



Community Development Department

DATE: April 23, 2024

FROM: Ben Ehreth, Community Development Director

ITEM: Elk Ridge Third Addition - Revision to the Major Subdivision Final Plat

REQUEST:

Tyler Coulee, LLP, Bismarck North Developers, LLC, Ron Knutson and others are requesting approval of a revision to the major subdivision final plat titled Elk Ridge Third Addition.

BACKGROUND INFORMATION:

The applicant has added a stormwater easement to be included on Lot 14, Block 3. At the request of the City Engineering Department, a sanitary sewer easement has been included on Lot 48, Block 3. These proposed revisions warrant a return to the Board of City Commissioners but are not significant enough to warrant a return to the Planning and Zoning Commission for an additional public hearing. The Board of City Commissioners considered the original major subdivision final plat request on May 10, 2022. Attached is the current major subdivision final plat document and the previously approved version. The revisions from the previously approved version are highlighted for clarity.

RECOMMENDED CITY COMMISSION ACTION:

Consider the request for the revised version of the major subdivision final plat for Elk Ridge Third Addition and take final action on this related item.

STAFF CONTACT INFORMATION:

Ben Ehreth, Community Development Director, 701-355-1842, behreth@bismarcknd.gov
Daniel Nairn, Planning Manager, 701-355-1854, dnairn@bismarcknd.gov
Jenny Wollmuth, Senior Planner, 701-355-1850, jwollmuth@bismarcknd.gov

ATTACHMENTS:

1. Elk Ridge Attachments

ELK RIDGE THIRD ADDITION

BEING AUDITOR'S LOT A OF THE SE 1/4 OF SECTION 18,
 LOT 1 BLOCK 4 & LOTS 1-2 BLOCK 3
 EAGLE CREST SIXTH ADDITION &
 PART OF THE SE 1/4 OF SECTION 18 &
 PART OF THE NE 1/4 OF SECTION 19
 TOWNSHIP 139 NORTH, RANGE 80 WEST
 OF THE FIFTH PRINCIPAL MERIDIAN

BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

BEING AUDITOR'S LOT A OF THE SE 1/4 OF SECTION 18, LOT 1 BLOCK 4 & LOTS 1-2 BLOCK 3 EAGLE CREST SIXTH ADDITION & PART OF THE SE 1/4 OF SECTION 18 & PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

BEING AUDITOR'S LOT A OF THE SE 1/4 OF SECTION 18, LOT 1 BLOCK 4 & LOTS 1-2 BLOCK 3 EAGLE CREST SIXTH ADDITION, THENCE NORTH 01 DEGREE 12 MINUTES 12 SECONDS EAST, ALONG THE BOUNDARY OF SAID EAGLE CREST SIXTH ADDITION, A DISTANCE OF 213.00 FEET; THENCE NORTH 20 DEGREES 24 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 647.15 FEET; THENCE NORTH 33 DEGREES 56 MINUTES 23 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 802.86 FEET; THENCE NORTH 55 DEGREES 35 MINUTES 34 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 458.54 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 487.40 FEET TO THE EAST LINE OF THE NE 1/4 OF SECTION 19, TOWNSHIP 139 NORTH, RANGE 80 WEST; THENCE NORTH 01 DEGREE 10 MINUTES 15 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 927.89 FEET TO THE NORTHEAST CORNER OF SAID NE 1/4; THENCE NORTH 00 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 80 WEST, A DISTANCE OF 831.04 FEET TO THE BOUNDARY OF EAGLE CREST SIXTH ADDITION; THENCE SOUTH 89 DEGREES 59 MINUTE 32 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 140.81 FEET; THENCE SOUTH 56 DEGREES 08 MINUTES 31 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 79.71 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 520.14 FEET TO THE SOUTHWEST CORNER OF LOT 1 & BLOCK 3 EAGLE CREST SIXTH ADDITION; THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, AND ITS NORTHERLY EXTENSION, A DISTANCE OF 172.28 FEET TO THE CENTERLINE OF PRAIRIE HAWK DRIVE RIGHT-OF-WAY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 44.45 FEET; THENCE WESTERLY AND TO THE RIGHT, CONTINUING ALONG SAID CENTERLINE, ON A 500.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 122.17 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 259.92 FEET TO THE EAST LINE OF ELK RIDGE SECOND ADDITION; THENCE SOUTHERLY AND TO THE RIGHT, ALONG SAID EAST LINE, ON A 1000.00 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS NORTH 76 DEGREES 00 MINUTES 23 SECONDS WEST AN ARC LENGTH OF 106.81 FEET; THENCE SOUTH 20 DEGREES 08 MINUTES 49 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 351.89 FEET; THENCE SOUTHWESTERLY AND TO THE RIGHT, ON A 1,120.00 FOOT RADIUS CURVE, CONTINUING ALONG SAID EAST LINE, AN ARC LENGTH OF 322.66 FEET; THENCE SOUTH 36 DEGREES 37 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 226.70 FEET; THENCE SOUTHERLY AND TO THE LEFT, ON 600.00 FOOT RADIUS CURVE, CONTINUING ALONG SAID EAST LINE, AN ARC LENGTH OF 414.59 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 645.87 FEET; THENCE SOUTHERLY AND TO THE LEFT, ON A 2,000.00 FOOT RADIUS CURVE, CONTINUING ALONG SAID EAST LINE AND THE CONTINUATION OF SAID CURVE, AN ARC LENGTH OF 298.11 FEET; THENCE SOUTH 11 DEGREES 52 SECONDS EAST, A DISTANCE OF 250.83 FEET; THENCE SOUTHERLY AND TO THE RIGHT, ON A 1,120.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 122.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, A DISTANCE OF 90.47 FEET; THENCE SOUTHERLY AND TO THE LEFT, ON A 1,000.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 403.53 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 19, TOWNSHIP 139 NORTH, RANGE 80 WEST; THENCE SOUTH 88 DEGREES 45 MINUTES 23 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 824.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.91 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON _____, 2022, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION, IN WITNESS WHEREOF, I HAVE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

SWENSON, HAGEN & CO. P.C.
 909 BROAD AVENUE
 BISMARCK, NORTH DAKOTA
 58504

TERRY BALTZER
 PROFESSIONAL LAND SURVEYOR
 N.D. REGISTRATION NO. 3595

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON _____, 2022, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION, IN WITNESS WHEREOF, I HAVE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIRMAN ATTEST
 BEN ETHRITH - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE APPROVED 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 APPROVED PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE _____ DAY OF _____, 2022.

