



**CITY OF WATFORD CITY**  
P.O. BOX 494 WATFORD CITY, NORTH DAKOTA 58854

## **PLANNING AND ZONING COMMISSION MEETING AGENDA**

**Monday, August 29th, 2022**

**6:00 PM City Hall, Heritage Room**

- **CALL TO ORDER REGULAR MEETING**
- **APPROVE AGENDA**
- **APPROVE MINUTES**

July 25th, 2022 - Meeting

- **CALL TO ORDER PUBLIC HEARING**

The Public Hearing will be held to hear comment on the following:

1. Land Use Application – Zone Change, submitted by WC16 LLC, for property located at 1218, 1306, 1324, and 1406 Main Street N. An application has been submitted to rezone the property from R4 to RC to allow for condominium platting.
2. Division of Land Application – Subdivision Preliminary Plat, submitted by WC16 LLC, for property located at 1306, 1324, and 1406 Main Street N. An application has been submitted to subdivide the property into condominium units.
3. Division of Land Application – Subdivision Preliminary Plat, submitted by WC16 LLC, for property located at 1218 Main Street N. An application has been submitted to subdivide the property into condominium units.
4. Division of Land Application – Minor Plat: Simple Lot Split, submitted by Watford Express Laundry Center LLC, for property located at 1101 2<sup>nd</sup> Avenue SE (PID 82-20-08600). An application has been submitted to separate the south 74 feet of the parcel to allow for sale.
5. Land Use Application – Minor Plat: Simple Lot Split, submitted by Shawn and Kari Staal, for property located at 929 24<sup>th</sup> St SW (PID 11-00-07500). An application has been submitted to separate 6.21 acres to create Lot 1.

6. Land Use Application - Conditional Use Permit Review, submitted by Kathleen Tretter, for property located at 2601 2<sup>nd</sup> Street NE (PID 82-26-01700) for consideration of SewFine Embroidery, an in-home embroidery business.

- **CLOSE PUBLIC HEARING**

- **CONTINUE REGULAR MEETING**

7. Division of Land Application – Subdivision Final Plat, submitted by Terry and Diane Gariety, for property located along 7<sup>th</sup> Ave NW, Watford City (PID 82-73-00150). An application has been submitted finalize six (6) lots and a new subdivision.

- **PERMIT RECORDS**

July- August Permits

- **NEW BUSINESS**

- **OLD BUSINESS**

1. Petition to Vacate – Right of Way, submitted by the City of Watford City, for property located NW of Main Street S & 2<sup>nd</sup> Avenue SW, Watford City. An application has been submitted to vacate a portion of the 1<sup>st</sup> Ave S right of way.
2. Division of Land Application – Subdivision Preliminary Plat, submitted by the City of Watford City, for property located within and adjacent to 117 Main Street S, Watford City. An application has been submitted to replat Lots 4-6 and vacated right of way into a single lot.
3. Land Use Application – Zone Change, submitted by the City of Watford City, for property located at 117 Main Street S, Watford City. An application has been submitted to rezone the property newly-replatted, combined lot to C-B.

- **ADJOURNMENT**

# Minutes

*July 25<sup>th</sup> 2022*



**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
Monday, July 25, 2022**

The scheduled July meeting of the Watford City Planning & Zoning Commission was held on Monday, July 25, 2022, at City Hall in the Heritage Room. In attendance: Chairman Jesse Lawrence, Vice Chairman Gregg Schuetze, and Commission Members Marco Pelton, Troy Knutson, Ross Sundeen, Jacob Jellesed, and Sam Hubner. Also in attendance: Principal Planner Jake Walters, Planning Administrative Assistant Kayla Grace, and City Attorney Wyatt Voll.

With the above-mentioned present, the regular meeting hearing was called to order at 6:03 P.M. by Chairman Jesse Lawrence.

1. Oath of office for: reappointment of commission member Gregg Schuetze and appointment of commission members Jacob Jellesed and Sam Hubner.
2. Nomination and election of Jesse Lawrence for Chairman and Gregg Schuetze for Vice Chairman. Term is 1-year.
3. Welcoming Kayla Grace; Planning Administrative Assistant
4. Revised order of public hearing agenda items, no new or old business added.
5. Approved revised agenda.

**MOTION: Pelton, SECOND: Sundeen to Approve the Agenda as revised.**

**VOICE VOTE:**

**AYES: all in favor**

**NAYS: none**

Call to order Public Hearing at 6:07 P.M. by Chairman Jesse Lawrence.

Under consideration was the following (revised) agenda:

- 1. Land Use Application – Zone Change, submitted by Roseholm LLC and Coulee Man LLC, for property located at 12488 30th St NW, in the ETA of Watford City, ND (PID 20-00-02700). An application has been submitted to rezone the ETA portion of the parcel from A-2 to RR 2.5.**

*Walters went over the application in detail and explained the limits of the requested Change of Zone; only the 34.17 +/- acres, within PID 20-00-02700 and within the ETA, are under consideration. Further, as written, if no preliminary plat approval within one (1) year, the zoning will revert back to A-2.*



*The applicant's consultant, Brady Bertram from Brosz engineering, expressed that the Change of Zone was the initial step in researching the project's feasibility and that appropriate City standards would be designed to during the plat process and future permitting. The applicant plans to approach the County with the concept project soon. Demand for this particular type of housing is high, with current market only really being met by Watford Landing in the County. Rural water stubs are on the west and north of the overall parcel. Sewer will likely be handled by septic, but the development team is considering options.*

*Nearby residents Kenny Sanford (County) and Mark Johnsrud (ETA) were in attendance. The primary concerns expressed were traffic speeds along Hwy 36, visibility along that stretch due to grade, pipeline easement constraints, setbacks from well sites, and that three other landowners in the area weren't even aware they were in the ETA and weren't notified.*

*Bertram answered several of the concerns: traffic speeds and visibility would be handled during design, the easement agreements on-site allow for crossing the pipeline,*

*Voll and Walters explained that the ETA expansion has occurred several times and that letters were sent out and notices were posted in the paper. Pipeline or well site setbacks are dictated by the State and are more to protect existing homes from new drilling infrastructure than stopping new home construction close to facilities. However, Bertram explained that the development team was using 500ft as a guide and would take setbacks under consideration as the project proceeded.*

*Pelton asked about access points to the site and what the requirements would be based on the proposed lots. Walters responded that the requirements are varied; number of homes, length of roads before a turn-around is provided, but the density is really low. A second approach is highly unlikely with the DOT, so if the County portion to the north never went forward, we'd likely have a cul-de-sac planned.*

*Pelton asked how large the Watford Landing lots are in comparison. Bertram and Walters stated most lots are 1.5 – to – 3 acres, with the majority much smaller than 2.5 acres.*

*Bertram reiterated that the lot layout was in early stages and that the Change of Zone, if granted, would allow the project to continue the design process.*

**MOTION: Pelton, SECOND: Schuetze to recommend Approval, with suggested condition, to City Council to rezone the ETA portion of the parcel from A-2 to RR 2.5.**

Approval shall be contingent upon the following condition:

1. Upon final approval of the change of zone, the applicant has one (1) year to gain approval of a preliminary plat map for the metes and bounds described ETA portion of the parcel. If there is no Preliminary Subdivision Plat approval by that date, the property will revert to the previous district of A-2.

**ROLL CALL VOTE:**

**AYES:** Pelton, Knutson, Sundeen, Schuetze, Lawrence, Jellesed, Hubner

**NAYS:** none

**MOTION: CARRIED**

2. **Land Use Application - Conditional Use Permit, submitted by the Watford City Livestock Association, for property located at 605 3rd Ave SW, Watford City, ND (PID 11-00-09000). An application has been submitted for the consideration of Agricultural-related Commercial use in an A-2 zoning district.**

*Walters discussed the Conditional Use Permit application for Ag-related Commercial and reminded the commissioners of the recent language change allowing the requested conditional use. As the staff report states, the commercial use is primarily ag-related, meeting the requirements in the ordinance.*

*Required standards will be determined by the various city departments, but based on the 800 sf +/- of ag-related commercial space. Such improvements may include, but are not limited to: paved aprons off of 3rd Ave SW once the public road itself has been improved, paved parking and ADA signage in front of the commercial space, on-site gravel drive aisles, code compliance for the building itself related to accessibility and life/safety items, and addressing site drainage. The applicant had suggested the majority of these site improvements at submittal and has been actively working with staff throughout the process.*

**MOTION: Sundeen SECOND: Pelton to recommend Approval, with suggested conditions, to City Council to grant the Conditional use Permit for Agricultural-related commercial use in an A-2 zoning district.**

Approval shall be contingent upon the following conditions:

1. The commercial building will be brought up to appropriate standards as determined by the City Building Inspector.
2. The site conditions will be brought up to standards as determined by the City Planning, Engineering, Building, and Public Works Departments.
3. The standards will be itemized, accepted by applicable City staff, and agreed to by the applicant prior to permit issuance.

**ROLL CALL VOTE:**

**AYES:** Knutson, Sundeen, Schuetze, Lawrence, Jellesed, Hubner, Pelton

**NAYS:** none

**MOTION:** CARRIED

- 3. Division of Land Application – Minor Plat (Simple Lot Split), submitted by Iron Fox, LLC, for property located at 904 24th Ave SW, in the ETA of Watford City, ND (PID 11-00-12100). An application has been submitted to divide the land into three parcels.**

*Walters went over the staff report highlights, referring to the packet reference exhibits. The SE lot is to facilitate a sale of the existing home, the NE lot will be potentially purchased by the SE lot buyer at a later date but has been made accessible through an easement regardless, and the remainder parcel could be developed at a later date, but only through the subdivision map process. In addition, staff has conditioned the minor plat recording with the recording of a separate document dedicating 42 feet along 24<sup>th</sup> Ave SW, bringing the full dedication to 75 feet. This has been closely coordinated between the owner and the County.*

**MOTION: Sundeen SECOND: Knutson to recommend Approval, with suggested conditions, to City Council to grant the Conditional use Permit for Agricultural-related commercial use in an A-2 zoning district.**

Approval shall be contingent upon the following condition:

1. Recordation of the separate document dedicating right of way on the north side of 24th Ave SW to McKenzie County, prior to the Minor Plat recording.

**ROLL CALL VOTE:**

**AYES:** Schuetze, Lawrence, Jellesed, Hubner, Pelton, Knutson, Sundeen

**NAYS:** none

**MOTION:** CARRIED

**CLOSE PUBLIC HEARING:** 6:51 PM by Chairman Lawrence.

**MINUTES:** June 27<sup>th</sup>, 2022

*Minutes were reviewed as presented. No additional comments.*

**MOTION:** Schuetze, **SECOND:** Pelton to Approve the meeting minutes as presented.

**VOICE VOTE:**

**AYES:** all in favor

**NAYS:** none

**PERMIT RECORDS:**

*Reviewed permit records as presented. No additional comments.*

**NEW BUSINESS:**

*None*

**OLD BUSINESS:**

*None*

**ADJOURNMENT:** 6:54 PM

**MOTION by Pelton**

The next regularly scheduled Planning and Zoning Commission Meeting will be held on

Monday, August 29<sup>th</sup>, 2022 at 06:00 pm

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Jesse Lawrence, Chairman

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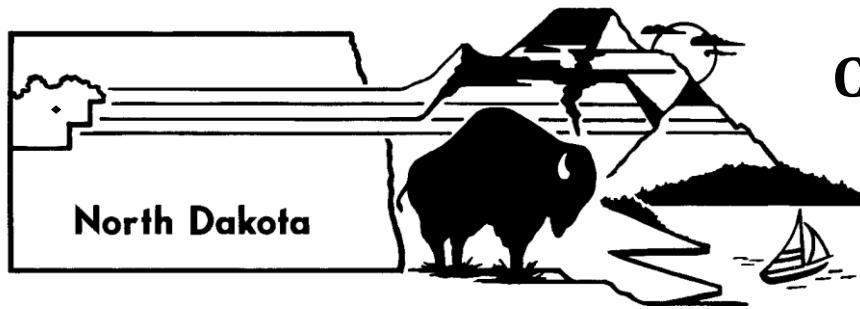
Jake Walters, Principal Planner

1.

# Land Use Application

*Zone Change*

WC16 LLC



## City of Watford City

213 2<sup>nd</sup> St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

*Celebrating 100 Years - 2014*

[cityofwatfordcity.com](http://cityofwatfordcity.com)

August 29, 2022

### **STAFF REPORT**

#### **Land Use Application: Zone Change Madison Heights Condo Lots 5 & 6**

#### **APPLICANT:**

WC16 LLC

Steven Neuman (Representative)

#### **PROPERTY OWNERS:**

WC16 LLC

95-04 Delancey Street

New York, NY 10002

#### **PROPERTY LOCATION:**

1218,1306,1324, and 1406 Main Street North

PID 83-24-00100 and PID 83-24-00200

#### **REQUEST:**

Land Use Application: Change of Zone, redistricting from R-4 (High Density Residential District) into R-C (Condominium Residential District).

#### **CURRENT ZONING:**

R-4

#### **CURRENT USE:**

An apartment complex, currently consisting of four apartment buildings and three garage buildings.

## **SITE DEVELOPMENT:**

Access: The properties are accessible from Main Street North

Sewer: The properties have access to City sanitary sewer.

Water: The properties have access to City water.

## **SURROUNDING LAND USE:**

North: Zoning – AG, Agricultural District  
Use - Single Family Home

East: Zoning – R-1, Single Family Dwelling District and R-3/R-T, Townhomes  
Use – Pheasant Ridge Subdivision

South: Zoning – R-4, High Density Residential District  
Use – Undeveloped, owned by applicant

West: Zoning – R-4, High Density Residential District  
Use – Undeveloped, Homestead Subdivision

## **REFERENCES:**

### **Chapter XV Zoning Ordinance, Article XXVI, Section 1**

#### **SECTION 1. - AMENDMENTS:**

1. The City Council may from time to time amend, supplement, or change the district boundaries or regulations contained in this zoning ordinance. A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected. All such proposed changes shall be submitted to the Planning Commission for recommendation and report. The Planning Commission shall prepare final written findings which shall be submitted to the City Council within 90 days after the time of referral of the proposed amendment to the Planning Commission.

### **ARTICLE XVIII(C) – R-C Condominium Residential District**

#### **SECTION 1. - INTENT:**

The "R-C" Condominium Residential District is intended for the purpose of allowing condominium/high-density multi-family dwellings that are intended for ownership by the inhabitants. The North Dakota Century Code Chapter 47-04.1, Condominium Ownership of Real Property, defines the requirements for the mapping of common-wall properties. That code is incorporated by reference.

**DISCUSSION:**

In coordination with this Change of Zone application, the applicant has submitted a preliminary plat map to establish 142 condominium units and 142 associated garage units. The requested change in zone is consistent with the overall area's development.

**RECOMMENDATION:**

It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application.

Approval shall be contingent upon the following condition:

1. Upon final approval of the change of zone, the applicant has one (1) year to gain approval of a final plat map. If there is no Final Subdivision Plat approval by that date, the property will revert to the previous district of R-4.

**PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
jwalters@nd.gov  
(701) 444-8402

Kayla Grace  
kagrace@nd.gov  
(701) 444-8406





THE CITY OF WATFORD CITY  
213 2<sup>ND</sup> ST NE / PO BOX 494  
WATFORD CITY, NORTH DAKOTA

# LAND USE APPLICATION ZONE CHANGE

## REQUIREMENTS

APPLICATION FEE:  
\$300.00

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a current copy of a title report/title commitment for the property. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV, ARTICLE XXVI: AMENDMENTS.*

## PROPERTY OWNER INFORMATION

OWNER NAME(S): WC16 LLC	PHONE NUMBER: 917-282-7997	EMAIL: Steven@coltown.com
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MAILING ADDRESS:  
95-04 Delancey Street, New York, NY 10002

## APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME: -same as property owner	PHONE NUMBER:	EMAIL:
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MAILING ADDRESS:

## DEVELOPER INFORMATION

DEVELOPER NAME: -same as property owner / applicant	PHONE NUMBER:	EMAIL:
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MAILING ADDRESS:

## PROPERTY INFORMATION

PROPERTY ADDRESS: 1218, 1306, 1324, and 1406 Main Street North	CURRENT ZONING: R4	PROPOSED ZONING: RC
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PARCEL NUMBER(s):	LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Lots 5 & 6; A Replat of Madison Heights Subdivision
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## DESCRIPTION

Please give a brief description of the proposed variance.

Property Improvements currently consist of four apartment buildings and three garage buildings.

Application requests to re-zone to allow for Condominium Platting of a 142 combined living units and 142 garage units.

## APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

*As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.*

APPLICANT SIGNATURE: 	DATE: 8/11/22
--------------------------	------------------

APPLICANT PRINT NAME: Steven Neuman	APPLICANT TITLE: Officer <i>officer</i>
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**PROPERTY OWNER(S) AFFIDAVIT**

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:



DATE:

8 / 1 / 22

PROPERTY OWNER SIGNATURE:

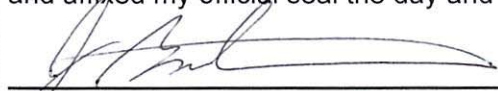
DATE:

/ /

**PROPERTY OWNER NOTARY**

On this 1 day of August, 2022 before me, the undersigned, a notary public for the state of New York, personally appeared, Steven Neuman

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

(NOTARIAL SEAL)

JASON Y. GOODSTEIN  
Notary Public, State of New York  
No. 02GO6029786

Qualified in Nassau County 25  
Commission Expires August 30, 2025

Notary Public for the state of NYResiding at 14 Hawthorne Lane, Lawrence, NY 11559My Commission Expires 8/30/25**▼ OFFICE USE ONLY ▼**

- ☐ .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN  
☐ VICINITY MAP  
☐ LEGAL DESCRIPTION  
☐ JUSTIFICATION LETTER  
☐

**LEGAL NOTICE DATES:**

/ /

/ /

☐ MAILED ADJACENT PROPERTY OWNER NOTICES**MEETING DATES:**

PLANNING COMMISSION: / /

CITY COUNCIL: / /

**INVOICE:**

INVOICE NUMBER: \_\_\_\_\_

DATE CREATED: / / BY: \_\_\_\_\_

**PAYMENT: \$300.00**

DATE RECEIVED: / / AMOUNT: \$ \_\_\_\_\_

☐ CARD ☐ CASH ☐ CHECK # \_\_\_\_\_



410

51

-16030

83-33-06000

**HOMESTEAD  
SUBDIVISION  
100100**

33-310000

11TH AVE NW

205	201	115	111	107
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12TH AVE NE

1605	1604	
1505	1600	
1501	1504	CHYMAN
1421	1500	SUBDIVISION
1411	1420	1421
1411	1415	1417
1411	1412	1413
1408		
PHEASANT RIDGE	PHEASANT RIDGE 01	
1325	1324	1325
1321	1320	1321

1316	
1313	1312 1313
1309	1308 1309
1305	1304 1305

PHEASANT RIDGE AVE

**MONDAYONE  
TOWNHOMES  
SUBDIVISION**

**A SANT  
V 1ST  
ITION**

1999

**PHEASANT  
21 RIDGE**

501 501  
501 12-00 100

82-12-00200

ENGLISH

82-12

82-12-00500

60TH AVE NE

2.

# Division of Land Application

## *Subdivision Preliminary Plat*

WC16 LLC – 1306,1324, & 1406 Main Street N



## City of Watford City

213 2<sup>nd</sup> St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

*Celebrating 100 Years - 2014*

[cityofwatfordcity.com](http://cityofwatfordcity.com)

August 29, 2022

### **STAFF REPORT**

#### **Division of Land Application – Subdivision Preliminary Plat**

#### **Madison Heights Lot 5**

#### **WC16 LLC**

#### **APPLICANT:**

WC16 LLC

#### **PROPERTY OWNERS:**

WC16 LLC

95-04 Delancey Street

New York, NY 10002

#### **PROPERTY LOCATION:**

1306,1324, and 1406 Main Street North  
Madison Heights apartment complex

#### **REQUEST:**

Application is requesting replatting Lot 5 of the Madison Heights Subdivision into condominiums.

#### **CURRENT ZONING:**

R-4, High Density Residential District (Chg of Zone Application processing in parallel)

#### **CURRENT USE:**

The property contains of three apartment buildings and two garage buildings on the open rental market.

## **SITE DEVELOPMENT:**

Access: The property is accessible from Main Street North.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

## **SURROUNDING LAND USE:**

North: Zoning – AG, Agricultural District  
Use - Single Family Home

East: Zoning – R-1, Single Family Dwelling District and R-3/R-T, Townhomes  
Use – Pheasant Ridge Subdivision

South: Zoning – R-4, High Density Residential District  
Use – Undeveloped, owned by applicant

West: Zoning – R-4, High Density Residential District  
Use – Undeveloped, Homestead Subdivision

## **REFERENCES:**

Chapter XV, Article XXX - SUBDIVISION REGULATIONS

Preliminary Plat Requirements and Preliminary Plat Approvals

Chapter XV, Article XVIII(c)

Section 1: Intent

The "R-C" Condominium Residential District is intended for the purpose of allowing condominium/high-density multi-family dwellings that are intended for ownership by the inhabitants. The North Dakota Century Code Chapter 47-04.1, Condominium Ownership of Real Property, defines the requirements for the mapping of common-wall properties. That code is incorporated by reference.

## **DISCUSSION:**

The requested replatting Lot 5 of the Madison Heights Subdivision would create a combined total of 107 condominium units as well as 108 assigned and associated garage units. This will be a phased sale, offered to existing tenants and the general public. As with all condo projects, and in keeping with State law, particular elements will remain community property and a condo association will be formed to help administer.

## **RECOMMENDATION:**

It is the recommendation of City Planning Department staff to **APPROVE** the Division of Land Application.

Approval shall be contingent upon the following conditions:

1. Additional fire access shall be designed and either fully-bonded for or installed prior to condo unit sales finalizing. If bonded for, fire access must be completed no later than June 15<sup>th</sup>, 2023;
2. Establishment of an approved condominium association;
3. Per the City of Watford City Municipal Code of Ordinances: Chapter XV, Article XXX: Approval of the Preliminary Subdivision Plat shall be effective for a period of twelve (12) months. Barring an approved extension, a Final Subdivision Plat must be submitted for approval by City Council within the time limit.
4. Prior to condo unit sales finalizing, the City building inspector will require a resubmittal of building MEP plans and fire suppression systems. This document review may result in additional field inspections or recertifications for the various systems to ensure proper life and safety standards are met during the conversion from apartments to saleable condo units. Depending on the findings, and at their discretion, the City inspector may issue a new certificate of occupancy for each building.

## **PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
jwalters@nd.gov  
(701) 444-8402

Kayla Grace  
kagrace@nd.gov  
(701) 444-8406





THE CITY OF WATFORD CITY  
213 2<sup>ND</sup> ST NE / PO BOX 494  
WATFORD CITY, NORTH DAKOTA

## DIVISION OF LAND APPLICATION SUBDIVISION PRELIMINARY PLAT

### REQUIREMENTS

**APPLICATION FEE:**  
\$1,125.00 + \$15.00/LOT

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Preliminary Plat Application* may be submitted in order to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All *Subdivision Preliminary Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this original application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Preliminary Plat*, and a current copy of a title report/title commitment for the property. Once approved by City Council, the Preliminary Subdivision Plat shall be considered approved for a period of 12 months after which a Final Subdivision Plat application must be submitted for further review and approval prior to recordation. Subdivision may be subject to additional Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA) prior to recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.*

### PROPERTY OWNER INFORMATION

OWNER NAME(S): WC16 LLC	PHONE NUMBER: 917-282-7997	EMAIL: Steven@coltown.com
MAILING ADDRESS: 95-04 Delancey Street, New York, NY 10002		

### APPLICANT INFORMATION

☐ Same as Owner

APPLICANT NAME: -same as property owner	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### DEVELOPER INFORMATION

DEVELOPER NAME: -same as property owner / applicant	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### PROPERTY INFORMATION


PROPERTY ADDRESS: 1306, 1324, and 1406 Main Street North	CURRENT ZONING: R4	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Lot 5, A Replat of Madison Heights Subdivision		
EXISTING ACREAGE/SQ.FT.: 6.228 Acres	NEW ACREAGE/SQ.FT.: 6.228 Acres	PROPOSED # OF LOTS/BLOCKS: N/A
CURRENT USE OF PROPERTY: Apartment Rentals	PROPOSED USE OF PROPERTY: Condominiums	



### DESCRIPTION Please give a brief description of the proposed preliminary subdivision plat.

Application is requesting replatting Lot 5 of A Replat of Madison Heights Subdivision into Condominiums consisting of three condominium buildings and two garage buildings with a combined total of 107 Condominium Units along with 108 assigned and associated Garage Units.



