

UTILITY SIGNATURE BLOCKS

We hereby approve of the utility easements which may run under, on, or over the land as dedicated hereon as "Utility Easements" whether shown on the plat as presented or existing.

Dated this _____ day of _____, 2018.

Reservation Telephone Cooperative, Authorized Agent
Printed name _____

State of North Dakota
County of McKenzie

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public for the state of _____ personally appeared, _____ known to me to be the person who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

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

We hereby approve of the utility easements which may run under, on, or over the land as dedicated hereon as "Utility Easements" whether shown on the plat as presented or existing.

Dated this _____ day of _____, 2018.

Montana Dakota Utilities Company, Authorized Agent
Printed name _____

State of North Dakota
County of McKenzie

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public for the state of _____ personally appeared, _____ known to me to be the person who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

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

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S 48°36'03" E	14.92'
E-2	N 24°48'10" E	11.83'

GENERAL NOTES

- Basis of Bearings: North Dakota State Plane Coordinate System, North Zone. Grid bearings and ground distances depicted hereon.
- Deed Reference: Instrument #453481, #460914.
- Survey and plat prepared without benefit of current abstract or title report. Additional easements, etc. of record may exist.
- Easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along the strips marked "utility easements."
- Streets, alleys and other public areas shown on this plat and not heretofore dedicated to public use are hereby also dedicated.
- See Sheet 2 of 2 for Blocks 3-8 detail.

SUBDIVISION BOUNDARY DESCRIPTION

Being a portion of the SE 1/4 of the SE 1/4 and a portion of the NE 1/4 of the SE 1/4 of Section 14, Township 150 North, Range 91 West of the 5th Principal Meridian, City of Watford City, McKenzie County, North Dakota, being also located in the City of Watford City, McKenzie County, North Dakota described as follows, to wit:

Beginning at a rebar found at the southeast corner of Section 14, Township 150 North, Range 91 West of the 5th Principal Meridian, City of Watford City, McKenzie County, North Dakota, thence running along the South line of said Section 14 North 87°48'25" West, passing over a rebar found with aluminum cap marked "L-5-5480" at a distance of 660.88 feet marking the 1/64 corner of said Section 14, in all 1320.77 feet to a rebar found with aluminum cap marked "L-5-5480" marking the 1/64 corner of said Section 14, thence North 02°03'16" East, 114.24 feet to a rebar and cap now set, thence southeasterly by a non-tangential curve to the left having a radius of 510.00 feet, an arc length of 123.46 feet, the chord of said arc bearing South 71°10'11" East, 123.24 feet to a point, thence North 04°50'08" East, 80.00 feet to a rebar and cap now set; thence Northwesterly by a non-tangential curve to the right having a radius of 510.00 feet, an arc length of 127.14 feet, the chord of said arc bearing North 77°58'41" West, 127.60 feet to a rebar and cap now set; thence North 02°03'16" East, 524.25 feet to a rebar and cap now set; thence North 02°02'01" East, 424.82 feet to a rebar and cap now set; thence Southeasterly by a non-tangential curve to the right having a radius of 286.00 feet, an arc length of 802.48 feet, the chord of said arc bearing South 80°06'24" East, 80.40 feet to a rebar and cap now set; thence South 52°43'45" West, 12.88 feet to a rebar and cap now set; thence South 02°03'23" West, 391.61 feet to a rebar and cap now set; thence South 87°48'25" East, 451.06 feet to intersect the East Section line of said Section 14, thence running along said East Section line of said Section 14 South 02 degrees 01 minutes 13 seconds West, 1322.26 feet to the point and place of beginning.

Containing an area of 48.503 acres or land, more or less, being subject to such matters that a current title report or abstract would disclose.

EMERALD RIDGE SUBDIVISION - PHASE I

A SUBDIVISION OF A PORTION OF THE SE 1/4 SE 1/4 & NE 1/4 SE 1/4 OF SECTION 14, T150N, R91W, 5th P.M. WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE

We, the undersigned, being sole owner and mortgage holder of the land platted herein, do hereby consent to the execution of this plat and agree to not vacate any portion of this plat without the consent of the City of Watford City, I hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over the land dedicated hereon as "Utility Easements" whether shown or existing.

Dated _____ day of _____, 2018

Shangcheng Development, LLC, Owner
By: Brandon Liang

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2018, before me, the undersigned, a notary public for the State of _____ personally appeared, _____ known to me to be the person who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Notary public for the State of _____
Residing at _____
My commission expires _____

PLANNING AND ZONING COMMISSION APPROVAL

This plat in the City of Watford City is hereby approved this _____ day of _____, 2018 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 _____, 2018, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared Glen Beard, Chairman known to me to be the person who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

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

WATFORD CITY APPROVAL

The City of Watford City, North Dakota, has approved the attached plat as shown herein, and lying within the jurisdiction of the City of Watford City, has approved the streets, alleys, and other public ways and grounds of the attached plat, shown here as an amendment to the comprehensive street and highway plan and other appropriate portions of the comprehensive plan of the City of Watford City, North Dakota. All streets, alleys, and other public ways and grounds of the attached plat are dedicated, but not accepted at this time with the offer to remain open.

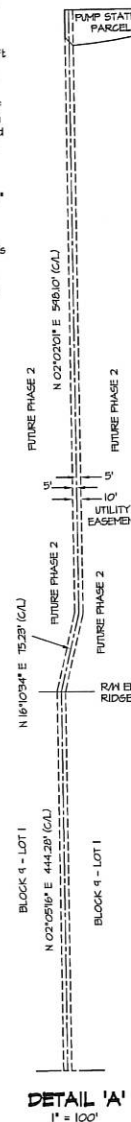
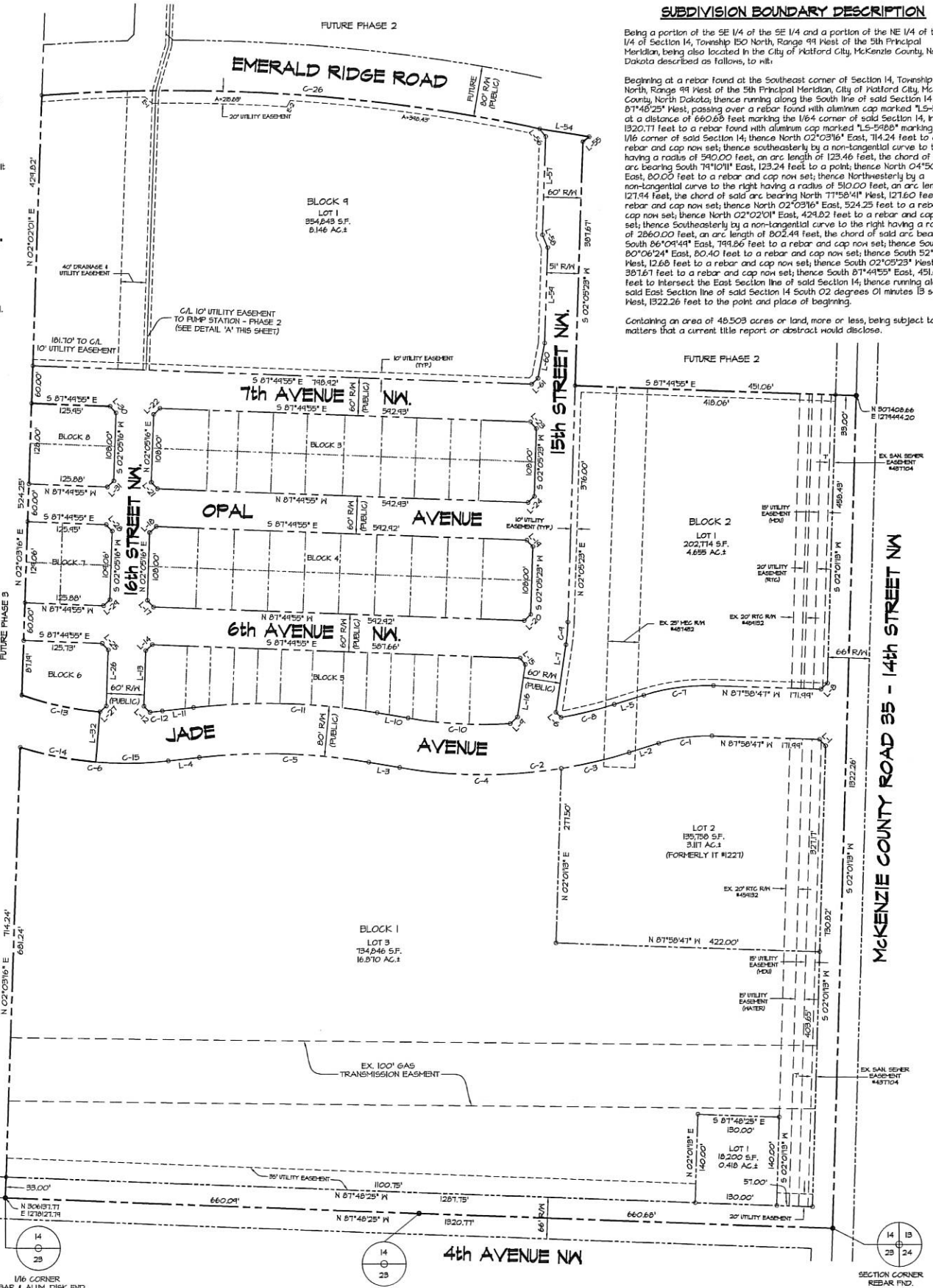
Justin Voll, Mayor _____ Date _____

Peri Peterson, City Auditor _____ Date _____

State of North Dakota
County of McKenzie

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public for the State of _____ personally appeared Justin Voll, Mayor, and Peri Peterson, City Auditor, 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 written above.

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



DETAIL 'A'
1" = 100'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-1	11°06'26"	260.00'	86.71'	S 82°28'00" W	86.31'	43.76'
C-2	26°54'31"	790.00'	371.02'	S 86°22'02" W	367.62'	184.00'
C-3	08°09'34"	740.00'	111.56'	S 76°57'54" N	111.44'	55.88'
C-4	18°48'57"	780.00'	294.44'	N 84°53'58" W	295.27'	150.49'
C-5	16°18'59"	450.00'	271.63'	N 88°17'50" W	270.91'	136.95'
C-6	23°18'47"	540.00'	234.21'	N 84°47'23" W	231.57'	121.27'
C-7	11°06'26"	340.00'	113.34'	S 82°28'00" W	112.86'	57.12'
C-8	07°03'11"	710.00'	87.42'	S 76°56'25" W	87.13'	43.77'
C-9	06°56'39"	312.00'	36.00'	N 83°24'44" E	35.48'	18.02'
C-10	13°12'51"	710.00'	163.77'	N 86°47'18" W	163.48'	82.25'
C-11	16°18'59"	1040.00'	244.53'	N 88°17'50" W	243.55'	148.26'
C-12	02°14'44"	510.00'	14.91'	S 84°43'05" W	14.98'	10.00'
C-13	14°22'23"	510.00'	127.44'	N 77°58'41" W	127.60'	64.31'
C-14	11°49'22"	590.00'	123.46'	S 74°01'11" E	123.24'	61.86'
C-15	11°47'25"	590.00'	163.79'	N 84°12'55" E	163.59'	86.06'
C-16	16°04'36"	2860.00'	802.48'	S 86°10'44" E	799.86'	403.90'

SURVEYOR'S CERTIFICATE

I, Michael L. Ray, 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.

