

CITY OF STANLEY

413846

County Recorder
Mountrail County
Stanley ND
Page 1 of 5



208 S Main
PO Box 249
Stanley, ND 58784
701-628-2225



RE: Frontier Development Group, LLC.

I, Allyn Sveen, Stanley City Auditor, do hereby certify this to be a true and correct copy of the Minutes of the Stanley City Council Meeting that was held on July 8, 2014, and August 12, 2014 a copy of which is attached hereto.

This certification is for the purpose of placing of record the official action of the City of Stanley to annex into the corporate limits of the City of Stanley. Description of the property to be annexed is as follows:

Outlot 1 of the W ½ NE ¼ Section 29 Township 156N Range 91W

CITY OF STANLEY


Allyn Sveen
City Auditor

STATE OF NORTH DAKOTA, COUNTY OF MOUNTRAIL
On this day, personally appeared before me

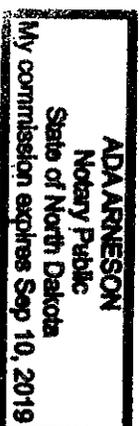
To me known to be the person (s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.
Witness my hand and official seal hereto affixed

This 8th day of October, 2014


Notary Public in and for the State of North Dakota

Commission expires September 10, 2019

TRANSFER ENTERED



OCT 08 2014

AUDITOR, MOUNTRAIL, N.D.



ORDINANCE NO. 96-25

AN ORDINANCE RELATING TO THE ANNEXATION OF REAL PROPERTY PRESENTLY LOCATED OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OF STANLEY

Frontier Development Group, LLC

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STANLEY, MOUNTRAIL COUNTY, NORTH DAKOTA:

The City Council of the City of Stanley, North Dakota, pursuant to Chapter 40-51.2 of the North Dakota Century Code, states that:

1) The owner of the following described real property, Frontier Development Group, LLC, having signed a written petition for annexation into the corporate boundaries of the City of Stanley, North Dakota; and

2) All of the below-described real property is lands that are contiguous or adjacent real property which is within the corporate limits of the City of Stanley;

3) The real property is fully described as follows, to-wit:

TOWNSHIP 156 NORTH, RANGE 91 WEST:

Section 29: Outlot 1 of the W ½ NE ¼

SECTION 4: EFFECTIVE DATE.

This Ordinance shall take effect and be in force from and after final passage, and due publication according to law.

Dated this 12th day of August, 2014.


Gary Veisenberger, Mayor

ATTEST:


Allyn Sveen, City Auditor

First Reading: July 8, 2014

Second Reading & Final Passage: August 12, 2014

Publication Dates: July 16 and July 23, 2014



ANNEXATION REQUEST – FRONTIER DEVELOPMENT GROUP, LLC – JULY 8, 2014

Fred Evans, President of Frontier Development Group, LLC submitted an annexation request for 10.70 acres of property located on the west side of Frontier Village. This property is already zoned residential and the water and sewer lines run right along the edge of the property. Council discussed the infrastructure needs for this property and the potential need to extend 8th Ave SW from its current ending point and continuing through the proposed development as a second access as well as for safety purposes. Mr. Evans stated they will comply with whatever needs to be done to make this happen. Council referred this matter to the Public Works Committee to review the potential need for infrastructure and street on this property.

A motion made by Holte second by Wienbar to approve the 1st reading for the following ordinance pending the recommendation from the Public Works Committee: Motion carried.

ORDINANCE NO. 96-25

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- 2) All of the below-described real property is lands that are contiguous or adjacent real property which is within the corporate limits of the City of Stanley;
- 3) The real property is fully described as follows, to-wit:

TOWNSHIP 156 NORTH, RANGE 91 WEST:

Section 29: Outlot 1 of the W ½ NE ¼

SECTION 4: EFFECTIVE DATE.

This Ordinance shall take effect and be in force from and after final passage, and due publication according to law.

The first reading held on July 8, 2014, with the second reading and final passage to be held on August 12, 2014. Publication Dates: July 16 and July 23, 2014.

