

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>12/6/12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>10/27</u> CC: <u>1/1/13</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>450- 12/14</u>	ADVERTISE DATE: <u>12/12 + 12/18</u>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>CHK# 1215</u>	PROPERTY OWNERS NOTIFIED: <u>Y</u>
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S 19 / T150N / R98W</u>	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: CKW Properties LLP
 APPLICANT: CKW Properties LLP, by Kirk Wold Managing Partner

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: CKW Properties LLP, Attn: Kirk Wold Managing Partner
 ADDRESS: 3205 11 St NW, PO Box 1109
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-842-2578 EMAIL: kwold@pantherppt.com

ASSESSOR'S PARCEL NUMBER(S): _____
 LEGAL DESCRIPTION: Block 2 Lot 1 - 8.12 acres
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 85 and Hwy 23 Bypass
 GROSS/NET ACREAGE: 8.12 acres PRESENT ZONE CLASSIFICATION: Commercial
 DESIRED ZONE CLASSIFICATION: No change CURRENT LAST USE: Vacant

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

Simple lot splits of 5 total lots in South Park Addition. See attached for a full description.

DESCRIBE THE SOURCE OF WATER/SEWER: _____ Do you have a will serve letter YES NO

Land Use Applications Cannot be Accepted over the Front Counter

Please Call (701) 444-2533 to schedule an appointment

(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

Kirk Wold, Managing Partner of
Print of Type Owner Name CKW

NOTARY

State of _____

County of _____

This instrument was acknowledged before me on _____ by _____
Date Name of Person

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	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				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

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- 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 30th 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.

Watford City Planning Department
213 2nd St NE

Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net

Exhibit A to Land Use Application of CKW Properties, LLP

CKW Properties, LLP ("CKW") requests simple lot splits of the following lots in the South Park Addition to the City of Watford City as more particularly described herein: (i) Block 1, Lot 4; (ii) Block 2, Lot 1; (iii) Block 3, Lot 1; (iv) Block 4, Lot 1; and (v) Block 4, Lot 2.

Block 1, Lot 4 – 3.83 Acres

CKW proposes to split Block 1, Lot 4 into two separate lots of approximately 1.24 acres and 2.59 acres. CKW will submit the required drawing showing the proposed lot split following its submittal of this Application.

~~Block 2, Lot 1 – 8.12 Acres~~

~~CKW proposes to split Block 2, Lot 1 into four separate lots of approximately 2.03 acres each. CKW will submit the required drawing showing the proposed lot split following its submittal of this Application.~~

Block 3, Lot 1 – 6.31 Acres

CKW proposes to split Block 3, Lot 1 into three separate lots of approximately 1.66 acres, 2.41 acres and 2.24 acres. CKW will submit the required drawing showing the proposed lot split following its submittal of this Application.

Block 4, Lot 1 – 7.11 Acres

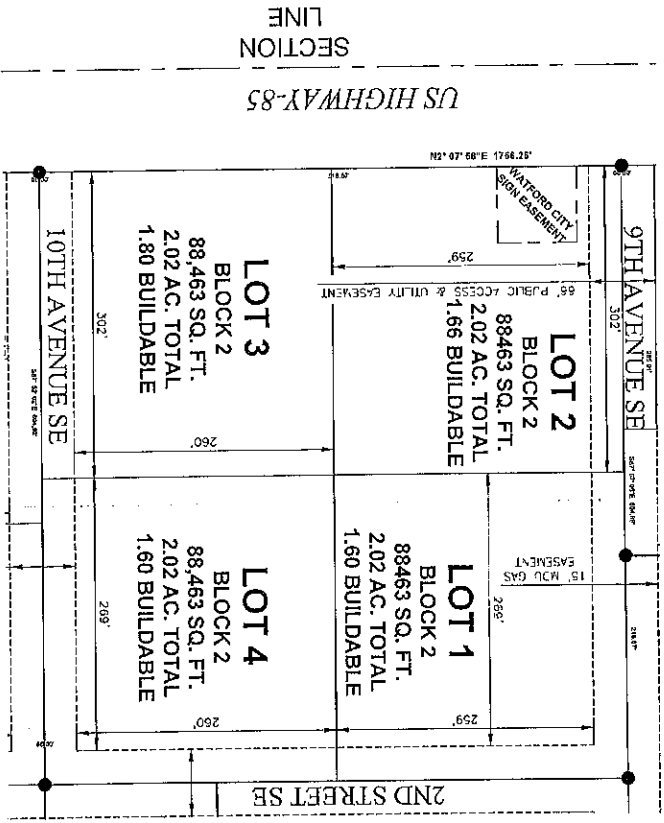
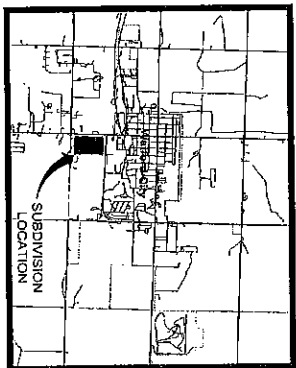
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Block 4, Lot 2 – 5.35 Acres

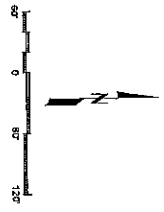
CKW proposes to split Block 4, Lot 2 into two separate lots of approximately 2.68 acres each. CKW will submit the required drawing showing the proposed lot split following its submittal of this Application.

**LOT LAYOUT OF BLOCK 2 OF
SOUTH PARK ADDITION
TO THE CITY OF WATFORD CITY**

A TRACT OF LAND LYING IN LOT 3 & LOT 4, SECTION 19, TOWNSHIP 150 NORTH,
RANGE 98 WEST OF THE 5TH PRINCIPAL MERIDIAN
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



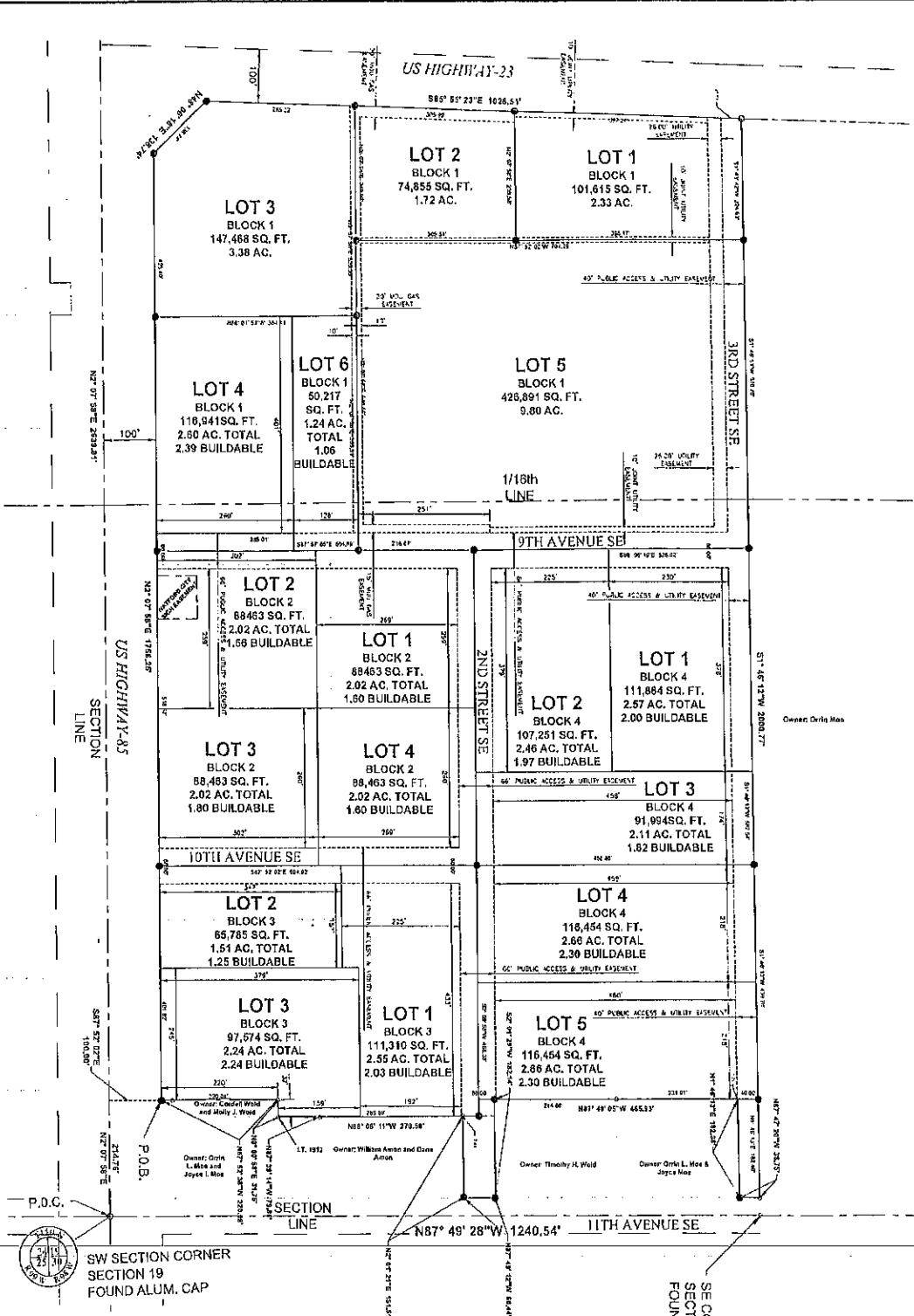
- LEGEND**
- TOWNSHIP AND SECTION
 - TOWNSHIP AND RANGE
 - MONUMENT FOUND
 - SECTION LINES
 - PLAT BOUNDARY
 - LOT LINES
 - LOT LINES WITH EASEMENT LINES



RES

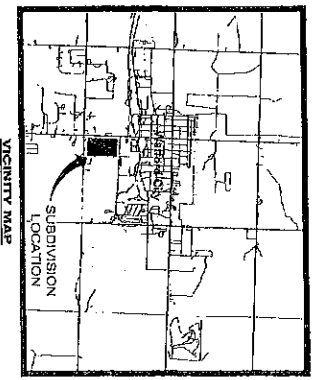
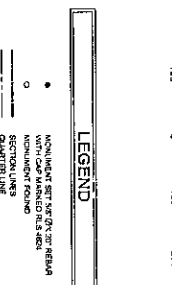
Advanced Engineering and Environmental Systems, Inc.
1010 14th Street SW
Fargo, ND 58103
701-785-8888

LOT 1 YOU OF IT
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LEGEND

- MONUMENT SET BY SURVEYOR
- MONUMENT SET BY OWNER
- SECTION LINES
- OWNER'S LINES
- LOT LINES
- ESSENTIAL LOT LINES
- ESSENTIAL LINES



Advanced Engineering and Environmental Services, Inc.
 2217 2nd Ave NW, Suite 2, Williston, ND
 ND 58801-1000
 www.aees.com

NOTICE OF PUBLIC HEARING

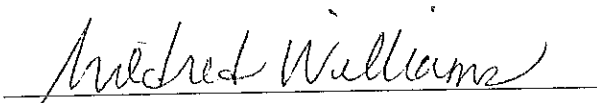
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Block 2, Lot 1 of South Park Addition 8.12 acres

For the purpose of taking public input on Simple Lot Split of South Park Addition

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 4th day of December, 2012



Mildred Williams

Watford City Planning Assistant

Run: 2

Published: McKenzie County Farmer 12/12 & 12/18 2012

Faxed: 12/4/12

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Donald & Ruby Fritel
Po Box 894
Watford City, ND 58854-0894

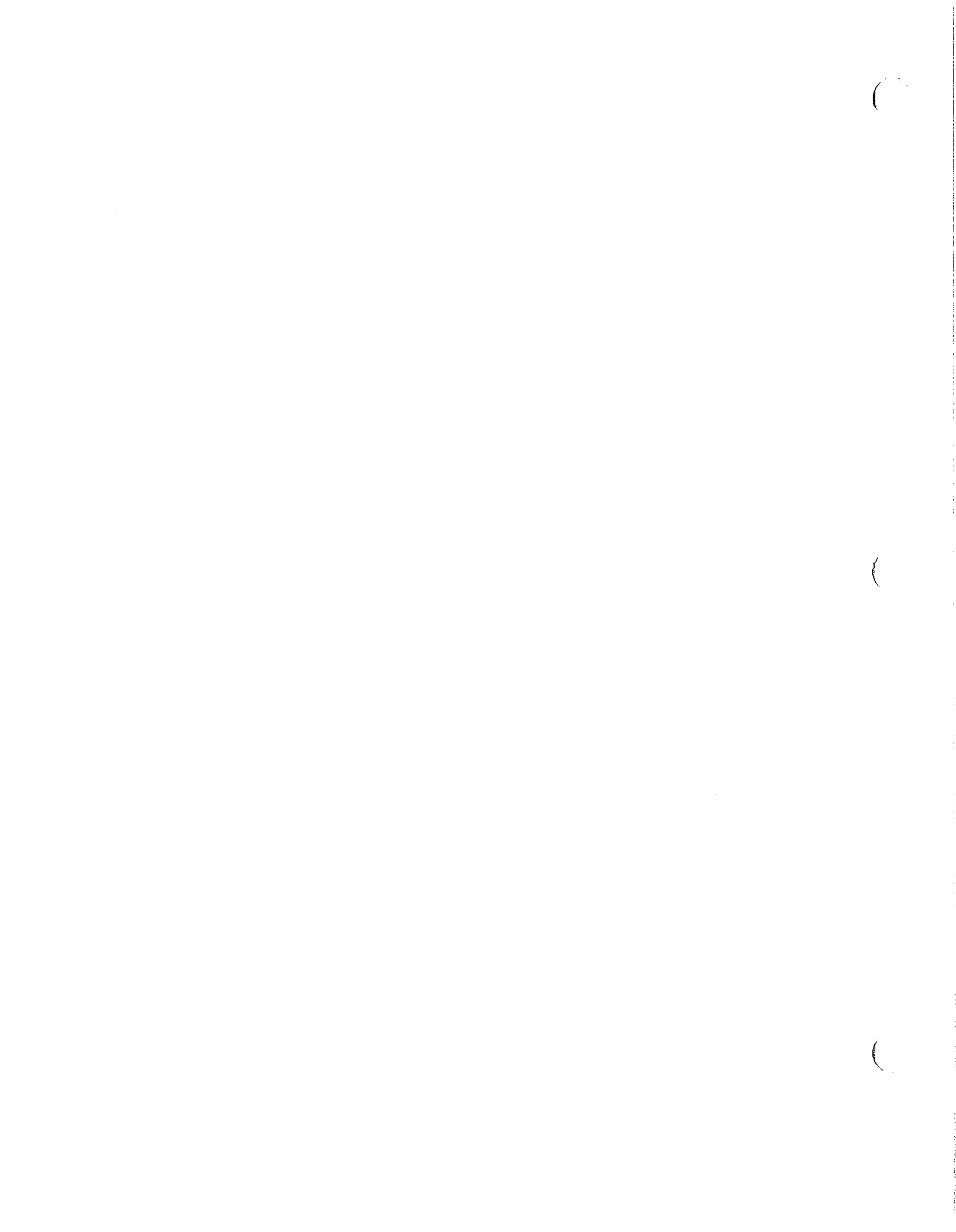
Orrin & Joyce Moe
802 24th Ave SW
Watford City, ND 58854

Irvin Noftsker
Po Box 207
Fariview, MT 59221

Timothy Wold
1305 Lincoln Ave
Rock Springs, WY 82901

Carmen Wold
301 Durango Dr
Burlington, ND 58722-2241

Kirk Wold
PO Box 1109
Watford City, ND 58854-1109



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 Print of Type Owner Name *CKW*

