

GOLD NUGGET 7TH ADDITION

to the City of Minot, ND

BEING OUTLOT 5, OUTLOT 16, OUTLOT 25, OUTLOT 26 AND AN UNPLATTED PORTION OF THE S½NE¼NW¼, SECTION 29, TOWNSHIP 155 N, RANGE 82 W, TO THE CITY OF MINOT, NORTH DAKOTA

DESCRIPTION:

Know all men by these presents that Magic City Community, LLC, being Owner and Proprietor, of Outlot 5, Outlot 16, Outlot 25, Outlot 26 and an Unplatted Portion of the S½NE¼NW¼, Section 29, Township 155 N, Range 82 W, Ward County, North Dakota, being more particularly described as follows:

Beginning at the Southwest Property Corner, of Outlot 25, a Plat being on file at the Ward County Recorder's Office; Thence N 0°35'53" E, on the West Line, of said Outlot 25, a distance of 91.39 FT; Thence N 0°40'29" E, a distance of 570.90 FT, to the Southwest Property Corner, of Outlot 5, a Plat being on file at the Ward County Recorder's Office; Thence N 0°39'51" E, on the West Line, of said Outlot 5, a distance of 160.00 FT, to the Northwest Property Corner, of said Outlot 5; Thence S 47°51'09" E, on the East Line, of said Outlot 5, a distance of 240.27 FT, to the Southeast Property Corner, of said Outlot 5; Thence S 89°36'16" E, a distance of 565.35 FT, to the Northwest Property Corner, of Outlot 16, a Plat being on file at the Ward County Recorder's Office; Thence S 0°50'21" W, on the West Line, of said Outlot 16, a distance of 180.92 FT; Thence S 89°40'54" E, a distance of 135.57 FT; Thence S 89°27'40" E, a distance of 134.87 FT, to the Southwest Property Corner, of Lot 1 of Jefferson South Addition, a Plat being on file at the Ward County Recorder's Office; Thence S 89°37'30" E, on the South Line, of Lot 1 of Jefferson South Addition, a distance of 270.08 FT, to the Southeast Property Corner, of said Lot 1 of Jefferson South Addition; Thence S 0°41'20" W, a distance of 481.51 FT; Thence N 89°36'13" W, a distance of 1132.72 FT, to the Point of Beginning.

Said described tract, of land contains 17.63 Acres more or less Have caused the same to be surveyed and platted as shown hereon, to be known as Gold Nugget 7th Addition, to the City of Minot, North Dakota and hereby dedicate and donate road rights, of ways and easements as shown to the public for public use forever, in witness whereof, the owners hereunto affixed their signatures.

Magic City Community, LLC

On this ____ Day of _____, 2023, before me, a Notary Public in and for said State, Appeared ????, 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

On this ____ Day of _____, 2023, before me, a Notary Public in and for said State, Appeared ????, well known to be the person described in the foregoing description and acknowledged to me that he executed the same on his 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.

