

3032

2938151
03/30/2012 09:36:26 AM Page 1 of 3 \$17.30
PLAT - MINOT COUNTY RECORDS
Betsy Braun, County Recorder - Minot ND

Recorder's Office, Minot, ND 58701
I certify that this instrument was filed for record this date
Betsy Braun, County Recorder
2938151



HIGHLANDER ESTATES SUBDIVISION

BEING AN UNPLATTED PORTION OF SECTION 34
TOWNSHIP 155 NORTH, RANGE 83 WEST, 5TH P.M.
WARD COUNTY, NORTH DAKOTA

42040, 42042, 42044

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE MARIE J. KRAGH TRUST, FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY

THAT PART OF SECTION 34, TOWNSHIP 155 NORTH, RANGE 83 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34, THENCE NORTH 00°43'38" EAST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 2,645.75 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, THENCE NORTH 00°43'58" EAST, ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 2,283.02 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID SECTION 34, THENCE SOUTH 89°14'29" EAST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID OUTLOT 8, FOR A DISTANCE OF 361.33 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 8, THENCE NORTH 00°44'16" EAST, ALONG THE EASTERLY LINE AND ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID OUTLOT 8, FOR A DISTANCE OF 361.50 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 89°14'34" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 855.36 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 00°41'44" WEST, ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1,321.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 89°15'47" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 89°15'47" EAST, ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1,321.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 89°15'28" EAST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1,320.95 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 00°38'59" WEST, ALONG THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 2,653.33 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, THENCE NORTH 89°10'17" WEST, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 1,320.57 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, THENCE NORTH 89°10'14" WEST, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 2,640.85 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 357814 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HIGHLANDER ESTATES SUBDIVISION TO BE KNOWN AS

OWNER
THE MARIE J. KRAGH TRUST
Joann Schmalz Trustee
JOANN SCHMALZ, TRUSTEE OF THE MARIE J. KRAGH TRUST

STATE OF MINNESOTA)
COUNTY OF St. Louis)

BE IT KNOWN THAT ON THIS 21st DAY OF March 2012, BEFORE ME PERSONALLY APPEARED JOANN SCHMALZ, KNOWN TO ME TO BE THE TRUSTEE OF THE MARIE J. KRAGH TRUST WHO EXECUTED THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME



NOTARY PUBLIC
MY COMMISSION EXPIRES 1/31/16

SURVEYOR'S CERTIFICATE

I, JAMES A. SCHLIEMAN, REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY OF SAID SUBDIVISION, AND THAT THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN LOCATED OR PLACED IN THE GROUND AS SHOWN

DATED THIS 26th DAY OF MARCH 2012

James A. Schlieman
JAMES A. SCHLIEMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

STATE OF NORTH DAKOTA)
COUNTY OF Cass)

BE IT KNOWN THAT ON THIS 21st DAY OF March 2012, BEFORE ME PERSONALLY APPEARED JAMES A. SCHLIEMAN, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME



NOTARY PUBLIC
MY COMMISSION EXPIRES 3/26/12

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT HEREON DEPICTED HAS BEEN APPROVED BY THE MINOT PLANNING COMMISSION AND THE MINOT CITY COUNCIL.