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State of _____

County of _____

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 Date Name of Person

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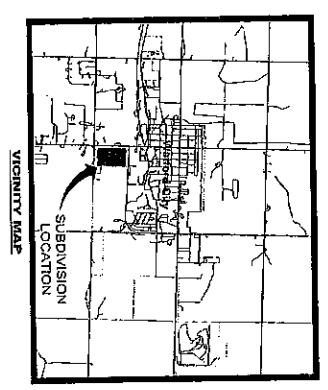
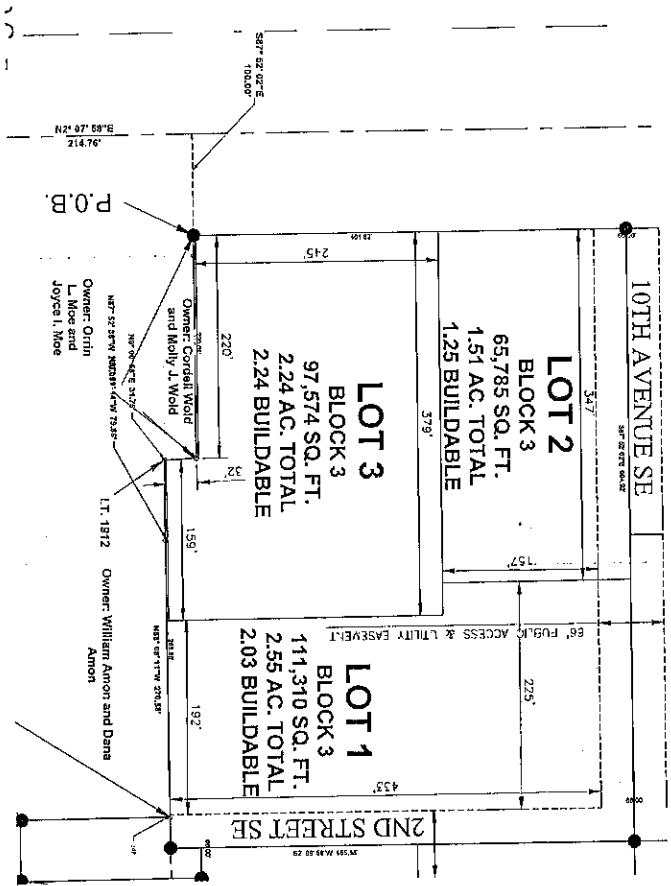
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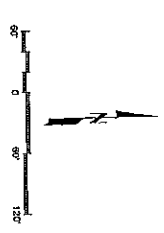
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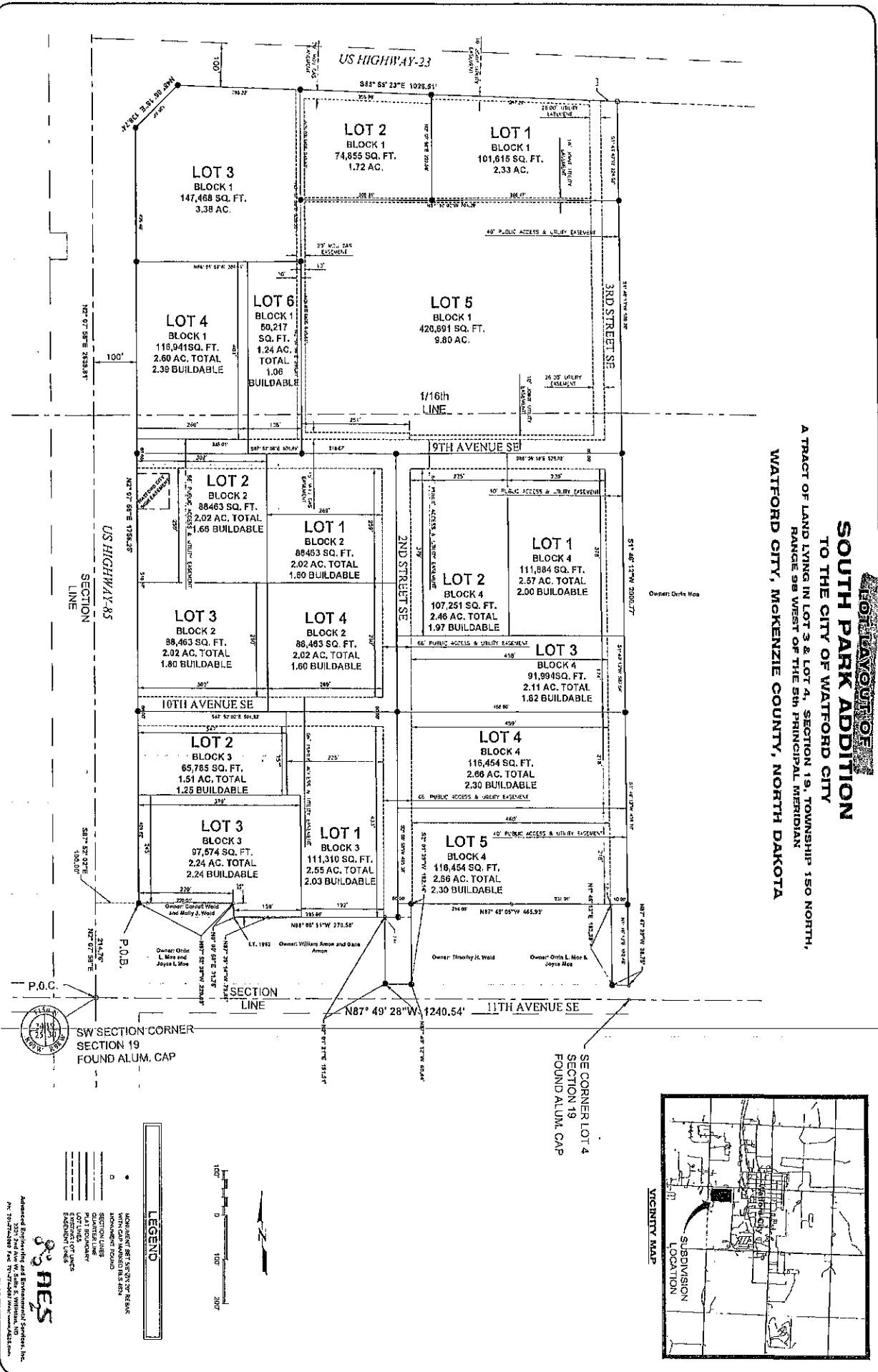
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 - SECTION LINES
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 - LOT LINES
 - EASEMENT LINES



RES
Advanced Engineering and Environmental Services, Inc.
1000 14th Street SW
Fargo, ND 58103
701.785.2222

LOT LAYOUT OF SOUTH PARK ADDITION TO THE CITY OF WATFORD CITY

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RANGE 58 WEST OF THE 5TH PRINCIPAL MERIDIAN
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



Owner: Orin Moe

Owner: Timothy J. Wald

Owner: Orin L. Moe & Joyce Moe

Owner: Carol Wolf and Betty S. Wolf

Owner: William Aasen and Dale Arnon

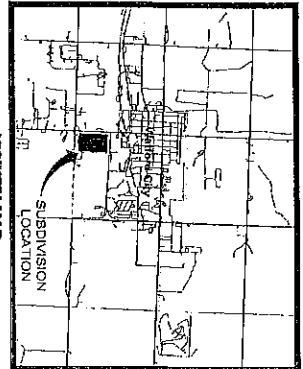
P.O.C.
SW SECTION CORNER
SECTION 19
FOUND ALUM. CAP

SE CORNER LOT 4
SECTION 19
FOUND ALUM. CAP

LEGEND

- MONUMENT AND SURVEY MARK
- MONUMENT FOUND
- SECTION LINE
- PLAT BOUNDARY
- LOT LINE
- EASEMENT LINE

Advanced Engineering and Environmental Services, Inc.
P.O. Box 274888, Fargo, ND 58128-0888



NOTICE OF PUBLIC HEARING

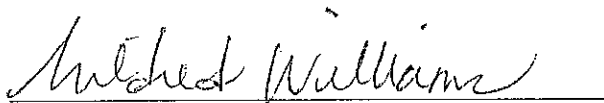
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Donald & Ruby Fritel
Po Box 894
Watford City, ND 58854-0894

Orrin & Joyce Moe
802 24th Ave SW
Watford City, ND 58854

Irvin Noftsker
Po Box 207
Fariview, MT 59221

Timothy Wold
1305 Lincoln Ave
Rock Springs, WY 82901

Carmen Wold
301 Durango Dr
Burlington, ND 58722-2241

Kirk Wold
PO Box 1109
Watford City, ND 58854-1109

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LAND USE APPLICATION

Watford City Planning Department

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Print of Type Owner Name

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State of _____

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This instrument was acknowledged before me on _____ by _____
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Variance	1	1	4			1 ¹¹				\$200.00
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Watford City Planning Department
213 2nd St NE

Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net

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CKW proposes to split Block 1, Lot 4 into two separate lots of approximately 1.24 acres and 2.59 acres. CKW will submit the required drawing showing the proposed lot split following its submittal of this Application.

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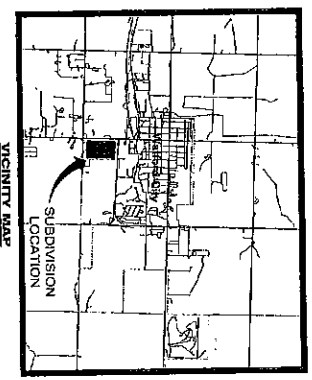
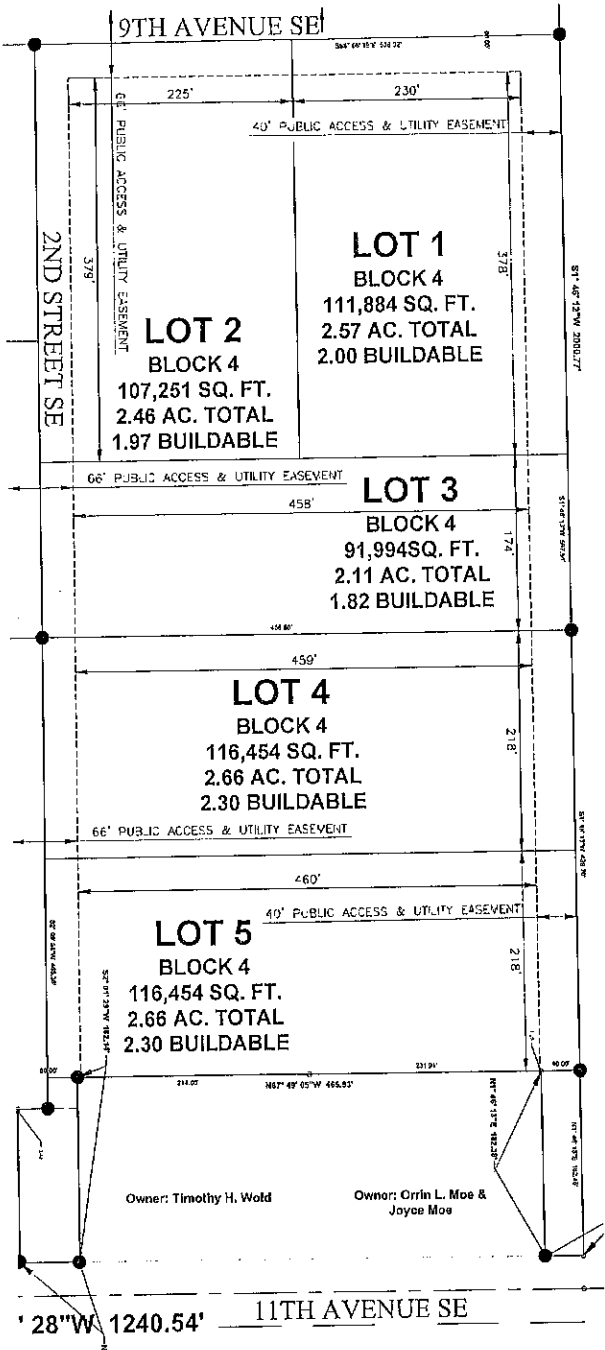
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**LOT LAYOUT OF BLOCK 4 OF
SOUTH PARK ADDITION
TO THE CITY OF WATFORD CITY**
A TRACT OF LAND LYING IN LOT 3 & LOT 4, SECTION 19, TOWNSHIP 150 NORTH,
RANGE 98 WEST OF THE 5th PRINCIPAL MERIDIAN
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



LEGEND

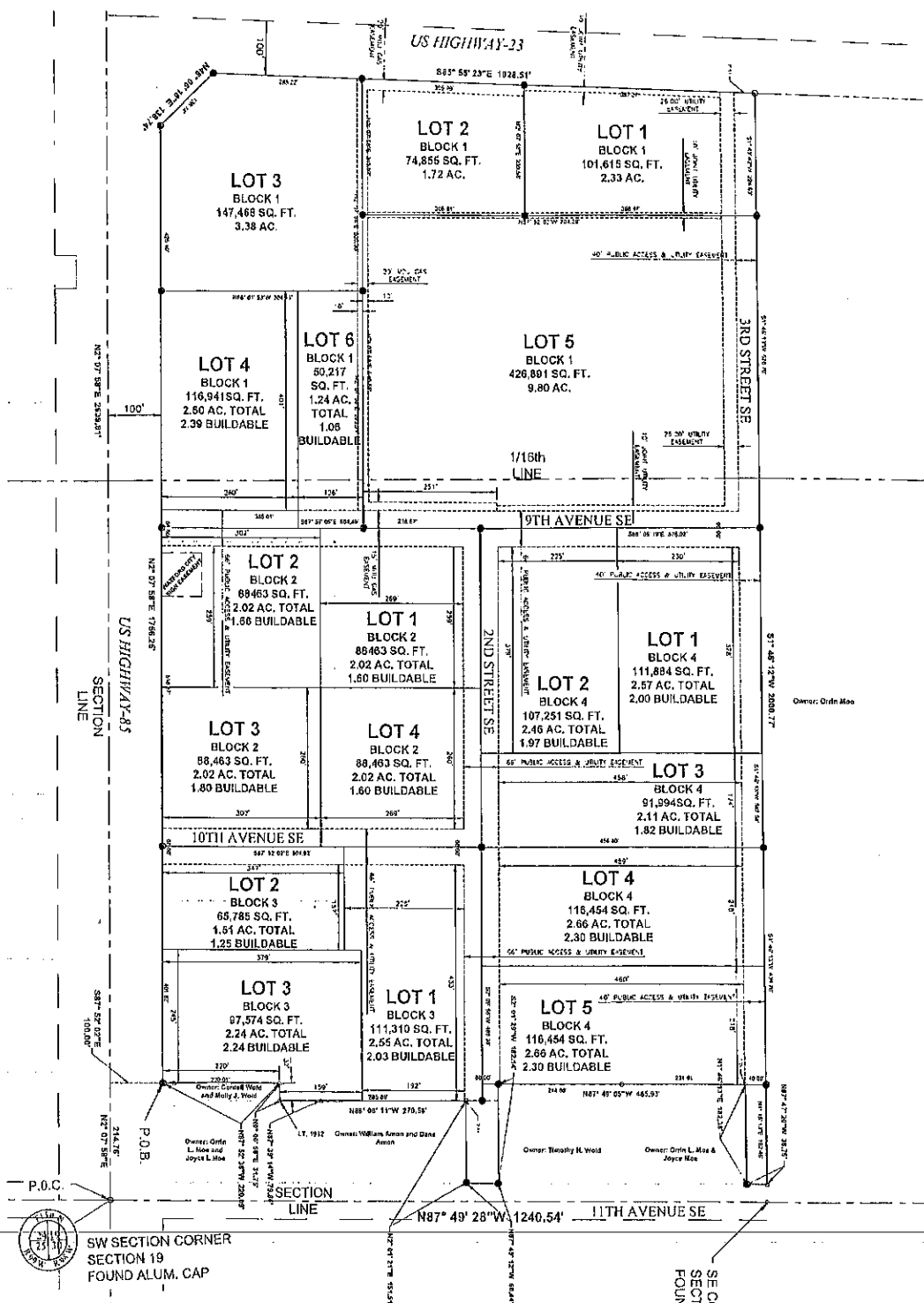
- IMPROVEMENT SET BACKS/REBAR
- MONUMENT FOUND
- SECTION LINES
- QUARTER LINES
- QUARTER CORNERS
- LOT LINES OF LOTS
- EASEMENT LINES