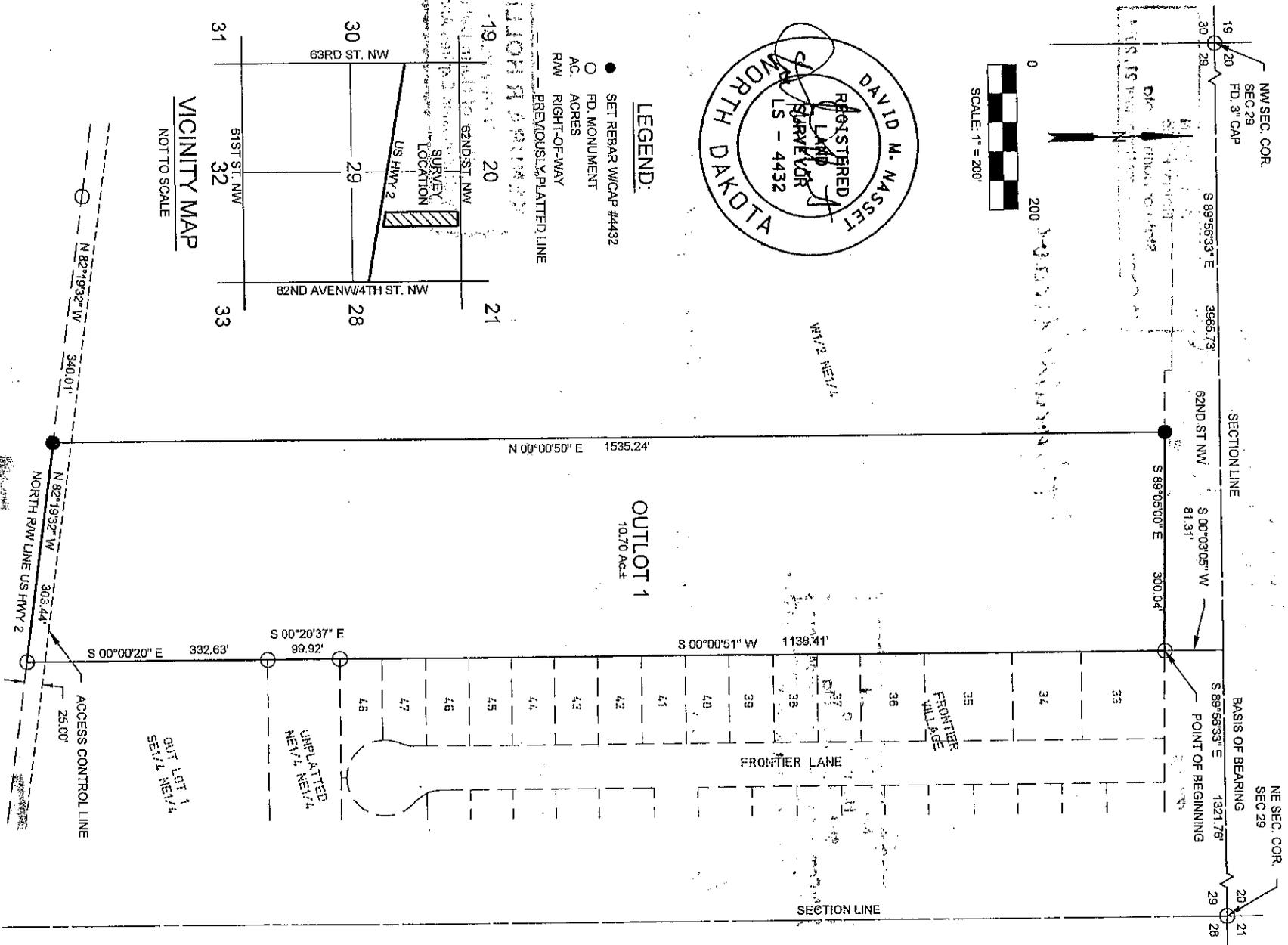
2nd READING ANNEXATION – FRONTIER DEVELOPMENT GROUP, LLC – AUGUST 12, 2014

A motion made by Wienbar second by Holte to approve the 2nd reading for Frontier Development Group on 10.70 acres of property located to the west side of Frontier Village with the conditions of removing one lot to extend 8th Avenue across this development as recommended by the Public Works Committee. Motion carried.



PLAT OF OUTLOT ONE (1)

OF THE W1/2 NE1/4, SECTION 29, TOWNSHIP 156N, RANGE 91W



OUTLOT ONE (1) ~~W1/2 NE1/4~~ SECTION 29, TOWNSHIP 156N, RANGE 91W DESCRIBED AS FOLLOWS:

DESCRIPTION:

TOWNSHIP ONE HUNDRED FIFTY-SIX (156) NORTH, RANGE NINETY-ONE (91) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, MOUNTRAIL COUNTY, NORTH DAKOTA, THAT PART OF THE WEST ONE HALF OF THE NORTHEAST ONE QUARTER (W1/2, NE1/4) OF SECTION TWENTY-NINE (29), DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST (NE) SECTION CORNER OF SAID SECTION TWENTY-NINE (29), THEN S.89°56'33"E, ALONG THE NORTH SECTION LINE OF SAID SECTION TWENTY-NINE (29), A DISTANCE OF 1321.79 TO A POINT, THENCE S.0°00'50"W, A DISTANCE OF 81.31 FEET TO THE POINT OF BEGINNING, BEING A FOUND REBAR AT THE NW CORNER OF FRONTIER VILLAGE, THENCE S.0°00'51"W A DISTANCE OF 1138.41 FEET TO A POINT BEING A FOUND REBAR AT THE SW CORNER OF OUTLOT 1, THENCE N.82°19'32"W, ALONG THE SW CORNER OF FRONTIER VILLAGE, THENCE S.0°20'37"E A DISTANCE OF 99.92 FEET TO A POINT, BEING A FOUND REBAR AT THE NW CORNER OF OUTLOT 1, THENCE S.0°00'20"E A DISTANCE OF 332.63 FEET TO A POINT, BEING A FOUND REBAR AT THE SW CORNER OF OUTLOT 1, THENCE N.00°00'51"E A DISTANCE OF 1138.41 FEET TO A POINT, THENCE N.00°00'50"E A DISTANCE OF 1535.24 FEET TO A POINT, THENCE S.89°56'33"E ALONG THE SOUTHERN RIGHT OF WAY OF SIXTY SECOND STREET NORTHWEST A DISTANCE OF 300.04 FEET TO THE POINT OF BEGINNING, CONTAINING 10.70 ACRES MORE OR LESS AND SUBJECT TO ALL EXISTING EASEMENTS ON RECORD AND HENCEFORTH TO BE KNOWN AS OUTLOT ONE (1).