

ORDINANCE NO. 1356

**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 plat of Sloane's Addition shall be incorporated into the City of Mandan, North Dakota:

A tract of land being a part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 SAID SOUTHWEST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 28 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 667.49 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 1298.59 FEET TO THE SOUTH LINE OF THE REPLAT OF LOTS 19 BLOCK 1 & 2-4 BLOCK 6 MACEDONIA HILLS 1ST ADDITION; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 667.21 FEET TO THE EAST LINE OF SAID SOUTHWEST $\frac{1}{4}$; THENCE SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1303.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 19.94 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 platted as Sloane's Addition shall be changed from Ag (Agricultural) to R7 (Single-family Residential) on Lot 1 and Ag (Agricultural) on Lot 2 of Sloane's Addition:

A tract of land being a part of the SW/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 SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 28 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 667.49 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 1298.59 FEET TO THE SOUTH LINE OF THE REPLAT OF LOTS 19 BLOCK 1 & 2-4 BLOCK 6 MACEDONIA HILLS 1ST ADDITION; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 667.21 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1303.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 19.94 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 Engineering & Planning Director 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, City Commission



Jim Neubauer, City Administrator

Planning & Zoning public hearing
First Consideration
Second Consideration

February 22, 2021
March 2, 2021
March 16, 2021

COUNTY RECORDER, MORTON COUNTY, ND

502675

I certify that this instrument was filed and recorded.

Nancy Seefeldt, County Recorder Fee \$20.00

By *Nancy Seefeldt* April 22, 2021 8:16:48 AM

County Recorder

Morton County

Mandan ND 58554

502675

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SLOANE'S ADDITION

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 138 NORTH, RANGE 81 WEST
MORTON COUNTY, NORTH DAKOTA

DESCRIPTION

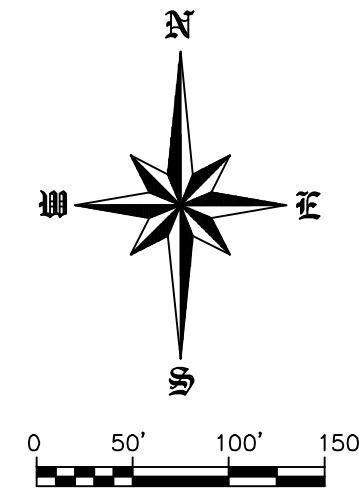
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 138 NORTH, RANGE 81 WEST, MORTON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 28 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 667.49 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 1298.59 FEET TO THE SOUTH LINE OF THE REPLAT OF LOTS 19 BLOCK 1 & 2-4 BLOCK 6 MACEDONIA HILLS 1ST ADDITION; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 667.21 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1303.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 19.93 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON _____ 2021, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



SCALE: 1"=100'
 MARCH 10, 2021

- ⊙ MONUMENT IN PLACE
- MONUMENT TO BE SET

NOTES

BASIS OF BEARING:
 NORTH DAKOTA STATE PLANE, SOUTH ZONE
 BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
 PLAT IS SUBJECT TO EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.

APPROVAL OF CITY ENGINEER

I, JUSTIN FROSETH, CITY ENGINEER OF THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVE "SLOANE'S ADDITION", MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE APPROVED PLAT.

JUSTIN FROSETH
 CITY ENGINEER

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, ON THE _____ DAY OF _____, 2021, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN.

BILL ROBINSON - CHAIRMAN NANCY MOSER - 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 AS SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREET, ALLEYS, AND PUBLIC WAYS 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 _____ DAY OF _____, 2021.

JIM NEUBAUER - CITY ADMINISTRATOR TIM HELBLING - MAYOR

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JASON FRANK, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "SLOANE'S ADDITION", MORTON COUNTY, NORTH DAKOTA.

WE, THE UNDERSIGNED, BEING THE SOLE OWNERS 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 THE PUBLIC USE FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LANDS FOR WATER, SEWER, GAS, ELECTRICITY, OR OTHER PUBLIC UTILITY LINES OF SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENTS".