Advanced Engineering and Development Services, Inc.
1000 14th Street SW
Fargo, ND 58103
PH: 701.785.2881 FAX: 701.785.2882

AE S



LOT LAYOUT OF
SOUTH PARK ADDITION
 TO THE CITY OF WATFORD CITY
 RANGE 98 WEST OF THE 5th PRINCIPAL MERIDIAN
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



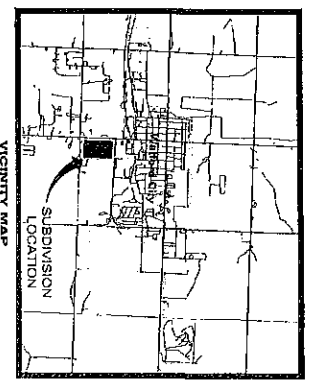
P.O.C.
 SW SECTION CORNER
 SECTION 19
 FOUND ALUM. CAP

SE CORNER LOT 4
 SECTION 19
 FOUND ALUM. CAP

LEGEND

- MONUMENT SET BY SURV. OR REBAR WITH CAP MARKED B.S. OR S.
- MONUMENT FOUND
- QUARTER CORNER
- PLAT BOUNDARY
- EXISTING LOT LINES
- EXISTING LOT LINES
- RESIDENTIAL LINES

Advanced Engineering and Environmental Services, Inc.
 2217 2nd Ave W, Suite 5, Minnetonka, MN
 Tel: 763-838-9199 Fax: 763-838-9198 www.aees.com



NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on December 27, 2012 at 6 p.m. at City Hall to hear comment on a Simple Lot Split submitted by CKW Properties, LLP. for property located at

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Dated this 4th day of December, 2012



Mildred Williams
Watford City Planning Assistant

Run: 2

Published: McKenzie County Farmer 12/12 & 12/18 2012

Faxed: 12/4/12

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Donald & Ruby Fritel
Po Box 894
Watford City, ND 58854-0894

Orrin & Joyce Moe
802 24th Ave SW
Watford City, ND 58854

Irvin Nofsker
Po Box 207
Fairview, MT 59221

Timothy Wold
1305 Lincoln Ave
Rock Springs, WY 82901

Carmen Wold
301 Durango Dr
Burlington, ND 58722-2241

Kirk Wold
PO Box 1109
Watford City, ND 58854-1109



ORDINANCE NO. 284

AN ORDINANCE AMENDING SECTION 6-506 OF ARTICLE 5 OF CHAPTER VI OF THE CITY OF WATFORD CITY ORDINANCES RELATING TO THE QUALIFICATIONS OF A LIQUOR LICENSE HOLDER.

Be it ordained by the City Council of the City of Watford City, North Dakota:

6-506 License - Qualifications For

- I. No retail license shall be issued to any person unless the applicant shall file a sworn application, accompanied by the required fee, showing the following qualifications:
 1. Applicant, if an individual, must be a citizen of the United States, State of North Dakota, and be a person of good moral character.
 2. If applicant is a corporation, the manager of a licensed premises and the officers, directors and stockholders must be citizens of the United States and persons of good moral character. Corporate applicants must first be properly registered with the North Dakota Secretary of State.
 3. If applicant is a co-partnership, all the members must be citizens of the United States and residents of North Dakota for a period of more than one year prior to the date of application, and be persons of good moral character.
 4. Applicant or manager must not have been convicted of a felony.
 5. Building in which business is to be conducted must meet local and state requirements regarding the sanitation and safety.
 6. Applicants must not be delinquent in the payment of any property taxes or special assessments.
 7. Taxes or special assessments on the property for which an application for a license is made must not be delinquent.
 8. If applicant's place of business is to be conducted by a manager or agent, said manager or agent must be identified and must possess the same qualifications as required of the licensee.

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9. If the applicant's place of business is not yet constructed or not yet purchased, or if the applicant's place of business is not yet within the city limits, but an annexation application is pending, an advance license may be granted in accordance with all other terms of this Article that will be contingent on the place of business being constructed or purchased or that will be contingent on annexation, whatever the case may be. If an advance license is issued, it shall be counted as a license issued for the purposes of determining the number of available licenses under Section 6-510. If the sale or annexation is not completed within 6 months, or the building permit for the property is not obtained within 6 months of the issuance of the advance license, it shall be automatically withdrawn. If the advance license is withdrawn due to expiration of time, the applicant shall have full rights to apply if there are still licenses available. Upon completion of the purchase, construction, or annexation, an updated application shall be made to ensure no requirements are no longer met. The cost of this advance license shall be one half of the total annual cost of the class of license applied for, and shall be applied to the price of the actual license based on the term as set out in Section 6-504.

II. The following qualifications must be shown for the following classes of licenses:

1. On sale beer and liquor licenses for hotels/motels shall only be available to those hotels or motels that have a minimum of 30 guest rooms. The Roosevelt Inn and the McKenzie Inn at their respective locations as of September 6, 2011 shall be considered eligible for the license regardless of the number of guest rooms they have as long as they are operating primarily as a hotel or motel. The license will only pertain to a specified room that has the sole purpose of being a lounge or restaurant, and is physically attached to the rest of the hotel or motel. The hotel or motel must be fully staffed with 24 hour or on-call front desk reception, along with daily maid service.
2. On sale beer and liquor licenses for restaurants shall only be available to those restaurants that have a minimum inside seating capacity of 30 guests at one time. The food sales must be equal to or greater than 50 percent of the total gross sales of the restaurant. The City may, at its discretion, require certification of any statement of sales by the licensee by a CPA retained and paid by the license holder.
3. On sale liquor license (wine only) for barber shops, beauty shops, massage parlors, juice bars, coffee shops, and tearooms shall be available as follows:
 - (A) For barber shops, beauty shops, and massage parlors, the principal business must be that which is customary to a barber shop, beauty shop or massage parlor, and the service of wine must

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be incidental to that business. Therefore, wine may only be served to customers and up to 3 of their guests who have appointments for those customary services on that day.

(B) For juice bars, coffee shops and tearooms, there must be a full selection of hot and/or cold non-alcoholic drinks available. There must be a designated seating area that has a minimum inside seating capacity of 8 guests at one time. There must be a minimum of one employee dedicated to that designated seating area.

4. Off sale liquor and beer licenses shall only be available to those businesses that meet the following criteria except for those businesses that have had an off sale liquor and beer license continuously since July 1, 2012:

(A) The premises must be zoned C-B, C-1 or C-2.

(B) The premises may not be within 300 feet of another premises that holds an off sale liquor and beer license.

(C) The premises may not be within 300 feet of any school or child care facility, any playground, or any church, synagogue, or other place of worship.

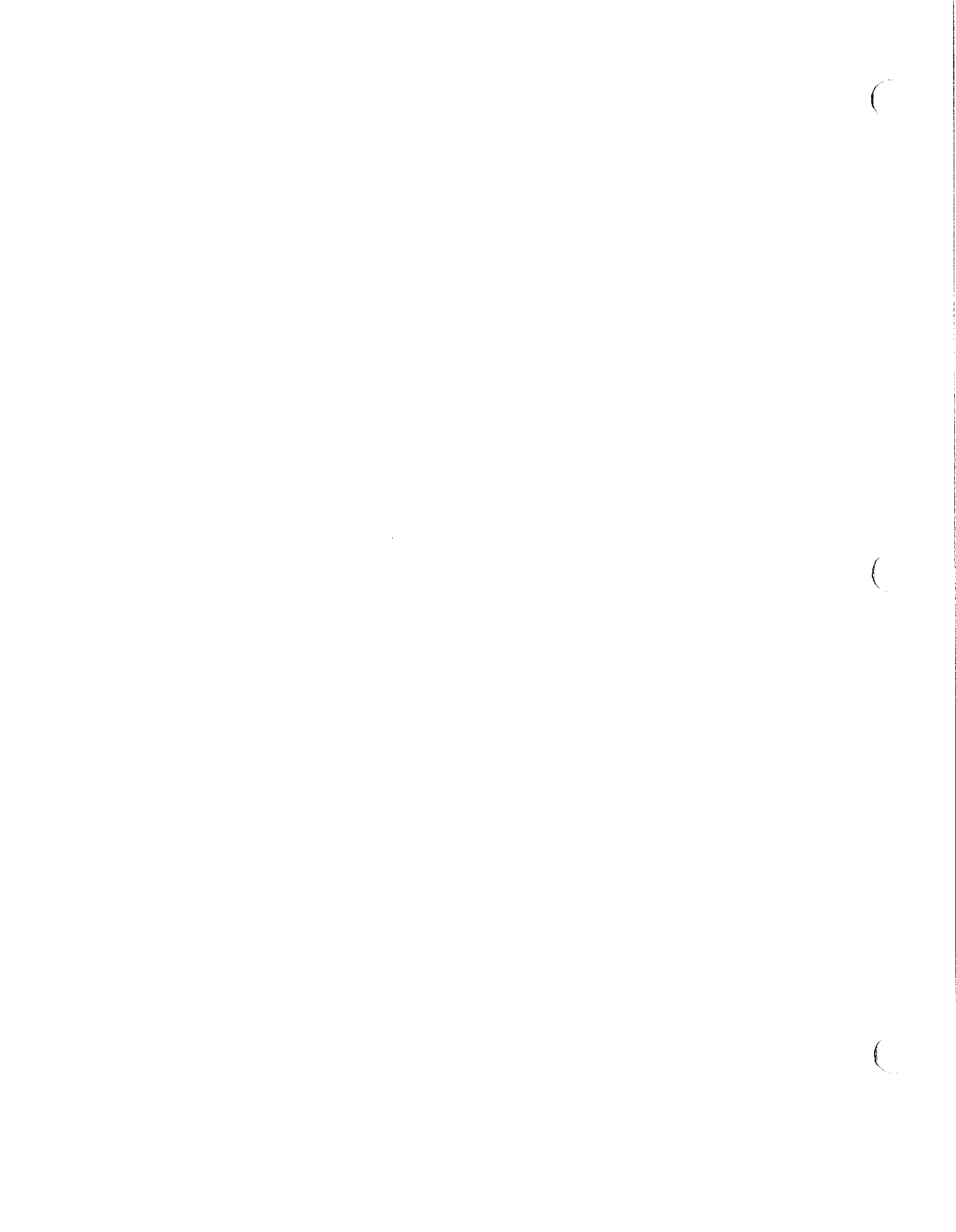
(D) The premises must be a minimum of 1,000 square feet of retail space, and must the following parking and lighting requirements:

PARKING: Minimum Number: There must be a minimum of one off-street parking space PARKING: Minimum Number: There must be a minimum of one off-street parking space on or adjacent to the site for each 200 feet of retail floor space.

Site Access: Unobstructed access to a public street right-of-way or platted private roadway shall be provided, utilizing a driveway or driveways intersecting the street or roadway at an angle of ninety degrees (90°).

Internal Drive Aisles: Internal drive aisles shall be designed in accordance with the following specifications:

a. Two-way drive aisle – Twenty-four feet (24');

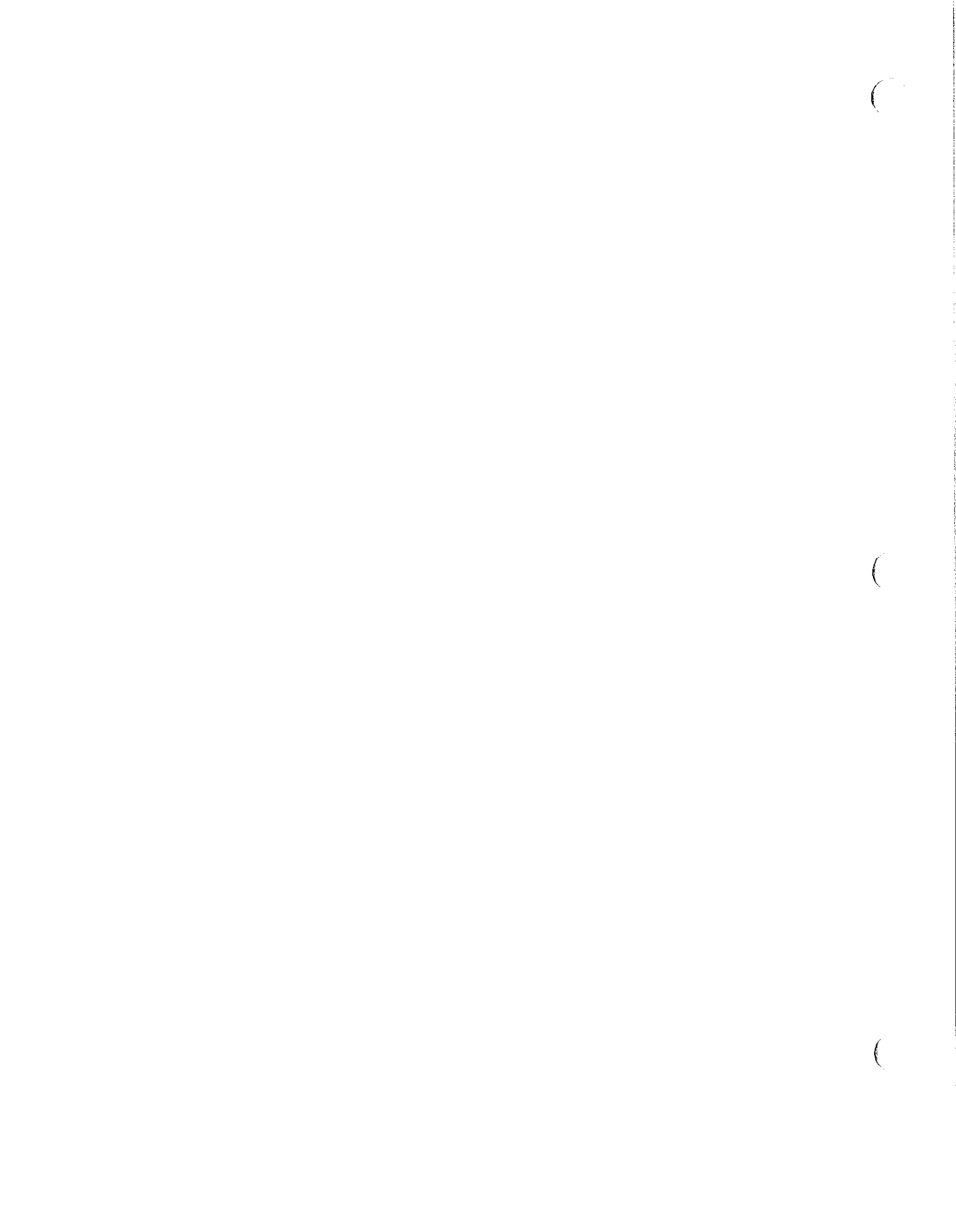


- b. One-way drive aisle – Eighteen feet (18');

Parking Space Geometry and Layout: Parking spaces must be striped and have a minimum width of nine feet, and must be either perpendicular or acute angle (head-in) in layout.

