

ORDINANCE NO. 1373

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

SENGER SUBDIVISION OF SECTION 2, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, SHALL BE INCORPORATED INTO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

THE ABOVE SAID TRACT OF LAND CONTAINING .26 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 AG (AGRICULTURAL) TO R7 (SINGLE-FAMILY RESIDENTIAL):

SENGER SUBDIVISION IN SECTION 2, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

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.

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

County Recorder **507757**
Morton County
Mandan ND 58554
Page 1 of 3




Jim Neubauer, City Administrator



Tim Helbling, President, City Commission

Planning & Zoning public hearing
First Consideration
Second Consideration

August 23, 2021
September 21, 2021
October 5, 2021

COUNTY RECORDER, MORTON COUNTY, ND **507757**

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

By *Nancy Seefeldt* December 22, 2021 11:19:03 ,

County Recorder
Morton County
Mandan ND 58554

507757

Page 3 of 3



SENGER SUBDIVISION

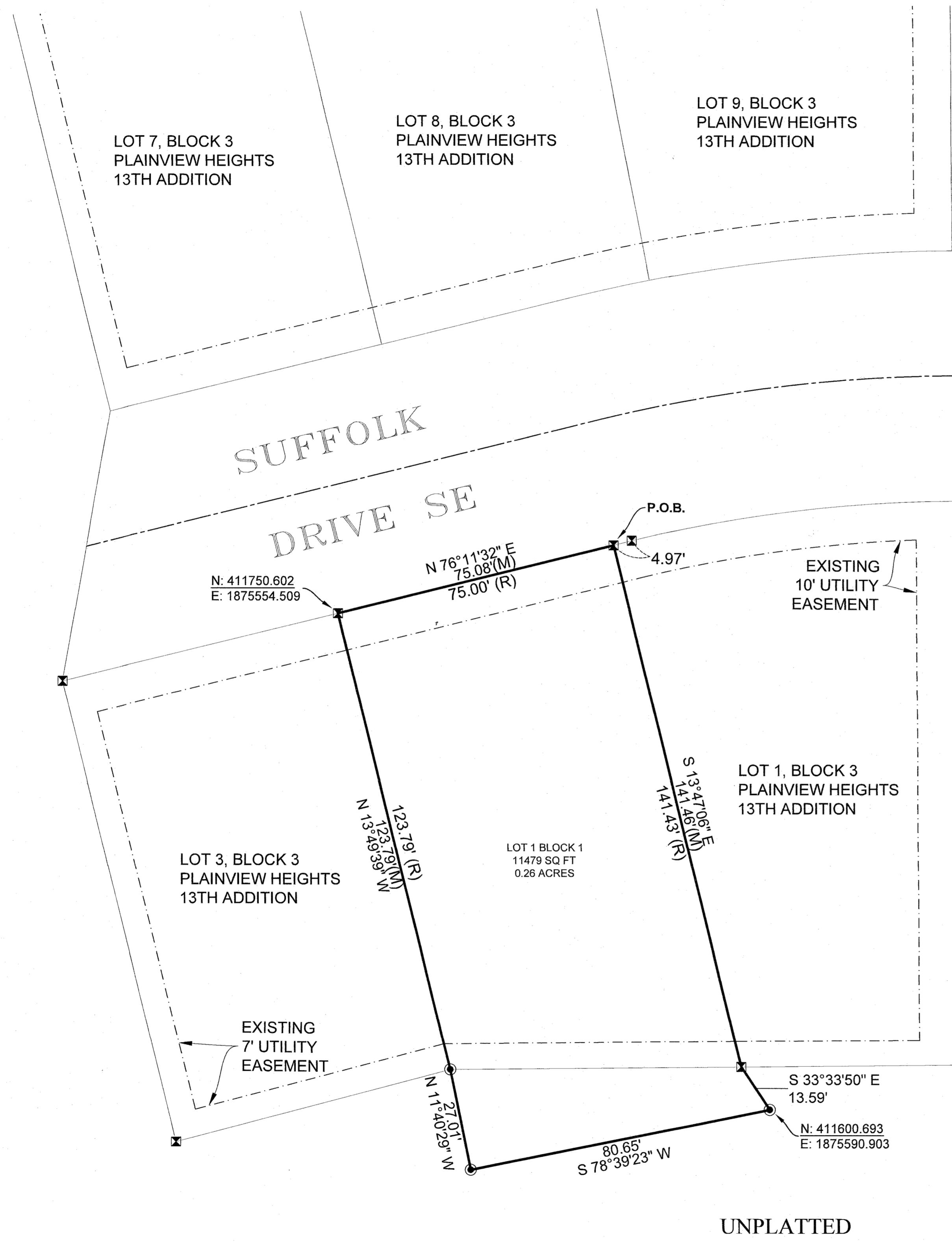
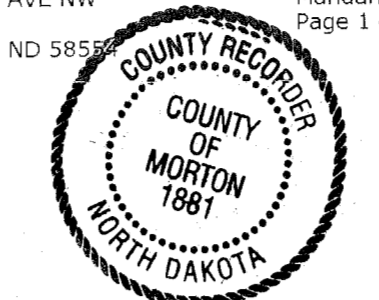
MORTON COUNTY, NORTH DAKOTA