ATTEST
 KEITH J. HUNKE - CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER

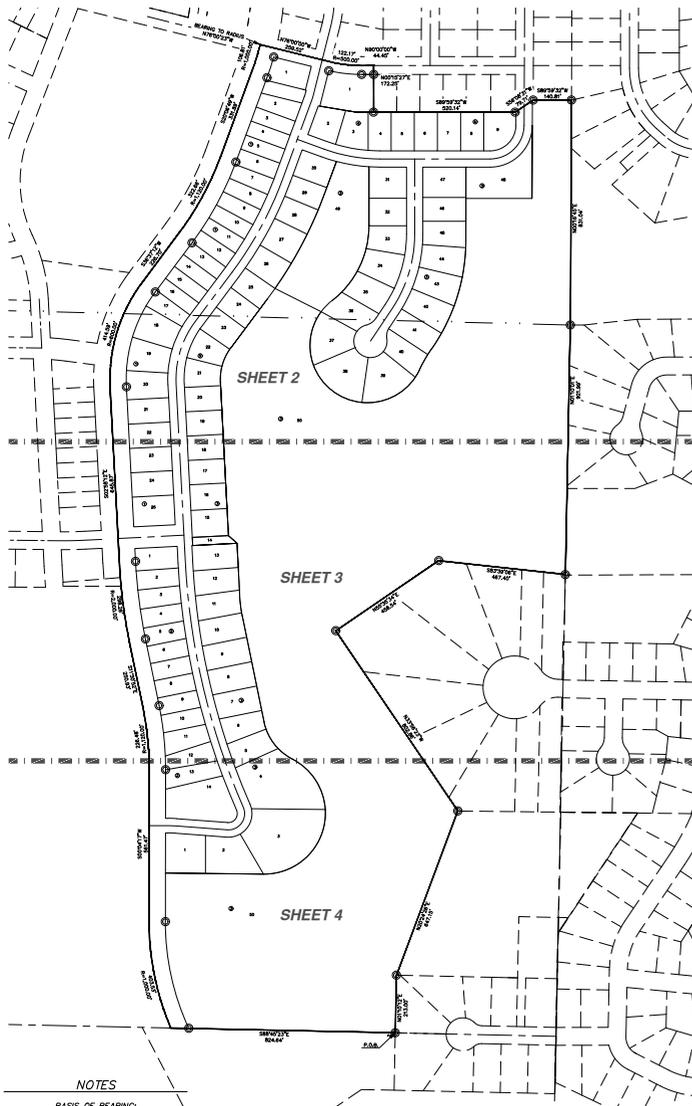
I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE 'ELK RIDGE THIRD ADDITION', BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE PLAT.

GABRIEL J. SCHELL
 CITY ENGINEER

SLOPE PROTECTION RESTRICTION NOTE:

THE PURPOSE OF THESE RESTRICTIONS IS TO PROHIBIT ANY ACTIVITY THAT COULD AFFECT THE EROSION OR STABILITY OF THE SLOPES. EACH OF LOTS 1-50 BLOCK 3 ELK RIDGE THIRD ADDITION, HAS A SLOPE PROTECTION EASEMENT AND DEVELOPMENT LIMITATIONS:

- 1.) THE NATURAL VEGETATION WITHIN THE SLOPE PROTECTION EASEMENT SHALL BE LEFT UNDISTURBED.
 - 2.) THE CITY OF BISMARCK AND BISMARCK PARKS AND RECREATION DISTRICT MAY CONDUCT ACTIVITIES AND MAINTENANCE WITHIN THE SLOPE PROTECTION EASEMENT. PRIVATE GRADING, EXCAVATING, TERRACING, STOCKPILING OF MATERIAL, OR EQUIPMENT, OR ANY OTHER SURFACE ALTERATIONS ARE NOT ALLOWED.
 - 3.) IRRIGATION OF THE SLOPE PROTECTION EASEMENT IS NOT ALLOWED.
- FOR INSPECTION AND MONITORING PURPOSES, CITY OF BISMARCK PERSONNEL WILL BE ALLOWED ACCESS ONTO THE SLOPE PROTECTION EASEMENT.



NOTES

BASE OF BEARING:
 NORTH DAKOTA STATE PLANE, SOUTH ZONE BY
 CITY ORDINANCE

COORDINATE DATUM:
 NORTH DAKOTA STATE PLANE COORDINATE
 SYSTEM
 NAD 83 SOUTH ZONE
 ADJUSTMENT OF 1986
 UNITS ARE INTERNATIONAL FEET

BEARINGS AND DISTANCES MAY VARY FROM
 PREVIOUS PLATS DUE TO DIFFERENT METHODS
 OF MEASUREMENTS.

VERTICAL BENCHMARK:
 HYD 62230, ELEV. 1804.85 (INDIC 29)
 ROOSEVELT DRIVE & 43RD AVE

LOT 14 BLOCK 3 IS NON-BUILDABLE



APRIL 21, 2022

○ MONUMENT TO BE SET
 ○ MONUMENT IN PLACE

AREA DATA	
LOTS 1-50, 606,764 S.F. (67.39 ACRES)	
SHEETS 1-4, 245,165 S.F. (3.52 ACRES)	
TOTAL, 2,301,219 S.F. (52.97 ACRES)	

AREA DATA	
SE 1/4-18 3,155,484 S.F. 72.67 ACRES	
NE 1/4-19 1,196,456 S.F. 27.24 ACRES	

OWNERS' CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BISMARCK NORTH DEVELOPERS, LLC, TYLER COULLE, LLP, RON KNUTSON, HENRY ALBERS, JEANETTE ALBERS, MICHAEL HOFFMAN, AND PAULETTE THURN, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS 'ELK RIDGE THIRD ADDITION', BISMARCK, BURLEIGH COUNTY, 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 THE CITY OF BISMARCK TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY EASEMENTS.

