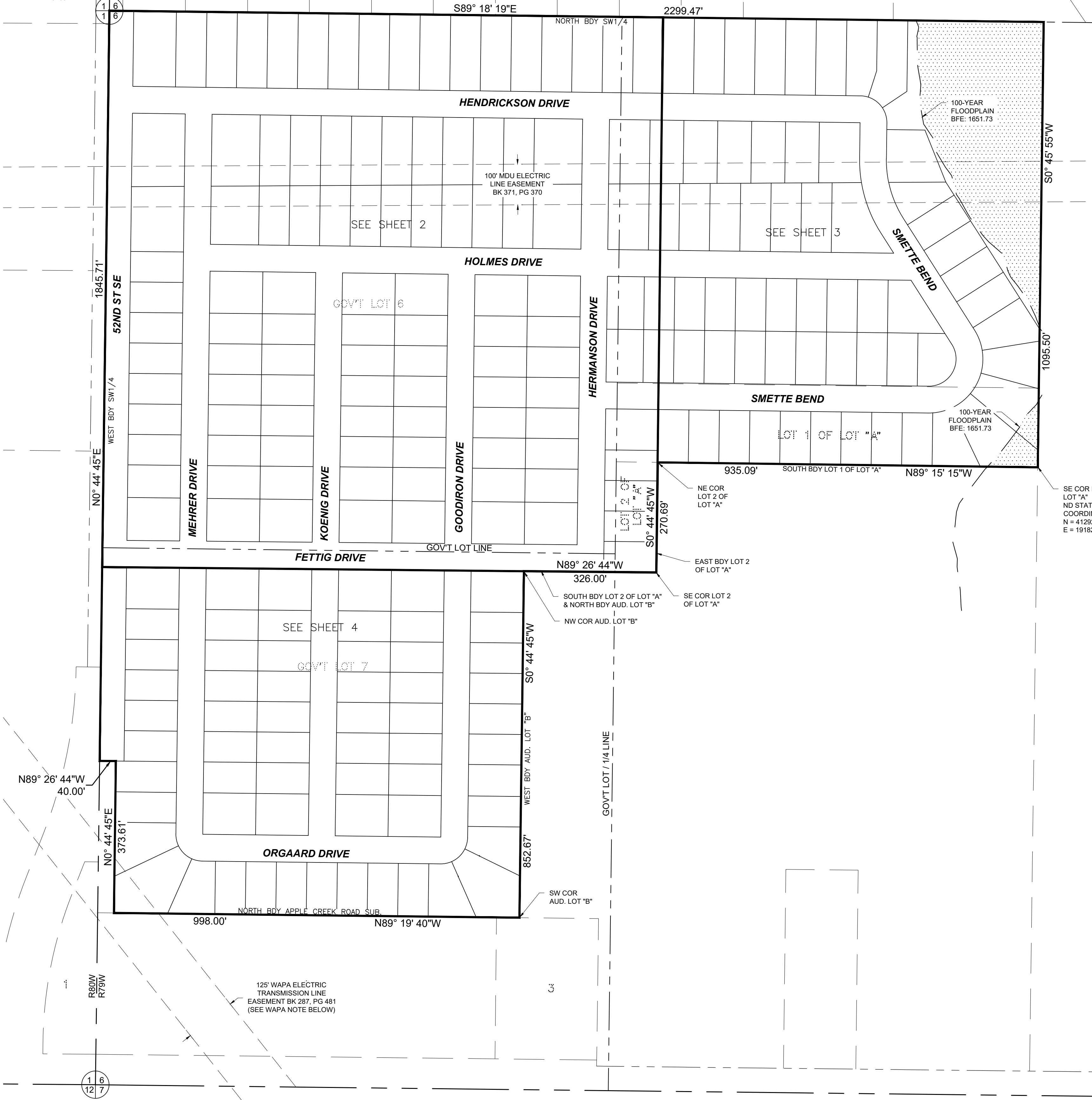


CLEAR SKY ADDITION

TO THE CITY OF BISMARCK, NORTH DAKOTA

PART OF GOVERNMENT LOTS 6 AND 7 AND PART OF THE E1/2 OF THE SW1/4 INCLUDING LOT 1 OF LOT "A" AND LOT 2 OF LOT "A" OF SAID SW1/4, ALL IN SECTION 6, T138N-R79W OF BURLEIGH COUNTY, NORTH DAKOTA.

