

ORDINANCE NO. 1368

**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**

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

**SECTION 1. PROPERTY ANNEXED.** The following described land is situated in the County of Morton, State of North Dakota, and contiguous to the corporate limits of the City of Mandan, North Dakota, and is hereby added to, taken into, annexed and made part of the City of Mandan, namely;

A TRACT OF LAND BEING A PART OF GOVERNMENT LOT 3, 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 GOVERNMENT LOT 3 OF SECTION 3, T138N-R81W; THENCE SOUTH 89°45'55" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 3 FOR 639.06 FEET TO A POINT ON THE EXISTING ANNEXATION LINE; THENCE ALONG SAID EXISTING ANNEXATION LINE THE FOLLOWING FOUR (4) COURSES; THENCE NORTH 4°43'37" WEST FOR 124.14 FEET; THENCE NORTH 43°49'05" WEST FOR 113.41 FEET; THENCE NORTH 40°31'50" EAST FOR 187.83 FEET; THENCE NORTH 89°47'30" EAST FOR 607.51 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°17'26" WEST FOR 347.90 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 5.31 ACRES, MORE OR LESS.

**SECTION 2. CORPORATE BOUNDARY EXTENDED.** Upon the taking effect of this Ordinance, the corporate limits and boundary lines of the City of Mandan shall thereafter include said lands.

  
\_\_\_\_\_  
Tim Helbling, President, City Commission

  
\_\_\_\_\_  
Jim Neubauer, City Administrator

Planning & Zoning public hearing  
First Consideration  
Second Consideration

June 28, 2021  
August 3, 2021  
August 17, 2021

Return to:  
CITY OF MANDAN  
205 2ND AVE NW  
MANDAN ND 58554

County Recorder **505330**  
Morton County  
Mandan ND 58554  
Page 1 of 2

COUNTY RECORDER, MORTON COUNTY, ND

**505330**

I certify that this instrument was filed and recorded.  
Nancy Seefeldt, County Recorder Fee \$20.00

By *Nancy Seefeldt* August 19, 2021 3:07:50 PM

County Recorder

**505330**

Morton County

Mandan ND 58554

Page 2 of 2



# KEIDEL'S SOUTH HEART TERRACE 4TH ADDITION

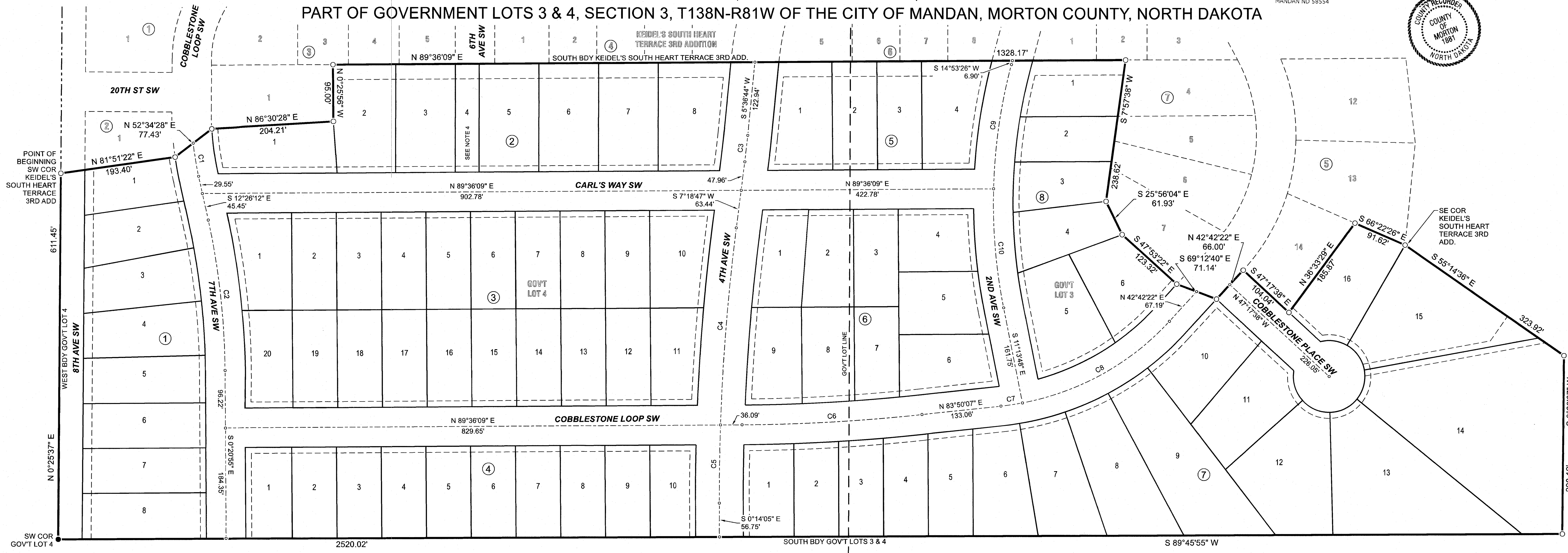
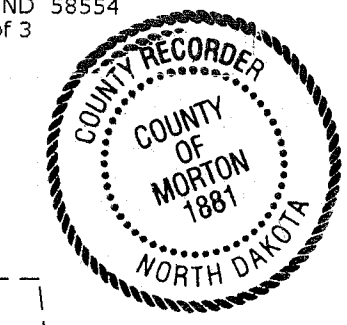
TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

