

HONEY HILLS ESTATES FIRST

MORTON COUNTY, NORTH DAKOTA

LOT 1, BLOCK 2 SHAW SUBDIVISION

ALL IN SECTIONS 32 & 33, TOWNSHIP 140 NORTH, RANGE 81 WEST

LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1 BLOCK 2 OF SHAW SUBDIVISION LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 140 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, CONTAINING 46.85 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 9628, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED BY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT. FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDREDTHS OF FEET THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK R. ISAACS, RLS 9628

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 UNDER THE PROVISIONS OF SECTION 7-070 OF THE MORTON COUNTY LAND USE CODE AND INDICATED ON THE PLAT WITH THE DESIGNATION OF "UTILITY EASEMENT".

RANDY RHONE
MBR PROPERTIES, LLC

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC _____

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF MORTON, NORTH DAKOTA THIS ____ DAY ____ OF 20____, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, AND THE REGULATIONS ADOPTED BY THE PLANNING COMMISSION OF SAID COUNTY IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND THE SECRETARY OF THE PLANNING COMMISSION OF MORTON COUNTY, NORTH DAKOTA.

JESSE KIST - CHAIRMAN

DAWN R. RHONE - SECRETARY

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF MORTON COUNTY, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON AND HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAYS SHOWN HEREON. THE FOREGOING ACTION BY THE BOARD OF COUNTY COMMISSIONERS OF MORTON COUNTY, NORTH DAKOTA, HAS TAKEN BY RESOLUTION APPROVED THIS ____ DAY OF _____, 20____.

DAWN R. RHONE - COUNTY AUDITOR

NATHAN BOEHM - COMMISSION CHAIRMAN

COUNTY APPROVAL

WE, THE UNDERSIGNED, AFTER REVIEW APPROVE AS TO FORM THE SUBDIVISION OF LAND AS SHOWN HEREON

JOHN SAIKI - COUNTY ENGINEER

NATALIE PIERCE - PLANNING & ZONING DIRECTOR

NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
- SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
- THE STORMWATER EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE DEVELOPMENT AS SPELLED OUT IN THE DEVELOPERS AGREEMENT WITH MORTON COUNTY AND IN THE RESTRICTIVE COVENANTS IN DOC. #

LEGEND

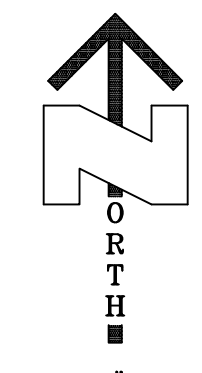
- FOUND SURVEY MONUMENT
- SET CAPPED REBAR "LS-9628"
- NON-ACCESS LINE

ACREAGE TABLE

BLOCK 1	14.31 ACRES
BLOCK 2	13.71 ACRES
BLOCK 3	11.76 ACRES
DEDICATED ROW	7.07 ACRES
TOTAL	46.85 ACRES

OWNERS:
MBR PROPERTIES, LLC
P.O. BOX 1272
BISMARCK, ND 58502

CENTERLINE CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	313.46'	500.00'	S23° 43' 07"E	308.36'
C2	151.53'	250.00'	S59° 02' 33"E	149.22'
C3	197.27'	350.00'	N60° 15' 33"W	194.67'
C4	95.81'	350.00'	N36° 16' 12"W	95.51'
C5	220.08'	150.00'	N03° 51' 18"E	200.87'
C6	226.87'	250.00'	N64° 10' 31"W	219.17'
C7	48.74'	500.00'	S87° 02' 04"W	48.72'
C8	437.64'	5679.02'	N35° 58' 14"W	437.53'
C9	494.99'	7919.78'	S40° 25' 47"E	494.91'
C10	181.77'	3744.72'	S36° 32' 22"E	181.75'



SCALE: 1" = 100'

DATE: JUNE 15, 2023

VERTICAL DATUM - NAVD 1988.

BASED ON NORTH DAKOTA SOUTH ZONE-NAD83, INTERNATIONAL FEET.

MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BSMK" CORRS STATION AND ARE REPORTED IN GRID.

