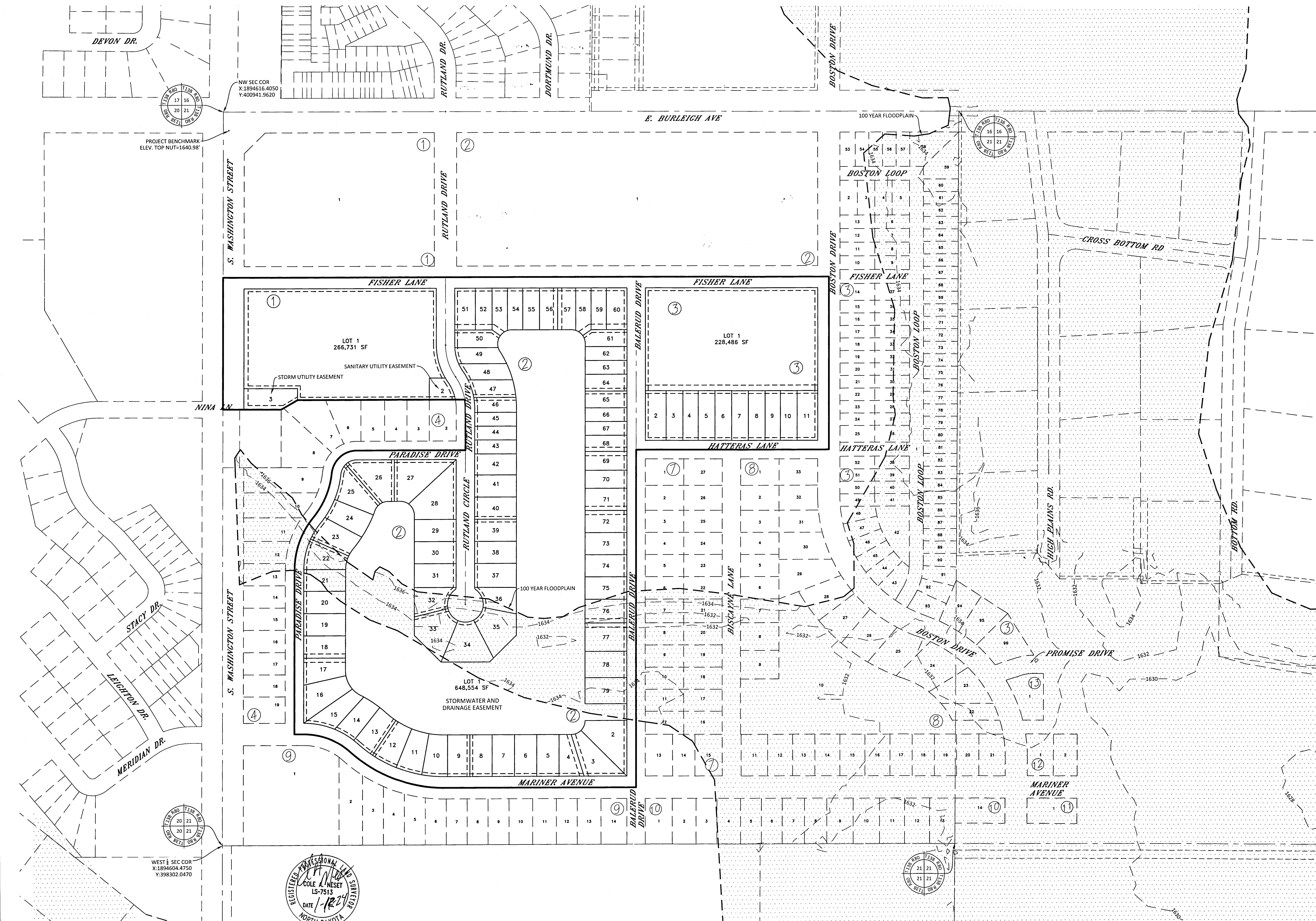


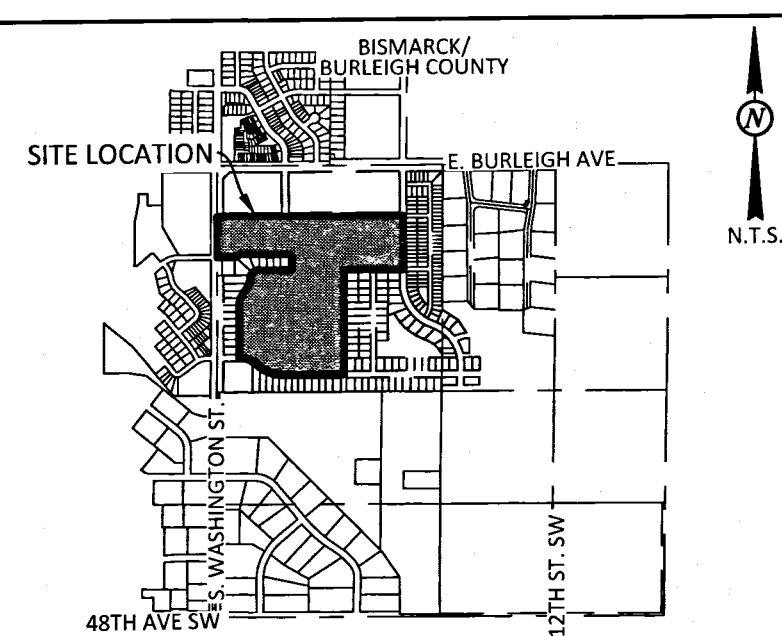


PARADISE VALLEY SECOND ADDITION

A REPLAT OF LOT 1 & 20 BLOCK 4, ALL OF BLOCK 5 & ALL OF BLOCK 6 OF PARADISE VALLEY ADDITION,
IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



KEY MAP



CURRENT OWNER'S INFORMATION
MBR PROPERTIES LLC
PO BOX 1272
BISMARCK, ND 58502

LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
DATE: 01/11/24

SHEET 1 OF 3

SURVEY INFORMATION

DATE OF SURVEY: DECEMBER 2021
BASIS OF BEARING: ND STATE PLANE SOUTH ZONE NAD83
(3302) ADJUSTMENT 1986. UNIT OF MEASURE IS
INTERNATIONAL FEET.
CONTOUR VERTICAL DATUM: NAVD 88
FLOODPLAIN VERTICAL DATUM: NAVD 88
TOPOGRAPHIC CONTOURS ARE DERIVED FROM SURVEY.
BENCHMARK USED: T-NUT HYDRANT LOCATED IN THE