Michael L. Ray _____ Date _____
Registered Land Surveyor #LS-8250
State of North Dakota
County of Williams (Formerly)



On this _____ day of _____, 2018, before me, the undersigned, a notary public for the State of _____ personally appeared, _____ known to me to be the person who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Notary public for the State of _____
Residing at _____
My commission expires _____

AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent taxes, delinquent special assessment or installment of special assessment or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ _____ plus penalty and interest. Certified this _____ day of _____, 2018.

Erica Johnsrud, McKenzie County Auditor

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I hereby certify that the above instrument was filed in the office of the McKenzie County Recorder in the State of North Dakota at _____ o'clock A.M./P.M., on this _____ day of _____, 2018, and was recorded as Document Number _____

Ann M. Johnsrud, McKenzie County Recorder

GRAPHIC SCALE 1" = 100'



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 42°50'47" W	14.14'
L-2	S 72°54'47" W	50.00'
L-3	N 80°10'42" W	50.00'
L-4	S 88°58'43" W	50.00'
L-5	S 72°54'47" W	50.00'
L-6	N 45°21'54" N	11.71'
L-7	N 08°41'56" E	108.78'
L-8	S 47°01'59" W	14.14'
L-9	S 47°21'02" W	15.60'
L-10	N 80°10'42" W	50.00'
L-11	S 88°58'43" W	50.00'
L-12	N 45°48'17" W	15.42'
L-13	N 02°03'16" E	85.54'
L-14	N 47°07'40" E	14.13'
L-15	S 34°14'00" W	13.31'
L-16	S 08°41'56" W	84.41'
L-17	N 42°52'20" W	14.13'
L-18	N 47°07'40" E	14.13'
L-19	S 42°52'16" W	14.13'
L-20	S 47°07'44" W	14.13'
L-21	N 42°52'20" W	14.13'
L-22	N 47°07'40" E	14.13'
L-23	S 42°52'16" W	14.13'
L-24	S 47°07'44" W	14.13'
L-25	S 42°52'20" W	14.13'
L-26	S 02°05'16" W	84.34'
L-27	S 48°10'51" W	13.97'
L-28	S 42°52'20" W	14.13'
L-29	S 47°07'40" E	14.13'
L-30	S 42°52'20" W	14.13'
L-31	S 47°07'40" W	14.13'
L-32	N 04°50'08" E	80.00'
L-34	S 80°10'42" E	80.40'
L-35	S 52°43'45" W	12.88'
L-36	S 31°50'14" W	13.31'
L-37	S 02°05'23" W	136.64'
L-38	S 22°08'11" E	21.83'
L-39	S 02°03'23" W	13.97'
L-40	S 11°01'44" W	51.02'
L-41	S 47°07'44" W	14.13'

TABULATIONS

AREA TABULATIONS	THIS PLAT
NUMBER OF LOTS	65
AREA OF LOTS	391,244 AC.±
ROAD RIGHT OF WAY AREA	4,254 AC.±
TOTAL PLAT AREA	48,503 AC.±

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- REBAR & CAP SET "L-5-8250"



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445 BOX HILL CORPORATE CENTER DRIVE, SUITE A
ABINGDON, MARYLAND 21009
(410) 515-9000
(410) 515-9002 (FAX)
MRA@STA.COM

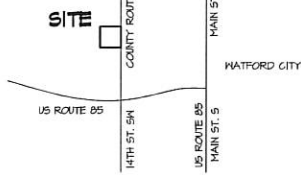
EMERALD RIDGE SUBDIVISION - PHASE I

A SUBDIVISION OF A PORTION OF THE SE 1/4 SE 1/4 & NE 1/4 SE 1/4 OF SECTION 14, T150N, R91W, 5th P.M. WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

DATE	REVISIONS	JOB NO.
		18254601
		SCALE: 1"=100'
		DATE: 3/18/18
		DRAWN BY: M.L.R.
		DESIGN BY:
		REVIEW BY: M.L.R.
		SHEET: 1 OF 2

EMERALD RIDGE SUBDIVISION - PHASE I

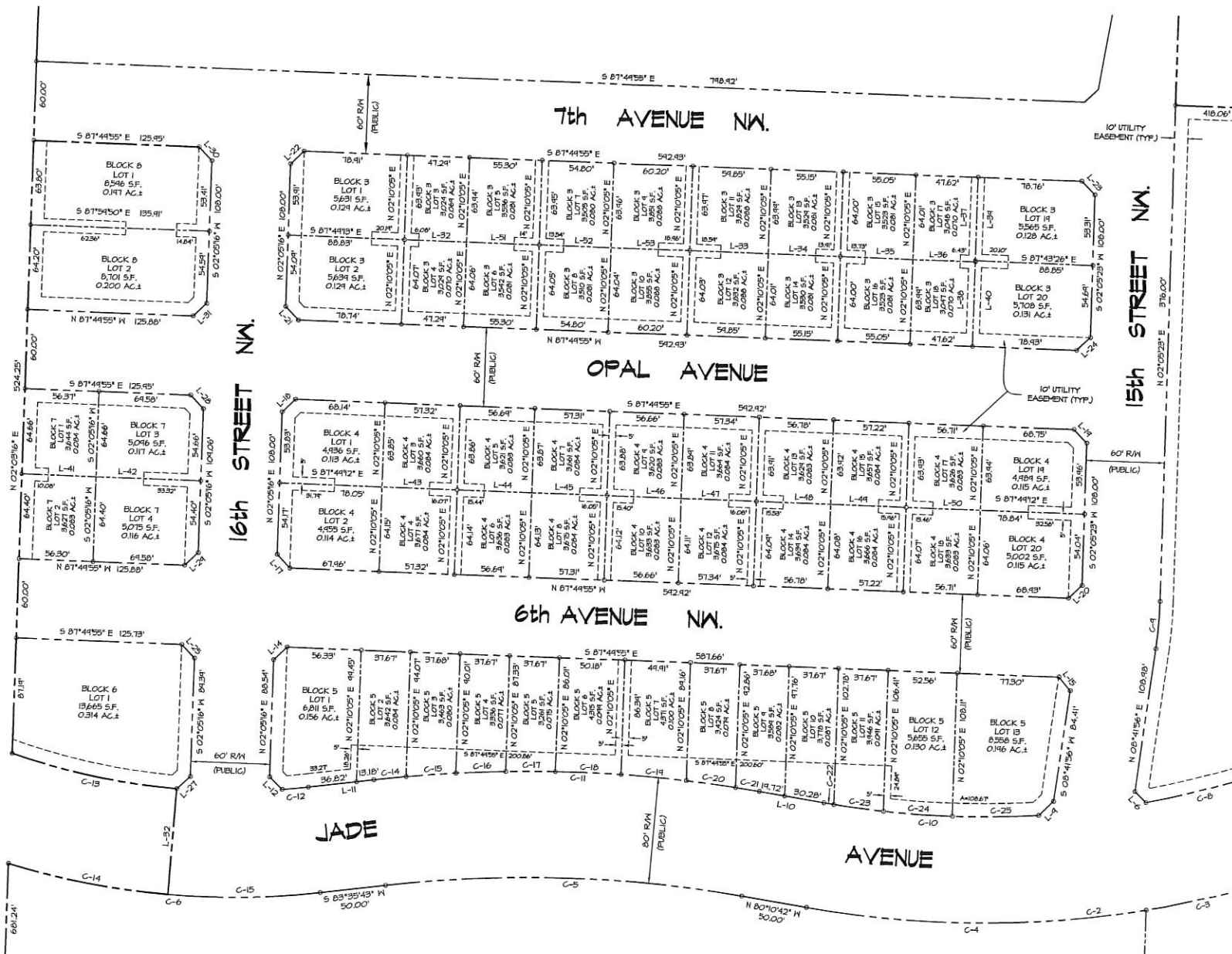
A SUBDIVISION OF A PORTION OF THE SE1/4 SE1/4 & NE1/4 SE1/4 SECTION 14, T150N, R49W, 5th P.M. WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- REBAR 4 CAP SET "L5-8250"



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-2	26°54'31"	710.00'	371.02'	S 86°22'02" N	367.62'	194.00'
C-3	08°05'54"	710.00'	111.55'	S 78°57'54" N	111.44'	55.80'
C-4	18°48'51"	710.00'	224.44'	N 84°35'11" N	228.27'	130.80'
C-5	16°19'55"	460.00'	271.68'	N 88°17'30" N	270.47'	136.65'
C-6	29°13'41"	540.00'	229.21'	N 84°47'23" N	231.57'	121.21'
C-8	07°03'11"	710.00'	81.42'	S 76°26'25" N	81.37'	43.77'
C-4	06°36'31"	310.00'	38.02'	N 02°24'44" E	38.98'	18.02'
C-10	13°12'51"	710.00'	163.77'	N 86°47'11" N	163.48'	82.25'
C-11	16°19'55"	1040.00'	244.58'	N 88°17'30" N	243.55'	146.20'
C-12	02°14'44"	510.00'	14.94'	S 84°43'02" N	14.94'	10.00'
C-13	14°22'23"	510.00'	127.84'	N 77°58'41" N	127.60'	64.31'
C-14	07°22'38"	1040.00'	24.87'	N 84°16'49" E	24.87'	12.44'
C-15	02°05'16"	1040.00'	31.62'	N 86°00'54" E	31.64'	18.45'
C-16	02°04'50"	1040.00'	31.71'	N 86°00'51" E	31.71'	18.64'
C-17	02°04'56"	1040.00'	31.70'	S 84°44'40" E	31.64'	18.65'
C-18	02°45'58"	1040.00'	50.18'	S 87°25'25" E	50.18'	25.10'
C-19	02°45'16"	1040.00'	48.98'	S 84°39'58" E	48.94'	25.00'
C-20	02°05'07"	1040.00'	31.65'	S 82°13'40" E	31.65'	15.43'
C-21	01°00'24"	1040.00'	18.27'	S 80°40'54" E	18.27'	9.14'
C-22	00°37'24"	710.00'	7.12'	S 80°24'24" E	7.12'	3.86'
C-23	03°03'16"	710.00'	31.82'	S 82°14'43" E	31.84'	16.45'
C-24	04°14'42"	710.00'	52.62'	S 85°55'42" E	52.54'	26.31'
C-25	05°17'56"	710.00'	65.54'	N 84°18'04" E	65.57'	32.22'

LINE TABLE

LINE	BEARING	DISTANCE
L-6	N 45°27'54" E	11.37'
L-8	N 47°10'42" N	14.81'
L-10	N 80°10'42" N	50.00'
L-11	S 83°36'43" N	50.00'
L-12	N 45°45'11" N	13.42'
L-14	N 47°10'42" N	14.81'
L-15	S 34°54'00" E	13.31'
L-17	N 42°52'20" E	14.15'
L-18	N 47°10'42" N	14.81'
L-19	S 42°52'16" E	14.15'
L-20	S 47°07'44" N	14.15'
L-21	N 42°52'20" E	14.15'
L-22	N 47°10'42" N	14.81'
L-23	S 42°52'16" E	14.15'
L-24	S 47°07'44" N	14.15'
L-25	S 42°52'20" E	14.15'
L-26	S 48°10'51" N	13.87'
L-28	S 42°52'20" E	14.15'
L-29	S 47°10'42" N	14.81'
L-30	S 42°52'20" E	14.15'
L-31	S 47°10'42" N	14.81'
L-32	S 87°44'13" E	47.24'
L-34	S 87°44'13" E	58.15'
L-35	S 87°44'13" E	55.05'
L-36	S 87°44'13" E	47.62'
L-37	N 02°10'05" E	64.02'
L-38	N 02°10'05" E	63.98'
L-39	N 02°10'05" E	63.14'
L-40	N 02°10'05" E	64.26'
L-41	S 87°44'13" E	56.34'
L-42	S 87°44'13" E	74.57'
L-43	S 87°44'13" E	57.32'
L-44	S 87°44'13" E	56.64'
L-45	S 87°44'13" E	57.31'
L-46	S 87°44'13" E	56.66'
L-47	S 87°44'13" E	57.34'
L-48	S 87°44'13" E	56.78'
L-49	S 87°44'13" E	57.22'
L-50	S 87°44'13" E	56.71'
L-51	S 87°44'13" E	55.30'
L-52	S 87°44'13" E	54.80'
L-53	S 87°44'13" E	60.20'

I, Michael L. Ray, 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.

