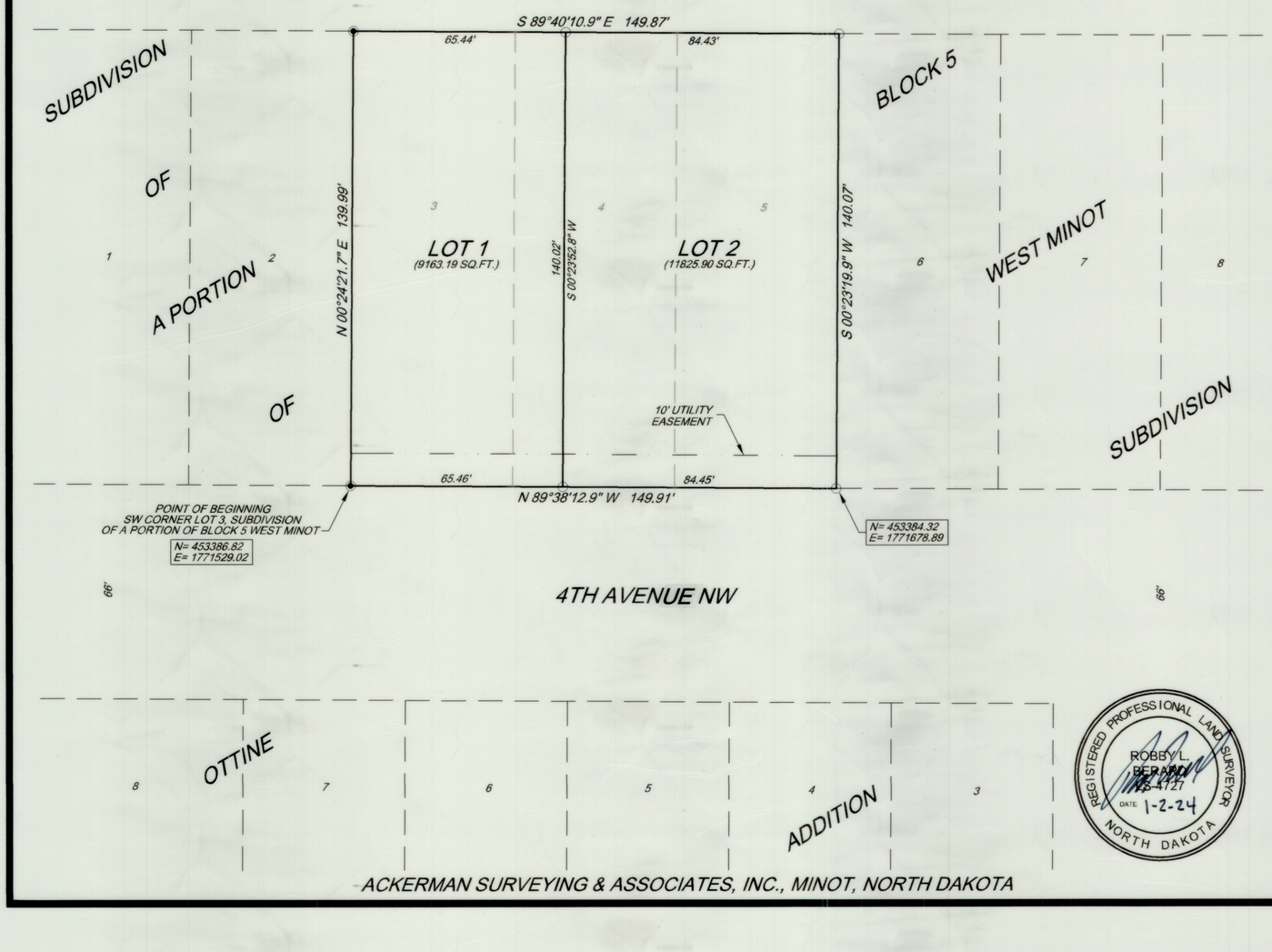
Attachment A

WEST MINOT 2ND ADDITION
TO THE CITY OF MINOT, NORTH DAKOTA
(BEING LOTS 3 THRU 5 SUBDIVISION OF A PORTION OF BLOCK 5 WEST MINOT TO THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA)



ACREAGE BREAKDOWN
LOT 1 = 9163.19 SQ.FT.
LOT 2 = 11825.90 SQ.FT.
TOTAL = 20989.09 SQ.FT.
OR 0.48 ACRES

N

Scale 1" = 30'
0 30' 60'

○ - SET #5 REBAR WITH CAP
◉ - EXISTING IRON IN PLACE

NOTES:

BASIS OF BEARING IS TRUE NORTH.

