

269.55 ft

107.10 ft

207.59 ft

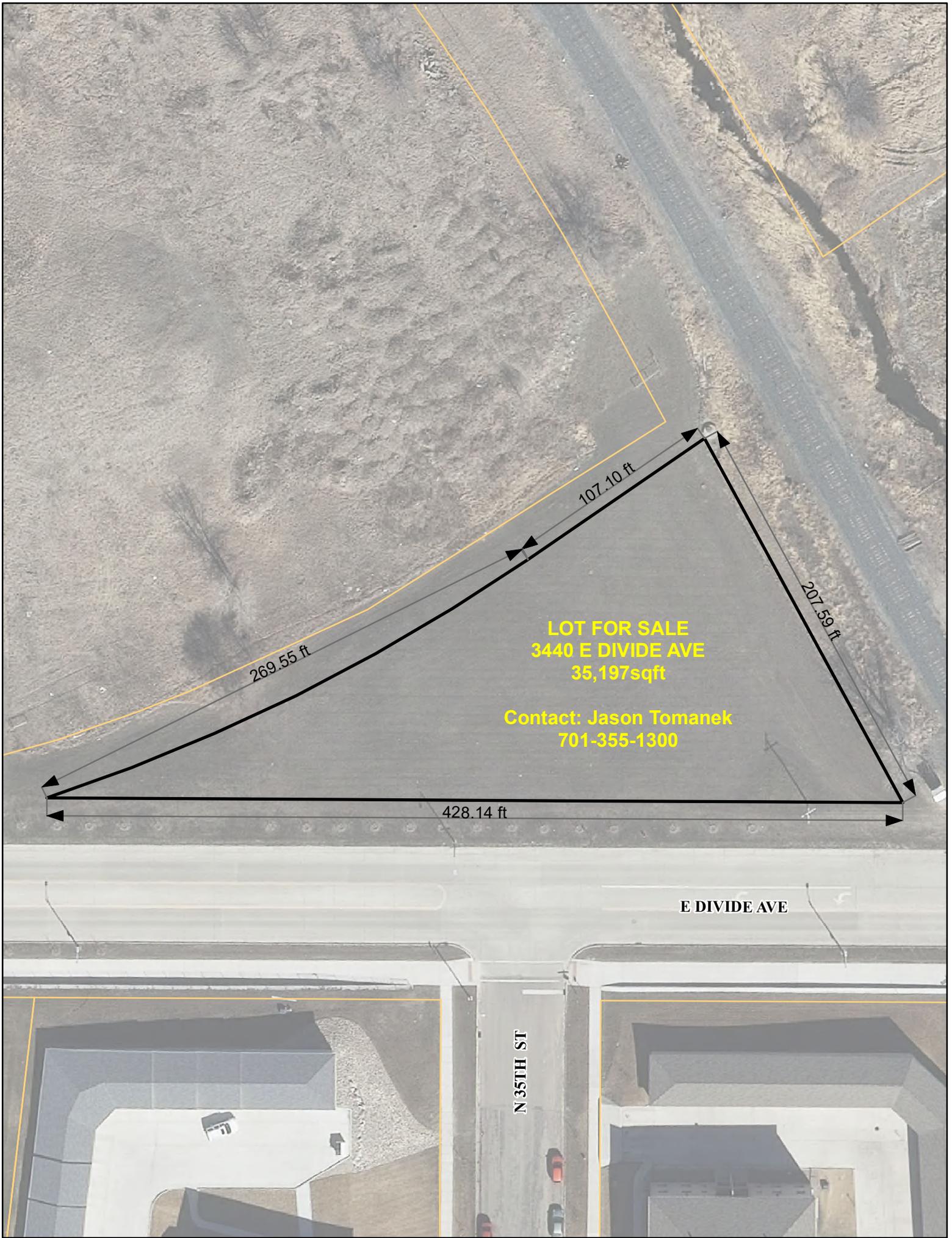
428.14 ft

LOT FOR SALE
3440 E DIVIDE AVE
35,197sqft

Contact: Jason Tomanek
701-355-1300

E DIVIDE AVE

N 35TH ST



EAST HILLS ADDITION REPLAT

REPLAT OF LOTS 1-5 BLOCK 1,
 LOTS 1,2,7 AND 8 BLOCK 2, LOTS 1-3 BLOCK 4,
 PART OF 35TH STREET, SHARLOH DRIVE, SHAPKI DRIVE AND
 PART OF DIVIDE AVENUE, EAST HILLS ADDITION,
 SW 1/4 SE 1/4 OF SECTION 26 & W 1/2 NE 1/4 OF SECTION 35
 T. 139 N., R. 80 W.