POINT OF BEGINNING
NW COR SW1/4 SEC. 6
T138N-R79W
ND STATE PLANE
COORDINATES:
N = 414046.2
E = 1915942.1



DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING A PART OF GOVERNMENT LOTS 6 & 7 AND PART OF THE E1/2 OF THE SW1/4 INCLUDING LOT 1 OF LOT "A" AND LOT 2 OF LOT "A" OF SAID SW1/4, ALL IN SECTION 6, TOWNSHIP 138 NORTH, RANGE 79 WEST OF BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW1/4 OF SECTION 6, T138N-R79W; THENCE SOUTH 89°18'19" EAST ALONG THE NORTH BOUNDARY LINE OF SAID SW1/4 FOR 2299.47 FEET; THENCE SOUTH 00°45'55" WEST FOR 1095.50 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF LOT "A" OF SAID SW1/4; THENCE NORTH 89°15'15" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT "A" FOR 935.09 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID LOT "A"; THENCE SOUTH 00°44'45" WEST ALONG THE EAST BOUNDARY LINE OF SAID LOT 2 OF LOT "A" FOR 270.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 OF LOT "A"; THENCE NORTH 89°26'44" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 2 OF LOT "A" AND ALONG THE NORTH BOUNDARY LINE OF AUDITOR'S LOT "B" OF GOVERNMENT LOT 7 OF SAID SECTION 6 FOR 326.00 FEET TO THE NORTHWEST CORNER OF SAID AUDITOR'S LOT "B"; THENCE SOUTH 00°44'45" WEST ALONG THE WEST BOUNDARY LINE OF SAID AUDITOR'S LOT 7 FOR 852.67 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S LOT "B"; SAID POINT ALSO BEING ON THE NORTH BOUNDARY LINE OF APPLE CREEK ROAD SUBDIVISION OF BURLEIGH COUNTY, NORTH DAKOTA; THENCE NORTH 89°19'40" WEST ALONG SAID NORTH BOUNDARY LINE FOR 998.00 FEET; THENCE NORTH 00°44'45" EAST FOR 373.61 FEET; THENCE NORTH 89°26'44" WEST FOR 40.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID SW1/4; THENCE NORTH 00°44'45" EAST ALONG SAID WEST BOUNDARY LINE FOR 1845.71 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 86.27 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ANDRA L. MARQUARDT, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 4623, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT. FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDREDTHS THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANDRA L. MARQUARDT, RLS 4623

STATE OF NORTH DAKOTA)
COUNTY OF MORTON)

ON THIS ____ DAY OF _____, 2019, THERE APPEARED BEFORE ME ANDRA L. MARQUARDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME AS HER OWN FREE ACT AND DEED.

HARVEY SCHNEIDER
NOTARY PUBLIC, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION

WE OF FRF INVESTMENTS, LLP, BEING THE OWNERS OF THE LANDS PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED "CLEAR SKY ADDITION", AND DEDICATE ALL RIGHTS OF WAY TO THE CITY OF BISMARCK AS SHOWN ON THIS PLAT FOR PUBLIC USE, AND CONSENT TO ANY ACCESS CONTROL TO THE PROPERTY AS SHOWN.

WE ALSO DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "UTILITY EASEMENTS" TO RUN WITH THE LAND FOR PUBLIC AND PRIVATE UTILITIES OR SERVICES ON, ACROSS, ABOVE OR UNDER THOSE CERTAIN STRIPS OF LAND.

WE ALSO DEDICATE TO THE CITY OF BISMARCK FOR PUBLIC USE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "STORMWATER & DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF ALLOWING THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER AND/OR OVER THOSE AREAS INCLUDING THE CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES TOGETHER WITH NECESSARY APPURTENANCES.

WE FURTHER GRANT ANY OTHER EASEMENTS OR SERVITUDES AS SHOWN AND AND THOSE THAT ARE RECORDED BUT NOT SHOWN.

MATT GEIGER, PRESIDENT
FRF INVESTMENTS, LLP

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK ON THIS ____ DAY OF _____, 2019, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY THE SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIRMAN

BEN EHRETH - 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 GROUNDS 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 PLATTING 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 THIS ____ DAY OF _____, 2019.

ATTEST
KEITH J. HUNKE - CITY ADMINISTRATOR

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, 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 ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE PLAT.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THIS ____ DAY OF _____, 2019.

BRIAN BITNER - CHAIRMAN

KEVIN J. GLATT, COUNTY AUDITOR

APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER FOR THE CITY OF BISMARCK, NORTH DAKOTA HEREBY APPROVES "CLEAR SKY ADDITION," BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

GABRIEL J. SCHELL - CITY ENGINEER

WESTERN AREA POWER ADMINISTRATION DEED RESTRICTION NOTES:

THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HOLDS A 125 FOOT WIDE (62.5' ON EACH SIDE OF THE CENTERLINE) EASEMENT FOR THE RIGHT TO OPERATE, PATROL, REPAIR, MAINTAIN, USE, CONSTRUCT AND RECONSTRUCT AN ELECTRICAL TRANSMISSION LINE.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE EASEMENTS, UNLESS REVIEWED AND APPROVED BY WAPA (IN WRITING).

