

PO BOX 249  
STANLEY ND 58784



208 S Main  
PO Box 249  
Stanley, ND 58784  
701-628-2225

RE: JEDKAS Properties LLP

I, Allyn Sveen, Stanley City Auditor, do hereby certify this to be a true and correct copy of the Minutes of the Stanley City Council Meeting that was held on November 13, 2018 and December 11, 2018 a copy of which is attached hereto.

This certification is for the purpose of placing of record the official action of the City of Stanley to annex into the corporate limits of the City of Stanley. Description of the property to be annexed is as follows:

**TOWNSHIP 156 NORTH, RANGE 91 WEST:**

Section 27: Sublot 1 and 2 of Lot B of Outlot 1, located in the W½ of the NW¼ as shown of record in the Mountrail County Recorder's Office as Document #430868 and #430869 dated 06/15/2017.

CITY OF STANLEY

Allyn Sveen  
Allyn Sveen, City Auditor

STATE OF NORTH DAKOTA, COUNTY OF MOUNTRAIL

On this day, personally appeared before me

Allyn Sveen

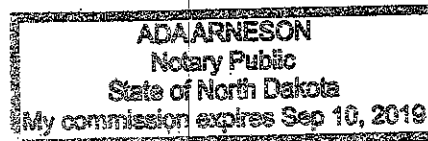
To me known to be the person(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

This 28<sup>th</sup> day of December, 2018

Ada Arneson  
Notary Public in and for the State of North Dakota

Commission expires 09-10-2019



88  
155  
70

## **ORDINANCE NO. 96-33**

**AN ORDINANCE RELATING TO THE ANNEXATION OF REAL PROPERTY PRESENTLY LOCATED OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OF STANLEY:**

**JEDKAS Properties LLP -  
Sublots 1 & 2 of Lot B of Outlot 1 of the W½NW¼ of  
Section 27, Township 156N, Range 91W consisting of 4.986 acres, more or less**

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**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STANLEY,  
MOUNTRAIL COUNTY, NORTH DAKOTA:**

The City Council of the City of Stanley, North Dakota, pursuant to Chapter 40-51.2 of the North Dakota Century Code, states that:

- 1) All of the owners of the following described real property have signed a written petition for annexation into the corporate boundaries of the City of Stanley, North Dakota; and
- 2) All of the below-described real property is lands that are contiguous or adjacent real property which is within the corporate limits of the City of Stanley;
- 3) The real property to be annexed into the City of Stanley as approved by the City Council is fully described as follows, to-wit:

**TOWNSHIP 156 NORTH, RANGE 91 WEST:**

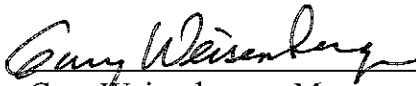
Section 27: Sublot 1 of Lot B of Outlot 1 of the W½NW¼ (1.803 Acres, more or less)

Section 27: Sublot 2 of Lot B of Outlot 1 of the W½NW¼ (3.183 Acres, more or less)

**SECTION 4: EFFECTIVE DATE.**

This Ordinance shall take effect and be in force from and after final passage, and due publication according to law.

Dated this 11<sup>th</sup> day of December, 2018.

  
\_\_\_\_\_  
Gary Weisenberger, Mayor

County Recorder  
Mountrail County  
Stanley ND

**438428**



ATTEST:

  
\_\_\_\_\_  
Allyn Sveen, City Auditor

First Reading: November 13, 2018  
Publication of Public Hearing: November 21, 2018  
Public Hearing: December 11, 2018  
Second Reading & Final Passage: December 11, 2018

**TRANSFER ENTERED**

DATE: December 28, 2018

Stephanie A. Pappa by Cammi  
AUDITOR, MOUNTRAIL, N.D. Wysjuter

County Recorder  
Mountrail County  
Stanley ND

438428





**ANNEXATION REQUEST – JEDKAS PROPERTIES LLP - 1ST READING - NOVEMBER 13, 2018**

Doug Kinnoin met with the Council to request the annexation of property owned by JEDKAS Properties LLP described as Sublots 1 & 2 of Lot B of Outlot 1 of the W½NW¼ of Section 27, Township 156N, Range 91W into the City of Stanley. Aaron Skarsgard and Jim Enge were also present. Mr. Kinnoin stated the plan is to zone the property commercial and offer for sale. Mr. Kinnoin stated the intent is to have an attractive business coming into the City with access on the north side of property off the existing road. Mr. Skarsgard commented they do not want a frontage road in front of the residential properties to the east out of respect to the current owners. It was mentioned if the annexation is approved, the property will remain residential. The owners will need to make application to change the property from residential to commercial. Mr. Kinnoin asked if the Council foresaw any problems with the zoning. It was mentioned there were problems previously; also water and sewer would need to be addressed. Attorney Evert stated these items could be addressed when presented to the Planning & Zoning Commission.

Motion was made by Gaaskjolen, seconded by Taylor, to approve the first reading of the proposed ordinance to annex property owned by JEDKAS Properties LLP described as Sublots 1 & 2 of Lot B of Outlot 1 of the W½NW¼ of Section 27, Township 156N, Range 91W into the City of Stanley and hold a public hearing on December 11, 2018 to receive comments on such annexation. ON ROLL CALL VOTE, the following Council Members voted "AYE": Hellman, Gaaskjolen, Taylor and Wienbar; and no "NAYS". Motion carried.

**2<sup>ND</sup> READING – JEDKAS PROPERTIES LLP ANNEXATION - DECEMBER 11, 2018**

Doug Kinnoin met with the Council regarding the annexation of property owned by JEDKAS Properties LLP described as Sublots 1 & 2 of Lot B of Outlot 1 of the W½NW¼ of Section 27, Township 156N, Range 91W into the City of Stanley. Aaron Skarsgard and Jim Enge were also present. A public hearing was held. Blair Hynek stated as a neighboring resident he is in favor of the annexation. Mr. Kinnoin commented he will be submitting an application to zone the property commercial after the annexation is complete. The property is currently zoned residential. No one else appeared to make comment at the public hearing.

Motion was made by Hellman, seconded by Wienbar, to approve the second reading and final passage of Ordinance #96-33 to annex property owned by JEDKAS Properties LLP described as Sublots 1 & 2 of Lot B of Outlot 1 of the W½NW¼ of Section 27, Township 156N, Range 91W as follows:

**ORDINANCE NO. 96-33**

**AN ORDINANCE RELATING TO THE ANNEXATION OF REAL PROPERTY PRESENTLY LOCATED OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OF STANLEY:**

**JEDKAS Properties LLP -  
Sublots 1 & 2 of Lot B of Outlot 1 of the W½NW¼ of  
Section 27, Township 156N, Range 91W consisting of 4.986 acres, more or less**

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The City Council of the City of Stanley, North Dakota, pursuant to Chapter 40-51.2 of the North Dakota Century Code, states that:

- 1) All of the owners of the following described real property have signed a written petition for annexation into the corporate boundaries of the City of Stanley, North Dakota; and

- 2) All of the below-described real property is lands that are contiguous or adjacent real property which is within the corporate limits of the City of Stanley;
- 3) The real property to be annexed into the City of Stanley as approved by the City Council is fully described as follows, to-wit:

**TOWNSHIP 156 NORTH, RANGE 91 WEST:**

Section 27: Sublot 1 of Lot B of Outlot 1 of the W $\frac{1}{2}$ NW $\frac{1}{4}$  (1.803 Acres, more or less)

Section 27: Sublot 2 of Lot B of Outlot 1 of the W $\frac{1}{2}$ NW $\frac{1}{4}$  (3.183 Acres, more or less)

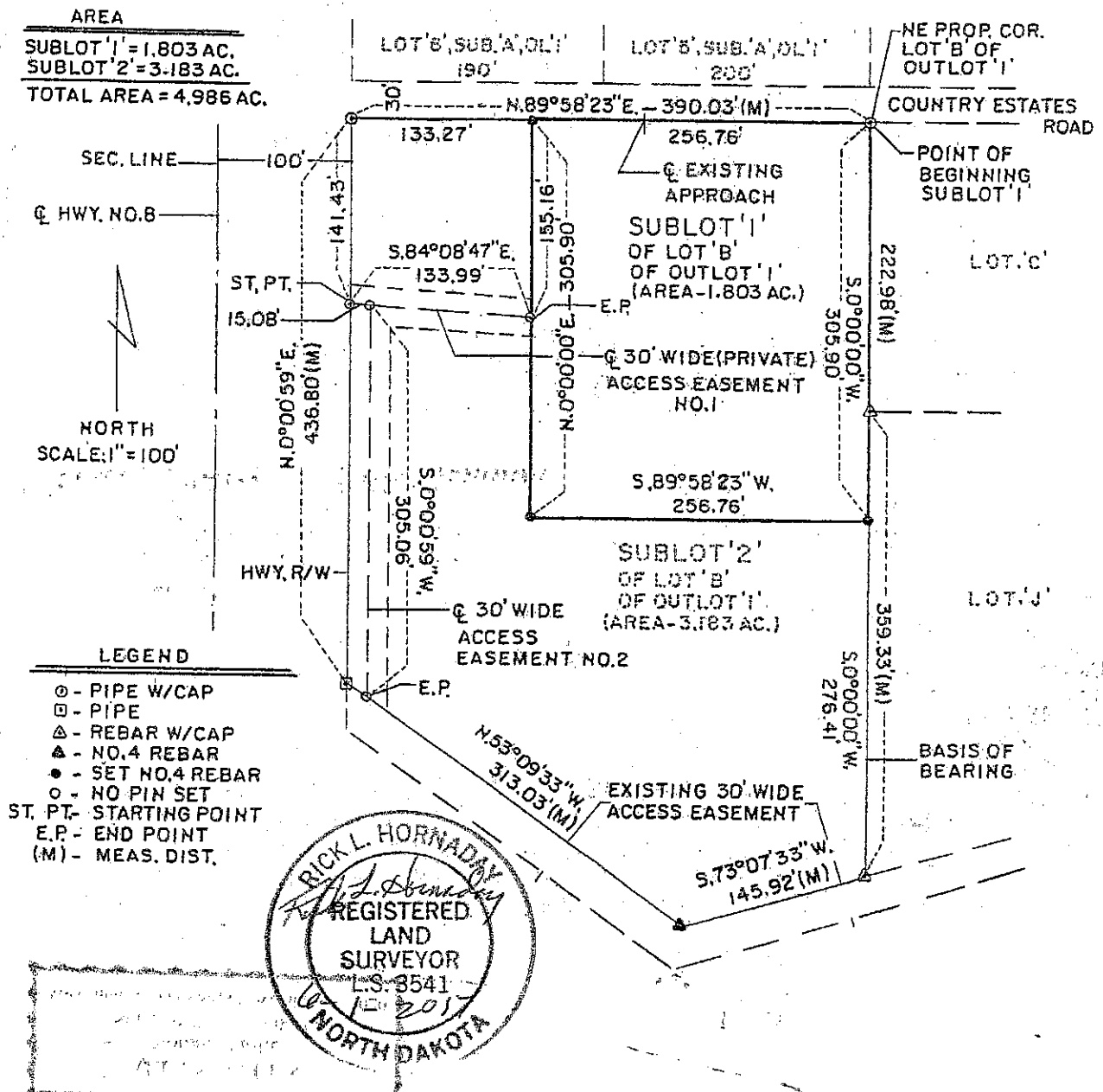
**SECTION 4: EFFECTIVE DATE.**

This Ordinance shall take effect and be in force from and after final passage, and due publication according to law.

ON ROLL CALL VOTE, the following Council Members voted "AYE": Hellman, Gaaskjolen, Taylor, Wienbar and Minton; and no "NAYS". Motion carried.



**PLAT OF SUBLOT '1' OF LOT 'B' OF OUTLOT '1'**  
**OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ , OF SECTION 27, TOWNSHIP 156N, RANGE 91W**  
**OWNER JOYCE L. NEETHER**



SUBLOT '1' OF LOT 'B' OF OUTLOT '1' OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ , SECTION 27, TOWNSHIP 156N, RANGE 91W DESCRIBED AS FOLLOWS:

**DESCRIPTION**

TOWNSHIP ONE HUNDRED FIFTY-SIX (156) NORTH, RANGE NINETY-ONE (91) WEST OF THE FIFTH (5th) PRINCIPAL MERIDIAN, MOUNTRAIL COUNTY, NORTH DAKOTA; THAT PART OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) OF SECTION TWENTY-SEVEN (27), DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST (NE) PROPERTY CORNER OF LOT 'B' OF OUTLOT ONE (1), A PLAT WHICH IS ON FILE AT THE MOUNTRAIL COUNTY RECORDERS OFFICE AND ALSO BEING THE POINT OF BEGINNING OF SUBLOT '1'; THEN S.0°00'00"W., A DISTANCE OF 305.90 FEET TO A POINT; THEN S.89°58'23"W., A DISTANCE OF 256.76 FEET TO A POINT; THEN N.0°00'00"E., A DISTANCE OF 305.90 FEET TO A POINT; THEN N.89°58'23"E., A DISTANCE OF 256.76 FEET TO THE POINT OF BEGINNING; CONTAINING 1.803 ACRES MORE OR LESS AND SUBJECT TO ALL EXISTING EASEMENTS ON RECORD AND HENCEFORTH TO BE KNOWN AS SUBLOT '1' OF LOT 'B' OF OUTLOT ONE (1), LOCATED IN THE WEST ONE HALF OF NORTHWEST ONE QUARTER (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) OF SECTION TWENTY-SEVEN (27). THE ABOVE BEARINGS WERE DEFLECTED FROM ASSUMED S.0°00'00"W., ALONG THE EAST BOUNDARY OF LOT 'B'.

**30 FOOT WIDE (PRIVATE) ACCESS EASEMENT NO. 1 DESCRIPTION**

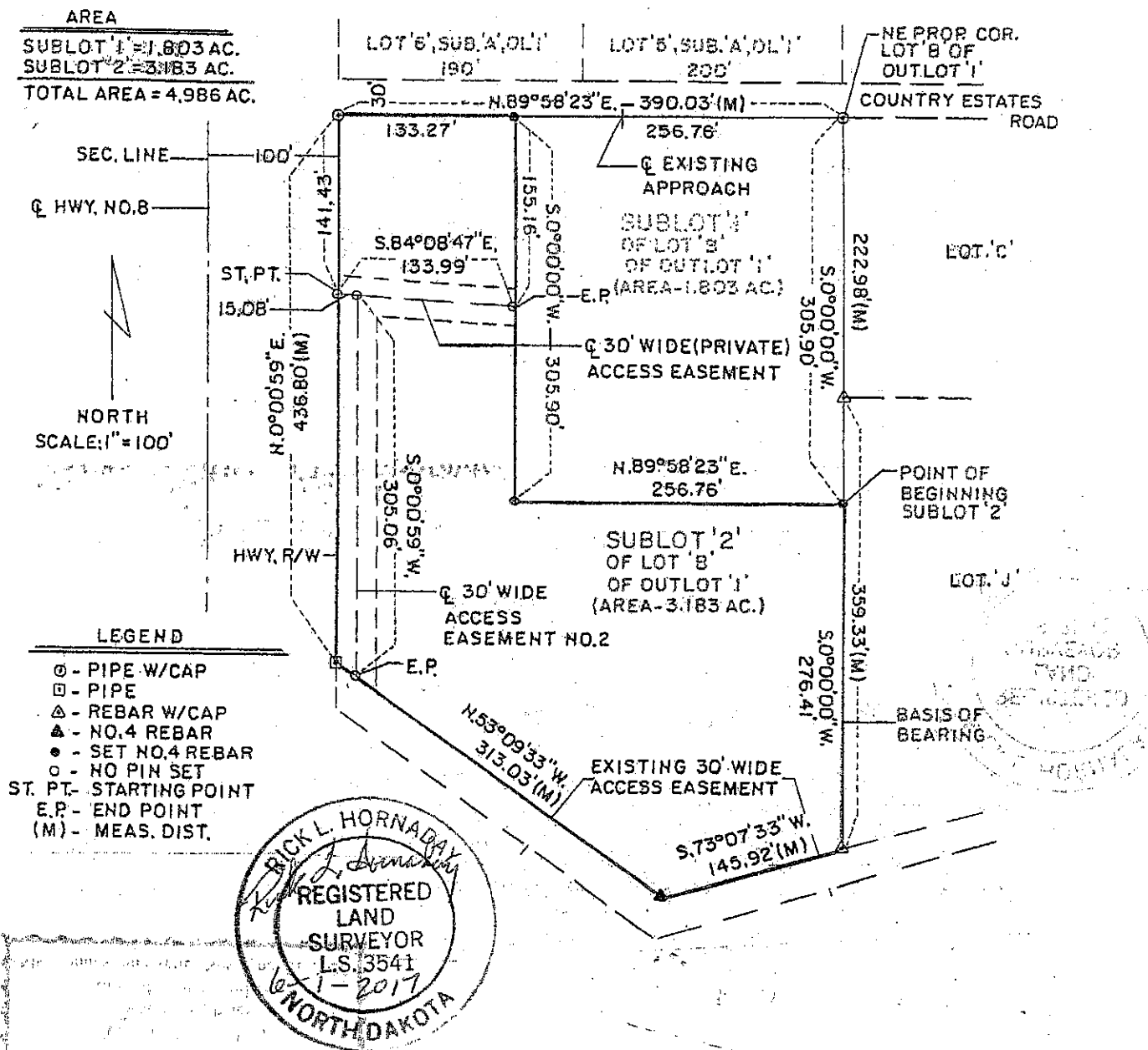
T.156N.,R.91W. OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MOUNTRAIL CO. ND.; THAT PART OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ , OF SEC.27, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW PROPERTY COR. OF LOT 'B' OF OUTLOT ONE '1', THEN S.0°00'59"W., ALONG THE EAST RIGHT-OF-WAY ND. ST. HWY. NO. 8, A DISTANCE OF 141.43 FEET TO THE STARTING POINT OF THE CENTERLINE OF A 30 FOOT WIDE (PRIVATE) ACCESS EASEMENT, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE FOR INGRESS, EGRESS AND REGRESS ACROSS SUBLOT '2' OF LOT 'B' OF OUTLOT '1', LOCATED IN THE W $\frac{1}{2}$ NW $\frac{1}{4}$  OF SEC. 27; THEN S.84°08'47"E., A DISTANCE OF 133.99 FEET TO THE END POINT OF SAID ACCESS EASEMENT. SAID DESCRIPTION TO INCLUDE ANY GAPS OR OVERLAPS. THE ABOVE BEARINGS WERE DEFLECTED FROM ASSUMED S.0°00'00"W., ALONG THE EAST BOUNDARY OF LOT 'B' OF OUTLOT ONE (1).

**30 FOOT WIDE ACCESS EASEMENT NO. 2 DESCRIPTION**

T.156N.,R.91W. OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MOUNTRAIL CO. ND.; THAT PART OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ , OF SEC.27, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW PROPERTY COR. OF LOT 'B' OF OUTLOT ONE '1', THEN S.0°00'59"W., ALONG THE EAST RIGHT-OF-WAY OF ND. ST. HWY. NO. 8, A DISTANCE OF 141.43 FEET TO A POINT; THEN S.85°42'51"W., A DISTANCE OF 15.08 FEET TO THE STARTING POINT OF THE CENTERLINE OF A 30 FOOT WIDE ACCESS EASEMENT, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE FOR INGRESS, EGRESS AND REGRESS ACROSS SUBLOT '2' OF LOT 'B' OF OUTLOT '1', LOCATED IN THE W $\frac{1}{2}$ NW $\frac{1}{4}$  OF SEC. 27; THEN S.0°00'59"W., A DISTANCE OF 305.06 FEET TO THE END POINT OF SAID ACCESS EASEMENT. SAID DESCRIPTION TO INCLUDE ANY GAPS OR OVERLAPS. THE ABOVE BEARINGS WERE DEFLECTED FROM ASSUMED S.0°00'00"W., ALONG THE EAST BOUNDARY OF LOT 'B' OF OUTLOT ONE (1).



**PLAT OF SUBLOT '2' OF LOT 'B' OF OUTLOT '1'**  
**OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ , OF SECTION 27, TOWNSHIP 156N, RANGE 91W**  
**OWNER JOYCE L. NEETHER**



SUBLOT 2 OF LOT B OF OUTLOT 1 OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ , SECTION 27, TOWNSHIP 156N, RANGE 91W DESCRIBED AS FOLLOWS:

**DESCRIPTION**

TOWNSHIP ONE HUNDRED FIFTY-SIX (156) NORTH, RANGE NINETY-ONE (91) WEST OF THE FIFTH (5th) PRINCIPAL MERIDIAN, MOUNTRAIL COUNTY, NORTH DAKOTA; THAT PART OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) OF SECTION TWENTY-SEVEN (27), DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST (NE) PROPERTY CORNER OF LOT 'B' OF OUTLOT ONE (1), A PLAT WHICH IS ON FILE AT THE MOUNTRAIL COUNTY RECORDERS OFFICE; THEN S.0°00'00"W., A DISTANCE OF 305.90 FEET TO THE POINT OF BEGINNING OF SUBLOT 2; THEN CONTINUING S.0°00'00"W., A DISTANCE OF 276.41 FEET TO A POINT; THEN S.73°07'33"W., A DISTANCE OF 145.92 FEET TO A POINT; THEN N.53°09'33"W., A DISTANCE OF 313.03 FEET TO A POINT; THEN N.0°00'59"E., A DISTANCE OF 436.80 FEET TO A POINT; THEN N.89°58'23"E., A DISTANCE OF 133.27 FEET TO A POINT; THEN S.0°00'00"W., A DISTANCE OF 305.90 FEET TO A POINT; THEN N.89°58'23"E., A DISTANCE OF 256.76 FEET TO THE POINT OF BEGINNING; CONTAINING 3.183 ACRES MORE OR LESS AND SUBJECT TO ALL EXISTING EASEMENTS ON RECORD AND HENCEFORTH TO BE KNOWN AS SUBLOT 2 OF LOT 'B' OF OUTLOT ONE (1), LOCATED IN THE WEST ONE HALF OF NORTHWEST ONE QUARTER (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) OF SECTION TWENTY-SEVEN (27). THE ABOVE BEARINGS WERE DEFLECTED FROM ASSUMED S.0°00'00"W., ALONG THE EAST BOUNDARY OF LOT 'B'.

**30 FOOT WIDE (PRIVATE) ACCESS EASEMENT NO. 1 DESCRIPTION**

T.156N., R.91W. OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MOUNTRAIL CO. ND.; THAT PART OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ , OF SEC.27, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW PROPERTY CORNER OF LOT 'B' OF OUTLOT ONE '1', THEN S.0°00'59"W., ALONG THE EAST RIGHT-OF-WAY ND. ST. HWY. NO. 8, A DISTANCE OF 141.43 FEET TO THE STARTING POINT OF THE CENTERLINE OF A 30 FOOT WIDE (PRIVATE) ACCESS EASEMENT, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE FOR INGRESS, EGRESS AND REGRESS ACROSS SUBLOT 2 OF LOT 'B' OF OUTLOT '1', LOCATED IN THE W $\frac{1}{2}$ NW $\frac{1}{4}$  OF SEC. 27; THEN S.84°08'47"E., A DISTANCE OF 133.99 FEET TO THE END POINT OF SAID ACCESS EASEMENT. SAID DESCRIPTION TO INCLUDE ANY GAPS OR OVERLAPS. THE ABOVE BEARINGS WERE DEFLECTED FROM ASSUMED S.0°00'00"W., ALONG THE EAST BOUNDARY OF LOT 'B' OF OUTLOT ONE (1).

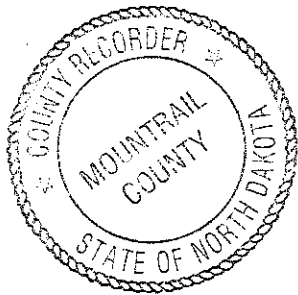
**30 FOOT WIDE ACCESS EASEMENT NO. 2 DESCRIPTION**

T.156N., R.91W. OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MOUNTRAIL CO. ND.; THAT PART OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ , OF SEC.27, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW PROPERTY CORNER OF LOT 'B' OF OUTLOT ONE '1', THEN S.0°00'59"W., ALONG THE EAST RIGHT-OF-WAY OF ND. ST. HWY. NO. 8, A DISTANCE OF 141.43 FEET TO A POINT; THEN S.85°42'51"W., A DISTANCE OF 15.08 FEET TO THE STARTING POINT OF THE CENTERLINE OF A 30 FOOT WIDE ACCESS EASEMENT, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE FOR INGRESS, EGRESS AND REGRESS ACROSS SUBLOT 2 OF LOT 'B' OF OUTLOT '1', LOCATED IN THE W $\frac{1}{2}$ NW $\frac{1}{4}$  OF SEC. 27; THEN S.0°00'59"W., A DISTANCE OF 305.06 FEET TO THE END POINT OF SAID ACCESS EASEMENT. SAID DESCRIPTION TO INCLUDE ANY GAPS OR OVERLAPS. THE ABOVE BEARINGS WERE DEFLECTED FROM ASSUMED S.0°00'00"W., ALONG THE EAST BOUNDARY OF LOT 'B' OF OUTLOT ONE (1).

County Recorder  
 Mountrail County  
 Stanley ND

438428





County Recorder  
Mountrail County  
Stanley ND

**438428**



Page 8 of 8

County Recorder, Mountrail County ND. **438428**

I certify that this instrument was filed and recorded.

Melissa Vachal, County Recorder

By *Melissa Vachal*

Fee \$70.00  
12/28/2018 1:42 PM