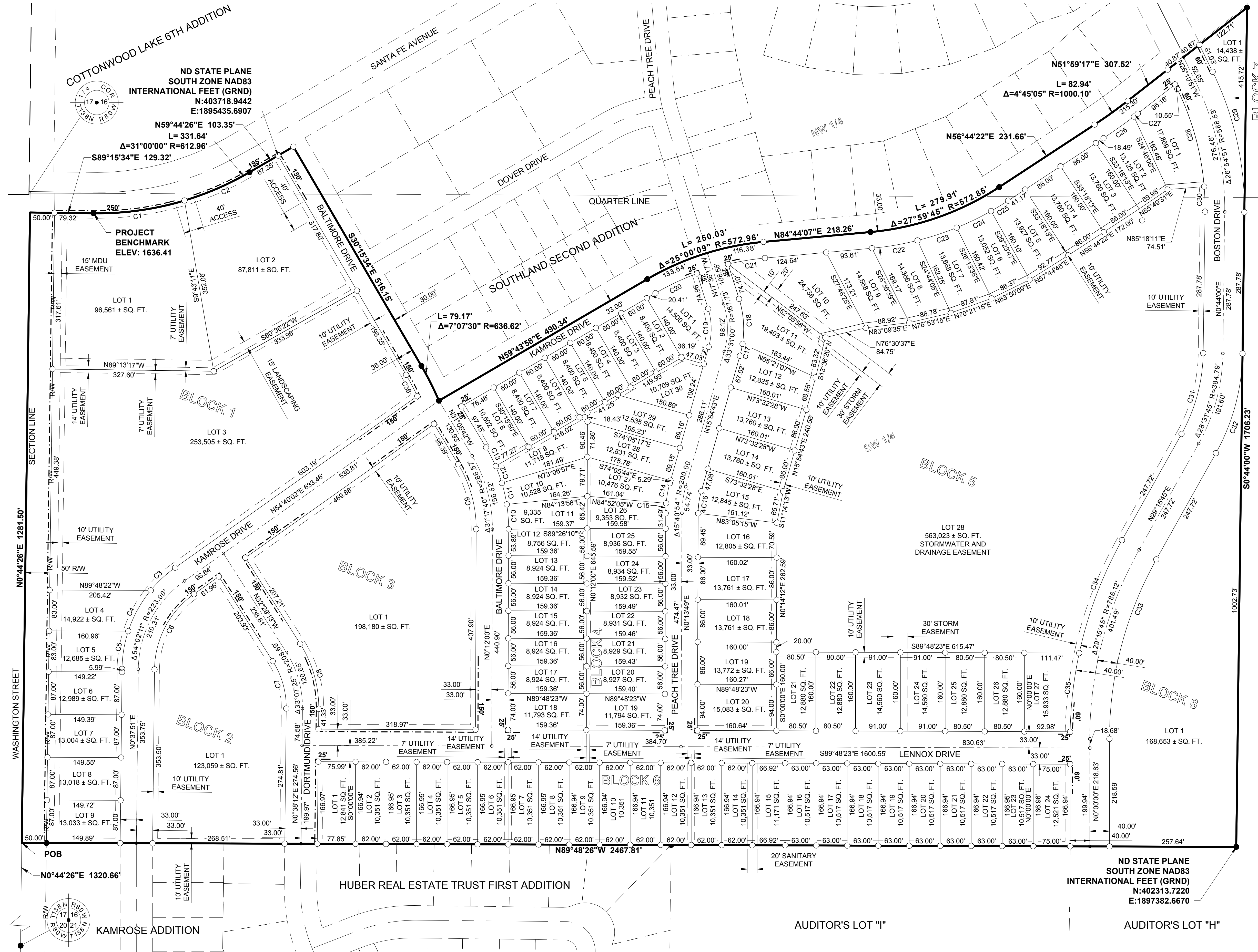


COTTONWOOD PARKVIEW ADDITION

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 KAMROSE DRIVE RIGHT OF WAY 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:	57.9± ACRES
RIGHT OF WAY ACREAGE:	13.8± ACRES
TOTAL ACREAGE:	71.7± ACRES
NW1/4 ACREAGE:	2.2± ACRES
SW1/4 ACREAGE:	69.5± ACRES

BASIS OF BEARINGS: ND STATE PLANE SOUTH ZONE NAD83 (3302), ADJUSTMENT 1886. 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 #690026 BY CREATION OF A UTILITY EASEMENT.

LEGEND

- PLAT BOUNDARY
- LOT LINE
- EASEMENT
- NON ACCESS LINE
- IRON MONUMENT FOUND
- IRON MONUMENT SET
- MEASURED DISTANCE
- MEASURED BEARING
- FLOODPLAIN
- FLOODPLAIN - 100YR 1634 (WEST) TO 1632 (EAST)
- FEMA MAP NO. 38015C0795D REVISED AUGUST 4, 2014

Curve #	Length	Radius	Delta
C1	187.26'	612.96'	17°30'15"
C2	144.38'	612.96'	13°29'46"
C3	68.04'	256.00'	15°13'37"
C4	95.03'	256.00'	21°16'09"
C5	78.37'	256.00'	17°32'25"
C6	179.19'	190.00'	54°02'11"
C7	101.57'	175.69'	33°07'25"
C8	139.72'	241.69'	33°07'25"
C9	138.50'	253.17'	31°20'43"
C10	50.68'	319.57'	9°05'10"

Curve #	Length	Radius	Delta
C11	44.67'	319.57'	8°00'30"
C12	36.55'	319.57'	6°33'12"
C13	42.65'	319.57'	7°38'48"
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	93.34'	539.96'	9°54'16"

Curve #	Length	Radius	Delta
C21	76.24'	539.96'	8°05'23"
C22	93.84'	590.64'	9°06'13"
C23	83.92'	578.32'	8°18'51"
C24	77.58'	564.79'	7°52'14"
C25	40.70'	605.85'	3°50'57"
C26	75.81'	1274.18'	3°24'32"
C27	9.86'	1033.10'	0°32'48"
C28	206.69'	548.53'	21°35'21"
C29	295.25'	628.53'	26°54'51"
C30	50.98'	548.53'	5°19'30"

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°15'45"
C34	246.21'	826.12'	17°04'33"
C35	161.26'	826.12'	11°11'03"
C36	48.82'	600.62'	4°39'27"