Jan My
MINOT CITY ENGINEER

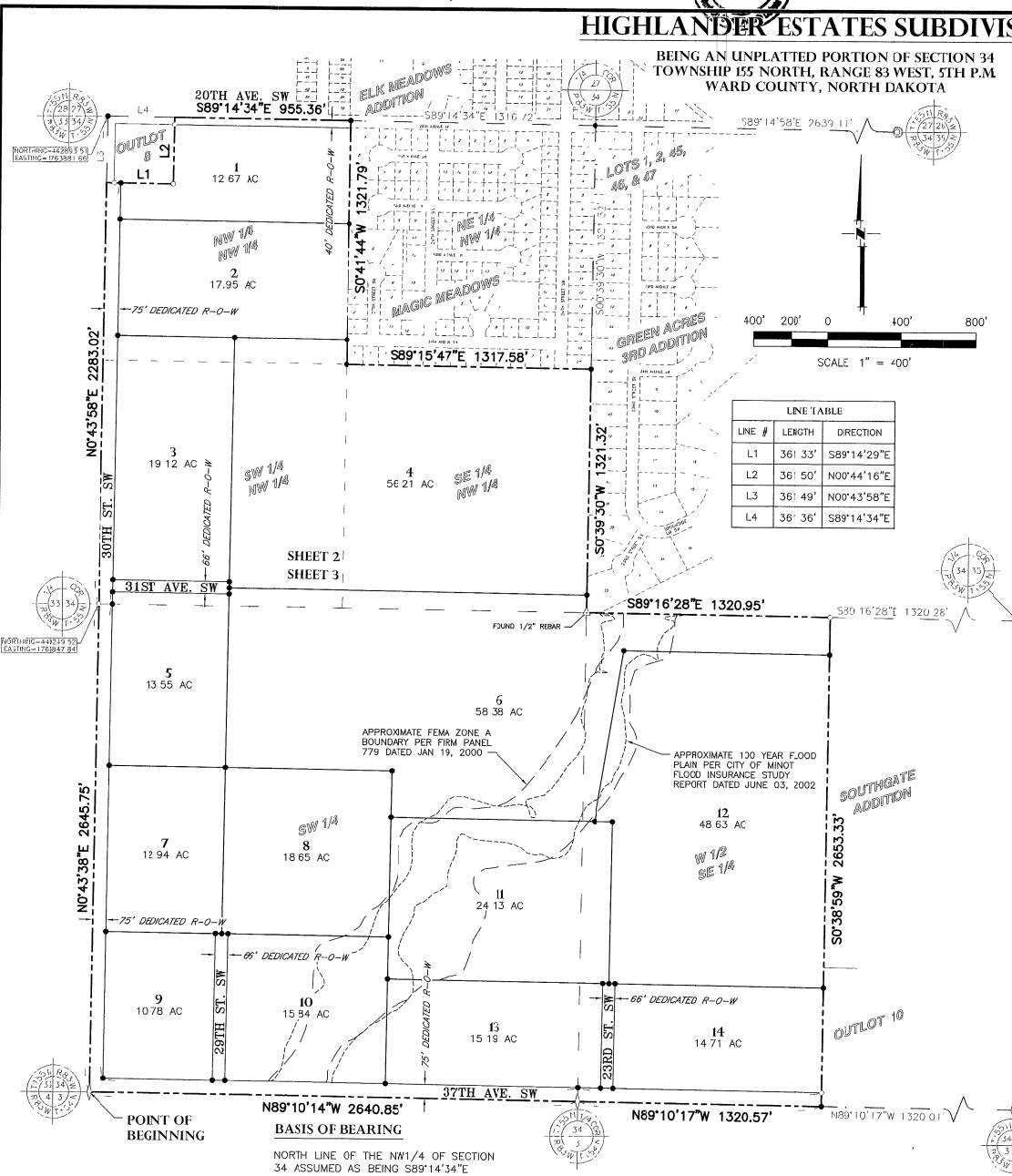
3/29/2012
DATE

NOTES

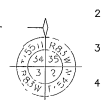
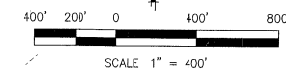
1. PLAT IS SUBJECT TO ALL PRIOR EASEMENTS OF RECORD
2. COORDINATES SHOWN ARE NORTH DAKOTA STATE PLANE COORDINATES (NORTH ZONE)
3. USE COMBINATION FACTOR OF 1.0001444321 TO CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES
4. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY



SHEET 1 OF 3
JOB# C11078



LINE #	LENGTH	DIRECTION
L1	361.33'	S89°14'29"E
L2	361.50'	N00°44'16"E
L3	361.49'	N00°43'58"E
L4	361.36'	S89°14'34"E



HIGHLANDER ESTATES SUBDIVISION

BEING AN UNPLATTED PORTION OF SECTION 34
TOWNSHIP 155 NORTH, RANGE 83 WEST, 5TH P.M.
WARD COUNTY, NORTH DAKOTA

LOT TABLE		
LOTS	Area AC	Area SF
LOT 1	12.67 AC	551952 SF
LOT 2	17.95 AC	781760 SF
LOT 3	19.12 AC	833920 SF
LOT 4	56.21 AC	2448303 SF
LOT 5	13.55 AC	590450 SF
LOT 6	58.39 AC	2542973 SF
LOT 7	12.94 AC	561493 SF
LOT 8	18.65 AC	812219 SF
LOT 9	10.73 AC	466482 SF
LOT 10	15.84 AC	690024 SF
LOT 11	24.13 AC	1051279 SF
LOT 12	48.63 AC	2119329 SF
LOT 13	15.19 AC	661768 SF
LOT 14	14.71 AC	640750 SF

LOT SUMMARY	
TOTAL LOTS	19
TOTAL BUILDABLE	14
TOTAL RIGHT-OF-WAY	5
TOTAL ACREAGE	357.81

RIGHT-OF-WAY TABLE		
ROW	Area AC	Area SF
20TH AVE	0.88 AC	38215 SF
23RD ST.	0.86 AC	37454 SF
28TH ST	1.20 AC	52455 SF
31ST AVE	0.95 AC	41432 SF
37TH AVE & 30TH ST	15.18 AC	661139 SF

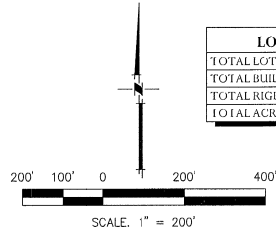
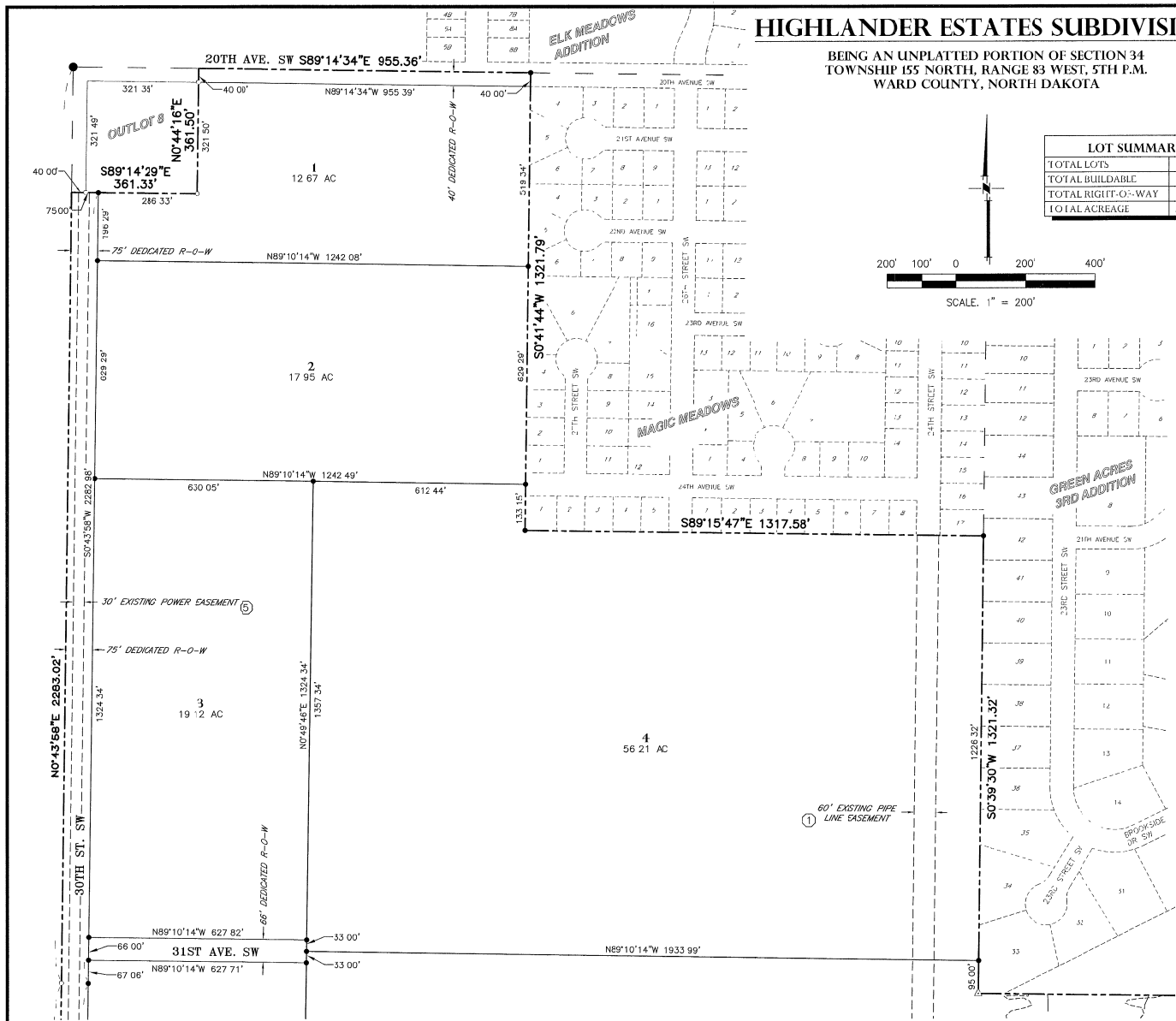
LEGEND

