

# ISLAND PARK ESTATES REPLAT

LOCATED IN LOTS 3 AND 4, AND THE E 1/2 OF THE SW 1/4 OF SECTION 34  
TOWNSHIP 140 NORTH, RANGE 81 WEST, BURLEIGH COUNTY

OWNERS:  
James L. Hoge  
Janice Hoge  
8636 Island Road  
Bismarck, N.D. 58501  
Tel: 258-7991

SURVEYOR:  
Wold Engineering, P.C.  
316 Eastdale Drive  
Bismarck, N.D. 58501  
Tel: 258-9227

100 YEAR FLOOD PLAIN = 1640.6  
ALL CURVE DIMENSIONS ARE CHORD DISTANCES  
ZONED RESIDENTIAL  
Jan. 28, 2000

• 5/8" IRON REBAR

100 0 100 200 300 Feet  
SCALE: 1" = 100'



DESCRIPTION  
All that part of Section 34, Township 139 North, Range 81 West of the 5th Principal Meridian, Burleigh County, North Dakota described as follows:  
Lot 1 of Block 1 and Lot 9 of Block 4 of Island Park Estates.

SURVEYORS CERTIFICATE  
I, Herbert W. Bargmann, a Registered Engineer and Land Surveyor in the State of North Dakota hereby certify that the accompanying plat was surveyed under my supervision and that all information shown hereon is true and correct to the best of my knowledge.

Wold Engineering, P.C.  
Consulting Engineers  
316 Eastdale Drive  
Bismarck, ND

*Herbert W. Bargmann* 4-21-2000  
Herbert W. Bargmann  
License No. 1353

STATE OF NORTH DAKOTA  
COUNTY OF BURLEIGH  
On this 21 day of April, 2000, personally appeared before me, Herbert W. Bargmann, known to me to be the person who executed the foregoing surveyors certificate and acknowledged to me that he executed the same.

*Phyllis A. Johnson*  
Phyllis A. Johnson  
Notary Public - Burleigh County, North Dakota  
My Commission expires: June 18, 2003

APPROVAL OF BOARD OF COUNTY COMMISSIONERS  
The Board of County Commissioners of Burleigh County, North Dakota, has approved the subdivision of land on the accompanying plat, has accepted the dedication of all streets and easements shown thereon and has approved the grounds as shown on the accompanying plat as an amendment to the master plan of Burleigh County. The foregoing action of the Board of County Commissioners of Burleigh County was taken by resolution approved on the 31 day of APRIL, 2000.

*Walter J. Schuman*  
Chairman

*Kevin Glatt*  
County Auditor, Kevin Glatt

APPROVAL OF PLANNING COMMISSION  
The subdivision of land as shown on the accompanying plat has been approved by the Planning Commission of the County of Burleigh on the 21 day of MARCH, 2000, in accordance with the laws of the State of North Dakota, ordinances of Burleigh County, North Dakota and regulations adopted by said Planning Commission.

*Tammy R. Stachin*  
Chairman

*Kevin Glatt*  
County Auditor, Kevin Glatt

APPROVAL OF COUNTY ENGINEER  
I, Jon Mill, County Engineer for the County of Burleigh, State of North Dakota, do hereby approve "ISLAND PARK ESTATES REPLAT" as shown on the accompanying plat

*Jon Mill* 4 May 2000  
Jon Mill - County Engineer

OWNERS CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS that James L. and Janice Hoge of Bismarck, North Dakota, being the owners and proprietors of the property described above and shown on the accompanying plat, have caused that portion described hereon to be surveyed and platted into Lots to be known hereafter as "ISLAND PARK ESTATES REPLAT" and hereby donate and dedicate all streets to the public for public use forever. He also dedicates easements to run with the land, for water, sewer, gas, electric or other public utilities or services under, on or over those certain strips of land designated hereon as "Utility Easements".

*James L. Hoge*  
James L. Hoge

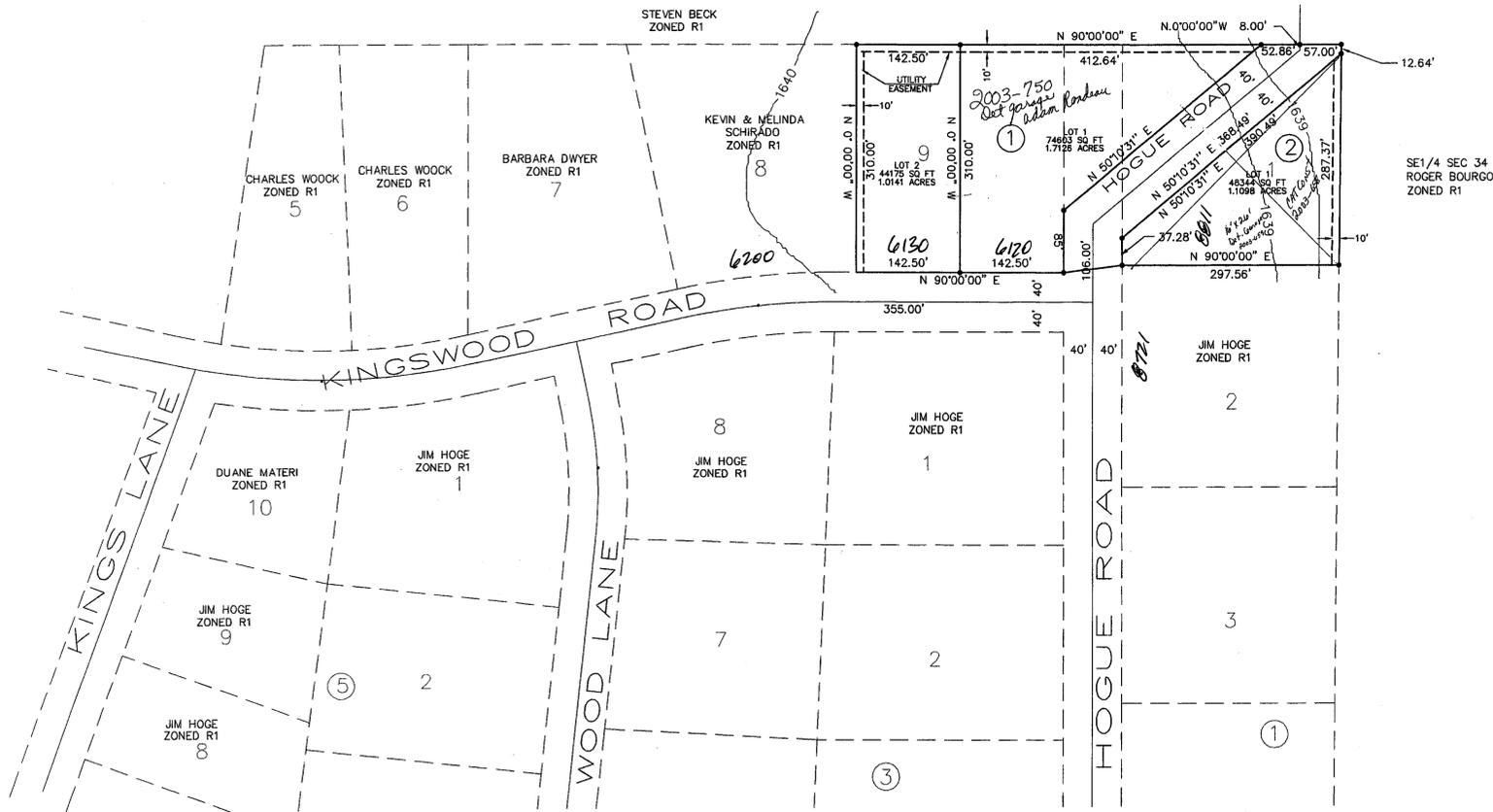
*Janice Hoge*  
Janice Hoge

STATE OF NORTH DAKOTA  
COUNTY OF BURLEIGH  
On this 1 day of May, 2000, personally appeared before me, James L. Hoge and Janice Hoge known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same.

*Kevin Glatt*  
Notary Public - Burleigh County, North Dakota  
My Commission Expires: 06/18/2003

*Kevin Glatt*  
Notary Public - Burleigh County  
My Commission expires:

Island Park Estates Replat  
County  
Plat Number 2970.1

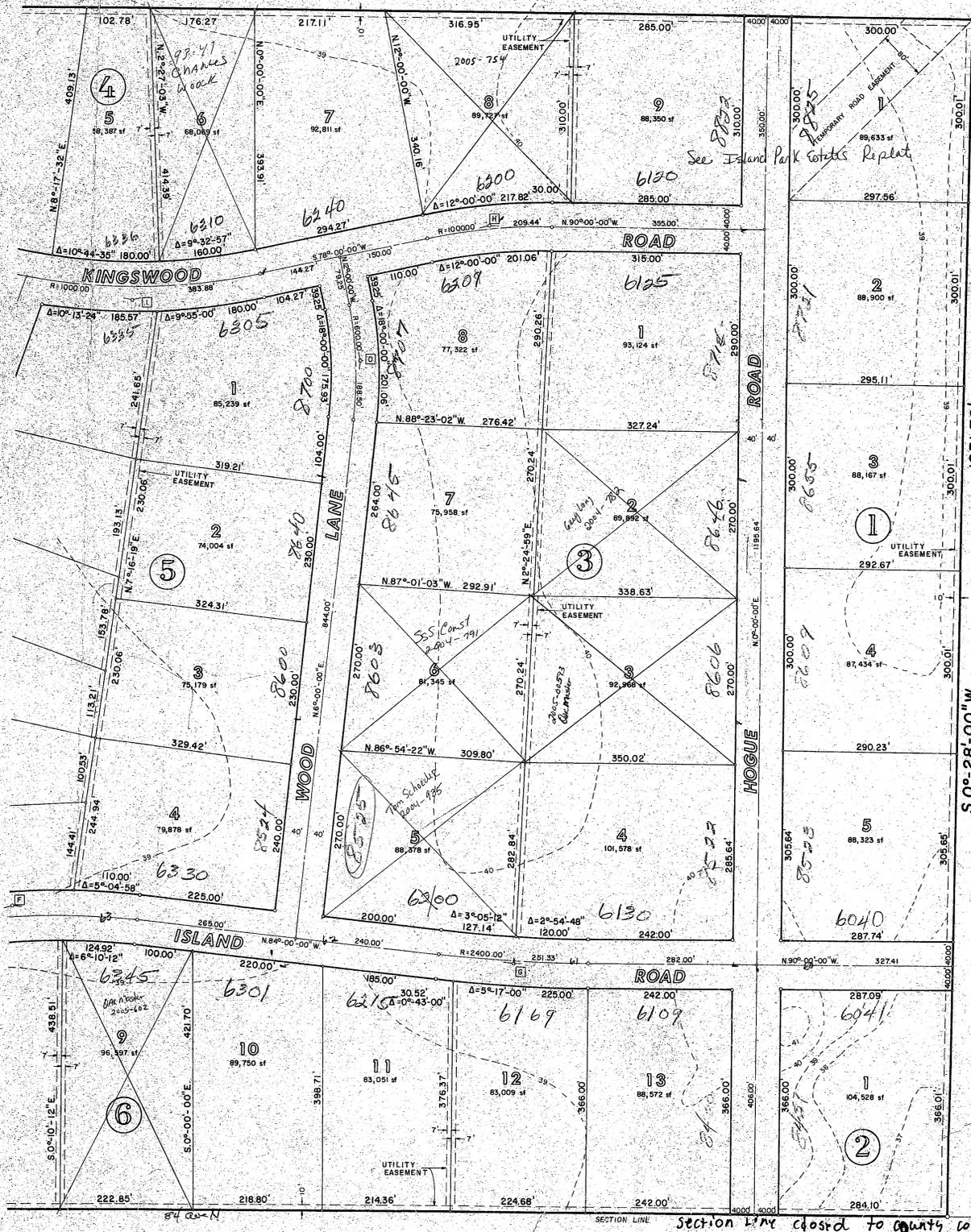


LOT AREA = 3.8365 ACRES  
STREET AREA = 0.8096 ACRES  
TOTAL AREA = 4.6461 ACRES

3-mile

# ISLAND PARK ESTATES

PART OF SE 1/4 SECTION 33 & PART OF SW 1/4 SECTION 34 T. 140 N., R. 81 W.  
BURLEIGH COUNTY, NORTH DAKOTA



### DESCRIPTION

ALL THAT PORTION OF LOT 4 OF SECTION 33, TOWNSHIP 140 NORTH, RANGE 81 WEST, AND LOTS 3, 4 AND THE EAST 1/2 SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 140 NORTH, RANGE 81 WEST, LYING WITHIN THE FOLLOWING DESCRIBED METES AND BOUNDS: BEGINNING AT A POINT 2634.48 FEET DUE WEST OF THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE CONTINUING DUE WEST ALONG THE SOUTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 2645.32 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE CONTINUING DUE WEST FOR A DISTANCE OF 540.70 FEET; THENCE NORTH 37 DEGREES 10 MINUTES WEST FOR A DISTANCE OF 1075.52 FEET; THENCE NORTH 21 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 1015.38 FEET; THENCE NORTH 5 DEGREES 52 MINUTES WEST FOR A DISTANCE OF 153.77 FEET; THENCE DUE EAST FOR A DISTANCE OF 4258.33 FEET; THENCE SOUTH 0 DEGREES 28 MINUTES WEST FOR A DISTANCE OF 1951.70 FEET TO THE POINT OF BEGINNING AND INCLUDING ALL ACCRETION LAND AS SHOWN ON THE ABOVE DESCRIBED TRACT LYING BETWEEN THE EAST RIVER BANK OF THE YEAR 1876 AND THE LOW WATER MARK OF THE MISSOURI RIVER.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 172 ACRES, MORE OR LESS, AND IS SHOWN AS TRACT NO. 2 OF THE REPLAT OF PART OF THE BOURGOIS ISLAND SURVEY, BURLEIGH COUNTY REGISTER OF DEEDS OFFICE DOCUMENT NO. 285682.