PRELIMINARY PLAT SUBMITTAL REQUIREMENTS	APPLICANT CHECKLIST	CITY STAFF REVIEW
<b>PRELIMINARY PLAT APPLICATION SUBMITTALS</b>		
Completed and signed Subdivision Preliminary Plat Application.		
Payment for Subdivision Preliminary Plat Application.		
Pre-submittal meeting with City Departments.		
Justification Letter.		
Title Report/Title Commitment.		
Legal Description.		
Preliminary Plat.		
Existing Conditions Data.		
Proposed Development Design Features.		
Open Space Requirements		
Preliminary Grading Plan.		
Preliminary Street Plans.		
Preliminary Utility Plans.		
Preliminary Storm Water Management Plan.		

<b>APPLICANT SIGNATURE:</b>	
As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans and maps submitted are in all respects true and correct to the best of my knowledge and belief.	
As the applicant, I certify that I have reviewed the City's template Development Agreement and Subdivision Improvement, Maintenance, and Warranty Agreement and agree that the documents shall be finalized by the time the Final Plat is reviewed by the City Council.	
APPLICANT SIGNATURE: 	DATE: 8 / 2 / 22
APPLICANT PRINT NAME: Steven Newman	APPLICANT TITLE: Officer

<b>PROPERTY OWNER(S) AFFIDAVIT</b>	
I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.	
PROPERTY OWNER SIGNATURE: 	DATE: 8 / 2 / 22
PROPERTY OWNER SIGNATURE: 	DATE: ____ / ____ / ____

**PROPERTY OWNER NOTARY**

On this 2 day of August, 2022 before me, the undersigned, a notary public for the state of New York, personally appeared, Steven Neuman 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

(NOTARIAL SEAL)

Notary Public for the state of NY  
Residing at 14 Hawthorne Lane, Lawrence, NY 11559  
My Commission Expires 8/30/25

JASON Y. GOODSTEIN  
Notary Public, State of New York  
No. 02GO6029786  
Qualified in Nassau County 25  
Commission Expires August 30, 2009



# MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

## NARRATIVE

The purpose of this survey is to convert three existing apartment buildings and two garage buildings into a condominium project. The survey was performed at the request of our client and the landowner: WC16, LLC.

The following documents of record were reviewed and considered as a part of this survey. There may be other documents, either private or of record, that would affect this survey. Any new evidence contradictory to this survey should be presented to TD&H Engineering for review and consideration.

Madison Heights Subdivision, recorded September 11th, 2015, as Document No.484906.

A Replat of Madison Heights Subdivision, recorded \_\_\_\_\_, 2022, as Document No.\_\_\_\_\_.

Cross easement and agreement, recorded \_\_\_\_\_, 2022, as Document No.\_\_\_\_\_.

## LEGAL DESCRIPTION

A tract of land being Lot 5 of A Replat of Madison Heights Subdivision recorded as Document No.\_\_\_\_\_ located in the NW1/4 of Section 18, Township 150 North, Range 98 West, 5th P.M., City of Watford City, McKenzie County.

## 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 \_\_\_\_\_, 2022.

WC16 LLC

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

State of North Dakota )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

Notary Public for the State of North Dakota (notarial seal)

Residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

## 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 portion 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 )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

Notary Public for the State of North Dakota (notarial seal)

Residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

## 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 \_\_\_\_\_, 2022, and was recorded as document number \_\_\_\_\_.

Katie Paulson, McKenzie County Recorder

## 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 )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

Notary Public for the State of North Dakota (notarial seal)

Residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

## AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent taxes, delinquent special assessment or installment of special assessments 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 \_\_\_\_\_, 2022.

Erica Johnsrud, McKenzie County Auditor

## SURVEYOR'S CERTIFICATE

I, Matthew A. Beard, 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  
Registered Land Surveyor #LS-29538

Survey date & stamp :

State of North Dakota )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Matthew A. Beard, 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 above written.

Notary Public for the State of North Dakota (notarial seal)

Residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

BUILDING 1406 MAIN ST. N			
UNIT TABLE			
UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)
1-102	1,004	7.9	226
1-104	773	7.9	226
1-106	1,003	7.9	226
1-201	989	7.9	226
1-202	1,003	7.9	226
1-203	1,167	7.9	226
1-204	895	7.9	226
1-205	989	7.9	226
1-206	1,003	7.9	226
1-301	990	7.9	226
1-302	1,003	7.9	226
1-303	684	7.9	226
1-304	896	7.9	226
1-305	684	7.9	226
1-306	1,003	7.9	226
1-306	1,003	7.9	226
1-401	990	7.9	226
1-402	990	7.9	226
1-403	1,003	7.9	226
1-404	896	7.9	226
1-405	684	7.9	226
1-406	1,003	7.9	226
1-406	1,003	7.9	226
COMMON PK. LV.	1,132	-	-
COMMON 2ND. LV.	1,267	-	-
COMMON 3RD LV.	1,059	-	-
COMMON 4TH LV.	1,059	-	-

BUILDING 1324 MAIN ST. N							
UNIT TABLE							
UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)	UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)
2-102	1,004	7.9	226	2-301	990	7.9	226
2-104	773	7.9	226	2-302	1,003	7.9	226
2-106	1,003	7.9	226	2-303	1,159	7.9	226
2-108	989	7.9	226	2-304	777	7.9	226
2-110	1,003	7.9	226	2-305	903	7.9	226
2-112	1,167	7.9	226	2-306	684	7.9	226
2-201	895	7.9	226	2-307	684	7.9	226
2-202	989	7.9	460	2-308	1,159	7.9	226
2-203	1,003	7.9	226	2-309	1,159	7.9	226
2-204	990	7.9	226	2-310	684	7.9	226
2-205	1,003	7.9	226	2-311	990	7.9	226
2-206	684	7.9	226	2-312	1,003	7.9	226
2-207	896	11.4	226	2-401	990	7.9	226
2-208	684	11.4	226	2-402	1,003	7.9	226
2-209	1,003	11.4	226	2-403	1,159	7.9	226
2-210	1,003	11.4	226	2-404	777	7.9	226
2-211	990	11.4	226	2-405	903	7.9	226
2-212	990	11.4	226	2-406	684	7.9	226
COMMON PK. LV.	1,830	-	-	2-407	684	7.9	226
COMMON 2ND. LV.	2,251	-	-	2-408	1,159	7.9	226
COMMON 3RD LV.	1,760	-	-	2-409	1,159	7.9	226
COMMON 4TH LV.	1,760	-	-	2-410	684	7.9	226
				2-411	990	7.9	226
				2-412	1,003	7.9	226

BUILDING 1306 MAIN ST. N							
UNIT TABLE							
UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)	UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)
3-102	1,004	7.9	226	3-301	990	7.9	226
3-104	773	7.9	226	3-302	1,003	7.9	226
3-106	1,003	7.9	226	3-303	1,159	7.9	226
3-108	989	7.9	226	3-304	777	7.9	226
3-110	1,003	7.9	226	3-305	903	7.9	226
3-112	1,167	7.9	226	3-306	684	7.9	226
3-201	895	7.9	226	3-307	684	7.9	226
3-202	989	7.9	460	3-308	1,159	7.9	226
3-203	1,003	7.9	226	3-309	1,159	7.9	226
3-204	990	7.9	226	3-310	684	7.9	226
3-205	1,003	7.9	226	3-311	990	7.9	226
3-206	684	7.9	226	3-312	1,003	7.9	226
3-207	896	7.9	226	3-401	990	7.9	226
3-208	684	7.9	226	3-402	1,003	7.9	226
3-209	1,003	7.9	226	3-403	1,159	7.9	226
3-210	1,003	7.9	226	3-404	777	7.9	226
3-211	990	7.9	226	3-405	903	7.9	226
3-212	990	7.9	226	3-406	684	7.9	226
COMMON PK. LV.	1,830	-	-	3-407	684	7.9	226
COMMON 2ND. LV.	2,251	-	-	3-408	1,159	7.9	226
COMMON 3RD LV.	1,760	-	-	3-409	1,159	7.9	226
COMMON 4TH LV.	1,760	-	-	3-410	684	7.9	226
				3-411	990	7.9	226
				3-412	1,003	7.9	226

PURPOSE OF SURVEY: TO COMBINE OR AGGREGATE FOUR  
EXISTING LOTS INTO TWO LOTS AND TO DEDICATE A CITY  
PUBLIC RIGHT-OF-WAY (11TH AVENUE NE)

BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE 3301

SHEET 1 OF 7






DRAWN BY: CLT	DATE: 08-08-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE LEWISTON-TWIN FALLS WATFORD CITY MEDIA		MONTANA WASHINGTON IDAHO NORTH DAKOTA PENNSYLVANIA






LOCATED IN THE NW1/4 OF  
SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY,  
MCKENZIE COUNTY, NORTH DAKOTA

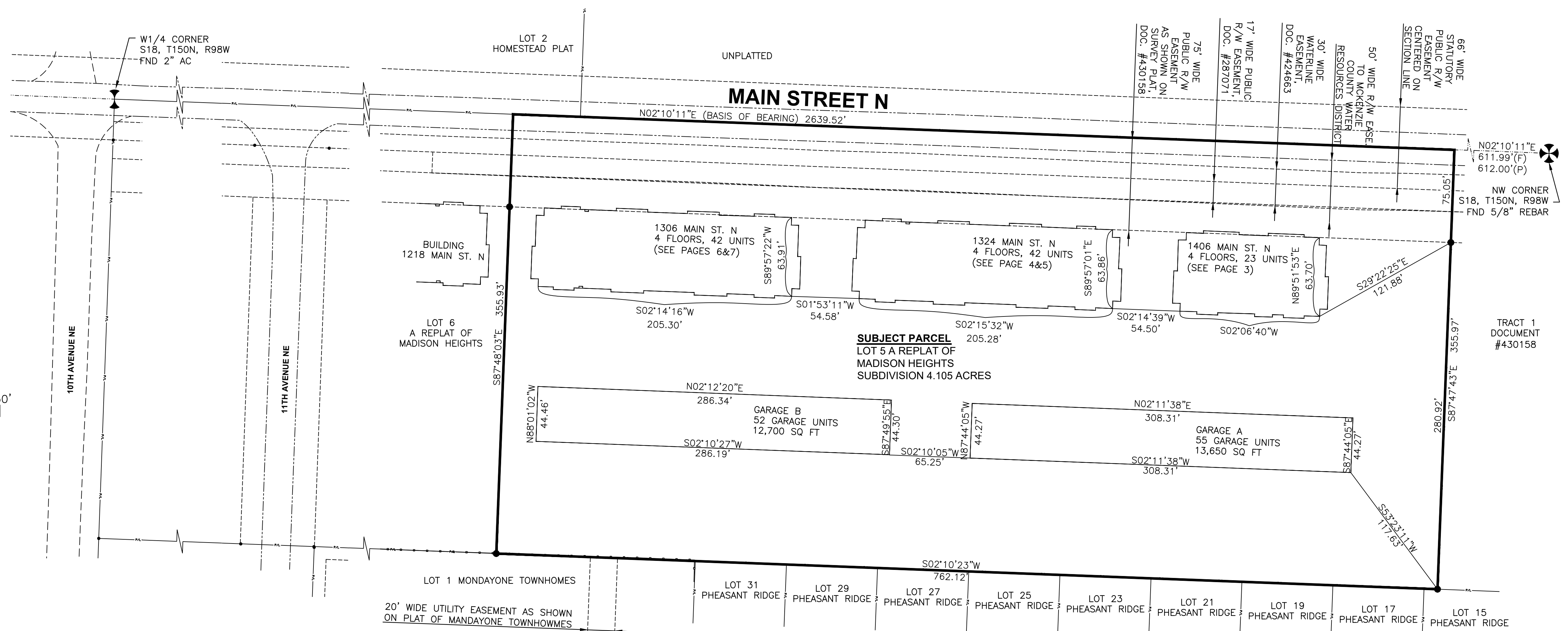
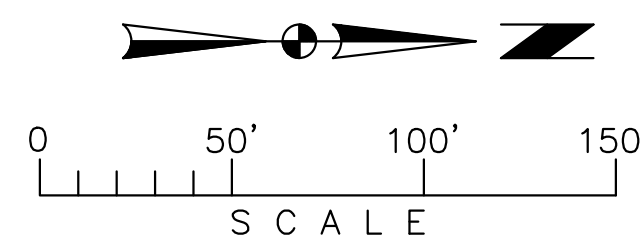
LOCATED IN THE NW1/4 OF  
SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY,  
MCKENZIE COUNTY, NORTH DAKOTA



-  REPLAT LOT BOUNDARY  
 EXISTING LOT LINE  
 EXISTING EASEMENT LINE  
 EDGE OF ASPHALT (MAIN ST. N)  
 EDGE OF GRAVEL  
 SECTION LINE  
 BUILDING OUTLINE

- |   |                                   |
|---|-----------------------------------|
|  | EXISTING PROPERTY PIN             |
|  | FOUND SECTION CORNER<br>-AS NOTED |
|  | FOUND QUARTER CORNER<br>-AS NOTED |

**OVERALL PLAN**  
**SCALE 1:50**

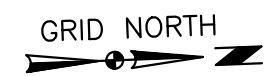


NOTE: ALL GARAGE HEIGHTS ARE 9.0FT TO BOTTOM CHORD OF TRUSS

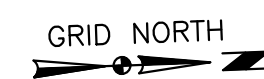
ALL DIMENSIONS FOR SINGLE CAR GARAGE TYP.

[illegible]

**GARAGE A**  
SCALE 1:10



**GARAGE B**  
SCALE 1:10



286.0'																									
0.8'	9.0'	0.8'																							
G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT
3-203	3-310	3-406	3-201	3-204	3-305	2-404	3-311	2-310	3-211	3-104	3-402	3-309	2-205	2-204	3-212	2-104	3-202	3-112	2-206	2-209	2-207	3-408	2-309	2-108	2-402
226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT
10.5'																									
44.0'																									
G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT	G. UNIT
2-303	3-407	3-301	3-404	3-403	2-201	3-401	3-409	3-206	3-304	3-410	3-308	3-303	3-412	3-302	3-102	3-312	3-307	3-205	3-106	3-207	2-210	3-210	3-405	3-208	3-306
226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT	226 SQFT
286.0'																									

HEET 2 OF 7



# MADISON HEIGHTS LOT FIVE CONDO PLAT

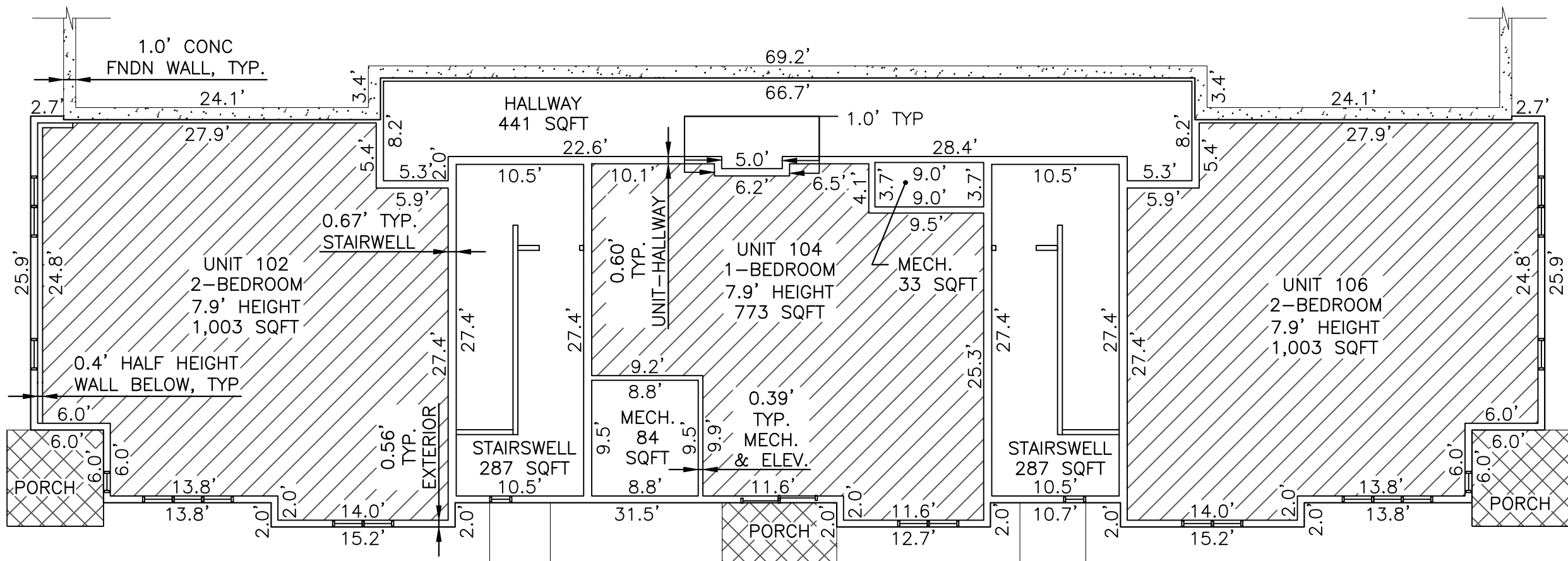
LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

## LEGEND

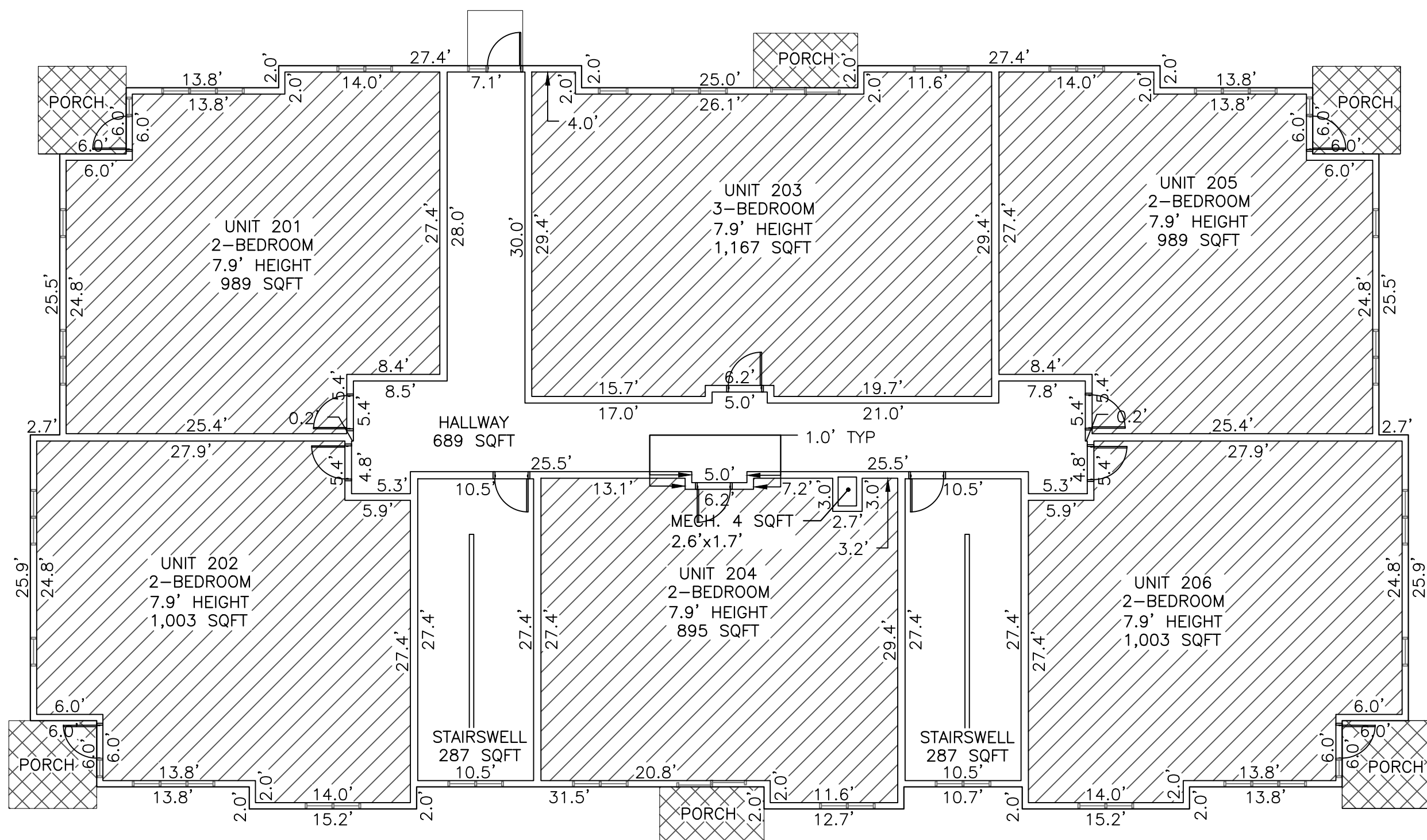
- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

NOTES  
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT

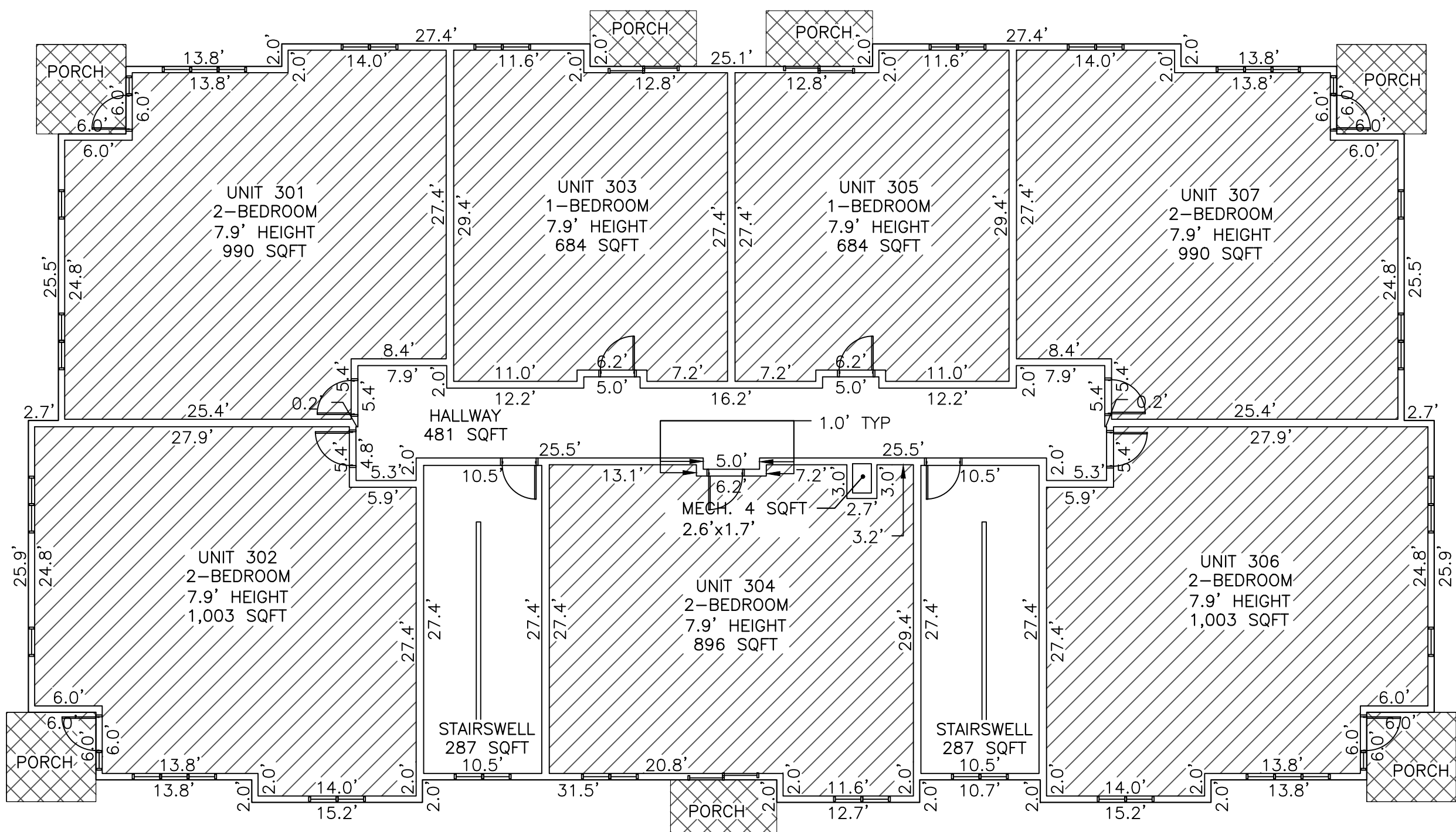
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO  
BEARINGS OF EXTERIOR WALLS



