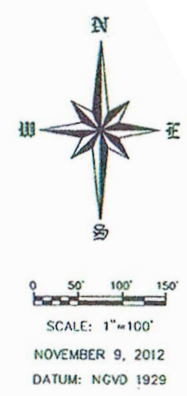
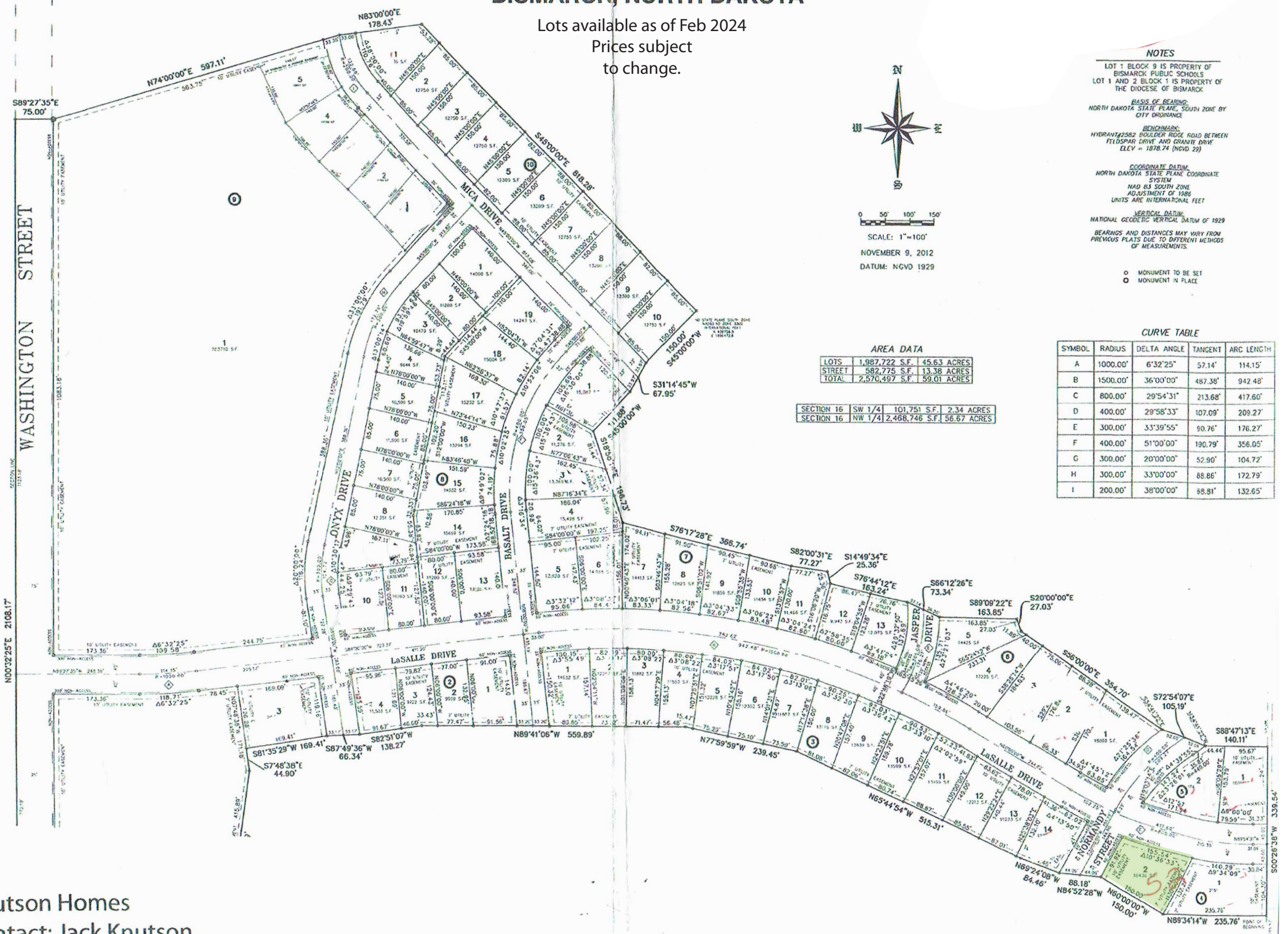


BOULDER RIDGE FIFTH ADDITION

AUDITOR'S LOTS A AND B AND PART OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, BISMARCK, NORTH DAKOTA

Lots available as of Feb 2024
Prices subject to change.



AREA DATA

LOTS	1,987,722 S.F.	45.63 ACRES
STREET	582,775 S.F.	13.38 ACRES
TOTAL	2,570,497 S.F.	59.01 ACRES

SECTION 16	SW 1/4	101,751 S.F.	2.34 ACRES
SECTION 16	NW 1/4	2,468,746 S.F.	56.67 ACRES

NOTES

LOT 1 BLOCK 9 IS PROPERTY OF BISMARCK PUBLIC SCHOOLS
LOT 1 AND 2 BLOCK 1 IS PROPERTY OF THE DIOCESE OF BISMARCK

BASE OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE

BENCHMARK:
HYDRANT#2582 BOULDER RIDGE ROAD BETWEEN FELDSPAR DRIVE AND GRANITE DRIVE
ELEV = 1878.74 (NGVD 29)

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 1988
UNITS ARE INTERNATIONAL FEET

VERTICAL DATUM:
NATIONAL GEODETIC VERTICAL DATUM OF 1929

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

○ MONUMENT TO BE SET
● MONUMENT IN PLACE

CURVE TABLE

SYMBOL	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH
A	1000.00'	6°32'25"	57.14'	114.15'
B	1500.00'	36°00'00"	487.38'	942.48'
C	800.00'	29°54'31"	213.68'	417.60'
D	400.00'	29°58'33"	107.09'	209.27'
E	300.00'	33°39'55"	90.76'	176.27'
F	400.00'	51°00'00"	190.79'	356.05'
G	300.00'	20°00'00"	52.90'	104.72'
H	300.00'	33°00'00"	88.86'	172.79'
I	200.00'	38°00'00"	68.81'	132.65'

Knutson Homes
Contact: Jack Knutson
701-258-3464