

# Sumac Ridge Addition Replat of a Portion of Lot 1, Block 2 of Mill Hill 2nd Addition Jamestown, North Dakota

## DECLARATION

The parties set forth herein as Owners and Proprietors 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 southeast quarter of Section 35, T140N, R64W of the Fifth Principal Meridian, being within Lot 1, Block 2 of Mill Hill 2nd Addition in the City of Jamestown, Stutsman County, North Dakota, hereinafter known as "Sumac Ridge 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 southeast quarter of Section 35, T140N, R64W of the Fifth Principal Meridian, being within Lot 1, Block 2 of Mill Hill 2nd Addition in the City of Jamestown, Stutsman County, North Dakota more particularly described as follows:

Commencing at the east quarter of said Section 35; thence N89°00'00"W a distance of 409.34 feet; thence S00°00'00"E a distance of 642.01 feet to the northeast corner of Lot 1, Block 2 of Mill Hill 2nd Addition, also being the Point of Beginning (POB); thence S01°01'37"E along an easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition a distance of 150.64 feet to an intermediate corner on the easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition; thence S89°48'19"E along a northerly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition a distance of 30.21 feet to an intermediate corner on an easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition, also being a point on a 3°30'36" curve to the left; thence along said curve having a radius of 1,632.39 feet, chord bearing of S30°59'13"W and chord distance of 96.04 feet; also being an easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition, a distance of 96.05 feet to an intermediate corner on an easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition; thence S29°23'20"W along an easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition a distance of 3.69 feet; thence S29°23'20"W along an easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition a distance of 83.12 feet to an intermediate point on an easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition; thence S29°11'40"W along an easterly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition a distance of 196.07 feet to a southerly corner of Lot 1, Block 2 of Mill Hill 2nd Addition; thence N35°40'53"W along a southerly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition a distance of 35.32 feet to an intermediate corner on a southerly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition; thence N35°35'25"W along a southerly boundary of Lot 1, Block 2 of Mill Hill 2nd Addition a distance of 214.24 feet to an intermediate corner of Lot 1, Block 2 of Mill Hill 2nd Addition; thence N03°32'37"W a distance of 73.10 feet to the southwest corner of a metes and bound parcel described in the Contract for Deed, dated October 19, 2015, Document No. 0214711; thence N00°49'54"W along the west boundary of a metes and bound parcel described in the Contract for Deed, dated October 19, 2015, Document No. 0214711; thence N89°38'25"E along the north boundary of Lot 1, Block 2 of Mill Hill 2nd Addition a distance of 303.09 feet to the point of beginning.

Said tract of land contains 2.44 acres or 106,453 square feet, more or less.

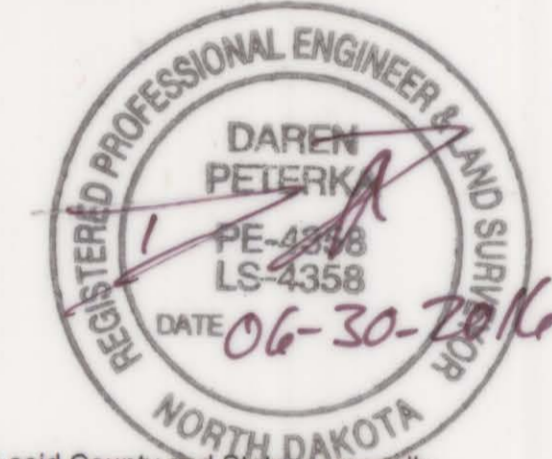
## NEW DESCRIPTION

Lots 1 through 7, Block 1 of Sumac Ridge 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 "Sumac Ridge 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, North Dakota, to the best of my knowledge and belief.

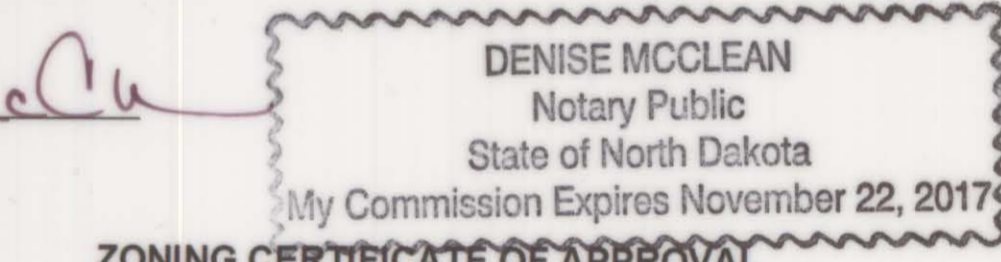
In witness whereof I have hereunto set my hand this 30<sup>th</sup> day of June, 2016 A.D.