NORTHWEST CORNER OF SECTION 21 NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH
WASHINGTON STREET AND E. BURLEIGH AVE HAS AN
ELEV=1640.98' (NAVD 88)
SURVEYOR'S INFORMATION
COLE A. NESET
REGISTERED LAND SURVEYOR
LS-7513
5306 51ST AVE S. STE A
FARGO, ND 58104

NOTES

- FEMA MAP #38015C0795D BASE FLOOD ELEVATION IS 1634.00' (NAVD 88).
- ALL DISTANCES SHOWN ARE GROUND MEASUREMENT.
- EXISTING SITE ZONED AS PARK/PUBLIC, R-5 - RESIDENTIAL, R-10 - RESIDENTIAL, RM15 - RESIDENTIAL & CONDITIONAL CG - CONDITIONAL HEAVY COMMERCIAL.
- LOT 1, BLOCK 2 IS A NON-BUILDABLE LOT FOR USE BY THE CITY OF BISMARCK AS A "STORMWATER AND DRAINAGE EASEMENT" FOR STORM SEWER OUTFALLS AND STORMWATER DETENTION AND CONVEYANCE. THE CITY OF BISMARCK WILL HAVE NO MAINTENANCE RESPONSIBILITIES TO LOT 1, BLOCK 2 OUTSIDE THAT OF THE CITY'S STORM SEWER OUTFALLS.

