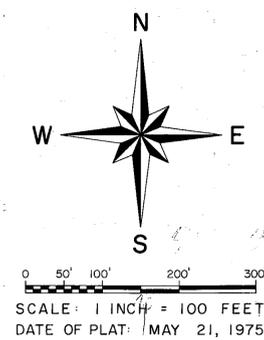


RECEIVED  
SEP 8 1975

PLAT OF  
**TOWNE AND COUNTRY ESTATES**  
BURLEIGH COUNTY, NORTH DAKOTA

PLANNING DEPT.  
BISMARCK, N. D.



**DESCRIPTION**

ALL THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2NE1/4) OF SECTION ELEVEN (11), TOWNSHIP ONE HUNDRED THIRTY-SEVEN NORTH (T.137N.), RANGE EIGHTY WEST (R.80W.) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), BURLEIGH COUNTY, NORTH DAKOTA THAT LIES WITHIN AND THAT IS BOUNDED BY THE FOLLOWING DESCRIBED TRAVERSE:  
BEGINNING AT A POINT WHICH LIES ON THE NORTHEAST CORNER OF THE SAID WEST HALF OF THE NORTHEAST QUARTER (W/2NE1/4); THENCE BEARING SOUTH ZERO DEGREES, ELEVEN MINUTES AND FIFTY-FIVE SECONDS WEST (S.0°-11'-55"W.) A DISTANCE OF TWO THOUSAND SIX HUNDRED THIRTY-NINE AND NINETY-THREE HUNDREDTHS (2639.93) FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER (W/2NE1/4); THENCE BEARING SOUTH EIGHTY-NINE DEGREES, TWENTY-FOUR MINUTES AND FORTY-FIVE SECONDS WEST (S.89°-24'-45"W.) ALONG SAID SOUTH LINE A DISTANCE OF ONE THOUSAND ONE HUNDRED THIRTY-FIVE AND ZERO HUNDREDTHS (1135.00) FEET; THENCE BEARING NORTH ZERO DEGREES, FOURTEEN MINUTES AND FORTY-FIVE SECONDS EAST (N.0°-14'-45"E.) A DISTANCE OF ONE THOUSAND EIGHTY-FOUR AND EIGHT HUNDREDTHS (1084.08) FEET; THENCE BEARING SOUTH EIGHTY-NINE DEGREES, TWENTY-FOUR MINUTES AND FORTY-SIX SECONDS WEST (S.89°-24'-46"W.) A DISTANCE OF ONE HUNDRED EIGHTY-TWO AND FOURTEEN HUNDREDTHS (182.14) FEET TO THE WEST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER (W/2NE1/4); THENCE BEARING NORTH (N.0°-00'-00"E.) ALONG SAID WEST LINE A DISTANCE OF ONE THOUSAND FIVE HUNDRED FORTY-SIX AND TWENTY-EIGHT HUNDREDTHS (1546.28) FEET TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER (W/2NE1/4); THENCE BEARING NORTH EIGHTY-NINE DEGREES, ZERO MINUTES AND ZERO SECONDS EAST (N.89°-00'-00"E.) ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER (W/2NE1/4) A DISTANCE OF ONE THOUSAND THREE HUNDRED TWENTY-ONE AND SEVENTY-SEVEN HUNDREDTHS (1321.77) FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS SEVENTY-FIVE AND NINETEEN HUNDREDTHS (75.19) ACRES, MORE OR LESS.  
THE BEARING OF THE WEST LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER (W/2NE1/4) IS ASSUMED NORTH (N.0°-00'-00"E.) AND ALL OTHER BEARINGS ARE REFERRED TO IT.