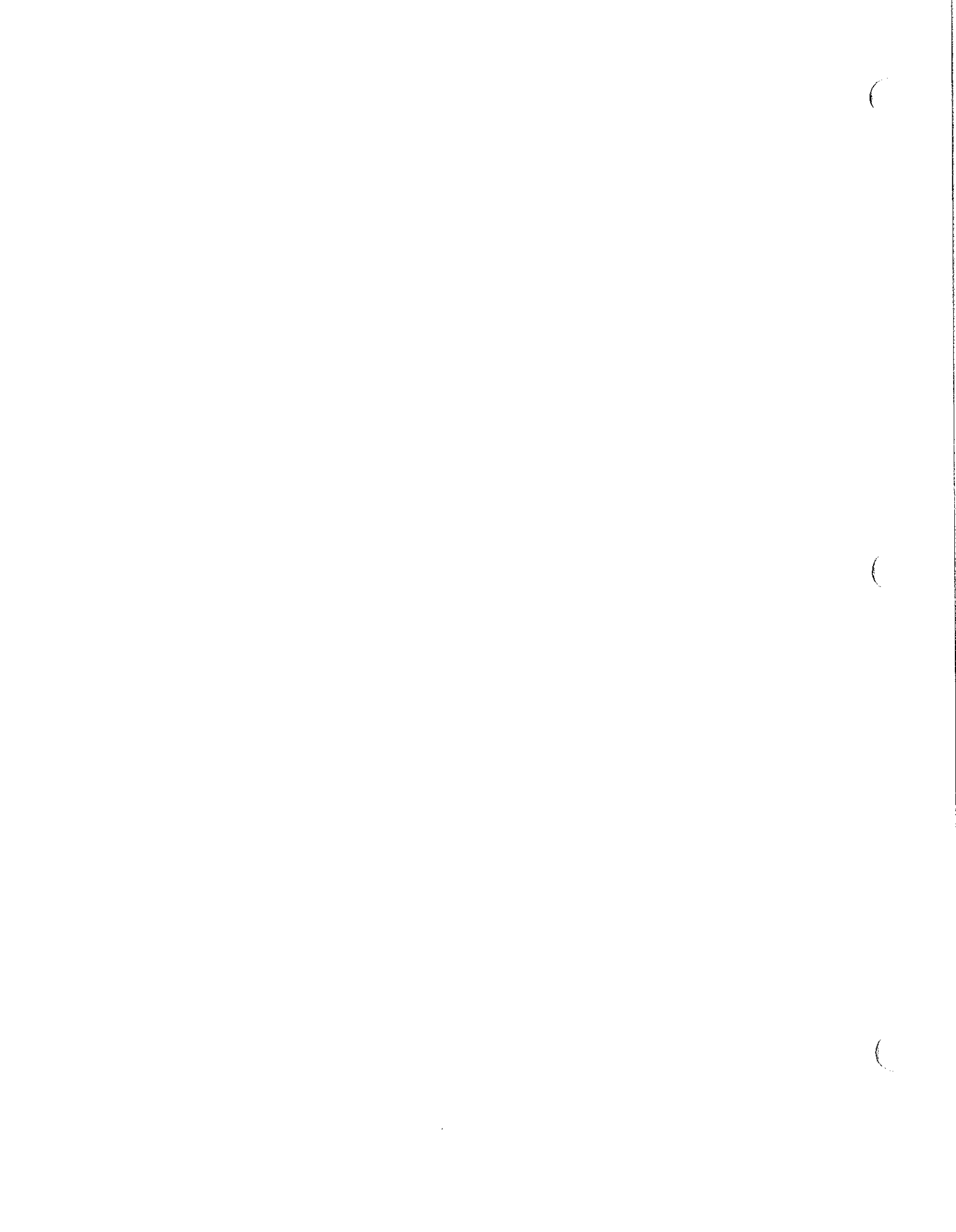
LIGHTING: All parking lots and entrances will be adequately lit by private, on-site lighting. That lighting is subject to the following regulations:

1. Lights shall be fully shielded or arranged in a manner so that concentrated rays of light will not shine directly on other properties;
2. It shall not have an off-site luminance greater than 1,000 foot lamberts; it shall not have an off-site luminance greater than 200 foot lamberts measured from any private property in a residential zone;
3. For sites smaller than five acres, the maximum height of a light pole, measured from the finished grade to the top of the pole, shall be 20 feet;
4. For sites five or more acres, the maximum height of a light pole, measured from the finished grade to the top of the pole, shall be 30 feet;
5. either the direct or reflected light from any light source may create a traffic hazard to operators of motor vehicles on public roads, and no colored lights may be used in a way as to be confused or construed as traffic control devices;
6. No blinking, flashing, or fluttering lights, or other illuminated device which has change in light intensity, brightness, or color, or no light which exceeds 30 feet in height may be permitted in any zoning district, except for temporary holiday displays, or as required by local, state, or federal regulations;



7. The maximum height of a light pole, measured from the finished grade to the top of the pole, within 100 feet of a residential zone shall be 16 feet; and
 8. Strobe lighting and laser lighting shall be prohibited.
- (E) If there is a gasoline filling station or service station on the property, the licensed premises may not be physically connected to the building, and it must be at least 100 feet from the nearest pump.
- (F) If there is a retail store physically attached to the licensed premises, the store must be entirely separated from the store by a solid wall with no openings therein, except those openings necessary for utility service.
- (G) The City Council must be satisfied, after a public hearing, for which notice is published at least one week in advance of such hearing, that the location:
1. Will not detract from or adversely impact the surrounding area and neighborhoods. Such matters as traffic, noise, and parking will be considered;
 2. Will not be detrimental to or endanger the public health, safety, or general welfare;
 3. Will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
 4. Will have adequate utilities, access roads, drainage and other necessary site improvements; and
 5. Will have adequate measures taken to provide access and exit designed so as to minimize traffic congestion in the public streets.

Bolken moved the adoption of the foregoing Ordinance. The motion was seconded by Homiston. On roll call vote of the Council members, the following Council



members voted "AYE": Bolken, Homiston, Voll, Mulder, Pacheco, and the following Council members voted "NAY": none. Absent and not voting: Uhlich.

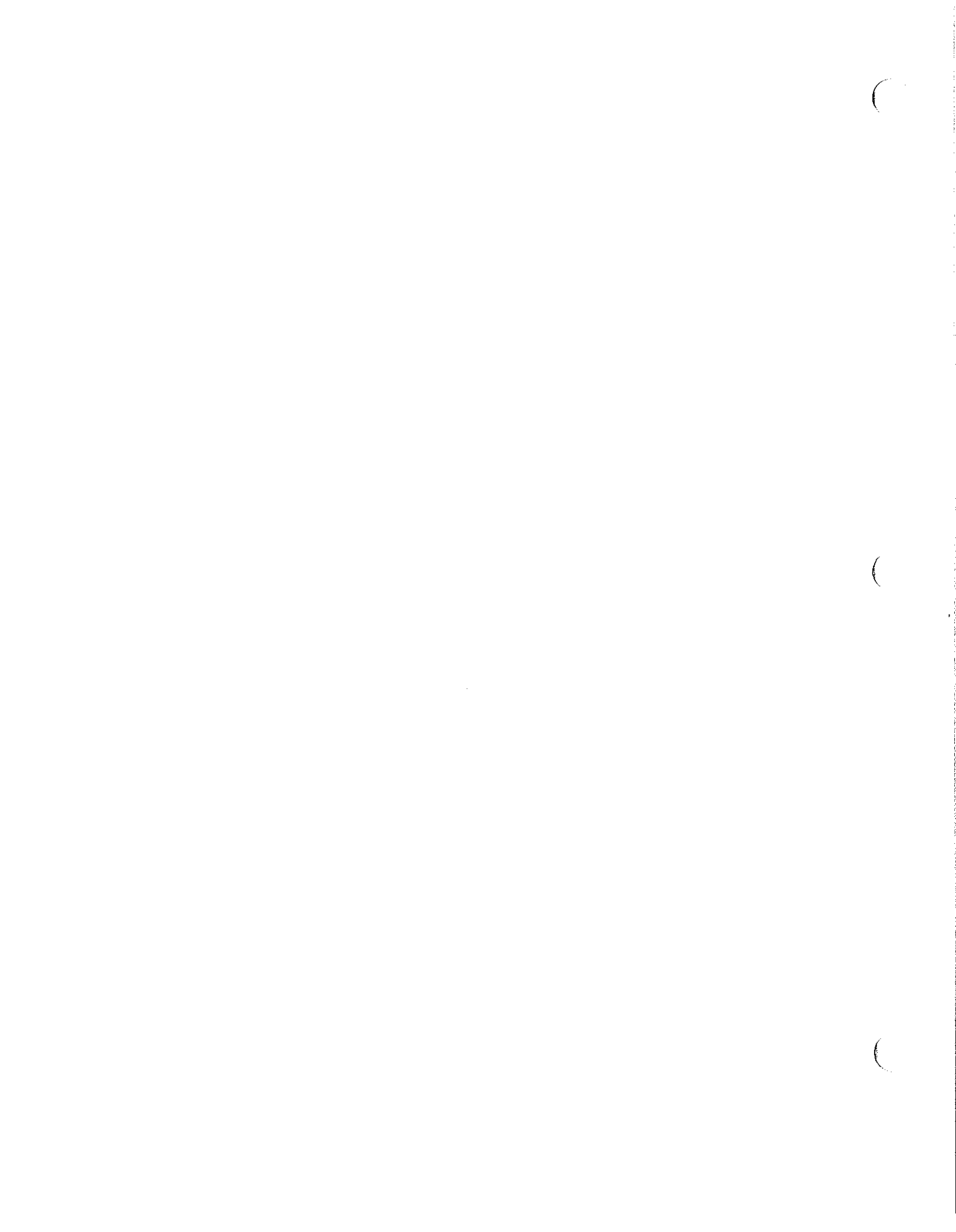
WHEREUPON, the motion was passed and the Ordinance declared adopted this 1st day of October, 2012.

Mayor Brent Sanford
City of Watford City

ATTEST:

Laura Anderson, City Auditor

First Reading: 09/04/12
Second Reading: 10/01/12



LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>12/6/12</u>	APPLICATION NUMBER:
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>mw</u>	MEETING DATES: P&Z: <u>12/27</u> CC: <u>01/7/13</u>
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>450.00</u> <u>12/14</u>	ADVERTISE DATE: <u>12/12 + 12/18</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT # <u>CHK# 1215</u>	PROPERTY OWNERS NOTIFIED: <u>Y</u>
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>S19/T150N/R98W</u>	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: CKW Properties LLP
 APPLICANT: CKW Properties LLP by Kirk Wold Managing Partner

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: CKW Properties LLP Attn: Kirk Wold Managing Partner
 ADDRESS: 3205 11th St NW PO Box 1109
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-842-2578 EMAIL: Kwold@pantherppt.com

ASSESSOR'S PARCEL NUMBER(S):

LEGAL DESCRIPTION: Block 4 lot 2

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 85 and Hwy 23 Bypass

GROSS/NET ACREAGE: 5.35 Acres PRESENT ZONE CLASSIFICATION: Commercial

DESIRED ZONE CLASSIFICATION: No change CURRENT LAST USE: Vacant

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

Simple lot splits of 5 total lots in South Park Addition. See attached for full description.

DESCRIBE THE SOURCE OF WATER/SEWER: _____ Do you have a will serve letter YES NO

Land Use Applications Cannot be Accepted over the Front Counter

Please Call (701) 444-2533 to schedule an appointment

(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 _____

Kirk Wold Managing Partner of CKW
Print of Type Owner Name

NOTARY

State of _____

County of _____

This instrument was acknowledged before me on _____ by _____
Date Name of Person

Signature of Notarial Officer

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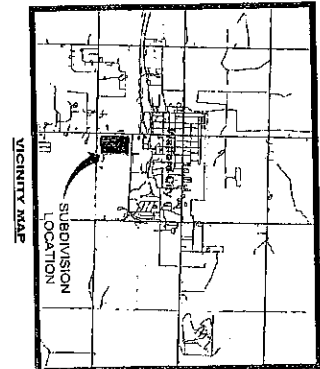
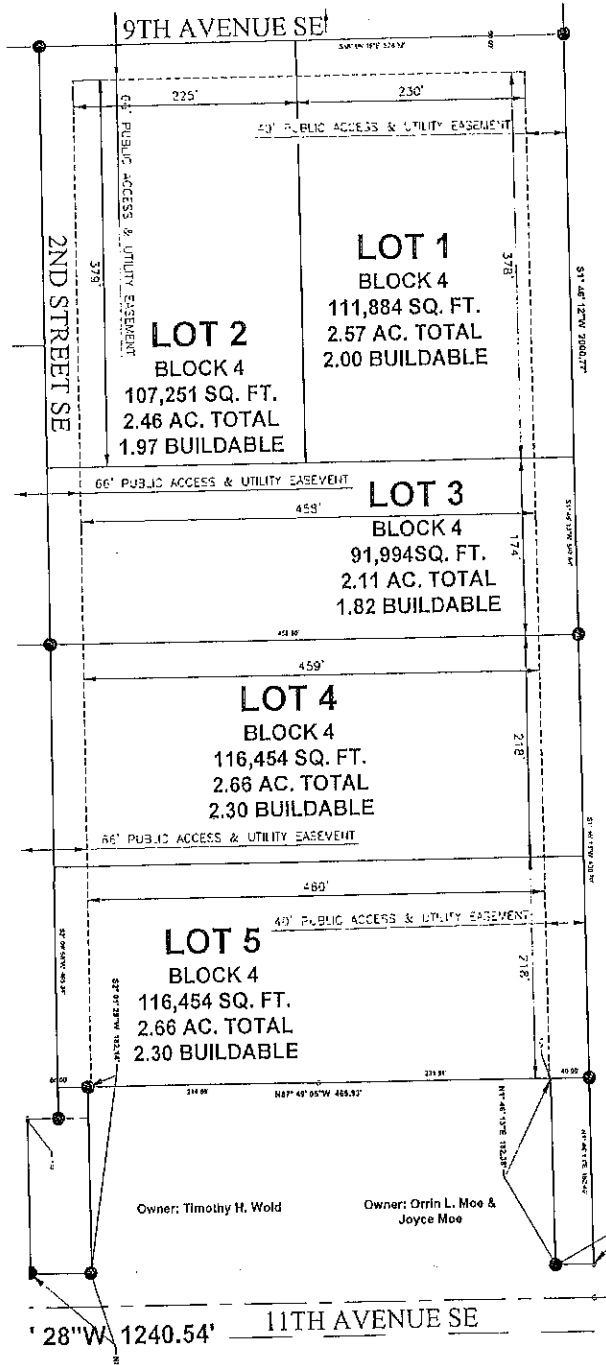
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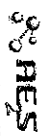
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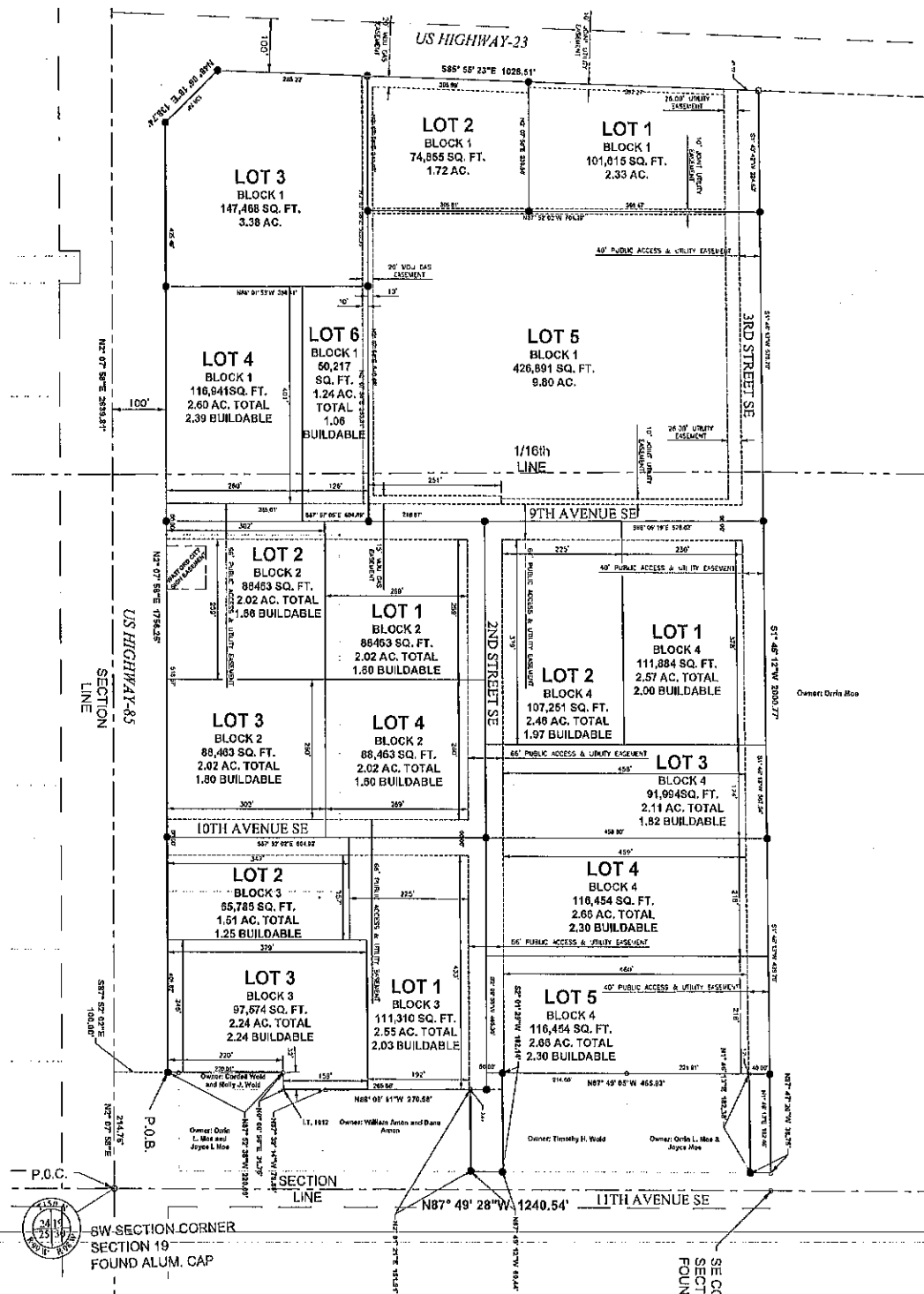