THEY ALSO DEDICATE SANITARY SEWER EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR SANITARY SEWER FACILITIES UNDER OR UPON THOSE AREAS DESIGNATED AS SUCH. GRANTEE SHALL HAVE THE RIGHT TO INGRESS AND EGRESS ACROSS REAL PROPERTY OF GRANTEE FOR THE PURPOSES HEREIN GRANTED.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF BISMARCK "STORM WATER AND DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DESIGNATED HEREON AS "STORM WATER AND DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING STORM WATER MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THEREFOR FOR STORM WATER, SEWER SEWER AND SURFACE WATER 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 }
 COUNTY OF BURLEIGH }
 BISMARCK NORTH DEVELOPERS, LLC
 555 HIGHWAY 1804 NE
 BISMARCK, ND 58503

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED OF BISMARCK NORTH DEVELOPERS, LLC, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA }
 COUNTY OF BURLEIGH }
 TYLER COULLE, LLP
 555 HIGHWAY 1804 NE
 BISMARCK, ND 58503

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED OF TYLER COULLE, LLP, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA }
 COUNTY OF BURLEIGH }
 HENRY ALBERS
 CO-OWNER, LOT 1 BLOCK 4

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED HENRY ALBERS, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA }
 COUNTY OF BURLEIGH }
 JEANETTE ALBERS
 CO-OWNER, LOT 1 BLOCK 4

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED JEANETTE ALBERS, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA }
 COUNTY OF BURLEIGH }
 MICHAEL HOFFMAN
 CO-OWNER, LOT 1 BLOCK 1

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED MICHAEL HOFFMAN, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA }
 COUNTY OF BURLEIGH }
 PAULETTE THURN
 CO-OWNER, LOT 1 BLOCK 1

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED PAULETTE THURN, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA }
 COUNTY OF BURLEIGH }
 RON KNUTSON

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED RON KNUTSON, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

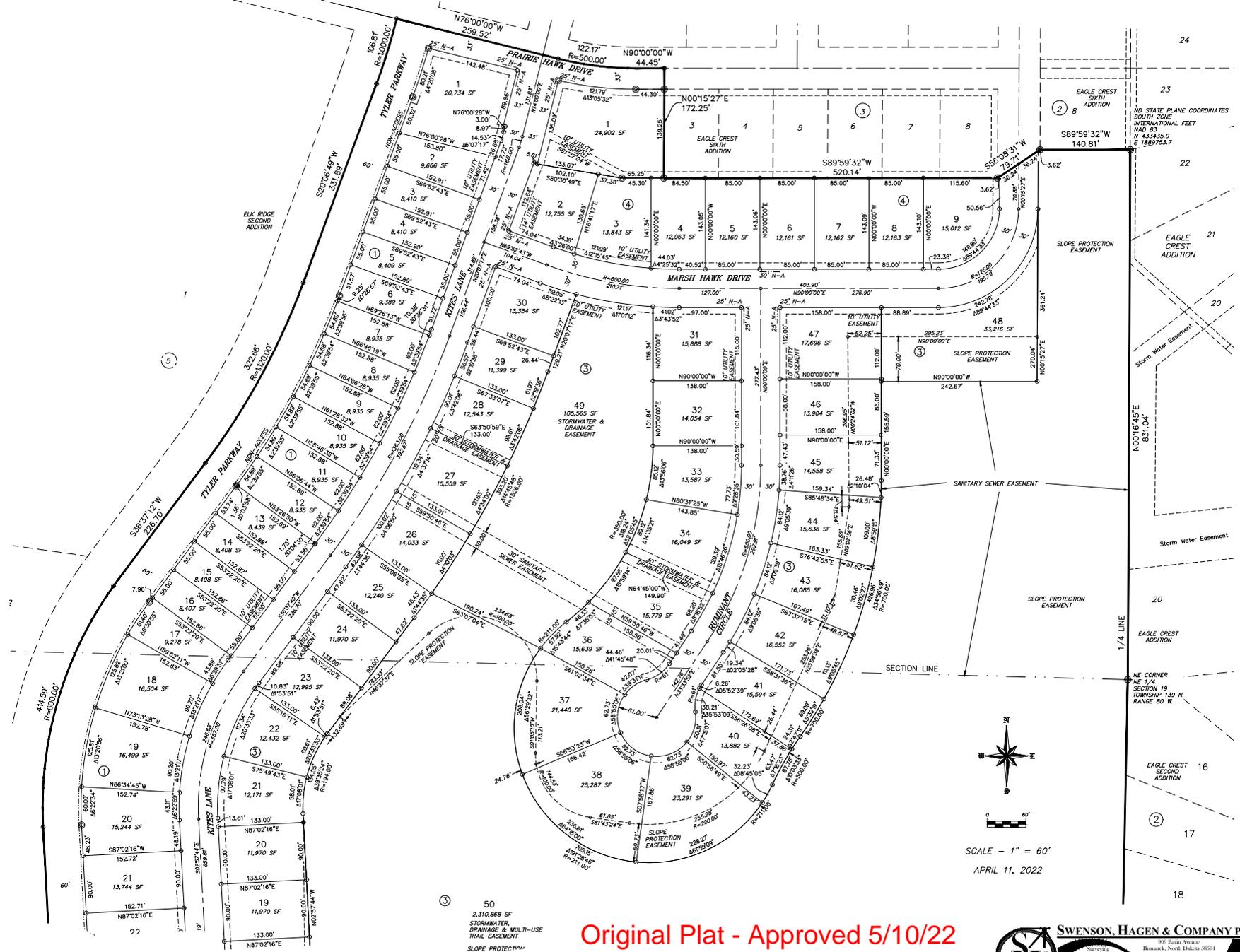
Original Plat - Approved 5/10/22



ELK RIDGE THIRD ADDITION

BEING AUDITOR'S LOT A OF THE SE 1/4 OF SECTION 18, LOT 1 BLOCK 4 & LOTS 1-2 BLOCK 3
EAGLE CREST SIXTH ADDITION & PART OF THE SE 1/4 OF SECTION 18 &
PART OF THE NE 1/4 OF SECTION 19 TOWNSHIP 139 NORTH, RANGE 80 WEST
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BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



