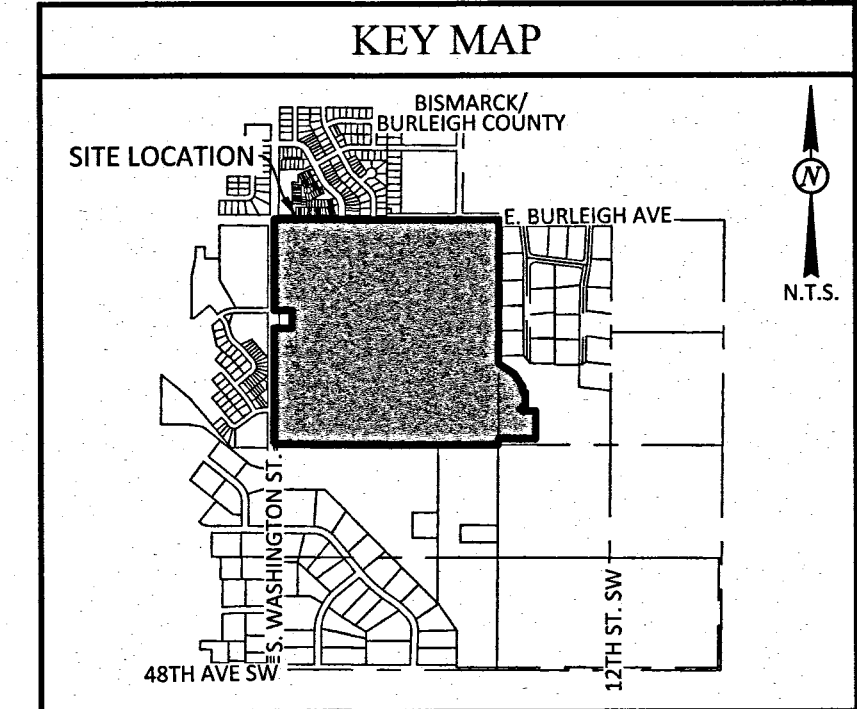
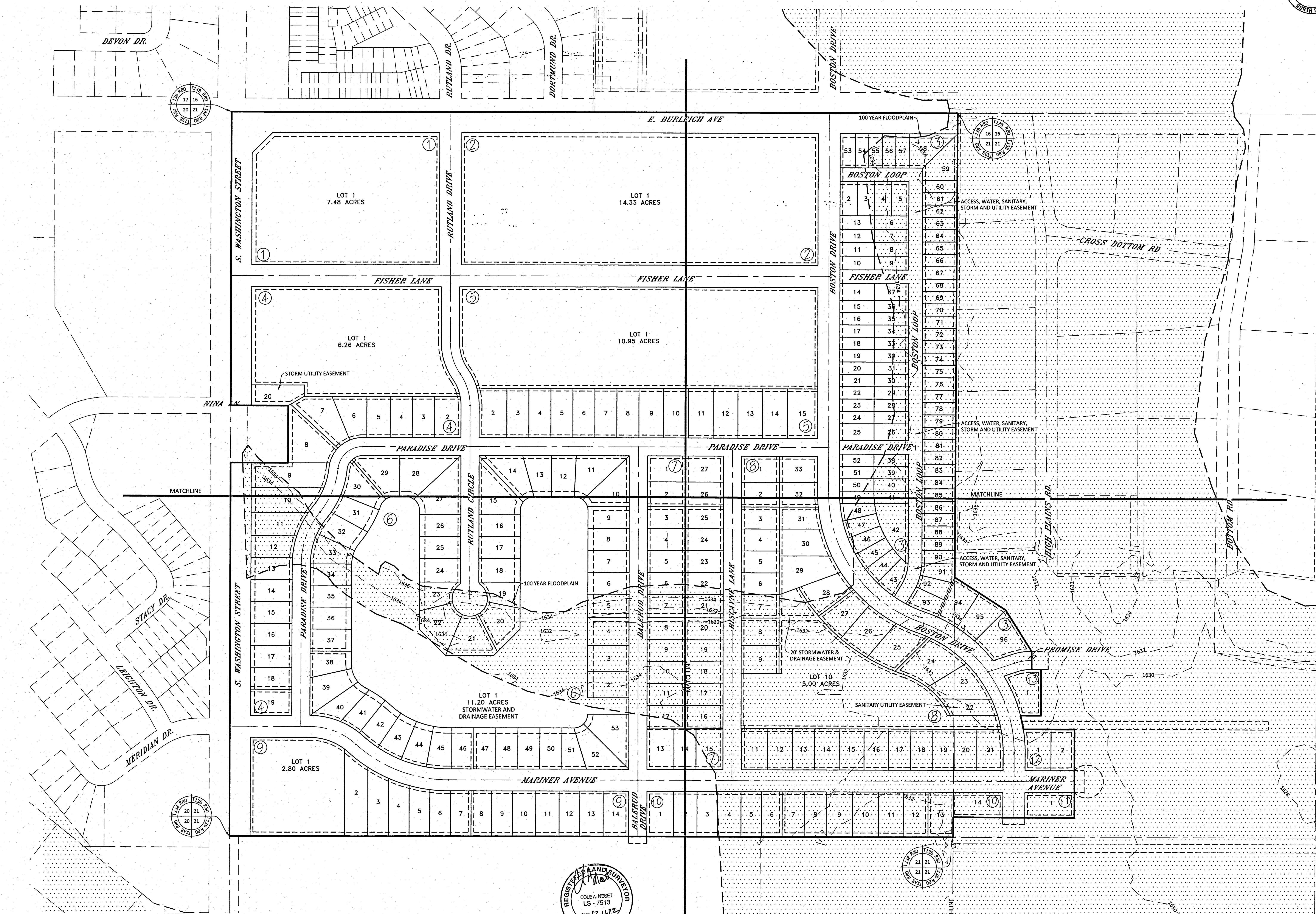
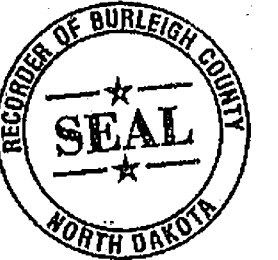


PARADISE VALLEY ADDITION
PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST
OF THE 5TH PRINCIPAL MERIDIAN
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

