PRELIMINARY REPLAT OF
LOTS 3 & 7 - 9 OF BLOCK 2 OF THE FOX HILLS VILLAGE
NOW KNOWN AS
LOTS 10 - 13 OF BLOCK 2 OF THE FOX HILLS VILLAGE

AS LOCATED IN THE N1/2NE1/4 OF SECTION 20 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON. OR OVER THE LAND DEDICATED HEREON AS "UTILITIY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS_____DAY OF _____ ,2018

_____ _____
STENEHJEM DEVELOPMENT LLP DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____ PERSONALLY APPEARED _____ FOR STENEHJEM DEVELOPMENT LLP, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITIY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS_____ DAY OF _____,2018

_____ _____
FIRST INTERNATIONAL BANK & TRUST DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____,PERSONALLY APPEARED, _____, FOR FIRST INTERNATIONAL BANK & TRUST, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, DUSTIN JORDAN, REGISTERED LAND SURVEYOR NO. 10478,IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS DRAWING IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISON, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.

_____ _____
DUSTIN JORDAN DATE
REGISTERED LAND SURVEYOR NO. 10478

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____,PERSONALLY APPEARED, DUSTIN JORDAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN LOTS 3 & 7 - 9 OF BLOCK 2 OF THE FOX HILLS VILLAGE IN THE N1/2NE1/4 OF SECTION 20, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

Brosz ENGINEERING, INC.
ARCHITECTURE ENGINEERING SURVEYING

PROJECT NO. N18-W1040

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____ , 2018 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA , AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

_____ _____
GLEN BEARD, CHAIRMAN DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, GLEN BEARD, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPIATE PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE DEDICATED, BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

_____ _____
JUSTIN VOLL, MAYOR DATE

_____ _____
PENI PETERSON, CITY AUDITOR DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, JUSTIN VOLL, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENT OF SPECIAL ASSESSMENT OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE THE AMOUNT OF $ _____ PLUS PENALTY AND INTEREST.

CERTIFIED THIS _____ DAY OF _____, 2018.

_____
ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THE _____ DAY OF _____, A.D., 2018 AND WAS RECORDED AS DOCUMENT NO. _____ .

_____
ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

RESERVATION TELEPHONE COOPERATIVE

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

MONTANA DAKOTA UTILITIES COMPANY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____,KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

MCKENZIE ELECTRIC COOPERATIVE, INC.

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
MCKENZIE ELECTRIC COOPERATIVE, INC., AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____,KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

WESTERN AREA WATER SUPPLY AUTHORITY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

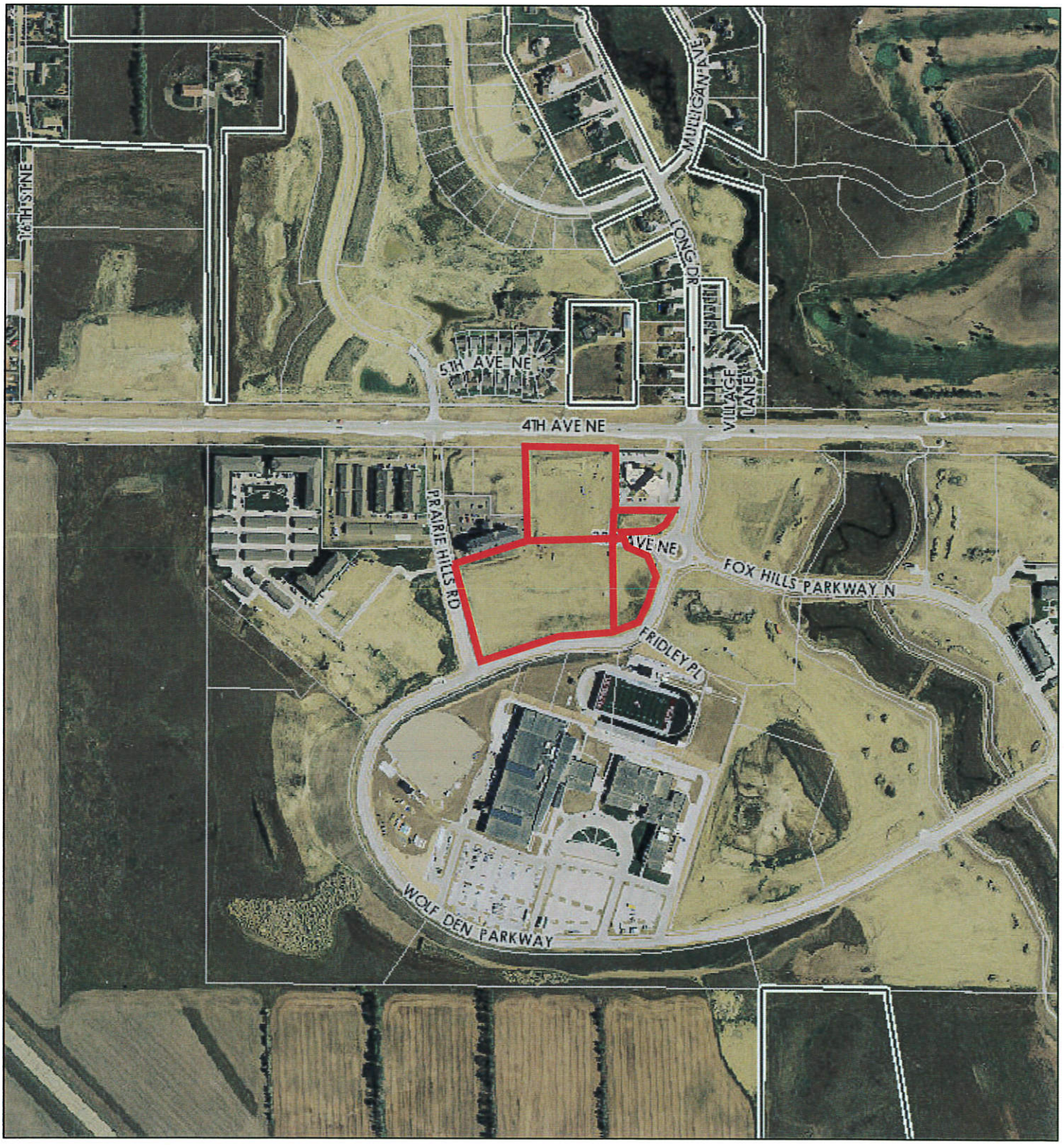
_____
WESTERN AREA WATER SUPPLY AUTHORITY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____,KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

Fox Hills Village



October 24, 2018

1:11,937

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

StreetCenterlines

Watford City Limits

Extra-Territorial Area (ETA)

Cherry Creek

Parcels from McKenzie County

GIS, Watford City, AE2S

City of Watford City

Completed road within Fox Hills Village

7.

Land Use Application

Conditional Use Permit

Alice Simonson Family Trust

LAND USE

CONDITIONAL USE PERMIT

APPLICATION
THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
$525.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Conditional Use Permit Application* may be submitted in order to consider a particular use of property not permitted within the property's current zoning district. A *Conditional Use Permit* may be granted for the property and not to a particular person or firm. *Conditional Use Permits* must still conform to the regulations as set within the City of Watford City Municipal Code of Ordinances. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed Site Development Plan of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Conditional Use Permit* and a copy of current property deed(s) and/or title report. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances:* ***CHAPTER XV ARTICLE XXV: CONDITIONAL USES, SECTION 1-6.***

PROPERTY OWNER INFORMATION

OWNER NAME(S):	PHONE NUMBER:	EMAIL:
ALICE SIMONSON FAMILY TRUST	**701-570-4043**	**dbzubke@gmail.com**

MAILING ADDRESS:
PO Box 927 Watford City ND 58854

APPLICANT INFORMATION

☐ *Same as Owner*

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
Elkan, Inc.	**701-580-1265**	**kyleshartel@gmail.com**

MAILING ADDRESS:
12048 Hwy 23 Watford City, ND 58854

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
ALICE SIMONSON FAMILY TRUST	**701-570-4043**	**dbzubke@gmail.com**

MAILING ADDRESS:
PO Box 927 Watford City ND 58854

PROPERTY INFORMATION

PROPERTY ADDRESS:
~~**2651 128 AVE NW 58854**~~ 309 24th St SW

ZONING DISTRICT:
AGRICULTURAL

PARCEL NUMBER(s):
110007400

LEGAL DESCRIPTION: *(SECTION, TOWNSHIP, RANGE)*
Section 22, 150, 99, NE1/4 EX 10.86 A RW & EX 24.46 A EX IT 2711, FORMER RR ROW

CURRENT USE OF PROPERTY:
Water Depot

PROPOSED USE OF PROPERTY:
Water Depot

DESCRIPTION

Please give a brief description of the proposed Conditional Use.

Addition of a freshwater storage tank to existing Water Depot.

APPLICANT SIGNATURE: *(IF DIFFERENT THAN OWNER)*

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:
Kyle S Hartel

DATE:
10 / 10 / 2018

APPLICANT PRINT NAME:
Kyle Hartel

APPLICANT TITLE:
Secretary

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:	DATE:
Margaret J. Zublee	10 / 12 / 18
PROPERTY OWNER SIGNATURE:	DATE:
	/ /

PROPERTY OWNER NOTARY

On this 12th day of October, 2018 before me, the undersigned, a notary public for the state of Montana, personally appeared, Margaret J. Zublee known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Molly Johnson
Notary Public

(NOTARIAL SEAL)

MOLLY JOHNSON NOTARIAL SEAL STATE OF MONTANA

MOLLY JOHNSON
NOTARY PUBLIC for the
State of Montana
Residing at Belgrade, Montana
My Commission Expires
December 01, 2019

Notary Public for the state of MT
Residing at Belgrade
My Commission Expires Dec 01, 2019

▼OFFICE USE ONLY▼

- ☐ COPY OF PROPERTY DEED
- ☐ COPY OF TITLE REPORT
- ☐ COPY OF TITLE MEMORANDUM
- ☒ .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
- ☐ VICINITY MAP
- ☒ LEGAL DESCRIPTION
- ☒ JUSTIFICATION LETTER
- ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN

LEGAL NOTICE DATES:

10 / 17 / 18

10 / 24 / 18

☐ ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION:
10 / 29 / 18

CITY COUNCIL:
11 / 5 / 18

INVOICE:

INVOICE NUMBER: 3645

DATE CREATED: 10 / 10 / 18 BY: BS

PAYMENT: $525.00

DATE RECEIVED: 10 / 10 / 18 AMOUNT: $ 525.00

☐ CARD ☐ CASH ☒ CHECK # 1022

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:	DATE:
	/ /
PROPERTY OWNER SIGNATURE: Karen R Christ	DATE: 10 / 11 / 2018

PROPERTY OWNER NOTARY

On this 11 day of October, 2018 before me, the undersigned, a notary public for the state of Minnesota, personally appeared, Karen Christ known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Jenny Dack
Notary Public

JENNY DACK NOTARIAL SEAL
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1/31/22

Notary Public for the state of Minnesota
Residing at 700 S. Water St.
My Commission Expires 1/31/2022

▼OFFICE USE ONLY▼

- ☐ COPY OF PROPERTY DEED
- ☐ COPY OF TITLE REPORT
- ☐ COPY OF TITLE MEMORANDUM
- ☐ .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
- ☐ VICINITY MAP
- ☐ LEGAL DESCRIPTION
- ☐ JUSTIFICATION LETTER
- ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN

LEGAL NOTICE DATES:

/ /

/ /

☐ ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION: / /

CITY COUNCIL: / /

INVOICE:

INVOICE NUMBER: _____

DATE CREATED: ___/___/_____ BY: _____

PAYMENT: $525.00

DATE RECEIVED: ___/___/_____ AMOUNT: $ _____

☐ CARD ☐ CASH ☐ CHECK # _____

ELKAN, INC.

October 10, 2018

The City of Watford City
213 2ND ST NE
PO BOX 494
WATFORD CITY, ND 58854

To whom it may concern:

The attached Alice Simonson Family Trust Conditional Use Permit application proposes to add an aboveground freshwater storage tank (60k bbls) to the existing Simonson Freshwater Depot. The purpose of this tank is to enable the temporary storage of water prior to its transfer via aboveground layflat lines to surrounding well sites.

Please let us know if you have any questions.

Sincerely,

Kyle Hartel

Elkan, Inc. (CUP Applicant)

Watford City
North Dakota

City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

October 2018

STAFF REPORT
19 -2018 Conditional Use Permit

APPLICANT:

Elkan, Inc.
C/O Kyle Hartel
12048 Highway 23
Watford City, ND 58854

PROPERTY OWNERS:

Alice Simonson Family Trust
C/O Denton Zubke
P.O. Box 927
Watford City, ND 58854

PROPERTY LOCATION:

Section 22, Township 150 North, Range 99 West, NE ¼ Ex. 10.86 acres, & Ex. IT #2711, Former Railroad Right of Way, 67.12 acres, Parcel ID: 11-00-07400, 309 24th St SW, Watford City, McKenzie County, North Dakota.

REQUEST:

A Land Use Application for Conditional Use Permit has been submitted for the consideration of bulk freshwater storage on A-1, Agricultural zoned property.

ZONING:

A-1, Agricultural Zoning District (10+ acres)

CURRENT USE:

The property currently has an existing Fresh Water Depot on the east side and also has a residential farmstead located on the far west side.

REFERENCES:

City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XXV, Conditional Uses; Article IX- A-1 Agricultural District.

City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XXV- Conditional Uses, Section 1-Requirements for Conditional Uses:

"A Conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

1. *The conditional use will not be detrimental to or endanger the public health, safety or general welfare of community.*
2. *The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;*
3. *The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;*
4. *Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;*
5. *Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and*
6. *The conditional use shall conform to all special provisions of the district in which it is located.*

The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm."

SITE DEVELOPMENT:

Access: The property is located on the corner of unpaved 4th Ave SW and 24th St SW.

Sewer: City Sanitary Sewer services are not available within this area.

Water: City Water Services are not available within this area. The property is serviced by private well.

SURROUNDING LAND USE:

North: Zoning – AG, Agricultural
Use - Agricultural, undeveloped.

East: Zoning – AG, Agricultural
Use – Agricultural, Single Family Home

South: Zoning – AG, Agricultural
Use - Agricultural, Shop Buildings, Residential farmstead

West: Zoning – Agricultural
Use - Agricultural, farm land

DISCUSSION:

On October 1, 2018, City Council conducted the final reading for an Ordinance Amendment pertaining to AG-Agricultural Zoning Districts which adds a Conditional Use allowing for Bulk Freshwater Storage.

