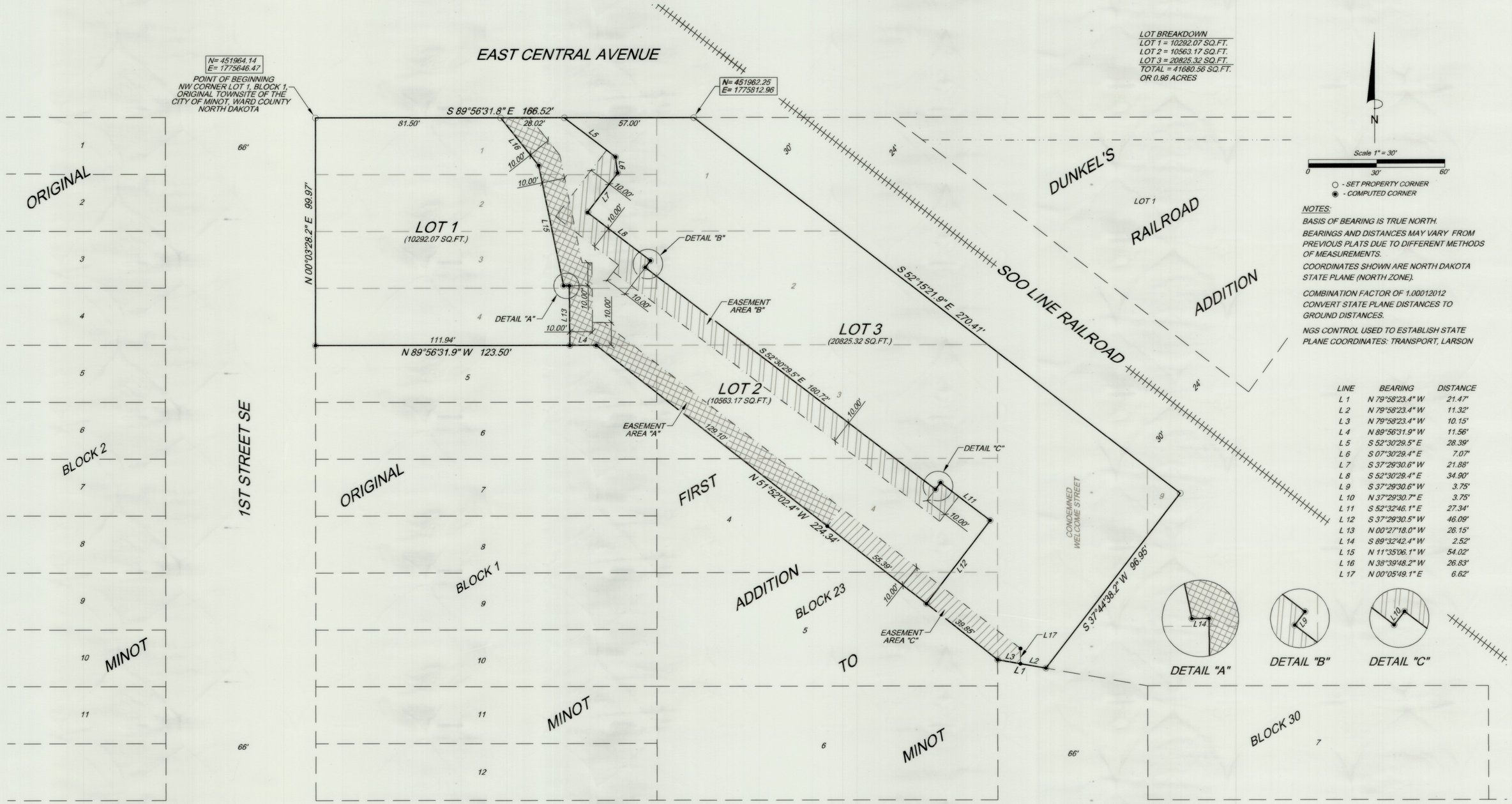
ATTACHMENT A

CITIZENS ALLEY ADDITION

TO THE CITY OF MINOT, NORTH DAKOTA

(BEING A PORTION OF SOO LINE RIGHT OF WAY, LOTS 1 THRU 4, AND A PORTION OF LOT 5, BLOCK 1, ORIGINAL TOWNSITE OF THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA AND A PORTION OF LOTS 1 THRU 5, BLOCK 23, A PORTION OF LOT 9, BLOCK 30, FIRST ADDITION TO THE CITY OF MINOT, NORTH DAKOTA AND A PORTION OF CONDEMNED WELCOME STREET)



LOT BREAKDOWN
LOT 1 = 10292.07 SQ.FT.
LOT 2 = 10563.17 SQ.FT.
LOT 3 = 20825.32 SQ.FT.
TOTAL = 41680.56 SQ.FT.
OR 0.96 ACRES

N

Scale 1" = 30'
0 30' 60'

○ - SET PROPERTY CORNER
◉ - COMPUTED CORNER

NOTES:

BASIS OF BEARING IS TRUE NORTH.

