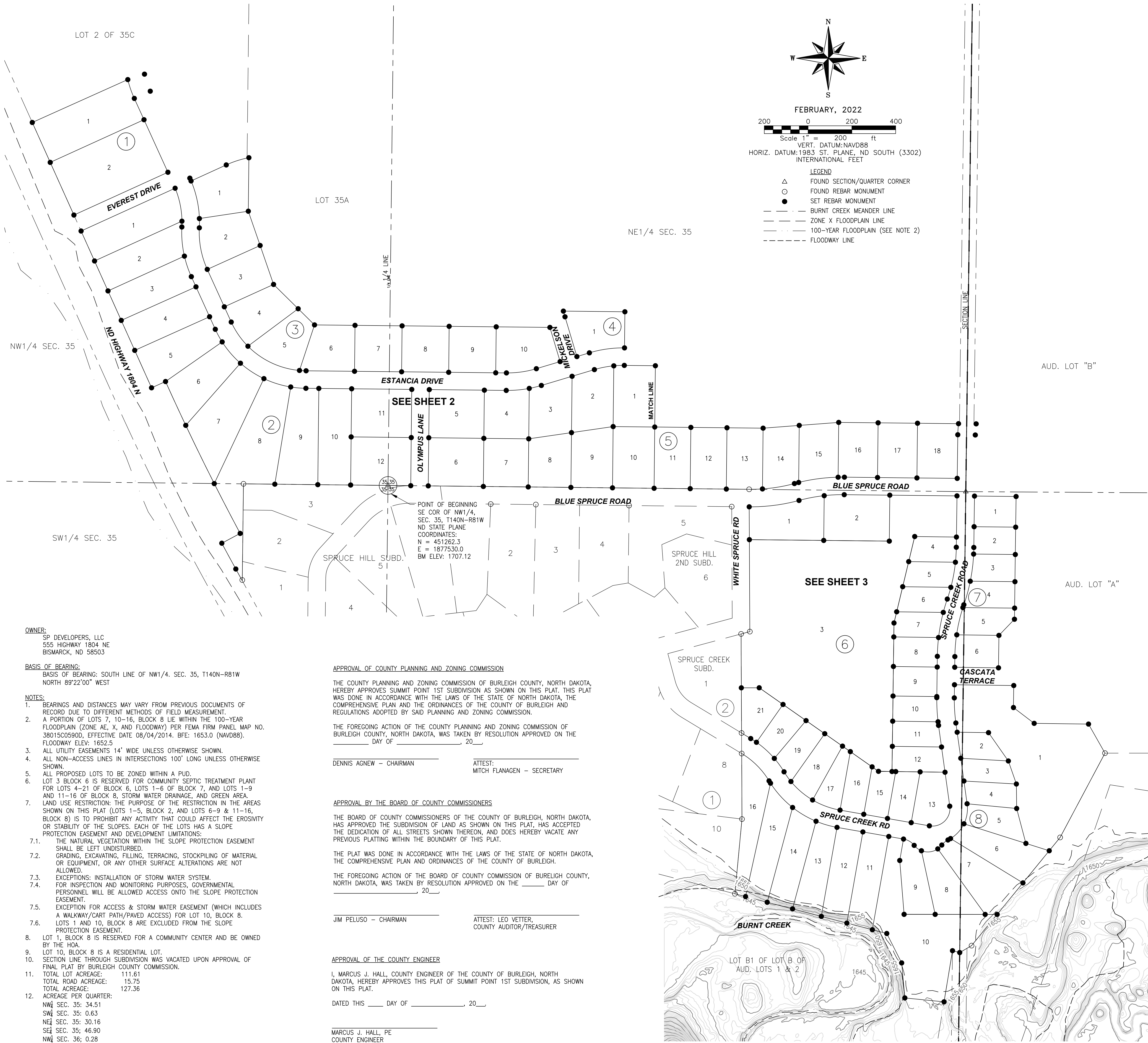


SUMMIT POINT 1ST SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

PART OF AUDITOR'S LOT 2 OF AUDITOR'S LOT 35C OF THE NW¹/₄, ALL OF LOT 35B OF THE SW¹/₄, PART OF LOT 35A OF THE NW¹/₄, PART OF THE NE¹/₄, PART OF TRACT D OF THE SE¹/₄ AND PART OF LOT B1 OF LOT B OF AUDITOR'S LOTS 1 & 2 OF THE SE¹/₄ OF SECTION 35, PART OF AUDITOR'S LOT "B" OF THE NW¹/₄ OF SECTION 36, AND PART OF AUDITOR'S LOT "A" OF THE SW¹/₄ OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP



DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING A PART OF AUDITOR'S LOT 2 OF AUDITOR'S LOT 35C OF THE NW¹/₄, ALL OF LOT 35B OF THE SW¹/₄, PART OF LOT 35A OF THE NW¹/₄, PART OF THE NE¹/₄, PART OF TRACT D OF THE SE¹/₄ AND PART OF LOT B1 OF LOT B OF AUDITOR'S LOTS 1 & 2 OF THE SE¹/₄ OF SECTION 35, PART OF AUDITOR'S LOT "B" OF THE NW¹/₄ OF SECTION 36, AND PART OF AUDITOR'S LOT "A" OF THE SW¹/₄ OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP OF BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW¹/₄ OF SECTION 35, T140N-R81W; THENCE NORTH 89°22'00" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID NW¹/₄ FOR 660.24 FEET TO THE NORTHWEST CORNER OF SPRUCE HILL SUBDIVISION OF BURLEIGH COUNTY, NORTH DAKOTA; THENCE SOUTH 09°42'17" WEST ALONG THE WEST BOUNDARY LINE OF SAID SPRUCE HILL SUBDIVISION FOR 442.92 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ND HIGHWAY 1804; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; THENCE NORTH 28°47'48" WEST FOR 61.26 FEET TO THE P.C. (POINT OF CURVATURE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11384.16 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (CHORD BEARING OF NORTH 28°27'33" WEST, 134.17 FEET) AN ARC LENGTH OF 134.17 FEET; THENCE NORTH 61°52'43" EAST RADIAL TO SAID CURVE FOR 95.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11289.16 FEET AND RADIAL TO SAID LINE; THENCE ALONG SAID CURVE TO THE RIGHT (CHORD BEARING OF NORTH 26°09'33" WEST, 773.15 FEET) AN ARC LENGTH OF 773.30 FEET; THENCE SOUTH 65°48'12" WEST RADIAL TO SAID CURVE FOR 70.00 FEET; THENCE NORTH 24°11'48" WEST FOR 1329.12 FEET; THENCE NORTH 65°48'55" EAST FOR 478.17 FEET; THENCE NORTH 71°58'38" EAST FOR 80.26 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT (CHORD BEARING OF SOUTH 18°42'18" EAST, 82.16 FEET) AN ARC LENGTH OF 82.30 FEET TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE TO THE LEFT; THENCE SOUTH 24°27'20" EAST FOR 436.63 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (CHORD BEARING OF SOUTH 23°38'35" EAST, 13.90 FEET) AN ARC LENGTH OF 13.90 FEET; THENCE NORTH 65°31'08" EAST FOR 176.68 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (CHORD BEARING OF NORTH 72°17'20" EAST, 108.45 FEET) AN ARC LENGTH OF 108.70 FEET; THENCE SOUTH 00°36'30" WEST FOR 244.41 FEET; THENCE SOUTH 19°01'23" EAST FOR 353.88 FEET; THENCE SOUTH 45°19'38" EAST FOR 263.09 FEET; THENCE SOUTH 89°23'30" EAST FOR 1075.16 FEET; THENCE NORTH 39°38'24" EAST FOR 96.55 FEET; THENCE SOUTH 89°23'30" EAST FOR 280.96 FEET; THENCE SOUTH 00°36'30" WEST FOR 165.00 FEET; THENCE SOUTH 59°59'29" EAST FOR 162.96 FEET; THENCE SOUTH 00°36'30" WEST FOR 280.00 FEET; THENCE SOUTH 89°23'30" EAST FOR 495.00 FEET; THENCE NORTH 85°36'19" EAST FOR 346.30 FEET; THENCE SOUTH 89°23'30" EAST FOR 627.85 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT (CHORD BEARING SOUTH 04°19'30" WEST, 50.96 FEET) AN ARC LENGTH OF 50.99 FEET TO THE P.T. OF SAID CURVE TO THE LEFT; THENCE SOUTH 00°45'43" WEST FOR 279.15 FEET; THENCE SOUTH 89°23'30" EAST FOR 190.00 FEET; THENCE SOUTH 00°45'43" WEST FOR 560.76 FEET; THENCE SOUTH 43°52'57" WEST FOR 102.38 FEET; THENCE SOUTH 00°45'27" WEST FOR 148.21 FEET; THENCE SOUTH 40°44'23" EAST FOR 106.81 FEET; THENCE SOUTH 00°45'35" WEST FOR 100.64 FEET; THENCE SOUTH 52°40'14" EAST FOR 118.99 FEET; THENCE SOUTH 89°14'25" EAST FOR 248.22 FEET; THENCE SOUTH 29°31'13" EAST FOR 152.66 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF AUDITOR'S LOT "A" OF THE SW¹/₄ OF SECTION 36, T140N-R81W; THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING THREE (3) COURSES; THENCE SOUTH 28°00'31" WEST FOR 436.34 FEET; THENCE SOUTH 39°17'32" WEST FOR 638.70 FEET; THENCE SOUTH 59°43'27" WEST FOR 62.69 FEET TO THE SOUTHEAST CORNER OF TRACT D OF THE SE¹/₄ OF SAID SECTION 35; THENCE NORTH 75°20'54" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT D FOR 33.99 FEET; THENCE SOUTH 09°24'26" WEST FOR 236.96 FEET; THENCE NORTH 84°19'02" WEST FOR 179.87 FEET; THENCE NORTH 05°10'52" WEST FOR 160.73 FEET; THENCE NORTH 26°51'50" WEST FOR 150.66 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT D; THENCE NORTH 75°20'54" WEST ALONG SAID SOUTH BOUNDARY LINE FOR 716.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D; THENCE NORTH 05°23'59" EAST ALONG THE WEST BOUNDARY LINE OF SAID TRACT D FOR 342.93 FEET; THENCE NORTH 00°16'31" WEST CONTINUING ALONG SAID WEST BOUNDARY LINE FOR 845.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WHITE SPRUCE ROAD; THENCE NORTH 74°58'35" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 41.36 FEET; THENCE NORTH 00°17'02" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 650.18 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NE¹/₄ OF SAID SECTION 35; THENCE NORTH 89°23'09" WEST ALONG SAID SOUTH BOUNDARY LINE FOR 1649.60 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 127.36 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, THAT ALL MONUMENTS SHOWN THEREON HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANDRA L. MARQUARDT, RLS 4623

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 GAS, ELECTRIC, TELEPHONE, WATER OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENT".