- LEGEND**
- MONUMENT SET PER CITY RECORD WITH CAP AND WOODEN FLAG
 - MONUMENT FOUND
 - SURVEY LINE
 - PROPERTY LINE
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 - BOUNDARY OF LOTS
 - EASEMENT LINES

Advanced Engineering and Environmental Engineers, Inc.
227 First Ave. N. Suite 2, Watford City, ND
707-274-8400 Fax: 707-274-8401 www.aees.com



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WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



Owner: Durla #10a

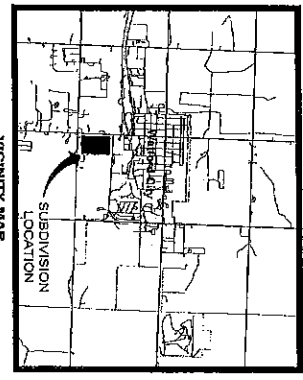
P.O.C.
SW SECTION CORNER
SECTION 19
FOUND ALUM. CAP

SE CORNER LOT 4
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FOUND ALUM. CAP

LEGEND

- MONUMENT SET 0.50' OF BEAR WITH CAP MARKED R.S. 804
- MONUMENT FOUND
- SECTION LINES
- BLOCK BOUNDARY
- LOT BOUNDARY
- LOT LINES
- EASEMENT LINES

Advanced Survey and Engineering Services, Inc.
2371 and Ave. W. Suite 5, Williston, ND
MR. WATFORD AND WATFORD CITY, ND 58801



NOTICE OF PUBLIC HEARING

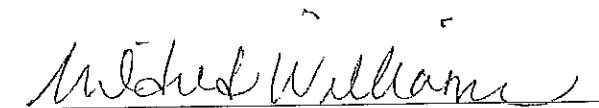
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Dated this 4th day of December, 2012



Mildred Williams
Watford City Planning Assistant

Run: 2

Published: McKenzie County Farmer 12/12 & 12/18 2012

Faxed: 12/4/12

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on December 27, 2012 at 6 p.m. at City Hall to hear comment on a Simple Lot Split submitted by CKW Properties, LLP. for property located at

Block 4, Lot 2 of South Park Addition 5.35 acres

For the purpose of taking public input on Simple Lot Split of South Park Addition

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 4th day of December, 2012



Mildred Williams
Watford City Planning Assistant

Run: 2

Published: McKenzie County Farmer 12/12 & 12/18 2012

Faxed: 12/4/12

Donald & Ruby Fritel
Po Box 894
Watford City, ND 58854-0894

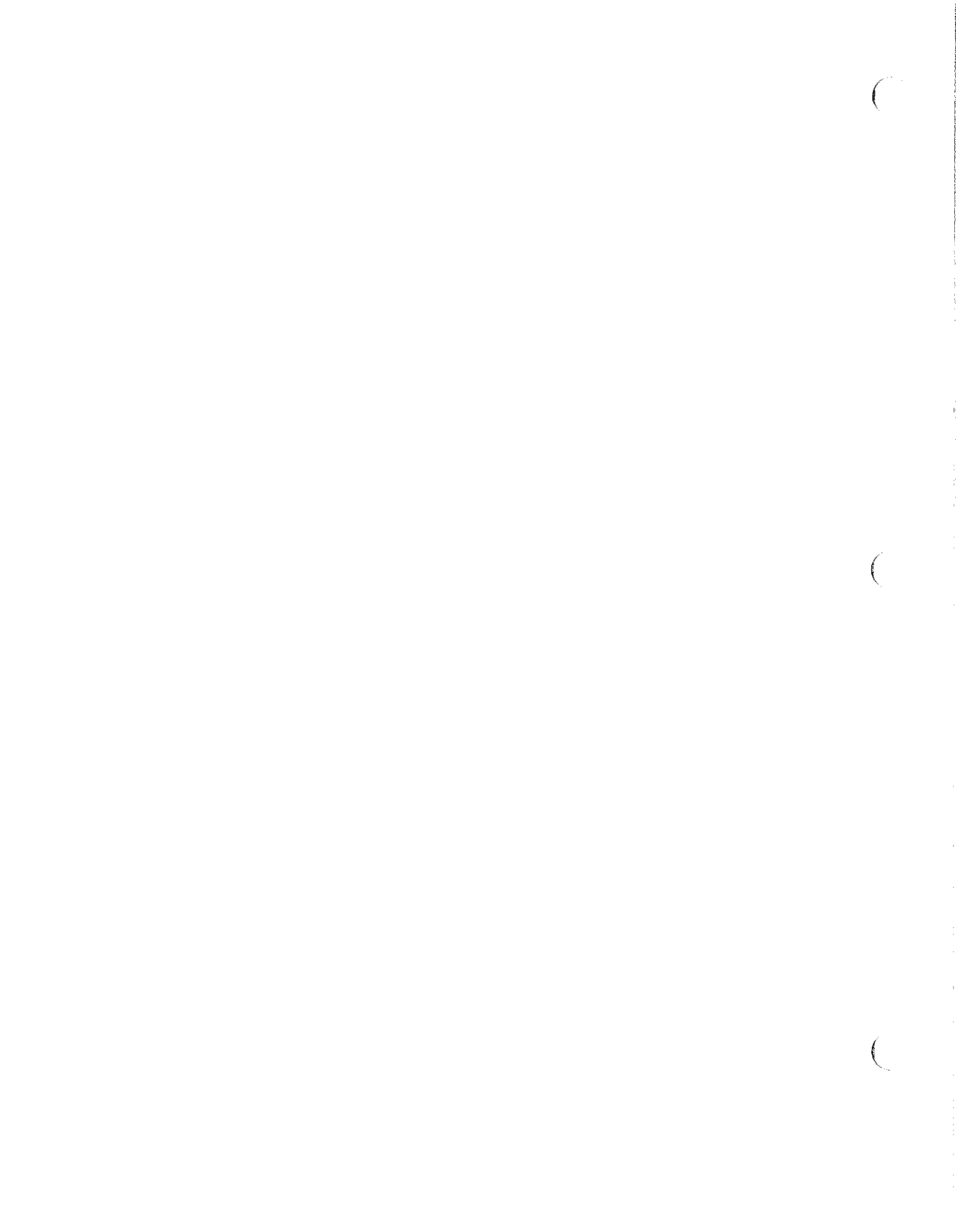
Orrin & Joyce Moe
802 24th Ave SW
Watford City, ND 58854

Irvin Noftsker
Po Box 207
Fariview, MT 59221

Timothy Wold
1305 Lincoln Ave
Rock Springs, WY 82901

Carmen Wold
301 Durango Dr
Burlington, ND 58722-2241

Kirk Wold
PO Box 1109
Watford City, ND 58854-1109



LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 12/6/12	APPLICATION NUMBER:
ZONE CHANGE - \$200.00 fee	PROCESSES BY: MW	MEETING DATES: P&Z: 12/27 CC: 01/7/13
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: 450.00 12/18/12	ADVERTISE DATE: 12/12 + 12/19
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: CAR# 1285	PROPERTY OWNERS NOTIFIED: Y
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: 22 / T150N / R98W	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Jarvis & Kadie Sorenson, Watford City, ND

APPLICANT: Bakken Development Solutions 8151 New LaGrange Rd Louisville, KY 40222

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: AE2S, Attn: Steve Rude, PLS

ADDRESS: PO Box 2023

CITY: Dickinson STATE: ND ZIP CODE: 58602

TELEPHONE: 701-225-9636

EMAIL: steve.rude@ae2s.com

ASSESSOR'S PARCEL NUMBER(S): 20-00-15200

LEGAL DESCRIPTION: Portion of the NW1/4 Sec 22, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: South of Hwy 23, east of County Road 37

GROSS/NET ACREAGE: 103.82 Acres PRESENT ZONE CLASSIFICATION: AG, R-1, C-1, C-B

DESIRED ZONE CLASSIFICATION: No change 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)

Phase 2 of The Crossings see attached letter from AE2S.


Owner intends to create several parcels for transfer to the applicant and re-zone the area to C-1.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City utilities

Do you have a will serve letter YES

Land Use Applications Cannot be Accepted over the Front Counter
Please Call (701) 444-2533 to schedule an appointment

(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

Jarvis Sorenson

 Print of Type Owner Name

State of _____

County of _____

This instrument was acknowledged before me on _____ by _____
 Date Name of Person

 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	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				Refer to Fee Schedule

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

*Plus all sign costs

Procedures for Filing Land Use Applications:

- After assembling the required materials as outlined above, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). Only completed applications shall be accepted for filing.
- Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department
 213 2nd St NE
 Watford City, ND 58854
 Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net



December 6, 2012

Curt Moen
City of Watford City
213 2nd St NE
Watford City, ND 58854

**RE: Land Use Application – Simple Lot Split and Zone Change Request
Bakken Land Holdings Subdivision**

Dear Curt:

Please find enclosed the following items for your review of an application for a simple lot split and zone change request for the Sorenson property in the NW1/4 Section 22, T150N, R98W.

- A signed Land Use Application.
- A review fee check in the amount of \$450.
- One 24"x36" and five 11"x17" copies of the proposed subdivision plat.
- Five copies of the revised master plan

Project Description. Bakken Land Holdings Subdivision is intended to create four parcels to simplify execution of an existing agreement between the Sorensons and Bakken Development Solutions (BDS), the developers of The Crossings at Watford City. No public improvements or dedications are being proposed at this time. Legal access will be available to all proposed parcels.

When each future phase of The Crossings is further developed, BDS will submit a subdivision proposal, zoning request, and other materials to the City for review as with any other subdivision.

Zoning. The area encompassed by Lots 1-3 is zoned R-1, C-1, and C-B; Lot 4 is currently zoned AG. The applicant hereby requests a zoning designation of C-1 within the entire Bakken Land Holdings Subdivision.

Utilities. Water and sewer lines cross the property through the existing 40-foot easement shown on the plat. No further utilities are being proposed for the Bakken Land Holdings Subdivision. ~~Additional utilities will be planned and designed as each new phase of The Crossings is developed.~~ A will-serve has already been provided to BDS by the City.

If you have any questions or require any additional information, please call us at 701-225-9636 or email me at steve.rude@ae2s.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Rude', written in a cursive style.

Steve Rude, PLS
Land Surveyor

(

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(

PLAT OF

BAKKEN LAND HOLDINGS SUBDIVISION

A PORTION OF THE NW1/4 SECTION 22, T150N, R98W, 5th P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

DESCRIPTION
The NW1/4 Section 22, T150N, R98W, 5th P.M., McKenzie County, North Dakota, including thereon the West Dakota Highway 23 Spacelane, The Crossings at Watford City easement, and Maple Road, 1000 and 2200. Said parcel contains 132.62 acres.

CERTIFICATE OF CONSENT

We, the undersigned, being sole owners and legal possessors of the land parcel herein, do hereby consent to the execution of this plat. We further agree to not receive any portion of the plat until the same is filed for record in the office of the County Auditor of McKenzie County, North Dakota.

STATE OF _____
COUNTY OF _____
City of _____

Be it known that on this _____ day of _____, 2012, before me personally appeared _____, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

My commission expires _____

CERTIFICATE OF SURVIVOR

I, Steven Davis, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me personally or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of North Dakota and comply with the provisions of the laws of the State of North Dakota.

STATE OF NORTH DAKOTA
COUNTY OF _____
City of _____

Be it known that on this _____ day of _____, 2012, before me personally appeared Steven Davis, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

My commission expires _____

CERTIFICATE OF CITY COUNCIL

The City of Watford City, North Dakota, has approved this plat of subdivision, and it is hereby authorized by the City of Watford City.

STATE OF NORTH DAKOTA
COUNTY OF _____
City of _____

Be it known that on this _____ day of _____, 2012, before me personally appeared _____, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

CERTIFICATE OF PLANNING & ZONING COMMISSION

This plat is hereby approved by the Planning and Zoning Commission of McKenzie County, North Dakota, on this _____ day of _____, 2012, in accordance with the provisions of the laws of the State of North Dakota, and the regulations of the Planning and Zoning Commission of McKenzie County.

STATE OF NORTH DAKOTA
COUNTY OF _____
City of _____

Be it known that on this _____ day of _____, 2012, before me personally appeared _____, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

My commission expires _____

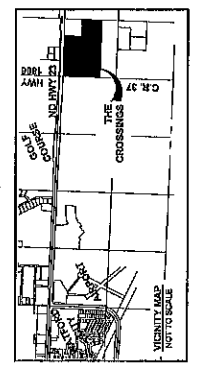
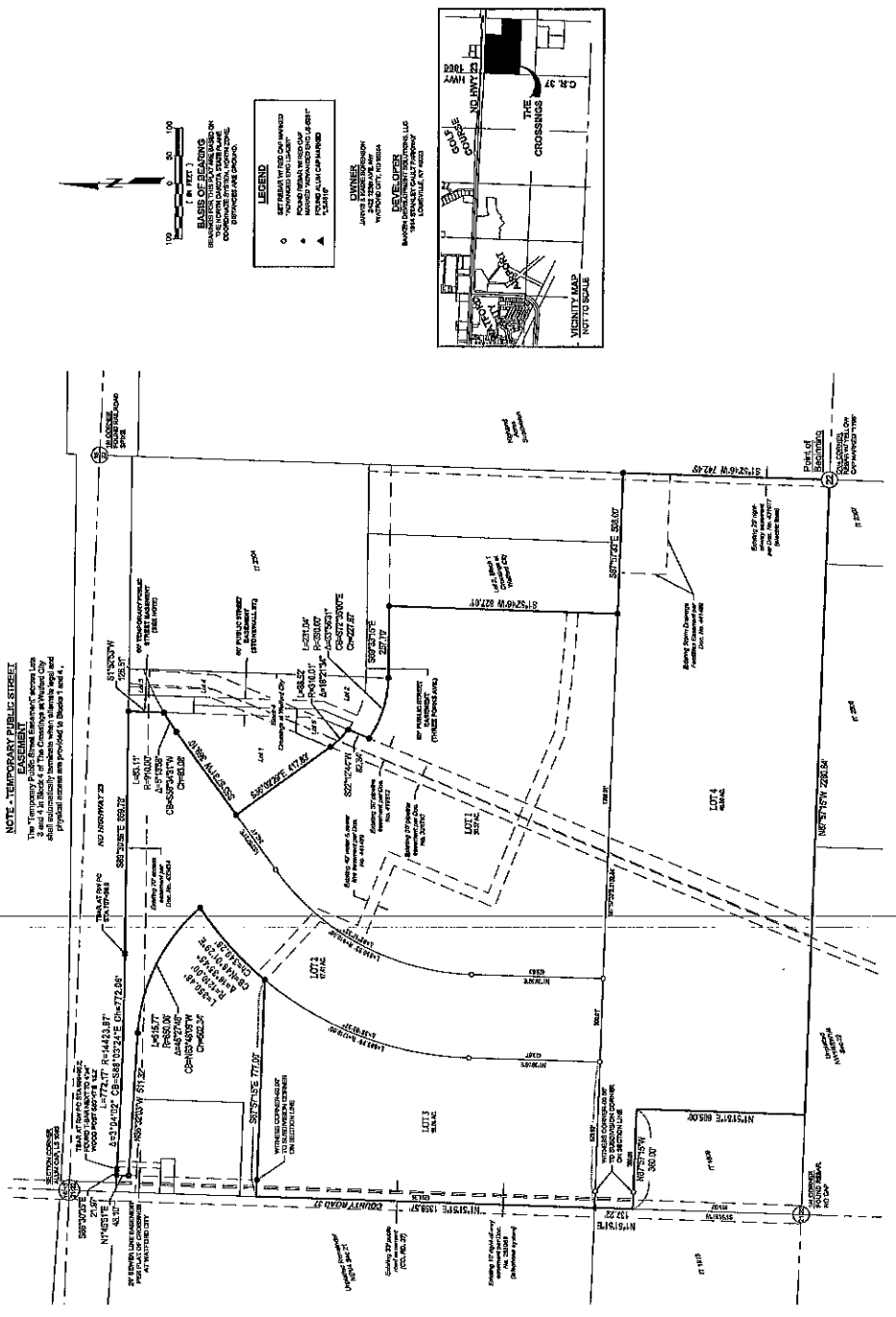
CERTIFICATE OF COUNTY AUDITOR

I, Lewis Shiveaux, Auditor of McKenzie County, North Dakota, hereby certify that correct taxes, ad valorem taxes, assessments or other taxes, or an estimate for the property shown herein are listed in the amount of _____ for the year _____, 2012.

