

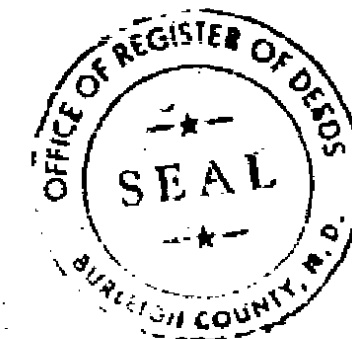
# PINEHURST FOURTH ADDITION

Part Of South 1/2 Of Section 20, T.139 N., R.80 W.

Bismarck, North Dakota

STATE OF NORTH DAKOTA  
COUNTY OF BURLEIGH

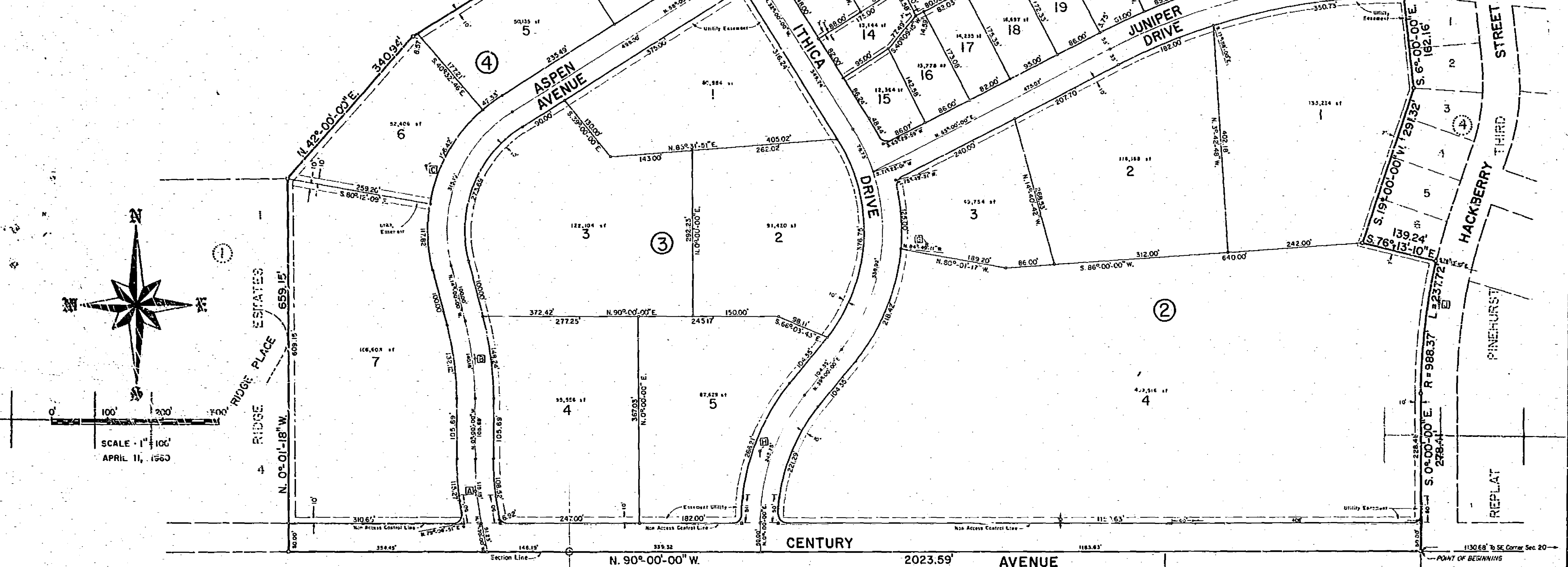
HEREBY CERTIFY THAT THE WITHIN INSTRUMENT  
WAS FILED IN THIS OFFICE FOR RECORD ON  
JAN 7 1980 AT 10:00 O'CLOCK A.M. AND  
RECORDED AS DOCUMENT NO. 318552  
BY *James J. Schmitt*  
REGISTER OF DEEDS



Centerline Curve Data (arc definition)