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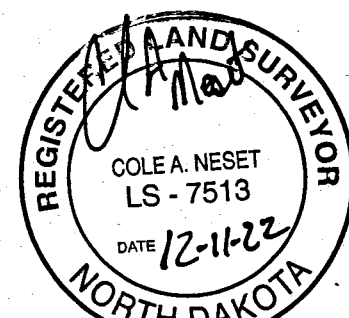
CURRENT OWNER'S INFORMATION
MBR PROPERTIES LLC
2211 E MAIN AVE
BISMARCK, ND 58501

LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
DATE: 11/30/22

SHEET 1 OF 6

SURVEY INFORMATION

- DATE OF SURVEY: DECEMBER 2021
BASIS OF BEARING: NO 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 W. BURLEIGH AVE HAS AN ELEV=1640.98' (NAVD 88)
- NOTES
- FEMA MAP #38015C0795D BASE FLOOD ELEVATION IS 1634.00'.
 - ALL DISTANCES SHOWN ARE GROUND MEASUREMENT.
 - LOTS 2-93 IN BLOCK 3 ARE SIZED FOR ONE HALF OF A TWO UNIT ROW HOUSE. THESE LOTS ARE NOT DEVELOPABLE AS SINGLE LOTS.

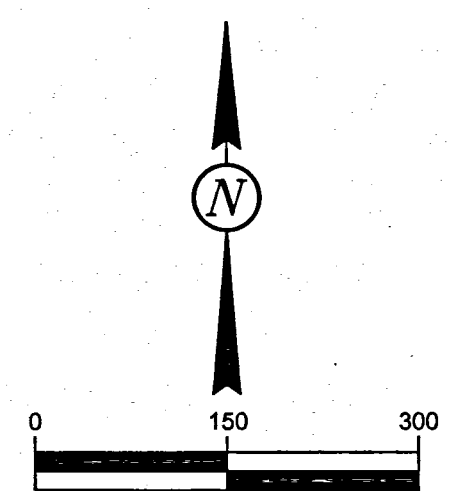


AREA		
LOTS	5,729,228 SF	131.53 ACRES
RIGHT-OF-WAY	1,452,790 SF	33.35 ACRES
TOTAL	7,182,018 SF	164.92 ACRES

SURVEYOR'S INFORMATION
COLE A. NEBET
REGISTERED LAND SURVEYOR
ND REG. NO. 7513
5306 51ST AVE S, STE A
FARGO, ND 58104

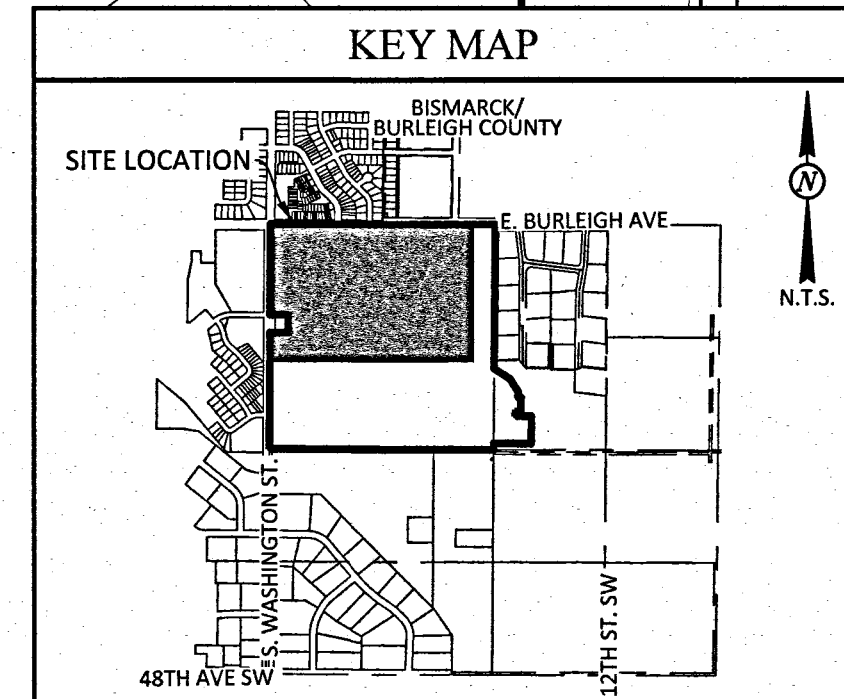
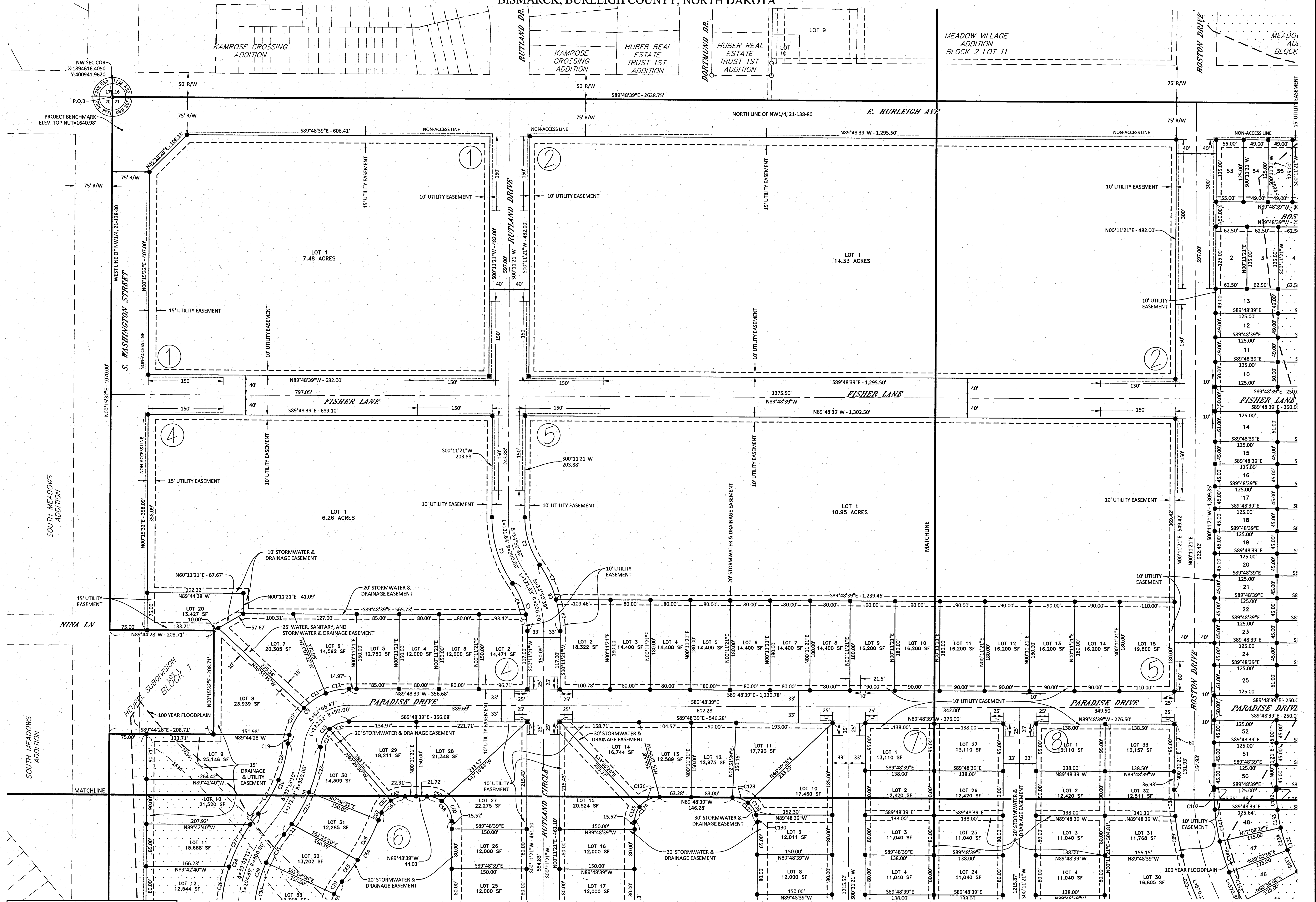
LEGEND