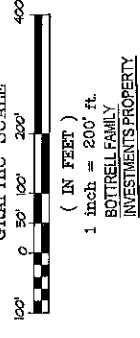
STATE OF NORTH DAKOTA
COUNTY OF _____
City of _____

Be it known that on this _____ day of _____, 2012, before me personally appeared _____, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

My commission expires _____



OVERALL SITE PLAN
1" = 200'-0" 11-27-12
 GRAPHIC SCALE



THE CROSSINGS PHASING	
PHASE 1A	= 5.32 ACRES
PHASE 1B	= 6.82 ACRES
PHASE 1C	= 6.36 ACRES
PHASE 1D	= 9.28 ACRES
SUB-TOTAL	= 26.78 ACRES
PHASE 2	= 30.34 ACRES
PHASE 3	= 15.98 ACRES
PHASE 4	= 17.49 ACRES
TOTAL	= 90.59 ACRES



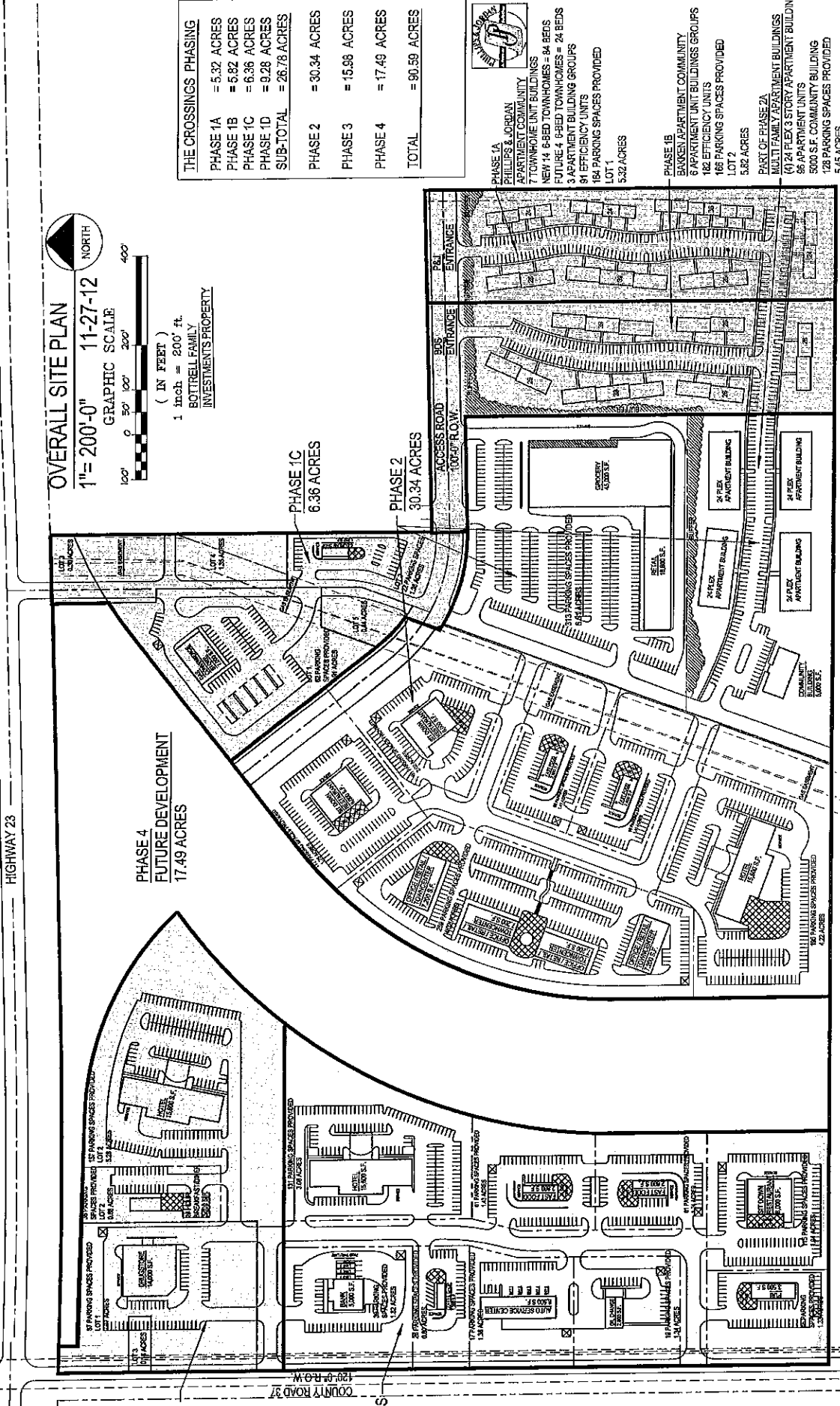
PHASE 1A
 PHILLIPS & JORDAN
 APARTMENT COMMUNITY
 7 TOWNHOME UNIT BUILDINGS
 NEW 14 6-BED TOWNHOMES = 84 BEDS
 FUTURE 4 6-BED TOWNHOMES = 24 BEDS
 3 APARTMENT BUILDING GROUPS
 91 EFFICIENCY UNITS
 184 PARKING SPACES PROVIDED
 LOT 1
 5.32 ACRES

PHASE 1B
 BAKKEN APARTMENT COMMUNITY
 6 APARTMENT UNIT BUILDINGS GROUPS
 182 EFFICIENCY UNITS
 168 PARKING SPACES PROVIDED
 LOT 2
 5.32 ACRES

PART OF PHASE 2A
 MULTI-FAMILY APARTMENT BUILDINGS
 (1) 24 PLEX 3 STORY APARTMENT BUILDINGS
 36 APARTMENT UNITS
 5000 S.F. COMMUNITY BUILDING
 128 PARKING SPACES PROVIDED
 5.45 ACRES



THE DESIGN CONCEPT DEPICTED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE USE OF THE CONCEPT AND PLANS IS BASED ON AN ARRANGEMENT WITH A PROFESSIONAL ENGINEER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE USE OF THE CONCEPT AND PLANS IS BASED ON AN ARRANGEMENT WITH A PROFESSIONAL ENGINEER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



The Crossings
 at Watford City

BAKKEN
 DEVELOPMENT SOLUTIONS
 COMMERCIAL DEVELOPMENT GROUP
 10000 W. COUNTY ROAD 37, SUITE 100, FARMERSBURG, ND 58045
 701.782.1111
 bakkendevelopment@solutions.com

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on December 27, 2012 at 6 p.m. at City Hall to hear comment on a Simple Lot Split submitted by Jarvis and Kadie Sorenson / Bakken Development Solutions on property located at

NW1/4 Sections 22, T150N, R98W
103.82 acres
Hwy 23 and Co Rd 37

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 6th day of December, 2012



Mildred Williams
Watford City Planning Assistant

Run: 2
Published: McKenzie County Farmer
Faxed:

Mailed to:

Badlands Power Fuels
C/o Rick Jore
3711 4th Ave NE
Watford City, ND 58854

Dave Jarland
Po Box 746
Watford City, ND 58854

Black Hills Trucking
Po Box 757
Williston, ND 58854-0757

Randy Perry
~~Po Box 1124~~
Watford City, ND 58854

Mark Steidl
Po Box 403
Watford City, ND 58854

Timothy Perry
PO Box 118
Watford City, ND 58854

Edward Schilke
Po Box 637
Watford City, ND 58854

Jay Bean
121 E Highland Acre
Watford City, ND 58854

Lund Oil
3605 4th Ave NE
Watford City, ND 58854

Paul Deutsch
Po Box 1054
Watford City, ND 58854

Douglas Barkie
115 E Highland Acre
Watford City, ND 58854

Donald Moberg
Po Box 546
Watford City, ND 58854

David Arnold
Po Box 197
Watford City, ND 58854

Steve Hawronsky
3111 crocus ave
Bismarck, nd 58501

Aaron Hovland
po box 384
Watford City, ND 58854

Dave Hilleren
Po 583
New Town, ND 58763

Brenda Pitts
Po Box 276
Watford City, ND 58854

Alfred Lieberg
111 E Highland Acre
Watford City, ND 58854

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

APPLICATION TYPE	DATE FILED: <u>11/13/12</u>	APPLICATION NUMBER:	
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>12/27/12</u>	
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>790. —</u>	CITY COUNCIL: <u>01/7/13</u> BOCC (IF APPLICABLE): _____	
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>CHRT# 1004 #90249</u>	SECTION, TOWNSHIP, RANGE: <u>18 1150N 198W</u>	CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:	
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<p><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p> <p>PROPERTY OWNER: <u>Auto Property Solutions, LLC</u></p> <p>APPLICANT: <u>Robin Greenhagen</u></p> <p>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: <u>Robin Greenhagen</u></p> <p>ADDRESS: <u>PO BOX 2603</u></p> <p>CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u></p> <p>TELEPHONE: <u>701-580-5501</u> EMAIL: <u>ROBIN@TPSBUILT.COM</u></p>		
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE			
<input type="checkbox"/> LARGE PARCELS MAP FINAL			
<input type="checkbox"/> MAP OF REVERSION			
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP			
<input type="checkbox"/> AGRICULTURAL EXEMPTION			
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION			

ASSESSOR'S PARCEL NUMBER(S): 20-00-12560

LEGAL DESCRIPTION: IT 2461 in Sec 18, T 150 N, R98 W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1602 E Pheasant Ridge St / 17th Ave NE

GROSS/NET ACREAGE: 0.89 NUMBER OF LOTS: 4

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: connection to public services from 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 DEPARTMENTS STAFF PRIOR TO

SUBMITTAL REQUIREMENTS: All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**
- All maps must be drawn by a Professional Engineer or Land Surveyor.

PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1 ^{1&4}	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcel Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcel Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p style="text-align: center;">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>Kyle Thompson</u> LICENSE NO: <u>6986</u></p> <p>ADDRESS: <u>32 Discovery Drive</u></p> <p>CITY: <u>Bozeman</u> STATE: <u>MT</u> ZIP: <u>59718</u></p> <p>TELEPHONE: <u>406-582-0221</u> FAX/CELL: <u>406-582-5770</u></p>	<p style="text-align: center;">SEND ALL CORRESPONDENCE TO:</p> <p style="text-align: center;">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
<p>(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.</p>	
<p>Property Owner (Signature): <u>Robin Greenhagen</u> Property Owner (Print): <u>Robin Greenhagen</u></p> <p>Property Owner (Signature): _____ Property Owner (Print): _____</p>	

AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY DIVISION OF LAND APPLICATION

AP#: 20-00-12560

Application/Owner: Auto Property Solutions, LLC

In the State of North Dakota, County of McKenzie

I/We Auto Property Solutions, LLC - Robln Greenhagen

I/We will make provisions to ensure for 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 Tentative Map

Parcel Map

Subdivision of Land Final Map

Robin Greenhagen
(Signature)

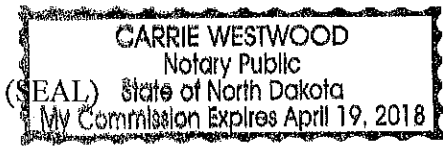
(Signature)

Robin Greenhagen, Owner
(Printed name & title)

(Printed name & title)

I, CARRIE WESTWOOD a Notary Public of the County and State aforesaid, hereby certify that ROBIN GREENHAGEN 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 30 day of NOV, 2018.



[Signature]
Notary Public

My Commission expires:
4 / 19 / 18

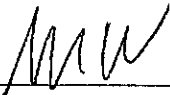
State of: ND
County of: McKENZIE

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a public hearing on December 27, 2012 at 6:00 o'clock PM at City Hall for the purpose of considering a Subdivision Preliminary Plat filed by Auto Property Solutions / Robin Greenhagen on the following described property:

NW1/4 Section 18, T150, R98W, IT-2461
.89 acres McKenzie County, Watford City

Dated this 4th day December, 2012



Mildred Williams
Planning Assistant

Run: 2 times -- December 12th & 18th, 2012

Published: McKenzie County Farmer

Faxed: December 4th 2012

Mail to:

Greg Simonson

PO Box 623

Watford City, ND 58854

Badlands Development

3711 4th Ave NE

Watford City, ND 58854

Linda Kalberer

PO Box 488

Watford City, ND 58854

Bayfront Builders

Jeff Hausmann, LLC.

5027 S. Bay Rd.

Duluth, MN 55803

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DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

<input type="checkbox"/> APPLICATION TYPE	DATE FILED: <u>12/4/12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>12/27/12</u>
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>770.-</u>	CITY COUNCIL: <u>01/7/13</u> BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>CHK# 1034</u>	SECTION, TOWNSHIP, RANGE: <u>19 150N 98W</u> CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>Wolf Run Village, Inc.</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>Bakken Housing Partners, LLC.</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>Bakken Housing Partners, LLC</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>PO Box 2286</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u>	TELEPHONE: <u>(701) 484-1976</u> EMAIL: <u>jwalters@bakkenhousingpartners.com</u>

ASSESSOR'S PARCEL NUMBER(S): 822402100, 822500700, 822500800, 822500900, 822501000, 822501100, 822500100

LEGAL DESCRIPTION: See attached surveyor's ALTA boundary description

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 301 2nd St SE; 3rd St SE + 4th Ave SE

GROSS/NET ACREAGE: 3.07 acres NUMBER OF LOTS: 2 proposed

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: 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 DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

SUBMITTAL REQUIREMENTS: All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**
- All maps must be drawn by a Professional Engineer or Land Surveyor.

PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

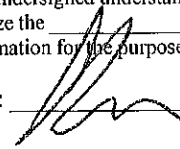
MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1 ^{1&4}	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

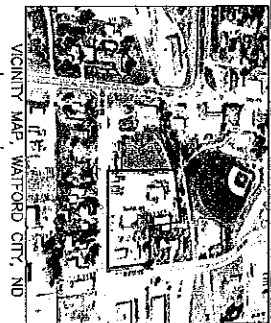
⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p style="text-align: center;">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>Mathew Bead</u> LICENSE NO: <u>PE-06383</u></p> <p>ADDRESS: <u>304 Lincoln Street</u></p> <p>CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP: <u>58854</u></p> <p>TELEPHONE: <u>701-570-9722</u> FAX/CELL: <u>701-842-2727</u></p>	<p style="text-align: center;">SEND ALL CORRESPONDENCE TO:</p> <p style="text-align: center;">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
<p>(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.</p> <p>Property Owner (Signature): <u></u> Property Owner (Print): <u>Curt Moen</u></p> <p>Property Owner (Signature): _____ Property Owner (Print): _____</p>	

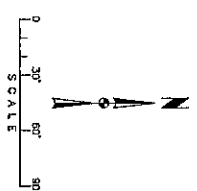
**A SUBDIVISION PLAT OF
WOLF RUN VILLAGE**

BEING LOTS 6-11 AND THE VACATED ALLEY OF BLOCK 3, DAHL ADDITION, LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNERS: WOLF RUN VILLAGE INC
MARK THORLAND



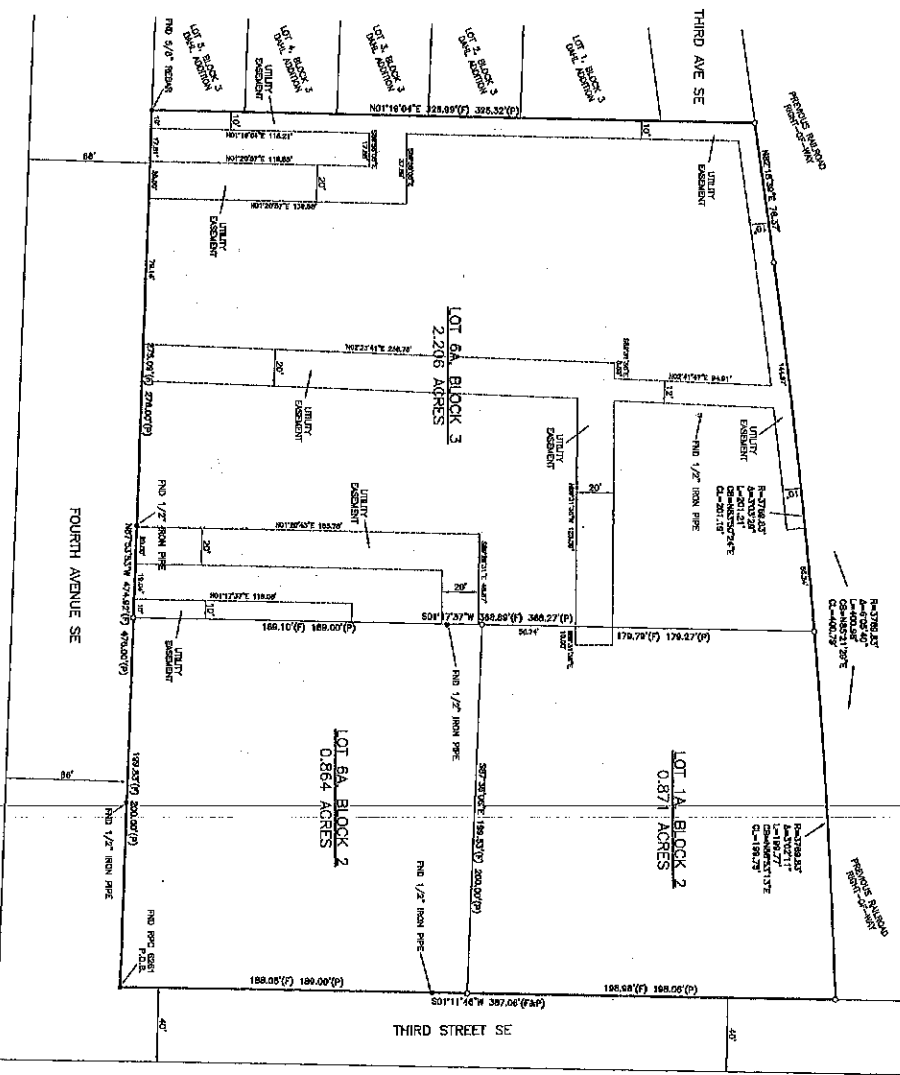
- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - FOUND PROPERTY PM
 - SURVEY POINT
 - WITH LEVELING
 - FIELD MEASUREMENT
 - FOUND STAKE



AREA OF LOTS = 3.841 ACRES
AREA OF BLOCKS 1 & 2 = 17.000 ACRES
TOTAL AREA = 3.841 ACRES

DATE OF SURVEY: ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, DATUM 1983 AND ZONE 12N

- POWERS OF SURVEY:**
1. TO VACATE THE VACATED CITY STREET RIGHT-OF-WAY LOCATED IN BLOCK 2 OF THE DAHL ADDITION, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 2. TO TRAVEL THROUGH THE VESTIGE HALF OF THE BLOCK 3, DAHL ADDITION OF THE DAHL ADDITION, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 3. TO LOCATE THE SURVEY POINTS OF THE WOLF RUN VILLAGE, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 4. TO LOCATE THE SURVEY POINTS OF THE WOLF RUN VILLAGE, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 5. TO LOCATE THE SURVEY POINTS OF THE WOLF RUN VILLAGE, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 6. TO LOCATE THE SURVEY POINTS OF THE WOLF RUN VILLAGE, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 7. TO LOCATE THE SURVEY POINTS OF THE WOLF RUN VILLAGE, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 8. TO LOCATE THE SURVEY POINTS OF THE WOLF RUN VILLAGE, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 9. TO LOCATE THE SURVEY POINTS OF THE WOLF RUN VILLAGE, BEING LOTS 1-10 AND THE VACATED ALLEY OF BLOCK 2, RESURVEY OF DAHL ADDITION, THE VACATED SECOND STREET SE RIGHT-OF-WAY, AND THE VACATED THIRD AVENUE SE RIGHT-OF-WAY, LOCATED IN THE NW1/4 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.
 10. TO LOCATE THE COMMON BOUNDARY LINES BETWEEN THE SINGLE "THORLAND" LOT AND LOTS 1-10 OF BLOCK 3, AND LOTS 1-10 OF BLOCK 2, TO BE SHOWN HEREON.
 11. FINAL UTILITY CONSIDERATION OF THE "WOLF RUN VILLAGE" SUBDIVISION TO BE SHOWN HEREON.



TD&H

THOMAS DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS

DATE: 12-8-83
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: AS SHOWN
SHEET 1 OF 2

SURVEYOR'S ALTA BOUNDARY DESCRIPTION

A tract of land being a portion of Block 3, Dahl Addition, a portion of Block 2, Re-Survey of Block 2 of the Dahl Addition, and portions of the Watford City right-of-way, located in the Northwest Quarter of Section 19, Township 150 North, Range 98 West, 5th Principal Meridian, Town of Watford City, McKenzie County, North Dakota, being more particularly described as follows:

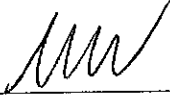
Beginning at the Southeast Corner of Lot 10, Block 2, Re-Survey of Block 2 of the Dahl Addition, being the point of intersection of the Northerly right-of-way of Fourth Avenue SE and the Westerly right-of-way of Third Street SE; thence North $87^{\circ}53'53''$ West along said Northerly right-of-way, a distance of 474.92 feet to the Westerly right-of-way of the Block 3 Alley of the Dahl Addition; thence North $01^{\circ}19'04''$ East along said Westerly right-of-way, a distance of 326.99 feet to the Southerly right-of-way of the abandoned Great Northern Railroad; thence North $82^{\circ}18'39''$ East along said Southerly right-of-way, a distance of 76.37 feet; thence along said Southerly right-of-way on a tangent curve to the right, having a Chord Bearing of North $83^{\circ}50'24''$ East, a Chord Length of 201.19 feet, a Radius of 3769.83 feet, a Delta of $3^{\circ}03'29''$, and an Arc Length of 201.21 feet to the Easterly line of Lot 1, Block 2, Re-Survey of Block 2 of the Dahl Addition; thence South $01^{\circ}17'37''$ West along said Easterly line, a distance of 179.79 feet; thence South $87^{\circ}36'06''$ East, a distance of 199.53 feet to the Westerly right-of-way of Third Street SE; thence South $01^{\circ}11'46''$ West along said Westerly right-of-way, a distance of 188.08 feet to the point of beginning and containing 3.070 acres.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a public hearing on December 27, 2012 at 6:00 o'clock PM at City Hall for the purpose of considering a Subdivision Preliminary Plat filed by Wolf Run Village / Bakken Housing Partners, LLC. on the following described property:

NW1/4 Section 19, T150N, R98W
301 2nd St SE
Lots 6, 7, 8, 9, and 10 of Replat Block 2 of Dah's Addition
3.07 acres McKenzie County, Watford City

Dated this 4th day December, 2012



Mildred Williams
Planning Assistant

Run: 2 times - December 12th & 18th, 2012
Published: McKenzie County Farmer
Faxed: December 4th 2012

Glennae Brenno
Box 988
Watford City, ND 58854

Jason Sivertson
11862 31st St NW
Watford City, ND 58854

McKenzie County School District #1
Box 589
Watford City, ND 58854-0589

Mark Thorland
Po Box 91
Watford City, ND 58854

T & R Trucking
Po Box 627
Watford City, ND 58854-0627

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

APPLICATION TYPE	DATE FILED: <u>12-4-12</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>12/27/12</u>
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>1060.00</u>	CITY COUNCIL: <u>1/7/13</u> BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	SECTION, TOWNSHIP, RANGE: <u>18 150 98W</u> CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<p align="center"><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p> <p>PROPERTY OWNER: <u>Wolf Creek Business Community</u></p> <p>APPLICANT: <u>John J. Tennant III</u></p>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE		
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP		
<input checked="" type="checkbox"/> AGRICULTURAL EXEMPTION	<p align="center">CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: <u>John J. Tennant III</u></p> <p>ADDRESS: <u>PO BOX 727</u></p> <p>CITY: <u>PORTLAND</u> STATE: <u>OR</u> ZIP CODE: <u>97207</u></p> <p>Cell: 503.998.8049</p>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): 20-00-12350

LEGAL DESCRIPTION: Part of the SW 1/4 Sec 18, T 150 North, R 98 West of the 5th P.M.

PROPERTY ADDRESS AND NEAREST CROSS STREETS: East side of Main Street (Hwy 33) north of 7th Ave

GROSS/NET ACREAGE: 14.88 Gross / 11.16 Net Acres NUMBER OF LOTS: 32

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Watford City Water and Sewer

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 DEPARTMENTS STAFF PRIOR TO

ASCENSION
REALTY GROUP
ascensionregroup.com



John Tennant III
Broker
503-998-8049
Email: johnjtennant3@yahoo.com

PO Box 727
Portland, OR 97207

...shall be legible, printed in ink or typed and suitable for reproduction. (8.5"x11" or 11"x17") are required. Full-size copies of required on the reverse. PLEASE NOTE THAT ALL MAPS A LEGAL SIZE FILE. and Surveyor.

...and submit packet. Only completed applications shall be

Staff reports and recommendations are mailed to the location. To discuss a report or recommendation please contact

...e recorded.

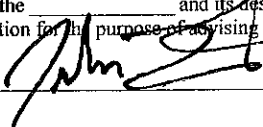
MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1 ^{1&4}	2 ¹²		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

1 If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

2 If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

3 Mylar maps are submitted for recording after all reviews and approvals are completed.

4 Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

SURVEYOR / ENGINEER INFORMATION		SEND ALL CORRESPONDENCE TO:
NAME: Rick Behning, PE LICENSE NO: PE 7607		City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004
ADDRESS: 710 11th Avenue, Suite 105		
CITY: Greeley STATE: CO ZIP: 80631		
TELEPHONE: 970.353.7600 FAX/CELL: 970.978.1627		
<p>(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.</p>		
Property Owner (Signature): 	Property Owner (Print): John J. Tennant III JT3, LLC	

CITY OF WATFORD CITY ANNEXATION APPLICATION

PROPERTY INFORMATION		
Name of plat: WOLF CREEK ESTATES		
Legal description of property (lot, block, addition): 5 1/4 OF SECTION 18, T. 20N, R. 98W.		
Street address of property: APPROXIMATELY 1800 NORTH MAIN.		
Existing zoning: A-2	Proposed zoning: R-1 & R-2 - PORTION	
Acreage: 13	Number of lots: 63	
Brief description of annexation proposal, including reason(s) for the request: RESIDENTIAL ANNEXATION TO WATFORD CITY. 46 SINGLE FAMILY (R-1) LOTS PLUS 17 TWIN HOME LOTS (R-2) EASTERN MOST LOTS, EAST SIDE OF MAIN STREET NORTH BETWEEN DUNLAP & SIMONSEN.		
APPLICANT/DEVELOPER		
Name: ELEMENTAL DEVELOPMENT GROUP	Mailing Address: 1692 WICKLOW WAY HENARRSON, NV 89014	
PROPERTY OWNER (IF DIFFERENT THAN APPLICANT/DEVELOPER)		
Name:	Mailing Address:	Percentage of Ownership: 100%
Name:	Mailing Address:	Percentage of Ownership:
Name:	Mailing Address:	Percentage of Ownership:
CONTACT PERSON/AGENT		
Name/Firm: GOLDEN W. WELCH, MANAGING MEMBER	Mailing Address:	

NOTE: APPLICATIONS ARE NOT COMPLETE UNTIL ALL REQUIRED SUBMITTALS HAVE BEEN RECEIVED.

This application is filed with the required information. I certify that all property owners have signed or ratified this application. I hereby request favorable consideration of the above described annexation application.

	1/23/12 (Date)
(Applicant's Signature)	(Date)
	1/23/12 (Date)
(Owner's Signature, if different)	(Date)
(Additional Owner's Signature, if applicable)	(Date)
(Additional Owner's Signature, if applicable)	(Date)

THE FOLLOWING MUST ACCOMPANY THE APPLICATION FORM:

- Application fee
- Map of area to be annexed


1st Reading 3/5/12
 2nd Reading 4/2/12

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a public hearing on December 27, 2012 at 6:00 o'clock PM at City Hall for the purpose of considering a Subdivision Preliminary Plat filed by Wolf Creek Estates / John J. Tennant on the following described property:

SW/14 Section 18, T150N, R98W
Main St North (Co Rd. 33) and 7th Ave
14.88 acres McKenzie County, Watford City

Dated this 4th day December, 2012



Mildred Williams
Planning Assistant

Run: 2 times – December 12th & 18th, 2012

Published: McKenzie County Farmer

Faxed: December 4th 2012

Mail to:

Rick Holm
1002 Main St N
Watford City, ND 58854

Cascade Homes
PO Box 932
Watford City, ND 58854

Arnold Holm
PO Box 887
Watford City, ND 58854

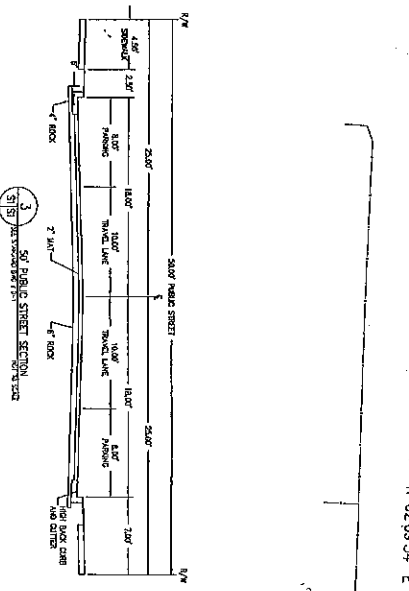
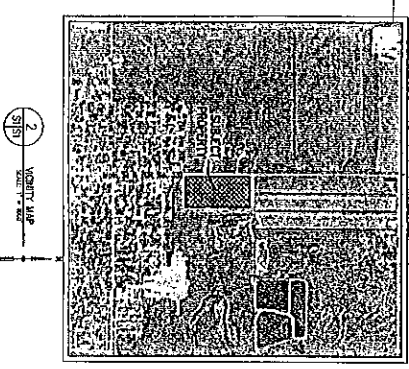
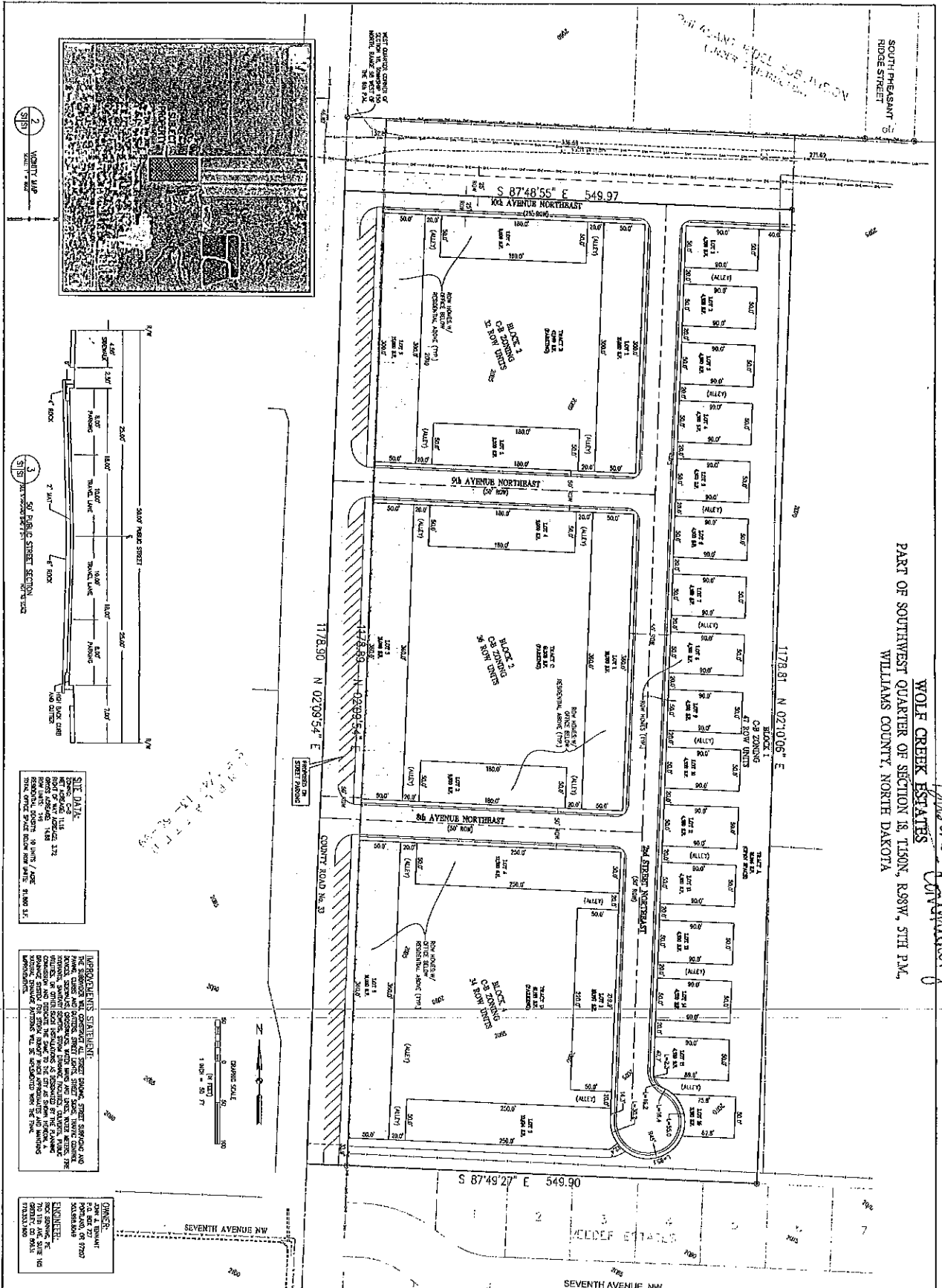
JT3 LLC
6915 SW Macadam Ave #250
Portland, OR 97219

Greg Simonson
PO Box 623
Watford City, ND 58854

Kyle Ray Waliezer
501 17th Ave NE
Watford City, ND 58854

WOLF CREEK ESTATES
 PART OF SOUTHWEST QUARTER OF SECTION 18, T150N, R29W, 5TH P.M.
 WILLIAMS COUNTY, NORTH DAKOTA

Baseline Community



SITE DATA:
 NET PAVING: 11.8 AC. ±
 NET PAVING: 11.8 AC. ±
 TOTAL LOT AREA: 12.2 AC. ±
 TOTAL LOT AREA: 12.2 AC. ±
 TOTAL LOT AREA: 12.2 AC. ±

DISCLAIMER:
 THE ENGINEER HAS CONDUCTED VISUAL SURVEY AND PHOTOGRAPHIC SURVEY OF THE SITE AND HAS FOUND NO EVIDENCE OF OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE ENGINEER HAS NOT CONDUCTED A FULL SURVEY OF THE SITE AND DOES NOT WARRANT THE ACCURACY OF THE SURVEY DATA FOR ANY OTHER PURPOSES.

OWNER:
 JTT3, LLC
 ATTORNEY:
 JAW
 ENGINEER:
 JAW

<p>JTT3, LLC WILLIAMS COUNTY WOLF CREEK ESTATES PART OF THE SW 1/4 OF SECTION 18, T150N, R29W, 5TH P.M. PRELIMINARY PLAN</p>	<p>REVISION DESCRIPTION</p>	<p>PREPARED BY DATE</p>	<p>BASELINE Engineering • Planning • Surveying 2304 10TH AVENUE N. SUITE 807 • WILKINSON, ND 58067 P. 701.253.1000 • F. 701.253.1001 • www.baseline.com</p>
	<p>DATE: 11/11/2011</p>	<p>BY: JAW</p>	
	<p>DATE: 11/11/2011</p>	<p>BY: JAW</p>	
	<p>DATE: 11/11/2011</p>	<p>BY: JAW</p>	



DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE*

<input type="checkbox"/> APPLICATION TYPE	DATE FILED: <u>12-3-12</u>	APPLICATION NUMBER:	
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>12/27/12</u>	
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>330-</u>	CITY COUNCIL: <u>01/7/13</u> BOCC (IF APPLICABLE): _____	
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: <u>CHK# 31175</u>	SECTION, TOWNSHIP, RANGE: <u>19 150N 98W</u>	CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:	
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>		
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>Farmers Union Oil Co.</u>		
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>Farmer Union Oil Co.</u>		
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:		
<input checked="" type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>Wayne Crow, P.E. PLS</u> <u>KLJ</u>		
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>820 F Broadway</u>		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>Milliston</u> STATE: <u>ND</u> ZIP CODE: <u>58801</u>		
	TELEPHONE: <u>701-572-6352</u> EMAIL: _____		

ASSESSOR'S PARCEL NUMBER(S): 20-60-12640

LEGAL DESCRIPTION: NE 1/4 SW 1/4 Section 19, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 23 bypass

GROSS/NET ACREAGE: 12.88 acres NUMBER OF LOTS: 3

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: 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 DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

SUBMITTAL REQUIREMENTS: All submittals shall be legible, printed in ink or typed and suitable for reproduction.

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. **PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**
- All maps must be drawn by a Professional Engineer or Land Surveyor.

PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.

- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
- Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
- All conditions of approval must be met before a map will be recorded.

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1 ^{1&4}	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p style="text-align: center;">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>WPC</u> LICENSE NO: <u>UT 6167</u></p> <p>ADDRESS: <u>1820 E. BROADWAY</u></p> <p>CITY: <u>WILUSTON</u> STATE: <u>WV</u> ZIP: <u>26001</u></p> <p>TELEPHONE: <u>701-818-0241</u> FAX/CELL: _____</p>	<p style="text-align: center;">SEND ALL CORRESPONDENCE TO:</p> <p style="text-align: center;">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
<p>(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.</p> <p>Property Owner (Signature): <u>Anthony Volske</u> Property Owner (Print): <u>Anthony Volske</u></p> <p>Property Owner (Signature): _____ Property Owner (Print): _____</p>	

AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY DIVISION OF LAND APPLICATION

AP#: _____

Application/Owner: Formers union oil of Watford City

In the State of N.D., County of _____

I/We Anthony Volske

I/We will make provisions to ensure for 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 Tentative Map

_____ Parcel Map

X Subdivision of Land Final Map

Anthony Volske
(Signature)

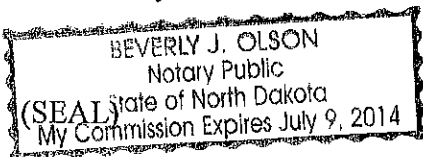
(Signature)

Anthony Volske m.s.
(Printed name & title)

(Printed name & title)

I, Beverly J. Olson, a Notary Public of the County and State aforesaid, hereby certify that Anthony Volske 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 2 day of Dec, 2012.



Beverly J. Olson
Notary Public

My Commission expires:

7/9/2014

State of: North Dakota

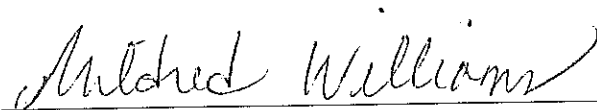
County of: McKenzie

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on December 27, 2012 at 6 p.m. at City Hall to hear comment on Final Subdivision Plat Application submitted by Farmers Union Oil Company for property located NE1/4SW1/4 of Section 19, T150N, R98W, 12.9 acres.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 4th day of December, 2012



Mildred Williams
Watford City Planning Assistant

Run: 2

Published: McKenzie County Farmer December 12 & 18 2012

Faxed: 12/4/12

Mailed to:

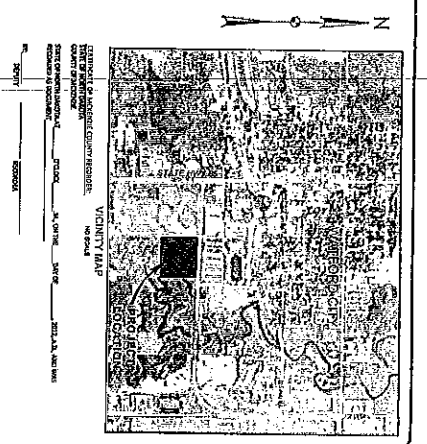
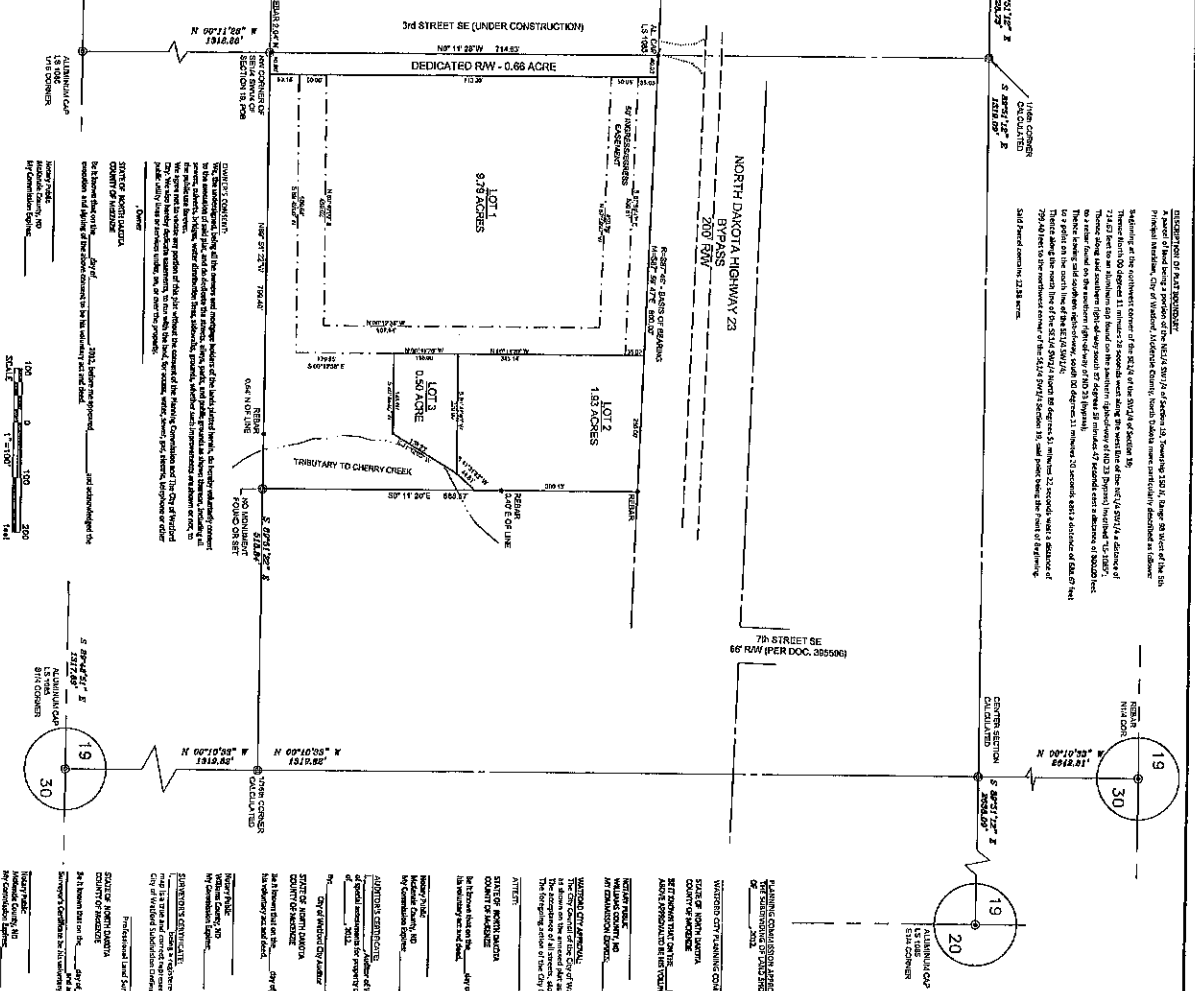
CKW Properties
PO Box 1109
Watford City, ND 58854

Orrin Moe
802 24th Ave SW
Watford City, ND 58854

CONTRACT:
 1. CONTRACT:
 2. CONTRACT:
 3. CONTRACT:
 4. CONTRACT:

GENERAL NOTES:
 1. ALL DISTANCES ARE TO BE MEASURED IN ACCORDANCE WITH THE STANDARD PRACTICES FOR SURVEYING IN NORTH DAKOTA.
 2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
 3. ALL DISTANCES ARE TO BE MEASURED TO THE CORNER UNLESS OTHERWISE SPECIFIED.
 4. ALL DISTANCES ARE TO BE MEASURED TO THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED.
 5. ALL DISTANCES ARE TO BE MEASURED TO THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED.
 6. ALL DISTANCES ARE TO BE MEASURED TO THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED.
 7. ALL DISTANCES ARE TO BE MEASURED TO THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED.
 8. ALL DISTANCES ARE TO BE MEASURED TO THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED.
 9. ALL DISTANCES ARE TO BE MEASURED TO THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED.
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PLATING COMMISSION APPROVAL:
 I, _____, Platting Commissioner of the City of Watford, North Dakota, do hereby certify that the above plat has been approved by the Platting Commission of the City of Watford, North Dakota, on this _____ day of _____, 2015.

WATFORD CITY PLANNING COMMISSION:
 I, _____, Planning Commissioner of the City of Watford, North Dakota, do hereby certify that the above plat has been approved by the Planning Commission of the City of Watford, North Dakota, on this _____ day of _____, 2015.

BEFORE ME, the undersigned authority, on this _____ day of _____, 2015, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTARY PUBLIC:
 My Commission Expires _____

FINAL PLAT OF IRREGULAR TRACT 2243
 A Parcel of land lying in the
 NE 1/4 SW 1/4 OF SECTION 19, T150N, R99W of the 6th P.M.
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

NO.	DATE	REVISION
1	11/25/2015	FINAL PLAT

11/25/2015
 89172045
 11/25/2015

