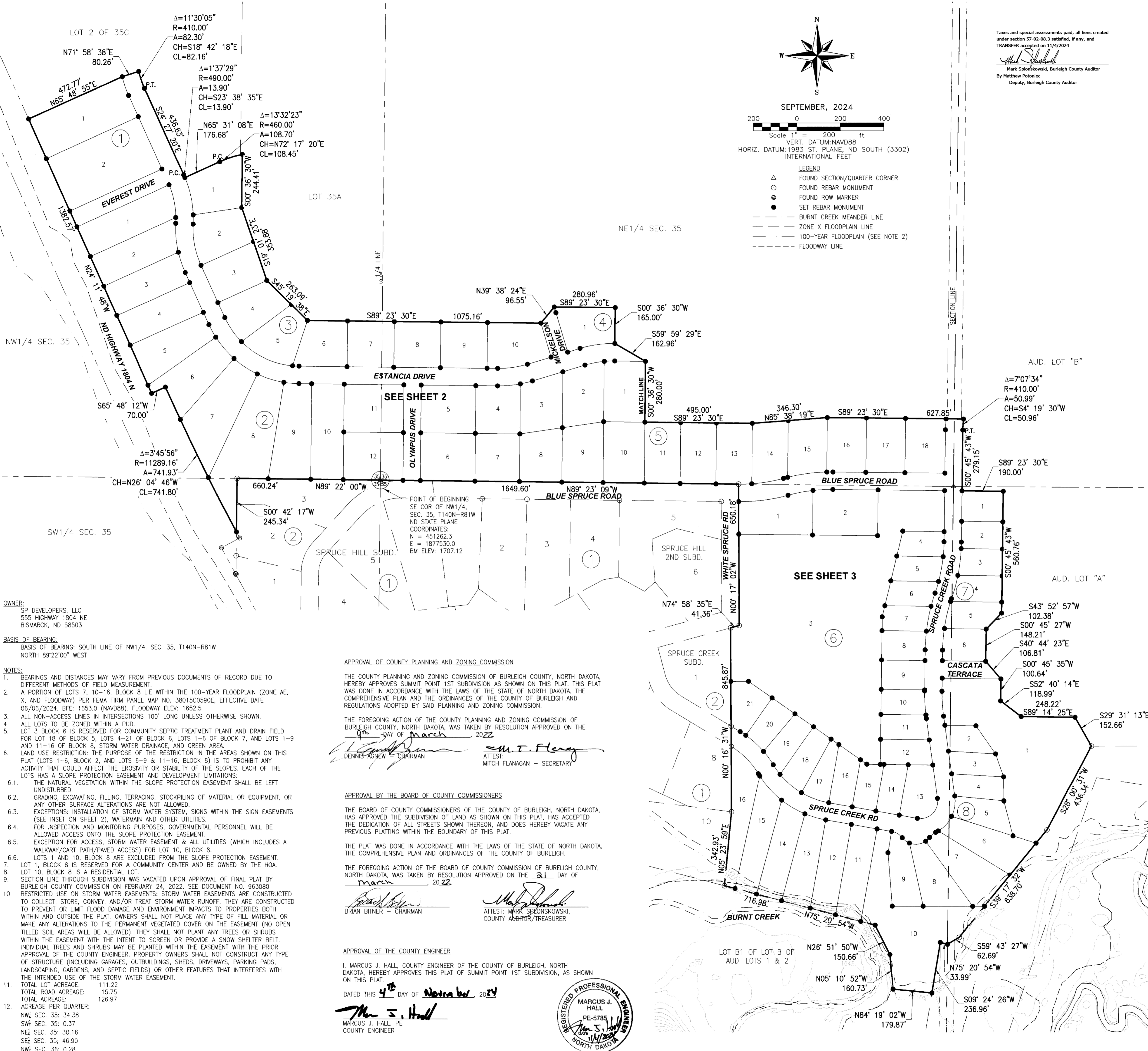
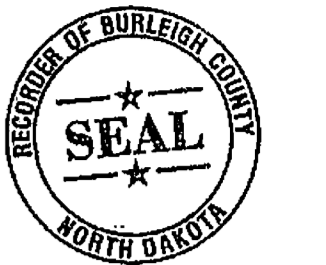


SUMMIT POINT 1ST SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

PART OF AUDITOR'S LOT 2 OF AUDITOR'S LOT 35C OF THE NW $\frac{1}{4}$, ALL OF LOT 35B OF THE SW $\frac{1}{4}$, PART OF LOT 35A OF THE NW $\frac{1}{4}$, PART OF THE NE $\frac{1}{4}$, PART OF TRACT D OF THE SE $\frac{1}{4}$ AND PART OF LOT B1 OF LOT B OF AUDITOR'S LOTS 1 & 2 OF THE SE $\frac{1}{4}$ OF SECTION 35, PART OF AUDITOR'S LOT "B" OF THE NW $\frac{1}{4}$ OF SECTION 36, AND PART OF AUDITOR'S LOT "A" OF THE SW $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP



OWNER:
SP DEVELOPERS, LLC
555 HIGHWAY 1804 NE
BISMARCK, ND 58503

BASIS OF BEARING:
BASIS OF BEARING: SOUTH LINE OF NW $\frac{1}{4}$ SEC. 35, T140N-R81W
NORTH 89°22'00" WEST

NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
- A PORTION OF LOTS 7, 10-16, BLOCK 8 LIE WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE, X, AND FLOODWAY) PER FEMA FIRM PANEL NO. 38015C0590E, EFFECTIVE DATE 06/06/2024. BFE: 1653.0 (NAVD88). FLOODWAY ELEV: 1652.5
- ALL NON-ACCESS LINES IN INTERSECTIONS 100' LONG UNLESS OTHERWISE SHOWN.
- ALL LOTS TO BE ZONED WITHIN A PUD.
- LOT 3 BLOCK 6 IS RESERVED FOR COMMUNITY SEPTIC TREATMENT PLANT AND DRAIN FIELD FOR LOT 18 OF BLOCK 5, LOTS 4-21 OF BLOCK 6, LOTS 1-6 OF BLOCK 7, AND LOTS 1-9 AND 11-16 OF BLOCK 8, STORM WATER DRAINAGE, AND GREEN AREA.
- LAND USE RESTRICTION: THE PURPOSE OF THE RESTRICTION IN THE AREAS SHOWN ON THIS PLAT (LOTS 1-6, BLOCK 2, AND LOTS 6-9 & 11-16, BLOCK 8) IS TO PROHIBIT ANY ACTIVITY THAT COULD AFFECT THE EROSION OR STABILITY OF THE SLOPES, EACH OF THE LOTS HAS A SLOPE PROTECTION EASEMENT AND DEVELOPMENT LIMITATIONS.
- THE NATURAL VEGETATION WITHIN THE SLOPE PROTECTION EASEMENT SHALL BE LEFT UNDISTURBED.
- GRADING, EXCAVATING, FILLING, TERRACING, STOCKPILING OF MATERIAL OR EQUIPMENT, OR ANY OTHER SURFACE ALTERATIONS ARE NOT ALLOWED.
- EXCEPTIONS: INSTALLATION OF STORM WATER SYSTEM, SIGNS WITHIN THE SIGN EASEMENTS (SEE INSET ON SHEET 2), WATERMAN AND OTHER UTILITIES.
- FOR INSPECTION AND MONITORING PURPOSES, GOVERNMENTAL PERSONNEL WILL BE ALLOWED ACCESS ONTO THE SLOPE PROTECTION EASEMENT.
- EXCEPTION FOR ACCESS, STORM WATER EASEMENT & ALL UTILITIES (WHICH INCLUDES A WALKWAY/CART PATH/PAVED ACCESS) FOR LOT 10, BLOCK 8.
- LOTS 1 AND 10, BLOCK 8 ARE EXCLUDED FROM THE SLOPE PROTECTION EASEMENT.
- LOT 1, BLOCK 8 IS RESERVED FOR A COMMUNITY CENTER AND BE OWNED BY THE HOA.
- LOT 10, BLOCK 8 IS A RESIDENTIAL LOT.
- SECTION LINE THROUGH SUBDIVISION WAS VACATED UPON APPROVAL OF FINAL PLAT BY BURLEIGH COUNTY COMMISSION ON FEBRUARY 24, 2022. SEE DOCUMENT NO. 963080
- RESTRICTED USE ON STORM WATER EASEMENTS: STORM WATER EASEMENTS ARE CONSTRUCTED TO COLLECT, STORE, CONVEY, AND/OR TREAT STORM WATER RUNOFF. THEY ARE CONSTRUCTED TO PREVENT OR LIMIT FLOOD DAMAGE AND ENVIRONMENT IMPACTS TO PROPERTIES BOTH WITHIN AND OUTSIDE THE PLAT. OWNERS SHALL NOT PLACE ANY TYPE OF FILL MATERIAL OR MAKE ANY ALTERATIONS TO THE PERMANENT VEGETATED COVER ON THE EASEMENT (NO OPEN TILLED SOIL AREAS WILL BE ALLOWED). THEY SHALL NOT PLANT ANY TREES OR SHRUBS WITHIN THE EASEMENT WITH THE INTENT TO SCREEN OR PROVIDE A SNOW SHELTER BELT. INDIVIDUAL TREES AND SHRUBS MAY BE PLANTED WITHIN THE EASEMENT WITH THE PRIOR APPROVAL OF THE COUNTY ENGINEER. PROPERTY OWNERS SHALL NOT CONSTRUCT ANY TYPE OF STRUCTURE (INCLUDING GARAGES, OUTBUILDINGS, SHEDS, DRIVEWAYS, PARKING PADS, LANDSCAPING, GARDENS, AND SEPTIC FIELDS) OR OTHER FEATURES THAT INTERFERES WITH THE INTENDED USE OF THE STORM WATER EASEMENT.
- TOTAL LOT ACREAGE: 111.22
TOTAL ROAD ACREAGE: 15.75
TOTAL ACREAGE: 126.97
- ACREAGE PER QUARTER:
NW $\frac{1}{4}$ SEC. 35: 34.38
SW $\frac{1}{4}$ SEC. 35: 0.37
NE $\frac{1}{4}$ SEC. 35: 30.16
SE $\frac{1}{4}$ SEC. 35: 46.90
NW $\frac{1}{4}$ SEC. 36: 0.28
SW $\frac{1}{4}$ SEC. 36: 14.88

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, HEREBY APPROVES SUMMIT POINT 1ST SUBDIVISION AS SHOWN ON THIS PLAT. THIS PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND THE ORDINANCES OF THE COUNTY OF BURLEIGH AND REGULATIONS ADOPTED BY SAID PLANNING AND ZONING COMMISSION.

THE FOREGOING ACTION OF THE COUNTY PLANNING AND ZONING COMMISSION OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE 09th DAY OF March 2022

DENNIS AGNEW - CHAIRMAN
M.T. Flory - SECRETARY

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE PLAT WAS DONE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THE COMPREHENSIVE PLAN AND ORDINANCES OF THE COUNTY OF BURLEIGH.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED ON THE 31st DAY OF March 2022

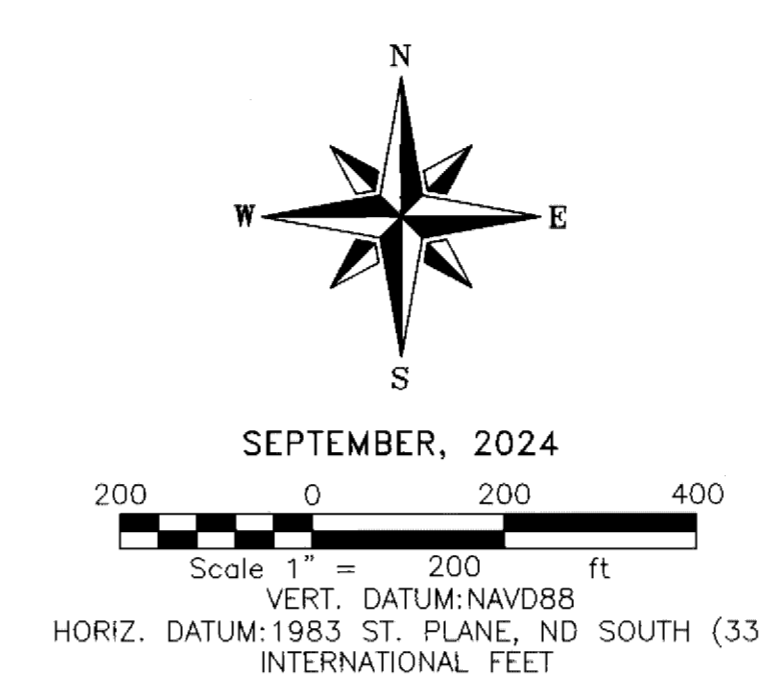
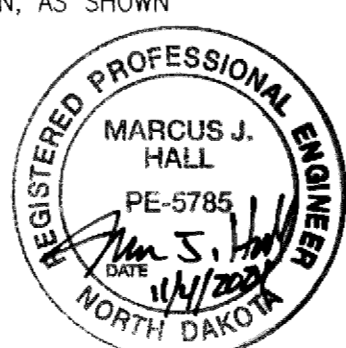
Brian Bitner - CHAIRMAN
Mark Spionkowski, County Auditor/Treasurer

APPROVAL OF THE COUNTY ENGINEER

I, MARCUS J. HALL, COUNTY ENGINEER OF THE COUNTY OF BURLEIGH, NORTH DAKOTA, HEREBY APPROVES THIS PLAT OF SUMMIT POINT 1ST SUBDIVISION, AS SHOWN ON THIS PLAT.