WE FURTHER DEDICATE STORM WATER AND ACCESS EASEMENTS AS SHOWN HEREIN.

CAM KNUSTSON, PRESIDENT
SP DEVELOPERS, LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
COUNTY, _____
MY COMMISSION EXPIRES: _____

OWNER:
SP DEVELOPERS, LLC
555 HIGHWAY 1804 NE
BISMARCK, ND 58503

BASIS OF BEARING:
BASIS OF BEARING: SOUTH LINE OF NW¹/₄, SEC. 35, T140N-R81W
NORTH 89°22'00" WEST

NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
- A PORTION OF LOTS 7, 10-16, BLOCK 8 LIE WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE, X, AND FLOODWAY) PER FEMA FIRM PANEL MAP NO. 38015C0590D, EFFECTIVE DATE 08/04/2014. BFE: 1653.0 (NAVD88), FLOODWAY ELEV: 1652.5
- ALL UTILITY EASEMENTS 14' WIDE UNLESS OTHERWISE SHOWN.
- ALL NON-ACCESS LINES IN INTERSECTIONS 100' LONG UNLESS OTHERWISE SHOWN.
- ALL PROPOSED LOTS TO BE ZONED WITHIN A PUD.
- LOT 3 BLOCK 6 IS RESERVED FOR COMMUNITY SEPTIC TREATMENT PLANT FOR LOTS 4-21 OF BLOCK 6, LOTS 1-6 OF BLOCK 7, AND LOTS 1-9 AND 11-16 OF BLOCK 8, STORM WATER DRAINAGE, AND GREEN AREA.
- LAND USE RESTRICTION: THE PURPOSE OF THE RESTRICTION IN THE AREAS SHOWN ON THIS PLAT (LOTS 1-5, BLOCK 2, AND LOTS 6-9 & 11-16, BLOCK 8) 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 OF STORM WATER SYSTEM.
 - FOR INSPECTION AND MONITORING PURPOSES, GOVERNMENTAL PERSONNEL WILL BE ALLOWED ACCESS ONTO THE SLOPE PROTECTION EASEMENT.
- EXCEPTION FOR ACCESS & STORM WATER EASEMENT (WHICH INCLUDES A WALKWAY/CART PATH/PAVED ACCESS) FOR LOT 10, BLOCK 8.
- LOTS 1 AND 10, BLOCK 8 ARE EXCLUDED FROM THE SLOPE PROTECTION EASEMENT.
- LOT 1, BLOCK 8 IS RESERVED FOR A COMMUNITY CENTER AND BE OWNED BY THE HOA.
- LOT 10, BLOCK 8 IS A RESIDENTIAL LOT.
- SECTION LINE THROUGH SUBDIVISION WAS VACATED UPON APPROVAL OF FINAL PLAT BY BURLEIGH COUNTY COMMISSION.
- TOTAL LOT ACREAGE: 111.61
TOTAL ROAD ACREAGE: 15.75
TOTAL ACREAGE: 127.36
- ACREAGE PER QUARTER:
NW¹/₄ SEC. 35: 34.51
SW¹/₄ SEC. 35: 0.63
NE¹/₄ SEC. 35: 30.16
SE¹/₄ SEC. 35: 46.90
NW¹/₄ SEC. 36: 0.28
SW¹/₄ SEC. 36: 14.88

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVES SUMMIT POINT 1ST 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 THE _____ DAY OF _____, 20____.

DENNIS AGNEW - CHAIRMAN
ATTEST: MITCH FLANAGEN - 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 THE _____ DAY OF _____, 20____.

JIM PELLUSO - CHAIRMAN
ATTEST: 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 SUMMIT POINT 1ST SUBDIVISION, AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

MARCUS J. HALL, PE
COUNTY ENGINEER

TOMAN ENGINEERING
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-9923
SURVEYOR: ANDRA L. MARQUARDT, RLS-4623
SHEET 1 OF 3

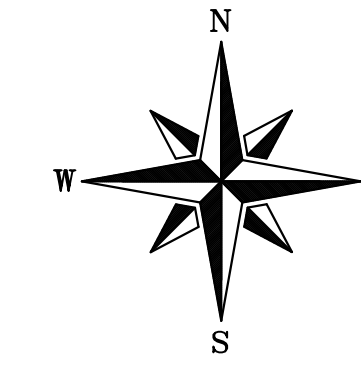
SUMMIT POINT 1ST SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

