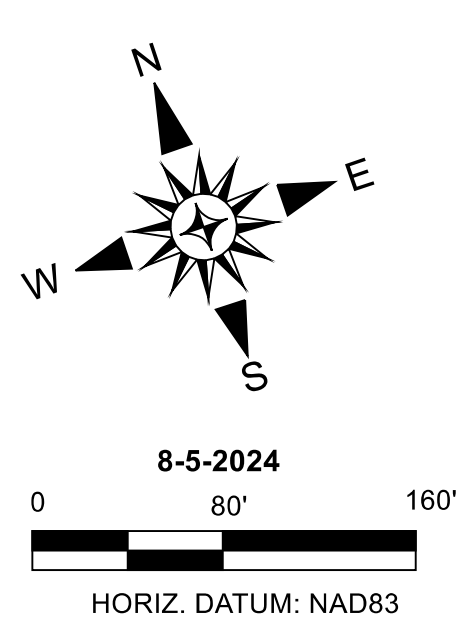
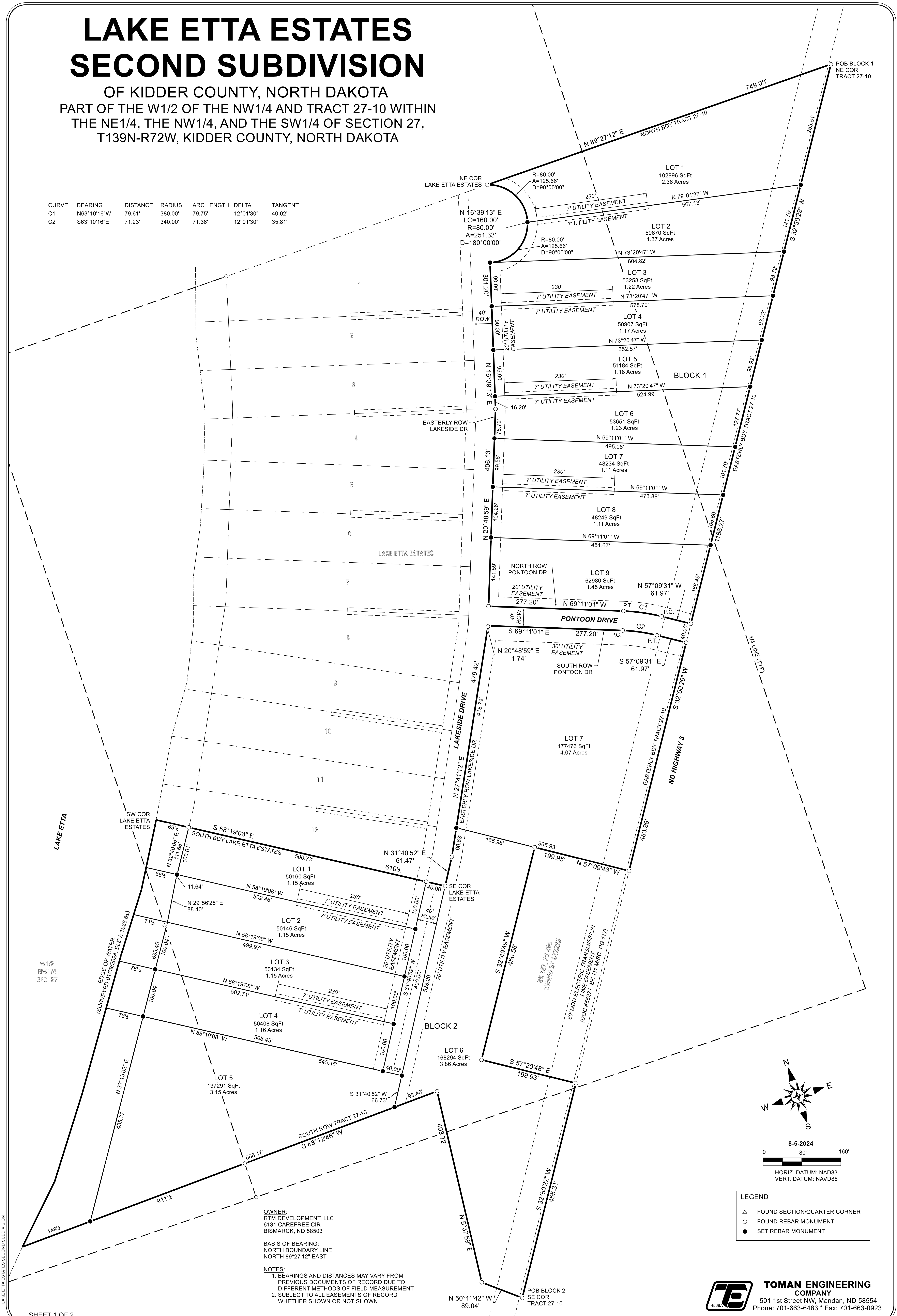


