

PLAT OF RIVERWALK ADDITION

PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 146 NORTH, RANGE 50 WEST AND THE NORTH HALF OF SECTION 6, TOWNSHIP 145 NORTH, RANGE 50 WEST TO THE CITY OF HILLSBORO, TRAILL COUNTY, NORTH DAKOTA

BLOCK 1		BLOCK 1		BLOCK 2	
LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET
1	7,000	26	8,456	1	7,000
7	9,803	27	10,872	3	4,500
8	37,000	28	10,872	4	9,300
9	33,502	29	10,872	5	7,800
10	31,478	30	10,419	6	9,300
11	34,646	31	9,060	7	8,400
12	35,865	32	11,325	8	8,400
13	37,147	33	12,080	9	7,800
14	39,944	34	12,080	10	8,400
15	43,275	35	12,835	11	9,300
19	9,839	36	12,835	12	7,800
20	10,419	37	12,080	13	8,400
21	10,872	38	11,325	14	7,800
22	10,872	39	11,325	15	9,300
23	9,362	40	11,678	16	9,275
24	9,966	41	10,333	17	17,162
25	7,852				

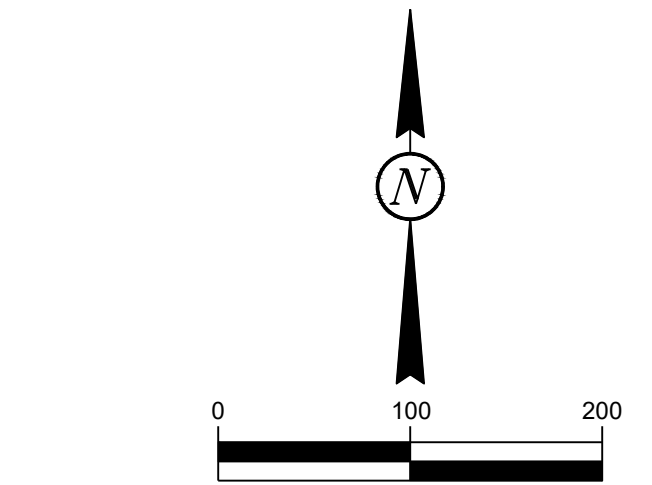
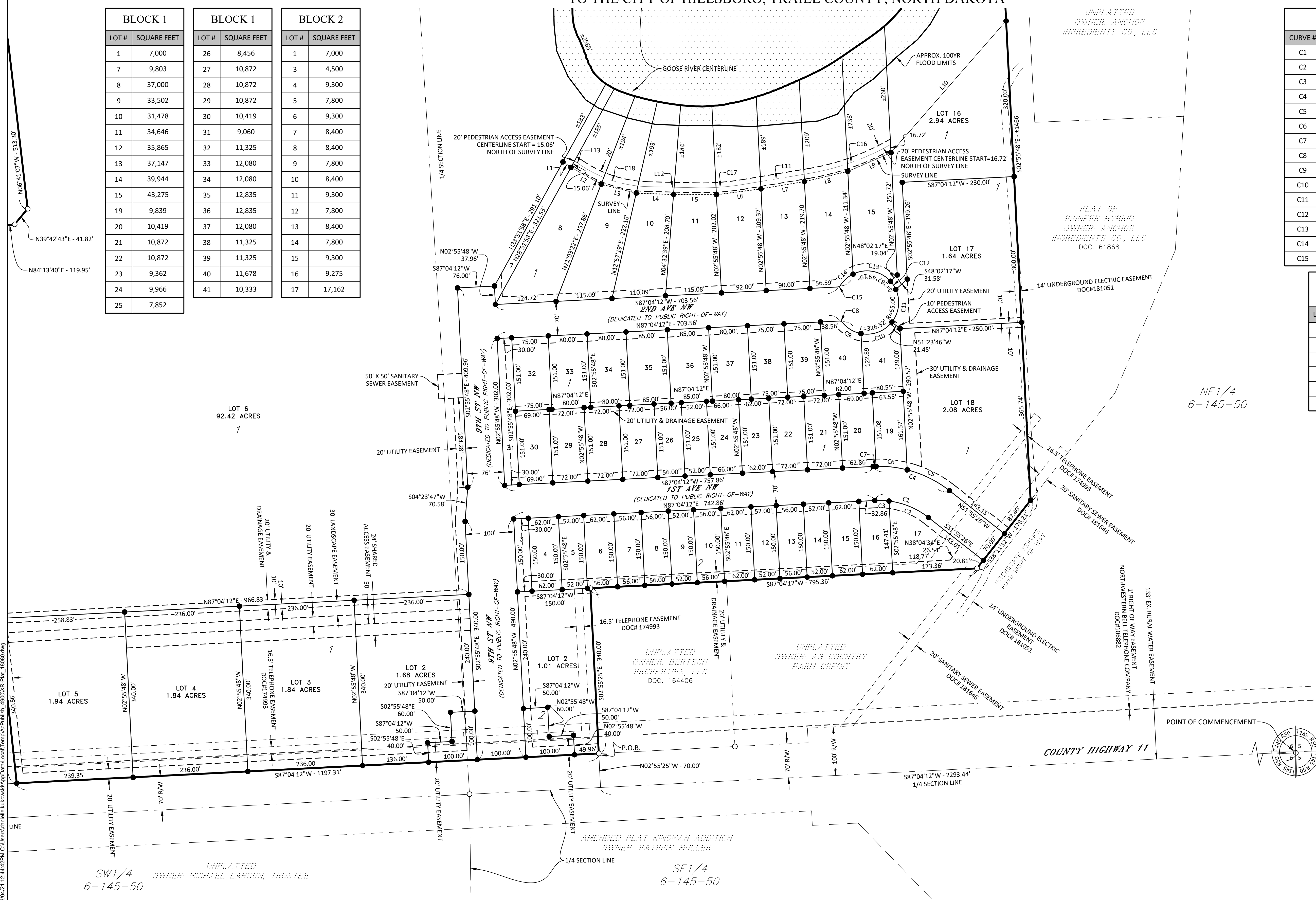
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C1	118.09'	165.00'	41°00'23"	
C2	88.80'	165.00'	30°50'08"	
C3	29.29'	165.00'	10°10'15"	
C4	168.19'	235.00'	41°00'23"	
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C6	64.61'	235.00'	15°45'14"	
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C11	71.11'	65.00'	62°40'46"	
C12	20.31'	65.00'	17°54'02"	
C13	83.66'	65.00'	73°44'46"	
C14	34.87'	65.00'	30°44'19"	
C15	7.53'	8.00'	53°54'40"	