BISMARCK, NORTH DAKOTA



CURVE DATA

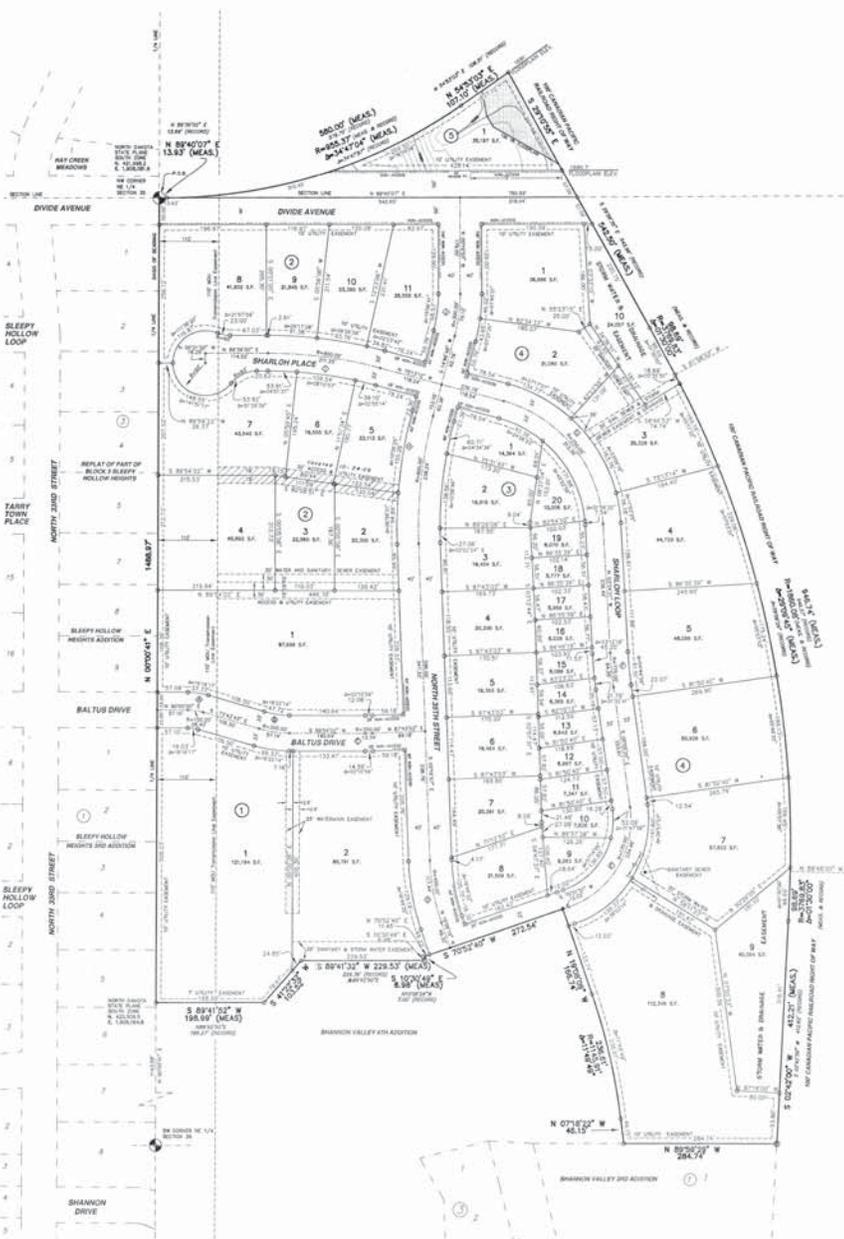
CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	100.00'	28.40'	14.30'	18°47'37"
B	200.00'	56.80'	28.60'	37°35'14"
C	300.00'	85.20'	42.90'	56°07'51"
D	400.00'	113.60'	57.20'	74°40'28"
E	500.00'	142.00'	71.50'	93°13'05"
F	600.00'	170.40'	85.80'	111°45'42"
G	700.00'	198.80'	100.10'	130°18'19"
H	800.00'	227.20'	114.40'	148°50'56"
I	900.00'	255.60'	128.70'	167°23'33"
J	1000.00'	284.00'	143.00'	185°56'10"