DATED THIS 4th DAY OF October 2024

Marcus J. Hall
COUNTY ENGINEER



Taxes and special assessments paid, all liens created under section 57-02-06.3 satisfied, if any, and TRANSFER accepted on 11/14/2024

Mark Spionkowski, Burleigh County Auditor
By Matthew Patonice, Deputy, Burleigh County Auditor

DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING A PART OF AUDITOR'S LOT 2 OF AUDITOR'S LOT 35C OF THE NW $\frac{1}{4}$, ALL OF LOT 35B OF THE SW $\frac{1}{4}$, PART OF LOT 35A OF THE NW $\frac{1}{4}$, PART OF THE NE $\frac{1}{4}$, PART OF TRACT D OF THE SE $\frac{1}{4}$ AND PART OF LOT B1 OF LOT B OF AUDITOR'S LOTS 1 & 2 OF THE SE $\frac{1}{4}$ OF SECTION 35, PART OF AUDITOR'S LOT "B" OF THE NW $\frac{1}{4}$ OF SECTION 36, AND PART OF AUDITOR'S LOT "A" OF THE SW $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP OF BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW $\frac{1}{4}$ OF SECTION 35, T140N-R81W; THENCE NORTH 89°22'00" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID NW $\frac{1}{4}$ FOR 660.24 FEET TO THE NORTHWEST CORNER OF SPRUCE HILL SUBDIVISION OF BURLEIGH COUNTY, NORTH DAKOTA; THENCE SOUTH 00°42'17" WEST ALONG THE WEST BOUNDARY LINE OF SAID SPRUCE HILL SUBDIVISION FOR 245.34 FEET TO A POINT ON THE NORTHEASTELY RIGHT-OF-WAY LINE OF ND HIGHWAY 1804, SAID POINT ALSO BEING ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11289.16 FEET; THENCE ALONG SAID NORTHWESTELY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES THENCE ALONG SAID CURVE TO THE RIGHT (CHORD BEARING OF NORTH 26°04'46" WEST, 741.80 FEET) AN ARC LENGTH OF 741.93 FEET; THENCE NORTH 65°48'12" WEST RADIAL TO SAID CURVE FOR 70.00 FEET; THENCE NORTH 24°11'48" WEST FOR 1382.57 FEET; THENCE NORTH 65°48'55" EAST FOR 472.77 FEET; THENCE NORTH 71°58'38" EAST FOR 80.26 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT (CHORD BEARING OF SOUTH 18°42'18" EAST, 82.16 FEET) AN ARC LENGTH OF 82.30 FEET TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE TO THE LEFT; THENCE SOUTH 24°27'20" EAST FOR 436.63 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (CHORD BEARING OF SOUTH 23°38'35" EAST, 13.90 FEET) AN ARC LENGTH OF 13.90 FEET; THENCE NORTH 65°31'08" EAST FOR 176.68 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (CHORD BEARING OF NORTH 72°17'20" EAST, 108.45 FEET) AN ARC LENGTH OF 108.70 FEET; THENCE SOUTH 00°36'30" WEST FOR 244.41 FEET; THENCE SOUTH 19°01'23" EAST FOR 353.88 FEET; THENCE SOUTH 45°19'38" EAST FOR 263.09 FEET; THENCE SOUTH 89°23'30" EAST FOR 1075.16 FEET; THENCE NORTH 39°38'24" EAST FOR 96.55 FEET; THENCE SOUTH 89°23'30" EAST FOR 280.96 FEET; THENCE SOUTH 00°36'30" WEST FOR 165.00 FEET; THENCE SOUTH 59°59'29" EAST FOR 162.96 FEET; THENCE SOUTH 00°36'30" WEST FOR 280.00 FEET; THENCE SOUTH 89°23'30" EAST FOR 495.00 FEET; THENCE NORTH 85°38'19" EAST FOR 346.30 FEET; THENCE SOUTH 89°23'30" EAST FOR 627.85 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT (CHORD BEARING SOUTH 04°19'30" WEST, 50.96 FEET) AN ARC LENGTH OF 50.99 FEET TO THE P.T. OF SAID CURVE TO THE LEFT; THENCE SOUTH 00°45'43" WEST FOR 279.15 FEET; THENCE SOUTH 89°23'30" EAST FOR 190.00 FEET; THENCE SOUTH 00°45'43" WEST FOR 560.76 FEET; THENCE SOUTH 43°52'57" WEST FOR 102.38 FEET; THENCE SOUTH 00°45'27" WEST FOR 148.21 FEET; THENCE SOUTH 40°44'23" EAST FOR 106.81 FEET; THENCE SOUTH 00°45'35" WEST FOR 100.64 FEET; THENCE SOUTH 52°40'14" EAST FOR 118.99 FEET; THENCE SOUTH 89°14'25" EAST FOR 248.22 FEET; THENCE SOUTH 29°31'13" EAST FOR 152.66 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF AUDITOR'S LOT "A" OF THE SW $\frac{1}{4}$ OF SECTION 36, T140N-R81W; THENCE ALONG SAID SOUTH BOUNDARY LINE OF THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 28°00'31" WEST FOR 436.34 FEET; THENCE SOUTH 39°17'32" WEST FOR 638.70 FEET; THENCE SOUTH 59°43'27" WEST FOR 62.69 FEET TO THE SOUTHEAST CORNER OF TRACT D OF THE SE $\frac{1}{4}$ OF SAID SECTION 35; THENCE NORTH 75°20'54" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT D FOR 33.99 FEET; THENCE SOUTH 09°24'28" WEST FOR 236.96 FEET; THENCE NORTH 84°19'02" WEST FOR 179.87 FEET; THENCE NORTH 05°10'52" WEST FOR 160.73 FEET; THENCE NORTH 26°51'50" WEST FOR 150.66 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT D; THENCE NORTH 75°20'54" WEST ALONG SAID SOUTH BOUNDARY LINE FOR 716.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D; THENCE NORTH 05°23'59" EAST ALONG THE WEST BOUNDARY LINE OF SAID TRACT D FOR 342.93 FEET; THENCE NORTH 00°16'31" WEST CONTINUING ALONG SAID WEST BOUNDARY LINE FOR 845.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WHITE SPRUCE ROAD; THENCE NORTH 74°58'35" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 41.36 FEET; THENCE NORTH 00°17'02" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 650.18 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NE $\frac{1}{4}$ OF SAID SECTION 35; THENCE NORTH 89°23'09" WEST ALONG SAID SOUTH BOUNDARY LINE FOR 1649.60 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 126.97 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 HAVE PREPARED THE ACCOMPANYING PLAT, FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDRETHS THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF, THAT ALL MONUMENTS SHOWN THEREON HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Andra L. Marquardt
ANDRA L. MARQUARDT
LS 4623
DATE 10/18/24
NORTH DAKOTA

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE RIGHT OF WAY IDENTIFIED HEREIN TO THE PUBLIC FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR GAS, ELECTRIC, TELEPHONE, WATER OR OTHER PUBLIC UTILITIES OR SERVICES OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENT".

