

AVERY'S 2ND ADDITION TO THE CITY OF MINOT, NORTH DAKOTA

BEING ALL OF OUTLOT 27 AND AN UNPLATTED PORTION OF THE
NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 32,
TOWNSHIP 155 N, RANGE 82 W, WARD COUNTY, NORTH DAKOTA
TO THE CITY OF MINOT, NORTH DAKOTA

DESCRIPTION:

Know all men by these presents that Wayne & Layreen Johnson, being Owners and Proprietors, of Outlot 27, and Marvin I & Arlene D Avery, being Owners and Proprietors, of an Unplatted Portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, Township 155 N, Range 82 W, Ward County, North Dakota, being more particularly described as follows:

Beginning at the Northwest Corner of Outlot 27, a Plat being on file at the Ward County Recorder's Office; Thence S 89°31'40" E, on the North Line of said Outlot 27, a distance of 1314.48 FT, to the Southeast Corner of Lot 3, of Laviolette Addition, a Plat being on file at the Ward County Recorder's Office; Thence N 44°15'46" W, on the East Line, of said Lot 3, a distance of 767.87 FT, to a Point being on the Westerly Right of Way Line of Ward Co. Rd. 19; Thence S 48°30'44" E, on said Westerly Right of Way Line, a distance of 58.10 FT; Thence along a Curve to the Left on said Westerly Right of Way Line, said Curve having a Length of 363.09 FT, a Radius of 1336.90 FT, and a Delta Angle of 15°33'41"; Thence S 61°35'46" E, on said Westerly Right of Way Line, a distance of 737.25 FT, to the Northwest Corner of Outlot 25, a Plat being on file at the Ward County Recorder's Office; Thence S 6°26'55" W, on the West Line, of said Outlot 25, a distance of 411.24 FT, to the Southwest Corner, of said Outlot 25; Thence S 81°56'45" E, on the South Line, of said Outlot 25, a distance of 198.18 FT, to the Southeast Corner, of said Outlot 25; Thence S 11°44'32" E, on a Westerly Line, of Lot 1, of Avery's Addition, a Plat being on file at the Ward County Recorder's Office, a distance of 228.08 FT, to the Northwest Corner, of Outlot 28, a Plat being on file at the Ward County Recorder's Office; Thence S 10°42'40" W, on a Westerly Line, of said Outlot 28, a distance of 352.65 FT, to a Point being on a Property Line of Outlot 26, a Plat being on file at the Ward County Recorder's Office; Thence N 85°41'32" W, on a Property Line, of said Outlot 26, a distance of 142.62 FT, to a Property Corner, of said Outlot 26; Thence N 82°41'33" W, on a Property Line, of said Outlot 26, a distance of 171.55 FT, to a Property Corner, of said Outlot 26; Thence S 86°30'17" W, on a Property Line, of said Outlot 26, a distance of 160.02 FT, to a Property Corner, of said Outlot 26; Thence S 56°56'07" W, on a Property Line, of said Outlot 26, a distance of 119.99 FT, to a Property Corner, of said Outlot 26; Thence S 20°52'33" W, on a Property Line, of said Outlot 26, a distance of 123.96 FT, to a Property Corner, of said Outlot 26; Thence S 33°22'17" W, on a Property Line, of said Outlot 26, a distance of 122.18 FT, to a Point being on the South Line, of the Southwest Quarter, of said Section 32; Thence N 89°28'05" W, on the South Line, of the Southwest Quarter, of said Section 32, a distance of 1226.36 FT, to the Southwest Corner, of the Southeast Quarter of the Southwest Quarter, of said Section 32; Thence N 0°45'02" E, on the West line of the Southeast Quarter of the Southwest Quarter, of said Section 32, a distance of 980.16 FT, to the Southwest Corner, of said Outlot 27; Thence N 0°44'29" E, on the West Line, of said Outlot 27, a distance of 339.94 FT, to the Point of Beginning.

Said described tract, of land contains 54.23 Acres more or less. Have caused the same to be surveyed and platted as shown hereon, to be known as Avery's 2nd Addition, to the City of Minot, North Dakota, the owners hereunto affixed their signatures.

