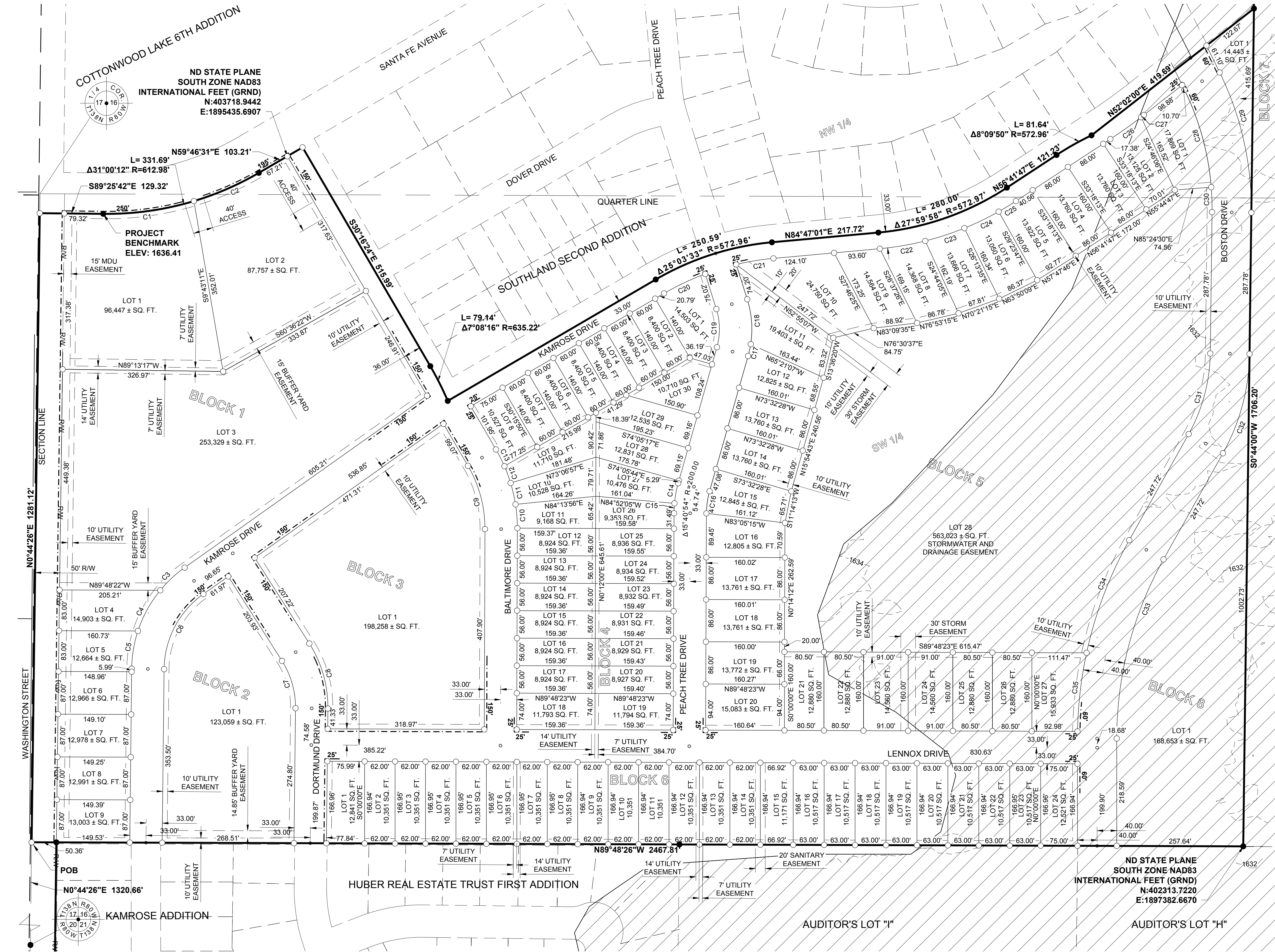
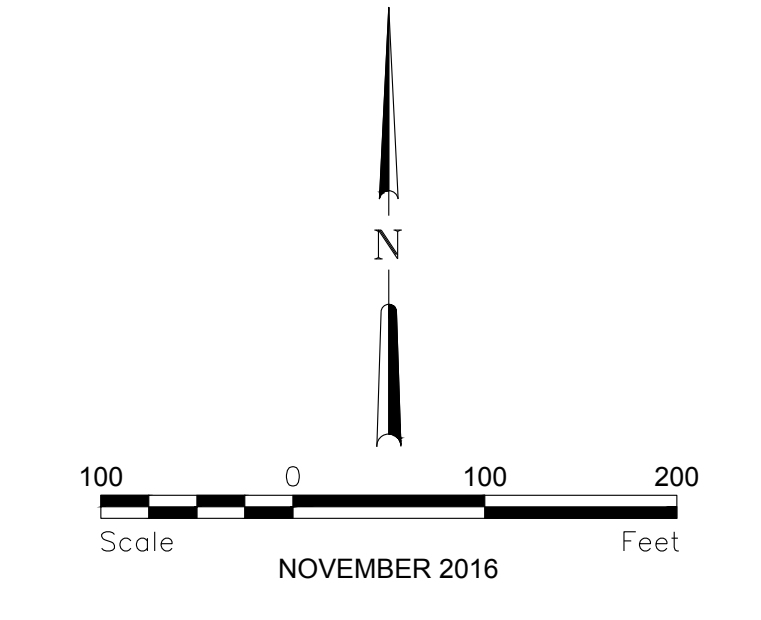