WE FURTHER DEDICATE STORM WATER AND ACCESS EASEMENTS AS SHOWN HEREIN.

CAM KNUTSON, PRESIDENT
SP DEVELOPERS, LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS 21 DAY OF October 2024

Alicia Rogstad
Notary Public
State of North Dakota
My Commission Expires May 18, 2025

Alicia Rogstad
ALICIA ROGSTAD, NOTARY PUBLIC
BURLEIGH COUNTY, ND
MY COMMISSION EXPIRES: 5-18-2025

TOMAN ENGINEERING
501 1st Street NW, Mandan, ND 58554
Ph: 701-663-6483 * www.tomanengineering.com
SURVEYOR: ANDRA L. MARQUARDT, RLS-4623

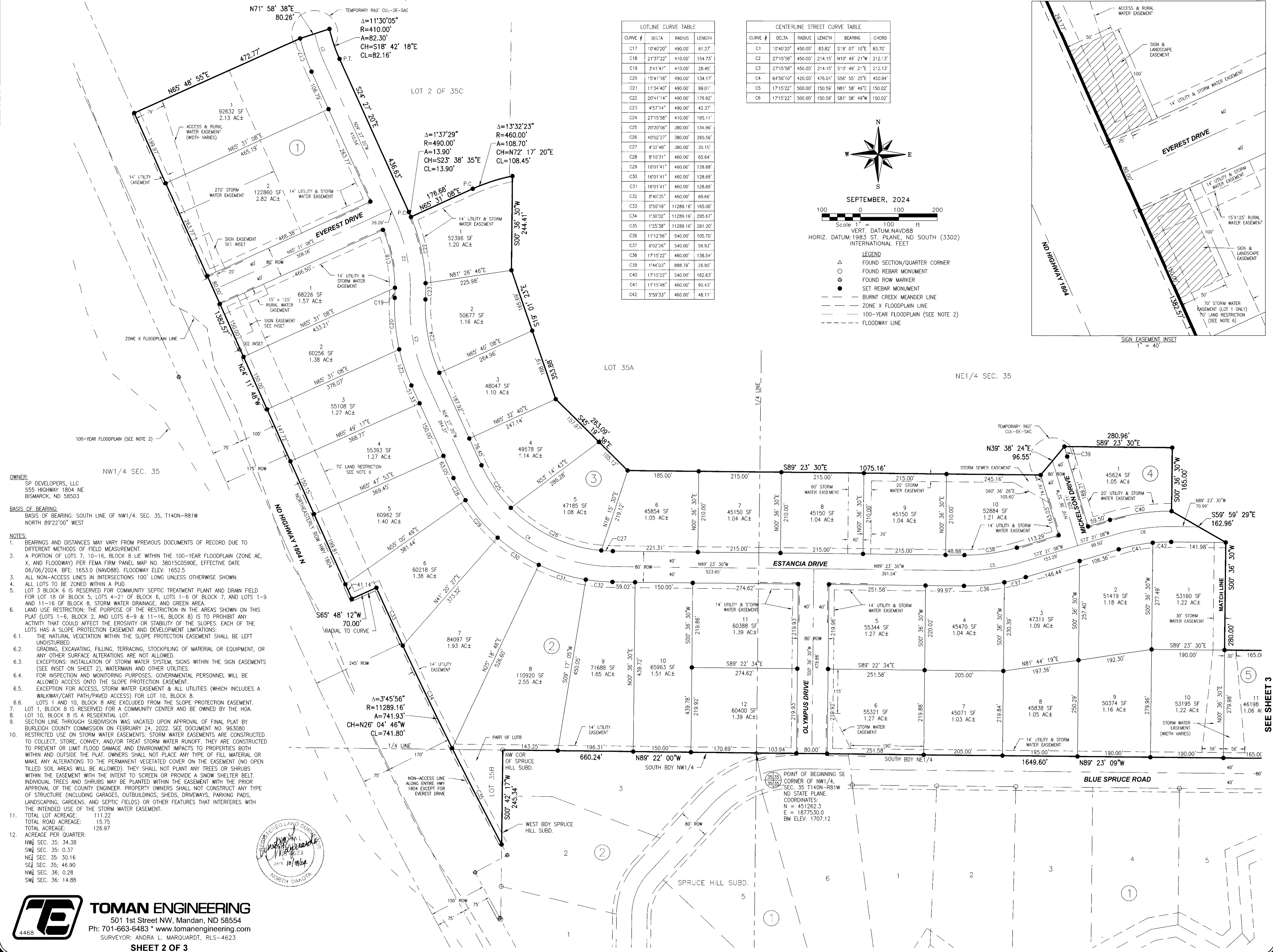
SHEET 1 OF 3

SUMMIT POINT 1ST SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

972034
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 Page 2 of 3
 11/4/2024 4:07 PM
 Burleigh County

PART OF AUDITOR'S LOT 2 OF AUDITOR'S LOT 35C OF THE NW¹/₄, ALL OF LOT 35B OF THE SW¹/₄, PART OF LOT 35A OF THE NW¹/₄, PART OF THE NE¹/₄, PART OF TRACT D OF THE SE¹/₄ AND PART OF LOT B1 OF LOT B OF AUDITOR'S LOTS 1 & 2 OF THE SE¹/₄ OF SECTION 35, PART OF AUDITOR'S LOT "B" OF THE NW¹/₄ OF SECTION 36, AND PART OF AUDITOR'S LOT "A" OF THE SW¹/₄ OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP

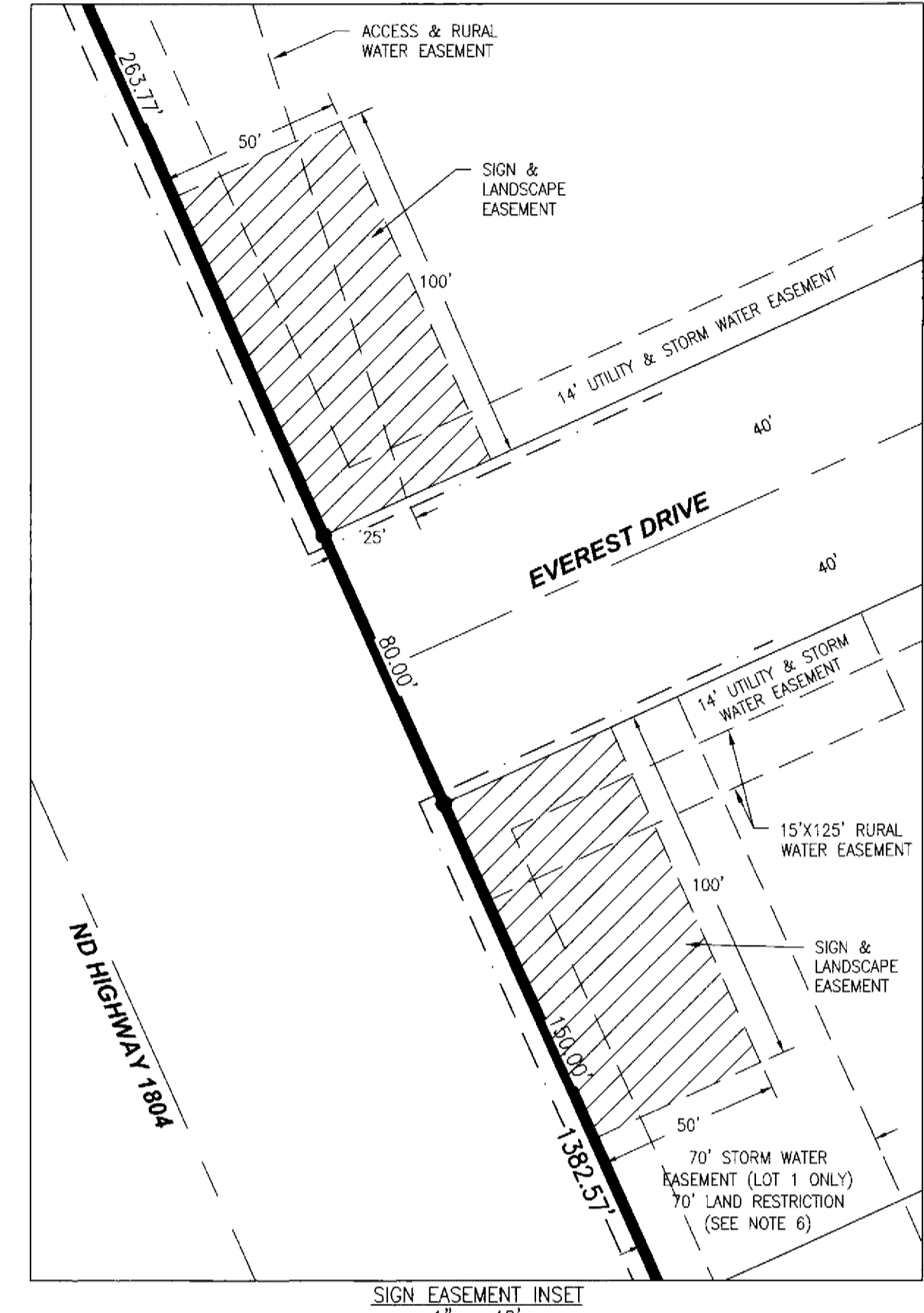
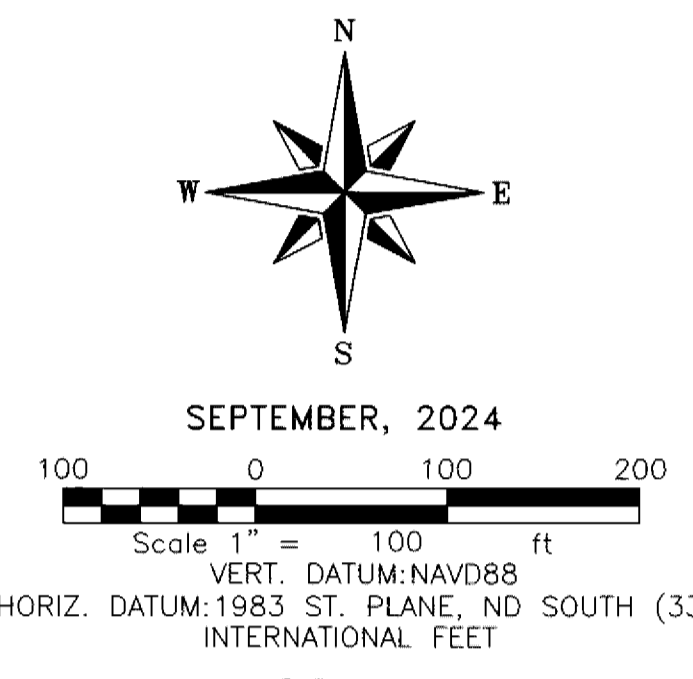


LOT LINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C17	10°40'20"	490.00'	91.27'
C18	21°32'22"	410.00'	154.73'
C19	3°41'47"	410.00'	26.45'
C20	15°41'18"	490.00'	134.17'
C21	11°34'40"	490.00'	99.01'
C22	20°41'14"	490.00'	176.92'
C23	4°57'14"	490.00'	42.37'
C24	27°15'58"	410.00'	195.11'
C25	20°20'56"	380.00'	134.96'
C26	40°02'27"	380.00'	265.56'
C27	4°32'48"	380.00'	30.15'
C28	8°10'31"	460.00'	65.64'
C29	16°01'41"	460.00'	128.68'
C30	16°01'41"	460.00'	128.68'
C31	16°01'41"	460.00'	128.68'
C32	8°40'35"	460.00'	69.66'
C33	0°50'16"	11289.16'	165.06'
C34	1°30'02"	11289.16'	295.67'
C35	1°25'38"	11289.16'	281.20'
C36	11°12'56"	540.00'	105.70'
C37	6°02'26"	540.00'	56.93'
C38	17°15'22"	460.00'	138.54'
C39	14°43'03"	888.73'	26.90'
C40	17°15'22"	540.00'	162.63'
C41	11°15'48"	460.00'	90.43'
C42	5°59'33"	460.00'	48.11'

CENTERLINE STREET CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°40'20"	450.00'	83.82'	S19° 07' 10"E	83.70'
C2	27°15'58"	450.00'	214.15'	N10° 49' 21"W	212.13'
C3	27°15'58"	450.00'	214.15'	S10° 49' 21"E	212.13'
C4	6°56'10"	420.00'	476.01'	S56° 55' 25"E	450.94'
C5	17°15'22"	500.00'	150.59'	N81° 58' 49"E	150.02'
C6	17°15'22"	500.00'	150.59'	S81° 58' 49"W	150.02'



