

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

By *Nancy Seefeldt* June 25, 2024 1:25:57 PM

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

County Recorder 520256
Morton County
Mandan ND 58554
Page 1 of 2



ORDINANCE NO. 1438

AN ORDINANCE TO AMEND AND REENACT SECTION 105-2-2 OF THE MANDAN CODE OF ORDINANCES RELATING TO DISTRICT BOUNDARIES AND ZONING MAP OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

WHEREAS, The Mandan Land Use and Transportation Plan designates the subject property as Industrial; and

WHEREAS, Adjacent properties to the north are zoned MA- Industrial, to the east zoned MC – Industrial, to the west zoned MA – Industrial, and to the south CB – Commercial. MA – Industrial zoning would be appropriate; and

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

SECTION 1. ZONING AMENDMENT. Section 105-2-2 of the Mandan Code of Ordinances is amended to read as follows:

LOT 2, BLOCK 1, RIVERWOOD COMMERCIAL PARK 4TH ADDITION OF SECTION 26, TOWNSHIP 139N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA:

SAID TRACT OF LAND CONTAINING .99 ACRES, MORE OR LESS.

- shall be removed from the MB – Industrial District and shall be included in the MA –Industrial District.

SECTION 2. RE-ENACTMENT. Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city 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

Tim Helbling, President
Board of City Commissioners

Attest:
Jim Neubauer

Jim Neubauer
City Administrator

Planning and Zoning Commission:
First Consideration:
Second Consideration and Final Passage:

October 23, 2023
November 21, 2023
December 5, 2023

COUNTY RECORDER, MORTON COUNTY, ND
 I certify that this instrument was filed and recorded.
 Nancy Seefeldt, County Recorder Fee \$20.00
 Recorded Electronically 5/30/2024 8:58:07 AM

519884

Return To:
 TOMAN ENGINEERING CO
 501 1ST ST NW
 MANDAN, ND 58554

Morton County
 County Recorder
 Mandan ND 58554
 Page 1 of 1



RIVERWOOD COMMERCIAL PARK 4TH ADDITION

TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

ALL OF AUDITOR'S LOTS "B" AND "C" OF LOT 3, BLOCK 2, RIVERWOOD COMMERCIAL PARK OF THE SE1/4, SECTION 26, T139N-R81W OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

DESCRIPTION OF PROPERTY

ALL OF AUDITOR'S LOTS "B" AND "C" OF LOT 3, BLOCK 2, RIVERWOOD COMMERCIAL PARK OF THE SE1/4 OF SECTION 26, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA. SAID TRACT OF LAND CONTAINING 1.86 ACRES, MORE OR LESS

SURVEYOR'S CERTIFICATE

I, ANDRA 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.

Andra Marquardt
 ANDRA MARQUARDT
 LS 4623
 DATE 4/25/24
 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 1

Shane Farland
 SHANE FARLAND
 FARLAND PROPERTIES LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS 25 DAY OF April, 2024.

CARIE ROEDER
 Notary Public
 State of North Dakota
 My Commission Expires Nov. 2, 2025

Carrie Roeder NOTARY PUBLIC
 Morton COUNTY, ND
 MY COMMISSION EXPIRES: Nov. 2, 2025

LOT 2

Shawn Lunstad
 SHAWN LUNSTAD
 SML PROPERTIES LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS 25 DAY OF April, 2024.

CARIE ROEDER
 Notary Public
 State of North Dakota
 My Commission Expires Nov. 2, 2025

Carrie Roeder NOTARY PUBLIC
 Morton COUNTY, ND
 MY COMMISSION EXPIRES: Nov. 2, 2025

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 7th DAY OF May, 2024.