State of North Dakota )  
County of Stutsman )

On this 30<sup>th</sup> day of June, 2016, 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 )



## 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 13<sup>th</sup> day of June, 2016, A.D., the shown plat of "Sumac Ridge Addition", being within the City of Jamestown, Stutsman County, North Dakota was duly approved and accepted.

Dated 8-26-16  
Samuel Wellan  
Planning and Zoning Commission Secretary

David S. Hillend  
Planning and Zoning Commission Chairman

## ENGINEER'S CERTIFICATE OF APPROVAL

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

Dated 8/26/16  
Joel L. Anderson  
City Engineer

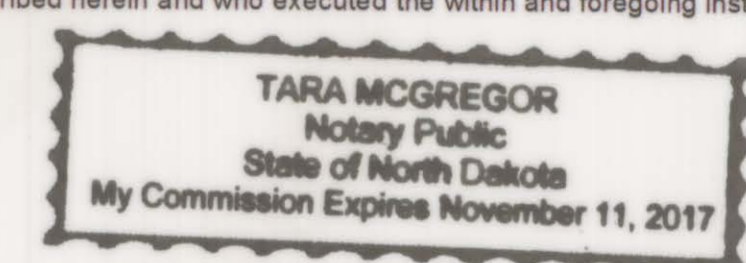
## OWNER'S CERTIFICATE OF APPROVAL AND DEDICATION

J.R. Lang, being an Owner and Proprietor of three tracts of land described in a Contract for Deed, dated October 19, 2015, Document No. 0214711, has caused said tracts of land to be platted as "Sumac Ridge Addition" shown on the plat and do hereby agree to said platting and the dedication of streets, rights of ways and easements as shown.

State of North Dakota )  
County of Stutsman )

On this 24<sup>th</sup> day of August, 2016, A.D. before me, a Notary Public in said County and State, personally appeared J.R. Lang, known to me to be the same persons described herein and who executed the within and foregoing instrument and acknowledged to me that he executed the same.

Notary Public )  
State of North Dakota )



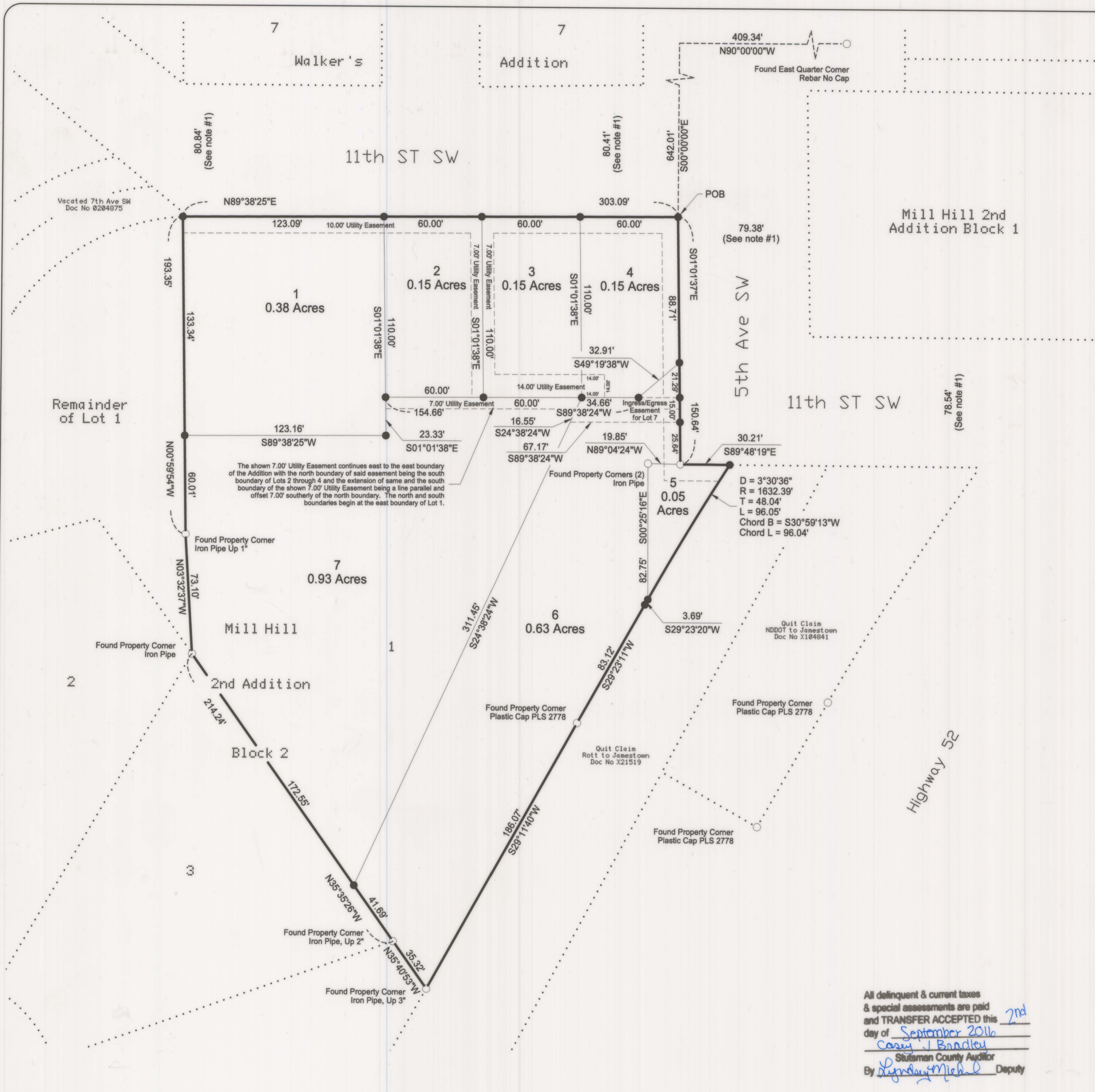
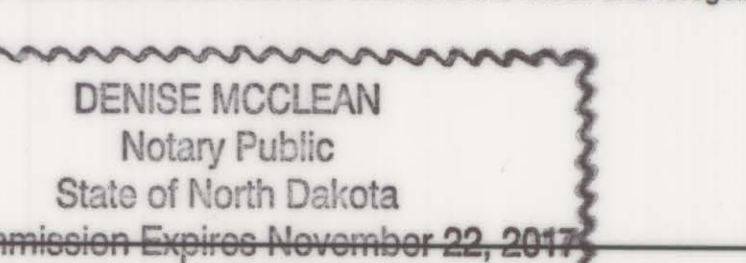
## OWNER'S CERTIFICATE OF APPROVAL AND DEDICATION

