

10.

# Simple Lot Split Application

Submitted by Stenehjem Development, LLC.

Fox Hills Village Lot 2 Block 2

**DIVISION OF LAND / PLANNING APPLICATION**  
**CITY OF WATFORD CITY**

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <u>3-11-15</u>	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE: <u>675.00</u>	CITY COUNCIL:
<b>SIMPLE LOT SPLIT</b>	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

- LARGE PARCEL MAP FINAL
- PARCEL MAP SUBSEQUENT
- PARCEL MAP NON-SUBSEQUENT
- FAMILY CEMETERY DESIGNATION
- AGRICULTURAL EXEMPTION

PROPERTY OWNER: Stenehjem Development, LLP

APPLICANT: Kira Stenehjem

*CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:*

NAME: Mychal Gorden

PHONE: 928-230-9876

ADDRESS: PO Box 2346

CITY: Watford City STATE: ND ZIP CODE: 58854

EMAIL: mychal@mychalgordendesign.com

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

LEGAL DESCRIPTION: Lot 2, Block 2, Fox Hills Village

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Fox Hills Parkway & Hwy 23


GROSS/NET ACREAGE: 7.02 NA NUMBER OF LOTS: 3 ZONING: C1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & Sewer from Fox Hills SID project currently under construction

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: \_\_\_\_\_

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(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 \_\_\_\_\_ 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.

Property Owner (Signature): 

Property Owner (Print): Kira Stenehjem

Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION *(Place Sureyor Stamp in Open Area)*

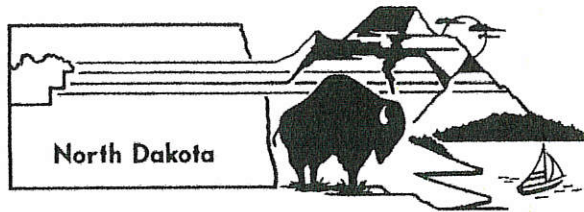
NAME: Steven Rude, PLS LICENSE NO: LS-6261

ADDRESS: 103 1st Ave. West, Suite 300

CITY: Dickinson STATE: ND ZIP: 58601

PHONE: 701-225-9636

FAX/Email: 701-225-9616



**AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY  
DIVISION OF LAND APPLICATION**

AP#: Lot 2, Block 2, Fox Hills Village

Application/Owner: Kira Stenehjem / Stenehjem Development, LLP

In the State of ND, County of McKenzie,

I/We Kira Stenehjem

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

Simple Lot Split

Subdivision of Land Preliminary Map

Subdivision of Land Final Map

Parcel Map

Kira Stenehjem  
(Signature)

\_\_\_\_\_  
(Signature)

Kira Stenehjem  
(Printed name & title)

\_\_\_\_\_  
(Printed name & title)

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, hereby certify that \_\_\_\_\_ personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

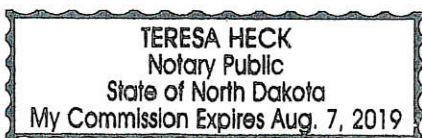
Witness my hand and official seal this the 11<sup>th</sup> day of March, 2015.

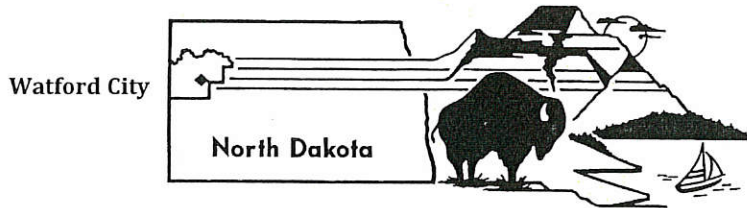
(SEAL)

Teresa Heck  
Notary Public

My Commission expires:  
\_\_\_\_/\_\_\_\_/\_\_\_\_

State of: North Dakota  
County of: McKenzie





**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

March 26, 2015

**STAFF REPORT**  
**SLS-09-2015 Simple Lot Split**

Applicant

Kira Stenehjem  
PO Box 2346  
Watford City, ND 58854

Property Owners

Stenehjem Development LLP

Property Address: Fox Hills Parkway

Simple Lot Split Requested: Owner intends to create three lots from one.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is to create three lots from original Lot 2. The 3 newly created lots are Lot 5 containing 4.15 acres, Lot 6 containing 2.21 acres and Lot 7 containing 28,872 SF.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	R4 Watford City
Use -	High Density Residential
South: Zoning -	R2-R3, Watford City
Use -	Medium Density Residential
North: Zoning -	R3, Watford City
Uses -	Medium Density
East: Zoning -	C1, Watford City
Uses -	Commercial

Site Development

Access: Fox Hills Parkway

Sewer & Water: There is sewer and water to the west of this property.

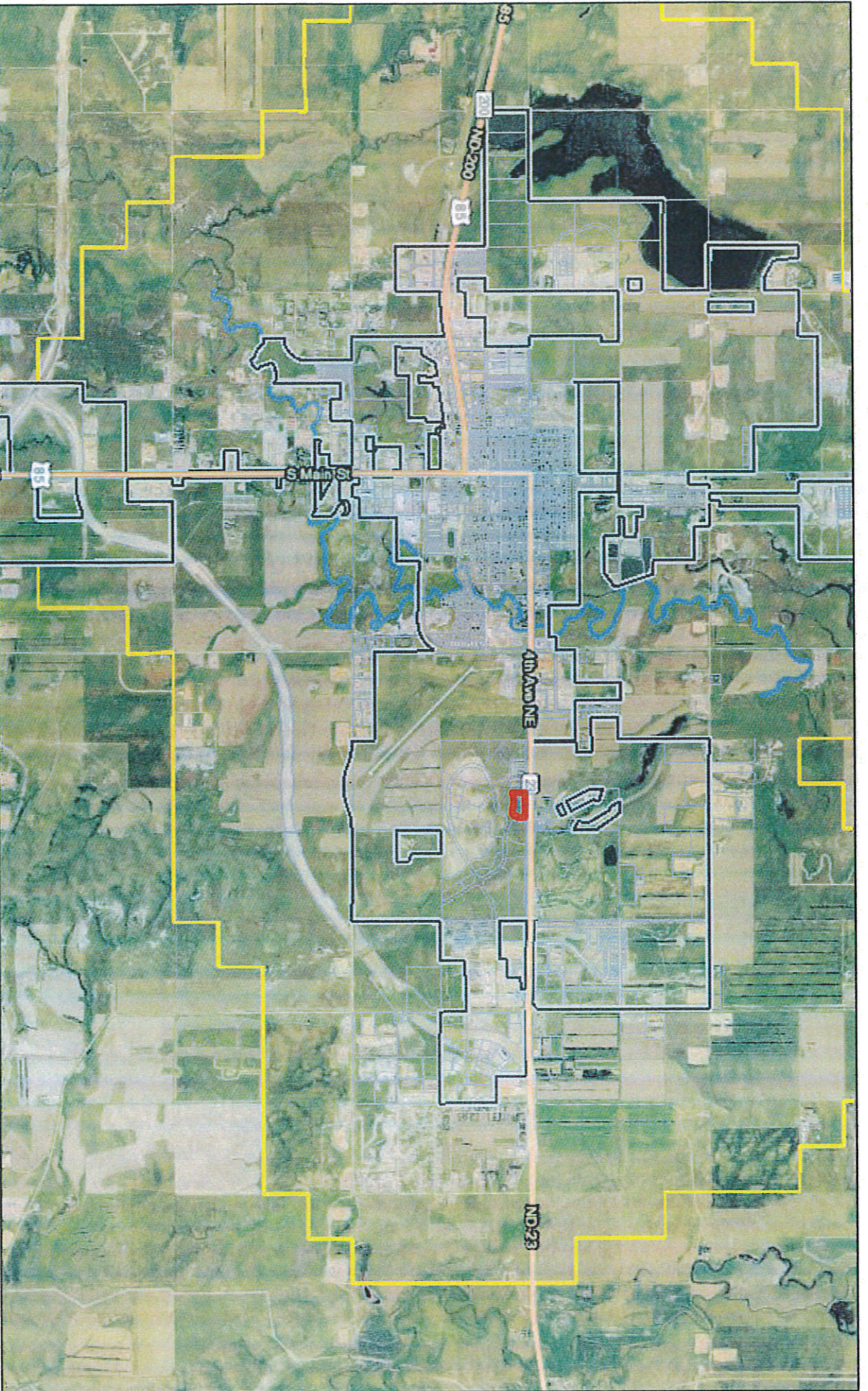
Recommendation:

It is recommended by the Planning Department for **approval** of the requested simple lot split contingent on the following conditions:

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.
2. DA and SIA are in place before these lots are developed on.
3. Lot 5 must have access provided and shown on final plat.

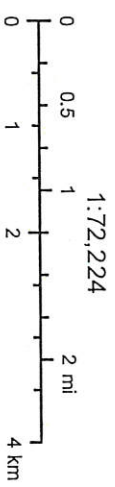
Contact: Seth Sampson, Assistant Planner

# Fox Hill Village



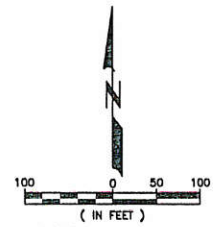
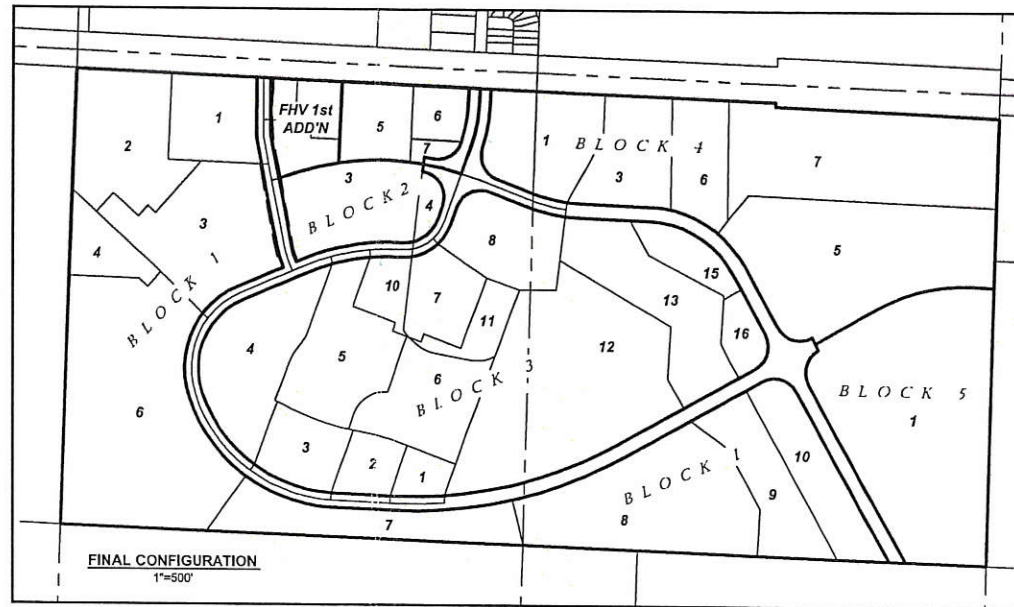
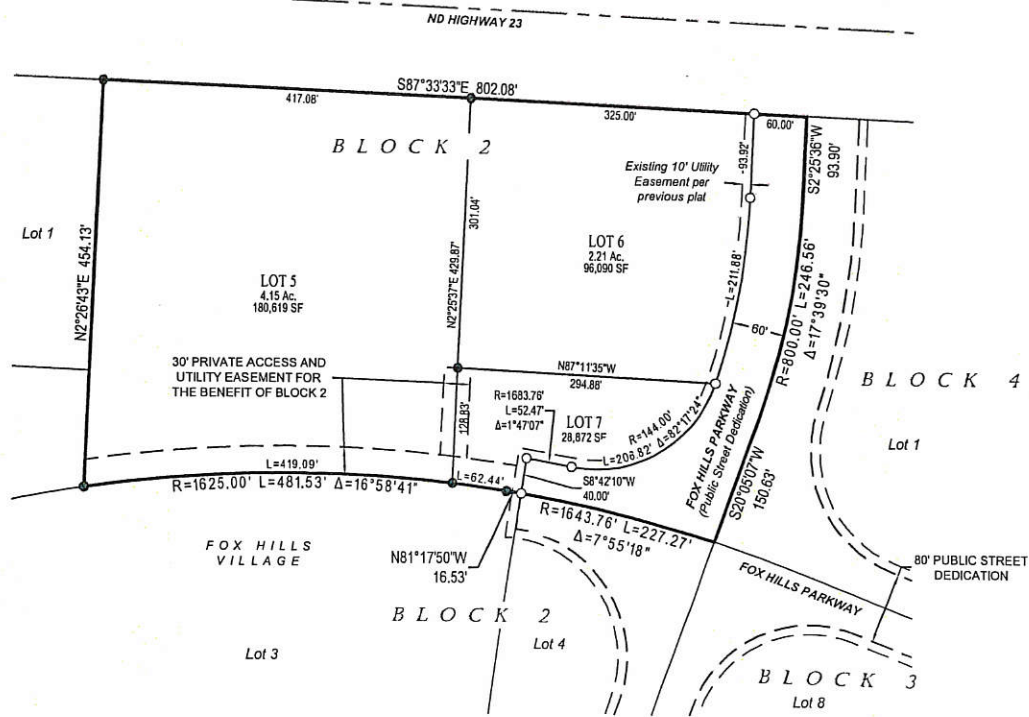
March 26, 2015

- World Transportation
- Wattford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County



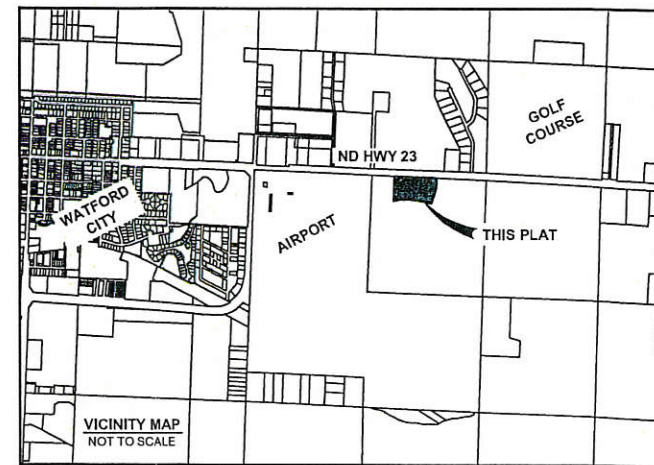
GIS: Wattford City AECIS  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

**PLAT of**  
**LOTS 5, 6, & 7 IN BLOCK 2 OF FOX HILLS VILLAGE**  
**A REPLAT OF LOT 2 IN BLOCK 2 OF FOX HILLS VILLAGE IN THE NE1/4 SECTION 20,**  
**T150N, R98W, 5th PM, WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA**



**LEGEND**  
 ● SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6281"  
 ○ FOUND REBAR W/ YELLOW CAP MARKED "STATE LINE LS-6185"

**BASIS OF BEARING**  
 BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.  
**OWNER**  
 STENEHJEM DEVELOPMENT, LLP  
 PO BOX 607  
 WATFORD CITY, ND 58854



**DESCRIPTION**  
 Lot 2 in Block 2 of Fox Hills Village in NE 1/4 Section 20, T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota  
 Said parcel contains 7.91 acres.

**CERTIFICATE OF CONSENT and DEDICATION**  
 We, the undersigned, being sole owners and mortgage holders 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.  
 We also 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 those certain strips of land designated herein as "Utility Easements".

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Stenehjem Development, LLP

Kira Stenehjem  
 Partner

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Stephen L. Stenehjem, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

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

**CERTIFICATE OF SURVEYOR**  
 I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Steven Rude, PLS  
 ND Reg. No. LS-6261  
 Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF CITY COUNCIL**  
 The City of Watford City, North Dakota, has approved the attached plat as shown hereon, 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 not accepted at this time, but the offer of dedication shall remain open.

Brent Sanford, Mayor  
 Ailseth: Peni Peterson, Auditor

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Brent Sanford and Peni Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

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

**CERTIFICATE OF PLANNING & ZONING COMMISSION**  
 This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman  
 Date \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF COUNTY AUDITOR**  
 I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ \_\_\_\_\_ plus penalty and interest.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Linda Svihovec, Auditor

**CERTIFICATE OF UTILITY PROVIDER-MEC**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.  
 MCKENZIE ELECTRIC COOPERATIVE

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-MDU**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.  
 MONTANA DAKOTA UTILITIES

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-RTC**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.  
 RESERVATION TELEPHONE COOPERATIVE

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF RECORDER**  
 STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )  
 Filed for record in the office of the Recorder of McKenzie County, North Dakota, at \_\_\_\_\_ o'clock AM / PM this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and assigned Document No. \_\_\_\_\_

Ann Johnsrud, Recorder

11.

# Simple Lot Split Application

Submitted by Stenehjem Holdings, LLC.

Fox Hills Village Lot 4 Block 4

Simple Lot Split - Fox Hills Village Lot 4 / Block 4

**DIVISION OF LAND / PLANNING APPLICATION**  
**CITY OF WATFORD CITY**  
 PO Box 494 / 213 2nd St NE Watford City, ND 58854

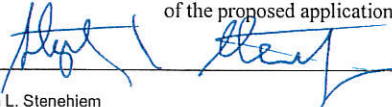
APPLICATION TYPE	DATE FILED: <u>3-11-15</u>	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE: <u>675.00</u>	CITY COUNCIL:
<b>SIMPLE LOT SPLIT</b>	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Stenehjem Holdings, LLC</u> APPLICANT: <u>Stephen L. Stenehjem</u> <p style="text-align: center;"><i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i></p> NAME: <u>Mychal Gorden</u> PHONE: <u>928-230-9876</u> ADDRESS: <u>PO Box 2346</u> CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u> EMAIL: <u>mychal@mychalgordendesign.com</u>
PARCEL MAP SUBSEQUENT	
PARCEL MAP NON-SUBSEQUENT	
FAMILY CEMETERY DESIGNATION	
AGRICULTURAL EXEMPTION	

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_  
 LEGAL DESCRIPTION: Lot 4, Block 4, Fox Hills Village  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Fox Hills Parkway  
 GROSS/NET ACREAGE: 22.98 NA NUMBER OF LOTS: 2 ZONING: C1  
 DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & Sewer from Fox Hills SID project currently under construction  
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: \_\_\_\_\_

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENT'S STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

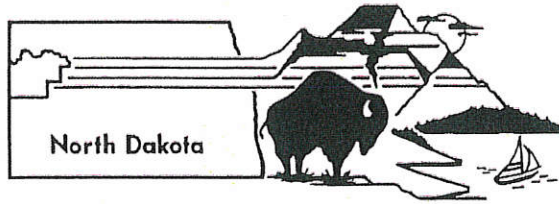
(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all 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 \_\_\_\_\_ 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.

Property Owner (Signature):   
 Property Owner (Print): Stephen L. Stenehjem  
 Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION (Place Sureyor Stamp in Open Area)

NAME: Steven Rude, PLS LICENSE NO: LS-6261  
 ADDRESS: 103 1st Ave. West, Suite 300  
 CITY: Dickinson STATE: ND ZIP: 58601  
 PHONE: 701-225-9636  
 FAX/Email: 701-225-9616





**AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY  
DIVISION OF LAND APPLICATION**

AP#: Lot 4, Block 4, Fox Hills Village

Application/Owner: Stephen L. Stenehjem / Stenehjem Holdings, LLC

In the State of ND, County of McKenzie

I/We Stephen L. Stenehjem

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

Simple Lot Split

Subdivision of Land Preliminary Map

Subdivision of Land Final Map

Parcel Map

[Signature]  
(Signature)

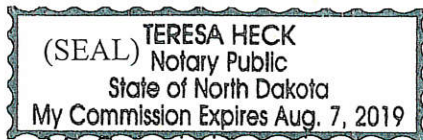
\_\_\_\_\_  
(Signature)

Stephen L. Stenehjem President  
(Printed name & title)

\_\_\_\_\_  
(Printed name & title)

I, Teresa Heck, a Notary Public of the County and State aforesaid, hereby certify that Stephen L. Stenehjem personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

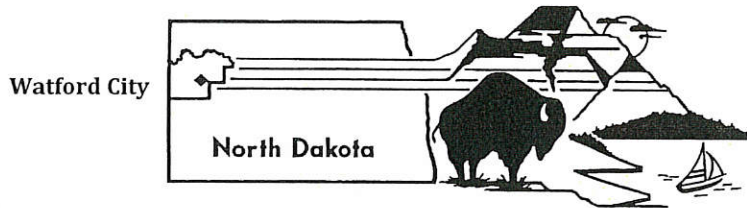
Witness my hand and official seal this the 11<sup>th</sup> day of April, 2015.



[Signature]  
Notary Public

My Commission expires:  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_

State of: North Dakota  
County of: McKenzie



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

March 26, 2015

**STAFF REPORT**  
**SLS-08-2015 Simple Lot Split**

Applicant

Stephen Stenejem  
PO Box 2346  
Watford City, ND 58854

Property Owners

Stenejem Holdings LLC

Property Address: Fox Hills Parkway

Simple Lot Split Requested: Owner intends to create two lots from one.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is to create two lots from original Lot 4. The two newly created lots will be Lot 6 containing 5.02 acres, and Lot 7 containing 17.96 acres. In total the two newly created lots contain 22.98 acres.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	C1 Watford City
Use -	Commercial
South: Zoning -	R2-R3, Watford City
Use -	Medium Density Residential
North: Zoning -	CF, Watford City
Uses -	Watford City Golf Course
East: Zoning -	AG, McKenzie County
Uses -	Agriculture

Site Development

Access: Fox Hills Parkway

Sewer & Water: There is no sewer or water at this location.

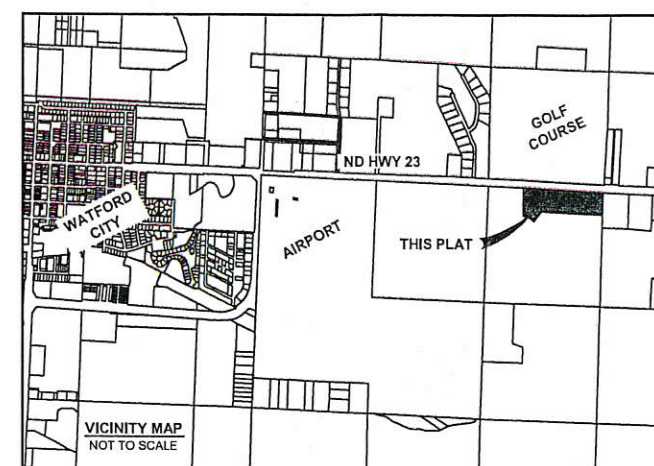
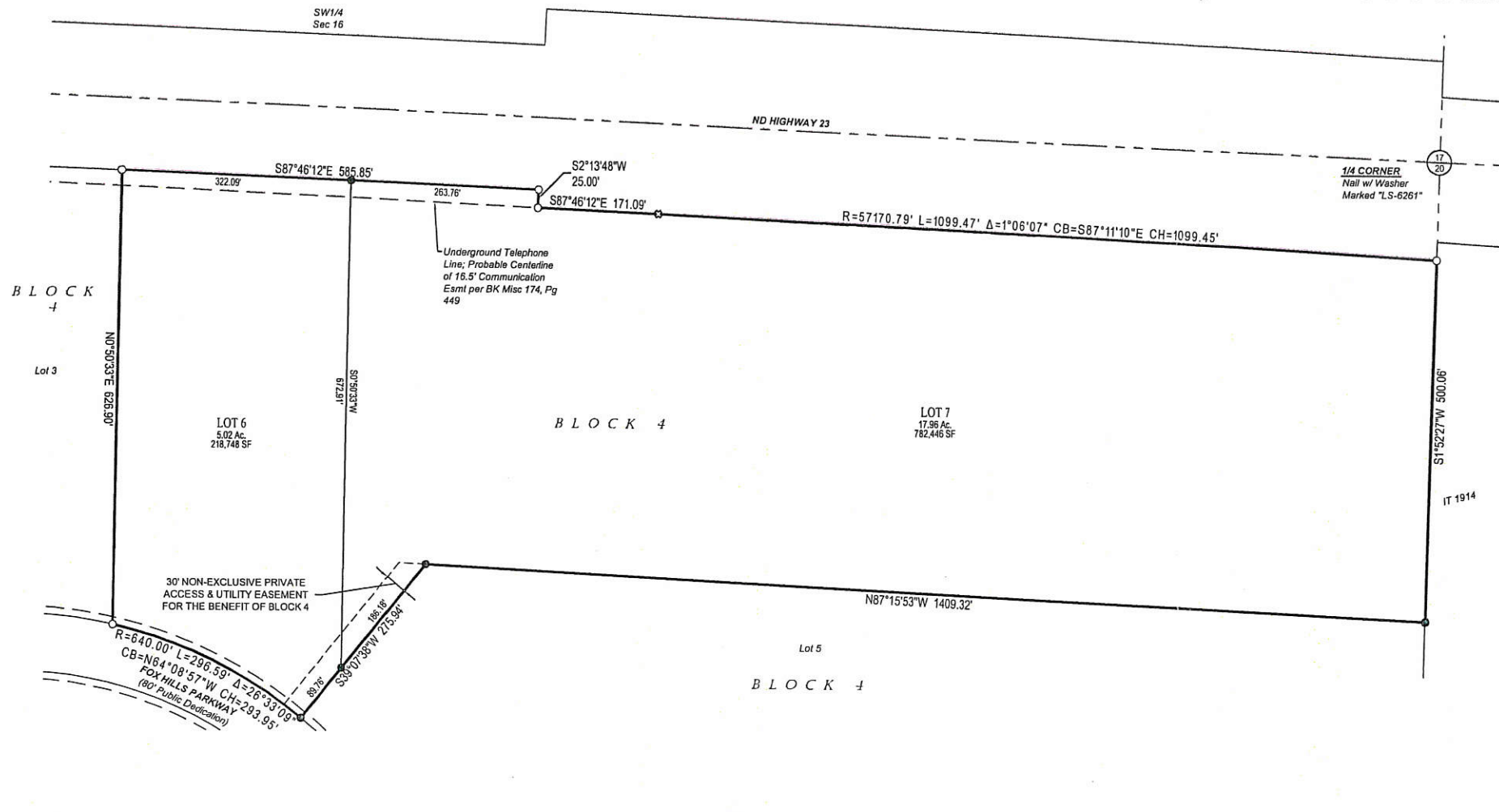
Recommendation:

It is recommended by the Planning Department for **approval** of the requested simple lot split contingent on the following conditions:

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.
2. DA and SIA are in place before these lots are developed on.