Michael L. Ray _____ Date
Registered Land Surveyor #LS-8250
State of North Dakota
County of Williams (Formerly)

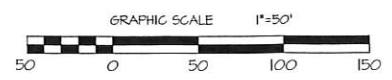


STATE OF _____
COUNTY OF _____

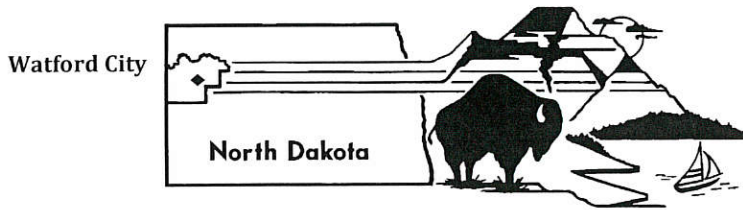
On this _____ day of _____, 2018, before me, the undersigned, a notary public for the State of _____, personally appeared, _____, known to me to be the person who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Notary public for the State of _____
Residing at _____
My commission expires: _____

SEE SHEET 1 OF 2 FOR SIGNATURE BLOCKS & GENERAL NOTES



	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 3445 BOX HILL CORPORATE CENTER DRIVE, SUITE A ABINGDON, MARYLAND 21009 (410) 515-9000 (410) 515-4002 (FAX) MRA@TA.COM	
	EMERALD RIDGE SUBDIVISION - PHASE I A SUBDIVISION OF A PORTION OF THE SE1/4 SE1/4 & NE1/4 SE1/4 SECTION 14, T150N, R49W, 5th P.M. WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA	
DATE	REVISIONS	JOB NO. 18254w01
		SCALE: 1"=50'
		DATE: 3/19/18
		DRAWN BY: MLR
		DESIGN BY:
		REVIEW BY: MLR
		SHEET: 2 OF 2



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

April 16, 2018

STAFF REPORT
Subdivision Preliminary Plat

APPLICANT:

Shangcheng Development, LLC.
Vinod Chadalavada
PO Box 2895
Watford City, ND 58854

PROPERTY OWNERS:

Shangcheng Development, LLC

PROPERTY LOCATION:

Parcel # 827305220, 827305210, 827305230, NW ¼ SE ¼ Section 14, Township 150 North, Range 99 West, 502 14th St. NW, Watford City, McKenzie County, North Dakota. The property has been Annexed into Corporate City Limits and is therefore within the City of Watford City's jurisdiction.

REQUEST:

Preliminary review of the subdivision plat for Emerald Ridge.

ZONING:

R3- Medium Density Residential

CURRENT USE:

Apartments, Multi-Family Use

REFERENCES:

City of Watford City Municipal Code of Ordinances: *CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS: "Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all plats of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota."*

DISCUSSION:

Emerald Ridge is a mixed use development containing multi-family units of apartment buildings and townhomes. The property is currently zoned for medium density residential. Shangcheng had previously submitted a Preliminary Subdivision Plat back in 2014. The Preliminary Plat was approved by City Council with specific contingencies. However, no action was taken by the property owners to move forward with submitting a Final Subdivision Plat for review, approval, and recordation. According to Watford City Municipal Code of Ordinances, Chapter XV, Article XXX, Section 6-5: "Approval shall be effective for a maximum period of twelve (12) months, unless upon application by the developer, an extension is granted. If the plat or portion thereof has not been submitted for final approval within the time limit, a preliminary plat must again be submitted for approval." The previous preliminary approval from 2014 has expired therefore, we are beginning the Subdivision process again.

SITE DEVELOPMENT:

Access: *The property is accessible from County Road 35.*

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

Water: *The property has access to City water.*

SURROUNDING LAND USE:

North: Zoning – AG: Agriculture
Use - Undeveloped.

East: Zoning – AG: Agriculture
Use - Undeveloped

South: Zoning – AG: Agriculture
Use - Undeveloped

West: Zoning – AG: Agriculture
Use - Undeveloped

RECOMMENDATION:

It is the recommendation of the Planning Department Staff to Approve the Emerald Ridge Preliminary Subdivision Map contingent upon the following items:

1. According to the City of Watford City Municipal Code of Ordinances: *Chapter XV, Article XXX, Section 6-5:* Approval of the Preliminary Subdivision Plat shall be effective for a maximum period of twelve (12) months. A Final Subdivision Plat must be submitted for approval by City Council within the time limit.
2. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6.*

3. All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.
4. A Development Agreement (DA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.
5. A Subdivision Improvement and Warranty Agreement (SIA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

4.

Division of Land Use Application:

Simple Lot Split

Craig Nelson/ James C Ohnstad, LLC
IT 2933, in Section 19, Township 150, Range 99

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

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

APPLICANT SIGNATURE:

Craig Nelson

DATE:

4 / 2 / 18

APPLICANT PRINT NAME:

Craig Nelson

APPLICANT TITLE:

Applicant**PROPERTY OWNER(S) AFFIDAVIT**

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

PROPERTY OWNER SIGNATURE:

James Ohnstad

DATE:

03 / 27 / 2018

PROPERTY OWNER SIGNATURE:

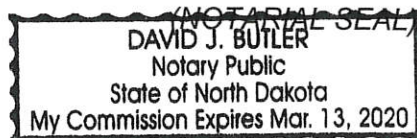
DATE:

 / /**PROPERTY OWNER NOTARY**

On this 27th day of March, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, James Ohnstad known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

David J. Butler

Notary Public

Notary Public for the state of NDResiding at Fargo, NDMy Commission Expires 3/13/2020**OFFICE USE ONLY**

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- VICINITY MAP
- LEGAL DESCRIPTION
- ORIGINAL SURVEYOR STAMP & SIGNATURE
- JUSTIFICATION LETTER

LEGAL NOTICE DATES:

 / / / / ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:

4, 30, 18

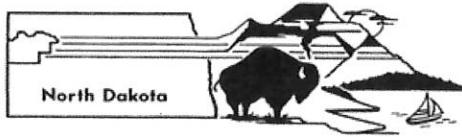
CITY COUNCIL:

5, 7, 18

INVOICE:

INVOICE NUMBER: 3381DATE CREATED: 4/2/18 BY: ujbPAYMENT: **\$675.00**DATE RECEIVED: 4/2/18 BY: ujb CARD CASH CHECK # 1465

DIVISION OF LAND



SIMPLE LOT SPLIT

APPLICATION

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

APPLICATION FEE:
\$675.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *simple lot split* (parcel map) 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. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper, a brief justification letter explaining the request/reasoning for simple lot split and a copy of property deed(s) and/or title report. Once approved, a 24" x 36" size mylar plat will need to be submitted for signatures and recordation. For specific details regarding Simple Lot Splits, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX SECTION 13.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): James C. Ohnstad LLC	PHONE NUMBER: 701-799-3460	EMAIL: johnstad@oktireinc.com
MAILING ADDRESS: 2224 Main Avenue, Fargo, ND 58103		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME: Craig Nelson	PHONE NUMBER: 701-580-2526	EMAIL: nelsoncontractingnd@gmail.com
MAILING ADDRESS: 1504 12th Street NE, Watford City, ND 58854		

DEVELOPER INFORMATION

DEVELOPER NAME: Craig Nelson	PHONE NUMBER: 701-580-2526	EMAIL: nelsoncontractingnd@gmail.com
MAILING ADDRESS: 1504 12th Street NE, Watford City, ND 58854		