BEING A REPLAT OF LOT 2, BLOCK 3, PLAINVIEW HEIGHTS 13TH ADDITION TO THE CITY OF MANDAN AND UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA.

COUNTY RECORDER, MORTON COUNTY, ND 507096
 I certify that this instrument was filed and recorded.
 Nancy Seefeldt, County Recorder, Fee \$20.00
 By *Beth Anne Hopland, Deputy*, November 17, 2021 11:55:25.
 Return to: County Recorder 507096
 Morton County
 Mandan ND 58554
 Page 1 of 1
 MANDAN ND 58554

OWNER:
 DAN AND NICOLE SENGER
 4209 OLD RED TRAIL
 MANDAN, ND 58554

ENGINEER/SURVEYOR:
 K.L.J.
 4585 COLEMAN ST.
 BISMARCK, ND 58503



DESCRIPTION
 BEING A REPLAT OF LOT 2, BLOCK 3, PLAINVIEW HEIGHTS ADDITION TO THE CITY OF MANDAN AND UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA.
 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, OF SAID PLAINVIEW HEIGHTS THIRTEENTH ADDITION TO THE CITY OF MANDAN, NORTH DAKOTA; THENCE, S13°47'06\"/>

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, NORTH DAKOTA. THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION THIS 21ST DAY OF September 2021.
Jim Neubaumer
 JIM NEUBAUER - CITY ADMINISTRATOR
Tim Helbling
 TIM HELBLING - PRESIDENT, OF THE BOARD OF CITY COMMISSIONERS

APPROVAL OF THE CITY ENGINEERING DEPARTMENT
 I, JUSTIN FROSETH, CITY ENGINEER, CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVE "ENGAGE ADDITION", MANDAN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.
Justin Froseth
 JUSTIN FROSETH, CITY ENGINEER, CITY OF MANDAN



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 23 DAY OF August 2021 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN, NORTH DAKOTA AND REGULATIONS ADOPTED BY SAID CITY PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA.
Bill Robinson
 BILL ROBINSON - CHAIRMAN
Nancy Moser
 NANCY MOSER - SECRETARY

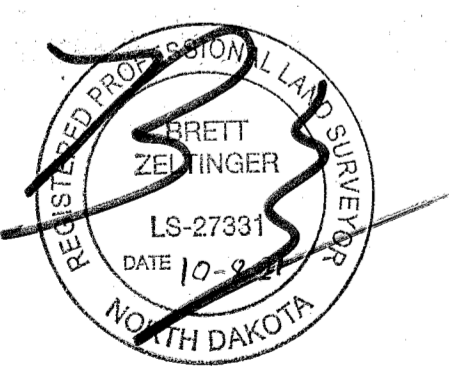
SURVEYOR'S CERTIFICATE
 I, BRETT ZELTINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Brett Zeltinger
 BRETT ZELTINGER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 N.D. REGISTRATION NO. LS-27331

STATE OF NORTH DAKOTA }
 COUNTY OF BURLEIGH } SS }
 ON THIS 8th DAY OF October, 2021, BEFORE ME PERSONALLY APPEARED BRETT ZELTINGER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.
Terrri Anderson
 TERRI ANDERSON
 Notary Public
 State of North Dakota
 My Commission Expires May 13, 2023

AUDITORS OFFICE, MORTON COUNTY, NORTH DAKOTA.
 DELINQUENT TAXES AND SPECIAL ASSESSMENTS OR INSTRUMENTS OF SPECIAL ASSESSMENTS, PAID AND TRANSFER ACCEPTED.
 DAWN RHONE, COUNTY AUDITOR
 BY *Brenda Scholtz* DEPUTY
 APPROVED BY THE COUNTY AUDITORS OFFICE
 DAWN RHONE, COUNTY AUDITOR
 BY *Brenda Scholtz* DEPUTY
 DATE: 11-17-2021

OWNERS CERTIFICATE AND 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, WATER LINES, 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 OR SERVICES UNDER, ON, OR OVER THESE CERTAIN STRIPS OF LAND AS DESIGNATED.