Joel L. Anderson, having an interest by a Contract for Deed, dated October 19, 2015, Document No. 0214711, in three tracts of land therein described, has caused said tracts to be platted as "Sumac Ridge Addition" shown on the plat and do hereby agree to said platting and the dedication of streets, rights of ways and easements as shown.

State of North Dakota )  
County of Stutsman )

On this 22<sup>nd</sup> day of August, 2016, A.D. before me, a Notary Public in said County and State, personally appeared Joel L. Anderson, known to me to be the same persons described herein and who executed the within and foregoing instrument and acknowledged to me that he executed the same.

Notary Public )  
State of North Dakota )



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

**0218106**  
STUTS CO. REC.  
Page 1 of 1

STUTSMAN COUNTY RECORDER Doc #0218106  
I certify that this instrument was filed and recorded on 9/2/2016 at 12:38 PM. Linda Chadwick, Recorder Fee \$20.00  
By Cheryl McMillon Deputy  
Recorded Entered Compared Scanned



Note #1: The street widths shown are approximate to provide general evidence of the existing streets. Addition survey would be required to determine the lot boundaries of those lots not being established with this survey. The survey of such lot boundaries may result in small variations of the shown street widths.

Easement	Company	Date	Document No.	Book	Page
Right of Way Permit	Northwestern Bell Telephone Company	8/14/1926	130202	Book 73 of Deeds	221
Right of Way Permit	Northwestern Bell Telephone Company	6/11/1941	172199	Book 103 of Deeds	576
Right of Way Easement	Otter Tail Power Company, a Minn. Corp.	5/21/1951	207148	Book 143 of Deeds	316

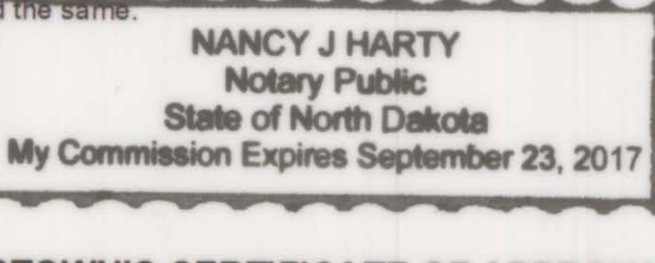
## OWNER'S CERTIFICATE OF APPROVAL AND DEDICATION

Jeff Fuchs, being the Owner and Proprietor of Lot 1, Block 2 of Mill Hill 2nd Addition excepting three tracts described in a Contract for Deed, dated October 19, 2015, Document No. 0214711, has caused said tract of land to be platted as "Sumac Ridge Addition" shown on the plat and do hereby agree to said platting and the dedication of streets, rights of ways and easements as shown.