# COTTONWOOD PARKVIEW ADDITION

A REPLAT OF AUDITOR'S LOT J OF THE NW 1/4 AND SW 1/4 AND AUDITOR'S LOT K OF THE SW 1/4 AND PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



**PLAT INFORMATION**

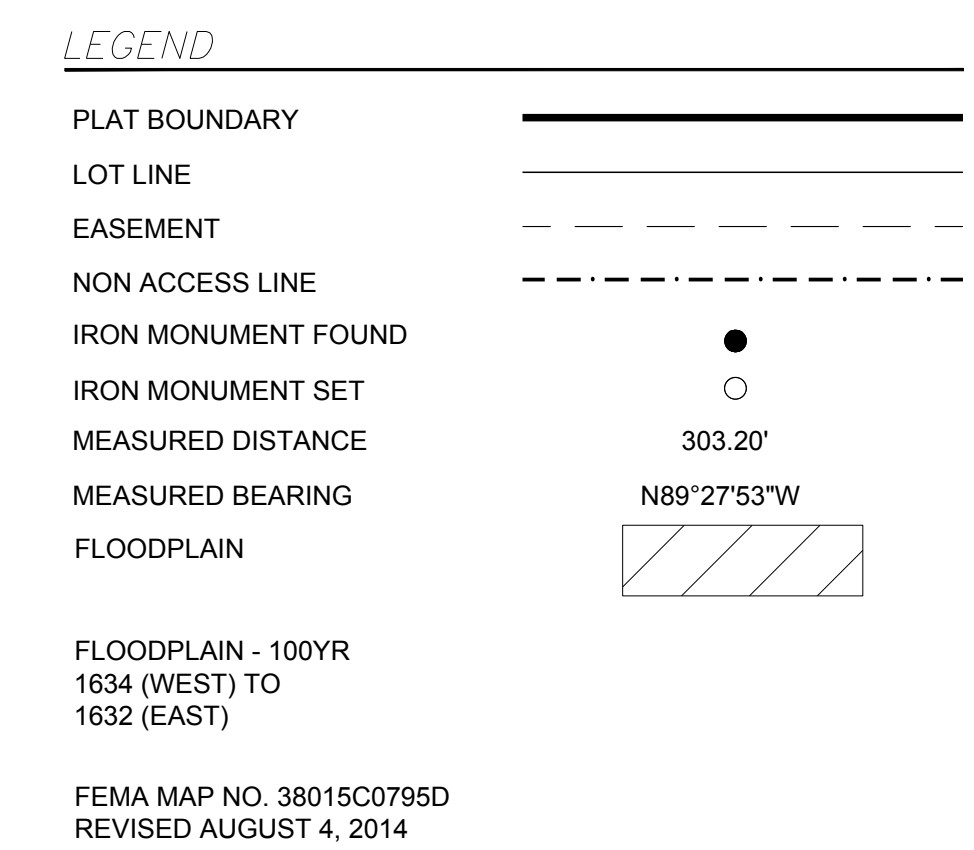
|                       |             |
|-----------------------|-------------|
| LOT ACREAGE:          | 57.96 ACRES |
| RIGHT OF WAY ACREAGE: | 13.84 ACRES |
| TOTAL ACREAGE:        | 71.74 ACRES |
| NW1/4 ACREAGE:        | 2.54 ACRES  |
| SW1/4 ACREAGE:        | 69.24 ACRES |