LAKE ETTA ESTATES SECOND SUBDIVISION

OF KIDDER COUNTY, NORTH DAKOTA
PART OF THE W1/2 OF THE NW1/4 AND TRACT 27-10 WITHIN
THE NE1/4, THE NW1/4, AND THE SW1/4 OF SECTION 27,
T139N-R72W, KIDDER COUNTY, NORTH DAKOTA

CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH	DELTA	TANGENT
C1	N63°10'16"W	79.61'	380.00'	79.75'	12°01'30"	40.02'
C2	S63°10'16"E	71.23'	340.00'	71.36'	12°01'30"	35.81'



LEGEND	
△	FOUND SECTION/QUARTER CORNER
○	FOUND REBAR MONUMENT
●	SET REBAR MONUMENT

OWNER:
RTM DEVELOPMENT, LLC
6131 CAREFREE CIR
BISMARCK, ND 58503

BASIS OF BEARING:
NORTH BOUNDARY LINE
NORTH 89°27'12" EAST

NOTES:
1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
2. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.

TOMAN ENGINEERING COMPANY
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923

LAKE ETTA ESTATES SECOND SUBDIVISION

OF KIDDER COUNTY, NORTH DAKOTA
PART OF THE W1/2 OF THE NW1/4 AND TRACT 27-10 WITHIN
THE NE1/4, THE NW1/4, AND THE SW1/4 OF SECTION 27,
T139N-R72W, KIDDER COUNTY, NORTH DAKOTA

DESCRIPTION OF PROPERTY: BLOCK 1

A TRACT OF LAND BEING A PART OF TRACT 27-10 WITHIN THE NE1/4, THE NW1/4,
AND THE SW1/4 OF SECTION 27, TOWNSHIP 139 NORTH, RANGE 72 WEST OF THE
5TH PRINCIPAL MERIDIAN, KIDDER COUNTY, NORTH DAKOTA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 27-10 OF THE NE1/4, THE NW1/4
AND THE SW1/4 OF SECTION 27, T139N-R72W; THENCE SOUTH 32°50'29" WEST
ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 27-10 FOR 1180.27 FEET TO
A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PONTOON DRIVE; THENCE
ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3)
COURSES; THENCE NORTH 57°09'31" WEST FOR 61.97 FEET TO THE P.C. OF A CURVE
TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE TO
THE LEFT (THE CHORD OF WHICH BEARS NORTH 63°10'16" WEST 79.61 FEET) AN
ARC LENGTH OF 79.75 FEET TO THE P.T. OF SAID CURVE TO THE LEFT; THENCE
NORTH 69°11'01" WEST FOR 277.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-
WAY LINE OF LAKESIDE DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE
THE FOLLOWING THREE (3) COURSES; THENCE NORTH 20°48'59" EAST FOR 400.13
FEET; THENCE NORTH 16°39'13" EAST FOR 301.20 FEET TO THE BEGINNING OF A
CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE ALONG SAID CURVE
TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 16°39'13" EAST, 160.00 FEET AN
ARC LENGTH OF 251.33 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID
TRACT 27-10; THENCE NORTH 89°27'12" EAST ALONG SAID NORTH BOUNDARY LINE
FOR 749.08 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING
12.19 ACRES, MORE OR LESS.