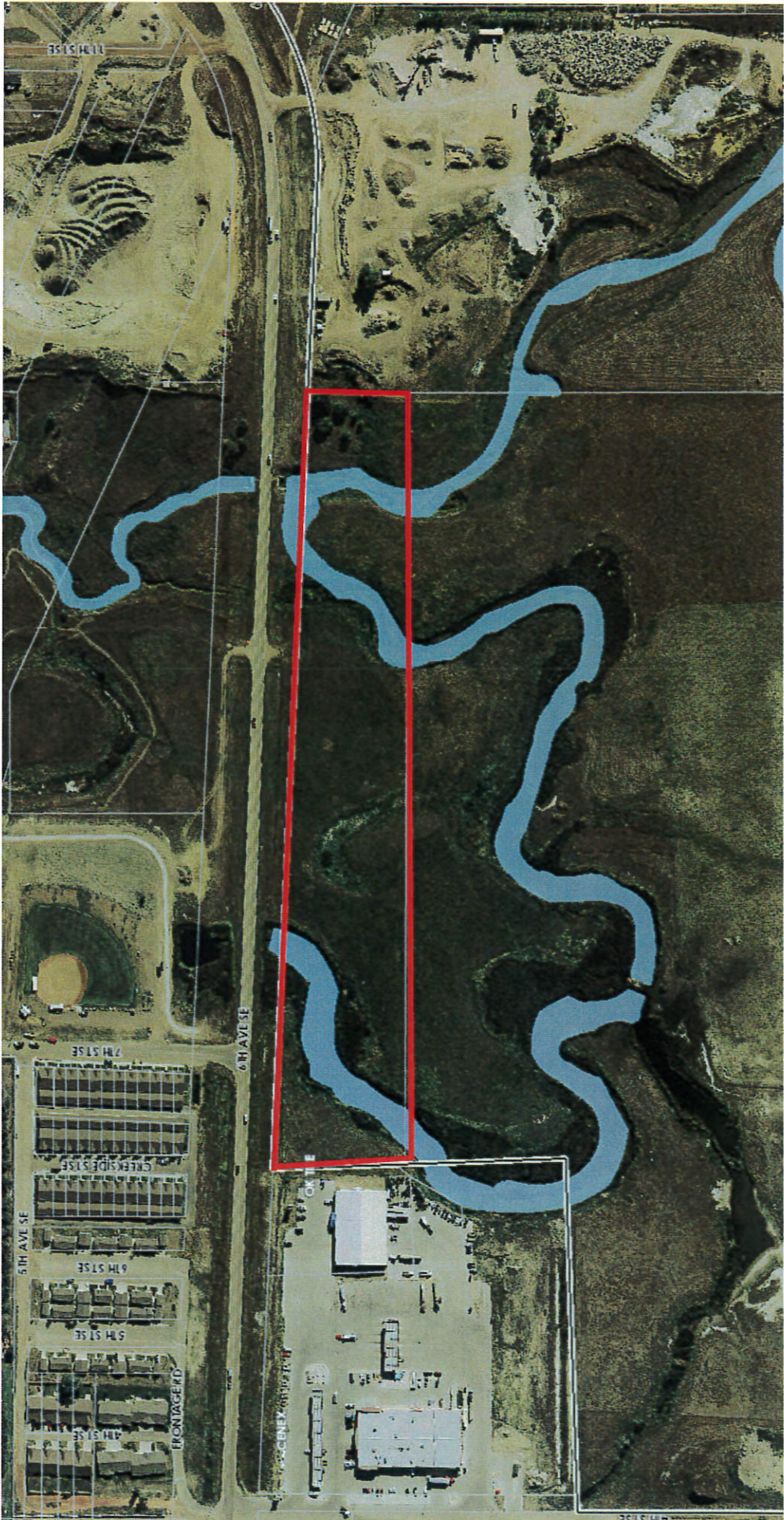
PROPERTY INFORMATION

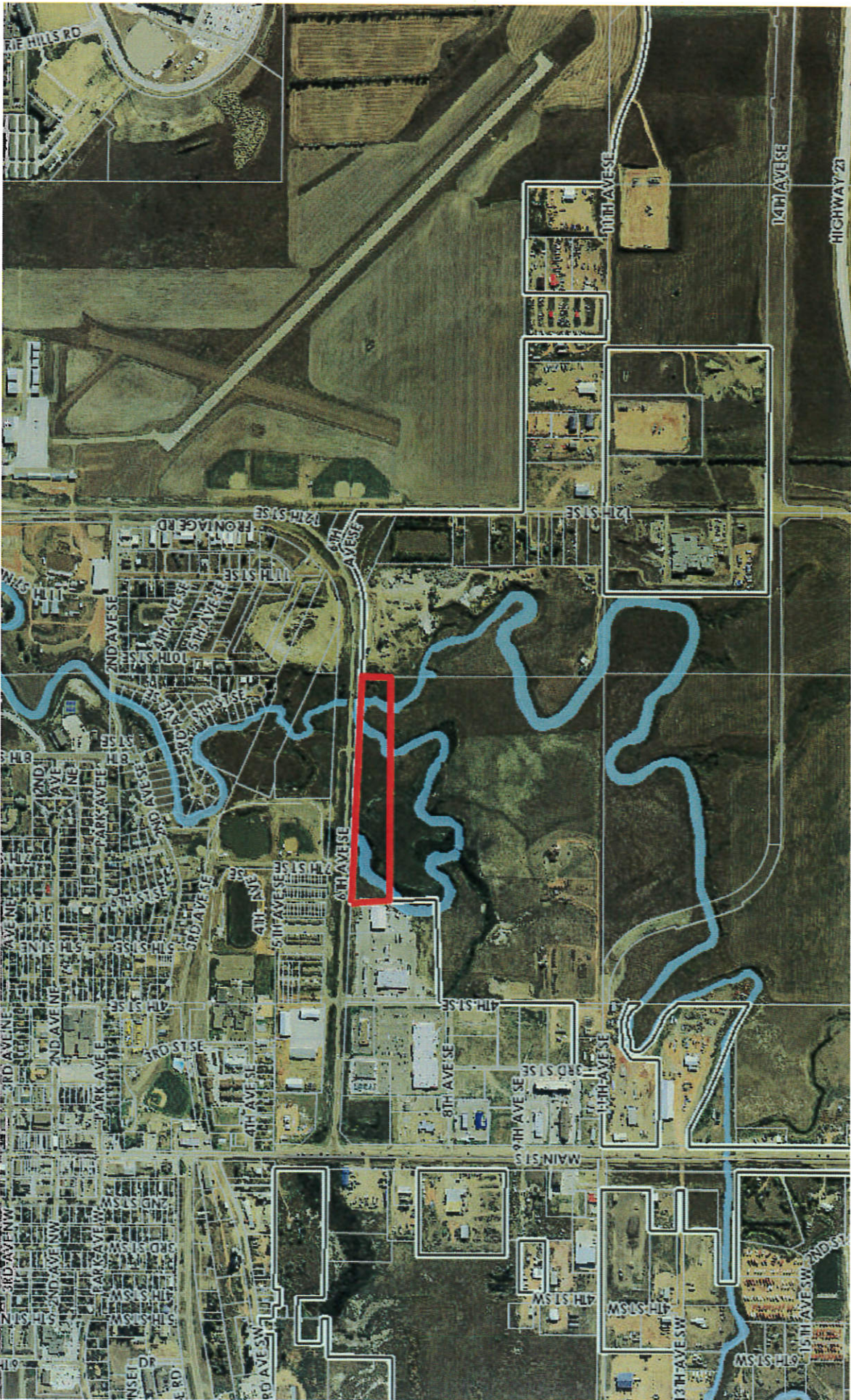
PROPERTY ADDRESS: -not assigned	ZONING DISTRICT: C1		
PARCEL NUMBER: 20-00-12600	SUBDIVISION: IT #2933	LOT # N/A	BLOCK # N/A
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) IT #2933 in Sec 19, T150N, R98W	NEW LEGAL DESCRIPTION: The Nelson 2nd Addition		
EXISTING ACREAGE/SQ.FT.: 8.32 Acres	NEW ACREAGE/SQ.FT.: 10.606 Acres		
CURRENT USE OF PROPERTY: Pasture Land	PROPOSED USE OF PROPERTY: Pasture Land		

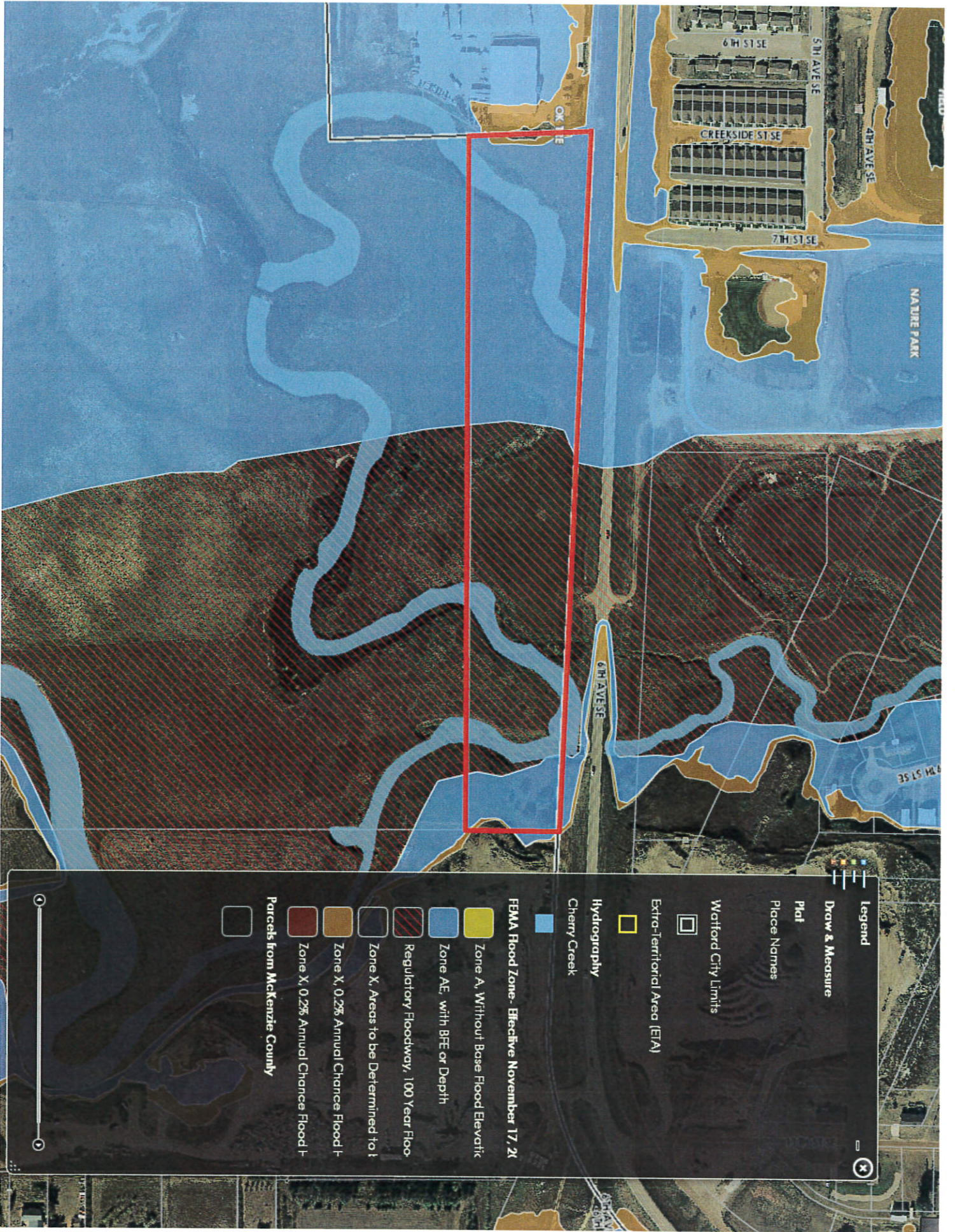
DESCRIPTION

Please give a brief description of the request for simple lot split.

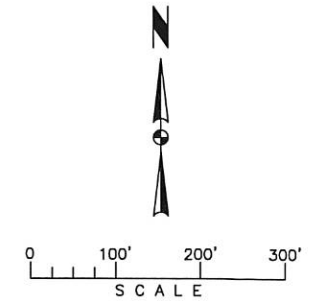
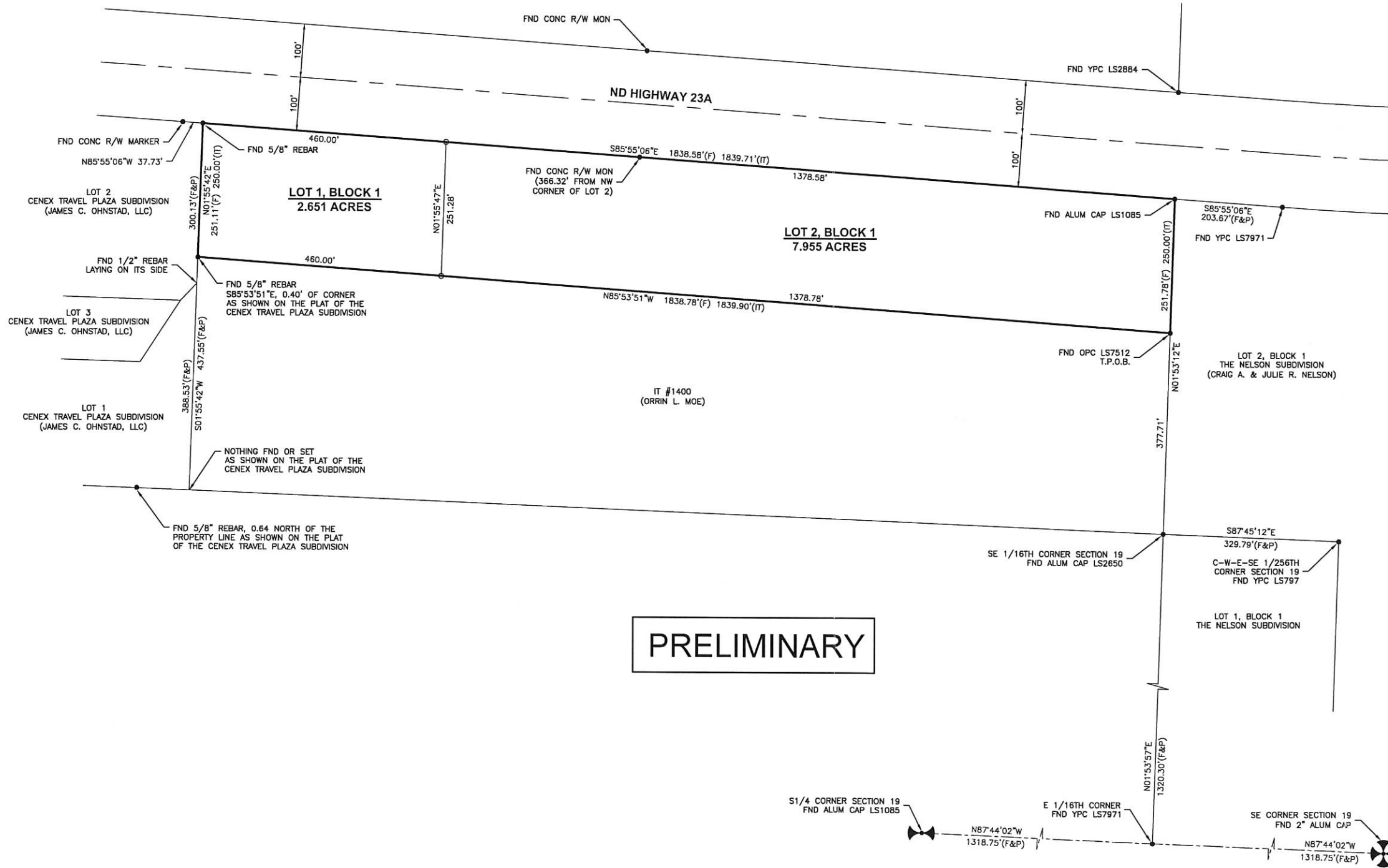
James Ohnstad LLC purchased this property from the WC Park District - Jan 2016. Ohnstad and Nelson made an agreement to divide the land 1/3 west for Ohnstad, remainder for Nelson. The purpose of this subdivision is to reflect the existing agreement.







