

HEART RIDGE 2nd ADDITION

PART OF LOT A OF AUDITOR'S SUBDIVISION AND LOTS 1-4 BLOCK 5 HEART RIDGE ADDITION
 AND PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 SECTION 34 T. 139 N., R. 81 W.
 TO THE CITY OF MANDAN, NORTH DAKOTA

DESCRIPTION

ALL THAT PART OF LOT A OF AUDITOR'S SUBDIVISION AND LOTS 1-4 BLOCK 5 HEART RIDGE ADDITION AND PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MANDAN, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEART RIDGE ADDITION TO THE CITY OF MANDAN, NORTH DAKOTA; THENCE SOUTH 89 DEGREES 33 MINUTES 38 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF 19TH STREET SE, A DISTANCE OF 499.88 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 89.96 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 16 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 29.84 FEET TO THE NORTH RIGHT OF WAY LINE OF 19TH STREET SE; THENCE SOUTH 89 DEGREES 33 MINUTES 38 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 954.43 FEET TO THE EAST LINE OF THE SE 1/4; THENCE NORTH 00 DEGREES 03 MINUTES 27 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1252.35 FEET TO THE NORTH LINE OF THE S 1/2 OF THE SE 1/4; THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,321.81 FEET TO THE BOUNDARY LINE OF LOT A OF AUDITOR'S SUBDIVISION & HEART RIDGE ADDITION; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 997.82 FEET; THENCE CONTINUING NORTH 52 DEGREES 21 MINUTES 55 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 29.84 FEET; THENCE CONTINUING NORTH 46 DEGREES 15 MINUTES 47 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 91.57 FEET; THENCE CONTINUING NORTH 42 DEGREES 39 MINUTES 01 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 49.99 FEET; THENCE CONTINUING NORTH 39 DEGREES 16 MINUTES 24 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 54.93 FEET; THENCE CONTINUING NORTH 31 DEGREES 19 MINUTES 31 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 199.46 FEET; THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 14 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 391.04 FEET TO THE NORTHWEST CORNER OF HIT ADDITION TO THE CITY OF MANDAN; THENCE CONTINUING SOUTH 13 DEGREES 59 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID HIT ADDITION, A DISTANCE OF 535.02 FEET TO THE NORTH BOUNDARY LINE OF HEART RIDGE ADDITION; THENCE SOUTH 89 DEGREES 37 MINUTES 14 SECONDS WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 184.38 FEET; THENCE CONTINUING SOUTH 23 DEGREES 36 MINUTES 53 SECONDS WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 290.17 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 78 DEGREES 07 MINUTES 57 SECONDS WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 203.23 FEET; THENCE CONTINUING NORTH 83 DEGREES 02 MINUTES 51 SECONDS WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 33.02 FEET TO THE CENTER LINE OF PLAINS BEND SE; THENCE SOUTHWESTERLY AND TO THE RIGHT, ALONG SAID CENTERLINE, ON A 600.00 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS NORTH 85 DEGREES 04 MINUTES 57 SECONDS WEST, AN ARC LENGTH OF 493.05 FEET; THENCE SOUTH 52 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID CENTER LINE, A DISTANCE OF 16.41 FEET TO THE BOUNDARY LINE OF SAID HEART RIDGE ADDITION; THENCE SOUTH 14 DEGREES 37 MINUTES 25 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 168.03 FEET; THENCE CONTINUING SOUTH 29 DEGREES 24 MINUTES 23 SECONDS WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 160.60 FEET; THENCE CONTINUING SOUTH 19 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 76.47 FEET; THENCE CONTINUING SOUTH 03 DEGREES 40 MINUTES 36 SECONDS WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 159.64 FEET; THENCE CONTINUING SOUTH 07 DEGREES 53 MINUTES 54 SECONDS EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 66.63 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 204.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 57.20 ACRES MORE OR LESS.

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, ON THE 13th DAY OF JULY, 2012, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN 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 CITY OF MANDAN.

Bill Robinson
 BILL ROBINSON - CHAIRMAN

Dave Betchel
 DAVE BETCHEL - SECRETARY

APPROVAL OF CITY ENGINEER

I, *David Patience*, CITY ENGINEER OF THE CITY OF MANDAN, NORTH DAKOTA, DO HEREBY APPROVE "HEART RIDGE 2nd ADDITION", MANDAN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.



SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, 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 [DATE] AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL MONUMENTS REQUIRED TO BE SET PRIOR TO RECORDING HAVE BEEN SET.

SWENSON, HAGEN & CO. P.C.
 909 BASIN AVE.
 P.O. BOX 1135
 BISMARCK, N.D. 58504

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

ON THIS 9th DAY OF JULY, 2012, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, 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
 State of North Dakota
 My Commission Expires Aug. 24, 2016

David Patience
 DAVID PATIENCE, NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES AUGUST 24, 2016

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WACHTER DEVELOPMENT INC. BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "HEART RIDGE 2nd ADDITION", MANDAN, NORTH DAKOTA, AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITIES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES INCLUDING SANITARY SEWER AND WATER MAINS ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS".

