

I certify that this instrument was filed and recorded.
Nancy Seefeldt, County Recorder Fee \$20.00

By *Nancy Seefeldt* March 10, 2023 11:52:05 AM

Return to:
CITY OF MANDAN
205 2ND AVE NW
MANDAN ND 58554

County Recorder **514191**
Morton County
Mandan ND 58554
Page 1 of 2



ORDINANCE NO. 1422

AN ORDINANCE TO AMEND AND REENACT SECTION 105-2-2 OF THE MANDAN CODE OF ORDINANCES RELATING TO DISTRICT BOUNDARIES AND ZONING MAP OF THE CITY OF MANDAN , MORTON COUNTY, NORTH DAKOTA.

WHEREAS, The Mandan Land Use and Transportation Plan designates the subject property as A - Agricultural and

WHEREAS, Adjacent properties to the north are zoned A - Agriculture, to the west A - Agriculture and R7 - Single Family Residential, to the east zoned A - Agriculture and to the south is A - Agriculture. Single Family Residential zoning would be appropriate; and

BE IT ORDAINED By the Board of City Commissioners of the City of Mandan, Morton County, North Dakota, as follows:

SECTION 1. ZONING AMENDMENT. Section 105-2-2 of the Mandan Code of Ordinances is amended to read as follows:

PART OF LOT 1A, INCLUDING ALL OF LOT 1 AND LOT 3 OF LOT 1A, OF OUTLOT A OF THE NW ¼ AND PART OF AUDITORS LOT J OF THE W ½ OF SECTION 1, AND ALL OF AUDITOR'S LOT Z OF THE NE ¼ OF SECTION 2, TOWNSHIP 138N, RANGE 81W, MORTON COUNTY, NORTH DAKOTA

SAID TRACT OF LAND CONTAINING 5.02 ACRES, MORE OR LESS.

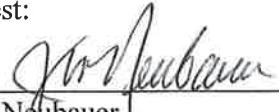
Said property should be removed from the A - Agricultural District and shall be included in the R7 - Single Family Residential District.

SECTION 2. RE-ENACTMENT. Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city planner is authorized and directed to make the necessary changes upon the official zoning map of the city in accordance with this section.



Tim Helbling, President
Board of City Commissioners

Attest:



Jim Neubauer
City Administrator

Planning and Zoning Commission:
First Consideration:
Second Consideration and Final Passage:
Recording Date:

January 23, 2023
February 21, 2023
March 7, 2023

ARLENES SUBDIVISION

MORTON COUNTY, NORTH DAKOTA

PART OF LOT 1A, INCLUDING ALL OF LOT 1 AND LOT 3 OF LOT "1A" OF OUTLOT "A" OF THE NW1/4 AND PART OF AUDITOR'S LOT "J" OF THE W1/2 OF SECTION 1, AND ALL OF AUDITOR'S LOT "Z" OF THE NE1/4 OF SECTION 2, T138N-R81W OF MORTON COUNTY, NORTH DAKOTA

COUNTY RECORDER, MORTON COUNTY, ND
I certify that this instrument was filed and recorded.
Nancy Seefeldt, County Recorder Fee \$20.00
Sylvana Hayland, Deputy
Recorded Electronically
6/8/2023 2:38:49 PM
Return To:
TOMAN ENGINEERING CO
501 1ST ST NW
MANDAN, ND 58554
Morton County
515320
County Recorder
Mandan ND 58554
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DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING A PART OF LOT 1A, INCLUDING ALL OF LOT 1 AND LOT 3 OF LOT "1A" OF OUTLOT "A" OF THE NW1/4 AND PART OF AUDITOR'S LOT "J" OF THE W1/2 OF SECTION 1, AND ALL OF AUDITOR'S LOT "Z" OF THE NE1/4 OF SECTION 2, T138N-R81W OF MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AUDITOR'S LOT "Z" OF THE NE1/4 OF SECTION 2, T138N-R81W; THENCE SOUTH 21°24'35" EAST FOR 523.30 FEET; TO THE NORTHEAST CORNER OF LOT 3 OF LOT "1A" OF OUTLOT "A" OF THE NW1/4 OF SECTION 1, T138N-R81W; THENCE SOUTH 12°55'39" EAST ALONG THE EAST BOUNDARY LINE OF SAID LOT 3 FOR 283.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 79°21'14" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3 FOR 177.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 15°04'29" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3 FOR 308.97 FEET TO THE SOUTHEAST CORNER OF SAID AUDITOR'S LOT "Z"; THENCE NORTH 42°57'54" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID AUDITOR'S LOT "Z" FOR 251.77 FEET; THENCE SOUTH 74°52'11" WEST CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE FOR 99.90 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S LOT "Z"; THENCE NORTH 44°51'48" WEST ALONG THE WEST BOUNDARY LINE OF SAID AUDITOR'S LOT "Z" FOR 352.28 FEET TO THE NORTHWEST CORNER OF SAID AUDITOR'S LOT "Z"; THENCE SOUTH 89°57'30" EAST ALONG THE NORTH BOUNDARY LINE OF SAID AUDITOR'S LOT "Z" FOR 358.65 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 5.02 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ANDRA L. MARQUARDT, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 4623, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT; FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDRETHS THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Andra L. Marquardt
ANDRA L. MARQUARDT, REGISTERED LAND SURVEYOR
LS 4623
DATE 4/28/23
NORTH DAKOTA

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, BEING THE SOLE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON OR NOT, TO PUBLIC USE FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LANDS FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OF SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENTS".

Fred J. Berger
FRED J. BERGER
THREE SONS INVESTMENTS, LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS 2nd DAY OF May, 2023.

Carle Koeder
CARLE KOEDER
Notary Public
Morton County, ND
State of North Dakota
My Commission Expires Nov. 2, 2025

PLANNING COMMISSION APPROVAL

THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA, ON THIS 27th DAY OF March, 2023, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF SAID CITY OF MANDAN, AND REGULATIONS ADOPTED BY THE PLANNING COMMISSION OF SAID CITY, IN WITNESS WHEREOF ARE SET THE HANDS OF THE CHAIRMAN AND THE SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA.

Bill Robinson
BILL ROBINSON - CHAIRMAN
Nancy Moser
NANCY MOSEY - SECRETARY

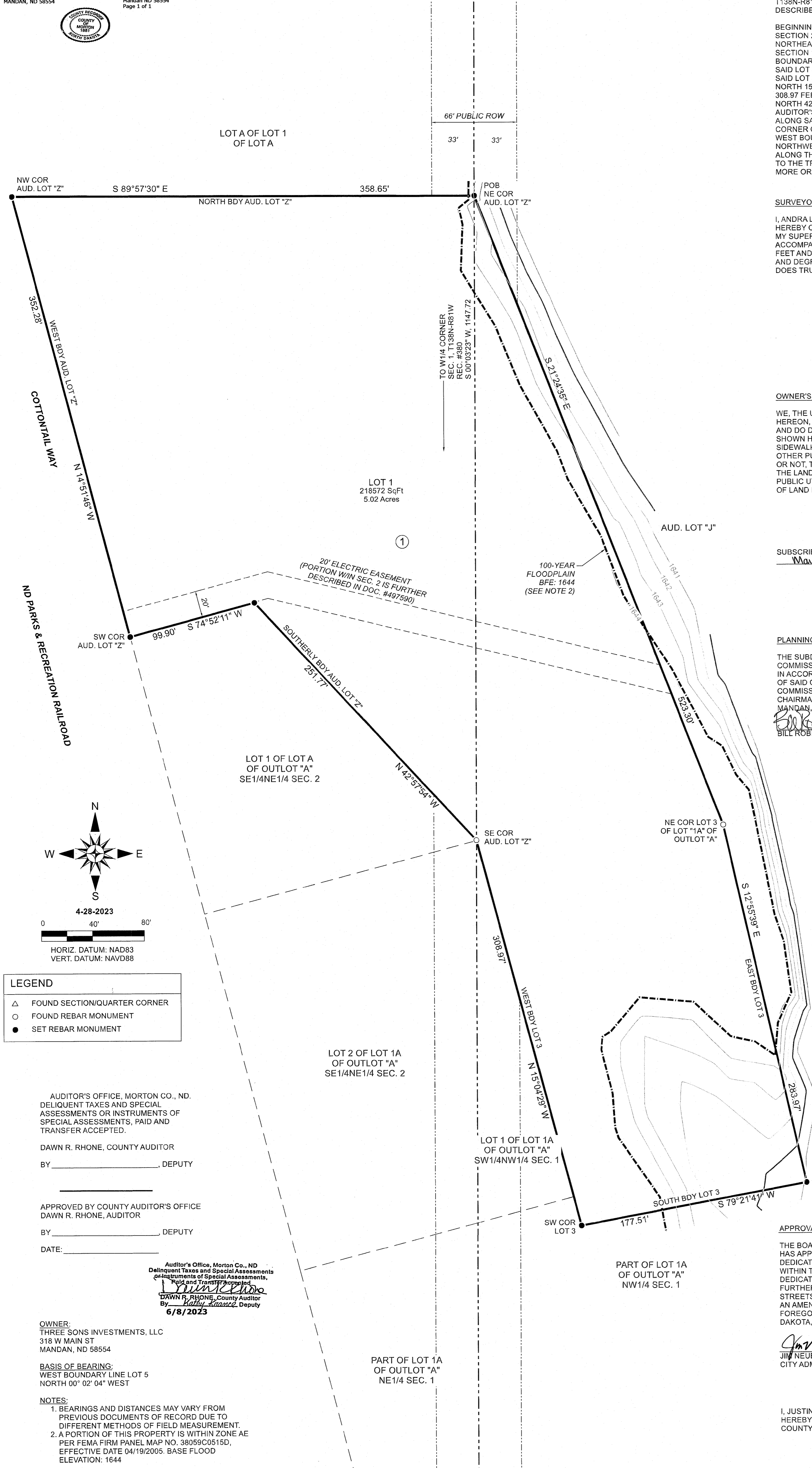
APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAYS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF MANDAN, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREON, FURTHERMORE, SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS SHOWN HEREON AS AN AMENDMENT TO THE MASTER STREET PLAN OF THE CITY OF MANDAN, THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION THIS 4th DAY OF April, 2023.

Jim Neubaer
JIM NEUBAUER
CITY ADMINISTRATOR
Tim Helbling
TIM HELBLING
PRESIDENT OF THE BOARD OF CITY COMMISSIONERS

I, JUSTIN FROSETH, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA HEREBY APPROVES "ARLENES SUBDIVISION," OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Justin Froseth
JUSTIN FROSETH, PE
REGISTERED PROFESSIONAL ENGINEER
DATE 6-7-23
NORTH DAKOTA



LEGEND
△ FOUND SECTION/QUARTER CORNER
○ FOUND REBAR MONUMENT
● SET REBAR MONUMENT

AUDITOR'S OFFICE, MORTON CO., ND.
DELINQUENT TAXES AND SPECIAL ASSESSMENTS OR INSTRUMENTS OF SPECIAL ASSESSMENTS, PAID AND TRANSFER ACCEPTED.
DAWN R. RHONE, COUNTY AUDITOR
BY _____, DEPUTY
APPROVED BY COUNTY AUDITOR'S OFFICE
DAWN R. RHONE, AUDITOR
BY _____, DEPUTY
DATE: _____

Auditor's Office, Morton Co., ND
Delinquent Taxes and Special Assessments, Instruments of Special Assessments, Field and Transfer Records
Dawn R. Rhone
DAWN R. RHONE, County Auditor
By *Kathy Starnes*, Deputy
6/8/2023

OWNER:
THREE SONS INVESTMENTS, LLC
318 W MAIN ST
MANDAN, ND 58554
BASIS OF BEARING:
WEST BOUNDARY LINE LOT 5
NORTH 00° 02' 04" WEST

NOTES:
1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
2. A PORTION OF THIS PROPERTY IS WITHIN ZONE AE PER FEMA FIRM PANEL MAP NO. 38059C0515D, EFFECTIVE DATE 04/19/2005. BASE FLOOD ELEVATION: 1644

TOMAN ENGINEERING COMPANY
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923

Parcel ID: 30-0007600 30-0013100 30-0017000