

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

By *Nancy Seefeldt* March 22, 2024 1:04:41 PM

Return to:
CITY OF MANDAN
205 2ND AVE NW

MANDAN ND 58554

County Recorder **518994**
Morton County
Mandan ND 58554
Page 1 of 2



ORDINANCE NO. 1401

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

RAFTERS AT HACH CREEK ADDITION IN THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 139 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.

SAID TRACT OF LAND CONTAINING 17.69 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 CB (COMMERCIAL):

RAFTERS AT HACH CREEK ADDITION IN THE SOUTHEAST ¼ OF

SECTION 7, TOWNSHIP 139 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.



Tim Helbling, President, City Commission



Jim Neubauer, City Administrator

Planning & Zoning public hearing
First Consideration
Second Consideration

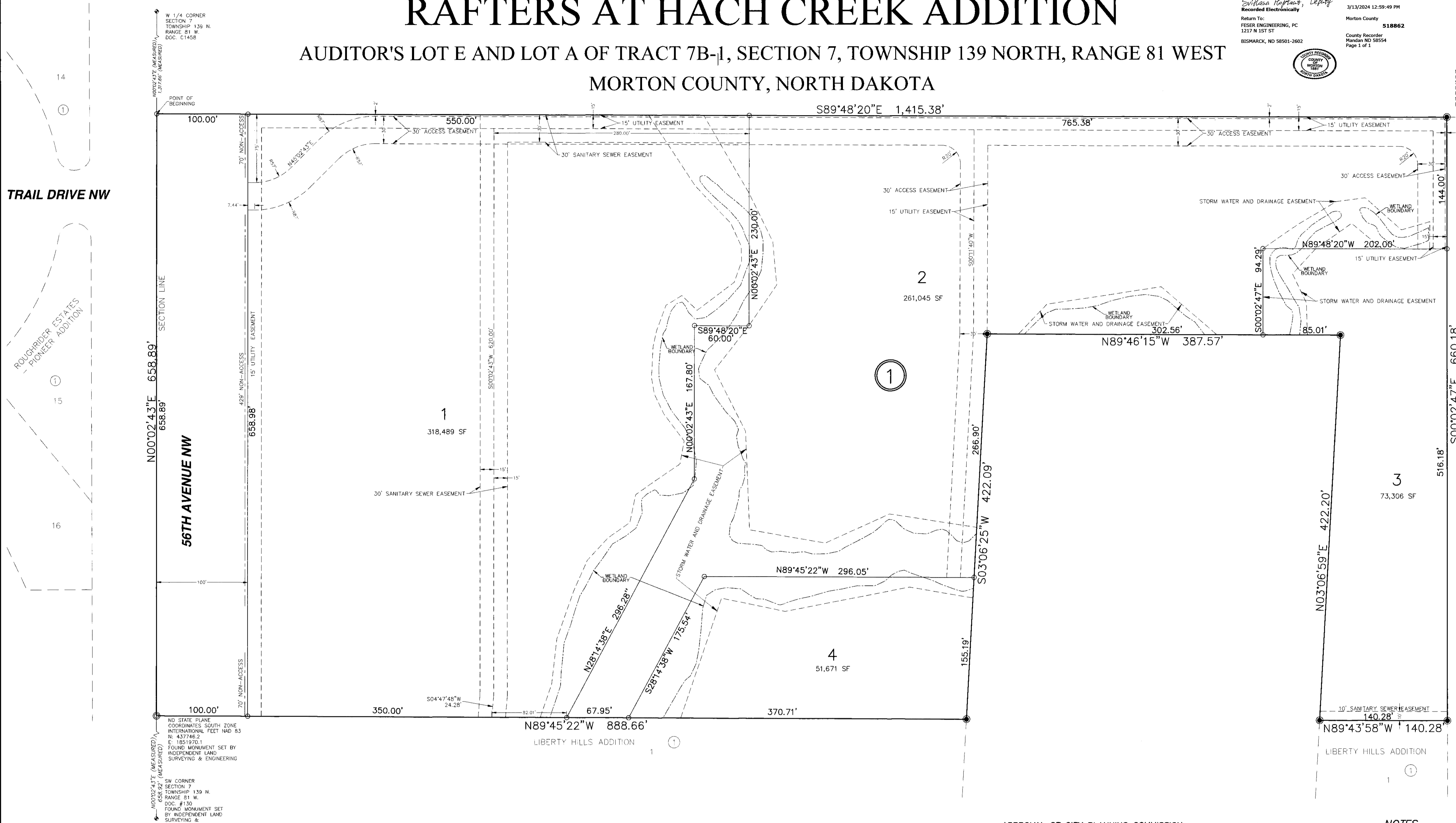
April 25, 2022
May 17, 2022
June 7, 2022