DESCRIPTION OF PROPERTY: BLOCK 2

A TRACT OF LAND BEING A PART OF THE W1/2 OF THE NW1/4 AND TRACT 27-10
WITHIN THE NE1/4, THE NW1/4, AND THE SW1/4 OF SECTION 27, TOWNSHIP 139
NORTH, RANGE 72 WEST OF THE 5TH PRINCIPAL MERIDIAN, KIDDER COUNTY,
NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 27-10 OF THE NE1/4, THE NW1/4
AND THE SW1/4 OF SECTION 27, T139N-R72W; THENCE ALONG THE SOUTHERLY
BOUNDARY LINE OF SAID TRACT 27-10 THE FOLLOWING THREE (3) COURSES;
THENCE NORTH 50°11'42" WEST FOR 89.04 FEET; THENCE NORTH 5°37'59" EAST FOR
403.72 FEET; THENCE SOUTH 88°12'46" WEST FOR APPROXIMATELY 911 FEET TO
THE WATER'S EDGE OF ETTA LAKE AS SURVEYED ON JANUARY 9, 2024; THENCE
NORTHEASTERLY ALONG SAID WATER'S EDGE FOR APPROXIMATELY 923 FEET TO
THE SOUTHWEST CORNER OF LAKE ETTA ESTATES; THENCE SOUTH 58°19'08" EAST
ALONG THE SOUTH BOUNDARY LINE OF SAID LAKE ETTA ESTATES FOR
APPROXIMATELY 610' FEET TO THE SOUTHEAST CORNER OF SAID LAKE ETTA
ESTATES, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF LAKESIDE
DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING
THREE (3) COURSES; THENCE NORTH 31°40'52" EAST FOR 61.47 FEET; THENCE
NORTH 27°41'12" EAST FOR 479.42 FEET; THENCE NORTH 20°48'59" EAST FOR 1.74
FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PONTOON DRIVE; THENCE
ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;
THENCE SOUTH 69°11'01" EAST FOR 277.20 FEET TO THE P.C. (POINT OF
CURVATURE) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET; THENCE
ALONG SAID CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 63°10'16"
EAST 71.23 FEET) AN ARC LENGTH OF 71.36 FEET TO THE P.T. (POINT OF TANGENCY)
OF SAID CURVE TO THE RIGHT; THENCE SOUTH 57°09'31" EAST FOR 61.97 FEET TO A
POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT 27-10; THENCE ALONG
SAID EASTERLY BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES; THENCE
SOUTH 32°50'29" WEST FOR 483.99 FEET; THENCE NORTH 57°09'43" WEST FOR
199.95 FEET; THENCE SOUTH 32°49'49" WEST FOR 450.58 FEET; THENCE SOUTH 57°
20'48" EAST FOR 199.93 FEET; THENCE SOUTH 32°50'22" WEST FOR 455.31 FEET TO
THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 17.67 ACRES, MORE
OR LESS.

SURVEYOR'S CERTIFICATE

I, ANDRA 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 I HAVE PREPARED THE
ACCOMPANYING PLAT; FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET
AND HUNDREDTHS 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.

ANDRA MARQUARDT, RLS 4623

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 AND INDICATED ON THE PLAT WITH THE DESIGNATION
OF "UTILITY EASEMENT."

MATTHEW GEIGER
RTM DEVELOPMENT, LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF
_____, 2024.

NOTARY PUBLIC
COUNTY, _____
MY COMMISSION EXPIRES: _____

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF KIDDER 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 KIDDER
COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THIS ____ DAY
OF _____, 2024.

JEAN SCHOENHARD -
COUNTY AUDITOR

DAN P. MITTLEIDER -
COMMISSION CHAIRMAN

OWNER:
RTM DEVELOPMENT, LLC
6131 CAREFREE CIR
BISMARCK, ND 58503

BASIS OF BEARING:
EAST BOUNDARY LINE LOT 5
SOUTH 00°00'00" EAST

NOTES:
1. BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS DOCUMENTS OF RECORD DUE TO
DIFFERENT METHODS OF FIELD MEASUREMENT.
2. SUBJECT TO ALL EASEMENTS OF RECORD
WHETHER SHOWN OR NOT SHOWN.