- OWNER:
 SP DEVELOPERS, LLC
 555 HIGHWAY 1804 NE
 BISMARCK, ND 58503
- BASIS OF BEARING:
 SOUTH LINE OF NW¹/₄ SEC. 35, T140N-R81W
 NORTH 89°22'00" WEST
- NOTES:
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
 - A PORTION OF LOTS 7, 10-16, BLOCK 8 LIE WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE, X, AND FLOODWAY) PER FEMA FIRM PANEL MAP NO. 380150C0590E, EFFECTIVE DATE 06/06/2024. BFE: 1653.0 (NAVD88). FLOODWAY ELEV: 1652.5
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 - EXCEPTION FOR ACCESS, STORM WATER EASEMENT & ALL UTILITIES (WHICH INCLUDES A WALKWAY/CART PATH/PAVED ACCESS) FOR LOT 10, BLOCK 8.
 - LOTS 1 AND 10, BLOCK 8 ARE EXCLUDED FROM THE SLOPE PROTECTION EASEMENT.
 - LOT 1, BLOCK 8 IS RESERVED FOR A COMMUNITY CENTER AND BE OWNED BY THE HOA.
 - LOT 10, BLOCK 8 IS A RESIDENTIAL LOT.
 - SECTION LINE THROUGH SUBDIVISION WAS VACATED UPON APPROVAL OF FINAL PLAT BY BURLEIGH COUNTY COMMISSION ON FEBRUARY 24, 2022. SEE DOCUMENT NO. 963080
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 - TOTAL LOT ACREAGE: 111.22
 TOTAL ROAD ACREAGE: 15.75
 TOTAL ACREAGE: 126.97
 - ACREAGE PER QUARTER:
 NW¹/₄ SEC. 35: 34.38
 SW¹/₄ SEC. 35: 0.37
 NE¹/₄ SEC. 35: 30.16
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TOMAN ENGINEERING
 501 1st Street NW, Mandan, ND 58554
 Ph: 701-663-6483 * www.tomanengineering.com
 SURVEYOR: ANDRA L. MARQUARDT, RLS-4623

SHEET 2 OF 3

SEE SHEET 3

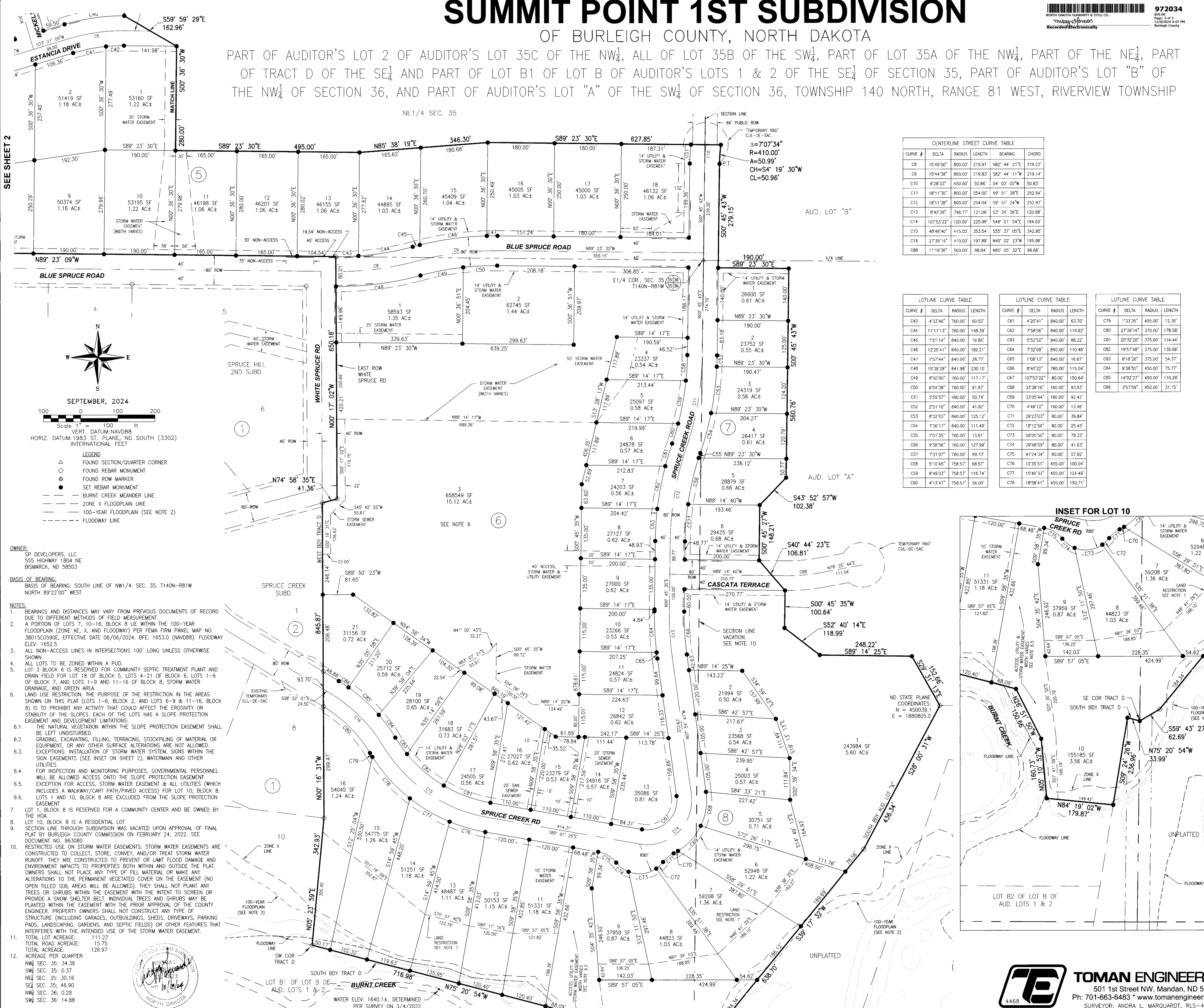
SUMMIT POINT 1ST SUBDIVISION

OF BURLEIGH COUNTY, NORTH DAKOTA

972034
 Page 3 of 3
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 Burleigh County

PART OF AUDITOR'S LOT 2 OF AUDITOR'S LOT 35C OF THE NW¹/₄, ALL OF LOT 35B OF THE SW¹/₄, PART OF LOT 35A OF THE NW¹/₄, PART OF THE NE¹/₄, PART OF TRACT D OF THE SE¹/₄ AND PART OF LOT B1 OF LOT B OF AUDITOR'S LOTS 1 & 2 OF THE SE¹/₄ OF SECTION 35, PART OF AUDITOR'S LOT "B" OF THE NW¹/₄ OF SECTION 36, AND PART OF AUDITOR'S LOT "A" OF THE SW¹/₄ OF SECTION 36, TOWNSHIP 140 NORTH, RANGE 81 WEST, RIVERVIEW TOWNSHIP