Original Plat - Approved 5/10/22



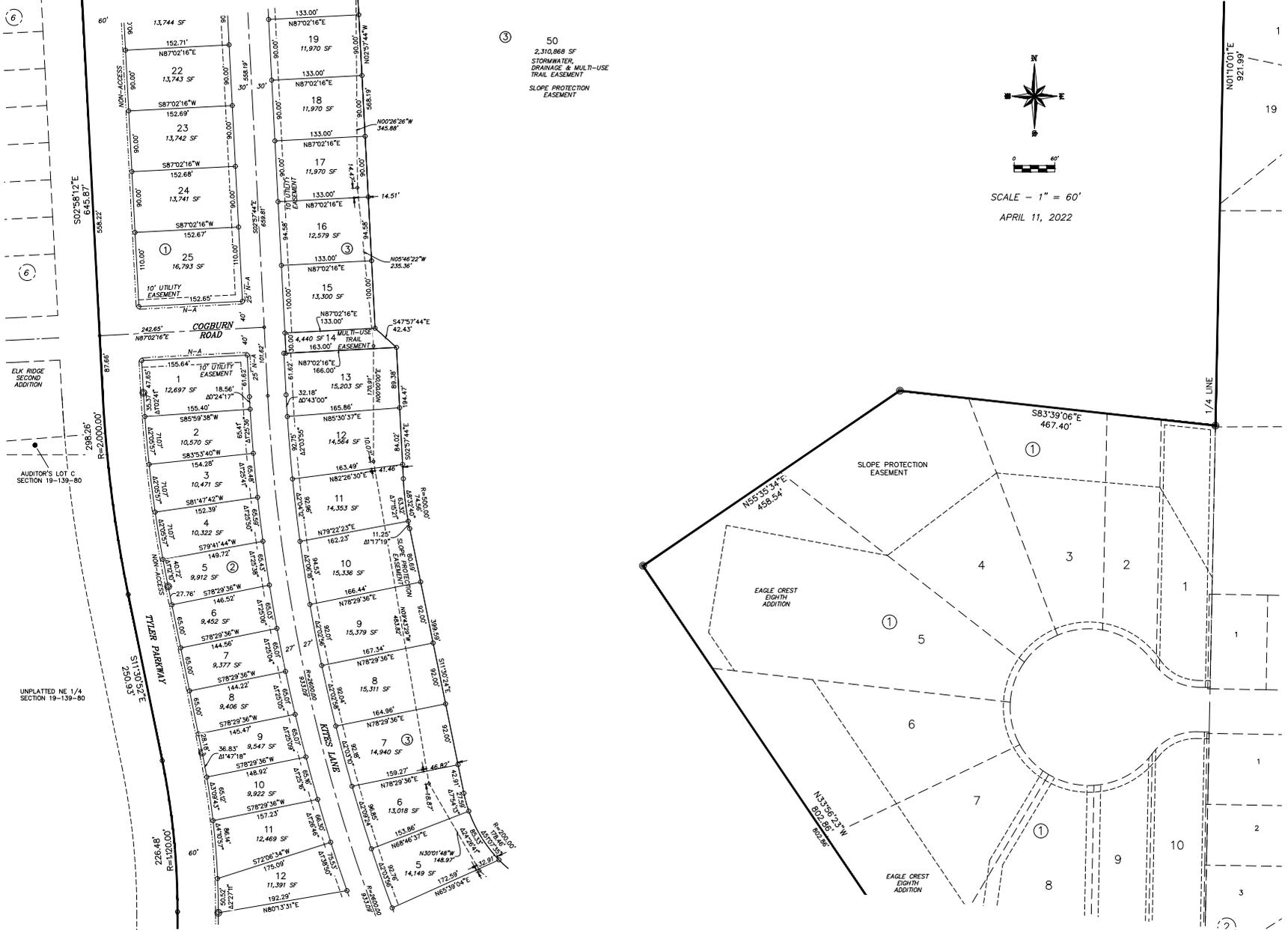
SWENSON, HAGEN & COMPANY P.C.
 Surveying
 Planning
 Civil Engineering
 Landscape & Site Design
 Construction Management

900 Basin Avenue
 Bismarck, North Dakota 58501
 ds@shc.com swensonhagen.com
 Phone (701) 221-2000
 Fax (701) 221-2004

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BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



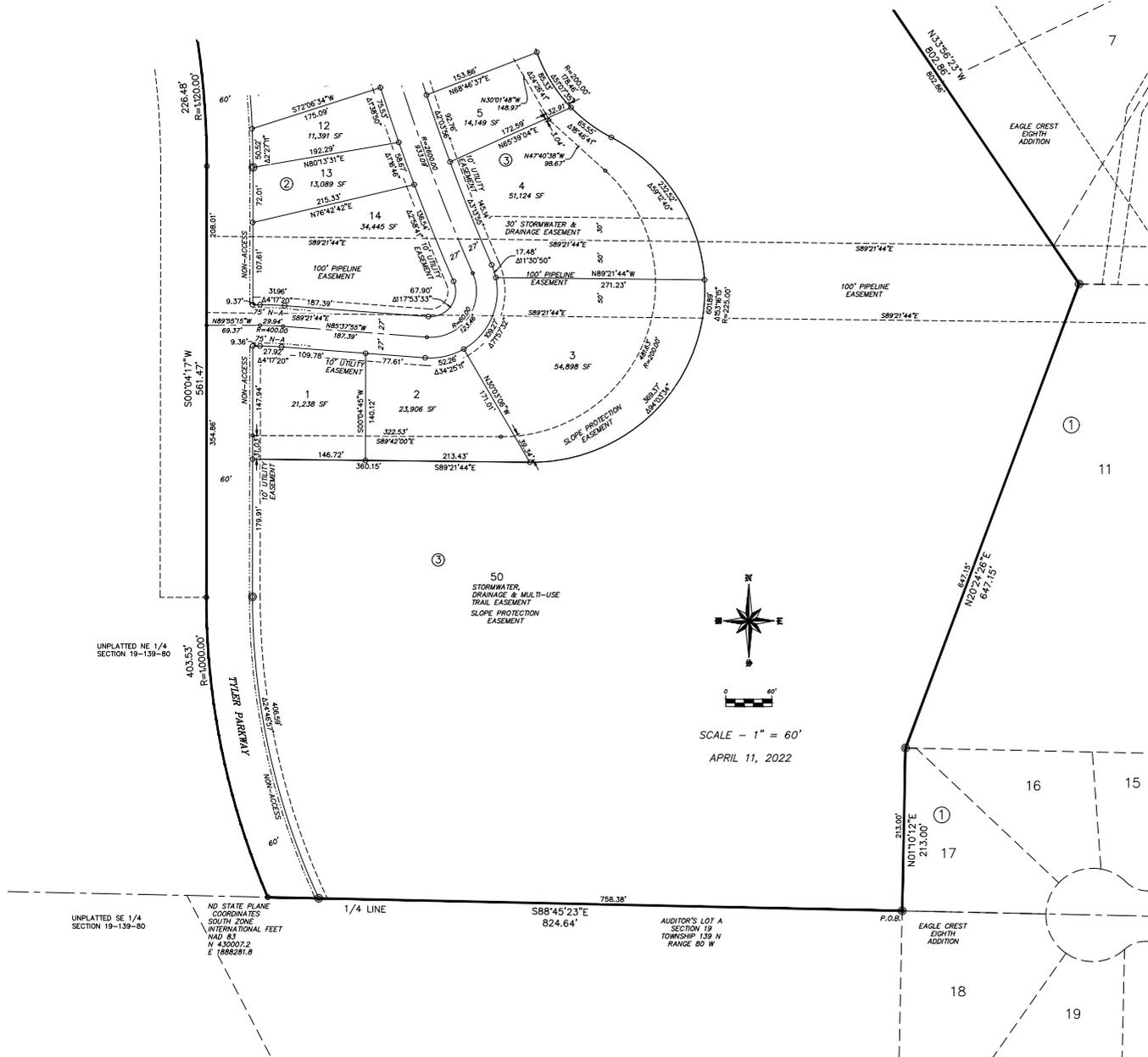
Original Plat - Approved 5/10/22

SWENSON, HAGEN & COMPANY P.C.
 Surveying, Planning, Engineering, and Construction Management
 900 Basin Avenue
 Bismarck, North Dakota 58101
 shen@swensohagen.com
 Phone (701) 221-2000
 Fax (701) 221-2004