Curve	Δ	D	T	L	R	Ext
A	11°-30'-00"	9°-59'-14"	57.77'	115.15'	573.69'	2.90'
B	14°-00'-00"	9°-59'-14"	70.44'	140.88'	573.69'	4.31'
C	72°-00'-00"	22°-50'-45"	118.27'	315.16'	250.79'	59.20'
D	11°-53'-47"	10°-00'-00"	59.87'	119.30'	572.96'	3.12'
E	20°-00'-00"	3°-04'-50"	327.97'	649.26'	1660.00'	28.69'
F	63°-30'-00"	5°-03'-28"	69.31'	124.13'	112.00'	19.71'
G	71°-00'-00"	17°-00'-00"	240.40'	417.65'	337.03'	76.95'
H	39°-00'-00"	16°-00'-00"	126.81'	243.75'	359.10'	21.79'
I	32°-00'-00"	4°-29'-54"	326.63'	640.20'	1146.28'	46.19'
J	19°-00'-00"	6°-00'-00"	159.87'	316.81'	955.37'	13.29'

- Notes
1. \* Denotes Iron Pipe Monument To Be Set.
  2. All Block Corners At Street Intersections Are Rounded To A 15' Radius.
  3. Access Control Is Granted In Favor Of The City Of Bismarck.



## DESCRIPTION

ALL THAT PART OF THE SOUTH HALF OF THE SOUTH HALF (S 1/2 S 1/2) OF SECTION TWENTY (20), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T. 139 N.), RANGE EIGHTY WEST (R. 80 W.) OF THE FIFTH PRINCIPAL MERIDIAN (5th P.M.), BURLEIGH COUNTY, NORTH DAKOTA, THAT LIES WITHIN AND IS BOUNDED BY THE FOLLOWING DESCRIBED TRAVERSE:

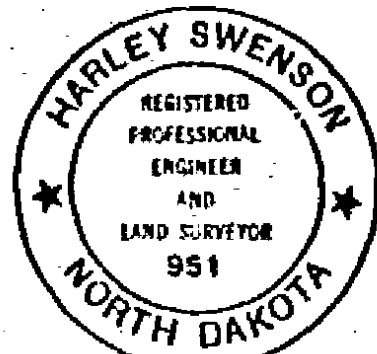
BEGINNING AT THE SOUTHWEST CORNER OF THE REPLAT OF PINEHURST THIRD ADDITION TO THE CITY OF BISMARCK, NORTH DAKOTA; THENCE BEARING NORTH NINETY DEGREES, ZERO MINUTES AND ZERO SECONDS WEST (N. 90°-00'-00" W.), ALONG THE SOUTH LINE OF SECTION TWENTY (20), A DISTANCE OF TWO THOUSAND TWENTY-THREE AND FIFTY-NINE HUNDREDTHS (2023.59) FEET TO THE SOUTHEAST CORNER OF "RIDGE ESTATES", BISMARCK, NORTH DAKOTA; THENCE BEARING NORTH ZERO DEGREES, ONE MINUTE AND EIGHTEEN SECONDS WEST (N. 0°-01'-18" W.), ALONG THE EAST LINE OF "RIDGE ESTATES", A DISTANCE OF SIX HUNDRED FIFTY-NINE AND FIFTEEN HUNDREDTHS (659.15) FEET TO THE NORTHEAST CORNER OF SAID "RIDGE ESTATES"; THENCE BEARING NORTH FORTY-TWO DEGREES, ZERO MINUTES AND ZERO SECONDS EAST (N. 42°-00'-00" E.), A DISTANCE OF THREE HUNDRED FORTY AND NINETY-FOUR HUNDREDTHS (340.94) FEET; THENCE BEARING NORTH FIFTY-EIGHT DEGREES, ZERO MINUTES AND ZERO SECONDS EAST (N. 58°-00'-00" E.), A DISTANCE OF SEVEN HUNDRED SIXTY-THREE AND FIFTY-SEVEN HUNDREDTHS (763.57) FEET TO THE SOUTH LINE OF HIGH MEADOWS ADDITION TO THE CITY OF BISMARCK; THENCE BEARING NORTH EIGHTY-NINE DEGREES, FIFTY-FIVE MINUTES AND FORTY-SEVEN SECONDS EAST (N. 89°-55'-47" E.), ALONG SAID SOUTH LINE OF HIGH MEADOWS ADDITION, A DISTANCE OF ONE HUNDRED EIGHTY (180.00) FEET TO A POINT ON A CURVE ON THE WEST RIGHT-OF-WAY LINE OF OVERLOOK DRIVE, THE RADIUS OF SAID CURVE BEARS SOUTH EIGHTY-THREE DEGREES, FIFTY-THREE MINUTES AND SIXTEEN SECONDS EAST (S. 83°-53'-16" E.) FROM SAID POINT; THENCE BEARING SOUTHERLY AND TO THE LEFT ALONG SAID CURVE HAVING A RADIUS OF ONE HUNDRED FORTY-FIVE (145.00) FEET, AN ARC DISTANCE OF SIXTY-SIX AND TWENTY-SIX HUNDREDTHS (66.26) FEET; THENCE BEARING SOUTH TWENTY DEGREES, FOUR MINUTES AND THIRTEEN SECONDS EAST (S. 20°-04'-13" E.), A DISTANCE OF ONE HUNDRED SEVEN (107.00) FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ASPEN AVENUE; THENCE BEARING NORTH SIXTY-NINE DEGREES, FIFTY-FIVE MINUTES AND FORTY-SEVEN SECONDS EAST (N. 69°-55'-47" E.), ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF SIXTY-SIX AND ZERO HUNDREDTHS (66.00) FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ASPEN AVENUE BEARING NORTHEASTERLY AND TO THE RIGHT ALONG A CURVE HAVING A RADIUS OF ONE THOUSAND EIGHT HUNDRED TWENTY-SEVEN AND ZERO HUNDREDTHS (1827.00) FEET AN ARC DISTANCE OF SIX HUNDRED THIRTY-SEVEN AND SEVENTY-FOUR HUNDREDTHS (637.74) FEET; THENCE BEARING NORTH EIGHTY-NINE DEGREES, FIFTY-FIVE MINUTES AND FORTY-SEVEN SECONDS EAST (N. 89°-55'-47" E.), CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF ASPEN AVENUE A DISTANCE OF TWO HUNDRED THIRTY-SEVEN AND ZERO HUNDREDTHS (237.00) FEET TO THE NORTHWEST CORNER OF BLOCK THREE (3) OF THE REPLAT OF PINEHURST THIRD ADDITION TO THE CITY OF BISMARCK; THENCE BEARING SOUTH ZERO DEGREES, FOUR MINUTES AND THIRTEEN SECONDS EAST (S. 0°-04'-13" E.), ALONG THE WEST LINE OF SAID REPLAT OF PINEHURST THIRD ADDITION, A DISTANCE OF TWO HUNDRED THIRTY-SIX AND THIRTY-NINE HUNDREDTHS (236.39) FEET; THENCE BEARING SOUTH TWENTY-FOUR DEGREES, THIRTEEN MINUTES AND FORTY-ONE SECONDS WEST (S. 24°-13'-41" W.), CONTINUING ALONG SAID WEST LINE OF SAID REPLAT OF PINEHURST THIRD ADDITION, A DISTANCE OF SEVENTY-ONE AND SEVENTY-FIVE HUNDREDTHS (71.75) FEET; THENCE BEARING SOUTH SIX DEGREES, ZERO MINUTES AND ZERO SECONDS EAST (S. 6°-00'-00" E.), CONTINUING ALONG SAID WEST LINE OF SAID REPLAT OF PINEHURST THIRD ADDITION, A DISTANCE OF ONE HUNDRED SIXTY-FOUR AND SIXTEEN HUNDREDTHS (162.16) FEET; THENCE BEARING SOUTH NINETEEN DEGREES, ZERO MINUTES AND ZERO SECONDS WEST (S. 19°-00'-00" W.), CONTINUING ALONG SAID WEST LINE OF SAID REPLAT OF PINEHURST THIRD ADDITION, A DISTANCE OF TWO HUNDRED NINETY-ONE AND THIRTY-TWO HUNDREDTHS (291.32) FEET; THENCE BEARING SOUTH SEVENTY-SIX DEGREES, THIRTEEN MINUTES AND TEN SECONDS EAST (S. 76°-13'-10" E.), CONTINUING ALONG SAID WEST LINE OF SAID REPLAT OF PINEHURST THIRD ADDITION, A DISTANCE OF ONE HUNDRED THIRTY-NINE AND TWENTY-FOUR HUNDREDTHS (139.24) FEET TO A POINT ON A CURVE ON THE WEST RIGHT-OF-WAY LINE OF HACKBERRY STREET WHOSE RADIUS BEARS SOUTH SEVENTY-SIX DEGREES, THIRTEEN MINUTES AND TEN SECONDS EAST (S. 76°-13'-10" E.) FROM SAID POINT; THENCE BEARING SOUTHERLY AND TO THE LEFT ALONG SAID CURVE HAVING A RADIUS OF ONE HUNDRED EIGHTY-EIGHT AND THIRTY-SEVEN HUNDREDTHS (188.37) FEET AN ARC DISTANCE OF TWO HUNDRED THIRTY-SEVEN AND SEVENTY-TWO HUNDREDTHS (237.72) FEET; THENCE BEARING SOUTH ZERO DEGREES, ZERO MINUTES AND ZERO SECONDS EAST (S. 0°-00'-00" E.), ALONG SAID WEST LINE OF HACKBERRY STREET, A DISTANCE OF TWO HUNDRED SEVENTY-EIGHT AND FORTY-ONE HUNDREDTHS (278.41) FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS FIFTY-THREE AND FORTY-SEVEN HUNDREDTHS (53.47) ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, HARLEY SWENSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NORTH DAKOTA HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON MARCH 22, 1976, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Harley Swenson*  
HARLEY SWENSON  
REGISTERED PROFESSIONAL ENGINEER  
AND LAND SURVEYOR  
REGISTRATION NO. 951