BASIS OF BEARINGS: ND STATE PLANE SOUTH ZONE NAD83 (3302).  
ADJUSTMENT 1986. UNIT OF MEASURE IS INTERNATIONAL FEET.  
CONTOUR VERTICAL DATUM: NAVD 88  
FLOODPLAIN VERTICAL DATUM: NAVD 88  
TOPOGRAPHIC CONTOURS ARE DERIVED FROM SURVEY

**BENCHMARK**  
N CORNER OF LOT 1 BLOCK 1  
ELEV. 1636.41 NAVD 88

**UNBUILDABLE LOTS**  
LOT 28 BLOCK 5 - STORMWATER AND DRAINAGE EASEMENT  
LOT 1 BLOCK 7  
LOT 1 BLOCK 8

- SURVEYOR'S NOTES**
- SANITARY SEWER EASEMENT DOCUMENT #688478 TO BE ELIMINATED BY THIS DOCUMENT.
  - MDU EASEMENT TO BE ELIMINATED DOCUMENT #680026 BY CREATION OF A UTILITY EASEMENT.



**Curve Table**

| Curve # | Length  | Radius  | Delta     |
|---------|---------|---------|-----------|
| C1      | 187.26' | 612.98' | 17°30'13" |
| C2      | 144.43' | 612.98' | 13°29'59" |
| C3      | 68.02'  | 256.00' | 15°13'29" |
| C4      | 95.03'  | 256.00' | 21°16'09" |
| C5      | 78.37'  | 256.00' | 17°32'25" |
| C6      | 179.18' | 190.00' | 54°02'02" |
| C7      | 101.57' | 175.69' | 33°07'25" |
| C8      | 139.72' | 241.69' | 33°07'25" |
| C9      | 134.97' | 253.77' | 30°28'24" |
| C10     | 48.57'  | 319.77' | 8°42'11"  |

**Curve Table**

| Curve # | Length | Radius  | Delta     |
|---------|--------|---------|-----------|
| C11     | 44.67' | 319.77' | 8°00'13"  |
| C12     | 36.58' | 319.77' | 6°33'18"  |
| C13     | 38.20' | 319.77' | 6°50'43"  |
| C14     | 41.71' | 228.82' | 10°26'37" |
| C15     | 20.14' | 251.07' | 4°35'47"  |
| C16     | 45.71' | 167.00' | 15°40'54" |
| C17     | 24.89' | 200.73' | 7°06'14"  |
| C18     | 92.54' | 200.73' | 26°24'47" |
| C19     | 78.81' | 134.73' | 33°31'00" |
| C20     | 92.97' | 539.96' | 9°51'53"  |

**Curve Table**

| Curve # | Length  | Radius   | Delta     |
|---------|---------|----------|-----------|
| C21     | 76.79'  | 539.97'  | 8°08'52"  |
| C22     | 93.89'  | 605.98'  | 8°52'37"  |
| C23     | 83.92'  | 605.98'  | 7°56'05"  |
| C24     | 77.58'  | 605.96'  | 7°20'09"  |
| C25     | 41.32'  | 605.96'  | 3°54'26"  |
| C26     | 76.95'  | 1033.00' | 4°16'06"  |
| C27     | 7.12'   | 1033.00' | 0°23'42"  |
| C28     | 206.69' | 548.53'  | 21°35'21" |
| C29     | 295.25' | 628.53'  | 26°54'51" |
| C30     | 257.67' | 548.53'  | 26°54'51" |

**Curve Table**

| Curve # | Length  | Radius  | Delta     |
|---------|---------|---------|-----------|
| C31     | 171.68' | 344.79' | 28°31'45" |
| C32     | 211.51' | 424.79' | 28°31'45" |
| C33     | 381.07' | 746.12' | 29°15'49" |
| C34     | 246.21' | 826.12' | 17°04'33" |
| C35     | 161.26' | 826.12' | 11°11'03" |

N:\Bismarck\NAD83\138N\80W\Cottonwood Parkview\Plat\Plat.dwg - Cottonwood - 2/17/2017 10:00 AM - (cottonwood)

|  |                                    |
|--|------------------------------------|
|  | Bismarck                           |
|  | P: 701.323.0200<br>F: 701.323.0300 |

# COTTONWOOD PARKVIEW ADDITION

A REPLAT OF AUDITOR'S LOT J OF THE NW 1/4 AND SW 1/4 AND AUDITOR'S LOT K OF THE SW 1/4 AND PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