RAFTERS AT HACH CREEK ADDITION

AUDITOR'S LOT E AND LOT A OF TRACT 7B-1, SECTION 7, TOWNSHIP 139 NORTH, RANGE 81 WEST

MORTON COUNTY, NORTH DAKOTA

COUNTY RECORDER, MORTON COUNTY, ND
 I certify that this instrument was filed and recorded.
 Nancy Seefeldt, County Recorder, Fee \$20.00
 3/13/2024 12:59:49 PM
 Recorded Electronically
 Return To:
 FESER ENGINEERING, PC
 1217 N 1ST ST
 BISMARCK, ND 58501-2602
 County Recorder
 Mandan ND 58554
 Page 1 of 1



TRAIL DRIVE NW

ROUGHRIIDER ESTATES
 PIONEER ADDITION

15

16

DESCRIPTION
 A TRACT OF LAND BEING ALL OF AUDITOR'S LOT E AND LOT A OF TRACT 7B-1 IN THE SOUTHWEST 1/4 SECTION 7, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4 OF SECTION 7, T139N-R81W; THENCE SOUTH 89 DEGREES 48 MINUTES 20 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 1,415.38 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 00 DEGREES 02 MINUTES 47 SECONDS EAST A DISTANCE OF 660.18 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 4; THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST ALONG THE SOUTH BOUNDARY LINE OF SAID NORTH 1/2 A DISTANCE OF 140.28 FEET; THENCE NORTH 03 DEGREES 06 MINUTES 59 SECONDS EAST A DISTANCE OF 422.21 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 27 SECONDS WEST A DISTANCE OF 387.57 FEET; THENCE SOUTH 03 DEGREES 06 MINUTES 25 SECONDS WEST A DISTANCE OF 422.09 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 4; THENCE NORTH 89 DEGREES 45 MINUTES 22 SECONDS WEST ALONG THE SOUTH BOUNDARY LINE OF SAID NORTH 1/2 A DISTANCE OF 888.66 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS EAST ALONG THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 658.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 17.68 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
 I, LARRY J. SMITH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON JULY 14, 2022, 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.

SES GEOMATICS
 2321 HARDING AVENUE
 BISMARCK, NORTH DAKOTA 58501



OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAFTER PROPERTIES, LLC, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "RAFTERS AT HACH CREEK ADDITION", MORTON COUNTY, NORTH DAKOTA AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

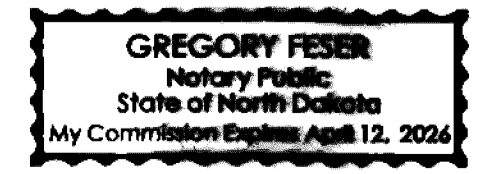
THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY EASEMENTS.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF MANDAN "STORM WATER AND DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DEDICATED HEREON AS "STORM WATER AND DRAINAGE EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING STORM WATER MANAGEMENT FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THERETO FOR STORM WATER, STORM SEWER AND SURFACE WATER DRAINAGE AND MANAGEMENT OF SAID STORM WATER FLOW IN A MANNER THAT WILL PERMIT THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER, OVER AND/OR ACROSS THE EASEMENT AREA.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF MANDAN "SANITARY EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSE OF SANITARY SEWER DRAINAGE THROUGH THOSE AREAS DEDICATED HEREON AS "SANITARY SEWER EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SANITARY SEWER FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THERETO FOR SANITARY SEWER DRAINAGE IN A MANNER THAT WILL PERMIT THE FLOW OF SANITARY SEWER THROUGH A SANITARY SEWER SYSTEM WITHIN THE EASEMENT AREA.