SWENSON, HAGEN & COMPANY  
CONSULTING ENGINEERS  
107 BASIN AVENUE, BOX 1135  
BISMARCK, NORTH DAKOTA 58501

## OWNER'S CERTIFICATE & DEDICATION

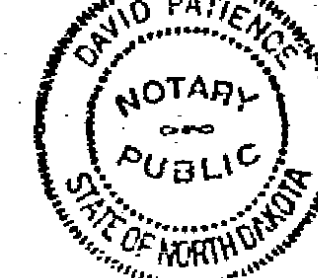
KNOW ALL MEN BY THESE PRESENTS THAT L. E. ANDERSON, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "PINEHURST FOURTH ADDITION" AND DOES SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND GAS DISTRIBUTION LINES AND OTHER PUBLIC UTILITY LINES, WHETHER SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER.

HE ALSO DEDICATES EASEMENTS TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS".

STATE OF NORTH DAKOTA)

COUNTY OF BURLEIGH )

ON THIS DAY OF July, 1980 BEFORE ME PERSONALLY APPEARED L. E. ANDERSON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



*David Peterson*  
DAVID PETERSON  
NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: DAVID PETERSON  
Notary Public, Burleigh County, N. Dak.  
My Commission Expires July 24, 1983

## APPROVAL OF CITY ENGINEER

I, RAYMOND J. JUNDT, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "PINEHURST FOURTH ADDITION" AS SHOWN ON THE ANNEXED PLAT.

*Raymond J. Jundt*  
RAYMOND J. JUNDT, CITY ENGINEER

## APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON AND HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BISMARCK, NORTH DAKOTA.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 23 DAY OF December, 1980.

ATTEST: *Tom Baker*  
TOM BAKER - CITY AUDITOR

## APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON THE DAY OF May, 1980, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

*David Blackstead*  
DAVID BLACKSTEAD - CHAIRMAN

*W. C. Wocken*  
W. C. WOCKEN - SECRETARY

# 2022 Burleigh County Real Estate Tax Statement

☐ Check here to request receipt  
(No receipt will be sent unless requested)



\*0761-002-150\*

**Parcel Number:** 0761-002-150  
**Statement Number:** 16904

Total tax due	3,356.38
Less 5% discount	126.44
<b>Amount due by February 15, 2023</b>	<b>3,229.94</b>
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2023	2,091.99
Payment 2: Pay by October 16, 2023	1,264.39

## MAKE CHECK PAYABLE TO:

Burleigh County Treasurer  
PO Box 5518  
Bismarck, ND 58506-5518

KELLER, KENNETH & MARILYN  
707 N ANDERSON ST  
BISMARCK ND 58501-3400

MP #

*Detach and return with payment*

# 2022 Burleigh County Real Estate Tax Statement

Statement No: 16904

**Parcel Number**  
0761-002-150

**Jurisdiction**  
010101

**Owner**  
KELLER, KENNETH & MARILYN

**Physical Location**  
2908 HACKBERRY ST  
BISMARCK, ND

**Legal Description**  
Addition Name: PINEHURST 4TH  
BLK:2  
PINEHURST 4TH Block: 2 LOT 4B OF LOT 4

**Legislative tax relief  
(3-year comparison)**  
Legislative tax relief

2020	2021	2022
1,181.32	1,180.13	1,371.81

## Tax distribution (3-year comparison):

	2020	2021	2022
True and Full Value	170,600	170,600	199,000
Taxable Value	8,530	8,530	9,950
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0

Net Taxable Value

8,530	8,530	9,950
-------	-------	-------

Total mill levy

244.940	254.140	254.150
---------	---------	---------

## Taxes By District (in dollars):

City	586.00	663.18	774.89
County	293.10	293.45	340.91
Park	287.36	288.30	336.51
School (after State Reduction)	914.34	914.35	1,066.53
State	8.54	8.53	9.95