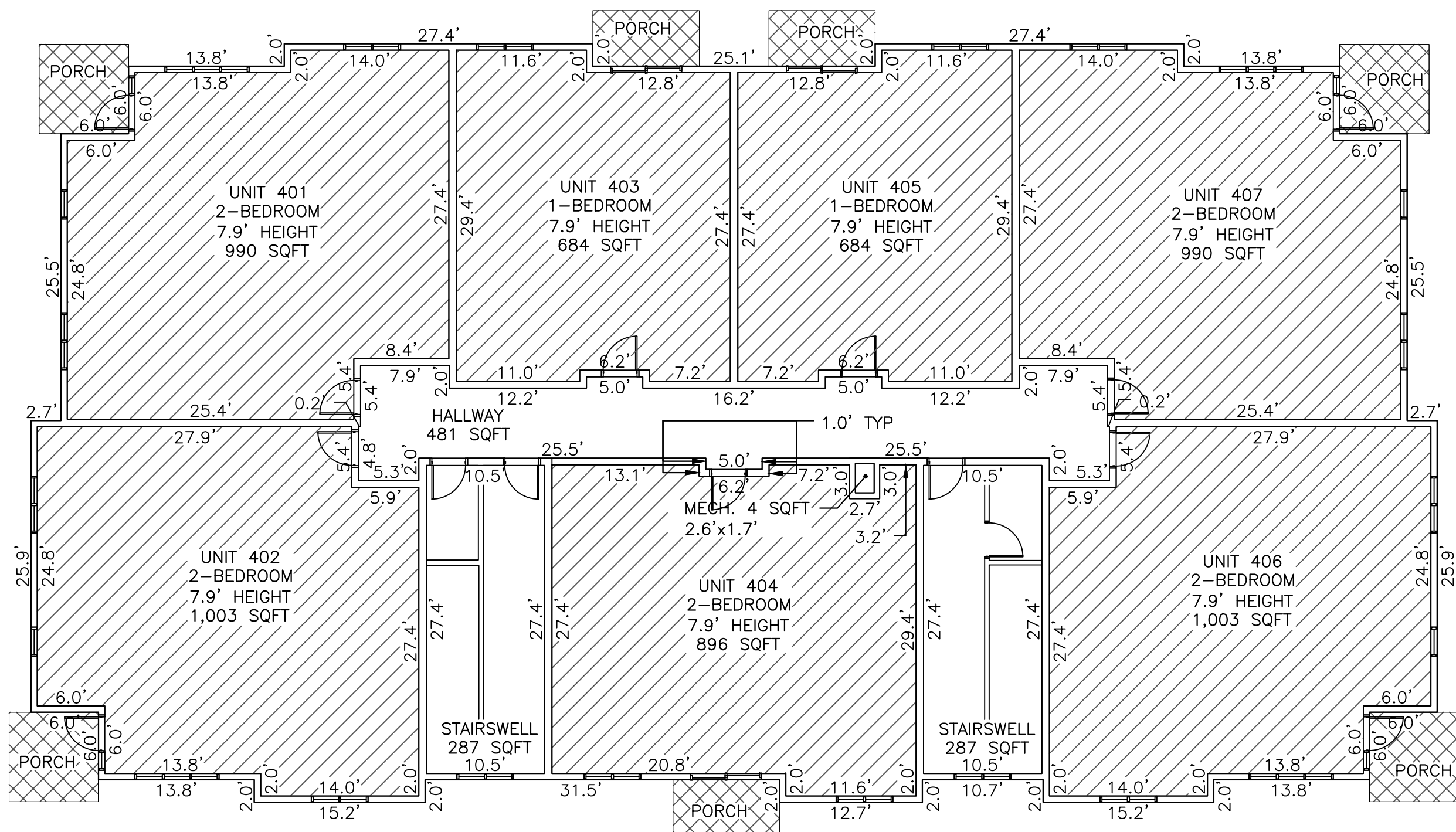
**PARKING LEVEL FLOOR PLAN**  
BUILDING 1406 MAIN ST. N  
SCALE 1:10



**SECOND LEVEL FLOOR PLAN**  
BUILDING 1406 MAIN ST. N  
SCALE 1:10



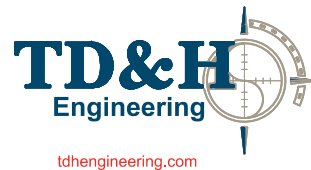
**THIRD LEVEL FLOOR PLAN**  
BUILDING 1406 MAIN ST. N  
SCALE 1:10



**FOURTH LEVEL FLOOR PLAN**  
BUILDING 1406 MAIN ST. N  
SCALE 1:10



SHEET 3 OF 7

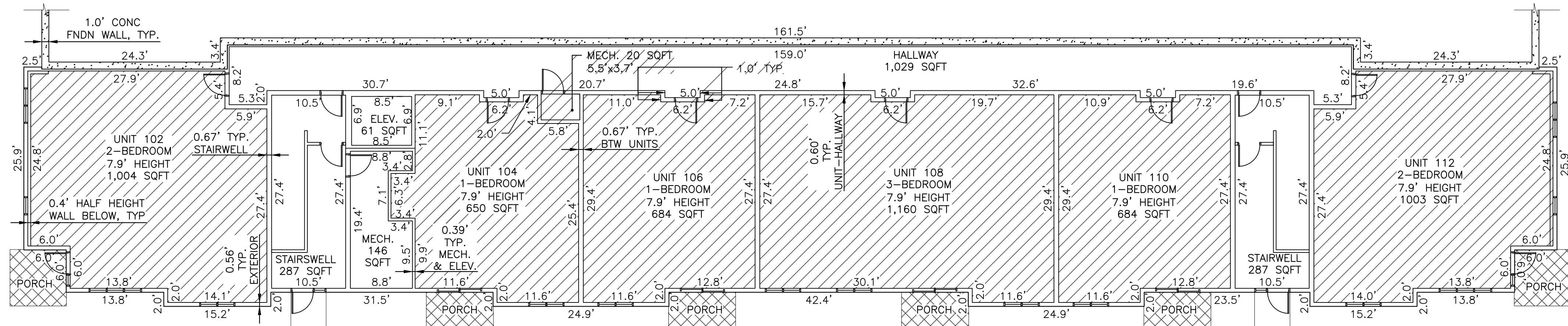


DRAWN BY: CLT	DATE: 08-08-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE LEWISTON-TWIN FALLS WATFORD CITY MEDA		
MONTANA WASHINGTON IDAHO NORTH DAKOTA PENNSYLVANIA		

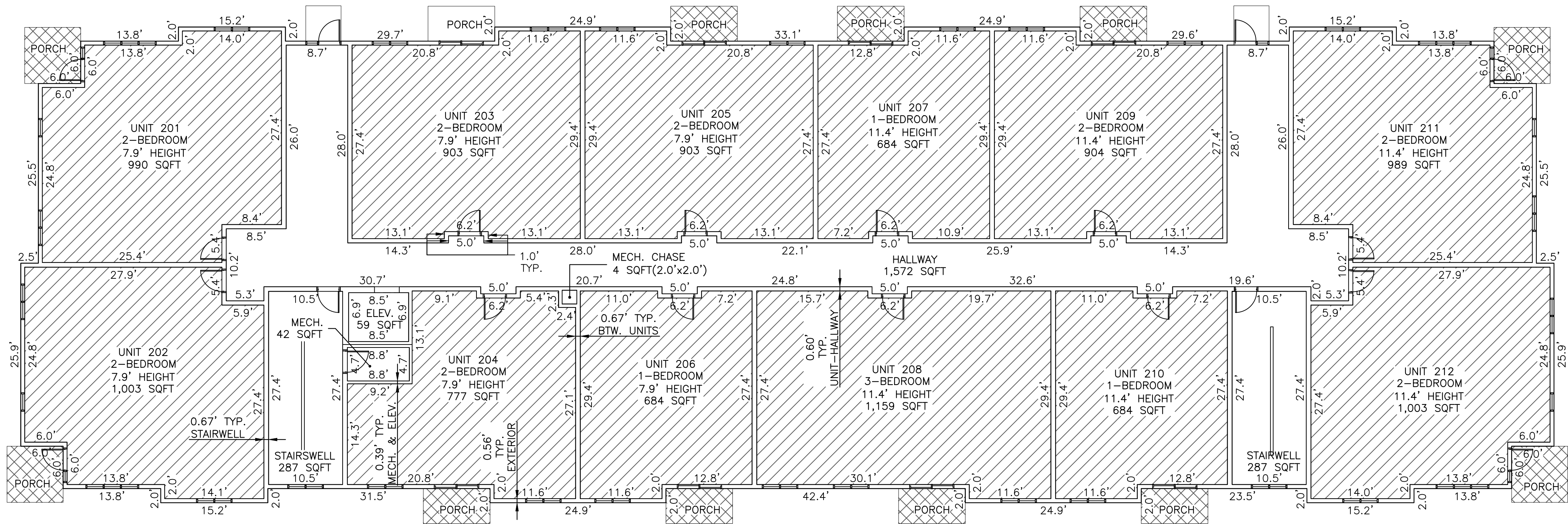


# MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



**PARKING LEVEL FLOOR PLAN**  
BUILDING 1324 MAIN ST. N  
SCALE 1:10



**SECOND LEVEL FLOOR PLAN**  
BUILDING 1324 MAIN ST. N  
SCALE 1:10



## LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

**NOTES**  
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT  
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO BEARINGS OF EXTERIOR WALLS

SHEET 4 OF 7

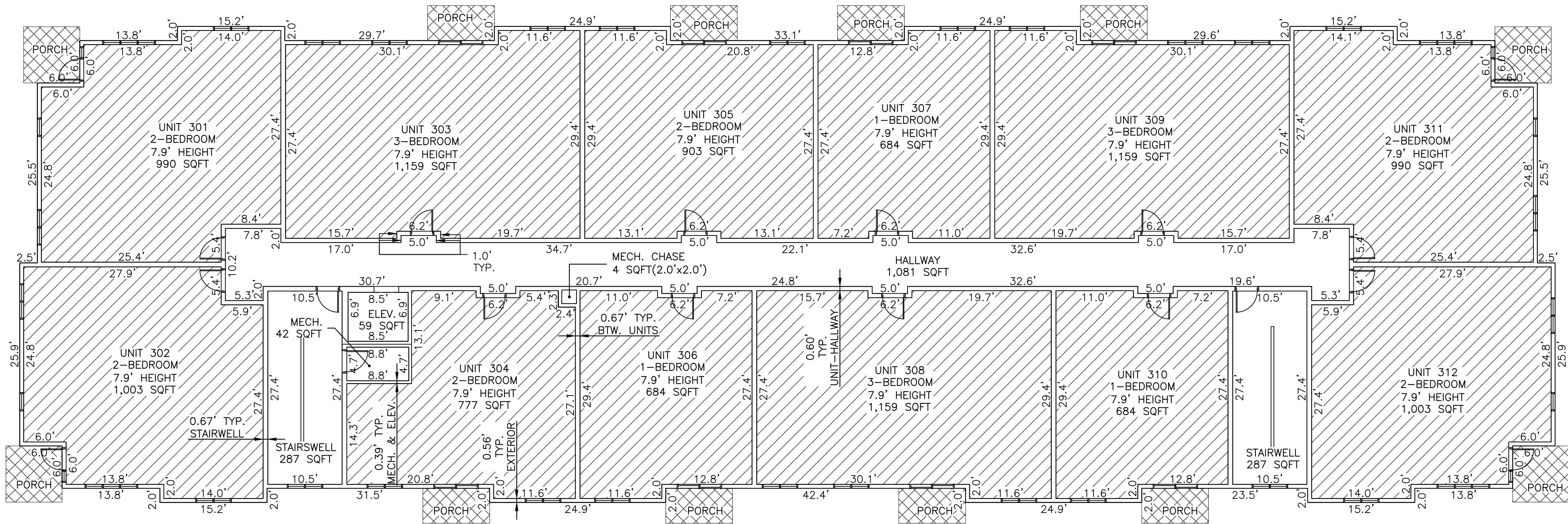


DRAWN BY: CLT	DATE: 08-08-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY		
SPOKANE MONTANA		
LEWISTON-TWIN FALLS IDAHO		
WATFORD CITY NORTH DAKOTA		
MEDIA PENNSYLVANIA		

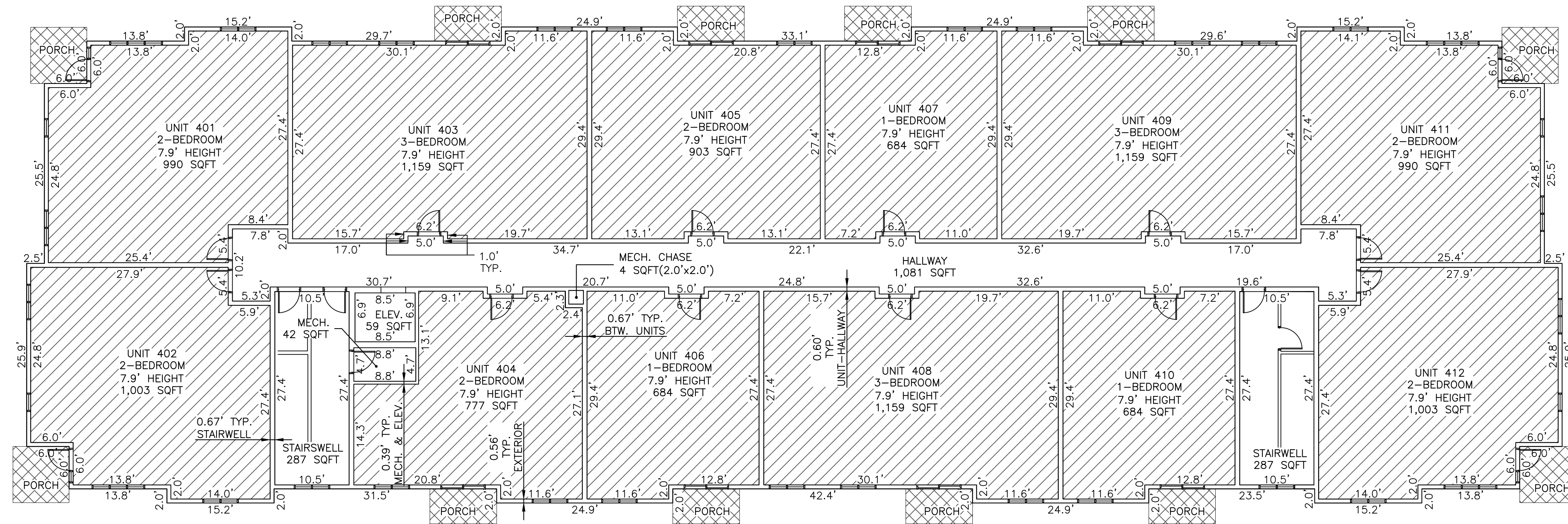


# MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



**THIRD LEVEL FLOOR PLAN**  
**BUILDING 1324 MAIN ST. N**  
**SCALE 1:10**



**FOURTH LEVEL FLOOR PLAN**  
**BUILDING 1324 MAIN ST. N**  
**SCALE 1:10**



## LEGEND

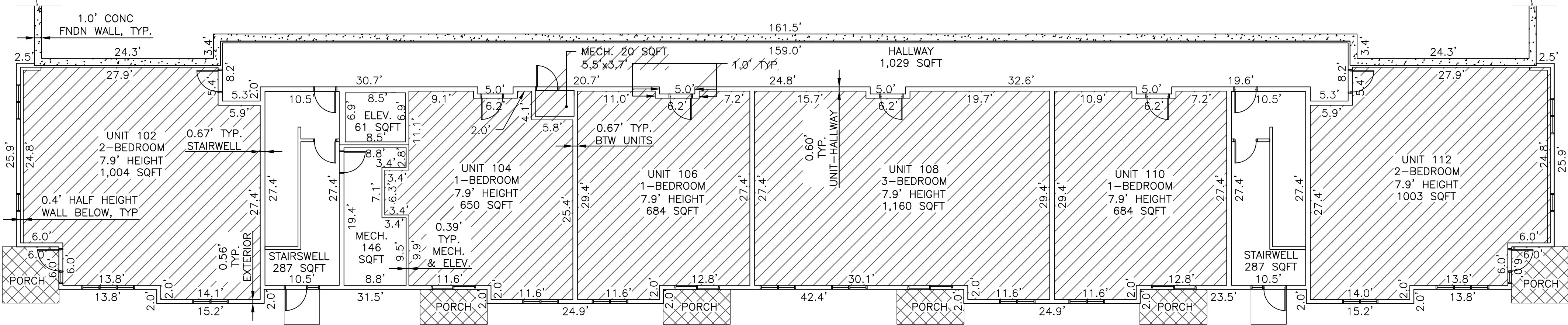
- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

**NOTES**  
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT  
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO BEARINGS OF EXTERIOR WALLS

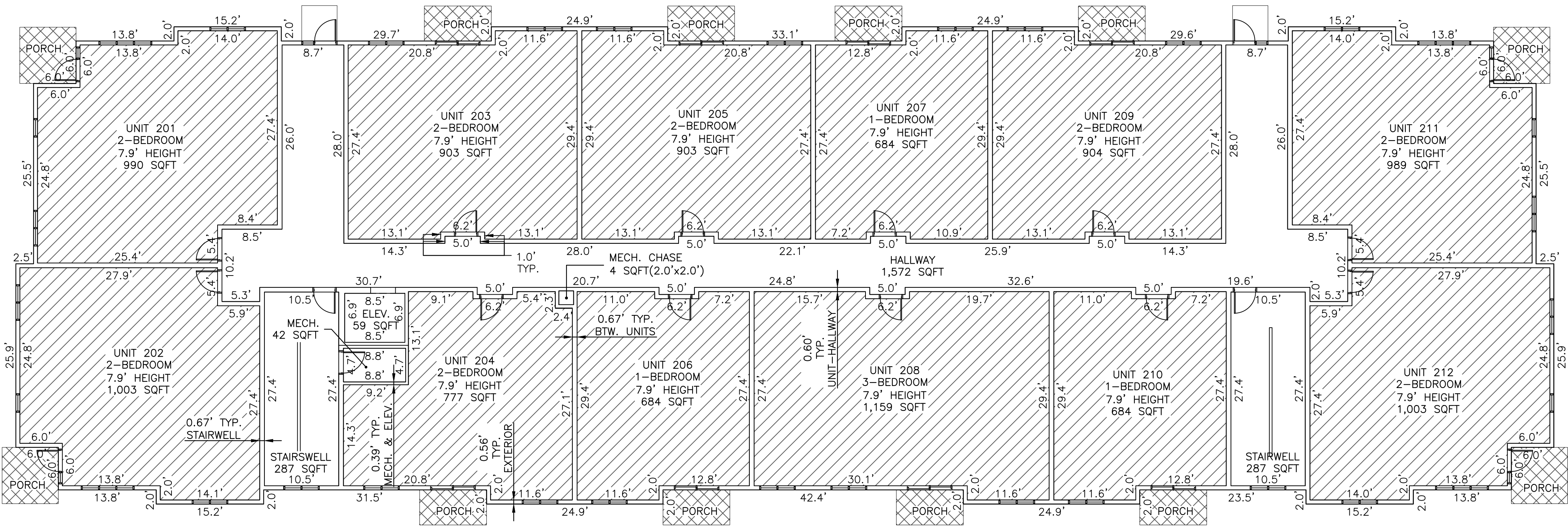
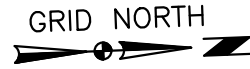


# MADISON HEIGHTS LOT FIVE CONDO PLAT

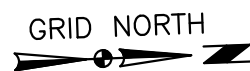
LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



**PARKING LEVEL FLOOR PLAN**  
**BUILDING 1306 MAIN ST. N**  
SCALE 1:10



**SECOND LEVEL FLOOR PLAN**  
**BUILDING 1306 MAIN ST. N**  
SCALE 1:10

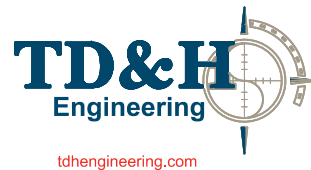


## LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

NOTES  
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-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO BEARINGS OF EXTERIOR WALLS

SHEET 6 OF 7

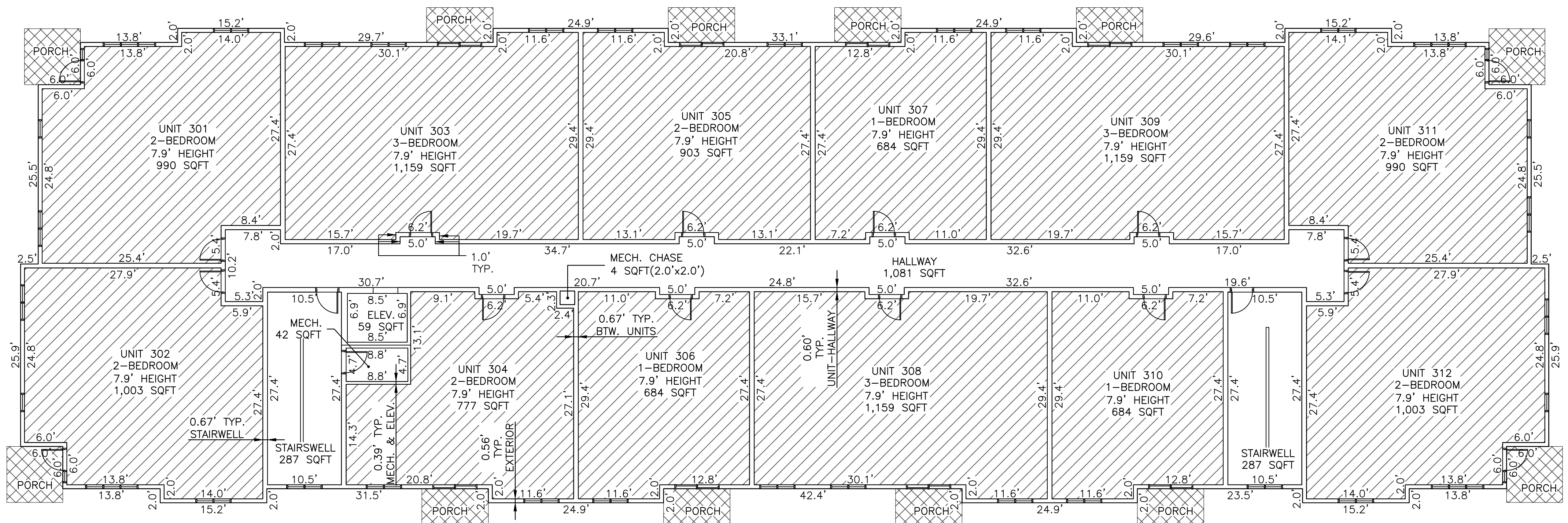


DRAWN BY: CLT	DATE: 08-08-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE MONTANA LEWISTON-TWIN FALLS IDAHO WATFORD CITY NORTH DAKOTA MEDIA PENNSYLVANIA		

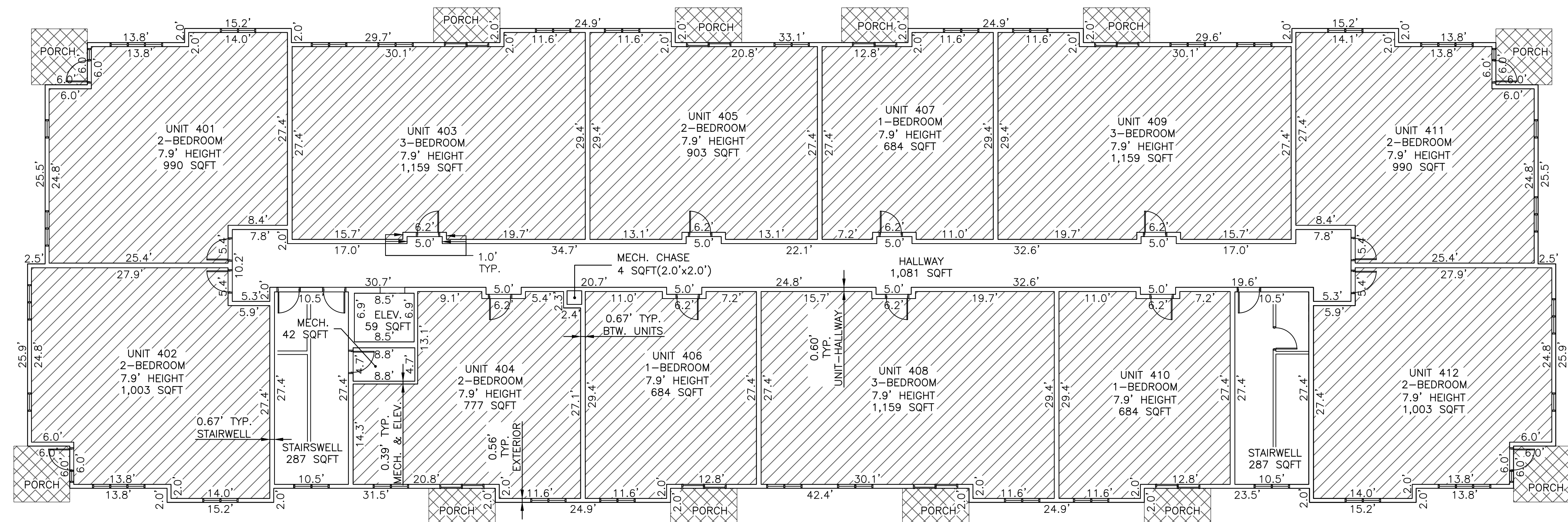


# MADISON HEIGHTS LOT FIVE CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



**THIRD LEVEL FLOOR PLAN**  
**BUILDING 1306 MAIN ST. N**  
**SCALE 1:10**



**FOURTH LEVEL FLOOR PLAN**  
**BUILDING 1306 MAIN ST. N**  
**SCALE 1:10**



## LEGEND

- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA
- COMMON AREA

**NOTES**  
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT  
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO BEARINGS OF EXTERIOR WALLS

3.