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



PARADISE VALLEY ADDITION
PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST
OF THE 5TH PRINCIPAL MERIDIAN
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

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RECORDED ELECTRONICALLY
RECORDED: 1/24/2023 10:37 AM
BURLEIGH COUNTY



LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
DATE: 11/30/22

SURVEY INFORMATION

DATE OF SURVEY: DECEMBER 2021
BASIS OF BEARING: ND STATE PLANE SOUTH ZONE NAD83 (3302)
ADJUSTMENT 1986. UNIT OF MEASURE IS INTERNATIONAL FOOT.
CONTOUR VERTICAL DATUM: NAVD 88
FLOODPLAIN VERTICAL DATUM: NAVD 88
TOPOGRAPHIC CONTOURS ARE DERIVED FROM SURVEY.

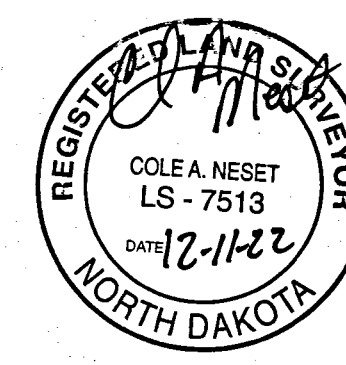
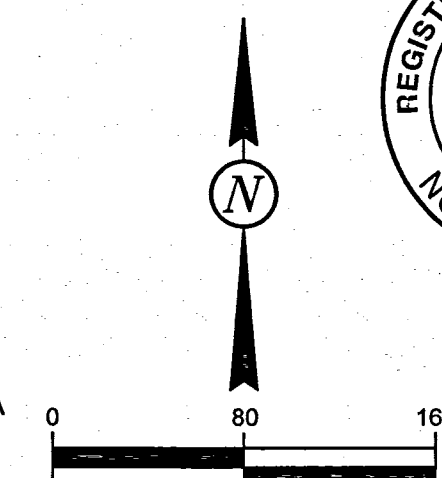
BENCHMARK USED: T-NUT HYDRANT LOCATED IN THE NORTHWEST CORNER OF SECTION 21 NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH WASHINGTON STREET AND W. BURLEIGH AVE HAS AN ELEV=1640.98' (NAVD 88)

NOTES

- FEMA MAP #3801SC0795D BASE FLOOD ELEVATION IS 1634.00'.
- ALL DISTANCES SHOWN ARE GROUND MEASUREMENT.
- LOTS 2-33 IN BLOCK 3 ARE SIZED FOR ONE HALF OF A TWO UNIT ROW HOUSE. THESE LOTS ARE NOT DEVELOPABLE AS SINGLE LOTS.