Taxes and special assessments paid, all liens created under section 57-02-08.3 satisfied, if any, and, TRANSFER accepted on 3/21/2024
Mark Spolonski, Burleigh County Auditor
By Brandi Caya
Deputy, Burleigh County Auditor

ZONING SUMMARY

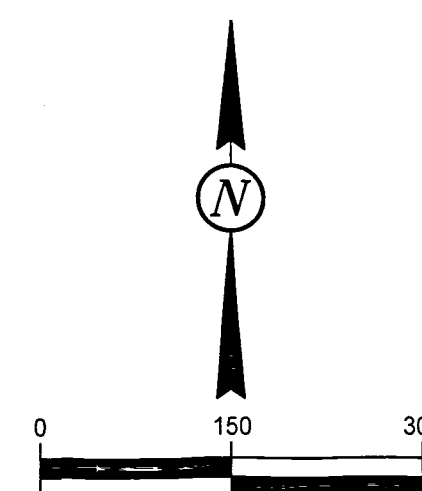
ZONE	LOTS
PARK / PUBLIC	3
R5 - RESIDENTIAL	52
R10 - RESIDENTIAL	36
R15 - RESIDENTIAL	1
CONDITIONAL CG -	
CONDITIONAL HEAVY COMMERCIAL	1

AREA

LOTS	2,190,262 SF	50.28 ACRES
RIGHT-OF-WAY	416,069 SF	9.55 ACRES
TOTAL	2,606,331 SF	59.83 ACRES

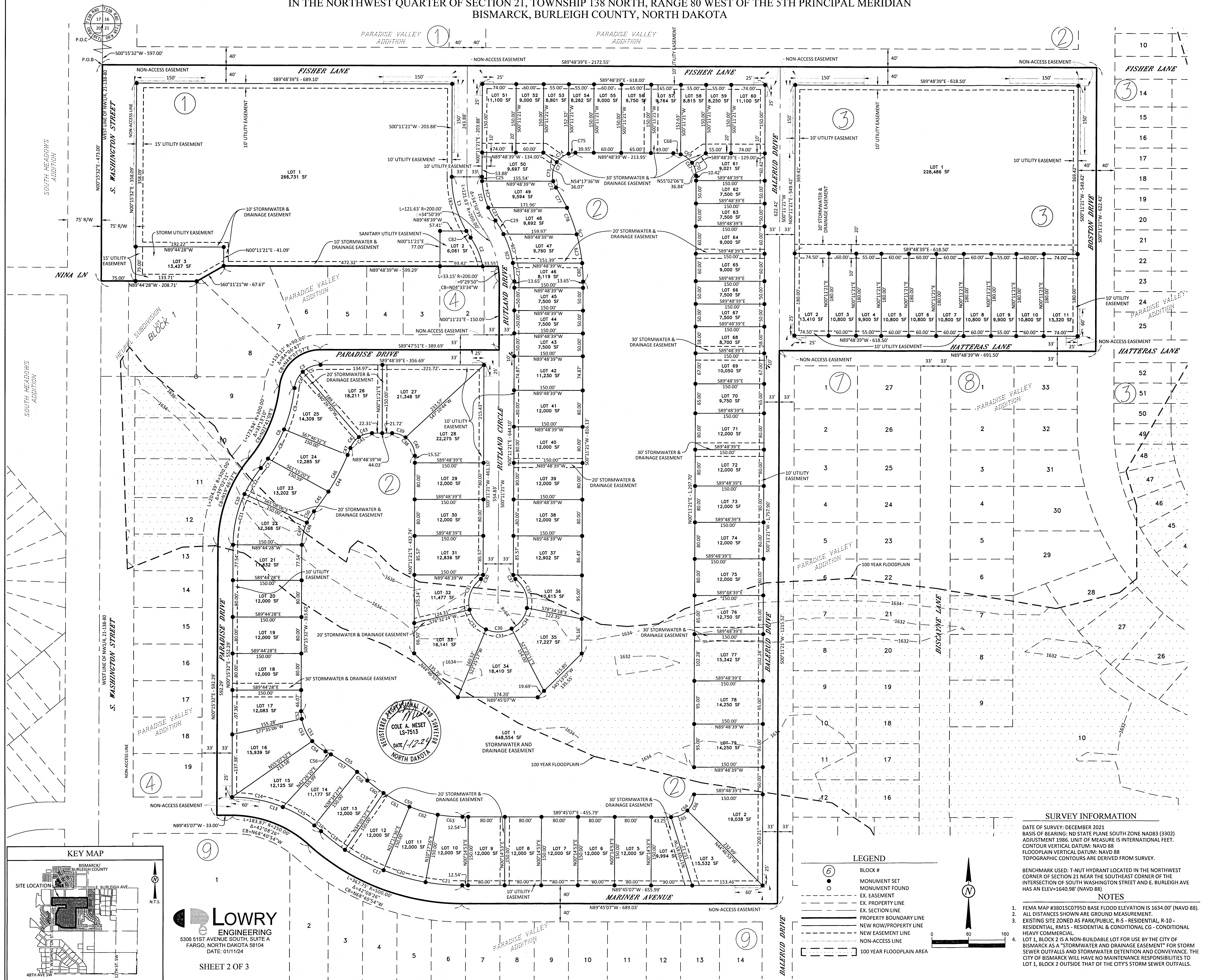
LEGEND

- 6 BLOCK #
- MONUMENT SET
- MONUMENT FOUND
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- NEW EASEMENT LINE
- TRACT/PARCEL AREA
- 100 YEAR FLOODPLAIN AREA



PARADISE VALLEY SECOND ADDITION

A REPLAT OF LOT 1 & 20 BLOCK 4, ALL OF BLOCK 5 & ALL OF BLOCK 6 OF PARADISE VALLEY ADDITION,
IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
DATE: 01/11/24

PARADISE VALLEY SECOND ADDITION

A REPLAT OF LOT 1 & 20 BLOCK 4, ALL OF BLOCK 5 & ALL OF BLOCK 6 OF PARADISE VALLEY ADDITION,
IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

A REPLAT OF LOT 1 & 20 BLOCK 4, ALL OF BLOCK 5 & ALL OF BLOCK 6 OF PARADISE VALLEY ADDITION, IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE 500°15'32"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 597.00 FEET TO THE POINT OF BEGINNING; THENCE S89°48'39"E A DISTANCE OF 2172.55 FEET; THENCE 500°11'21"W A DISTANCE OF 622.42 FEET; THENCE N89°48'39"W A DISTANCE OF 691.50 FEET; THENCE 500°11'21"W A DISTANCE OF 1215.52 FEET; THENCE N89°45'07"W A DISTANCE OF 689.03 FEET; THENCE NORTHWESTERLY 367.75 FEET ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 42°08'26" AND A CHORD BEARING N68°40'54"W; THENCE WESTERLY 183.87 FEET ALONG A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 42°08'26" AND A CHORD BEARING N68°40'54"W; THENCE N89°45'07"W A DISTANCE OF 33.00 FEET; THENCE N00°15'32"E A DISTANCE OF 592.29 FEET; THENCE NORTHEASTERLY 204.39 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 39°02'11" AND A CHORD BEARING N19°46'37"E; THENCE NORTHEASTERLY 173.94 FEET ALONG A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 33°13'10" AND A CHORD BEARING N22°41'08"E; THENCE NORTHEASTERLY 132.12 FEET ALONG A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 84°06'47" AND A CHORD BEARING N48°07'57"E; THENCE S89°47'51"E A DISTANCE OF 389.69 FEET; THENCE N00°11'21"E A DISTANCE OF 150.09 FEET; THENCE NORTHERLY 33.15 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 9°29'50" AND A CHORD BEARING N04°33'34"W; THENCE N89°48'39"W A DISTANCE OF 599.29 FEET; THENCE S60°11'21"W A DISTANCE OF 67.67 FEET; THENCE N89°44'28"W A DISTANCE OF 208.71 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21; THENCE N00°15'32"E ALONG SAID WEST LINE A DISTANCE OF 473.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS ±59.83 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SURVEYORS CERTIFICATE

I, COLE A. NESET, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN HEREON ARE ACCURATE, TOGETHER WITH THOSE FOUND, ALL DIMENSIONS AND GEODETIC DETAILS ARE CORRECT.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS - 7513
5306 51ST AVE S, STE A,
FARGO, ND 58104

1-12-24
DATE

APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "PARADISE VALLEY SECOND ADDITION", BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE PLAT.

