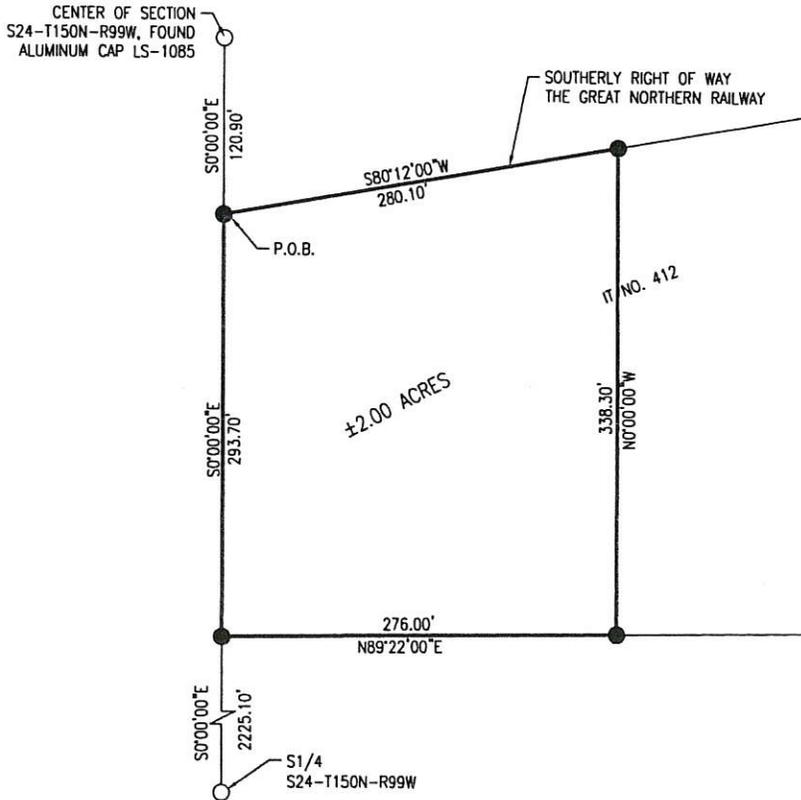




CERTIFICATE OF SURVEY  
 PART OF AUDITORS IRREGULAR TRACT NO.412 IN THE  
 NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 24,  
 TOWNSHIP 150N, RANGE 99W, COUNTY OF MCKENZIE, STATE OF  
 NORTH DAKOTA



485892

Page 2 of 2

County Recorder  
 McKenzie County  
 Watford City ND 58854

**LEGAL DESCRIPTION**

Part of Auditors Irregular Tract No. 412, located in the NW1/4 of the SE1/4 of Section 24, Township 150N, Range 99W of the 5th Principal Meridian, County of McKenzie, State of North Dakota, described as follows:

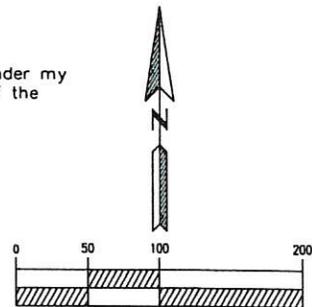
Commencing at the Northwest corner of the NW1/4 of the SE1/4 of Section 24, Township 150 North, Range 99 West; thence S0°00'00"E (assumed bearing) along the west line of said NW1/4 of the SE1/4 a distance of 120.90 feet to the Point of Beginning; thence continuing S00°00'00"E along the west line of said NW1/4 of the SE1/4 a distance of 293.70 feet to the south line of Irregular Tract No. 412; thence N89°22'00"E along the south line of Irregular Tract No. 412 a distance of 276.00 feet; thence N0°00'00"W parallel with the west line of the NW1/4 of the SE1/4 a distance of 338.30 feet to the southerly Right of Way of the Great Northern Railway; thence S80°12'00"W along the southerly Right of Way of the Great Northern Railway a distance of 280.10 feet to the Point of Beginning; said parcel contains 2.00 Acres more or less together with easements and rights of way of sight and record.