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 1.00012012 CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.

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

LINE	BEARING	DISTANCE
L 1	N 79°58'23.4" W	21.47'
L 2	N 79°58'23.4" W	11.32'
L 3	N 79°58'23.4" W	10.15'
L 4	N 89°56'31.9" W	11.56'
L 5	S 52°30'29.5" E	28.39'
L 6	S 07°30'29.4" E	7.07'
L 7	S 37°29'30.6" W	21.88'
L 8	S 52°30'29.4" E	34.90'
L 9	S 37°29'30.6" W	3.75'
L 10	N 37°29'30.7" E	3.75'
L 11	S 52°32'46.1" E	27.34'
L 12	S 37°29'30.5" W	46.09'
L 13	N 00°27'18.0" W	26.15'
L 14	S 89°32'42.4" W	2.52'
L 15	N 11°35'06.1" W	54.02'
L 16	N 38°39'48.2" W	26.83'
L 17	N 00°05'49.1" E	6.62'

REGISTERED PROFESSIONAL LAND SURVEYOR
ROBBY L. BERNDT
LS-4127
DATE 10/6/23
NORTH DAKOTA

EASEMENT AREA "A"

OWNER OF LOT 2, CITIZENS ALLEY ADDITION (OWNER) HEREBY GRANTS A LIMITED BUILDING MAINTENANCE EASEMENT OVER EASEMENT AREA A FOR THE BENEFIT OF THE OWNER OF LOT 1, CITIZENS ALLEY ADDITION (GRANTEE A1) AND THE OWNER OF LOT 5, BLOCK 1, ORIGINAL MINOT, LESS CITIZENS ALLEY ADDITION AND THE WEST ½ OF LOTS 3 AND 4, BLOCK 23, FIRST ADDITION TO MINOT, LESS CITIZENS ALLEY ADDITION (GRANTEE A2), WHICH PROVIDES THAT GRANTEE A1 OR A2 MAY ENTER EASEMENT AREA A TO MAINTAIN ITS BUILDING. PRIOR TO UTILIZING EASEMENT AREA A, GRANTEE A1 OR A2 SHALL PROVIDE REASONABLE NOTICE TO THE OWNER (OR SUCCESSORS OR ASSIGNS) OF ITS INTENTION TO UTILIZE EASEMENT AREA A FOR BUILDING MAINTENANCE, AND OWNER (OR SUCCESSORS OR ASSIGNS) SHALL BE ALLOWED A REASONABLE AMOUNT OF TIME TO REMOVE PHYSICAL OBSTRUCTIONS WHICH WOULD PREVENT GRANTEE A1 OR A2 FROM UTILIZING EASEMENT AREA A. THE DETERMINATION OF REASONABILITY SHALL BE BY THE OWNER (OR SUCCESSORS OR ASSIGNS). THIS EASEMENT IS VOID ONCE THE EXISTING ADJACENT STRUCTURE HAS BEEN DEMOLISHED

EASEMENT AREA "B"

OWNER OF LOT 2, CITIZENS ALLEY ADDITION (OWNER) HEREBY GRANTS A LIMITED BUILDING MAINTENANCE EASEMENT OVER EASEMENT AREA B FOR THE SOLE BENEFIT OF THE OWNER OF LOT 3, CITIZENS ALLEY ADDITION (GRANTEE B), WHICH PROVIDES THAT GRANTEE B MAY ENTER EASEMENT AREA B TO MAINTAIN ITS BUILDING. PRIOR TO UTILIZING EASEMENT AREA B, GRANTEE B SHALL PROVIDE REASONABLE NOTICE TO THE OWNER (OR SUCCESSORS OR ASSIGNS) OF ITS INTENTION TO UTILIZE EASEMENT AREA B FOR BUILDING MAINTENANCE, AND OWNER (OR SUCCESSORS OR ASSIGNS) SHALL BE ALLOWED A REASONABLE AMOUNT OF TIME TO REMOVE PHYSICAL OBSTRUCTIONS WHICH WOULD PREVENT GRANTEE B FROM UTILIZING EASEMENT AREA B. THE DETERMINATION OF REASONABILITY SHALL BE BY THE OWNER (OR SUCCESSORS OR ASSIGNS). THIS EASEMENT IS VOID ONCE THE EXISTING ADJACENT STRUCTURE HAS BEEN DEMOLISHED.

