

SPRUCE HILL SUBDIVISION

PART OF "TRACT C" OF THE

SOUTH 1/2 OF SECTION 35, T. 140 N., R. 81 W.

BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

ALL THAT PART OF TRACT "C" OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 140 NORTH, RANGE 81 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF TRACT "C", SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH 89 DEGREES 37 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND THE NORTH LINE OF TRACT "C", A DISTANCE OF 899.14 FEET; THENCE SOUTH 8 DEGREES 22 MINUTES 05 SECONDS EAST A DISTANCE OF 584.31 FEET; THENCE NORTH 82 DEGREES 21 MINUTES 56 SECONDS EAST A DISTANCE OF 89.18 FEET; THENCE NORTH 32 DEGREES 40 MINUTES 29 SECONDS EAST A DISTANCE OF 89.17 FEET; THENCE SOUTH 54 DEGREES 44 MINUTES 34 SECONDS EAST A DISTANCE OF 261.30 FEET; THENCE SOUTH 16 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 231.91 FEET TO THE SOUTH LINE OF TRACT "C"; THENCE SOUTH 74 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 230.33 FEET; THENCE SOUTH 64 DEGREES 32 MINUTES 56 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 783.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 1804, SAID POINT BEING ON A 11,543.19 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS SOUTH 61 DEGREES 16 MINUTES 01 SECOND WEST FROM SAID POINT; THENCE NORTHWESTERLY AND TO THE LEFT, CONTINUING ALONG SAID RIGHT-OF-WAY LINE ON SAID CURVE AN ARC DISTANCE OF 223.28 FEET; THENCE NORTH 29 DEGREES 50 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 720.44 FEET TO THE WEST LINE OF TRACT "C"; THENCE NORTH 0 DEGREES 13 MINUTES 31 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 439.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 25.28 ACRES, MORE OR LESS.

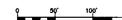
CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	300.00'	250.99'	133.37'	47°56'11"
B	160.00'	117.25'	61.39'	41°59'07"
C	120.00'	179.29'	111.13'	85°36'14"

20.78 ACRES LOTS
4.50 ACRES STREET
25.28 ACRES TOTAL



JANUARY 25, 1999



SCALE: 1" = 100'

APPROVAL OF COUNTY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF BURLEIGH COUNTY, ON THE 21ST DAY OF DECEMBER, 1998, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF BURLEIGH COUNTY 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 BURLEIGH COUNTY.

Greg Tschider
GREG TSCHIDER - CHAIRMAN
Kevin Glatt
KEVIN GLATT - SECRETARY

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 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 BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.
THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 12TH DAY OF FEBRUARY, 1999.

Claus H Lembeke
CLAUS H LEMBEKE - CHAIRMAN
Kevin Glatt
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 APRIL 20, 1998, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Terry Baltzer
TERRY BALTZER
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 3595

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

ON THIS 11 DAY OF FEBRUARY, 1999, 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.

David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2004

APPROVAL OF COUNTY ENGINEER

I, JON MILL, COUNTY ENGINEER OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVE "SPRUCE HILL 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 WILLIAM A. ROTENBERGER BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "SPRUCE HILL SUBDIVISION" BURLEIGH COUNTY, NORTH DAKOTA, AND DO HEREBY DEDICATE STREETS AS SHOWN HEREON.

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".

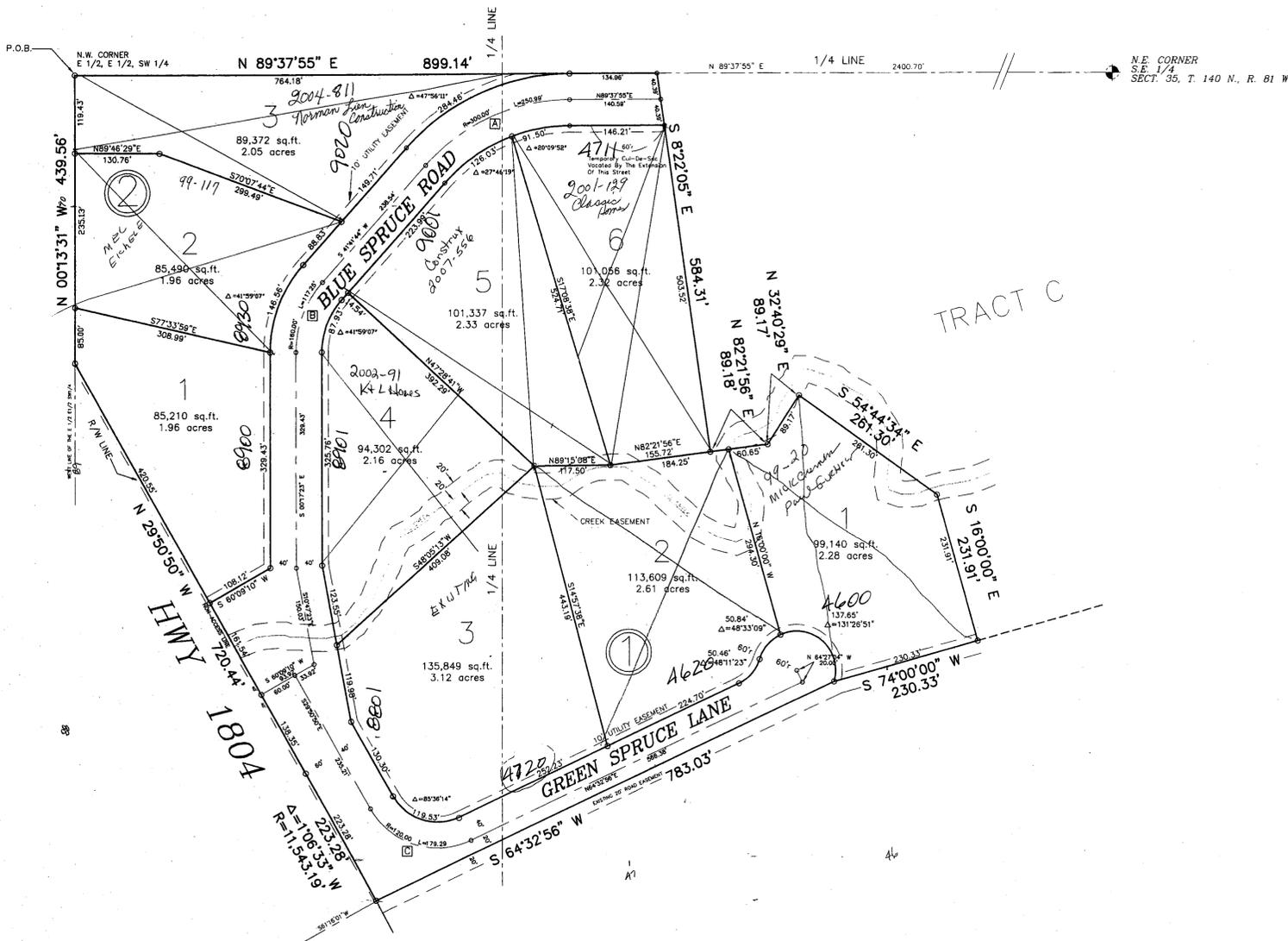
William A Rotenberger
WILLIAM A. ROTENBERGER

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

ON THIS 11 DAY OF FEBRUARY, 1999, BEFORE ME PERSONALLY APPEARED WILLIAM A. ROTENBERGER KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

David Patience
DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2004

Taxes and special assessments paid and TRANSFER accepted this 11 day of April 1999
David J. Balt
Deputy, Burleigh County Auditor



Done
11/4/13
NE

Spruce Hills Subdivision
ETA
Plat Number 675

118-A-1

SWENSON, HAGEN & CO. P.C.
PLANNING CIVIL ENGINEERING SURVEYING
SITE DESIGN CONSTRUCTION MANAGEMENT
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FAX (701) 223-2000