### SURVEYOR'S CERTIFICATE

I, EDWARD W. HAGEN, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NORTH DAKOTA HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON July 26, 1985, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SWENSON, HAGEN & CO.  
CONSULTING ENGINEERS  
P.O. BOX 1135 - 909 BASIN AVENUE  
BISMARCK, NORTH DAKOTA 58502

Edward W. Hagen  
REGISTERED PROFESSIONAL  
ENGINEER & LAND SURVEYOR  
ND REGISTRATION NO. 850



STATE OF NORTH DAKOTA }  
COUNTY OF BURLEIGH } SS

ON THIS 26<sup>TH</sup> DAY OF MAY, 1985, BEFORE ME PERSONALLY APPEARED EDWARD W. HAGEN, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

David Patience  
NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 7-24-86



### APPROVAL OF BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON AND HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY.

Elmer Agnew  
ELMER AGNEW - CHAIRMAN

Bernice Asbridge  
BERNICE ASBRIDGE - COUNTY AUDITOR

### APPROVAL OF COUNTY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF BURLEIGH ON THE 12<sup>TH</sup> DAY OF NOVEMBER, 1985, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF BURLEIGH COUNTY, NORTH DAKOTA AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION.

Jerry Woodcox  
JERRY WOODCOX - CHAIRMAN

Bernice Asbridge  
BERNICE ASBRIDGE - COUNTY AUDITOR

### APPROVAL OF COUNTY ENGINEER

I, JON MILL, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, STATE OF NORTH DAKOTA, HEREBY APPROVE "ISLAND PARK ESTATES" AS SHOWN ON THE ANNEXED PLAT.

Jon Mill  
JON MILL - COUNTY ENGINEER

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES L. HOGE AND JANICE A. HOGE, STAR ROUTE 9, BISMARCK, NORTH DAKOTA, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAVE CAUSED THAT PORTION DESCRIBED HEREON AND SHOWN ON THE ANNEXED PLAT TO BE SURVEYED AND PLATTED AS "ISLAND PARK ESTATES" AND DO SO DEDICATE STREETS, INCLUDING SEWERS, CULVERTS, AND OTHER UTILITIES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC OR OTHER PUBLIC UTILITIES OR SERVICES UNDER, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY EASEMENTS.

James L. Hoge  
JAMES L. HOGE

Janice A. Hoge  
JANICE A. HOGE

STATE OF NORTH DAKOTA }  
COUNTY OF BURLEIGH } SS

ON THIS 6<sup>TH</sup> DAY OF MARCH, 1986, BEFORE ME PERSONALLY APPEARED JAMES L. HOGE AND JANICE A. HOGE, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

David Patience  
NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: 7-24-86



RECEIVED  
JUN 3 1986  
PLANNING DEPT.  
BISMARCK, N. D.

