

EAGLE POINT ESTATES:

A REPLAT OF AUDITOR'S LOT 35-1, MIDWAY TOWNSHIP
WITHIN THE SE1/4 SECTION 35, T140N, R64W, CITY OF
JAMESTOWN, STUTSMAN COUNTY, NORTH DAKOTA

The party set forth as Owner and Proprietor of the land hereinafter described together with Gregory J. Rich, Interstate Engineering, Inc., a Professional Land Surveyor in the State of North Dakota, hereby declare and make known that said Owner and Proprietor recently caused to be re-platted, Auditor's Lot 35-1, Midway Township, within the southeast quarter of Section 35, T140N, R64W within the City of Jamestown, Stutsman County, North Dakota, hereinafter to be known as "Eagle Point Estates". The plat thereof, which is hereby attached, was made by Gregory J. Rich, in accordance with the statutes of the State of North Dakota and ordinances of the City of Jamestown, Stutsman County, North Dakota, in such case made and provided a description of the situation and boundaries of said plat being as follows:

**DESCRIPTION FOR EAGLE POINT ESTATES,
CITY OF JAMESTOWN, STUTSMAN COUNTY, NORTH DAKOTA**

A tract of land located within the southeast quarter of Section 35, T140N, R64W of the Fifth Principal Meridian, City of Jamestown, Stutsman County, North Dakota, said tract of land bounded on the northerly side by the north line of the SE1/4 of said Section 35 and by Homestead Addition and Hunt and Wolff Addition, on the easterly side by Beverly Hills Second Addition and on the southerly and westerly sides by Beverly Hills Sixth Addition, said tract of land being more particularly described from existing recorded documents (X174628) as follows:

COMMENCING at the northeast corner of the southeast quarter of said Section 35; THENCE N89°19'56"W (assumed bearing) on the north line of the southeast quarter of said Section 35 a distance of 1239.87 feet to the northwest corner of said Beverly Hills Second Addition and the POINT OF BEGINNING; THENCE S00°00'10"E on the west line of said Beverly Hills Second Addition a distance of 289.84 feet; THENCE S78°33'18"W on the north line of Beverly Hills Sixth Addition a distance of 245.49 feet; THENCE N89°21'17"W on the north line of Beverly Hills Sixth Addition a distance of 430.32 feet; THENCE N20°04'41"W on the north line of Beverly Hills Sixth Addition a distance of 364.83 feet to the south line of Homestead Second Addition; THENCE S89°21'22"E on the south line of Homestead Second Addition and the south line of Hunt and Wolff Addition a distance of 796.18 feet to the POINT OF BEGINNING.

Subject to existing easements of record and particularly subject to an 84 foot easement for utility purposes as shown on the plat hereof.

Said tract of land contains 5.60 acres more or less.

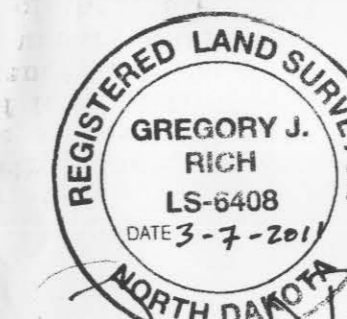
The tract of land is particularly described and set forth on the attached plat with the names, width, courses, boundaries and extent thereof. These figures representing the distances, length and breadth, denote feet and decimals thereof.

PLAT DESCRIPTION

Lot 1 of Eagle Point Estates in the City of Jamestown, Stutsman County, North Dakota.

SURVEYOR'S CERTIFICATE

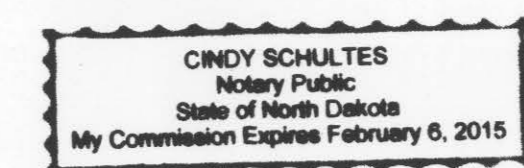
I, Gregory J. Rich, Interstate Engineering, Inc., Jamestown, North Dakota, a Registered Land Surveyor in the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of Eagle Point Estates, within the City of Jamestown, County of Stutsman, State of North Dakota as surveyed by me or under my direct supervision and that all distances are correct, the monuments are in place as shown on the plat and the outside boundary lines are correctly designated as shown on the plat in accordance with the statutes of the State of North Dakota and the ordinances of the City of Jamestown to the best of my knowledge and belief.



