

CITY OF MANDAN			
Development Review Application			
<input type="checkbox"/>	Minor Plat (\$300)	<input type="checkbox"/>	Zone Change (\$600)
<input type="checkbox"/>	Preliminary Plat up to 20 acres (\$400)	<input type="checkbox"/>	Planned Unit Development (\$700)
<input type="checkbox"/>	Preliminary Plat more than 20 acres (\$450)	<input type="checkbox"/>	Land Use and Transportation Plan Amendment (\$1,000)
<input checked="" type="checkbox"/>	Final Plat up to 20 lots (\$400)	<input type="checkbox"/>	Vacation (\$500)
<input type="checkbox"/>	Final Plat 21 to 40 lots (\$550)	<input type="checkbox"/>	Variance (\$400)
<input type="checkbox"/>	Final Plat more than 40 lots (\$700)	<input type="checkbox"/>	Special Use Permit (\$450)
<input type="checkbox"/>	Annexation (\$450)	<input type="checkbox"/>	Stormwater submittal (\$300)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/>	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)		
Summary of Request (Add separate sheet(s) as necessary)			

Engineer/Surveyor			Property Owner or Applicant		
Name			Name		
			ERIC BELANGER		
Address			Address		
			1540 CLIPPER PL		
City	State	Zip	City	State	Zip
			BISMARCK	ND	58504
email			email		
			ERIC.BELANGER@GMAIL.COM		
Phone		Fax		Phone	
				701 934 0730	
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name
City	ETA	New	Addition			
						SUNSET AVENUE 1 st ADD.
Property Address				Legal Description		
				N ¹ / ₂ SE ¹ / ₄ (less 10 ac. + W		
Current Use				1481.78' OF N ¹ / ₂ SE ¹ / ₄ - 25 acres		
Proposed Use				Section 16 Township 139 Range 81		
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking	

ERIC BELANGER	Print Name		Signature	7/10/20	Date
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Office Use Only			
Date Received:	Initials: <i>mm</i>	Fees Paid: \$ 400	Date 7-10-2020
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

**PLAT OF
SUNSET AVENUE FIRST ADDITION
TO THE CITY OF MANDAN, A PLAT OF PART OF THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 81 WEST
MORTON COUNTY, NORTH DAKOTA**

CERTIFICATE

JIM ALBER, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "SUNSET AVENUE FIRST ADDITION" TO THE CITY OF MANDAN, A PLAT OF A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 7TH PRINCIPAL MERIDIAN IN MORTON COUNTY, NORTH DAKOTA, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF SAID NORTH HALF OF THE SOUTHEAST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 23 MINUTES 17 SECONDS WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1173.95 FEET; THENCE NORTH 00 DEGREES 06 NORTH 02 DEGREES 15 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 229.93 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 814.44 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 40.02 FEET TO THE SOUTHWEST CORNER OF THE NORTHERLY 466.7 FEET OF THE EASTERLY 933.4 FEET OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, AS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH, THE NORTH AND EAST LINES OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERLY 466.7 FEET FOR A DISTANCE OF 933.43 FEET TO THE SOUTHWEST CORNER OF SAID NORTHERLY 466.7 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 684.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 19.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

JIM ALBER
REGISTERED LAND SURVEYOR
REG. NO. LS-4730

STATE OF NORTH DAKOTA
COUNTY OF BURLEIGH

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JIM ALBER, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, BURLEIGH COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "SUNSET AVENUE FIRST ADDITION" TO THE CITY OF MANDAN, A PLAT OF A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 81 WEST, MORTON COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF JIM ALBER, REGISTERED LAND SURVEYOR; AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES, CROSS ACCESS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

DOCTOR ERIC BELANGER

STATE OF NORTH DAKOTA
COUNTY OF MORTON

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DOCTOR ERIC BELANGER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, MORTON COUNTY, NORTH DAKOTA

MANDAN PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF MANDAN IS HEREBY RECOMMENDED FOR APPROVAL APPROVED THIS _____ DAY OF _____, 20____.

_____, CHAIRPERSON

MANDAN BOARD OF CITY COMMISSIONERS APPROVAL

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREIN AND HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS AND PUBLIC WAYS SHOWN HEREIN WITHIN THE CORPORATE LIMITS OF THE CITY OF MANDAN, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREIN, FURTHERMORE SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND GROUNDS SHOWN HEREIN 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 APPROVED THIS _____ DAY OF _____, 20____.

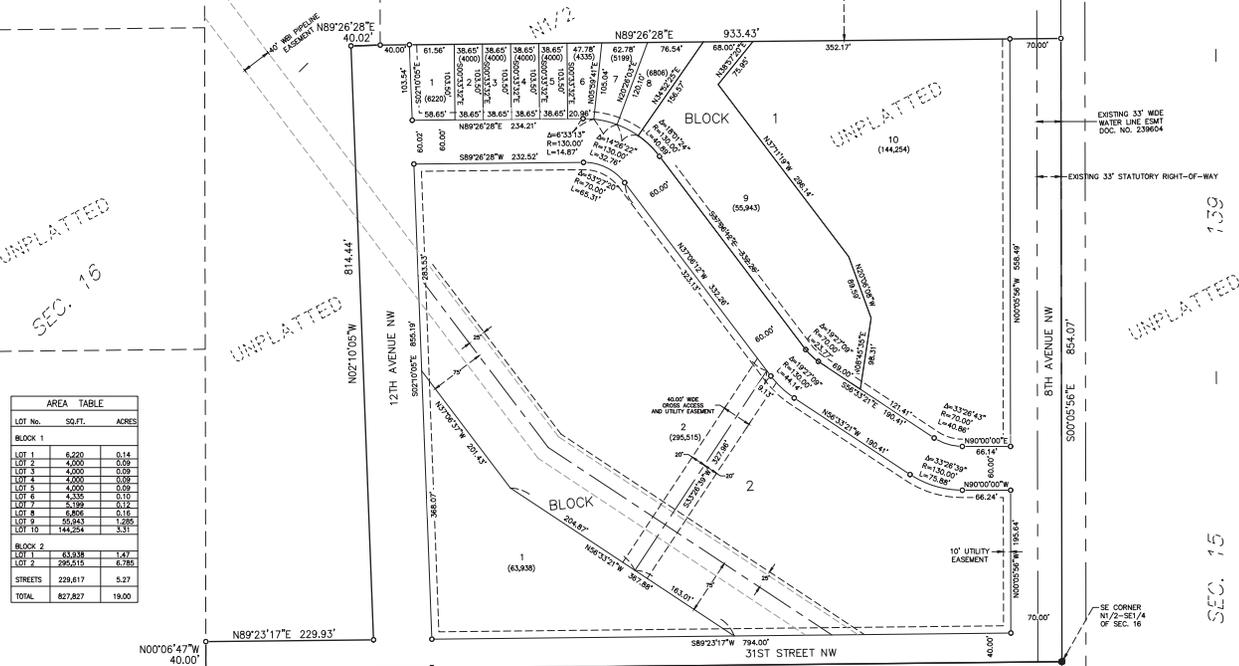
JIM NEUBAUER - CITY ADMINISTRATOR

TIMOTHY A. HELBLING - PRESIDENT OF
THE BOARD OF CITY COMMISSIONERS

CITY ENGINEER'S APPROVAL

I, JUSTIN FROSETH, ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA HEREBY APPROVE THE ANNEXED PLAT.

JUSTIN FROSETH, CITY ENGINEER



LOT No.	SQ. FT.	ACRES
BLOCK 1		
LOT 1	8,220	0.14
LOT 2	4,000	0.09
LOT 3	4,000	0.09
LOT 4	4,000	0.09
LOT 5	4,000	0.09
LOT 6	4,335	0.10
LOT 7	5,192	0.12
LOT 8	8,806	0.16
LOT 9	55,943	1.28
LOT 10	144,254	3.31
BLOCK 2		
LOT 1	83,338	1.47
LOT 2	295,215	6.79
STREETS		
	229,817	5.27
TOTAL	827,827	19.00



BASIS OF BEARINGS:
NORTH DAKOTA STATE PLANE
COORDINATE SYSTEM, SOUTH
ZONE NAD(83)2011,
INTERNATIONAL FEET.

LEGEND

- IRON MONUMENT FOUND
- SET 5/8"X18" REBAR WITH ORANGE PLASTIC CAP #1720 (4810)
- L LOT AREAS IN SQ. FT.
- L ARC LENGTH
- R RADIUS LENGTH
- Δ CENTRAL ANGLE