In conjunction with the Final reading for the Ordinance Amendment, the Simonson Family has submitted a Land Use Application for Conditional Use Permit for the consideration of allowing bulk freshwater storage within their property.

The property has an existing fresh water depot. The depot has been in operation since 1986. Owner Representative, Denton Zubke explained that frac tanks have been used on site since 2011 for the purpose of storing the fresh water. Due to a higher demand, the owners are now planning to construct a large fresh water storage tank. The new tank will be able to store 60,000 barrels in comparison to the presently used frac tanks which only have a storage capacity of about 9,000 barrels. The proposed storage tank would allow for the ability of off site "lay-flat" piping of the fresh water which ultimately will help reduce the truck traffic on the depot site.

The City of Watford City mailed a notice to the property owners who hold an interest in the property as well as the adjacent property owners regarding the annual review of this Conditional Use Permit. At the time of this report, none of the noticed property owners have contacted the city regarding the application.

RECOMMENDATION:

It is the recommendation of City Planning Department Staff to ***Approve*** the Land Use Application for Conditional Use Permit to allow for Bulk Freshwater Storage.

Approval shall be contingent upon the following conditions:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare of community.
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and

6. The conditional use shall conform to all special provisions of the district in which it is located.

7. The Conditional Use Permit shall be in place for a period of 1 year (12 months), after such time, the permit may be reviewed for renewal/non-renewal.

8. The applicant must submit generalized building plans and obtain all necessary permits prior to the construction of the new storage tank.

9. The City will require a submittal of truck ticket counts from January 2017- January 2018 so that once upon annual review in October of 2019, City staff can in fact note that truck traffic has not exceeded the previous year's number.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

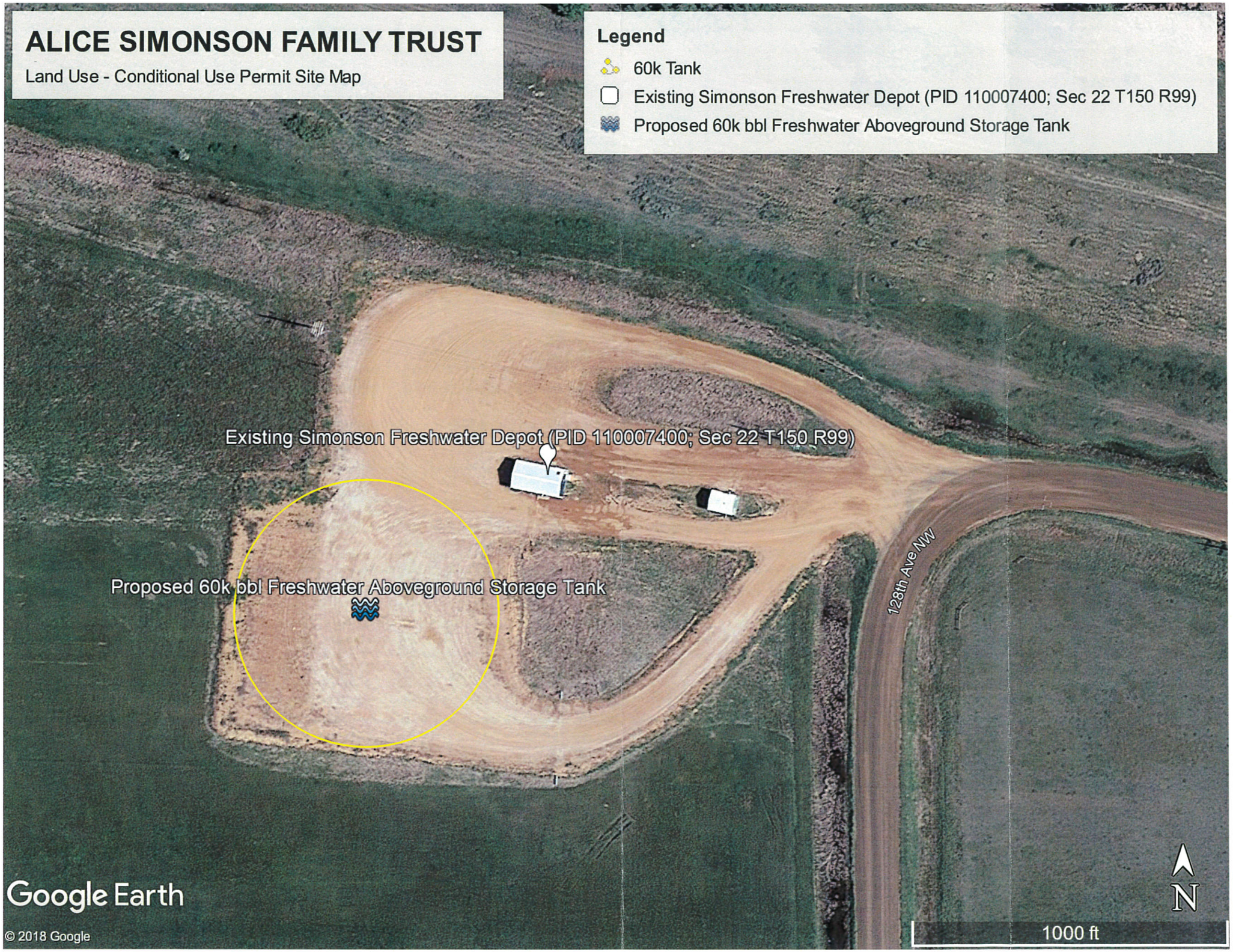
LaRissa Bertram
lbertram@nd.gov
(701) 444-8406

ALICE SIMONSON FAMILY TRUST

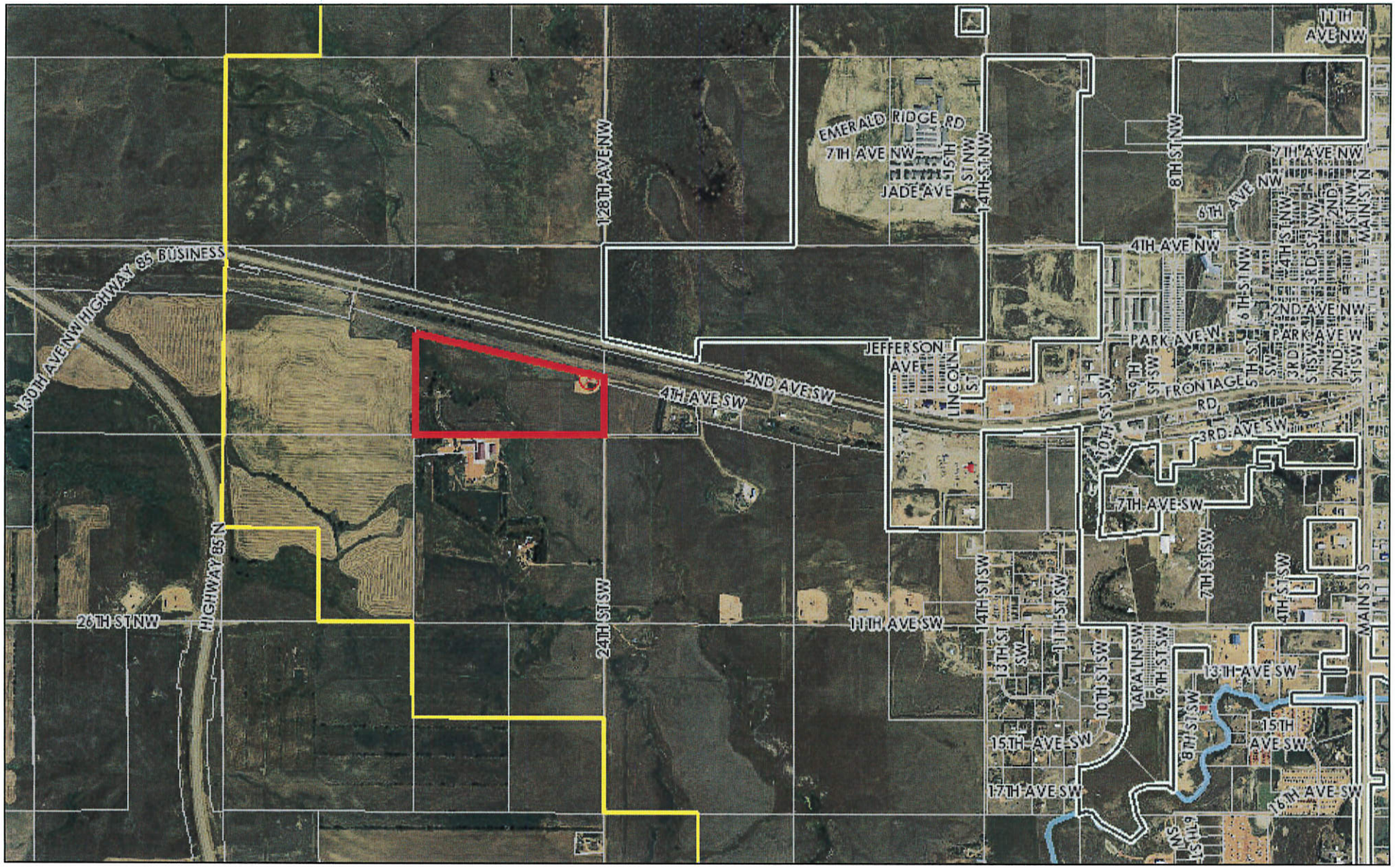
Land Use - Conditional Use Permit Site Map

Legend

- 60k Tank
- Existing Simonson Freshwater Depot (PID 110007400; Sec 22 T150 R99)
- Proposed 60k bbl Freshwater Aboveground Storage Tank



Simonson Water Depot



1:34,306

0 0.275 0.55 1.1 mi

0 0.45 0.9 1.8 km

GIS, Watford City, AE2S

StreetCenterlines

Watford City Limits

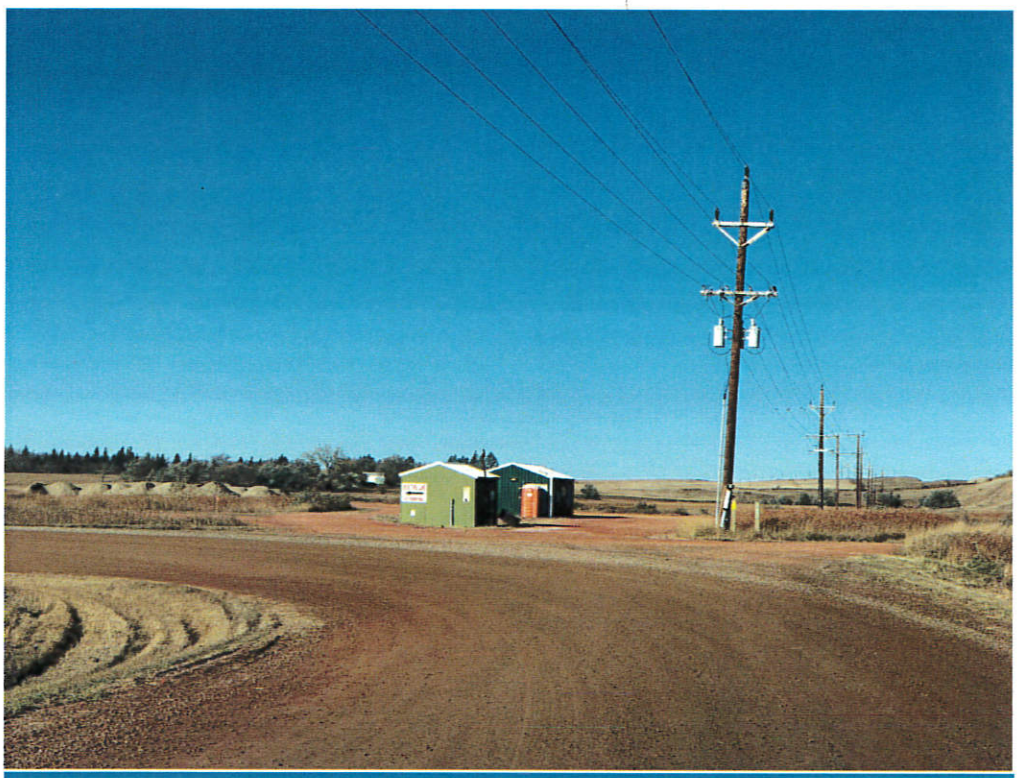
Extra-Territorial Area (ETA)

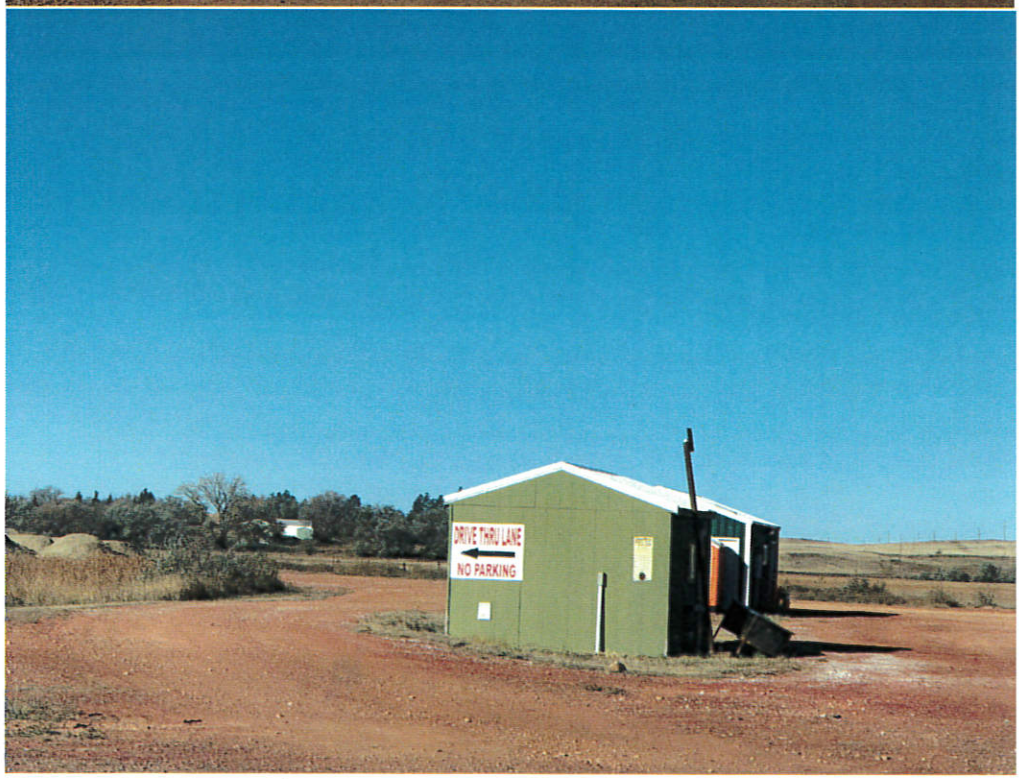
Cherry Creek

Parcels from McKenzie County

basmith
City of Watford City

Water Depo Property





Simonson Water Depot

60,000 Barrel Tank

The Simonson Water Depot was established in 1986. Fresh water sales commenced in 1986 and have been continuous since. Storage of fresh water at the depot in the past commenced in 2011 was through the use of Frac tanks. The highest number of tanks was approximately 16 which would have been 9000 barrels of fresh water. The oilfield demand for higher flow volumes has prompted the necessity for more storage. The tank allows for more flat line above ground piping of water which subsequently decreases truck traffic easing road wear and tear and improving safety dramatically.