PART OF GOVERNMENT LOTS 3 & 4, SECTION 3, T138N-R81W OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

COUNTY RECORDER, MORTON COUNTY, ND 507283  
 I certify that this instrument was filed and recorded.  
 Notary Record Fee \$50.00  
 By *Justin Froese* November 29, 2021 12:34:35 PM

Return to:  
 TOMAN ENGINEERING CO.  
 501 1ST ST NW  
 MANDAN ND 58554

County Recorder  
 Morton County  
 Mandan ND 58554  
 Page 1 of 3



**DESCRIPTION OF PROPERTY**

A TRACT OF LAND BEING A PART OF GOVERNMENT LOTS 3 & 4 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 SOUTHWEST CORNER OF KEIDEL'S SOUTH HEART TERRACE 3RD ADDITION OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID KEIDEL'S SOUTH HEART TERRACE 3RD ADDITION THE FOLLOWING THIRTEEN (13) COURSES; THENCE NORTH 81°51'22" EAST FOR 193.40 FEET; THENCE NORTH 52°34'28" EAST FOR 77.43 FEET; THENCE NORTH 86°30'28" EAST FOR 204.21 FEET; THENCE NORTH 00°25'56" WEST FOR 95.00 FEET; THENCE NORTH 89°36'09" EAST FOR 1328.17 FEET; THENCE SOUTH 7°57'38" WEST FOR 238.62 FEET; THENCE SOUTH 25°56'04" EAST FOR 61.93 FEET; THENCE SOUTH 47°53'22" EAST FOR 123.32 FEET; THENCE SOUTH 69°12'14" EAST FOR 71.14 FEET; THENCE NORTH 42°42'22" EAST FOR 66.00 FEET; THENCE SOUTH 47°17'38" EAST FOR 104.04 FEET; THENCE NORTH 36°33'28" EAST FOR 185.87 FEET; THENCE SOUTH 66°22'26" EAST FOR 91.62 FEET TO THE SOUTHEAST CORNER OF SAID KEIDEL'S SOUTH HEART TERRACE 3RD ADDITION; THENCE SOUTH 55°14'36" EAST FOR 323.92 FEET; THENCE SOUTH 00°32'07" WEST FOR 298.12 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF GOVERNMENT LOTS 3 AND OF SECTION 3, T138N-R81W; THENCE SOUTH 89°45'55" WEST ALONG SAID SOUTH BOUNDARY LINE FOR 2520.02 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE NORTH 00°25'37" EAST ALONG THE WEST BOUNDARY LINE OF SAID GOVERNMENT LOT 4 FOR 611.45 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 38.15 ACRES, MORE OR LESS.