GABRIEL J. SCHELL - CITY ENGINEER

APPROVAL OF PLANNING AND ZONING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, ON THE 28th DAY OF October, 2023, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND ORDINANCES OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIR

ATTEST: BON 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 THIS PLAT, HAS APPROVED THE GROUNDS AS SHOWN ON THIS PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS ACCEPTED THE DEDICATION AND REDEDICATION OF ALL RIGHTS OF WAY AND PUBLIC EASEMENTS SHOWN THEREON AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS APPROVED THE 28th DAY OF November, 2023

MICHAEL T. SCHMITZ - PRESIDENT

ATTEST: JASON TOMANEK - ACTING CITY ADMINISTRATOR

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	141.70'	233.00'	34°50'39"	C42	30.89'	50.00'	35°23'42"
C2	68.34'	167.00'	23°26'50"	C43	30.13'	50.00'	34°31'28"
C3	83.68'	57.00'	84°06'47"	C44	160.39'	483.00'	19°01'33"
C4	40.95'	57.00'	41°10'01"	C45	53.48'	483.00'	6°20'40"
C5	42.72'	57.00'	42°56'46"	C46	90.42'	483.00'	10°43'35"
C6	193.07'	333.00'	33°13'10"	C47	16.48'	483.00'	1°57'17"
C7	25.83'	333.00'	4°26'37"	C48	79.71'	117.00'	39°02'11"
C8	73.39'	333.00'	12°37'38"	C49	50.25'	117.00'	24°36'22"
C9	93.85'	333.00'	16°08'54"	C50	29.47'	117.00'	14°25'49"
C10	181.91'	267.00'	39°02'11"	C51	108.96'	100.00'	62°25'38"
C11	114.66'	267.00'	24°36'22"	C52	17.31'	100.00'	9°54'58"
C12	67.25'	267.00'	14°25'49"	C53	54.48'	100.00'	31°12'49"
C13	213.28'	290.00'	42°08'20"	C54	37.17'	100.00'	21°17'51"
C14	113.72'	290.00'	22°28'06"	C55	111.79'	440.00'	14°33'25"
C15	80.26'	290.00'	15°51'23"	C56	13.48'	440.00'	1°45'22"
C16	19.31'	290.00'	3°48'51"	C57	69.01'	440.00'	8°59'12"
C17	338.33'	460.00'	42°08'26"	C58	29.29'	440.00'	3°48'51"
C18	66.55'	460.00'	8°17'22"	C59	228.00'	310.00'	42°08'26"
C19	95.58'	460.00'	11°54'20"	C60	44.85'	310.00'	8°17'22"
C20	95.58'	460.00'	11°54'20"	C61	64.42'	310.00'	11°54'20"
C21	80.60'	460.00'	10°02'23"	C62	64.42'	310.00'	11°54'20"
C22	101.56'	167.00'	34°50'39"	C63	54.32'	310.00'	10°02'23"
C23	32.41'	167.00'	11°07'11"	C64	78.59'	50.00'	90°03'32"
C24	59.95'	167.00'	20°34'11"	C65	39.30'	50.00'	45°01'46"
C25	9.19'	167.00'	3°09'17"	C66	39.30'	50.00'	45°01'46"
C26	141.70'	233.00'	34°50'39"	C67	78.54'	50.00'	90°00'00"
C27	40.55'	233.00'	9°58'20"	C68	16.29'	50.00'	18°39'47"
C28	66.53'	233.00'	16°21'32"	C69	31.58'	50.00'	36°10'58"
C29	34.62'	233.00'	8°30'48"	C70	30.68'	50.00'	35°09'15"
C30	10.38'	11.00'	54°04'45"	C71	106.87'	50.00'	122°27'50"
C31	75.62'	64.00'	67°41'59"	C72	15.10'	50.00'	17°18'30"
C32	58.15'	64.00'	52°03'28"	C73	44.22'	50.00'	50°40'23"
C33	58.02'	64.00'	51°56'23"	C74	32.26'	50.00'	36°57'45"
C34	58.33'	64.00'	52°13'11"	C75	15.29'	50.00'	17°31'11"
C35	71.76'	64.00'	64°14'29"	C76	217.01'	383.00'	32°27'50"
C36	321.88'	64.00'	288°09'30"	C77	50.46'	383.00'	7°32'55"
C37	10.38'	11.00'	54°04'45"	C78	61.90'	383.00'	9°15'38"
C38	78.54'	50.00'	90°00'00"	C79	64.22'	383.00'	9°36'27"
C39	31.19'	50.00'	35°44'26"	C80	40.42'	383.00'	6°02'50"
C40	47.35'	50.00'	54°15'34"	C81	124.36'	233.00'	30°34'50"
C41	30.89'	50.00'	35°23'42"	C82	17.34'	233.00'	4°15'49"