**Consolidated tax**

2,089.34	2,167.81	2,528.79
----------	----------	----------

**Net effective tax rate**

1.22%	1.27%	1.27%
-------	-------	-------

## 2022 TAX BREAKDOWN

Net consolidated tax	2,528.79
Plus: Special Assessments	827.59
Total tax due	3,356.38
Less: 5% discount, if paid by February 15, 2023	126.44
<b>Amount due by February 15, 2023</b>	<b>3,229.94</b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2023	2,091.99
Payment 2: Pay by October 16, 2023	1,264.39

Special Assessments	
Principal	827.59
Interest	0.00
Installment payment due	827.59
Remaining balance due	1,655.20

To pay the city specials remaining balance,  
make your payment directly to the City of  
Bismarck, PO Box 5503, Bismarck, ND 58506  
Phone: 701.355.1600

## \*See Important Information On Back\*

Please keep this portion for your records.  
No receipt will be sent unless requested.

## FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer  
221 N 5th Street  
Bismarck, ND 58501

Phone: 701.222.6694

Website: [www.burleighco.com](http://www.burleighco.com)

# 2022 Burleigh County Real Estate Tax Statement

☐ Check here to request receipt  
(No receipt will be sent unless requested)



\*0761-002-001\*

**Parcel Number:** 0761-002-001  
**Statement Number:** 16903

Total tax due	14,563.94
Less 5% discount	337.89
<b>Amount due by February 15, 2023</b>	<b>14,226.05</b>
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2023	11,185.02
Payment 2: Pay by October 16, 2023	3,378.92

## MAKE CHECK PAYABLE TO:

Burleigh County Treasurer  
PO Box 5518  
Bismarck, ND 58506-5518

KELLER, KENNETH & MARILYN  
707 N ANDERSON ST  
BISMARCK ND 58501-3400

MP #

*Detach and return with payment*

# 2022 Burleigh County Real Estate Tax Statement

Statement No: 16903

**Parcel Number**  
0761-002-001

**Jurisdiction**  
010101

**Owner**  
KELLER, KENNETH & MARILYN

**Physical Location**  
2929 ITHICA DR  
BISMARCK, ND

## Legal Description

Addition Name: PINEHURST 4TH  
BLK:2  
PINEHURST 4TH Block: 2 LOTS 1-3 LESS NORTH 125' & LOT 4A OF  
LOT 4

## Legislative tax relief (3-year comparison)

	2020	2021	2022
Legislative tax relief	3,682.45	3,678.73	3,665.96

## Tax distribution (3-year comparison):

	2020	2021	2022
True and Full Value	531,800	531,800	531,800
Taxable Value	26,590	26,590	26,590
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0

Net Taxable Value	26,590	26,590	26,590
-------------------	--------	--------	--------

Total mill levy	244.940	254.140	254.150
-----------------	---------	---------	---------

## Taxes By District (in dollars):

City	1,826.72	2,067.36	2,070.83
County	913.64	914.72	910.97
Park	895.82	898.74	899.27
School (after State Reduction)	2,850.18	2,850.16	2,850.19
State	26.59	26.60	26.59

<b>Consolidated tax</b>	<b>6,512.95</b>	<b>6,757.58</b>	<b>6,757.85</b>
-------------------------	-----------------	-----------------	-----------------

<b>Net effective tax rate</b>	<b>1.22%</b>	<b>1.27%</b>	<b>1.27%</b>
-------------------------------	--------------	--------------	--------------

## 2022 TAX BREAKDOWN

Net consolidated tax	6,757.85
Plus: Special Assessments	7,806.09
Total tax due	14,563.94
Less: 5% discount, if paid by February 15, 2023	337.89
<b>Amount due by February 15, 2023</b>	<b>14,226.05</b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2023	11,185.02
Payment 2: Pay by October 16, 2023	3,378.92

Special Assessments	
Principal	7,416.42
Interest	389.67
Installment payment due	7,806.09
Remaining balance due	24,635.91

To pay the city specials remaining balance,  
make your payment directly to the City of  
Bismarck, PO Box 5503, Bismarck, ND 58506  
Phone: 701.355.1600

## \*See Important Information On Back\*

Please keep this portion for your records.  
No receipt will be sent unless requested.

## FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer  
221 N 5th Street  
Bismarck, ND 58501

Phone: 701.222.6694

Website: [www.burleighco.com](http://www.burleighco.com)