Return To:
INTERSTATE ENGINEERING
1903 12TH AVE SW
JAMESTOWN, ND 58401

0241535
STUTS CO. REC.
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STUTSMAN COUNTY RECORDER Doc #0241535
I certify that this instrument was filed and recorded on 3/5/2022 at 1:00 PM Heaven McGillivray, Recorder Fee $20.00
By Sue Hauptmann Deputy
Recorded — Abstract — Compared — Scanned

Messner Kartes Addition
Within SE1/4 of Section 23, T140N, R64W
City of Jamestown, North Dakota

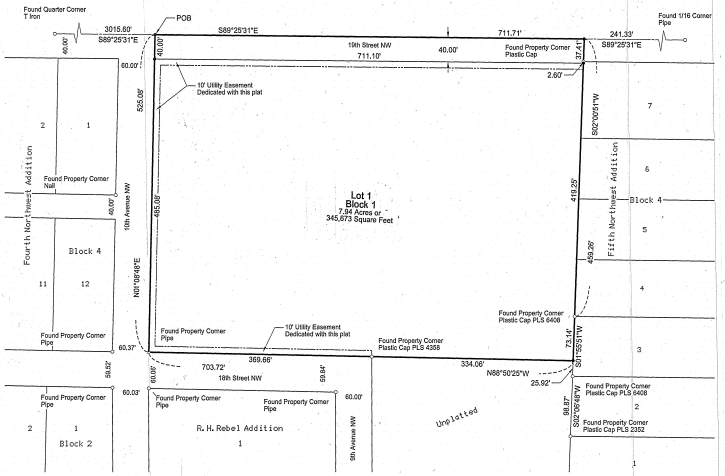
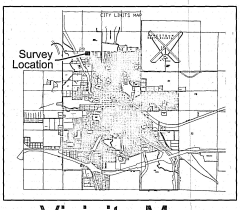


Table of Easements - Not Shown on Plat				
Type	Grantee	Date	Document Number/ Book, Page	Comments
Right of Way Easement	Otter Tail Power Company, a Minn. Corp.	October 13, 1972	X31238/Book 237/Page 75-76	Described easement does not cross parcel being platted.

0 80 160
SCALE IN FEET

LEGEND
- Found - Monument As Described
- Set #5 x 18in Rebar With Plastic Cap PLS 4388
- Parcel Boundary
- Lot Boundary
- Easement Boundary
- Quarter (1/4) Line
- Survey or Plan Tie Line
- Adjoining Addition Text — Addition



Vicinity Map

OWNER'S CERTIFICATE OF APPROVAL AND DEDICATION

Deer Valley Properties, LLC, being the Owner and Proprietor of the above described tract of land has caused said tract of land to be platted as "Messner Kartes Addition" shown on the plat and do hereby agree to said platting, the dedication of easements and 19th Street NW as shown.

Trent Messner, Member — John Kartes, Member

State of North Dakota
County of Stutsman

On this 12th day of July, 2022 A.D. before me, a Notary Public in said County and State, personally appeared Trent Messner, Member and John Kartes, Member known to me to be the same persons described herein and who executed the within and foregoing instrument and acknowledged to me that they executed the same on behalf of the entity.

Notary Public
State of North Dakota

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

CITY OF JAMESTOWN'S CETIFICATE OF APPROVAL

State of North Dakota)
City of Jamestown)

By a resolution duly passed by the City Council of Jamestown, North Dakota on the 25th day of June, 2022 A.D., the shown plat of the "Messner Kartes Addition", being within the City of Jamestown, Stutsman County, North Dakota was duly approved and accepted, dedicated easements as shown for dedication, the dedication, for public use, street as shown, as an amendment to the master plan of the City of Jamestown 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 7/29/2022

Sarah Hellekson, City Administrator — Dwaine Heinrich, Mayor

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 southeast quarter of Section 23, T140N, R64W of the Fifth Principal Meridian, being within the City of Jamestown, Stutsman County, North Dakota, hereinafter known as "Messner Kartes 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 southeast quarter of Section 23, 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 of said Section 23; thence S89°25'31"E along the quarter line of said Section 23 a distance of 3,015.60 feet to the northeast corner of Fourth Northwest Addition (Document No. X49668, recorded May 24, 1977), also being the Point Of Beginning (POB); thence continuing S89°25'31"E along the quarter line of said Section 23 a distance of 711.71 feet to the northwest corner of Fifth Northwest Addition (Document No. X57555, recorded August 29,1978); thence S02°00'51"W along the west boundary of Fifth Northwest Addition (Document No. X57555, recorded August 29,1978) a distance of 459.26 feet to a found monument at northwest corner of Lot 3, Block 4 of Fifth Northwest Addition (Document No. X57555, recorded August 29,1978); thence S01°55'51"W along the west boundary of Fifth Northwest Addition (Document No. X57555, recorded August 29,1978) a distance of 73.14 feet; thence N88°50'25"W a distance of 334.06 feet to an easterly corner of Fourth Northwest Addition (Document No. X49668, recorded May 24, 1977); thence continuing N88°50'25"W along a northerly boundary of Fourth Northwest Addition (Document No. X49668, recorded May 24, 1977) a distance of 369.66 feet to an intermediate corner on the easterly boundary of Fourth Northwest Addition; thence N01°08'48"E along the east boundary of the Fourth Northwest Addition (Document No. X49668, recorded May 24, 1977) a distance of 525.08 feet to the point of beginning.

Said tract of land contains 8.69 acres or 374,129 square feet more or less and is subject to all easements recorded and/or unrecorded.

NEW DESCRIPTION

Lot 1, Block 1 of Messner Kartes Addition, being within the City of Jamestown, 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 "Messner Kartes 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.

In witness whereof I have hereunto set my hand this 9th day of July, 2022 A.D.

DARYL D. PETERKA — LS-6408 — REGISTERED LAND SURVEYOR — STATE OF NORTH DAKOTA

State of North Dakota)
County of Stutsman)

On this 9th day of July, 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

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 13th day of June, 2022 A.D., the shown plat of "Messner Kartes Addition", being within the City of Jamestown, Stutsman County, North Dakota was duly approved and accepted.

Dated 8/2/2022

Planning and Zoning Commission Secretary — Planning and Zoning Commission Chairman

ENGINEER'S CERTIFICATE OF APPROVAL

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

Dated 8/2/2022

Travis Dillman, City Engineer

As current & current taxes & special assessments are paid and TRANSFER ACCEPTED this 5 day of August 2022
Heaven McGillivray
Stutsman County Auditor
By Stephanie Stenehjem-Deputy

Rev. No.	Description	By	Date

Messner Kartes Addition
Within SE1/4 of Section 23, T140N, R64W
City of Jamestown, North Dakota

Addition Plat

Project No: 14-07-096
Date: July 5, 2022
Surveyed By: RBS, Carroll
Designed By: Daren Peterka
Drawn By: Nick Cichos
Checked By: Daren Peterka

Interstate Engineering, Inc.
P.O. Box 2035
1903 12th Avenue SW
Jamestown, ND 58402-2035
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Fax (701) 252-0203
www.interstateeng.com
Offices in North Dakota, Minnesota & South Dakota

INTERSTATE ENGINEERING
Professionals you need, people you trust.

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Sheet Number