A PLAT OF
THE NELSON 2ND ADDITION
 A TRACT OF LAND BEING IRREGULAR TRACT NO. 2933, PARCEL 2 OF DOCUMENT NO. 483964, LOCATED IN THE
 NW1/4SE1/4 AND THE NE1/4SW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA
 LAND OWNER: JAMES C. OHNSTAD, L.L.C.



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- - - SECTION LINE
- FOUND PROPERTY PIN
-AS NOTED
- o SET PROPERTY PIN
-24" x 5/8" REBAR
WITH LS7971 YPC
- ⊕ NOT FOUND SECTION CORNER
- ⊕ FOUND QUARTER CORNER
- (F) FIELD MEASUREMENT
- (IT) IRREGULAR TRACT DISTANCE
- (P) PLAT DISTANCE
- T.P.O.B. TRUE POINT OF BEGINNING

PURPOSE OF SURVEY: TO CREATE TWO LOTS FROM IRREGULAR TRACT NO. 2933 (PARCEL 2 OF DOCUMENT NO. 483964)
 BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

	DRAWN BY: DRK	DATE: 3-15-18	QUALITY CHECK: MAB
	SURVEYED BY: MAB	JOB NO. W18-004	FIELDBOOK X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE LEWISTON WATFORD CITY			MONTANA WASHINGTON IDAHO NORTH DAKOTA

A PLAT OF
THE NELSON 2ND ADDITION
 A TRACT OF LAND BEING IRREGULAR TRACT NO. 2933, PARCEL 2 OF DOCUMENT NO. 483964, LOCATED IN THE
 NW1/4SE1/4 AND THE NE1/4SW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA
 LAND OWNER: JAMES C. OHNSTAD, L.L.C.

OWNER(S) 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 _____, 20____.

 JAMES C. OHNSTAD, L.L.C.

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, James C. Ohnstad, known to me to be the person(s) who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

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

ADDITION BOUNDARY DESCRIPTION

A tract of land being Irregular Tract No. 2933, Parcel 2 of Document No. 483964, located in the Northwest quarter of the Southeast quarter and the Northeast Quarter of the Southwest quarter of Section 19, Township 150 North, Range 98 West, Fifth Principal Meridian, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at the Southeast corner of said Section 19; thence North 87°44'02" West along the Southerly line of said Section 19, a distance of 1318.75 feet to the East sixteenth corner of said Section 19; thence North 01°53'57" East along the East sixteenth line of said Section 19, a distance of 1320.30 feet to the Southeast sixteenth corner of said Section 19; thence North 01°53'12" East along said East sixteenth line, a distance of 377.71 feet to the Southeast corner of said Irregular Tract No. 2933 and being the True Point of Beginning; thence North 85°53'51" West along the Southerly boundary line of said Irregular Tract No. 2933, a distance of 1838.78 feet to the Southwest corner of said Irregular Tract No. 2933; thence North 01°55'42" East along the Westerly boundary line of said Irregular Tract No. 2933, a distance of 251.11 feet to the Northwest corner of said Irregular Tract No. 2933, being a point on the Southerly right-of-way line of North Dakota Highway 23A; thence South 85°55'06" East along said Southerly right-of-way line, a distance of 1838.58 feet to the Northeast corner of said Irregular Tract No. 2933, being a point on the East sixteenth line of said Section 19; thence South 01°53'12" East along the Easterly boundary line of said Irregular Tract No. 2933, a distance of 251.78 feet to the True Point of Beginning and containing 10.606 acres.

UTILITY EASEMENTS APPROVAL

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____.

 MONTANA DAKOTA UTILITIES

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 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 _____

Dated this _____ day of _____, a.d., 20____.

 RESERVATION TELEPHONE COMPANY

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 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 lying within the jurisdiction of the City of Watford City, has approved the streets, alleys, and other public ways and grounds of the attached plat, shown here as an amendment to the comprehensive street and highway plan and other appropriate portion of the comprehensive plan of the City of Watford City, North Dakota. All streets, alleys and other public ways and grounds of the attached plat are dedicated and not accepted at this time with the offer to remain open.

Justin Voll, Mayor Date: _____ Peni Peterson, City Auditor Date: _____

State of North Dakota)
) ss
 County of McKenzie)

On this _____ day of _____, 20____, before me, a Notary Public in and for said county and state, personally appeared Justin Voll, 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 _____, 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.

Glen Beard, Chairman Date: _____

State of North Dakota)

) ss
 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 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____.

 Erica Johnsrud, McKenzie County Auditor

SURVEYOR'S CERTIFICATE

I, Daniel R. Kenczka, Registered Land Surveyor, do hereby certify that the survey plat shown hereon was completed by me or under my direct supervision and that this plat is the correct representation of the survey shown hereon, and that the monuments are placed as shown, and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

 Surveyor signature
 Registered Land Surveyor #LS7971 Survey date & stamp :



State of Montana)
) ss
 County of Cascade)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Daniel R. Kenczka, known to me to be the person(s) who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

(notarial seal)
 Notary Public for the State of Montana
 Residing at _____
 My commission expires _____

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I hereby certify that the above instrument was filed in the Office of the McKenzie County Recorder in the State of North Dakota at _____ O'clock _____ M on the _____ day of _____, A.D. 20____ and was recorded as document number _____.

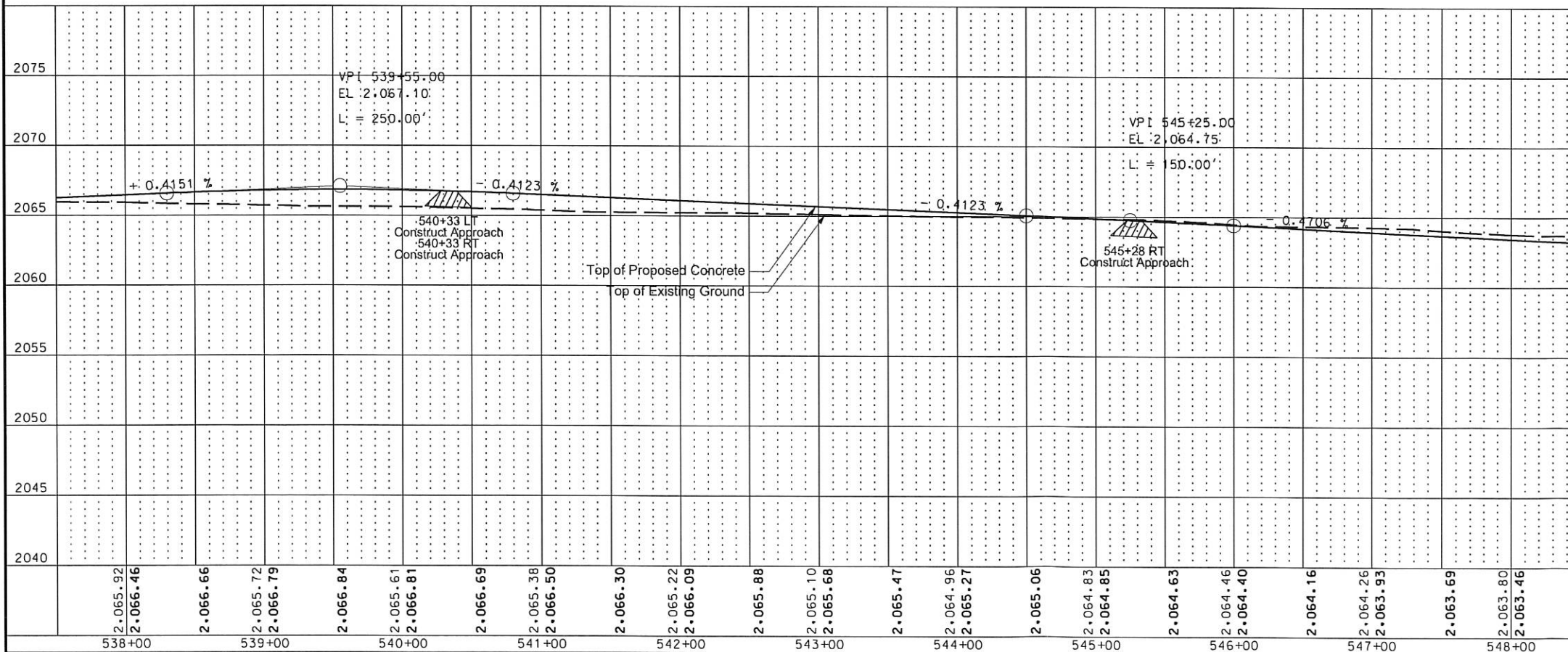
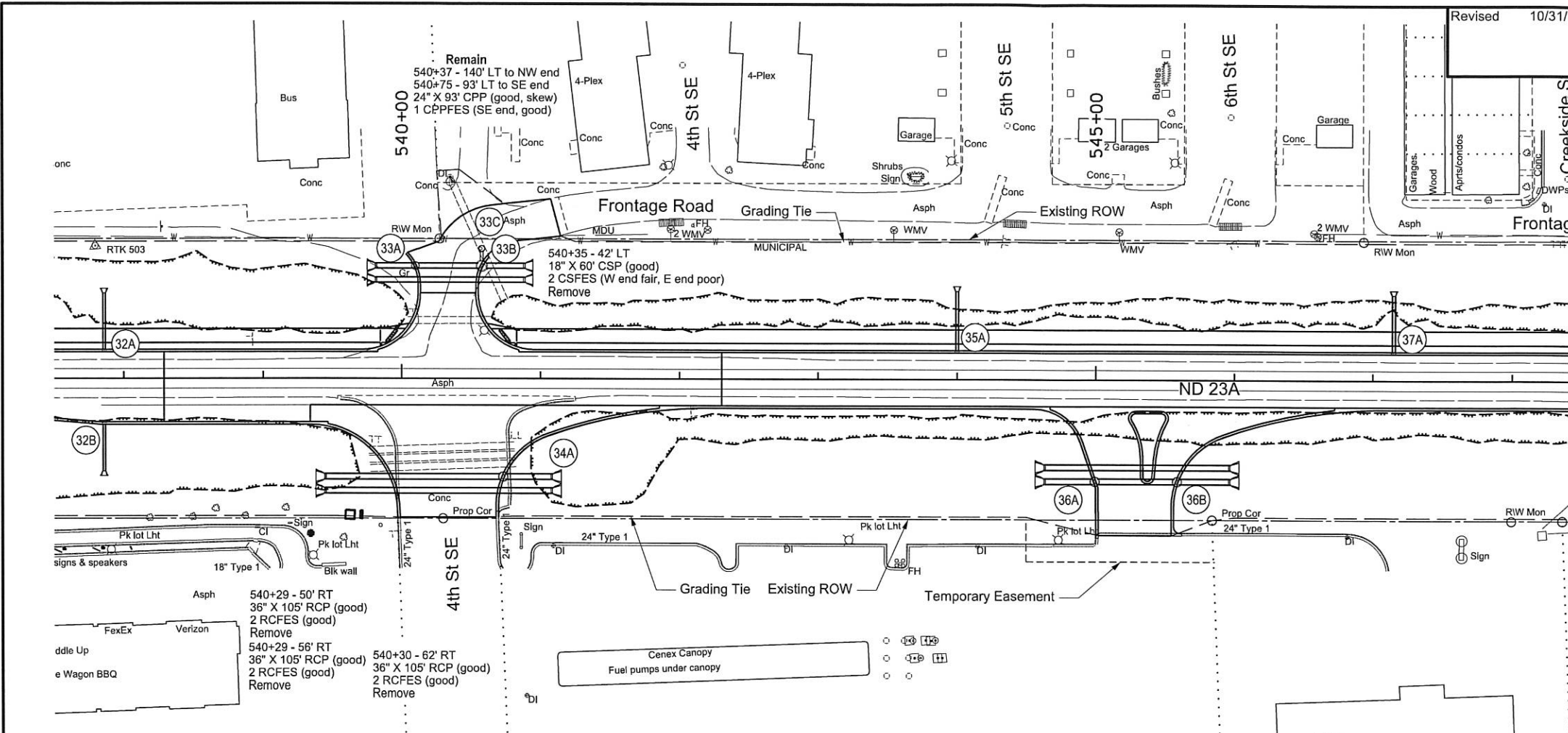
 Ann M. Johnsrud, McKenzie County Recorder