Lance Wachter
 WACHTER DEVELOPMENT INC
 LANCE WACHTER PRESIDENT
 PO BOX 520
 BISMARCK ND 58502

ON THIS 10th DAY OF JULY, 2012, BEFORE ME PERSONALLY APPEARED LANCE WACHTER 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.

David Patience
 DAVID PATIENCE
 Notary Public
 State of North Dakota
 My Commission Expires Aug. 24, 2016

David Patience
 DAVID PATIENCE, NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES AUGUST 24, 2016

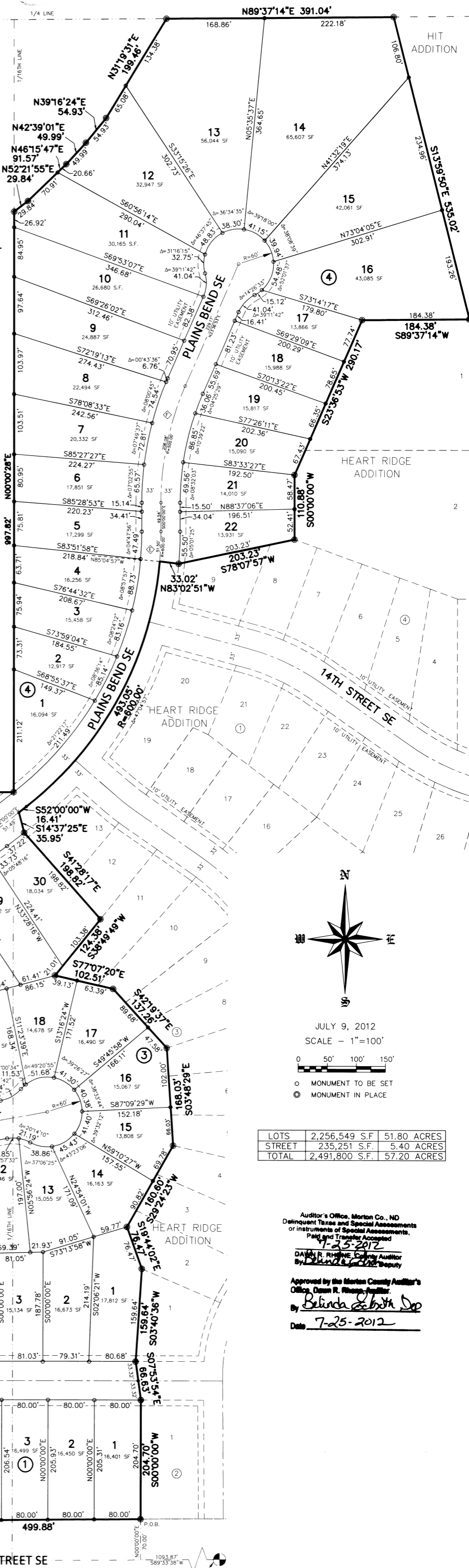
APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, 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 CITY OF MANDAN, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

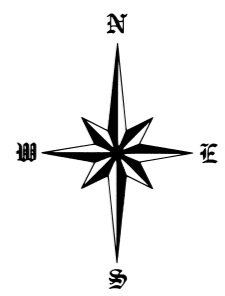
THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 10th DAY OF JULY, 2012.

Arlyn Van Beek
 ARLYN VAN BEEK - MAYOR

Jim Neubaer
 JIM NEUBAUER
 CITY ADMINISTRATOR



CURVE	ARC LENGTH	DELTA ANGLE	TANGENT	RADIUS
A	100.21'	09°34'09"	50.22'	600.00'
B	261.80'	25°00'00"	133.02'	600.00'
C	157.08'	60°00'00"	86.60'	150.00'
D	120.43'	23°00'00"	61.04'	300.00'
E	51.50'	04°55'03"	25.76'	600.00'
F	206.08'	23°36'53"	104.52'	500.00'
G	196.63'	18°46'38"	99.21'	600.00'



JULY 9, 2012
 SCALE = 1"=100'
 0 50' 100' 150'
 ○ MONUMENT TO BE SET
 ● MONUMENT IN PLACE

LOTS	2,256,549 S.F.	51.80 ACRES
STREET	235,251 S.F.	5.40 ACRES
TOTAL	2,491,800 S.F.	57.20 ACRES

Auditor's Office, Morton Co., ND
 Delinquent Taxes and Special Assessments,
 Paid and Transfer Assessed
 7-25-2012

David R. Rasmussen
 David R. Rasmussen, County Auditor
 By *Belinda Schmith*
 Belinda Schmith, Deputy

Approved by the Morton County Auditor's Office, Dawn R. Rasmussen, Auditor
 By *Belinda Schmith*
 Belinda Schmith, Deputy
 Date: 7-25-2012

65-5808000
 65-6108710
 65-6108715
 65-6108720
 65-6108725
 65-5807000