Respectfully

Denton Zubke
701-570-4043

Minutes

September 24, 2018

PLANNING & ZONING COMMISSION
MEETING MINUTES
September 24, 2018

The regularly scheduled monthly meeting of the Watford City Planning & Zoning Commission was held on Monday September 24, 2018 at 6:00 p.m. in the Heritage Room at City Hall. In attendance: Vice Chairman Gregg Schuetze and Commission Members: Tom Dwyer, Jesse Lawrence, Marco Pelton, and Jake Walters. Also in attendance: Assistant City Planners: LaRissa Bertram and Becky Smith, City Building Inspector Steven Williams, and City Attorney Wyatt Voll. Absent: Chairman Glen Beard, and Commission Member Rick Holm

With the above mentioned present, the Public Hearing was called to order at 6:02 P.M. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on Land Use Application for a Zone Change submitted by Steven Holen, on behalf of McKenzie County School District for property located at 908 4th Ave NE, in Section 18, Township 150 Range 98 of Watford City, McKenzie County, North Dakota.

   Assistant City Planner LaRissa Bertram explained to the commission board when this property was purchased by McKenzie County School District but it was not zoned properly for their intended use. The property is currently zoned C1-General Commercial District. The School District had recently applied for 2 building permits for the building, one of which was for creating a classroom for the Head Start Program and the other is for renovating the rest of the building for updates and future use. LaRissa explained that CF-Community Facility zoning would better fit the use of this property and noted that this would not cause spot zoning because adjacent property to the South is the McKenzie County Hospital and the Tourist Park both of which are also CF Zoned. There were no further comments at this time.

   MOTION by J. Walters, SECOND by, T. Dwyer to recommend APPROVAL to City Council of the Land Use Application for a Zone Change to CF Community Facility as submitted by Steven Holen, on behalf of McKenzie County School District for property located at 908 4th Ave NE, in Section 18, Township 150 Range 98 of Watford City, McKenzie County, North Dakota
   Roll Call Vote:
   Ayes: T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze J. Walters
   Nays: None.
   MOTION Carried.

2. Public Hearing to hear comment on Annual Review of Conditional Use Permit for Ace in the Hole Construction, Colt Floyd, on property located 2502 17th Ave NE, 10 acres Section 8, T150N, R98W, Watford City, McKenzie County, ND.

   Assistant City Planner LaRissa Bertram commented that this property is located off of 17th. The original CUP application was submitted in 2014 to allow for 8 mobile home units and was later amended in 2015 to allow for 10 mobile home units. At this time only 7 mobile home units are currently occupied. LaRissa explained that she had a phone conversation with property owner Colt Floyd and he mentioned he would like to renew the CUP to be able to keep the units and is in complete understanding that he would have 1 year to bring this property into compliance or his CUP would possibly not be renewed. Commission member Jake Walters commented that he feels they have not been upholding the conditions set forth by previous Planning Staff Reports as Approved by City Council. Jake stated that there are noticeable discrepancies with enforcing the conditions and wondered why we would approve them if they cannot follow through with the regulations requested by the city. Assistant City Planner LaRissa Bertram stated that by denying this specific temporary housing unit CUP we could potentially create other issues by having the property owner come back to the City to argue other similar properties already being given renewals for the same use. Discussion arose whether or not to add a specific time-frame to allow the property owner to bring the property into compliance with the conditions listed within the staff report, such as 60 or 90 days. Commission

members debated whether it would be fair or necessary for the time frame condition and whether the added site improvements leading into winter and with a possibility of non-renewal next year..

MOTION by M. Pelton, SECOND by J. Lawrence to recommend APPROVAL to City Council of the Land Use Application for Annual Review of Conditional Use Permit for temporary employee housing for Ace in the Hole Construction, Colt Floyd, on property located 2502 17th Ave NE, 10 acres Section 8, T150N, R98W, Watford City, McKenzie County, ND.

Approval will be contingent upon the following items:

1) Two parking spaces shall be provided per dwelling unit.

2) A dust palliative shall be required on unpaved parking areas and drive aisles May through October.

3) Parking areas shall be surfaced with a minimum of 6" of crushed aggregate, not scoria. Scoria may be used as a base course for the final surfacing.

4) Property must be maintained & follow city ordinances pertaining to long grass, noxious weeds, and free of garbage and or debris.

5) Applicant must work with Planning Department Staff to bring the property into zoning compliance in conjunction with City Council's motion to begin phasing out Conditional Use Permits for temporary employee housing.

Roll Call Vote:
Ayes: T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze, J. Walters
Nays: None.
MOTION Carried.

3. Public Hearing to hear comment on the Division of Land for Subdivision Preliminary Plat Phase 2: "Stepping Stone Inc." submitted by Paulo Ficara on Behalf of Dakota Gold Properties. The proposed subdivision is located in the NE ¼ portion of Section 17, Township 150 North, and Range 98 West, 5th P.M. 69.6 Acres, Watford City, and McKenzie County, North Dakota.

City Assistant Planner LaRissa Bertram explained this is Phase 2 of Stepping Stone Development and the reasons for reviewing this plat and not a final for their phase 1 is due to the fact they are bringing utilities up from this part of the project and they were going to tie these services into this property. LaRissa also stated this proposed plat would have 34 lots for housing units and 3 lots for green space. She also stated that there were a few additions to the preliminary plat that needed to be changed such as the adjacent property owner, the City of Watford City not be recognized on the lot or signature blocks for the boundary line adjustment for the refigured golf cart path. Paul Ficara, Partner with property owner Dakota Gold Properties was in attendance and noted these changes would be resolved for the final plat. Commission Member Jake Walters mentioned that he is involved in this project and would be abstaining from the vote but could help answer any questions from the Commission.

MOTION by T. Dwyer, SECOND by J. Lawrence to recommend APPROVAL to City Council for the Division of Land Application for Subdivision Preliminary Plat Phase 2: "Stepping Stone Inc." submitted by Paulo Ficara on Behalf of Dakota Gold Properties. The proposed subdivision is located in the NE ¼ portion of Section 17, Township 150 North, and Range 98 West, 5th P.M. 69.6 Acres, Watford City, and McKenzie County, North Dakota..

Approval shall be contingent upon the following items:

1. According to the City of Watford City Municipal Code of Ordinances: *Chapter XV, Article XXX, Section 6-5*: Approval of the Preliminary Subdivision Plat shall be effective for a maximum period of twelve (12) months. A Final Subdivision Plat must be submitted for approval by City Council within the time limit.

2. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6.*

3. All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.

4. A Development Agreement (DA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

5. A Subdivision Improvement and Warranty Agreement (SIA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

6. For the purpose of Final Plat recordation, all adjacent property owners as well as the property owners and partners whom hold an interest in the subject property need to be recognized within both the map and signature blocks.

Roll Call Vote:
Ayes: T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze
Nays: None.
MOTION Carried.
Abstained: J. Walters

4. Public Hearing to hear comment on Land Use Application for a Variance on property owned by Matthew Fogle located Section 19, Township 150 N, Range 98 W, Lot 30 of Seibolds Addition to Watford City, 212 5th St NE, Watford City, McKenzie County, ND

Assistant Planner LaRissa Bertram Stated that Building inspector Steven Williams stopped by this property after noticing it had new construction and asked if they had pulled a building permit. After further inquiry there were no permits issued and Steve put a stop work order on the project until there was a permit issued. Once the contractor Josh Mandler of JM Builders LLC came and applied for the permit it was discovered that this property would in fact need a variance. LaRissa noted the House was built in 1945 and our ordinances specifically state that if the existing structure predates the ordinance it could be considered a hardship. The ordinance was dated in 1969 after the structure was already built so this could prove a hardship and City staff recommends approval. Commission member Jesse Lawrence asked if we approved a variance for the house just to the south and Assistant Planner Becky Smith stated that there was in fact a similar variance granted to the house next door for their deck. City Attorney Wyatt Voll stated that we need to look into the City's current set back requirements because to claim this is a hardship is a bit of a stretch. Building Inspector Steven Williams stated that these lots are much smaller than other city lots and the houses were all constructed within the setback.

MOTION by, J. Lawrence SECOND by M. Pelton to recommend APPROVAL to City Council on the Land Use Application for a Variance on property owned by Matthew Fogle located Section 19, Township 150 N, Range 98 W, Lot 30 of Seibolds Addition to Watford City, 212 5th St NE, Watford City, McKenzie County, ND

Roll Call Vote:
Ayes: T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze, J. Walters
Nays: None.
MOTION Carried.
Roll Call Vote:

CLOSE PUBLIC HEARING: 6:26 PM

CALL TO ORDER REGULAR MEETING: 6:26 PM

MINUTES: August 27, 2018

Reviewed minutes as presented, no further comments.

MOTION by T. Dwyer, SECOND by J. Lawrence to APPROVE the August 27, 2018 Planning & Zoning Commission Meeting Minutes as presented.

Roll Call Vote:
Ayes: T. Dwyer, J. Lawrence, M. Pelton, G. Schuetze, J. Walters
Nays: None.
MOTION Carried.

REVIEW PERMITS: August-September

Assistant Planner Becky Smith stated that there had been some additional permits issued since the report in the packets was printed. The total for single family homes is up from 2017, the total number of permits for this year is not too far behind last year and the value of the projects for 2018 has already exceeding last years. Commission member Jesse Lawrence questioned the apartment units from 2017. Becky explained that those were from Emerald Ridge who started construction in 2015 without permits and had finally issued the permits. Becky mentioned that she will update the records to add better notes for that situation.

- **OLD BUSINESS**
- **NEW BUSINESS**
- **MISCELLENEOUS**

1. Commission member Jesse Lawrence asked what was happening on 3rd ST. NW and Building Inspector Steve Williams assured him that the property owner was building a storm shelter and has been performing inspections. Steve noted that the property owner was doing a good job on the work and has been pouring footings with rebar to fasten to existing stem-wall and is planning to pour a concrete floor and install bulk-head ceiling with closing doors.

2. Commission member Marco Pelton questioned if City Staff will be able to follow up with the conditional use permits with letters to the owners who have been recently renewed for their temporary employee housing. Assistant City Planner Becky Smith explained that staff will be working to follow City Councils motion of phasing them out and working case by case with the property owners to help bring their property into compliance with their current zoning and future land use.

3. Commission member Jake Walters questioned the walls of the single-family home construction in Veeder Estates being so close to the road. Building Inspector Steven Williams explained that the walls going up now are for a retaining wall, not the wall of the house. The contractor is doing a retaining wall to help keep the grade and yard.

ADJOURNMENT: 6:40 PM

MOTION by J. Lawrence, SECOND by T. Dwyer.

The next regularly scheduled Planning & Zoning Commission Meeting
Will be held Monday October 29, 2018 at 6:00 P.M.

Gregg Schuetze
Planning & Zoning Commission Vice Chairman

LaRissa Bertram
Assistant City Planner

Becky Smith
Assistant City Planner

1.
Division of Land Application

Subdivision Final Plat

Stepping Stone Inc.
Phase 1

DIVISION OF LAND

SUBDIVISION FINAL PLAT

APPLICATION
THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
$15.00 PER LOT

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Final Plat Application* may be submitted after a Preliminary Subdivision Plat is approved by City Council. The Subdivision process allows to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All *Subdivision Final Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Final Plat* and a copy of current property deed(s) and/or title report. Once approved by City Council, the Final Subdivision Plat must be submitted in 24" x 36" size for City signatures and recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances:* ***CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.***

PROPERTY OWNER INFORMATION

OWNER NAME(S):	PHONE NUMBER:	EMAIL:
Dakota Gold Properties LLC	760-401-1389	Paulficara@gmail.com

MAILING ADDRESS: PO Box 1742 Watford City ND 58854

APPLICANT INFORMATION

☐ *Same as Owner*

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
Stepping Stone Inc	760-401-1389	Paulficara@gmail.com

MAILING ADDRESS: Same as Above

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
Stepping Stone Inc Same AS Above		

MAILING ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION:	ZONING DISTRICT:
17th Ave NE	Residential

PARCEL NUMBER(s):	PROPOSED SUBDIVISION NAME:
Block 1 & 2 of Stepping Stone	Stepping Stone

LEGAL DESCRIPTION: *(SECTION, TOWNSHIP, RANGE)*

EXISTING ACREAGE/SQ.FT.:	NEW ACREAGE/SQ.FT.:	PROPOSED # OF LOTS:
		(51) Residential Lots (5) Lettered HOA TOTAL: 56 LOTS

CURRENT USE OF PROPERTY:	PROPOSED USE OF PROPERTY:
Vacant Land	

DESCRIPTION Please give a brief description of the Final Subdivision Plat.