OWNER:  
 MANDAN DEVELOPMENT COMPANY LLC  
 4625 45TH ST S, STE #200  
 FARGO, ND 58104

BASIS OF BEARING:  
 WEST BOUNDARY LINE  
 NORTH 00° 25' 37" EAST

**NOTES:**

1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
2. ALL UTILITY EASEMENTS 10' WIDE UNLESS OTHERWISE NOTED.
3. TOTAL LOTS: 29.80 AC±  
 TOTAL STREETS: 8.55 AC±  
 TOTAL ACREAGE: 38.15 AC±
4. LOT 4, BLOCK 2 IS INTENDED AS A STORM SEWER AND ACCESS EASEMENT IN ITS ENTIRETY.

AUDITOR'S OFFICE, MORTON CO., ND.  
 DELINQUENT TAXES AND SPECIAL ASSESSMENTS OR INSTRUMENTS OF SPECIAL ASSESSMENTS, PAID AND TRANSFER ACCEPTED.

DAWN R. RHONE, COUNTY AUDITOR  
 BY *Richard Schick*, DEPUTY

APPROVED BY COUNTY AUDITOR'S OFFICE  
 DAWN R. RHONE, AUDITOR

BY *Justin Froese*, DEPUTY  
 DATE: *11-29-2021*  
 DATE: *Richard Schick, Deputy*

**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 HUNDRETHS 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.

*Andra L. Marquardt*  
 ANDRA L. MARQUARDT, SURVEYOR  
 LS 4623  
 DATE 9/1/21  
 NORTH DAKOTA

**OWNER'S CERTIFICATE OF DEDICATION**

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 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".

LOT 4, BLOCK 2 WILL BE OWNED AS UNDIVIDED INTEREST BY ALL OTHER LOTS WITHIN THIS SUBDIVISION.

KEVIN CHRISTIANSON  
 MANDAN DEVELOPMENT COMPANY LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS *29th* DAY OF *September*, 2021.

WENDI LAWSON  
 Notary Public  
 State of North Dakota  
 My Commission Expires May 17, 2024

*Wendi Lawson*  
 WENDI LAWSON, NOTARY PUBLIC  
 COUNTY, ND  
 MY COMMISSION EXPIRES: *5-17-24*

**PLANNING COMMISSION APPROVAL**

THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN ON THIS *28th* DAY OF *June*, 2021, 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  
*Nancy Moser*  
 NANCY MOSER - SECRETARY

**APPROVAL OF BOARD OF CITY COMMISSIONERS**

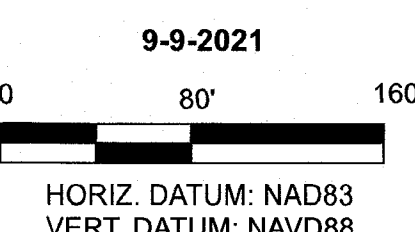
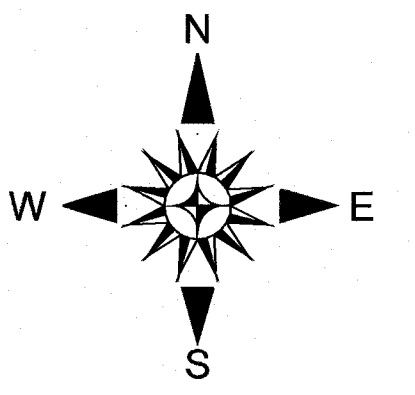
THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAYS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF MANDAN, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREON, FURTHERMORE, SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS 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 *6th* DAY OF *July*, 2021.

*Jim Neubauer*  
 JIM NEUBAUER  
 CITY ADMINISTRATOR  
*Tim Helbling*  
 TIM HELBLING - PRESIDENT OF THE BOARD OF CITY COMMISSIONERS

I, JUSTIN FROSETH, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA HEREBY APPROVES "KEIDEL'S SOUTH HEART TERRACE 4TH ADDITION," OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

*Justin Froese*  
 JUSTIN J. FROSETH  
 PE-10600  
 DATE *10-28-21*  
 NORTH DAKOTA