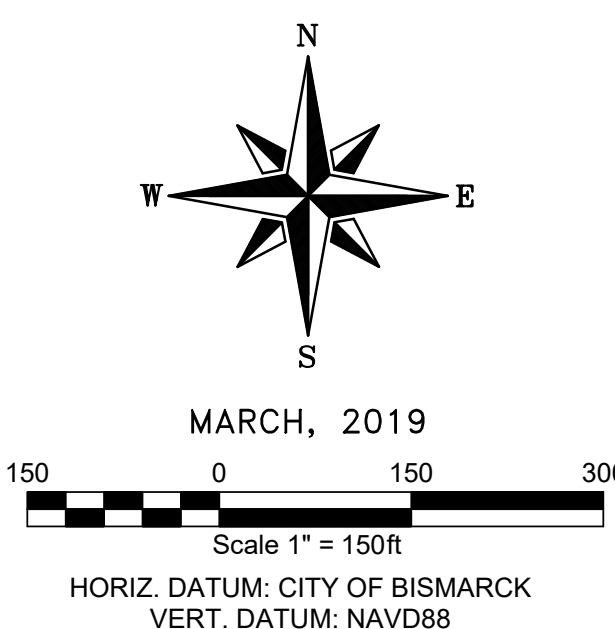
- OWNER SHALL NOT ERECT ANY STRUCTURES. STRUCTURES, BY WAY OF EXAMPLE, NOT BY LIMITATION, SHALL MEAN BUILDINGS, MOBILE HOMES, SIGNS, STORAGE TANKS, SEPTIC SYSTEMS, SWIMMING POOLS, TENNIS COURTS OR SIMILAR FACILITIES.
- OWNER SHALL NOT DRILL WELLS OR CONDUCT MINING OPERATIONS.
- OWNER SHALL NOT GRANT PERMISSION TO THE PUBLIC FOR THE USE OF THE EASEMENT AREA, SUCH AS PROHIBITED USE SHALL INCLUDE ROADS, PARKING AREAS, STORAGE FACILITIES AND RECREATION FACILITIES.
- OWNER SHALL NOT APPRECIABLY CHANGE THE CHARACTER OF THE EXISTING TOPOGRAPHY. NORMAL GARDENING PRACTICES MAY BE CONDUCTED.
- OWNER SHALL NOT ERECT OR INSTALL FENCES ON OR ACROSS THE EASEMENT AREAS WITHOUT FIRST SUBMITTING THE FENCE PLANS TO WESTERN AND OBTAINING WESTERN'S WRITTEN APPROVAL.
- OWNER SHALL NOT PLANT TREES WITHIN THE RIGHT-OF-WAY.

REQUESTS FOR PERMISSION TO USE THE TRANSMISSION LINE RIGHT-OF-WAY SHOULD BE SUBMITTED TO THE WESTERN AREA POWER ADMINISTRATION, NORTH DAKOTA MAINTENANCE OFFICE, P.O. BOX 1173, BISMARCK, ND 58501-1173.

OWNERS:
FRF INVESTMENTS, LLP
408 E. MAIN AVE
BISMARCK, ND 58501

BASIS OF BEARING:
BASIS OF BEARING: WEST BOUNDARY LINE OF THE SW1/4, SECTION 6, T138N-R79W SOUTH 00° 44' 45" EAST. NORTH DAKOTA STATE PLANE COORDINATE SYSTEM (NAD83 SOUTH ZONE [1986 ADJUSTMENT]). UNITS ARE INTERNATIONAL FEET.

- NOTES:
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
 - A PORTION OF LOTS 26, 35 AND 36, BLOCK 1 LIE WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE) PER FEMA FIRM PANEL MAP NO. 38015C0815D, REVISED AUGUST 4, 2014. BFE: 1651.73.
 - BENCHMARK: BSC BASE STATION, ELEV: 1881.60.
 - WATER TO BE PROVIDED BY THE CITY OF BISMARCK.
 - ALL OF LOT 26, BLOCK 1 LYING SOUTH OF THE NORTH LINE OF THE 50' MDU ELECTRIC LINE EASEMENT SHALL BE DESIGNATED AS A STORM SEWER AND DRAINAGE EASEMENT.
 - TOTAL LOT ACREAGE: 64.83
TOTAL ROAD ACREAGE: 21.44
TOTAL ACREAGE: 86.27