PART OF AUDITOR'S LOT 2 OF AUDITOR'S LOT 35C OF THE NW $\frac{1}{4}$, ALL OF LOT 35B OF THE SW $\frac{1}{4}$, PART OF LOT 35A OF THE NW $\frac{1}{4}$, PART OF THE NE $\frac{1}{4}$, PART OF TRACT D OF THE SE $\frac{1}{4}$ AND PART OF LOT B1 OF LOT B OF AUDITOR'S LOTS 1 & 2 OF THE SE $\frac{1}{4}$ OF SECTION 35, PART OF AUDITOR'S LOT "B" OF THE NW $\frac{1}{4}$ OF SECTION 36, AND PART OF AUDITOR'S LOT "A" OF THE SW $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP

CURVE #	DELTA	RADIUS	LENGTH
C17	10°40'20"	490.00'	91.27'
C18	21°37'22"	410.00'	154.73'
C19	3°41'47"	410.00'	26.45'
C20	15°41'18"	490.00'	134.17'
C21	11°34'40"	490.00'	99.01'
C22	20°41'14"	490.00'	176.92'
C23	4°57'14"	490.00'	42.37'
C24	27°15'58"	410.00'	195.11'
C25	20°20'56"	380.00'	134.98'
C26	40°02'27"	380.00'	265.56'
C27	4°32'48"	380.00'	30.15'
C28	8°10'31"	460.00'	65.64'
C29	16°01'41"	460.00'	128.68'
C30	16°01'41"	460.00'	128.68'
C31	16°01'41"	460.00'	128.68'
C32	8°40'35"	460.00'	69.66'
C33	1°07'10"	11289.16'	220.55'
C34	1°30'12"	11289.16'	296.23'
C35	1°18'07"	11289.16'	256.53'
C36	11°12'56"	540.00'	105.70'
C37	6°02'26"	540.00'	56.93'
C38	17°15'22"	460.00'	138.54'
C39	1°44'03"	888.79'	26.90'
C40	17°15'22"	540.00'	162.63'
C41	11°15'48"	460.00'	90.43'
C42	5°59'33"	460.00'	48.11'