FLOORPLAN
 CURVE - 100' 28"
 100' N. FLOORPLAN ELEVATION 1883.7
 FORM MAP PANEL 820 OF 1123
 MAP NO. 1302300000
 MAP DATE: JULY 18, 2008

LOTS

LOT	AREA	ACRES
1-5	1.348-530	0.130-96
1-3	1.348-530	0.130-96
TOTAL	1.348-530	0.130-96

NOTE: BEARING AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENT.
 NOTE: BASIS OF BEARING IS THE WEST LINE OF THE NORTH - SOUTH 1/4 LINE SECTION 35 T. 139 N. R. 80 W. (N 00°00'47" E)



DESCRIPTION

REPLAT OF ALL OF LOTS 1-5 BLOCK 1, LOTS 1, 2, 7 AND 8 BLOCK 2, LOTS 1-3 BLOCK 4, PART OF 35TH STREET, SHARLOH DRIVE, SHAPKI DRIVE AND PART OF DIVIDE AVENUE OF EAST HILLS ADDITION, SW 1/4 SE 1/4 OF SECTION 26 & W 1/2 NE 1/4 OF SECTION 35, T. 139 N., R. 80 W. BISMARCK, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF EAST HILLS ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, T. 139 N., R. 80 W. OF THE 1/4 SECTION 26 & W 1/2 NE 1/4 OF SECTION 35, T. 139 N., R. 80 W. BISMARCK, NORTH DAKOTA, THENCE NORTH 89 DEGREES 40 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND NORTH LINE OF SAID EAST HILLS ADDITION, A DISTANCE OF 13.93 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 07 SECONDS EAST, ALONG SAID NORTH LINE, ON A 553.37 FOOT RADIUS CURVE, AN ARC LENGTH OF 580.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 07 SECONDS EAST, ALONG SAID NORTH LINE, ON A 378.93 FOOT RADIUS CURVE, AN ARC LENGTH OF 388.69 FEET; THENCE SOUTHERLY AND TO THE RIGHT, CONTINUING ALONG SAID NORTH LINE, ON A 378.93 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS SOUTH 81 DEGREES 58 MINUTES 03 SECONDS WEST, AN ARC LENGTH OF 946.74 FEET; THENCE SOUTHERLY AND TO THE RIGHT, CONTINUING ALONG SAID NORTH LINE, ON A 378.93 FOOT RADIUS CURVE, THE RADIUS OF WHICH BEARS NORTH 88 DEGREES 48 MINUTES 02 SECONDS WEST, AN ARC LENGTH OF 98.69 FEET; THENCE SOUTH 02 DEGREES 42 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, ON A 378.93 FOOT RADIUS CURVE, AN ARC LENGTH OF 472.21 FEET TO THE SOUTHWEST CORNER OF SAID EAST HILLS ADDITION, THENCE NORTH 89 DEGREES 59 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 284.74 FEET TO THE CENTERLINE OF 35TH STREET, THENCE NORTH 07 DEGREES 18 MINUTES 22 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 115 FEET; THENCE NORTH 07 DEGREES 18 MINUTES 22 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 168.74 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF LOT 3 BLOCK 1 OF SAID ADDITION AND EXTENSION, A DISTANCE OF 273.4 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 10 DEGREES 33 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 6.98 FEET TO THE NORTHEAST CORNER OF LOT 4 BLOCK 2 OF SAID ADDITION; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 228.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; AND THE EAST RIGHT-OF-WAY LINE OF SHARLOH DRIVE, THENCE SOUTH 11 DEGREES 22 MINUTE 32 SECONDS WEST, A DISTANCE OF 103.60 FEET TO THE NORTHEAST CORNER OF LOT 4 BLOCK 4 OF SAID ADDITION AND THE EAST RIGHT-OF-WAY LINE OF SHARLOH DRIVE, THENCE SOUTH 89 DEGREES 41 MINUTE 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 128.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; AND THE WEST LINE OF SAID EAST HILLS ADDITION, THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG SAID QUARTER LINE AND WEST LINE OF SAID EAST HILLS ADDITION, A DISTANCE OF 1488.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 38.37 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 BISMARCK, NORTH DAKOTA, ON THIS DAY OF June, 2006, 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 SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

David Patience CHAIRMAN
Carl Johnson 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 ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE ORDINANCES AS SHOWN ON THE ANNEXED 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 ANNEXED PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 21st DAY OF June, 2006.