- LEGEND
- △ FOUND SECTION/QUARTER CORNER
 - FOUND REBAR MONUMENT
 - REBAR MONUMENT TO BE SET
 - 100-YEAR FLOODPLAIN



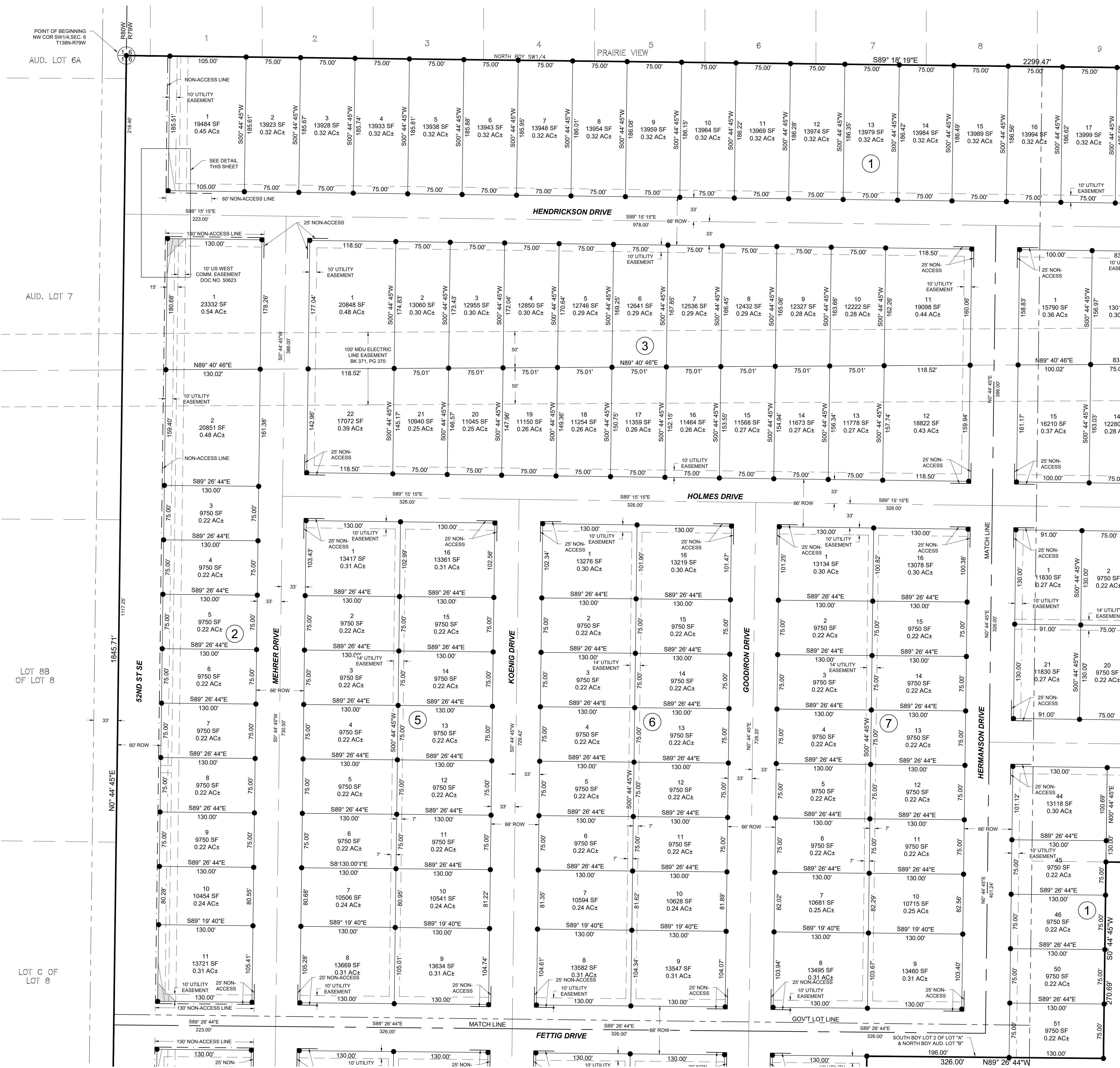
TOMAN ENGINEERING
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923
SURVEYOR: ANDRA L. MARQUARDT, RLS-4623

SHEET 1 OF 4

CLEAR SKY ADDITION

TO THE CITY OF BISMARCK, NORTH DAKOTA

PART OF GOVERNMENT LOTS 6 AND 7 AND PART OF THE E1/2 OF THE SW1/4 INCLUDING LOT 1 OF LOT "A" AND LOT 2 OF LOT "A" OF SAID SW1/4, ALL IN SECTION 6, T138N-R79W OF BURLEIGH COUNTY, NORTH DAKOTA.