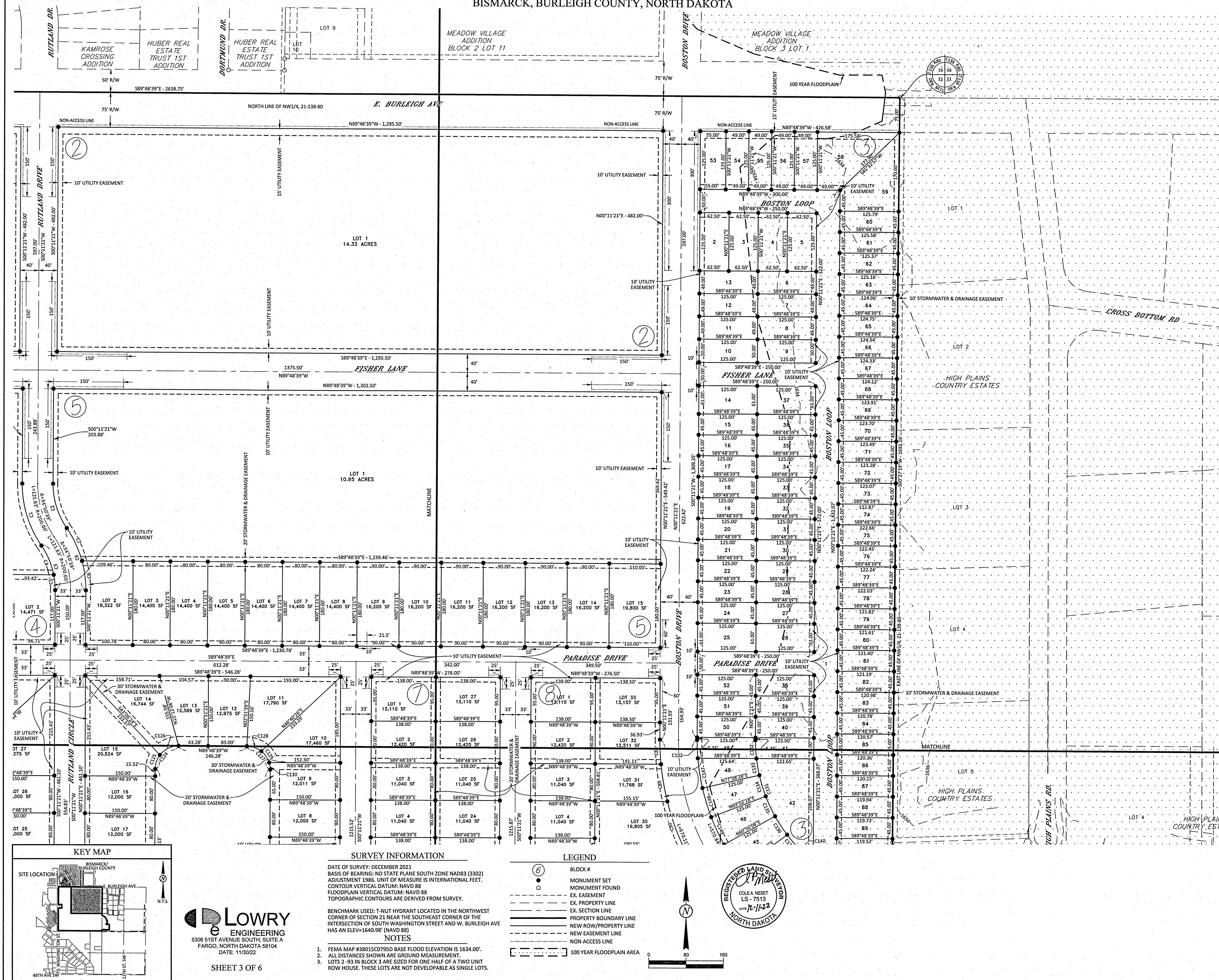
LEGEND

- BLOCK #
- MONUMENT SET
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- NEW EASEMENT LINE
- NON ACCESS LINE
- 100 YEAR FLOODPLAIN AREA



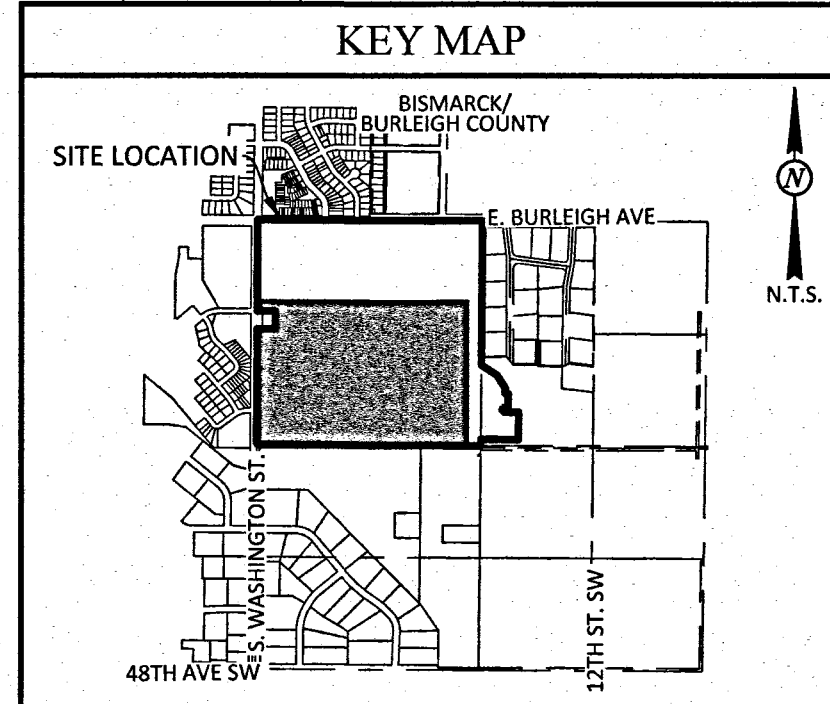
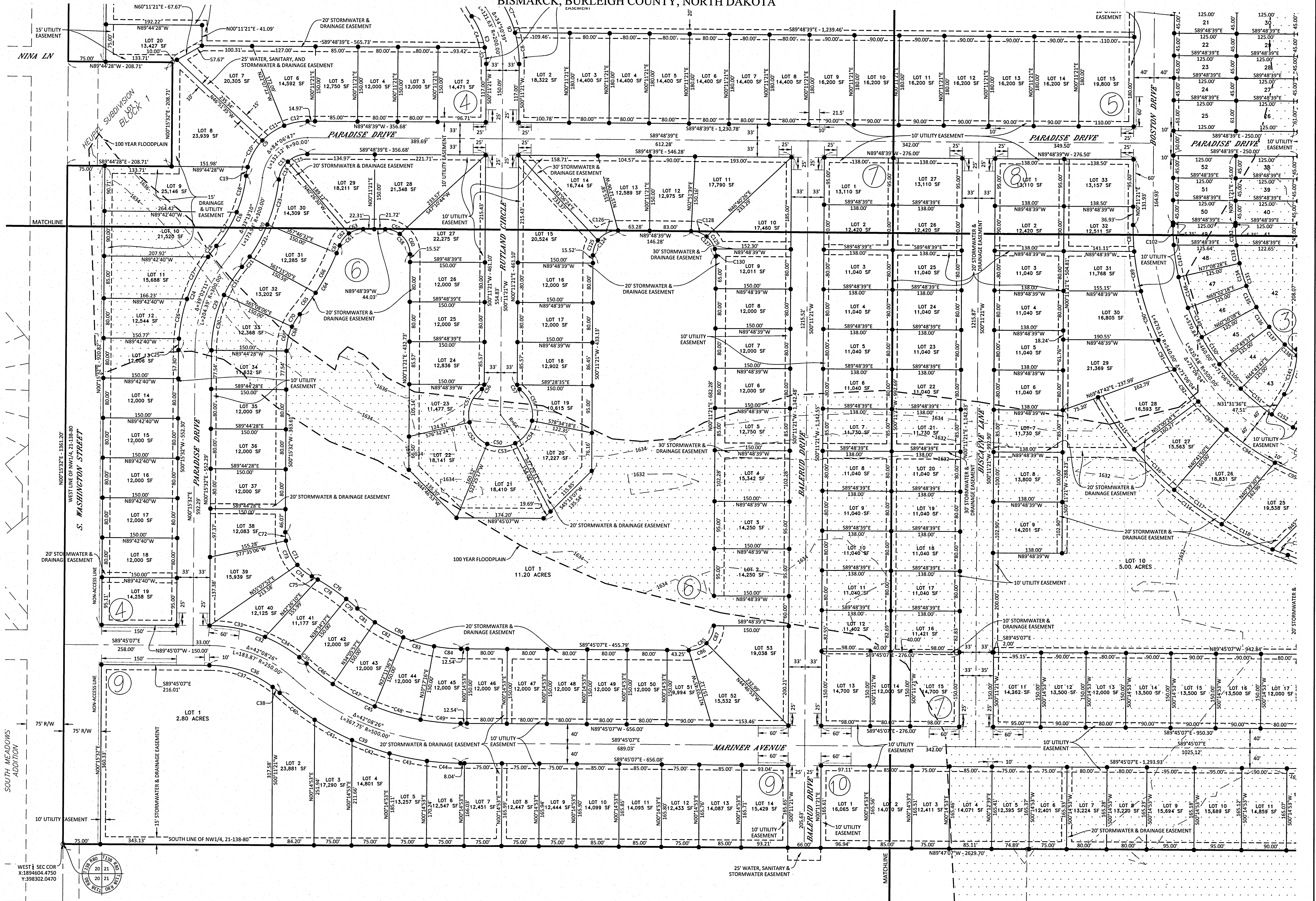
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 Page: 3 of 6
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 Burleigh County