# Division of Land Application

## *Subdivision Preliminary Plat*

WC16 LLC – 1218 Main Street N



## City of Watford City

213 2<sup>nd</sup> St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

*Celebrating 100 Years - 2014*

cityofwatfordcity.com

August 29, 2022

### **STAFF REPORT**

#### **Division of Land Application – Subdivision Preliminary Plat**

#### **Madison Heights Lot 6**

#### **WC16 LLC**

#### **APPLICANT:**

WC16 LLC

#### **PROPERTY OWNERS:**

WC16 LLC

95-04 Delancey Street

New York, NY 10002

#### **PROPERTY LOCATION:**

1218 Main Street North

Madison Heights apartment complex

#### **REQUEST:**

Application is requesting replatting Lot 6 of the Madison Heights Subdivision into condominiums.

#### **CURRENT ZONING:**

R-4, High Density Residential District (Chg of Zone Application processing in parallel)

#### **CURRENT USE:**

The property contains of one apartment building and one garage building on the open rental market.

### **SITE DEVELOPMENT:**

Access: The property is accessible from Main Street North.

Sewer: The property has access to City sanitary sewer.

Water: The property has access to City water.

### **SURROUNDING LAND USE:**

North: Zoning – AG, Agricultural District  
Use - Single Family Home

East: Zoning – R-1, Single Family Dwelling District and R-3/R-T, Townhomes  
Use – Pheasant Ridge Subdivision

South: Zoning – R-4, High Density Residential District  
Use – Undeveloped, owned by applicant

West: Zoning – R-4, High Density Residential District  
Use – Undeveloped, Homestead Subdivision

### **REFERENCES:**

Chapter XV, Article XXX - SUBDIVISION REGULATIONS

Preliminary Plat Requirements and Preliminary Plat Approvals

Chapter XV, Article XVIII(c)

Section 1: Intent

The "R-C" Condominium Residential District is intended for the purpose of allowing condominium/high-density multi-family dwellings that are intended for ownership by the inhabitants. The North Dakota Century Code Chapter 47-04.1, Condominium Ownership of Real Property, defines the requirements for the mapping of common-wall properties. That code is incorporated by reference.

### **DISCUSSION:**

The requested replatting Lot 6 of the Madison Heights Subdivision would create 35 condominium units as well as 35 assigned and associated garage units. This will be a phased sale, offered to existing tenants and the general public. As with all condo projects, and in keeping with State law, particular elements will remain community property and a condo association will be formed to help administer.

## **RECOMMENDATION:**

It is the recommendation of City Planning Department staff to **APPROVE** the Division of Land Application.

Approval shall be contingent upon the following conditions:

1. Additional fire access shall be designed and either fully-bonded for or installed prior to condo unit sales finalizing. If bonded for, fire access must be completed no later than June 15<sup>th</sup>, 2023;
2. Establishment of an approved condominium association;
3. Per the City of Watford City Municipal Code of Ordinances: Chapter XV, Article XXX: Approval of the Preliminary Subdivision Plat shall be effective for a period of twelve (12) months. Barring an approved extension, a Final Subdivision Plat must be submitted for approval by City Council within the time limit.
4. Prior to condo unit sales finalizing, the City building inspector will require a resubmittal of building MEP plans and fire suppression systems. This document review may result in additional field inspections or recertifications for the various systems to ensure proper life and safety standards are met during the conversion from apartments to saleable condo units. Depending on the findings, and at their discretion, the City inspector may issue a new certificate of occupancy for each building.

## **PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
jwalters@nd.gov  
(701) 444-8402

Kayla Grace  
kagrace@nd.gov  
(701) 444-8406





THE CITY OF WATFORD CITY  
213 2<sup>ND</sup> ST NE / PO BOX 494  
WATFORD CITY, NORTH DAKOTA

## DIVISION OF LAND APPLICATION SUBDIVISION PRELIMINARY PLAT

### REQUIREMENTS

**APPLICATION FEE:**  
\$1,125.00 - \$15.00/LOT

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Preliminary Plat Application* may be submitted in order to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All *Subdivision Preliminary Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this original application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Preliminary Plat*, and a current copy of a title report/title commitment for the property. Once approved by City Council, the Preliminary Subdivision Plat shall be considered approved for a period of 12 months after which a Final Subdivision Plat application must be submitted for further review and approval prior to recordation. Subdivision may be subject to additional Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA) prior to recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.*

### PROPERTY OWNER INFORMATION

OWNER NAME(S): Watford City MH Apartments Phase II LLC	PHONE NUMBER: 917-282-7997	EMAIL: Steven@coltown.com
MAILING ADDRESS: 95-04 Delancey Street, New York, NY 10002		

### APPLICANT INFORMATION

☐ Same as Owner

APPLICANT NAME: -same as property owner	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### DEVELOPER INFORMATION

DEVELOPER NAME: -same as property owner / applicant	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### PROPERTY INFORMATION

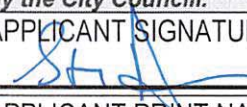
PROPERTY ADDRESS: 1218 Main Street North	CURRENT ZONING: R4	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Lot 6, A Replat of Madison Heights Subdivision		
EXISTING ACREAGE/SQ.FT.: 4.105 Acres	NEW ACREAGE/SQ.FT.: 4.105 Acres	PROPOSED # OF LOTS/BLOCKS: N/A
CURRENT USE OF PROPERTY: Apartment Rentals	PROPOSED USE OF PROPERTY: Condominiums	


### DESCRIPTION Please give a brief description of the proposed preliminary subdivision plat.

Application is requesting replatting Lot 6 of A Replat of Madison Heights Subdivision into Condominiums consisting of one condominium building and one garage building with a combined total of 35 Condominium Units along with 35 assigned and associated Garage Units.



PRELIMINARY PLAT SUBMITTAL REQUIREMENTS	APPLICANT CHECKLIST	CITY STAFF REVIEW
<b>PRELIMINARY PLAT APPLICATION SUBMITTALS</b>		
Completed and signed Subdivision Preliminary Plat Application.		
Payment for Subdivision Preliminary Plat Application.		
Pre-submittal meeting with City Departments.		
Justification Letter.		
Title Report/Title Commitment.		
Legal Description.		
Preliminary Plat.		
Existing Conditions Data.		
Proposed Development Design Features.		
Open Space Requirements		
Preliminary Grading Plan.		
Preliminary Street Plans.		
Preliminary Utility Plans.		
Preliminary Storm Water Management Plan.		

<b>APPLICANT SIGNATURE:</b>	
As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans and maps submitted are in all respects true and correct to the best of my knowledge and belief.	
As the applicant, I certify that I have reviewed the City's template Development Agreement and Subdivision Improvement, Maintenance, and Warranty Agreement and agree that the documents shall be finalized by the time the Final Plat is reviewed by the City Council.	
APPLICANT SIGNATURE: 	DATE: 8 / 2 / 22
APPLICANT PRINT NAME: Steven Newman	APPLICANT TITLE: Officer

<b>PROPERTY OWNER(S) AFFIDAVIT</b>	
I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.	
PROPERTY OWNER SIGNATURE: 	DATE: 8 / 2 / 22
PROPERTY OWNER SIGNATURE:	DATE: _ / _ / _



**PROPERTY OWNER NOTARY**

On this 2 day of August, 2022 before me, the undersigned, a notary public for the state of New York, personally appeared, Steven Newman

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

(NOTARIAL SEAL)

Notary Public for the state of NY  
Residing at 14 Hawthorne Lane, Lawrence, NY 13554  
My Commission Expires 8/30/25

JASON Y. GOODSTEIN  
Notary Public, State of New York  
No. 02GO6029786  
Qualified in Nassau County 25  
Commission Expires August 30, 2029

# MADISON HEIGHTS LOT SIX CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

## NARRATIVE

The purpose of this survey is to convert an existing 35 unit apartment building and 35 garage units into a condominium project. The survey was performed at the request of our client and the landowner: Watford City MH Apartments Phase 2, LLC.

The following documents of record were reviewed and considered as a part of this survey. There may be other documents, either private or of record, that would affect this survey. Any new evidence contradictory to this survey should be presented to TD&H Engineering for review and consideration.

Madison Heights Subdivision, recorded September 11th, 2015, as Document No.484906.

A Replat of Madison Heights Subdivision, recorded \_\_\_\_\_, 2022, as Document No.\_\_\_\_\_.

Cross easement and agreement, recorded \_\_\_\_\_, 2022, as Document No.\_\_\_\_\_.

## LEGAL DESCRIPTION

A tract of land being Lot 6 of A Replat of Madison Heights Subdivision recorded as Document No.\_\_\_\_\_ located in the NW1/4 of Section 18, Township 150 North, Range 98 West, 5th P.M., City of Watford City, McKenzie County.

## 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 \_\_\_\_\_ 2022.

Watford City MH Apartments Phase 2 LLC

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

State of North Dakota )

ss  
County of McKenzie )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

\_\_\_\_\_  
(notarial seal)  
Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

## 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 portion 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 )

ss  
County of McKenzie )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

\_\_\_\_\_  
(notarial seal)  
Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

## 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 \_\_\_\_\_, 2022, and was recorded as document number \_\_\_\_\_.

\_\_\_\_\_  
Katie Paulson, McKenzie County Recorder

## 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.

\_\_\_\_\_  
Date: \_\_\_\_\_

Jacob Walters, Chairman

State of North Dakota )

ss  
County of McKenzie )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

\_\_\_\_\_  
(notarial seal)  
Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

## AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent taxes, delinquent special assessment or installment of special assessments 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Erica Johnsrud, McKenzie County Auditor

## SURVEYOR'S CERTIFICATE

I, Matthew A. Beard, 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.

\_\_\_\_\_  
Matthew A. Beard  
Registered Land Surveyor #LS-29538

State of North Dakota )

ss  
County of McKenzie )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Matthew A Beard, 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 above written.

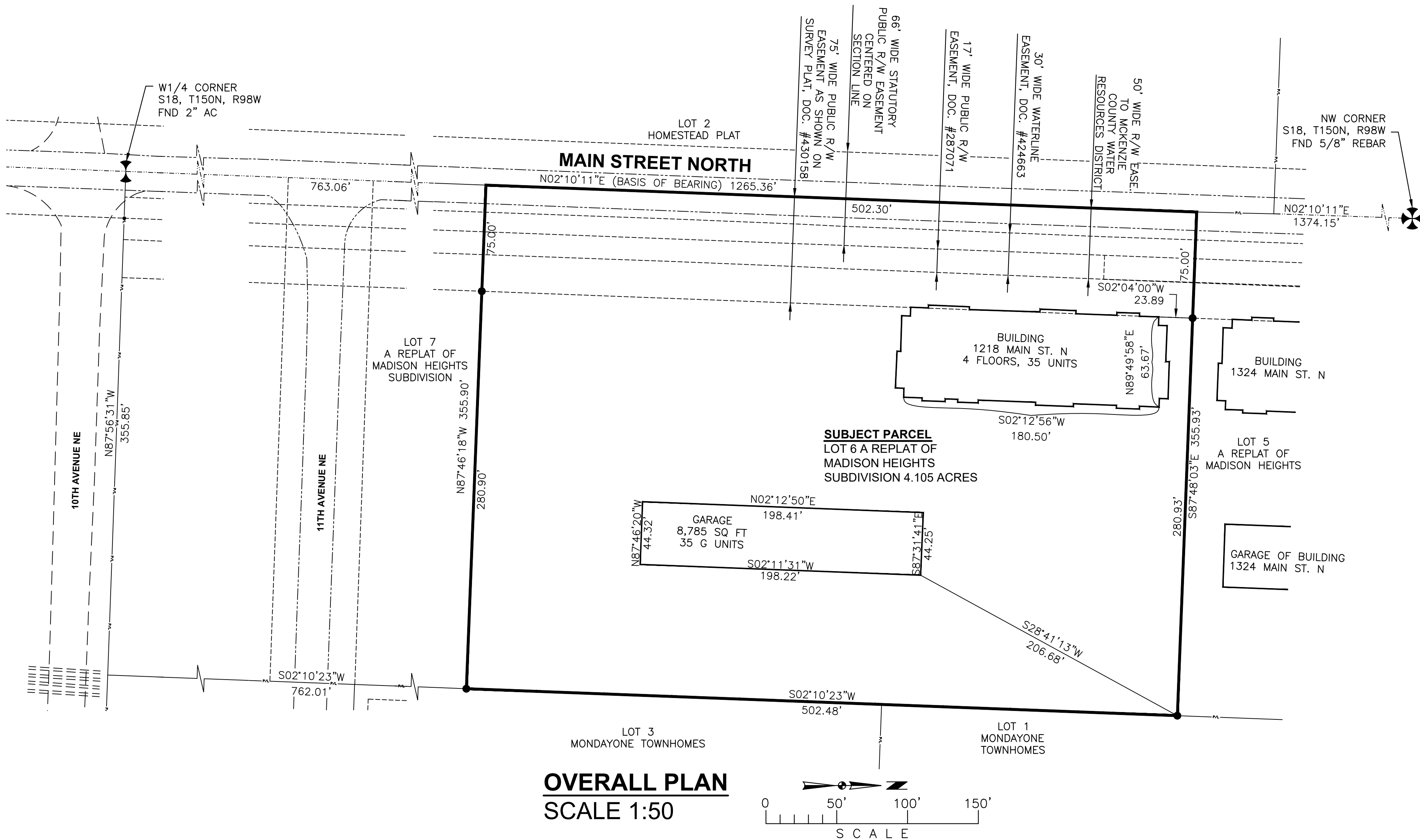
\_\_\_\_\_  
(notarial seal)  
Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_





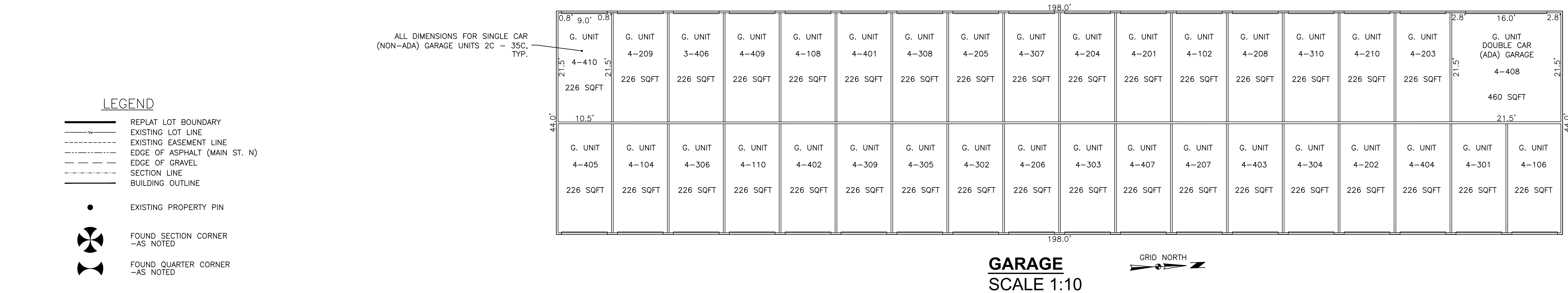
MADISON HEIGHTS LOT SIX CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



BUILDING 1218 MAIN ST. N			
UNIT TABLE			
UNIT #	GROSS AREA (SQFT)	HEIGHT (FT)	GARAGE AREA (SQFT)
4-102	1,003	7.9	226
4-104	1,160	7.9	226
4-106	685	7.9	226
4-108	652	7.9	226
4-110	1,003	7.9	226
4-201	990	7.9	226
4-202	1,003	7.9	226
4-203	1,159	7.9	226
4-204	1,160	7.9	226
4-205	903	7.9	226
4-206	685	7.9	226
4-207	903	7.9	226
4-208	777	7.9	226
4-209	990	7.9	226
4-210	1,003	7.9	226
4-301	990	7.9	226
4-302	1,003	7.9	226
4-303	1,159	7.9	226
4-304	1,160	7.9	226
4-305	903	7.9	226
4-306	685	7.9	226
4-307	1,160	7.9	226
4-308	777	7.9	226
4-309	990	7.9	226
4-310	1,003	7.9	226
4-401	990	7.9	226
4-402	1,003	7.9	226
4-403	1,159	7.9	226
4-404	1,160	7.9	226
4-405	903	7.9	226
4-406	685	7.9	226
4-407	1,160	7.9	226
4-408	777	7.9	460
4-409	990	7.9	226
4-410	1,003	7.9	226
COMMON PK. LV.	6,862	-	-
COMMON 2ND. LV.	1,840	-	-
COMMON 3RD LV.	1,592	-	-
COMMON 4TH LV.	1,592	-	-

NOTE: ALL GARAGES HEIGHTS ARE 9.0FT TO BOTTOM CORD OF TRUSS



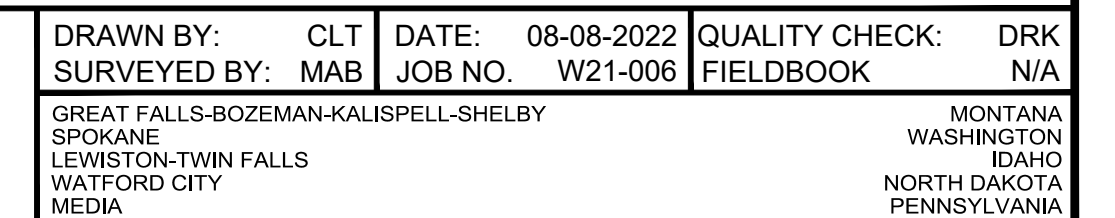
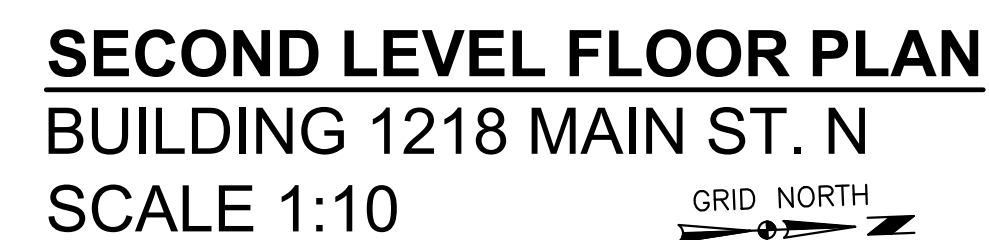
LEGEND

- REPLAT LOT BOUNDARY
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EDGE OF ASPHALT (MAIN ST. N)
- EDGE OF GRAVEL
- SECTION LINE
- BUILDING OUTLINE
- EXISTING PROPERTY PIN
- FOUND SECTION CORNER -AS NOTED
- FOUND QUARTER CORNER -AS NOTED

GARAGE  
SCALE 1:10



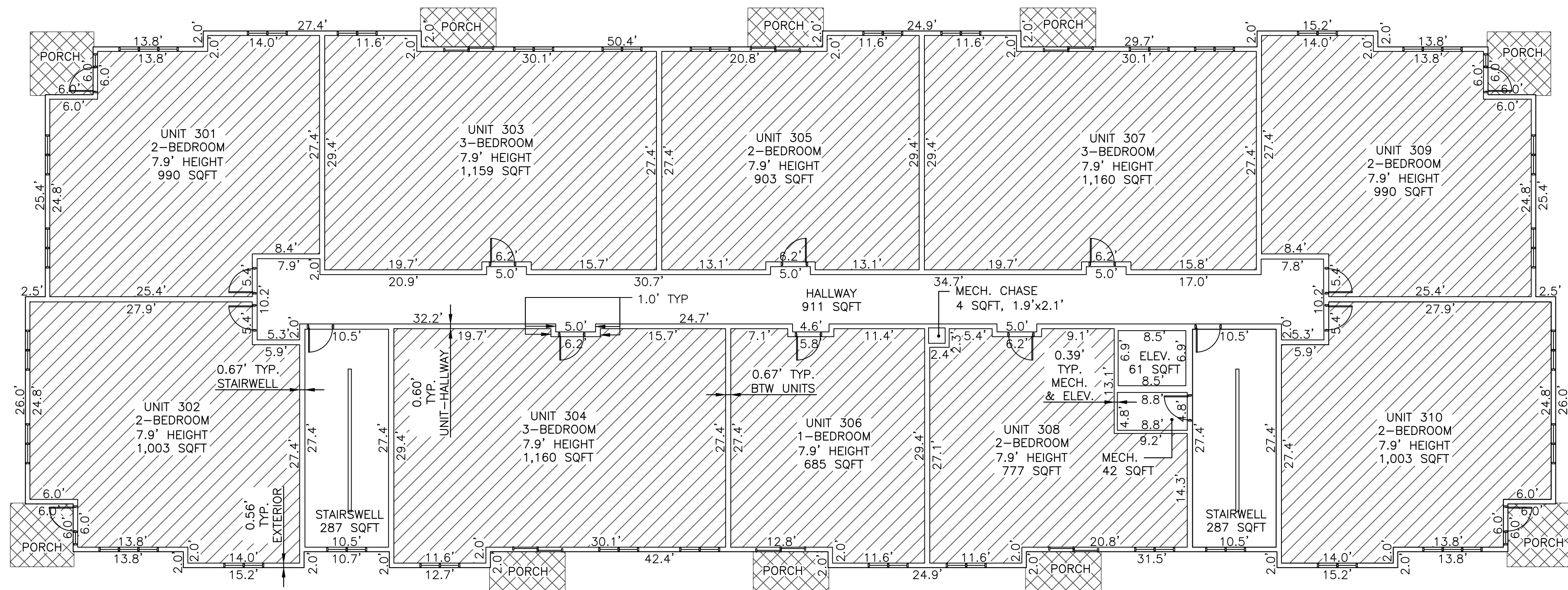
LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
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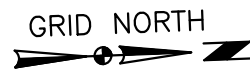


