

WEST HILLS ESTATES FIFTH ADDITION

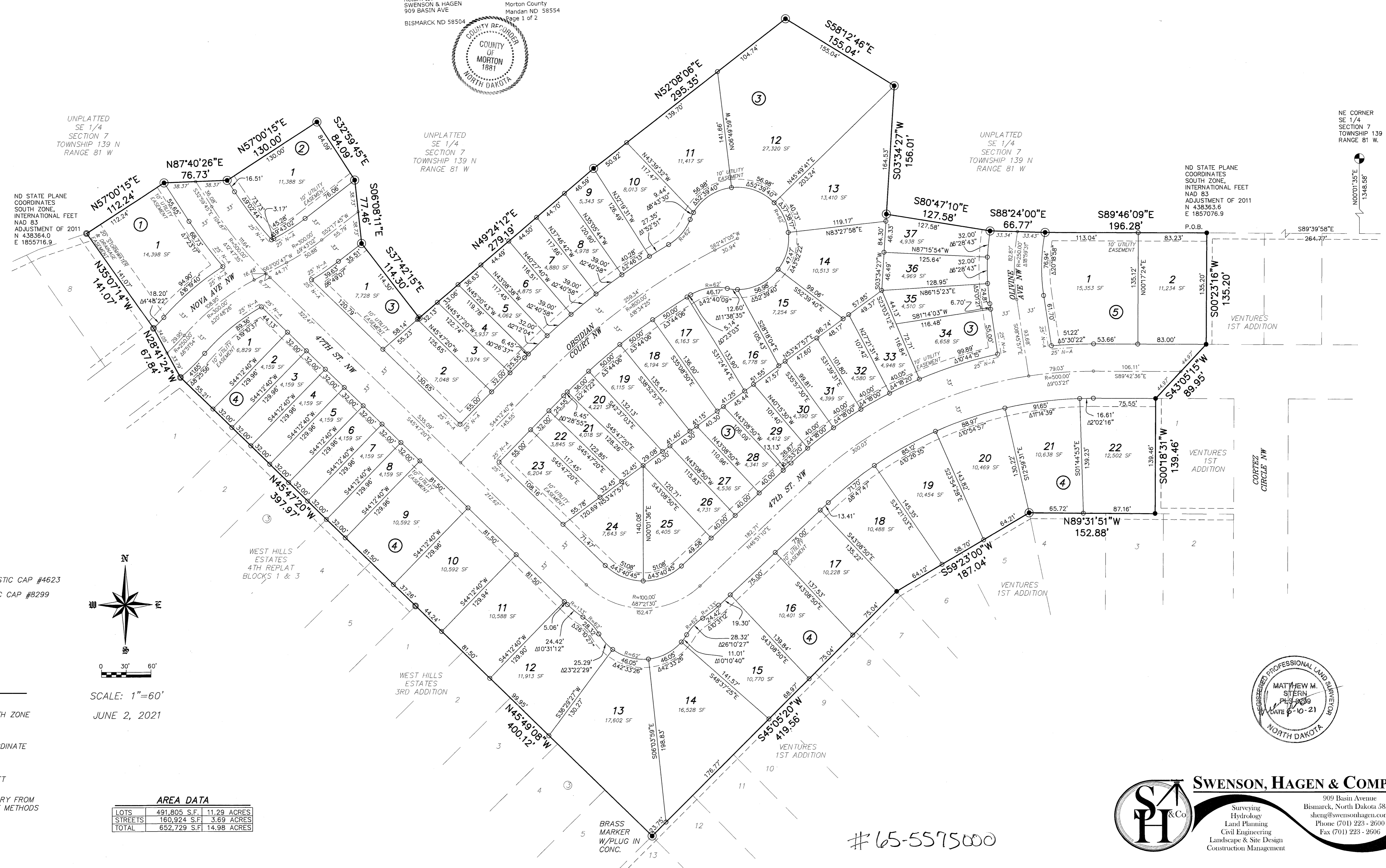
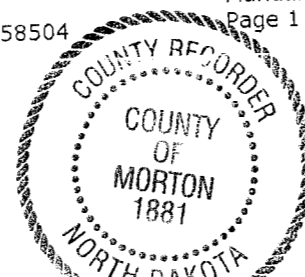
PART OF THE SE 1/4 OF SECTION 7, T 139 N., R 81 W.