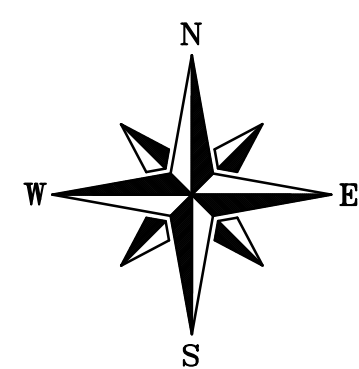


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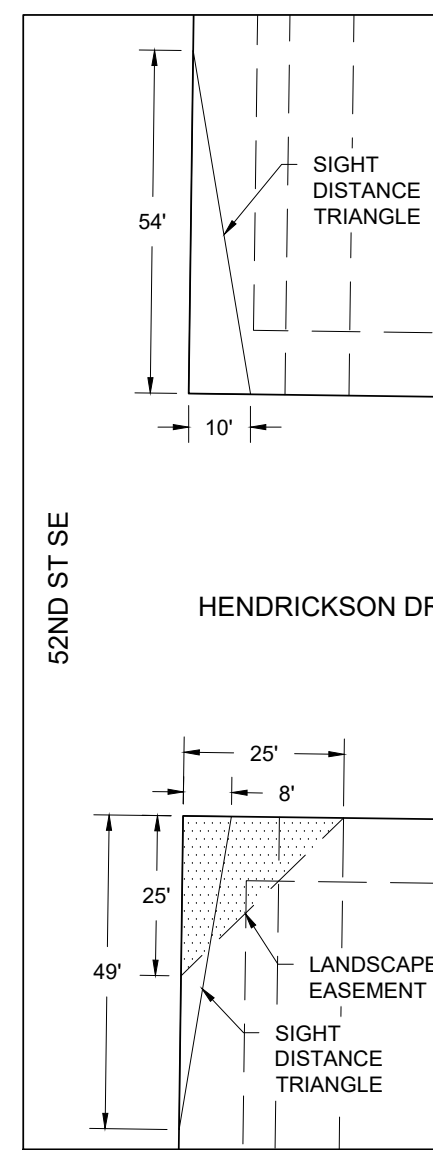
MARCH, 2019

Scale 1" = 60 ft.
HORIZ. DATUM: CITY OF BISMARCK
VERT. DATUM: NAVD83

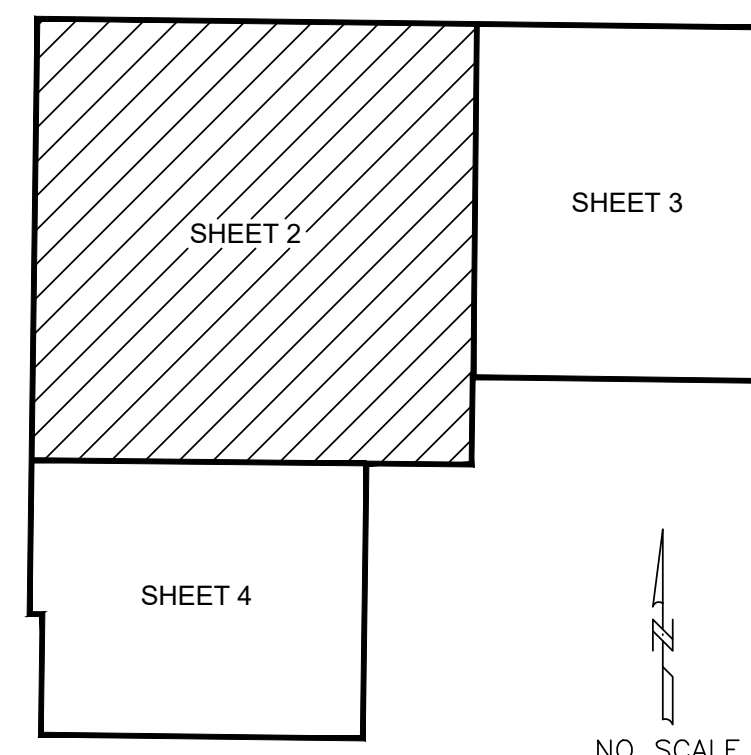
LEGEND

- △ FOUND SECTION/QUARTER CORNER
- FOUND REBAR MONUMENT
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CENTERLINE STREET CURVE TABLE				
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C4	90°04'25"	33.00'	51.88'	S44° 17' 28"E
C5	89°55'35"	33.00'	51.79'	N45° 42' 32"E