AREA

LOTS	2,190,262 SF	50.28 ACRES
RIGHT-OF-WAY	416,069 SF	9.55 ACRES
TOTAL	2,606,331 SF	59.83 ACRES

OWNERS' CERTIFICATE & DEDICATION

WE, MBR PROPERTIES LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, BEING ALL OWNERS OF THE LANDS PLATTED HEREIN, HAVE CAUSED THE LAND TO BE PLATTED AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED PARADISE VALLEY SECOND ADDITION, AND DEDICATE AND REDEDICATE 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 AND AFFIRM THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT.

WE ALSO DEDICATE TO THE CITY OF BISMARCK "STORM UTILITY EASEMENTS" INCLUSIVE OF LOT 3, BLOCK 1.

WE ALSO DEDICATE TO THE CITY OF BISMARCK "SANITARY UTILITY EASEMENTS" INCLUSIVE OF LOT 2, BLOCK 1.

WE ALSO DEDICATE TO THE CITY OF BISMARCK ALL EASEMENTS 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 ALSO DEDICATE EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HERON AS UTILITY EASEMENTS.

BRAD BALERUD

BRAD BALERUD - MEMBER
MBR PROPERTIES LLC
P.O. BOX 1272
BISMARCK, ND 58502

STATE OF North Dakota
COUNTY OF Burleigh

ON THIS 22 DAY OF January, 2024 BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRAD BALERUD, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY Burleigh STATE: North Dakota
MY COMMISSION EXPIRES: _____

KARLI SKJERET
Notary Public
State of North Dakota
My Commission Expires Apr 12, 2027

RANDY RHONE

BY: Randy Rhone
RANDY RHONE - MEMBER
MBR PROPERTIES LLC
P.O. BOX 1272
BISMARCK, ND 58502

STATE OF North Dakota
COUNTY OF Burleigh

ON THIS 23 DAY OF January, 2024 BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RANDY RHONE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY Burleigh STATE: North Dakota
MY COMMISSION EXPIRES: _____

STEVE MARINER

BY: Steve Mariner
STEVE MARINER - MEMBER
MBR PROPERTIES LLC
P.O. BOX 1272
BISMARCK, ND 58502

STATE OF North Dakota
COUNTY OF Burleigh

ON THIS 22 DAY OF January, 2024 BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVE MARINER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY Burleigh STATE: North Dakota
MY COMMISSION EXPIRES: _____

KARLI SKJERET
Notary Public
State of North Dakota
My Commission Expires Apr 12, 2027

GREG MARINER

BY: Greg Mariner
GREG MARINER - MEMBER
MBR PROPERTIES LLC
P.O. BOX 1272
BISMARCK, ND 58502

STATE OF North Dakota
COUNTY OF Burleigh

ON THIS 22 DAY OF January, 2024 BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREG MARINER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY Burleigh STATE: North Dakota
MY COMMISSION EXPIRES: _____

KARLI SKJERET
Notary Public
State of North Dakota
My Commission Expires Apr 12, 2027