**Surveyors Certificate**

I, Cole A. Neset hereby certify that this survey, plan, and/or report was prepared under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

*Cole A. Neset*  
 Cole A. Neset  
 LS-7513

Date: 4-19-13

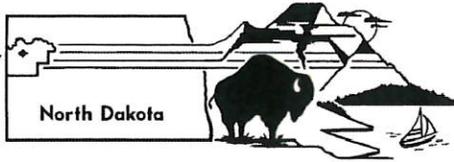


- LEGEND**
- Iron Monument Found
  - Iron Monument Placed Capped LS-7513
  - Basis of Bearing is Assumed



DRAWN BY: CAN  
 CHECKED BY: ATH  
 DATE: 4/19/13  
 SURVEY REQ. BY: BRUCE PEDERSEN

Watford City

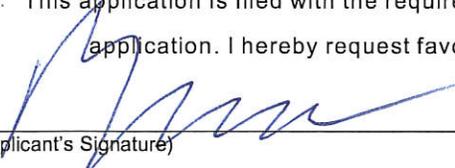


# ANNEXATION APPLICATION City of Watford City, ND

PROPERTY INFORMATION:		
Name of plat:		
Legal description of property (lot, block, addition): portion of IT# 412, Section 24 T 150N, R99W		
Street address of property:		
Existing zoning: C1 General Commercial	Proposed zoning: N/A	
Acreage: 2.0	Number of lots: 1	
Expanded legal description: <small>Commencing at the Northwest corner of the NW1/4 of the SE1/4 of Section 24, Township 150 North, Range 99 West; thence S0°00'00"E (assumed bearing) along the west line of said NW1/4 of the SE1/4 a distance of 120.90 feet to the Point of Beginning; thence continuing S00°00'00"E along the west line of said NW1/4 of the SE1/4 a distance of 293.70 feet to the south line of Irregular Tract No. 412; thence N89°22'00"E along the south line of Irregular Tract No. 412 a distance of 276.00 feet; thence N0°00'00"W parallel with the west line of the NW1/4 of the SE1/4 a distance of 338.30 feet to the southerly Right of Way of the Great Northern Railway; thence S80°12'00"W along the southerly Right of Way of the Great Northern Railway a distance of 280.10 feet to the Point of Beginning; said parcel contains 2.00 Acres more or less together with easements and rights of way of sight and record.</small>		New construction of Watford City Veterinary Clinic requesting city services: water & sewer
APPLICANT/DEVELOPER		
Name: Dr. Bruce Pedersen	Mailing Address: PO Box 463 Watford City, ND 58854	
PROPERTY OWNER (IF DIFFERENT THAN APPLICANT/DEVELOPER):		
Name: Dr. Bruce Pedersen & Watford City Livestock Assoc.	Mailing Address: Watford City, ND	Percentage of Ownership:
Name: Watford City Livestock Association	Mailing Address: Watford City, ND	Percentage of Ownership:
Name:	Mailing Address:	Percentage of Ownership:
CONTACT PERSON/AGENT: Brief description of annexation proposal, including reason(s) for the request:		
Name/Firm: Dr. Bruce Pedersen	Mailing Address: PO Box 463 Watford City, ND 58854	

**NOTE: SURVEY STAMP PLAT AND VICINITY MAP REQUIRED FOR SUBMITAL**

This application is filed with the required information. I certify that all property owners have signed or ratified this application. I hereby request favorable consideration of the above described annexation application.