Final Plat for Residential Lots FOR Housing

APPLICANT SIGNATURE: *(IF DIFFERENT THAN OWNER)*

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:	DATE:
	10 / 10 / 2018
APPLICANT PRINT NAME: Paolo Fiara	APPLICANT TITLE: Project Manager

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:	DATE:
	/ /
PROPERTY OWNER SIGNATURE: Paolo Fiara - Managing Member	DATE: 10 / 10 / 2018

PROPERTY OWNER NOTARY

On this 10 day of Oct., 20 18 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Paolo Fiara known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Larissa J Bertram
Notary Public

(NOTARIAL SEAL)

LARISSA J. BERTRAM
Notary Public
State of North Dakota
My Commission Expires April 11, 2022

Notary Public for the state of ND
Residing at Watford City
My Commission Expires 4.11.22

▼OFFICE USE ONLY▼

- ☐ COPY OF PROPERTY DEED
- ☐ COPY OF TITLE REPORT
- ☐ COPY OF TITLE MEMORANDUM
- ☐ .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- ☐ VICINITY MAP
- ☐ LEGAL DESCRIPTION
- ☐ JUSTIFICATION LETTER
- ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE ON 24"X36" PLAT

LEGAL NOTICE DATES:

10 / 17 / 18

10 / 24 / 18

☐ ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION: 10 / 29 / 18

CITY COUNCIL: 11 / 5 / 18

INVOICE:

INVOICE NUMBER: 3637

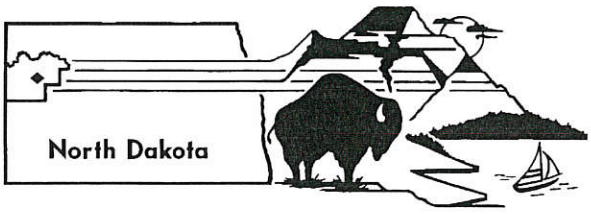
DATE CREATED: 10 / 10 / 18 BY: LB

PAYMENT: $15.00 PER LOT

DATE RECEIVED: 10 / 10 / 18 AMOUNT: $ 1395.00

☐ CARD ☐ CASH ☒ CHECK # 1141

Watford City



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

October 2018

STAFF REPORT
Subdivision Final Plat: Stepping Stone

APPLICANT:

Stepping Stone, Inc.
Paul Ficara
P.O. Box 1742
Watford City ND, 58854

PROPERTY OWNERS:

Dakota Gold Properties LLC
P.O. Box 1742
Watford City ND, 58854

PROPERTY LOCATION:

Section 16, Township, 150 Range 98W, PID: 832501000, 832502000; Block 1 and 2 of Stepping Stone Development, 17th Ave. NE Stepping Stone Subdivision, Watford City, McKenzie County, North Dakota.

REQUEST:

Division of Land Application for Final Plat of Stepping Stone Subdivision named: *"FINAL REPLAT OF BLOCKS 1 & 2 OF THE STEPPING STONE SUBDIVISION NOW KNOWN AS LOTS 1-56 OF BLOCKS 1 & 2 OF THE STEPPING STONE SUBDIVISION"*

ZONING:

R4- High Density Residential

CURRENT USE:

Undeveloped

REFERENCES:

City of Watford City Municipal Code of Ordinances: *CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS:*

> *"Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all plats of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota."*

DISCUSSION:

Stepping Stone, Inc. has submitted a Division of Land Application for Final Plat of the Stepping Stone subdivision. This plat is technically a re-plat in order to create 56 individual lots. Among those lots, 5 will be dedicated green space and designated to the future Home Owners Association, HOA. These lots will be identified within the Development Agreement as non-buildable lots. This plat also adjusts the boundary lines of Block 1 and 2 so that all of the lots can be within Block 1 since some were previously split between that boundary. The area to be platted is essentially the first phase of this development and is currently zoned R4 High Density Residential.

There are a couple minor changes made to this Final Plat in comparison to the Preliminary Plat which was reviewed last month. The entry road was widened, updated utility corridors, and per the request of McKenzie County, the lettered lots which were the lots intended to be dedicated to the HOA, have now been numbered.

A Development Agreement between the City of Watford City and Stepping Stone, Inc. was recorded in September 2015. The Developer and City Attorney are currently working on finalizing some amendments and updates to the original agreement. In addition, they are also working on finalizing a Subdivision Improvement Maintenance and Warranty Agreement. The agreement will need to be approved by City Council prior to the recordation of this final plat. Although this agreement is not yet in place, the Developer has been working with the City regarding the bonding requirements as well as with City Engineer, Rick Jore and City Public Works Superintendent, Justin Smith regarding the new infrastructure improvements. At this time, Justin and Rick both commented that they have no outstanding issues for the planned future development.

The City of Watford City mailed the property owners that hold an interest in the property as well as the adjacent property owners a notice regarding the city's zone change request. None of the noticed property owners contacted the city regarding the application.

SITE DEVELOPMENT:

Access: *The property is accessible from 17th Ave NE.*

Sewer: *The property will have access to City sanitary sewer.*

Water: *The property will have access to City water.*

SURROUNDING LAND USE:

North: Zoning – IP- Industrial Park
Use - Premium Oilfield Services LLC

East: Zoning – R-1: Single Family Home/ R4- High Density Residential
Use - Undeveloped

South: Zoning – AG: Agriculture/ R4: High Density Residential
Use - Undeveloped

West: Zoning – R4: High Density Residential
Use - Undeveloped

RECOMMENDATION:

It is the recommendation of the Planning Department Staff to *Approve* the Division of Land Application for Subdivision Final Plat.

Approval shall be contingent upon the following items:

1. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6.*

2. All bonding for infrastructure must be in place before the Final Subdivision Plat is recorded.

3. The amended Development Agreement (DA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

4. A Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

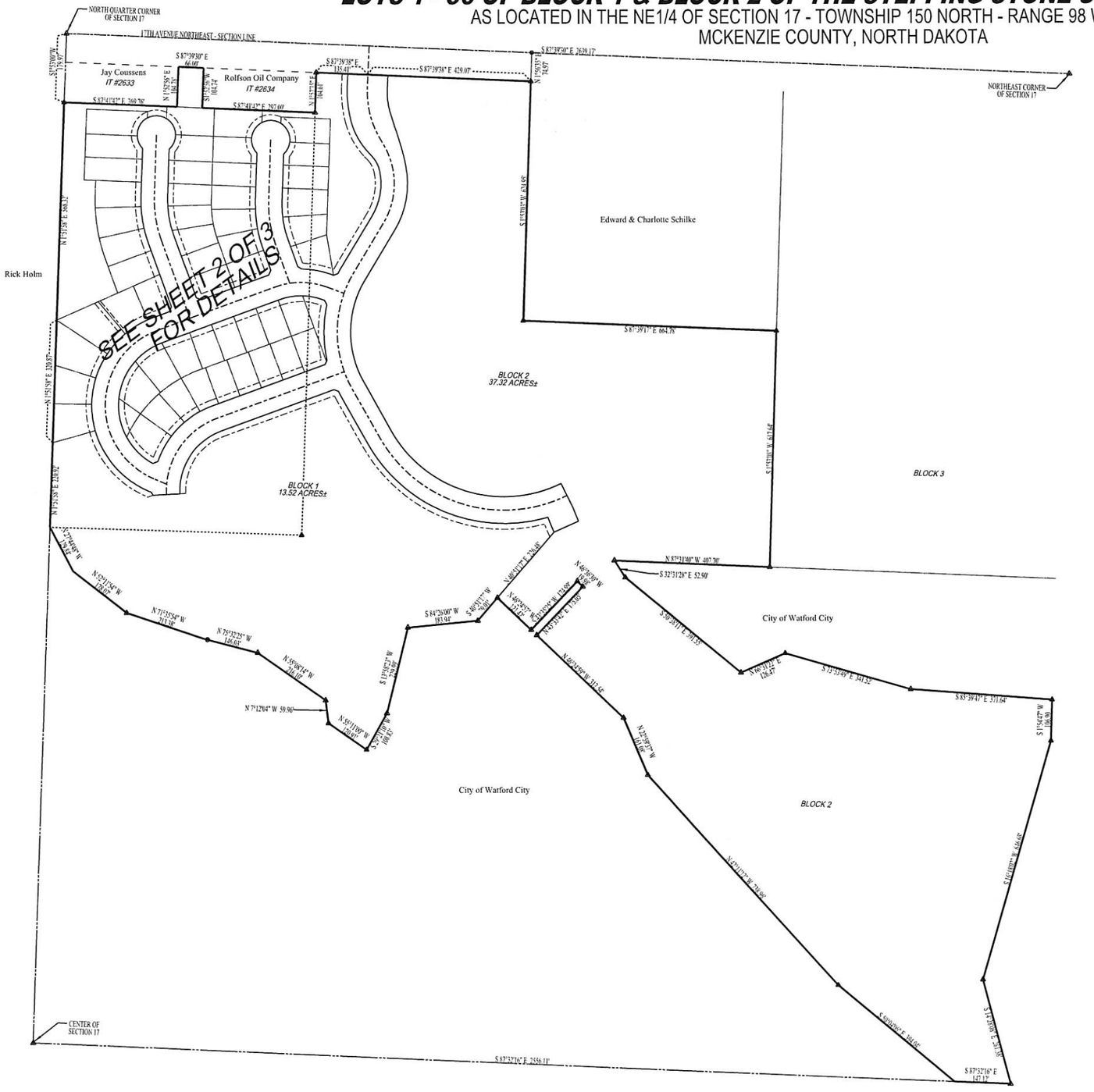
PLANNING DEPARTMENT STAFF CONTACT:

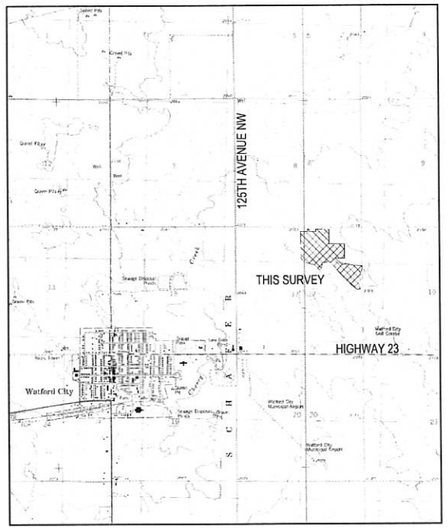
Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

FINAL REPLAT OF
BLOCKS 1 & 2 OF THE STEPPING STONE SUBDIVISION
NOW KNOWN AS
LOTS 1 - 56 OF BLOCK 1 & BLOCK 2 OF THE STEPPING STONE SUBDIVISION

AS LOCATED IN THE NE1/4 OF SECTION 17 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA





VICINITY MAP
Not to Scale

N
W E
S

SCALE 1" = 150'
0' 150' 300'

- ⊙ = MAG NAIL FOUND
- △ = PIN FOUND
- ⊠ = STONE FOUND
- ⌶ = R.O.W. MARKER
- × = COMPUTED

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

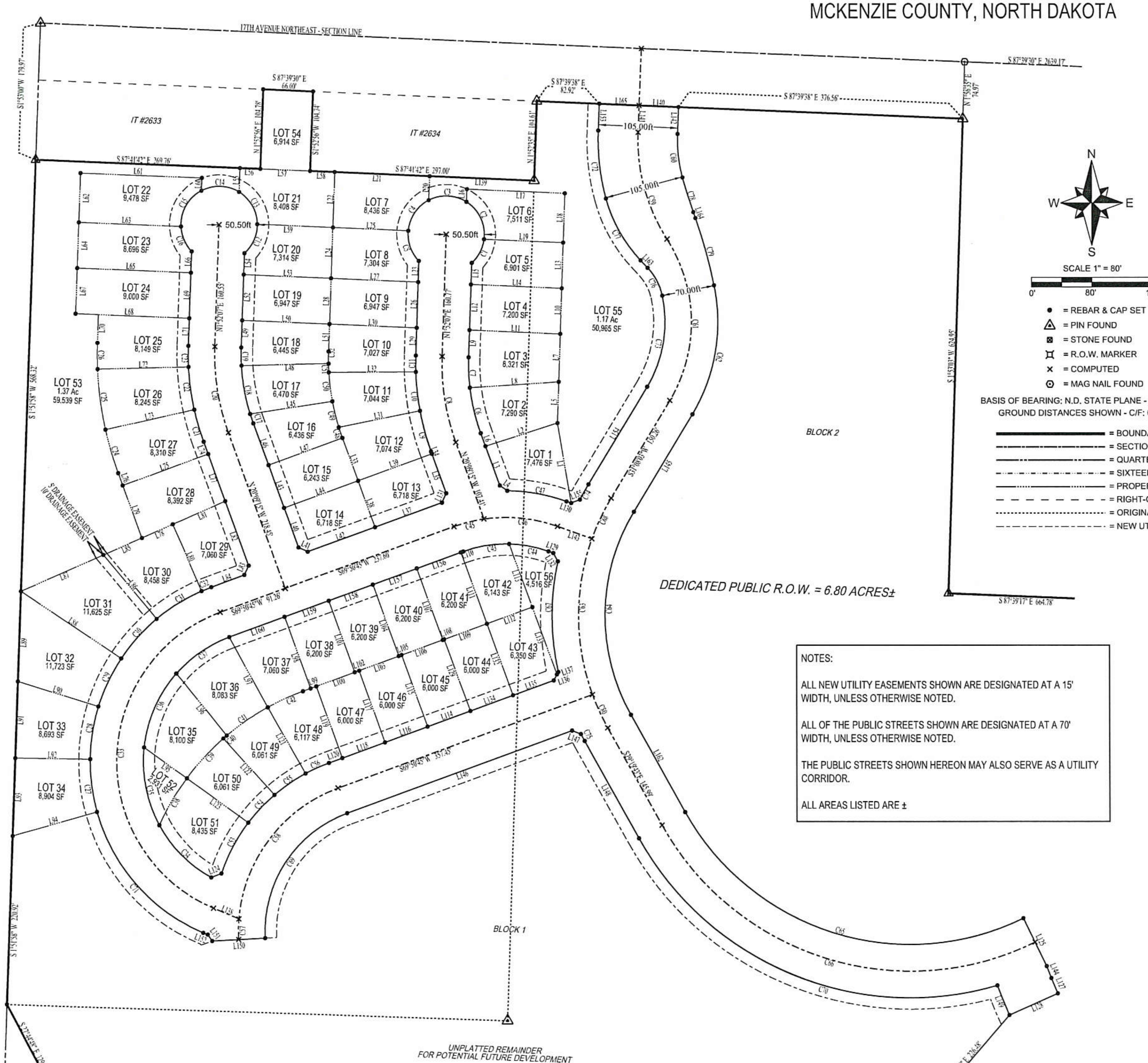
- = BOUNDARY LINE
- = SECTION LINE
- = QUARTER LINE
- = SIXTEENTH LINE
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = ORIGINAL BLOCK LINE
- = NEW UTILITY EASEMENT

Brosz ENGINEERING, INC.
ARCHITECTURE ENGINEERING SURVEYING

PROJECT NO. N18-W1040

FINAL REPLAT OF
BLOCKS 1 & 2 OF THE STEPPING STONE SUBDIVISION
NOW KNOWN AS
LOTS 1 - 56 OF BLOCK 1 & BLOCK 2 OF THE STEPPING STONE SUBDIVISION

AS LOCATED IN THE NE1/4 OF SECTION 17 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA



SCALE 1" = 80'

0' 80' 160'

