

# BOULDER RIDGE SEVENTH ADDITION FIRST REPLAT

BEING A REPLAT OF ALL OF BOULDER RIDGE SEVENTH ADDITION OF PART OF THE NW 1/4 OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 80 WEST BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

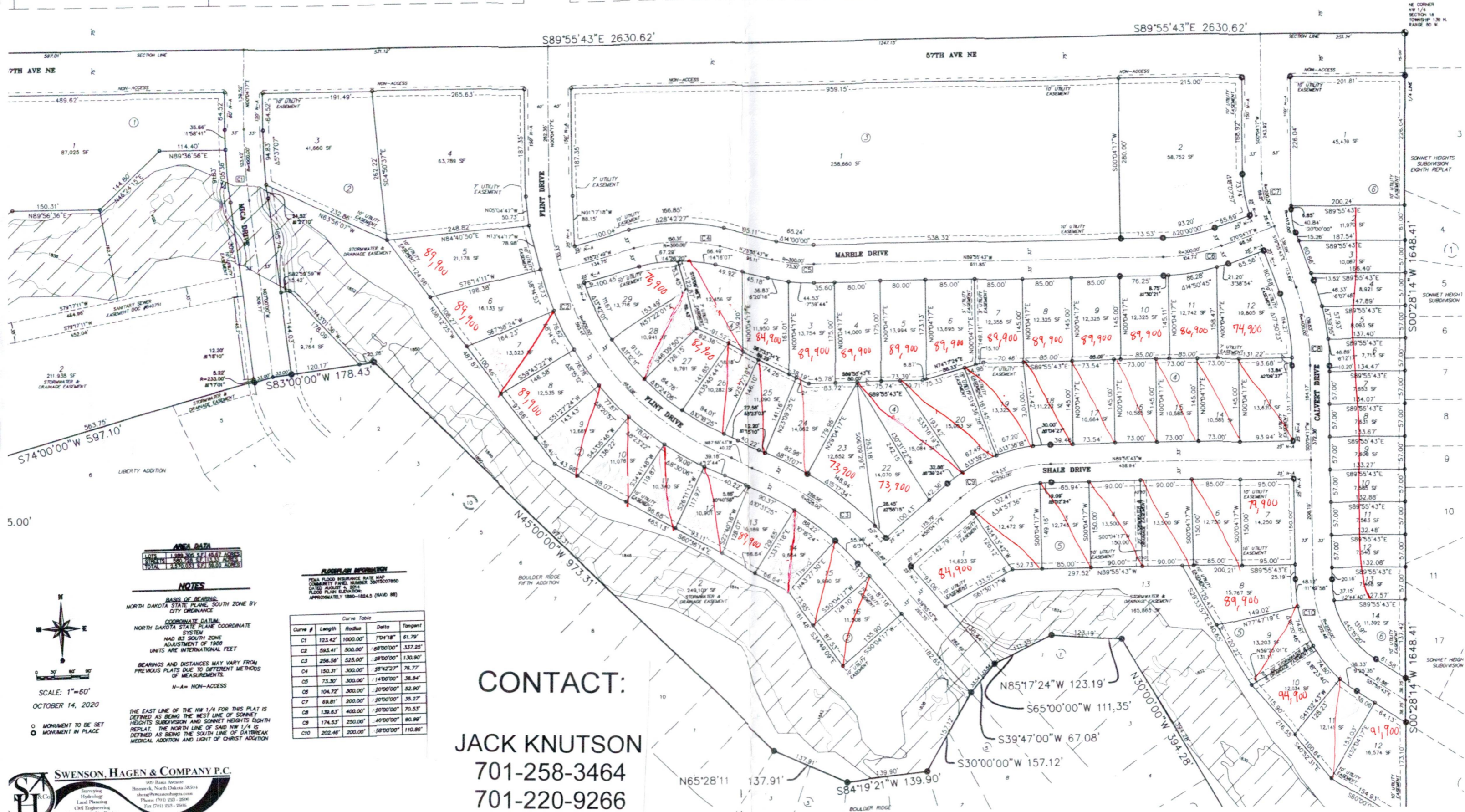
AS PB  
4-18-24

Prices Subject to Change

DAYBREAK MEDICAL ADDITION

LIGHT OF CHRIST ADDITION

LIGHT OF CHRIST ADDITION



**AREA DATA**  
 LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17  
 STREETS 57TH AVE NE, PLINT DRIVE, MARBLE DRIVE, SHALE DRIVE, CALVERT DRIVE  
 TOTAL 2,570,031 SF 57.9800 ACRES

**NOTES**  
 BASIS OF BEARING: NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE  
 COORDINATE DATUM: NORTH DAKOTA STATE PLANE COORDINATE SYSTEM  
 HAD 83' SOUTH ZONE ADJUSTMENT OF 1989 UNITS ARE INTERNATIONAL FEET  
 BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.  
 N-A= NON-ACCESS

THE EAST LINE OF THE NW 1/4 FOR THIS PLAT IS DEFINED AS BEING THE WEST LINE OF SONNET HEIGHTS SUBDIVISION AND SONNET HEIGHTS EIGHTH REPLAT. THE NORTH LINE OF SAID NW 1/4 IS DEFINED AS BEING THE SOUTH LINE OF DAYBREAK MEDICAL ADDITION AND LIGHT OF CHRIST ADDITION

**FLOODING INFORMATION**  
 FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 38015007850 DATED AUGUST 4, 2014 FLOOD PLAIN ELEVATION APPROXIMATELY 1860-1824.5 (NAVD 88)

Curve #	Length	Radius	Delta	Tangent
C1	123.42'	1000.00'	7°04'18"	61.79'
C2	593.41'	500.00'	68°00'00"	337.25'
C3	256.58'	525.00'	28°00'00"	130.90'
C4	150.31'	302.00'	28°42'27"	76.77'
C5	73.30'	300.00'	14°00'00"	36.84'
C6	104.72'	300.00'	10°00'00"	52.90'
C7	68.81'	200.00'	10°00'00"	35.27'
C8	138.63'	400.00'	10°00'00"	70.53'
C9	174.53'	250.00'	10°00'00"	90.89'
C10	202.48'	200.00'	58°00'00"	110.89'

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