605-5513530  
 605-5513535



**LEGEND**

- FOUND REBAR MONUMENT
- SET REBAR MONUMENT

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S9°13'07"E	56.14'	500.00'	56.17'	6°26'11"	28.11'
C2	S6°23'34"E	252.70'	1200.00'	253.17'	12°05'17"	127.06'
C3	S6°27'45"W	44.53'	1500.00'	44.53'	1°42'03"	22.27'
C4	S4°36'27"W	330.40'	3500.00'	330.52'	5°24'38"	165.38'
C5	S0°50'02"W	130.54'	3500.00'	130.54'	2°08'13"	65.28'
C6	N86°43'08"E	301.84'	3000.00'	301.97'	5°46'02"	151.11'
C7	N81°30'30"E	36.54'	450.00'	36.55'	4°39'13"	18.28'
C8	N60°56'38"E	281.86'	450.00'	286.48'	36°28'32"	148.28'
C9	S8°12'01"W	209.70'	900.00'	210.18'	13°22'50"	105.57'
C10	S4°51'36"E	199.71'	900.00'	200.12'	12°44'25"	100.48'

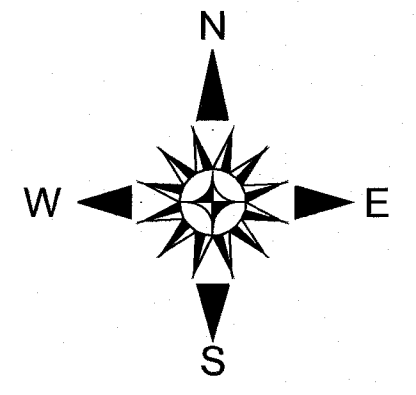
**TOMAN ENGINEERING COMPANY**  
 501 1st Street NW, Mandan, ND 58554  
 Phone: 701-663-6483 \* Fax: 701-663-0923



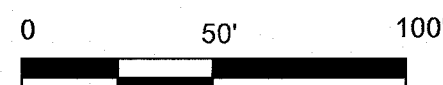
# KEIDEL'S SOUTH HEART TERRACE 4TH ADDITION

TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

PART OF GOVERNMENT LOTS 3 & 4, SECTION 3, T138N-R81W OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