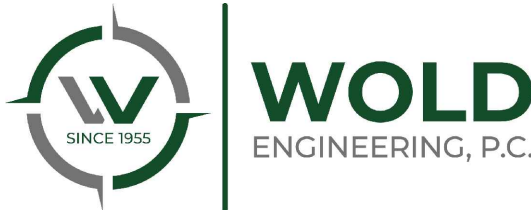
Thomas R. Leshovsky P.L.S. #6134

STATE OF NORTH DAKOTA, COUNTY OF _____

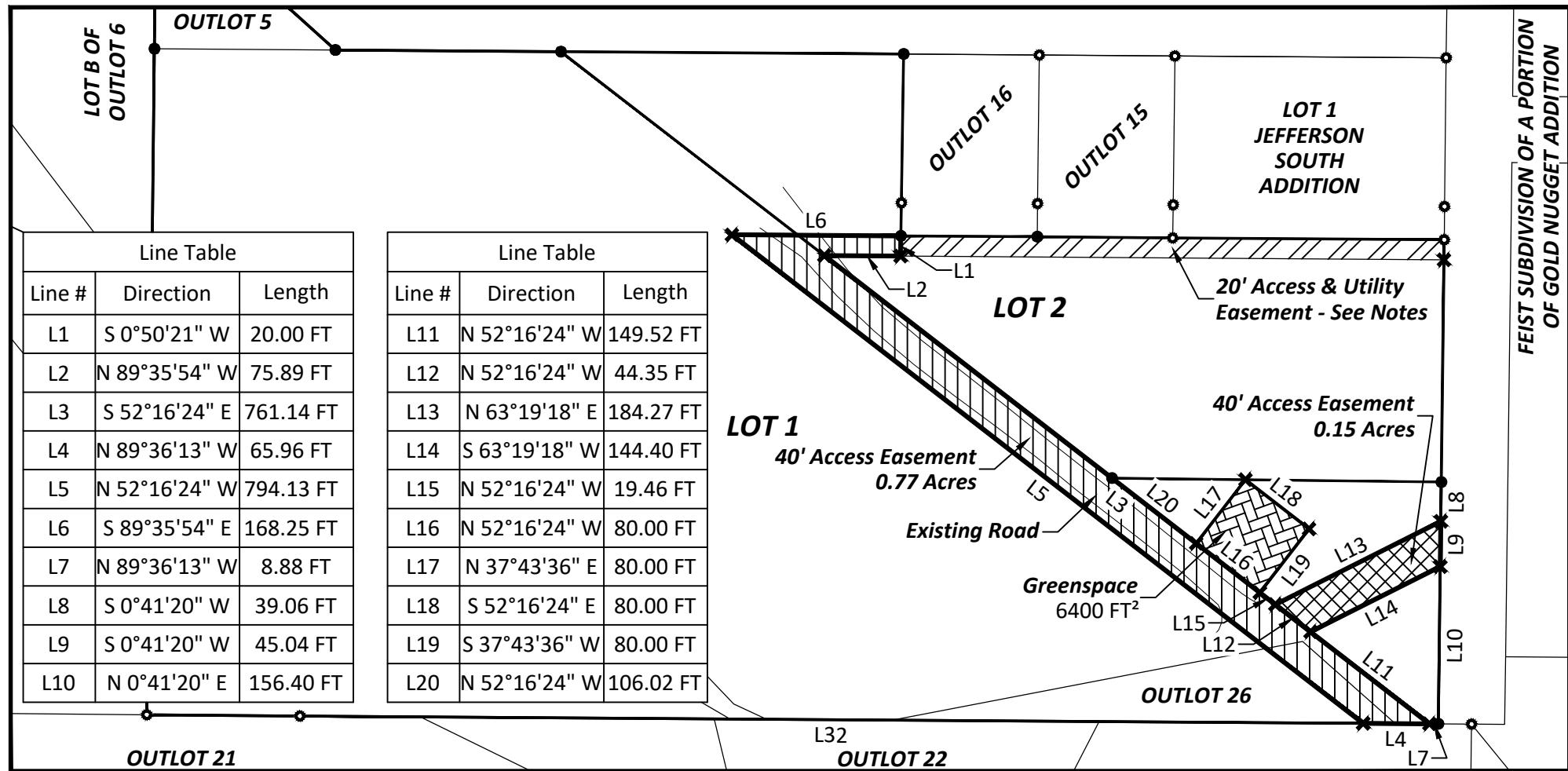
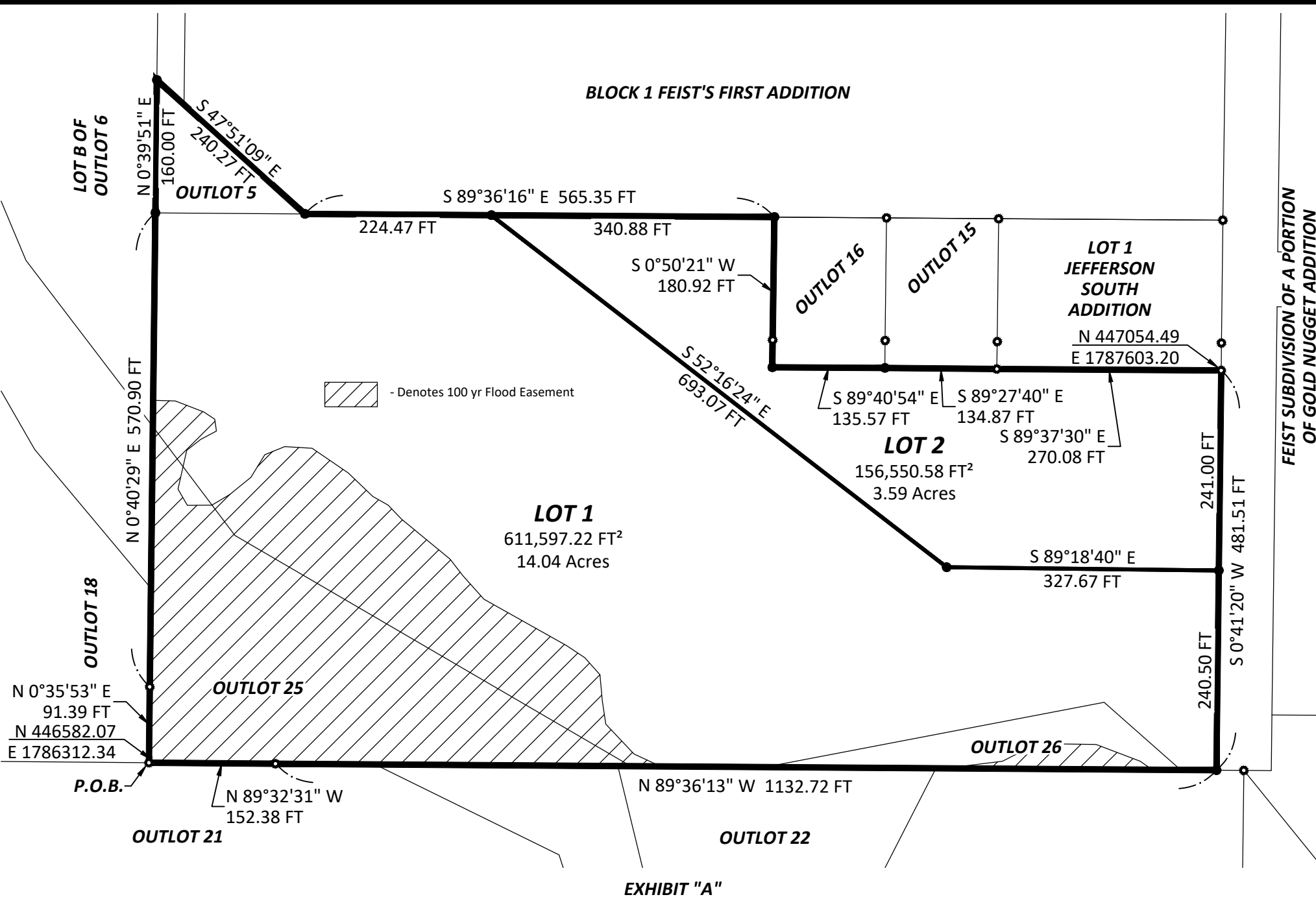
On this ____ Day of _____, 2023, before me, a Notary Public in and for said State, Appeared Thomas R. Leshovsky, Registered Professional Land Surveyor, well known to be such, and acknowledged to me that he executed the foregoing Surveyor's Certificate as his own free act and deed.

My commission expires

Notary Public, State of North Dakota



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



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

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 Int. Feet. NGS OPUS Solution was used to establish coordinates.
- 20' Access & Utility Easement Obtained off of City of Minot Resolution No. 3745 Adopted January 3, 2021.

APPROVAL

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

Approved: _____, 2023
Minot City Engineer

