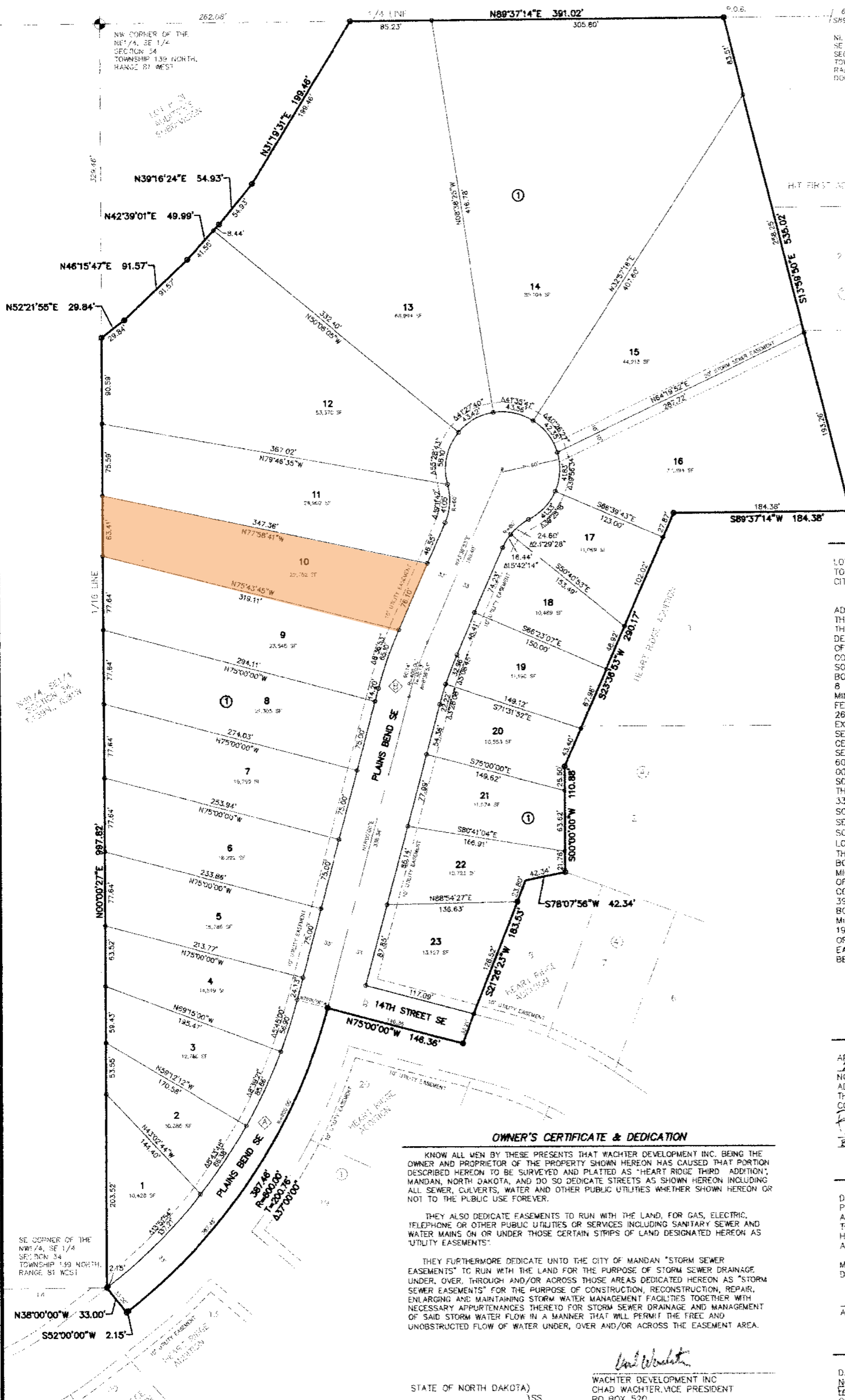


HEART RIDGE THIRD ADDITION

BEING A REPLAT OF LOTS 1-22 BLOCK 4 HEART RIDGE 2ND ADDITION
AND LOT 9 BLOCK 4 HEART RIDGE ADDITION OF THE SE 1/4 OF
SECTION 34, TOWNSHIP 139 NORTH, RANGE 81 WEST

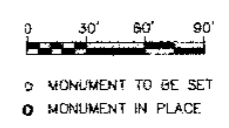
IN THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA



NW CORNER OF THE
NE 1/4, SE 1/4
SECTION 34
TOWNSHIP 139 NORTH,
RANGE 81 WEST
DOC. NO. 41



MAY 7, 2014
SCALE: 1"=60'