EASEMENT AREA "C"

OWNER OF LOT 2, CITIZENS ALLEY ADDITION (OWNER) HEREBY GRANTS A LIMITED BUILDING MAINTENANCE EASEMENT OVER EASEMENT AREA C FOR THE SOLE BENEFIT OF THE OWNER OF THE EAST ½ OF LOTS 4, 5, AND 6, BLOCK 23, FIRST ADDITION TO MINOT, LESS CITIZENS ALLEY ADDITION (GRANTEE C), WHICH PROVIDES THAT GRANTEE C MAY ENTER EASEMENT AREA C TO MAINTAIN ITS BUILDING. PRIOR TO UTILIZING EASEMENT AREA C, GRANTEE C SHALL PROVIDE REASONABLE NOTICE TO THE OWNER (OR SUCCESSORS OR ASSIGNS) OF ITS INTENTION TO UTILIZE EASEMENT AREA C FOR BUILDING MAINTENANCE, AND OWNER (OR SUCCESSORS OR ASSIGNS) SHALL BE ALLOWED A REASONABLE AMOUNT OF TIME TO REMOVE PHYSICAL OBSTRUCTIONS WHICH WOULD PREVENT GRANTEE C FROM UTILIZING EASEMENT AREA C. THE DETERMINATION OF REASONABILITY SHALL BE BY THE OWNER (OR SUCCESSORS OR ASSIGNS). THIS EASEMENT IS VOID ONCE THE EXISTING ADJACENT STRUCTURE HAS BEEN DEMOLISHED.

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

SHEET 1 OF 2
JOB #157-22

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT AKSAL GROUP, LLC, BEING OWNERS AND PROPRIETORS OF A PORTION OF SOO LINE RIGHT OF WAY, LOTS 1 THRU 4 AND A PORTION OF LOT 5, BLOCK 1, ORIGINAL TOWNSITE OF THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA AND A PORTION OF LOTS 1 THRU 5, BLOCK 23, A PORTION OF LOT 9, BLOCK 30, FIRST ADDITION TO THE CITY OF MINOT, NORTH DAKOTA AND A PORTION OF CONDEMNED WELCOME STREET, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ORIGINAL TOWNSITE TO THE CITY OF MINOT, NORTH DAKOTA, A PLAT ON RECORD AT THE WARD COUNTY RECORDERS OFFICE; THENCE S 89°56'31.8" E, A DISTANCE OF 166.52 FEET; THENCE S 52°15'21.9" E, A DISTANCE OF 270.41 FEET; THENCE S 37°44'38.2" W, A DISTANCE OF 96.95 FEET; THENCE N 79°58'23.4" W, A DISTANCE OF 21.47 FEET; THENCE N 51°52'02.4" W, A DISTANCE OF 224.34 FEET; THENCE N 89°56'31.9" W, A DISTANCE OF 123.50 FEET; THENCE N 00°03'28.2" E, A DISTANCE OF 99.97 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.96 ACRES. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON TO BE KNOWN AS CITIZENS ALLEY ADDITION TO THE CITY OF MINOT, NORTH DAKOTA, AND HEREBY GRANT THE EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF THE OWNERS HAVE HEREUNTO AFFIXED THEIR SIGNATURES.

Ryan Ackerman
RYAN ACKERMAN
MANAGING MEMBER
AKSAL GROUP, LLC

Jessica Ackerman
JESSICA ACKERMAN
MANAGING MEMBER
AKSAL GROUP, LLC

STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 5th DAY OF October, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED RYAN ACKERMAN AND JESSICA ACKERMAN, WELL KNOWN TO ME TO BE THE PERSON 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:

NOTARY PUBLIC, COUNTY OF WARD, STATE OF NORTH DAKOTA

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

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 10/6/23
NORTH DAKOTA

STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 6th DAY OF October, 2023, 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:

NOTARY PUBLIC, WARD COUNTY, STATE OF NORTH DAKOTA

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

APPROVED: _____ DATE: _____

CITY OF MINOT ENGINEER