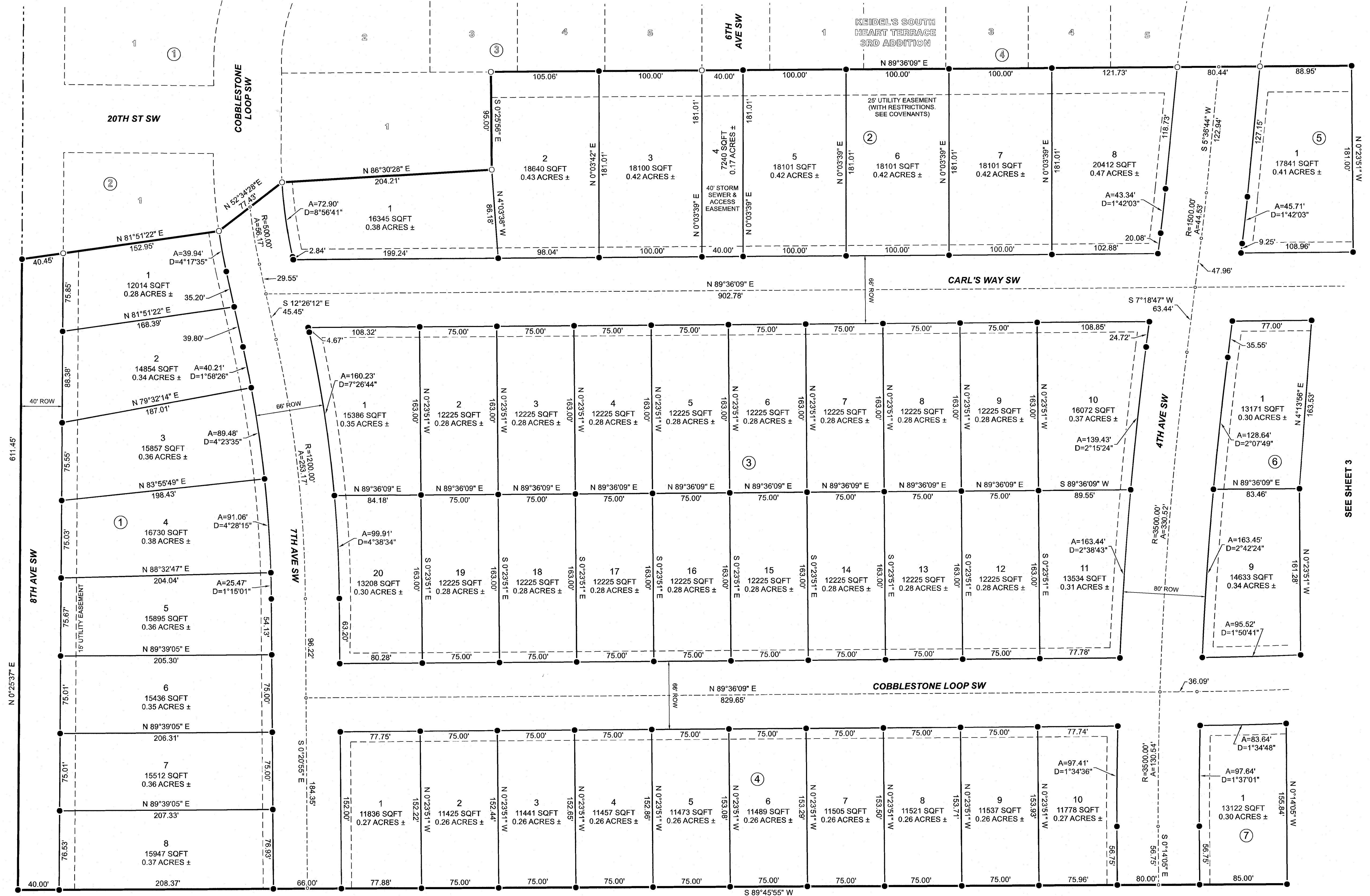


7-28-2021



HORIZ. DATUM: NAD83  
VERT. DATUM: NAVD88

LEGEND	
○	FOUND REBAR MONUMENT
●	SET REBAR MONUMENT



**OWNER:**  
MANDAN DEVELOPMENT COMPANY LLC  
4625 45TH ST S, STE #200  
FARGO, ND 58104

**BASIS OF BEARING:**  
WEST BOUNDARY LINE  
NORTH 00° 25' 37" EAST

- NOTES:**
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
  - ALL UTILITY EASEMENTS 10' WIDE UNLESS OTHERWISE NOTED.
  - TOTAL LOTS: 29.60 AC±  
TOTAL STREETS: 8.55 AC±  
TOTAL ACREAGE: 38.15 AC±

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

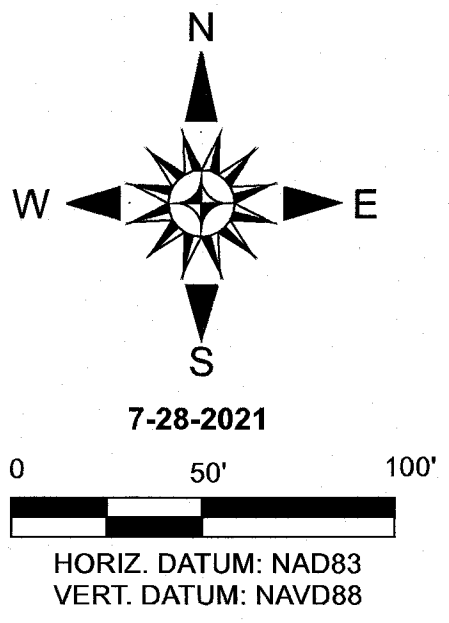
SEE SHEET 3

# KEIDEL'S SOUTH HEART TERRACE 4TH ADDITION

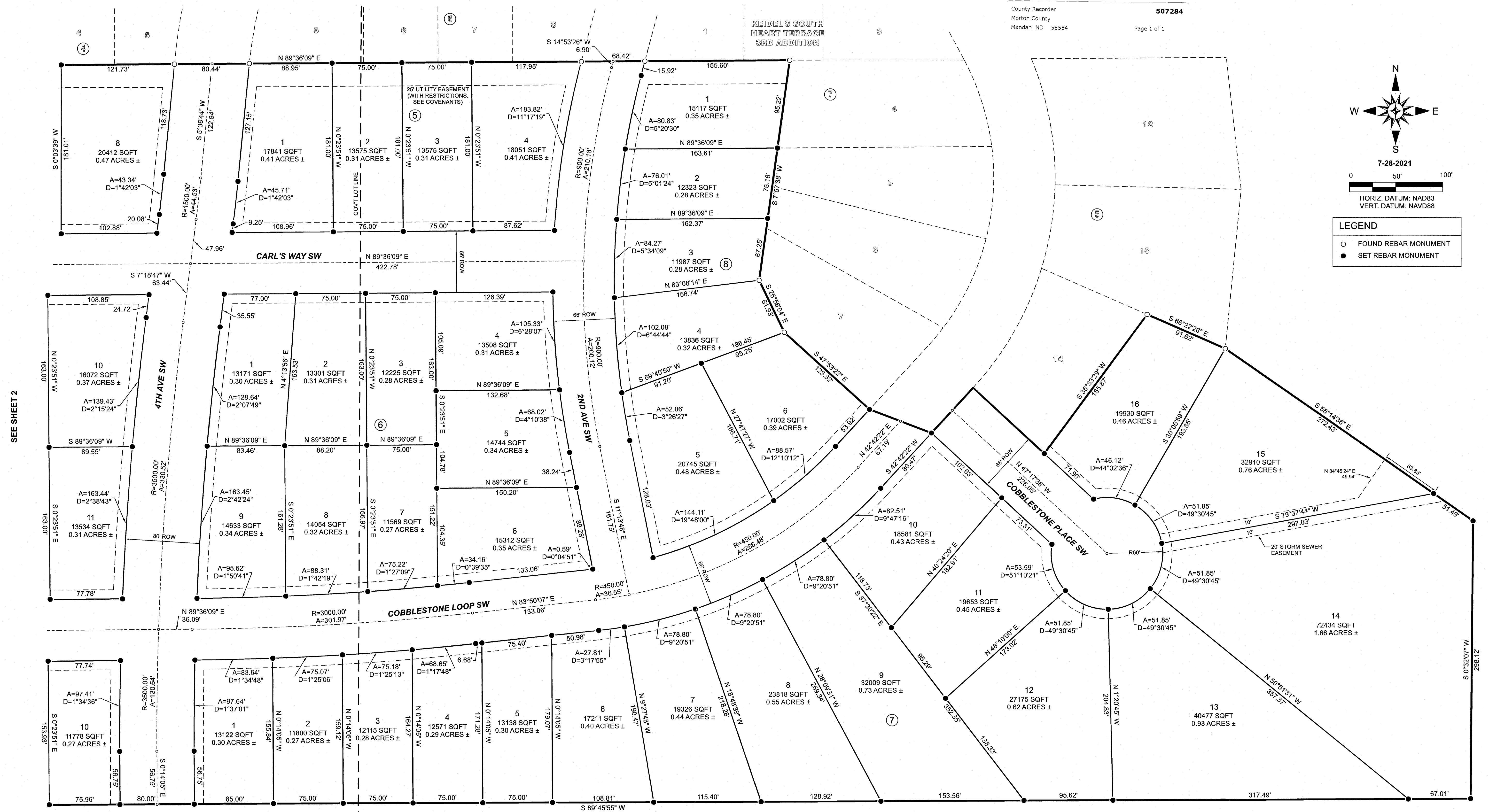
TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

PART OF GOVERNMENT LOTS 3 & 4, SECTION 3, T138N-R81W OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

