



CITY OF WATFORD CITY
 213 2nd St NE / P.O. Box 494
 Watford City, North Dakota 58854
 Phone: (701)444-2533 Fax: (701)444-3004
www.cityofwatfordcity.com

2021 REQUIRED MYLAR PLAT LANGUAGE

Mylar Plats must be 24" x 36" size with a minimum font size of 0.1 inches in height and font type of Arial, Calibri, Helvetica, or Verdana. At least one (1) approved Mylar Plat must be printed and submitted to the City for obtaining City signatures and final recordation with McKenzie County. The County Recorder's Office will keep this Plat after recordation. An electronic copy of the recorded document will be sent back to the City. Any additional Plats submitted for recordation will be eligible to be returned to the City to be kept on file and/or sent back to the Developer after recordation. All Plats to be recorded under the City of Watford City's jurisdiction are required to include the approved language detailed below. Please reference the additional requirements per the North Dakota County Recorder's Association detailed on page 7. Plats without the approved language, appropriate signature blocks, and other noted requirements will be rejected.

OWNER(S) CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I, (WE) HEREBY DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.

DATED THIS _____ DAY OF _____ 2021.

 OWNER(S) SIGNATURE(S)
 PRINTED NAME: _____

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

 NOTARY PUBLIC
 FOR THE STATE OF _____
 RESIDING AT _____
 MY COMMISSION EXPIRES _____

[NOTARIAL SEAL]

SURVEYORS CERTIFICATE

I _____ REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN HEREON WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON, AND THAT THE MONUMENTS ARE PLACED AS SHOWN, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

SURVEYORS SIGNATURE

[SURVEYOR STAMP & DATE]

REGISTERED LAND SURVEYOR # _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

[NOTARIAL SEAL]

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

JACOB WALTERS, CHAIRMAN

DATE: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, *JACOB WALTERS, CHAIRMAN* KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC

FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

[NOTARIAL SEAL]

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE DEDICATED, BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

PHILIP K. RIELY, MAYOR

DATE: _____

PENI PETERSON, CITY AUDITOR

DATE: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, *PHILIP K. RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR*, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

[NOTARIAL SEAL]

AUDITORS CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENT OF SPECIAL ASSESSMENT OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ _____ PLUS PENALTY AND INTEREST. CERTIFIED ON THIS _____ DAY OF _____ 2021.

ERICA JOHNSRUD
MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O’CLOCK A.M. /P.M. ON THE _____ DAY OF _____ 2021 AND WAS RECORDED AS DOCUMENT NUMBER _____.

KATIE PAULSON
MCKENZIE COUNTY RECORDER

UTILITY SIGNATURE BLOCKS

Watford City has four (4) primary utility companies providing service to the area: Reservation Telephone Cooperative (RTC), Montana Dakota Utilities (MDU), McKenzie Electric Cooperative, Inc. (MEC), and Western Area Water Supply Authority (WAWSA). It is the responsibility of the developer/applicant to determine which utility company has easements within their development in order for the required signature block(s) to be included on the plat. Plats without the necessary and appropriate signature blocks will be rejected. All utility company signature blocks are listed below. Please include ONLY the signature block(s) applicable to your specific property on the preliminary and final plat. Utility blocks may not be required for minor plats.

RESERVATION TELEPHONE COOPERATIVE

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS “UTILITY EASEMENTS” WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____ 2021.

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

[NOTARIAL SEAL]

MONTANA DAKOTA UTILITIES COMPANY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____ 2021.

MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

[NOTARIAL SEAL]

MCKENZIE ELECTRIC COOPERATIVE, INC.

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____ 2021.

MCKENZIE ELECTRIC COOPERATIVE, INC. AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

[NOTARIAL SEAL]

WESTERN AREA WATER SUPPLY AUTHORITY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____ DAY OF _____ 2021.

WESTERN AREA WATER SUPPLY AUTHORITY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC
FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

[NOTARIAL SEAL]

ADDITIONAL PLAT REQUIREMENTS

All Plats to be recorded with McKenzie County must also follow the requirements detailed in the statement below. As an example of an allowable text size, the text below is printed in the font style Times New Roman in size 11.

“The North Dakota County Recorder’s Association (NDCRA) is becoming aware of documents submitted for recording that have a font size too small to read once they are scanned into our recording systems. Also, attachments are being submitted that have been copied over and over again making them illegible.

I would like to take this opportunity to inform you that North Dakota County Recorders may no longer accept documents with a font size of 8 or smaller or documents that have attachments that are difficult to read or have font sizes too small to make out, especially after they are scanned and copied. Please use a 10 pitch font.

This is an example of the minimum size 10 pitch font.

N.D.C.C. [North Dakota Century Code] Chapter 11-1805.1.a.2 states that “*The printed, written or typed words must be considered legible by the recorder before the page will be accepted for recording.*” And N.D.C.C. Chapter 11-18-05.1.a.3 states “*Each real estate instrument must have a legal description **Considered to adequate by the recorder** before such instrument will be accepted for recording.*”

Property Records Industry Association (PRIA) Joint Task Force also issued a Standards Committee White Paper in March of 2000 that states “*The Task Force supports the overriding principle that any document accepted for recording must be sufficiently legible so that, after it is imaged, a clear, legible copy can be read without magnification and can be reproduced from the image.*” The Task Force also recommends “*use of text no smaller than an equivalent of 10-point size*” so the NDCRA is requesting these standards be followed.

-Debbie Kroshus, North Dakota County Recorders Association

President North Dakota Recorders Information Network:

www.NDRIN.com