SURVEY LINE		
LINE #	LENGTH	DIRECTION
L1	20.08'	S55°53'19"E
L2	70.96'	S60°51'20"E
L3	74.38'	S75°47'41"E
L4	76.72'	S87°52'43"E
L5	88.07'	S89°44'17"E
L6	92.29'	N82°29'58"E
L7	90.59'	N80°31'21"E
L8	91.48'	N76°44'51"E
L9	96.71'	N66°33'02"E
L10	359.26'	N41°10'02"E

20' PEDESTRIAN ACCESS EASEMENT CENTERLINE				
LINE #/CURVE #	LENGTH	DIRECTION	DELTA	RADIUS
C16	178.69'	N70°29'07"E	20°04'28"	510.000
C17	95.90'	N85°54'34"E	10°46'27"	510.000
C18	148.91'	S72°17'46"E	32°48'53"	260.000
L11	137.09'	N80°31'21"E		
L12	99.31'	S88°42'13"E		
L13	14.27'	S55°53'19"E		

NOTES

- PUBLIC UTILITY EASEMENTS ARE 15' IN WIDTH ALONG ALL STREET RIGHT OF WAYS AND 10' IN WIDTH (5' EACH SIDE) OF ALL SHARED LOT LINES UNLESS OTHERWISE NOTED.



LEGEND	
○	MONUMENT FOUND
●	MONUMENT SET
- - - - -	EX. EASEMENT
- - - - -	EX. PROPERTY LINE
- - - - -	EX. SECTION LINE
- - - - -	PROPERTY BOUNDARY LINE
- - - - -	NEW ROW/PROPERTY LINE
- - - - -	NEW EASEMENT LINE
- - - - -	GOOSE RIVER CENTERLINE
- - - - -	APPROXIMATE 100YR FLOOD LIMITS
- - - - -	FLOODPLAIN AREA - ZONE A
- - - - -	MAP# 38097C0390C
- - - - -	EFFECTIVE DATE: APRIL 16, 2009