Wayne Johnson

Layreen Johnson

Marvin I Avery

Arlene D Avery

STATE OF NORTH DAKOTA, COUNTY OF _____

On this ____ Day of _____, 2024, before me, a Notary Public in and for said State, Appeared Wayne & Layreen Johnson, well known to be the persons described in the foregoing description and acknowledged to me that they executed the same on their own free act and deed.

My commission expires _____

Notary Public, State of North Dakota

STATE OF NORTH DAKOTA, COUNTY OF _____

On this ____ Day of _____, 2024, before me, a Notary Public in and for said State, Appeared Marvin I & Arlene D Avery, well known to be the persons described in the foregoing description and acknowledged to me that they executed the same on their own free act and deed.

My commission expires _____

Notary Public, State of North Dakota

SURVEYOR'S CERTIFICATE

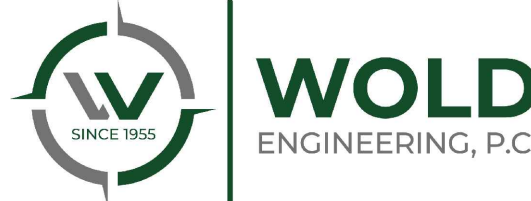
I, Thomas R. Leshovsky, a duly Registered Professional Land Surveyor, do hereby certify that I have Surveyed and Platted, the Foregoing described land. That Lots, Distances, Areas and Locations as shown on the foregoing Plat and in the Description Thereof, are true and correct to the best of my Knowledge and Belief.

Thomas R. Leshovsky P.L.S. #6134

STATE OF NORTH DAKOTA, COUNTY OF _____

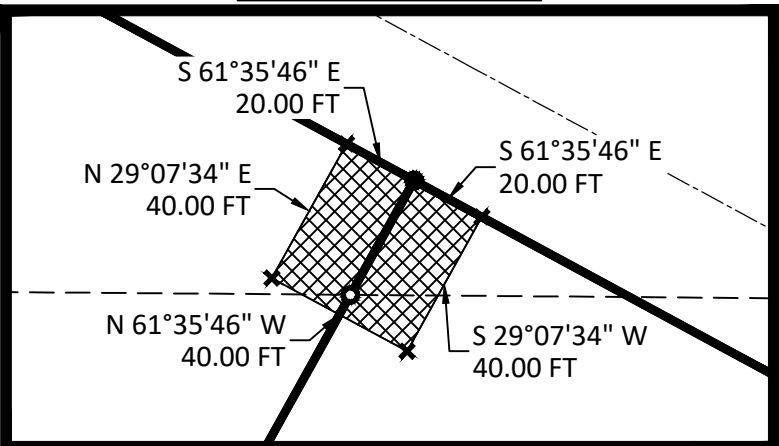
On this ____ Day of _____, 2024, before me, a Notary Public in and for said State, Appeared Thomas R. Leshovsky, Registered Professional Land Surveyor, well known to be such, and acknowledged to me that he executed the foregoing Surveyor's Certificate as his own free act and deed.