NE1/4 SEC. 35



CENTERLINE STREET CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C8	15°45'00"	800.00'	219.91'	N82° 44' 21"E	219.27'
C9	15°44'38"	800.00'	219.83'	S82° 44' 11"W	219.14'
C10	6°28'33"	450.00'	50.86'	S4° 00' 00"W	50.83'
C11	16°11'30"	800.00'	254.00'	N9° 51' 28"E	252.94'
C12	16°11'38"	800.00'	254.04'	S9° 51' 24"W	252.97'
C13	8°42'28"	796.77'	121.09'	S3° 34' 38"E	120.98'
C14	107°53'22"	120.00'	225.96'	N46° 01' 54"E	194.03'
C15	48°48'40"	415.00'	353.54'	S55° 37' 05"E	342.95'
C16	27°39'16"	410.00'	197.89'	N45° 02' 23"W	195.96'
C88	11°19'36"	500.00'	98.84'	N85° 05' 32"E	98.68'

LOTLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C43	4°33'46"	760.00'	60.52'
C44	11°11'13"	760.00'	148.39'
C45	12°21'14"	840.00'	19.85'
C46	12°25'41"	840.00'	182.21'
C47	1°57'44"	840.00'	28.77'
C48	15°39'28"	841.98'	230.10'
C49	8°50'00"	760.00'	117.17'
C50	6°54'38"	760.00'	91.67'
C51	5°55'57"	490.00'	50.74'
C52	2°51'10"	840.00'	41.82'
C53	8°32'03"	840.00'	125.12'
C54	7°36'17"	840.00'	111.49'
C55	1°01'35"	760.00'	13.61'
C56	9°38'56"	760.00'	127.99'
C57	7°31'07"	760.00'	99.73'
C58	5°10'45"	758.57'	68.57'
C59	8°49'03"	758.57'	116.74'
C60	4°13'47"	758.57'	56.00'

LOTLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C61	4°20'41"	840.00'	63.70'
C62	7°58'06"	840.00'	116.82'
C63	5°52'52"	840.00'	86.22'
C64	7°32'09"	840.00'	110.48'
C65	1°08'13"	840.00'	28.77'
C66	8°40'22"	760.00'	115.04'
C67	107°53'22"	80.00'	150.64'
C68	3°38'16"	160.00'	93.93'
C69	3°05'44"	160.00'	92.42'
C70	4°49'12"	160.00'	13.66'
C71	26°23'03"	80.00'	36.84'
C72	18°12'59"	80.00'	25.43'
C73	56°05'50"	80.00'	78.33'
C74	29°48'59"	80.00'	41.63'
C75	41°24'34"	80.00'	57.82'
C76	12°35'51"	455.00'	100.04'
C77	15°40'33"	455.00'	124.49'
C78	18°58'41"	455.00'	150.71'

LOTLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C79	1°33'35"	455.00'	12.39'
C80	27°39'16"	370.00'	178.58'
C81	20°32'26"	375.00'	134.44'
C82	19°57'48"	375.00'	130.66'
C83	6°18'26"	375.00'	54.37'
C84	9°38'50"	450.00'	75.77'
C85	14°02'27"	450.00'	110.28'
C86	3°57'59"	450.00'	31.15'

SEE SHEET 2

SEPTEMBER, 2024
 Scale 1" = 100 ft
 VERT. DATUM: NAVD88
 HORIZ. DATUM: 1983 ST. PLANE, ND SOUTH (3302) INTERNATIONAL FEET

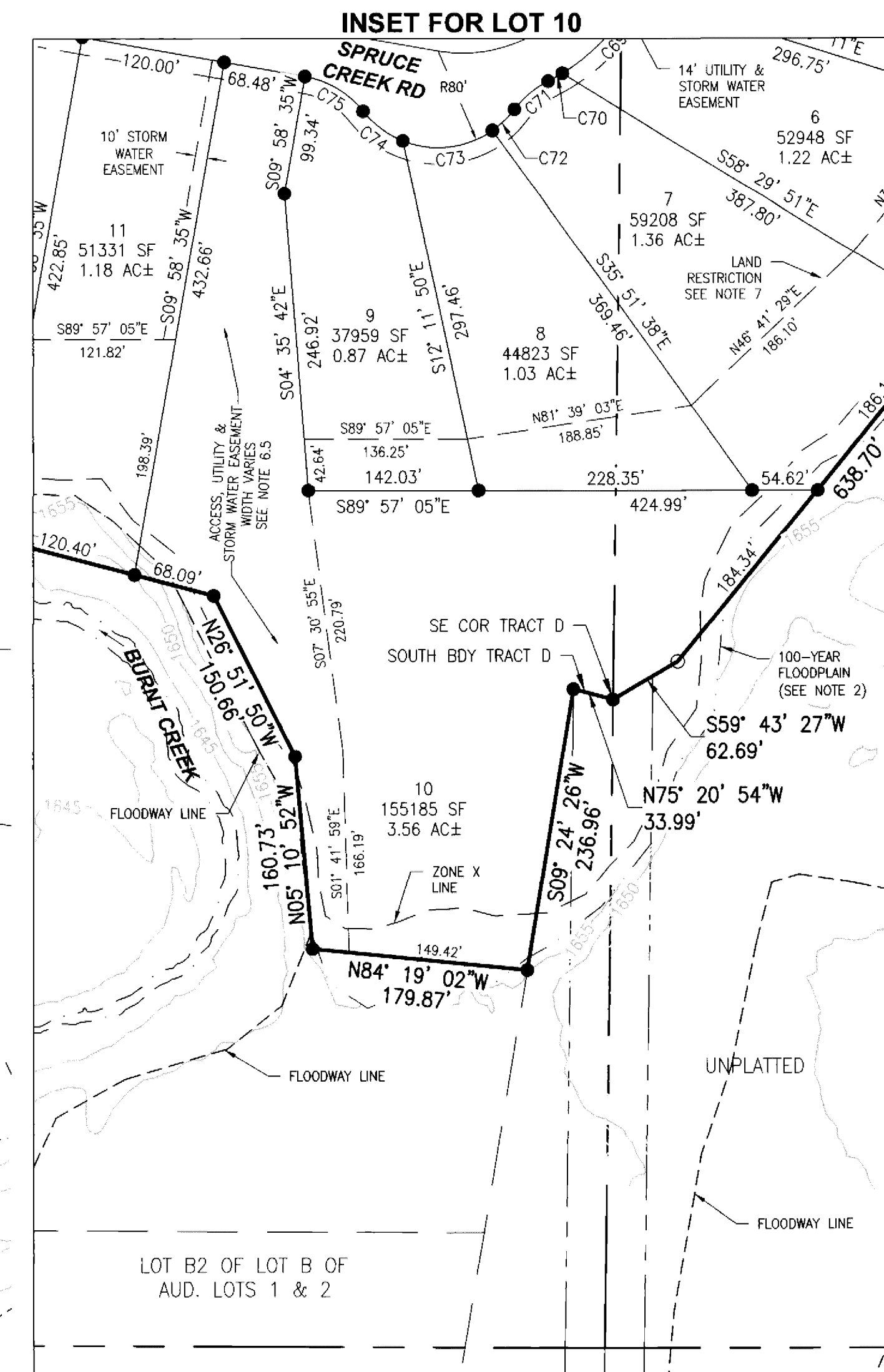
- LEGEND
- △ FOUND SECTION/QUARTER CORNER
 - FOUND REBAR MONUMENT
 - FOUND ROW MARKER
 - SET REBAR MONUMENT
 - - - BURNT CREEK MEANDER LINE
 - - - ZONE X FLOODPLAIN LINE
 - - - 100-YEAR FLOODPLAIN (SEE NOTE 2)
 - - - FLOODWAY LINE