**OWNER'S CERTIFICATE & DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM L. FAIMAN AND WARREN ARMAN, UNDER THE PARTNERSHIP NAME OF "A & F DEVELOPERS", ARE THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN ON THE ANNEXED PLAT AND HAVE CAUSED THOSE PORTIONS DESCRIBED ABOVE AND SHOWN ON THE ANNEXED PLAT TO BE SURVEYED AND PLATTED AS NOW SHOWN AS "TOWNE AND COUNTRY ESTATES" AND DO HEREBY DEDICATE STREETS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, WATER DISTRIBUTION LINES, GAS DISTRIBUTION LINES, AND OTHER PUBLIC UTILITY LINES, WHETHER SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER.  
THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENT".  
STATE OF NORTH DAKOTA )  
COUNTY OF BURLEIGH ) SS  
A & F DEVELOPERS:  
WILLIAM L. FAIMAN  
WARREN ARMAN

BE IT KNOWN THAT ON THIS 21<sup>ST</sup> DAY OF MAY, 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM L. FAIMAN AND WARREN ARMAN AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

**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 AND HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT OF THE MASTER PLAN OF BURLEIGH COUNTY. THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 6<sup>TH</sup> DAY OF AUG., 1975.

**COUNTY PLANNING COMMISSION APPROVAL**

THE SUBDIVISION OF LAND SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF BURLEIGH COUNTY ON 21<sup>ST</sup> July, 1975, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA.

**CITY PLANNING COMMISSION APPROVAL**

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON 25 March 1975, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND REGULATIONS ADOPTED BY SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

**COUNTY ENGINEER'S APPROVAL**

I, WILLIAM F. GILLEN, COUNTY ENGINEER OF THE COUNTY OF BURLEIGH COUNTY, HEREBY APPROVE "TOWNE & COUNTRY ESTATES", AS SHOWN ON THE ANNEXED PLAT.

**SURVEYOR'S CERTIFICATE**

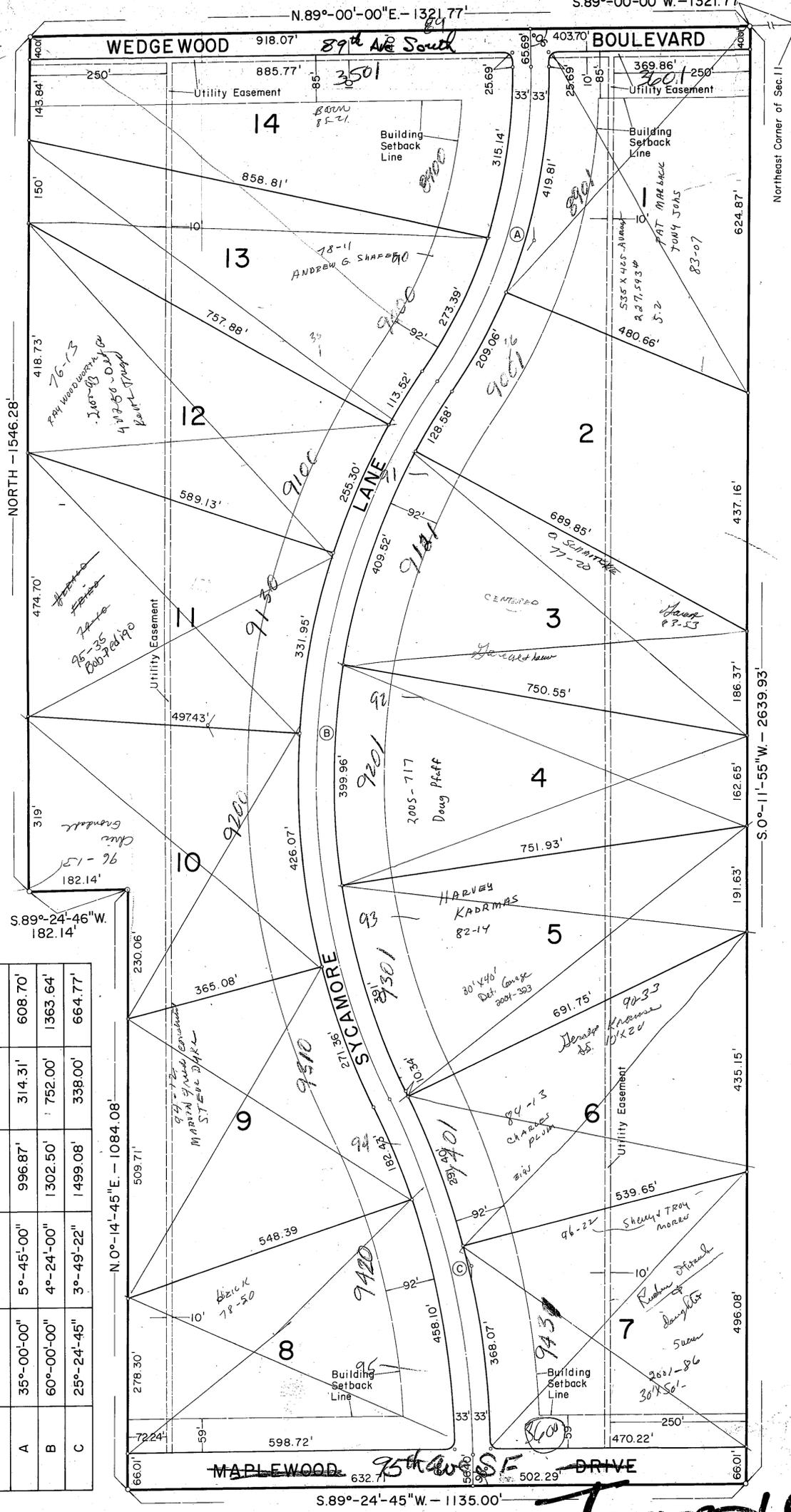
I, MERRILL RIVINIUS, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME AND UNDER MY SUPERVISION, COMPLETED ON MAY 21, 1975, AND THAT ALL DIMENSIONS AND ANGLES ARE CORRECT AS SHOWN AND THAT ALL MONUMENTS ARE TO BE SET AS SHOWN.

**PROTECTIVE COVENANTS**

- NO BUILDING OR STRUCTURE SHALL BE ERECTED FOR ANY PURPOSE ON THE ABOVE DESCRIBED REAL PROPERTY EXCEPT FOR A SINGLE FAMILY DWELLING HOUSE WITH A MINIMUM OF 1200 SQUARE FEET AND GARAGE.
- ALL LAVATORIES AND TOILETS SHALL BE BUILT INDOORS AND CONNECTED WITH OUTSIDE SEPTIC TANK AND CESSPOOL UNTIL A SEWER SYSTEM IS AVAILABLE TO CONNECT WITH SAID PROPERTY THEREWITH.
- NO ANIMALS SHALL BE KEPT OR MAINTAINED ON THE ABOVE DESCRIBED PROPERTY EXCEPT SADDLE HORSES AND CATS OR DOGS AS PETS.
- ALL BUILDINGS OR STRUCTURES ON THE ABOVE DESCRIBED PROPERTY SHALL BE NEW CONSTRUCTION HEREON AND NO BUILDING, TRAILER, TENT OR SHACK SHALL BE MOVED ON SAID PROPERTY.
- NONE OF THE ABOVE PROPERTY SHALL BE USED FOR SUCH STORAGE NOR SHALL ANY ACTIVITY OR USE BE MADE OF THE SAME WHICH WILL INJURIOUSLY AFFECT THE USE, OCCUPATION OR VALUE OF OTHER TRACTS OR LOTS IN SAID DESCRIBED PROPERTY FOR RESIDENCE PURPOSES.
- THE PROPERTY HEREIN CONVEYED SHALL NOT BE RESUBDIVIDED INTO BUILDING LOTS FOR A PERIOD OF 15 YEARS FROM DATE OF PLATTING.
- WHEN ANY DWELLING SHALL HAVE BEEN CONSTRUCTED ON ANY PORTION OF THE PROPERTY CONVEYED TO THE PARTIES OF THE SECOND PART, THEY SHALL KEEP SAID PREMISES CLEAN, ATTRACTIVE AND LANDSCAPED.

**☉ CURVE DATA**

CURVE	Δ	R	T	L
A	35°-00'-00"	996.87'	314.31'	608.70'
B	60°-00'-00"	1302.50'	752.00'	1363.64'
C	25°-24'-45"	1499.08'	338.00'	664.77'



S.89°-24'-45"W. - 1135.00'

*Town and Country Estates*

Town and Country Estates  
Done HRA  
1/9/13  
Plat Number 738