PLAT IS SUBJECT TO ALL PRIOR EASEMENTS OF RECORD.

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

COORDINATES SHOWN ARE NORTH DAKOTA STATE PLANE (NORTH ZONE).

COMBINATION FACTOR OF 1.000133431 CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.

NGS CONTROL USED TO ESTABLISH STATE PLANE COORDINATES: TRANSPORT, LARSON

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT SHAUN R. SIPMA AND KERI J. SIPMA, BEING OWNERS AND PROPRIETORS OF LOT 3, AND GREGORY ROUSEY AND CAROLYN ROUSEY, BEING OWNERS AND PROPRIETORS OF LOTS 4 AND 5, SUBDIVISION OF A PORTION OF BLOCK 5 WEST MINOT TO THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER LOT LOT 3, SUBDIVISION OF A PORTION OF BLOCK 5 WEST MINOT, TO THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA, A PLAT ON RECORD AT THE WARD COUNTY RECORDERS OFFICE; THENCE N 00°24'21.7" E, A DISTANCE OF 139.99 FEET; THENCE S 89°40'10.9" E, A DISTANCE OF 149.87 FEET; THENCE S 00°23'19.9" W, A DISTANCE OF 140.07 FEET; THENCE N 89°38'12.9" W, A DISTANCE OF 149.91 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.48 ACRES. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON TO BE KNOWN AS WEST MINOT 2ND ADDITION TO THE CITY OF MINOT, NORTH DAKOTA AND HEREBY DONATE AND DEDICATE THE EASEMENTS AS SHOWN HEREON, TO THE PUBLIC FOR PUBLIC USE, IN WITNESS WHEREOF THE OWNERS HAVE HEREUNTO AFFIXED THEIR SIGNATURES.

Shaun Sipma
SHAUN R. SIPMA
(NOW OWNER OF LOT 1,
WEST MINOT 2ND ADDITION)

Keri Sipma
KERI J. SIPMA
(NOW OWNER OF LOT 1)
WEST MINOT 2ND ADDITION)

GREGORY ROUSEY
(NOW OWNER OF LOT 2
WEST MINOT 2ND ADDITION)

Carolyn E. Rousey
CAROLYN ROUSEY
(NOW OWNER OF LOT 2
WEST MINOT 2ND ADDITION)

STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 6th DAY OF December, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED SHAUN R. SIPMA AND KERI J. SIPMA, WELL KNOWN TO ME TO BE THE PERSONS DESCRIBED IN THE FOREGOING DESCRIPTION AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES:

ROBBY L BERARD
Notary Public
State of North Dakota
My Commission Expires Dec. 19, 2023

NOTARY PUBLIC, COUNTY OF WARD, STATE OF NORTH DAKOTA

STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 6th DAY OF December, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED GREGORY ROUSEY AND CAROLYN ROUSEY, WELL KNOWN TO ME TO BE THE PERSONS DESCRIBED IN THE FOREGOING DESCRIPTION AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES:

ROBBY L BERARD
Notary Public
State of North Dakota
My Commission Expires Dec. 19, 2023

NOTARY PUBLIC, COUNTY OF WARD, STATE OF NORTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBBY L. BERARD, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOREGOING DESCRIBED TRACT OF LAND, THAT LOTS, DISTANCES, AREAS AND LOCATIONS AS SHOWN ON THE FOREGOING PLAT AND CONTAINED IN THE DESCRIPTION THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

ROBBY L. BERARD, RLS NO. 4727

REGISTERED PROFESSIONAL LAND SURVEYOR
ROBBY L. BERARD
LS-4727
DATE 1-2-24
NORTH DAKOTA

STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 2nd DAY OF January, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED ROBBY L. BERARD, REGISTERED LAND SURVEYOR, WELL KNOWN TO ME TO BE SUCH AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AS HIS OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES:

CHAD ATTERTON
Notary Public
State of North Dakota
My Commission Expires Nov. 11, 2024

NOTARY PUBLIC, WARD COUNTY, STATE OF NORTH DAKOTA

APPROVED: _____ DATE: _____

CITY OF MINOT ENGINEER

ACKERMAN SURVEYING & ASSOCIATES, INC., MINOT, NORTH DAKOTA

JOB #206-23