- ● = REBAR & CAP SET
- = PIN FOUND
- = STONE FOUND
- = R.O.W. MARKER
- × = COMPUTED
- = MAG NAIL FOUND

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

- = BOUNDARY LINE
- = SECTION LINE
- = QUARTER LINE
- = SIXTEENTH LINE
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = ORIGINAL BLOCK LINE
- = NEW UTILITY EASEMENT

Line Table

Name	Length	Direction	Name	Length	Direction
L1	106.90	N 9°43'17" W	L83	13.44	S 24°50'45" W
L2	99.73	S 72°02'14" W	L84	46.76	S 69°50'45" W
L3	55.09	S 20°09'15" E	L85	55.45	S 66°13'14" W
L4	11.89	S 54°48'12" E	L86	109.59	S 39°52'23" E
L5	54.26	S 1°52'07" W	L87	118.81	S 66°13'14" W
L6	18.27	N 20°09'15" W	L88	159.05	S 56°21'01" E
L7	63.24	S 1°52'07" W	L89	118.37	S 1°51'58" W
L8	117.56	S 86°10'30" W	L90	111.29	S 72°50'11" E
L9	35.94	N 1°48'28" E	L91	100.63	S 1°51'58" W
L10	60.00	S 1°52'07" W	L92	98.80	S 89°19'06" E
L11	120.04	N 87°41'42" W	L93	101.87	S 1°51'58" W
L12	60.00	N 1°52'07" E	L94	115.66	N 74°12'00" E
L13	60.15	S 1°52'07" W	L95	69.68	S 54°29'52" E
L14	120.04	N 87°41'42" W	L96	105.27	S 39°18'39" E
L15	28.42	N 1°56'43" E	L97	105.09	S 28°51'23" E
L16	16.56	N 2°18'18" E	L98	100.00	S 20°09'15" E
L17	129.54	S 87°41'42" E	L99	8.00	N 69°50'45" E
L18	64.86	S 1°52'07" W	L100	54.00	N 69°50'45" E
L19	104.73	N 87°41'42" W	L101	100.00	N 20°09'15" W
L20	31.56	N 2°18'18" E	L102	6.00	N 69°50'45" E
L21	126.08	N 87°41'42" W	L103	56.00	N 69°50'45" E
L22	72.86	S 1°49'36" W	L104	100.00	S 20°09'15" E
L23	27.74	S 1°52'07" W	L105	4.00	N 69°50'45" E
L24	67.00	N 1°54'51" E	L106	58.00	N 69°50'45" E
L25	100.08	S 87°41'42" E	L107	100.00	S 20°09'15" E
L26	60.15	N 1°52'07" E	L108	2.00	N 69°50'45" E
L27	115.50	N 87°41'42" W	L109	60.00	N 69°50'45" E
L28	60.15	S 1°52'07" W	L110	3.27	S 69°50'45" W
L29	36.47	N 1°52'07" E	L111	100.00	S 20°09'15" E
L30	115.50	N 87°41'42" W	L112	63.71	N 69°50'45" E
L31	109.56	N 78°29'30" E	L113	88.53	N 20°09'15" W
L32	115.02	N 89°28'52" E	L114	60.00	S 69°50'45" W
L33	60.00	S 20°09'11" E	L115	100.00	N 20°09'15" W
L34	3.27	N 20°09'15" W	L116	60.00	S 69°50'45" W
L35	55.50	S 20°09'15" E	L117	100.00	N 20°09'15" W
L37	94.55	S 69°50'45" W	L118	60.00	S 69°50'45" W
L38	65.00	N 20°09'15" W	L119	100.00	N 20°09'15" W
L39	104.05	N 69°50'45" E	L120	18.83	S 69°50'45" W
L40	55.50	S 20°09'15" E	L121	100.03	N 30°07'00" W
L41	13.44	S 65°09'15" E	L122	100.03	N 42°18'26" W
L42	94.55	N 69°50'45" E	L123	100.03	N 54°29'52" W
L43	60.00	S 20°09'15" E	L124	14.54	S 68°44'44" W
L44	104.05	N 69°50'45" E	L125	70.00	S 26°00'52" E
L45	109.92	N 81°12'32" E	L127	21.73	S 22°37'02" E
L46	58.45	S 20°09'15" E	L128	70.00	S 65°52'58" W
L47	104.05	N 69°50'45" E	L129	6.52	S 70°14'10" E
L48	115.04	N 88°37'06" E	L130	6.52	S 70°14'10" E
L49	35.73	N 1°52'07" E	L131	13.44	S 24°50'45" W
L50	115.50	S 87°41'42" E	L132	12.54	S 28°56'49" E
L51	36.10	S 1°52'07" W	L133	94.11	N 20°09'15" W
L52	60.15	N 1°52'07" E	L134	60.00	S 69°50'45" W
L53	115.50	N 87°41'42" W	L135	57.00	S 69°50'45" W
L54	28.26	N 1°52'07" E	L136	8.93	N 28°33'24" E
L55	31.39	N 1°52'07" E	L137	3.61	N 28°33'24" E
L56	27.01	S 87°41'42" E	L138	36.51	S 67°21'24" E
L57	66.00	S 87°41'42" E	L139	138.42	S 87°41'42" E
L58	32.50	S 87°41'42" E	L140	52.50	S 87°39'38" E
L59	100.10	N 87°41'42" W	L141	35.31	S 2°20'35" E
L60	16.77	N 1°52'07" E	L142	35.31	S 2°20'35" E
L61	160.00	N 87°41'42" W	L143	48.13	S 70°14'10" E
L62	64.86	S 1°52'07" W	L144	16.67	S 21°07'01" E
L63	134.66	S 87°41'42" E	L145	150.26	S 31°08'03" W
L64	60.15	S 1°52'07" W	L146	315.83	N 69°50'45" E
L65	150.00	S 87°41'42" E	L147	12.53	S 68°51'54" E
L66	27.88	N 1°52'07" E	L148	145.99	S 29°19'43" E
L67	60.00	S 1°52'07" W	L149	42.06	S 22°01'21" E
L68	150.00	S 87°41'42" E	L150	70.00	S 86°55'11" W
L69	60.00	N 1°52'07" E	L151	10.31	N 35°57'12" W
L70	37.18	N 1°52'07" E	L152	6.24	N 68°05'30" W
L71	36.27	S 1°52'07" W	L153	35.30	S 2°20'35" W
L72	120.03	N 88°37'06" E	L154	150.26	S 31°08'03" W
L73	120.00	S 77°22'45" W	L155	12.54	S 68°28'28" W
L74	17.32	S 20°09'15" E	L156	62.00	S 69°50'45" W
L75	120.00	S 69°50'45" W	L157	62.00	S 69°50'45" W
L76	17.32	N 20°09'15" W	L158	62.00	S 69°50'45" W
L77	66.13	S 20°09'15" E	L159	62.00	S 69°50'45" W
L78	44.68	S 66°13'14" W	L160	77.59	S 69°50'45" W
L79	73.73	N 20°09'15" W	L162	145.99	S 29°19'43" E
L80	95.76	N 23°23'29" W	L163	13.63	N 43°21'36" W
L81	75.56	N 66°13'14" E	L164	8.32	S 19°27'38" E
L82	90.50	S 20°09'15" E	L165	52.50	S 87°39'38" E

Curve Table

Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	50.50	35.85	35.10	18.72	3.15	3.36	N 27°39'22" E
C2	50.50	57.59	54.52	32.38	7.99	9.49	N 25°21'09" W
C3	50.50	52.31	50.00	28.77	6.62	7.62	N 87°41'42" W
C4	50.50	50.58	48.49	27.64	6.20	7.07	S 33°56'14" W
C5	50.50	43.63	42.28	23.28	4.64	5.11	S 19°30'28" E
C6	265.00	61.83	61.69	31.05	1.80	1.81	N 13°28'13" W
C7	265.00	40.03	39.99	20.05	0.76	0.76	N 2°27'32" W
C8	300.00	115.31	114.60	58.38	5.52	5.63	N 9°08'34" W
C9	335.00	55.55	55.49	27.84	1.15	1.15	N 15°24'13" W
C10	335.00	51.65	51.59	25.87	0.99	1.00	N 6°14'12" W
C11	335.00	21.57	21.56	10.79	0.17	0.17	N 0°01'27" E
C12	50.50	42.87	41.60	22.82	4.48	4.92	N 23°40'24" E
C13	50.50	50.95	48.82	27.88	6.29	7.19	N 29°33'12" W
C14	50.50	52.31	50.00	28.77	6.62	7.62	N 88°07'53" W
C15	50.50	57.19	54.18	32.10	7.88	9.34	S 29°45'07" W
C16	50.50	36.64	35.84	19.17	3.29	3.51	S 23°28'29" E
C17	265.00	13.16	13.16	6.58	0.08	0.08	N 18°43'52" W
C18	265.00	64.89	64.72	32.61	1.98	2.00	N 10°17'38" W
C19	265.00	23.81	23.80	11.91	0.27	0.27	N 0°42'19" W
C20	300.00	115.31	114.60	58.38	5.52	5.63	N 9°08'34" W
C21	335.00	44.05	44.01	22.05	0.72	0.73	N 16°23'12" W
C22	335.00	56.94	56.87	28.54	1.21	1.21	N 7°45'09" W
C23	335.00	27.78	27.77	13.90	0.29	0.29	N 0°30'25" W
C24	455.00	59.82	59.78	29.95	0.98	0.98	N 16°23'15" W
C25	455.00	80.48	80.37	40.34	1.78	1.79	N 7°33'14" W
C26	455.00	34.59	34.58	17.30	0.33	0.33	N 0°18'33" W
C27	243.34	70.00	69.76	35.24	2.51	2.54	N 7°33'33" W
C28	243.34	70.00	69.76	35.24	2.51	2.54	N 8°55'21" E
C29	243.34	70.00	69.76	35.24	2.51	2.54	N 25°24'16" E
C30	243.34	70.00	69.76	35.24	2.51	2.54	N 41°53'10" E
C31	243.34	70.00	69.76	35.24	2.51	2.54	N 58°22'04" E
C32	243.34	13.75	13.75	6.88	0.10	0.10	N 68°13'38" E
C33	208.34	498.90	387.96	531.66	132.33	362.68	N 1°14'40" E
C34	173.34	98.44	97.12	50.59	6.94	7.23	N 45°03'40" W
C35	173.34	105.33	103.72	54.35	7.94	8.32	N 11°23'03" W
C36	173.34	107.63	105.91	55.61	8.29	8.70	N 23°48'42" E
C37	173.34	85.46	84.59	43.61	5.24	5.40	N 55°43'22" E
C38	335.00	71.28	71.14	35.77	1.89	1.90	N 30°38'16" E
C39	335.00	71.28	71.14	35.77	1.89	1.90	N 42°49'42" E
C40	335.00	5.74	5.74	2.87	0.01	0.01	N 49°24'53" E
C41	335.00	65.53	65.43	32.87	1.60	1.61	N 55°30'36" E
C42	335.00	51.05	51.00	25.58	0.97	0.97	N 65°28'48" E
C43	165.00	61.88	61.51	31.31	2.89	2.94	N 80°35'21" E
C44	165.00	53.08	52.85	26.77	2.13	2.16	S 79°27'07" E
C45	200.00	40.78	40.71	20.46	1.04	1.04	N 75°41'14" E
C46	200.00	98.56	97.57	50.30	6.04	6.23	S 84°21'13" E
C47	235.00	79.69	79.31	40.23	3.37	3.42	S 79°57'02" E
C48	300.00	15.04	15.04	7.52	0.09	0.09	N 18°52'57" W
C49	300.00	35.13	35.11	17.58	0.51	0.51	N 14°05'30" W
C50	300.00	38.37	38.34	19.21	0.61	0.61	N 7°04'23" W
C51	300.00	11.61	11.61	5.81	0.06	0.06	N 2°17'59" W
C52	300.00	16.02	16.02	8.01	0.11	0.11	N 0°20'20" E
C53	235.00	75.61	75.29	38.14	3.03	3.07	N 28°02'21" E
C54	235.00	50.00	49.91	25.09	1.33	1.34	N 43°21'08" E
C55	235.00	50.00	49.91	25.09	1.33	1.34	N 55°32'34" E
C56	235.00	33.66	33.64	16.86	0.60	0.60	N 65°44'31" E
C57	200.00	27.07	27.04	13.55	0.46	0.46	N 0°47'48" E
C58	200.00	227.49	215.43	127.84	31.48	37.37	N 37°15'35" E
C59	240.00	148.02	145.68	76.45	11.32	11.88	S 15°19'30" E
C60	187.50	57.82	57.59	29.14	2.22	2.25	S 6°29'27" E
C61	200.00	223.85	212.34	125.28	30.51	36.00	S 0°55'46" E
C62	235.00	176.06	171.97	92.39	16.30	17.51	S 9°40'18" W
C63	300.00	209.01	204.81	108.95	18.02	19.17	S 0°11'45" E
C64	265.00	279.65	266.85	154.43	36.04	41.71	S 0°54'08" W
C65	340.00	514.40	466.72	320.88	92.73	127.51	S 72°40'17" E
C66	375.00	567.36	514.77	353.91	102.28	140.64	S 72°40'18" E
C67	335.00	146.61	145.44	74.50	7.99	8.18	N 0°11'42" W
C68	300.00	59.53	59.44	29.87	1.48	1.48	S 25°26'57" W
C69	165.00	210.01	196.12	121.93	32.30	40.16	N 33°22'58" E
C70	410.00	550.23	509.86	325.50	88.89	113.50	N 67°46'28" W
C71	243.34	218.97	211.66	117.52	24.22	26.89	N 41°34'42" W
C72	292.50	90.20	89.84	45.46	3.47	3.51	N 6°29'27" W
C73	165.00	124.56	121.62	65.42	11.62	12.49	S 9°30'28" W
C74	335.00	23.09	23.08	11.55	0.20	0.20	S 29°09'13" W
C75	335.00	10.25	10.25	5.13	0.04	0.04	N 28°28'04" W
C76	77.50	41.76	41.25	21.40	2.80	2.90	N 27°55'29" W
C77	192.50	94.19	93.25	48.06	5.73	5.91	N 29°20'33" W
C78	662.5	47.82	47.81	23.92	0.43	0.43	S 17°23'34" E
C79	687.5	92.02	91.95	46.08	1.54	1.54	S 15°37'26" E
C80	300.00	48.04	47.99	24.07	0.96	0.96	S 24°44'17" E

NOTES:

ALL NEW UTILITY EASEMENTS SHOWN ARE DESIGNATED AT A 15' WIDTH, UNLESS OTHERWISE NOTED.

