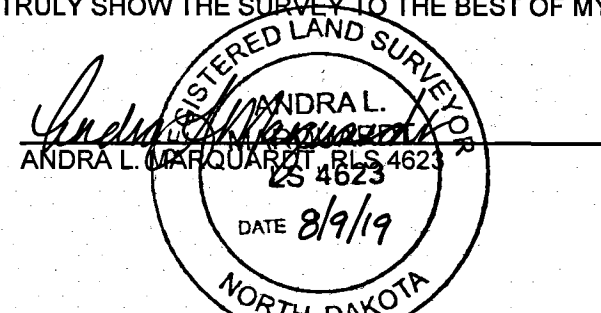
### DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING ALL OF LOTS 1 & 2, BLOCK 1, WHISPERING RIDGE 1ST SUBDIVISION, ALL OF LOT 1 OF AUDITOR'S LOT "A" OF THE NE1/4 OF SECTION 1, TOWNSHIP 139 NORTH, RANGE 81 WEST, ALL OF LOT "A" OF GOVERNMENT LOT 4 OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 80 WEST, HAY CREEK TOWNSHIP, AND ALL OF LOT 1 OF AUDITOR'S LOT "D" OF THE SE1/4 OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE1/4 OF SECTION 1, T139N-R81W; THENCE NORTH 1°11'17" EAST ALONG THE EAST BOUNDARY LINE OF SAID SECTION 1 FOR 2393.40 FEET; THENCE SOUTH 88°48'43" EAST FOR 47.21 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF WHISPERING RIDGE 1ST SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES; THENCE ALONG SAID CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 35°15'23" WEST, 228.75 FEET) AN ARC LENGTH OF 231.60 FEET TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE TO THE LEFT; THENCE NORTH 51°02'59" WEST FOR 110.87 FEET; THENCE SOUTH 51°42'49" WEST FOR 977.22 FEET; THENCE SOUTH 16°38'19" WEST FOR 128.91 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NICKLAUS DRIVE; THENCE ALONG SAID CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 10°37'28" EAST, 24.45 FEET) AN ARC LENGTH OF 24.45 FEET TO THE P.T. OF SAID CURVE TO THE RIGHT; THENCE SOUTH 8°21'53" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE FOR 325.57 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF SAID WHISPERING RIDGE 1ST SUBDIVISION; THENCE SOUTH 81°38'07" WEST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 3 FOR 442.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF AUDITOR'S LOT "A" OF THE NE1/4, SECTION 1, T139N-R81W; THENCE NORTH 16°20'01" WEST ALONG SAID WEST BOUNDARY LINE FOR 911.14 FEET; THENCE NORTH 31°15'34" WEST CONTINUING ALONG SAID WEST BOUNDARY LINE FOR 330.88 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S LOT "D" OF THE SE1/4 OF SECTION 36, T140N-R81W; THENCE ALONG THE WEST BOUNDARY LINE OF SAID AUDITOR'S LOT "D" THE FOLLOWING THREE (3) COURSES; THENCE NORTH 31°15'34" WEST FOR 335.80 FEET; THENCE NORTH 42°20'24" EAST FOR 739.29 FEET; THENCE NORTH 3°22'25" WEST FOR 252.19 FEET; THENCE NORTH 79°09'15" EAST FOR 291.34 FEET; THENCE SOUTH 68°24'25" EAST FOR 120.12 FEET; THENCE NORTH 79°09'15" EAST FOR 162.74 FEET; THENCE SOUTH 10°50'45" EAST FOR 395.05 FEET; THENCE SOUTH 47°02'35" EAST FOR 600.00 FEET; THENCE NORTH 90°00'00" EAST FOR 125.01 FEET; THENCE NORTH 70°07'08" EAST FOR 150.00 FEET; THENCE SOUTH 19°52'52" EAST FOR 331.93 FEET TO THE P.O. (POINT OF CURVATURE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1675.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 13°48'32" EAST, 354.37 FEET) AN ARC LENGTH OF 355.04 FEET; THENCE NORTH 79°12'02" WEST FOR 7.61 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 51.13 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, ANDRA L. MARQUARDT, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 4623, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT. FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDRETHS THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



STATE OF NORTH DAKOTA )  
COUNTY OF MORTON ) SS

ON THIS 9th DAY OF August, 2019, THERE APPEARED BEFORE ME ANDRA L. MARQUARDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME AS HER OWN FREE ACT AND DEED.

HARVEY SCHNEIDER  
Notary Public  
State of North Dakota  
My Commission Expires Jan 14, 2022

Harvey Schneider  
NOTARY PUBLIC, NORTH DAKOTA

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WHISPER ROCK, INC., BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "WHISPERING RIDGE 2ND SUBDIVISION", BISMARCK, NORTH DAKOTA.

THEY ALSO DEDICATE ALL THE RIGHT-OF-WAY IDENTIFIED HEREIN TO THE PUBLIC USE FOREVER, AND EASEMENTS TO THE CITY OF BISMARCK 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, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, AND STORM WATER EASEMENTS.

Ron Knutson  
RON KNUTSON, PRESIDENT  
WHISPER ROCK, INC.

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS 12th DAY OF August, 2019.

HARVEY SCHNEIDER  
Notary Public  
State of North Dakota  
My Commission Expires Jan 14, 2022

Harvey Schneider  
NOTARY PUBLIC  
BURLEIGH COUNTY, N.D.  
MY COMMISSION EXPIRES 1-14-2022

### APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK ON THIS 15 DAY OF April, 2018, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY THE SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

Michael J. Schwartz  
MICHAEL J. SCHWARTZ - CHAIRMAN

BEN ENRETH  
BEN ENRETH SECRETARY

### 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, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

Keith J. Hunke  
ATTEST  
KEITH J. HUNKE - CITY ADMINISTRATOR

### APPROVAL OF BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, 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 AS SHOWN ON THE ANNEXED 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.

Brian Bitner  
BRIAN BITNER - CHAIRMAN

Kevin J. Glatt  
KEVIN J. GLATT, COUNTY AUDITOR

### APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER FOR THE CITY OF BISMARCK, NORTH DAKOTA HEREBY APPROVES "WHISPERING RIDGE 2ND SUBDIVISION," BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Gabriel J. Schell  
GABRIEL J. SCHELL - CITY ENGINEER

Taxes and special assessments paid, all liens created under section 57-02-08.3 satisfied, if any and TRANSFER recorded this 27th day of August, 2019.  
By: Devin D. Schell  
Deputy Burleigh County Auditor