

ORDINANCE NO. 6206

<i>First Reading</i>	<u>May 10, 2016</u>
<i>Second Reading</i>	<u>May 24, 2016</u>
<i>Final Passage and Adoption</i>	<u>May 24, 2016</u>
<i>Publication Date</i>	<u>May 13 & 20, 2016</u>

AN ORDINANCE ANNEXING PROPERTY TO THE CORPORATE LIMITS OF THE CITY OF BISMARCK, NORTH DAKOTA, DECLARING THE TERRITORY ANNEXED; DECLARING THE SAME TO BE A PART OF THE CORPORATE LIMITS OF SAID CITY.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA.

Section 1. Territory Annexed. The territory and land hereinafter described is hereby declared and found to be a part of the corporate limits of the City of Bismarck, North Dakota, as follows:

Lot 1, Block 1 and Lot 1, Block 2, Promontory Point VI Addition.

The above described tracts of land contain 1.5 acres, more or less.

Section 2. Provisions Applicable. From and after the final passage and adoption of this Ordinance and upon recording of this ordinance with the Burleigh County Recorder, the territory herein described shall be a part of the corporate limits of the City of Bismarck, North Dakota.

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Main body of handwritten text, consisting of several lines of cursive script.

A line of text, possibly a signature or a specific reference, located in the middle of the page.

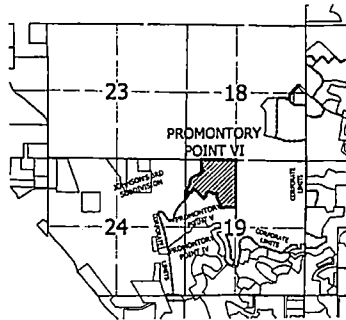
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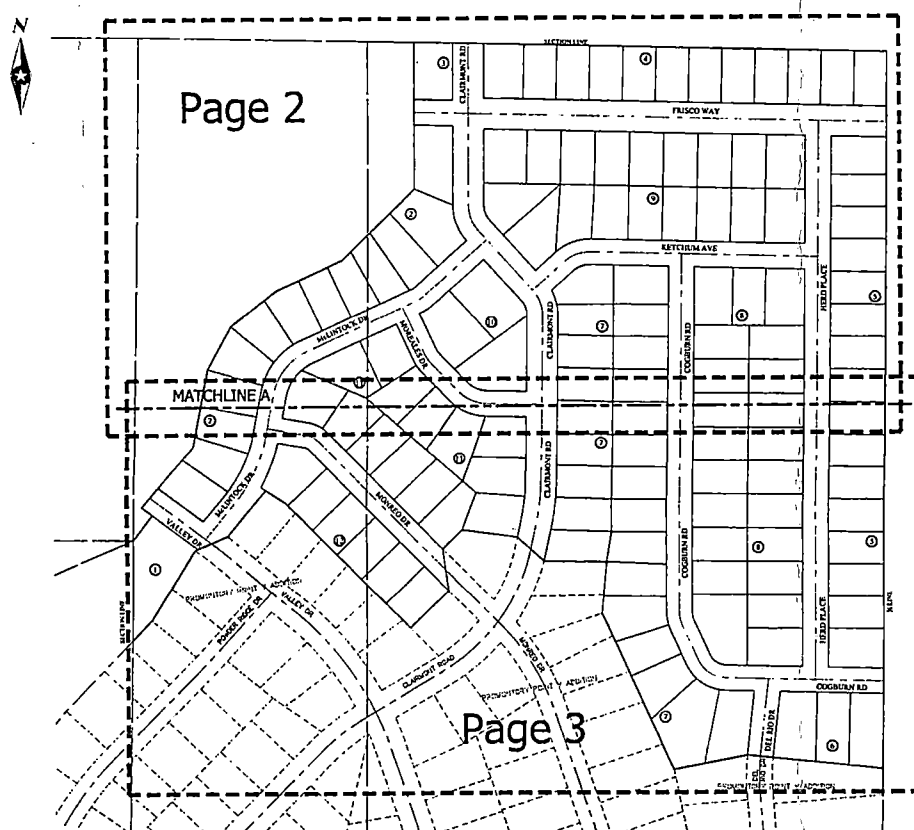
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PROMONTORY POINT VI ADDITION

