



WATFORD CITY - PLANNING AND ZONING COMMISSION

March 27, 2023 at 6:00 PM

City Hall - Heritage Room, 213 2nd St. NE, Watford City, ND 58854

AGENDA

1. CALL TO ORDER REGULAR MEETING

2. APPROVE AGENDA

3. APPROVE MINUTES

4. CALL TO ORDER PUBLIC HEARING

The Public Hearing will be held for comments on the following:

A. Land Use Application for Zone Change

Submitted by Ryan Hansen for property owned by RFA Enterprises LLC located at 601 Main Street S, Watford City. An application has been submitted to rezone from A-1 (Agricultural District) to C-1 (General Commercial District).

B. Division of Land Application: Minor Plat for Simple Lot Split

Submitted by WC16 LLC for property known as Lot 5 of the Madison Heights Subdivision located at 1306, 1324, and 1406 Main Street North, Watford City. An application has been submitted to subdivide Lot 5 into three new lots, 8, 9, and 10, each containing an existing apartment building and associated parking units.

5. CLOSE PUBLIC HEARING

6. CONTINUE REGULAR MEETING

7. PERMIT RECORDS

8. OLD BUSINESS

9. NEW BUSINESS

10. ADJOURNMENT

Minutes

February 27th 2023



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
Monday, February 27, 2023**

The Watford City Planning & Zoning Commission meeting was held on Monday, February 27, 2023, at City Hall in the Heritage Room. In attendance: Chairman Jesse Lawrence, Vice Chairman Marco Pelton, and Commission Members, Troy Knutson, Ross Sundeen, Jacob Jellesed, and Sam Huebner. Also in attendance: Principal Planner Jake Walters, Planning Administrative Assistant Kayla Grace, City Building Inspector Steve Williams, and City Attorney Wyatt Voll. Not in attendance was Commission Member Warren Hovland.

With the above-mentioned present, the regular meeting hearing was called to order at 6:00 P.M. by Chairman Lawrence.

1. Call for new or old business.
2. Call to approve agenda.

Agenda was reviewed as presented. Interest in the use of iPads during P&Z meetings was added to New Business. Discussion of P&Z vacant position to be filled was added to Old Business. There were no additional comments or changes.

MOTION: Pelton SECOND: Huebner
VOICE VOTE:
AYES: all in favor
NAYS: none

1. Call to approve January 30, 2023, Meeting Minutes.

Minutes were reviewed as presented. No additional comments or changes.

MOTION: Knutson SECOND: Pelton
VOICE VOTE:
AYES: all in favor
NAYS: none

Call to order Public Hearing at 6:02 P.M. by Chairman Lawrence.

Under consideration were the following Agenda items:

1. Land Use Application for a Zone Change – submitted by Peter DeCheser on behalf of LongX LLC for the Long X Industrial Park Subdivision.

Walters discussed the reason for the application, gave a brief history of the property, and explained why a zone change approval is being recommended. The staff report gave a detailed explanation of how this property came into the City, however, it was reiterated that the intended use for this area has always been industrial, hence the industrial park language in the name of the subdivision. Walters explained that the interim zoning for this site had been a mix of Commercial, Industrial, and Park/Open Space, but that due to lack of development, zoning was reverted A-1 Agricultural District which was the zoning of record when the land came over from the County.

Walters let the Commissioners know that this property is under the ownership that would like to develop the site as a data center and, although particular details have not been made public, it was noted that it does not involve crypto mining. The project would be built out in phases.

Chairman Lawrence asked what the difference in Industrial and Heavy Industrial zoning were and Walters explained that Heavy Industrial zoning is for more intensive uses, typically involving manufacturing from, or of, raw materials.

Commission Member Jellesed asked if this property was within a floodplain as it appears fairly low-lying. It was explained that, though study is likely required or warranted, the project buildout and site development would take hydrology into account.

While there will certainly be additional steps, such as a Development Agreement, SIA, etc., this change of zone request is the first step in the process. Staff is recommending the zone change from A-1 Agricultural District to Industrial District be approved.

There was no further discussion.

MOTION: Sundeen SECOND: Pelton to recommend Approval

There were no recommended conditions.

ROLL CALL VOTE:

AYES: Pelton, Knutson, Sundeen, Lawrence, Huebner, Jellesed

NAYS: none

MOTION: CARRIED

CLOSE PUBLIC HEARING: 6:07P.M. by Chairman Lawrence

CONTINUATION OF REGULAR MEETING:

PERMIT RECORDS:

Reviewed permit records as presented. Building Inspector Steve Williams added that some of the larger, ongoing projects were slow or on hold until the weather warms up. There were no additional comments or discussion.

NEW BUSINESS:

The opportunity of being able to have iPads available for use during meetings was discussed. Walters asked if there was any interest from Commission Members and explained the iPads would remain at City Hall and would be charged, maintained, and ready for use upon arrival at P&Z meetings. Chairman Lawrence stated that it would certainly be convenient versus trying to use a personal device. Other members also noted that it would make it easier to follow along with the packet versus trying to use their phones. Walters noted that the full Meeting Packet would still be sent via email for members to be able to review prior to the day of the meeting. It was decided to investigate further and use the iPads if feasible. Staff to research capabilities by March meeting.

OLD BUSINESS:

Walters let the Commission Members know that City Council Member Lance Renville was a candidate to join P&Z. In the past, it has been common for a City Council Member to hold a position on P&Z. Walters also explained that Lance holds a position on the McKenzie County P&Z, as well as the City Ordinance Committee, and that Lance expressed that he would like to make sure that none of this would be considered a conflict of interest. City Attorney Wyatt Voll stated it would be not be a conflict. Walters asked that if anyone had any additional recommendations of someone to fill the vacant position, to please let staff know in the coming week.

ADJOURNMENT: 6:14 P.M. **MOTION:** Pelton

The next regularly scheduled Planning and Zoning Commission Meeting will be held on Monday, March 27, 2023, at 6:00 PM

Jesse Lawrence, Chairman

Jake Walters, Principal Planner

A.

Land Use Application
Zone Change from A-1 to C-1
Hansen Diesel & Automotive



City of Watford City

213 2nd St. NE / PO Box 494
Watford City, ND 58854
Ph. 701-444-2533
Fax 701-444-3004
Celebrating 100 Years - 2014
cityofwatfordcity.com

March 27, 2023

STAFF REPORT **Land Use Application: Zone Change**

PROPERTY OWNER:

RFA Enterprises LLC
PO Box 944
Watford City, ND 58854

APPLICANT:

Ryan Hansen
PO Box 944
Watford City, ND 58854

PROPERTY LOCATION:

601 Main Street South, Watford City, ND (PID 83-73-16050)

REQUEST:

A Land Use Application: Zone Change, redistricting from A-1 (Agricultural District) into C-1 (General Commercial District).

CURRENT ZONING:

A-1

CURRENT USE:

Hansen Diesel & Automotive

SITE DEVELOPMENT:

Access: *The property is accessible from Main Street South.*

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

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

SURROUNDING LAND USE:

North: Zoning – A-1 (Agricultural District)
Use – Dilapidated farm house and undeveloped land

East: Zoning – C-1 (General Commercial District)
Use – South Park commercial, Tractor Supply

South: Zoning – C-1 (General Commercial District)
Use – Family Dollar Store

West: Zoning – A-1 (Agricultural District)
Use – Undeveloped land

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

SECTION 1. - AMENDMENTS:

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

Chapter XV Zoning Ordinance, Article XV- A-1 AGRICULTURAL DISTRICT, Section 1

SECTION 1. – INTENT:

This district is established to protect the City of Watford City from uses which would have an adverse effect on the city and to preserve land until it is developed as part of the city.

Chapter XV Zoning Ordinance, Article XVII – C-1 GENERAL COMMERCIAL DISTRICT, Section 1

SECTION 1. – INTENT AND PURPOSE OF THE DISTRICT:

The "C-1" General Commercial District is intended for the purpose of allowing basic retail, service and office uses. This district is also intended to provide locations for commercial activity that do not require a central location downtown. Also included are business uses needing large floor areas, particularly those of a service nature and certain industrial uses that do not create obnoxious sounds, glare, dust, or odor. The district is not intended for heavy commercial uses, uses that would be considered industrial in nature, or those businesses that may not be considered compatible with adjacent traditional General Commercial uses.

DISCUSSION:

The property use has been commercial over the years, but zoning had remained Agricultural mainly due to no additional, or non-grandfathered, activities. Recent interest in renovations to the upstairs retail space has necessitated this application for change of zone.

The C-1 zoning district is in line with the active surrounding uses, anticipated future development in this area, as well as current or proposed uses at this address itself.

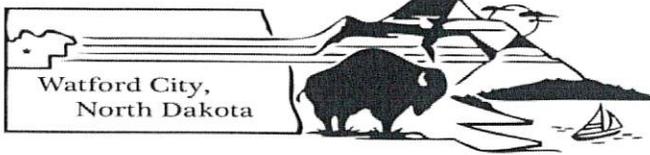
RECOMMENDATION:

It is the recommendation of City Planning Department staff to **APPROVE** the Land Use Application for Zone Change from A-1 Agricultural District to C-1 General Commercial District.

PLANNING DEPARTMENT STAFF CONTACTS:

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

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



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

PAID
3/8/23
check pmt

CUSTOMER INVOICE

RYAN HANSEN
204 7TH ST NE
WATFORD CITY ND 58854

Customer # 507

INVOICE NUMBER: 5702
INVOICE DATE: March 08, 2023
DETAILS: Land Use Application - Zone Change
601 Main Street South

CHARGES

PRODUCTS AND SERVICES:

| | |
|---|--------|
| PZ01-PLANNING & ZONING REIMBURSEMENT - 03/08/2023 | 300.00 |
| Land Use App- Zone Change | |
| Total | 300.00 |



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

LAND USE APPLICATION

ZONE CHANGE

REQUIREMENTS

APPLICATION FEE:
\$300.00

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

PROPERTY OWNER INFORMATION

| | | |
|--|-------------------------------|---------------------------------|
| OWNER NAME(S): RFA Enterprises LLC | PHONE NUMBER: 701-570-1302 | EMAIL: oilers_25@hotmail.com |
| MAILING ADDRESS: PO Box 944 Watford City ND 58854 | | |

APPLICANT INFORMATION

Same as Owner

| | | |
|--|-------------------------------|---------------------------------|
| APPLICANT NAME: Ryan Hansen | PHONE NUMBER: 701-570-1302 | EMAIL: oilers_25@hotmail.com |
| MAILING ADDRESS: PO Box 944 Watford City ND 58854 | | |

DEVELOPER INFORMATION

| | | |
|------------------|---------------|--------|
| DEVELOPER NAME: | PHONE NUMBER: | EMAIL: |
| MAILING ADDRESS: | | |

PROPERTY INFORMATION

| | | |
|------------------------------------|---|-------------------------|
| PROPERTY ADDRESS: 601 S Main St | CURRENT ZONING: A-1 | PROPOSED ZONING: C-1 |
| PARCEL NUMBER(s): 82-73-16050 | LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE) WATFORD CITY IT 725, IT 787 PT OF NE1/4SE1/4, EX IT 1805 6.68 ACRI | |

DESCRIPTION Please give a brief description of the proposed variance.

APPLICANT SIGNATURE: (IF DIFFERENT THAN OWNER)

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

| | |
|--------------------------------------|-------------------------------|
| APPLICANT SIGNATURE: | DATE: 03 / 06 / 2023 |
| APPLICANT PRINT NAME: Ryan Hansen | APPLICANT TITLE: President |

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.

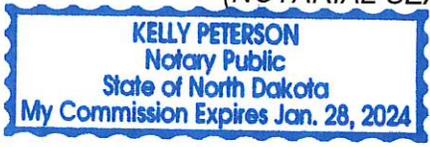
| | |
|--|-------------------------------|
| PROPERTY OWNER SIGNATURE: <u>[Signature]</u> <u>President</u> | DATE: <u>3 / 07 / 2023</u> |
| PROPERTY OWNER SIGNATURE: _____ | DATE: ____/____/____ |

PROPERTY OWNER NOTARY

On this 3rd day of March, 2023 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Ryan Hansen 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

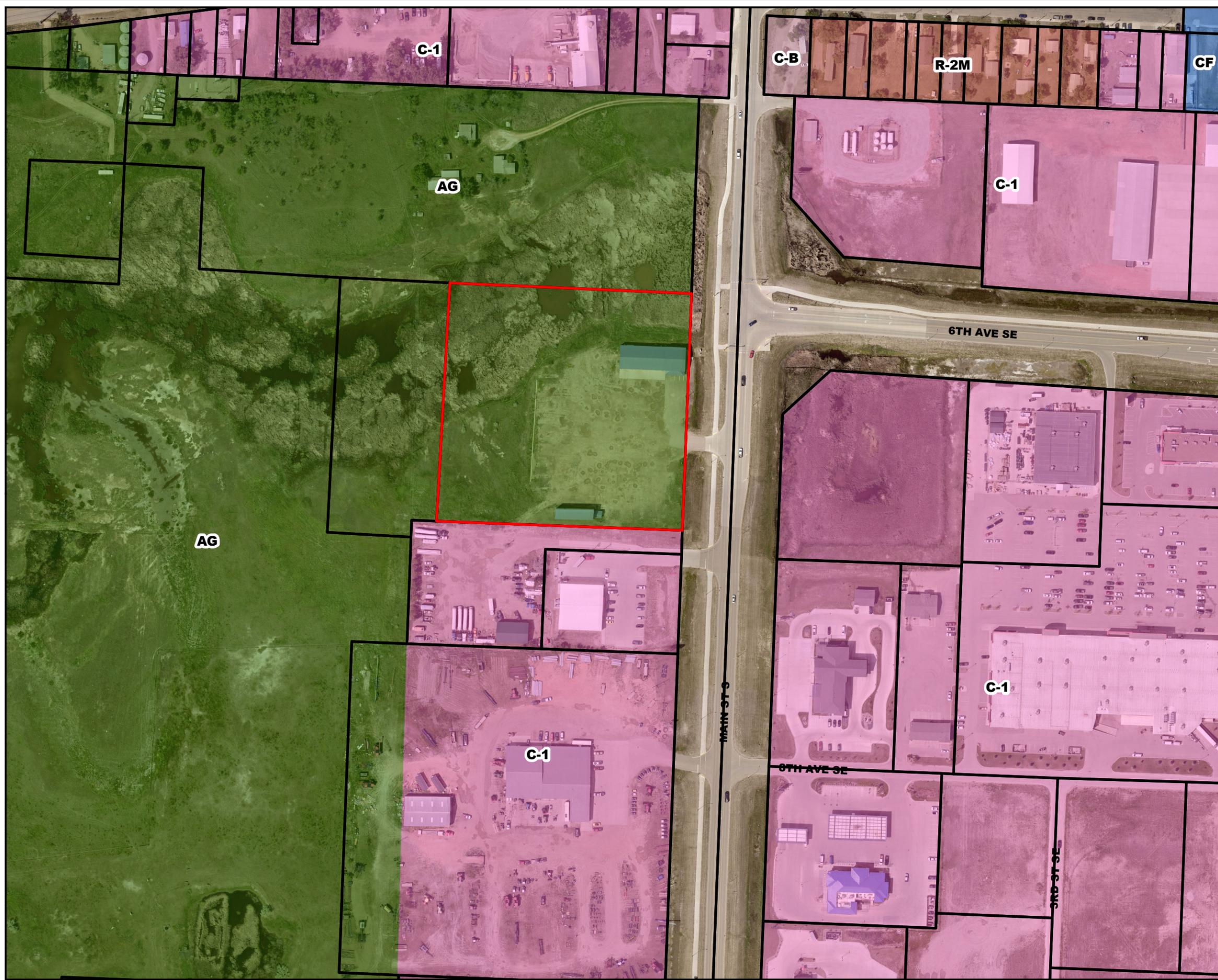
(NOTARIAL SEAL)



Notary Public for the state of North Dakota
Residing at 100 6th Street N WATFORD CITY, ND
My Commission Expires 1-28-2024

▼ OFFICE USE ONLY ▼

| | | |
|--|---|--|
| <input type="checkbox"/> .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN <input type="checkbox"/> VICINITY MAP <input type="checkbox"/> LEGAL DESCRIPTION <input type="checkbox"/> JUSTIFICATION LETTER <input type="checkbox"/> | LEGAL NOTICE DATES: ____/____/____ ____/____/____ <input type="checkbox"/> MAILED ADJACENT PROPERTY OWNER NOTICES | MEETING DATES: PLANNING COMMISSION: ____/____/____ CITY COUNCIL: ____/____/____ |
| | INVOICE: INVOICE NUMBER: _____ DATE CREATED: ____/____/____ BY: _____ | |
| PAYMENT: \$300.00 DATE RECEIVED: ____/____/____ AMOUNT: \$ _____ <input type="checkbox"/> CARD <input type="checkbox"/> CASH <input type="checkbox"/> CHECK # _____ | | |



- Legend**
- Subject Parcel
 - General Parcel
- Existing Zoning**
- AG
 - C-1
 - C-B
 - CF
 - R-2M

FOR INFORMATIONAL PURPOSES ONLY

Planning Department - GIS

Watford City, North Dakota

Existing Zoning Exhibit

0 50 100 Feet



DRAFTED
Jake Walters

DATE
3/24/2023



Note: Any reliance upon this map is at user's own risk. Watford City does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.

B.

Division of Land Application

Minor Plat for Simple Lot Split

Lot 5 of the Madison Heights Subdivision



City of Watford City

213 2nd St. NE / PO Box 494
Watford City, ND 58854
Ph. 701-444-2533
Fax 701-444-3004
Celebrating 100 Years - 2014
cityofwatfordcity.com

March 23, 2023

STAFF REPORT

Division of Land Application: Minor Plat (Simple Lot Split) Lot 5 of the Madison Heights Subdivision

APPLICANT:

WC16 LLC
95-04 Delancey Street
New York, NY 10002

PROPERTY OWNERS:

WC16 LLC
95-04 Delancey Street
New York, NY 10002

PROPERTY LOCATION:

1306,1324, and 1406 Main Street North (Currently PID 83-24-00500)
Madison Heights Apartments

REQUEST:

Application is requesting to subdivide Lot 5 into three new lots, 8, 9, and 10, each containing an existing apartment building and associated parking units.

CURRENT ZONING:

R-C Condominium Residential District

CURRENT USE:

Madison Heights Apartments

SITE DEVELOPMENT:

Access: *The property is accessible from Main Street North.*

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

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

SURROUNDING LAND USE:

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

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

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

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

REFERENCES:

ARTICLE XXX - SUBDIVISION REGULATIONS

SECTION 4. – DEFINITIONS

...

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

SECTION 13. - MINOR PLATS

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

DISCUSSION:

The applicant is looking to divide Lot 5 into three lots through a Minor Plat: Simple Lot Split. This is a necessary step in developing out the project as condominiums; a for-sale product as opposed to rented apartment units.

In previous P&Z cycles, this body has recommended a change of zone from R-4 to R-C and conditioned the zone change with finalizing a subdivision map that addresses the requirements of a condo project. Lot 5, as it currently exists, holds three of the existing apartment buildings owned and operated by the applicant. Three buildings on one parcel greatly limits the financing options of individual condo buyers.

This has been an iterative process: The original apartment project had odd-shaped parcels, mostly corresponding with acreage balances between various sub-ownership groups. Then the parcels were simplified in more uniformly rectangular shapes, but leaving one apartment on Lot 6 and three on Lot 5.

The proposed map creates three lots: 8,9, & 10. Each new lot would contain an individual apartment building and the necessary parking spaces and garage units to meet the condominium standards.

In recommending approval of this simple lot split, the Planning and Zoning members are allowing the project to move forward as intended and helping City and County staff maintain control over the condo-creation process.

RECOMMENDATION:

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

There are no suggested conditions applied to this approval.

PLANNING DEPARTMENT STAFF CONTACTS:

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

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



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

DIVISION OF LAND APPLICATION MINOR PLAT

REQUIREMENTS

APPLICATION FEE:
\$675.00

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

| | | |
|--------------------|-------------------------|--------------------------|
| X Simple Lot Split | Reversionary Parcel Map | Boundary Line Adjustment |
|--------------------|-------------------------|--------------------------|

PROPERTY OWNER INFORMATION

| | | |
|----------------------------|-------------------------------|------------------------------|
| OWNER NAME(S): WC16 LLC | PHONE NUMBER: 917-282-7997 | EMAIL: steven@coltown.com |
|----------------------------|-------------------------------|------------------------------|

MAILING ADDRESS:
95-04 Delancey Street, New York, NY 10002

APPLICANT INFORMATION

Same as Owner

| | | |
|-----------------|---------------|--------|
| APPLICANT NAME: | PHONE NUMBER: | EMAIL: |
|-----------------|---------------|--------|

MAILING ADDRESS:

DEVELOPER INFORMATION

| | | |
|-------------------------------|---------------|--------|
| DEVELOPER NAME: -see above | PHONE NUMBER: | EMAIL: |
|-------------------------------|---------------|--------|

MAILING ADDRESS:

PROPERTY INFORMATION

| | |
|---|------------------------|
| PROPERTY ADDRESS: 1306, 1324, and 1406 Main Street North | CURRENT ZONING: R-C |
|---|------------------------|

LEGAL DESCRIPTION: (SECTION, TOWNSHIP, RANGE)
Lot 5, A Replat of Madison Heights Subdivision

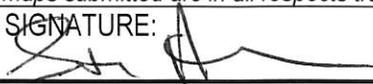
| | | |
|---|------------------------------------|---------------------------------|
| EXISTING ACREAGE/SQ.FT.: 6.228 Acres | NEW ACREAGE/SQ.FT.: 6.228 Acres | PROPOSED # OF LOTS/BLOCKS: 3 |
|---|------------------------------------|---------------------------------|

| | |
|---|---|
| CURRENT USE OF PROPERTY: Apartment Rentals | PROPOSED USE OF PROPERTY: Condominiums |
|---|---|

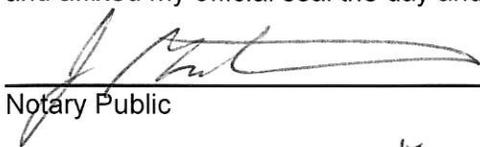
DESCRIPTION Please give a brief description of the proposed Minor Plat.

Application is requesting to subdivide addressed locations 1306, 1324, and 1406 into three new lots, Lots 8, 9, and 10 containing individual condominium buildings and associated required covered and uncovered parking spaces.

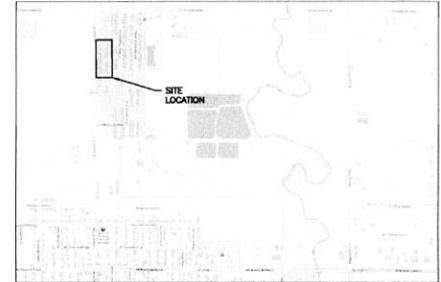
| SUBMITTAL REQUIREMENTS | APPLICANT CHECKLIST | CITY STAFF REVIEW |
|--|----------------------------|--------------------------|
| Completed and signed Minor Plat Application. | | |
| Payment for Minor Plat Application fee. | | |
| Justification Letter. | | |
| Title Report/Title Commitment. | | |
|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

| | |
|--|-----------------------------|
| APPLICANT SIGNATURE: <i>As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans and maps submitted are in all respects true and correct to the best of my knowledge and belief.</i> | |
| APPLICANT SIGNATURE:  | DATE: <u>3/7/23</u> |
| APPLICANT PRINT NAME: Steven Neuman | APPLICANT TITLE: Officer |

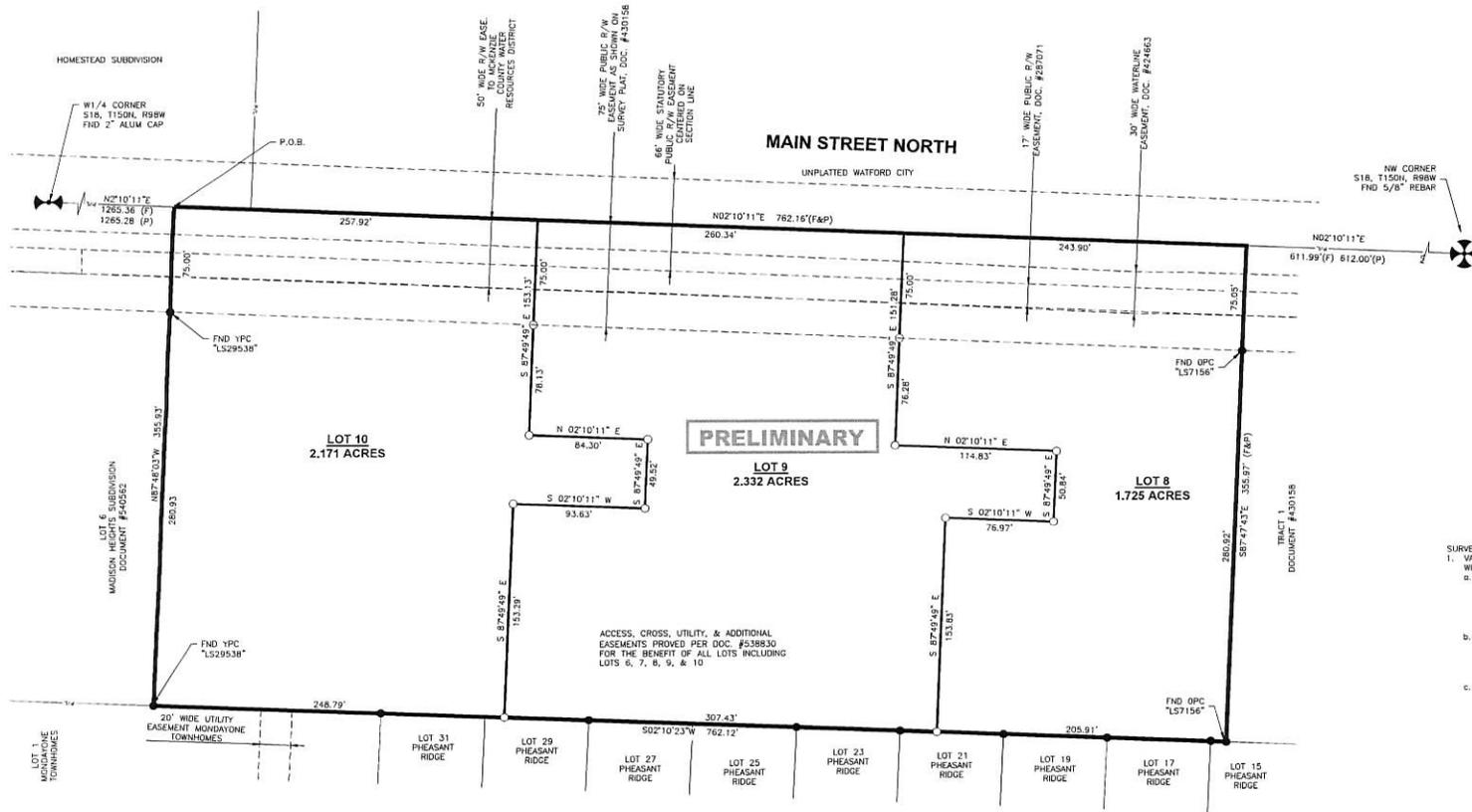
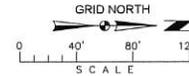
| | |
|--|--------------------------|
| PROPERTY OWNER(S) AFFIDAVIT <i>I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements 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.</i> | |
| PROPERTY OWNER SIGNATURE:  | DATE: <u>3/7/23</u> |
| PROPERTY OWNER SIGNATURE: _____ | DATE: <u> / / </u> |

| | |
|--|--|
| PROPERTY OWNER NOTARY | |
| On this <u>7</u> day of <u>March</u> , <u>2023</u> before me, the undersigned, a notary public for the state of <u>New York</u> , personally appeared, <u>Steven Neuman</u> known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above. | |
|  Notary Public | (NOTARIAL SEAL) JASON Y. GOODSTEIN Notary Public, State of New York No. 02GO6029786 Qualified in Nassau County <u>25</u> Commission Expires August 30, 2009 |
| Notary Public for the state of <u>NY</u> Residing at <u>111 Hawthorne Ln., Lawrenceville, NY 11559</u> My Commission Expires <u>8/30/25</u> | |

A REPLAT OF
LOT 5, BLOCK 1, MADISON HEIGHTS
 LOCATED IN THE NW1/4 OF SECTION 18, T150N, R98W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA
 LAND OWNER: WC16 LLC



VICINITY MAP



PURPOSE OF SURVEY: TO SUBDIVIDE ONE EXISTING LOT INTO THREE NEW LOTS.
 BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

- LEGEND**
- REPLAT LOT BOUNDARY
 - INTERNAL LOT LINE BOUNDARY
 - - - - EXISTING LOT LINE
 - - - - EXISTING EASEMENT LINE
 - FOUND PROPERTY PIN - AS NOTED
 - SET PROPERTY PIN - 5/8" REBAR/1.5" 99538 YPC - AS NOTED
 - ⊕ FOUND SECTION CORNER - AS NOTED
 - ⊕ FOUND QUARTER CORNER - AS NOTED
 - (F) FIELD MEASUREMENT
 - (P) PLAT DISTANCE
 - P.O.B. POINT OF BEGINNING

SURVEYOR'S NOTES:

1. VARIOUS DISCREPANCIES APPEAR TO EXIST IN REGARD TO THE EXISTING RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH.
 - a. IN 2012 THE EASTERLY RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH IS SHOWN AS BEING 75' WIDE IN THE SURVEY PLAT ATTACHED TO DOCUMENT #430158 (3-2-2012) AND THE EXHIBIT A ATTACHED TO DOCUMENT #440131 (9-20-2012). ALTHOUGH NO DIRECT REFERENCE IS MADE TO AN INCREASE IN THE RIGHT-OF-WAY WIDTH, ALSO MONUMENTS WERE SET AND FOUND AT THIS 75' WIDTH LOCATION.
 - b. IN 2015 THE PLAT OF MADISON HEIGHTS WAS FILED AS DOCUMENT #484906 (9-11-2015) AND THE EASTERLY RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH IS SHOWN AS BEING THE STATUTORY 33' WIDE WITH A PORTION HAVING AN ADDITIONAL 17' OF WIDTH, PER DOCUMENT #287071 (10-14-1896). NO REFERENCE IS MADE TO THE FILED 2012 DOCUMENTS AND THE 75' WIDTH.
 - c. ALTHOUGH NOT FILED YET, A NEW RIGHT-OF-WAY WIDTH FOR MAIN STREET NORTH IS BEING PROPOSED AND PRELIMINARY DOCUMENTS HAVE BEEN DRAFTED BY GROSS ENGINEERING. THESE DOCUMENTS INDICATE THE EXISTING EASTERLY RIGHT-OF-WAY TO BE THE THE STATUTORY 33' WIDTH AND NO REFERENCE IS MADE TO THE PORTION HAVING AN ADDITIONAL 17' OF WIDTH. OTHERWISE THE NEW PROPOSED EASTERLY RIGHT-OF-WAY WOULD VARY FROM 50' TO 65' IN WIDTH.

AREA OF LOTS = 6.228 ACRES
 AREA OF DEDICATED STREETS = 0.000 ACRES
 TOTAL AREA = 6.228 ACRES

SHEET 1 OF 2

| | | | |
|--|------------------|--|--------------------|
| | DRAWN BY: CLT | DATE: 03-08-2023 | QUALITY CHECK: DRK |
| | SURVEYED BY: MAN | JOB NO.: WC16-008 | FIELD BOOK: |
| GREAT FALLS/SHEGEMAHAN/SPYGLASS/HETIKA SPOKANE LEWISTON/WINIFALLS WATFORD CITY MELBA | | MONTANA WASHINGTON GRAND NORTH DAKOTA PENNSYLVANIA | |

A REPLAT OF
LOT 5, BLOCK 1, MADISON HEIGHTS
 LOCATED IN THE NW1/4 OF SECTION 18, T150N, R98W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA
 LAND OWNER: WC16 LLC

REPLAT BOUNDARY DESCRIPTION

A tract of land being Lot 5 of the Madison Heights Subdivision, located in the Northwest quarter of Section 18, Township 150 North, Range 88 West, Fifth Principal Meridian, City of Watford City, McKenzie County, North Dakota, and being more particularly described as follows:
 Beginning at the West Quarter corner of said Section 18; thence North 02°10'11" East along the Westerly line of said Section 18, a distance of 1285.36 feet to the Southwest corner of Lot 5 Madison Heights Subdivision and the Point of Beginning; thence North 02°10'11" East along the Westerly boundary line of said Lot 5, a distance of 722.16 feet to the Northwest corner of said Lot 5; thence South 87°47'43" East along the Northern boundary line of said Lot 5, a distance of 355.97 feet to the Northeast corner of said Lot 5; thence South 02°10'23" West along the Easterly boundary line of said Lot 5, a distance of 762.12 feet to the Southeast corner of said Lot 5; thence North 87°48'03" West along the Southerly boundary line of said Lot 5, a distance of 355.93 feet to the Point of Beginning and containing 8.228 acres.

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I hereby certify that the above instrument was filed in the Office of the McKenzie County Recorder in the State of North Dakota at _____ O'Clock A.M. / P.M. on the ____ day of _____, 2023, and was recorded as document number _____.

Katie Poulsen, McKenzie County Recorder

UTILITY EASEMENTS APPROVAL

MONTANA DAKOTA UTILITIES COMPANY

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

Dated this ____ day of _____, 2023

MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT

Printed name _____

State of North Dakota)

ss

County of McKenzie)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, _____, known to me to be the person(s) who executed the certificate, in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

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

RESERVATION TELEPHONE COOPERATIVE

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

Dated this ____ day of _____, 2023

RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT

Printed name _____

State of North Dakota)

ss

County of McKenzie)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, _____, known to me to be the person(s) who executed the certificate, in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

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

WESTERN AREA WATER SUPPLY AUTHORITY

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

Dated this ____ day of _____, 2023

WESTERN AREA WATER SUPPLY AUTHORITY, AUTHORIZED AGENT

Printed name _____

State of North Dakota)

ss

County of McKenzie)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, _____, known to me to be the person(s) who executed the certificate, in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

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

PLANNING AND ZONING COMMISSION APPROVAL

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

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

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Jacob Walters, Chairman, known to me to be the person(s) who executed the certificate, in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

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

AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent taxes, delinquent special assessment or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ _____ plus penalty and interest. Certified on this ____ day of _____, 2023.

Erica Johnsrud, McKenzie County Auditor

WATFORD CITY APPROVAL

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

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

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

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

On this ____ day of _____, 2023, before me, the undersigned, a notary public for The State of North Dakota, personally appeared, Philip K. Riely, Mayor and Patti Peterson, City Auditor, known to me to be the person(s) who executed the certificate in witness where of, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

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

SURVEYOR'S CERTIFICATE

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

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



State of North Dakota)

ss

County of McKenzie)

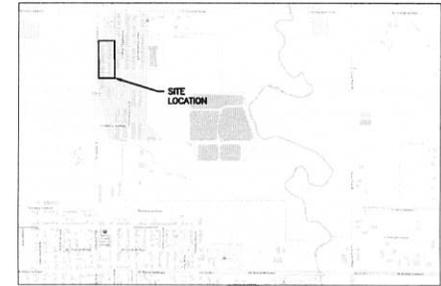
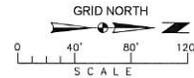
On this ____ day of _____, 2023, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Matthew A. Beard, known to me to be the person(s) who executed the certificate, in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

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

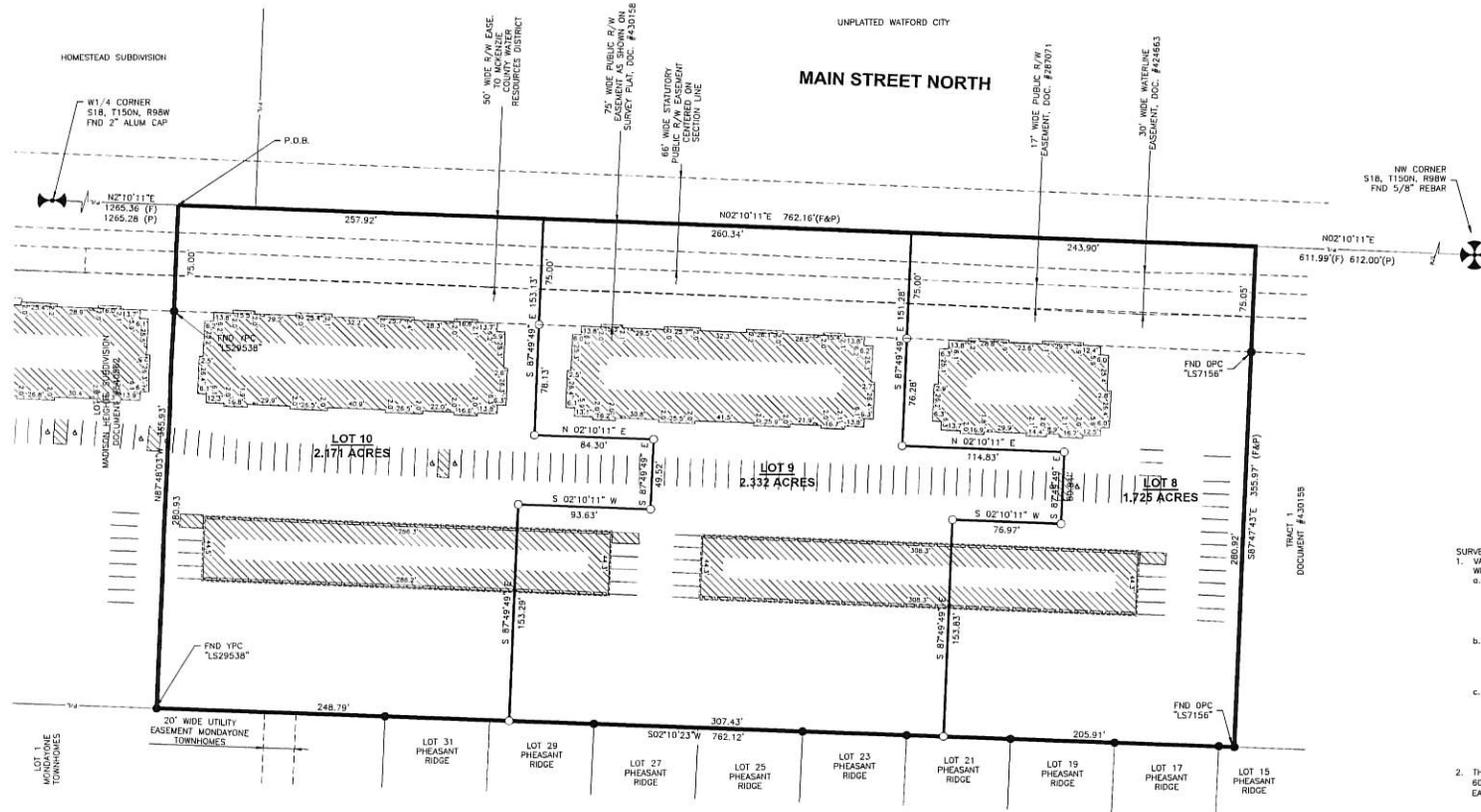
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|--|-----------------------|------------------|----------------------|
| | DRAWN BY: CLT | DATE: 03-08-2023 | QUALITY CHECK: DRK |
| | SURVEYED BY: MAB | JOB NO: W21-006 | FIELDBOOK: N/A |
| | CHECKED BY: MAB | DATE: 03-08-2023 | LOCATION: WASHINGTON |
| | PROJECT: WATFORD CITY | | STATE: NORTH DAKOTA |
| | | | COUNTY: MCKENZIE |

A REPLAT OF
MADISON HEIGHTS
 LOCATED IN THE NW1/4 OF SECTION 18, T150N, R98W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA
 LAND OWNER: WC16 LLC

PRELIMINARY
 EXTRA PAGE FOR VISUAL AID ONLY



VICINITY MAP



PURPOSE OF SURVEY: TO AGGREGATE ONE EXISTING LOT INTO THREE LOTS.
 BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

NW CORNER
 S18, T150N, R98W
 FND 5/8" REBAR

LEGEND

- REPLAT LOT BOUNDARY
- INTERNAL LOT LINE BOUNDARY
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- FOUND PROPERTY PIN - AS NOTED
- SET PROPERTY PIN - 5/8" REBAR/LS 29538 YPC
- FOUND SECTION CORNER - AS NOTED
- FOUND QUARTER CORNER - AS NOTED
- (F) FIELD MEASUREMENT
- (P) PLAT DISTANCE
- P.O.B. POINT OF BEGINNING

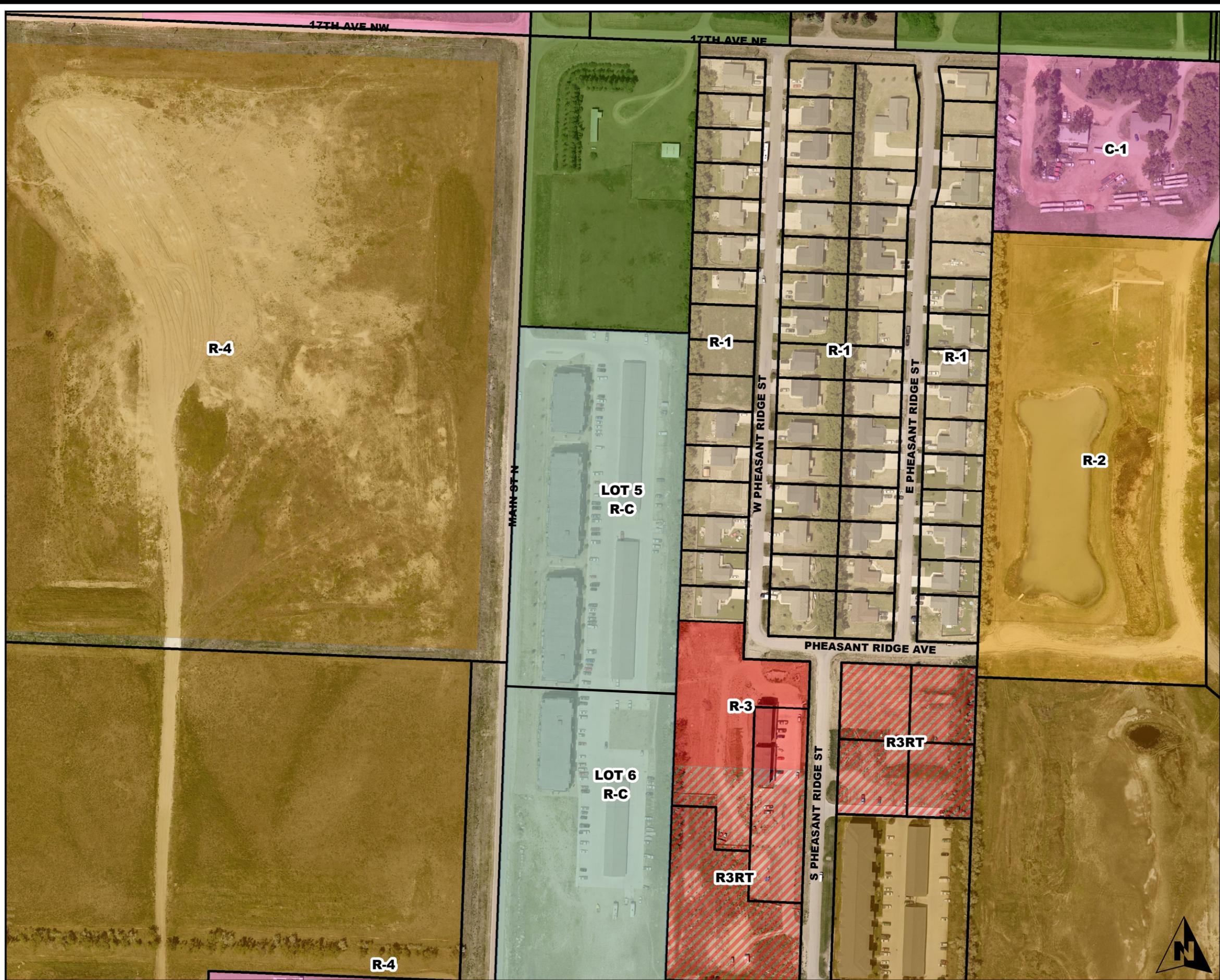
SURVEYOR'S NOTES:

- VARIOUS DISCREPANCIES APPEAR TO EXIST IN REGARD TO THE EXISTING RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH.
 - IN 2012 THE EASTERLY RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH IS SHOWN AS BEING 75' WIDE IN THE SURVEY PLAT ATTACHED TO DOCUMENT #430158 (3-2-2012) AND THE EXHIBIT A ATTACHED TO DOCUMENT #440131 (8-20-2012), ALTHOUGH NO DIRECT REFERENCE IS MADE TO AN INCREASE IN THE RIGHT-OF-WAY WIDTH. ALSO MONUMENTS WERE SET AND FOUND AT THIS 75' WIDTH LOCATION.
 - IN 2015 THE PLAT OF MADISON HEIGHTS WAS FILED AS DOCUMENT #484906 (8-11-2015) AND THE EASTERLY RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH IS SHOWN AS BEING THE STATUTORY 33' WIDE WITH A PORTION HAVING AN ADDITIONAL 17' OF WIDTH, PER DOCUMENT #287071 (10-14-1986). NO REFERENCE IS MADE TO THE FILED 2012 DOCUMENTS AND THE 75' WIDTH.
 - ALTHOUGH NOT FILED YET, A NEW RIGHT-OF-WAY WIDTH FOR MAIN STREET NORTH IS BEING PROPOSED AND PRELIMINARY DOCUMENTS HAVE BEEN DRAFTED BY BROSZ ENGINEERING. THESE DOCUMENTS INDICATE THE EXISTING EASTERLY RIGHT-OF-WAY TO BE THE STATUTORY 33' WIDTH AND NO REFERENCE IS MADE TO THE PORTION HAVING AN ADDITIONAL 17' OF WIDTH. PER DOCUMENT #287071, HOR THE FILED 2012 DOCUMENTS AND THE 75' WIDTH, OTHERWISE THE NEW PROPOSED EASTERLY RIGHT-OF-WAY WOULD VARY FROM 50' TO 65' IN WIDTH.
- THE 11TH AVENUE NE RIGHT-OF-WAY WAS CREATED BY DOCUMENT #440131 AND IS A 60' WIDE PRIVATE ROAD & UTILITY EASEMENT. THE PREVIOUS 60' WIDE PRIVATE UTILITY EASEMENT IS BEING DEDICATED HEREIN AS A 60' WIDE PUBLIC UTILITY EASEMENT.

AREA OF LOTS = 6.228 ACRES
 AREA OF DEDICATED STREETS = 0.000 ACRES
 TOTAL AREA = 6.228 ACRES

SHEET 1 OF 2

| | | | |
|--|------------------|----------------------|--------------------|
| TD&H Engineering & Surveying | DRAWN BY: CLT | DATE: 03-08-2023 | QUALITY CHECK: DRK |
| | SURVEYED BY: MAB | JOB NO: W21-006 | FIELD BOOK: N/A |
| PROJECT: PLEASANT RIDGE MONDAYONE TOWNHOUSES | | MONITOR: MONTGOMERY | |
| LOCATION: 5TH P.M. WATFORD CITY, ND | | SURVEYOR: MONTGOMERY | |
| CLIENT: WATFORD CITY | | NORTH DAKOTA | |
| DATE: 03-08-2023 | | PLANNED: 03-08-2023 | |



Legend

Parcel

FOR INFORMATIONAL
PURPOSES ONLY

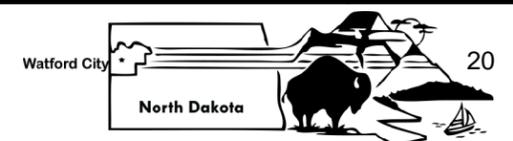
Planning Department - GIS
Watford City, North Dakota

Discussion Exhibit

DRAFTED
Jake Walters

DATE
3/24/2023

0 50 100
Feet

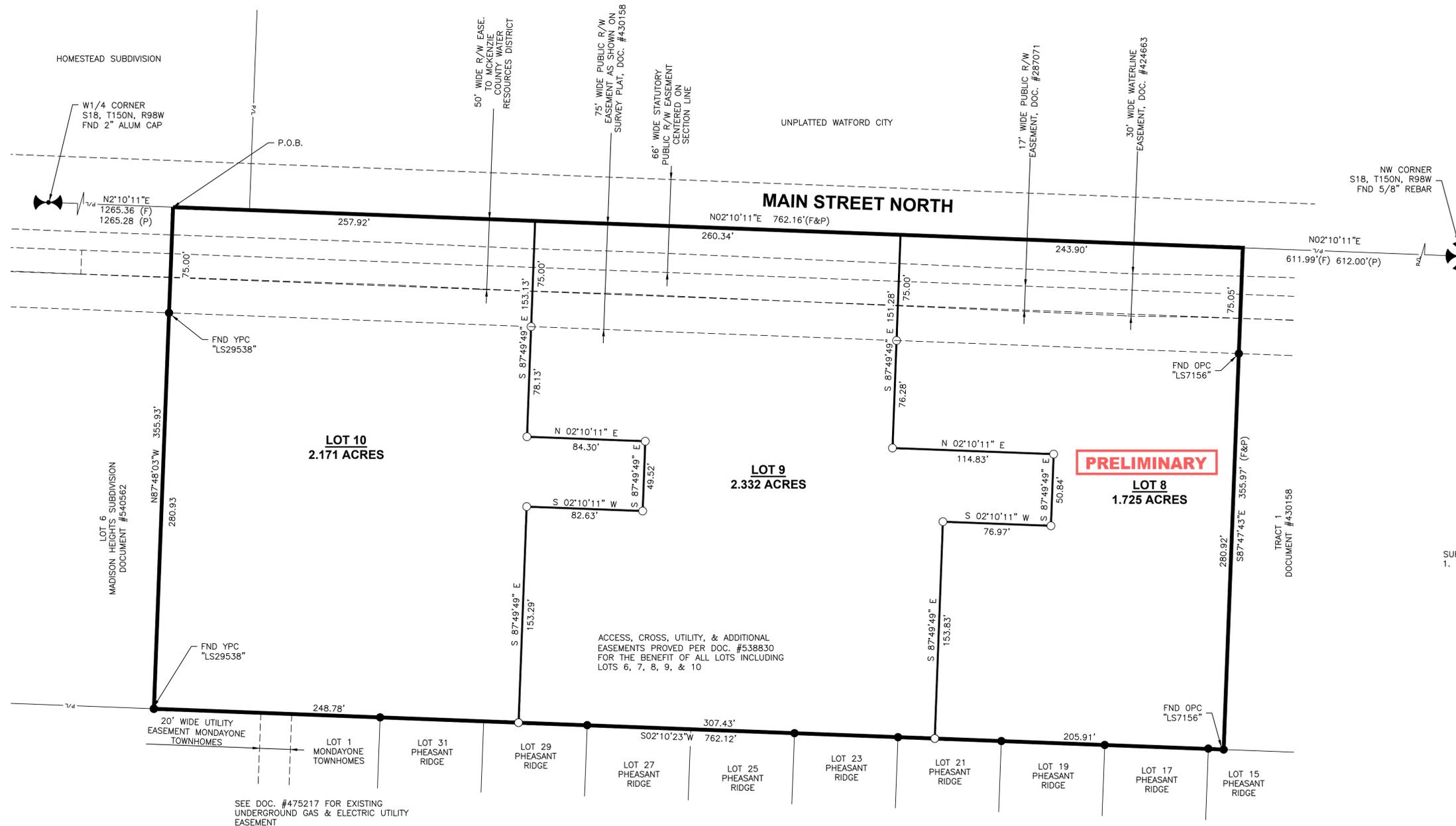
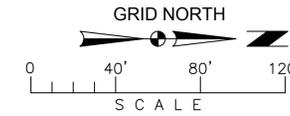


Note: Any reliance upon this map is at user's own risk. Watford City does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.

A REPLAT OF
LOT 5, BLOCK 1, MADISON HEIGHTS
 LOCATED IN THE NW1/4 OF SECTION 18, T150N, R98W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA
 LAND OWNER: WC16 LLC



VICINITY MAP



PURPOSE OF SURVEY: TO SUBDIVIDE LOT 5, BLOCK 1, INTO THREE NEW LOTS.
 BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301

LEGEND

- REPLAT LOT BOUNDARY
- INTERNAL LOT LINE BOUNDARY
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- FOUND PROPERTY PIN
-AS NOTED
- SET PROPERTY PIN
-5/8" REBAR/LS 29538 YPC
- FOUND SECTION CORNER
-AS NOTED
- FOUND QUARTER CORNER
-AS NOTED
- (F) FIELD MEASUREMENT
- (P) PLAT DISTANCE
- P.O.B. POINT OF BEGINNING

SURVEYORS NOTES:

1. VARIOUS DISCREPANCIES APPEAR TO EXIST IN REGARD TO THE EXISTING RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH.
 - a. IN 2012 THE EASTERLY RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH IS SHOWN AS BEING 75' WIDE IN THE SURVEY PLAT ATTACHED TO DOCUMENT #430158 (3-2-2012) AND THE EXHIBIT A ATTACHED TO DOCUMENT #440131 (9-20-2012), ALTHOUGH NO DIRECT REFERENCE IS MADE TO AN INCREASE IN THE RIGHT-OF-WAY WIDTH. ALSO MONUMENTS WERE SET AND FOUND AT THIS 75' WIDTH LOCATION.
 - b. IN 2015 THE PLAT OF MADISON HEIGHTS WAS FILED AS DOCUMENT #484906 (9-11-2015) AND THE EASTERLY RIGHT-OF-WAY WIDTH OF MAIN STREET NORTH IS SHOWN AS BEING THE STATUTORY 33' WIDE WITH A PORTION HAVING AN ADDITIONAL 17' OF WIDTH, PER DOCUMENT #287071 (10-14-1986). NO REFERENCE IS MADE TO THE FILED 2012 DOCUMENTS AND THE 75' WIDTH.
 - c. ALTHOUGH NOT FILED YET, A NEW RIGHT-OF-WAY WIDTH FOR MAIN STREET NORTH IS BEING PROPOSED AND PRELIMINARY DOCUMENTS HAVE BEEN DRAFTED BY BROZ ENGINEERING. THESE DOCUMENTS INDICATE THE EXISTING EASTERLY RIGHT-OF-WAY TO BE THE THE STATUTORY 33' WIDTH AND NO REFERENCE IS MADE TO THE PORTION HAVING AN ADDITIONAL 17' OF WIDTH, PER DOCUMENT #287071, NOR THE FILED 2012 DOCUMENTS AND THE 75' WIDTH. OTHERWISE THE NEW PROPOSED EASTERLY RIGHT-OF-WAY WOULD VARY FROM 50' TO 65' IN WIDTH.

SEE DOC. #475217 FOR EXISTING UNDERGROUND GAS & ELECTRIC UTILITY EASEMENT

AREA OF LOTS = 6.228 ACRES
 AREA OF DEDICATED STREETS = 0.000 ACRES

TOTAL AREA = 6.228 ACRES SHEET 1 OF 2

| | |
|--|---|
| | DRAWN BY: CLT DATE: 04-05-2023 QUALITY CHECK: DRK SURVEYED BY: MAB JOB NO. W21-006 FIELDBOOK: N/A |
| | GREAT FALLS-BOZEMAN-KALISPELL-HELENA MONTANA SPOKANE WASHINGTON LEWISTON-TWIN FALLS IDAHO WATFORD CITY NORTH DAKOTA MEDIA PENNSYLVANIA |

A REPLAT OF
LOT 5, BLOCK 1, MADISON HEIGHTS
 LOCATED IN THE NW1/4 OF SECTION 18, T150N, R98W, 5TH P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA
 LAND OWNER: WC16 LLC

REPLAT BOUNDARY DESCRIPTION

A tract of land being Lot 5 of the Madison Heights Subdivision, located in the Northwest quarter of Section 18, Township 150 North, Range 98 West, Fifth Principal Meridian, City of Watford City, McKenzie County, North Dakota, and being more particularly described as follows:
 Beginning at the West Quarter corner of said Section 18; thence North 02°10'11" East along the Westerly line of said Section 18, a distance of 1265.36 feet to the Southwest corner of Lot 5 Madison Heights Subdivision and the Point of Beginning; thence North 02°10'11" East along the Westerly boundary line of said Lot 5, a distance of 762.16 feet to the Northwest corner of said Lot 5; thence South 87°47'43" East along the Northerly boundary line of said Lot 5, a distance of 355.97 feet to the Northeast corner of said Lot 5; thence South 02°10'23" West along the Easterly boundary line of said Lot 5, a distance of 762.12 feet to the Southeast corner of said Lot 5; thence North 87°48'03" West along the Southerly boundary line of said Lot 5, a distance of 355.93 feet to the Point of Beginning and containing 6.228 acres.

OWNER(S) CERTIFICATE

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

Dated this _____ day of _____ 2023.

 WC16 LLC

Printed Name _____

Title _____

State of New York)
) ss

County of _____)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public for the State of New York, personally appeared, _____, known to me to be the person(s) who executed the certificate. in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

(notarial seal)

Notary Public for the State of New York
 Residing at _____
 My commission expires _____

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I hereby certify that the above instrument was filed in the Office of the McKenzie County Recorder in The State of North Dakota at _____ O'clock A.M. / P.M. on the ____ day of _____, 2023, and was recorded as document number _____.

 Katie Paulson, McKenzie County Recorder

PLANNING AND ZONING COMMISSION APPROVAL

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

 Jesse Lawrence, Chairman Date: _____

State of North Dakota)
) ss
 County of McKenzie)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Jesse Lawrence, Chairman, known to me to be the person(s) who executed the certificate. in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

(notarial seal)

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

AUDITOR'S CERTIFICATE OF TAXES

Taxes, delinquent taxes, delinquent special assessment or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ _____ plus penalty and interest. Certified on this ____ day of _____, 2023.

 Erica Johnsrud, McKenzie County Auditor

WATFORD CITY APPROVAL

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

 Philip K. Riely, Mayor Date: _____

 Peni Peterson, City Auditor Date: _____

State of North Dakota)
) ss
 County of McKenzie)

On this ____ day of _____, 2023, before me, the undersigned, a notary public for The State of North Dakota, personally appeared, Philip K. Riely, Mayor and Peni Peterson, City Auditor, known to me to be the person(s) who executed the certificate in witness where of, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

(notarial seal)

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

SURVEYOR'S CERTIFICATE

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

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

State of North Dakota)
) ss
 County of McKenzie)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Matthew A. Beard, known to me to be the person(s) who executed the certificate. in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

(notarial seal)

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



PURPOSE OF SURVEY: TO SUBDIVIDE LOT 5, BLOCK 1, INTO THREE NEW LOTS.

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

| | | | |
|--|------------------|------------------|--------------------|
| | DRAWN BY: CLT | DATE: 04-05-2023 | QUALITY CHECK: DRK |
| | SURVEYED BY: MAB | JOB NO. W21-006 | FIELDBOOK N/A |
| GREAT FALLS-BOZEMAN-KALISPELL-HELENA MONTANA SPOKANE WASHINGTON LEWISTON-TWIN FALLS IDAHO WATFORD CITY NORTH DAKOTA MEDIA PENNSYLVANIA | | | |

Permit Records

| | | | | | | | | | | | | | | |
|------|----------------------|------------|---------------------------------------|-------------------------------------|-------------------------|----------------|--|-------------|--|------------------|-------------|--------|--|--|
| 5456 | RESIDENTIAL BUILDING | 3/1/2023 | Bison Run Land Holdings, LLC | Self/Resident/Sean Williams | 313 25th Ave NE | Lot 10, Blk 3 | Little Bison Subdivision First Addition | 83-40-03500 | return to garage space - see application for full scope of work | \$ 15,000.00 | \$ 123.50 | 5698 | | |
| 5457 | FENCE | 3/1/2023 | City of Watford City | Wutke, LLC dba Montana Fence | 309 10th Ave NE | Lot 2, Blk 0 | City Shop Subdivision | 83-45-00200 | 6ft fence around lot perimeter - Color TBD, chain link w. slats and two gates | - | Waived | Waived | | |
| 5458 | GENERAL | 3/2/2023 | Marty Mulder | 701 Clean, LLC | 600 2nd Ave SW | Lot 30, Blk 1 | Schell & Jarland Addition to Watford | 82-61-03400 | hot water line break in room #126 - entire kitchen, living room, bedroom flooded. | - | \$ 20.00 | 5699 | | insurance repair work |
| 5459 | GENERAL | 3/2/2023 | WADA Properties LLC/ Brandee Proffitt | 701 Clean, LLC | 108 3rd Ave NW | Lot 14, Blk 3 | Original Townsite of Watford | 82-01-05500 | water flood - heater off, pipe split & flooded entire unit. | - | \$ 20.00 | 5699 | | insurance repair work |
| 5460 | GENERAL | 3/2/2023 | Tommy Kitchoff | 701 Clean, LLC | 129 4th Ave SE | Lot 8, Blk 1 | Dahl's Addition to Watford City | 82-24-00900 | water damage - too much airflow in middle of attic & no airflow on the eaves. Ice on the attic roof melted and damaged insulation and dr/wall. | - | \$ 20.00 | 5699 | | insurance repair work |
| 5397 | RENEWAL | 3/15/2023 | McKenzie County Healthcare | Cascade Glass & Signs | 709 4th Ave NE | | 2nd Annexation 150-98 WC | 82-15-17000 | sign permit 5397 renewal | - | \$ 20.00 | 5708 | | |
| 5115 | RENEWAL | 3/15/2023 | Holiday Companies | TBD | TBD | Lot 1, Blk 4 | The Crossings | 82-23-00300 | commercial building permit #5115 | - | \$ 20.00 | 5710 | | valid through 9/30/2023 |
| 5116 | RENEWAL | 3/15/2023 | Holiday Companies | TBD | TBD | Lot 1, Blk 4 | The Crossings | 82-23-00300 | water and sewer access permit #5116 | - | \$ 20.00 | 5710 | | valid through 9/30/2023 |
| 5461 | EXCAVATION | 3/15/2023 | City of Watford City | Franz Construction ATTN:Arlen Moran | 612 2nd Ave SW Unit 201 | | Schell & Jarland Addition to Watford | | find and repair or install new curb stop on water service line | \$ 3,200.00 | \$ 40.90 | 5711 | | permit inspections folder created for Engineering |
| 5462 | COMMERCIAL BUILDING | 3/16/2023 | City of Watford City | Construction Engineers Inc | 309 10th Ave NE | Lot 2, Blk 0 | City Shop Subdivision | 83-45-00200 | addition to existing facility | \$ 12,828,048.00 | Waived | Waived | | |
| 5463 | WATER SEWER ACCESS | 3/20/2023 | City of Watford City | Construction Engineers Inc | 309 10th Ave NE | Lot 2, Blk 0 | City Shop Subdivision | 83-45-00200 | remove and replace existing water connection, tie in sanitary line for new buildings | - | Waived | Waived | | permit inspections folder created for Engineering |
| 5464 | DEMOLITION | 3/16/2023 | City of Watford City | Construction Engineers Inc | 309 10th Ave NE | Lot 2, Blk 0 | City Shop Subdivision | 83-45-00200 | portion of exterior walls, misc electrical, misc mechanical demo, and site demo | - | Waived | Waived | | |
| 5465 | EXCAVATION | not issued | City of Watford City | Construction Engineers Inc | 309 10th Ave NE | Lot 2, Blk 0 | City Shop Subdivision | 83-45-00200 | site demo/restoration, utilities, retainage pond, building foundation excavation | - | Waived | Waived | | permit inspections folder created for Engineering |
| 5466 | FENCE | 3/20/2023 | Tim Simons | Self | 409 24th Ave NE | Lot 16, Blk 4 | Little Bison Subdivision Second Addition | 83-41-04000 | 6' tall cedar dog ear pickets fence with 4' gate | - | \$ 25.00 | 5712 | | |
| 5467 | EXCAVATION | 3/22/2023 | Josh Rockeman | Hovex Inc | 325 4th St NW | Lot 2, Blk 2 | Newmans Addition | 82-49-01200 | replace sewer lines | \$ 3,500.00 | \$ 86.00 | 5714 | | work completed prior to permit issuance city contractor license renewal fee added to invoice per request |
| 5468 | RESIDENTIAL BUILDING | 3/21/2023 | Jim Holloway | Self | 116 3rd St SW | Lot 14, Blk 2 | Sax Addition to Watford City | 82-57-03600 | convert existing garage into bedroom | \$ 5,500.00 | \$ 57.00 | 5713 | | |
| 5469 | COMMERCIAL BUILDING | 3/22/2023 | Colby 2022, LLC - Tyler Oliver | Copeland Development & Construction | 406 Hunters Run St | Lot 155, Blk 0 | Hunters Run Subdivision, Replat of Lot 140 | 82-42-15555 | construction of a new pre-engineered metal buildign and parking lot for commercial retail use | \$ 1,250,000.00 | \$ 5,155.50 | 5716 | | invoice emailed to Jessica Shafer with Copeland Development & Construction |
| 5470 | RESIDENTIAL BUILDING | 3/23/2023 | Charlene Samuelson | Branch Construction Services LLC | 1208 10th St SW | Lot 3, Blk 2 | Terrace Subdivision in Ideal TWP | 11-20-01575 | remodel upstairs, kitchen, windows, walls & floor | \$ 149,000.00 | \$ 666.75 | 5717 | | |

| 2022 | |
|-------------------|---------------------|
| Month | # of Permits Issued |
| January | 7 |
| February | 9 |
| March | 14 |
| April | 33 |
| May | 29 |
| June | 42 |
| July | 23 |
| August | 37 |
| September | 24 |
| October | 30 |
| November | 13 |
| December | 6 |
| 2022 TOTAL | 267 |

| 2022 | |
|-------------------|-------------------------|
| Month | Value |
| January | \$ 379,000.00 |
| February | \$ 42,500.00 |
| March | \$ 505,002.10 |
| April | \$ 1,912,410.00 |
| May | \$ 199,639.62 |
| June | \$ 746,840.00 |
| July | \$ 607,158.74 |
| August | \$ 604,697.89 |
| September | \$ 260,173.25 |
| October | \$ 2,871,987.42 |
| November | \$ 927,538.60 |
| December | \$ 1,038,802.55 |
| 2022 TOTAL | \$ 10,095,750.17 |

| 2022 Residential Permits | | | |
|--------------------------|------------|----------------|------------------------|
| Type | # of Units | # of Buildings | Value |
| Single Family Home | 6 | 6 | \$ 2,292,630.00 |
| Duplex | 4 | 2 | \$ 608,000.00 |
| Apartment 3-4 Units | 0 | 0 | \$ - |
| Apartment 5+ Units | 0 | 0 | \$ - |
| 2022 TOTAL | 10 | 8 | \$ 2,900,630.00 |

| 2023 | | |
|-----------------|---------------------|------------|
| Month | # of Permits Issued | Comparison |
| January | 16 | 229% |
| February | 8 | 89% |
| March | 18 | 129% |
| April | | |
| May | | |
| June | | |
| July | | |
| August | | |
| September | | |
| October | | |
| November | | |
| December | | |
| 2023 YTD | 42 | 16% |

| 2023 | | |
|-----------------|-------------------------|-------------|
| Month | Value | Comparison |
| January | \$ 491,582.95 | 130% |
| February | \$ 11,338,344.00 | 26678% |
| March | \$ 14,254,248.00 | 2823% |
| April | | |
| May | | |
| June | | |
| July | | |
| August | | |
| September | | |
| October | | |
| November | | |
| December | | |
| 2023 YTD | \$ 26,084,174.95 | 258% |

| 2023 Residential Permits | | | | |
|--------------------------|------------|----------------|-------------|------------|
| Type | # of Units | # of Buildings | Value | Comparison |
| Single Family Home | 0 | 0 | 0 | 0% |
| Duplex | 0 | 0 | 0 | 0% |
| Apartment 3-4 Units | 0 | 0 | 0 | 0% |
| Apartment 5+ Units | 0 | 0 | 0 | 0% |
| 2023 TOTAL YTD | 0 | 0 | \$ - | 0% |