PARADISE VALLEY ADDITION
PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST
OF THE 5TH PRINCIPAL MERIDIAN
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

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Burleigh County



SURVEY INFORMATION

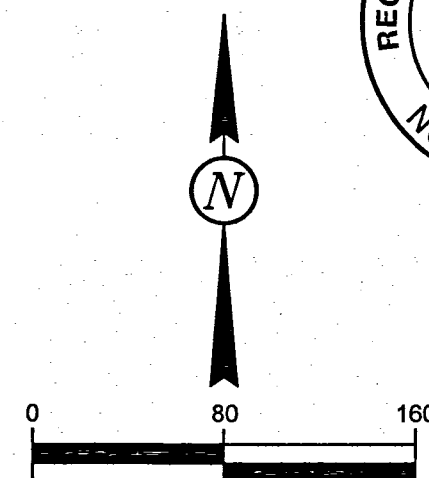
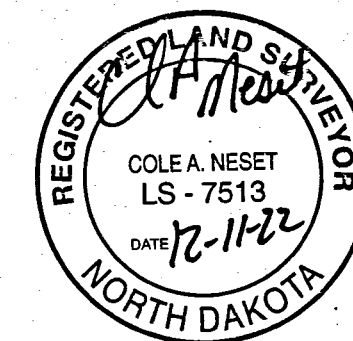
DATE OF SURVEY: DECEMBER 2021
BASIS OF BEARING: ND STATE PLANE SOUTH ZONE NAD83 (3302)
ADJUSTMENT 1986. UNIT OF MEASURE IS INTERNATIONAL FEET.
CONTOUR VERTICAL DATUM: NAVD 88
FLOODPLAIN VERTICAL DATUM: NAVD 88
TOPOGRAPHIC CONTOURS ARE DERIVED FROM SURVEY.
BENCHMARK USED: T-NUT HYDRANT LOCATED IN THE NORTHWEST CORNER OF SECTION 21 NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH WASHINGTON STREET AND W. BURLEIGH AVE HAS AN ELEV=1640.98' (NAVD 88)

NOTES

- FEMA MAP #38015C0795D BASE FLOOD ELEVATION IS 1634.00'.
- ALL DISTANCES SHOWN ARE GROUND MEASUREMENT.
- LOTS 2-9 IN BLOCK 3 ARE SIZED FOR ONE HALF OF A TWO UNIT ROW HOUSE. THESE LOTS ARE NOT DEVELOPABLE AS SINGLE LOTS.

LEGEND

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

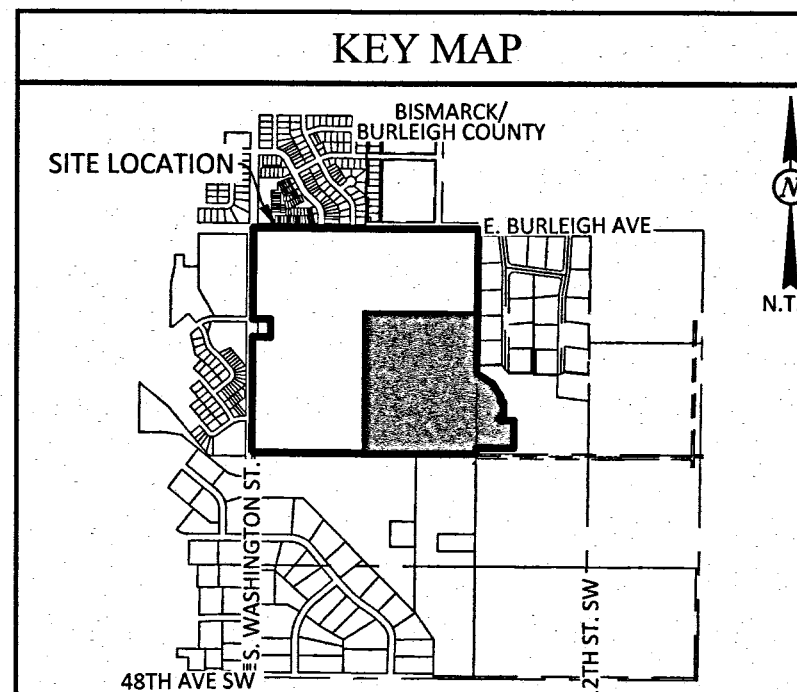
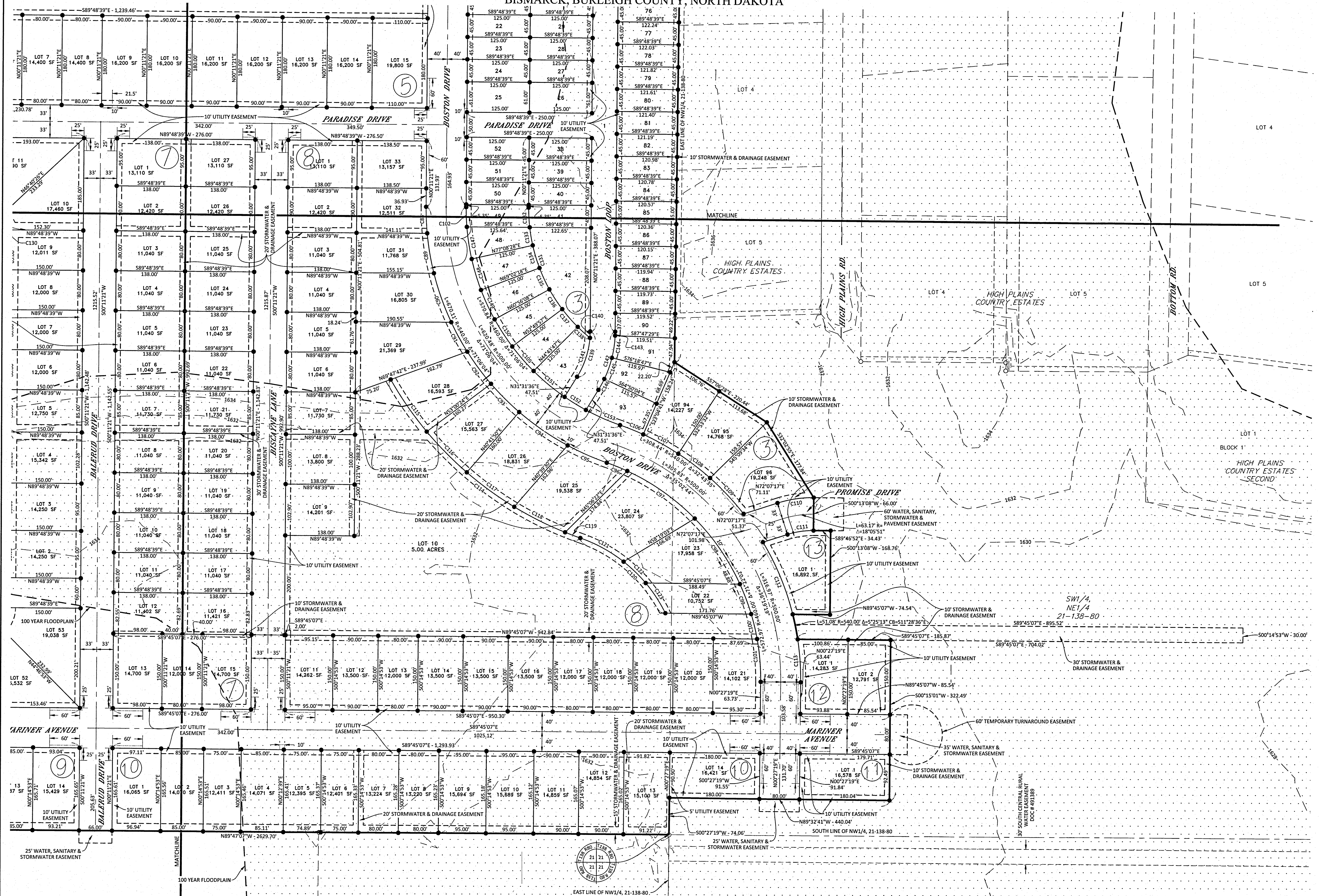


LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
DATE: 11/30/22

SHEET 4 OF 6

PARADISE VALLEY ADDITION
PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST
OF THE 5TH PRINCIPAL MERIDIAN
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

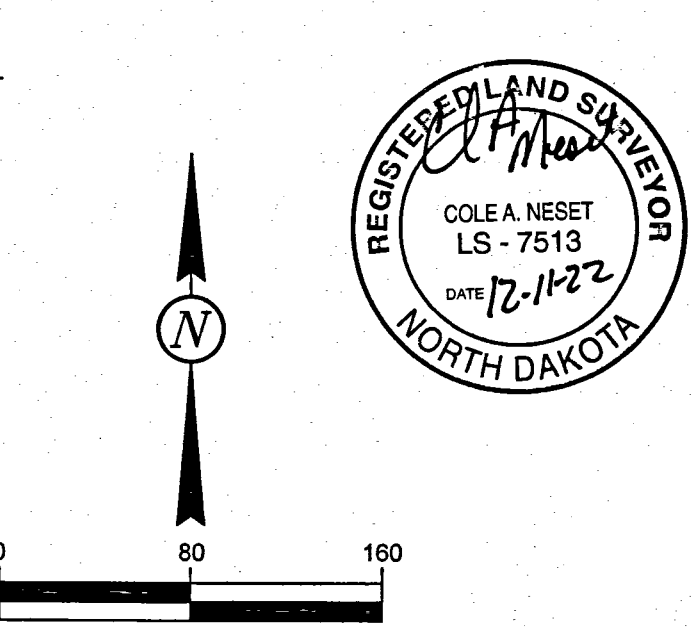
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Burleigh County
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LOWRY
ENGINEERING
5309 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
DATE: 11/30/22

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 W. BURLEIGH AVE HAS AN ELEV=1640.98' (NAVD 88)
NOTES
1. FEMA MAP #38015C0795D BASE FLOOD ELEVATION IS 1634.00'.
2. ALL DISTANCES SHOWN ARE GROUND MEASUREMENT.
3. LOTS 2 - 93 IN BLOCK 3 ARE SIZED FOR ONE HALF OF A TWO UNIT ROW HOUSE. THESE LOTS ARE NOT DEVELOPABLE AS SINGLE LOTS.

- LEGEND**
- BLOCK #
 - MONUMENT SET
 - MONUMENT FOUND
 - EX. EASEMENT
 - EX. PROPERTY LINE
 - EX. SECTION LINE
 - PROPERTY BOUNDARY LINE
 - NEW ROW/PROPERTY LINE
 - NEW EASEMENT LINE
 - NON ACCESS LINE
 - 100 YEAR FLOODPLAIN AREA



REGISTERED LAND SURVEYOR
COLE A. NESEY
LS - 7513
DATE 12-11-22
NORTH DAKOTA

PARADISE VALLEY ADDITION
PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 138 NORTH, RANGE 80 WEST
OF THE 5TH PRINCIPAL MERIDIAN
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

