

22 ft

111 ft

304 ft

110 ft

**LOT FOR SALE
2901 HAMILTON ST
14,564sqft**

**Contact: Jason Tomanek
701-355-1300**

115 ft

HAMILTON ST

Bismarck-Mandan MPO, Maxar, Microsoft



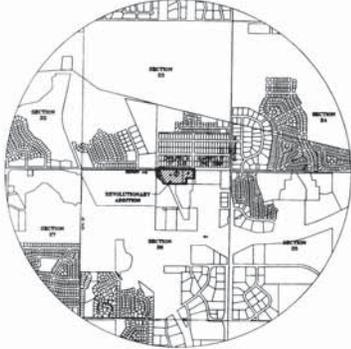
**Property For Sale
2901 HAMILTON ST**

**Contact: Jason Tomanek
701-355-1300**



Date Created: 4/25/2023 11:45 AM
by City of Bismarck GIS Division

LOCATION MAP
N.T.S.



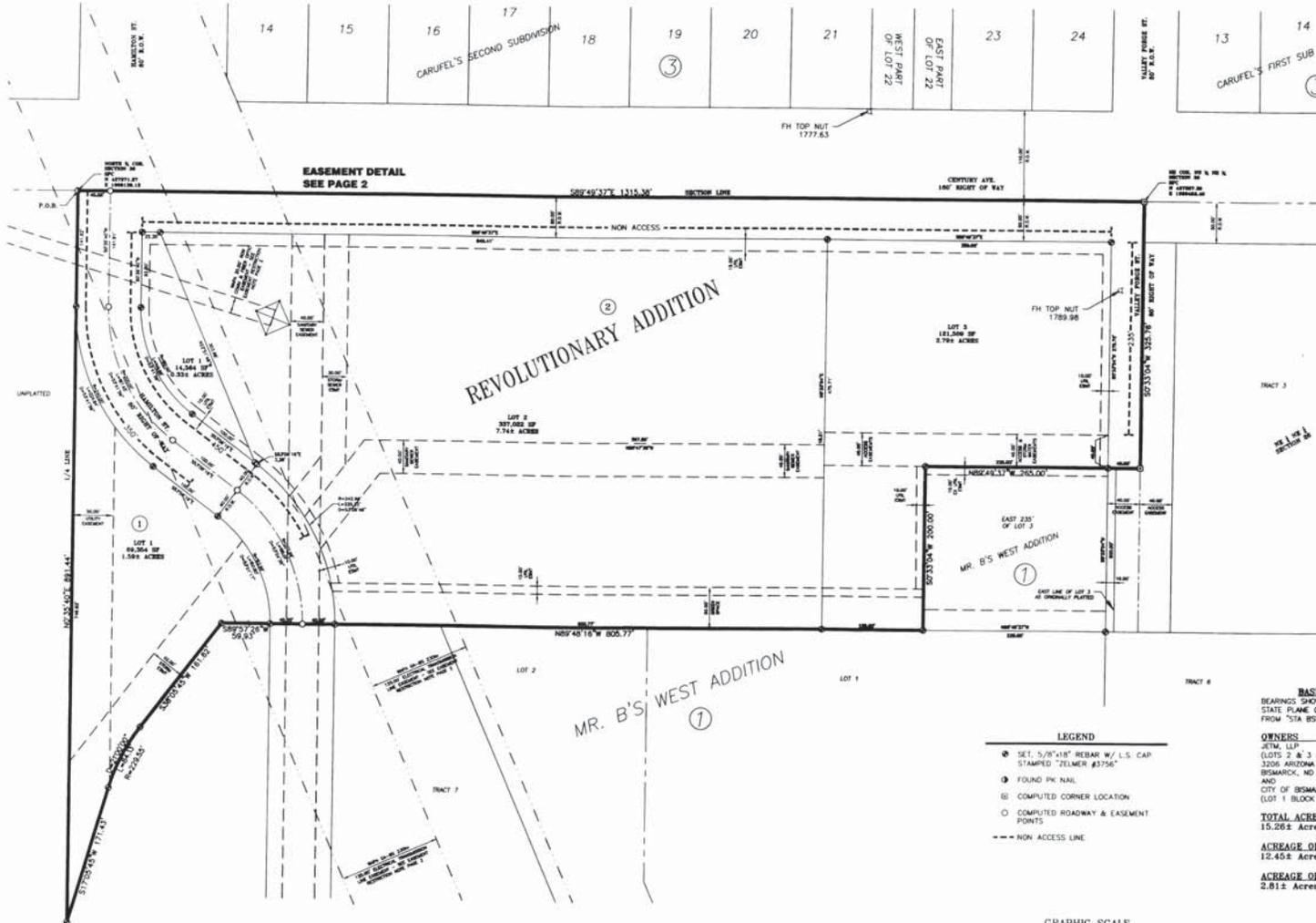
SECTION 26
T 139 N, R 80 W

PLAT OF REVOLUTIONARY ADDITION

A REPLAT OF AUDITOR'S LOT "A" OF THE NORTHEAST QUARTER, AUDITOR'S LOT "A" OF TRACT 4, AUDITOR'S LOT "A" OF LOT 3, AND BLOCK 1 OF MR B'S WEST ADDITION, ALL IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA.

HEREAFTER TO BE KNOWN AS:

LOT 1, BLOCK 1; AND LOTS 1 THROUGH 3, BLOCK 2 OF REVOLUTIONARY ADDITION TO THE CITY OF BISMARCK, LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA.



EASEMENT DETAIL
SEE PAGE 2