**DESCRIPTION:**

A REPLAT OF AUDITOR'S LOT J OF THE NW 1/4 AND SW 1/4 AND AUDITOR'S LOT K OF THE SW 1/4 AND PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF KAMROSE ADDITION TO THE CITY OF BISMARCK, N.D., SAID POINT LYING NORTH 00°44'26" EAST, ON THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 1320.66 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 00°44'26" EAST, ON AND ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 1281.12 FEET TO THE SOUTHWEST CORNER OF COTTONWOOD LAKE 6TH ADDITION TO THE CITY OF BISMARCK, ND; THENCE SOUTH 89°25'42" EAST, ON AND ALONG THE SOUTH LINE OF SAID COTTONWOOD LAKE 6TH ADDITION AND THE NORTHERLY LINE OF SAID AUDITOR'S LOT J, A DISTANCE OF 129.32 FEET; THENCE NORTHEASTERLY AND TO THE LEFT, CONTINUING ON AND ALONG SAID NORTHERLY LINE OF AUDITOR'S LOT J AND THE SOUTHERLY LINE OF SAID COTTONWOOD LAKE 6TH ADDITION, A DISTANCE OF 331.69 FEET ON A 612.98 FOOT RADIUS NON-TANGENTIAL CURVE, SAID CURVE HAVING A CHORD OF NORTH 79°15'19" EAST, A DISTANCE OF 327.66 FEET; THENCE NORTH 59°46'31" EAST, CONTINUING ON AND ALONG SAID NORTHERLY LINE OF AUDITOR'S LOT J AND SAID SOUTHERLY LINE OF COTTONWOOD LAKE 6TH ADDITION, A DISTANCE OF 103.21 FEET TO THE NORTHEASTERLY CORNER OF SAID AUDITOR'S LOT J AND THE WESTERLY LINE OF SOUTHLAND SECOND ADDITION TO THE CITY OF BISMARCK, N.D.; THENCE SOUTH 30°16'24" EAST, ON AND ALONG THE EASTERLY LINE OF SAID AUDITOR'S LOT J AND WESTERLY LINE OF SAID SOUTHLAND SECOND ADDITION, A DISTANCE OF 515.99 FEET; THENCE SOUTHEASTERLY AND TO THE RIGHT, CONTINUING ON AND ALONG SAID EASTERLY LINE OF AUDITOR'S LOT J AND SAID WESTERLY LINE OF SOUTHLAND SECOND ADDITION, A DISTANCE OF 79.14 FEET ON A 635.22 FOOT RADIUS NON-TANGENTIAL CURVE, SAID CURVE HAVING A CHORD OF SOUTH 26°43'01" EAST, A DISTANCE OF 79.08 FEET TO THE SOUTHEASTERLY CORNER OF SAID AUDITOR'S LOT J AND THE SOUTH-WESTERLY CORNER OF SAID SOUTHLAND SECOND ADDITION; THENCE NORTH 59°44'10" EAST, ON AND ALONG THE SOUTHERLY LINE OF SAID SOUTHLAND SECOND ADDITION, A DISTANCE OF 490.32 FEET; THENCE EASTERLY AND TO THE RIGHT, CONTINUING ON AND ALONG SAID SOUTHERLY LINE OF SOUTHLAND SECOND ADDITION, A DISTANCE OF 250.59 FEET ON A 572.96 FOOT RADIUS NON-TANGENTIAL CURVE, SAID CURVE HAVING A CHORD OF NORTH 72°13'59" EAST, A DISTANCE OF 248.60 FEET; THENCE NORTH 84°47'01" EAST, CONTINUING ON AND ALONG SAID SOUTHERLY LINE OF SOUTHLAND SECOND ADDITION, A DISTANCE OF 217.72 FEET; THENCE NORTHEASTERLY AND TO THE LEFT, CONTINUING ON AND ALONG SAID SOUTHERLY LINE OF SOUTHLAND SECOND ADDITION, A DISTANCE OF 280.00 FEET ON A 572.97 FOOT RADIUS NON-TANGENTIAL CURVE, SAID CURVE HAVING A CHORD OF NORTH 70°44'59" EAST, A DISTANCE OF 277.22 FEET; THENCE NORTH 56°41'47" EAST, CONTINUING ON AND ALONG SAID SOUTHERLY LINE OF SOUTHLAND SECOND ADDITION, A DISTANCE OF 121.23 FEET; THENCE NORTHEASTERLY AND TO THE RIGHT, CONTINUING ON AND ALONG SAID SOUTHERLY LINE OF SOUTHLAND SECOND ADDITION, A DISTANCE OF 81.64 FEET ON A 572.96 FOOT RADIUS NON-TANGENTIAL CURVE, SAID CURVE HAVING A CHORD OF NORTH 60°37'44" EAST, A DISTANCE OF 81.57 FEET; THENCE NORTH S20°2'00" EAST, CONTINUING ON AND ALONG SAID SOUTHERLY LINE OF SOUTHLAND SECOND ADDITION, A DISTANCE OF 419.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID SOUTHLAND SECOND ADDITION; THENCE SOUTH 00°44'00" WEST, A DISTANCE OF 1706.20 FEET TO THE NORTH LINE OF SAID AUDITOR'S LOT H OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4, OF SECTION 16, T. 138 N., R. 80 W., BURLEIGH COUNTY, N.D.; THENCE NORTH 89°48'26" WEST, ON AND ALONG THE NORTH LINE OF SAID AUDITOR'S LOT H AND THE NORTH LINE OF SAID AUDITOR'S LOT I OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4, OF SECTION 16, T. 138 N., R. 80 W., BURLEIGH COUNTY, N.D. AND THE NORTH LINE OF HUBER REAL ESTATE TRUST FIRST ADDITION TO THE CITY OF BISMARCK, N.D., AND THE NORTH LINE OF SAID KAMROSE ADDITION, A DISTANCE OF 2467.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 71.71 ACRES, MORE OR LESS.