OWNER:
 SP DEVELOPERS, LLC
 555 HIGHWAY 1804 NE
 BISMARCK, ND 58503

BASIS OF BEARING:
 BASIS OF BEARING: SOUTH LINE OF NW1/4, SEC. 35, T140N-R81W
 NORTH 89°22'00" WEST

- NOTES:
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
 - A PORTION OF LOTS 7, 10-16, BLOCK 8 LIE WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE, X, AND FLOODWAY) PER FEMA FIRM PANEL MAP NO. 38015C0590E, EFFECTIVE DATE 06/06/2024. BFE: 1653.0 (NAVD88). FLOODWAY ELEV. 1652.5
 - ALL NON-ACCESS LINES IN INTERSECTIONS 100' LONG UNLESS OTHERWISE SHOWN.
 - ALL LOTS TO BE ZONED WITHIN A PUD. LOT 3 BLOCK 6 IS RESERVED FOR COMMUNITY SEPTIC TREATMENT PLANT AND DRAIN FIELD FOR LOT 18 OF BLOCK 5, LOTS 4-21 OF BLOCK 6, LOTS 1-6 OF BLOCK 7, AND LOTS 1-9 AND 11-16 OF BLOCK 8, STORM WATER DRAINAGE, AND GREEN AREA.
 - LAND USE RESTRICTION: THE PURPOSE OF THE RESTRICTION IN THE AREAS SHOWN ON THIS PLAN (LOTS 1-6, BLOCK 2, AND LOTS 6-9 & 11-16, BLOCK 8) IS TO PROHIBIT ANY ACTIVITY THAT COULD AFFECT THE EROSION OR STABILITY OF THE SLOPES. EACH OF THE LOTS HAS A SLOPE PROTECTION EASEMENT AND DEVELOPMENT LIMITATIONS:
 - THE NATURAL VEGETATION WITHIN THE SLOPE PROTECTION EASEMENT SHALL BE LEFT UNDISTURBED.
 - GRADING, EXCAVATING, FILLING, TERRACING, STOCKPILING OF MATERIAL OR EQUIPMENT, OR ANY OTHER SURFACE ALTERATIONS ARE NOT ALLOWED. EXCEPTIONS: INSTALLATION OF STORM WATER SYSTEM, SIGNS WITHIN THE SIGN EASEMENTS (SEE INSET ON SHEET 2), WATERMAIN AND OTHER UTILITIES.
 - FOR INSPECTION AND MONITORING PURPOSES, GOVERNMENTAL PERSONNEL WILL BE ALLOWED ACCESS ONTO THE SLOPE PROTECTION EASEMENT.
 - EXCEPTION FOR ACCESS: STORM WATER EASEMENT & ALL UTILITIES (WHICH INCLUDES A WALKWAY/CART PATH/PAVED ACCESS) FOR LOT 10, BLOCK 8. LOTS 1 AND 10, BLOCK 8 ARE EXCLUDED FROM THE SLOPE PROTECTION EASEMENT.
 - LOT 1, BLOCK 8 IS RESERVED FOR A COMMUNITY CENTER AND BE OWNED BY THE HOA.
 - LOT 10, BLOCK 8 IS A RESIDENTIAL LOT.
 - SECTION LINE THROUGH SUBDIVISION WAS VACATED UPON APPROVAL OF FINAL PLAT BY BURLEIGH COUNTY COMMISSION ON FEBRUARY 24, 2022. SEE DOCUMENT NO. 963080
 - RESTRICTED USE ON STORM WATER EASEMENTS: STORM WATER EASEMENTS ARE CONSTRUCTED TO COLLECT, STORE, CONVEY, AND/OR TREAT STORM WATER RUNOFF. THEY ARE CONSTRUCTED TO PREVENT OR LIMIT FLOOD DAMAGE AND ENVIRONMENT IMPACTS TO PROPERTIES BOTH WITHIN AND OUTSIDE THE PLAT. OWNERS SHALL NOT PLACE ANY TYPE OF FILL MATERIAL OR MAKE ANY ALTERATIONS TO THE PERMANENT VEGETATED COVER ON THE EASEMENT (NO OPEN TILLED SOIL AREAS WILL BE ALLOWED). THEY SHALL NOT PLANT ANY TREES OR SHRUBS WITHIN THE EASEMENT WITH THE INTENT TO SCREEN OR PROVIDE A SNOW SHELTER BELT. INDIVIDUAL TREES AND SHRUBS MAY BE PLANTED WITHIN THE EASEMENT WITH THE PRIOR APPROVAL OF THE COUNTY ENGINEER. PROPERTY OWNERS SHALL NOT CONSTRUCT ANY TYPE OF STRUCTURE (INCLUDING GARAGES, OUTBUILDINGS, SHEDS, DRIVEWAYS, PARKING PADS, LANDSCAPING, GARDENS, AND SEPTIC FIELDS) OR OTHER FEATURES THAT INTERFERE WITH THE INTENDED USE OF THE STORM WATER EASEMENT.
 - TOTAL LOT ACRES: 111.22
 TOTAL ROAD ACRES: 15.75
 TOTAL ACRES: 126.97
 - ACREAGE PER QUARTER:
 NW SEC. 35: 34.38
 SW SEC. 35: 0.37
 NE SEC. 35: 30.16
 SE SEC. 35: 46.90
 NW SEC. 36: 0.28
 SW SEC. 36: 14.88

ANDREA L. MARQUARDT
 SURVEYOR
 NORTH DAKOTA
 DATE: 10/10/24



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 SURVEYOR: ANDREA L. MARQUARDT, RLS-4623