

# RIVERSIDE SECOND SUBDIVISION

BLOCK 2 AND BLOCK 3 RIVERSIDE SUBDIVISION AND  
PART OF SECTION 27, 28 & 33, T. 140 N. R. 81 W.

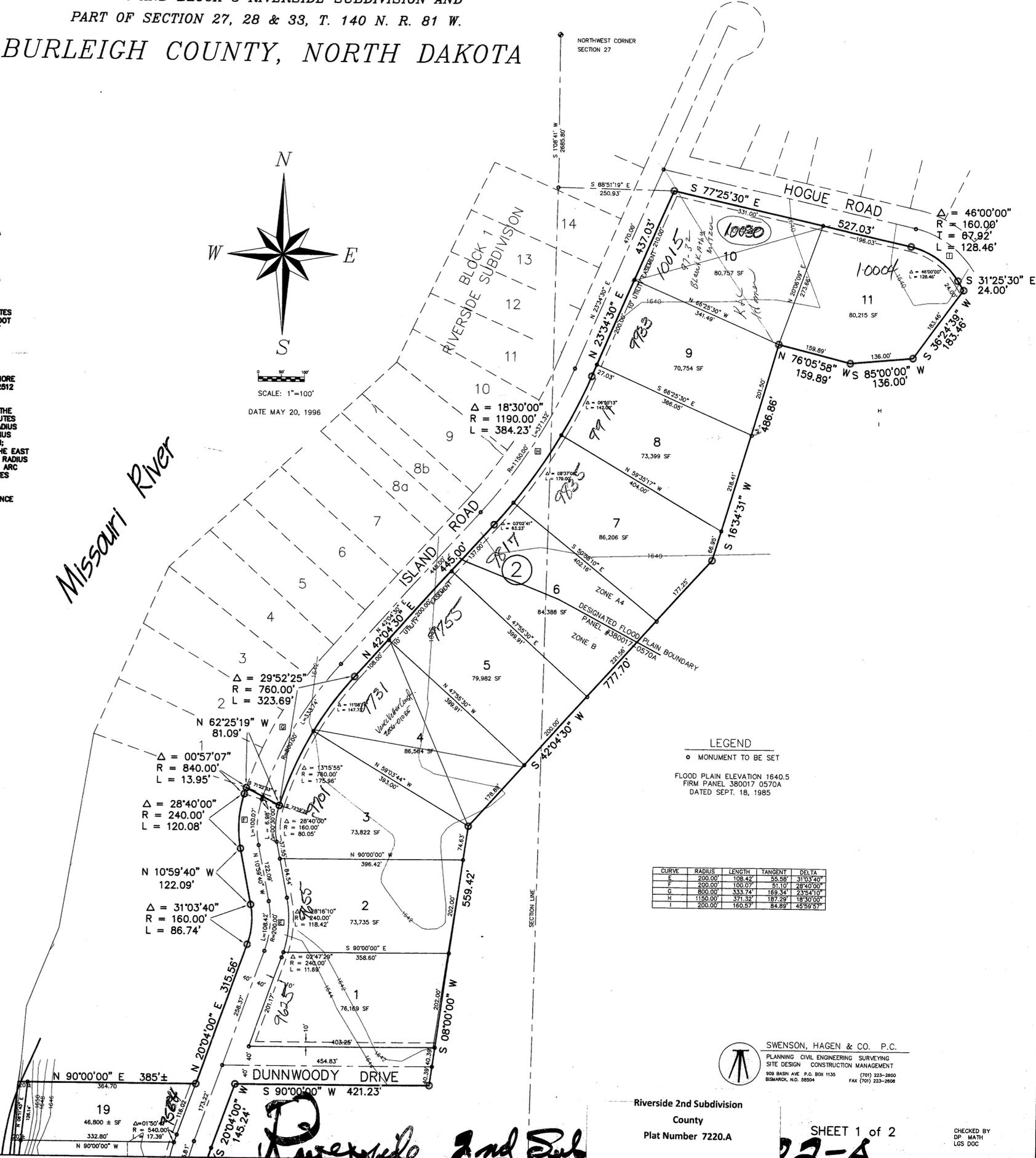
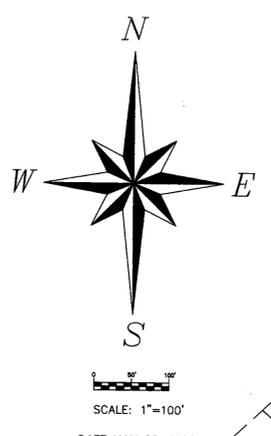
BURLEIGH COUNTY, NORTH DAKOTA

## DESCRIPTION

ALL OF BLOCK 2 AND BLOCK 3 OF RIVERSIDE SUBDIVISION, BURLEIGH COUNTY, NORTH DAKOTA AND ALL THAT PART OF SECTIONS 27, 28 AND 33, OF TOWNSHIP 140 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA THAT LIES WITHIN THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ISLAND ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF HOGUE ROAD, SAID POINT BEING SOUTH 01 DEGREES 08 MINUTES 41 SECONDS WEST 2885.80 FEET AND SOUTH 88 DEGREES 51 MINUTES 19 SECONDS EAST 250.93 FEET FROM THE NORTHWEST CORNER OF SECTION 27 (MEASURED ALONG AND PERPENDICULAR TO THE WEST LINE OF SECTION 27); THENCE SOUTH 77 DEGREES 25 MINUTES 30 SECONDS EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF HOGUE ROAD, A DISTANCE OF 527.03 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A 160 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.46 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 31 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 36 DEGREES 24 MINUTES 39 SECONDS WEST, A DISTANCE OF 183.46 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 136.00 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 58 SECONDS WEST, A DISTANCE OF 159.89 FEET; THENCE SOUTH 16 DEGREES 34 MINUTES 31 SECONDS WEST A DISTANCE OF 488.86 FEET; THENCE SOUTH 42 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 777.70 FEET; THENCE SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 559.42 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.23 FEET; THENCE SOUTH 20 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 145.24 FEET; THENCE SOUTHWESTERLY AND TO THE LEFT ON A 460.00 FOOT RADIUS CURVE, AN ARC DISTANCE OF 152.54 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 791.92 FEET; THENCE SOUTHWESTERLY AND TO THE RIGHT ON A 2040.00 FOOT RADIUS CURVE, AN ARC DISTANCE OF 248.23 FEET; THENCE SOUTH 08 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 920.00 FEET; THENCE SOUTHERLY AND TO THE RIGHT ON A 180.00 FOOT RADIUS CURVE AND AN ARC DISTANCE OF 84.82 FEET; THENCE SOUTH 35 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 112.81 FEET; THENCE SOUTHWESTERLY AND TO THE LEFT ON A 60.00 FOOT RADIUS CURVE, AN ARC DISTANCE OF 20.84 FEET; THENCE SOUTH 15 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 48.20 FEET TO THE NORTHWEST CORNER OF BLOCK 2, VALCOUR SUBDIVISION, BURLEIGH COUNTY; THENCE SOUTH 89 DEGREES 17 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID VALCOUR SUBDIVISION, A DISTANCE OF 519 FEET, MORE OR LESS TO THE EAST BANK OF THE MISSOURI RIVER; THENCE NORTHERLY ALONG SAID BANK, A DISTANCE OF 2512 FEET, MORE OR LESS TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF ISLAND CREEK DRIVE (AS SHOWN HEREON); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 385 FEET; THENCE NORTH 20 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 315.56 FEET; THENCE NORTHERLY AND TO THE LEFT ON A 160.00 FOOT RADIUS CURVE, AN ARC DISTANCE OF 88.74 FEET; THENCE NORTH 10 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 122.09 FEET; THENCE NORTHERLY AND TO THE RIGHT ON A 240.00 FOOT RADIUS CURVE AN ARC DISTANCE OF 120.08 FEET; THENCE NORTHEASTERLY AND TO THE RIGHT ON A 840.00 FOOT RADIUS CURVE AN ARC DISTANCE OF 13.95 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 1, RIVERSIDE SUBDIVISION; THENCE SOUTH 62 DEGREES 25 MINUTES 09 SECONDS EAST, A DISTANCE OF 81.09 FEET; TO THE A POINT ON THE LINE OF ISLAND ROAD; THENCE NORTHEASTERLY AND TO THE RIGHT, ALONG SAID EAST LINE, ON A 760.00 FOOT RADIUS CURVE (THE RADIUS OF WHICH BEARS SOUTH 72 DEGREES 19 MINUTES 39 SECONDS EAST FROM SAID POINT) AN ARC DISTANCE OF 323.69 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 42 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 445.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH-EASTERLY AND TO THE LEFT ON A 1190.00 FOOT RADIUS CURVE, AN ARC DISTANCE OF 384.23 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 23 DEGREES 34 MINUTES 30 SECONDS EAST, A DISTANCE OF 447.03 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 47.5 ACRES, MORE OR LESS.

AREA IN LOTS	41.1 ACRES	85.9%
AREA IN STREETS	5.4 ACRES	13.5%
TOTAL	47.5 ACRES	



LEGEND  
 ○ MONUMENT TO BE SET  
 FLOOD PLAIN ELEVATION 1640.5  
 FIRM PANEL 380017 0570A  
 DATED SEPT. 18, 1985

CURVE	RADIUS	LENGTH	TANGENT	DELTA
E	200.00	108.42	55.58	31°03'40"
F	200.00	100.07	51.10	28°40'00"
G	800.00	333.74	169.34	23°54'10"
H	1150.00	371.32	187.29	18°30'00"
I	200.00	160.57	84.89	45°59'37"

SWENSON, HAGEN & CO. P.C.  
 PLANNING CIVIL ENGINEERING SURVEYING  
 SITE DESIGN CONSTRUCTION MANAGEMENT  
 109 BANK AVE. S.E. BOX 1135  
 BISMARCK, N.D. 58504 (701) 223-2800  
 FAX (701) 223-2808

Riverside 2nd Subdivision  
 County  
 Plat Number 7220.A

SHEET 1 of 2

CHECKED BY  
 DP: MATH  
 LGS: DOC

*Riverside 2nd Sub*

# RIVERSIDE SECOND SUBDIVISION

BLOCK 2 AND BLOCK 3 RIVERSIDE SUBDIVISION AND  
PART OF SECTION 27, 28 & 33, T. 140 N. R. 81 W.  
BURLEIGH COUNTY, NORTH DAKOTA

RIVER VIEW JWP

### 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 20TH DAY OF MAY, 1996, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE COUNTY OF BURLEIGH AND 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 COUNTY OF BURLEIGH.

*Keith Salter*  
KEITH SALTER - 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 BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 3RD DAY OF JUNE, 1996.

*Raymond Grabar*  
RAYMOND GRABAR - CHAIRMAN  
*Kevin Glatt*  
ATTEST  
KEVIN GLATT - COUNTY AUDITOR

### SURVEYOR'S CERTIFICATE

I, LARRY J. SMITH, A REGISTERED 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 DECEMBER 21, 1995, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NORTH DAKOTA }  
COUNTY OF BURLEIGH }  
ON THIS 12<sup>th</sup> DAY OF July, 1996, BEFORE ME PERSONALLY APPEARED LARRY J. SMITH, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

*Larry J. Smith*  
LARRY J. SMITH  
REGISTERED LAND SURVEYOR  
N.D. REGISTRATION NO. 2363



*David Patience*  
DAVID PATIENCE, NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES AUGUST 24, 1998

### APPROVAL OF COUNTY ENGINEER

I, JON MILL, COUNTY ENGINEER OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVE "RIVERSIDE SECOND SUBDIVISION" BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

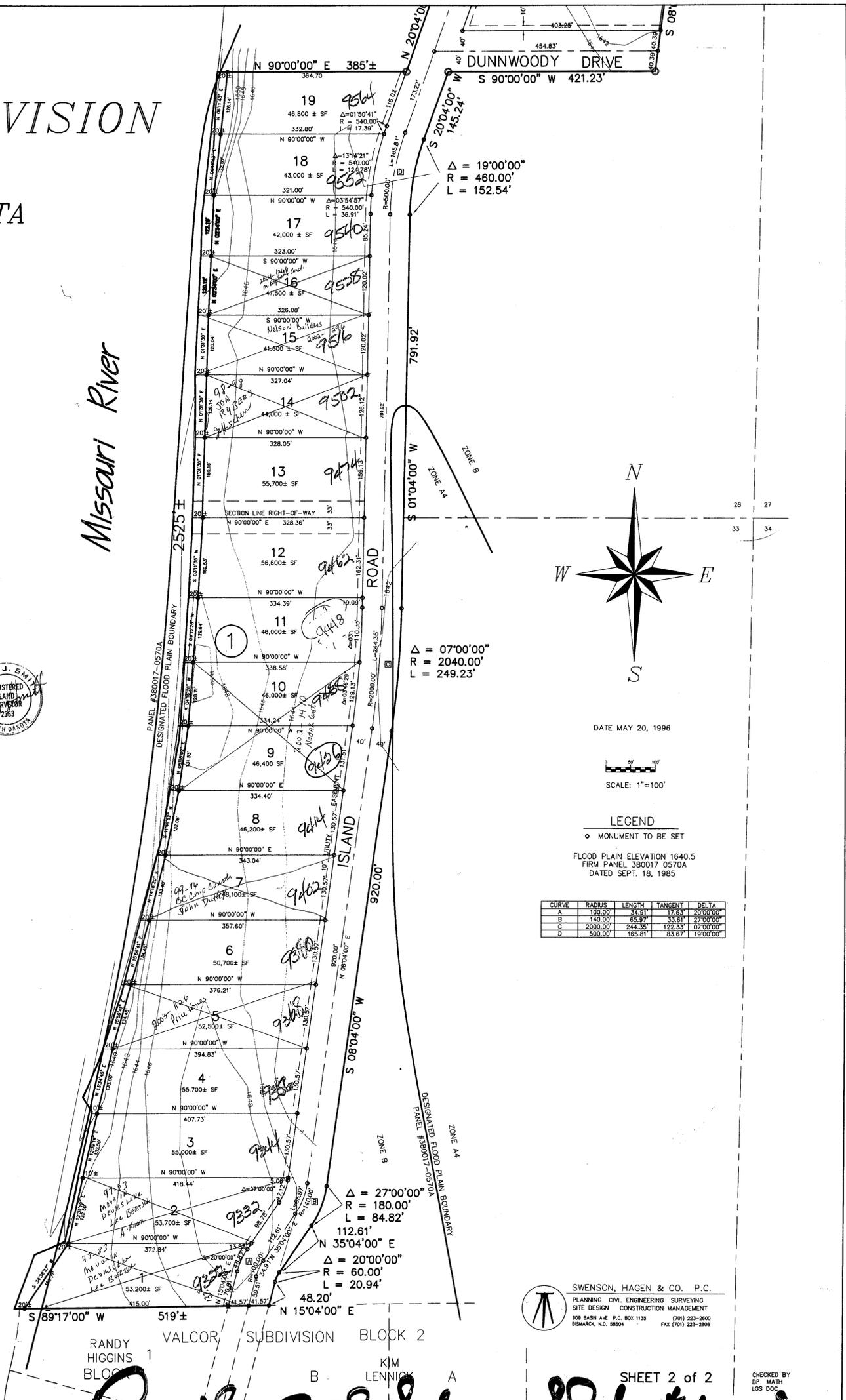
*Jon Mill*  
JON MILL  
COUNTY ENGINEER

### OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PETER HOGUE, BISMARCK, NORTH DAKOTA, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAS CAUSED THAT PORTION DESCRIBED HERON TO BE SURVEYED AND PLATTED AS "RIVERSIDE SECOND SUBDIVISION" BURLEIGH COUNTY, NORTH DAKOTA AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL CULVERTS TO THE PUBLIC USE FOREVER. HE ALSO DEDICATES EASEMENTS 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 EASEMENTS".

STATE OF NORTH DAKOTA }  
COUNTY OF BURLEIGH }  
ON THIS 26<sup>th</sup> DAY OF July, 1996, BEFORE ME PERSONALLY APPEARED PETER HOGUE KNOWN TO ME TO BE THE PERSON WHO IS DESCRIBED IN AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

*David Patience*  
DAVID PATIENCE, NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES AUGUST 24, 1998



CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	100.00'	34.91'	17.63'	20°00'00"
B	140.00'	65.93'	33.61'	27°00'00"
C	2000.00'	244.35'	122.33'	07°00'00"
D	500.00'	185.81'	83.67'	19°00'00"

SWENSON, HAGEN & CO. P.C.  
PLANNING CIVIL ENGINEERING SURVEYING  
SITE DESIGN CONSTRUCTION MANAGEMENT  
809 BASH AVE. P.O. BOX 1130 (701) 223-2600  
BISMARCK, N.D. 58504 FAX (701) 223-2608

Riverside 2nd Sub Plot #102-A