# MADISON HEIGHTS LOT SIX CONDO PLAT

LOCATED IN THE NW1/4 OF SECTION 18, T150W, R98W, 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



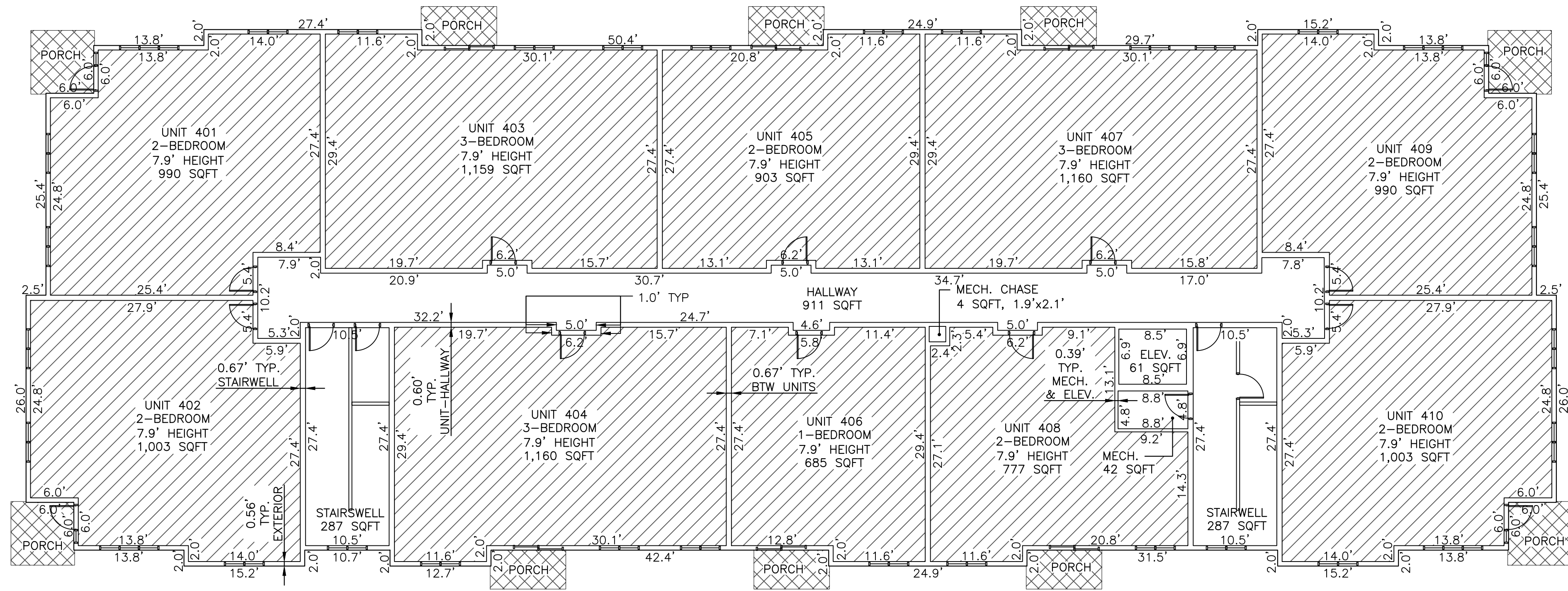
**THIRD LEVEL FLOOR PLAN**  
**BUILDING 1218 MAIN ST. N**  
**SCALE 1:10**



## LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

NOTES  
-INTERIOR EASEMENTS ARE FROM PAINT TO PAINT  
-ALL BEARINGS OF INTERIOR WALLS ARE PARALLEL TO  
BEARINGS OF EXTERIOR WALLS



**FOURTH LEVEL FLOOR PLAN**  
**BUILDING 1218 MAIN ST. N**  
**SCALE 1:10**



SHEET 4 OF 4



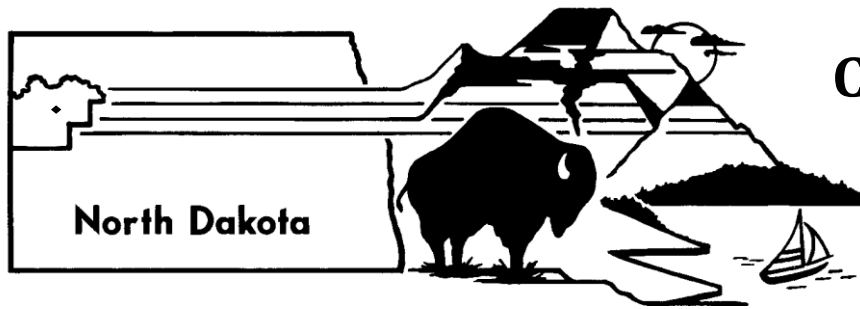
DRAWN BY: CLT	DATE: 08-08-2022	QUALITY CHECK: DRK
SURVEYED BY: MAB	JOB NO. W21-006	FIELDBOOK N/A
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE MONTANA LEWISTON-TWIN FALLS WASHINGTON WATFORD CITY IDAHO MEDIA NORTH DAKOTA PENNYSYLVANIA		

4.

# Division of Land Application

## *Minor Plat (Simple Lot Split)*

Watford Express Laundry Center LLC



## City of Watford City

213 2<sup>nd</sup> St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

*Celebrating 100 Years - 2014*

[cityofwatfordcity.com](http://cityofwatfordcity.com)

August 29, 2022

### **STAFF REPORT**

#### **Division of Land Application: Minor Plat (Simple Lot Split) Watford Express Laundry Center LLC**

#### **APPLICANT:**

Watford Express Laundry Center LLC

#### **PROPERTY OWNERS:**

Watford Express Laundry Center LLC  
1717 Main Street  
Miles City, MT 59301

#### **PROPERTY LOCATION:**

1101 2<sup>nd</sup> Avenue SE  
Watford City, ND 58854  
PID 82-20-08600

#### **REQUEST:**

Division of Land Application: Minor Plat (Simple Lot Split) to split off the south 74 feet of Lot 1, Block 6 to allow for sale of the undeveloped land. Two new lots will be created; Lot 30 and Lot 31 of Block 6.

#### **CURRENT ZONING:**

C-1, General Commercial District



## **SITE DEVELOPMENT:**

Access: The property is accessible from 11<sup>th</sup> St SE.

Sewer: The property does have access to City sanitary sewer.

Water: The property does have access to City water.

## **SURROUNDING LAND USE:**

North: Zoning – C-F, Community Facilities District – McKenzie County Fairgrounds

East: Zoning – C-1, General Commercial District – Legion, E&M, Anova Health, Mabe's Flower Market

South: Zoning – C-1, General Commercial District – Alleyway, E&M storage building

West: Zoning – R-2M, Mobile Home, Two-Family Residential District

## **REFERENCES:**

ARTICLE XXX - SUBDIVISION REGULATIONS

SECTION 4. – DEFINITIONS

...

13. MINOR PLAT: A less intensive subdivision process reserved for the purpose of platting a simple lot split, boundary line adjustment, or map of reversion in which shall only be allowable when street improvements, water or sewer line improvements, or other public improvements are not required.

SECTION 13. - MINOR PLATS

A minor plat for the purpose of a simple lot split, boundary line adjustment, or map of reversion shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required. A Simple Lot Split shall create no more than four (4) lots. ...

## **DISCUSSION:**

Watford Express Laundry Center LLC is requesting the Simple Lot Split to allow for the sale of the southern 74 feet of undeveloped land.

**RECOMMENDATION:**

It is the recommendation of City Planning Department staff to **APPROVE** the Division of Land Application.

Approval shall be contingent upon the following:

1. Prior to any future development of this property, generalized building plans and permit applications must be submitted to City staff for further review and approval.

**PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
jwalters@nd.gov  
(701) 444-8402

Kayla Grace  
kagrace@nd.gov  
(701) 444-8406



THE CITY OF WATFORD CITY  
213 2<sup>ND</sup> ST NE / PO BOX 494  
WATFORD CITY, NORTH DAKOTA

## DIVISION OF LAND APPLICATION MINOR PLAT

### REQUIREMENTS

APPLICATION FEE:  
\$675.00

All applications must be legible, printed in ink or typed, and suitable for reproduction. Original application with original signature is required. A Minor Plat Map shall be allowed for the following circumstances to adjust lot lines which may be contiguous, adjacent, interior lots of previously platted parcels; to revert property back to acreage or to a configuration which may combine parcels as they may have been previously mapped; to create no more than four (4) lots; and street improvements, utility or other public improvements, public easements, or right of ways, whether public or private are not required or created. This parcel map will also not require the creation of new or enlarged parks, playgrounds, or open spaces. All lot design standards and zoning requirements are required to be met. Parcels must conform to the minimum lot area and width and not involve lots which have more than one zoning classification. A Minor Plat Map is not intended to be used as one in a series as to circumvent the Subdivision process. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request/reasoning for the Minor Plat and a current copy of a title report/title commitment for the property. Once approved by City Council, the Minor Plat shall be considered approved for a period of 12 months during which time, a 24" x 36" size mylar plat will need to be submitted to the City for signatures and recordation. For specific details regarding this process, please refer to the City of Watford City Municipal Code of Ordinances: **CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.**

<input checked="" type="checkbox"/> Simple Lot Split	<input type="checkbox"/> Reversionary Parcel Map	<input type="checkbox"/> Boundary Line Adjustment
--	--	---

### PROPERTY OWNER INFORMATION

OWNER NAME(S): Watford Express Laundry Center LLC	PHONE NUMBER: 406-951-9999	EMAIL: expresslaundrymc@hotmail.com
MAILING ADDRESS: 1717 Main Street, Miles City, MT 59301		

### APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### DEVELOPER INFORMATION

DEVELOPER NAME: -Same as Applicant	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### PROPERTY INFORMATION

PROPERTY ADDRESS: 1101 2nd Avenue SE	CURRENT ZONING: C-1	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Lot 1, Block 6, Cherry Creek Second Addition to Watford City		
EXISTING ACREAGE/SQ.FT.: 54,400 sqft	NEW ACREAGE/SQ.FT.: 54,400 sqft	PROPOSED # OF LOTS/BLOCKS: Two Lots
CURRENT USE OF PROPERTY: Commercial	PROPOSED USE OF PROPERTY: Commercial	

### DESCRIPTION Please give a brief description of the proposed Minor Plat.

Proposed Simple Lot Split is to separate the south 74 feet of Lot 1, Block 6 to allow for sale of this undeveloped land.



SUBMITTAL REQUIREMENTS	APPLICANT CHECKLIST	CITY STAFF REVIEW
Completed and signed Minor Plat Application.		
Payment for Minor Plat Application fee.		
Justification Letter.		
Title Report/Title Commitment.		
Legal Description.		
Minor Plat.		

### APPLICANT SIGNATURE:

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans and maps submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:

Shane McKinney

DATE:

08 / 03 / 22

APPLICANT PRINT NAME:

Shane McKinney

APPLICANT TITLE:

Owner

### PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:

Shane McKinney

DATE:

08 / 03 / 22

PROPERTY OWNER SIGNATURE:

\_\_\_\_\_

DATE:

    /    /    

### PROPERTY OWNER NOTARY

On this 3rd day of August, 2022 before me, the undersigned, a notary public for the state of Montana, personally appeared, Shane McKinney 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.

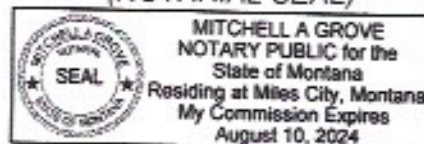
Mitchell A. Grove  
Notary Public

Notary Public for the state of Montana

Residing at Miles City

My Commission Expires August 10, 2024

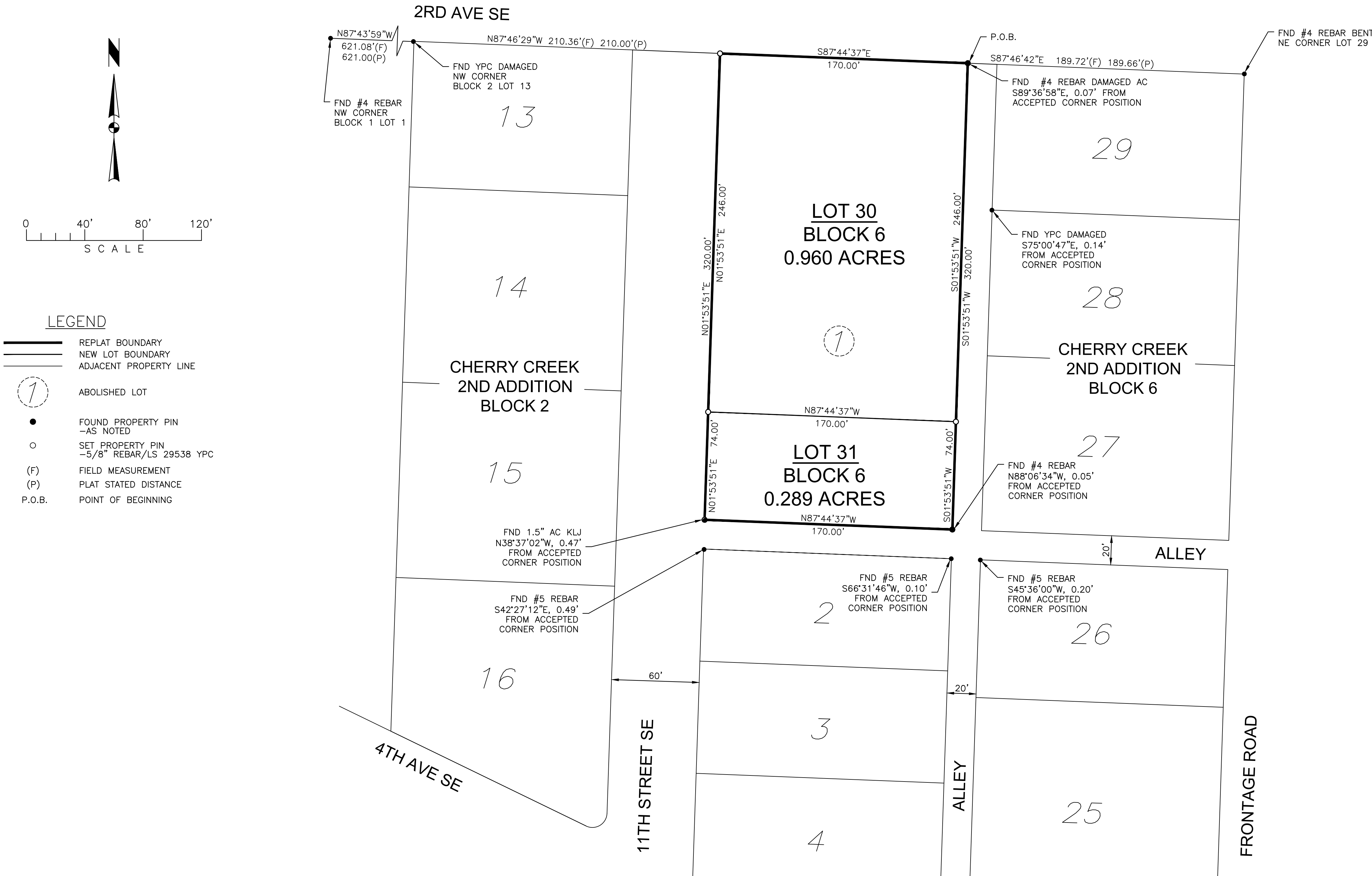
(NOTARIAL SEAL)



# A REPLAT OF LOT 1 IN BLOCK 6 OF CHERRY CREEK SECOND ADDITION

A TRACT OF LAND BEING LOT 1 IN BLOCK 6 OF CHERRY CREEK SECOND ADDITION,  
DOCUMENT NO. 234636, LOCATED IN THE E1/2E1/2 OF SECTION 19, T150N, 98W, 5TH P.M.,  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNER: WATFORD EXPRESS LAUNDRY CENTER, LLC



PURPOSE OF SURVEY: TO SUBDIVIDE LOT 1 INTO TWO NEW LOTS, 30 & 31.  
BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLATE COORDINATE SYSTEM, NORTH ZONE 3301



DRAWN BY: CLT	DATE: 08-10-2022	QUALITY CHECK: MAB
SURVEYED BY: MAB	JOB NO. W22-002	FIELDBOOK MAB
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY		MONTANA
SPOKANE		WASHINGTON
LEWISTON-TWIN FALLS		IDaho
WATFORD CITY		NORTH DAKOTA
MEDIA		PENNSYLVANIA



A REPLAT OF LOT 1 IN BLOCK 6 OF  
CHERRY CREEK SECOND ADDITION  
A TRACT OF LAND BEING LOT 1 IN BLOCK 6 OF CHERRY CREEK SECOND ADDITION,  
DOCUMENT NO. 234626, LOCATED IN THE E1/2E1/2 OF SECTION 19, T150N, 98W, 5TH P.M.,  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

BOUNDARY DESCRIPTION

A tract of land being Lot 1, Block 6, of the Cherry Creek Second Addition, Document No. 234636, located in the East half of the East half of Section 19, Township 150 North, Range 98 West, Fifth Principal Meridian, City of Watford City, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 6, of the Cherry Creek Second Addition; thence South 01°53'51" West along the Easterly line of said Lot 1, a distance of 320.00 feet to the Southeast corner of said Lot 1; thence North 87°44'37" West along the Southerly line said Lot 1, a distance of 170.00 feet to the Southwest corner of said Lot 1; thence North 01°53'51" East along the Westerly line of said Lot 1, a distance of 320.00 feet to the Northwest corner of said Lot 1; thence South 87°44'37" East along the Northerly line of said Lot 1, a distance of 170.00 feet to the Point of Beginning and containing 1.249 acres.

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), here by 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 \_\_\_\_\_ 2022.

Watford Express Laundry Center, LLC

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

State of \_\_\_\_\_ )

ss

County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

(notarial seal)

Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

LAND OWNER: WATFORD EXPRESS LAUNDRY CENTER, LLC

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 \_\_\_\_\_, 2022, and was recorded as document number \_\_\_\_\_.

Katie Paulson, McKenzie County Recorder

UTILITY EASEMENTS APPROVAL

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 this \_\_\_\_\_ day of \_\_\_\_\_, 2022

MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT

Printed name \_\_\_\_\_

State of North Dakota )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

(notarial seal)

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

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 this \_\_\_\_\_ day of \_\_\_\_\_, 2022

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT

Printed name \_\_\_\_\_

State of North Dakota )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

(notarial seal)

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

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.

Date: \_\_\_\_\_

Jesse Lawrence, Chairman

State of North Dakota )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 above written.

(notarial seal)

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent taxes, delinquent special assessment or installment of special assessments 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 \_\_\_\_\_, 2022.

Erica Johnsrud, McKenzie County Auditor

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 ground 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 ground of the attached plat are dedicated, but not accepted at this time with the offer to remain open.

Date: \_\_\_\_\_

Philip K. Riely, Mayor

Date: \_\_\_\_\_

Peni Peterson, City Auditor

State of North Dakota )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a notary publis for The State of North Dakota, personally appeared, Philip K. Riely, Mayor and Peni Pterson, City Auditor, known to me to be the person(s) who executed the certifiacte in witness where of, I have hereunto set my hand and affixed my offical seal the day and year in the certificate first written above.

(notarial seal)

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Matthew A. Beard, 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.

Surveyor's Signature  
Registered Land Surveyor #LS-29538 Survey date & stamp :

State of North Dakota )

ss

County of McKenzie )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Matthew A. Beard, 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 above written.

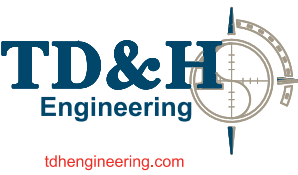
(notarial seal)

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

PURPOSE OF SURVEY: TO SUBDIVIDE LOT 1 BLOCK 6 INTO TWO NEW LOTS, 30 & 31.

BASIS OF BEARING GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

SHEET 2 OF 2



DRAWN BY:	CLT	DATE:	08-10-2022	QUALITY CHECK:	MAB
SURVEYED BY:	MAB	JOB NO.	W22-002	FIELDBOOK	MAB
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE LEWISTON-TWIN FALLS WATFORD CITY MEDIA					
MONTANA WASHINGTON IDAHO NORTH DAKOTA PENNSYLVANIA					

# 5.

## Division of Land Application

### *Minor Plat (Simple Lot Split)*

Shawn and Kari Staal





## City of Watford City

213 2<sup>nd</sup> St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

*Celebrating 100 Years - 2014*

[cityofwatfordcity.com](http://cityofwatfordcity.com)

August 29, 2022

### **STAFF REPORT**

#### **Division of Land Application: Minor Plat (Simple Lot Split) Staal Simple Lot Split**

#### **APPLICANT:**

Shawn and Kari Staal

#### **PROPERTY OWNERS:**

Shawn and Kari Staal  
929 24<sup>th</sup> Street SW

#### **PROPERTY LOCATION:**

929 24<sup>th</sup> Street SW  
A portion of PID 11-00-07500

#### **REQUEST:**

Application to separate 6.21 acres from the overall 151.67 acres within the SE 1/4.

#### **CURRENT ZONING:**

A-1, Agricultural District

#### **CURRENT USE:**

Residential Home

## **SITE DEVELOPMENT:**

Access: The property is accessible from 24<sup>th</sup> St SW.

Sewer: The property not serviced through public sewer.

Water: The property not serviced through public water.

## **SURROUNDING LAND USE:**

North: Zoning – A-1, Agricultural District, residential home

East: Zoning – A-1, Agricultural District, residential home

South: Zoning – A-1, Agricultural District, undeveloped

West: Zoning – A-1, Agricultural District, undeveloped

## **REFERENCES:**

### ARTICLE XXX - SUBDIVISION REGULATIONS

#### SECTION 4. – DEFINITIONS

...

13. MINOR PLAT: A less intensive subdivision process reserved for the purpose of platting a simple lot split, boundary line adjustment, or map of reversion in which shall only be allowable when street improvements, water or sewer line improvements, or other public improvements are not required.

#### SECTION 13. - MINOR PLATS

A minor plat for the purpose of a simple lot split, boundary line adjustment, or map of reversion shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required. A Simple Lot Split shall create no more than four (4) lots. ...

## **DISCUSSION:**

The applicant is looking to break out an existing residential home from the overall parcel through a Minor Plat: Simple Lot Split. The proposed map creates a Lot 1, Block 1 of the Staal Subdivision and documents a 30' private ingress/egress easement to protect the new parcel's access.

No further subdivision is proposed or anticipated. Any future development of the remainder of the lot would more than likely require a full subdivision map process.

**RECOMMENDATION:**

It is the recommendation of City Planning Department staff to **APPROVE** the Division of Land Application.

There are no suggested conditions applied to this approval.