KEY MAP



TOMAN ENGINEERING

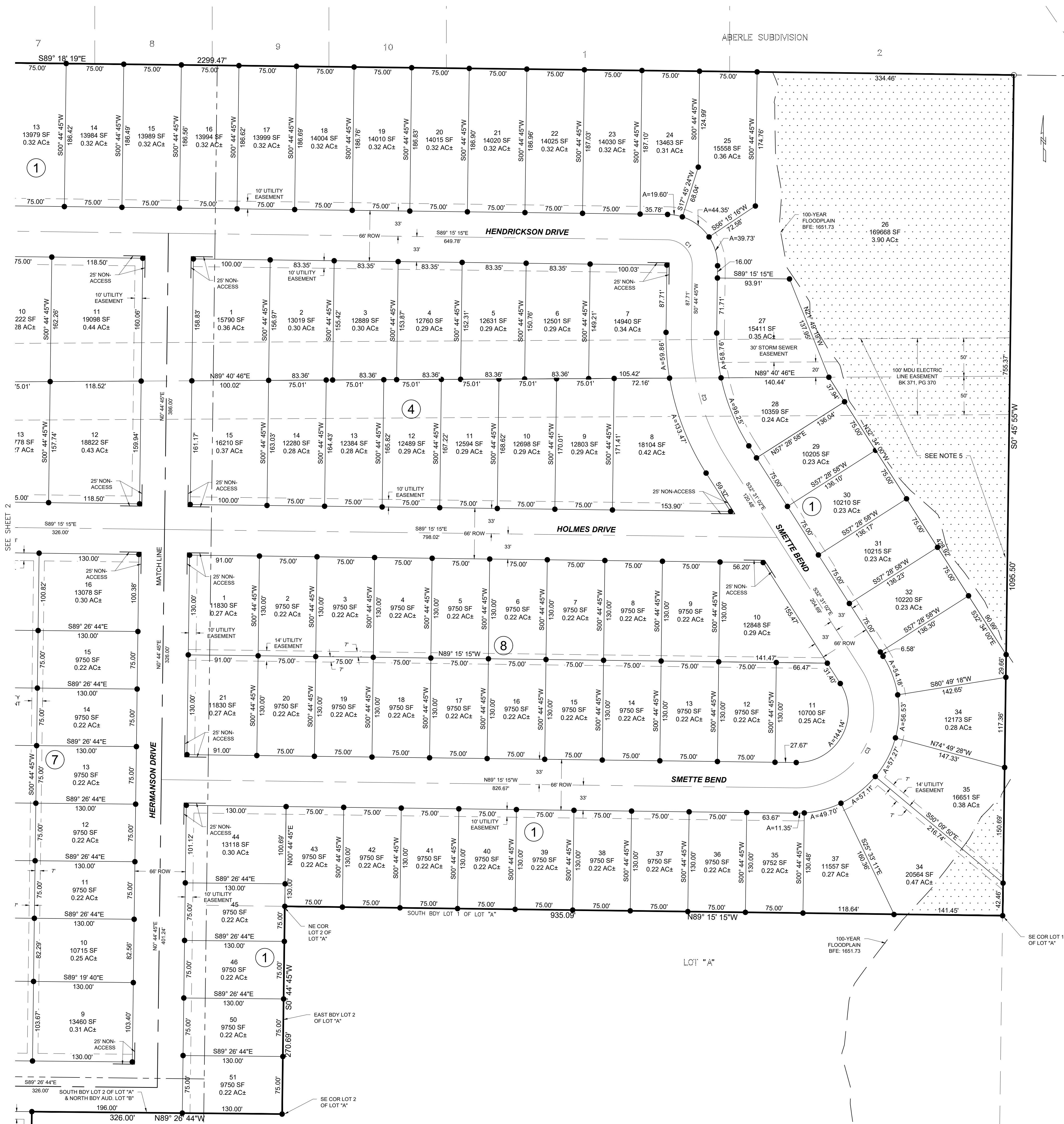
501 1st Street NW, Mandan, ND 58554
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SHEET 2 OF 4

CLEAR SKY ADDITION

TO THE CITY OF BISMARCK, NORTH DAKOTA

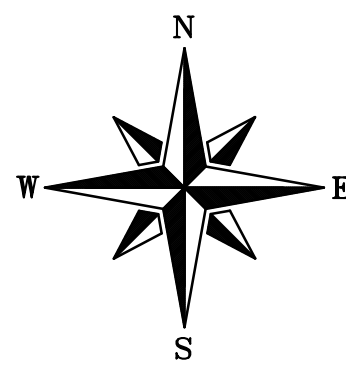
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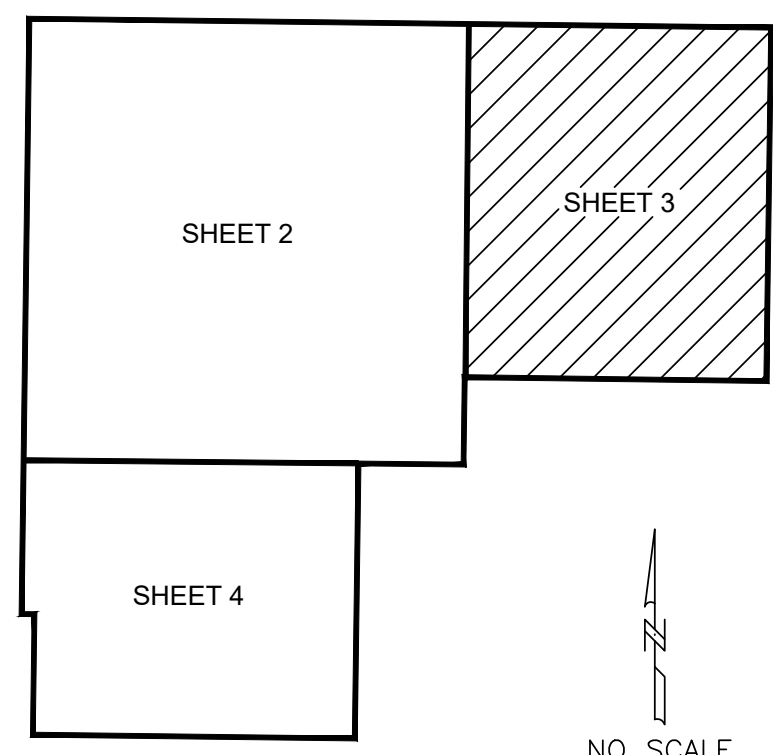