State of North Dakota } SS
County of Stutsman

On this 7th day of March, 2011, A.D. before me, a Notary Public in said County and State, personally appeared Gregory J. Rich, known to me to be the same person described herein and who executed the within and foregoing instrument and he acknowledged to me that he executed the same.

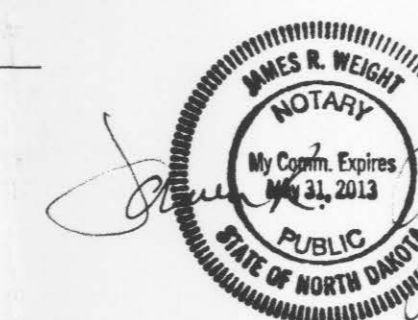
Cindy Schultes
Notary Public
State of North Dakota



OWNER'S CERTIFICATE AND DEDICATION

James R. Torrance of Jamestown, North Dakota, being the Owner and Proprietor of the above described tract of land within the southeast quarter of Section 35, T140N, R64W of the Fifth Principal Meridian in the City of Jamestown, Stutsman County, North Dakota have caused said tract of land to be platted as "Eagle Point Estates" shown on the attached plat and do hereby agree to said plating and do hereby dedicate the Utility Easement for utility purposes.

James R. Torrance
James R. Torrance

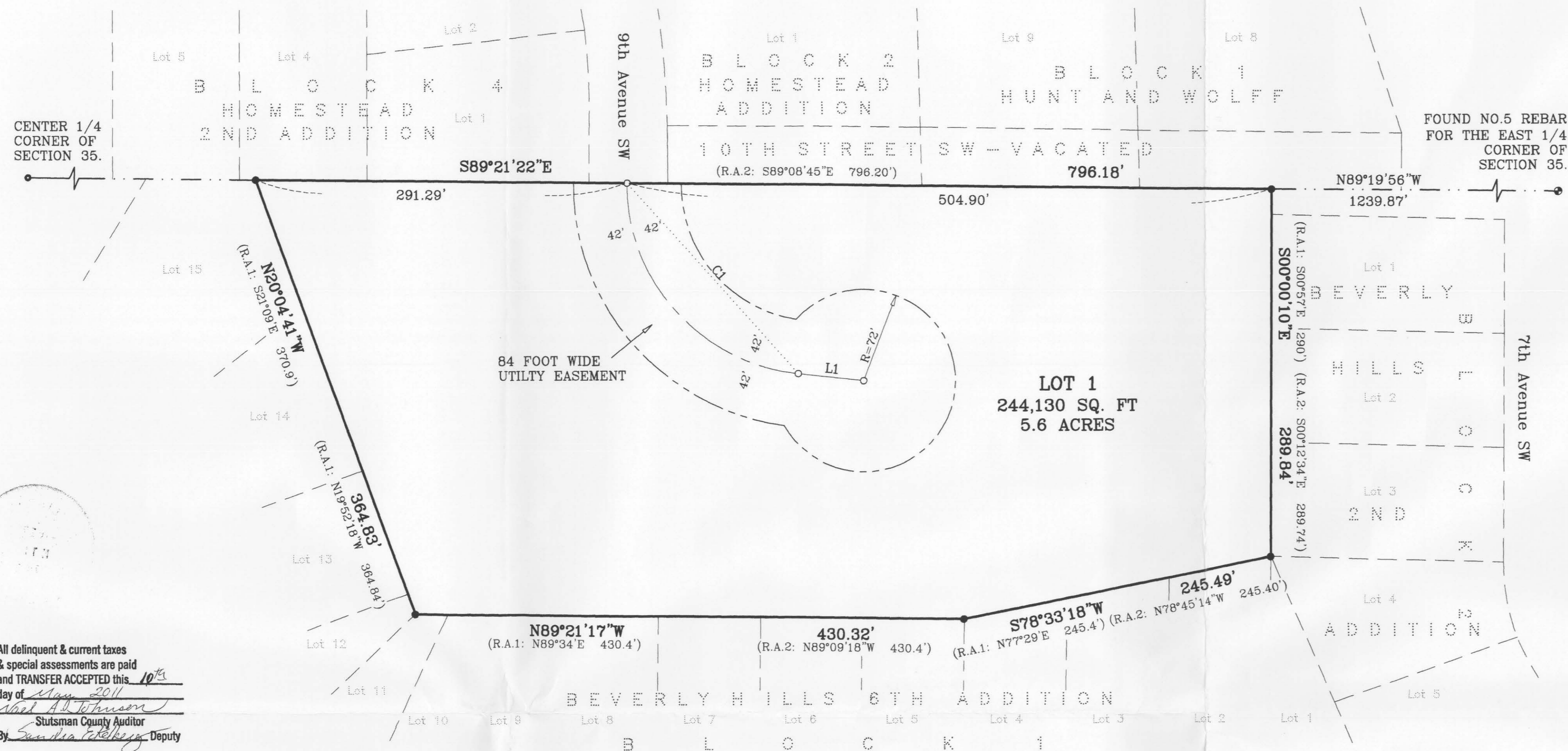


State of North Dakota } SS
County of Stutsman

On this 7th day of MARCH, 2011, A.D. before me, a Notary Public in and for said County and State, personally appeared James R. Torrance, known to me to be the same person described herein and who executed the within and foregoing Proprietor's Certificate and acknowledged to me that they executed the same.

James R. Torrance
Notary Public
State of North Dakota
My commission expires MAY 31, 2013

State of North Dakota } SS
County of Stutsman



CURVE	BEARING	CHORD	RADIUS	ARC	DELTA	TANGENT	TAN IN	TAN OUT
C1	S41°34'30"E	201.59'	150.00'	221.06'	84°26'16"	136.10	S00°38'38"W	S83°47'38"E

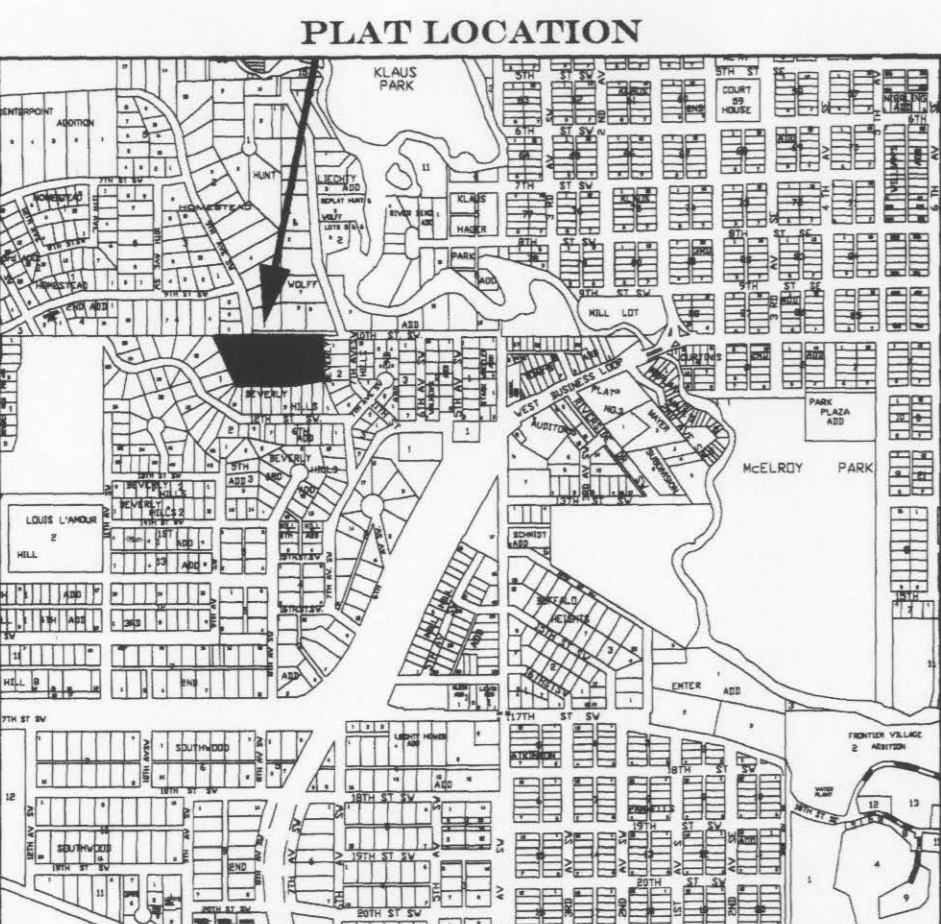
LINE	LENGTH	BEARING
L1	51.96	S83°47'38"E

