



By \_\_\_\_\_

**ORDINANCE NO. 2020-003**

AN ORDINANCE EXTENDING THE BOUNDARIES OF THE CITY OF KILLDEER, NORTH DAKOTA, AND ANNEXING CERTAIN TRACTS OF LAND ADJACENT TO THE BOUNDARIES OF THE PRESENT CITY LIMITS

WHEREAS, the City of Killdeer has received a written petition to annex to the city limits certain real property contiguous to the City of Killdeer; and

WHEREAS, such petition is signed by the not less than three-fourths in assessed value of the property of the territory proposed to be annexed, which such territory is contiguous or adjacent to the incorporated municipality of the City of Killdeer and is not embraced within the limits thereof; and

WHEREAS, NDCC §40-51.2-07 permits annexation by ordinance of the governing body upon receipt of such a petition; and

WHEREAS, the Board of City Commissioners of the City of Killdeer, North Dakota, desires to annex the property to the City of Killdeer for the following reasons: The territory is contiguous to the City of Killdeer, and its proposed annexation will contribute to and facilitate the orderly growth and development of both the City and the territory proposed to be annexed; annexation will encourage natural and well-ordered development of the City of Killdeer and the territory proposed to be annexed; annexation will extend municipal government to areas which form a part of the whole community of Killdeer; annexation will simplify government structure in the area of the City of Killdeer; annexation will recognize the interrelationship and interdependence between the City of Killdeer and areas contiguous or adjacent thereto; annexation will contribute to the proper and orderly layout, design and construction of streets, gutters, sidewalks, water mains, sanitary and storm water sewers and drainage facilities, both within the City and within the territory proposed to be annexed; and annexation will provide and facilitate the proper overall planning and zoning of land, and subdivision of lands in the City and the territory proposed to be annexed in a manner most conducive to the welfare of the City and the territory proposed to be annexed;

THEREFORE, BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF KILLDEER, NORTH DAKOTA, AS FOLLOWS:

Section 1: The following real property, situated, lying and being in the Dunn County, State of North Dakota, is hereby annexed to the city limits of the City of Killdeer:

THAT PART OF THE SOUTHEAST QUARTER OF THE OF SECTION 22, TOWNSHIP 145N, RANGE 95W OF THE 5TH PRINCIPAL MERIDIAN, DUNN COUNTY, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SECTION 22 THENCE; N01°56'15"E ALONG THE EAST LINE OF SECTION 22 A DISTANCE OF 925.15 FEET; THENCE N88°03'45"W TO THE WEST RIGHT-



By \_\_\_\_\_

OF-WAY OF STATE HIGHWAY 22 A DISTANCE OF 100 FEET, THE POINT OF BEGINNING; THENCE N88°03'45"W A DISTANCE OF 300 FEET; THENCE N01°56'15"E A DISTANCE OF 200 FEET; THENCE S88°03'45"E A DISTANCE OF 300 FEET; THENCE S01°56'15"W A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAIN ±1.37 ACRES.

Section 2: A notice of the presentation of the petition, and the City Commission's consideration of this ordinance shall be given by one publication in the official newspaper of the City.

Section 3: A notice of the time and place of the presentation of the petition and the City Commission's consideration of this ordinance shall be mailed, by certified mail, to the owner of each parcel of real property within the area described herein at the person's last-known mailing address. The notice is not required to be sent to any owner of real property who signed the petition requesting annexation. The City shall also mail, by certified mail, the notice described herein to the governing body of Dunn County, North Dakota, as a county directly affected by the land area petitioned to be annexed.

Section 4: Repeal of Ordinances in Conflict. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 5: Severability. In the event any section of this Ordinance is held invalid by court of competent jurisdiction, the invalidity shall extend only to the section affected, and other sections of this Chapter shall continue in full force and effect.

Section 6: Effective Date: This Ordinance shall be in full force and effect from and after final passage.

  
\_\_\_\_\_  
Charles Muscha, President  
Board of City Commissioners

ATTEST

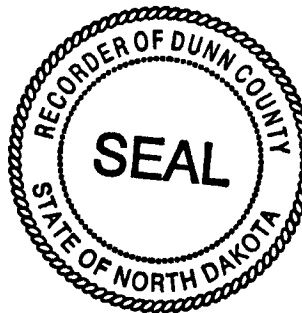
  
\_\_\_\_\_  
Matt Oase, City Auditor

First Reading: 2-18-2020  
Second Reading: 4-6-2020  
Final Passage: 4-6-2020



**3091289**

ZONING ORDINANCE \$20.00 Page: 3 of 3  
Lisa A. Guenther, Dunn County Recorder 4/28/2020 11:32 AM  
By *Lisa A. Guenther*



# KILLDEER CROSSING ADDITION

## BLOCK 1, LOT 1, CITY OF KILLDEER, DUNN COUNTY, STATE OF NORTH DAKOTA.

OWNERS CERTIFICATE

KNOWN TO ALL MEN BY THESE PRESENTS, THAT ALEXANDER LAZORENKO AND FLORENIE LAZORENKO, HUSBAND AND WIFE, AND SANDEE PITTSLEY, A SINGLE PERSON, ARE THE OWNERS OF ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SECTION 22, TOWNSHIP 145N, RANGE 95W OF THE 5TH PRINCIPAL MERIDIAN, DUNN COUNTY, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22; THENCE N01°56'15"E ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 925.15 FEET; THENCE N88°03'45"W TO THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 22 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE S88°03'45"W A DISTANCE OF 300.00 FEET; THENCE N01°56'15"E A DISTANCE OF 294.99 FEET; THENCE S88°03'45"E A DISTANCE OF 300.00 FEET; THENCE S01°56'15"W A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 21.97 ACRES.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS KILLDEER CROSSING ADDITION TO THE CITY OF KILLDEER, DUNN COUNTY, NORTH DAKOTA, KILLDEER CROSSING ADDITION CONSISTS OF 1 LOT AND 1 BLOCK AND CONTAINS 60,000 SQ. FT. OR 1.37 ACRES MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHTS OF RECORD.

BY:

*Alexander Lazorenko*  
ALEXANDER LAZORENKO, OWNER

*Florenie Lazorenko*  
FLORENIE LAZORENKO, OWNER

STATE OF North Dakota )  
COUNTY OF Stark )  
I, Christina M. Wend, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: October 19, 2022

NOTARY PUBLIC

BY: *Sandee Pittsley*  
SANDEE PITTSLEY

STATE OF North Dakota )  
COUNTY OF Stark )  
I, Christina M. Wend, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: October 19, 2022

NOTARY PUBLIC

BY: *Richard Pelton*  
RICHARD PELTON, COMMISSION PRESIDENT

STATE OF North Dakota )  
COUNTY OF Dunn )  
I, Richard Pelton, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: July 8, 2021

NOTARY PUBLIC

### CITY OF KILLDEER PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF KILLDEER IS HEREBY APPROVED THIS 27 DAY OF April, 2020.

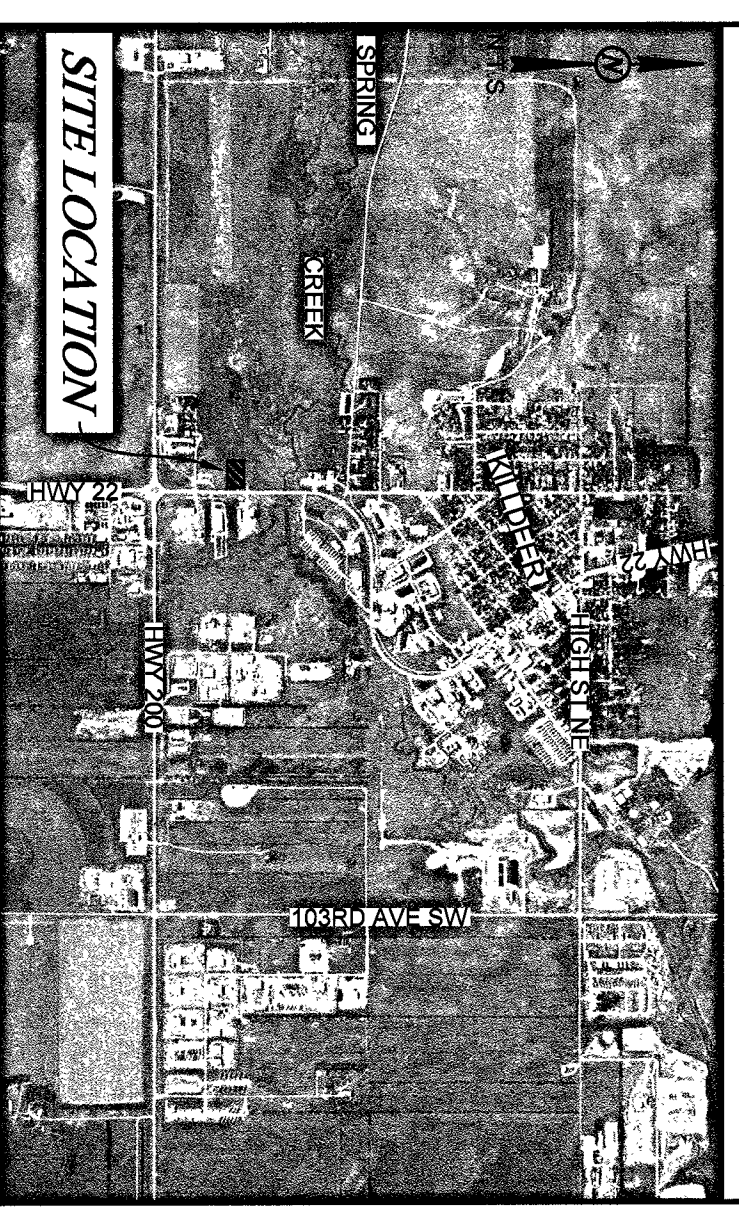
*Richard Pelton*  
RICHARD PELTON, COMMISSION PRESIDENT

STATE OF North Dakota )  
COUNTY OF Dunn )  
I, Richard Pelton, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: July 8, 2021

NOTARY PUBLIC

### VICINITY MAP



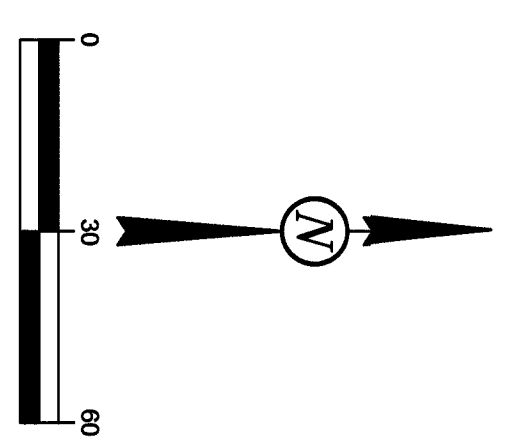
### SURVEY INFORMATION

DATE OF SURVEY: 12/10/2019  
BASIS OF BEARING: EAST LINE OF SECTION 22  
BENCHMARK: TOP NUT OF FIREHYDRANT LOCATED EAST OF THE SUBJECT PROPERTY AND ON THE EAST SIDE OF NORTH DAKOTA STATE HIGHWAY 22 = 2253.64 FEET

PER THE CITY OF KILLDEER'S STORM WATER REGULATIONS, LOT 1 OF KILLDEER CROSSING ADDITION SHALL BE REQUIRED TO DETAIN AND RELEASE STORM WATER RUNOFF AT A RATE EQUAL TO OR LESS THAN THE CONDITIONS PRIOR TO CONSTRUCTION.

### LEGEND

- MONUMENT SET
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- NEW EASEMENT LINE



### SURVEYORS CERTIFICATE

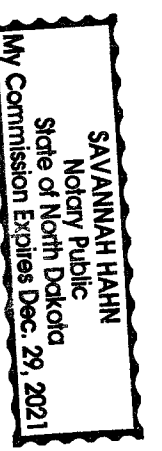
I, COLE A. NESSET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS KILLDEER CROSSING ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS 23 DAY OF April, 2020.

COLE A. NESSET  
REGISTERED LAND SURVEYOR  
ND REG. NO. 7513

STATE OF North Dakota )  
COUNTY OF Dunn )  
I, Cole A. Nesset, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: Dec. 29, 2021

NOTARY PUBLIC



### COUNTY OF DUNN RECORDERS APPROVAL

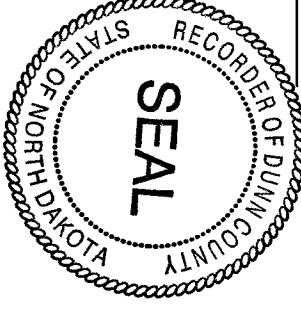
THIS PLAT IN THE COUNTY OF DUNN IS HEREBY APPROVED THIS 27 DAY OF April, 2020.

*Tracy DeLuz*  
TRACY DE LUZ, COUNTY RECORDER

STATE OF North Dakota )  
COUNTY OF Dunn )  
I, Tracy DeLuz, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: July 8, 2021

NOTARY PUBLIC



STATE OF North Dakota )  
COUNTY OF Dunn )  
I, Matt Case, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: July 8, 2021

NOTARY PUBLIC

### CITY OF KILLDEER COMMISSIONERS APPROVAL

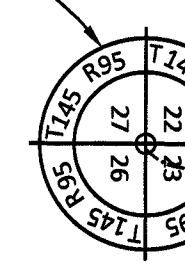
THIS PLAT IN THE CITY OF KILLDEER IS HEREBY APPROVED THIS 27 DAY OF April, 2020.

*Chuck Muschla*  
CHUCK MUSCHLA, COMMISSION PRESIDENT

STATE OF North Dakota )  
COUNTY OF Dunn )  
I, Chuck Muschla, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: July 8, 2021

NOTARY PUBLIC



### CITY OF KILLDEER COMMISSIONERS APPROVAL

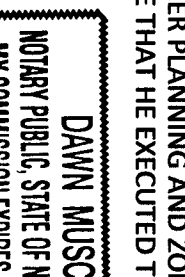
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*Chuck Muschla*  
CHUCK MUSCHLA, COMMISSION PRESIDENT

STATE OF North Dakota )  
COUNTY OF Dunn )  
I, Chuck Muschla, Notary Public,  
do hereby certify that the foregoing instrument was executed by the persons whose names are subscribed hereon, and that the execution of the same is a free act and deed.

MY COMMISSION EXPIRES: July 8, 2021

NOTARY PUBLIC



### CITY OF KILLDEER COMMISSIONERS APPROVAL

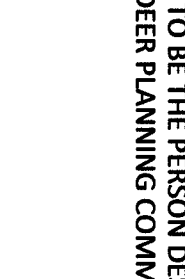
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*Chuck Muschla*  
CHUCK MUSCHLA, COMMISSION PRESIDENT

STATE OF North Dakota )  
COUNTY OF Dunn )  
I, Chuck Muschla, Notary Public,  
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CHUCK MUSCHLA, COMMISSION PRESIDENT

STATE OF North Dakota )  
COUNTY OF Dunn )  
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