My commission expires _____

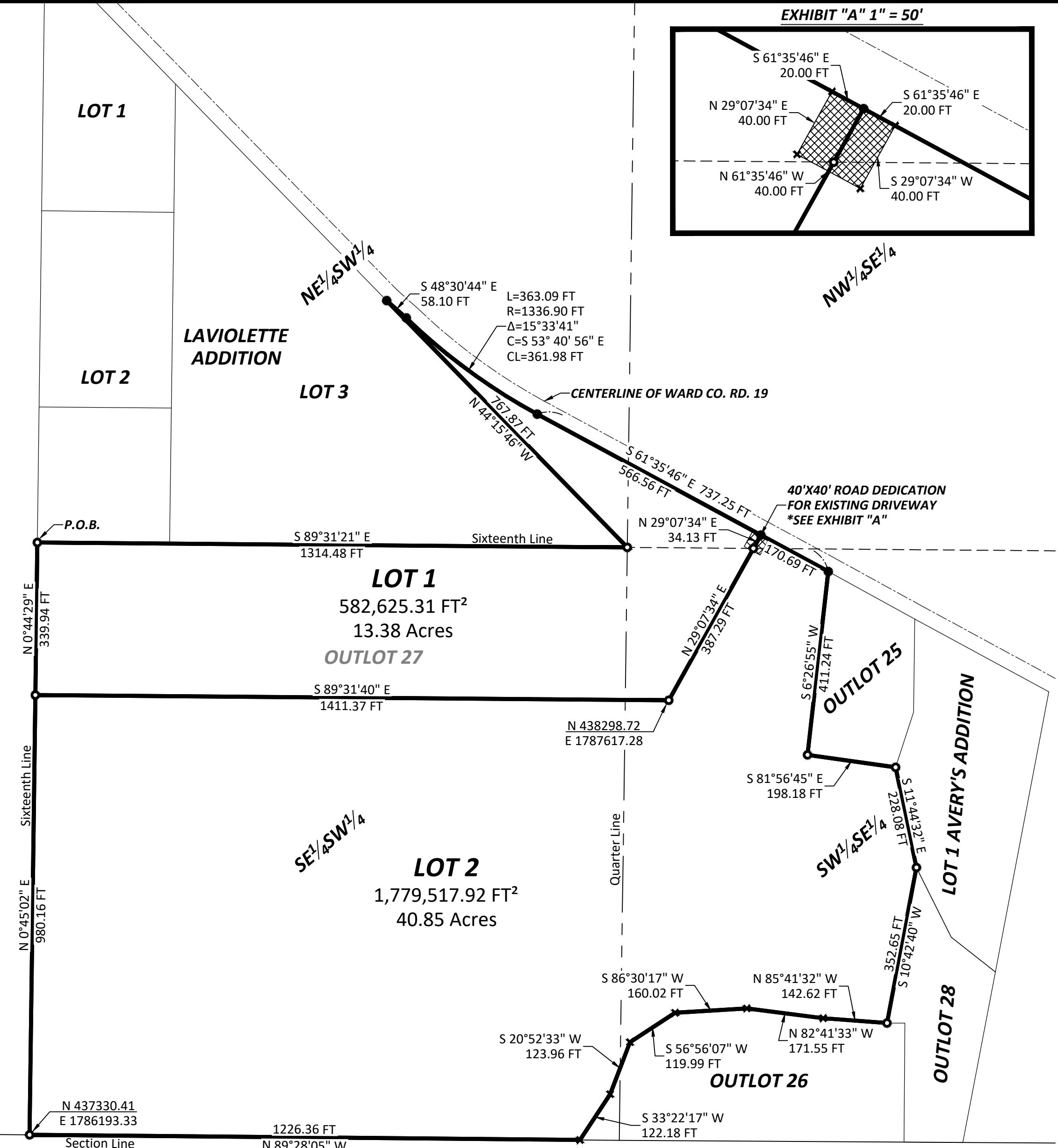


915 East 11th Street - PO Box 237 - Bottineau, ND 58318
110 8th Avenue Southwest - Minot, ND 58701
316 Eastdale Drive - PO Box 1277 - Bismarck, ND 58502

EXHIBIT "A" 1" = 50'



40'X40' ROAD DEDICATION FOR EXISTING DRIVEWAY *SEE EXHIBIT "A"



NOTES:

- Plat is subject to all prior Easements of Record.
- Bearings and Distances may vary from previous plats due to different methods of measurement.
- A 10' Utility Easement is on the streetside of every Lot.
- State Plane Coordinates shown are North Dakota (North Zone) NAD83 U.S. Feet (Unless Otherwise Noted). NGS OPUS Solution was used to establish coordinates.

- - Denotes Property Corner Set 18" - #5 Rebar w/ RLS Cap #6134
- - Denotes Property Corner Found
- ✕ - Denotes Traverse Point

APPROVAL

I hereby certify that the Plat shown hereon has been approved by the Minot Planning Commission and the Minot City Council.

Approved: _____, 2024
Minot City Engineer