ELK RIDGE THIRD ADDITION

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BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



Original Plat - Approved 5/10/22

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 PART OF THE SE 1/4 OF SECTION 18 &
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 TOWNSHIP 139 NORTH, RANGE 80 WEST
 OF THE FIFTH PRINCIPAL MERIDIAN

BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

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DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18 BLOCK 1 EAGLE CREST EIGHTH ADDITION, THENCE NORTH 01 DEGREE 10 MINUTES 12 SECONDS EAST, ALONG THE BOUNDARY OF SAID EAGLE CREST EIGHTH ADDITION, A DISTANCE OF 213.00 FEET; THENCE NORTH 20 DEGREES 24 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 106.81 FEET; THENCE NORTH 33 DEGREES 56 MINUTES 32 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 802.86 FEET; THENCE NORTH 55 DEGREES 35 MINUTES 34 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 458.54 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 467.40 FEET TO THE EAST LINE OF THE NE 1/4 OF SECTION 19, TOWNSHIP 139 NORTH, RANGE 80 WEST; THENCE NORTH 01 DEGREE 10 MINUTES 01 SECOND EAST, ALONG SAID EAST LINE, A DISTANCE OF 581.99 FEET TO THE NORTHEAST CORNER OF SAID NE 1/4; THENCE NORTH 00 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 80 WEST, A DISTANCE OF 831.04 FEET TO THE BOUNDARY OF EAGLE CREST SIXTH ADDITION; THENCE SOUTH 89 DEGREES 59 MINUTE 32 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 140.81 FEET; THENCE SOUTH 56 DEGREES 08 MINUTES 31 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 179.71 FEET; THENCE SOUTH 09 DEGREES 59 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 520.14 FEET TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 3 EAGLE CREST SIXTH ADDITION; THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, AND ITS NORTHERLY EXTENSION, A DISTANCE OF 172.25 FEET TO THE CENTERLINE OF PRAIRIE HAWK DRIVE RIGHT-OF-WAY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 44.45 FEET; THENCE WESTERLY AND TO THE RIGHT, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 500.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 122.17 FEET; THENCE NORTH 78 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 259.52 FEET TO THE EAST LINE OF ELK RIDGE SECOND ADDITION; THENCE SOUTHERLY AND TO THE RIGHT, ALONG SAID EAST LINE, ON A 1000.00 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS NORTH 76 DEGREES 00 MINUTES 23 SECONDS WEST AN ARC LENGTH OF 106.81 FEET; THENCE SOUTH 20 DEGREES 06 MINUTES 49 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 351.89 FEET THENCE SOUTHWESTERLY AND TO THE RIGHT, ON A 1120.00 FOOT RADIUS CURVE, CONTINUING ALONG SAID EAST LINE, AN ARC LENGTH OF 322.66 FEET; THENCE SOUTH 36 DEGREES 37 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 226.70 FEET; THENCE SOUTHERLY AND TO THE LEFT, ON 600.00 FOOT RADIUS CURVE CONTINUING ALONG SAID EAST LINE, AN ARC LENGTH OF 414.59 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 645.97 FEET; THENCE SOUTHERLY AND TO THE LEFT, ON A 2000.00 FOOT RADIUS CURVE, CONTINUING ALONG SAID EAST LINE AND THE CONTINUATION OF SAID CURVE, AN ARC LENGTH OF 298.76 FEET; THENCE SOUTH 11 DEGREES 52 SECONDS EAST, A DISTANCE OF 501.47 FEET; THENCE SOUTHERLY AND TO THE LEFT, ON A 1,000.00 FOOT RADIUS CURVE, AN ARC LENGTH OF 403.53 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 19, TOWNSHIP 139 NORTH, RANGE 80 WEST; THENCE SOUTH 88 DEGREES 45 MINUTES 23 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 824.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.91 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON 03/05/2024, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SWENSON, HAGEN & CO. P.C.
 909 BASIN AVENUE
 BISMARCK, NORTH DAKOTA
 58504

TERRY BALTZER
 PROFESSIONAL LAND SURVEYOR
 N.D. REGISTRATION NO. 3595

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON THE 05/03/2024, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK 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 BISMARCK.

MICHAEL J. SCHWARTZ - CHAIRMAN

ATTEST
 RON ENRETH - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAS ACCEPTED THE DESIGNATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE APPROVED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATING WITHIN THE BOUNDARY OF THE APPROVED PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 03/05/2024.

ATTEST
 RASON TOMANEK - CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "ELK RIDGE THIRD ADDITION", BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE PLAT.

GABRIEL J. SCHELL
 CITY ENGINEER

SLOPE PROTECTION RESTRICTION NOTE:

THE PURPOSE OF THESE RESTRICTIONS IS TO PROHIBIT ANY ACTIVITY THAT COULD AFFECT THE EROSION OR STABILITY OF THE SLOPES. EACH OF LOTS 1-50 BLOCK 3 ELK RIDGE THIRD ADDITION, HAS A SLOPE PROTECTION EASEMENT AND DEVELOPMENT LIMITATIONS:

- 1.) THE NATURAL VEGETATION WITHIN THE SLOPE PROTECTION EASEMENT SHALL BE LEFT UNDISTURBED.
- 2.) THE CITY OF BISMARCK AND BISMARCK PARKS AND RECREATION DISTRICT MAY CONDUCT ACTIVITIES AND MAINTENANCE WITHIN THE SLOPE PROTECTION EASEMENT. PRIVATE GRADING, EXCAVATING, FILLING, TERRACING, STOCKPILING OF MATERIAL OR EQUIPMENT, OR ANY OTHER SURFACE ALTERATIONS ARE NOT ALLOWED.
- 3.) IRRIGATION OF THE SLOPE PROTECTION EASEMENT IS NOT ALLOWED.

FOR INSPECTION AND MONITORING PURPOSES, CITY OF BISMARCK PERSONNEL WILL BE ALLOWED ACCESS ONTO THE SLOPE PROTECTION EASEMENT.

