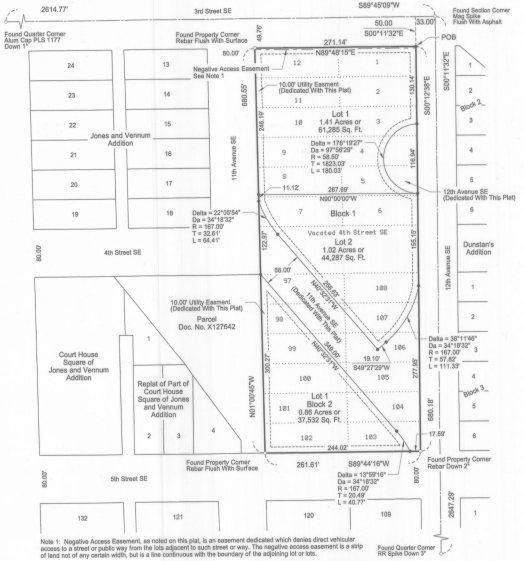
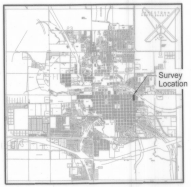
Harold P. Bensch Addition

Replat of Lots 1-12 and Lots 97-108 of Jones and Vennum Addition, and a Vacated Portion of 4th Street SE Within NE1/4 Section 36, T140N, R64W City of Jamestown, North Dakota



Note 1: Negative Access Easement, as noted on this plat, is an easement dedicated which denies direct vehicular access to a street or public way from the lots adjacent to such street or way. The negative access easement is a strip of land not of any certain width, but is a line continuous with the boundary of the adjoining lot or lots.

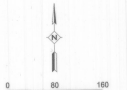
Note 2: See Notice of Soil Status, Document No. X184325, recorded August 25, 2008 by North Dakota - Department of Health concerning future land use of Lots 1-12, Lots 97-108, and Vacated 4th Street SE of Jones and Vennum Addition.



VICINITY MAP

LEGEND

- Found - Monument As Described
- Set #5 x 18in Rebar With Plastic Cap PLS 4388
- Parcel Boundary
- Lot Boundary
- Section Line
- Previous Lot Boundary (Vacated With This Plat)
- Utility Easement (Dedicated With This Plat)
- Negative Access Easement
- Survey or Plan Tie Line



CITY OF JAMESTOWN'S CERTIFICATE OF APPROVAL

State of North Dakota)

City of Jamestown)

By a resolution duly passed by the City Council of Jamestown, North Dakota on the 22nd day of April, 2023, A.D., the shown plat of the "Harold P. Bensch Addition", within the northeast quarter of Section 36, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota was duly approved and accepted, the dedicated 11th Avenue SE, 12th Avenue SE and easements as shown for dedication, and the vacation of lots, and the plat thereof ordered to be filed in the office of the County Recorder of Stutsman county and a copy of the same to be filed in the office of the City Auditor and the office of the City Engineer.

Dated 5/1/2023

Sarah Hellekson, City Administrator

Dwaine Heinrich, Mayor

OWNER'S CERTIFICATE OF APPROVAL AND DEDICATION

City of Jamestown, a municipal corporation, being the Owner and Proprietor of the above described tract of land has caused said tract of land to be platted as "Harold P. Bensch Addition" shown on the plat and do hereby agree to said platting, the dedication of 11th Avenue SE, 12th Avenue SE and easements, and the vacation of lots as shown.

Sarah Hellekson, City Administrator

Dwaine Heinrich, Mayor

State of North Dakota)

County of Stutsman)

On this 1st day of May, 2023, A.D. before me, a Notary Public in said County and State, personally appeared Sarah Hellekson, City Administrator and Dwaine Heinrich, Mayor, 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 on behalf of the entity.