PRELIMINARY

Revised 10/31/17

STATE	PROJECT NO.	SECTION NO.	SHEET NO.
ND	SS-7-023(050)910	60	2

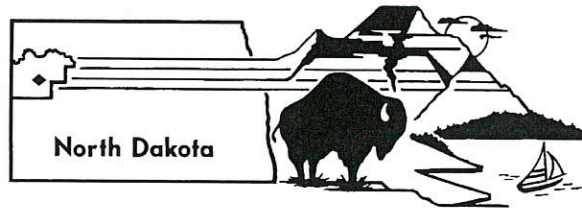
SPEC	CODE	BID ITEM	QUANTITY	UNIT
202	0174	Removal of Pipe-All Types & Sizes		
		540+29 - 50' Rt	105	LF
		540+29 - 56' Rt	105	LF
		540+29 - 62' Rt	105	LF
		540+35 - 41' Lt	60	LF
		540+57-94.7' Lt to 540+74.4-55.4' Lt	43	LF
302	0100	Salvage Base Course (under sidewalk)		
		538+00 Lt to 540+12 Lt	49	TON
		540+55 Lt to 548+00 Lt	172	TON
714	4107	Pipe Conduit 24in-Storm Drain		
		33C to 33B	8	LF
		33A to 544+00 - 63' Lt	42	LF
		37A to 547+15 - 61' Lt	40	LF
714	4121	Pipe Conduit 42in-Storm Drain		
		539+81 - 80.5' Lt to 33A	28	LF
		33A to 33B	44	LF
		33B to 540+89 - 80.5' Lt	28	LF
714	4122	Pipe Conduit 42in-Approach		
		539+81 - 70.5' Lt to 540+89 - 70.5' Lt	108	LF
714	4126	Pipe Conduit 48in-Storm Drain		
		539+45 - 70' Rt to 34A	126	LF
		34A to 541+09 - 70' Rt	34	LF
		544+63 - 72.5' Rt to 36A	35	LF
		36A to 36B	56	LF
		36B to 545+97 - 72.5' Rt	37	LF
714	4128	Pipe Conduit 48in-Approach		
		539+45 - 80' Rt to 541+09 - 80' Rt	164	LF
		544+63 - 62.5' Rt to 545+97 - 62.5' Rt	134	LF
722	3510	Inlet-Type 2		
		35A	1	EA
		37A	1	EA
722	3701	Inlet Special-Type 2 48in		
		33C	1	EA
722	3761	Inlet Special-Type 2 60in		
		33A	1	EA
722	3766	Inlet Special-Type 2 72in		
		34A	1	EA
		36A	1	EA
		36B	1	EA
722	3768	Inlet Special-Type 2 84in		
		33B	1	EA
750	0115	Sidewalk Concrete 4in		
		538+00 Lt to 540+12 Lt	233	SY
		540+55 Lt to 548+00 Lt	825	SY
750	2115	Detectable Warning Panels		
		540+05 - 30' Lt	20	SF
		540+62 - 30' Lt	20	SF



This document was originally issued and sealed by William Doerr, Registration Number PE- 7113, on 10/31/17 and the original document is stored at the North Dakota Department of Transportation

Plan and Profile
ND23A
US85B to ND23B

Watford City



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

April 16, 2018

STAFF REPORT
SLS Simple Lot Split

APPLICANT:

Craig Nelson
1504 12th St NE
Watford City, ND 58854

PROPERTY OWNERS:

James C. Ohnstad
2224 Main Ave.
Fargo, ND 58103

PROPERTY LOCATION:

Parcel # 20-00-12600, Section 19, Township 150 North, Range 98 West, Watford City, McKenzie County, North Dakota.

REQUEST:

Division of Land application for a Simple Lot Split for the consideration of creating two (2) lots from one existing larger parcel.

ZONING:

C1- General Commercial

CURRENT USE:

Undeveloped

REFERENCES:

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

- *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."*

- Watford City City Ordinance Number 443 amending Section 14 of Article XXX of Chapter XV of The City of Watford City Ordinances Relating to Exception to Subdivision Requirements.

DISCUSSION:

This application was submitted to finalize an original agreement between James Ohnstad and Craig Nelson. James Ohnstad LLC purchased this property from the WC Park District - Jan 2016. Ohnstad and Nelson made an agreement to divide the land, the 1/3 west of the property for Ohnstad, Remainder of the property for Nelson. The purpose of this subdivision is to reflect the existing agreement. Mr. Ohnstad will be property owner of the West 1/3 consisting of 2.651 acres and Mr. Nelson's property will consist of 7.955 acres.

After further review it was discover that there will need to be an agreement between Mr. Ohnstad and O.K. Tire as well as Farmers Union for future access to the West 1/3 property. The current access to the property will be located on Mr. Nelson's property which is accessed off of 6th Ave. SE.

The City of Watford City mailed the property owners that hold an interest in the property and the adjacent property owners a notice regarding the Simple Lot Split request. At the time of this report, none of the noticed property owners have contacted the City regarding the application.

SITE DEVELOPMENT:

- Access: The current residence has an access driveway from 6th Ave SE.
- Sewer: City Sanitary Sewer Services are not currently located within this area.
- Water: City Water Services are not currently located within this area.

SURROUNDING LAND USE:

- North: Zoning – C1- General Commercial
Use - Softball; Complex Ken Pelton Park
- East: Zoning – C1: General Commercial
Use - O.K. Tire
- South: Zoning – AG: Agriculture
Use - Undeveloped
- West: Zoning – C1: General Commercial
Use - Gravel Pit

RECOMMENDATION:

It is the recommendation of the City Planning Department Staff to Approve the Division of Land Application for Simple Lot Split:

Approval will be contingent upon the following items:

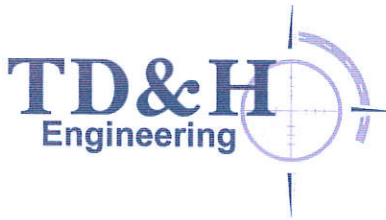
1. A signed agreement/ easement between the property owners of O.K Tire as well as Farmers Union. Allowing Mr. Ohnstad future access to the West 1/3 of the property.
2. After final approval from City Council, the easement on O.K. Tire property that will give access to the West 1/3 newly split lot, must be accurately depicted on the plat before recordation.
3. Prior to any future development of this property, a Floodplain Permit Application must first be submitted to the City Engineer/ Floodplain Administrator.
4. Prior to any future development of this property, generalized building plans and permit applications must be submitted to The City for further review and approval.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

500 2nd Avenue Southwest
 PO Box 870
 Watford City, ND 58854



701.842.6619
 tdhengineering.com

LETTER OF TRANSMITTAL

To: Becky Smith; City Planner	Date: 04/02/2018
City of Watford City	TD&H Job No.: W18-004-010
213 2 nd Street NE, PO Box 494	
Watford City, ND 58854	

We are sending you Attached Under separate cover via _____ the following items:
 Shop Drawings Disks Plans Samples
 Copy of Letter Change Order Specifications Files

COPIES	DATE	DESCRIPTION
1	04/02/18	Check # <u>1465</u> for \$675 – Simple Lot Split Application Fee
1	04/02/18	Signed Original Simple Lot Split Application – Nelson 2 nd Addition

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> No exception taken | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Make corrections noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> For review and comment | <input type="checkbox"/> Return _____ corrected prints |

REMARKS:

cc: _____

Signed: 
 Matthew Beard, Project Manager

**James Ohnstad LLC - Grantor by Limited Warranty Deed
Craig and Julie Nelson - Grantee**

**** - Currently this is not a recorded document**

LIMITED WARRANTY DEED

THIS INDENTURE, Made this 31 day of August, 2017, between JAMES C. OHNSTAD, L.L.C., a North Dakota limited liability company, Grantor, and CRAIG NELSON and JULIE NELSON, Grantees, whose post office address is 1504 12th Street NE, Watford City, North Dakota 58854.

WITNESSETH, for and in consideration of the sum of One and No/100ths Dollars (\$1.00), Grantor does hereby GRANT to the Grantees, as joint tenants and not as tenants in common with right of survivorship, all of the following real property lying and being in the County of McKenzie, and State of North Dakota, and described as follows, to-wit:

Commencing at the Center-east Sixteenth corner of said Section 19 marked by a found rebar with aluminum cap; thence on a Sixteenth line of said Section 19, an azimuth of 179°49'27", a distance of 693.57 feet to a point on the South right-of-way line of Highway 23 described in Document 204223 and the Point of Beginning marked by a rebar with yellow plastic cap (YPC); thence continuing on said sixteenth line, an azimuth of 179°49'27", a distance of 250.00 feet to a found rebar; thence on the North line of a parcel described in Document 279299, an azimuth of 272°02'00", a distance of 1839.90 feet to a YPC; thence continuing on said line, an azimuth of 359°52'06", a distance of 250.00 feet to a YPC; thence on the South right-of-way line of Highway 23 described in Documents 204127 and 204223, an azimuth of 92°02'00", a distance of 1839.71 feet to the Point of Beginning. (IT#2933)

Less the west four hundred sixty (460) feet thereof, the line being measured 460 feet from both the northwest and southwest corners of the above-described parcel, which remaining property is retained by Seller.