Contact: Seth Sampson, Assistant Planner

PLAT of  
**LOTS 6 & 7 IN BLOCK 4 OF FOX HILLS VILLAGE**  
 A REPLAT OF LOT 4 IN BLOCK 4 OF FOX HILLS VILLAGE IN THE NE 1/4 SECTION 20,  
 T150N, R98W, 5th PM, WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



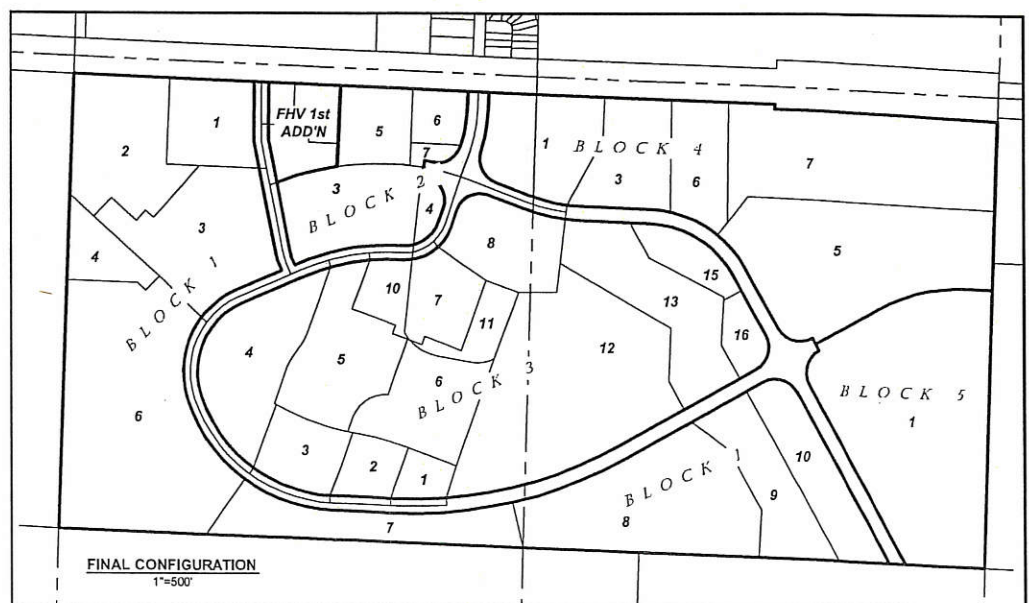
( IN FEET )  
 100 0 50 100

**BASIS OF BEARING**  
 BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.

**OWNER**  
 JUDITH H. STENEHEJM (SLS)  
 LTD PARTNERSHIP  
 PO BOX 607  
 WATFORD CITY, ND 58854

**LEGEND**

- FOUND REBAR W/ YELLOW CAP MARKED "STATE LINE LS-6185"
- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6281"
- ⊞ FOUND T-BAR AT HIGHWAY RIGHT OF WAY.



**DESCRIPTION**  
 Lot 4 in Block 4 of Fox Hills Village in the NE 1/4 of Section 20, T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota. Said parcel contains 22.98 acres.

**CERTIFICATE OF CONSENT AND DEDICATION**  
 We, the undersigned, being sole owners and mortgage holders 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. We also 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 those certain strips of land designated hereon as "Utility Easements".

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

JUDITH H. STENEHEJM (SLS) LTD. PARTNERSHIP

Stephen L. Stenehejm  
 General Partner

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Stephen L. Stenehejm, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

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

**CERTIFICATE OF SURVEYOR**  
 I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Steven Rude, PLS  
 ND Reg. No. LS-6261  
 Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF CITY COUNCIL**  
 The City of Watford City, North Dakota, has approved the attached plat as shown hereon, 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 not accepted at this time, but the offer of dedication shall remain open.

Brent Sanford, Mayor  
 Attest: Peni Peterson, Auditor

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Brent Sanford and Peni Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

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

**CERTIFICATE OF PLANNING & ZONING COMMISSION**  
 This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman  
 Date \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF COUNTY AUDITOR**  
 I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ \_\_\_\_\_ plus penalty and interest.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Linda Svihovec, Auditor

**CERTIFICATE OF UTILITY PROVIDER-MEC**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MCKENZIE ELECTRIC COOPERATIVE

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-MDU**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MONTANA DAKOTA UTILITIES

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-RTC**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

RESERVATION TELEPHONE COOPERATIVE

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF RECORDER**

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at \_\_\_\_\_ o'clock AM / PM this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and assigned Document No. \_\_\_\_\_

Ann Johnsrud, Recorder

12.

# Simple Lot Split Application

Submitted by Stenehjem Holdings, LLC.

Fox Hills Village Lot 14 Block 3

**DIVISION OF LAND / PLANNING APPLICATION**

**CITY OF WATFORD CITY**

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <u>3-11-15</u>	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE: <u>675.00</u>	CITY COUNCIL:
<b>SIMPLE LOT SPLIT</b>	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

LARGE PARCEL MAP FINAL
PARCEL MAP SUBSEQUENT
PARCEL MAP NON-SUBSEQUENT
FAMILY CEMETERY DESIGNATION
AGRICULTURAL EXEMPTION

PROPERTY OWNER: Stenehjem Holdings, LLC

APPLICANT: Stephen L. Stenehjem

*CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:*

NAME: Mychal Gorden

PHONE: 928-230-9876

ADDRESS: PO Box 2346

CITY: Watford City STATE: ND ZIP CODE: 58854

EMAIL: mychal@mychalgordendesign.com

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

LEGAL DESCRIPTION: Lot 14, Block 3, Fox Hills Village

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Fox Hills Parkway

GROSS/NET ACREAGE: 4.79 NA NUMBER OF LOTS: 2 ZONING: R3

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & Sewer from Fox Hills SID project currently under construction

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: \_\_\_\_\_

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(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 \_\_\_\_\_ 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.

Property Owner (Signature): 

Property Owner (Print): Stephen L. Stenehjem

Property Owner (Signature): \_\_\_\_\_

**SURVEYOR / ENGINEER INFORMATION** (Place Sureyor Stamp in Open Area)

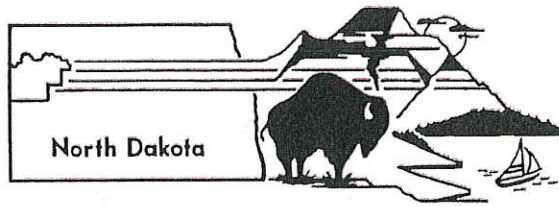
NAME: Steven Rude, PLS LICENSE NO: LS-6261

ADDRESS: 103 1st Ave. West, Suite 300

CITY: Dickinson STATE: ND ZIP: 58601

PHONE: 701-225-9636

FAX/Email: 701-225-9616



**AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY  
DIVISION OF LAND APPLICATION**

AP#: Lot 14, Block 3, Fox Hills Village

Application/Owner: Stephen L. Stenehjem / Stenehjem Holdings, LLC

In the State of ND, County of McKenzie

I/We Stephen L. Stenehjem

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

Simple Lot Split

Subdivision of Land Preliminary Map

Subdivision of Land Final Map

Parcel Map

*Stephen L. Stenehjem*  
(Signature)

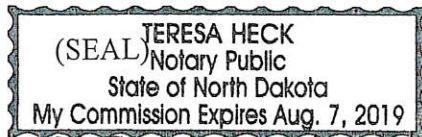
\_\_\_\_\_  
(Signature)

*Stephen L. Stenehjem, President*  
(Printed name & title)

\_\_\_\_\_  
(Printed name & title)

I, *Jeresa Heck*, a Notary Public of the County and State aforesaid, hereby certify that *Stephen L. Stenehjem* personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

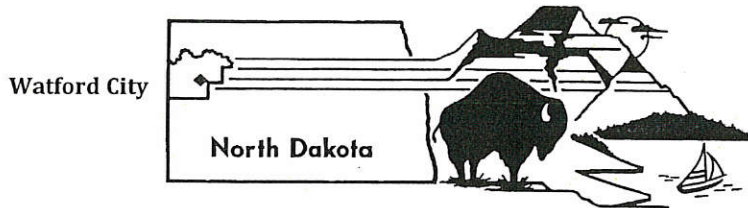
Witness my hand and official seal this the *11* day of *March*, *2015*.



My Commission expires:  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_

*Jeresa Heck*  
Notary Public

State of: *North Dakota*  
County of: *McKenzie*



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

March 26, 2015

**STAFF REPORT**  
**SLS-07-2015 Simple Lot Split**

Applicant

Stephen Stenehjem  
PO Box 2346  
Watford City, ND 58854

Property Owners

Stenehjem Holdings LLC

Property Address: Fox Hills Parkway

Simple Lot Split Requested: Owner intends to create two lots from one.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is to create two lots from lot 14 in Fox Hills Subdivision. The newly created Lot 15 will contain 2.77 acres of C1 zoning while Lot 16 will contain 2.02 acres of R3 zoning.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	R2, R3 Watford City
Use -	Medium Density Residential
South: Zoning -	AG, Watford City
Use -	Agriculture
North: Zoning -	C1, Watford City
Uses -	Commercial
East: Zoning -	R2- R3, Watford City
Uses -	Medium Density Residential

Site Development

Access: Fox Hills Parkway

Sewer& Water: There is no sewer or water at this location.

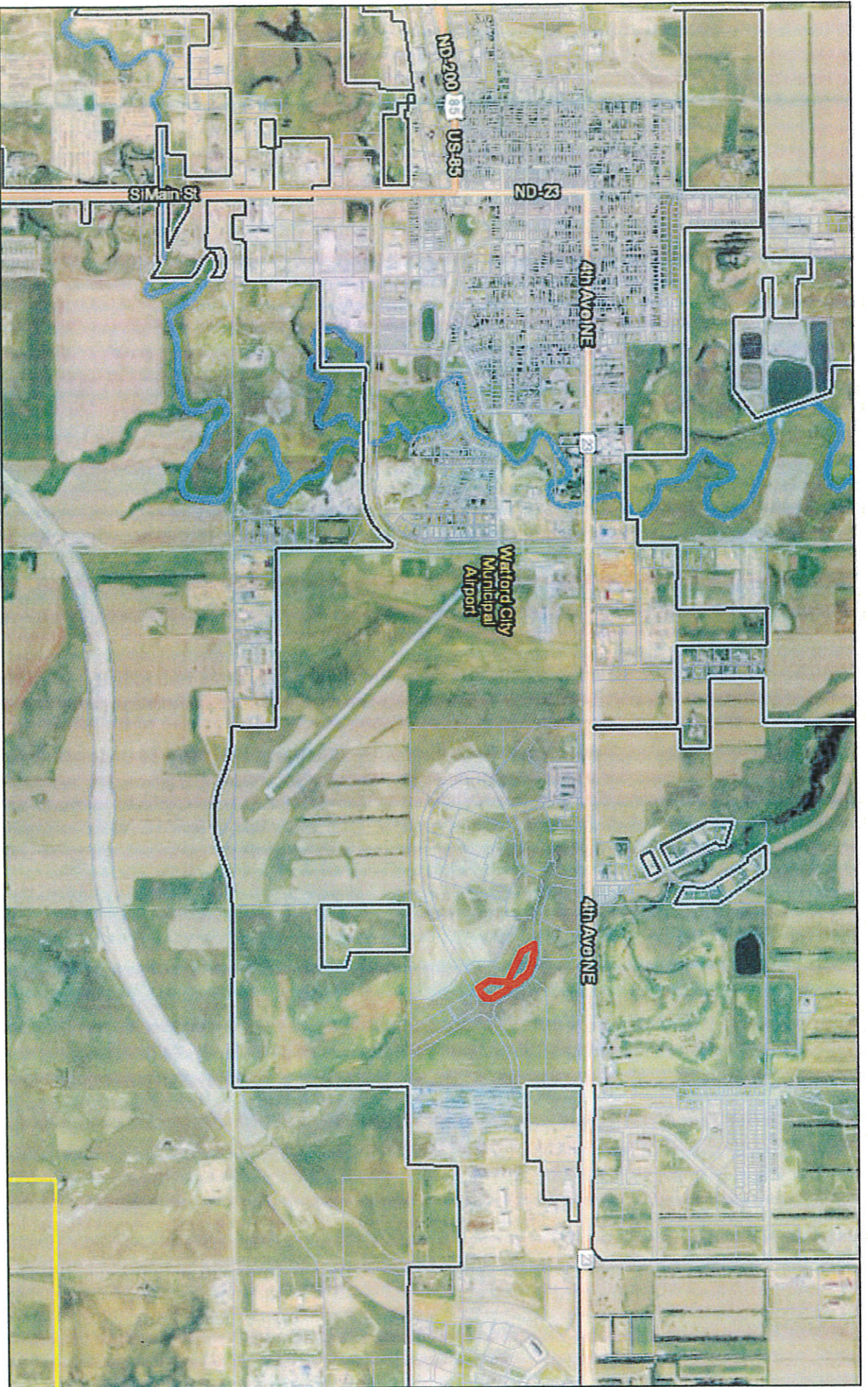
Recommendation:

It is recommended by the Planning Department for **approval** of the requested simple lot split contingent on the following conditions:

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.
2. DA and SIA are in place before these lots are developed on.

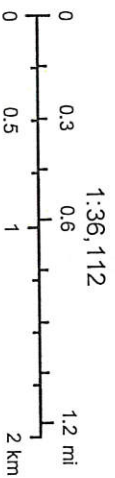
Contact: Seth Sampson, Assistant Planner

# Fox Hill Village



March 26, 2015

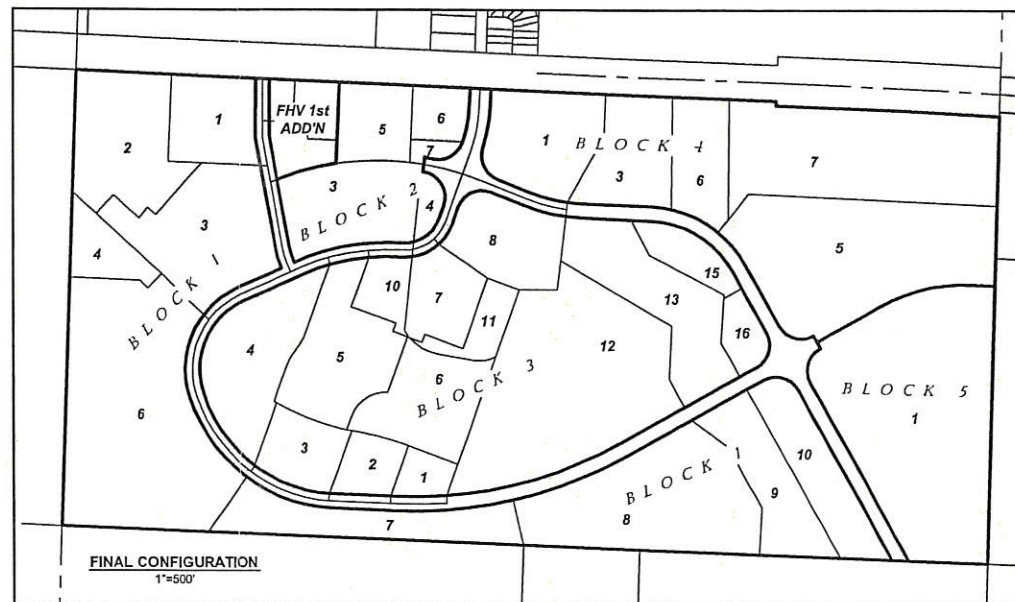
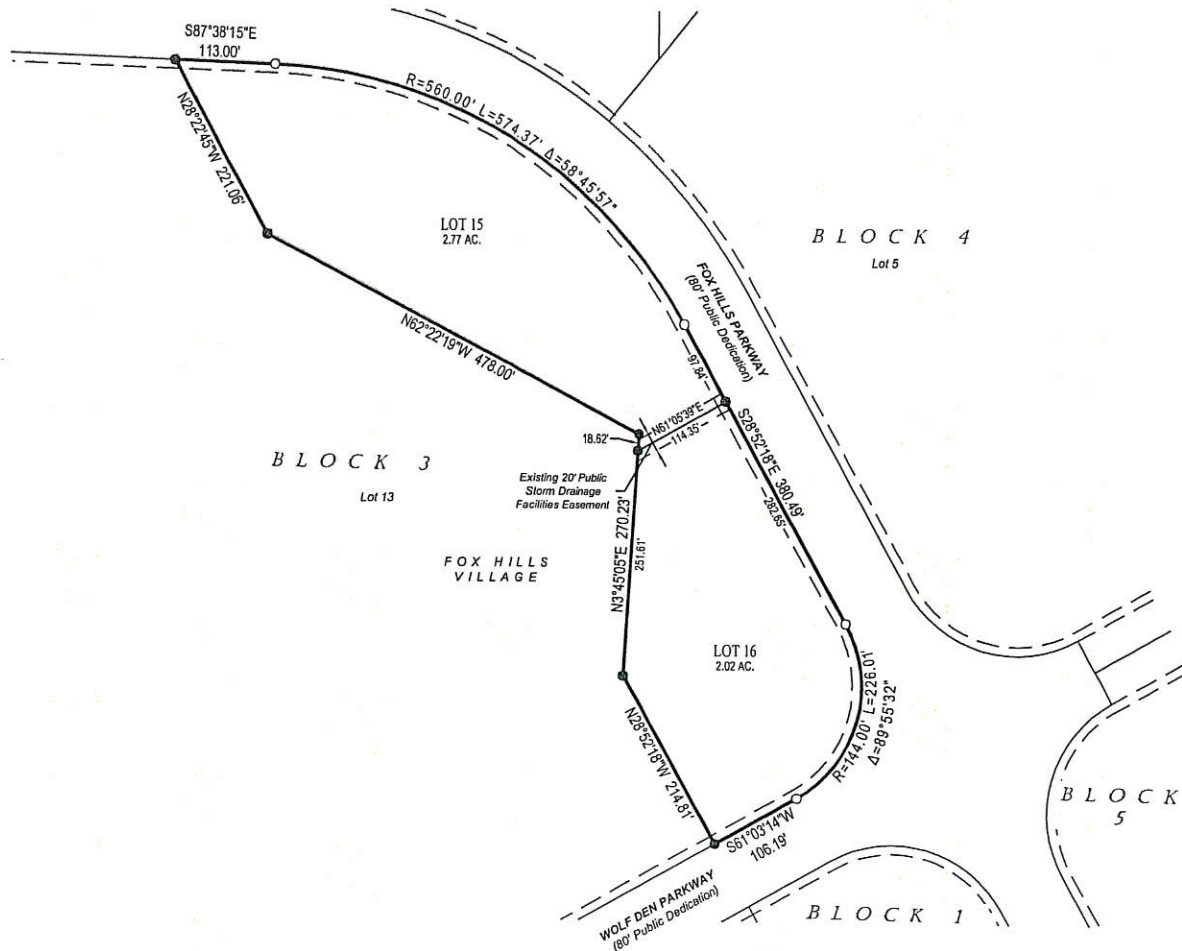
- World Transportation
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County
- Watford City Limits
- Extra-Territorial Area (ETA)



GIS, Watford City, AEZS  
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

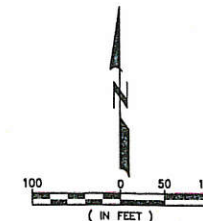


**PLAT of**  
**LOTS 15 & 16 IN BLOCK 3 OF FOX HILLS VILLAGE**  
**A REPLAT OF LOT 14 IN BLOCK 3 OF FOX HILLS VILLAGE IN THE NE 1/4 SECTION 20,**  
**T150N, R98W, 5th PM, WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA**



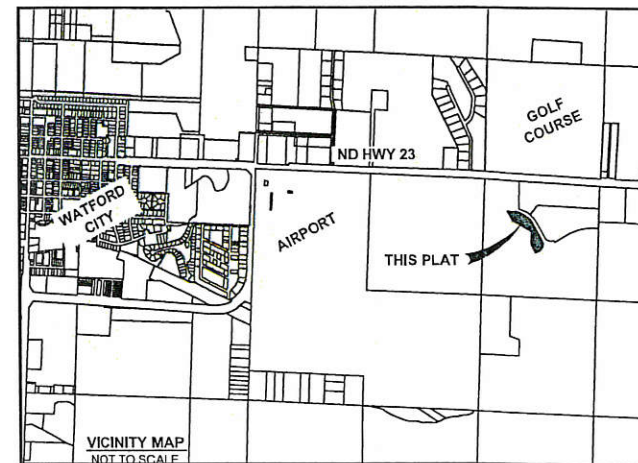
**LEGEND**

- FOUND REBAR W/ RED CAP MARKED "LS-6261"
- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"



**BASIS OF BEARING**  
 BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.

**OWNER**  
 JUDITH H. STENEHJEM (SLS)  
 LTD PARTNERSHIP  
 PO BOX 807  
 WATFORD CITY, ND 58854



**DESCRIPTION**  
 Lot 14 in Block 3 of Fox Hills Village in the NE 1/4 of Section 20, T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota. Said parcel contains 4.79 acres.

**CERTIFICATE OF CONSENT AND DEDICATION**  
 We, the undersigned, being sole owners and mortgage holders 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.

We also 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 those certain strips of land designated herein as "Utility Easements".  
 Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

JUDITH H. STENEHJEM (SLS) LTD. PARTNERSHIP  
 \_\_\_\_\_  
 Stephen L. Stenehjem  
 General Partner

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Stephen L. Stenehjem, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

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

**CERTIFICATE OF SURVEYOR**  
 I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

Steven Rude, PLS  
 ND Reg. No. LS-6261  
 Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF CITY COUNCIL**  
 The City of Watford City, North Dakota, has approved the attached plat as shown hereon, 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 not accepted at this time, but the offer of dedication shall remain open.

Brent Sanford, Mayor  
 \_\_\_\_\_  
 Attest: Peril Peterson, Auditor

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Brent Sanford and Peril Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

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

**CERTIFICATE OF PLANNING & ZONING COMMISSION**  
 This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman  
 \_\_\_\_\_  
 Date \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF COUNTY AUDITOR**  
 I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ \_\_\_\_\_ plus penalty and interest.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

Linda Svihovec, Auditor

**CERTIFICATE OF UTILITY PROVIDER-MEC**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MCKENZIE ELECTRIC COOPERATIVE  
 \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-MDU**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MONTANA DAKOTA UTILITIES  
 \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-RTC**  
 We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

RESERVATION TELEPHONE COOPERATIVE  
 \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF RECORDER**

STATE OF NORTH DAKOTA )  
 ) ss  
 COUNTY OF MCKENZIE )

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at \_\_\_\_ o'clock AM / PM this \_\_\_\_ day of \_\_\_\_\_, 2015, and assigned Document No. \_\_\_\_\_

Ann Johnsrud, Recorder



Advanced Engineering and Environmental Services, Inc.  
 103 1st Ave West Suite 200, Dickinson, ND  
 Ph: 701-225-9616 Fax: 701-225-9618 Web: www.AE2S.com  
 116.11.8.117-12/15/2015 10:10 AM - 10:10 AM - 10:10 AM - 10:10 AM - 10:10 AM  
 Bateson@aes2.com Plot 14Block 3PL-Block 3-PL-Block 3

13.

# Zone Change Application

Submitted by Stenehjem Holdings, LLC.

## LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

<b>APPLICATION TYPE</b>	<b>DATE FILED:</b> <u>3-11-15</u>	<b>APPLICATION NUMBER:</b>
<u>ZONE CHANGE</u>	<b>PROCESSES BY:</b> <u>MW</u>	<b>MEETING DATES: P&amp;Z:</b> <b>CC:</b>
<b>CONDITIONAL USE PERMIT</b>	<b>FEE:</b> <u>\$300.</u>	<b>ADVERTISE DATE:</b>
<b>VARIANCE</b>	<b>RECEIPT #:</b>	<b>PROPERTY OWNERS NOTIFIED:</b>
<b>VACATION &amp; ABANDONMENT</b>	<b>SECTION/TOWNSHIP/RANGE:</b>	
<b>STREET NAME</b>	<b>RELATED CASE #:</b>	
	<b>FINAL ACTION MEMORANDUM MAILED:</b>	<b>DOES THIS USE CONFORM TO THE MASTER PLAN?</b>

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

**PROPERTY OWNER:** Stenehjem Holdings, LLC

**APPLICANT:** Stephen L. Stenehjem

formerly as - see attached

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

**NAME:** Mychal Gorden

**ADDRESS:** PO Box 2346

**CITY:** Watford City

**STATE:** ND

**ZIP CODE:** 58854

**TELEPHONE:** 928-230-9876

**EMAIL:** mychal@mychalgordendesign.com

**ASSESSOR'S PARCEL NUMBER(S):** \_\_\_\_\_

**LEGAL DESCRIPTION:** Lot 15, Block 3, Fox Hills Village

**PROPERTY ADDRESS AND NEAREST CROSS STREETS:** Fox Hills Parkway & Wolf Den Parkway

**GROSS/NET ACREAGE:** 2.77

**PRESENT ZONE CLASSIFICATION:** R3

**DESIRED ZONE CLASSIFICATION:** C1

**CURRENT LAST USE:** Agriculture

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

See attached justification letter.