All delinquent & current taxes & special assessments are paid and TRANSFER ACCEPTED this 10th day of May 2011.
Stutsman County Auditor
By: *Samuel Anderson*, Deputy

Return to: INTERSTATE ENGINEERING, 1903 12 AVE SW, JAMESTOWN ND 58401
County Recorder: X195445, Stutsman County, Jamestown ND 58401, Page 1 of 1
I certify that this instrument was filed and recorded, Fee \$10.00, May 10, 2011 03:00 PM.
Linda Chadduck, County Recorder, By: *Samuel Anderson*, Deputy



RECORDED *ARL*
ENTERED *CM*
INDEXED *SC*
COMPILED *ARL*
SCANNED *ARL*



LEGEND
● NO.5 REBAR FOUND
○ NO.5X18 REBAR SET
○ 1.5" IRON PIPE FOUND
○ USPLS MONUMENT OF RECORD AS NOTED
--- UTILITY EASEMENT LINE
--- PLAT BOUNDARY
--- EXISTING LOT LINE
--- CURVE CHORD
--- QUARTER SECTION LINE
R.A.1: RECORDED AS DATA FROM ADJOINING PLAT
R.A.2: RECORDED AS DATA FROM A.L. 35-1

State of North Dakota } SS
City of Jamestown

By a resolution duly passed by the City Planning and Zoning Commission of Jamestown, North Dakota on the 14th day of February 2011, A.D., the attached plat of "EAGLE POINT ESTATES", City of Jamestown, Stutsman County, North Dakota was duly approved and accepted.

Dated 5/6/11 Attest *James R. Weight*
Secretary-Planning and Zoning Commission
James R. Weight
Harley Trefz
Chairman-Planning and Zoning Commission
Harley Trefz

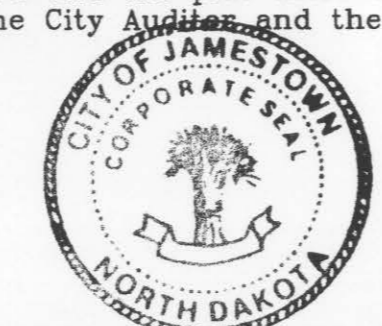
I have examined the attached plat of "EAGLE POINT ESTATES", City of Jamestown, Stutsman County, North Dakota and hereby give my approval.

Dated 5/10/11 Attest *Reed Schwartzkopf*
Reed Schwartzkopf-City Engineer

State of North Dakota } SS
City of Jamestown

By resolution duly passed by the City Council of Jamestown, North Dakota on the 27th day of MARCH, 2011, A.D., the attached plat of "EAGLE POINT ESTATES", City of Jamestown, Stutsman County, North Dakota was duly approved and accepted and the plat thereof ordered filed in the office of the County Recorder of Stutsman County and a copy of same to be filed in the office of the City Auditor and the office of the City Engineer.

Dated 5-10-11 Attest *Jeff Fuchs*
City Administrator-Jeff Fuchs
Katie Anderson
Mayor-Katie Anderson



Revision No.	Date	By	Description
NONE			

EAGLE POINT ESTATES: A REPLAT OF AUDITOR'S LOT 35-1, MIDWAY TOWNSHIP WITHIN THE SE1/4 SECTION 35, T140N, R64W STUTSMAN COUNTY, NORTH DAKOTA	PLATTING	Project No. J10-7-124	Date MARCH 7, 2011
	Drawn By M.E.S. c.j.r.	Checked By c.j.r.	

interstate engineering, inc.
Engineering - Surveying - Planning www.iengi.com
P.O. Box 2035 Jamestown, N.D. (701)-252-0234 Fax (701)-252-0203