**PLANNING DEPARTMENT STAFF CONTACTS:**

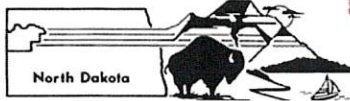
Jake Walters  
jwalters@nd.gov  
(701) 444-8402

Kayla Grace  
kagrace@nd.gov  
(701) 444-8406

**PAID**  
8-10-22

15347  
ch# 515

22-08-09  
Staal Simple Lot Split  
PROJECT #



THE CITY OF WATFORD CITY  
213 2ND ST NE / PO BOX 494  
WATFORD CITY, NORTH DAKOTA

## DIVISION OF LAND APPLICATION MINOR PLAT

### REQUIREMENTS

APPLICATION FEE:  
\$675.00

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Minor Plat Map* shall be allowed for the following circumstances to adjust lot lines which may be contiguous, adjacent, interior lots of previously platted parcels; to revert property back to acreage or to a configuration which may combine parcels as they may have been previously mapped; to create no more than four (4) lots; and street improvements, utility or other public improvements, public easements, or right of ways, whether public or private are not required or created. This parcel map will also not require the creation of new or enlarged parks, playgrounds, or open spaces. All lot design standards and zoning requirements are required to be met. Parcels must conform to the minimum lot area and width and not involve lots which have more than one zoning classification. A *Minor Plat Map* is not intended to be used as one in a series as to circumvent the Subdivision process. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request/reasoning for the *Minor Plat* and a current copy of a title report/title commitment for the property. Once approved by City Council, the *Minor Plat* shall be considered approved for a period of 12 months during which time, a 24" x 36" size mylar plat will need to be submitted to the City for signatures and recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.*

X	Simple Lot Split		Reversionary Parcel Map		Boundary Line Adjustment
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### PROPERTY OWNER INFORMATION

OWNER NAME(S): Shawn and Kari Staal	PHONE NUMBER: 701-770-6920	EMAIL: staal@roster.com
MAILING ADDRESS: 929 24th St. SW, Watford City, North Dakota 58854		

### APPLICANT INFORMATION

☐ Same as Owner

APPLICANT NAME: Guy Halvorson	PHONE NUMBER: 701-425-1208	EMAIL: ghalvorson@mntnplains.com
MAILING ADDRESS: 12478 US-22 Watford City, ND 58854		

### DEVELOPER INFORMATION

DEVELOPER NAME: Same as Owner	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### PROPERTY INFORMATION


PROPERTY ADDRESS: 929 24th St. SW		CURRENT ZONING: AG
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) SE1/4 EX ITS 2048 & 3223 151.67 ACRES		
EXISTING ACREAGE/SQ.FT.: 151.67	NEW ACREAGE/SQ.FT.: 6.21	PROPOSED # OF LOTS/BLOCKS: 1 Lot
CURRENT USE OF PROPERTY: Commercial	PROPOSED USE OF PROPERTY: Farm Residence	



### DESCRIPTION

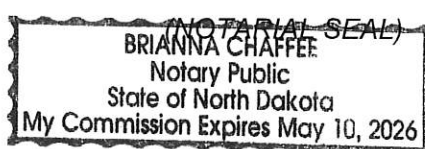
Please give a brief description of the proposed Minor Plat.

This proposed minor plat would remove 6.21 acres for Lot 1 from the total 151.67 acres within the SE1/4. It would also create a 30 foot access easement for the benefit of Lot 1.

<b>SUBMITTAL REQUIREMENTS</b>	<b>APPLICANT CHECKLIST</b>	<b>CITY STAFF REVIEW</b>
Completed and signed Minor Plat Application.		
Payment for Minor Plat Application fee.		
Justification Letter.		
Title Report/Title Commitment.		
Legal Description.		
Minor Plat.		

<b>APPLICANT SIGNATURE:</b>	
As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans and maps submitted are in all respects true and correct to the best of my knowledge and belief.	
APPLICANT SIGNATURE: 	DATE: 8/10/2022
APPLICANT PRINT NAME: Guy Malvorson	APPLICANT TITLE: Manager - Mountain Plain

<b>PROPERTY OWNER(S) AFFIDAVIT</b>	
I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.	
PROPERTY OWNER SIGNATURE: 	DATE: 8/9/2022
PROPERTY OWNER SIGNATURE: 	DATE: 8/9/2022

<b>PROPERTY OWNER NOTARY</b>	
On this <u>9th</u> day of <u>August</u> , <u>2022</u> before me, the undersigned, a notary public for the state of <u>North Dakota</u> , personally appeared, <u>Shawn &amp; Kari Staal</u> 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.	
<u>Brianna Chaffee</u> Notary Public  Notary Public for the state of <u>ND</u> Residing at <u>Watford City</u> My Commission Expires _____	

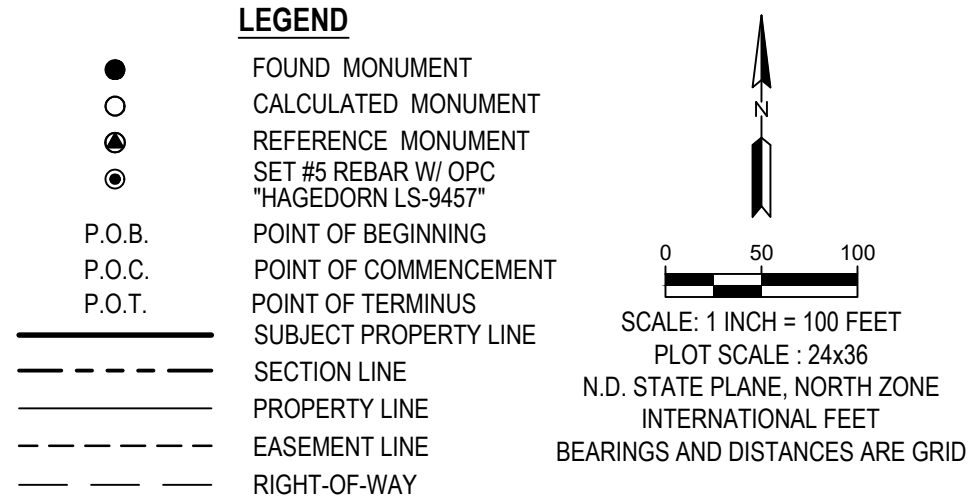
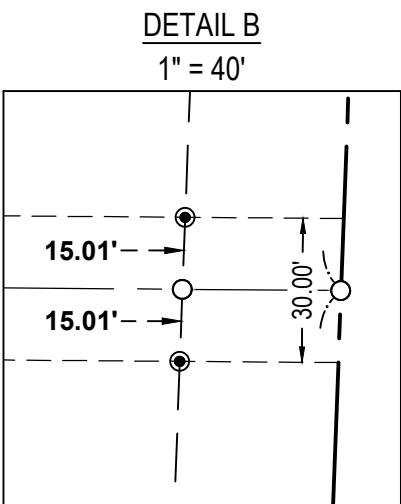
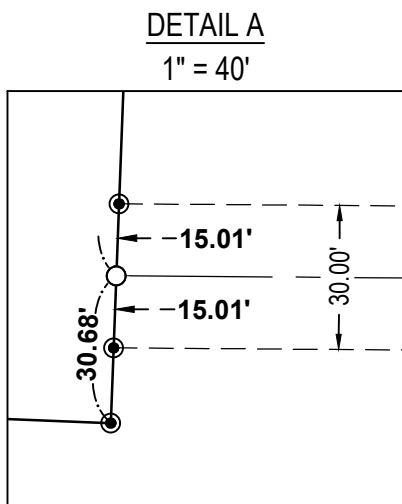
To whom it may concern,

The intent of this Minor Plat – Simple Lot Split is to breakout a 6.21 acre lot out of the total 151.67 acre property located in the Southeast Quarter of Section 22, Township 150 North, Range 99 West for the purpose of our son. There is no intent to change the existing use of this property with this minor plat. There will also be a 30 foot access easement created to provide access to this new lot.



STAAL SUBDIVISION

LOCATED IN THE SE1/4 SE1/4 OF SECTION 22,  
T150N, R99W, OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



OWNER'S CERTIFICATE AND DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY 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. 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 \_\_\_\_\_, 2022.

OWNER(S) SIGNATURE(S) \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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 HERETO UNTO TO SET MY HAD AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER(S) SIGNATURE(S) \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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 HERETO UNTO TO SET MY HAD AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

LEGAL DESCRIPTION

LOCATED IN THE SE1/4 SE1/4 OF SECTION 22, T150N, R99W OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AC AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N87°50'44"W ALONG THE SOUTH LINE OF SAID SECTION 22 A DISTANCE OF 1319.59 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 22; THENCE N02°08'58"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 800.37 FEET TO THE POINT OF BEGINNING AT A SET OPC 9457 AT THE SOUTHWEST PROPERTY CORNER; THENCE CONTINUING N02°08'58"E A DISTANCE OF 520.00 FEET TO A SET OPC 9457 AT THE NORTHWEST PROPERTY CORNER BEING THE SOUTHEAST SIXTEENTH CORNER; THENCE S87°49'19"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 520.00 FEET TO A SET OPC 9457 AT THE NORTHEAST PROPERTY CORNER WHICH BEARS S33°20'59"W A DISTANCE OF 1542.54 FEET FROM A BPC AT THE EAST QUARTER CORNER OF SAID SECTION 22; THENCE S02°08'58"W A DISTANCE OF 520.00 FEET TO A SET OPC 9457 AT THE SOUTHEAST PROPERTY CORNER; THENCE N87°49'19"W A DISTANCE OF 520.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6.21 ACRES MORE OR LESS AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

TOGETHER WITH ONE ACCESS EASEMENT BEING 15 FEET ON EACH SIDE (30 FEET TOTAL) OF THE FOLLOWING DESCRIBED CENTERLINE.

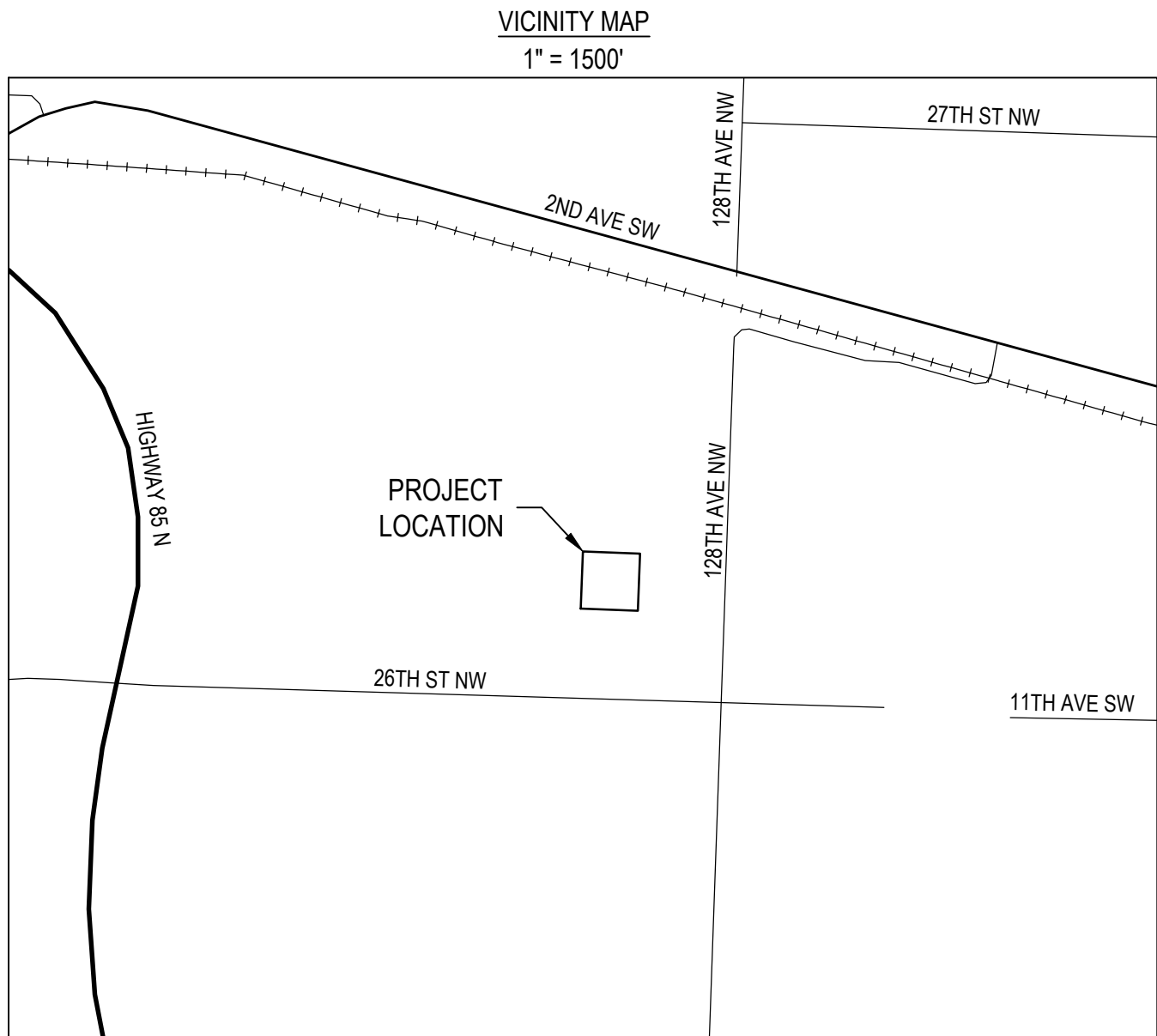
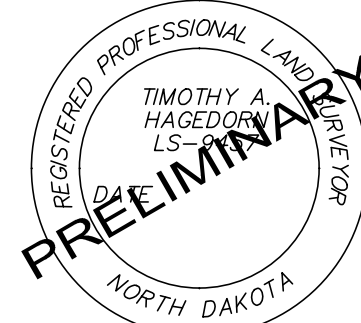
ACCESS EASEMENT

COMMENCING AT AN AC AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N02°08'18"E ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 854.84 FEET TO THE POINT OF BEGINNING; THENCE N89°33'53"W A DISTANCE OF 799.78 FEET TO THE TERMINUS AT A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 1 AS SHOWN ON THIS SURVEY, WHICH BEARS S25°59'05"W A DISTANCE OF 1977.40 FEET FROM A BPC AT THE EAST QUARTER CORNER OF SAID SECTION 22.

SURVEYOR'S CERTIFICATE

I, TIMOTHY A. HAGEDORN, A REGISTERED LAND SURVEYOR, NORTH DAKOTA PLS NO. LS-9457, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECTION, AND THE INFORMATION SHOWN ON THIS MAP IS TRUE AND CORRECT, TO THE BEST OF MY ABILITY.

TIMOTHY A. HAGEDORN  
LS-9457



PLAT INFORMATION

EXISTING ZONE: AGRICULTURE  
PROPOSED ZONING: AGRICULTURE

LOT ACREAGE: 6.21±

BASIS OF BEARINGS: BEARINGS SHOWN ARE GRID BEARINGS BASED ON NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, INTERNATIONAL FEET

100 YEAR FLOOD PLAN  
FEMA ZONE X  
DOCUMENT #38053C0925D  
EFFECTIVE DATE: 9/2/2015

CLIENT:  
SHAWN & KARI STAAL JT  
P.O. BOX 385  
WATFORD CITY, ND 58854

SURVEYOR:  
TIMOTHY A. HAGEDORN, PLS  
MOUNTAIN PLAINS, LLC  
12478 US-22  
WATFORD, ND, 58854

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 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.

DATE: \_\_\_\_\_  
JESSE LAWRENCE, CHAIRMAN

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, JESSE LAWRENCE, CHAIRMAN KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HERETO UNTO TO SET MY HAD AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HERON, 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. SOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD, 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 RIELY, MAYOR

DATE: \_\_\_\_\_

PENI PETERSON, CITY AUDITOR

DATE: \_\_\_\_\_

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HERETO UNTO TO SET MY HAD AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC  
FOR THE STATE OF NORTH DAKOTA  
RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENTS OF SPECIAL ASSESSMENTS 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 \_\_\_\_\_, 2022.

ERICA JOHNSRUD,  
MCKENZIE COUNTY AUDITOR



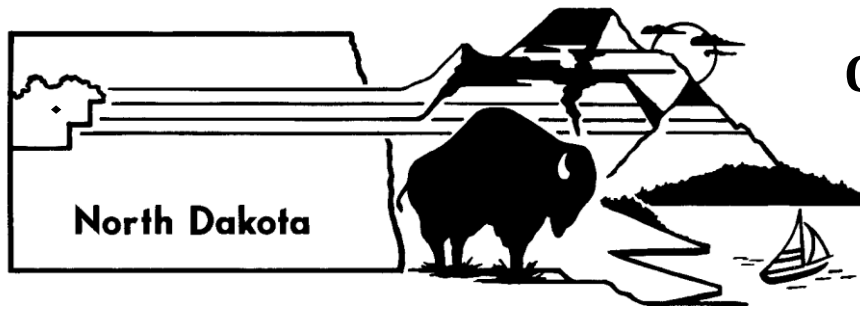
12478 US-22 WATFORD, ND 58854 (701) 557-3348 WWW.MTPLAINSLLC.COM

6.

# Land Use Application

## *Conditional Use Permit (Annual Review)*

Kathleen Tretter – SewFine Embroidery



## City of Watford City

213 2<sup>nd</sup> St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

*Celebrating 100 Years - 2014*

[cityofwatfordcity.com](http://cityofwatfordcity.com)

August 29, 2022

### **STAFF REPORT** **Conditional Use Permit: ANNUAL REVIEW**

#### **APPLICANT:**

Kathy Tretter  
P.O. Box 1155  
Watford City, ND 58854

#### **PROPERTY OWNERS:**

Duane and Kathleen Tretter

#### **PROPERTY LOCATION:**

Parcel ID: 82-26-01700, Section 7, Township 150N, Range 98W, Lot 15, Block 1, Dakota Ridge Subdivision, 2601 2<sup>nd</sup> St. NE, Watford City, McKenzie County, North Dakota.

#### **REQUEST:**

Renewal of a Conditional Use Permit allowing a Home Occupation, in this case an embroidery shop, in R1 - Single-family Dwelling District.

#### **ZONING:**

Current zoning is R1 - Single-family Dwelling District

#### **CURRENT USE:**

Single-family home, with an embroidery shop under CUP

## **REFERENCES:**

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article X- Single Family Dwelling District, Section 3 - Conditional Uses: 7. Home Occupation.

Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinances, Article XXV, Conditional Uses, Section 1 - Requirements for Conditional Uses:

*A conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:*

- 1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;*
- 2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;*
- 3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;*
- 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;*
- 5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and*
- 6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental affects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.*

## **SITE DEVELOPMENT:**

Access: The property is accessible from 2<sup>nd</sup> St NE.

Sewer: The property has access to City sanitary sewer service.

Water: The property has access to City water service.

### **SURROUNDING LAND USE:**

North:           Zoning – R-1 Single Family Residential  
                  Use - Single-family Home

East:           Zoning – R-1 Single Family Residential  
                  Use – Single-family Home

South:          Zoning – R-1 Single Family Residential  
                  Use - Single-family Home

West:          Zoning – R-1 Single Family Residential  
                  Use - Single-family Home

### **DISCUSSION:**

The original Conditional Use Permit was issued back in 2014, allowing a home-based embroidery business named “*Sew Fine Embroidery*” at the R-1 residence.

The business does custom embroidery for clients (individual, clubs, or businesses), and is capable of alterations, and custom sewing. The business is located within a separate shop area from the residential use, which is attached to the home’s garage. The client traffic is very minimal and does not appear to cause a disturbance to neighbors. The application has been continuously reviewed, and re-approved, each year since this time.

The site appears to be in compliance with the requirements set forth in preceding staff reports, governing zoning ordinances, and standards of site maintenance. City staff has not received any complaints regarding this home-based business.

The City of Watford City mailed the property owners that hold an interest in the subject property and the adjacent property owners a notice regarding the property’s Conditional Use Permit renewal. At the time of this report, none of the noticed property owners contacted staff regarding the application.

### **RECOMMENDATION:**

It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application for Conditional Use Permit for Home Occupation.

Approval will be contingent upon the following items:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare of community.
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;



3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets;
6. The conditional use shall conform to all special provisions of the district in which it is located.
7. The Conditional Use Permit shall be approved, with no fixed review period(s), unless any of the following were to occur:
  - a. staff receives a substantive complaint about the business from a surrounding property owner;
  - b. there is a significant change in intensity of the business traffic generated;
  - c. ownership of the home or business occurs; or
  - d. staff determines review is required due to changes in ordinance(s) or applicable standards.

**PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
jwalters@nd.gov  
(701) 444-8402

Kayla Grace  
kagrace@nd.gov  
(701) 444-8406

Watford City  
Extraterritorial Area

20-00-05800

2702

82-26-01400

82-26-01500

82-26-01600

DAKOTA RIDGE  
SUBDIVISION

82-26-01700

82-26-01800

82-26-01900

82-26-02600

DAKOTA RIDGE  
SUBDIVISION

82-26-02800

82-209-5550

82-32-07400

Watford City

26TH AVE NE

82-32-08010

82-32-08200

POST NE



**LAND USE APPLICATION pg. 1 of 2**  
Watford City Planning Department

**ORIGINAL**

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>7-30-14</u>	APPLICATION NUMBER: <u>CU 25-2014</u>
ZONE CHANGE	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>8.25.14</u> CC: <u>9.8.14</u>
<u>CONDITIONAL USE PERMIT</u>	FEE: <u>\$75.00</u>	ADVERTISE DATE: <u>8.13.2014 + 8.20.2014</u>
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Duane & Kathleen Tretter

APPLICANT: Kathy Tretter

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Kathy Tretter / Sew Fine Embroidery

ADDRESS: PO Box 1155

CITY: Watford City

STATE: ND

ZIP CODE: 58854

TELEPHONE: 701-364-8274

EMAIL: SewFineWC@gmail.com

ASSESSOR'S PARCEL NUMBER(S):

LEGAL DESCRIPTION: Lot 15, Block 1, Dakota Ridge Subdivision, McKenzie County, North Dakota

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2601 - 2nd St. NE, Watford City, ND 58854

GROSS/NET ACREAGE: 80' x 89' PRESENT ZONE CLASSIFICATION: Multi Family Development

DESIRED ZONE CLASSIFICATION: CURRENT LAST USE: Single Family Home

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS  
(USE ADDITIONAL PAGES IF NEEDED)

Home Base Small Business: Sew Fine Embroidery

Custom Embroider for Clients (individual, e-businesses)  
Capability of alterations or custom sewing.

DESCRIBE THE SOURCE OF WATER/SEWER: Not in office space

Do you have a will serve letter ☐ YES ☐ NO



**LAND USE APPLICATION pg. 2**  
Watford City Planning Department

**ORIGINAL**

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Kathleen J. Trotter  
Property Owner Signature

Kathleen Trotter  
Print of Type Owner Name

**NOTARY**

State of North Dakota

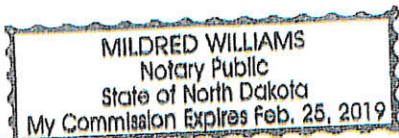
County of McKenzie

This instrument was acknowledged before me on

Date

29 July 2014 by Kathleen Trotter

Name of Person



Mildred Williams  
Signature of Notarial Officer

**Documents Required for Submitting Land Use Applications**

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	I <sup>6</sup>	I <sup>7</sup>	I <sup>8</sup>	I <sup>9</sup>	I <sup>8</sup>	I <sup>11</sup>	I <sup>12</sup> N/A	I <sup>13</sup> plans sent	I <sup>14</sup> N/A	\$525 + publishing costs
Zone Change	I	I	I	I <sup>9</sup>	I <sup>8</sup>	I <sup>11</sup>	I <sup>12</sup>	I	I <sup>14</sup>	\$300
Variance	I	I	I		I <sup>8</sup>	I <sup>11</sup>		I		\$300
Vacation and Abandonment	I		I	I <sup>9</sup>	I <sup>8</sup>	I <sup>11</sup>		I		Refer to Fee Schedule
Street Name Change*	I	I	I			I <sup>11</sup>		I		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications

\*Plus all sign costs

**Procedures for Filing Land Use Applications:**

- After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30<sup>th</sup> calendar day.
- The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department  
213 2<sup>nd</sup> St NE / PO Box 494  
Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

7.