OWNERS' CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BISMARCK NORTH DEVELOPERS, LLC, TYLER COULLEE, LLP, RON KNUTSON, HENRY ALBERS, JEANETTE ALBERS, MICHAEL HOFFMAN, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON AND PLATTED AS "ELK RIDGE THIRD ADDITION", BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

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

THEY ALSO DEDICATE SANITARY SEWER EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR SANITARY SEWER FACILITIES UNDER OR UPON THOSE AREAS DESIGNATED AS SUCH. GRANTEE SHALL HAVE THE RIGHT TO INGRESS AND EGRESS ACROSS REAL PROPERTY OF GRANITOR FOR THE PURPOSE HEREIN GRANTED.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF BISMARCK "STORM WATER AND DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DESIGNATED HEREON AS "STORM WATER AND DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE AND MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THERETO FOR STORM WATER, STORM SEWER AND SURFACE WATER 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 OVER THE EASEMENT AREA.

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH)

RON KNUTSON, PRESIDENT
 BISMARCK NORTH DEVELOPERS, LLC
 555 HIGHWAY 1804 NE
 BISMARCK, ND 58503
 OWNER, LOTS 2-25 BLOCK 1
 LOTS 1-49 BLOCK 3
 LOTS 2-9 BLOCK 4

ON THIS 05/03/2024 DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED RON KNUTSON, PRESIDENT OF BISMARCK NORTH DEVELOPERS, LLC, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH)

RON KNUTSON, GENERAL PARTNER
 TYLER COULLEE, LLP
 555 HIGHWAY 1804 NE
 BISMARCK, ND 58503
 CO-OWNER, LOT 50 BLOCK 3

ON THIS 05/03/2024 DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED RON KNUTSON, GENERAL PARTNER OF TYLER COULLEE, LLP, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH)

TRACI L. HILSABECK, PERSONAL REPRESENTATIVE
 OF THE ESTATE OF HENRY ALBERS
 CO-OWNER, LOT 1 BLOCK 4

ON THIS 05/03/2024 DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED TRACI L. HILSABECK, PERSONAL REPRESENTATIVE OF THE ESTATE OF HENRY ALBERS, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF _____)
 COUNTY OF _____)

MITCHELL H. ALBERS, PERSONAL REPRESENTATIVE
 OF THE ESTATE OF HENRY ALBERS
 CO-OWNER, LOT 1 BLOCK 4

ON THIS 05/03/2024 DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED MITCHELL H. ALBERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF HENRY ALBERS, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH)

JEANETTE ALBERS
 CO-OWNER, LOT 1 BLOCK 4

ON THIS 05/03/2024 DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED JEANETTE ALBERS, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH)

PAULETTE THURN, PERSONAL REPRESENTATIVE
 OF THE ESTATE OF MICHAEL HOFFMAN
 CO-OWNER, LOT 1 BLOCK 1

ON THIS 05/03/2024 DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED PAULETTE THURN, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL HOFFMAN, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH)

PAULETTE THURN
 CO-OWNER, LOT 1 BLOCK 1

ON THIS 05/03/2024 DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED PAULETTE THURN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

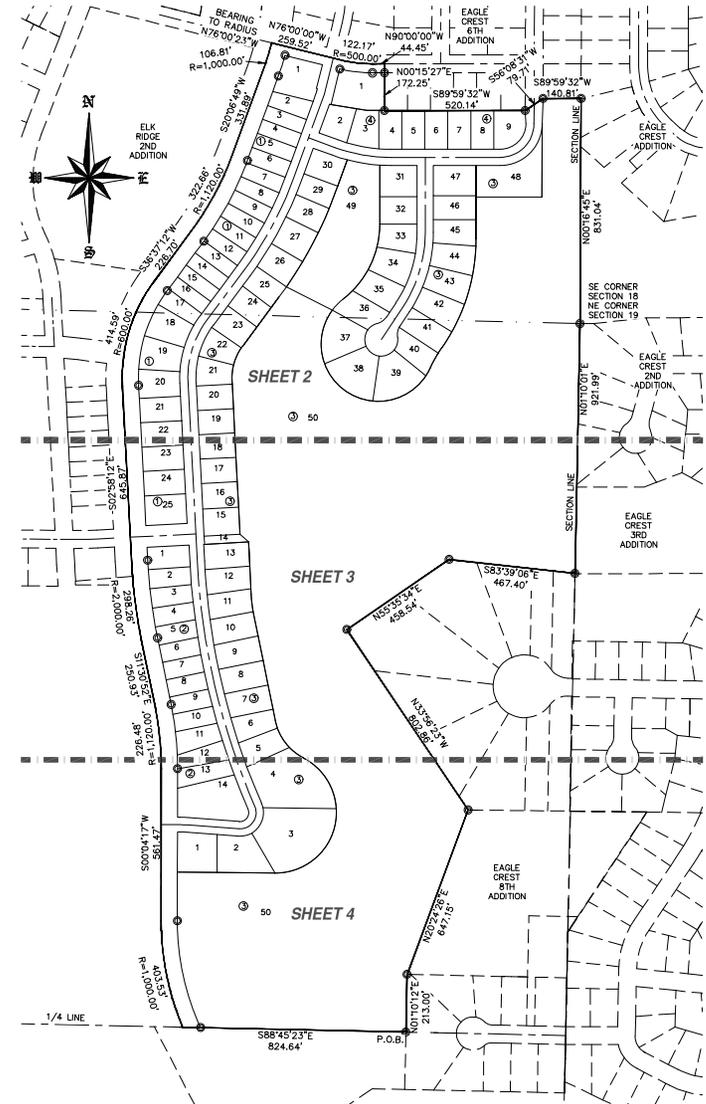
NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
 COUNTY OF BURLEIGH)

RON KNUTSON
 CO-OWNER, LOT 50 BLOCK 3

ON THIS 05/03/2024 DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED RON KNUTSON, 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.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____



NOTES

BASIS OF BEARINGS:
 NORTH DAKOTA STATE PLANE SOUTH ZONE BY CITY ORDINANCE

COORDINATE DATUM:
 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
 NAD 83 SOUTH ZONE
 ADJUSTMENT OF 1986
 UNITS ARE INTERNATIONAL FEET

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

VERTICAL BENCHMARK:
 HYD 8370 ELEV. 1843.09 (NGVD 29)
 MARSH HAWK DRIVE 1ST SOUTH OF PRAIRIE HAWK DRIVE

- MONUMENT TO BE SET
- MONUMENT IN PLACE

AREA DATA	
TOTAL L&RESERVED LOTS	187.79 ACRES
STREETS	546,403 SF = 12.52 ACRES
TOTAL	4,301,939 SF = 98.91 ACRES

AREA DATA	
NET PLAT	1,786,455 SF = 40.72 ACRES
NET L&RESERVED LOTS	2,224,484 SF = 50.97 ACRES

SWENSON, HAGEN & COMPANY P.C.

