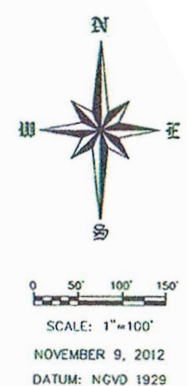
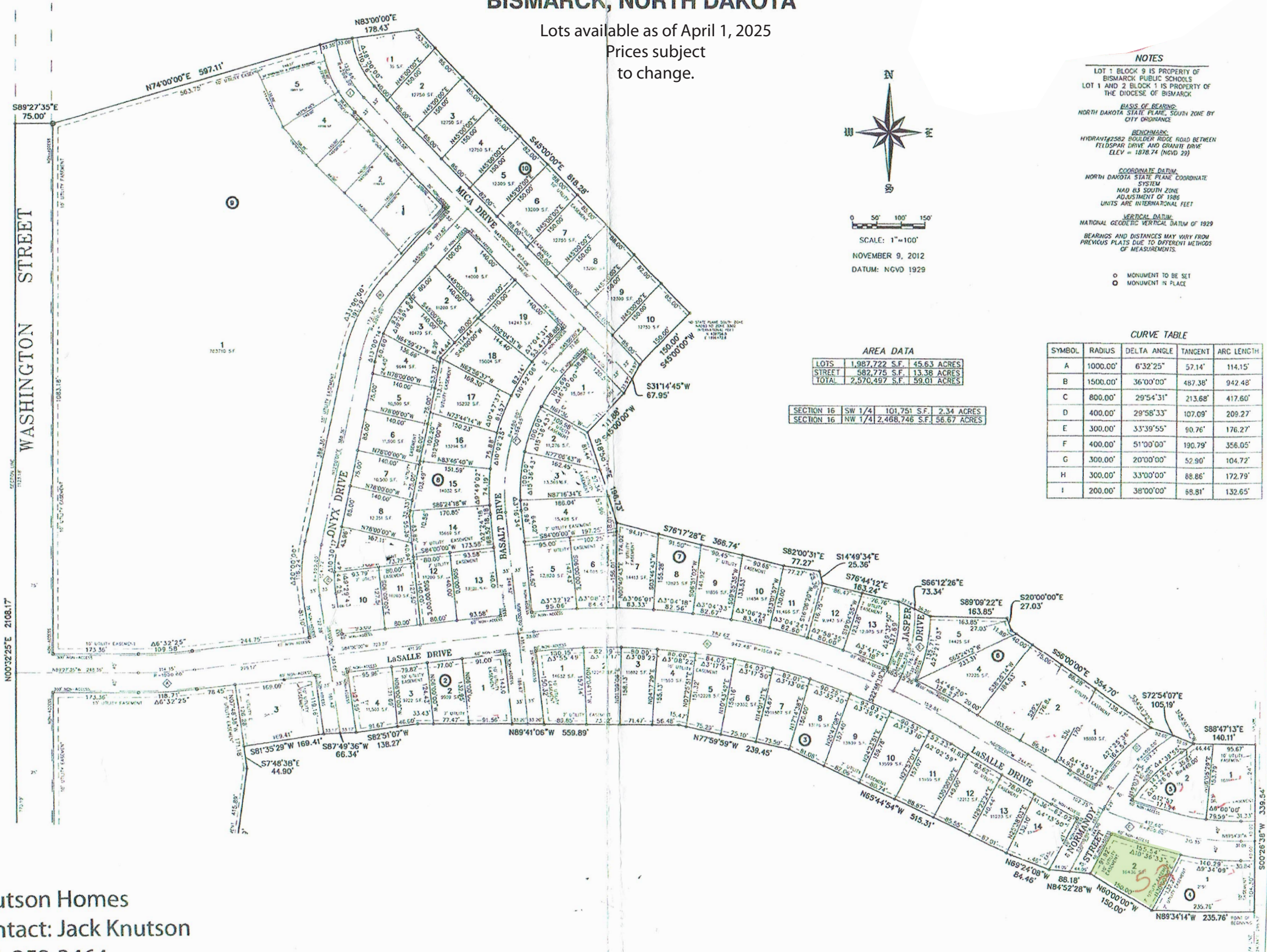


# BOULDER RIDGE FIFTH ADDITION

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 April 1, 2025  
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  
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