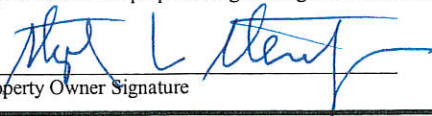
Extension of City

**DESCRIBE THE SOURCE OF WATER/SEWER:** Water & Sewer      Do you have a will serve letter  YES  NO

# LAND USE APPLICATION pg. 2

Watford City Planning Department

(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.

  
 \_\_\_\_\_  
 Property Owner Signature

Stephen L. Stenehjem  
 \_\_\_\_\_  
 Print of Type Owner Name

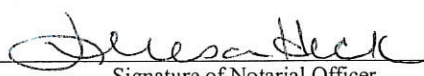
**NOTARY**

State of North Dakota

County of Mckenzie

This instrument was acknowledged before me on 3-11-15 by Stephen L Stenehjem  
 Date Name of Person

**TERESA HECK**  
 Notary Public  
 State of North Dakota  
 My Commission Expires Aug. 7, 2019

  
 \_\_\_\_\_  
 Signature of Notarial Officer

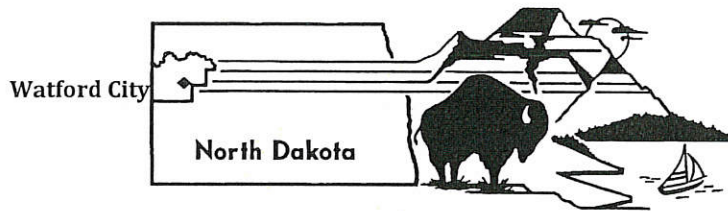
### Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 <sup>G</sup>	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$525 + publishing costs
Zone Change	1	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$300
Variance	1	1	1		1 <sup>8</sup>	1 <sup>11</sup>		1		\$300
Vacation and Abandonment	1		1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 <sup>11</sup>		1		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:**

- A. After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- B. 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.
- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- D. 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.
- E. 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.
- F. 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.
- G. Site Development Plan Application is required on all Conditional Use Applications.



**City of Watford City**  
 Brent Sanford, Mayor  
 213 2<sup>nd</sup> St., NE / PO Box 494  
 Watford City, ND 58854  
 Ph. 701- 444- 2533  
 Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

March 26, 2015

**STAFF REPORT**  
**ZC-7-2015 ZONE CHANGE**

Applicant

Stephen Stenehjem  
 PO BOX 2346  
 Watford City, ND 58854

Property Owners

Stenehjem Holdings, LLC

Property Address: Fox Hills Parkway and Wolf Den Parkway

Zone Change Requested: Request Zone Change from R3 to C1

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “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.”

-The property is located within the Fox Hills Subdivision just North of HGWY 23. The property contains 2.77 acres.

-The existing property is **currently zoned as R3**. The applicant is **asking that the property be rezoned from R3 to approximately 2.77 acres of C1 (commercial)**.

-The site is within City ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

-The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -	R1, R2, Watford City
Use -	Low and Medium Residential
South: Zoning -	R2, R3, Watford City
Use -	Medium Residential
North: Zoning -	C1, Watford City
Uses -	Commercial
East: Zoning -	R2, R3, Watford City
Uses -	Medium Residential

**Comprehensive Zoning Plan and Zoning Comparison:**

*The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for C1 (general commercial district) is intended for the purpose of allowing basic retail, service and office uses*

Site Development

*Access: The property will be accessible from Fox Hills Parkway*

*Sewer: There are currently no existing city sanitary sewer mains within the property.*

*Water: There are currently no existing city water mains within the property.*

*Analysis: The proposed zoning of C1 is suitable for that area of the Fox Hills Subdivision.*

Recommendation:

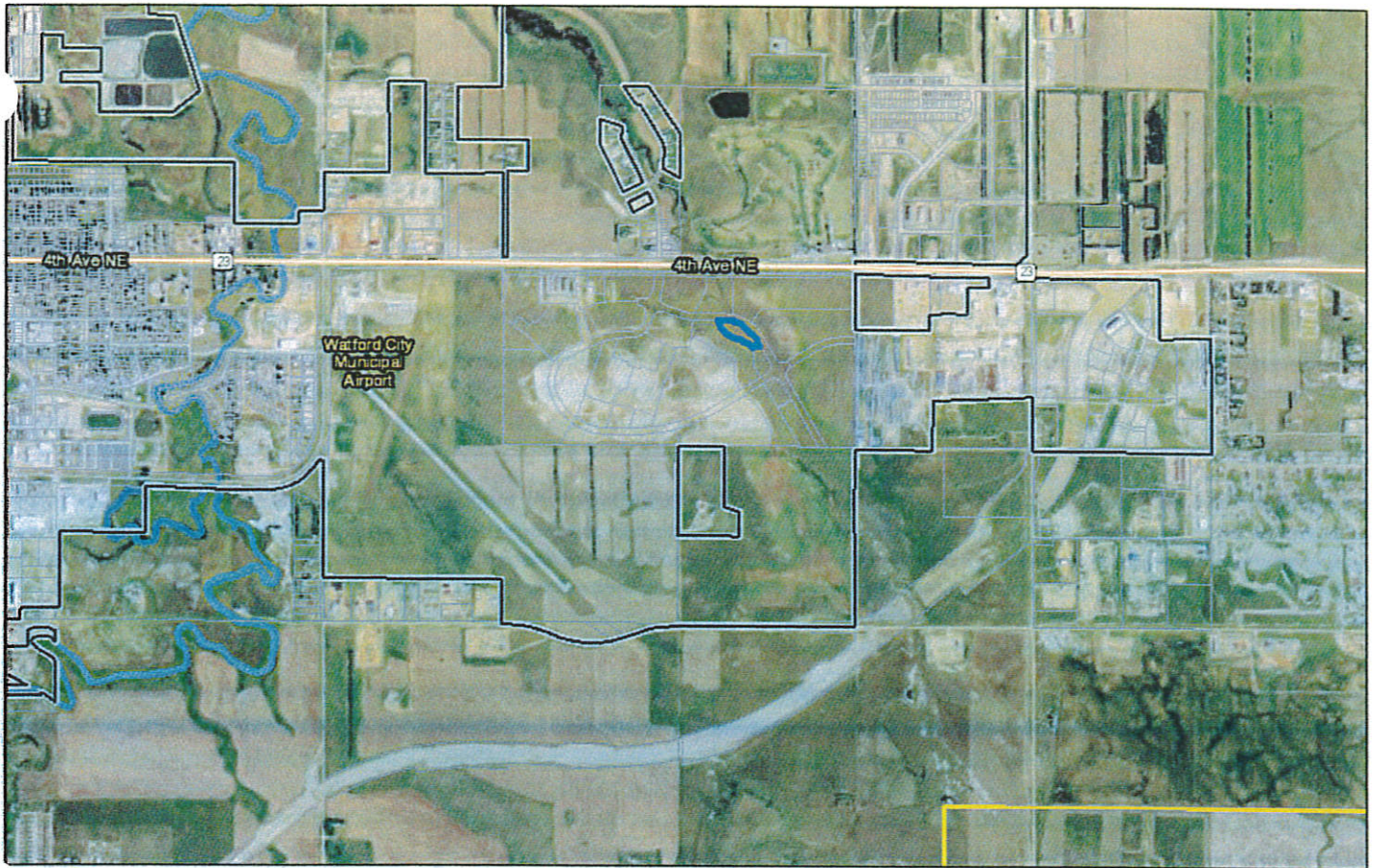
It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Stephen Stenehjem contingent on the following conditions:

1. The developer must submit generalized building plans for any development on the property.
2. Site plan be submitted before any development is started on this property.
3. Zone change will only be in place for a year, If no further development is done within this time the property shall return back to its original zoning.

Contact:

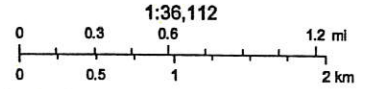
Seth Sampson, Assistant City Planner

# Stenehjem Holdings



March 26, 2015

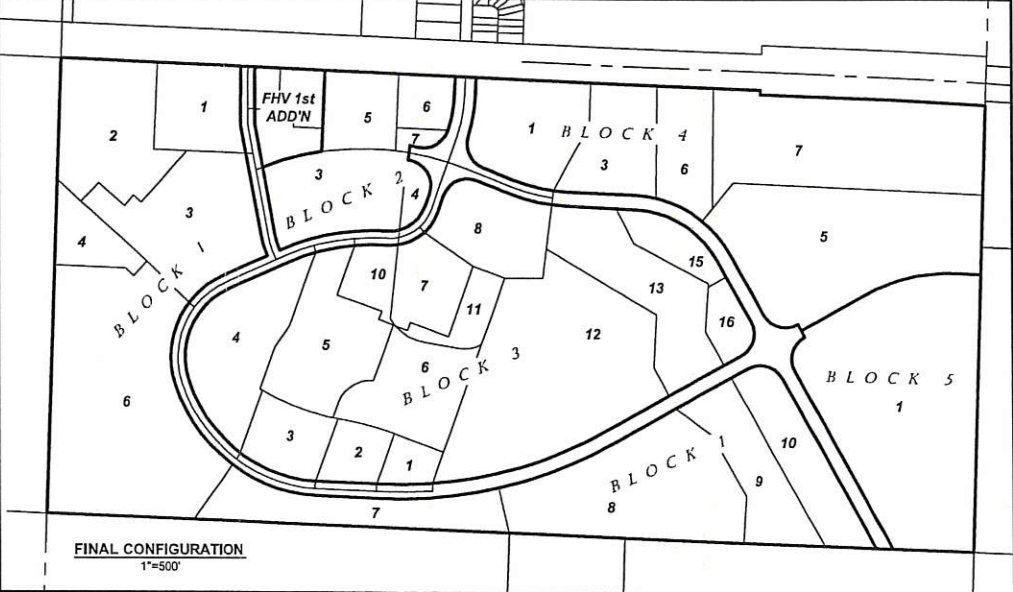
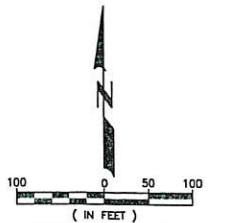
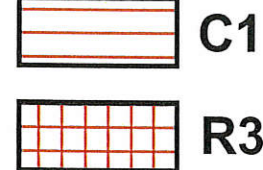
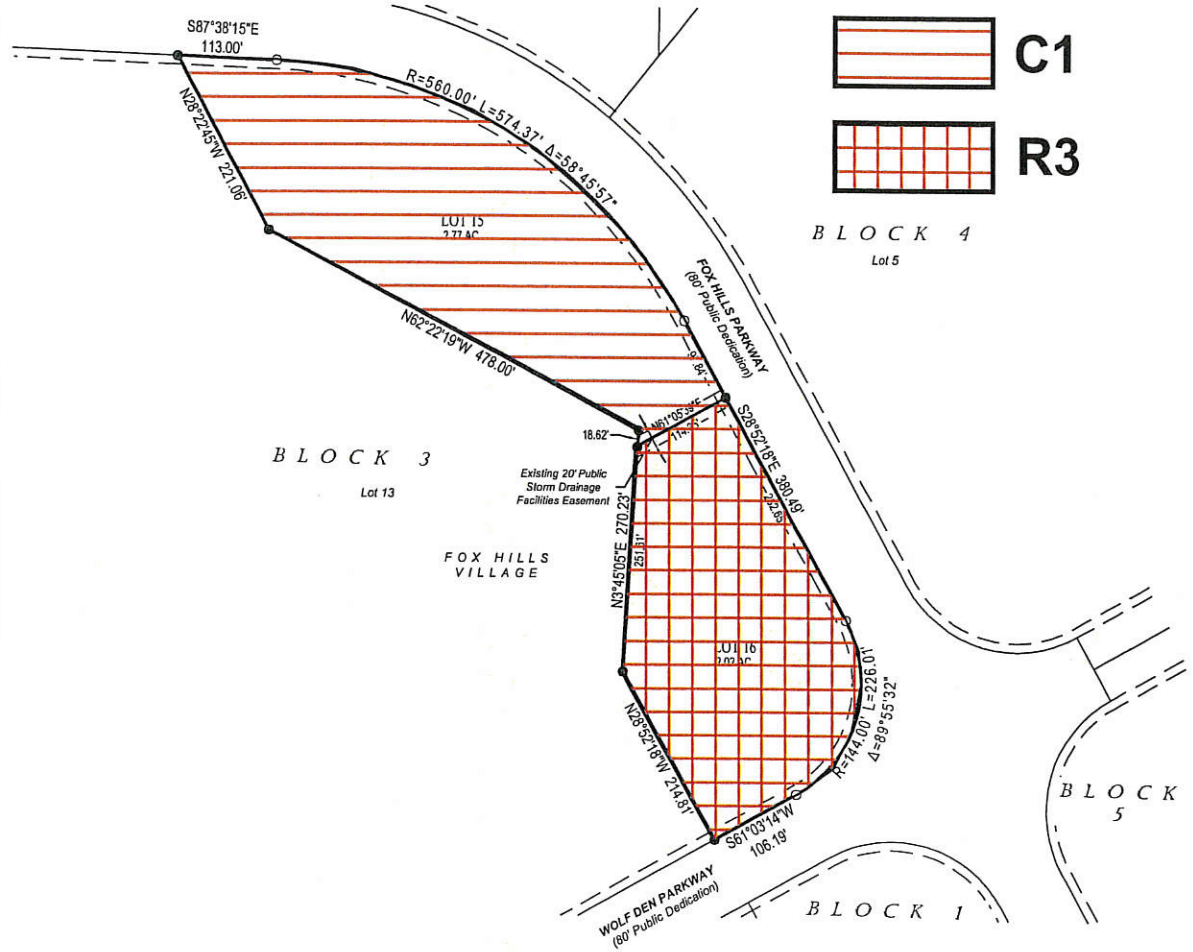
- World Transportation
- Watford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County



GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

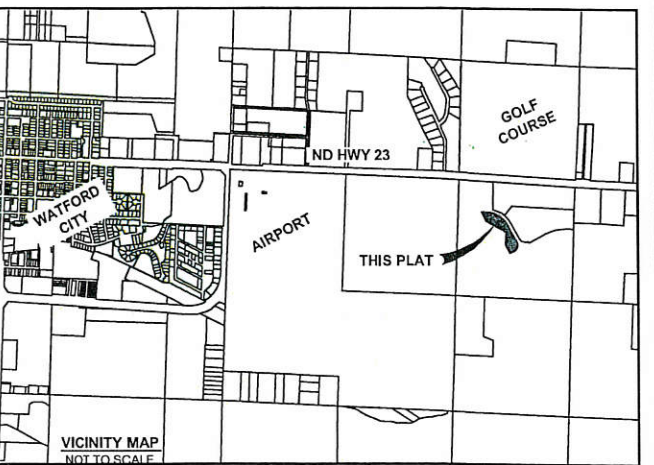
**ZONE USE MAP**

**PLAT of  
LOTS 15 & 16 IN BLOCK 3 OF FOX HILLS VILLAGE  
A REPLAT OF LOT 14 IN BLOCK 3 OF FOX HILLS VILLAGE IN THE NE1/4 SECTION 20,  
T150N, R98W, 5th PM, WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA**



**BASIS OF BEARING**  
BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.

**OWNER**  
JUDITH H. STENEHJEM (SLS)  
LTD PARTNERSHIP  
PO BOX 607  
WATFORD CITY, ND 58854



**DESCRIPTION**  
Lot 14 in Block 3 of Fox Hills Village in the NE1/4 of Section 20, T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota  
Said parcel contains 4.79 acres.

**CERTIFICATE OF CONSENT and DEDICATION**  
We, the undersigned, being sole owners and mortgage holders 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.

We also 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 those certain strips of land designated hereon as "Utility Easements".  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

JUDITH H. STENEHJEM (SLS) LTD. PARTNERSHIP

Stephen L. Stenehjem  
General Partner

STATE OF \_\_\_\_\_ )  
  ) ss  
COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Stephen L. Stenehjem, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

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

**CERTIFICATE OF SURVEYOR**  
I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Steven Rude, PLS  
ND Reg. No. LS-6261  
Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA )  
  ) ss  
COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF CITY COUNCIL**  
The City of Watford City, North Dakota, has approved the attached plat as shown hereon, 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 not accepted at this time, but the offer of dedication shall remain open.

Brent Sanford, Mayor  
Attest: Peni Peterson, Auditor

STATE OF NORTH DAKOTA )  
  ) ss  
COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Brent Sanford and Peni Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

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

**CERTIFICATE OF PLANNING & ZONING COMMISSION**  
This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman  
Date \_\_\_\_\_

STATE OF NORTH DAKOTA )  
  ) ss  
COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF COUNTY AUDITOR**  
I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ \_\_\_\_\_ plus penalty and interest.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Linda Svihovec, Auditor

**CERTIFICATE OF UTILITY PROVIDER-MEC**  
We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MCKENZIE ELECTRIC COOPERATIVE

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
  ) ss  
COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-MDU**  
We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MONTANA DAKOTA UTILITIES

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
  ) ss  
COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-RTC**  
We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

RESERVATION TELEPHONE COOPERATIVE

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
  ) ss  
COUNTY OF MCKENZIE )

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF RECORDER**

STATE OF NORTH DAKOTA )  
  ) ss  
COUNTY OF MCKENZIE )

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at \_\_\_\_\_ o'clock AM / PM this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and assigned Document No. \_\_\_\_\_.

Ann Johnsrud, Recorder

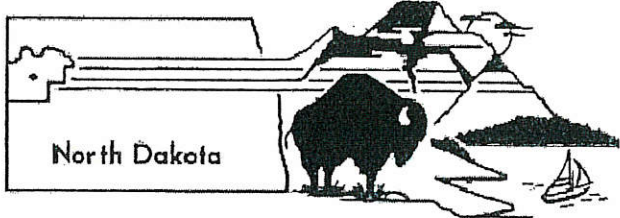


14.

# Lot Line Adjustment

Per Simple Lot Split Application

Submitted by MondayOne, LLC.  
and Mohave Engineering



North Dakota

**Division of Land  
APPLICATION**  
City of Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

Subdivision Preliminary Plat		P&Z: 3.30.15 CC: 4.6.15
Subdivision Final Plat	FEE: 675.00	ADVERTISE DATE: 3.18.15 / 3.25.15
SIMPLE LOT SPLIT	RECEIPT #:	PROPERTY OWNERS NOTIFIED:

Other: lot line adjustment

SECTION / TOWNSHIP / RANGE:

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: MondayOne, LLC

APPLICANT: Mohave Engineering Associates

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Mohave Engineering Associates

ADDRESS: PO Box 2813

CITY: Watford City STATE: ND ZIP CODE: 58854

TELEPHONE: 701-204-0691 EMAIL: dcrouse@meaiaz.com

ASSESSOR'S PARCEL NUMBER(S): See Plat, McKenzie County has not assigned numbers yet.

LEGAL DESCRIPTION: LOT 1 of MONDAYONE TOWNHOMES

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Pheasant Ridge Ave

GROSS/NET ACREAGE: 1.79 PRESENT ZONE CLASSIFICATION: R-3

SOURCE OF Water / Sewer: municipal services, Watford City, ND

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? Yes

If YES, attach a justification letter describing such waivers or variances. Waivers and Variances should be discussed with Planning Department Staff prior to filing any application.

**PROPERTY OWNER**

(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.

[Signature]  
Property Owner Signature

Kenny Dewon  
Print Owner Name

Property Owner Signature

Print Owner Name

**NOTARY**

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

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

This instrument was acknowledged before me on \_\_\_\_\_ Date by \_\_\_\_\_ Name of Person(s)

Signature of Notary

SEAL/STAMP

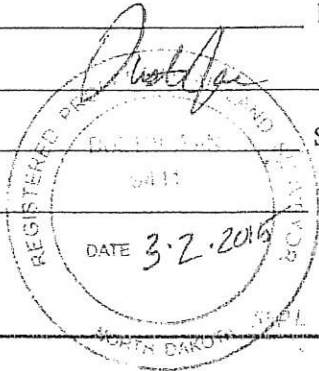
**SURVEYOR / ENGINEER**

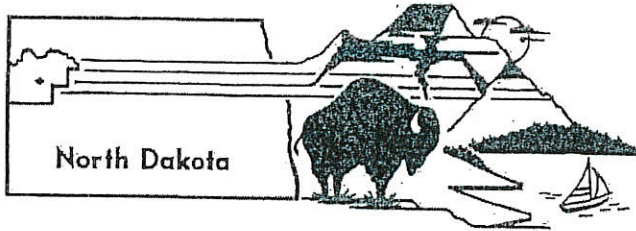
Name: Dustin Jean License: 9411

Address: PO Box 2813

City: Watford City State: ND Zip: 58854

Phone: 928-727-7380 Email: djean@meaiaz.com





# AFFIDAVIT Division of Land APPLICATION

City of Watford City Planning Department

AP#: (assessor parcel number) Not assigned, Lot 1 of MondayOne Townhomes Plat

Application/Owner: MondayOne LLC

In the State of North Dakota, County of McKenzie County

I/We Kenny Dewan for MondayOne LLC

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County / Watford City including but not limited to tax debt related to the applicable map application type as follows:

(Check Appropriate Map Type)

Subdivision of Land Preliminary Map

Subdivision of Land Final Map

Simple Lot Split

Parcel Map

*Kenny Dewan*  
(Signature)

\_\_\_\_\_  
(Signature)

KENNY DEWAN (CEO)  
(Printed name & title)

\_\_\_\_\_  
(Printed name & title)

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, hereby certify that \_\_\_\_\_ personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

(SEAL)

*see attached*  
\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ORANGE

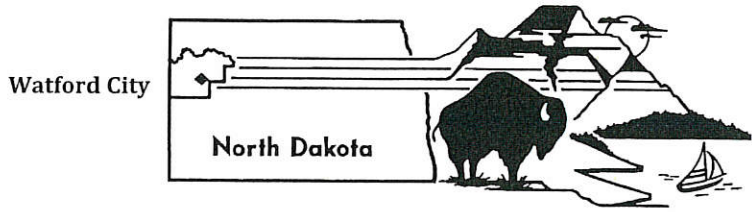
Subscribed and sworn to (~~or affirmed~~) before me on this notary public  
day of March 9, 2015, by Kenny Dewain

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature 





**City of Watford City**  
 Brent Sanford, Mayor  
 213 2nd St., NE / PO Box 494  
 Watford City, ND 58854  
 Ph. 701- 444- 2533  
 Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

March 26, 2015

**STAFF REPORT**  
**SLS-06-2015 Simple Lot Split**

Applicant

Mohave Engineering  
 PO Box 2813  
 Watford City, ND 58854

Property Owners

Monday One LLC

Property Address: Pheasant Ridge Ave

Simple Lot Split Requested: Owner intends to move lot line. Owner is not creating additional lots.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is actually a lot line adjustment. Lot 3 will now contain 1.68 acres by moving its lot line north into former Lot 1. Lot 1 will now contain 1.83 acres.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	R4, Watford City
Use -	High Density Residential
South: Zoning -	R4, Watford City
Use -	High Density Residential
North: Zoning -	R1, Watford City
Uses -	Single Family Residential
East: Zoning -	R2, Watford City
Uses -	Medium Density Residential

Site Development

Access: Pheasant Ridge Street

Sewer& Water: There is Sewer and Water at this location.

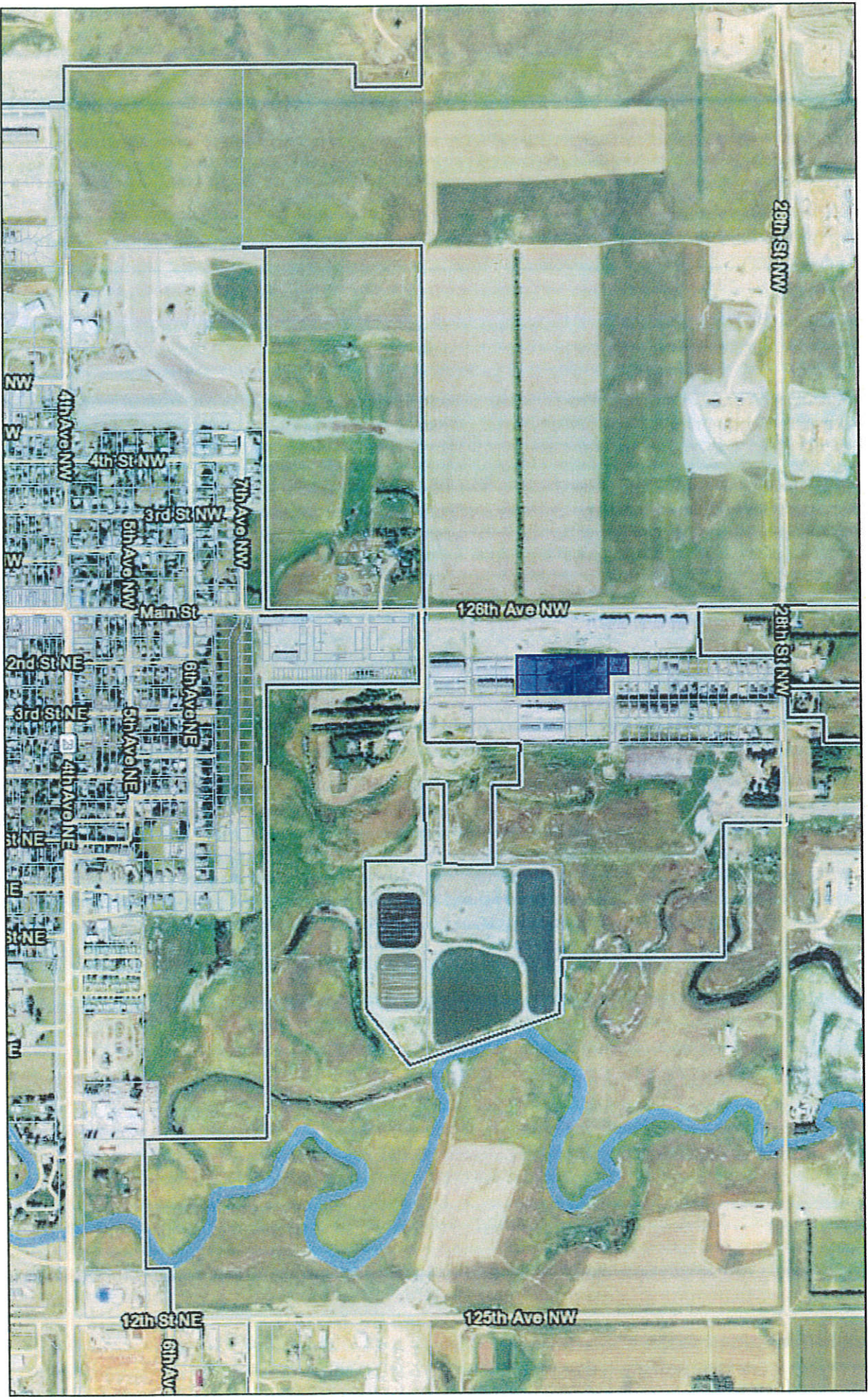
Recommendation:

It is recommended by the Planning Department for **approval** of the requested simple lot split contingent on the following conditions:

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.
2. DA and SIA are in place before these lots are developed on.