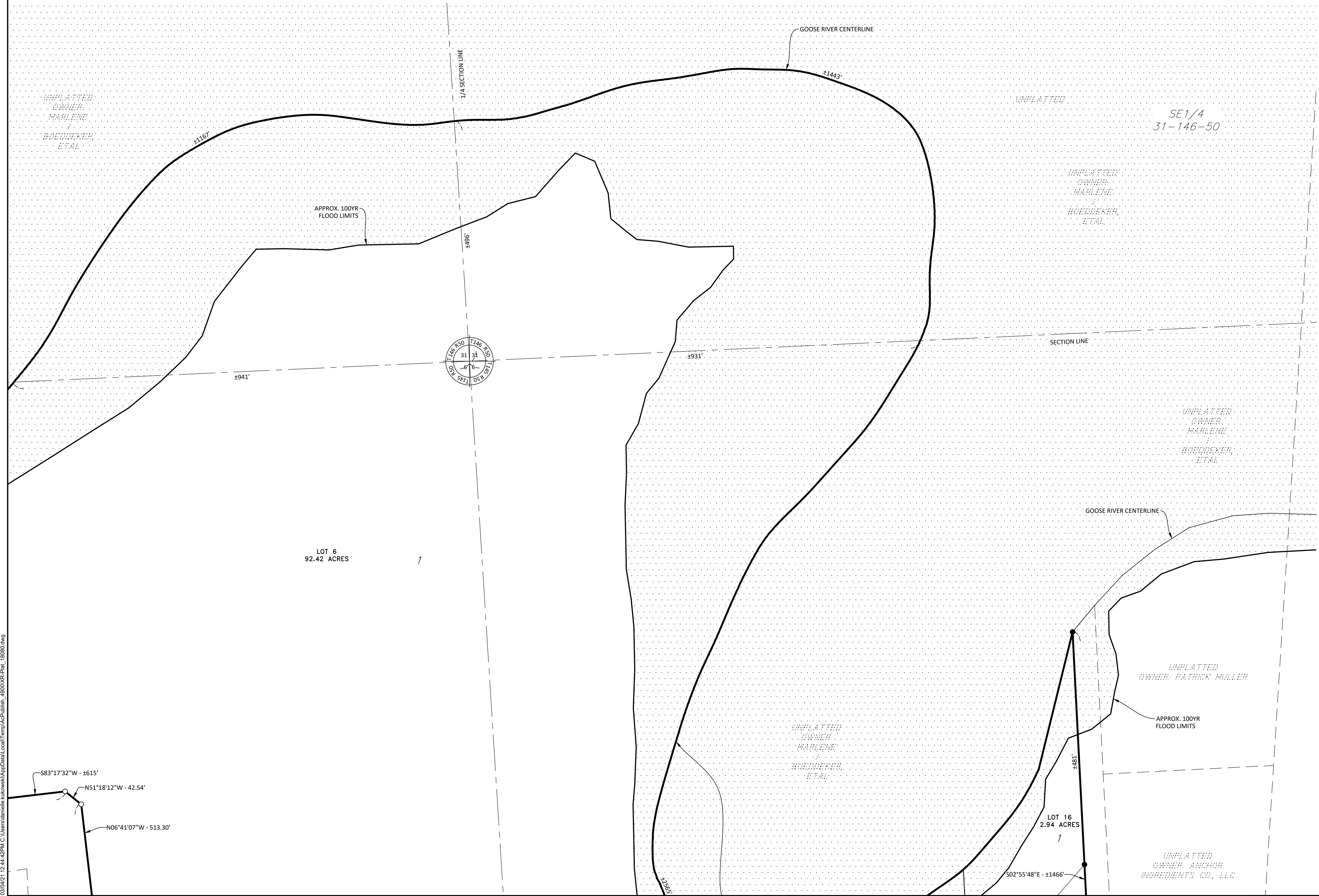
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SW1/4 UNPLATTED OWNER: MICHAEL LARSON, TRUSTEE
6-145-50

SE1/4 UNPLATTED OWNER: BERTSCH PROPERTIES, LLC
6-145-50

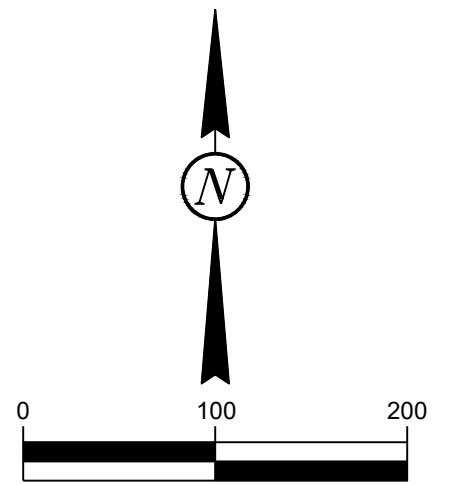
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PLAT OF
RIVERWALK ADDITION
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 TO THE CITY OF HILLSBORO, TRAILL COUNTY, NORTH DAKOTA