LEGEND

- SET 5/8"X18" REBAR W/ L.S. CAP STAMPED "ZELMER #3756"
- FOUND PK NAIL
- ⊠ COMPUTED CORNER LOCATION
- COMPUTED ROADWAY & EASEMENT POINTS
- NON ACCESS LINE

BASIS OF BEARINGS & HORIZONTAL DATUM
BEARINGS SHOWN ARE GRID BEARINGS BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH ZONE, REFERENCED FROM "STA 85M".

OWNERS
JTM, LLP
(LOTS 2 & 3 BLOCK 2)
3208 ARIZONA DRIVE
BISMARCK, ND 58507-7067
AND
CITY OF BISMARCK
(LOT 1 BLOCK 1 & LOT 1 BLOCK 2)

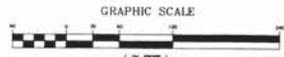
TOTAL ACREAGE WITHIN
15.26± Acres

ACREAGE OF LOTS
12.45± Acres

ACREAGE OF STREETS
2.81± Acres

SURVEYOR
Bruce P. Zelmer P.L.S.
Bartlett & West
3456 East Century Ave
Bismarck, ND 58503

DATE
November 19, 2013



VERTICAL DATUM
THE CITY OF BISMARCK VERTICAL
CONTROL NETWORK, NGVD29

Prepared by
BARTLETT & WEST
3456 E. Century Ave.
Bismarck, North Dakota 58503
701-258-1110
FAX 701-258-1111
www.bartlettwest.com