ALL OF THE PUBLIC STREETS SHOWN ARE DESIGNATED AT A 70' WIDTH, UNLESS OTHERWISE NOTED.

THE PUBLIC STREETS SHOWN HEREON MAY ALSO SERVE AS A UTILITY CORRIDOR.

ALL AREAS LISTED ARE ±

Brosz ENGINEERING, INC.
ARCHITECTURE ENGINEERING SURVEYING

PROJECT NO. N18-W1040

FINAL REPLAT OF
BLOCKS 1 & 2 OF THE STEPPING STONE SUBDIVISION
NOW KNOWN AS
LOTS 1 - 56 OF BLOCK 1 & BLOCK 2 OF THE STEPPING STONE SUBDIVISION

AS LOCATED IN THE NE1/4 OF SECTION 17 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS_____DAY OF _____ ,2018

_____ _____
DAKOTA GOLD PROPERTIES LLC DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____, FOR DAKOTA GOLD PROPERTIES LLC, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, DUSTIN JORDAN, REGISTERED LAND SURVEYOR NO. 10478, IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS DRAWING IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISON, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.

_____ _____
DUSTIN JORDAN DATE
REGISTERED LAND SURVEYOR NO. 10478

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____PERSONALLY APPEARED, DUSTIN JORDAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN BLOCKS 1 & 2 OF THE STEPPING STONE SUBDIVISION IN THE NE1/4 OF SECTION 17, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____ , 2018 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA , AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

_____ _____
GLEN BEARD, CHAIRMAN DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____ 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, GLEN BEARD, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPIATE PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE DEDICATED, BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

_____ _____
PHILIP RIELY, MAYOR DATE

_____ _____
PENI PETERSON, CITY AUDITOR DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____ 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENT OF SPECIAL ASSESSMENT OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE THE AMOUNT OF $ _____ PLUS PENALTY AND INTEREST.

CERTIFIED THIS _____ DAY OF _____, 2018.

_____
ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THE _____ DAY OF _____, A.D., 2018 AND WAS RECORDED AS DOCUMENT NO. _____ .

_____
ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

RESERVATION TELEPHONE COOPERATIVE

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____ 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

MONTANA DAKOTA UTILITIES COMPANY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____ 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

MCKENZIE ELECTRIC COOPERATIVE, INC.

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
MCKENZIE ELECTRIC COOPERATIVE, INC., AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____ 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

Brosz ENGINEERING, INC.
ARCHITECTURE ENGINEERING SURVEYING

PROJECT NO. N18-W1040

2.
Division of Land Application

Subdivision Final Plat

Stepping Stone Inc.
Phase 2

DIVISION OF LAND

SUBDIVISION FINAL PLAT

APPLICATION
THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
$15.00 PER LOT

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Final Plat Application* may be submitted after a Preliminary Subdivision Plat is approved by City Council. The Subdivision process allows to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All *Subdivision Final Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Subdivision Final Plat* and a copy of current property deed(s) and/or title report. Once approved by City Council, the Final Subdivision Plat must be submitted in 24" x 36" size for City signatures and recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances:* ***CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.***

PROPERTY OWNER INFORMATION

OWNER NAME(S):	PHONE NUMBER:	EMAIL:
Dakota Gold Properties LLC	760-401-1389	Paulficara@gmail.com

MAILING ADDRESS: PO Box 1742 Watford City ND 58854

APPLICANT INFORMATION

☐ *Same as Owner*

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
Stepping Stone Inc	760-401-1389	Paulficara@gmail.com

MAILING ADDRESS: Same as Above

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
Stepping Stone Inc Same As Above		

MAILING ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION: 17th Ave NE

ZONING DISTRICT: Residential

PARCEL NUMBER(s): Block 2 of Stepping Stone

PROPOSED SUBDIVISION NAME: Stepping Stone

LEGAL DESCRIPTION: *(SECTION, TOWNSHIP, RANGE)*

EXISTING ACREAGE/SQ.FT.:	NEW ACREAGE/SQ.FT.:	PROPOSED # OF LOTS: TOTAL 37 LOTS (34 Residential LOTS (3) Heritage LOTS

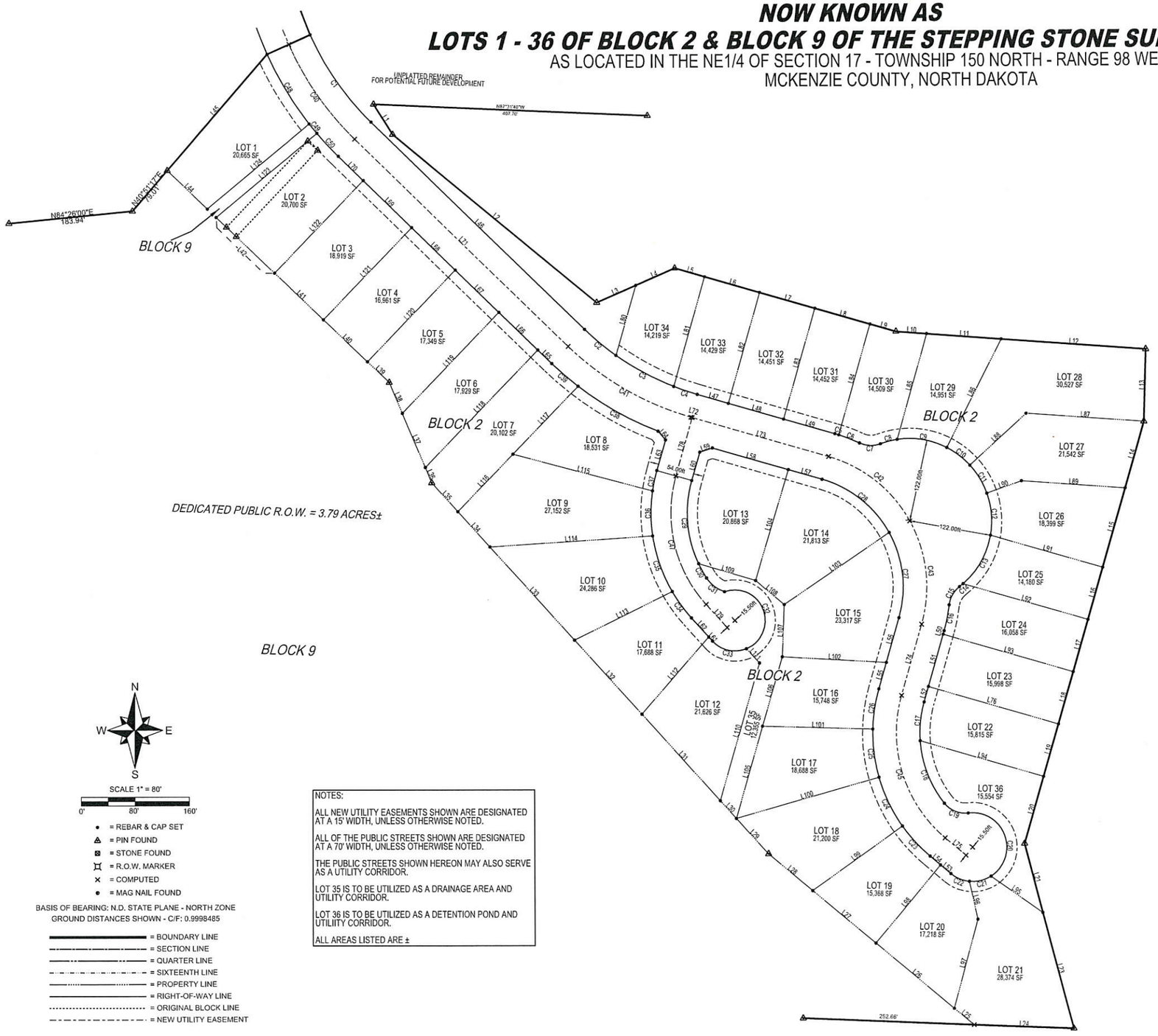
CURRENT USE OF PROPERTY:	PROPOSED USE OF PROPERTY:
Vacant Land.	

DESCRIPTION Please give a brief description of the Final Subdivision Plat.

Final Plat for Residential Lots FOR Housing

FINAL REPLAT OF
BLOCKS 2 & 9 OF THE STEPPING STONE SUBDIVISION
NOW KNOWN AS
LOTS 1 - 36 OF BLOCK 2 & BLOCK 9 OF THE STEPPING STONE SUBDIVISION

AS LOCATED IN THE NE1/4 OF SECTION 17 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA



DEDICATED PUBLIC R.O.W. = 3.79 ACRES±

BLOCK 9

N
W E
S

SCALE 1" = 80'
0' 80' 160'

- • = REBAR & CAP SET
- △ = PIN FOUND
- ⊠ = STONE FOUND
- ⌑ = R.O.W. MARKER
- × = COMPUTED
- • = MAG NAIL FOUND

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

- ——— = BOUNDARY LINE
- —·—·— = SECTION LINE
- —··—··— = QUARTER LINE
- —·—·—·— = SIXTEENTH LINE
- —·····—·····— = PROPERTY LINE
- ——— = RIGHT-OF-WAY LINE
- ····· = ORIGINAL BLOCK LINE
- – – – = NEW UTILITY EASEMENT

NOTES:

ALL NEW UTILITY EASEMENTS SHOWN ARE DESIGNATED AT A 15' WIDTH, UNLESS OTHERWISE NOTED.

ALL OF THE PUBLIC STREETS SHOWN ARE DESIGNATED AT A 70' WIDTH, UNLESS OTHERWISE NOTED.

THE PUBLIC STREETS SHOWN HEREON MAY ALSO SERVE AS A UTILITY CORRIDOR.

LOT 35 IS TO BE UTILIZED AS A DRAINAGE AREA AND UTILITY CORRIDOR.

LOT 36 IS TO BE UTILIZED AS A DETENTION POND AND UTILIITY CORRIDOR.

ALL AREAS LISTED ARE ±

Line Table

Name	Length	Direction	Name	Length	Direction
L1	52.90	S 32°31'28" E	L63	47.01	N 16°06'36" E
L2	391.55	S 50°38'11" E	L64	17.03	N 40°08'26" W
L3	63.34	N 66°31'22" E	L65	28.84	N 45°58'37" W
L4	63.13	N 66°31'22" E	L66	80.00	N 45°58'37" W
L5	46.35	S 73°53'49" E	L67	90.00	N 45°58'37" W
L6	85.00	S 73°53'49" E	L68	90.00	N 45°58'37" W
L7	85.00	S 73°53'49" E	L69	100.00	N 45°58'37" W
L8	85.00	S 73°53'49" E	L70	51.60	N 45°58'37" W
L9	40.17	S 73°53'49" E	L71	440.44	S 45°58'37" E
L10	45.79	S 85°39'47" E	L72	2.24	S 73°53'24" E
L11	111.19	S 85°39'47" E	L73	209.81	S 73°53'24" E
L12	214.66	S 85°39'47" E	L74	109.07	S 16°18'11" W
L13	106.90	S 1°54'47" W	L75	40.00	S 50°02'21" E
L14	102.24	S 16°18'02" W	L76	199.98	N 73°41'49" W
L15	121.88	S 16°18'02" W	L78	89.64	S 16°06'36" W
L16	80.00	S 16°18'02" W	L79	46.22	S 42°11'34" E
L17	80.00	S 16°18'02" W	L80	107.38	S 16°06'36" W
L18	80.00	S 16°18'02" W	L81	168.29	S 16°06'36" W
L19	80.00	S 16°18'02" W	L82	170.01	S 16°06'36" W
L20	102.56	S 16°18'02" W	L83	170.02	S 16°06'36" W
L21	104.79	S 14°28'08" E	L84	170.11	S 16°06'36" W
L23	176.59	S 14°28'08" E	L85	162.20	S 16°06'36" W
L24	147.12	N 87°32'16" W	L86	179.55	S 27°07'19" W
L25	38.01	N 50°04'06" W	L87	174.96	N 85°40'23" W
L26	150.56	N 50°04'06" W	L88	113.22	S 47°43'24" W
L27	120.92	N 50°04'06" W	L89	153.76	N 85°39'59" W
L28	84.54	N 50°04'06" W	L90	54.47	S 70°38'00" W
L29	70.49	N 42°11'12" W	L91	172.47	N 73°41'49" W
L30	35.19	N 42°11'12" W	L92	191.89	N 73°41'49" W
L31	172.10	N 42°11'12" W	L93	199.98	N 73°41'49" W
L32	147.41	N 42°11'12" W	L94	190.06	N 73°41'49" W
L33	185.88	N 42°11'12" W	L95	93.29	S 54°39'51" E
L34	70.40	N 42°11'12" W	L96	56.97	S 12°10'51" E
L35	57.49	N 42°11'12" W	L97	135.89	S 15°21'13" W
L36	24.59	N 22°59'37" W	L98	149.85	N 40°11'31" E
L37	86.90	N 22°59'37" W	L99	163.08	N 54°44'14" E
L38	49.60	N 22°59'37" W	L100	219.26	N 74°15'08" E
L39	44.34	N 46°24'59" W	L101	162.86	S 88°18'24" E
L40	90.00	N 46°24'59" W	L102	153.94	S 88°40'55" E
L41	100.00	N 46°24'59" W	L103	188.31	N 55°50'57" E
L42	119.32	N 46°24'59" W	L104	170.77	N 16°50'20" E
L44	82.23	N 46°24'59" W	L105	140.74	N 16°18'11" E
L45	226.48	N 40°51'17" E	L107	77.12	N 2°29'05" E
L46	440.44	S 45°58'37" E	L108	55.37	N 49°50'15" W
L47	48.08	S 73°53'24" E	L109	88.00	N 73°23'42" W
L48	85.00	S 73°53'24" E	L110	210.48	N 16°18'11" E
L49	78.97	S 73°53'24" E	L111	28.47	N 42°11'34" W
L50	5.43	S 16°18'11" W	L112	150.89	N 41°23'12" E
L51	80.00	S 16°18'11" W	L113	161.28	N 63°51'20" E
L52	23.65	S 16°18'11" W	L114	241.51	N 86°19'28" E
L53	20.00	N 50°02'21" W	L115	213.58	S 75°07'16" E
L54	20.00	N 50°02'21" W	L116	117.94	N 44°01'23" E
L55	40.43	N 16°18'11" E	L117	139.33	N 44°01'23" E
L56	68.64	N 16°18'11" E	L118	241.07	N 44°01'23" E
L57	51.90	N 73°53'24" W	L119	207.14	N 44°01'23" E
L58	116.98	N 73°53'24" W	L120	188.11	N 44°01'23" E
L59	19.75	S 72°21'38" W	L121	188.81	N 44°01'23" E
L60	43.67	S 16°06'36" W	L122	189.57	N 44°01'23" E
L61	8.27	N 42°11'34" W	L123	193.87	N 50°20'18" E
L62	37.95	N 42°11'34" W	L124	196.09	N 50°20'18" E

