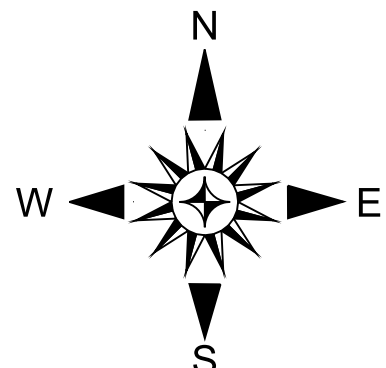


# LAKE ETTA ESTATES

OF KIDDER COUNTY, NORTH DAKOTA

PART OF TRACT 27-10 WITHIN THE NW1/4 OF SECTION 27, T139N-R72W, KIDDER COUNTY, NORTH DAKOTA

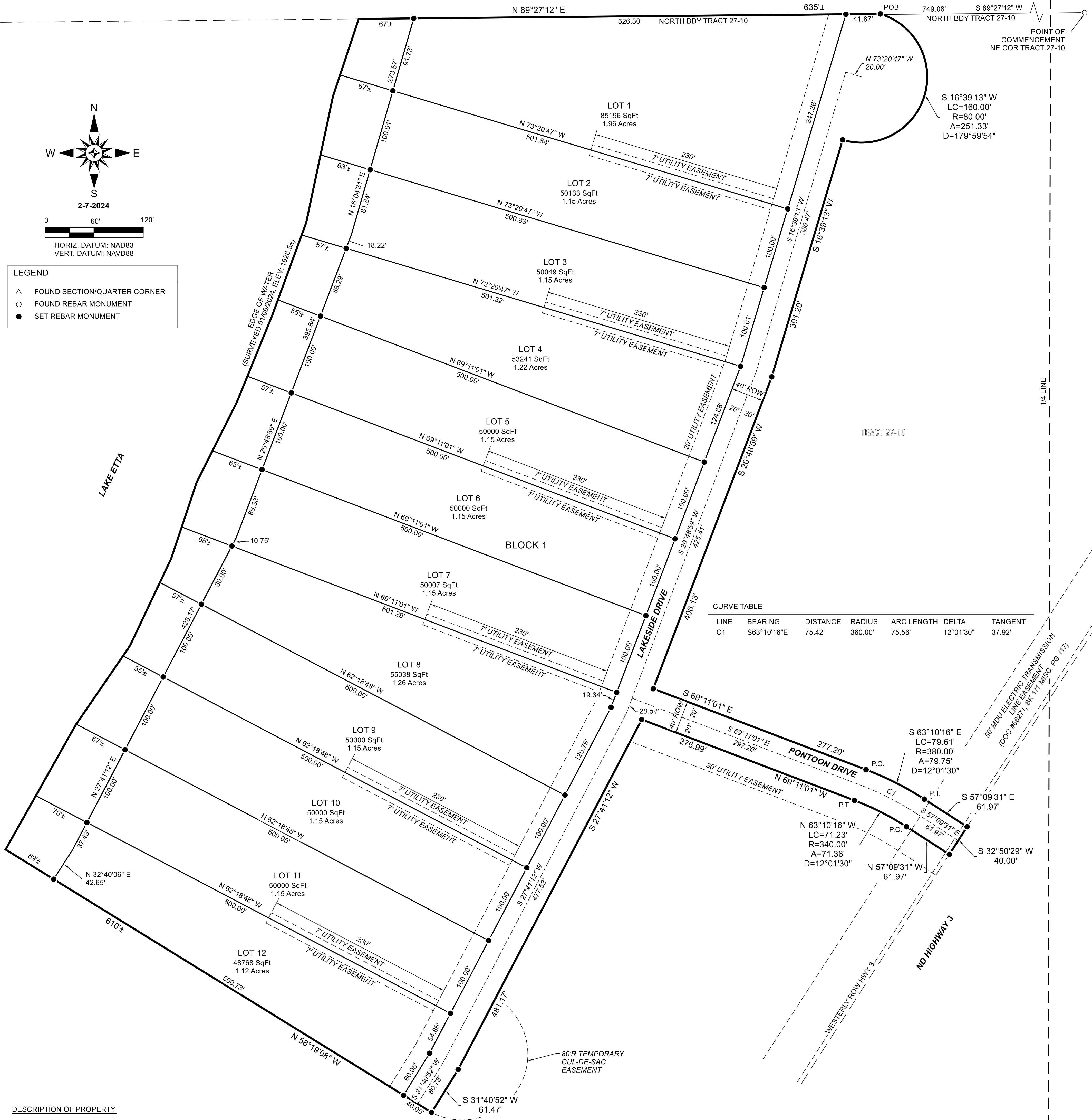


2-7-2024

HORIZ. DATUM: NAD83  
VERT. DATUM: NAVD88

**LEGEND**

- △ FOUND SECTION/QUARTER CORNER
- FOUND REBAR MONUMENT
- SET REBAR MONUMENT



**DESCRIPTION OF PROPERTY**

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

COMMENCING AT THE NORTHEAST CORNER OF TRACT 27-10 OF THE NE1/4, NW1/4 AND SW1/4 OF SECTION 27, T139N-R72W; THENCE SOUTH 89°27'12" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 27-10 FOR 749.08 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 16°39'13" WEST, 180.00 FEET) AN ARC LENGTH OF 251.33 FEET; THENCE SOUTH 16°39'13" WEST RADIAL TO SAID CURVE FOR 301.20 FEET; THENCE SOUTH 20°48'59" WEST FOR 406.13 FEET; 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 380.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 63°10'16" EAST 79.61 FEET) AN ARC LENGTH OF 79.75 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 WESTERLY RIGHT-OF-WAY LINE OF ND HIGHWAY 3; THENCE SOUTH 32°50'29" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 40.00 FEET; THENCE NORTH 57°09'31" WEST FOR 61.97 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 63°10'16" WEST 71.23 FEET) AN ARC LENGTH OF 71.36 FEET TO THE P.T. OF SAID CURVE TO THE LEFT; THENCE NORTH 69°11'01" WEST FOR 276.99 FEET; THENCE SOUTH 27°41'12" WEST FOR 481.17 FEET; THENCE SOUTH 31°40'52" WEST FOR 61.47 FEET; THENCE NORTH 58°19'06" WEST FOR APPROXIMATELY 610 FEET TO THE WATER'S EDGE OF ETTA LAKE AS SURVEYED ON JANUARY 9, 2024; THENCE NORTHEASTERLY ALONG SAID WATER'S EDGE FOR APPROXIMATELY 1106 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 APPROXIMATELY 635 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 18.28 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:**  
RTM DEVELOPMENT, LLC  
8131 CAREFREE CIR  
BISMARCK, ND 58503

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

**NOTES:**

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

**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