Recorded X Entered Y Compared

0239997 STUTS CO. REC.

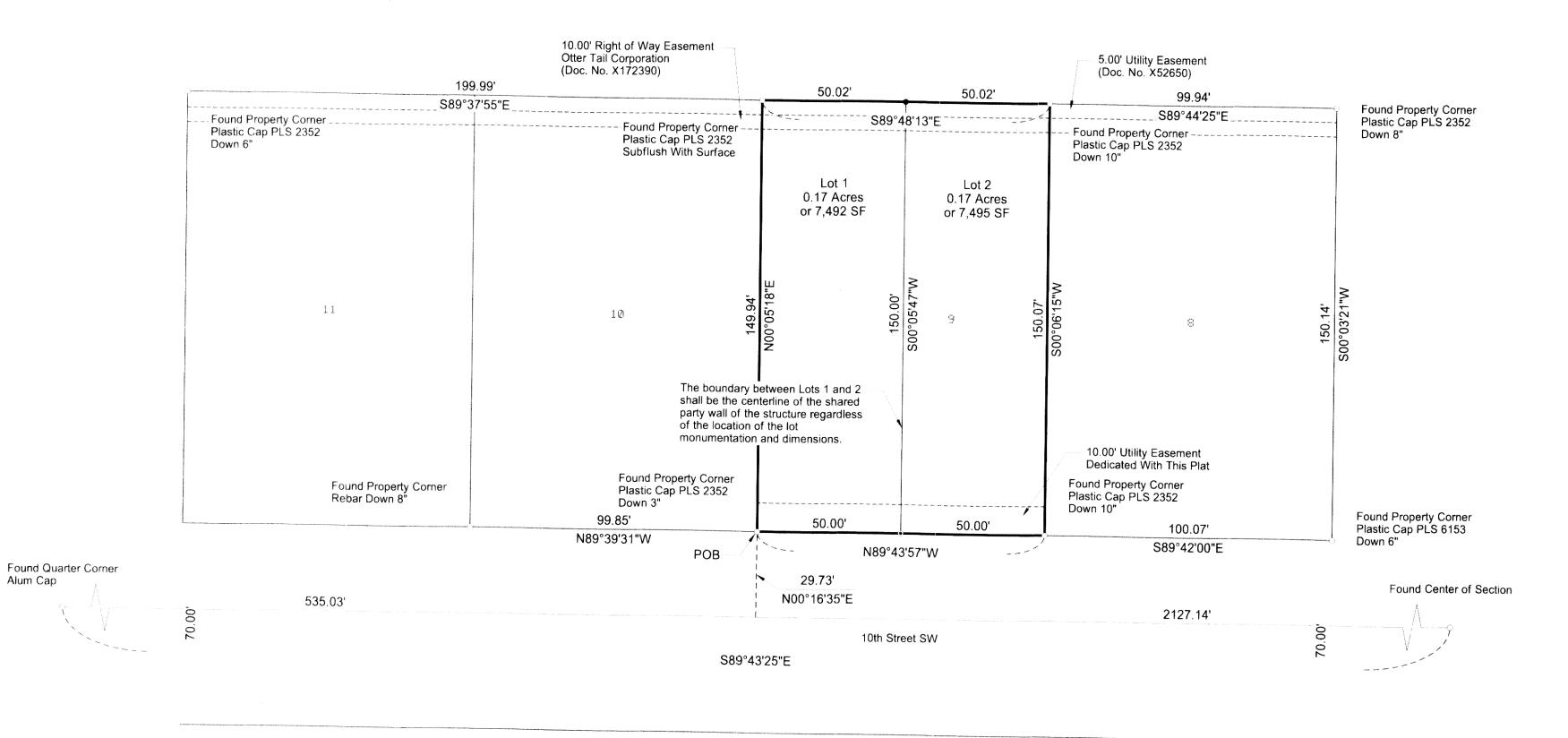
JAMESTOWN, ND 58401 Page 1 of 1

STUTSMAN COUNTY RECORDER Doc #0239997

I certify that this instrument was filed and recorded on 3/1/2022 at 11:48 AM. Maureen McGilvrey , Recorder **Fee \$20.00** 



Christensen Addition
Replat of Lot 9, Block 1 of Praire Park Addition
Within NW1/4 Section 35, T140N, R64W
City of Jamestown, North Dakota



# LEGEND Found - Monument As Described Set #5 x 18in Rebar With Plastic Cap PLS 4358 Set PK Nail in Concrete Surface Parcel Boundary Lot Boundary Quarter (1/4) Line Easement Line 0 30 60 Survey or Plan Tie Line

and TRANSFER ACCEPTED this 25th

Jessica Alonox Statemen County Auditor

By Hara Goathin Deputy

# DECLARATION

The party set forth hereon as Owner and Proprietor of the land hereinafter described, together with Daren Peterka, Interstate Engineering, Inc., a Registered Land Surveyor in the State of North Dakota, hereby declare and make known that said Owner and Proprietor recently caused to be platted a tract of land within the northwest quarter of Section 35, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Stutsman County, North Dakota, hereinafter known as "Christensen Addition". The plat thereof which is hereby shown was made by said Daren Peterka, in accordance with the statutes of the State of North Dakota and the ordinances of the City of Jamestown, North Dakota, in such case, made and provided a description of the situation and boundaries of said plat being as follows:

## EXISTING PLAT BOUNDARY DESCRIPTION

A tract of land located within the northwest quarter of Section 35, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Stutsman County, North Dakota more particularly described as follows:

Commencing at the west quarter corner of said Section 35; thence S89°43'25"E along the quarter line of said Section 35 a distance of 535.03 feet; thence N00°16'35"E a distance of 29.73 feet to the southwest corner of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977), also being the Point Of Beginning (POB); thence N00°05'18"E along the west boundary of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977) a distance of 149.94 feet to the northwest corner Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977); thence S89°48'13"E along the north boundary of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977) a distance of 100.04 feet to the northeast corner of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977); thence S00°06'15"W along the east boundary of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977) a distance of 150.07 feet to the southeast corner of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977); thence N89°43'57"W along the south boundary of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977); thence N89°43'57"W along the south boundary of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977); thence N89°43'57"W along the south boundary of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977); thence N89°43'57"W along the south boundary of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977); thence N89°43'57"W along the south boundary of Lot 9, Block 1 of Praire Park Addition (Document No. X52650, recorded December 12, 1977); a distance of 100.00 feet to the point of beginning.

Said tract of land contains 0.34 acres or 14,987 square feet, more or less.

## NEW DESCRIPTION

Lots 1 and 2, Block 1 of Christensen Addition, being within the City of Jamestown, Stutsman County, North Dakota.

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Table of Utility Easements					
Easement	Grantee	Filed Date	Document #	Book/Page	
Cross Easement	John Rosenbaum and Linda Rosenbaum	1/2/2007	X176976	N/A	
Right of Way Easement	Otter Tail Pwer Company, a corp.	9/22/1961	246757	182/385-386	
Right of Way Easement	Northwestern Bell Telephone Company	10/3/1973	X34599	241/500-501	
Right of Way Easement	Otter Tail Pwer Company, a MN corp.	8/25/1976	X46137	N/A	

#### SURVEYOR'S CERTIFICATE

I, Daren Peterka, Interstate Engineering, Inc., Jamestown, North Dakota, a Registered Land Surveyor in the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of "Christensen Addition", being within the City of Jamestown, Stutsman County, North Dakota as surveyed by me or under my direct supervision and that all distances are correct, the monuments are in place as shown on the plat and the outside boundary lines are correctly designated as shown on the plat in accordance with the statutes of the State of North Dakota and the ordinances of the City of Jamestown to the best of my knowledge and belief.

DAREM PE-4368
LS-4358
Egy DARE 0/-3/- 7000

On this \_\_\_\_\_\_\_, day of \_\_\_\_\_\_\_\_, 2022, A.D. before me, a Notary Public in said County and State, personally appeared Daren Peterka, known to me to be the same person described herein and who executed the within and foregoing instrument and he acknowledged to me that he executed the same.

Notary Public
State of North Dakota

Notary Public
State of North Dakota

# OWNER'S CERTIFICATE OF APPROVAL AND DEDICATION

Justin R. Christensen, being the Owner and Proprietor of the above described tract of land has caused said tract of land to be platted as "Christensen Addition" shown on the plat and do hereby agree to said platting, and dedication of easement as shown.

ustin R. Christensen

State of North Dakota)

County of Statesines.

State of North Dakota)

County of Stutsman

On this day of \_\_\_\_\_\_\_, 2022, A.D. before me, a Notary Public in said County and State, personally appeared Justin R. Christensen, known to me to be the same person described herein and who executed the within and foregoing instrument and acknowledged to me that he executed the same.

Notary Public

Notary Public

State of North Dakota

State of North Dakota

## ZONING CERTIFICATE OF APPROVAL

State of North Dakota)

City of Jamestown

By a resolution duly passed by the City Planning and Zoning Commission of Jamestown, North Dakota on the day of \_\_\_\_\_\_\_, 2021, A.D., the shown plat of "Christensen Addition", being within the City of Jamestown, Stutsman County, North Dakota was duly approved and accepted.

Planning and Zoning Commission Secretary

Planning and Zoning Commission Chairman

## ENGINEER'S CERTIFICATE OF APPROVAL

I have examined the attached plat of "Christensen Addition", being within the City of Jamestown, Stutsman County, North Dakota and hereby give my approval.

## CITY OF JAMESTOWN'S CERTIFICATE OF APPROVAL

State of North Dakota)

City of Jamestown )

Dated 2/17/2022

Dwaine Heinrich, Mayor

1

ADDITION PLA

Sheet Number