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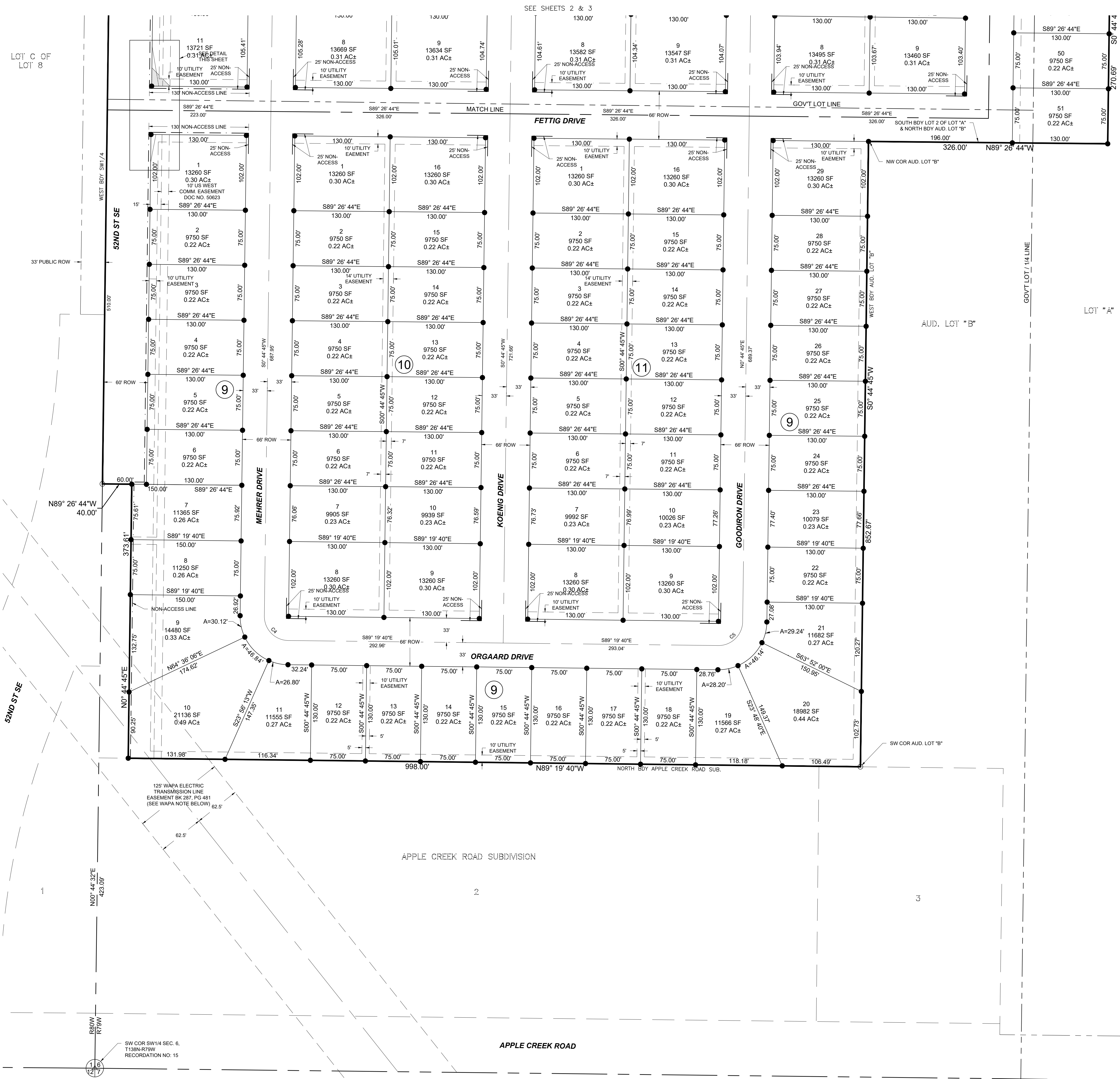
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SHEET 3 OF 4