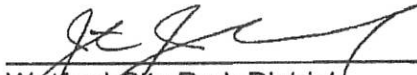
The legal description was obtained from a previously recorded instrument.

EXCEPTING AND RESERVING all oil, gas and other minerals in, on and under and that may be produced from the above described property.

Excepting all prior mineral conveyances, reservations and easements of record.

The Grantor covenants with the Grantee that the former now is seized in fee simple of the property granted, that the latter shall enjoy the same without any lawful disturbance, that the same is free from all encumbrances, that the Grantor and all persons acquiring any interest in the same through or for it on demand will execute and deliver to the Grantee, at the expense of the Grantor, any further assurance of the same that reasonably may be required, and that the Grantor will warrant to the Grantee all the said property against every person lawfully claiming the same.

WITNESS, the hand of the Grantor:

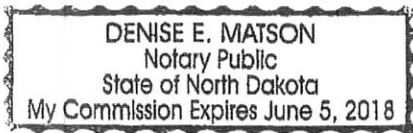


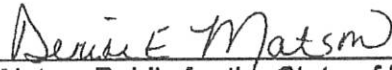
Watford City Park District
By: Justin Johnsrud, President

STATE OF NORTH DAKOTA)
 :ss.
COUNTY OF MCKENZIE)

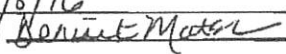
The foregoing instrument was acknowledged before me this 8th day of January, 2016 by Justin Johnsrud, President of Watford City Park District.

(SEAL)





Notary Public for the State of North Dakota
My Commission Expires: June 5, 2018

I certify that the requirement for a report or statement of full consideration paid does not apply because this is a transaction exempted under subdivision e of subsection 7 of NDCC 11-18-02.2.
Date: 1/8/16
Signed: 

5.

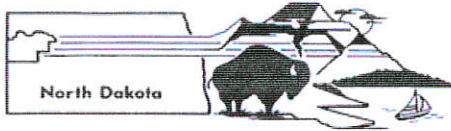
Division of Land Use Application:

Simple Lot Split

Warren Hovland

Lots 7, 8 , 9 Block 1 of Cherry Creek Addition

DIVISION OF LAND



SIMPLE LOT SPLIT

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

APPLICATION FEE:
\$675.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A simple lot split (parcel map) 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. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper, a brief justification letter explaining the request/reasoning for simple lot split and a copy of property deed(s) and/or title report. Once approved, a 24" x 36" size mylar plat will need to be submitted for signatures and recordation. For specific details regarding Simple Lot Splits, please refer to the *City of Watford City Municipal Code of Ordinances: CHAPTER XV ARTICLE XXX SECTION 13.*

PROPERTY OWNER INFORMATION

OWNER NAME(S): <i>Warren W. Aouland</i>	PHONE NUMBER: <i>701-570-2357</i>	EMAIL: <i>warren@onewaysevice.com</i>
MAILING ADDRESS: <i>909 12th Street South East</i>		

APPLICANT INFORMATION

Same as Owner

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
MAILING ADDRESS:		

PROPERTY INFORMATION

PROPERTY ADDRESS: <i>405 A, 405 B, 407 A, 407 B 10th St SE</i>		ZONING DISTRICT:	
PARCEL NUMBER:	SUBDIVISION:	LOT #	BLOCK #
LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) <i>Lot 7, 8, 9 Block 1</i>	NEW LEGAL DESCRIPTION: <i>Lot 27, 28, 29, 30 Block 1 Cherry Creek Second Edition</i>		
EXISTING ACREAGE/SQ.FT.:	NEW ACREAGE/SQ.FT.: <i>0.144 - 0.144 = 0.144 - 0.144</i>		
CURRENT USE OF PROPERTY: <i>Mobile home</i>	PROPOSED USE OF PROPERTY: <i>Same</i>		

DESCRIPTION

Please give a brief description of the request for simple lot split.

To replat unequally sized Lots 7, 8 + 9 in Block 1 of Cherry Creek Second Addition into equally sized lots being Lots 27, 28, 29 + 30 in Block 1 of Cherry Creek Second Addition.

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

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

APPLICANT SIGNATURE:

[Signature]

DATE:

3/13/18

APPLICANT PRINT NAME:

Warren W. Howland

APPLICANT TITLE:

Owner

PROPERTY OWNER(S) AFFIDAVIT

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

PROPERTY OWNER SIGNATURE:

[Signature]

DATE:

4/15/18

PROPERTY OWNER SIGNATURE:

DATE:

 / /

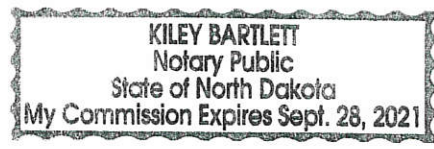
PROPERTY OWNER NOTARY

On this 5th day of April, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Warren W Howland known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

[Signature]
Notary Public

(NOTARIAL SEAL)

Notary Public for the state of North Dakota
Residing at McKenzie County
My Commission Expires Sept 28 2021



▼ OFFICE USE ONLY ▼

- COPY OF PROPERTY DEED
- COPY OF TITLE REPORT
- COPY OF TITLE MEMORANDUM
- .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- VICINITY MAP
- LEGAL DESCRIPTION
- ORIGINAL SURVEYOR STAMP & SIGNATURE
- JUSTIFICATION LETTER

LEGAL NOTICE DATES:

 / /
 / /

ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:
4.30.2018
CITY COUNCIL:
5.7.2018

INVOICE:

INVOICE NUMBER: 3384
DATE CREATED: 4.5.18 BY: [Signature]

PAYMENT: **\$675.00**

DATE RECEIVED: 4.5.18 BY: [Signature]
 CARD CASH CHECK # 2144



BOLKEN DR

10TH ST SE

5TH AVENUE

4TH AVENUE



310 BOLKEN DR

306 BOLKEN DR

304 BOLKEN DR

302 BOLKEN DR

300 BOLKEN DR

905 3RD AVE SE

907 3RD AVE SE

909 3RD AVE SE

505 10TH ST SE

601 10TH ST SE

418 10TH ST SE

407 10TH ST SE

405 10TH ST SE

403 10TH ST SE

321 10TH ST SE

319 10TH ST SE

318 10TH ST SE

317 10TH ST SE

1008 5TH AVE SE

1004 5TH AVE SE

1002 5TH AVE SE

1000 5TH AVE SE

1006 4TH AVE SE

1007 4TH AVE SE

312 10TH ST SE

1009 5TH AVE SE

1008 5TH AVE SE

1010 5TH AVE SE

1012 5TH AVE SE

1011 4TH AVE SE

1009 4TH AVE SE

1013 4TH AVE SE

2

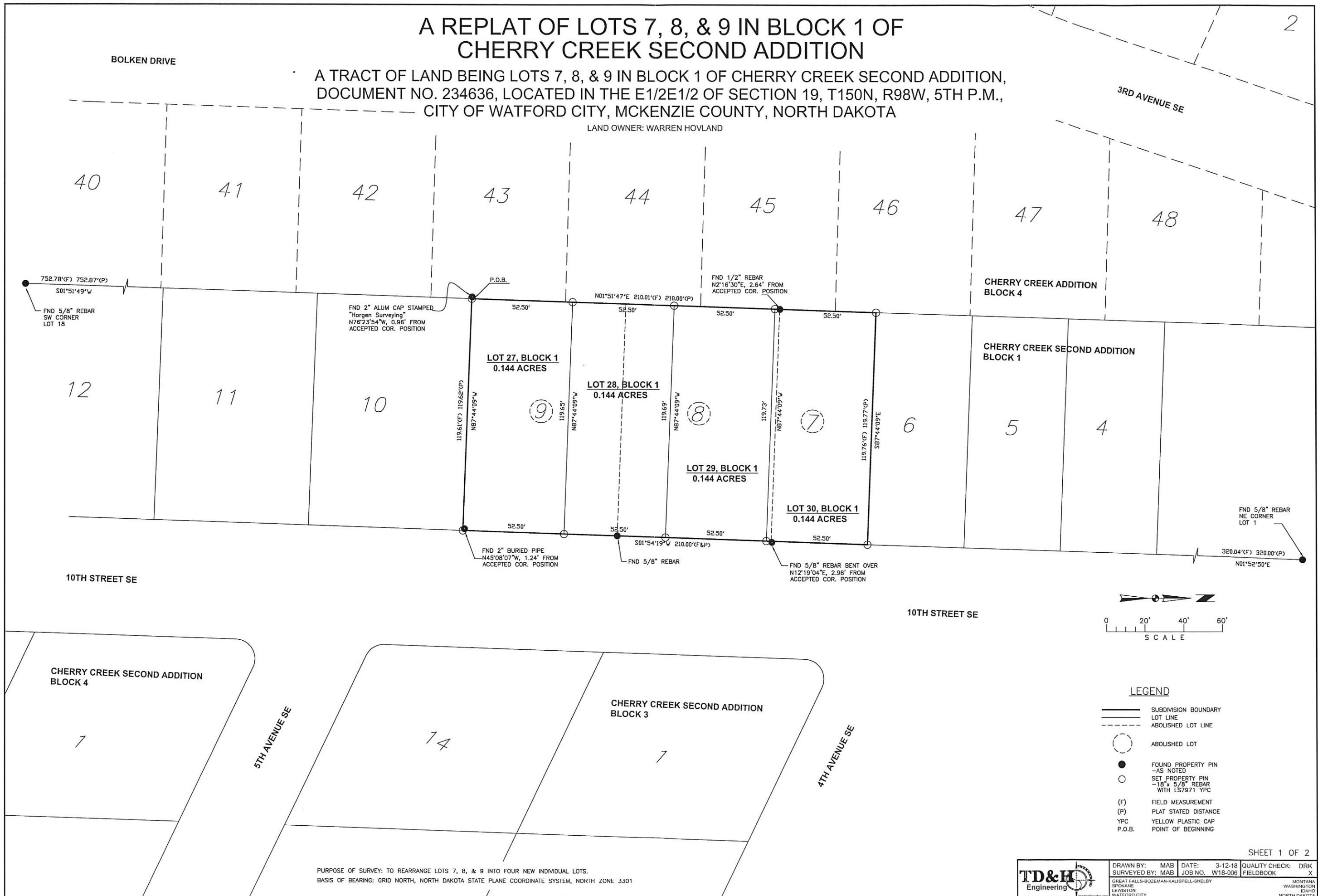
3



A REPLAT OF LOTS 7, 8, & 9 IN BLOCK 1 OF CHERRY CREEK SECOND ADDITION

A TRACT OF LAND BEING LOTS 7, 8, & 9 IN BLOCK 1 OF CHERRY CREEK SECOND ADDITION,
DOCUMENT NO. 234636, LOCATED IN THE E1/2E1/2 OF SECTION 19, T150N, R98W, 5TH P.M.,
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNER: WARREN HOVLAND

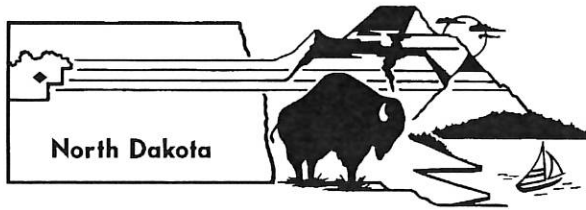


- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - - - ABOLISHED LOT LINE
 - ABOLISHED LOT
 - FOUND PROPERTY PIN -AS NOTED
 - SET PROPERTY PIN -18" x 5/8" REBAR WITH LS7971 YPC
 - (F) FIELD MEASUREMENT
 - (P) PLAT STATED DISTANCE
 - YPC YELLOW PLASTIC CAP
 - P.O.B. POINT OF BEGINNING

PURPOSE OF SURVEY: TO REARRANGE LOTS 7, 8, & 9 INTO FOUR NEW INDIVIDUAL LOTS.
BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

	DRAWN BY: MAB	DATE: 3-12-18	QUALITY CHECK: DRK
	SURVEYED BY: MAB	JOB NO. W18-006	FIELDBOOK X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE LEWISTON WATFORD CITY			MONTANA WASHINGTON IDAHO NORTH DAKOTA

Watford City



City of Watford City

213 2nd St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

cityofwatfordcity.com

April 17, 2018

STAFF REPORT

SLS 01-2018 Simple Lot Split: Warren Hovland Cherry Creek Second Addition

APPLICANT:

Warren Hovland
401 14th St SW #1
Watford City, ND 58854

PROPERTY OWNERS:

Warren Hovland
401 14th St SW #1
Watford City, ND 58854

PROPERTY LOCATION:

401/405/409 10th St. SE
Parcel # 82-20-00700
Lots 7, 8, & 9 Block 1 Cherry Creek 2nd Addition, .577 acres

REQUEST:

To replat unequally sized lots 7, 8, 9 in block 1 of Cherry Creek Second Addition into equally sized lots being lots 27, 28, 29, & 30. In block 1 of Cherry Creek Second Addition.