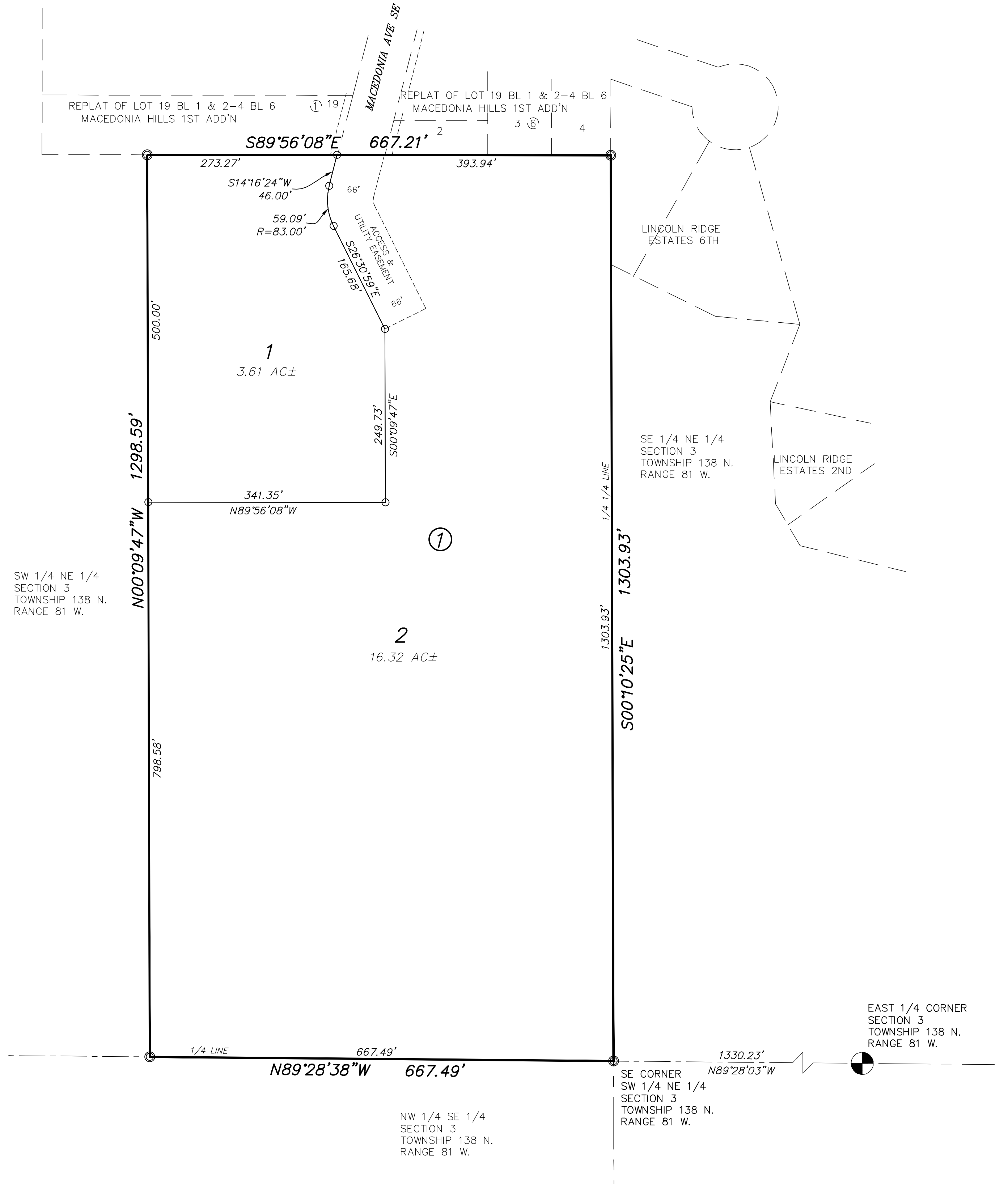
THEY ALSO DEDICATE AN ACCESS EASEMENT TO THE ADJOINING LAND OWNERS, AT ALL TIMES HEREAFTER, TO RUN WITH THE LAND. SAID EASEMENT TO INCLUDE THE FULL AND FREE RIGHT FOR SAID PARTIES, THEIR TENANTS, VISITORS, LICENSEES, AND POLICE/FIRE/MAINTENANCE TO PASS, AND REPASS ALONG SAID EASEMENT.

STATE OF NORTH DAKOTA)
) SS
 COUNTY OF BURLEIGH)

JASON FRANK
 2101 46TH AVE SE, SUITE 1
 MANDAN, ND 58554

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED JASON FRANK, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES _____



SWENSON, HAGEN & COMPANY P.C.

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