909 Basin Avenue
 Bismarck, North Dakota 58501
 Phone (701) 223-3900
 Fax (701) 223-3906

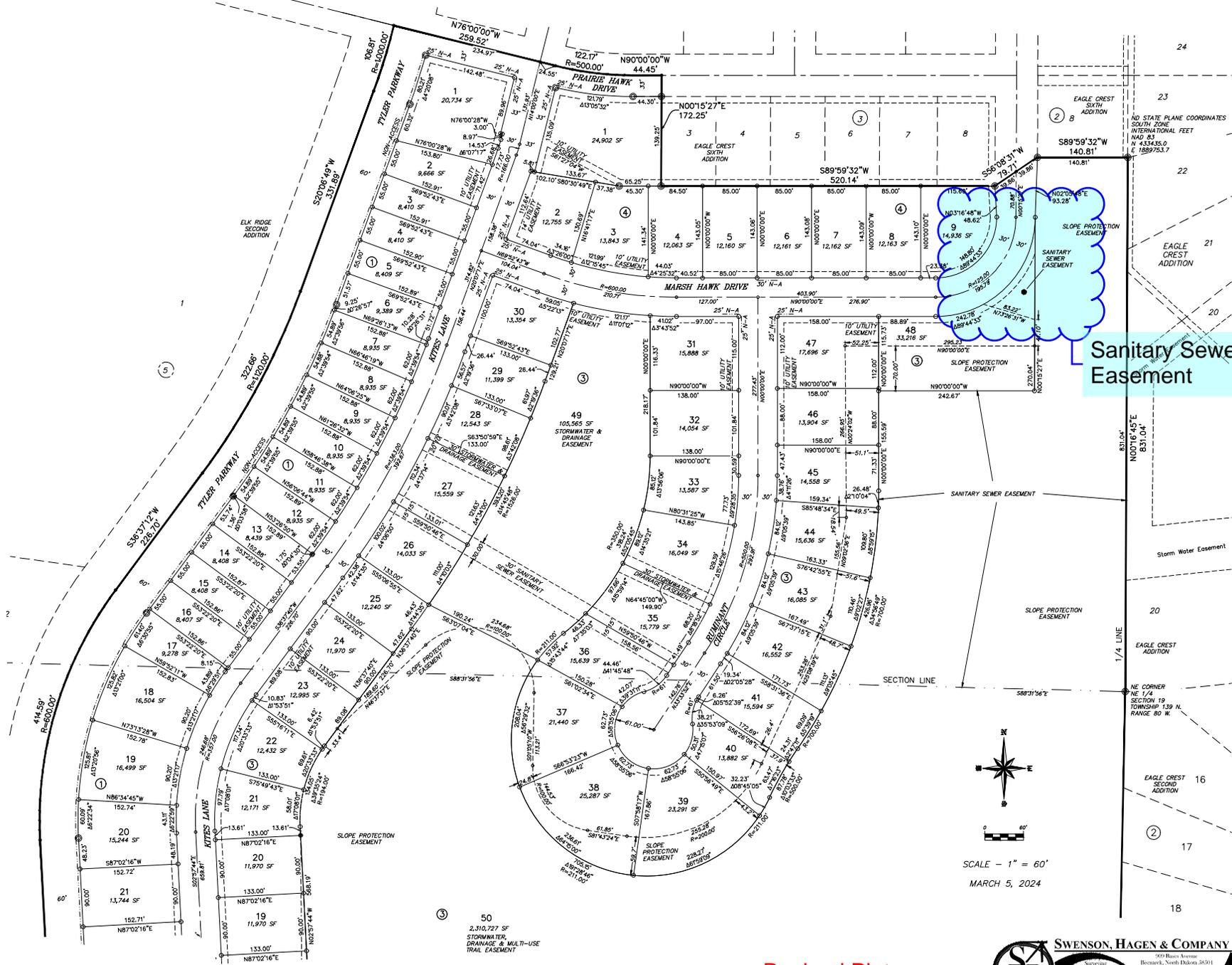
Surveying
 Hydrology
 Land Planning
 Civil Engineering
 Landscape & Site Design
 Construction Management

Revised Plat

ELK RIDGE THIRD ADDITION

BEING AUDITOR'S LOT A OF THE SE 1/4 OF SECTION 18, LOT 1 BLOCK 4 & LOTS 1-2 BLOCK 3
EAGLE CREST SIXTH ADDITION & PART OF THE SE 1/4 OF SECTION 18 &
PART OF THE NE 1/4 OF SECTION 19 TOWNSHIP 139 NORTH, RANGE 80 WEST
OF THE FIFTH PRINCIPAL MERIDIAN

BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



Sanitary Sewer Easement



SCALE - 1" = 60'
MARCH 5, 2024

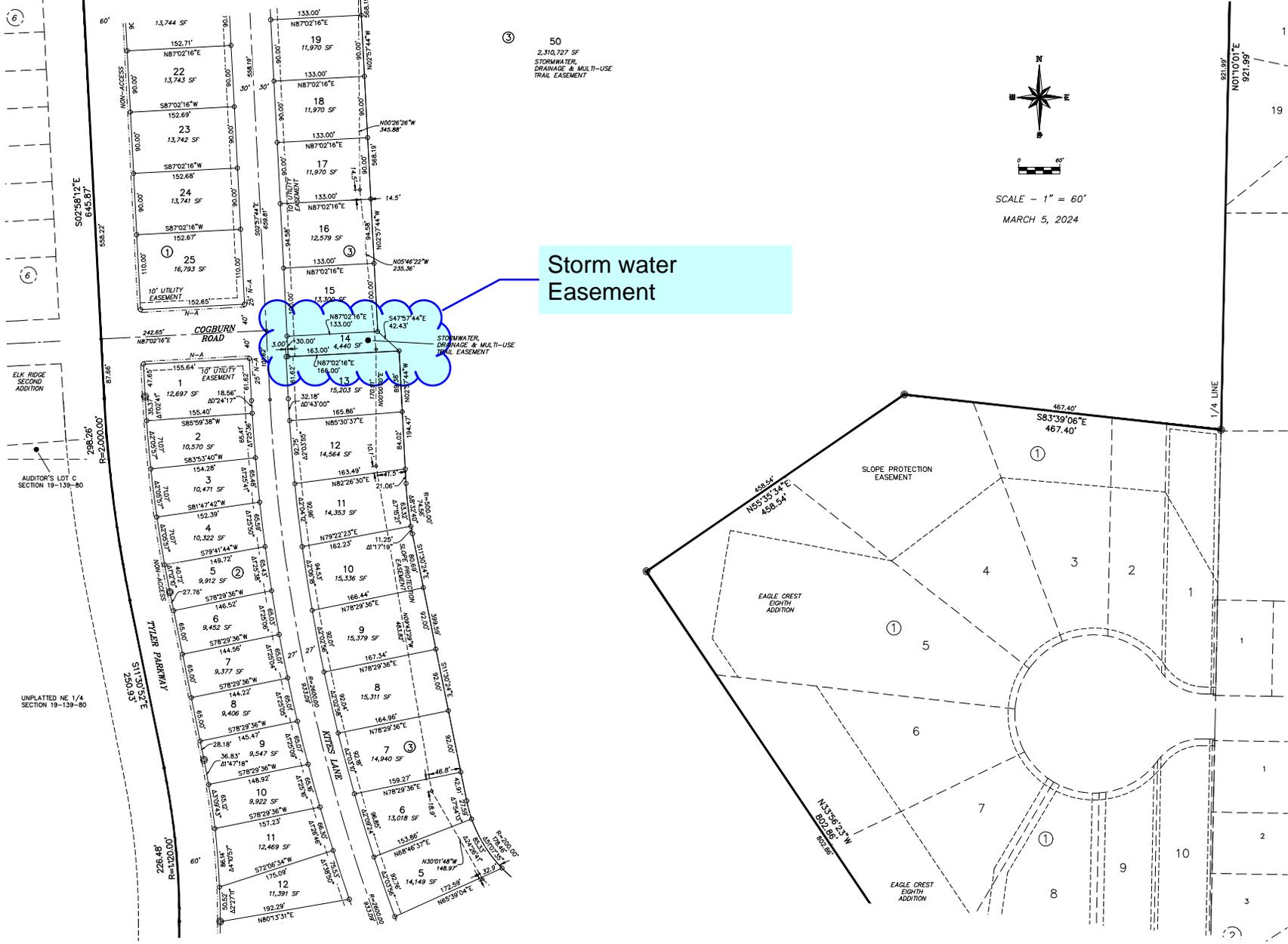
Revised Plat

SWENSON, HAGEN & COMPANY P.C.
Surveying, Engineering, Planning, and Construction Management
1000 River Avenue, Bismarck, North Dakota 58501
Phone (701) 225-3900
Fax (701) 225-3906

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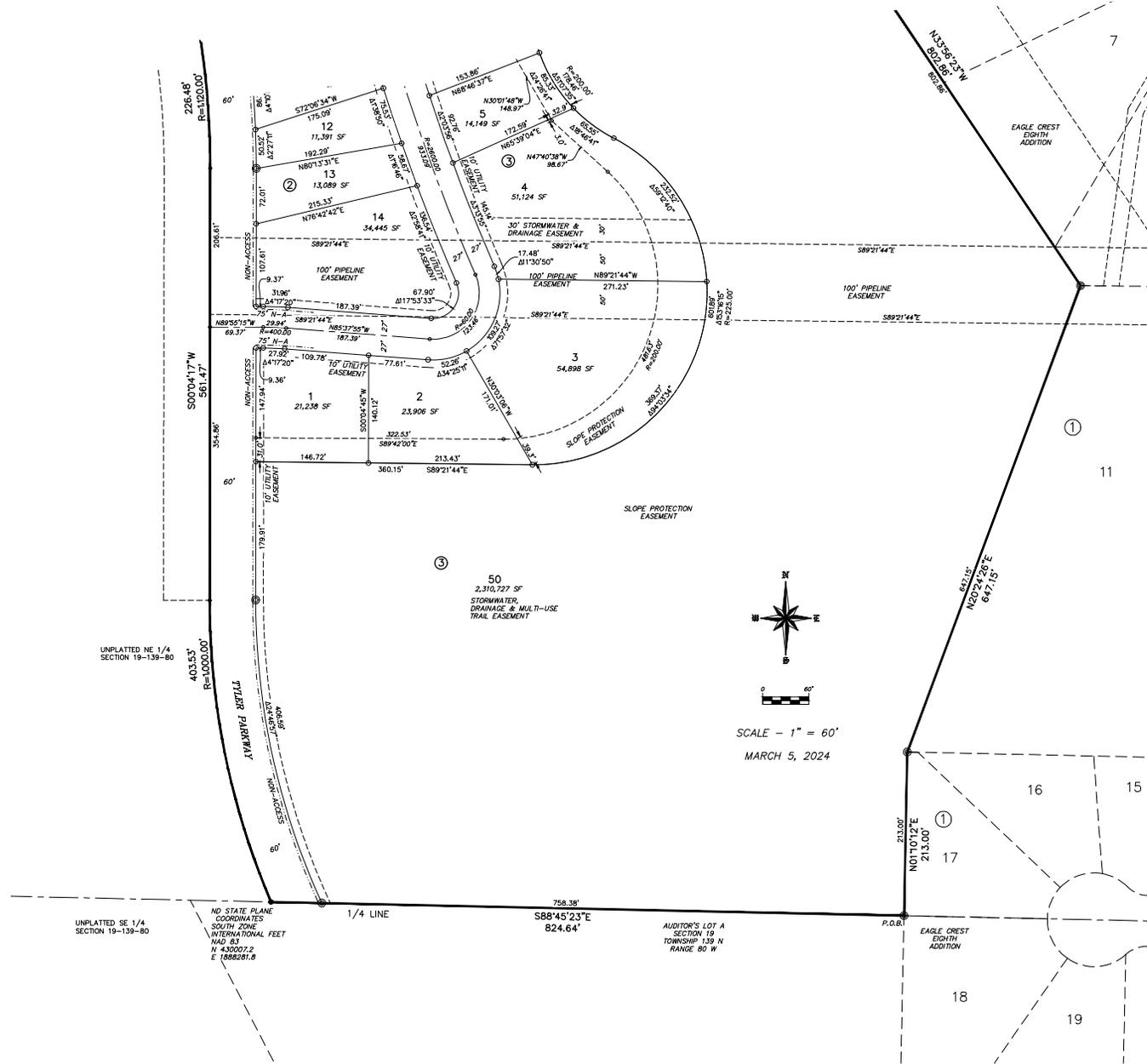


Revised Plat

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BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



Revised Plat