

AVERY MAE MEADOWS

TO THE CITY OF MINOT, NORTH DAKOTA

(BEING OUTLOT 9, SECTION 26, TOWNSHIP 156 NORTH, RANGE 83 WEST,
WARD COUNTY, NORTH DAKOTA)

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.
A 10' UTILITY EASEMENT IS ON THE STREETSIDE OF EVERY LOT UNLESS OTHERWISE NOTED.
COORDINATES SHOWN ARE NORTH DAKOTA STATE PLANE (NORTH ZONE).
COMBINATION FACTOR OF 1.000116801
CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.
NGS CONTROL USED TO ESTABLISH STATE PLANE COORDINATES: GAM, TRANSPORT

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

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT PHILIP BOSEY, BEING OWNER AND PROPRIETOR OF OUTLOT 9, SECTION 26, TOWNSHIP 156 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 9, SECTION 26, TOWNSHIP 156 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, A PLAT ON RECORD AT THE WARD COUNTY RECORDERS OFFICE; THENCE N 00°36'12.0" W, A DISTANCE OF 1626.89 FEET; THENCE N 87°41'13.9" E, A DISTANCE OF 1574.80 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 83; THENCE S 00°44'32.7" W, ALONG THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 83, A DISTANCE OF 1695.26 FEET; THENCE N 89°49'09.0" W, A DISTANCE OF 1554.15 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 59.64 ACRES. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON TO BE KNOWN AS AVERY MAE MEADOWS 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 OWNER HAS HEREUNTO AFFIXED HIS SIGNATURE.

Philip R. B.
PHILIP BOSEY

STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 23rd DAY OF January, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED PHILIP BOSEY, WELL KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING DESCRIPTION AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES:

BRANDY N HARTMAN
Notary Public
State of North Dakota
My Commission Expires Oct. 3, 2027

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
ROBBY L. BERARD, RLS NO. 4727

STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 22nd 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:

BRANDY N HARTMAN
Notary Public
State of North Dakota
Commission Expires Oct. 3, 2027

APPROVED:

CITY OF MINOT ENGINEER

DATE: