Watford City

North Dakota

City of Watford City
Brent Sanford, Mayor
213 2nd St., NE
PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
watford.mckenziecounty.net

June 19, 2014

Jeff Koch
Roers Investments
11316 86th Ave N
Maple Grove, MN 55369

RE: Watford Commercial (Roers 85 South) Annexation

This letter is to serve as notification that the Annexation Application submitted by Jeff Koch of Roers Investments for Roers Investments, Reyburn Johnston and Mike Radosovich in February 2014 for property located at 909 Main St S including parcel # 11-00-09200, 11-00-09100, 11-00-09410, 11-00-09300 of Section 24, T150N, R99W, 5.04 acres was approved by City Council on April 7th, 2014 for annexation into the corporate limits of the City of Watford City. Ordinance #345 recorded with McKenzie County Recorder on April 24th, 2014 document # 465695.

Should you have questions, need additional information please contact me @ 701-444-2533 ext. *.

Commercial Businesses Only: A copy of this letter will be sent to the State of North Dakota Tax Commissioner, once they receive notification they will be in touch with you regarding your local tax collection responsibility, please contact the Office of State Tax Commissioner for questions regarding tax collection.

Sincerely,

Mildred Williams

Mildred Williams
Assistant City Planner

Return to:

CITY OF WATFORD CITY
PO BOX 494

WATFORD CITY ND 58854-0494

465695

County Recorder
McKenzie County
Watford City ND 58854
Page 1 of 3

ORDINANCE NO. 345

AN ORDINANCE ANNEXING PROPERTY TO THE CITY OF WATFORD CITY.

Be it ordained by the City Council of the City of Watford City, North Dakota:

The real property as shown on the attached plat is hereby annexed into the corporate limits of the City of Watford City. (Koch)

City Council Member Pacheco moved the adoption of the foregoing Ordinance. The motion was seconded by Council Member Bolken. On a roll call vote of the Council Members, the following Council Members voted "AYE": Samuelson, Mulder, Homiston, Bolken, Pacheco, Voll, and the following Council Members voted "NAY": None. Absent and not voting: None.

WHEREUPON, the motion was passed and the Ordinance declared adopted this 7th day of April, 2014.

Mayor Brent Sanford
City of Watford City

ATTEST:

Peni Peterson, Auditor

First Reading: 03/17/2014
Second Reading: 04/7/2014
Published: n/a

STATE OF NORTH DAKOTA)
) ss
COUNTY OF MCKENZIE)

On this 23 day of April, in the year 2014 before me personally appeared Brent Sanford, known to me to be the person who is described in who executed the within instrument, and acknowledged to me that that person executed the same.

KYLEE L. ROFF
Notary Public
State of North Dakota
My Commission Expires Oct. 11, 2019

Notary Public

VICINITY MAP

SURVEY PLAT

SE1/4SE1/4, SECTION 24, TWP. 150 N., RGE. 99W. OF THE 5TH P.M., McKENZIE COUNTY, NORTH DAKOTA

LEGAL DESCRIPTION

A TRACT OF LAND BEING IRREGULAR TRACT 794, 638, 854, 556 & THE NORTH HALF OF 1034 AS RECORDED AT THE McKENZIE COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION TWENTY FOUR (24), TOWNSHIP ONE HUNDRED FIFTY (150) NORTH, RANGE NINETY-NINE (99) OF THE 5TH PRINCIPAL MERIDIAN IN McKENZIE COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF IT #794 THENCE ALONG THE WEST LINE OF SAID IT #794 N 00°25'02" E, 199.12' TO THE NORTHWEST CORNER OF SAID IT #794; THENCE ALONG THE NORTH LINE OF SAID IT #794 N 89°50'40" E, 249.00' TO THE SOUTHEAST CORNER OF IT #1175; THENCE CONTINUING ALONG THE NORTH LINE OF SAID IT #794, N 89°50'58" E, 186.26' TO THE NORTHEAST CORNER OF SAID IT #794; THENCE ALONG THE NORTH LINE OF THE N1/2 OF IT #1034, N 89°58'28" E, 8.32' TO THE SOUTHWEST CORNER OF IT #638; THENCE ALONG THE WEST LINE OF SAID IT #638, N 00°14'22" W, 209.54' TO THE NORTHWEST CORNER OF SAID IT #638; THENCE ALONG THE NORTH LINE OF SAID IT #638, S 89°30'09" E a distance of 374.77 TO THE NORTHEAST CORNER OF IT #854'; THENCE ALONG THE EAST LINE OF SAID IT #854, S 00°01'32" E, 407.26' TO THE SOUTHEAST CORNER OF IT #556; THENCE ALONG THE SOUTH LINE OF SAID IT #556, N 89°55'39" W, 165.28' TO THE SOUTHWEST CORNER OF SAID IT #556; THENCE ALONG THE WEST LINE OF SAID IT #556, N 00°05'47" E, 99.88' TO THE SOUTHEAST CORNER OF THE SAID N1/2 OF IT #1034; THENCE ALONG THE SOUTH LINE OF THE SAID N1/2 OF IT #1034, N 89°46'14" W, 217.76 TO THE SOUTHWEST CORNER OF THE SAID N1/2 OF IT #1034'; THENCE ALONG THE EAST LINE OF SAID IT #794, S 00°19'28" W, 100.59' TO THE SOUTHEAST CORNER OF SAID IT #794; THENCE ALONG THE SOUTH LINE OF SAID IT #794, N 89°57'26" W, 435.66' TO THE TRUE POINT OF BEGINNING.

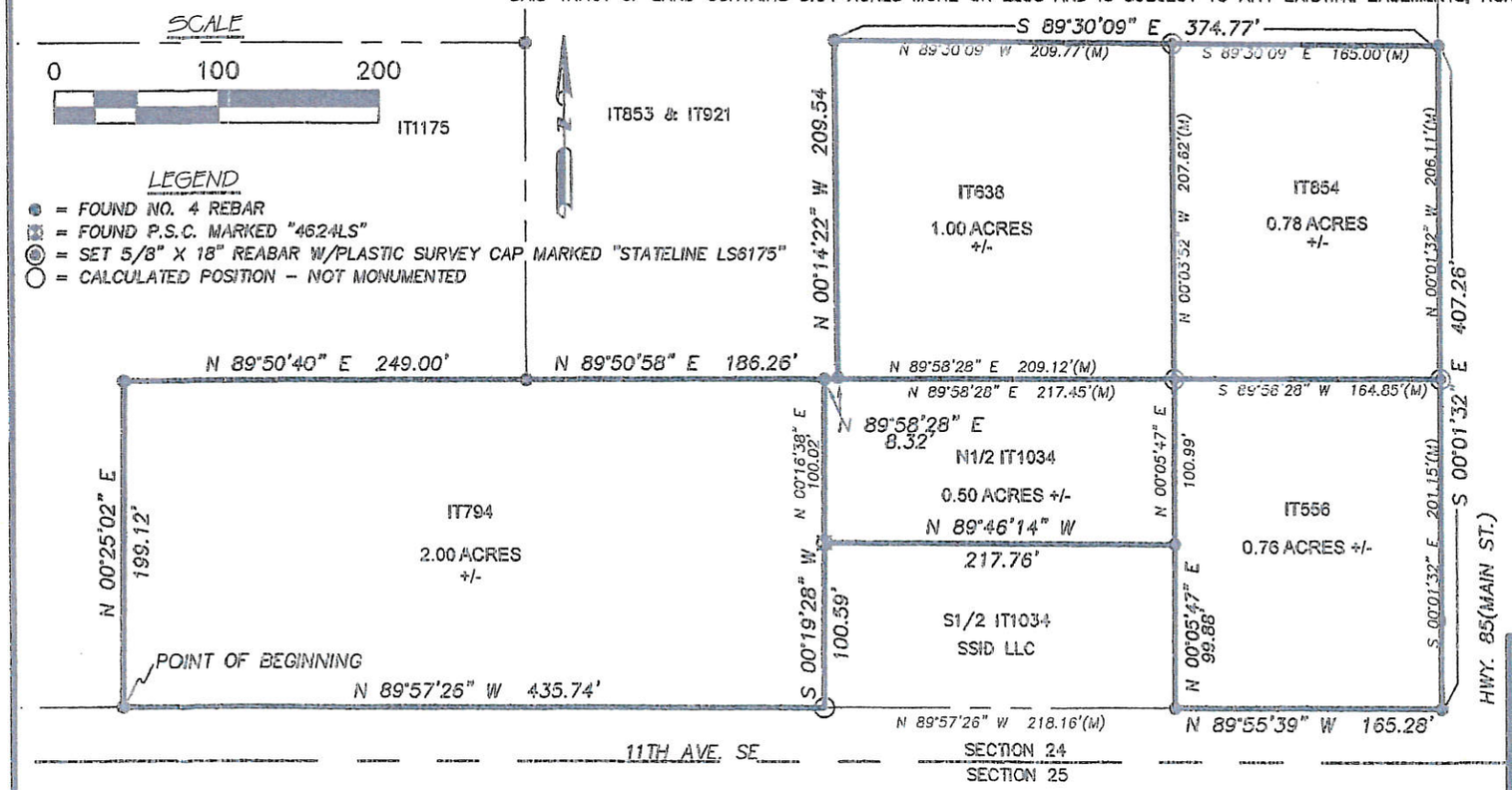
SAID TRACT OF LAND CONTAINS 5.04 ACRES MORE OR LESS AND IS SUBJECT TO ANY EXISTING EASEMENTS, AGREEMENTS, CONVEYANCES OR SURVEYS OF RECORD.

SCALE

0 100 200

LEGEND

- = FOUND NO. 4 REBAR
- = FOUND P.S.C. MARKED "4624LS"
- = SET 5/8" X 18" REABAR W/PLASTIC SURVEY CAP MARKED "STATELINE LS6175"
- = CALCULATED POSITION – NOT MONUMENTED



CERTIFICATE OF SURVEYOR

I ADAM C. THOMPSON, A NORTH DAKOTA REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT IN SEPTEMBER 2013, AND THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITION SHOWN THEREON. THIS PLAT DOES NOT REPRESENT A COMPLETE TITLE SEARCH.

ADAM C. THOMPSON
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS-6175
STATE OF NORTH DAKOTA

ADAM C. THOMPSON LS-6175 NORTH DAKOTA
DATE 2.5.2014

BASIS OF BEARING: TRUE NORTH (GPS OBSERVED)

SCALE	DATE
1" = 100'	2.5.2014
DRAWN BY	JOB NO.
A.THOMPSON	13114

STATELINE SURVEYS, INC
406.377.1483
PO BOX 668
GLENDIVE, MT 59330

County Recorder

465695

McKenzie County
Watford City ND 58854

COUNTY RECORDER, MCKENZIE COUNTY, ND

I certify that this instrument was filed and recorded, 465695

Ann M Johnsrud, County Recorder Fee $16.00

By Katie R Paulson, Deputy Apr 24, 2014 03:19 PM

CITY OF WATFORD CITY
ANNEXATION APPLICATION

PROPERTY INFORMATION:	
Name of plat: PID 11-00-09200, 09100, 09410, 09300, IT 859, 556, 638, 744, 1034	
Legal description of property (lot, block, addition): SEC. 29 - TWP 150N. - RGE 99W, ITS 556, 638, 854, 744, 1034	
Street address of property: 909 - 10XX MAIN ST S	
Existing zoning: AG	Proposed zoning: C-1
Acreage: 5.04	Number of lots: 5
Brief description of annexation proposal, including reason(s) for the request: TO PROVIDE CITY SERVICES + UTILITIES TO THE PARTS MENTIONED ABOVE	

APPLICANT/DEVELOPER	
Name: JEFF KOCH / ROERS INVESTMENTS	Mailing Address: 11316 86TH AVE N MAPLE GROVE, MN 55369

PROPERTY OWNER (IF DIFFERENT THAN APPLICANT/DEVELOPER):		
Name: REYBURN E JOHNSTON	Mailing Address: BOX 1324 WATFORD CITY, ND 58854	Percentage of Ownership: 100
Name: MAX RENTALS LLP MIKE RADOSEVICH	Mailing Address: PO BOX 6 FARMINGTON NM 87499	Percentage of Ownership: 100
Name:	Mailing Address:	Percentage of Ownership:

CONTACT PERSON/AGENT:	
Name/Firm:	Mailing Address:

NOTE: APPLICATIONS ARE NOT COMPLETE UNTIL ALL REQUIRED SUBMITTALS HAVE BEEN RECEIVED.

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.

[signature], ROERS INVESTMENTS — 1/30/2014
(Applicant's Signature) (Date)

[signature] — 2-3-2014
(Owner's Signature, if different) (Date)

(Applicant's Signature) (Date)

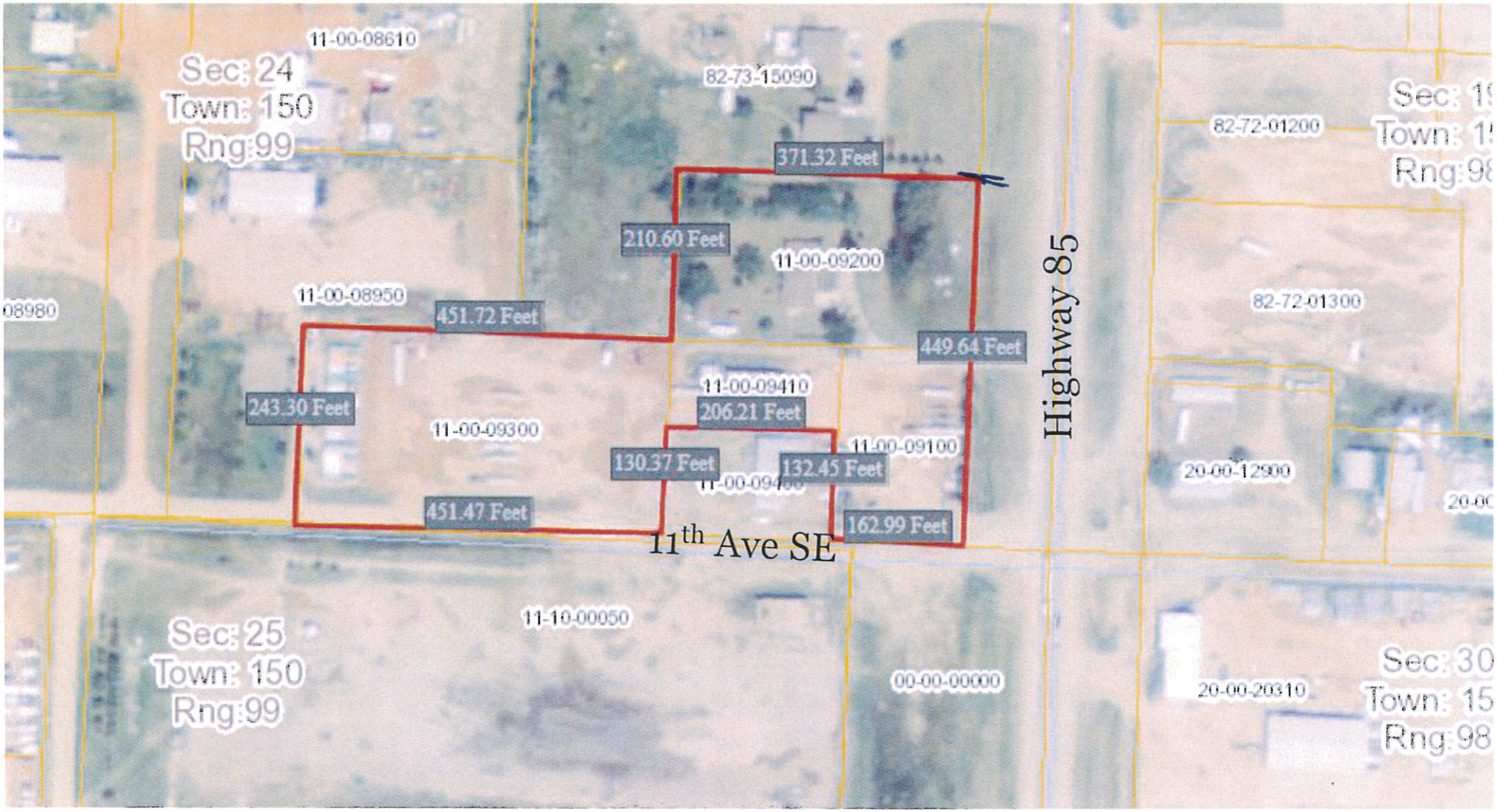
[signature], MAX RENTALS LLC — 2-3-14
(Owner's Signature if different) (Date)

THE FOLLOWING MUST ACCOMPANY THE APPLICATION FORM:

Application fee $ 750.00 - SURVEY STAMPED and VICINITY MAP. Contiguous ✓
Map of area to be annexed

Ord #345 1st Reading 3-3-14
2nd Reading 4-7-14

PID#0000001115


11-00-08610
Sec: 24
Town: 150
Rng:99
82-73-15090
371.32 Feet
210.60 Feet
11-00-09200
11-00-08950
451.72 Feet
243.30 Feet
11-00-09300
11-00-09410
206.21 Feet
130.37 Feet
132.45 Feet
11-00-09100
451.47 Feet
162.99 Feet
449.64 Feet
Highway 85
11th Ave SE
82-72-01200
82-72-01300
20-00-12900
11-10-00050
00-00-00000
20-00-20310
Sec: 25
Town: 150
Rng:99
Sec: 30
Town: 15
Rng:98