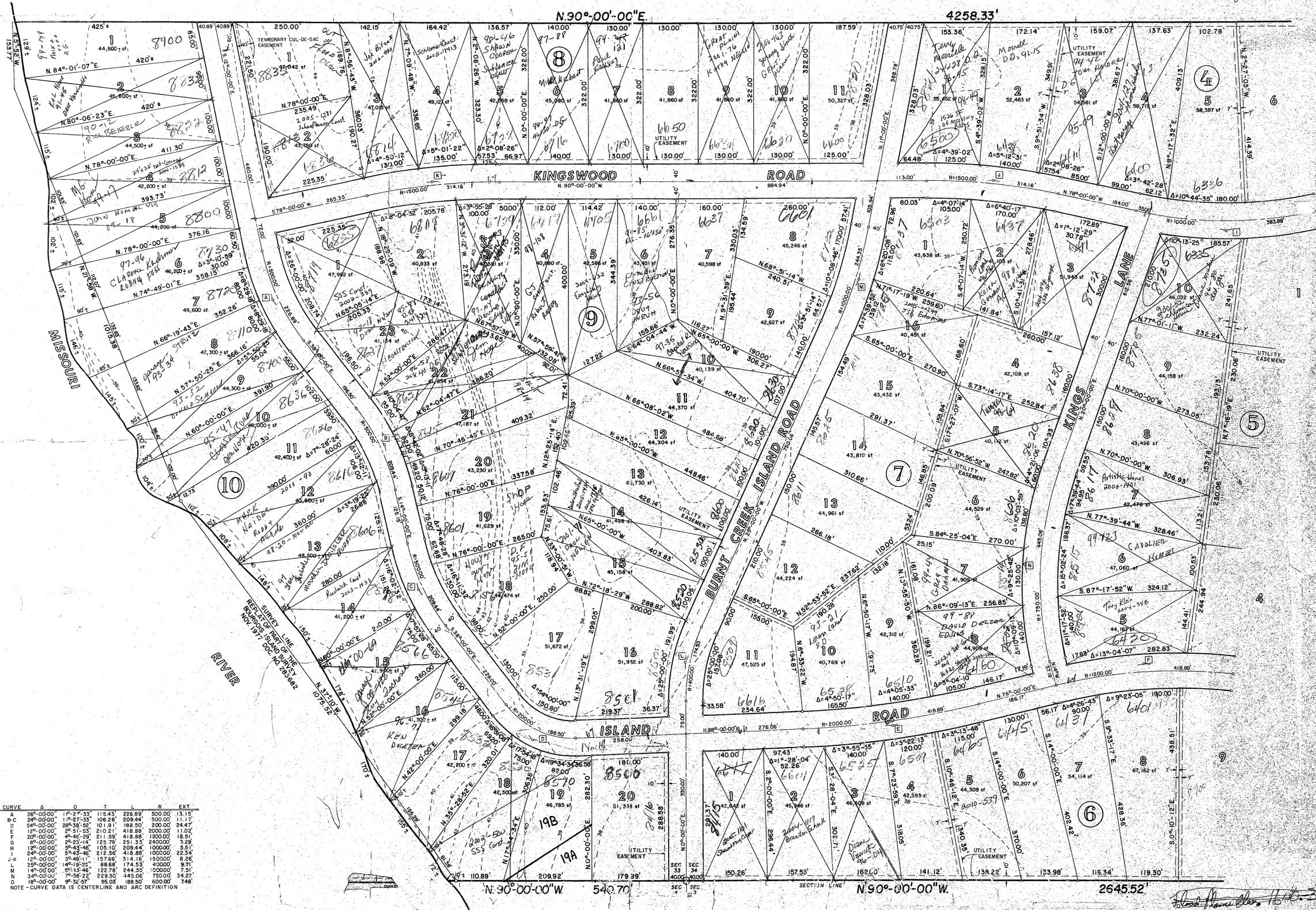
INTERMEDIATE REGIONAL  
FLOOD PLAIN ELEV. = 1639.6

116 LOTS 60D

# ISLAND PARK ESTATES

PART OF S.E. 1/4 SECTION 33 & PART OF SW 1/4 SECTION 34 T. 140 N., R. 81 W.  
BURLEIGH COUNTY, NORTH DAKOTA

Flood Plain



CURVE	A	D	T	L	R	EXT.
A	26°-00'-00"	174.77	33	115.43	268.99	500.00
B	24°-00'-00"	11°-27'-33"	106.28	209.44	500.00	13.15
C	54°-00'-00"	28°-36'-52"	101.91	188.50	200.00	24.47
D	12°-00'-00"	29°-51'-53"	210.21	418.88	2000.00	11.02
E	20°-00'-00"	4°-46'-29"	211.59	418.88	1200.00	18.51
F	8°-00'-00"	24°-23'-14"	125.78	251.33	2400.00	3.29
G	12°-00'-00"	29°-43'-46"	105.10	208.44	1000.00	8.51
H	24°-00'-00"	5°-43'-46"	212.56	418.88	1000.00	23.34
I	12°-00'-00"	38°-49'-11"	157.66	314.16	1500.00	8.26
L	25°-00'-00"	14°-19'-22"	88.68	174.53	400.00	9.71
M	14°-00'-00"	59°-13'-46"	122.78	244.35	1000.00	3.31
N	34°-00'-00"	7°-38'-22"	228.30	445.06	750.00	34.27
O	18°-00'-00"	9°-32'-57"	95.03	188.50	600.00	7.48

NOTE - CURVE DATA IS CENTERLINE AND ARC DEFINITION

Island Park Estates  
County  
Plat Number 2970

INTERMEDIATE REGIONAL  
FLOOD PLAIN ELEV. 1639.6

LOD

ISLAND PARK ESTATES SHEET 2 OF 2