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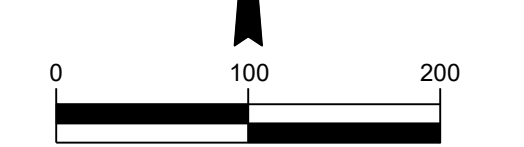
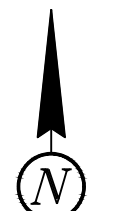
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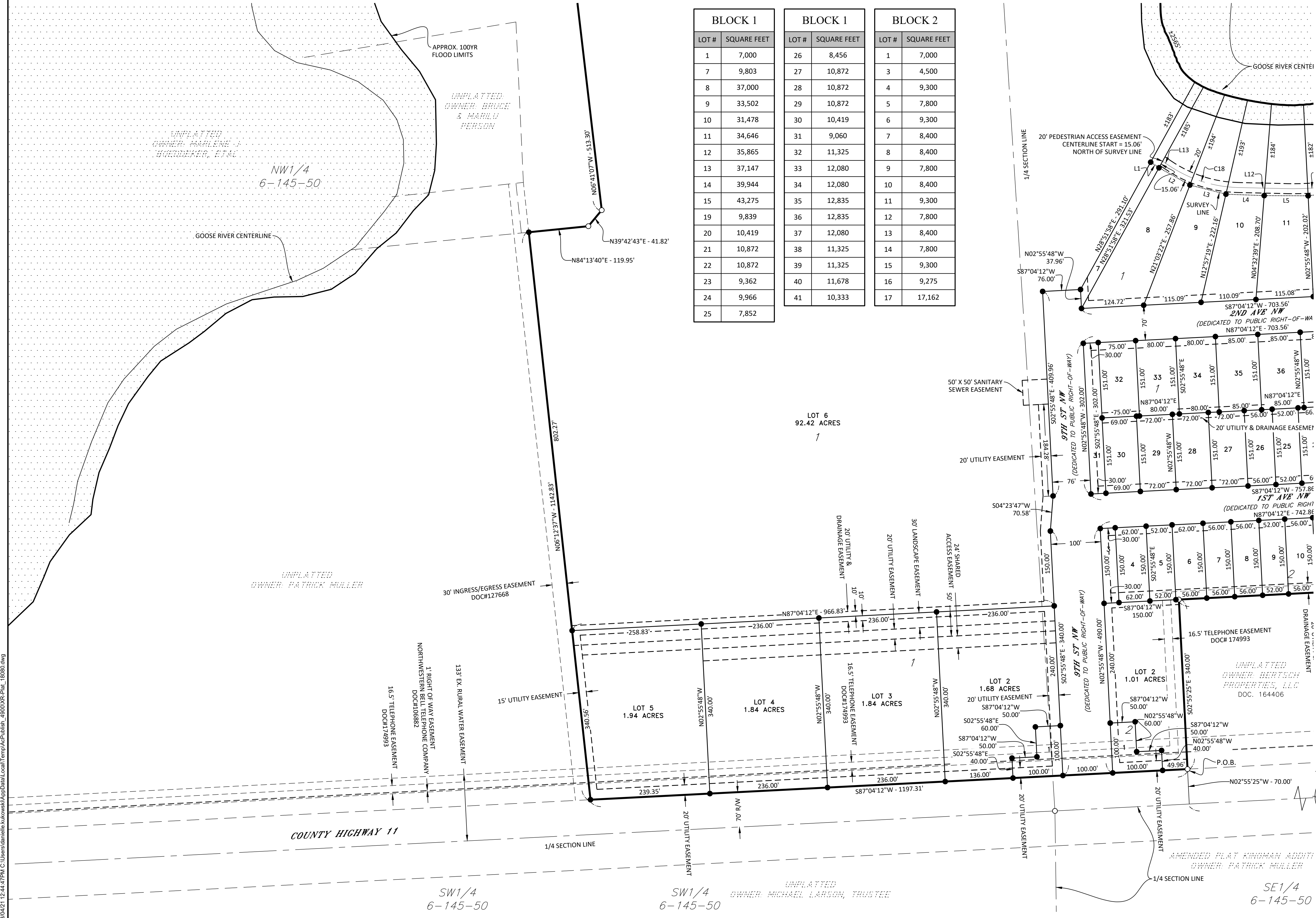
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LEGEND

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- MONUMENT SET
- EX. EASEMENT
- EX. PROPERTY LINE
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- APPROXIMATE 100YR FLOOD LIMITS
- FLOODPLAIN AREA - ZONE A
- MAP# 38097C0390C
- EFFECTIVE DATE: APRIL 16, 2009