Notary Public
State of North Dakota

KATHY HILGEMANN
Notary Public
State of North Dakota
My Commission Expires April 27,2026

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 Owners and Proprietors recently caused to be platted a tract of land within the northeast quarter of Section 36, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota, hereinafter known as "Harold P. Bensch 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 northeast quarter of Section 36, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota more particularly described as follows:

Commencing at the northeast corner of said Section 36; thence S89°45'09"W along the north section line of said Section 36 a distance of 33.00 feet; thence S00°11'32"E a distance of 50.00 feet to the northeast corner of Lot 1 of Jones and Vennum Addition (Book A of Plats, Page 12, recorded December 10, 1880), also being the Point Of Beginning (POB); thence S00°12'35"E along the east boundaries of Lots 1 through 8 and Lots 108 through 103 of Jones and Vennum Addition (Book A of Plats, Page 12, recorded December 10, 1880) a distance of 680.18 feet to the southeast corner of Lot 103 of Jones and Vennum Addition (Book A of Plats, Page 12, recorded December 10, 1880); thence S89°44'16"W along the south boundaries of Lots 103 and 102 of Jones and Vennum Addition (Book A of Plats, Page 12, recorded December 10, 1880) a distance of 261.61 feet to the southwest corner of Lot 102 of Jones and Vennum Addition (Book A of Plats, Page 12, recorded December 10, 1880); thence N01°00'47"W along the west boundaries of Lots 102 through 97 and Lots 7 through 12 of Jones and Vennum Addition (Book A of Plats, Page 12, recorded December 10, 1880) a distance of 680.55 feet to the northwest corner of Lot 12 of Jones and Vennum Addition (Book A of Plats, Page 12, recorded December 10, 1880); thence N89°48'15"E along the north boundaries of Lots 12 and 1 of Jones and Vennum Addition (Book A of Plats, Page 12, recorded December 10, 1880) a distance of 271.14 feet to the point of beginning.

Said tract of land contains 4.16 acres or 181,222 square feet, more or less.

NEW DESCRIPTION

Lots 1-2, Block 1 and Lot 1, Block 2 of Harold P. Bensch Addition, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota.

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 "Harold P. Bensch Addition", being within the northeast quarter of Section 36, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Midway Township, 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.

In witness whereof I have hereunto set my hand this 26 day of April, 2023 A.D.

DAREN PETERKA LS-8388 04-27-2023

State of North Dakota)

County of Stutsman)

On this 27th day of April, 2023, 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

DENISE MCCLEAN
Notary Public
State of North Dakota
My Commission Expires November 22, 2025

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 17th day of April, 2023, A.D., the shown plat of "Harold P. Bensch Addition", within the northeast quarter of Section 36, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota was duly approved and accepted.

Dated 5/1/2023

Planning and Zoning Commission Secretary

Planning and Zoning Commission Chairman

ENGINEER'S CERTIFICATE OF APPROVAL

I have examined the attached plat of "Harold P. Bensch Addition", within the northeast quarter of Section 36, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Midway Township, Stutsman County, North Dakota and hereby give my approval.

Dated 5/1/2023

Travis Dillman, City Engineer

All delinquent & current taxes & special assessments are paid and TRANSFER ACCEPTED this 2 day of May, 2023.

Stutsman County Auditor

By Deputy

Return To:
INTERSTATE ENGINEERING
1902 12TH AVE SW

JAMESTOWN, ND 58401

0243652
STUTS CO. REC.
Page 1 of 1

STUTSMAN COUNTY RECORDER Doc #0243652
I certify that this instrument was filed and recorded on 5/3/2023 at 8:58 AM. Maureen McGlynn Recorder Fee $20.00
By Deputy
Recorded Entered Compared Scanned

Rev No.	Date	By	Description

Replat of Lots 1-12 and Lots 97-108 of Jones and Vennum Addition, and a Vacated Portion of 4th Street SE Within NE1/4 Section 36, T140N, R64W City of Jamestown, North Dakota

Harold P. Bensch Addition

Drawn By: Nita Gilbro | Surveyed By: Jesse Gilbertson | Project No: JT-Utl-165
Checked By: Daren Peterka | Designed By: Ben Asselin | Date: March 1, 2023

Interstate Engineering, Inc.
P.O. Box 2035
1902 12th Avenue SW
Jamestown, ND 58402-2035
Ph (701) 252-6234
Fax (701) 252-6003
www.interstateeng.com
Offices in North Dakota, Minnesota, Montana and South Dakota

INTERSTATE ENGINEERING
Professionals you need, people you trust.