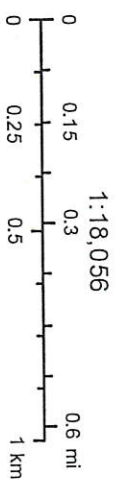
Contact: Seth Sampson, Assistant Planner

# MONDAYONE TOWNHOMES



March 26, 2015

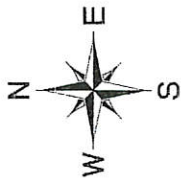
- World Transportation
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County
- Watford City Limits
- Extra-Territorial Area (ETA)



GIS: Watford City, AE2S  
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

# RE-PLAT OF MONDAYONE TOWNHOMES

A DEPENDENT RESURVEY AND RECONFIGURATION OF LOTS 1 THRU 3 OF MONDAYONE TOWNHOMES RECORDED IN DOCUMENT NUMBER 476674, SITUATE IN NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA.



**OWNER CERTIFICATE**  
I, the undersigned, being the owner (S) of the land hereinafter described, do hereby certify that the contents of this plat are true and correct and that I have not been advised in writing by any person having knowledge of the facts hereunto set forth that the same are untrue.

SIGNED AND DELIVERED IN PRESENCE OF ME THIS 15th DAY OF SEPTEMBER, 2014.

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE )  
I, the undersigned, being the owner (S) of the land hereinafter described, do hereby certify that the contents of this plat are true and correct and that I have not been advised in writing by any person having knowledge of the facts hereunto set forth that the same are untrue.

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE )  
I, the undersigned, being the owner (S) of the land hereinafter described, do hereby certify that the contents of this plat are true and correct and that I have not been advised in writing by any person having knowledge of the facts hereunto set forth that the same are untrue.

**AUDITOR'S CERTIFICATE OF TAXES**  
I, the undersigned, Auditor of Taxes for McKenzie County, North Dakota, do hereby certify that the taxes payable on the land hereinafter described are as shown on the accompanying schedule of taxes.

**CERTIFICATE OF MCKENZIE COUNTY RECORDER**  
I, the undersigned, Clerk of McKenzie County, North Dakota, do hereby certify that the contents of this plat have been recorded in my office on this 15th day of September, 2014, and that the same are in accordance with the law.

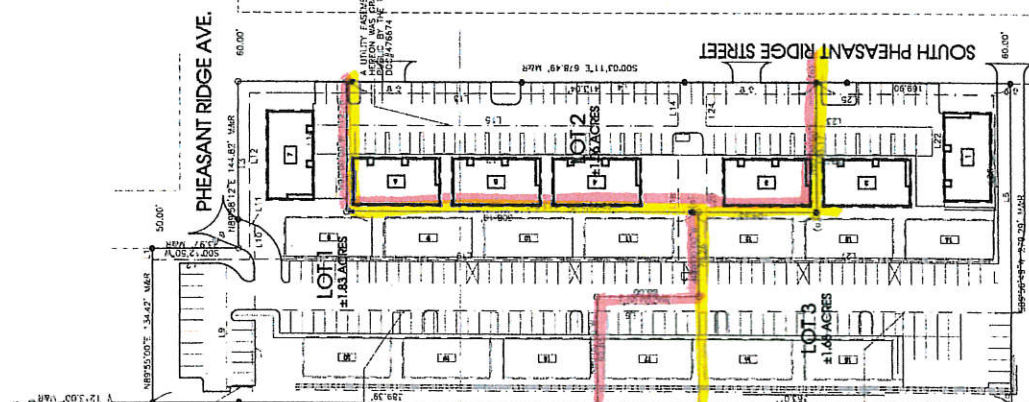
**CERTIFICATE OF SURVEYOR**  
I, the undersigned, Surveyor for McKenzie County, North Dakota, do hereby certify that the contents of this plat were prepared by me or under my direct supervision and that I am a duly licensed Surveyor for the State of North Dakota.

**PLANNING AND ZONING COMMISSION APPROVAL**  
I, the undersigned, Planning and Zoning Commissioner for McKenzie County, North Dakota, do hereby certify that the contents of this plat have been reviewed and approved by the Planning and Zoning Commission of McKenzie County, North Dakota, on this 15th day of September, 2014.

**PLANNING AND ZONING COMMISSION APPROVAL**  
I, the undersigned, Planning and Zoning Commissioner for McKenzie County, North Dakota, do hereby certify that the contents of this plat have been reviewed and approved by the Planning and Zoning Commission of McKenzie County, North Dakota, on this 15th day of September, 2014.

**PLANNING AND ZONING COMMISSION APPROVAL**  
I, the undersigned, Planning and Zoning Commissioner for McKenzie County, North Dakota, do hereby certify that the contents of this plat have been reviewed and approved by the Planning and Zoning Commission of McKenzie County, North Dakota, on this 15th day of September, 2014.

**PLANNING AND ZONING COMMISSION APPROVAL**  
I, the undersigned, Planning and Zoning Commissioner for McKenzie County, North Dakota, do hereby certify that the contents of this plat have been reviewed and approved by the Planning and Zoning Commission of McKenzie County, North Dakota, on this 15th day of September, 2014.



**EASEMENT LINE TABLE**

LINE NO.	BEARING	DISTANCE	AREA
1	N 121° 17' 53.43" W	108.00'	1.13 AC.
2	S 88° 07' 17.12" E	144.87'	1.12 AC.
3	N 66° 01' 17.12" E	144.87'	1.14 AC.
4	S 121° 17' 53.43" W	108.00'	1.13 AC.
5	N 121° 17' 53.43" W	108.00'	1.13 AC.
6	S 88° 07' 17.12" E	144.87'	1.12 AC.
7	N 66° 01' 17.12" E	144.87'	1.14 AC.
8	S 121° 17' 53.43" W	108.00'	1.13 AC.
9	N 121° 17' 53.43" W	108.00'	1.13 AC.
10	S 88° 07' 17.12" E	144.87'	1.12 AC.
11	N 66° 01' 17.12" E	144.87'	1.14 AC.
12	S 121° 17' 53.43" W	108.00'	1.13 AC.

**UTILITY SIGNATURE BLOCK**  
I, the undersigned, being the owner (S) of the land hereinafter described, do hereby certify that the contents of this plat are true and correct and that I have not been advised in writing by any person having knowledge of the facts hereunto set forth that the same are untrue.

**UTILITY SIGNATURE BLOCK**  
I, the undersigned, being the owner (S) of the land hereinafter described, do hereby certify that the contents of this plat are true and correct and that I have not been advised in writing by any person having knowledge of the facts hereunto set forth that the same are untrue.

**WAIFORD CITY APPROVAL**  
I, the undersigned, being the owner (S) of the land hereinafter described, do hereby certify that the contents of this plat are true and correct and that I have not been advised in writing by any person having knowledge of the facts hereunto set forth that the same are untrue.

**PLANNING AND ZONING COMMISSION APPROVAL**  
I, the undersigned, Planning and Zoning Commissioner for McKenzie County, North Dakota, do hereby certify that the contents of this plat have been reviewed and approved by the Planning and Zoning Commission of McKenzie County, North Dakota, on this 15th day of September, 2014.

McKENZIE COUNTY ASSOCIATES, INC.  
30 CORPORATE PARK, SUITE 104  
MCKENZIE COUNTY, ND 58050  
PH: 701.742.1100

PRELIMINARY

CURRENT LOT LINES  
PROPOSED LOT LINES

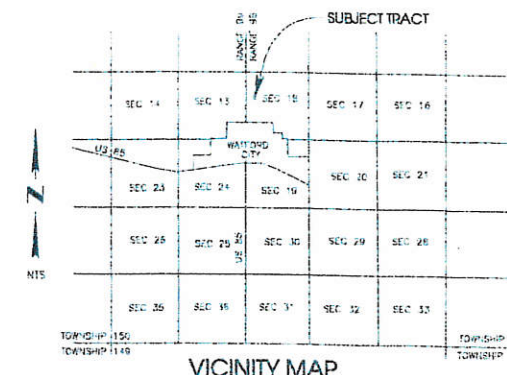
LAYOUT EXHIBIT





# RE-PLAT OF MONDAYONE TOWNHOMES

A DEPENDENT RESURVEY AND RECONFIGURATION OF LOTS 1 THRU 3 OF MONDAYONE TOWNHOMES RECORDED IN DOCUMENT NUMBER 476674, SITUATE IN NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA.



### OWNERS CERTIFICATE

WE, (I) THE UNDERSIGNED, BEING SOLE OWNER (S) AND MORTGAGE HOLDER (S) OF THE LAND PLATED HEREON, 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, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

OWNER (S) SIGNATURE  
STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, 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 HERETO 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 SPECIAL ASSESSMENTS OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

LINDA SWHONEN  
MCKENZIE COUNTY AUDITOR

### CERTIFICATE OF MCKENZIE COUNTY RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_

ANN JOHNSON  
MCKENZIE COUNTY RECORDER

### CERTIFICATE OF SURVEYOR

I, DUSTIN JEAN, REGISTERED PROFESSIONAL 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 FULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

SURVEYOR SIGNATURE  
DUSTIN JEAN

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

### PLANNING AND ZONING COMMISSION APPROVAL

THE PLAT AS THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AS WELL AS REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

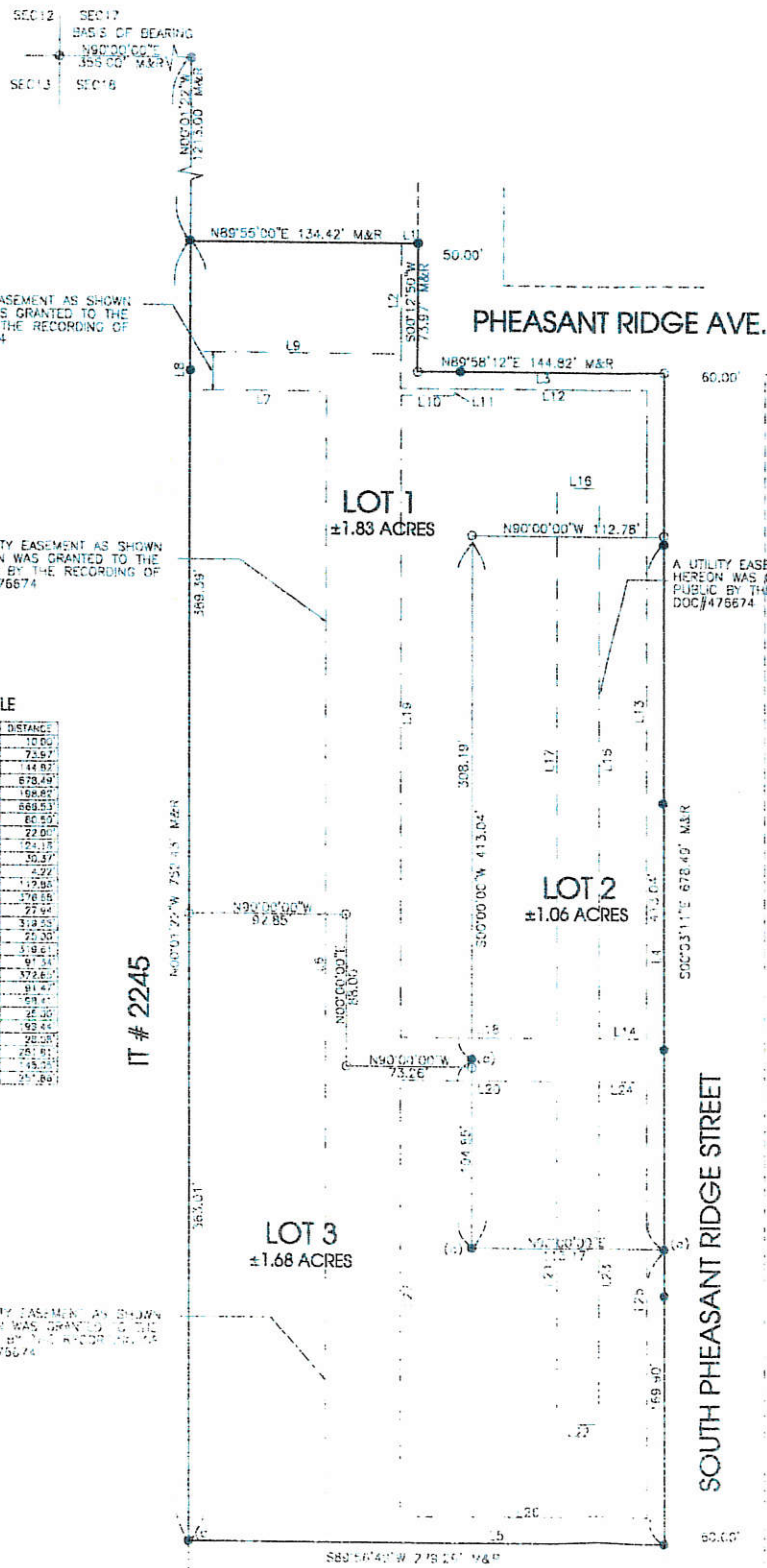
STEVE BRAND, CHAIRMAN  
STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED GLEN SPATE, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES \_\_\_\_\_

### EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
1	N80°30'00"E	10.00'
2	S82°12'00"W	72.51'
3	S88°58'19"W	44.82'
4	S00°02'11"E	678.49'
5	S88°58'19"W	168.85'
6	N00°00'00"W	86.83'
7	S00°58'17"W	60.53'
8	N00°01'43"W	22.80'
9	N88°58'17"E	24.13'
10	N80°00'00"E	20.37'
11	N00°01'11"E	22.92'
12	S88°58'17"E	19.88'
13	S00°02'02"E	276.88'
14	S88°58'17"W	27.92'
15	N00°00'00"W	318.33'
16	S00°00'00"W	22.33'
17	S00°00'21"E	318.61'
18	S88°58'19"W	91.34'
19	S00°00'00"W	372.61'
20	S88°58'19"W	81.44'
21	S00°00'00"W	69.11'
22	N88°58'19"E	21.00'
23	N00°00'00"W	93.42'
24	S00°00'00"W	282.83'
25	S88°58'19"W	24.81'
26	S88°58'19"W	13.21'
27	N00°00'00"E	51.80'



### UTILITY SIGNATURE BLOCK

WE, THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

RESERVATION TELEPHONE COOP

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HERETO 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 \_\_\_\_\_

### UTILITY SIGNATURE BLOCK

WE, THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

MCKENZIE ELECTRIC

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HERETO 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 HEREON, AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, THIS APPROVAL SHOWS THAT AN AGREEMENT TO THE COMPROMISE SETBACK AND SETBACK AS AN APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AS WELL AS OTHER CITY LAWS AND ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, ARE NOT APPLICABLE TO THIS PLAT, WHICH IS A RE-PLAT OF THE ATTACHED PLAT.

DATE \_\_\_\_\_ DATE OF APPROVAL \_\_\_\_\_

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES \_\_\_\_\_

### SURVEYOR'S NOTES:

PERIOD OF SURVEY: SEPTEMBER, 2014  
BASIS OF BEARING: THE WEST HALF OF THE NORTH SECTION LINE OF SECTION 18, BEARING NORTH 92°00'00" EAST, PER IRREGULAR TRACT NO. 2567 RECORDED IN DOCUMENT NO. 446777

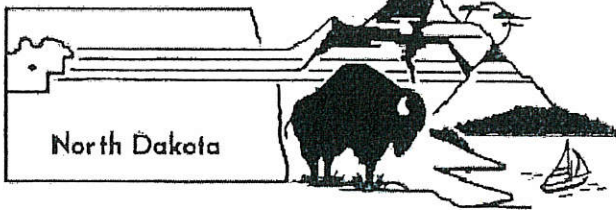
### LEGEND

- SECTION CORNER AS NOTED
- FOUND NO. 5 BAR
- FOUND PLASTIC CAP LS 7155
- SET NO. 5 REBAR W/ 1/2" BLUE PLASTIC CAP, LS 9411
- FOUND NO. 5 REBAR W/ 1/2" BLUE PLASTIC CAP, LS 9411
- OLD PROPERTY LINE
- INDICATES NEW UTILITY EASEMENT TO BE GRANTED BY THIS PLAT
- INDICATES EXISTING EASEMENTS PER DOC# 436679
- R INDICATES RECORDED DATA PER AT DOCUMENT NO. 436679
- M INDICATES MEASURED DATA THIS SURVEY.
- ALL DISTANCES AS SHOWN HEREON ARE MEASURED DISTANCES AND ARE EXPRESSED IN FEET AND DECIMAL PLACES THEREOF.

# PRELIMINARY

**MOHAVE ENGINEERING ASSOCIATES, INC.**  
PHYSICAL 226 N MAIN STREET  
MAIL P.O. BOX 2815 - WATFORD CITY ND 58554  
PHONE 701.837.7777 FAX 701.837.9118  
info@mohaveengineering.com

PREPARED FOR  
**KENNY DEWAN, CEO**  
MONDAYONE  
30 CORPORATE PARK SUITE 104  
IRVINE, CA 92605  
PH: 949-891-6100



North Dakota

**Division of Land  
APPLICATION**  
City of Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

Subdivision Preliminary Plat		P&Z: 3.30.15 CC: 4.6.15
Subdivision Final Plat	FEE: 675.00	ADVERTISE DATE: 3.18.15 / 3.25.15
SIMPLE LOT SPLIT	RECEIPT #:	PROPERTY OWNERS NOTIFIED:

Other: Lot Line Adjustment

SECTION / TOWNSHIP / RANGE:

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: MondayOne, LLC

APPLICANT: Mohave Engineering Associates

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Mohave Engineering Associates

ADDRESS: PO Box 2813

CITY: Watford City STATE: ND ZIP CODE: 58854

TELEPHONE: 701-204-0691 EMAIL: dcrouse@meaiaz.com

ASSESSOR'S PARCEL NUMBER(S): See Plat, McKenzie County has not assigned numbers yet.

LEGAL DESCRIPTION: LOT 1 of MONDAYONE TOWNHOMES

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Pheasant Ridge Ave

GROSS/NET ACREAGE: 1.79 PRESENT ZONE CLASSIFICATION: R-3

SOURCE OF Water / Sewer: municipal services, Watford City, ND

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? Yes

If YES, attach a justification letter describing such waivers or variances. Waivers and Variances should be discussed with Planning Department Staff prior to filing any application.

**PROPERTY OWNER**

(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.

[Signature]  
Property Owner Signature

Kenny Dewon  
Print Owner Name

Property Owner Signature

Print Owner Name

**NOTARY**

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

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

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
Date Name of Person(s)

Signature of Notary

SEAL STAMP

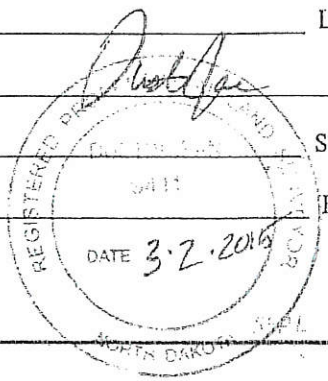
**SURVEYOR / ENGINEER**

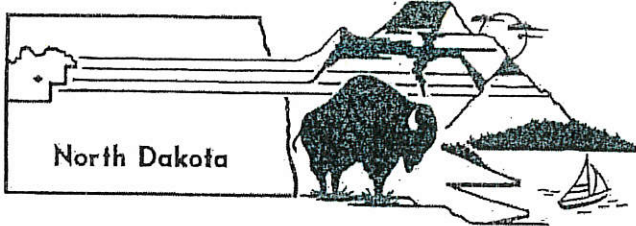
Name: Dustin Jean License: 9411

Address: PO Box 2813

City: Watford City State: ND Zip: 58854

Phone: 928-727-7380 Email: djean@meaiaz.com





# AFFIDAVIT Division of Land APPLICATION

City of Watford City Planning Department

AP#: (assessor parcel number) Not assigned, Lot 1 of MondayOne Townhomes Plat

Application/Owner: MondayOne LLC

In the State of North Dakota, County of McKenzie County,

I/We Kenny Dewan for MondayOne LLC

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County / Watford City including but not limited to tax debt related to the applicable map application type as follows:

(Check Appropriate Map Type)

Subdivision of Land Preliminary Map

Subdivision of Land Final Map

Simple Lot Split

Parcel Map

[Signature]  
(Signature)

\_\_\_\_\_  
(Signature)

Kenny Dewan (CEO)  
(Printed name & title)

\_\_\_\_\_  
(Printed name & title)

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, hereby certify that \_\_\_\_\_ personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_,

(SEAL)

see attached  
\_\_\_\_\_  
Notary Public

My Commission expires:

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

State of: \_\_\_\_\_

County of: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ORANGE

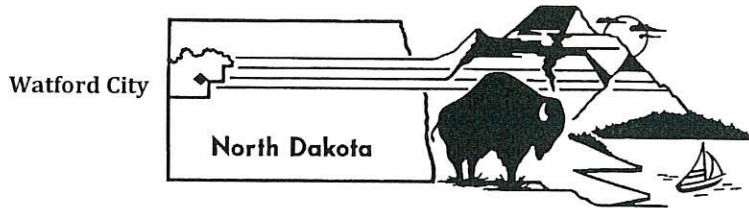
Subscribed and sworn to (~~or affirmed~~) before me on this notary public  
day of March 9, 2015, by Kenny Dewain

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature 





**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

March 26, 2015

**STAFF REPORT**  
**SLS-06-2015 Simple Lot Split**

Applicant

Mohave Engineering  
PO Box 2813  
Watford City, ND 58854

Property Owners

Monday One LLC

Property Address: Pheasant Ridge Ave

Simple Lot Split Requested: Owner intends to move lot line. Owner is not creating additional lots.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is actually a lot line adjustment. Lot 3 will now contain 1.68 acres by moving its lot line north into former Lot 1. Lot 1 will now contain 1.83 acres.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	R4, Watford City
Use -	High Density Residential
South: Zoning -	R4, Watford City
Use -	High Density Residential
North: Zoning -	R1, Watford City
Uses -	Single Family Residential
East: Zoning -	R2, Watford City
Uses -	Medium Density Residential

Site Development

Access: Pheasant Ridge Street

Sewer& Water: There is Sewer and Water at this location.

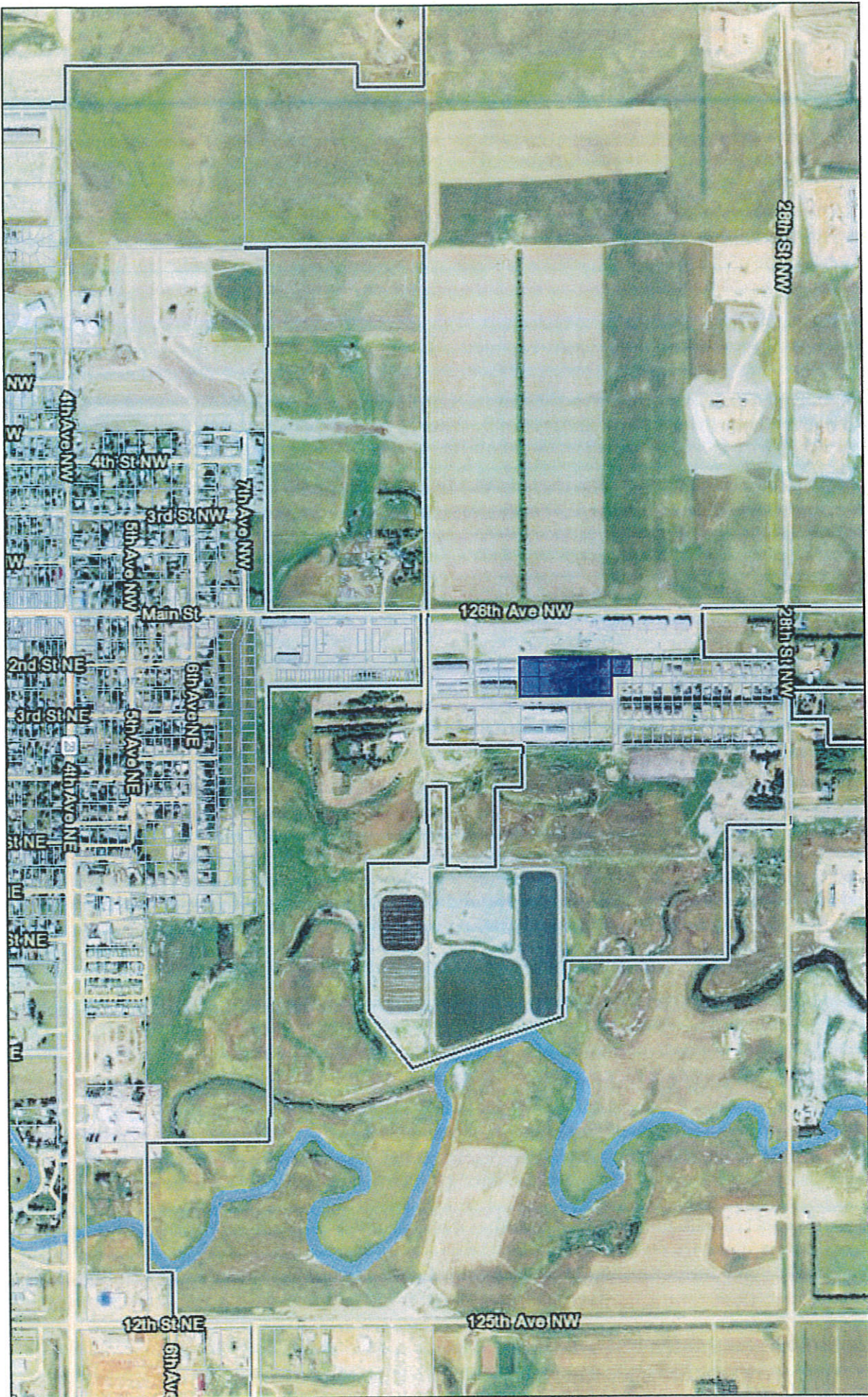
Recommendation:

It is recommended by the Planning Department for **approval** of the requested simple lot split contingent on the following conditions:

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.
2. DA and SIA are in place before these lots are developed on.