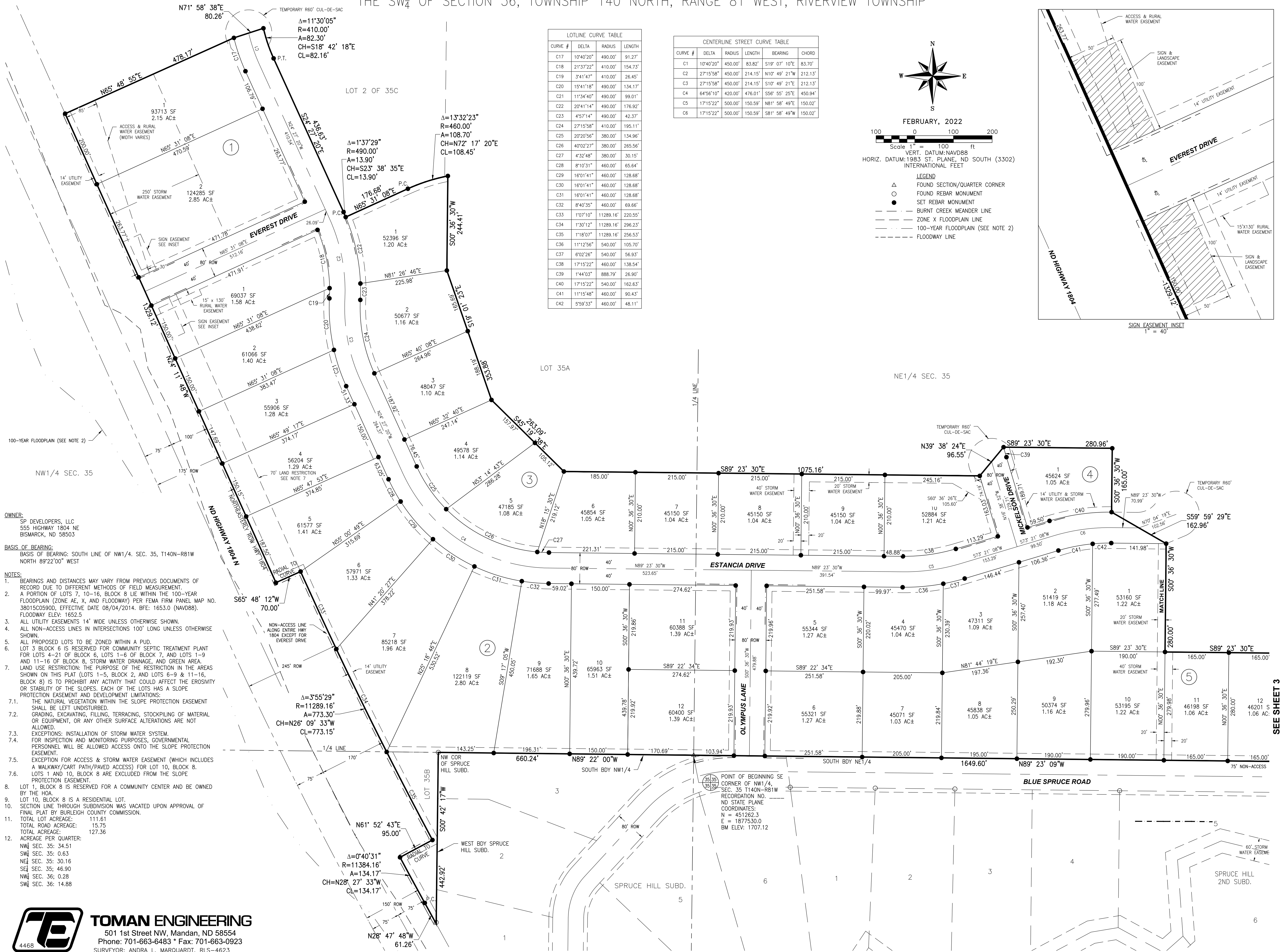
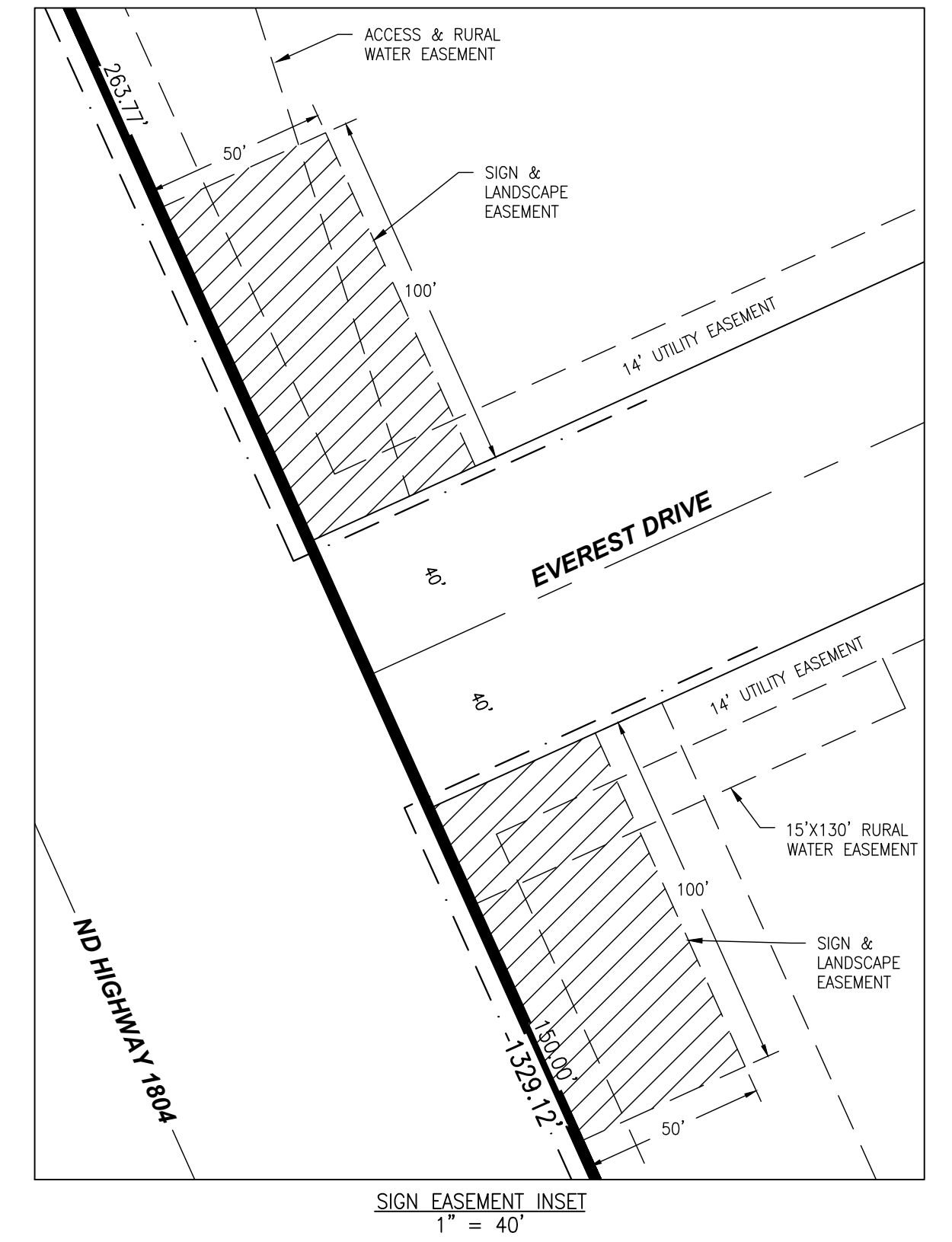
CURVE #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°40'20"	450.00'	83.82'	S19° 07' 10"E	83.70'
C2	27°15'58"	450.00'	214.15'	N10° 49' 21"W	212.13'
C3	27°15'58"	450.00'	214.15'	S10° 49' 21"E	212.13'
C4	64°56'10"	420.00'	476.01'	S56° 55' 25"E	450.94'
C5	17°15'22"	500.00'	150.59'	N81° 58' 49"E	150.02'
C6	17°15'22"	500.00'	150.59'	S81° 58' 49"W	150.02'