MANDAN, MORTON COUNTY, NORTH DAKOTA

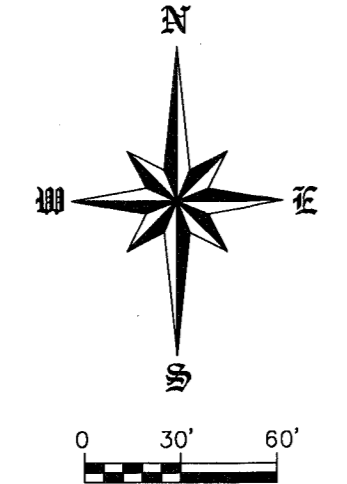
COUNTY RECORDER, MORTON COUNTY, ND 505244
 I certify that this instrument was filed and recorded
 Nancy Seefeldt, County Recorder Fee \$50.00
 By *Nancy Seefeldt* August 16, 2021 1:08:51 PM

Return to: SWENSON & HAGEN
 909 BASIN AVE
 BISMARCK ND 58504

County Recorder 505244
 Morton County
 Mandan ND 58554
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- LEGEND**
- FOUND 1" REBAR OR 1" I.P.
 - ◎ FOUND 5/8" REBAR W/PLASTIC CAP #4623
 - SET 5/8" REBAR W/PLASTIC CAP #8299 OR OTHERWISE SPECIFIED
 - MONUMENT TO BE SET
- 25' N-A 25' NON-ACCESS



NOTES

BASIS OF BEARING:
 NORTH DAKOTA STATE PLANE, SOUTH ZONE

COORDINATE DATUM:
 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
 NAD 83 SOUTH ZONE
 ADJUSTMENT OF 2011
 UNITS ARE INTERNATIONAL FEET

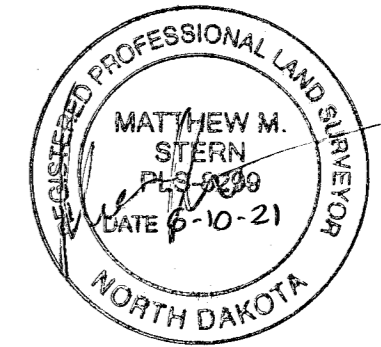
SCALE: 1"=60'
 JUNE 2, 2021

AREA DATA

LOTS	491,805 S.F.	11.29 ACRES
STREETS	160,924 S.F.	3.69 ACRES
TOTAL	652,729 S.F.	14.98 ACRES

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

#65-5575000



SWENSON, HAGEN & COMPANY P.C.

909 Basin Avenue
 Bismarck, North Dakota 58504
 sheng@swensonhagen.com
 Phone (701) 223-2600
 Fax (701) 223-2600

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

WEST HILLS ESTATES FIFTH ADDITION

PART OF THE SE 1/4 OF SECTION 7, T 139 N., R 81 W.