# Division of Land Application

*Subdivision Final Plat*

Terry and Diane Gariety





## City of Watford City

213 2<sup>nd</sup> St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

*Celebrating 100 Years - 2014*

[cityofwatfordcity.com](http://cityofwatfordcity.com)

August 29, 2022

### **STAFF REPORT**

#### **Division of Land Application – Subdivision Final Plat Holm at 7**

#### **APPLICANTS/ PROPERTY OWNERS:**

Terence Gariety and Diane Gariety  
3743 NE 2th Ave.  
Portland, OR 97212

#### **PROPERTY LOCATION:**

Lot 3 of Lazy E Overbar Estates in Section 13, Township 150 North, Range 99 West.  
Parcel ID: 82-73-00150, Watford City, McKenzie County, North Dakota.

#### **REQUEST:**

Review of a Final Subdivision Plat for the purpose of dividing the property into six (6) lots for future single-family homes.

#### **CURRENT ZONING:**

R-1, Single-Family Dwelling District

#### **CURRENT USE:**

Vacant land

#### **REFERENCES:**

City of Watford City Municipal Code of Ordinances: *CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS: "Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning*

*Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all plats of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota.”*

...

*The Planning Commission shall embrace a motion, which shall include all conditions it required for approval, or conditions upon which approval will be granted, and shall set forth the reasons for the approval given. If the Planning Commission recommends disapproval of the final plat, such action, together with the reasons, therefore, will be entered in the official records of the Planning Commission and a copy of such record will be sent to the subdivider and the City Council. A copy of the motion shall be sent forthwith to the subdivider and a copy thereof to the City Council together with the plat if it is approved, conditionally or otherwise.*

...

*The Developer shall have the Development Agreement and the Subdivision Improvement, Maintenance, and Warranty Agreement finalized with the City prior to the Planning Commission accepting or denying the Final Plat.*

### **SITE DEVELOPMENT:**

Access: The property is accessed from 7<sup>th</sup> Ave NW.

Sewer: City sanitary sewer services are available within this area. Properties are not yet serviced.

Water: City water services are available within this area. Properties are not yet serviced.

### **SURROUNDING LAND USE:**

North: Zoning; A-1, Agricultural District  
Use - Undeveloped

East: Zoning; C-B, Central Business District, R-1 Single-family Dwelling District  
Use - Watford Square and Veeder Estates

South: Zoning; R-1 Single-family Dwelling District  
Use – Existing single-family homes

West: Zoning- R-1 Single-family Dwelling District  
Use – Existing single-family homes

### **DISCUSSION:**

Applicant has worked with City staff to address comments received on the preliminary plat as well as on the associated improvement plan sets. This particular subdivision is a

stand-alone project to the development of the remainder parcels on the north and, as such, have SIA and DA agreements for City Council approval as well.

Planning and Zoning Commission should consider the preliminary plat draft versus this “final” version. Staff is confident that all interdepartmental concerns have been addressed at this time.

### **RECOMMENDATION:**

It is the recommendation of City Planning Department staff to **APPROVE** the Division of Land Application.

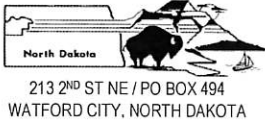
Approval shall be contingent upon the following conditions:

1. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: Chapter XV, Article XXX, Sections 5 & 6.
2. All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.
3. The presented Development Agreement (DA) must be recorded along with the Final Subdivision Plat.
4. The presented Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) must be recorded along with the Final Subdivision Plat.
5. The approval of a subdivision plat shall expire twelve (12) months from the date of approval. During those twelve (12) months after approval, the final plat shall be recorded at the McKenzie County Recorder's Office. An extension of a final plat may be granted once for a total period of not more than twelve (12) additional months. A request for extension must be made in writing not more than thirty (30) days after the expiration of the original approval. An extension of approval may be only granted if the final plat requires no modification, including owners and lienholders' signature (to be proven by an up-to-date title option or title insurance policy), and remains consistent with the purpose and intent of the originally approved final plat. If the approval of a final plat expires and an extension to the approval is not, or cannot be granted, a new application for the final plat must be filed and approved.

### **PLANNING DEPARTMENT STAFF CONTACTS:**

Jake Walters  
jwalters@nd.gov  
(701) 444-8402

Kayla Grace  
kagrace@nd.gov  
(701) 444-8406



CITY OF WATFORD CITY

# APPLICATION REVIEW

## PROJECT INFORMATION

PROPERTY ADDRESS/LOCATION: PID 82-73-00150 Lot 3 Lazy E Overbar Estates	PROJECT NAME: 22-07-08 Holm at 7 Fertil Plot
--	---

## PAYMENT

INVOICE NUMBER: 5443	INVOICE DATE: 7 / 8 / 22	INVOICED BY: JW	PAYMENT: \$	PAYMENT DATE: / /	<input type="checkbox"/> CARD <input type="checkbox"/> CASH <input type="checkbox"/> CHECK
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## PERMIT

PERMIT NUMBER(S): / /	ISSUE DATE: / /	EXPIRATION DATE: / /	PERMIT(S) ISSUED BY: /
--------------------------	--------------------	-------------------------	---------------------------

## PLANNING DEPARTMENT

REVIEWED BY: /	DATE: / /
-------------------	--------------

NOTES:

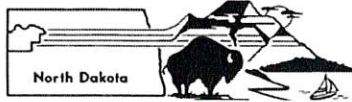
1. Short timeline; submittal incomplete

2. 6 lots changed; proposed 6 meadows to North

## BUILDING DEPARTMENT

APPLICATION TYPE: <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> DEMOLITION <input type="checkbox"/> FENCE <input type="checkbox"/> GENERAL <input type="checkbox"/> MOVING <input type="checkbox"/> RESIDENTIAL BUILDING <input type="checkbox"/> SEPTIC <input type="checkbox"/> SIGN <input type="checkbox"/> SITE PLAN	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> NOT REQUIRED BY: / / DATE: / /
--	--

NOTES:



THE CITY OF WATFORD CITY  
213 2<sup>ND</sup> ST NE / PO BOX 494  
WATFORD CITY, NORTH DAKOTA

## DIVISION OF LAND APPLICATION SUBDIVISION FINAL PLAT

### REQUIREMENTS

APPLICATION FEE:  
\$15.00 PER LOT

All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Final Plat Application* may be submitted in order to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA) which have already been approved by City Council through a Preliminary Subdivision Plat. All *Subdivision Final Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this original application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Final Plat*, and a current copy of a title report/title commitment for the property. Once approved by City Council, the *Final Subdivision Plat* shall be considered approved for a period of 12 months during such time, the *Final Subdivision Plat* must be submitted to the City on a mylar plat in the size 24" x 36". Subdivisions may be subject to additional Development Agreements (DA) and Subdivision Improvement, Warranty and Maintenance Agreements (SIA) prior to recordation.

For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.*

### PROPERTY OWNER INFORMATION

OWNER NAME(S): Terence and Diane Gariety	PHONE NUMBER: 503-890-5257	EMAIL: tgariety@gmail.com
MAILING ADDRESS: 1528 N. Blandena St., Portland, OR 97217		

### APPLICANT INFORMATION

☒ Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

### DEVELOPER INFORMATION

DEVELOPER NAME: Terence and Diane Gariety	PHONE NUMBER: 503-890-5257	EMAIL: tgariety@gmail.com
MAILING ADDRESS: 1528 N. Blandena St., Portland, OR 97217		

### PROPERTY INFORMATION

PROPERTY ADDRESS: <b>PID 82-73-00150</b>	CURRENT ZONING: Residential, R-1	
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) Lot 3 of Lazy E Overbar Estates in Section 13, Township 150 North, Range 99 West		
EXISTING ACREAGE/SQ.FT.: 1.89 acres/82,459 sq.ft.	NEW ACREAGE/SQ.FT.: 1.89 acres/82,459 sq.ft.	PROPOSED # OF LOTS/BLOCKS: 6
CURRENT USE OF PROPERTY: Residential, R-1	PROPOSED USE OF PROPERTY: Residential, R-1	

### DESCRIPTION

Please give a brief description of the proposed Final Subdivision Plat.

Applicant is planning to subdivide referenced property into 6 lots. Lots 1-5 are proposed for single-family residential, while lot 6 will more than likely be un-buildable due to drainage and wetlands.



<b>FINAL PLAT SUBMITTAL REQUIREMENTS</b>	<b>APPLICANT CHECKLIST</b>	<b>CITY STAFF REVIEW</b>
Completed and signed Subdivision Final Plat Application.		
Payment for Subdivision Final Plat Application fee.		
Justification Letter.		
Title Report/Title Commitment.		
Legal Description.		
Final Plat.		
Open Space Requirements.		
Phasing and construction schedule.		
Final Grading Plan.		
Final Street Plans.		
Final Utility Plans.		
Final Storm Water Management Plan Report.		
Traffic Impact Analysis (TIA), if needed.		
Erosion Control Review & Checklist, Storm Water Review & Checklist, and Floodplain App.		
Additional State, Federal, and County permits.		
Developer signed DA and SIA.		
Final Construction Plans and Specifications.		

### **APPLICANT SIGNATURE:**

*As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans and maps submitted are in all respects true and correct to the best of my knowledge and belief.*

*As the applicant, I certify that the Development Agreement and Subdivision Improvement, Maintenance, and Warranty Agreement have been reviewed, signed, and finalized with the City.*

APPLICANT SIGNATURE:

DATE:

Terence L. Garity

7 / 11 / 22

APPLICANT PRINT NAME:

APPLICANT TITLE:

Terence L. Garity

Owner

### **PROPERTY OWNER(S) AFFIDAVIT**

*I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.*

PROPERTY OWNER SIGNATURE:

DATE:

Terence L. Garity

7 / 11 / 22

PROPERTY OWNER SIGNATURE:

DATE:

\_\_\_\_\_

\_\_\_\_ / \_\_\_\_ / \_\_\_\_

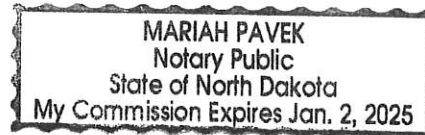
**PROPERTY OWNER NOTARY**

On this 11<sup>th</sup> day of July, 2022 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Terence L. Gariety 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.

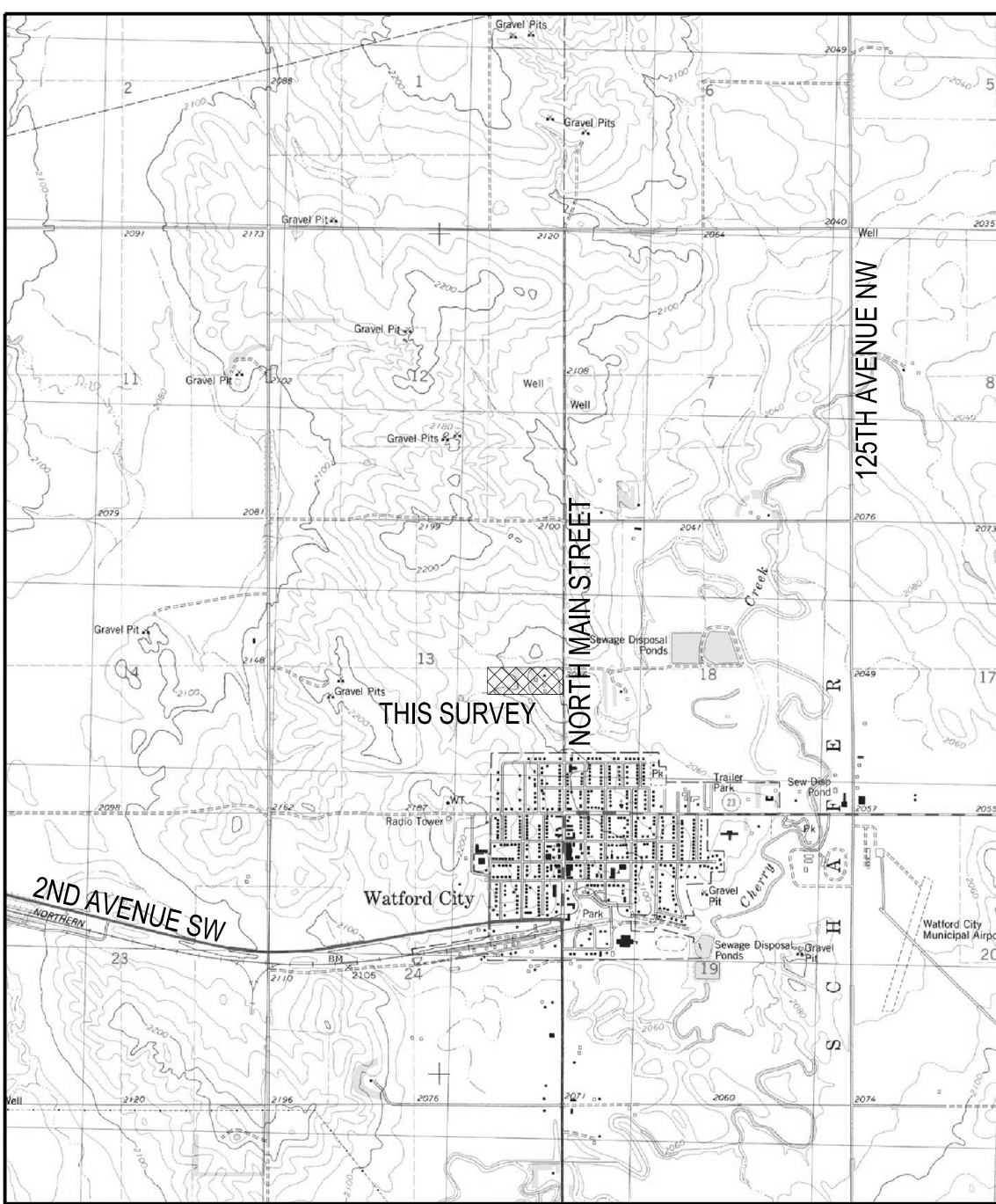
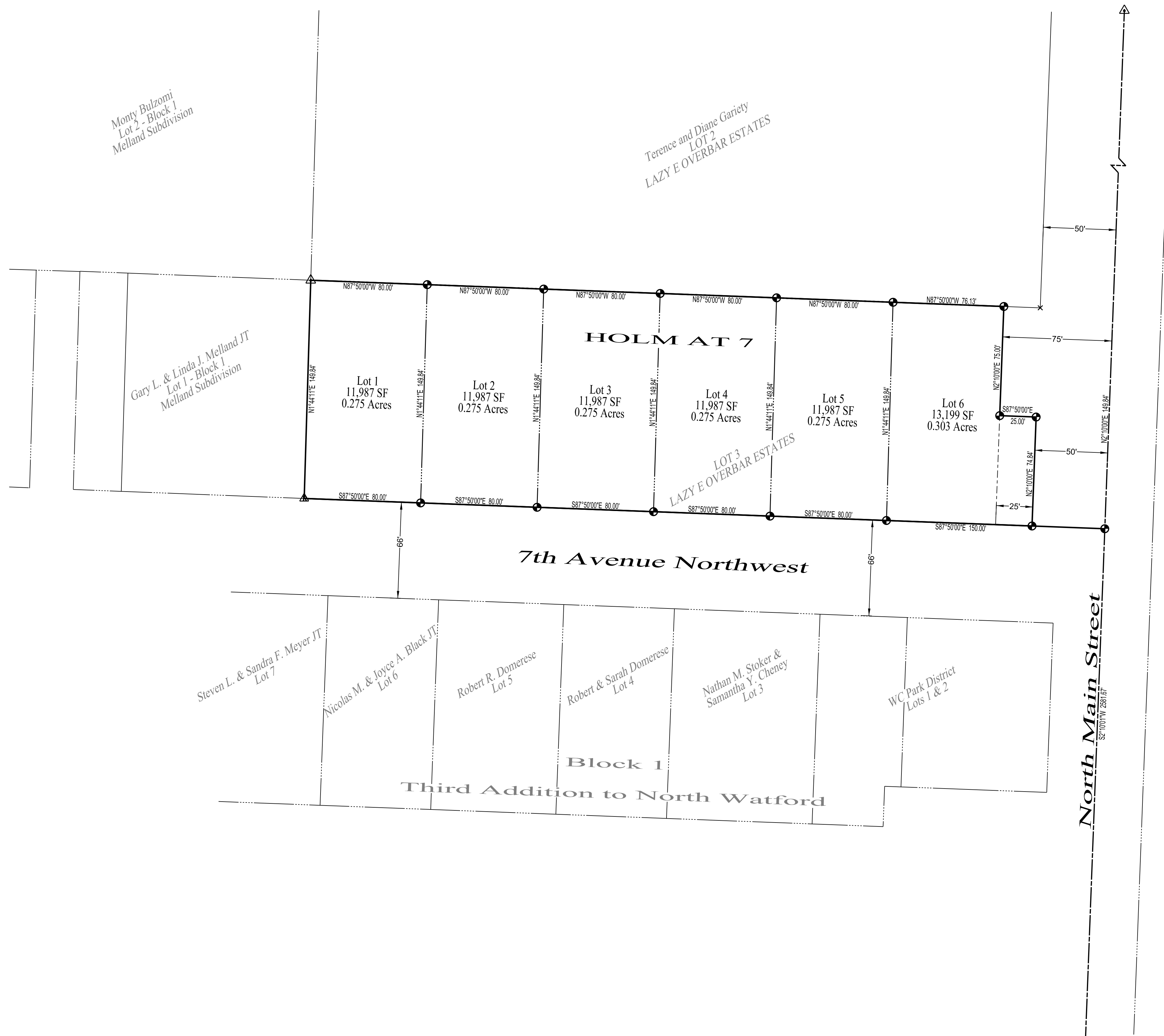
Mariah Pavek  
Notary Public

Notary Public for the state of North Dakota  
Residing at Watford City  
My Commission Expires 1-2-2025

(NOTARIAL SEAL)



**PLAT OF**  
**HOLM AT 7 SUBDIVISION**  
AS LOCATED IN LOT 3 OF LAZY E OVERBAR ESTATES IN  
SECTION 13 TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.  
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



VICINITY MAP  
Not to Scale

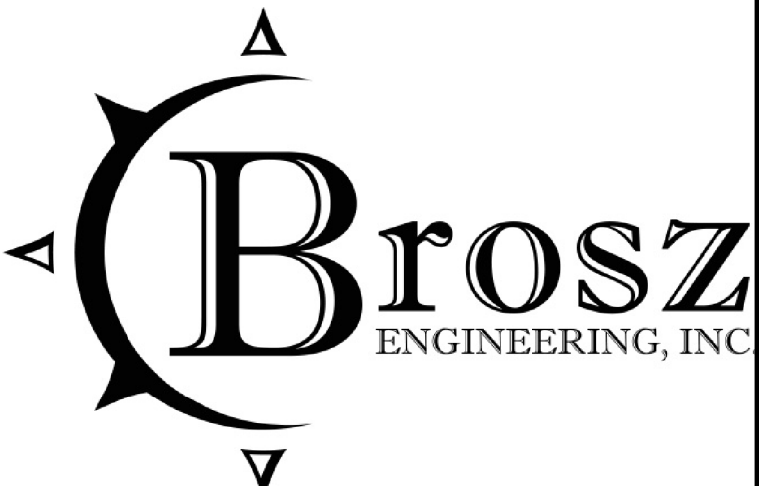
North arrow pointing North (N), South (S), East (E), and West (W).

SCALE 1" = 40'

0' 40' 80'

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE  
GROUND DISTANCES SHOWN - C/F: 0.9998485  
TOTAL PLATTED AREA: 1.89 Acres

- = REBAR & CAP SET
- ▲ = PIN FOUND
- = STONE FOUND
- ⌈ = R.O.W. MARKER
- x = COMPUTED
- = BOUNDARY LINE
- - - = SECTION LINE
- . - = QUARTER LINE
- = NEW PROPERTY LINE
- = EXISTING PROPERTY LINE
- = EXISTING RIGHT-OF-WAY LINE
- - - = NEW DRAINAGE EASEMENT LINE



**PLAT OF  
HOLM AT 7 SUBDIVISION**  
AS LOCATED IN LOT 3 OF LAZY E OVERBAR ESTATES IN  
SECTION 13 TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.  
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

**OWNER'S CERTIFICATE**

I, (WE) THE UNDERSIGNED, BEING THE 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) 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
TERENCE GARIETY  
\_\_\_\_\_  
DATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_, PERSONALLY APPEARED, TERENCE GARIETY, 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 \_\_\_\_\_

**OWNER'S CERTIFICATE**

I, (WE) THE UNDERSIGNED, BEING THE 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) 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
DIANE GARIETY  
\_\_\_\_\_  
DATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_, PERSONALLY APPEARED, DIANE GARIETY, 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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, DUSTIN JORDAN, REGISTERED LAND SURVEYOR NO. 10478, IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS DRAWING IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.

\_\_\_\_\_  
DUSTIN JORDAN  
REGISTERED LAND SURVEYOR NO. 10478  
\_\_\_\_\_  
DATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_, PERSONALLY APPEARED, DUSTIN JORDAN, 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 \_\_\_\_\_

**PROPERTY DESCRIPTION**

LOTS 1-6 OF HOLM AT 7 SUBDIVISION AS LOCATED IN LOT 3 OF LAZY E OVERBAR ESTATES IN SECTION 13, T150N, R99W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

**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.

\_\_\_\_\_  
JESSE LAWRENCE, CHAIRMAN  
\_\_\_\_\_  
DATE

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, JESSE LAWRENCE, 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 \_\_\_\_\_

**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 RIELY, MAYOR  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
PENI PETERSON, CITY AUDITOR  
\_\_\_\_\_  
DATE

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP 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 \_\_\_\_\_

**AUDITOR'S 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 THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST.

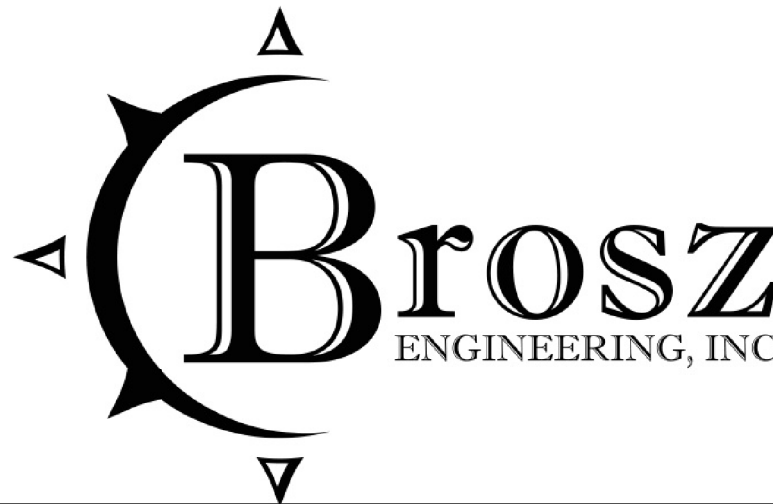
CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 \_\_\_\_\_, A.D., 2022 AND WAS RECORDED AS DOCUMENT NO. \_\_\_\_\_.

KATIE PAULSON, MCKENZIE COUNTY RECORDER



# Permit Records

*July-August*



2022 Permit Records  
City of Watford City

PERMIT #	PERMIT TYPE	ISSUE DATE	PROPERTY OWNER	CONTRACTOR	ADDRESS	LOT/BLOCK	SUBDIVISION	PARCEL #	DESCRIPTION OF WORK	VALUE	PERMIT FEE	INVOICE #	PROJECT COMPLETION
5154	RENEWAL	5/16/2022	Ascend Building LLC	Ascend Buliding LLC	622 Mulligan Ave West	Lot 54 Block3	Fox Hills Golf Estates	83-26-35400	Renewal; SFD	\$ -	\$ 20.00	5461	
5155	RENEWAL	5/16/2022	Ascend Building LLC	Ascend Buliding LLC	622 Mulligan Ave West	Lot 54 Block3	Fox Hills Golf Estates	83-26-35400	Renewal, sewer	\$ -	\$ 20.00	5461	
5314	RESIDENTIAL BUILDING	7/25/2022	Billy Carlson	Romero Construction	1920 Granite Road	Lot 31, Blk 1	Stepping Stone	83-25-13100	Siding replacement	\$ 10,000.00	\$ 88.50	5462	8/15/2022
5315	RESIDENTIAL BUILDING	7/26/2022	Chris Fonck	Aspen Contracting	309 26th Ave NE	Lot 6, Blk 8	Dakota Ridge- 1st Addition	82-32-08600	Re-roof existing home	\$ 13,439.00	\$ 112.57	5463	
5316	WATER/SEWER ACCESS	7/26/2022	Todd Hall	Titanium Plumbing	1003 5th Ave SE	Lot 16, Blk 4	Cherry Creek 2nd Add.	82-20-41600	3/4" meter&water/sewer access only-laterals 2021 SK Barre	\$ -	\$ 3,132.53	5464	
5317	COMMERCIAL BUILDING	7/26/2022	Jamall Wold	Uppa Creek Construction	309 12th St SE	Lot 27, Blk 6	Cherry Creek 2nd Add.	82-20-11200	Remove existing metal roof & replace w new metal	\$ 29,000.00	\$ 301.00	5465	
5318	FENCE	8/1/2022	Shelby Lyle	Self	212 4th Ave NE	Lot 3, Blk 1	Aarhus Addition	82-10-00300	6ft wooden fence	\$ -	\$ 25.00	5467	
5319	RESIDENTIAL BUILDING	8/19/2022	Adrian Timmons	Prairie Barns Construction LLC	513 Main St N	Lot 1, Blk 0	North Watford	82-50-00100	Replace SW window, patio door, kitchen window, & bathroom window	\$ 10,440.50	\$ 91.58	5470	
5320	FENCE	8/3/2022	Nathan Burbach	Self	402 26th Ave NE	Lot 12, Blk 7	Dakota Ridge 1st Add.	82-32-07120	5ft-6ft vinyl fence to enclose backyard	\$ -	\$ 25.00	5471	
5321	RESIDENTIAL BUILDING	8/4/2022	Gabriella Perez	M Squared Contracting	2409 2nd St NE	Lot 7, Blk 1	Little Bison 2nd Add.	83-41-00300	Re-roof existing home - asphalt shingle	\$ 11,000.00	\$ 95.50	5473	
5322	RESIDENTIAL BUILDING	8/4/2022	Jazmine Candido	M Squared Contracting	2405 2nd St NE	Lot 8, Blk 1	Little Bison 2nd Add.	83-41-00400	Re-roof existing home - asphalt shingle	\$ 11,000.00	\$ 95.50	5473	
5323	RESIDENTIAL BUILDING	8/4/2022	Sam Huebner	M Squared Contracting	405 5th St NE	Lot 7, Blk 1	2nd Add. Holms to WC	82-39-00700	Re-roof existing home - asphalt shingle	\$ 16,000.00	\$ 130.50	5473	
5324	RESIDENTIAL BUILDING	8/4/2022	Brent Schwan	M Squared Contracting	409 5th St NE	Lot 8, Blk 1	2nd Add. Holms to WC	82-39-00800	Re-roof existing home - asphalt shingle	\$ 15,000.00	\$ 123.50	5473	
5325	COMMERCIAL BUILDING	8/15/2022	The American Legion Post 29	Josh Mandler Builders LLC	313 12th St NE	Lot 26, Blk 6	2nd Add. Cherry Creek	82-20-11100	New bathrooms	\$ 85,000.00	\$ 631.75	5474	
5326	FENCE	8/5/2022	Billy Carlson	Dakota Fence	1920 Granite Road	Lot 31, Blk 1	Stepping Stone	83-25-13100	4' black fence	\$ -	\$ 25.00	5475	8/15/2022
5327	CONSTRUCT/REPAIR	8/5/2022	City of Watford City	Key Contracting Inc	Various Locations	N/A	N/A	N/A	Manhole Rehabilitation	\$ 60,000.00	Waived	Waived	
5328	CONSTRUCT/REPAIR	8/8/2022	Jeff Berquist	Orlando Versaltile Construction	205 3rd St NW	Lot 5, Blk 0	1st Addition Watford	82-02-01100	cement trough from alley for drainage - approx 75ft	\$ 2,000.00	\$ 35.00	5479	
5329	EXCAVATION	8/8/2022	Terence Gariety	Edward H. Schwartz Construction	901-905 North Main St	N/A	Lazy E Overbar Estates	N/A	using borrow pile for road construction	\$ 87,784.56	Waived	Waived	
5330	RESIDENTIAL BUILDING	8/8/2022	Ray Billing	Self	204 4th Ave NE	Lot 5, Blk 1	Aarhus Addition	82-10-00500	replace 6 windows and sheetrock 3 ceilings and 3 walls	\$ 2,500.00	\$ 36.00	5480	
5331	CONSTRUCT/REPAIR	8/4/2022	City of Watford City	Industrial Builders Inc	4th Ave N	N/A	N/A	N/A	surface milling for 4th Ave N	\$ 7,500.00	Waived	Waived	8/5/2022
5187	RENEWAL	8/9/2022	Marshall and Hannah Krebs	Self	117 7th Ave NE	Lot 4 Block 6	Veeder estates	82-75-05800	Finish Basement - Renewal	\$ -	\$ 20.00	5481	
5332	CONSTRUCT/REPAIR	8/9/2022	Stenehjem Development	Paramount Builders Inc	127 Kay's Crt SE	Lot 121, Blk 3	Fox Hills Village	82-31-31210	Driveway apron and sidewalk	\$ 3,000.00	\$ 55.30	5482	
5333	CONSTRUCT/REPAIR	8/9/2022	Stenehjem Development	Paramount Builders Inc	131 Kay's Crt SE	Lot 121, Blk 3	Fox Hills Village	82-31-31220	Driveway apron and sidewalk	\$ 3,000.00	\$ 55.30	5482	
5334	CONSTRUCT/REPAIR	8/9/2022	Stenehjem Development	Paramount Builders Inc	135 Kay's Crt SE	Lot 121, Blk 3	Fox Hills Village	82-31-31230	Driveway apron and sidewalk	\$ 3,000.00	\$ 55.30	5482	
5335	CONSTRUCT/REPAIR	8/9/2022	Stenehjem Development	Paramount Builders Inc	139 Kay's Crt SE	Lot 121, Blk 3	Fox Hills Village	82-31-31240	Driveway apron and sidewalk	\$ 3,000.00	\$ 55.30	5482	
5336	COMMERCIAL BUILDING	8/10/2022	The Gray Building Partnership	Shetler's Construction LLC	109 5th St SW	Lot 1, Blk 1	Schell & Jarland Addition	82-61-00100	remove rocks, install insulation, base coat, top coat, remove waste from project	\$ 79,200.00	\$ 601.30	5484	
5337	EXCAVATION	in review	City of Watford City	City of Watford City	6th Ave NE (12th St & 16th St)	N/A	N/A	N/A	ditch inslope grading, adding small ditches, adding aggregate	\$ -	Waived	Waived	
5338	MOVING PERMIT	8/12/2022	Andy & Aubri Maxwell	Iseman Homes	12208 26 N St NW	N/A	ETA	20-00-15625	moving manufactured home set on piers year 2022 Champion Highland	\$ -	\$ 150.00	5487	
5339	CONSTRUCT/REPAIR	8/16/2022	City of Watford City	Traffic Safety Services Inc	Multi Sites	N/A	N/A	N/A	pavement marking repairs on city streets and RRC parking lot paint	\$ 30,000.00	Waived	Waived	
5340	RESIDENTIAL BUILDING	8/18/2022	Sarah and Jeff Fenske	Williston Roofing Company	328 2nd Ave NE	Lot 9, Blk 1	4th Addition Watford	82-05-01000	re-roof	\$ 18,500.00	\$ 148.00	5491	
5341	CONSTRUCT/REPAIR	8/19/2022	City of Watford City	FCI Constructors Inc	TBD	TBD		82-73-1550	new street and access road tie in to Fox Hills Parkway. Removal of existing curb for tie-in. Remove of sections of sidewalk for tie-in and new crosswalk.	\$ -	Waived	Waived	
5342	EXCAVATION	in review	City of Watford City	FCI Constructors Inc	TBD	TBD		82-73-1550	Phase 1 of daycare project to include site grading, site utilites, building pad for temporary modular buildings and completion road connecting to Fox Hills Parkway	\$ -	Waived	Waived	
5343	WATER/SEWER ACCESS	8/22/2022	Juan Alonso	Triangle R Enterprises LLC	1027 5th Ave SE	Lot 26, Blk 4	Cherry Creek 2nd Add.	82-20-06800	Water and Sewer lines to MH, 3/4" meter	\$ -	\$ 3,132.53	5492	
5344	EXCAVATION	8/22/2022	Juan Alonso	Triangle R Enterprises LLC	1027 5th Ave SE	Lot 26, Blk 4	Cherry Creek 2nd Add.	82-20-06800	Boring water line and sewer trenching	\$ 3,500.00	\$ 60.20	5493	
5345	RESIDENTIAL BUILDING	8/22/2022	Sarah Zendejas	Aspen Contracting	313 26th Ave NE	Lot 7, Blk 8	Dakota Ridge 1st Add.	82-32-08700	remove and replace shingles, underlay, and IWS.	\$ 16,833.83	\$ 136.34	5494	
5346	RESIDENTIAL BUILDING	8/22/2022	Brady Lund	Josh Mandler Builders LLC	805 Long Drive	Lot 12, Blk 5	Rolling Hills Estates	20-25-06200	garage addition	\$ 60,000.00	\$ 357.50	5495	
5347	FENCE	8/24/2022	Jake Davis	Self	1420 Meadowlark Court	Lot 2, Blk 1	Stepping Stone	83-25-10200	black aluminum fence no taller than 6ft	\$ -	\$ 25.00	5496	

## Permit Comparisons

City of Watford City

2021	
Month	# of Permits Issued
January	15
February	11
March	29
April	24
May	57
June	36
July	33
August	30
September	30
October	18
November	33
December	10

<b>2021 TOTAL</b>	<b>326</b>
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2021	
Month	Value
January	\$ 136,000.00
February	\$ 597,913.00
March	\$ 891,172.00
April	\$ 305,025.00
May	\$ 887,753.96
June	\$ 2,622,500.00
July	\$ 153,946.40
August	\$ 355,163.00
September	\$ 6,250,916.00
October	\$ 2,743,900.00
November	\$ 3,110,612.00
December	\$ 314,000.00

<b>2021 TOTAL</b>	<b>\$ 18,368,901.36</b>
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2021 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	17	17	\$ 4,646,437.00
Duplex	4	2	\$ 1,388,000.00
Apartment 3-4 Units	0	0	\$ -
Apartment 5+ Units	0	0	\$ -

<b>2021 TOTAL</b>	<b>21</b>	<b>19</b>	<b>\$ 6,034,437.00</b>
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2022		
Month	# of Permits Issued	Comparison
January	7	47%
February	9	82%
March	14	48%
April	33	138%
May	29	51%
June	42	117%
July	23	70%
August	37	123%
September		
October		
November		
December		

<b>2022 YTD</b>	<b>194</b>	<b>60%</b>
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2022		
Month	Value	Comparison
January	\$ 379,000.00	279%
February	\$ 42,500.00	7%
March	\$ 505,002.10	57%
April	\$ 1,912,410.00	627%
May	\$ 199,639.62	22%
June	\$ 746,840.00	28%
July	\$ 607,158.74	394%
August	\$ 604,697.89	170%
September		
October		
November		
December		

<b>2022 YTD</b>	<b>\$ 4,997,248.35</b>	<b>27%</b>
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2022 Residential Permits				
Type	# of Units	# of Buildings	Value	Comparison
Single Family Home	6	6	\$ 2,292,630.00	49%
Duplex	4	2	\$ 608,000.00	44%
Apartment 3-4 Units	0	0	\$ -	0%
Apartment 5+ Units	0	0	\$ -	0%

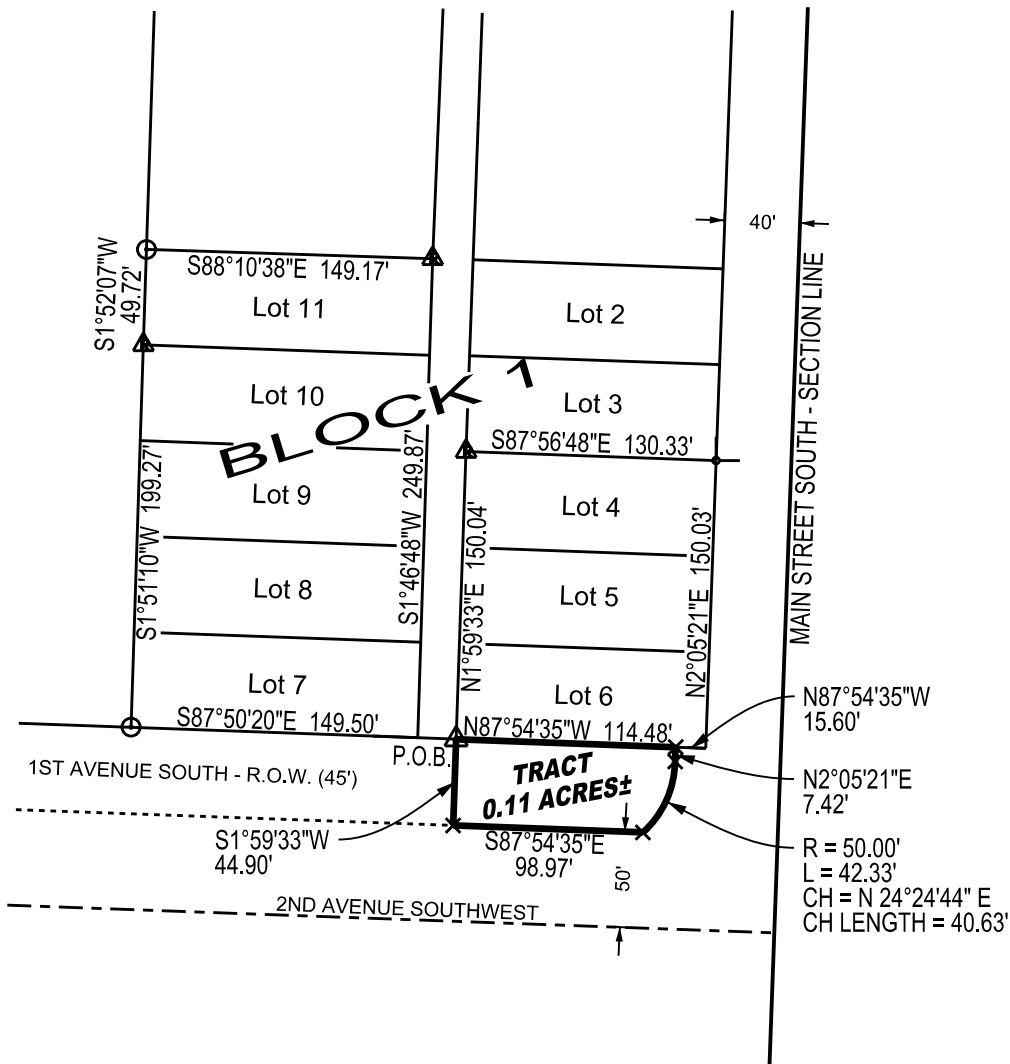
<b>2022 TOTAL YTD</b>	<b>10</b>	<b>8</b>	<b>\$ 2,900,630.00</b>	<b>48%</b>
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# New Business

- 1. Petition to Vacate – Right of Way*
- 2. Division of Land Application – Subdivision Preliminary Plat*
- 3. Land Use Application – Zone Change*

RIGHT-OF-WAY VACATION EXHIBIT

A TRACT IN SAX'S ADDITION  
IN THE SE1/4NE1/4 OF SECTION 24 TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



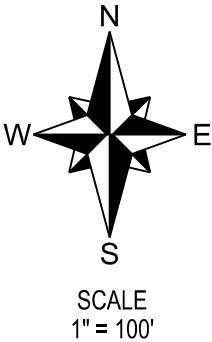
PROPERTY DESCRIPTION

A TRACT OF LAND IN SAX'S ADDITION IN THE SE1/4NE1/4 OF SECTION 24, T150N, R99W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF BLOCK 1 OF THE SAX'S ADDITION TO THE CITY OF WATFORD CITY, NORTH DAKOTA; THENCE S1°59'33"W, A DISTANCE OF 44.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH AS SHOWN ON THE PLAT OF SAX'S ADDITION, DOC. #125295; THENCE S87°54'35"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 98.97 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET, A DISTANCE OF 42.33 FEET; THENCE N2°05'21"E, A DISTANCE OF 7.42 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE N87°54'35"W, ALONG SAID SOUTH LINE, A DISTANCE OF 114.48 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.11 ACRES MORE OR LESS AND IS SUBJECT TO ANY EXISTING EASEMENTS AND RIGHT-OF-WAY.

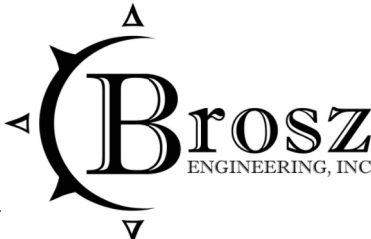
I, DUSTIN JORDAN, REGISTERED LAND SURVEYOR NO. 10478, IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS DRAWING IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.



- = REBAR & CAP SET
- ▲ = REBAR & CAP FOUND
- ▲ = REBAR FOUND
- ⊙ = PIPE FOUND
- ⌒ = NAIL FOUND
- x = COMPUTED
- = SECTION LINE
- = EXISTING PROPERTY LINE
- = AREA TO BE VACATED
- - - = RIGHT-OF-WAY LINE

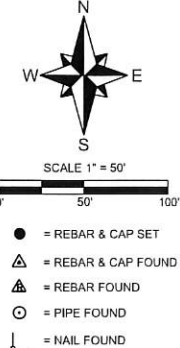
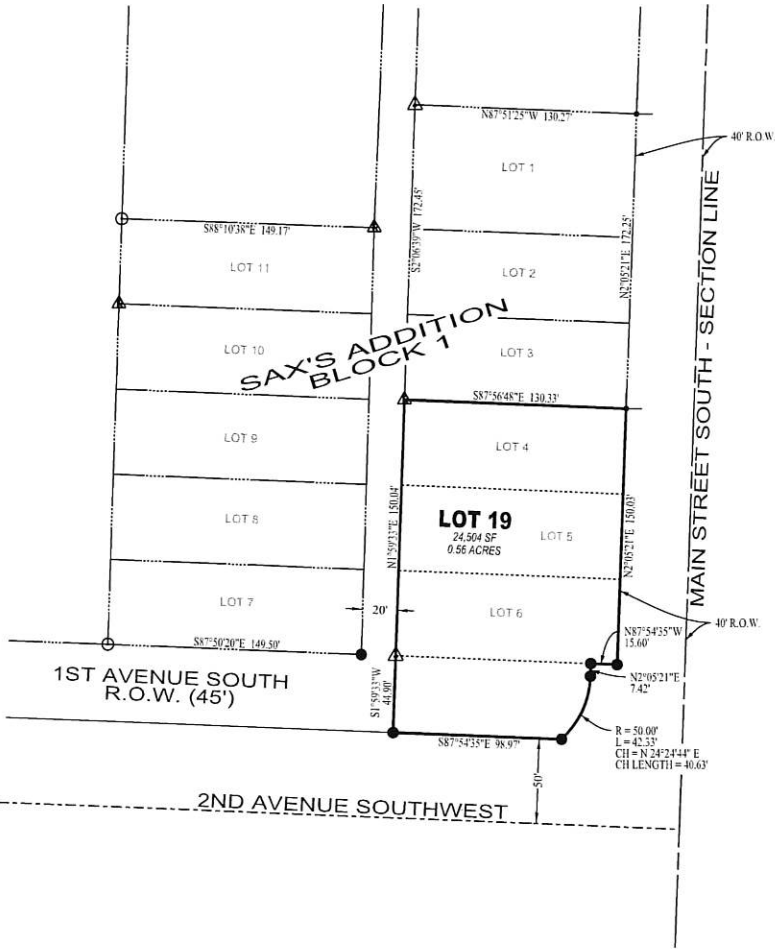
DUSTIN JORDAN R.L.S. 10478

N.D. STATE PLANE - NORTH ZONE  
GROUND DISTANCES SHOWN  
C/F: 0.9998485  
PROJECT NO. 2206136  
PERSON AUTHORIZING SURVEY: CITY OF WATFORD CITY

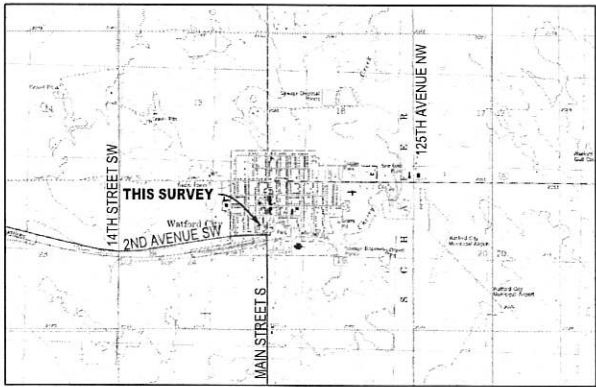


**REPLAT OF  
LOTS 4 THRU 6 OF BLOCK 1 OF SAX'S ADDITION  
NOW KNOWN AS  
LOT 19 OF BLOCK 1 OF SAX'S ADDITION**

AS LOCATED IN THE SE1/4NE1/4 OF SECTION 24 - TOWNSHIP 150 NORTH - RANGE 99 WEST - 5TH P.M.  
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE  
GROUND DISTANCES SHOWN - C/P: 0.9998485  
— = BOUNDARY LINE  
— = EXISTING PROPERTY LINE  
- - - = ORIGINAL PROPERTY LINE  
- - - = EXISTING UTILITY EASEMENT LINE



VICINITY MAP  
Not to Scale

**OWNER'S CERTIFICATE**

I, (WE) THE UNDERSIGNED, BEING THE 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) 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 \_\_\_\_\_, 2022

CITY OF WATFORD CITY  
PHILIP RIELY, MAYOR  
CITY OF WATFORD CITY  
PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP 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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, DUSTIN JORDAN, REGISTERED LAND SURVEYOR NO. 10478, IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS DRAWING IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.

DUSTIN JORDAN  
REGISTERED LAND SURVEYOR NO. 10478  
DATE \_\_\_\_\_

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, DUSTIN JORDAN, 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 \_\_\_\_\_

**PROPERTY DESCRIPTION**

LOT 19 OF BLOCK 1 OF SAX'S ADDITION, AS LOCATED IN THE SE1/4NE1/4 OF SECTION 24, T150N, R99W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

**PURPOSE OF THE PLAT:**  
TO COMBINE THE THREE LOTS AND THE PREVIOUSLY VACATED RIGHT-OF-WAY INTO ONE LOT TO BE OWNED BY THE CITY OF WATFORD CITY.

**NOTE:**  
THE NDDOT STATED VIA EMAIL THAT THE CITY OF WATFORD CITY STILL HELD THIS PORTION OF THE RIGHT-OF-WAY.

**PLANNING AND ZONING COMMISSION APPROVAL**

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 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.

JESSE LAWRENCE, CHAIRMAN  
DATE \_\_\_\_\_

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, JESSE LAWRENCE, 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 \_\_\_\_\_

**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 RIELY, MAYOR  
DATE \_\_\_\_\_

PENI PETERSON, CITY AUDITOR  
DATE \_\_\_\_\_

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP 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 \_\_\_\_\_

**AUDITOR'S 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 THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ERICA JOHNSHOD, 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 \_\_\_\_\_, A.D., 2022 AND WAS RECORDED AS DOCUMENT NO. \_\_\_\_\_.

KATIE PAULSON, MCKENZIE COUNTY RECORDER