DESCRIPTION

BEING A REPLAT OF LOTS 1-22 BLOCK 4 HEART RIDGE 2ND ADDITION, AND LOT 9 BLOCK 4 HEART RIDGE ADDITION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1 HIT FIRST ADDITION; THENCE SOUTH 13 DEGREES 59 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF SAID HIT FIRST ADDITION, A DISTANCE OF 535.02 FEET TO THE NORTHERLY BOUNDARY OF HEART RIDGE ADDITION; THENCE SOUTH 89 DEGREES 37 MINUTES 14 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 184.38 FEET; THENCE SOUTH 23 DEGREES 36 MINUTES 53 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 290.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 110.88 FEET TO THE NORTHERLY BOUNDARY OF LOT 8 BLOCK 4 OF SAID HEART RIDGE ADDITION; THENCE SOUTH 78 DEGREES 07 MINUTES 56 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 42.34 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 8; THENCE SOUTH 21 DEGREES 26 MINUTES 23 SECONDS WEST, ALONG SAID BOUNDARY AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 183.53 FEET TO THE CENTERLINE OF 14TH STREET SE; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 146.36 FEET TO THE CENTERLINE 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 75 DEGREES 00 MINUTES 00 SECONDS WEST, AN ARC LENGTH OF 387.46 FEET; THENCE SOUTH 52 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.15 FEET; THENCE NORTH 38 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SAID SECTION 34; THENCE NORTH 00 DEGREES 00 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 987.82 FEET TO THE SOUTHERLY BOUNDARY OF LOT 8 OF SAID HEART RIDGE ADDITION; THENCE NORTH 52 DEGREES 21 MINUTES 55 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 29.84 FEET; THENCE NORTH 46 DEGREES 16 MINUTES 47 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 91.57 FEET; THENCE NORTH 42 DEGREES 39 MINUTES 01 SECOND EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 49.99 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 24 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 54.93 FEET; THENCE NORTH 31 DEGREES 19 MINUTES 31 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 199.46 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 89 DEGREES 37 MINUTES 14 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 391.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 14.46 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, NORTH DAKOTA, ON THIS DAY OF April, 2014, 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

Robert Decker
Robert Decker - SECRETARY

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 6 DAY OF May, 2014.

Arlyn Van Beek
ARLYN VAN BEEK - MAYOR

Jim Neubaer
ATTEST: JIM NEUBAER
CITY ADMINISTRATOR

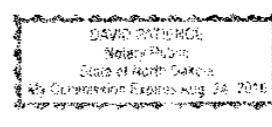
SURVEYOR'S CERTIFICATE

I, TIM LANGERUD, 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 11, 2014, 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.



STATE OF NORTH DAKOTA) SS
COUNTY OF BURLEIGH)

ON THIS 12 DAY OF May, 2014, BEFORE ME PERSONALLY APPEARED TIM LANGERUD, 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 Patence
DAVID PARENCE, 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 THIRD 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.

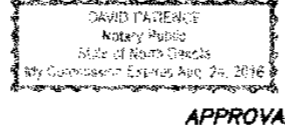
THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES INCLUDING SANITARY SEWER AND WATER MAINS ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS".

THEY FURTHERMORE DEDICATE UNTO THE CITY OF MANDAN "STORM SEWER EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DESIGNATED HEREON AS "STORM SEWER EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING STORM WATER MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THERETO FOR STORM SEWER DRAINAGE AND MANAGEMENT OF SAID STORM WATER FLOW IN A MANNER THAT WILL PERMIT THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER, OVER AND/OR ACROSS THE EASEMENT AREA.

STATE OF NORTH DAKOTA) SS
COUNTY OF BURLEIGH)

WACHTER DEVELOPMENT INC
CHAD WACHTER, VICE PRESIDENT
PO BOX 520
BISMARCK ND 58502

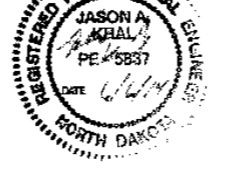
ON THIS 12 DAY OF May, 2014, BEFORE ME PERSONALLY APPEARED CHAD WACHTER, VICE PRESIDENT, WACHTER DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



David Patence
DAVID PARENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2016

APPROVAL OF CITY ENGINEER

I, Jason A. Kim, ACTING CITY ENGINEER OF THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVE "HEART RIDGE THIRD ADDITION", MANDAN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.



Jason A. Kim
Jason A. Kim - ACTING CITY ENGINEER

AREA TABLE

LOTS	566,500 S.F.	13.00 ACRES
STREET	63,410 S.F.	1.46 ACRES
TOTAL	629,910 S.F.	14.46 ACRES

CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	TANGENT	RADIUS
A	387.46'	37°00'00"	200.76'	1600.00'
B	160.14'	08°36'53"	30.13'	400.00'