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DESCRIPTION

PART OF THE NORTH HALF 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:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE S89°48'39"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2638.75 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S00°27'19"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1692.16 FEET; THENCE S57°06'28"E A DISTANCE OF 220.44 FEET; THENCE S32°02'55"E A DISTANCE OF 177.84 FEET; THENCE S00°13'08"W A DISTANCE OF 66.00 FEET; THENCE S89°46'52"E A DISTANCE OF 34.43 FEET; THENCE S00°13'08"W A DISTANCE OF 168.76 FEET; THENCE N89°45'07"W A DISTANCE OF 74.54 FEET; THENCE SOUTHERLY 51.08 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 5°25'13" AND A CHORD BEARING S11°28'36"E; THENCE S89°45'07"E A DISTANCE OF 185.87 FEET; THENCE S00°15'01"W A DISTANCE OF 322.49 FEET; THENCE N89°32'41"W A DISTANCE OF 440.04 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S00°27'19"W ALONG SAID EAST LINE A DISTANCE OF 74.06 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N89°47'07"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2629.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°15'32"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1361.20 FEET TO THE SOUTHWEST CORNER OF HEUPEL ADDITION AS RECORDED IN THE BURLEIGH COUNTY RECORDERS OFFICE; THENCE S89°44'28"E ALONG THE SOUTH LINE OF SAID HEUPEL ADDITION A DISTANCE OF 208.71 FEET TO THE SOUTHEAST CORNER OF SAID HEUPEL ADDITION; THENCE N00°15'32"E ALONG THE EAST LINE OF SAID HEUPEL ADDITION A DISTANCE OF 208.71 FEET TO THE NORTHEAST CORNER OF SAID HEUPEL ADDITION; THENCE N89°44'28"W ALONG THE NORTH LINE OF SAID HEUPEL ADDITION A DISTANCE OF 208.71 FEET TO THE NORTHWEST CORNER OF SAID HEUPEL ADDITION; THENCE N00°15'32"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1070.00 FEET TO THE POINT OF BEGINNING.

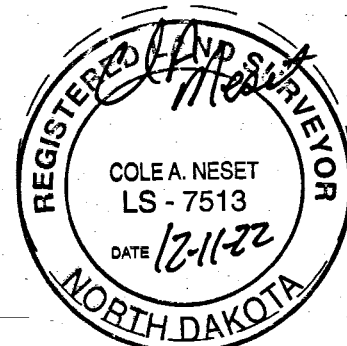
SAID TRACT OF LAND CONTAINS ±164.92 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

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 DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

COLE A. NESET
REGISTERED LAND SURVEYOR
ND REG. NO. 7513
5306 51ST AVE S. STE A.
FARGO, ND 58104

12-11-22
DATE



APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "PARADISE VALLEY 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 22 DAY OF JUNE 2022, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND ORDINANCES OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIR

ATTEST: 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 THIS PLAT, HAS APPROVED THE GROUNDS AS SHOWN ON THE 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 THIS PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS APPROVED THE 25 DAY OF OCTOBER 2022

ATTEST
KEITH J. HUNKE - CITY ADMINISTRATOR

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	141.70'	233.00'	34°50'39"	C53	58.02'	64.00'	51°56'23"	C108	80.07'	540.00'	8°29'46"
C2	101.56'	167.00'	34°50'39"	C54	58.33'	64.00'	52°13'11"	C109	98.26'	540.00'	10°25'33"
C3	101.56'	167.00'	34°50'39"	C55	71.76'	64.00'	64°14'29"	C110	73.60'	233.00'	18°05'51"
C4	68.34'	167.00'	23°26'50"	C56	10.38'	11.00'	54°04'45"	C111	52.75'	167.00'	18°05'51"
C5	33.22'	167.00'	11°23'49"	C57	10.38'	11.00'	54°04'45"	C112	157.25'	540.00'	16°41'05"
C6	141.70'	233.00'	34°50'39"	C58	78.54'	50.00'	90°00'00"	C113	86.91'	540.00'	9°13'19"
C7	77.90'	233.00'	19°09'25"	C59	31.19'	50.00'	35°44'26"	C114	505.76'	700.00'	41°23'49"
C8	63.79'	233.00'	15°41'14"	C60	47.35'	50.00'	54°15'34"	C115	127.29'	700.00'	10°25'08"
C9	79.57'	123.00'	37°03'52"	C61	30.89'	50.00'	35°23'42"	C116	114.46'	700.00'	9°22'07"
C10	61.62'	123.00'	28°42'14"	C62	30.89'	50.00'	35°23'42"	C117	117.58'	700.00'	9°37'27"
C11	53.10'	123.00'	24°44'12"	C63	30.13'	50.00'	34°31'28"	C118	113.85'	700.00'	9°19'08"
C12	47.90'	123.00'	22°18'43"	C64	160.39'	483.00'	19°01'33"	C119	32.58'	700.00'	2°39'59"
C13	83.68'	57.00'	84°06'47"	C65	53.48'	483.00'	6°20'40"	C120	233.00'	300.00'	44°29'58"
C14	40.95'	57.00'	41°10'01"	C66	90.42'	483.00'	10°43'35"	C121	99.19'	300.00'	18°56'38"
C15	42.72'	57.00'	42°56'46"	C67	16.48'	483.00'	1°57'17"	C122	61.64'	300.00'	11°46'20"
C16	154.80'	267.00'	33°13'10"	C68	79.71'	117.00'	39°02'11"	C123	72.17'	300.00'	13°47'00"
C17	79.14'	267.00'	16°59'02"	C69	50.25'	117.00'	24°36'22"	C124	46.30'	50.00'	53°03'13"
C18	75.66'	267.00'	16°14'08"	C70	29.47'	117.00'	14°25'49"	C125	32.24'	50.00'	36°56'47"
C19	17.95'	123.00'	8°21'38"	C71	108.96'	100.00'	62°25'38"	C126	46.30'	50.00'	53°03'13"
C20	193.07'	333.00'	33°13'10"	C72	17.31'	100.00'	9°54'58"	C127	78.54'	50.00'	90°00'00"
C21	25.83'	333.00'	4°26'37"	C73	54.48'	100.00'	31°12'49"	C128	33.21'	50.00'	38°03'24"
C22	73.39'	333.00'	12°37'38"	C74	37.17'	100.00'	21°17'51"	C129	30.09'	50.00'	34°29'08"
C23	93.85'	333.00'	16°08'54"	C75	13.48'	440.00'	1°45'22"	C130	15.23'	50.00'	17°27'27"
C24	226.88'	333.00'	39°02'11"	C76	111.79'	440.00'	14°33'25"	C131	258.89'	335.00'	44°16'43"
C25	22.72'	333.00'	3°54'32"	C77	69.01'	440.00'	8°59'12"	C132	39.74'	335.00'	6°47'51"
C26	81.68'	333.00'	14°03'11"	C78	29.29'	440.00'	3°48'51"	C133	36.54'	335.00'	6°15'01"
C27	94.98'	333.00'	16°20'29"	C79	228.00'	310.00'	42°08'26"	C134	47.38'	335.00'	8°06'10"
C28	27.51'	333.00'	4°43'59"	C80	228.00'	310.00'	42°08'26"	C135	47.38'	335.00'	8°06'10"
C29	181.91'	267.00'	39°02'11"	C81	44.85'	310.00'	8°17'22"	C136	47.38'	335.00'	8°06'10"
C30	114.66'	267.00'	24°36'22"	C82	64.42'	310.00'	11°54'20"	C137	47.38'	335.00'	8°06'10"
C31	67.25'	267.00'	14°25'49"	C83	64.42'	310.00'	11°54'20"	C138	32.84'	335.00'	5°37'00"
C32	213.28'	290.00'	42°08'20"	C84	54.32'	310.00'	10°02'23"	C139	95.72'	175.00'	31°20'15"
C33	113.72'	290.00'	22°28'06"	C85	78.59'	50.00'	90°03'32"	C140	12.91'	175.00'	4°13'40"
C34	80.26'	290.00'	15°51'23"	C86	39.30'	50.00'	45°01'46"	C141	82.80'	175.00'	27°06'35"
C35	19.31'	290.00'	3°48'51"	C87	39.30'	50.00'	45°01'46"	C142	123.06'	225.00'	31°20'15"
C36	154.45'	210.00'	42°08'26"	C88	53.16'	540.00'	5°38'25"	C143	7.93'	225.00'	2°01'11"
C37	136.04'	210.00'	37°07'04"	C89	81.30'	540.00'	8°37'34"	C144	45.08'	225.00'	11°28'42"
C38	18.41'	210.00'	5°01'22"	C90	104.59'	540.00'	11°05'49"	C145	45.08'	225.00'	11°28'42"
C39	397.16'	540.00'	42°08'26"	C91	67.26'	540.00'	7°08'11"	C146	24.98'	225.00'	6°21'41"
C40	88.70'	540.00'	9°24'40"	C92	80.07'	540.00'	8°29'46"	C147	65.05'	460.00'	8°06'10"
C41	85.20'	540.00'	9°02'23"	C93	80.07'	540.00'	8°29'46"	C148	65.05'	460.00'	8°06'10"
C42	79.62'	540.00'	8°26'52"	C94	117.85'	540.00'	12°30'16"	C149	65.05'	460.00'	8°06'10"
C43	76.52'	540.00'	8°07'07"	C95	85.81'	540.00'	9°06'18"	C150	65.05'	460.00'	8°06'10"
C44	67.14'	540.00'	7°07'24"	C96	44.20'	460.00'	5°30'19"	C151	80.99'	460.00'	10°05'15"
C45	338.33'	460.00'	42°08'26"	C97	165.84'	460.00'	20°39'22"	C152	50.02'	460.00'	6°13'51"
C46	66.55'	460.00'	8°17'22"	C98	160.33'	460.00'	19°58'13"	C153	74.85'	460.00'	9°19'24"
C47	95.58'	460.00'	11°54'20"	C99	64.33'	460.00'	8°00'46"				
C48	95.58'	460.00'	11°54'20"	C100	51.51'	460.00'	6°24'59"				
C49	80.60'	460.00'	10°02'23"	C101	86.76'	460.00'	10°48'23"				
C50	321.88'	64.00'	288°09'30"	C102	39.70'	460.00'	4°56'42"				
C51	75.62'	64.00'	67°41'59"	C103	65.05'	460.00'	8°06'10"				
C52	58.15'	64.00'	52°03'28"	C104	50.03'	540.00'	5°18'30"				
				C105	80.07'	540.00'	8°29'46"				