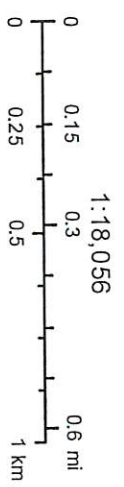
Contact: Seth Sampson, Assistant Planner

# MONDAYONE TOWNHOMES



March 26, 2015

- World Transportation
- Lot Lines
- Watford City Limits
- Cherry Creek
- Extra-Territorial Area (ETA)
- Parcels Data from McKenzie County



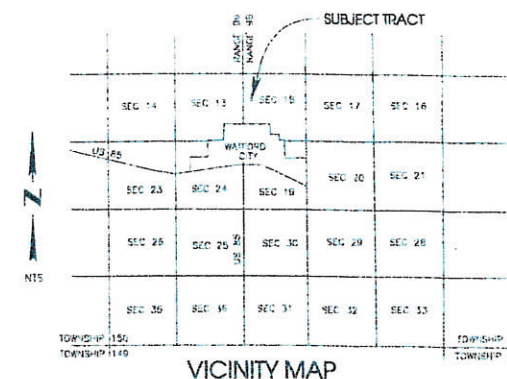
GIS: Watford City, AE2S  
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors







RE-PLAT OF  
**MONDAYONE TOWNHOMES**  
 A DEPENDENT RESURVEY AND RECONFIGURATION OF LOTS 1 THRU  
 3 OF MONDAYONE TOWNHOMES RECORDED IN DOCUMENT NUMBER 476674,  
 SITUATE IN NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 150  
 NORTH, RANGE 98 WEST OF THE FIFTH PRINCIPAL MERIDIAN,  
 MCKENZIE COUNTY, NORTH DAKOTA.



**OWNERS CERTIFICATE**

WE, (1) THE UNDERSIGNED, BEING SOLE OWNER (S) AND MORTGAGE HOLDER (S) OF THE LAND PLATED 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, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

OWNER (S) SIGNATURE  
STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, 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  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**AUDITOR'S CERTIFICATE OF TAXES:**

TAXES, DELINQUENT SPECIAL ASSESSMENTS OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

LINDA SVIHODEK  
MCKENZIE COUNTY AUDITOR

**CERTIFICATE OF MCKENZIE COUNTY RECORDER:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.

IAN JOHNSON  
MCKENZIE COUNTY RECORDER

**CERTIFICATE OF SURVEYOR**

I, DUSTIN DEAN, REGISTERED PROFESSIONAL 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 SIGNATURE  
2014

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL**

THIS PLAT, AS THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, JOINTLY AND SEVERALLY OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

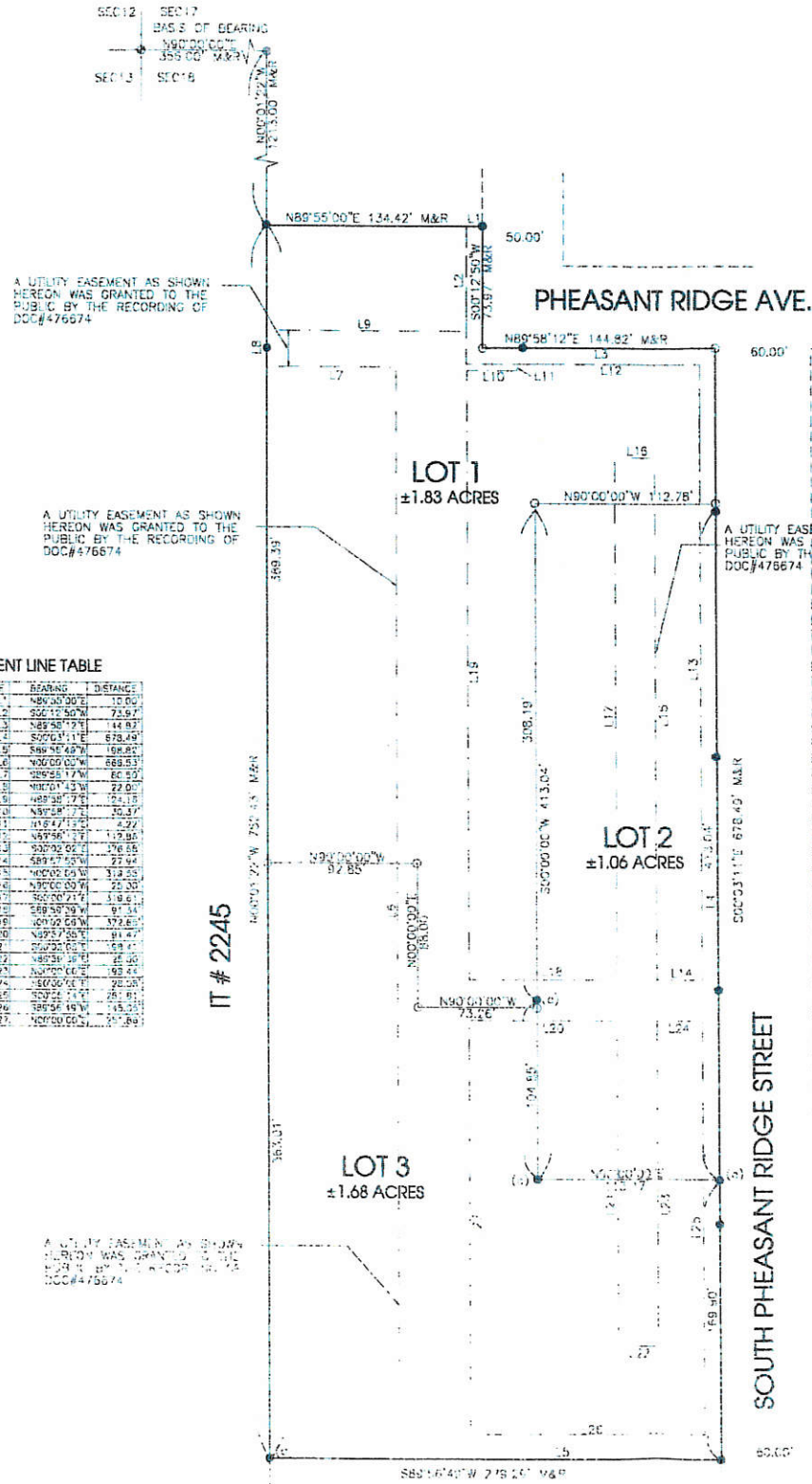
CITY BOARD CHAIRMAN  
STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES \_\_\_\_\_

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
1	N89°30'00"E	10.00'
2	S22°17'30"W	72.97'
3	S48°58'12"E	44.82'
4	S02°04'11"E	678.49'
5	S89°46'49"W	168.83'
6	N00°00'00"E	668.53'
7	S28°58'17"W	62.92'
8	N89°01'43"W	22.00'
9	S48°38'17"E	754.18'
10	N89°58'17"E	20.27'
11	N18°44'19"E	227.72'
12	S45°56'13"E	119.80'
13	S02°02'02"E	176.65'
14	S89°47'55"W	27.94'
15	N00°00'00"E	312.25'
16	S02°02'02"E	22.30'
17	S02°02'02"E	318.61'
18	S89°58'19"W	91.34'
19	S45°56'13"E	172.85'
20	S89°58'19"W	114.47'
21	S02°02'02"E	58.41'
22	S89°58'19"W	21.20'
23	N00°00'00"E	163.24'
24	S02°02'02"E	22.30'
25	S02°02'02"E	261.81'
26	S89°58'19"W	45.21'
27	N00°00'00"E	311.89'



**UTILITY SIGNATURE BLOCK**

WE, THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

RESERVATION TELEPHONE COOP

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS 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 \_\_\_\_\_

**UTILITY SIGNATURE BLOCK**

WE, THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

MCKENZIE ELECTRIC

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS 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 HEREON AND IS IN FULL AGREEMENT WITH THE CITY OF WATFORD CITY. THE CITY HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND UTILITIES OF THE ATTACHED PLAT SHOWN HEREON AS AN AGREEMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL UTILITIES, ALLEYS, AND OTHER PUBLIC WAYS AND UTILITIES OF THE ATTACHED PLAT ARE NOT APPLICABLE TO THIS PLAT AND SHALL BE OPEN TO PUBLIC USE.

CITY BOARD CHAIRMAN

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S NOTES:**

PERIOD OF SURVEY: SEPTEMBER, 2014

BASIS OF BEARING: THE WEST HALF OF THE NORTH SECTION LINE OF SECTION 18, BEARING NORTH 92°00'00" EAST, PER IRREGULAR TRACT No. 2587 RECORDED IN DOCUMENT No. 446777

**LEGEND**

- SECTION CORNER AS NOTED
- FOUND No. 5 BAR
- FOUND PLASTIC CAP LS 7155
- FOUND No. 5 REBAR W/ 1/2" BLUE PLASTIC CAP, LS 9411
- FOUND No. 5 REBAR W/ 1/2" BLUE PLASTIC CAP, LS 9411
- OLD PROPERTY LINE
- INDICATES NEW UTILITY EASEMENT TO BE GRANTED BY THIS PLAT
- INDICATES EXISTING EASEMENTS PER DOC# 436679
- R INDICATES RECORD DATA PER AT DOCUMENT No. 436679
- M INDICATES MEASURED DATA THIS SURVEY.
- ALL DISTANCES AS SHOWN HEREON ARE MEASURED DISTANCES AND ARE EXPRESSED IN FEET AND DECIMAL PLACES THEREOF.

**PRELIMINARY**

**MOHAVE ENGINEERING ASSOCIATES, INC.**  
 KENNY DEWAN, CEO  
 MONDAYONE  
 30 CORPORATE PARK SUITE 104  
 IRVINE, CA 92606  
 PH: 949-891-8100

15.

# Simple Lot Split Application

Submitted by Jason Gillen  
of Watford City Town Center, LLC.

## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: 3/11/15	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY:	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL:
<b>X</b> SIMPLE LOT SPLIT <b>X</b>	RECEIPT #:	SECTION / TOWNSHIP / RANGE: SW 1/4 Section 24 - 150 North - 99 West of 5th Meridian
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Watford City Town Center LLC</u>	
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Watford City Town Center LLC</u>	
PARCEL MAP NON-SUBSEQUENT	<i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i>	
FAMILY CEMETERY DESIGNATION	NAME: <u>Watford City Town Center LLC</u>	
AGRICULTURAL EXEMPTION	PHONE: <u>701-609-0733</u>	
	ADDRESS: <u>PO Box 2499</u>	
	CITY: <u>Watford City</u>	STATE: <u>ND</u> ZIP CODE: <u>58854</u>
	EMAIL: <u>jason84118@yahoo.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 473317

LEGAL DESCRIPTION: Lot 2

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 902 11th Ave Watford City ND 58854

GROSS/NET ACREAGE: 12.36 NUMBER OF LOTS: 1 ZONING: R4

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City sewer and water

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENT'S STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(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 \_\_\_\_\_ 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.

Property Owner (Signature): *Jason Gillen*

Property Owner (Print): Jason Gillen for Watford City Town Center LLC

Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

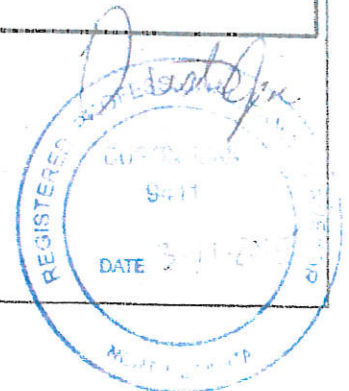
NAME: TRUDY JEAN LICENSE NO: 9111

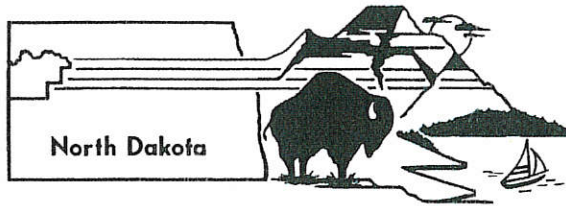
ADDRESS: PO Box 6597

CITY: Watford City STATE: ND ZIP: 58854

PHONE: 701-797-2627

FAX/Email: \_\_\_\_\_





**AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY  
DIVISION OF LAND APPLICATION**

AP#: \_\_\_\_\_

Application/Owner: Watford City Town Center LLC

In the State of ND, County of McKenzie,

I/We Watford City Town Center LLC

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

\_\_\_\_\_ Subdivision of Land Preliminary Map

\_\_\_\_\_ Subdivision of Land Final Map

X Parcel Map

[Signature]  
(Signature)

\_\_\_\_\_  
(Signature)

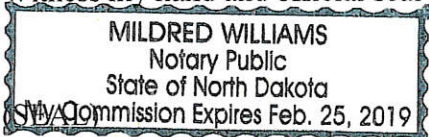
Jason Gillen

(Printed name & title)

\_\_\_\_\_  
(Printed name & title)

I, M. Williams, a Notary Public of the County and State aforesaid, hereby certify that Jason Gillen personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 11 day of March, 2015.

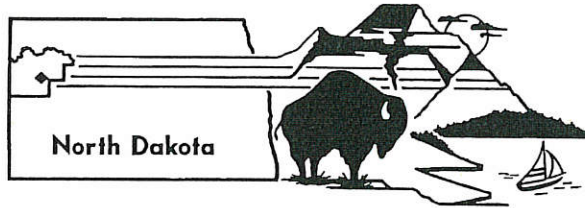


[Signature]  
Notary Public

My Commission expires:  
2/25/19

State of: North Dakota  
County of: McKenzie

Watford City



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

March 26, 2015

**STAFF REPORT**  
**SLS-05-2015 Simple Lot Split**

Applicant

Watford City Town Center LLC  
PO Box 2499  
Watford City, ND 58854

Property Owners

Watford City Town Center LLC

Property Address: 902 11<sup>th</sup> Ave NW

Simple Lot Split Requested: Owner intends to split 1 Lot into 2 separate lots.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is to split Lot 2 into 2 separate lots. Lot 2 now contains 12.36 acres and lot 3 which is the remainder of original lot 2 will contain 38.23 acres.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	Ag, Watford City
Use -	Agriculture
South: Zoning -	C2, Watford City
Use -	Commercial
North: Zoning -	C1, Watford City
Uses -	Commercial
East: Zoning -	AG, Watford City
Uses -	Agriculture

Site Development

Access: Will be accessible from 26<sup>th</sup> St NW

Sewer & Water: There is Sewer and Water to the South of this parcel

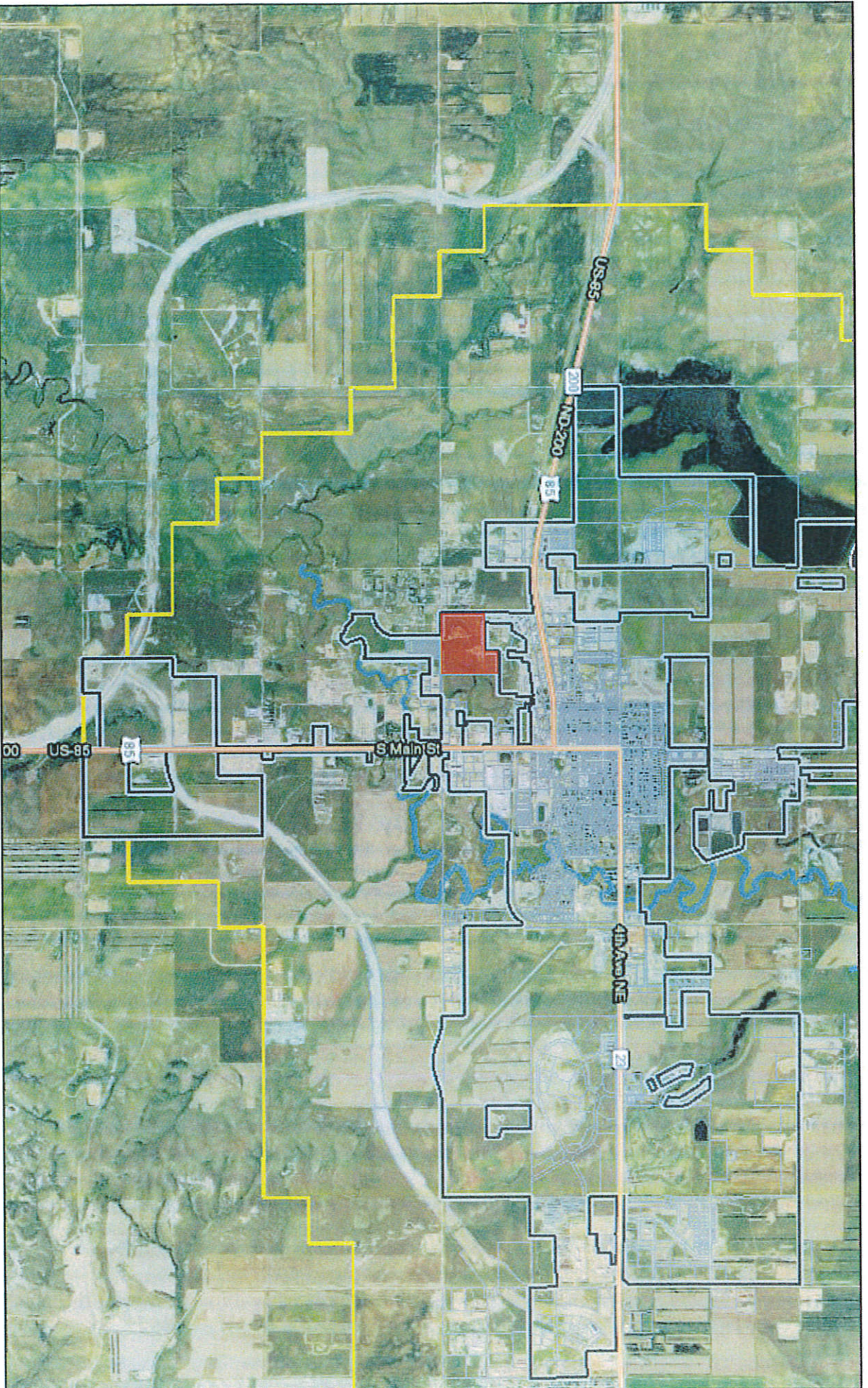
Recommendation:

It is recommended by the Planning Department for **approval** of the requested simple lot split.

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval
2. No further lot splits will be accepted from this property without first going through the subdivision process.

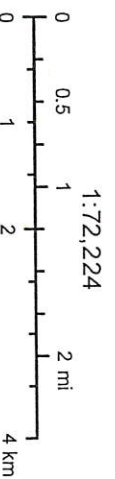
Contact: Seth Sampson, Assistant Planner

# Wattford City Town Center



March 26, 2015

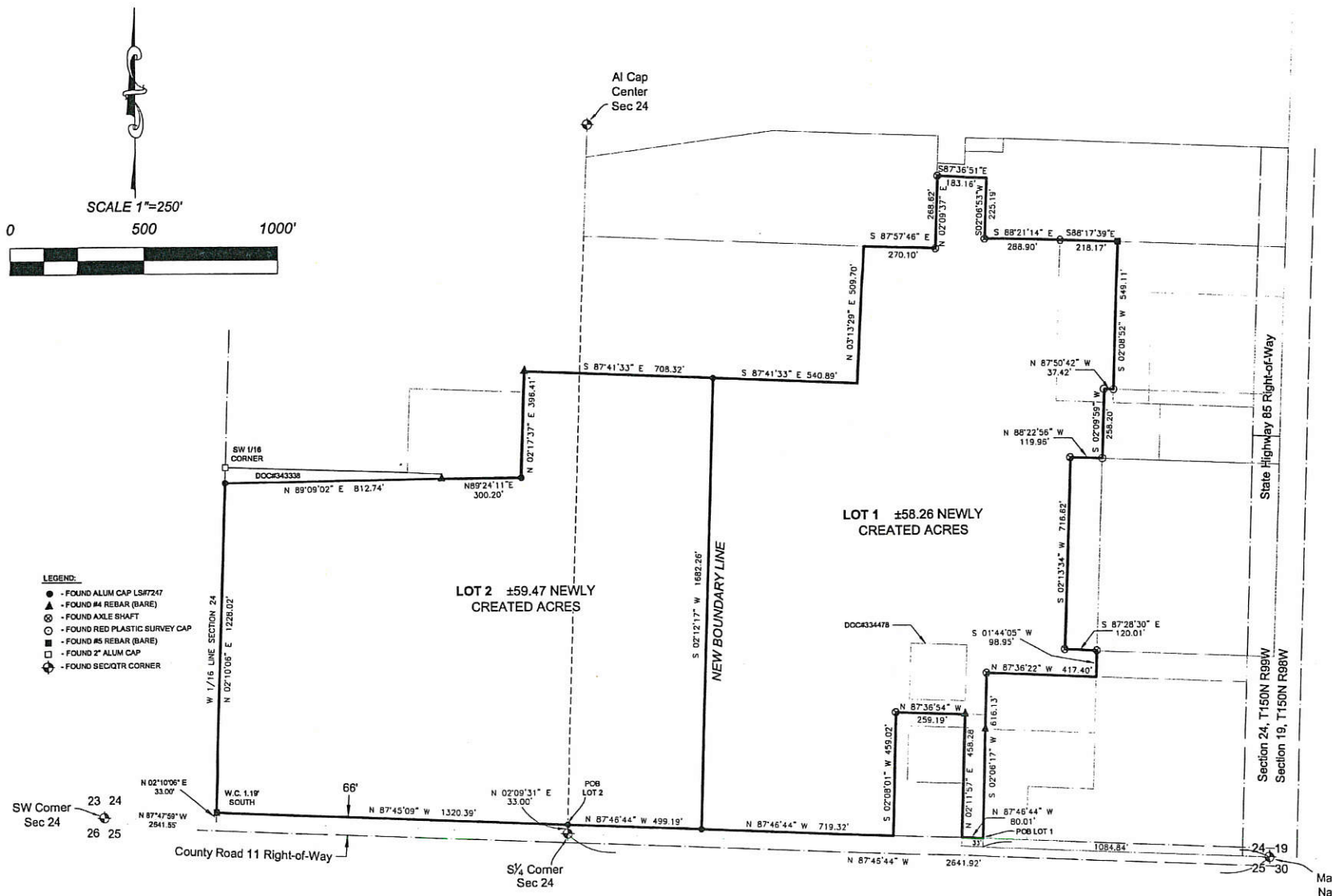
- World Transportation
- Wattford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County



GIS, Wattford City, AEZS  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

# FLADELAND SUBDIVISION

LOCATED IN THE SE 1/4 AND THE E 1/2 OF THE SW 1/4 IN SECTION 24, TOWNSHIP 150 NORTH, RANGE 99 WEST, 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA



**LEGAL DESCRIPTION (Lot 1):**  
 A Tract of Land located in the Southeast Quarter (SE 1/4) of Section 24, Township 150 North, Range 99 West, 5th Principal Meridian, McKenzie County, North Dakota, which is more particularly described as follows:  
 Commencing at the Southeast Corner of said Section 24, thence N87°46'44"W, 1084.84 feet to a Point; thence N02°06'17"E, 33.00 feet to a point on the North Right-of-Way Line of County Road 11 and the Southwest Corner of IT #1175, which is the Point of Beginning; thence N87°46'44"W, 80.01 feet along said Right-of-Way to a Point which is the Southeast Corner of IT #1527; thence N02°11'57"E, 458.28 feet to the Northeast Corner of IT #1527; thence N87°36'54"W, 259.19 feet along the North Line of said IT #1527; thence N87°46'44"W, 719.32 feet along said Right-of-Way Line; thence N02°12'17"E, 1682.26 feet to a Point on the South Line of IT #1710; thence S87°41'33"E, 540.89 feet along said South Line to the Southeast Corner of said IT #1710; thence N03°13'29"E, 509.70 feet along the East Line of said IT #1710 to a Point on the South Line of IT #412; thence S87°57'46"E, 270.10 feet along said South Line to the Southeast Corner of said IT #412; thence N02°09'37"E, 268.62 feet along the East Line of said IT #412 to a Point on the South Line of IT #46; thence S87°36'51"E, 183.16 feet along said South Line to the West Line of said IT #46; thence S02°06'33"W, 225.19 feet along said West Line to a Point on the South Line of said IT #46; thence S88°21'14"E, 288.90 feet along said South Line; thence S02°08'52"W, 549.11 feet along the West Line of said IT #725 to a Point on the North Line of IT #727; thence N87°50'42"W, 37.42 feet along said North Line to the Northwest Corner of said IT #727; thence S02°09'59"W, 258.20 feet along the West Line of said IT #727 to the Northeast Corner of IT #1309; thence N88°22'56"W, 119.96 feet along the North Line of said IT #1309 to the Northwest Corner of said IT #1309; thence S02°13'34"W, 716.62 feet along the West Line of said IT #1309 to the Southwest Corner of said IT #1309; thence S87°28'30"E, 120.01 feet along the South Line of said IT #1309 to the Northwest Corner of IT #921; thence S01°44'05"W, 98.95 feet along the West Line of said IT #921 to the Northeast Corner of IT #1471; thence N87°36'22"W, 417.40 feet along the North Line of said IT #1471 to the Northwest Corner of said IT #1471; thence S02°06'17"W, 616.13 feet to the Point of Beginning, excepting IT #1371 which contains 1.00 acres and is described in Document #334478 in the office of the McKenzie County, North Dakota Recorder. Said Lot 1 contains 58.26 Acres, more or less.  
 Subject to any easements, exceptions, reservations, restrictions, or conditions contained in prior conveyances of record.