FEBRUARY, 2022
Scale 1" = 100' ft

VERT. DATUM: NAVD83
HORIZ. DATUM: 1983 ST. PLANE, ND SOUTH (3302)
INTERNATIONAL FEET

- LEGEND
- △ FOUND SECTION/QUARTER CORNER
 - FOUND REBAR MONUMENT
 - SET REBAR MONUMENT
 - BURNT CREEK MEANDER LINE
 - - - ZONE X FLOODPLAIN LINE
 - - - 100-YEAR FLOODPLAIN (SEE NOTE 2)
 - - - FLOODWAY LINE



OWNER:
SP DEVELOPERS, LLC
555 HIGHWAY 1804 NE
BISMARCK, ND 58503

BASIS OF BEARING:
BASIS OF BEARING: SOUTH LINE OF NW $\frac{1}{4}$, SEC. 35, T140N-R81W
NORTH 89°22'00" WEST

- NOTES:
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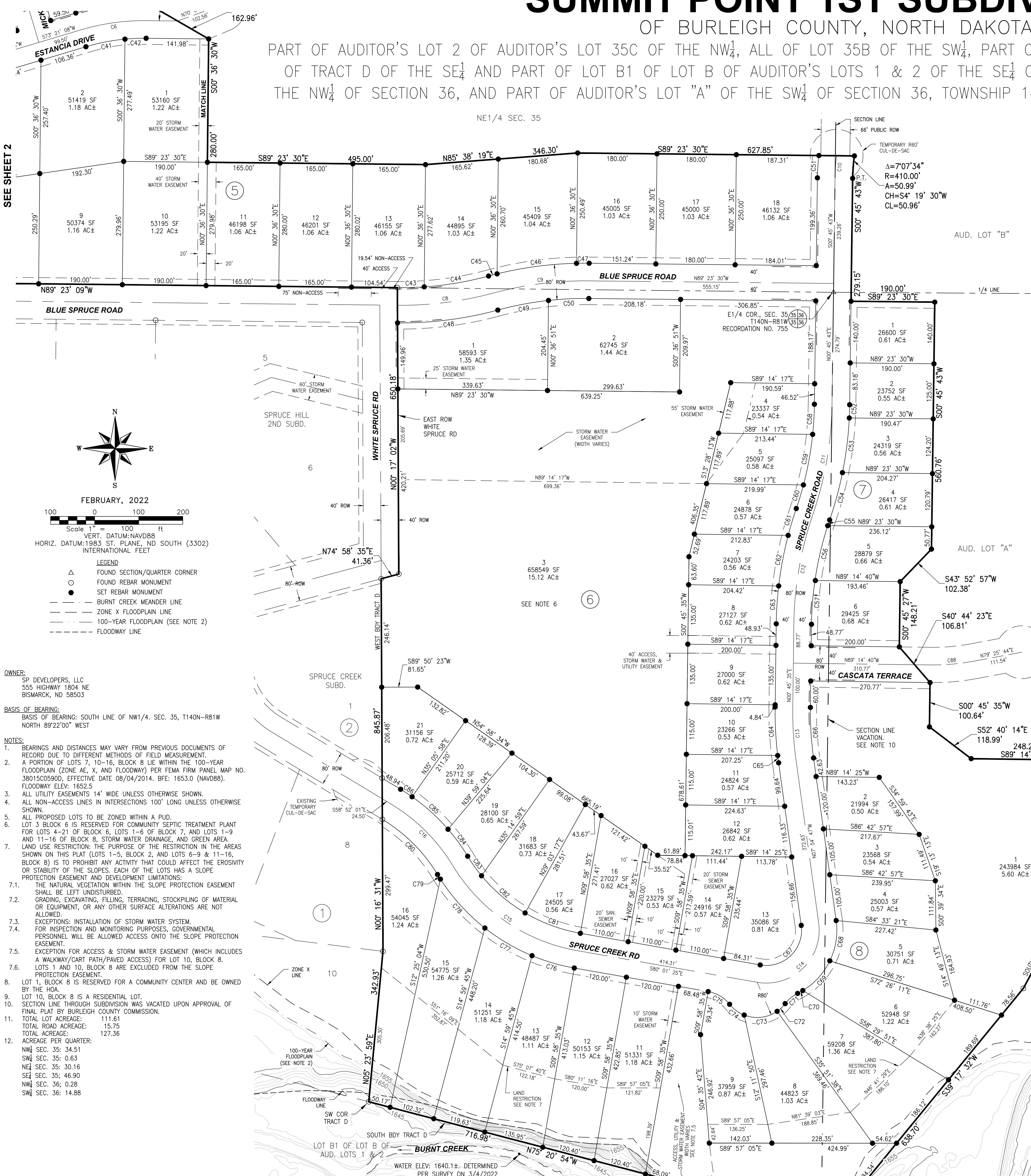
TOMAN ENGINEERING
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923
SURVEYOR: ANDRA L. MARQUARDT, RLS-4623

SUMMIT POINT 1ST SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

PART OF AUDITOR'S LOT 2 OF AUDITOR'S LOT 35C OF THE NW $\frac{1}{4}$, ALL OF LOT 35B OF THE SW $\frac{1}{4}$, PART OF LOT 35A OF THE NW $\frac{1}{4}$, PART OF THE NE $\frac{1}{4}$, PART OF TRACT D OF THE SE $\frac{1}{4}$ AND PART OF LOT B1 OF LOT B OF AUDITOR'S LOTS 1 & 2 OF THE SE $\frac{1}{4}$ OF SECTION 35, PART OF AUDITOR'S LOT "B" OF THE NW $\frac{1}{4}$ OF SECTION 36, AND PART OF AUDITOR'S LOT "A" OF THE SW $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP

NE1/4 SEC. 35



CENTERLINE STREET CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C8	15°45'00"	800.00'	219.91'	N82° 44' 21"E	219.22'
C9	15°44'39"	800.00'	219.83'	S82° 44' 11"W	219.14'
C10	6°28'33"	450.00'	50.86'	S4° 00' 00"W	50.83'
C11	18°11'30"	800.00'	254.00'	N9° 51' 28"E	252.94'
C12	18°11'38"	800.00'	254.04'	S9° 51' 24"W	252.97'
C13	8°42'28"	796.77'	121.09'	S3° 34' 36"E	120.98'
C14	10°53'22"	120.00'	225.96'	N46° 01' 54"E	194.03'
C15	48°48'40"	415.00'	353.54'	S55° 37' 05"E	342.95'
C16	27°39'16"	410.00'	197.89'	N45° 02' 23"W	195.98'
C88	11°19'36"	500.00'	98.84'	N85° 05' 32"E	98.68'

LOTLINE CURVE TABLE

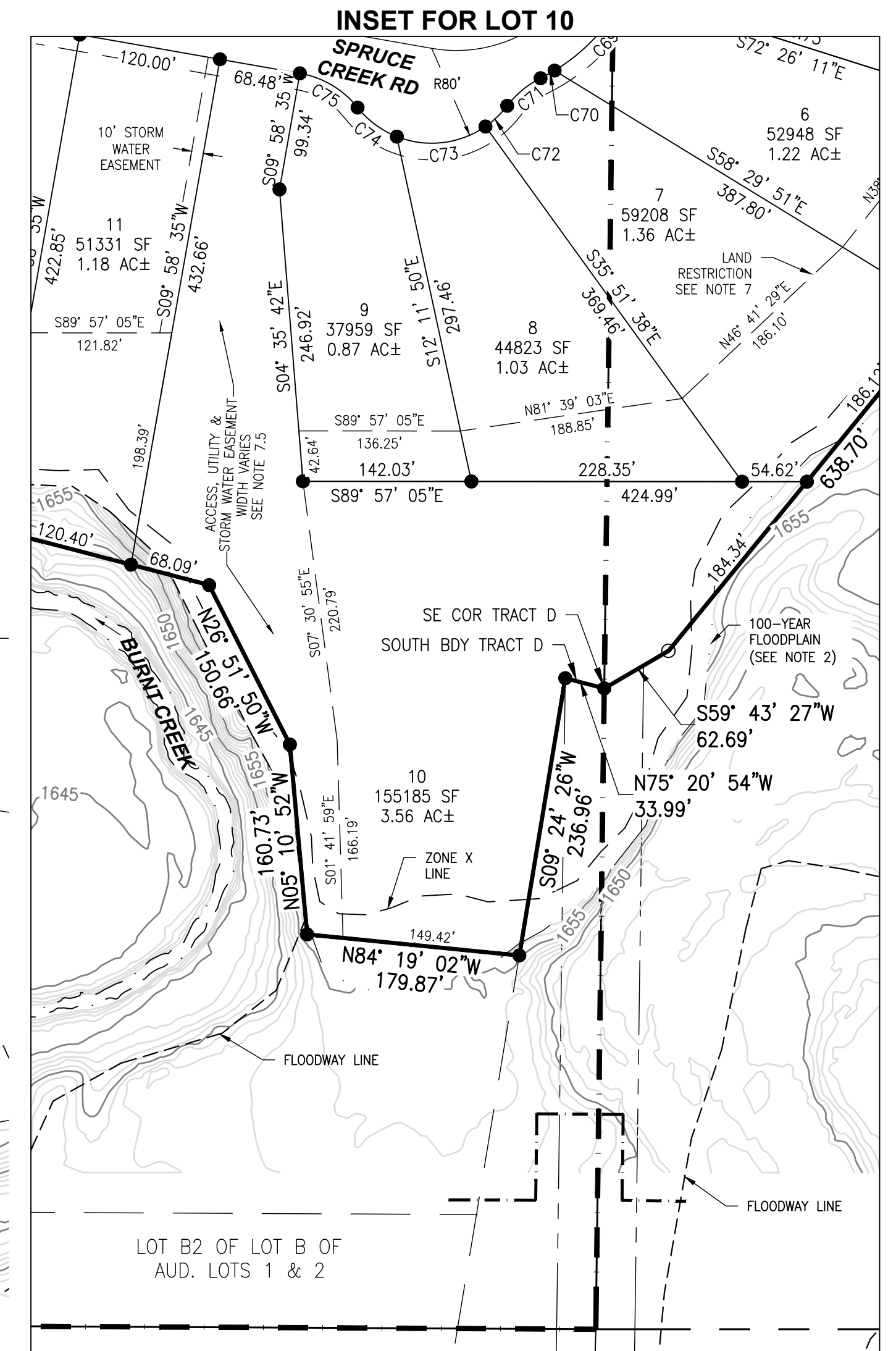
CURVE #	DELTA	RADIUS	LENGTH
C43	4°33'46"	760.00'	60.52'
C44	11°11'13"	760.00'	148.39'
C45	12°11'14"	840.00'	19.85'
C46	12°25'41"	840.00'	182.21'
C47	1°57'44"	840.00'	28.77'
C48	15°39'28"	841.98'	230.10'
C49	8°50'00"	760.00'	117.17'
C50	6°54'38"	760.00'	91.67'
C51	5°55'57"	490.00'	50.74'
C55	1°01'35"	760.00'	13.61'
C56	9°38'56"	760.00'	127.99'
C57	7°31'07"	760.00'	99.73'
C58	9°10'45"	758.57'	68.57'
C59	8°49'03"	758.57'	116.74'
C60	4°13'47"	758.57'	56.00'
C61	4°20'41"	840.00'	63.70'
C62	7°58'06"	840.00'	116.82'
C63	5°52'52"	840.00'	86.22'

LOTLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C64	7°32'09"	840.00'	60.52'
C65	1°08'13"	840.00'	16.67'
C66	8°40'22"	760.00'	115.04'
C67	10°75'22"	800.00'	150.64'
C68	33°38'16"	160.00'	93.93'
C69	33°05'44"	160.00'	92.42'
C70	4°49'12"	160.00'	13.46'
C71	26°23'03"	80.00'	36.84'
C72	18°12'59"	80.00'	25.43'
C73	56°05'50"	80.00'	78.33'
C74	29°48'59"	80.00'	41.63'
C75	41°24'34"	80.00'	57.82'
C76	12°35'51"	455.00'	100.04'
C77	15°40'33"	455.00'	124.49'
C78	18°58'41"	455.00'	150.71'
C79	11°33'35"	455.00'	12.39'
C80	27°39'16"	370.00'	178.58'
C81	20°32'26"	375.00'	134.44'

LOTLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C82	19°57'48"	375.00'	130.66'
C83	8°18'26"	375.00'	54.37'
C84	9°38'50"	450.00'	75.77'
C85	14°02'27"	450.00'	110.28'
C86	3°57'59"	450.00'	31.15'



OWNER:
SP DEVELOPERS, LLC
555 HIGHWAY 1804 NE
BISMARCK, ND 58503

BASIS OF BEARING:
BASIS OF BEARING: SOUTH LINE OF NW1/4, SEC. 35, T140N-R81W
NORTH 89°22'00" WEST

NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
- A PORTION OF LOTS 7, 10-16, BLOCK 8 LIE WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE, X, AND FLOODWAY) PER FEMA FIRM PANEL MAP NO. 5801500590D, EFFECTIVE DATE 08/04/2014. BFE: 1653.0 (NAVD88). FLOODWAY ELEV. 1652.5.
- ALL UTILITY EASEMENTS 14' WIDE UNLESS OTHERWISE SHOWN.
- ALL NON-ACCESS LINES IN INTERSECTIONS 100' LONG UNLESS OTHERWISE SHOWN.
- ALL PROPOSED LOTS TO BE ZONED WITHIN A PUD.
- LOT 3 BLOCK 6 IS RESERVED FOR COMMUNITY SEPTIC TREATMENT PLANT FOR LOTS 4-21 OF BLOCK 6, LOTS 1-6 OF BLOCK 7, AND LOTS 1-9 AND 11-16 OF BLOCK 8, STORM WATER DRAINAGE, AND GREEN AREA. LAND USE RESTRICTION: THE PURPOSE OF THE RESTRICTION IN THE AREAS SHOWN ON THIS PLAT (LOTS 1-5, BLOCK 2, AND LOTS 6-9 & 11-16, BLOCK 8) 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 OF STORM WATER SYSTEM.
- FOR INSPECTION AND MONITORING PURPOSES, GOVERNMENTAL PERSONNEL WILL BE ALLOWED ACCESS ONTO THE SLOPE PROTECTION EASEMENT.
- EXCEPTION FOR ACCESS & STORM WATER EASEMENT (WHICH INCLUDES A WALKWAY/CART PATH/PAVED ACCESS) FOR LOT 10, BLOCK 8.
- LOTS 1 AND 10, BLOCK 8 ARE EXCLUDED FROM THE SLOPE PROTECTION EASEMENT.
- LOT 1, BLOCK 8 IS RESERVED FOR A COMMUNITY CENTER AND BE OWNED BY THE HOA.
- LOT 10, BLOCK 8 IS A RESIDENTIAL LOT.
- SECTION LINE THROUGH SUBDIVISION WAS VACATED UPON APPROVAL OF FINAL PLAT BY BURLEIGH COUNTY COMMISSION.
- TOTAL LOT ACREAGE: 111.61
- TOTAL ROAD ACREAGE: 15.75
- TOTAL ACREAGE: 127.36
- ACREAGE PER QUARTER:
NW SEC. 35: 34.51
SW SEC. 35: 0.63
NE SEC. 35: 30.16
SE SEC. 35: 46.90
- TOTAL LOT ACREAGE: 111.61
- TOTAL ROAD ACREAGE: 15.75
- TOTAL ACREAGE: 127.36
- ACREAGE PER QUARTER:
NW SEC. 36: 0.28
SW SEC. 36: 14.88

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