ZONING:

R2M-Mobile Home, Two-Family Residential District

CURRENT USE:

Residential dwelling(s)

REFERENCES:

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

Article XXX, Section 13 Simple Lot Split reads follows regarding simple lot splits: 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 City Council a simple lot split may be recorded. Notwithstanding the foregoing all lot design standards and zoning requirements are required to be met. Simple Lot Split is the Mechanism City of Watford City has in place to combine lots into one parcel, proper instrument designation is Map of Reversion.

Watford City City Ordinance Number 443 amending Section 14 of Article XXX of Chapter XV of The City of Watford City Ordinances Relating to Exception to Subdivision Requirements.

DISCUSSION:

Warren filed an application to create 4 equal lots from his existing 3 lots that are located in block 1 of Cherry Creek 2nd Addition. These lots will be intended to have Single Family Mobile Homes placed on them once the map is approved and recorded. Shown on the newly survey map each individual lot will meet the requirements for the footage in this zone being 5000 sq. ft. per placement of each Mobile Home in accordance to WC Zoning regulations R2M Mobile Home, Two-Family Residential District.

The City of Watford City mailed the property owners that hold an interest in the property and the adjacent property owners a notice regarding the Simple Lot Split request. At the time of this report, none of the noticed property owners have contacted the City regarding the application.

SITE DEVELOPMENT:

Access: *The property is south of 2nd Ave SE, on 10th St SE, an unpaved scoria, oiled road.*

Sewer: *There are city sanitary sewer service within the property*

Water: *There are city water service within the property.*

SITE DEVELOPMENT:

North: Zoning: R2M-Mobile Home, Two-Family Residential District
Use: Single Family Residences

East: Zoning: R2M-Mobile Home, Two-Family Residential District
Use: Single Family Residences

South: Zoning: R2M-Mobile Home, Two-Family Residential District
Use: Single Family Residences

West: Zoning: R2M-Mobile Home, Two-Family Residential District
Use: Single Family Residences

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to Approve the Division of Land Application for Simple Lot Split.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

6.

Division of Land Use
Application:

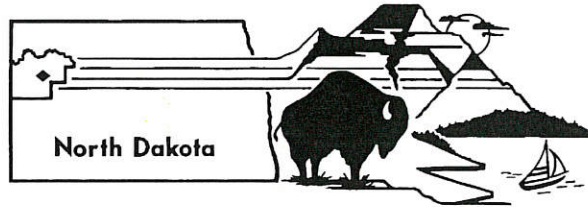
Termination

Conditional Use Permit

Lindsey Wall

308 Park Ave. W

Watford City



City of Watford City

213 2nd St., NE / PO Box 494

Watford City, ND 58854

Ph. 701- 444- 2533

Fax 701- 444- 3004

cityofwatfordcity.com

April 17, 2018

STAFF REPORT **CUP Conditional Use Permit**

APPLICANT:

Lindsay Wall
308 Park Ave. W
Watford City, ND 58854

PROPERTY OWNER:

Michelle Meadows
103 NE 13th St.
Hermiston OR, 97838

PROPERTY LOCATION:

308 Park Ave. W Watford City ND, 58854

REQUEST:

Home Occupation for child care

ZONING:

R-1, Single Family Dwelling District

CURRENT USE:

Single Family Home

REFERENCES:

Watford City Code Chapter XV – Article X, Single Family Dwelling District, and Article XXV, Conditional Uses

DISCUSSION:

Ms. Wall had applied in October of 2017, for a Conditional Use Permit to operate a home occupation – child care from her home. In accordance with this application Ms. Wall never completed the process of applying with McKenzie County Social Services as licensed Family Day Care as of January 2018.

Planning staff contacted Lindsay by phone as well as email following up with the requirements that were contingent upon keeping her existing CUP. She was required by the State of North Dakota to renew her back-round check by April 24, 2018, have an official home inspection, fire inspection, also she needed to attend and complete First Aid & CPR classes. None of these have been completed according to Social Services as of April 2018.

As follows are the Meeting Notes From which her Conditional Use Permit was approved:

MOTION by T. Dwyer, SECOND by J. Taylor to recommend APPROVAL to City Council of the Land Use Application for Conditional Use Permit for Home Occupation. Approval is contingent upon the following recommendations as set forth within the Planning Department Staff Report:

1. ***Conditional Use Permit shall be for a term of one (1) year and reviewed every 12 months thereafter.***
2. ***Ms. Wall will maintain compliance with McKenzie County Social Services requirements of Family Child Care Homes as listed on North Dakota Department of Human Services (NDDHS) Compliance Checklist.***
3. ***Along with NDDHS compliance checklist, Ms. Wall will provide fenced, monitored play area for children in her care. She will also provide safe pick-up/drop-off procedures to clients and City Staff.***

On April 6th, 2018 Ms. Wall contacted Planning Staff confirming she would like to Terminate her Conditional Use Permit.

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 Termination of CUP application. None of the noticed property owners contacted the city regarding the application.

SITE DEVELOPMENT:

Access: Home is located on Park Ave West, Park Ave W. is a paved street in fair condition
Sewer: City services available and connected to property. .
Water: City services available and connected to property.

SURROUNDING LAND USE:

R-1, Single Family Dwelling District

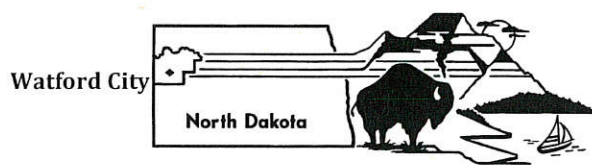
RECOMMENDATION:

It is the recommendation of City Planning Department Staff to TERMINATE the Conditional Use Permit for the purpose of Home Occupation for child care, per Ms. Wall request.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701) 444-8406



City of Watford City

213 2nd St. NE | PO Box 494

Watford City, ND 58854

Phone (701)444-2533

Fax (701)444-3004

www.cityofwatfordcity.com

November 9, 2017

Lindsay Wall
308 Park Ave W
Watford City, ND 58854

RE: Conditional Use Permit

Dear Ms. Wall:

Please accept this letter as final action notification for the Land Use Application for Conditional Use Permit for property owned by Michelle Vaughn-Meadows and located: Parcel ID: 82-04-02700, Section 24, Township 150 North, Range 99 West, Lots 12 & 13 of Block 2 of the 3rd Addition to Original Townsite, 308 Park Ave W, Watford City, McKenzie County, North Dakota.

The Conditional Use Permit was **APPROVED** by City Council on November 6, 2017 to allow for a Home Occupation: child-care business.

Approval of the Conditional Use Permit is contingent upon the following conditions as set forth within the Planning Department Staff Report:

1. Conditional Use Permit shall be for a term of one (1) year and reviewed every 12 months thereafter.
2. Ms. Wall will maintain compliance with McKenzie County Social Services requirements of Family Child Care Homes as listed on North Dakota Department of Human Services (NDDHS) Compliance Checklist.
3. Along with NDDHS compliance checklist, Ms. Wall will provide fenced, monitored play area for children in her care. She will also provide safe pick-up/drop-off procedures to clients and City Staff.

If you have any questions or need additional information please feel free to contact myself or our Principal Planner, Mildred (Milli) Williams at (701)444-8406 or by email at miwilliams@nd.gov.

Sincerely,

Becky A. Smith

Assistant Planner
(701)444-8402
basmith@nd.gov

CC:
Michelle Vaughn-Meadows
103 NE 13th St
Hermiston, OR 97383

FINAL ACTION

Public Hearing to hear comment on Land Use Application for Conditional Use Permit submitted by Robert McCree for Alissa Christensen on property located Section 7, T150N, R98W, Lot 10, Block 7, Dakota Ridge Subdivision, 318 26th Ave NE, Watford City, McKenzie County, North Dakota.

PLANNING & ZONING COMMISSION:

The regularly scheduled monthly meeting of the Watford City Planning & Zoning Commission was held on Monday October 30, 2017 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Chairman Glen Beard, Commission Members: Thomas Dwyer, Rick Holm, Gregg Schuetze, and Jason Taylor. Also present: Principal Planner Mildred (Milli) Williams, Assistant Planner Becky Smith, Building Official Steven Williams, and City Attorney Wyatt Voll. Absent: William (Billy) Carlson and Jesse Lawrence.

Public Hearing to hear comment on Land Use Application for Conditional Use Permit submitted by Lindsay Wall on property located Section 24, T150N, R99W, Lots 12 & 13 of Original Townsite, 308 Park Ave W., Watford City, McKenzie County, North Dakota.

Principal Planner Milli Williams explained that this is another Conditional Use Permit application for home based occupation to operate a childcare business. The City will be asking for the same the requirements with this CUP. And also, at this time the City has not heard from any of the noticed adjacent property owners. Chairman Glen Beard raised concern about the failing retaining wall in the yard being unsafe for children to be playing near. Milli stated that this issue is something most likely to be addressed with the County's compliance check but she will make a note to contact Hillary with McKenzie County Social Services to make sure the safety of the retaining wall is addressed.

MOTION by T. Dwyer, SECOND by J. Taylor to recommend APPROVAL to City Council of the Land Use Application for Conditional Use Permit for Home Occupation. Approval is contingent upon the following recommendations as set forth within the Planning Department Staff Report:

1. Conditional Use Permit shall be for a term of one (1) year and reviewed every 12 months thereafter.
2. Ms. Wall will maintain compliance with McKenzie County Social Services requirements of Family Child Care Homes as listed on North Dakota Department of Human Services (NDDHS) Compliance Checklist.
3. Along with NDDHS compliance checklist, Ms. Wall will provide fenced, monitored play area for children in her care. She will also provide safe pick-up/drop-off procedures to clients and City Staff.

Roll Call Vote:

Ayes: G. Beard, T. Dwyer, R. Holm, G.

Schuetze, J. Taylor Nays: None.

MOTION Carried.

CITY COUNCIL: