

ORDINANCE NO. 1305

AN ORDINANCE TO EXERCISE THE POWERS OF THE CITY AS OUTLINED IN THE CODE OF ORDINANCES OF THE CITY OF MANDAN, NORTH DAKOTA PART 1, ARTICLE 3 (O) RELATED TO ANNEXATION.

AND

AMEND AND REENACT SECTION 105-2-2 RELATING TO DISTRICT BOUNDARIES AND ZONING MAP.

BE IT ORDAINED By the Board of City Commissioners of the City of Mandan, Morton County, North Dakota, as follows:

SECTION 1. EXERCISE OF THE POWERS OF THE CITY – ANNEXATION

The following described property shall be incorporated into the City of Mandan, North Dakota:

A tract of land being a part of the SW1/4 of the NE1/4 of Section 3, Township 138 North, Range 81 West of the 5th Principal Meridian, Morton County, North Dakota, being more particularly described as follows:

Beginning at the southeast corner of Macedonia Hills First Addition of the City of Mandan, Morton County, North Dakota, said point also being the northeast corner of the SW1/4 of the NE1/4 of Section 3, T138N-R81W; thence North 89°57'06" West along the common boundary line per deeds filed as Document No. 322119 and Document No. 448143 for 818.53 feet; thence North 00°01'33" West for 10.98 feet to the southwest corner of said Macedonia Hills First Addition; thence South 89°10'59" East along the south boundary line of said Macedonia Hills First Addition for 818.62 feet to the Point of Beginning. Said tract of land containing 4,494 SqFt (0.10 Acres), more or less.

SECTION 2. AMENDMENT. Section 105-2-2 of the Mandan Code of Ordinances is amended as follows:


The following described property shall be changed from A - Agricultural to R3.2 Residential:

A tract of land being a part of the SW1/4 of the NE1/4 of Section 3, Township 138 North, Range 81 West of the 5th Principal Meridian, Morton County, North Dakota, being more particularly described as follows:

Beginning at the southeast corner of Macedonia Hills First Addition of the City of Mandan, Morton County, North Dakota, said point also being the northeast corner of the SW1/4 of the NE1/4 of Section 3, T138N-R81W; thence North 89°57'06" West along the common boundary line per deeds filed as Document No. 322119 and Document No. 448143 for 818.53 feet; thence North 00°01'33" West for 10.98 feet to the southwest corner of said Macedonia Hills First Addition; thence South 89°10'59" East along the

south boundary line of said Macedonia Hills First Addition for 818.62 feet to the Point of Beginning. Said tract of land containing 4,494 SqFt (0.10 Acres), more or less.

SECTION 3. RE-ENACTMENT. Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city principal planner is authorized and directed to make the necessary changes upon the official zoning map of the city in accordance with this section.



Tim Helbling, President
Board of City Commissioners

Attest:


Jim Neubauer
City Administrator

Public Hearing:
First Consideration:
Second Consideration and Final Passage:

January 8, 2019
January 8, 2019
January 22, 2019

Auditor's Office Morton Co., ND
TRANSFER ACCEPTED

1-28-19


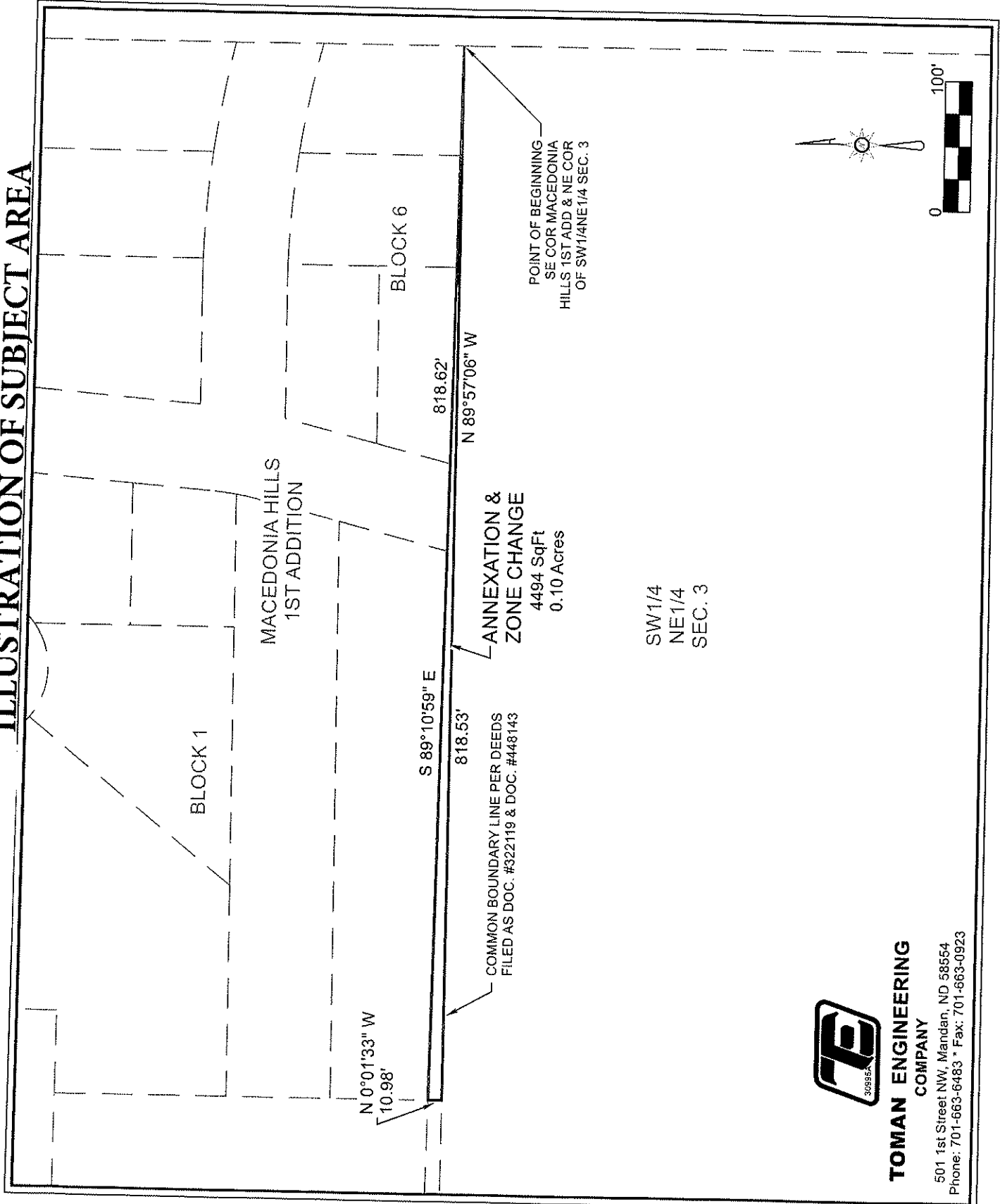
DAWN R. RHONE, County Auditor
By  Deputy

ILLUSTRATION OF SUBJECT AREA



TOMAN ENGINEERING COMPANY

501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923

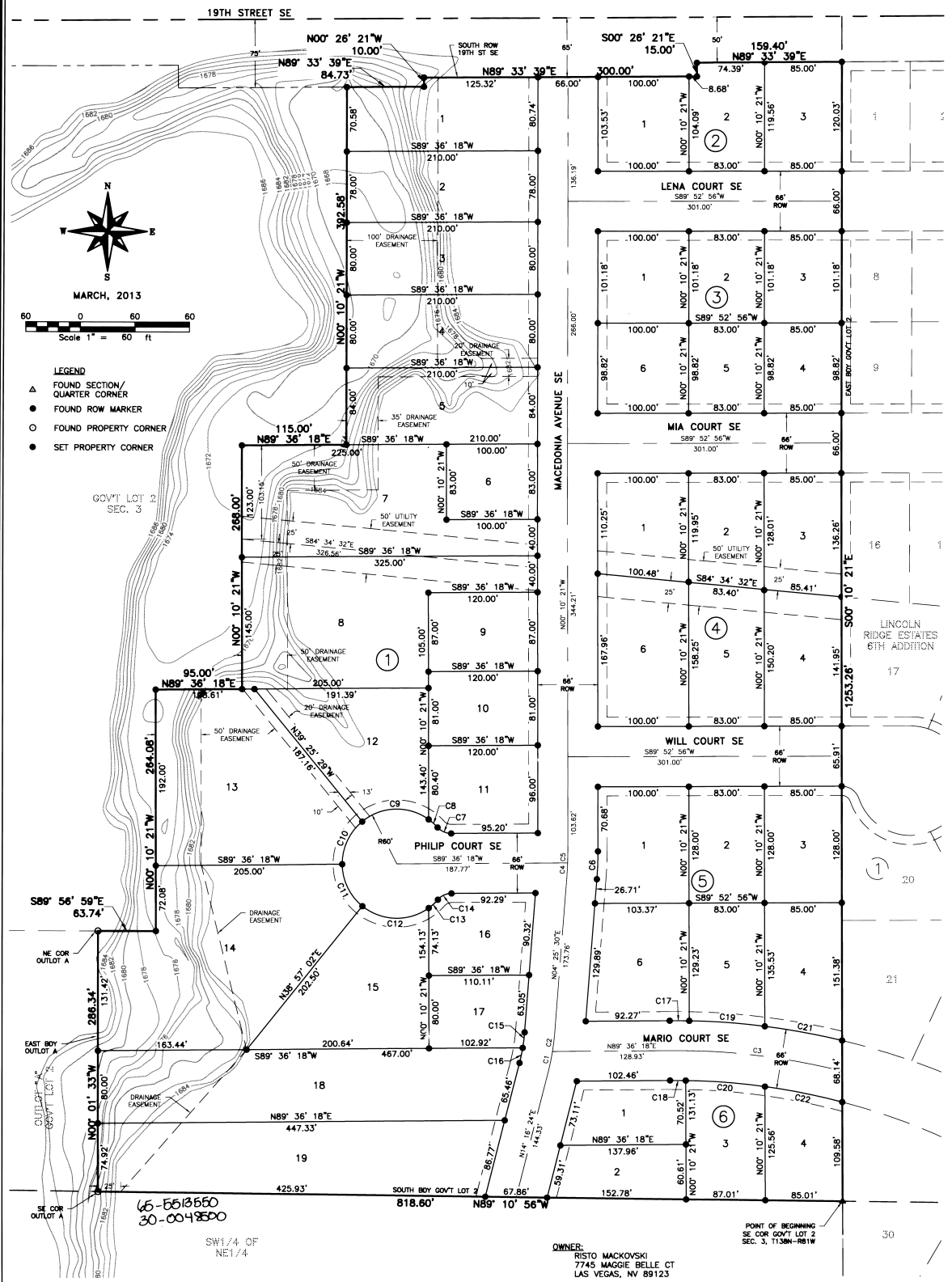
MACEDONIA HILLS FIRST ADDITION

TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

PART OF GOV'T LOT 2 OF SECTION 3, T138N-R81W OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

COUNTY RECORDER, MORTON COUNTY, ND 450921
 I certify that this instrument was filed and recorded.
 County Recorder Fee \$14.30
 By: *[Signature]* June 26, 2013 2:00:40 PM

Return to: Toman Engineering Co. 501 1st St NW Mandan ND 58554
 County Recorder 450921
 Morton County Mandan ND 58554
 Page 1 of 1



CENTERLINE STREET CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°13'16"	233.00'	21.23'	N11°39'46"E	21.22'
C2	4°37'38"	233.00'	18.82'	N6°44'19"E	18.81'
C3	14°37'10"	750.00'	191.37'	N83°05'07"W	190.85'
C4	2°32'06"	350.00'	15.48'	N3°09'28"E	15.48'
C5	2°03'46"	350.00'	12.60'	N7°51'32"E	12.60'

LOTLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C6	4°35'52"	383.00'	30.73'	N2°07'35"E	30.73'
C7	48°30'33"	20.00'	16.83'	S86°08'26"E	16.43'
C8	12°36'05"	60.00'	13.20'	N48°11'12"W	13.17'
C9	74°58'15"	60.00'	78.47'	S88°02'39"W	73.00'
C10	50°58'14"	60.00'	53.38'	S29°05'24"W	51.83'
C11	50°39'16"	60.00'	53.05'	S29°43'20"E	51.33'
C12	74°48'30"	60.00'	78.34'	S88°27'13"E	72.88'
C13	13°02'47"	60.00'	13.68'	N47°37'08"E	13.63'
C14	48°30'33"	20.00'	16.83'	S88°21'01"W	16.43'
C15	4°37'38"	200.00'	17.32'	N6°54'20"E	17.31'
C16	4°37'16"	200.00'	17.06'	N11°49'46"E	17.06'
C17	13°29'28"	783.00'	21.52'	N89°36'28"W	21.52'
C18	1°22'46"	717.00'	17.26'	N89°42'19"W	17.26'
C19	6°05'40"	783.00'	83.28'	N89°48'23"W	83.25'
C20	6°58'46"	717.00'	87.34'	N89°31'33"W	87.29'
C21	6°19'53"	783.00'	86.52'	N79°33'37"W	86.48'
C22	6°58'18"	717.00'	86.83'	N78°34'01"W	86.77'

PARCEL TABLE

LOT #	SQ FT	ACRES
BLOCK 1		
1	16092	0.37
2	16380	0.38
3	16800	0.39
4	16800	0.39
5	17640	0.40
6	8300	0.19
7	31675	0.73
8	34525	0.79
9	10440	0.24
10	9720	0.22
11	11376	0.26
12	18529	0.43
13	34266	0.79
14	43775	1.00
15	20172	0.48
16	10087	0.23
17	8547	0.20
18	36599	0.84
19	34728	0.80
BLOCK 2		
1	10381	0.24
2	9774	0.22
3	10183	0.23
BLOCK 3		
1	10118	0.23
2	8398	0.19
3	8601	0.20
4	8399	0.19
5	8202	0.19
6	9882	0.23
BLOCK 4		
1	11387	0.26
2	10296	0.24
3	11338	0.26
4	12309	0.28
5	12795	0.29
6	16433	0.38
BLOCK 5		
1	12874	0.30
2	10624	0.24
3	10880	0.25
4	12125	0.28
5	10926	0.25
6	14030	0.32
BLOCK 6		
1	9112	0.21
2	8587	0.20
3	11244	0.26
4	10070	0.23
STREETS	171603	3.94
TOTAL	837351	19.22

DESCRIPTION OF PROPERTY
 A TRACT OF LAND BEING A PART OF GOVERNMENT LOT 2 OF SECTION 3, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 OF SECTION 3, T138N-R81W; THENCE NORTH 89° 10' 56" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 2 FOR 818.60 FEET TO THE SOUTHWEST CORNER OF OUTLOT A OF SAID GOVERNMENT LOT 2; THENCE NORTH 00° 01' 33" WEST ALONG THE EAST BOUNDARY LINE OF SAID OUTLOT A FOR 286.34 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT A; THENCE SOUTH 89° 56' 59" EAST FOR 63.74 FEET; THENCE NORTH 00° 10' 21" WEST FOR 264.08 FEET; THENCE NORTH 89° 36' 18" EAST FOR 95.00 FEET; THENCE NORTH 00° 10' 21" WEST FOR 288.00 FEET; THENCE NORTH 89° 36' 18" EAST FOR 115.00 FEET; THENCE NORTH 00° 10' 21" WEST FOR 382.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 18TH STREET SE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES; THENCE NORTH 89° 33' 39" EAST FOR 84.73 FEET; THENCE NORTH 00° 26' 21" WEST FOR 10.00 FEET; THENCE NORTH 89° 33' 39" EAST FOR 300.00 FEET; THENCE NORTH 00° 26' 21" WEST FOR 15.00 FEET; THENCE NORTH 89° 33' 39" EAST FOR 158.40 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 00° 10' 21" EAST ALONG SAID EAST BOUNDARY LINE FOR 1253.28 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 19.22 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
 I, ANDRA L. MARQUARDT, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 4623, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT; FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDREDTHS THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



STATE OF NORTH DAKOTA)
) SS
 COUNTY OF MORTON)

ON THIS 5th DAY OF JUNE, 2013, THERE APPEARED BEFORE ME ANDRA L. MARQUARDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME AS HER OWN FREE ACT AND DEED.

HARVEY SCHNEIDER
 Notary Public
 State of North Dakota
 My Commission Expires January 14, 2016

OWNER'S CERTIFICATE OF DEDICATION

I, THE UNDERSIGNED, BEING THE SOLE OWNER OF THE LAND PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON OR NOT, TO PUBLIC USE FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LANDS FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OF SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENTS".

Risto Mackovski
 RISTO MACKOVSKI

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, THIS 5th DAY OF JUNE, 2013.

Nicholas Bussan
 NICHOLAS BUSSAN, NOTARY PUBLIC
 CLARK COUNTY, NEBRASKA
 MY COMMISSION EXPIRES 04-15-2013

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA ON THIS 22nd DAY OF APRIL, 2013, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA. ORDINANCES OF SAID CITY OF MANDAN AND REGULATIONS ADOPTED BY THE PLANNING COMMISSION OF SAID CITY, IN WITNESS WHEREOF ARE SET THE HANDS OF THE CHAIRMAN AND THE SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA.

Bill Robinson
 BILL ROBINSON - CHAIRMAN

Kim Fetting
 KIM FETTING - SECRETARY

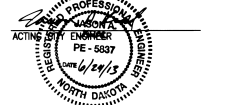
APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAHS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF MANDAN, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREON, FURTHERMORE, SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAHS AND GROUNDS SHOWN HEREON AS AN AMENDMENT TO THE MASTER STREET PLAN OF THE CITY OF MANDAN. THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION THIS 1st DAY OF MAY, 2013.

Michael Nebauer
 MICHAEL NEBAUER - CITY ADMINISTRATOR

Jason A. Kral
 JASON A. KRAL, PRESIDENT OF THE BOARD OF CITY COMMISSIONERS

Jason A. Kral
 JASON A. KRAL, ACTING CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA HEREBY APPROVES "MACEDONIA HILLS 1ST ADDITION," MANDAN, NORTH DAKOTA, AS SHOWN ON THE ANNEXED PLAT.



AUDITOR'S OFFICE, MORTON CO., N.D.
 DELINQUENT TAXES AND SPECIAL ASSESSMENTS
 OR INSTRUMENTS RECEIVED,
 PAID AND TRANSFER ACCEPTED.

DAWN R. RHONE, COUNTY AUDITOR
 BY *Kim Hillman*, DEPUTY

APPROVED BY COUNTY AUDITOR'S OFFICE
 DAWN R. RHONE, AUDITOR
 BY *Kim Hillman*, DEPUTY
 DATE: 6-26-13

TOMAN ENGINEERING
 501 1st Street NW, Mandan, ND 58554
 Phone: 701-663-6483 * Fax: 701-663-0923



OWNER:
 RISTO MACKOVSKI
 7745 MAGGIE BELLE CT
 LAS VEGAS, NV 89123

NOTES:
 1. ALL EASEMENTS SHOWN ARE 10 FEET WIDE UNLESS OTHERWISE NOTED.
 2. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
 3. FLOODPLAIN ELEVATION 1686.1 NAVD88

EXHIBIT 1 - ILLUSTRATION OF SUBJECT AREA