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DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 139 NORTH, RANGE 81 WEST, MANDAN, MORTON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF VENTURE'S 1ST ADDITION; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, ALONG THE BOUNDARY OF VENTURE'S 1ST ADDITION, A DISTANCE OF 135.20 FEET; THENCE SOUTH 43 DEGREES 05 MINUTES 15 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 89.95 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 31 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 139.71 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 152.88 FEET; THENCE SOUTH 59 DEGREES 23 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 187.04 FEET; THENCE SOUTH 45 DEGREES 05 MINUTE 20 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 419.56 FEET TO THE EASTERLY BOUNDARY OF WEST HILLS ESTATES 3RD ADDITION; THENCE NORTH 45 DEGREES 49 MINUTES 08 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 400.12 FEET TO THE EASTERLY BOUNDARY OF WEST HILLS ESTATES 4TH REPEAT OF BLOCKS 1 & 3; THENCE NORTH 45 DEGREES 47 MINUTES 20 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 397.97 FEET; THENCE NORTH 28 DEGREES 41 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 67.84 FEET; THENCE NORTH 35 DEGREES 07 MINUTES 14 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 141.07 FEET; THENCE NORTH 57 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 112.24 FEET; THENCE NORTH 87 DEGREES 40 MINUTES 26 SECONDS EAST, A DISTANCE OF 76.73 FEET; THENCE NORTH 57 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 32 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 84.09 FEET; THENCE SOUTH 06 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 77.46 FEET; THENCE SOUTH 37 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.30 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 279.19 FEET; THENCE NORTH 52 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 295.35 FEET; THENCE SOUTH 58 DEGREES 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 155.04 FEET; THENCE SOUTH 03 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 156.01 FEET; THENCE SOUTH 80 DEGREES 47 MINUTES 10 SECONDS EAST, A DISTANCE OF 127.58 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 66.77 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 196.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 14.99 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MATTHEW M. STERN, 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 MARCH 24, 2021, 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

Matthew M. Stern
MATTHEW M. STERN
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 8299

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 MANDAN, ON THE 26th DAY OF April, 2021, IN 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

Nancy Moser
NANCY MOSER - 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 HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREET, ALLEYS, AND PUBLIC WAYS SHOWN HEREON AS AN AMENDMENT TO THE MASTER STREET PLAN OF THE CITY OF MANDAN. THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION THIS 1st DAY OF June, 2021.

Jim Neuberger
JIM NEUBERGER - CITY ADMINISTRATOR

Tim Helbling
TIM HELBLING - MAYOR

APPROVAL OF CITY ENGINEER

I, JUSTIN FROSETH, CITY ENGINEER OF THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVE "WEST HILLS ESTATES FIFTH ADDITION", MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE APPROVED PLAT.



Justin Froseth
JUSTIN FROSETH
CITY ENGINEER

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WEST HILLS DEVELOPERS, LLC, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "WEST HILLS ESTATES FIFTH ADDITION", MANDAN, MORTON COUNTY, NORTH DAKOTA.

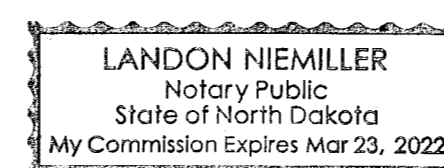
WE, THE UNDERSIGNED, BEING THE SOLE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LANDS FOR WATER, SEWER, GAS, ELECTRICITY, OR OTHER PUBLIC UTILITY LINES OF SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENTS".

THEY FURTHERMORE DEDICATE UNTO THE CITY OF MANDAN "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 DEDICATED 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 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 ACROSS THE EASEMENT AREA.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS

Arthur Goldammer
ARTHUR GOLDAMMER
WEST HILLS DEVELOPERS, LLC
3100 N 14TH ST.
BISMARCK, ND 58503

ON THIS 27th DAY OF JULY, 2021, BEFORE ME PERSONALLY APPEARED ARTHUR GOLDAMMER OF WEST HILLS DEVELOPERS, LLC, 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.



Landon Niemiller
NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES 3-27-22

Auditor's Office, Morton Co., ND
Delinquent Taxes and Special Assessments,
Paid and Transfer Assigned
By *Dawn R. Rhone*
DAWN R. RHONE, County Auditor
Deputy

Approved by the Morton County Auditor's
Office, Dawn R. Rhone, Auditor.
By *Sandra Neuse*
Date 03-16-2021



SWENSON, HAGEN & COMPANY P.C.

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