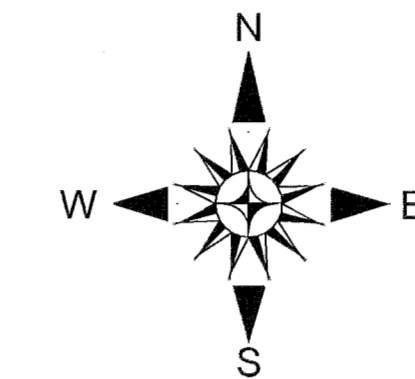
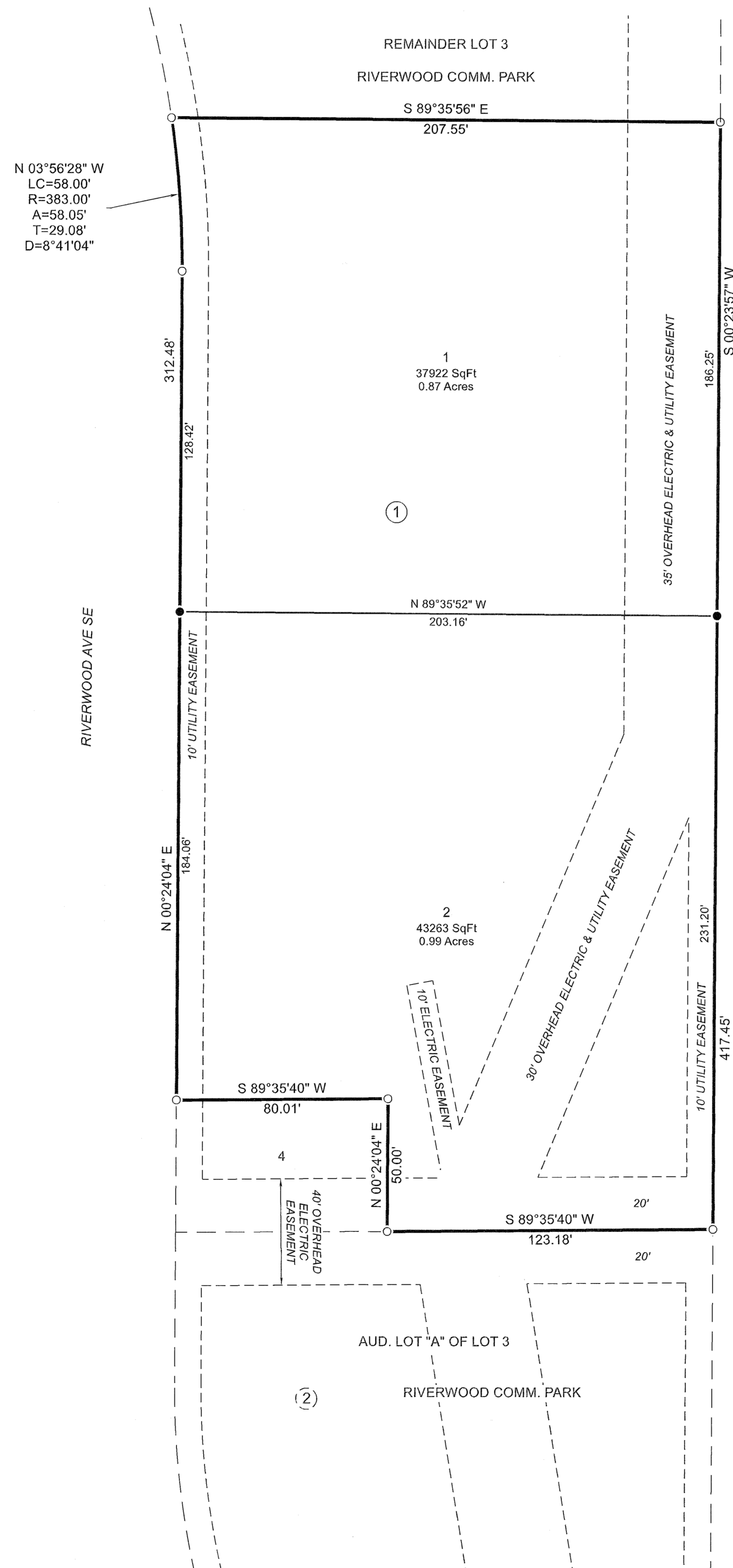
Jim Neubauer
 JIM NEUBAUER
 CITY ADMINISTRATOR

Tim Helbling
 TIM HELBLING - PRESIDENT OF
 THE BOARD OF CITY COMMISSIONERS

I, JAREK WIGNESS, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA HEREBY APPROVES "RIVERWOOD COMMERCIAL PARK 4TH ADDITION," OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Jarek Wigness
 JAREK WIGNESS
 PE-2891
 DATE 5/22/24
 NORTH DAKOTA

JAREK WIGNESS - CITY ENGINEER



9-5-2023
 0 30' 60'
 HORIZ. DATUM: NAD83
 VERT. DATUM: NAVD88

LEGEND

- SET REBAR MONUMENT
- FOUND REBAR MONUMENT

Parcel ID: 65-6106350

Auditor's Office, Morton Co., ND
 Delinquent Taxes and Special Assessments
 Payments/Taxpayer Accounts
Dawn R. Rhone
 DAWN R. RHONE, County Auditor
 By *Dawn R. Rhone* Deputy
 5/30/2024

OWNERS:

LOT 1:
 FARLAND PROPERTIES LLC
 3611 FOXHAVEN LOOP
 BISMARCK, ND 58503

LOT 2:
 SML PROPERTIES LLC
 4075 SUNNY DR S
 MANDAN, ND 58554

BASIS OF BEARING:
 EAST BOUNDARY LINE
 SOUTH 00° 23' 57" WEST

NOTES:

1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.



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