Curve Table

Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	415.00	158.33	157.37	80.14	7.53	7.67	S 35°02'49" E
C2	400.00	60.43	60.38	30.27	1.14	1.14	S 50°18'18" E
C3	400.00	97.46	97.22	48.97	2.96	2.99	S 61°36'49" E
C4	400.00	36.97	36.96	18.50	0.43	0.43	S 71°14'31" E
C5	235.00	6.03	6.03	3.01	0.02	0.02	S 73°09'19" E
C6	235.00	32.89	32.86	16.47	0.57	0.58	S 68°24'42" E
C7	39.50	31.81	30.96	16.82	3.16	3.43	S 87°28'26" E
C8	122.00	25.84	25.79	12.97	0.68	0.69	N 75°31'19" E
C9	122.00	76.28	75.05	39.44	5.91	6.22	S 80°29'53" E
C10	122.00	43.24	43.02	21.85	1.91	1.94	S 52°25'51" E
C11	122.00	48.78	48.46	24.72	2.43	2.48	S 30°49'18" E
C12	122.00	63.01	62.32	32.23	4.05	4.18	S 4°34'11" E
C13	122.00	83.97	82.32	43.73	7.15	7.60	S 29°56'43" W
C14	122.00	7.02	7.02	3.51	0.05	0.05	S 51°18'38" W
C15	39.50	31.81	30.96	16.82	3.16	3.43	S 29°53'13" W
C16	235.00	38.91	38.87	19.50	0.80	0.81	S 11°33'34" W
C17	165.00	57.51	57.22	29.05	2.50	2.54	S 6°19'04" W
C18	165.00	100.04	98.51	51.61	7.52	7.88	S 21°02'11" E
C19	39.00	39.88	38.17	21.88	4.99	5.72	S 67°42'01" E
C20	50.50	136.47	98.57	226.21	39.50	181.28	S 19°34'49" E
C21	50.50	33.42	32.81	17.35	2.74	2.90	S 76°47'34" W
C22	50.50	30.15	29.71	15.54	2.23	2.34	N 67°08'40" W
C23	235.00	60.61	60.44	30.47	1.95	1.97	N 42°39'04" W
C24	235.00	80.00	79.61	40.39	3.40	3.45	N 25°30'37" W
C25	235.00	71.58	71.30	36.07	2.72	2.75	N 7°01'56" W
C26	235.00	59.92	59.76	30.12	1.91	1.92	N 8°59'53" E
C27	165.00	129.87	126.54	68.51	12.61	13.66	N 6°14'43" W
C28	165.00	129.87	126.54	68.51	12.61	13.66	N 51°20'30" W
C29	175.50	125.88	123.20	65.78	11.17	11.92	S 4°26'16" E
C30	175.50	24.23	24.21	12.13	0.42	0.42	S 28°56'24" E
C31	50.00	34.25	33.59	17.83	2.90	3.08	S 52°31'16" E
C32	45.00	139.41	89.98	2062.31	44.02	2017.80	S 20°47'41" E
C33	45.00	54.86	51.53	31.42	8.10	9.89	N 77°07'07" W
C34	229.50	48.36	48.27	24.27	1.27	1.28	N 36°09'23" W
C35	229.50	87.51	86.98	44.29	4.16	4.24	N 19°11'46" W
C36	229.50	66.88	66.65	33.68	2.43	2.46	N 0°04'36" E
C37	229.50	30.78	30.76	15.41	0.52	0.52	N 12°16'04" E
C38	470.00	136.23	135.76	68.60	4.93	4.98	N 60°31'48" W
C39	470.00	51.27	51.24	25.66	0.70	0.70	N 49°06'06" W
C40	450.00	171.68	170.64	86.90	8.16	8.31	S 35°02'49" E
C41	435.00	211.92	209.83	108.11	12.84	13.23	S 59°56'00" E
C42	200.00	157.42	153.38	83.04	15.29	16.55	S 51°20'30" E
C43	200.00	157.42	153.38	83.04	15.29	16.55	S 6°14'43" E
C45	200.00	231.58	218.86	130.73	32.59	38.94	S 16°52'05" E
C47	200.00	203.51	194.85	111.55	25.33	29.01	S 13°02'29" E
C48	485.00	120.58	120.27	60.60	3.74	3.77	S 31°14'23" E
C49	485.00	18.00	18.00	9.00	0.08	0.08	S 39°25'32" E
C50	485.00	46.46	46.44	23.25	0.56	0.56	S 43°13'58" E

Brosz ENGINEERING, INC.
ARCHITECTURE ENGINEERING SURVEYING

PROJECT NO. N18-W1040

FINAL REPLAT OF
BLOCKS 2 & 9 OF THE STEPPING STONE SUBDIVISION
NOW KNOWN AS
LOTS 1 - 36 OF BLOCK 2 & BLOCK 9 OF THE STEPPING STONE SUBDIVISION

AS LOCATED IN THE NE1/4 OF SECTION 17 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITIY EASEMENTS" WHETHER SHOWN OR EXISTING.
DATED THIS_____DAY OF _____ ,2018

_____ _____
DAKOTA GOLD PROPERTIES LLC DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____ FOR DAKOTA GOLD PROPERTIES LLC, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING THE SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I (WE) DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THE LAND DEDICATED HEREON AS "UTILITIY EASEMENTS" WHETHER SHOWN OR EXISTING,
DATED THIS_____DAY OF _____ ,2018

_____ _____
CITY OF WATFORD CITY DATE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, _____ FOR THE CITY OF WATFORD CITY, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, DUSTIN JORDAN. REGISTERED LAND SURVEYOR NO. 10478,IN THE STATE OF NORTH DAKOTA ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS DRAWING IS IN ALL RESPECTS CORRECT, AND WAS MADE BY ME OR UNDER MY DIRECT SUPERVISON, ON THE GROUND, TO THE NORMAL STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NORTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF OR BY BROSZ ENGINEERING.

_____ _____
DUSTIN JORDAN DATE
REGISTERED LAND SURVEYOR NO. 10478

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY APPEARED, DUSTIN JORDAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN BLOCKS 2 & 9 OF THE STEPPING STONE SUBDIVISION IN THE NE1/4 OF SECTION 17, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA.

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____ , 2018 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA , AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

_____ _____
GLEN BEARD, CHAIRMAN DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, GLEN BEARD, CHAIRMAN, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPIATE PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE DEDICATED, BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

_____ _____
PHILIP RIELY, MAYOR DATE

_____ _____
PENI PETERSON, CITY AUDITOR DATE

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP RIELY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENT OF SPECIAL ASSESSMENT OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE THE AMOUNT OF $ _____ PLUS PENALTY AND INTEREST.

CERTIFIED THIS _____ DAY OF _____, 2018.

_____
ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK A.M. / P.M. ON THE _____ DAY OF _____. A.D., 2018 AND WAS RECORDED AS DOCUMENT NO. _____ .

_____
ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

RESERVATION TELEPHONE COOPERATIVE

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

MONTANA DAKOTA UTILITIES COMPANY

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
MONTANA DAKOTA UTILITIES COMPANY, AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ ,KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

MCKENZIE ELECTRIC COOPERATIVE, INC.

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, ON, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED ON THIS _____DAY OF _____, 2018.

_____
MCKENZIE ELECTRIC COOPERATIVE, INC., AUTHORIZED AGENT
PRINTED NAME: _____

STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

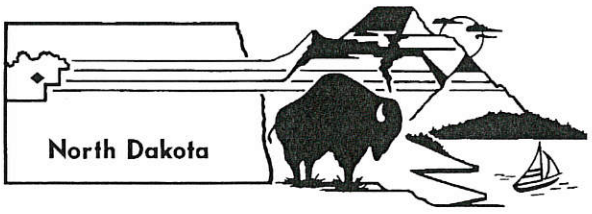
ON THIS _____ DAY OF_____2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ ,KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

Brosz ENGINEERING, INC.
ARCHITECTURE ENGINEERING SURVEYING

PROJECT NO. N18-W1040

Watford City



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
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cityofwatfordcity.com

October 2018

STAFF REPORT
Subdivision Final Plat: Stepping Stone

APPLICANT:

Stepping Stone, Inc.
Paul Ficara
P.O. Box 1742
Watford City ND, 58854

PROPERTY OWNERS:

Dakota Gold Properties LLC
P.O. Box 1742
Watford City ND, 58854

PROPERTY LOCATION:

Section 17, Township 150 North, Range 98 West, PID: 832501000, 832502000; Block 2 and 9 of Stepping Stone Development, 17th Ave. NE Stepping Stone Subdivision, Watford City, McKenzie County, North Dakota.

REQUEST:

Division of Land Application for Final Plat of Stepping Stone Subdivision named: *"FINAL REPLAT OF BLOCKS 2 & 9 OF THE STEPPING STONE SUBDIVISION NOW KNOWN AS LOTS 1-36 OF BLOCK 2 & Block 9 OF THE STEPPING STONE SUBDIVISION"*

ZONING:

R4- High Density Residential

CURRENT USE:

Undeveloped

REFERENCES:

City of Watford City Municipal Code of Ordinances: *CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS:*

> *"Plat approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all plats of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota."*

DISCUSSION:

Stepping Stone, Inc. has submitted a Division of Land Application for Final Plat of the Stepping Stone subdivision. This plat is technically a re-plat in order to create 36 individual lots. Among those lots, 3 will be dedicated green space and designated to the future Home Owners Association, HOA. These lots will be identified within the Development Agreement as non-buildable lots. This area is to be platted in the second phase of this development and is currently zoned R1, Single Family Dwelling District.

There were only a couple minor changes made to this Final Plat in comparison to the Preliminary Plat which was reviewed last month. The utility corridors were updated, and per the request of McKenzie County, the lettered lots which were the lots intended to be dedicated to the HOA, have now been numbered.

A Development Agreement between the City of Watford City and Stepping Stone, Inc. was recorded in September 2015. The Developer and City Attorney are currently working on finalizing some amendments and updates to the original agreement. In addition, they are also working on finalizing a Subdivision Improvement Maintenance and Warranty Agreement. The agreement will need to be approved by City Council prior to the recordation of this final plat. Although this agreement is not yet in place, the Developer has been working with the City regarding the bonding requirements as well as with City Engineer, Rick Jore and City Public Works Superintendent, Justin Smith regarding the new infrastructure improvements. At this time, Justin and Rick both commented that they have no outstanding issues for the planned future development.

The City of Watford City mailed the property owners that hold an interest in the property as well as the adjacent property owners a notice regarding the city's zone change request. None of the noticed property owners contacted the city regarding the application.

SITE DEVELOPMENT:

Access: *The property is accessible from 17th Ave NE.*

Sewer: *The property will have access to City sanitary sewer.*

Water: *The property will have access to City water.*

SURROUNDING LAND USE:

North: Zoning – IP- Industrial Park
Use - Premium Oilfield Services LLC

East: Zoning – R-1: Single Family Home/ R4- High Density Residential
Use - Undeveloped

South: Zoning – AG: Agriculture/ R4: High Density Residential
Use - Undeveloped

West: Zoning – R4: High Density Residential
Use - Undeveloped

RECOMMENDATION:

It is the recommendation of the Planning Department Staff to *Approve* the Division of Land Application for Subdivision Final Plat.

Approval shall be contingent upon the following items:

1. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6.*

2. All bonding for infrastructure must be in place before the Final Subdivision Plat is recorded.

3. The amended Development Agreement (DA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

4. A Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

PLANNING DEPARTMENT STAFF CONTACT:

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LaRissa Bertram
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(701)444-8406