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RIVERWALK ADDITION
 PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 146 NORTH, RANGE 50 WEST AND THE NORTH HALF OF SECTION 6, TOWNSHIP 145 NORTH, RANGE 50 WEST
 TO THE CITY OF HILLSBORO, TRAILL COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT PATRICK MULLER, IS THE OWNER OF THAT PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 146 NORTH, RANGE 50 WEST AND THE NORTH HALF OF SECTION 06, TOWNSHIP 145 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, TO THE CITY OF HILLSBORO, TRAILL COUNTY, NORTH DAKOTA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 145 NORTH, RANGE 50 WEST; THENCE S87°04'12"W, ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2,293.44 FEET; THENCE N02°55'25"W A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT #164406, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S87°04'12"W ALONG THE NORTH RIGHT OF WAY OF COUNTY HIGHWAY 11 A DISTANCE OF 1,197.31 FEET; THENCE N06°12'37"W A DISTANCE OF 1,142.83 FEET; THENCE N84°13'40"E A DISTANCE OF 119.95 FEET; THENCE N39°42'43"E A DISTANCE OF 41.82 FEET; THENCE N06°41'07"W A DISTANCE OF 513.30 FEET; THENCE N51°18'12"W A DISTANCE OF 42.54 FEET; THENCE S83°17'32"W A DISTANCE OF ±615 FEET TO THE CENTERLINE OF GOOSE RIVER; THENCE NORTHEASTERLY ALONG SAID GOOSE RIVER CENTERLINE A DISTANCE OF ±1,104 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 6; THENCE CONTINUING NORTHEASTERLY ALONG SAID GOOSE RIVER CENTERLINE A DISTANCE OF ±1,167 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 146 NORTH, RANGE 50 WEST; THENCE CONTINUING SOUTHEASTERLY ALONG SAID GOOSE RIVER CENTERLINE A DISTANCE OF ±1,443 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 6; THENCE CONTINUING SOUTHERLY ALONG SAID GOOSE RIVER CENTERLINE A DISTANCE OF ±2,565 FEET TO THE NORTHWEST CORNER OF THE PLAT OF PIONEER HYBRID (DOC. #61868); THENCE S02°55'48"E A DISTANCE OF ±1,466 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF PIONEER HYBRID; THENCE S38°11'12"W A DISTANCE OF 178.21 FEET; THENCE S87°04'12"W A DISTANCE OF 795.36 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DOCUMENT #164406; THENCE S02°55'25"E ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DOCUMENT #164406 A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS RIVERWALK ADDITION TO THE CITY OF HILLSBORO, TRAILL COUNTY, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, ALL STREET RIGHT OF WAYS AND UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID RIVERWALK ADDITION, CONSISTS OF 58 LOTS AND 2 BLOCKS, AND CONTAINS ±128.47 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
 PATRICK MULLER

STATE OF NORTH DAKOTA)
)SS
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICK MULLER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
 MY COMMISSION EXPIRES: _____

BY: _____
 RIVERWALK DEVELOPERS, LLC
 BY: PATRICK MULLER, MANAGER

STATE OF NORTH DAKOTA)
)SS
 COUNTY OF _____)

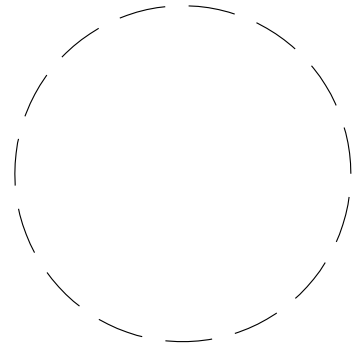
ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICK MULLER, KNOWN TO ME TO BE THE MANAGER OF RIVERWALK DEVELOPERS LLC, WHO IS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF RIVERWALK DEVELOPERS, LLC.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
 MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS RIVERWALK ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.
 DATED THIS _____ DAY OF _____, 2021.

 COLE A. NESET,
 REGISTERED LAND SURVEYOR
 ND REG. NO. 7513



STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, 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: _____ STATE: _____
 MY COMMISSION EXPIRES: _____

CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS OF HILLSBORO, NORTH DAKOTA THIS _____ DAY OF _____, 2021.

 TERRY SANDO
 COMMISSION PRESIDENT

 ASHLEY FREDERICK
 CITY AUDITOR

STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TERRY SANDO TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
 MY COMMISSION EXPIRES: _____

STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ASHLEY FREDERICK TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
 MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF HILLSBORO, NORTH DAKOTA IS HEREBY APPROVED THIS _____ DAY OF _____, 2021.

 MICHAEL KRESS
 CHAIRMAN PLANNING COMMISSION

STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL KRESS, 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: _____ STATE: _____
 MY COMMISSION EXPIRES: _____