Dan Senger
 DAN SENGER
 STATE OF NORTH DAKOTA }
 COUNTY OF Burleigh } SS }
 ON THIS 12th DAY OF October, 2021, APPEARED BEFORE ME, Dan and Nicole Senger KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.
Terrri Anderson
 TERRI ANDERSON
 Notary Public
 State of North Dakota
 My Commission Expires May 13, 2023



PLAT LEGEND
 X LS CAP #3463 FOUND
 O LS CAP #3731 SET
 ——— EXISTING PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - EXISTING C.L. OF ROAD
 BASIS OF BEARING - NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD 83(2011), SOUTH ZONE UNITS - INTERNATIONAL FEET
 DISTANCES SHOWN ARE GROUND DISTANCES USE A CONVERSION FACTOR OF 0.9998485 TO CONVERT GROUND DISTANCES TO GRID DISTANCES
PLAT INFORMATION
 NUMBER OF LOTS: 1
 LOT ACREAGE - 0.26 ACRES
 R.O.W. ACREAGE - 0.000 ACRES
 TOTAL ACREAGE - 0.26 ACRES
NOTES:
 • BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
 • PLAT IS SUBJECT TO ALL PRIOR EASEMENTS OF RECORD

ZONING INFORMATION
 CURRENT ZONING: LOT 1 - BLOCK 1 R7

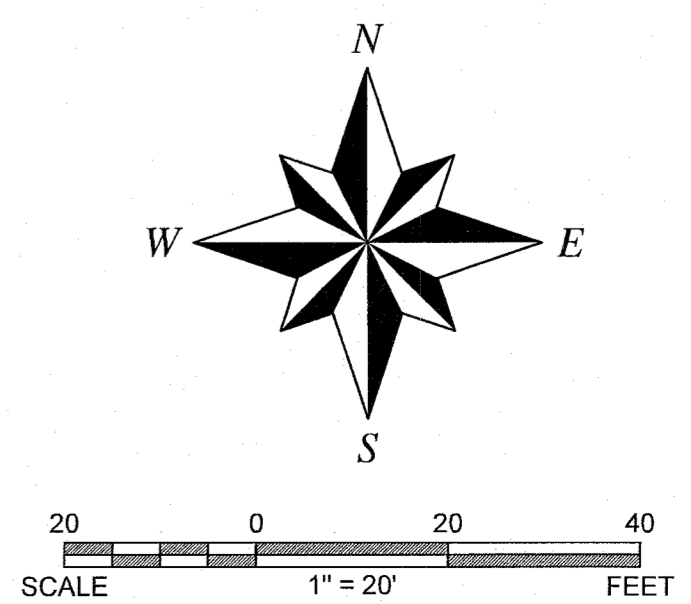
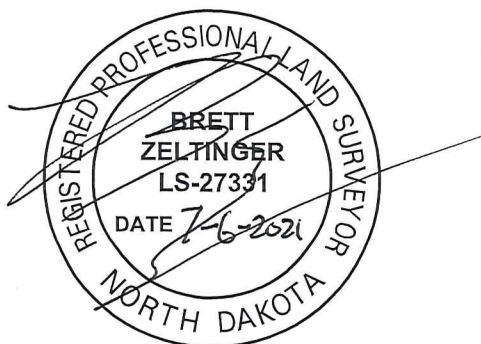
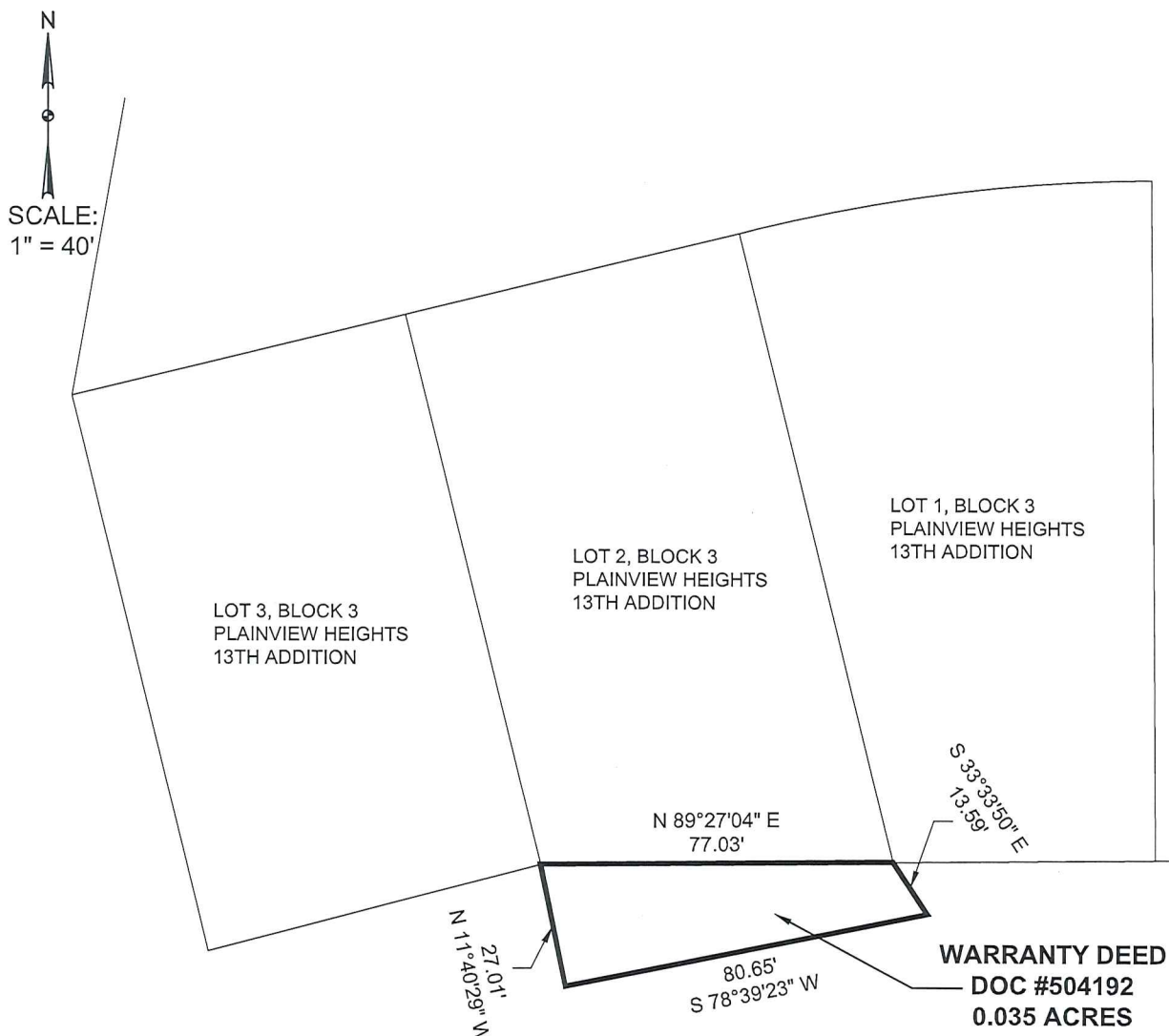


EXHIBIT A
DANIEL AND NICOLE SENGER
ANNEXATION AND ZONE CHANGE



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 3, OF SAID PLAINVIEW HEIGHTS THIRTEENTH ADDITION TO THE CITY OF MANDAN, NORTH DAKOTA, SAID PLAT BEING ON FILE AT THE MORTON COUNTY RECORDER AS DOCUMENT NUMBER 443176: THENCE S33°33'50"E, A DISTANCE OF 13.59 FEET; THENCE, S78°39'23"W, A DISTANCE OF 80.65 FEET; THENCE, N11°40'29"W, A DISTANCE OF 27.01 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3 OF SAID PLAINVIEW HEIGHTS THIRTEENTH ADDITION; THENCE, N89°27'04"E, ALONG THE SOUTH PROPERTY LINE OF LOT 2, BLOCK 3 OF SAID PLAINVIEW HEIGHTS THIRTEENTH ADDITION, A DISTANCE OF 77.03 FEET THE POINT OF BEGINNING. SAID TRACT CONTAINS 1527.92 SQUARE FEET OR 0.035 ACRES, MORE OR LESS.