AREA		
LOTS	5,729,228 SF	131.53 ACRES
RIGHT-OF-WAY	1,452,790 SF	33.35 ACRES
TOTAL	7,182,018 SF	164.92 ACRES

OWNERS' CERTIFICATE & DEDICATION

WE, MBR PROPERTIES LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, BEING ALL OWNERS OF THE LANDS PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED PARADISE VALLEY 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.

WE ALSO DEDICATE "STORM UTILITY EASEMENTS" INCLUSIVE OF LOT 20, BLOCK 4.

WE ALSO DEDICATE "SANITARY UTILITY EASEMENTS" INCLUSIVE OF LOT 22, BLOCK 8.

WE ALSO DEDICATE "ACCESS, WATER, SANITARY, STORM, AND UTILITY EASEMENTS" INCLUSIVE OF LOT 1, BLOCK 3.

WE ALSO DEDICATE "STORMWATER AND DRAINAGE EASEMENTS" INCLUSIVE OF LOT 1, BLOCK 6.

WE ALSO DEDICATE TO THE CITY OF BISMARCK FOR PUBLIC USE 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.

BOSTON LOOP, FISHER LANE, AND PARADISE LANE WITHIN BLOCK 3 AS SHOWN ON THIS PLAT ARE "PRIVATE ACCESS EASEMENTS" TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR EMERGENCY SERVICES AND ANY OTHER GOVERNMENTAL USE OR USES, PROVIDED THAT MAINTENANCE AND CLEARANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE LAND OWNING PARTIES AND THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF THE PROPERTY IN THE SUBDIVISION.

BRAD BALERUD

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



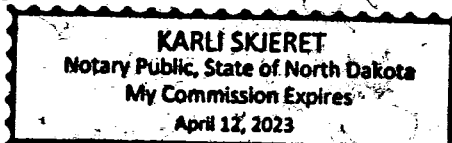
STATE OF North Dakota
COUNTY OF Burleigh

ON THIS 12 DAY OF December, 2022, 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: April 12, 2023

RANDY RHONE

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



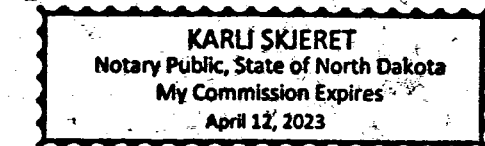
STATE OF North Dakota
COUNTY OF Burleigh

ON THIS 12 DAY OF December, 2022, 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: April 12, 2023

STEVE MARINER

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



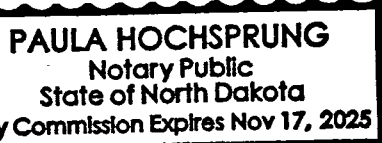
STATE OF North Dakota
COUNTY OF Burleigh

ON THIS 12 DAY OF December, 2022, 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: April 12, 2023

GREG MARINER

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



STATE OF North Dakota
COUNTY OF Burleigh

ON THIS 12 DAY OF December, 2022, 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: Nov 17, 2023

Taxes and special assessments paid, all liens created under section 59-02-08.2 satisfied, if any, and TRANSFER accepted on 1/24/2023
Burleigh County Auditor
By Bernadette Levy Deputy, Burleigh County Auditor

LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
DATE: 11/30/22