STATE OF NORTH DAKOTA)
 COUNTY OF Burleigh) SS
 JAMES HACH
 RAFTER PROPERTIES, LLC
 9401 SYCAMORE LANE
 BISMARCK, ND 58504
 KELSI HACH
 RAFTER PROPERTIES, LLC
 9401 SYCAMORE LANE
 BISMARCK, ND 58504

ON THIS 4th DAY OF March, 2024, BEFORE ME PERSONALLY APPEARED JAMES HACH AND KELSI HACH OF RAFTER PROPERTIES, LLC, 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.



APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, ON THE 26th DAY OF September, 2022, IN ACCORDANCE WITH THE 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.

B. Robinson
 BILL ROBINSON - CHAIRMAN
 Nancy Moser
 NANCY MOSER - SECRETARY

APPROVAL OF BOARD OF CITY COUNCIL

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN ON THE ANNEXED PLAT, HAS APPROVED DEDICATION OF ALL RIGHTS OF WAY, PUBLIC EASEMENTS, AND THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF MANDAN, NORTH DAKOTA AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 3rd DAY OF May, 2023.

Tim Helbling
 TIM HELBLING - MAYOR
 J. Neubaue
 (ATTEST) JIM NEUBAUER - CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER

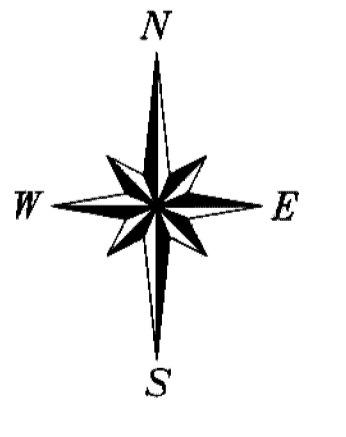
I, JAREK WIGNESS, P.E., CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVE "RAFTERS AT HACH CREEK ADDITION", MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.



JAREK WIGNESS, P.E. - CITY ENGINEER

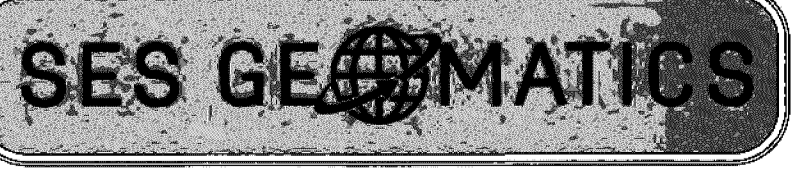
NOTES

BASIS OF BEARING:
 NORTH DAKOTA STATE PLANE, SOUTH ZONE
COORDINATE DATUM:
 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
 NAD 83 SOUTH ZONE (3302)
 ADJUSTMENT OF 2011
 UNITS OF MEASURE ARE INTERNATIONAL FEET
 BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.



50' 0 50' 100'
 SCALE: 1"=50'
 FEBRUARY 13, 2024

- FOUND MONUMENT BY TOMAN ENGINEERING
- FOUND MONUMENT SET BY INDEPENDENT LAND SURVEYING & ENGINEERING
- MONUMENT TO BE SET



PLAT INFORMATION
 LOT ACREAGE - 16.17 ACRES
 STREET ACREAGE - 1.51 ACRES
 TOTAL ACREAGE - 17.68 ACRES