**LEGAL DESCRIPTION (Lot 2):**  
 A Tract of Land located in the East Half of the Southwest Quarter (E 1/2 SW 1/4) and in the West Half of the Southeast Quarter (W 1/2 SE 1/4) of Section 24, Township 150 North, Range 99 West, 5th Principal Meridian, McKenzie County, North Dakota, which is more particularly described as follows:  
 Commencing at the Southeast corner of said Section 24; thence N87°46'44"W along the South line of said Section 24, 2641.92 feet to the South Quarter Corner of said Section 24, thence N02°09'31"E, 33.00 feet to a Point on the North Right-of-Way Line of County Road 11 and the Point of Beginning; thence N87°45'09"W, 1320.39 feet along said Right-of-Way to a Point on the West Line of the SE 1/4 SW 1/4; thence N02°10'06"E, 1228.02 feet along said West Line; thence N89°09'02"E along the South line of a tract described in Document 343338, McKenzie County records, a distance of 812.74 feet to a 1/2" Rebar; thence N89°24'11"E, 300.20 feet to the Southeast Corner of IT #1267; thence N02°17'37"E, 396.41 feet along the East Line of said IT #1267 to a Point on the South Line of IT #1710; thence S87°41'33"E, 708.32 feet along said South Line; thence S02°12'17"W, 1682.26 feet to the North Right-of-Way Line of County Road 11; thence N87°46'44"W along said North Right-of-Way 499.19 feet to the Point of Beginning, and containing 59.47 acres, more or less.  
 Subject to any easements, exceptions, reservations, restrictions, or conditions contained in prior conveyances of record.

**OWNERS CERTIFICATE**  
 WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE PLAT OF FLADELAND SUBDIVISION AND HAVE CAUSED IT TO BE SURVEYED AND PLATTED AS SHOWN BY SAID PLAT AND CERTIFIED OF JASON D. LEVANNEN, REGISTERED PROFESSIONAL LAND SURVEYOR. SAID TRACT IS LOCATED IN THE SE 1/4 AND THE E 1/2 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA, AND THE DESCRIPTION AS SHOWN IS CORRECT.

*Diana Guldagning*, Managing Partner, Watford City Town Center, LLC, DATE: 9-25-14  
*Dan Fladeland*, Owner, DATE: 9-6-14  
*Ginger Fladeland*, Owner, DATE: 9-6-14

STATE OF NORTH DAKOTA )  
 COUNTY OF MCKENZIE )  
 BE IT KNOWN ON the 6 DAY of Sept, 2014, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DIANA GULDAGNING, KNOWN TO BE THE PERSON(S) DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS OR HER FREE ACT AND DEED.  
*Mildred Williams*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: [Stamp: MILDRED WILLIAMS, Notary Public, State of North Dakota, My Commission Expires Feb. 25, 2019]

STATE OF )  
 COUNTY OF )  
 BE IT KNOWN ON the 6 DAY of Sept, 2014, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAN AND GINGER FLADELAND, KNOWN TO BE THE PERSON(S) DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS OR HER FREE ACT AND DEED.  
*Mildred Williams*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: [Stamp: MILDRED WILLIAMS, Notary Public, State of North Dakota, My Commission Expires Feb. 25, 2019]

**WATFORD CITY APPROVAL**  
 THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, 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 NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

*Brent Sanford*, Mayor, DATE: 9-22-14  
*Peter Peterson*, City Auditor, DATE: 9-22-14

STATE OF NORTH DAKOTA )  
 COUNTY OF MCKENZIE )  
 BE IT KNOWN ON the 25 DAY of Sept, 2014, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR AND PETER PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.  
*Mildred Williams*  
 NOTARY PUBLIC  
 MCKENZIE COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES: 2/25/19

**PLANNING AND ZONING COMMISSION APPROVAL**  
 THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS 18 DAY OF Sept, 2014 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.

*Glen Beard*, Chairman, DATE: 9-18-14

STATE OF NORTH DAKOTA )  
 COUNTY OF MCKENZIE )  
 BE IT KNOWN ON the 18 DAY of Sept, 2014, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.  
*Mildred Williams*  
 NOTARY PUBLIC  
 MCKENZIE COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES: 2/25/19

**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 LIQUID IN THE AMOUNT OF \$ 0 PLUS PENALTY AND INTEREST. CERTIFIED THIS 25th DAY OF Sept, 2014.

*Linda Svinick*, Auditor, DATE: 9-25-14

**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 11:27 O'CLOCK A.M. ON the 26th DAY of Sept, 2014 A.D. AND WAS RECORDED AS DOCUMENT NUMBER 472420  
*Ann M. Johnson*  
 COUNTY RECORDER  
 MCKENZIE COUNTY, NORTH DAKOTA

**SURVEYOR'S CERTIFICATE:**  
 I, Jason D. Levannen, a duly registered land surveyor in the State of North Dakota, do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision in June 2013 - May 2014.

[Stamp: JASON D. LEVANNEN, REGISTERED LAND SURVEYOR, STATE OF NORTH DAKOTA, LICENSE NO. 15-6548, DATE 6/10/14]

**WATFORD CITY TOWN CENTER, LLC**

**WESTERN LAND SERVICES**  
 Sheridan, WY 82801 (307)673-1817

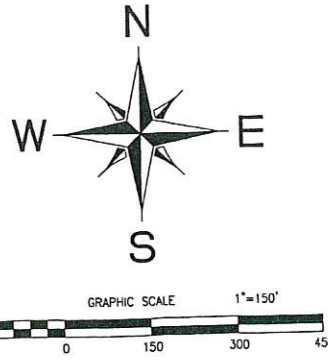
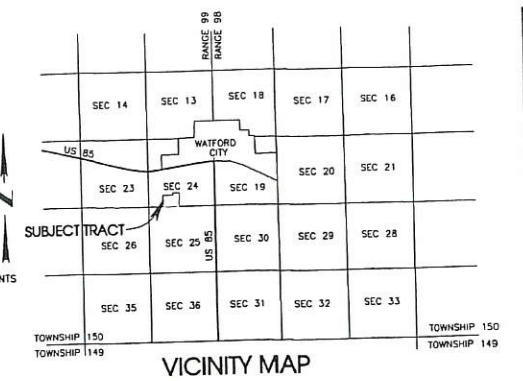
Section 24, T150N - R99W  
 McKenzie County, North Dakota

Date: 6/10/2014 Saved Date: 6/10/2014 Revision:

parent map #1

# PLAT OF WESTGATE TOWN CENTER SUBDIVISION

A DEPENDENT RESURVEY AND SEGREGATION OF THAT PARCEL DESCRIBED IN DOC#464715 LOCATED IN THE SOUTH EAST 1/4 AND SOUTH WEST 1/4 SECTION 24, TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA.



**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 24, OF TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE, SOUTH 87°45'24" EAST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 1321.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 02°11'12" EAST ALONG THE WEST LINE OF THE E1/2 SW1/4, A DISTANCE OF 1245.06 TO A POINT BEING THE INTERSECT OF SAID WEST LINE OF THE E1/2 SW1/4 AND THE SOUTH BOUNDARY OF I.T. 1851 PER DOC#46211, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID I.T. 1851; THENCE, NORTH 89°17'16" EAST, ALONG SAID SOUTH BOUNDARY OF I.T. 1851, A DISTANCE OF 278.90 FEET TO THE SOUTHWEST CORNER OF I.T. 2074 PER DOC#409679; THENCE, NORTH 89°17'16" EAST, ALONG SAID SOUTH BOUNDARY OF SAID I.T. 2074, A DISTANCE OF 534.34; THENCE, CONTINUING ON SAID SOUTH BOUNDARY OF SAID I.T. 2074, A DISTANCE OF 18.04 FEET; THENCE, CONTINUING ON SAID SOUTH BOUNDARY OF SAID I.T. 2074, A DISTANCE OF 300.13 TO THE SOUTH EAST CORNER OF SAID BOUNDARY OF I.T. 2074 NORTH 89°19'33" EAST, A DISTANCE OF 300.13 TO THE SOUTH EAST CORNER OF SAID BOUNDARY OF I.T. 2074; THENCE, NORTH 02°17'50" EAST ALONG THE EAST BOUNDARY OF SAID I.T. 2074, A DISTANCE OF 1719.57 FEET TO A POINT BEING THE INTERSECT OF THE SAID EAST BOUNDARY OF SAID I.T. 2074, A DISTANCE OF 1719.57 FEET TO A POINT ON SAID SOUTH SECTION LINE OF SECTION 24; THENCE, NORTH 87°46'42" WEST ALONG SAID SOUTH SECTION LINE OF SAID SECTION 24, A DISTANCE OF 491.16 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE, NORTH 87°45'24" WEST ALONG SAID SOUTH SECTION LINE OF SAID SECTION 24, A DISTANCE OF 1321.51 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 60.59 ACRES MORE OR LESS AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

**UTILITY SIGNATURE BLOCK**

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS 12 DAY OF Oct, A.D. 2014

RESERVATION TELEPHONE COOP  
STATE OF NORTH DAKOTA } SS  
COUNTY OF MCKENZIE }

ON THIS 13 DAY OF Oct, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, Carly L. Johnson KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL) Kate R. Dochter  
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
RESIDING AT Watford City, ND  
MY COMMISSION EXPIRES 2/25/19

**UTILITY SIGNATURE BLOCK**

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS 1 DAY OF October, A.D. 2014

STATE OF NORTH DAKOTA } SS  
COUNTY OF MCKENZIE }

ON THIS 7th DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, Shane Johnson KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL) Kyle L. Roff  
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
RESIDING AT McKenzie County  
MY COMMISSION EXPIRES 10/11/19

**WATFORD CITY APPROVAL**

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, 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, AND 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 NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

Brent Sanford DATE: 10-13-14  
BRENT SANFORD, MAYOR

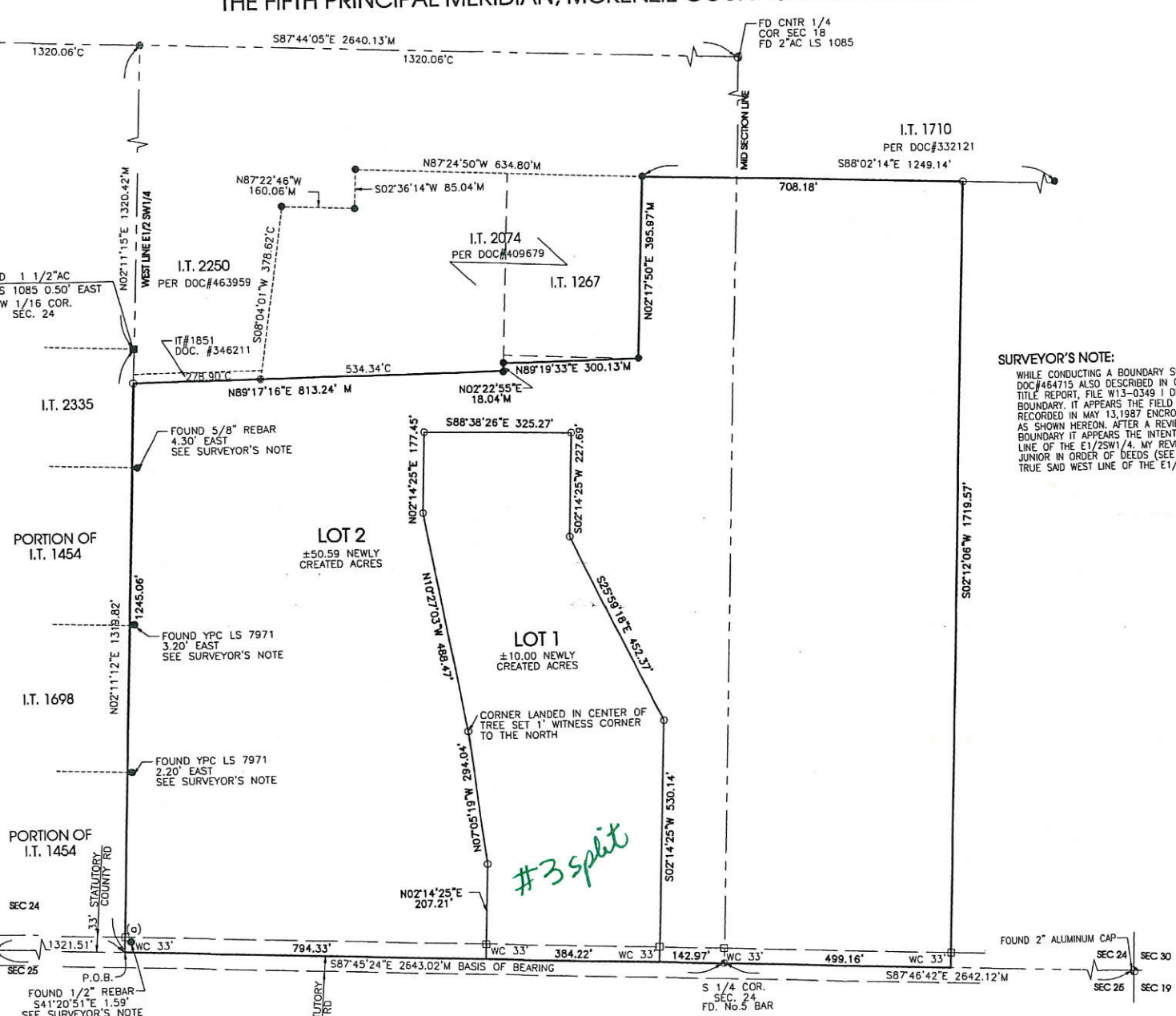
Peni Peterson DATE: 10-13-14  
PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA } SS  
COUNTY OF MCKENZIE }

ON THIS 13 DAY OF Oct, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

(NOTARIAL SEAL) Mildred Williams  
NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA  
RESIDING AT Watford City, ND  
MY COMMISSION EXPIRES: 2/25/19

(NOTARIAL SEAL) Mildred Williams  
NOTARY PUBLIC  
State of North Dakota  
My Commission Expires Feb. 25, 2019



**PLANNING AND ZONING COMMISSION APPROVAL**

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS 3 DAY OF October, 2014 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.

Glen Beard DATE: 10-3-14  
GLEN BEARD, CHAIRMAN

STATE OF NORTH DAKOTA }  
COUNTY OF MCKENZIE }

ON THIS 3 DAY OF October, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

(NOTARIAL SEAL) Kyle L. Roff  
NOTARY PUBLIC  
State of North Dakota  
My Commission Expires Oct. 11, 2019

**AUDITOR'S CERTIFICATE OF TAXES:**

TAXES, DELINQUENT SPECIAL ASSESSMENTS OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ 0 PLUS PENALTY AND INTEREST.

CERTIFIED THIS 14th DAY OF October, 2014.

Linda Sivhovec by Eric J. Deputy  
LINDA SIVHOVEC  
MCKENZIE COUNTY AUDITOR

**CERTIFICATE OF MCKENZIE COUNTY RECORDER:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT 12:51 O'CLOCK PM ON THIS 14th DAY OF October, 2014 AND WAS RECORDED AS DOCUMENT NUMBER 473317

Ann M. Johnson  
ANN JOHNSON  
MCKENZIE COUNTY RECORDER



**NOTES:**

PERIOD OF SURVEY: SEPT, 2014.

BASIS OF BEARING: THE WEST HALF OF THE WEST SECTION LINE OF SECTION 24, BEING SOUTH 87°45'24" EAST.

**LEGEND**

- SECTION CORNER AS NOTED
- FOUND 2" ALUMINUM CAP, LS 1085
- FOUND 5/8" REBAR UNLESS NOTED OTHERWISE
- SET No. 5 REBAR W/1 1/2" ALUMINUM CAP, LS 9411 FOR WITNESS CORNER AT DISTANCE SHOWN HEREON.
- SET No. 5 REBAR W/1 1/2" BLUE PLASTIC CAP, LS 9411
- INDICATES CALCULATED POSITION
- M INDICATES MEASURED DATA THIS SURVEY.
- C INDICATES CALCULATED DISTANCE.

ALL DISTANCES AS SHOWN HEREON ARE MEASURED DISTANCES UNLESS NOTED AND ARE EXPRESSED IN FEET AND DECIMAL PLACES THEREOF.

**OWNERS CERTIFICATE**

WE, (I) 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, NORTH DAKOTA.

DATED THIS 14th DAY OF October, 2014

OWNER (S) SIGNATURE  
STATE OF NORTH DAKOTA }  
COUNTY OF MCKENZIE }

ON THIS 1st DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, Dianna Guadagnino KNOWN TO ME TO BE THE PERSON (S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL) Mildred Williams  
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
RESIDING AT Watford City, ND  
MY COMMISSION EXPIRES 2/25/19

**CERTIFICATE OF SURVEYOR**

I, DUSTIN JEAN, REGISTERED PROFESSIONAL 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.

Dustin Jean  
SURVEYOR SIGNATURE  
LS# 9411

STATE OF Arizona } SS  
COUNTY OF Mohave }

Brittany White  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/21/2015

(NOTARIAL SEAL) Dustin Jean  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DUSTIN JEAN  
9411  
DATE: 10-14-2014  
MCKENZIE COUNTY, NORTH DAKOTA

PHYSICAL: 228 N MAIN STREET  
MAIL: P.O. BOX 2815 - WATFORD CITY, ND 58541  
PHONE: 701.967.1928 FAX: 701.967.1918  
mohave-engineering.com

**MOHAVE ENGINEERING ASSOCIATES, INC.**

PREPARED FOR  
DIANNA GUADAGNINO  
WATFORD CITY TOWN CENTER LLC  
P.O. BOX 2499  
WATFORD CITY, ND 58564  
701-609-6011

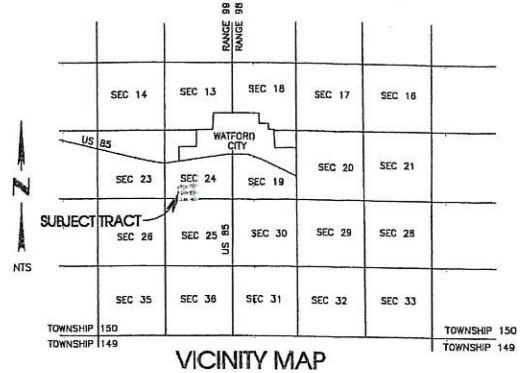
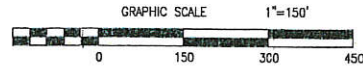
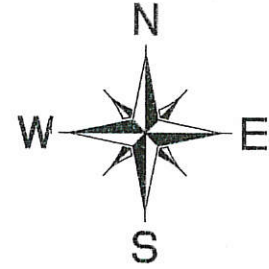
#2



RE-PLAT OF

WESTGATE TOWN CENTER SUBDIVISION

A DEPENDENT RESURVEY AND RECONFIGURATION OF LOT 2 PER "WESTGATE TOWN CENTER SUBDIVISION" RECORDED IN DOC#473317 LOCATED IN THE SOUTH EAST 1/4 AND SOUTH WEST 1/4 SECTION 24, TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA.



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 24, OF TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA. COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE, SOUTH 87°45'24" EAST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 1321.51 FEET TO THE TRUE POINT OF BEGINNING...

UTILITY SIGNATURE BLOCK

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

RESERVATION TELEPHONE COOP STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HERETO 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 \_\_\_\_\_

UTILITY SIGNATURE BLOCK

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

MCKENZIE ELECTRIC STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HERETO 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 HEREON, 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 NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

BRENT SANFORD, MAYOR DATE: \_\_\_\_\_ PETERSON, CITY AUDITOR DATE: \_\_\_\_\_

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA MY COMMISSION EXPIRES: \_\_\_\_\_

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 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.

GLEN BEARD, CHAIRMAN DATE: \_\_\_\_\_

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA MY COMMISSION EXPIRES: \_\_\_\_\_

AUDITOR'S CERTIFICATE OF TAXES:

TAXES, DELINQUENT SPECIAL ASSESSMENTS OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

LINDA SMHOVEC MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_

ANN JOHNSRUD MCKENZIE COUNTY RECORDER

SURVEYOR'S NOTE:

WHILE CONDUCTING A BOUNDARY SURVEY OF THAT PARCEL DESCRIBED IN DOC#464715 ALSO DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, FILE W13-0349 I DISCOVERED A DISCREPANCY ALONG THE WEST BOUNDARY. IT APPEARS THE FIELD SURVEY OF IT#1454 PER DOC#28594 RECORDED IN MAY 13, 1987 ENCRACHED THE WEST LINE OF THE E1/2SW1/4 AS SHOWN HEREON. AFTER A REVIEW OF THE CHAIN TITLE ALONG THE WEST BOUNDARY IT APPEARS THE INTENT OF BOTH PARTIES WAS TO ADJOIN THE WEST LINE OF THE E1/2SW1/4. MY REVIEW ALSO REVEALED THAT SAID IT#1454 WAS JUNIOR IN ORDER OF DEEDS (SEE DOC#281254) AND THEREFORE I HELD THE TRUE SAID WEST LINE OF THE E1/2SW1/4.

NOTES:

PERIOD OF SURVEY: SEPT, 2014. BASIS OF BEARING: THE WEST HALF OF THE WEST SECTION LINE OF SECTION 24, BEING SOUTH 87°45'24"EAST.

LEGEND

- SECTION CORNER AS NOTED
FOUND 2" ALUMINUM CAP, LS 1085
FOUND 5/8" REBAR UNLESS NOTED OTHERWISE
FOUND 5/8" W/BUE PLASTIC CAP, LS-9411
SET No.5 REBAR W/1 1/2" ALUMINUM CAP, LS 9411 FOR WITNESS CORNER AT DISTANCE SHOWN HEREON.
SET No.5 REBAR W/1 1/2" BLUE PLASTIC CAP, LS 9411
INDICATES CALCULATED POSITION
INDICATES MEASURED DATA THIS SURVEY.
INDICATES CALCULATED DISTANCE.

ALL DISTANCES AS SHOWN HEREON ARE MEASURED DISTANCES UNLESS NOTED AND ARE EXPRESSED IN FEET AND DECIMAL PLACES THEREOF.

OWNERS CERTIFICATE

WE, (I) 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. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

OWNER (S) SIGNATURE STATE OF NORTH DAKOTA COUNTY OF MCKENZIE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 HERETO 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 \_\_\_\_\_

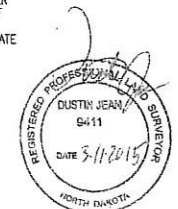
CERTIFICATE OF SURVEYOR

I, DUSTIN JEAN, REGISTERED PROFESSIONAL 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 SIGNATURE LS# 9411

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

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_



PRELIMINARY



PREPARED FOR DIANNA GUADAGNINO WAITFORD CITY TOWN CENTER LLC P.O. BOX 2499 WATFORD CITY, ND 58854 701-609-6011

16.

# Preliminary Plat Application

Submitted by Matrixx Equities Watford, LLC.  
for Edward & Charlotte Schilke

**DIVISION OF LAND / PLANNING APPLICATION**

**CITY OF WATFORD CITY**

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
<b>SUBDIVISION PRELIMINARY MAP</b>	PROCESSED BY:	PLANNING AND ZONING:
<b>SUBDIVISION FINAL MAP</b>	FEE:	CITY COUNCIL:
<b>SIMPLE LOT SPLIT</b>	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
<b>LARGE PARCEL MAP PRELIMINARY</b>	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<b>LARGE PARCEL MAP FINAL</b>	PROPERTY OWNER <u>Edward I. Schilke and Charlotte A. Schilke</u>	
<b>PARCEL MAP SUBSEQUENT</b>	APPLICANT <u>Matrixx Equities Watford, LLC</u>	
<b>PARCEL MAP NON-SUBSEQUENT</b>	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<b>FAMILY CEMETERY DESIGNATION</b>	NAME <u>Bob Watt</u>	
<b>AGRICULTURAL EXEMPTION</b>	PHONE <u>480-945-9292</u>	

NAME Bob Watt  
 PHONE 480-945-9292  
 ADDRESS 14646 N. Kierland Blvd., #250  
 CITY Scottsdale STATE AZ ZIP CODE 85254-2767  
 EMAIL bob@matrixxmgmt.com

ASSESSOR'S PARCEL NUMBER(S) 20-00-15000  
Southwest quarter of Section 21, Township 150 North,  
 LEGAL DESCRIPTION Range 98 West of the Fifth Principal Meridian, MacKenzie County, North Dakota  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS NE of 134th Ave. NW and 11th Ave. SE  
 GROSS NET ACREAGE 138 ac. NUMBER OF LOTS 16 ZONING Agriculture to R-4 and C-1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER provided by Watford City  
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? No

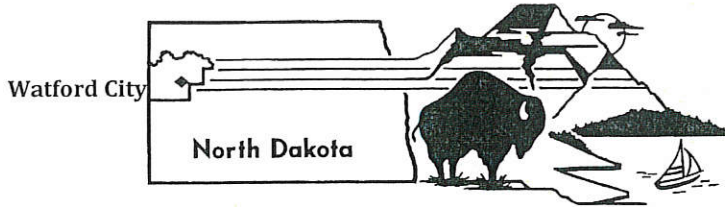
IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES. WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENT'S STAFF PRIOR TO FILING ANY REQUIRED APPLICATION

(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 undersigned 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.