- SET 1/2" I.D. IRON PIPE
- △ FOUND IRON MONUMENT AS NOTED
- ⊕ FOUND RAILROAD SPIKE
- FOUND IRON MONUMENT RLS 2391
- ⊙ FOUND IRON MONUMENT RLS 975
- 4 LOT NUMBER
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- - - EXISTING EASEMENT AS NOTED
- - - EXISTING LOT LINE
- - - EXISTING SECTION LINE
- - - EXISTING QUARTER SECTION LINE
- - - EXISTING SIXTEENTH SECTION LINE

- ① PIPELINE EASEMENT RECORDED MARCH 8, 2002 AS DOCUMENT NO. 2802902, EXECUTED IN FAVOR OF THE STATE OF NORTH DAKOTA, ACTING BY AND THROUGH THE NORTH DAKOTA STATE WATER COMMISSION
- ② RIGHT OF WAY EASEMENT RECORDED DECEMBER 15, 2008 AS DOCUMENT NO. 2891712, EXECUTED IN FAVOR OF SRT COMMUNICATIONS
- ③ RIGHT OF WAY EASEMENT RECORDED MARCH 26, 2010 AS DOCUMENT NO. 2908414, EXECUTED IN FAVOR OF YERENDRYE ELECTRIC COOPERATIVE, INC.
- ④ EASEMENT RECORDED DECEMBER 22, 1966 IN BOOK "154" OF MISC. PAGE 53, EXECUTED IN FAVOR OF NORTHERN STATES POWER COMPANY
- ⑤ EASEMENT RECORDED MAY 1, 1975 IN BOOK "218" OF MISC. PAGE 267, EXECUTED OF CENTRAL POWER ELECTRIC COOPERATIVE