WESTERN AREA POWER ADMINISTRATION EASEMENT RESTRICTIONS

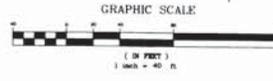
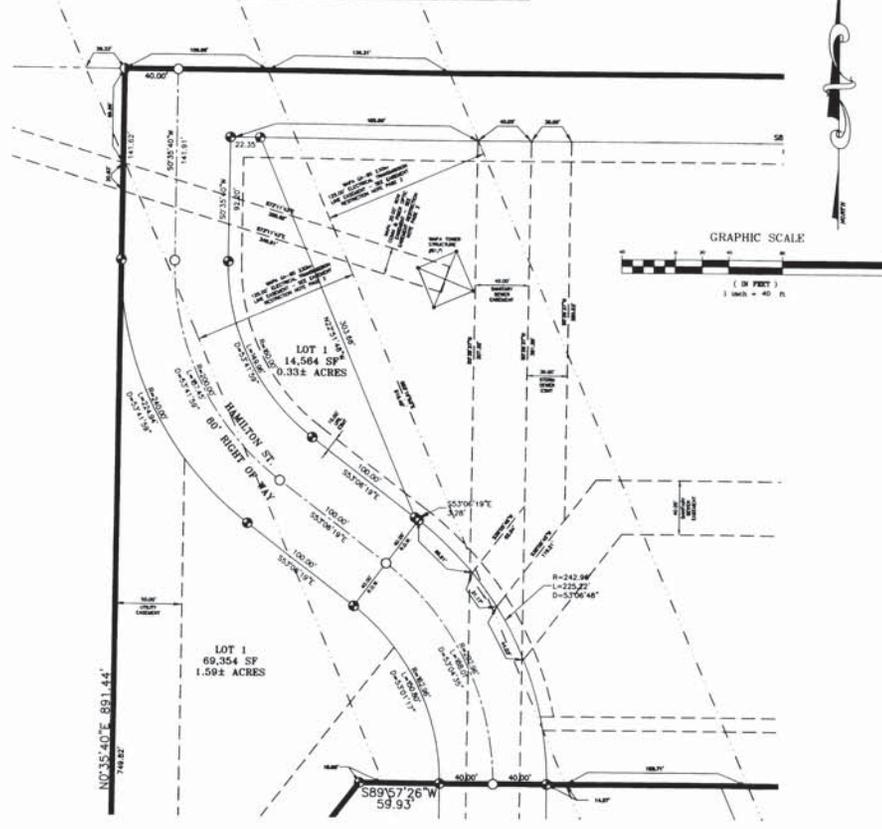
THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HOLDS TWO SEPARATE 120 FOOT WIDE EASEMENTS FOR THE RIGHT TO OPERATE, MAINTAIN, REPAIR, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT AN ELECTRICAL TRANSMISSION LINES.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE EASEMENTS, UNLESS REVIEWED AND APPROVED BY WESTERN AREA POWER ADMINISTRATION (IN WRITING)

- 1. OWNER SHALL NOT ERECT ANY STRUCTURES... 2. OWNER SHALL NOT DRILL WELLS OR CONDUCT MINING OPERATIONS... 3. OWNER SHALL NOT GRANT PERMISSION TO THE PUBLIC FOR THE USE OF THE EASEMENT AREA... 4. OWNER SHALL NOT APPRECIABLY CHANGE THE CHARACTER OF EXISTING TOPOGRAPHY... 5. OWNER SHALL NOT ERECT OR INSTALL FENCES... 6. OWNER SHALL NOT PLANT TREES WITHIN THE TRANSMISSION LINE EASEMENTS... 7. REQUESTS FOR PERMISSION TO USE THE TRANSMISSION LINE RIGHT-OF-WAY SHOULD BE SUBMITTED TO:

WESTERN AREA POWER ADMINISTRATION NORTH DAKOTA MAINTENANCE OFFICE P.O. BOX 1173 BISMARCK, ND 58502-1173 PLEASE CONTACT AL WOOD OR JERRY PAULSON WITH ANY QUESTIONS AT (701)221-4500

EASEMENT DETAIL



Perimeter Metes & Bounds Description

A replat of Auditor's Lot 'A' of the Northeast Quarter, Auditor's Lot 'A' of Tract 4, Auditor's Lot 'A' of Lot 3, and Block 1 of Mr. B's West Addition, all in the Northeast Quarter (NE 1/4) of Section 26, Township 139 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota hereafter to be known as: Lot 1, Block 1, and Lots 1 through 3, Block 2 of Revolutionary Addition to the City of Bismarck, lying in the Northeast Quarter (NE 1/4) of Section 26, Township 139 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota, and being more particularly described, as follows: Beginning at the North Quarter Corner of said Section 26, thence S89°49'37\"/>

OWNER'S DEDICATION

I, the undersigned, hereby certify that I am the owner of the land which is included in this plat, this plat being entitled: A replat of Auditor's Lot 'A' of the Northeast Quarter, Auditor's Lot 'A' of Tract 4, Auditor's Lot 'A' of Lot 3, and Block 1 of Mr. B's West Addition, all in the Northeast Quarter (NE 1/4) of Section 26, Township 139 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota hereafter to be known as: Lot 1, Block 1, and Lots 1 through 3, Block 2 of Revolutionary Addition to the City of Bismarck, lying in the Northeast Quarter (NE 1/4) of Section 26, Township 139 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota, that the plat has been made at my request and under my direction, for the purpose of defining and describing the property as shown by this plat.

I do dedicate the streets as shown hereon including all sewer, culverts, water distribution lines and any other public utility lines, whether shown hereon or not, to the public hereon. I also hereby dedicate the easements 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". In witness whereof I have hereunto set my hand this, the 10th day of December, 2013.