Permit Records

September 2018 – October 2018

2018
Permit Records

Permit #	Type	Month	Issue Date	Property Owner	Contractor	Project Address	Lot / Block	Subdivision	Parcel #	Description of Work	Value	Permit Fee	Payment
4167	Excavation	September	9/4/2018	Warren Winsness	4G Energy	320 4th St Ne			82-28-00100	Repair of Sewer Main	$ 7,500.00	$ 142.00	Check # 2899
4168	Fence	September	9/4/2018	Ashley Enger	Dakota Fence	1417 W Pheasant Ridge Dr.		Pheasant Ridge	82-55-01100	Instalation of Black Vinyl Chain Link Fence	$ -	$ 25.00	Card
4169	Excavation	September	9/4/2018	City of Watford City	Winn Construction Inc	Various				City of Watford City Repair Broken Curbs	$ -	$ -	Waived
4170	Building	September	9/4/2018	Jason and Leslie Killion	Ryan Hunt	402 27th Ave. NE		Dakota Ridge	82-32-06800	Deck on Second Level In the Back of home	$ 7,036.00	$ 135.50	Card
4171	Building	September	9/7/2018	Roland Dahl	Better Roofing	400 5th St NE			82-39-01500	Remove and replace shingles on roof of house	$ 16,800.00	$ 272.20	Card
4172	Construct/ Repair	September	9/7/2018	Herb Lundin	LB Concrete Inc	201 2nd St NW			82-01-07900	Remove existing asphalt driveway, replace with concrete, change pitch to drain away from house, repair sidewalk in front	$ -	$ 10.00	Check #6846
4173	Building	September	9/7/2018	Herb Lundin	LB Concrete Inc	201 2nd St NW			82-01-07900	Replacing existing steps to front porch with ramp	$ 500.00	$ 25.00	Check #6846
4174	Demolition	September	9/12/2018	First International Bank & Trust	Lupine Construction	105 2nd Ave. NE			82-01-17600	Demolition of building	$ -	$ 25.00	Card
4175	Construct/ Repair	September	9/14/2018	Herb Lundin	LB Concrete Inc	201 2nd St NW			82-01-07900	Remove existing apron, curb, gutter. Widen apron from 11' to 22'.	$ -	$ 10.00	Check #6871
4176	Building	September	9/17/2018	Rebecca Cundiff	SW Williams & Son	400 8th St NW			82-08-03900	Add landing and stairs to existing back deck	$ 2,450.00	$ 71.30	Check #2283
4177	Septic	September	9/18/2018	Josh and Julie Knowles	Goulet Construction	2633 122nd Ave NW			20-03-07300	Residential septic system	$ -	$ 25.00	Check #1558
4178	Building	September	9/18/2018	Mike Vannett	Self	317 5th St NE			82-29-00100	replace lower 1/2 of siding on 2 sides of house; replace 9 windows	$ 2,000.00	$ 70.00	Card
4179	Fence	September	9/20/2018	Anthony Ell	Self	2608 Terrace View Dr		Buffalo Hills	20-04-01100	Install 6' fence around back yard	$ -	$ 25.00	Card
4180	Excavation	September	9/20/2018	City of Watford City	Lupine Construction	10th Ave NE				Install Storm Sewer for new City PW Shop Building	$ 30,000.00	$ 440.00	Card
4181	Building	September	9/21/2018	Watford City Park District	Corland Construction LLC	7th St SE		Kent Pelton Nature Park		Site grading, extend sidewalks, construct pavilion park shelter	$ 704,000.00	$ -	Waived
4182	Excavation	September	9/21/2018	First International Bank & Trust	Jett Boring Solutions LLC	300 12th St SE		Hangar #9	82-73-16000	Excavate to install new water service line and curb stop for hangar building	$ 8,000.00	$ 149.00	Check #1548
4183	Other	September	9/21/2018	Eric and Renae Mogen	Schuh Construction Inc	805 24th Ave SE			20-00-22110	Rebuilding 48 x 66 pole building which was lost in July tornado storm	$ -	$ 20.00	Check #7255
4184	Building	September	9/21/2018	Haley Deserly	Self	100 2nd St NE			82-01-15100	Interior remodel, add egress window, repair siding, replace doors & windows	$ 5,000.00	$ 107.00	Card
4185	Building	September	9/21/2018	Tyler Hamlin	Self	104 3rd St SW			82-57-04100	Replace shingles on roof	$ 5,000.00	$ 107.00	Card
4186	Fence	September	9/21/2018	Kyle Arndt	Dakota Fence	316 2nd Ave NW			82-04-01100	Fence front and back yard	$ -	$ 25.00	Cash
4187	Building	September	9/26/2018	McKenzie County School District #1	JE Dunn Construction	908 4th Ave NE			82-13-17000	Renovation of transportation building offices and shop space	$ 117,122.00	$ 1,126.23	Card
4188	Moving	September	9/27/2018	Doug Bolken	*tbd*	1003 2nd Ave SE	Lot 5 Block 2	Cherry Creek 2nd	82-20-03000	Moving Manufactured Mobile Home onto lot	$ -	$ 150.00	Check #1082 & #1083
4189	W/S Access	September	9/27/2018	Doug Bolken	*tbd*	1003 2nd Ave SE	Lot 5 Block 2	Cherry Creek 2nd	82-20-03000	Water meter for mobile home	$ -	$ 354.00	Check #1082 & #1084
4190	Building	September	9/27/2018	Doug Bolken	*tbd*	1005 2nd Ave SE	Lot 6 Block 2	Cherry Creek 2nd	82-20-03000	14' x 32' prefab garage on mono-slab foundation	$ 20,458.00	$ 323.41	Check #1082 & #1085
4191	W/S Access	September	9/27/2018	Doug Bolken	*tbd*	1005 2nd Ave SE	Lot 6 Block 2	Cherry Creek 2nd	82-20-03000	Water meter for garage	$ -	$ 354.00	Check #1082 & #1086
4192	Fence	September	9/27/2018	Doug Bolken	2 J N Enterprizes LLC	1005 2nd Ave SE	Lot 6 Block 2	Cherry Creek 2nd	82-20-03000	Fence south side of property	$ -	$ 25.00	Check #1082 & #1087
4193	Building	September	9/28/2018	John and Karen Pace	Self	601 11th St SE	Lot 7&8 Block 5	Cherry Creek 2nd	82-20-07250	16' x 40' prefab garage	$ 13,659.00	$ 228.23	Check #10069
4194	Building	October	10/1/2018	Scott and Monique Wisness	Big Sky Siding & Windows Inc	401 27th Ave NE	Lot 42 Block 7	Dakota Ridge	82-32-06420	Replace entry door and 2 storm doors	$ 2,703.00	$ 74.84	Card
4195	Building	October	10/2/2018	Wade Darr	Darr Construction Inc	320 2nd St NE	Lot 1 Block 1	Original Townsite of Watford	82-01-00100	Remove & replace shingles on roof, add 2 egress windows	$ 9,000.00	$ 163.00	Card
4196	Other	October	10/2/2018	Jared Bailey	Lees General Construction	1213 10th St SW			11-20-00200	repair shingles on roof of house due to storm damage	$ -	$ 20.00	Card
4197	Building	October	10/2/2018	First Lutheran Church	JLAM Inc	504 4th St NE	Lot 4 Block 3	Holms 1st Add	82-38-01800	Install 2 egress basement windows	$ 4,000.00	$ 93.00	Card
4198	Excavation	October	10/2/2018	LT Development Group LLC	Lupine Construction Inc	1212 4th Ave NE	Lot 3	Taylor Addition	82-68-00300	Install storm sewer	$ 8,000.00	$ 149.00	Card
4199	Excavation	October	10/2/2018	David Veeder	Lupine Construction Inc	512 6th St NE	Lot 1 Block 3	Veeder Estates	82-75-02900	Install water and sewer service lines to lot	$ 15,000.00	$ 247.00	Card
4200	Excavation	October	10/2/2018	Michael Pacheco	Lupine Construction Inc	2324 Main St N	Lot 1	Sufficiently Elegant Estates	20-00-05100	Install rural water service line	$ 15,000.00	$ 247.00	Card
4201	Excavation	October	10/3/2018	City of Watford City	Lupine Construction Inc	417 2nd St NE	Lot 11 Block 2	Aarhus Add. to WC	82-10-02700	Excavate curb stop and replace curb box	$ 3,000.00	$ 79.00	Card
4202	Building	October	10/3/2018	David Knudtson	Tecta America Dakotas	241 Main St N	Lot 1,2,3 Blk 6	Original Townsite of Watford	82-01-08600	Partial roof replacement	$ 37,731.00	$ 571.31	Card
4203	At Risk	October	10/3/2018	Poseiden Holdings LLC	Pardue Construction LLC	604 6th St NE	Lot 2 Block 2	Veeder Estates	82-75-02700	Foundation for Single Family Home	$ -	$ -	n/a
4204	Excavation	October	10/3/2018	City of Watford City	Lupine Construction Inc	316 3rd St NE	Lot 5 Block 1	2nd Add to WC	82-03-00500	Repair curb stop	$ 3,500.00	$ 86.00	Card
4205	Excavation	October	10/3/2018	City of Watford City	Lupine Construction Inc	400 3rd Ave NW	Lot 9 Block 2	Newmans Add to WC	82-49-01900	Repair curb stop	$ 3,500.00	$ 86.00	Card
4206	Moving	October	10/8/2018	Ray and Billie Jo Morken	BB Mobile Transport	1014 5th Ave SE	Lot 10 Block 3	Cherry Creek 2nd	82-20-05300	Move mobile home onto lot	$ -	$ 150.00	Check
4207	Sign	October	10/8/2018	SUSO3 Watford LP	DRS Enterprises LLC	109 6th Ave SE	Suite 700	South Park	82-74-00100	Install 2 lighted signs to exterior of building	$ -	$ 100.00	Card
4208	Excavation	October	10/9/2018	Warren Winsness	Essential Services	320 4th St Ne	Lot 1	East Watford	82-28-00100	Excavate to repair sewer service line	$ 5,000.00	$ 107.00	
4209	Building	October	10/10/2018	Shirley Norby	Michael Normile	212 Park Ave. W			82-01-21500	New Siding/ Addition of Loft/ New Deck	$ 16,200.00	$ 263.80	
4210	W/S Access	October	10/11/2018	Stenehjem Development LLP	Lupine Construction Inc	Mulligan Drive		Fox Hills Golf Estates		Water access & meter for irrigation at subdivision entry monument	$ -	$ 854.00	Check #1999
4211	Utility Occupancy	October	10/11/2018	Stenehjem Development LLP	Lupine Construction Inc	Mulligan Drive		Fox Hills Golf Estates		Domestic irrigation and low voltage electrical under ROW	$ -	$ -	n/a
4212	Utility Occupancy	October	10/11/2018	Stenehjem Development LLP	Lupine Construction Inc	N Prairie Hills Rd		Fox Hills Golf Estates		Domestic irrigation and low voltage electrical under ROW	$ -	$ -	n/a
4213	W/S Access	October	10/11/2018	Stenehjem Development LLP	Lupine Construction Inc	N Prairie Hills Rd		Fox Hills Golf Estates		Water access & meter for irrigation at subdivision entry monument	$ -	$ 854.00	Check #1999
4214	Building	October	10/12/2018	Poseiden Holdings LLC	Pardue Construction LLC	604 6th St NE	Lot 2 Block 2	Veeder Estates	82-75-02700	1657 SqFt Single Family Home with attached 2 car garage	$ 219,158.00	$ 4,289.53	Check #13101
4215	W/S Access	October	10/12/2018	Poseiden Holdings LLC	Pardue Construction LLC	604 6th St NE	Lot 2 Block 2	Veeder Estates	82-75-02700	New water/sewer for Single Family Home	$ -	$ 3,151.55	Check #13101
4216	At Risk	October	10/12/2018	Poseiden Holdings LLC	Pardue Construction LLC	505 7th Ave NE	Lot 12 Block 5	Veeder Estates	82-75-04900	Foundation for Single Family Home	$ -	$ -	n/a

2018
Permit Records

Permit #	Type	Month	Issue Date	Property Owner	Contractor	Project Address	Lot / Block	Subdivision	Parcel #	Description of Work	Value	Permit Fee	Payment
4217	Building	October	10/15/2018	Paul and Jenifer Craddick	Self	213 5th St NE	Lot 12	1st Add to E Watford	82-29-00900	14' x 18' addition to house and full interior remodel	$ 42,383.00	$ 563.83	Check #1227
4218	Building	October	10/16/2018	Myrna Hay	Gold Quality Construction Inc	3044th St NW	Lot 8 Block 1	Newmans Add to WC	82-49-00800	Remove and replace shingles on roof of house	$ 3,650.00	$ 88.11	Check #2206
4219	Building	October	10/16/2018	Matthew Fogle	Josh Mandler Builders LLC	212 5th St NE	Lot 30	Siebolds Add	82-69-01200	10' x 26' covered front deck	$ 5,000.00	$ 107.00	Card
4220	Moving	October	10/18/2018	Ray and Billie Jo Morken	BB Mobile Transport	1012 5th Ave SE	Lot 11 Block 3	Cherry Creek 2nd	82-20-05400	Move mobile home onto lot	$ -	$ 150.00	Card
4221	Building	October	10/19/2018	Watford Center LLC	Shamrock Property Maintenance	1005 Main St S	#100C		82-73-09200	Interior improvements: construct 2 walls 10' x 12'	$ 1,500.00	$ 55.00	Card
4222	Building	October	10/19/2018	Ray and Billie Jo Morken	Reliable Drilling Fluids LLC	1012 5th Ave NE	Lot 11 Block 3	Cherry Creek 2nd	82-20-05400	Construct deck on front of mobile home	$ 1,800.00	$ 64.00	Card
4223	Building	October	10/22/2018	Eugene Turnquist	Prairie Plains Construction	405 Main St N	Lot 12	North Watford	82-50-03500	Construct 32' x 36' detached garage	$ 76,000.00	$ 835.00	Check #1573
4224	Building	October	10/22/2018	Aaron Gravos	Luxury Baths & Beyond	700 2nd Ave NE	Lot 7 Block 5	1st Add to Wolds	82-78-03600	Bathroom shower replacement	$ 8,000.00	$ 149.00	Card
4225	Other	October	10/22/2018	Troy Haut	Arrow Cleaning and Resoration	509 2nd Ave SE			82-81-02500	Demo interior down to studs due to fire damage; new insulation, drywall, finishes, roof, doors, windows, gutters, siding	$ -	$ 20.00	Card
4226	Fence	October	10/25/2018	Mike Schmitz	Self	321 27th Ave NE	Lot 43 Block 7	Dakota Ridge	82-32-06430	Fence in backyard	$ -	$ 25.00	Card
4227	Building	October	10/25/2018	TREI WCMST Holdings LLC	Watford City Karate & MMA	306 Main St N			82-03-04200 & 82-03-03800	School expansion: walls, drywall, doors, closet	$ 4,000.00	$ 93.00	Check #1218

2017-2018
PERMIT REVIEW

October
10/25/2018

2017	
Month	# of Permits Issued
January	9
February	5
March	20
April	19
May	34
June	46
July	17
August	36
September	21
October	34
November	19
December	9
2017	269
Sept. YTD	207

2017		
Month	Value	
January	$	25,400.00
February	$	25,000.00
March	$	128,770.00
April	$	331,740.91
May	$	2,441,145.00
June	$	3,746,176.06
July	$	95,552.00
August	$	2,879,158.50
September	$	94,825.25
October *	$	12,181,098.00
November	$	185,320.00
December	$	2,704,572.54
2017	$	24,838,758.26
Sept. YTD	$	9,767,767.72

2017 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	0	0	$ -
Duplex	0	0	$ -
Apartment 3-4 Units	0	0	$ -
Apartment 5+ Units	103*	3	$ 10,800,000.00
2017 TOTAL*	103 Units	3 Buildings	$ 10,800,000.00 Value

*Total Apt. units = 3 Emerald Ridge Apt Buildings which had started construction without a building permit in 2015. Technically ZERO "**new**" residential permits issued in 2017.

October Value includes $ 10,800,000.00 for the apartments

2018	
Month	# of Permits Issued
January	13
February	10
March	7
April	16
May	42
June	25
July	33
August	30
September	27
October	34
November	*0*
December	*0*
2018 YTD	237

2018		
Month	Value	
January	$	72,163.78
February	$	50,500.00
March	$	216,793.00
April	$	209,002.00
May	$	16,749,663.91
June	$	500,597.52
July	$	846,674.72
August	$	6,082,106.70
September	$	939,525.00
October	$	484,125.00
November	*$*	-
December	*$*	-
2018 YTD	$	26,151,151.63

2018 Residential Permits			
Type	# of Units	# of Buildings	Value
Single Family Home	7	7	$ 1,937,895.69
Duplex	0	0	$ -
Apartment 3-4 Units	0	0	$ -
Apartment 5+ Units	0	0	$ -
2018 YTD	7 Units	7 Buildings	$ 1,937,895.69 Value
October Total	*1 Units*	*1 Buildings*	*$ 219,158.00 Value*

YTD: Year To Date