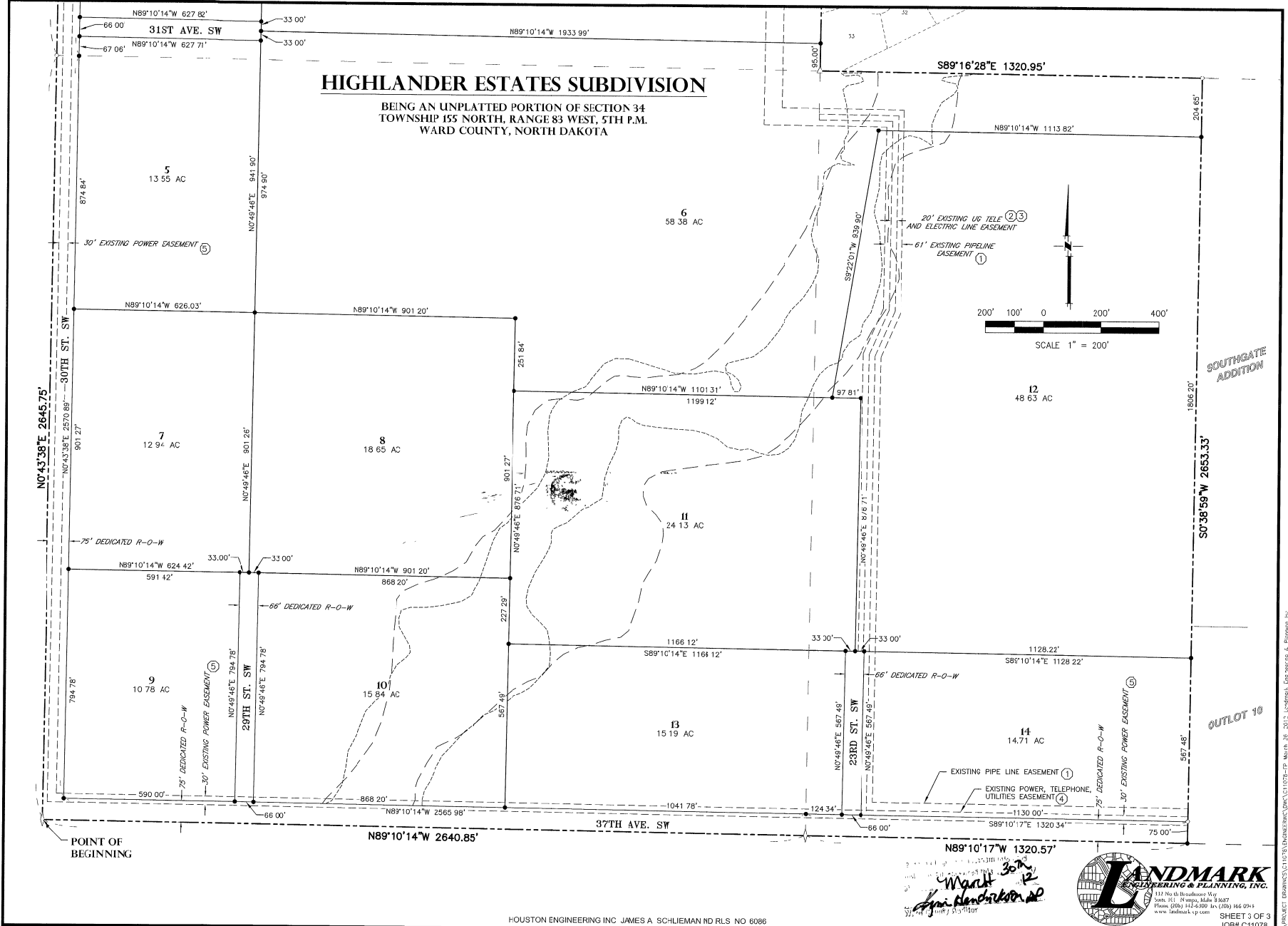
SHEET 2 OF 3
JOB# C11078



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HIGHLANDER ESTATES SUBDIVISION

BEING AN UNPLATTED PORTION OF SECTION 34
TOWNSHIP 155 NORTH, RANGE 83 WEST, 5TH P.M.
WARD COUNTY, NORTH DAKOTA



March 30, 2012
 Jim Henderson, ND
 571 333 1187