CLEAR SKY ADDITION

TO THE CITY OF BISMARCK, NORTH DAKOTA

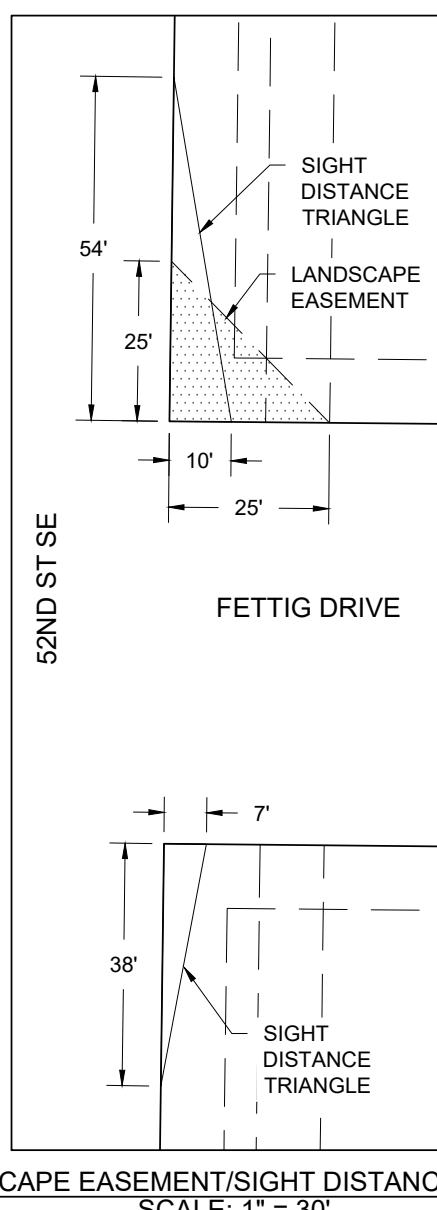
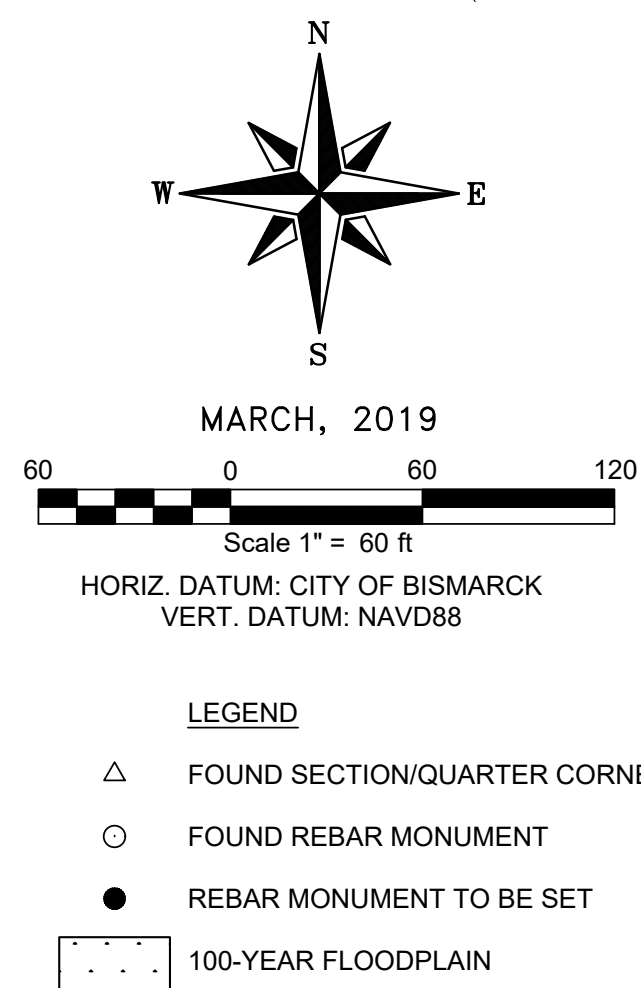
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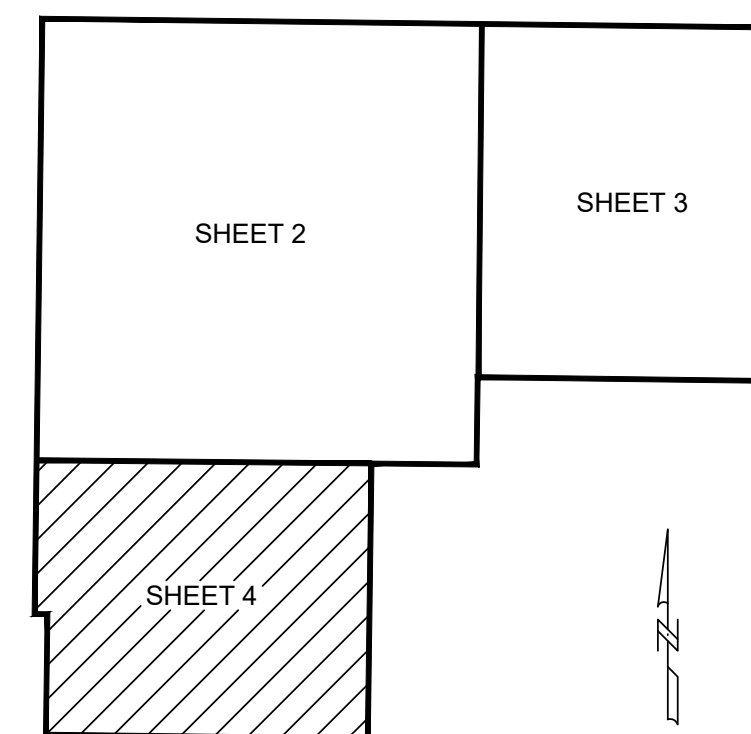
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KEY MAP



TOMAN ENGINEERING

501 1st Street NW, Mandan, ND 58554

Phone: 701-663-6483 * Fax: 701-663-0923

SURVEYOR: ANDRA L. MARQUARDT, RLS-4623

SHEET 4 OF 4

NO SCALE