County Recorder  
Morton County  
Mandan ND 58554  
507284  
Page 1 of 1



**LEGEND**  
○ FOUND REBAR MONUMENT  
● SET REBAR MONUMENT



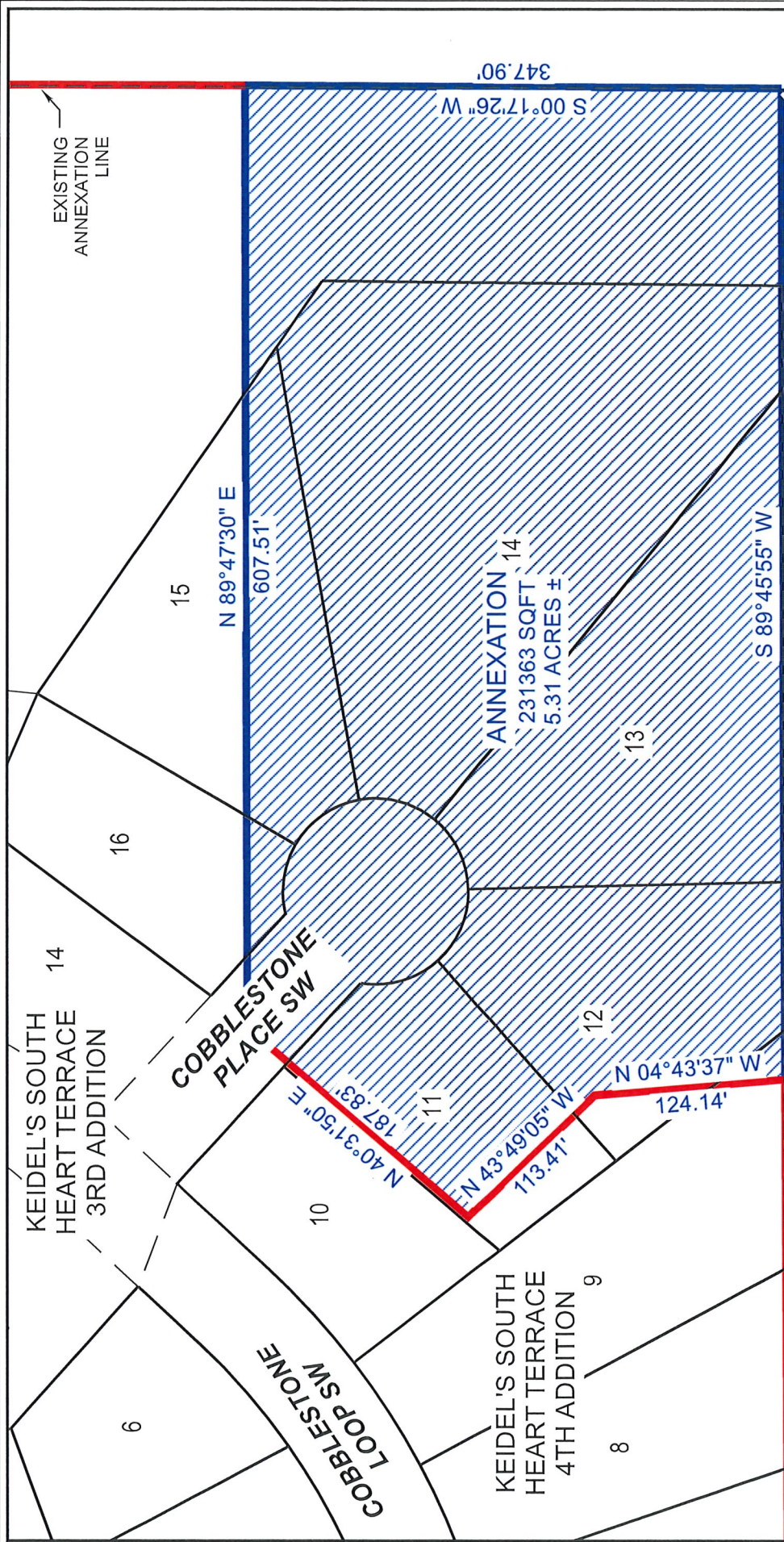
OWNER:  
MANDAN DEVELOPMENT COMPANY LLC  
4625 45TH ST S. STE #200  
FARGO, ND 58104

BASIS OF BEARING:  
WEST BOUNDARY LINE  
NORTH 00° 25' 37" EAST

- NOTES:**
1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
  2. ALL UTILITY EASEMENTS 10' WIDE UNLESS OTHERWISE NOTED.
  3. TOTAL LOTS: 29.60 AC±  
TOTAL STREETS: 8.55 AC±  
TOTAL ACREAGE: 38.15 AC±

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





EXISTING ANNEXATION LINE

POINT OF BEGINNING SE COR GOV'T LOT 3

NEW ANNEXATION



**ANNEXATION EXHIBIT**



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