Neil Lockman
 ATTEST
 NEIL LOCKMAN - CITY ADMINISTRATOR

SURVEYOR'S CERTIFICATE

I, TODD MARSHALL, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT SURVEY PERFORMED UNDER MY SURVEYOR LICENSE AND COMPLETED ON FEB. 15th, 2006, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF NORTH DAKOTA) SS
 COUNTY OF BURLEIGH))
 TODD MARSHALL
 REGISTERED LAND SURVEYOR
 N.D. REGISTRATION NO. 4431

ON THIS 12th DAY OF June, 2006, BEFORE ME PERSONALLY APPEARED TODD MARSHALL, 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
 Notary Public
 State of North Dakota
 My Commission Expires Aug. 24, 2010

David Patience
 DAVID PATIENCE, NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES AUGUST 24, 2010

APPROVAL OF CITY ENGINEER

I, MELVIN J. BULLINGER, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "EAST HILLS ADDITION REPLAT", BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Melvin J. Bullinger
 MELVIN J. BULLINGER
 CITY ENGINEER

OWNER'S CERTIFICATE & DEDICATION

KNOW TO ALL MEN BY THESE PRESENTS THAT EAST HILLS DEVELOPERS AND THE CITY OF BISMARCK, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS EAST HILLS ADDITION REPLAT, BISMARCK, 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 OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY, SANITARY SEWER, STORM SEWER & STORM WATER EASEMENTS.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF BISMARCK "STORM WATER & 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 DEDICATED HEREON AS "STORM WATER & DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING STORM WATER MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THEREFOR 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 ACROSS THE EASEMENT AREA.

THEY FURTHERMORE GRANT ACCESS EASEMENTS FOR ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, IN COMMON ON THE PLAT, SAID EASEMENT TO INCLUDE THE FULL AND FREE RIGHT FOR SAID PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, IN COMMON WITH ALL OTHERS HAVING LINE RIGHT AT ALL TIMES HEREAFTER FOR ALL PURPOSES CONNECTED WITH THE USE OF SAID PARTIES, TO PASS AND REPASS, TO HOLD SAID EASEMENT AND TO HOLD SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPURTENANT TO THE LAND OF SAID PARTIES. IT ALSO DEDICATES SAID ACCESS EASEMENTS TO AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR UTILITIES AND ANY OTHER GOVERNMENTAL USE, OR USES IT DEEMS NECESSARY OR ADVISABLE, PROVIDED THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF PROPERTY IN THE SUBDIVISION.

Pete Brendel PETE BRENDEL, EAST HILLS DEVELOPERS
 3300 E DIVIDE AVE.
 BISMARCK, ND 58004
 OWNER EXCEPT LOT 1 BLOCK 5

Michael Baumgardner MICHAEL BAUMGARDNER, EAST HILLS DEVELOPERS
 3300 E DIVIDE AVE.
 BISMARCK, ND 58004
 OWNER EXCEPT LOT 1 BLOCK 5

STATE OF NORTH DAKOTA) SS
 COUNTY OF BURLEIGH))

ON THIS 12th DAY OF June, 2006, BEFORE ME PERSONALLY APPEARED PETE BRENDEL AND MICHAEL BAUMGARDNER KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

DAVID PATIENCE
 Notary Public
 State of North Dakota
 My Commission Expires Aug. 24, 2010

STATE OF NORTH DAKOTA) SS
 COUNTY OF BURLEIGH))

ON THIS 21st DAY OF June, 2006, BEFORE ME PERSONALLY APPEARED John Marston KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

John Marston
 JOHN MARSTON
 OWNER EXCEPT LOT 1 BLOCK 5

DAVID PATIENCE
 Notary Public
 State of North Dakota
 My Commission Expires Aug. 24, 2010