  
\_\_\_\_\_  
(Applicant's Signature)

7-16-15  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature, if different)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Additional Owner's Signature, if applicable)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Additional Owner's Signature, if applicable)

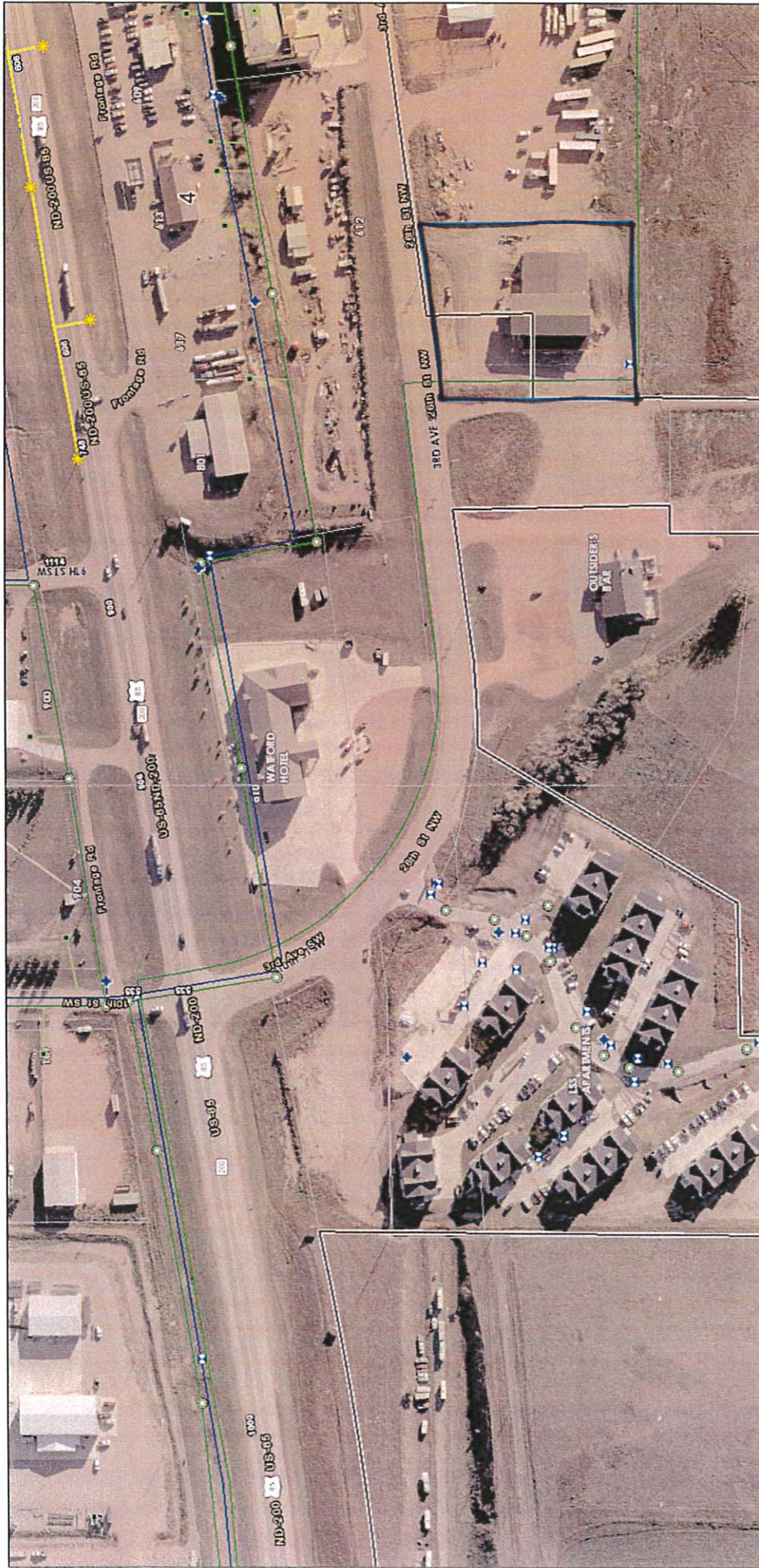
\_\_\_\_\_  
(Date)