Part of the East Half of the Northwest Quarter and Part of Government Lot 1 of Section 19,
Township 139 North, Range 80 West of the Fifth Principal Meridian,
City of Bismarck, Burleigh County, North Dakota



VICINITY MAP
NOT TO SCALE



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AREA TABULATIONS:

139 Lots	=	1,781,223 sf	40,864 Acres
Sections	=	829,347 sf	18,951 Acres
Total	=	2,610,570 sf	59,815 Acres
3/4 RWY Sec. 19	=	1,297,895 sf	29,716 Acres
GOVT LOT 1 Sec 19	=	315,666 sf	7,270 Acres
Total	=	2,613,561 sf	59,986 Acres

BASIS OF BEARING:

Derived from State Plane Coordinates
NAD 83 South Zone 1303 (adjusted 84)
International Units

COORDINATE DATUM:

North Dakota State Plane Coordinate System
NAD 83 South Zone 1303 (adjusted 84)
International Units

VERTICAL DATUM:

National Geodetic Vertical Datum of 1988
Height is 100 feet less than and Chabon Point is 1800.38

OWNER:

5027 LTD.
PO Box 550
Bismarck, ND 58501

SURVEYOR:

1471
4218 Bismarck, ND 58106
Bismarck, ND 58503-5177

SURVEYED:

June 7, 2015

DESCRIPTION:

Part of the East Half of the Northwest Quarter and part of Government Lot 1 of Section 19, Township 139 North, Range 80 West of the Fifth Principal Meridian, City of Bismarck, Burleigh County, North Dakota, described as follows:
Commencing at the northwest corner of Section 19; thence South 88 degrees 31 minutes 59 seconds East along the north line of Section 19 a distance of 588.30 feet to the northeast corner of Government Lot 1; thence continuing South 88 degrees 31 minutes 59 seconds East along said north line 120.02 feet to the Point of Beginning; thence continuing South 88 degrees 31 minutes 59 seconds East along said north line 111.00 feet to the north quarter corner of Section 19; thence South 00 degrees 34 minutes 59 seconds West along the north-south quarter line of Section 19 a distance of 1875.56 feet to the northeast corner of Lot 10, Block 6, PROMONTORY POINT VI ADDITION; thence North 83 degrees 14 minutes 18 seconds West along the northern line of PROMONTORY POINT VI ADDITION 148.26 feet to the westerly right of way line of Oak Run Drive; thence South 78 degrees 44 minutes 18 seconds West along said north line 152.23 feet; thence North 24 degrees 07 minutes 58 seconds West along said north line 48.88 feet; thence North 79 degrees 32 minutes 24 seconds East along said north line 317.26 feet; thence North 29 degrees 18 minutes 50 seconds West along said north line 180.33 feet to the east right of way line of Clearmont Road; thence North 45 degrees 44 minutes 20 seconds West along said north line 93.12 feet to the westerly right of way line of Clearmont Road; thence North 82 degrees 13 minutes 02 seconds West along said north line 143.34 feet; thence South 43 degrees 53 minutes 23 seconds West along said north line 71.78 feet to the westerly right of way line of Clearmont Road; thence North 82 degrees 07 minutes 36 minutes 46 seconds East along said north line 110.36 feet to the westerly right of way line of Clearmont Drive; thence South 45 degrees 39 minutes 21 seconds West along said north line 140.00 feet; thence North 44 degrees 06 minutes 38 seconds East along said north line 460.00 feet; thence North 36 degrees 47 minutes 30 seconds West along said north line 58.18 feet; thence North 31 degrees 15 minutes 15 seconds West along said north line 154.22 feet to the north-south right of way line of Valley Drive; thence North 44 degrees 35 minutes 21 seconds West along said north line 81.25 feet to the south-south right of way line of Valley Drive; thence South 31 degrees 18 minutes 23 seconds West along said north line 115.88 feet; thence South 43 degrees 23 minutes 45 seconds West along said north line 71.39 feet to the west line of Section 19; thence North 00 degrees 12 seconds East along said west line 154.82 feet; thence South 27 degrees 18 minutes 44 seconds East 81.04 feet to the southerly right of way line of Valley Drive; thence North 32 degrees 36 minutes 33 seconds West along said south line 34.00 feet; thence North 39 degrees 29 minutes 21 seconds East 205.34 feet; thence North 19 degrees 18 minutes 00 seconds East 205.29 feet; thence North 28 degrees 02 minutes 05 seconds East 236.94 feet; thence North 51 degrees 23 minutes 23 seconds East 132.48 feet; thence North 03 degrees 18 minutes 05 seconds East 134.18 feet; thence North 43 degrees 11 minutes 02 seconds East 282.19 feet; thence North 00 degrees 22 minutes 18 seconds East 323.40 feet to the Point of Beginning.
Containing 55.41 acres, more or less.

NOTES:

1. Bearings and distances may vary from previous plat.
2. All monuments required to be set prior to recording have been set. The remaining iron will be set as required by the City Ordinance Section 14-09-07(2)(3).

SURVEYOR'S CERTIFICATE:

I, Robert M. DeWitt, a Registered Land Surveyor in the State of North Dakota, hereby certify that I made the written and foregoing plat which is a correct representation of the survey prepared under my direct supervision and completed on June 30, 2015, that all distances are correct, that the boundary lines are correct, that all bearings are correct, that all bearings and angles are true and correct to the best of my knowledge and belief and that all required monuments are placed in the ground as shown.

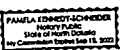
Robert M. DeWitt
ROBERT M. DEWITT
Registered Professional Land Surveyor
License No. 14-044



STATE OF NORTH DAKOTA
COUNTY OF BURLEIGH

The foregoing instrument was acknowledged before me the 27th day of October, 2015.

Frank J. Schneider
Notary Public, Burleigh County, North Dakota
My Commission Expires: September 2022



OWNERS' CERTIFICATE AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Santa Fe, LLP, owner of the following described property:

PROMONTORY POINT VI ADDITION, as described and shown herein, being PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA.

Has caused the same to be surveyed and platted as PROMONTORY POINT VI ADDITION and does hereby dedicate to the public for public use the public ways and utility easements as created by this plat.

In witness whereof said Santa Fe, LLP, has caused these presents to be signed by its proper officers the 14th day of November, 2015.

Lance Wacker
Lance Wacker, Managing Partner
Eric Wacker
Eric Wacker, Managing Partner



STATE OF NORTH DAKOTA
COUNTY OF BURLEIGH

Do I know on the 10th day of November, 2015, before me personally appeared Lance Wacker and Eric Wacker, Managing Partners, and acknowledged the execution and signing of the above Certificate to be their voluntary act and deed.

Tom Haidler
Notary Public, Burleigh County, North Dakota
My Commission Expires: September 2022

APPROVAL OF CITY PLANNING COMMISSION

The subdivision of land as shown on the annexed plat has been approved by the Planning Commission of the City of Bismarck, on the 27th day of October, 2015, in accordance with the laws of the State of North Dakota, and provisions of the City of Bismarck and regulations adopted by said Planning Commission. In witness whereof we set the hands and seals of the Chairman and the Secretary of the Planning Commission of the City of Bismarck.

Walter Lee Feist
Walter Lee Feist
Chairman

David J. Haidler
David J. Haidler
Secretary

APPROVAL OF BOARD OF CITY COMMISSIONERS

The Board of City Commissioners of the City of Bismarck, North Dakota, has approved the subdivision of land as shown on the annexed plat and has approved the ground as shown on the annexed plat as an amendment to the Master Plan to the City of Bismarck, North Dakota, and does hereby vacate any previous platting within the boundary of the annexed plat. The foregoing action of the Board of City Commissioners of Bismarck, North Dakota was taken by resolution approved the 27th day of October, 2015.

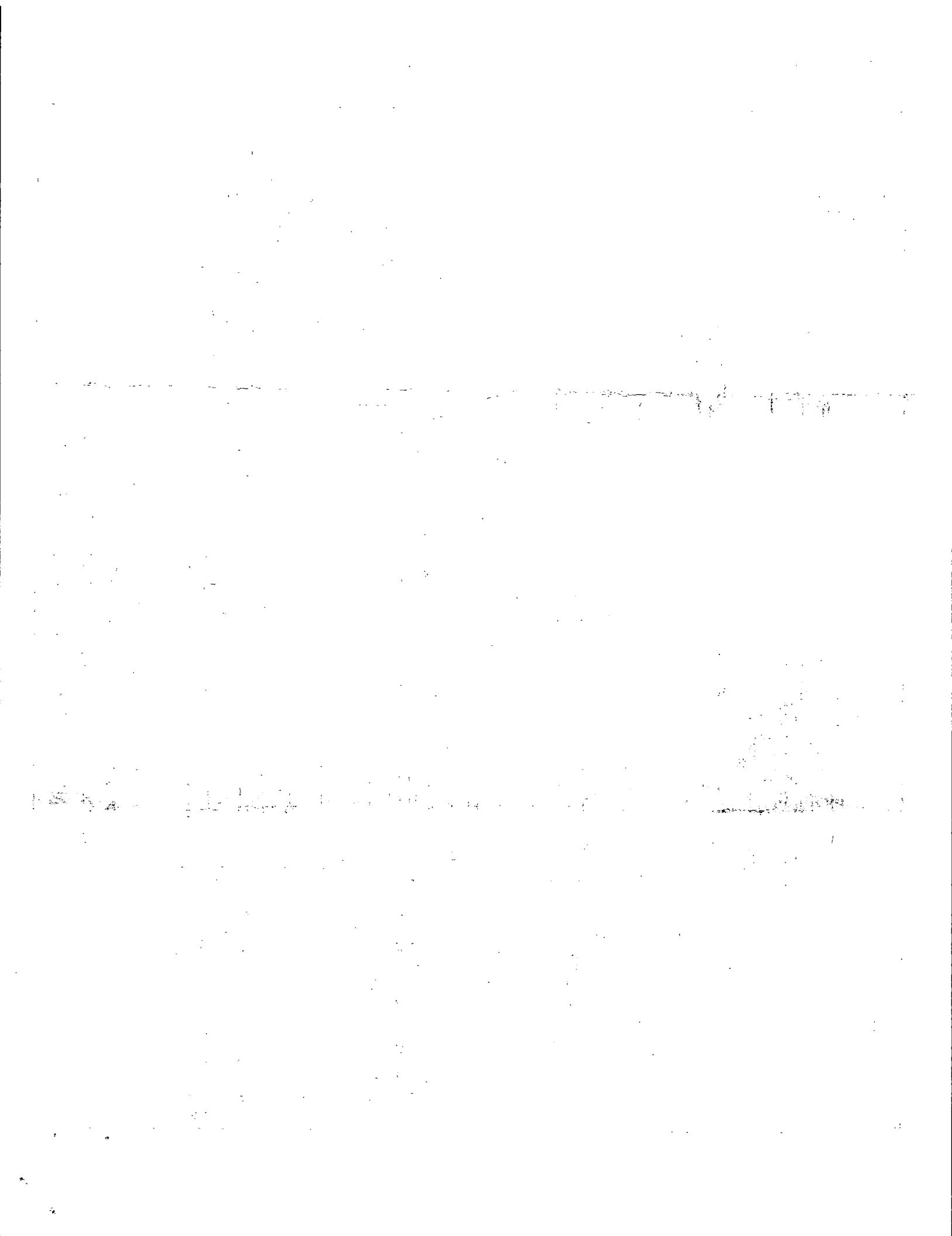
Keith Wacker
Keith Wacker
City Administrator

APPROVAL OF CITY ENGINEER

I, Gabriel Scher, City Engineer of the City of Bismarck, North Dakota, hereby approve PROMONTORY POINT VI ADDITION, Bismarck, North Dakota, as shown on the annexed plat.

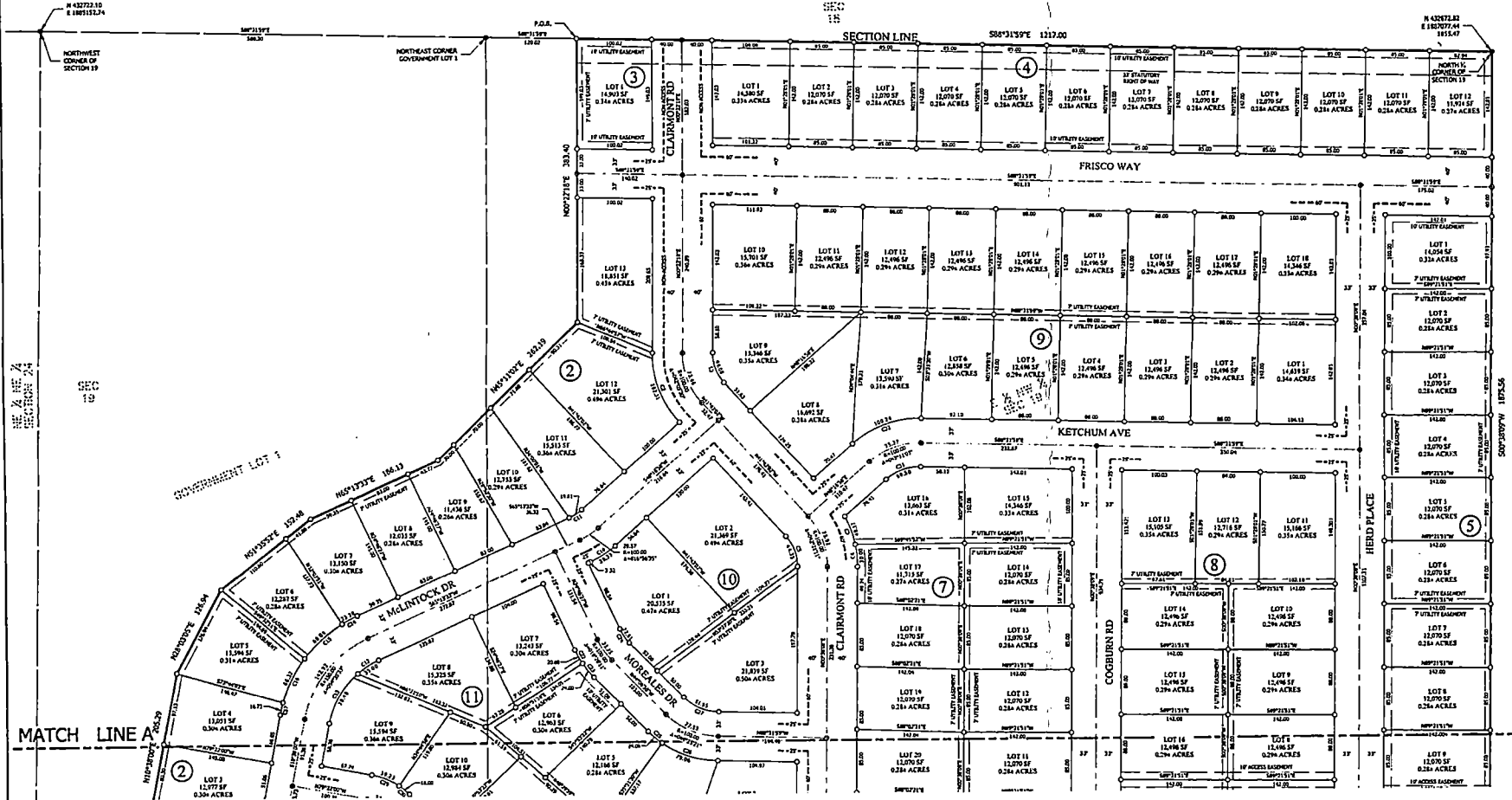
Gabriel Scher
Gabriel Scher
City Engineer





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PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	ARC LENGTH
C1	042°05'20"	60.00	44.68
C2	041°52'16"	140.00	102.31
C3	016°26'30"	140.00	40.17
C4	012°16'40"	140.00	30.00
C5	042°21'11"	60.00	44.35
C10	016°56'35"	133.00	39.33
C11	016°56'35"	67.00	19.81
C12	016°09'37"	117.00	33.00

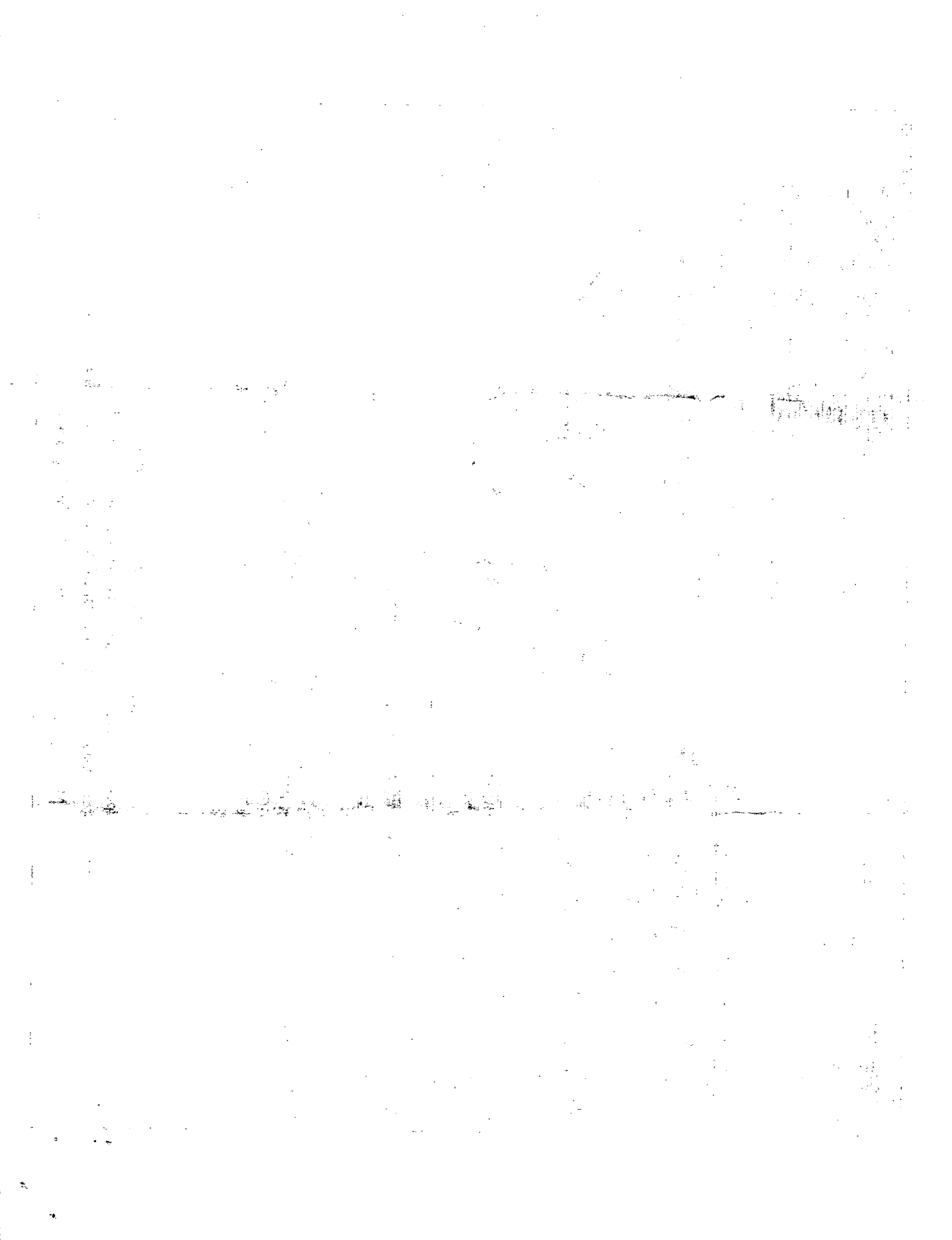
PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	ARC LENGTH
C13	038°25'56"	117.00	78.48
C14	007°17'24"	183.00	23.28
C15	021°18'08"	183.00	68.04
C16	020°45'47"	183.00	66.32
C17	005°14'15"	183.00	16.73
C22	008°59'46"	133.00	20.88
C23	010°20'25"	133.00	24.00
C24	019°20'11"	67.00	22.61

PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	ARC LENGTH
C25	010°21'52"	133.00	24.06
C26	034°03'29"	133.00	79.08
C27	044°25'21"	67.00	51.95
C28	020°45'47"	183.00	66.32
C29	043°11'03"	133.00	100.24

- LEGEND:**
- FOUND MONUMENT
 - REBAR W/ CAP 1/4" DIA
 - ⊙ ROADWAY POINT
 - PLAT BOUNDARY
 - - - NON ACCESS LINE
 - - - UTILITY EASEMENT
 - - - SECTION LINE

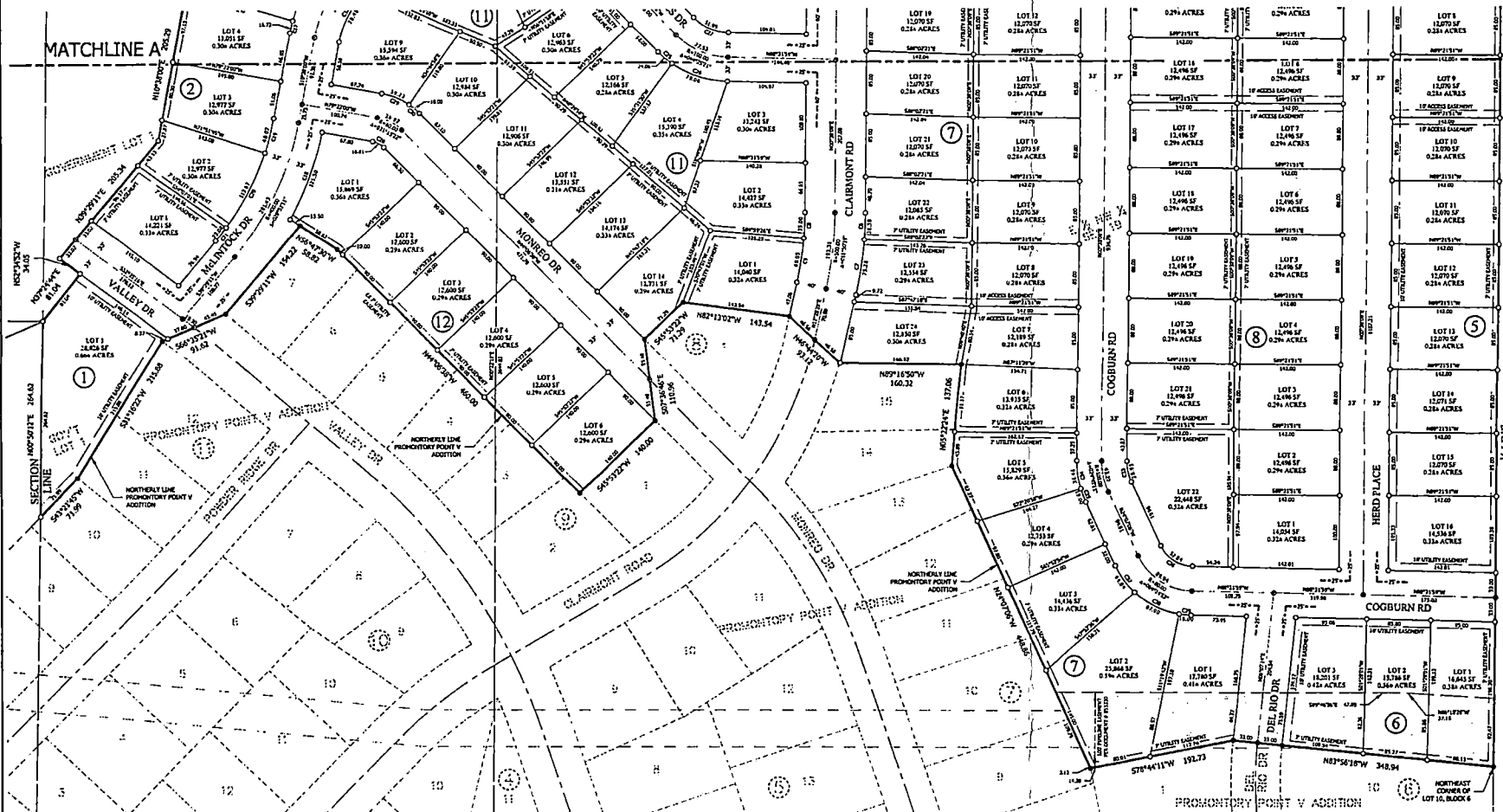


SEH
PHONES: 701.254.7131
4715 SHELBOURNE ST., SUITE 6
BISMARCK, ND 58503-5677
www.sehinc.com



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Township 139 North, Range 80 West of the Fifth Principal Meridian,
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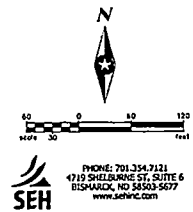


PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	ARC LENGTH
C8	004°21'33"	460.00	35.00
C9	007°28'46"	460.00	60.05
C18	016°34'49"	433.00	125.30
C28	035°15'22"	27.00	16.81
C29	024°10'00"	93.00	39.23
C30	011°05'22"	93.00	18.00
C33	024°45'15"	67.00	28.95
C36	064°24'53"	47.00	52.84

PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	ARC LENGTH
C6	003°51'05"	540.00	36.30
C7	007°59'14"	540.00	75.28
C8	004°21'33"	460.00	35.00
C9	007°28'46"	460.00	60.05
C16	016°34'49"	433.00	125.30
C19	007°30'15"	367.00	48.07
C20	017°44'44"	367.00	113.67
C21	003°36'12"	367.00	23.08
C28	035°15'22"	27.00	16.81

PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	ARC LENGTH
C29	024°10'00"	93.00	39.23
C30	011°05'22"	93.00	18.00
C33	024°45'15"	67.00	28.95
C34	016°34'06"	133.00	38.46
C35	008°17'09"	133.00	19.00
C36	064°24'53"	47.00	52.84
C37	022°19'53"	113.00	44.04
C38	033°58'22"	113.00	67.00
C39	008°06'38"	113.00	16.00

- LEGEND:**
- FOUND MONUMENT
 - REBAR W/ CAP IS 8444
 - ROADWAY POINT
 - PLAT BOUNDARY
 - - - - - HIGH ACCESS LINE
 - - - - - UTILITY EASEMENT
 - - - - - ADJACENT LOT LINE
 - - - - - SECTION LINE
 - - - - - PIPELINE EASEMENT



DATE: 10/27/17

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