Property Owner (Signature) Edward I. Schilke  
 Property Owner (Print) Edward I. Schilke  
 Property Owner (Signature) Charlotte A. Schilke  
Charlotte A. Schilke

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

NAME \_\_\_\_\_ LICENSE NO. \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 FAX/Email \_\_\_\_\_



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

**STAFF REPORT**

**Prelim Map-12-2015 (Fox Ridge Subdivision)**

Applicant

Matrix Equities Watford, LLC  
14646 N. Kierland Blvd #250  
Scottsdale, AZ 85254

Property Owners

Edward and Charlotte Schilke

Property Address: North of 11<sup>th</sup> Ave SE

Subdivision Prelim Map: Fox Ridge Subdivision

Located: Southwest quarter of Sect 21, Township 150N, Range 98W

Discussion: The Fox Ridge Subdivision is currently zoned as AG but the owner intends to rezone to R4 and C1. It consists of 138 acres and contains 16 total lots. The new High School will be located to the North of this subdivision and 11<sup>th</sup> Ave SE runs along its southern border.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -	C1, Watford City
Use -	Airport
South: Zoning -	Ag, McKenzie County
Use -	Agricultural
North: Zoning -	R1, R2, R3, R4, Watford City
Uses -	Mixed Use Residential
East: Zoning -	Ag, McKenzie County
Uses -	Agricultural

Site Development

Access: *The property is accessible from 11th Ave SE and will also have Fox Hills Pkwy running through the property.*

Sewer: *There are currently no sewer to the property.*

Water: *There are currently no city water mains within the property.*

Recommendation:

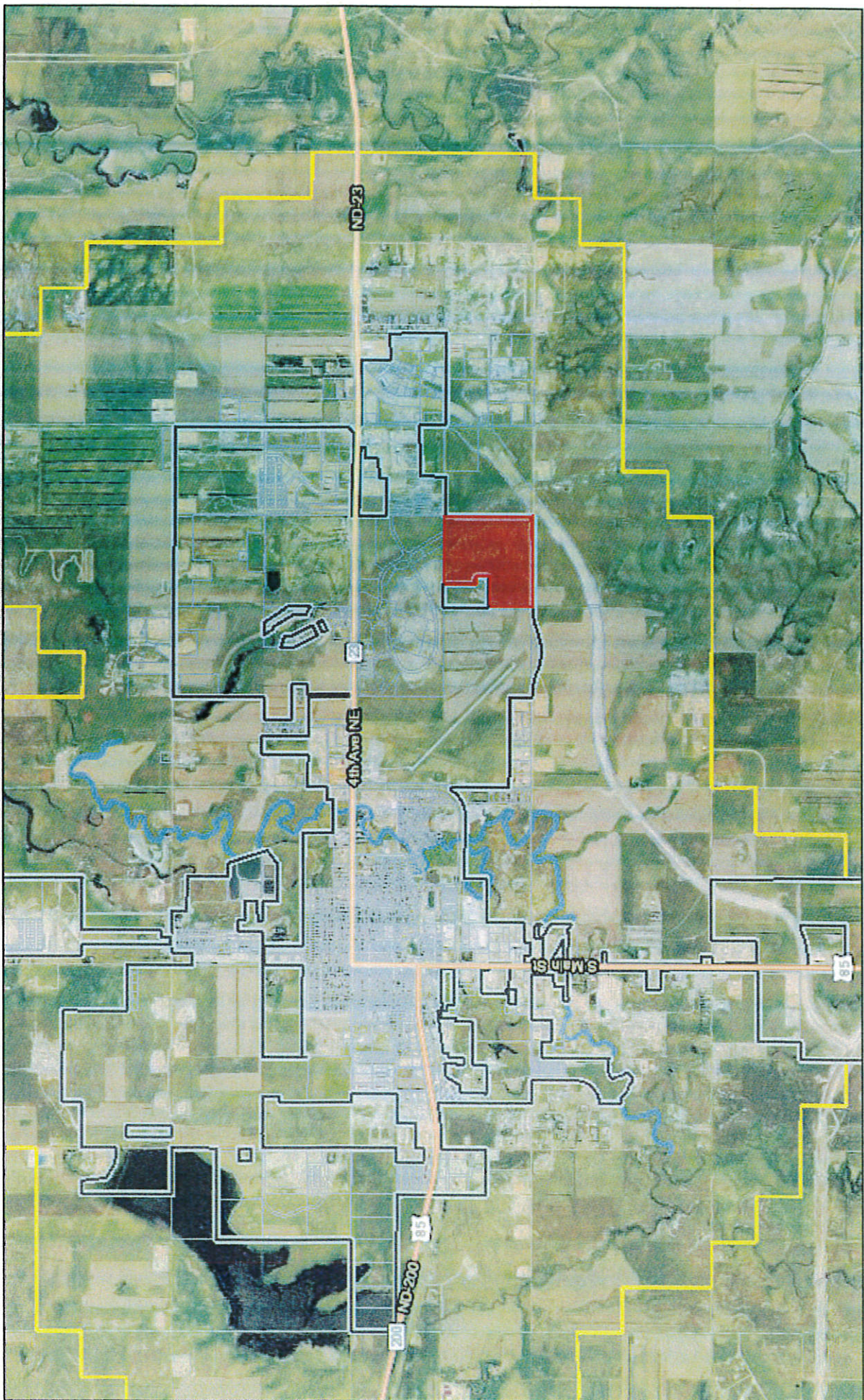
It is recommended that the Watford City Planning Commission **approve** the Fox Ridge Subdivision Preliminary Map amendment contingent upon:

1. The Fox Ridge development agreement is finalized before final map recordation.
2. SIA is finalized and approved before final map recordation by the Watford City planning department.
3. Name of Fox Ridge Subdivision is approved by recorder's office before recordation.
4. \$500,000 Sewer Agreement be finalized prior to recordation

Contact:

Seth Sampson, Assistant City Planner

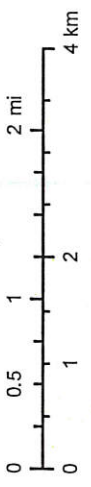
# Fox Ridge Subdivision



March 26, 2015

-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  World Transportation
-  Lot Lines
-  Cherry Creek
-  Parcels Data from McKenzie County

1:72,224



GIS, Watford City, AE2S  
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

**PLAT of  
FOX RIDGE SUBDIVISION  
IN THE SW1/4 SECTION 21, T150N, R98W, 5th PM,  
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA**

**DESCRIPTION**

The SW1/4 Section 21, T150N, R98W, 5th PM, City of Watford City, McKenzie County, North Dakota, excepting therefrom Irregular Tract 2041 and the North Dakota Highway 23 Bypass right-of-way.  
Said parcel contains 136.92 acres.

**CERTIFICATE OF CONSENT and DEDICATION**

We, the undersigned, being sole owners and mortgage holders of the land platted herein, do hereby consent to the execution of this plat and dedicate the streets, alleys, parks, and public grounds as shown hereon and all utilities within such areas, including all storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances, whether such are shown or not, to the public forever. This offer of dedication shall remain in effect in perpetuity. If the offer of dedication is declined, the areas shown hereon to be dedicated as streets are hereby granted to the public as public access and utility easements until such time as said offer is accepted by the City. We further agree to not vacate any portion of this plat without the consent of the City of Watford City.

We also 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 those certain strips of land designated hereon as "Utility Easements".

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Edward Schilke Charlotte Schilke  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Edward Schilke and Charlotte Schilke, known to me to be the persons described in the within instrument, and who acknowledged to me that they executed the same.

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

**CERTIFICATE OF SURVEYOR**

I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Steven Rude, PLS  
ND Reg. No. LS-6261  
Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA )  
COUNTY OF \_\_\_\_\_ ) ss

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**CERTIFICATE OF CITY COUNCIL**

The City Council of Watford City, ND, has approved the subdivision of land as shown on this platland has approved the grounds as shown hereon as an amendment to the master plan of Watford City. The offer of dedication of all streets, storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances is declined at this time, but the offer shall remain open in perpetuity, and the areas shown hereon to be dedicated as streets shall be public access and utility easements until such time as the offer of dedication is accepted by the City. This action of the Council was taken by resolution approved the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Brent Sanford, Mayor Attest: Penl Peterson, Auditor

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE ) ss

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Brent Sanford and Penl Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

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

**CERTIFICATE OF PLANNING & ZONING COMMISSION**

This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

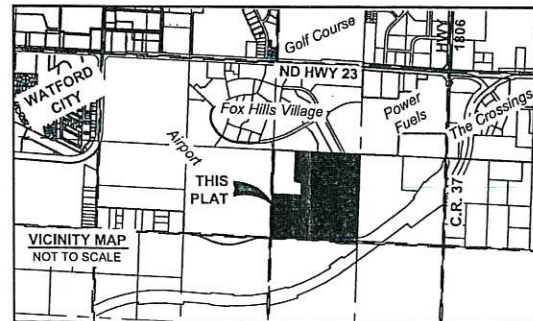
Glen Beard, Chairman Date

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE ) ss

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

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

**OWNERS**  
EDWARD & CHARLOTTE SCHILKE  
WATFORD CITY, ND 58854



**CERTIFICATE OF UTILITY PROVIDER-MEC**

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MCKENZIE ELECTRIC COOPERATIVE

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE ) ss

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-MDU**

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MONTANA DAKOTA UTILITIES

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE ) ss

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF UTILITY PROVIDER-RTC**

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

RESERVATION TELEPHONE COOPERATIVE

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE ) ss

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

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

**CERTIFICATE OF COUNTY AUDITOR**

I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ \_\_\_\_\_ plus penalty and interest.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Linda Svihovec, Auditor

**CERTIFICATE OF RECORDER**

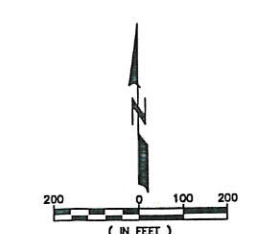
STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE ) ss

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at \_\_\_\_\_ o'clock AM / PM this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and assigned Document No. \_\_\_\_\_

Ann Johnsrud, Recorder



# PLAT of FOX RIDGE SUBDIVISION



**BASIS OF BEARING**  
BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.

**LEGEND**

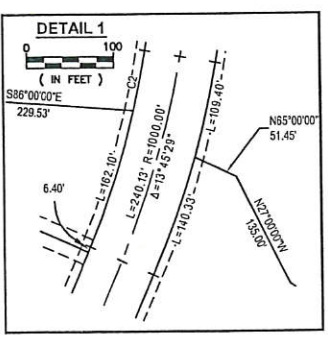
- FOUND REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
- WC WITNESS CORNER
- FOUND REBAR, NO CAP
- CALCULATED POINT, MONUMENT TO BE SET AS PART OF HWY 23 BYPASS PROJECT

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	71.35'	266.00'	015°22'09"	N84°54'23"E	71.14'
C2	68.42'	960.00'	004°05'01"	N11°53'30"E	68.41'
C3	104.34'	200.00'	029°53'28"	S81°20'15"E	103.16'
C4	83.58'	513.00'	009°20'06"	S82°44'41"E	83.49'
C5	84.55'	447.00'	010°50'15"	S81°59'36"E	84.43'
C6	80.85'	200.00'	026°01'37"	N75°02'16"W	90.07'
C7	53.21'	200.00'	015°14'35"	N84°57'59"E	53.05'
C8	64.05'	233.00'	015°45'02"	N84°42'45"E	63.85'
C9	84.05'	480.00'	010°02'01"	S82°23'43"E	83.95'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00'	S02°10'39"W
L2	490.71'	N87°49'30"W
L3	42.00'	S02°03'18"W
L4	658.73'	S87°49'30"E
L5	33.00'	S01°52'27"W
L8	37.70'	N78°50'14"E



# Minutes



# PLANNING & ZONING COMMISSION MEETING MINUTES

## February 23, 2015

The regular monthly meeting of the Watford City Planning Commission was held on Monday February 23, 2015 at 6:00 p.m. at City Hall in the Heritage Room. In attendance Board members: Rick Holm, William Carlson, Jesse Lawrence and Chairman Glen Beard. Also present: City Attorney Wyatt Voll, City Building Inspector Steven Williams, Assistant City Planner Mildred Williams, and Planning Assistant Becky O'Neill. Absent: City Planner Curtis Moen, Assistant City Planner Seth Sampson, Board Members Phil Riely, Cory Johnson and Sonja Johnson.

With the above mentioned present the Public Hearing was called to order at 6:00 p.m. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on Zone Change Application submitted by PVJ, LLC / Lenny Badger and property owner Nancy Bischoff for property located Block 3 Lot 1 of Amended Plat of Lot 1 Block 2 of the Rose Meadow Subdivision, being a part of the E1/2 of Section 12, T150N, R99W, 20.01 acres. Applicant requests R-3 Medium Density Dwelling District with R-T Residential Townhome Overlay on currently zoned Agriculture land.

*Discussion from the Commission: Staff report says there are currently no existing City utilities within the property yet. Determined to have a nearby water main which can be accessed.*

**MOTION by R. Holm, SECOND by W. Carlson to recommend Approval to City Council of the Zone Change Application with the following conditions set forth in the staff report:**

- a. The developer must submit generalized building plans for any development on the property.
- b. Site plan be submitted before any development is started on this property.

**Also to include the following additional recommendations by Planning Staff:**

- c. The zoning will not be in place until the map is recorded.
- d. If no action is taken within 1 year, the property shall return to its previous AG zoning.

Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. MOTION Carried.

Public hearing to hear comment on Amended Plat Application submitted by Hunter's Run, LLC. / Jason Vedadi for property located Lots 3-6 of Hunter's Run Subdivision 2<sup>nd</sup> Addition NE1/4, Section 16, T150N, R98W, 4.696 acres, 5 lots. Applicant request a modification of internal lot lines of Lots 3-6.

*Discussion from the Commission: This area appears to only have one point of access with no thru streets. Will having only one access way be ok with 911/EMS? Comments from Assistant City Planner Mili Williams: This is an industrial zoned area. The changes to this amended plat show modifications to lot lines. They were wanting to vacate several easements but this cannot be completed by a plat. They have to follow through with the abandonment process.*

**MOTION by W. Carlson, SECOND by J. Lawrence to recommend Approval to City Council of the Amended Plat Application with the following conditions set forth in the staff report:**

- a. The Hunter's Run 2<sup>nd</sup> Addition Development Agreement (DA) is finalized before final map recordation.
- b. Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) is finalized and approved before final map recordation by the Watford City Planning Department.
- c. Shared Access Agreement is in place prior to recordation

Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. MOTION Carried.

3. Public hearing to hear comment on Zone Change Application submitted by McKenzie County and Sonia (Hegg) Thompson for property in Section 30, T150N R98W, 59.95 acres. Applicant requests 39.97 acres to I-Industrial from AG and 19.98 acres to CF-Community Facilities from AG. (Law Enforcement Center)

*Discussion from the Commission: This area will be used for the new Law Enforcement Center. Questioned whether City will also be involved or only county. Assistant City Planner Mili Williams commented: The City's participation with the new Law Enforcement Center is still up for discussion.*

**MOTION by R. Holm, SECOND by W. Carlson to recommend Approval to City Council of the Zone Change Application with the following conditions set forth in the printed staff report:**

- a. The developer must submit generalized building plans for any development on the property.
- b. Site Plan must be submitted before any development is started on this property.

**Also to include the following additional recommendations by Planning Staff:**

- c. The zoning will not be in place until the map is recorded.
- d. If no action is taken within 1 year, the property shall return to its previous AG zoning.

Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. MOTION Carried.

4. Public Hearing to hear comment on Preliminary Plat Application submitted by property owner Ellen Boyer and Gordon Weathers of Alliance Engineering for property located SE1/4NE1/4 Section 11, T150N, R99W, IT# 1165, 9.685 acres, 8 lots. (Spruce Estates)  
*Discussion from the Commission: this subdivision should be subject to the proposed Rural Residential C Standards (to include paving).*  
**MOTION by W. Carlson, SECOND by J. Lawrence to recommend Approval to City Council of the Preliminary Plat Application with the following conditions set forth in the staff report:**
- a. The Spruce Estates Development Agreement (DA) is finalized before final map recordation.
  - b. Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) is finalized and approved by the Watford City Planning Department before final map recordation.
  - c. The Name of Spruce Estates Subdivision is approved by the County Recorder's office before recordation.
- Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. **MOTION Carried.**
5. Public hearing to hear comment on Zone Change Application submitted by property owner Ellen Boyer and Gordon Weathers of Alliance Engineering for property located SE/14NE1/4 Section 11, T150N, R99W, IT # 1165, 9.685 acres. Applicant requests R-2 Two Family Dwelling District for the purpose of 8 duplexes totaling 16 units.  
*Comments from Assistant City Planner Mili Williams: This Zone Change Application, as originally submitted, was requesting for a change to R2 Zoning to allow duplex homes. It was the staff's recommendation to Deny this request. However, we have since received an amended application with the request for a change to R-1 to allow for Single Family Homes instead. Staff has recommended approval of this amended change.*  
**MOTION by J. Lawrence, SECOND by R. Holm to recommend Approval of the amended application requesting R1 zoning with the following conditions set forth as printed in the staff report:**
- a. The developer must submit generalized building plans for any development on the property.
  - b. Site Plan be submitted before any development is started on the property.
- Also to include the following additional recommendations by Planning Staff:
- c. The zoning will not be in place until the map is recorded.
  - d. If no action is taken within 1 year, the property shall return to its previous AG zoning.
- Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. **MOTION Carried.**
6. Public Hearing to hear comment on Preliminary Plat Application submitted by property owner Curtis & Jenni Sorenson by Steve Rude of AE2s for property located SE1/4 Section 21 Parcel # 20-00-14900 & NW1/4 Section 21 Parcel # 20-00-1900 T150N, R98W, 156+/- acres, 22 lots. (The Crossings South).  
*Comments from Assistant City Planner Mili Williams: This Plat will need to use the exact legal description of the Highway 23 Bypass before it can be recorded. NDDOT is currently working on their final descriptions but we have not received this information yet. Also note, "Street B" is subject to change.*  
**MOTION by W. Carlson, SECOND by J. Lawrence to recommend Approval to City Council of the Preliminary Plat Application contingent on the following conditions set forth in the staff report:**
- a. The Crossings South Development Agreement (DA) is finalized before final map recordation.
  - b. Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) is finalized and approved by the Watford City Planning Department before final map recordation.
  - c. The Name of The Crossings South Subdivision is approved by the County Recorder's Office before recordation.
- Also to include the following additional recommendations by Planning Staff:
- d. Applicant may choose between two options:
    1. If The Crossings South Final Plat is recorded prior to NDDOT's recordation of the ND Hwy 23 Plat, the ND Hwy 23 must be delineated as a separate lot.
    2. If The Crossings South Final Plat is recorded after NDDOT's recordation of the ND Hwy 23 Plat, a signature block for the NDDOT Certification and legal description must be added.
- Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. **MOTION Carried.**
7. Public Hearing to hear comment on Zone Change Application submitted by property owner Curtis & Jennifer Sorenson and Bakken Development Solutions for property located SE1/4 Section 21, Parcel # 20-00-14900 & NW1/4 Section 28, Parcel # 20-00-1900, T150N, R98W. Applicant requests R-4 High Density Residential on 61.03 acres, C-1 Commercial District on 88.72 acres and CF-Community Facilities on 9.82 acres. All land previously zoned AG-Agriculture. 159.57 acres total. (The Crossings South)  
*The Commission questioned whether this Zone Change would also be affected by having to wait for the DOT Plats. Comment from Assistant City Planner Mili Williams: this conceptual zoning as presented is OK and is not dependent on the DOT Plats. This case is approved for zoning but it will not be "hard-zoned" until the final map is recorded.*  
**MOTION by J. Lawrence, SECOND by R. Holm to recommend Approval to City Council of the Zone Change Application contingent with the following conditions as set forth in the staff report:**

- a. The developer must submit generalized building plans for any development on the property.
  - b. A Site Plan must be submitted before any development is started on this property.
- Also to include the following additional conditions as discussed by the Planning Commission:
- c. The zoning will not be in place until the map is recorded.
  - d. If no action is taken within 1 year, the property shall return to its previous AG zoning.
- Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. MOTION Carried.

8. Public Hearing to hear comment on Preliminary Plat Application submitted by McKenzie County and Sonia (Hegg) Thomson for property in Section 29 Parcel # 20-18-00200, Section 30 portion of Parcel # 20-00-21450 T150N, R98W, 59.95 acres. (Peace and Justice, Law Enforcement Center)

*Comments from Assistant City Planner Mili Williams: The Plats 1 & 2 will need to be recorded in order for Peace and Justice Plat 3 to be recorded. This project is also waiting on the final Plats and legal descriptions from NDDOT for the HWY 23 Bypass which also goes through this property.*

MOTION by J. Lawrence, SECOND by R. Holm to recommend Approval to City Council of the Subdivision Final Plat contingent with the following conditions set forth in the staff report:

- a. The Peace and Justice Addition Development Agreement (DA) is finalized before final map recordation.
- b. The Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) is finalized and approved by Watford City Planning Department before final map recordation
- c. The Name of Peace and Justice Subdivision is approved by the County Recorder's Office before recordation.
- d. A space for the NDDOT Certification must be added to the plat.

Also to include the following additional recommendations by Planning Staff:

- e. Plat 1 (Hegg Addition) and Plat 2 (Hegg 2<sup>nd</sup> Addition) must be recorded prior to this 3<sup>rd</sup> Plat (Peace and Justice Addition) recordation.

Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. MOTION Carried.

9. Public Hearing to hear comment on Simple Lot Split submitted by City of Watford City, Todd Kelley on property located Section 16, T150, R98W, Parcel # 82-73-00750 & 82-73-00852, 43.3 acres. For the purpose of creating three (3) lots from two (2) large parcels.

MOTION by R. Holm, SECOND by W. Carlson to recommend Approval to City Council of the Simple Lot Split.

Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. MOTION Carried.

Closed Public Hearing at 6:34 PM.

Call to Order Regular Meeting at 6:34 PM.

Minutes:

The Minutes of January 26, 2015 Regular Meeting were presented.

*The Commission noted that the meeting dates as printed will need to be changed from January 26, 2014 to January 26, 2015.*

MOTION by R. Holm, SECOND by W. Carlson to Approve Minutes contingent with the date changes.

Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. MOTION Carried.

Final Plat - W No.2, LLC and Steve Rude with AE2s for property located Lots 2 & 3 Block 1 of the Crossings @ Watford City, Parcel #'s 82-23-03000, 82-23-00200, Section 22, T150N, R98W, 17.81 acres, 3 lots. Application request reconfiguration Lots 12, 13 & 14 of Block 1 the Crossings.

*Comments from Assistant City Planner Mili Williams: At the time the Staff Report was completed the City recommended approval for this plat. However, this has since been turned back over to City Engineer Todd Kelley for further review. Todd has raised additional questions and concerns about access to Lot 13, Storm Sewer calculations and easement abandonments on the plat. Until Todd's comments are addressed, the City does not feel comfortable giving approval and would now like to recommend Denial of the Final Plat.*

MOTION by R. Holm, SECOND by J. Lawrence to recommend DENIAL to City Council of the Final Plat based on Staff's new recommendation as discussed.

Roll Call vote: Ayes; R. Holm, W. Carlson, J. Lawrence, G. Beard. Nays; None. MOTION Carried.

New Business:

1. Chairman Glen Beard raised discussion: With the Courthouse building open again, the traffic at the intersection of 5<sup>th</sup> and Park Ave has greatly increased. Suggested City look into widening the road and at least putting up a stop sign for vehicles leaving the Courthouse parking lot to prevent them from turning out in front of the oncoming traffic.

Review Building Permits: Building permits were reviewed as presented.  
*No further discussion from Commission.*

Adjournment at 6:41 PM

MOTION by R. Holm, SECOND by J. Lawrence.

The next regularly scheduled Planning & Zoning Commission meeting will be March 30, 2015 at 6:00 p.m.

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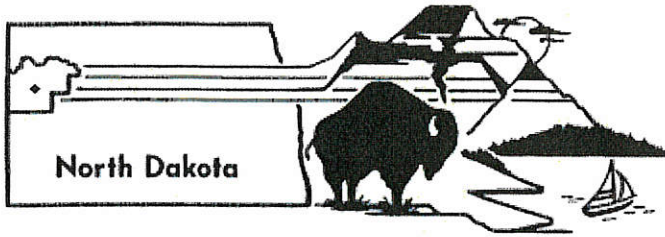
Glen Beard  
Chairman

---

Becky O'Neill  
Planning Assistant

# Final Plat

Rolfson/Stepping Stone



**Division of Land APPLICATION**  
 City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

Subdivision Preliminary Plat		P&Z: 3-30-15
Subdivision Final Plat	FEE \$15 @ lot	CC: 4-6-15
Simple Lot Split	RECEIPT #: 154552 CHK# 1002	ADVERTISE DATE: 3-18-15 + 3-25-15
Other:	SECTION / TOWNSHIP / RANGE: NW 1/4 16 150N 98W	

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: David & Jan Rolfson JT

APPLICANT: Stepping Stone Inc

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Stepping Stone Inc

ADDRESS: 1209 15th Ave SW

CITY: Watford City STATE: ND ZIP CODE: 58854

TELEPHONE: 760-401-1389 EMAIL: Paul@blackgolddev.com

ASSESSOR'S PARCEL NUMBER(S): 20-24-00100

LEGAL DESCRIPTION: Atract of Land being part of Lot 3 of Rolfson subdivision located in the NW 1/4 of Section 16, Township 150 North, Range 98 West of the 5th Principal Meridian, Watford City, McKenzie County, North Dakota

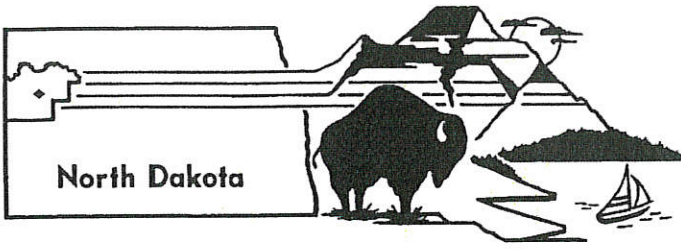
PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave NE & Hwy 1806

GROSS/NET ACREAGE: 9.47 Ac PRESENT ZONE CLASSIFICATION: A6

SOURCE OF Water / Sewer: City of Watford City

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?

If YES, attach a justification letter describing such waivers or variances. Waivers and Variances should be discussed with Planning Department Staff prior to filing any application



# AFFIDAVIT Division of Land APPLICATION

City of Watford City Planning Department

AP#: (assessor parcel number) 20-24-00100

Application/Owner: David & Jan Rolfsen

In the State of North Dakota, County of McKenzie

I/We \_\_\_\_\_

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County / Watford City including but not limited to tax debt related to the applicable map application type as follows:

(Check Appropriate Map Type)

Subdivision of Land Preliminary Map

Subdivision of Land Final Map

\_\_\_\_\_ Simple Lot Split

\_\_\_\_\_ Parcel Map

David A. Rolfsen

(Signature)

David A. Rolfsen

(Printed name & title)

Jan A. Rolfsen

(Signature)

Jan A. Rolfsen

(Printed name & title)

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, hereby certify that \_\_\_\_\_ personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

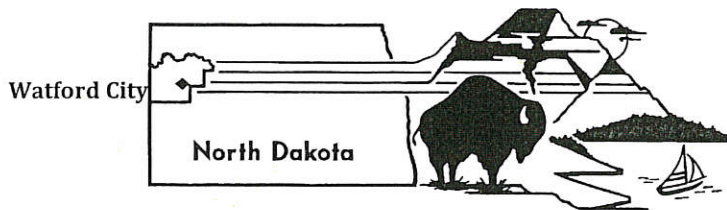
Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Notary Public

My Commission expires:  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_

State of: \_\_\_\_\_  
County of: \_\_\_\_\_



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

March 26, 2015

**STAFF REPORT**  
**Final Map-9-2015 (Stepping Stone)**

Applicant

Stepping Stone Inc  
1209 15<sup>th</sup> Ave NW  
Watford City, ND 58854

Property Owners

David and Jan Rolfson

Property Address: 17<sup>th</sup> Ave NE

Subdivision Final Map: Stepping Stone

Located: Southwest quarter of Sect 21, Township 150N, Range 98W

Discussion: The Stepping Stone subdivision is currently zoned as AG. 17<sup>th</sup> Ave runs along its northern property line. The plat consists of two parcels spanning across 9.47 acres. The two new lots are a replat of Rolfson Subdivisions Lot 3.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -	AG, Watford City
Use -	Agriculture
South: Zoning -	AG, Watford City
Use -	Agricultural
North: Zoning -	AG, McKenzie County
Uses -	Agriculture
East: Zoning -	R2, Watford City
Uses -	Medium Density Residential

Site Development

Access: *The property is accessible from 17<sup>th</sup> Ave NE*

Sewer: *There are currently no sewer to the property.*

Water: *There are currently no city water mains within the property.*

Recommendation:

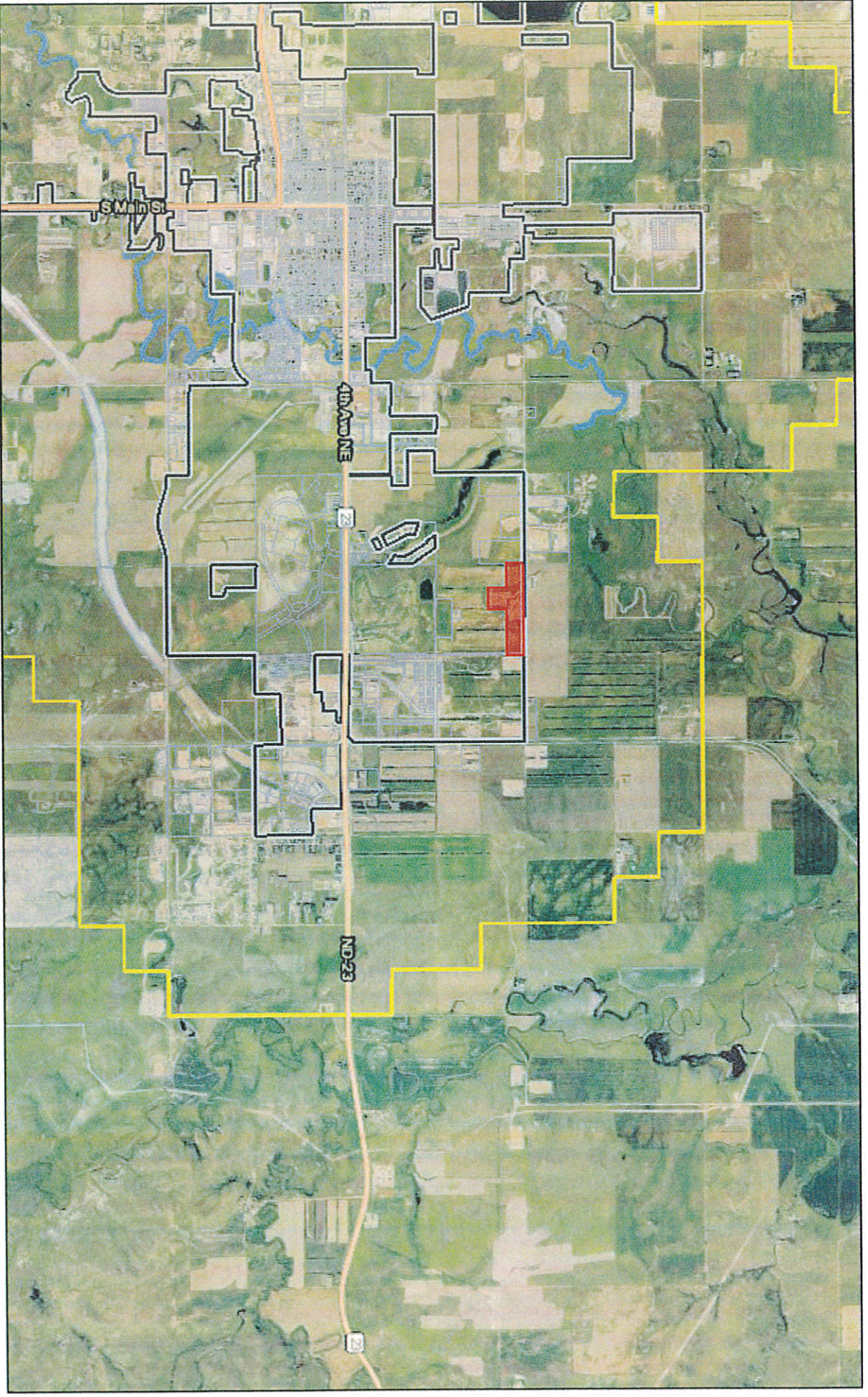
It is recommended that the Watford City Planning Commission **approve** the Stepping Stone Subdivision Final Map amendment contingent upon:

1. The Stepping Stone development agreement is finalized before final map recordation.
2. SIA is finalized and approved before final map recordation by the Watford City planning department.

Contact:

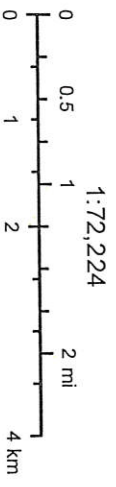
Seth Sampson, Assistant City Planner





March 26, 2015

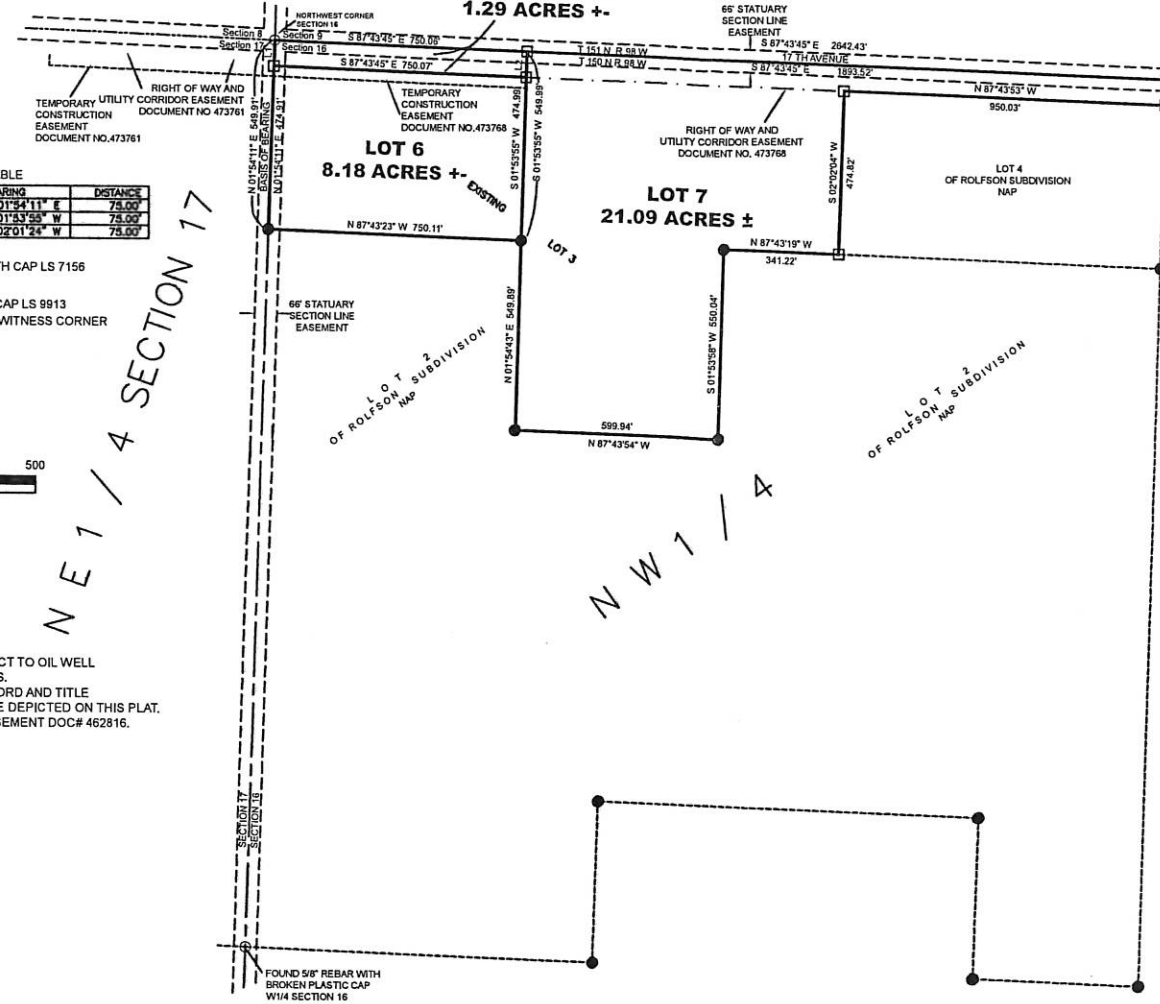
- World Transportation
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County
- Watford City Limits
- Extra-Territorial Area (ETA)



GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

PLAT OF LOT 6 AND LOT 7 OF ROLFSON SUBDIVISION AND DEDICATED PUBLIC RIGHT-OF-WAY,  
 A REPLAT OF LOT 3 OF ROLFSON SUBDIVISION,  
 LOCATED IN THE NW1/4 OF SECTION 16, TOWNSHIP 150 NORTH, RANGE 98 WEST OF THE 5TH PRINCIPAL MERIDIAN,  
 CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

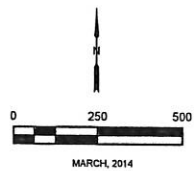
DEDICATED PUBLIC RIGHT-OF-WAY  
 1.29 ACRES +/-  
 DRAFT 3-16-15



COURSE TABLE

LINE	BEARING	DISTANCE
L1	N 01°54'11" E	75.00'
L2	S 01°53'58" W	75.00'
L3	S 02°01'24" W	75.00'

- LEGEND
- FOUND 5/8" REBAR WITH CAP LS 7156
  - FOUND 5/8" REBAR
  - SET 5/8" REBAR WITH CAP LS 9913
  - △ FOUND 5/8" REBAR 33" WITNESS CORNER



- SURVEYOR'S NOTES:
1. ALL PARCELS ARE SUBJECT TO OIL WELL SETBACK REQUIREMENTS.
  2. ALL EASEMENTS OF RECORD AND TITLE EXCEPTIONS MAY NOT BE DEPICTED ON THIS PLAT.
  3. LOT 7 IS SUBJECT TO EASEMENT DOC# 462816.

LEGAL DESCRIPTION OF EXTERIOR BOUNDARY (Metes and Bounds):

A Parcel of Land Including Lot 3 of Rolfson Subdivision, Located in the NW1/4 of Section 16, Township 150 North, Range 98 West of the 5th Principal Meridian, City of Watford City, McKenzie County, North Dakota.

More Particularly Described as:

Commencing At The NW Corner Of Said Section 16, Being the TRUE POINT OF BEGINNING; Thence S 87°43'45" E Along the North Section Line of Said Section 16 and Contiguous with the North Line of Said Lot 3 of Rolfson Subdivision A Distance Of 2642.43 Feet; Thence Continuing Along the Lot Line of Said Lot 3 S 02°01'24" W A Distance Of 75.00 Feet; Thence Continuing Along the Lot Line of Said Lot 3 and Lot 3 N 87°43'53" W A Distance of 950.03 Feet; Thence Continuing Along the Lot Line of Said Lot 3 S 02°02'04" W A Distance of 474.82 Feet; Thence Continuing Along the Lot Line of Said Lot 3 N 87°43'19" W A Distance of 341.22 Feet; Thence Continuing Along the Lot Line of Said Lot 3 S 01°53'58" W A Distance of 550.04 Feet; Thence Continuing Along the Lot Line of Said Lot 3 N 87°43'54" W A Distance of 599.94 Feet; Thence Continuing Along the Lot Line of Said Lot 3 N 01°54'43" E A Distance of 549.89 Feet; Thence Continuing Along the Lot Line of Said Lot 3 N 87°43'23" W A Distance of 750.11 Feet to a Point on the West Line of Lot 3 of Rolfson Subdivision and the West Section Line of Said Section 16; Thence N 01°54'11" E Along the Said West Line of Lot 3 of Rolfson Subdivision and the West Section Line of Said Section 16 A Distance Of 549.91 Feet to the Point of Beginning. Having An Area Of 30.56 Acres More Or Less.

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

LINDA SVHODVEC, 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 \_\_\_\_\_, 20\_\_ AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, RANDY L. DEIBERT, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 N.D. REGISTRATION NO. 9913

STATE OF \_\_\_\_\_ DAKOTA )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ 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.

DAKOTA RESIDING AT \_\_\_\_\_ (NOTARIAL SEAL) NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, 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 NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

SANFORD, MAYOR DATE: \_\_\_\_\_ PENI PETERSON, CITY AUDITOR DATE: \_\_\_\_\_ BRENT

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, Brent Sanford, 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  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING AND ZONING COMMISSION APPROVAL  
 THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ 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: \_\_\_\_\_ GLEN BEARD, CHAIRMAN

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ 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, MCKENZIE COUNTY, SOUTH DAKOTA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER (S) CERTIFICATE

I/WE, THE UNDERSIGNED, BEING THE SOLE OWNER(S), AND/OR MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREON, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, 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 SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR OF THE CERTIFICATE FIRST ABOVE WRITTEN.

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

RESERVATION TELEPHONE COOPERATIVE  
 WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

Reservation Telephone Cooperative, Authorized Agent  
 PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ 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  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

MONTANA-DAKOTA UTILITIES COMPANY  
 WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

Montana-Dakota Utilities Company, Authorized Agent  
 PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ 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  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

McKENZIE ELECTRIC COOPERATIVE, INC.  
 WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

McKenzie Electric Cooperative, Inc. Authorized Agent  
 PRINTED NAME \_\_\_\_\_

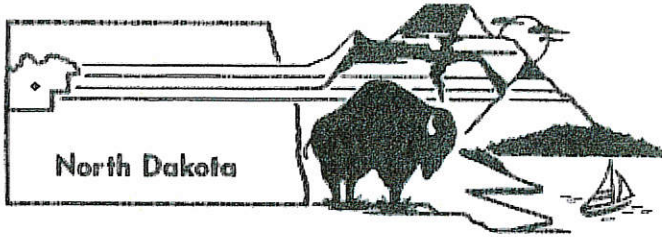
STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ 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  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

# Final Plat

Peace & Justice



**Division of Land  
APPLICATION**  
City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

*Peace and Justice Subdivision*

Subdivision Preliminary Plat		P&Z: 3.30.15
<u>Subdivision Final Plat</u>	FEE: \$30.00	CC: 4.6.15
Simple Lot Split	RECEIPT#: Christ #4661 154548 MW	ADVERTISE DATE: <i>Ø</i>
Other:	SECTION / TOWNSHIP / RANGE:	

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: McKenzie County  
 APPLICANT: McKenzie County c/o AE2S

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: AE2S, Antonio Conti, PE, PLS  
 ADDRESS: 1115 16th St SW Ste 2  
 CITY: Minot STATE: North Dakota ZIP CODE: 58701  
 TELEPHONE: 701-729-2552 EMAIL: Antonio.Conti@AE2S.com  
 ASSESSOR'S PARCEL NUMBER(S): 20-00-21450 & 20-18-00200  
 LEGAL DESCRIPTION: Lot 2 in Block 1 of Hegg Addition, E1/2 NE1/4 NE1/4 Section 30  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 11th Ave SE & 12th St SE  
 GROSS/NET ACREAGE: 51.21 PRESENT ZONE CLASSIFICATION: A  
 SOURCE OF Water / Sewer: A lift station is proposed to be constructed to the north to tie into the City sewer system. Water connections will be made to the north and south to the City water system.

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? No

If YES, attach a justification letter describing such waivers or variances. Waivers and Variances should be discussed with Planning Department Staff prior to filing any application

**PROPERTY OWNER**

(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.

Linda Svihovec  
Property Owner Signature

Linda Svihovec  
Print Owner Name

Property Owner Signature

Print Owner Name

**NOTARY**

State of North Dakota

County of McKenzie

This instrument was acknowledged before me on 03/11/2015 by Linda Svihovec  
Date Name of Person(s)

[Signature]  
Signature of Notary

ERICA JOHNSRUD  
Notary Public  
State of North Dakota  
My Commission Expires June 9, 2020

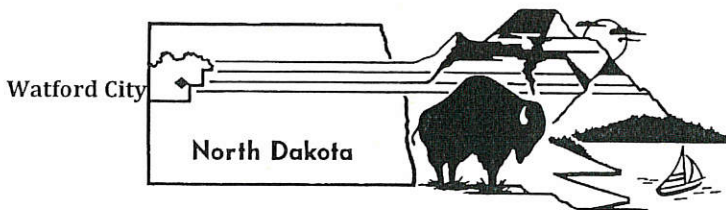
**SURVEYOR / ENGINEER**

Name: Steven Rude License: LS-6261

Address: AE2S, 103 1st Ave West, Ste 300

City: Dickinson State: North Dakota Zip: 58601

Phone: 701-225-9636 Email: Steven.Rude@AE2S.com



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenzi county.net](http://watford.mckenzi county.net)

March 26, 2015

**STAFF REPORT**  
**Final Map-10-2015 (Peace and Justice Addition)**

Applicant  
McKenzie County  
1115 16<sup>th</sup> St SW Ste 2  
Minot, ND 58701

Property Owners  
McKenzie County and  
Sonia Thompson, Denise and Lori Hegg

Property Address: 11<sup>th</sup> Ave SE and 12<sup>th</sup> St SE  
Subdivision Final Map: Peace and Justice Addition-McKenzie County  
Located: SE1/4 Sect 21, and NW1/4 Sec 28

Discussion: The Peace and Justice addition is the new location for the law enforcement/ corrections facility for McKenzie County. It is located just north of access onto the HGWY 23 bypass and at the intersection of 11<sup>th</sup> Ave SE and 12<sup>th</sup> St SE. It contains 2 lots covering 51.21 acres.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -	Ag, McKenzie County
Use -	Agriculture
South: Zoning -	Ag, McKenzie County
Use -	Agricultural
North: Zoning -	C2, McKenzie County
Uses -	Commercial Service
East: Zoning -	Ag, McKenzie County
Uses -	Agricultural

Site Development

Access: *The property is accessible from 11<sup>th</sup> Ave SE and 12<sup>th</sup> St SE*  
Sewer: *There are currently no sewer to the property.*  
Water: *There are currently no city water mains within the property.*

Recommendation:

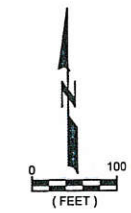
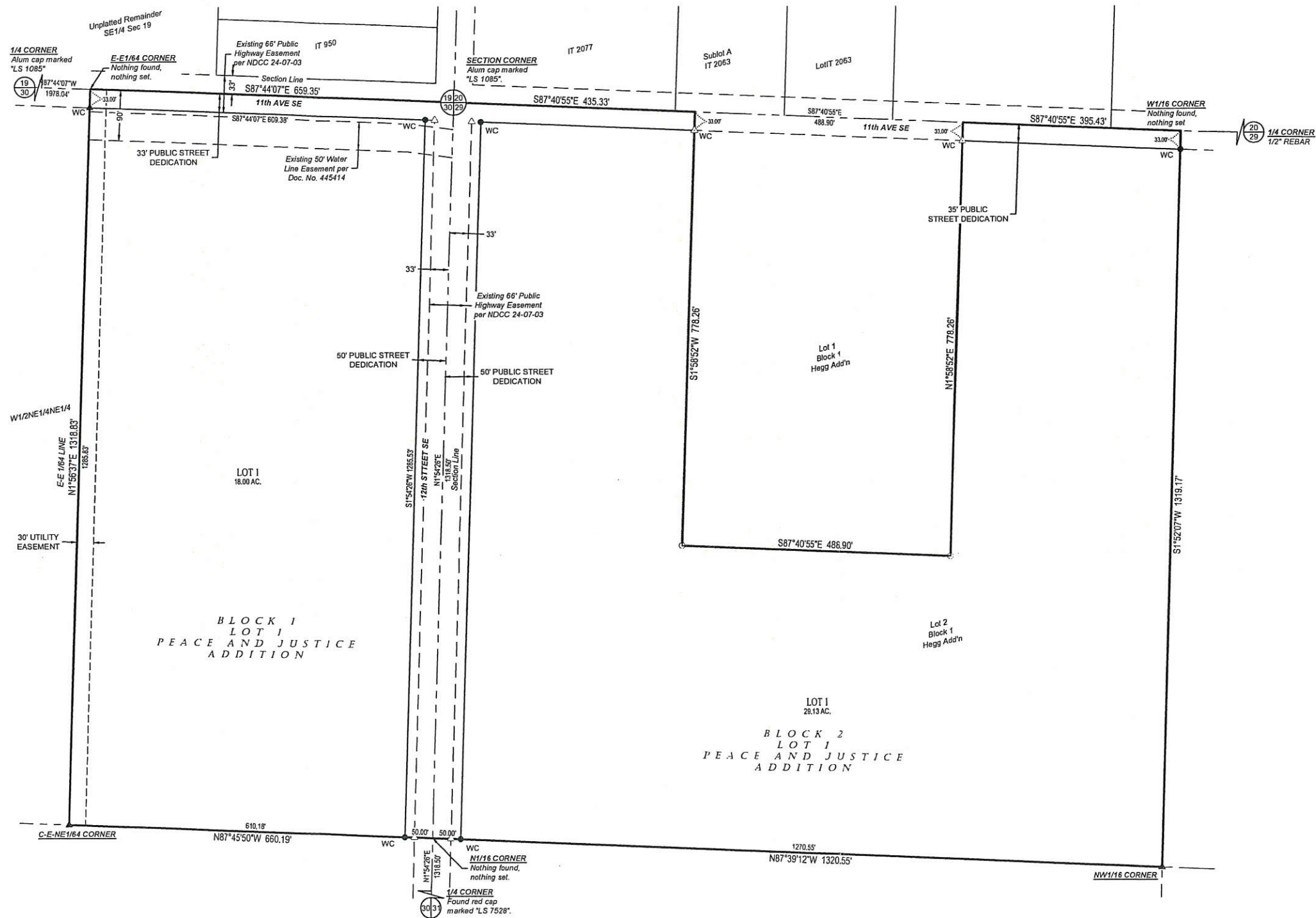
It is recommended that the Watford City Planning Commission **approve** the Peace and Justice Final Map contingent upon:

1. The Peace and Justice Addition development agreement is finalized before final map recordation.
2. SIA is finalized and approved before final map recordation by the Watford City planning department.
3. Name of Peace and Justice Subdivision is approved by recorder's office before recordation.
4. Space for NDDOT Certification is added to plat.
5. The correct Final Plat must be submitted before final recordation.

Contact:  
Seth Sampson, Assistant City Planner



# PLAT of PEACE AND JUSTICE ADDITION



**BASIS OF BEARING**  
BEARINGS FOR THIS EXHIBIT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE. DISTANCES ARE GROUND.

LEGEND	
●	SET REBAR W/ RED CAP MARKED "LS-6261"
▲	SET AC MARKED "LS-6261"
△	FOUND AC MARKED "7971"
○	FOUND PIPE
●	FOUND REBAR, NO CAP
---	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
AC	ALUMINUM CAP
WC	WITNESS CORNER

**EASEMENTS**  
Property is subject to a 50-foot-wide electric line easement according to Doc. No. 459814.



# Permits