**\$750.00 FEE CHECK/CASH**  
*# 1639 7.16.15 mw*

CONTIGUOUS 9-8-15 1st READING

ORD # 417 10-5-15 2nd READING

# WC Veterinary Clinic Annexation



August 13, 2015



GIS: Watford City, AEZS  
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

- World Transportation
- Street/Centerlines
- Street Lights
- Curb Stop
- Water Valve
- Water Hydrant
- Water Reservoir
- Water Main
- Water Service Pipes
- Storm Manhole
- Inlet
- Double Inlet
- Triple Inlet
- Storm Main
- Curb Lines
- SS Manholes
- SS Valve
- SS Clean Out
- SS Lift Station
- SS Main
- SS Service
- SS Service Line
- Electric Lines
- Place Names
- Block Number
- House Numbers
- Watford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek

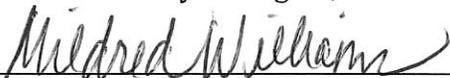
Parcels Data from McKenzie County

## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** Watford City City Council will hold a public hearing on September 8<sup>th</sup>, 2015 at 6:00 o'clock PM at City Hall-Heritage Room for the purpose of considering Annexation Application submitted by Dr. Bruce Pedersen for property located Portion of IT# 412 in Section 21, T 150N, R99W, 2.0 acres, McKenzie County, ND. (500 block of 3<sup>rd</sup> Ave SW)

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00 A.M. to 4:00 P.M. Monday through Friday.

Dated this 12<sup>th</sup> day of August, 2015



Mildred Williams  
Assistant City Planner

Run: 2 times  
Published: McKenzie County Farmer 8/19/15, 8/26/15, 9/2/15  
Emailed:

**Mailed to:**

WC Veterinary Clinic  
PO Box 463  
Watford City, ND 58854

White Ram Enterprises  
PO Box 1216  
Watford City, ND 58854

Watford City Livestock Exchange  
PO Box 1158  
Watford City, ND 58854

Gene & Barbara Becker  
PO Box 919  
Watford City, ND 58854

*By Certified Mail:*  
*McKenzie County*  
*201 5<sup>th</sup> St NW Ste# 543*  
*Watford City, ND 58854*

# AFFIDAVIT OF PUBLICATION

STATE OF NORTH DAKOTA )  
County of McKenzie )ss

I, Beth Laurin being first duly sworn, on my oath, say that I am the Production Manager of the McKenzie County Farmer, a weekly newspaper of general circulation, published in the city of Watford City, in said county and state, and that the advertisement headed:

Notice of Public Hearing-Dr. Bruce Pedersen

**NOTICE OF PUBLIC HEARING**  
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Dated this 12th day of August, 2015

-s-MILDRED WILLIAMS

Mildred Williams

Assistant City Planner

(August 19-26, 2015)

(September 2, 2015)

-mcf-

a printed copy of which is here annexed, was published in the regular and entire issue of said newspaper during the period and time of publication, and that the notice was published in the newspaper proper, and not in a supplement, once a week for three consecutive week(s), as follows:

Straight Matter Lines	<u>20</u>			
First Time Line Rate	<u>87¢</u>	<u>\$17.40</u>	<u>8-19</u>	<u>2015</u>
Subsequent Line Rates	<u>87¢</u>	<u>\$17.40</u>	<u>8-26</u>	<u>2015</u>
	<u>87¢</u>	<u>\$17.40</u>	<u>9-02</u>	<u>2015</u>
Column Inches	<u>          </u>			
First Time Inch Rate	<u>\$6.38</u>			
Subsequent Inch Rates	<u>\$6.38</u>			

Total Cost of Legal, \$ 52.20

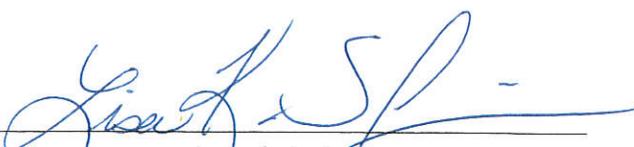
Beth Laurin

Subscribed and sworn to before me this 2nd day of September

A.D. 2015

Notary Public,  
State of North Dakota

My Commission Expires                     

  
LISA K. SHIPMAN  
Notary Public  
State of North Dakota  
My Commission Expires July 9, 2016