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT PAUL WACHTER AND VALERIE WACHTER, WACHTER FAMILY REVOCABLE TRUST, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESIGNATED HEREON TO BE SURVEYED AND PLATTED AS "COTTONWOOD PARKVIEW ADDITION", TO THE CITY OF BISMARCK NORTH DAKOTA AND DOES SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SANITARY SEWER, WATER, CULVERTS, STORMWATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HERE ON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR LANDSCAPE, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS LANDSCAPE, STORMWATER, WATERMAN, AND/OR UTILITY EASEMENTS.

THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR STORMWATER DRAINAGE TO THE CITY OF BISMARCK FOR THE USE OF CHANNELING STORM WATERS IN ACCORDANCE WITH THE CITY OF BISMARCK REQUIREMENTS, UNLESS APPROVED BY THE CITY OF BISMARCK, THESE AREAS SHALL REMAIN UNALTERED EXCEPT FOR REPAIRS AND MAINTENANCE AS DEDICATED HEREIN.

PAUL WACHTER  
WACHTER FAMILY REVOCABLE TRUST  
19045 90TH WAY NORTH  
SCOTTSDALE, AZ 85255

VALERIE WACHTER  
WACHTER FAMILY REVOCABLE TRUST  
19045 90TH WAY NORTH  
SCOTTSDALE, AZ 85255

STATE OF NORTH DAKOTA }  
COUNTY OF \_\_\_\_\_ } ss

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME PERSONALLY APPEARED PAUL WACHTER AND VALERIE WACHTER, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CORPORATION.

\_\_\_\_\_  
COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

**APPROVAL OF CITY PLANNING COMMISSION:**

THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BISMARCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY SAID PLANNING AND ZONING COMMISSION, IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BISMARCK.

WAYNE LEE YEAGER – CHAIRMAN  
CARL D. HOKENSTAD – SECRETARY

**APPROVAL OF BOARD OF CITY COMMISSIONERS**

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED SUBDIVISION OF LAND AS SHOWN ON THE ANNEX 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 CITY OF BISMARCK, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT, THE FOREGOING ACTION OF THE BOARD OF COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ATTEST  
KEITH J. HUNKE – CITY ADMINISTRATOR

**APPROVAL OF CITY ENGINEER**

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "COTTONWOOD PARKVIEW ADDITION", BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

GABRIEL J. SCHELL, CITY ENGINEER

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:**

I, TODD MARSHALL, 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 THE 4TH DAY OF AUGUST, 2016, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS TO BE SET PRIOR TO PLAT RECORDATION.

TODD MARSHALL, LAND SURVEYOR  
LICENSE NO. 4431

HOUSTON ENGINEERING, INC  
3712 LOCKPORT STREET  
BISMARCK, NORTH DAKOTA, 58501

STATE OF NORTH DAKOTA }  
COUNTY OF BURLEIGH } ss

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BEFORE ME PERSONALLY APPEARED TODD MARSHALL, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

\_\_\_\_\_  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.