JTM, LLP Lots 2-3, Block 2 By Jerry Paulson Title Authorized Agent / Member STATE OF NORTH DAKOTA } SS COUNTY OF BURLEIGH } On this, the 10th day of December, 2013, before me, the undersigned officer, personally appeared Jerry Paulson, Authorized Agent / Member of JTM, LLP, a corporation and that he, as such being authorized to do so, executed the foregoing Owner's Dedication by signing the name of the corporation by himself as Authorized Agent / Member.

My commission expires DENIS BLOMSTED Notary Public State of North Dakota My Commission Expires June 28, 2015

I, the undersigned, hereby certify that I am the owner of the land which is included in this plat, this plat being entitled: A replat of Auditor's Lot 'A' of the Northeast Quarter, Auditor's Lot 'A' of Tract 4, Auditor's Lot 'A' of Lot 3, and Block 1 of Mr. B's West Addition, all in the Northeast Quarter (NE 1/4) of Section 26, Township 139 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota hereafter to be known as: Lot 1, Block 1, and Lots 1 through 3, Block 2 of Revolutionary Addition to the City of Bismarck, lying in the Northeast Quarter (NE 1/4) of Section 26, Township 139 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota, that the plat has been made at my request and under my direction, for the purpose of defining and describing the property as shown by this plat.

I do dedicate the streets as shown hereon including all sewer, culverts, water distribution lines and any other public utility lines, whether shown hereon or not, to the public hereon. I also hereby dedicate the easements 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". In witness whereof I have hereunto set my hand this, the 11th day of December, 2013.

CITY OF BISMARCK Lot 1, Block 1 & Lot 1, Block 2 By Mayor Title Mayor By Bill Wicken Title City Administrator

APPROVAL OF CITY PLANNING COMMISSION

The subdivision of land as shown on this plat has been approved by the Planning Commission of the City of Bismarck, on the 11th day of December, 2013, in accordance with the laws of the State of North Dakota, and the rules and regulations adopted by said Planning Commission. In witness whereof I set my hands and seals of the Chairman and the Secretary of the Planning Commission of the City of Bismarck.

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 dedication of all streets shown thereon, has approved the grounds as shown on this plat as an amendment to the Master Plan to the City of Bismarck, North Dakota, and does hereby make any previous platting within the boundary of this plat. The foregoing action of the Board of City Commissioners of Bismarck, North Dakota, was taken by resolution approved on the 12th day of December, 2013.

APPROVAL OF CITY ENGINEER

I, Marvin J. Bulmer, City Engineer of the City of Bismarck, North Dakota, hereby approve this plat of Revolutionary Addition as shown on this plat. Dated this 19th day of December, 2013.

SURVEYOR'S CERTIFICATE

I, Bruce P. Zeimer, a Professional Land Surveyor in and for the State of North Dakota, do hereby certify that the plat of JTM, LLP, as owners and under their direction, did on or prior to December 25th, 2012, survey the land described as follows: A replat of Auditor's Lot 'A' of the Northeast Quarter, Auditor's Lot 'A' of Tract 4, Auditor's Lot 'A' of Lot 3, and Block 1 of Mr. B's West Addition, all in the Northeast Quarter (NE 1/4) of Section 26, Township 139 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota hereafter to be known as: Lot 1, Block 1, and Lots 1 through 3, Block 2 of Revolutionary Addition to the City of Bismarck, lying in the Northeast Quarter (NE 1/4) of Section 26, Township 139 North, Range 80 West of the 5th P.M., Burleigh County, North Dakota.

STATE OF NORTH DAKOTA } SS COUNTY OF BURLEIGH } On this, the 9th day of DECEMBER 2013, before me, the undersigned, a Notary Public, personally appeared Bruce P. Zeimer, a Professional Land Surveyor in and for the State of North Dakota, known to me to be the person whose name is subscribed to the foregoing Surveyor's Certificate, and I hereby acknowledge that he executed the foregoing instrument. My commission expires 03/01/2017 Notary Public

BURLEIGH COUNTY RECORDER

STEVEN WUELLER Notary Public State of North Dakota My Commission Expires June 1, 2017

DATE November 19, 2013

Prepared By: BARTLETT & GUEST 3436 E. Century Ave., Bismarck, North Dakota 58503 701-258-1111 FAX 701-258-1111