State of North Dakota )  
County of Stutsman )

On this 26<sup>th</sup> day of August, 2016, A.D. before me, a Notary Public in said County and State, personally appeared Jeff Fuchs, City Auditor, 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 )  
State of North Dakota )



## 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 28<sup>th</sup> day of June, 2016, A.D., the shown plat of the "Sumac Ridge Addition", being within the City of Jamestown, Stutsman County, North Dakota was duly approved and accepted 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.

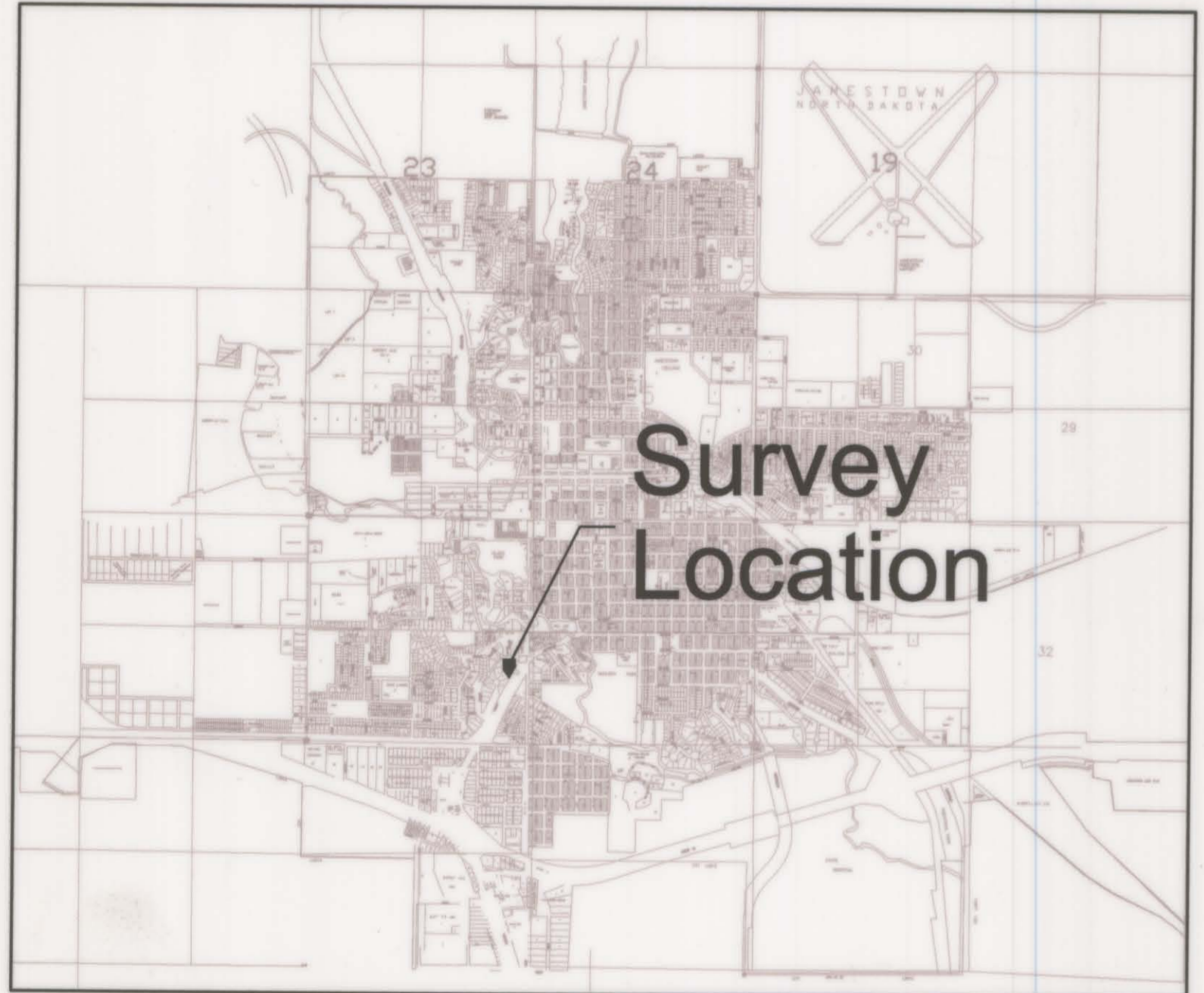
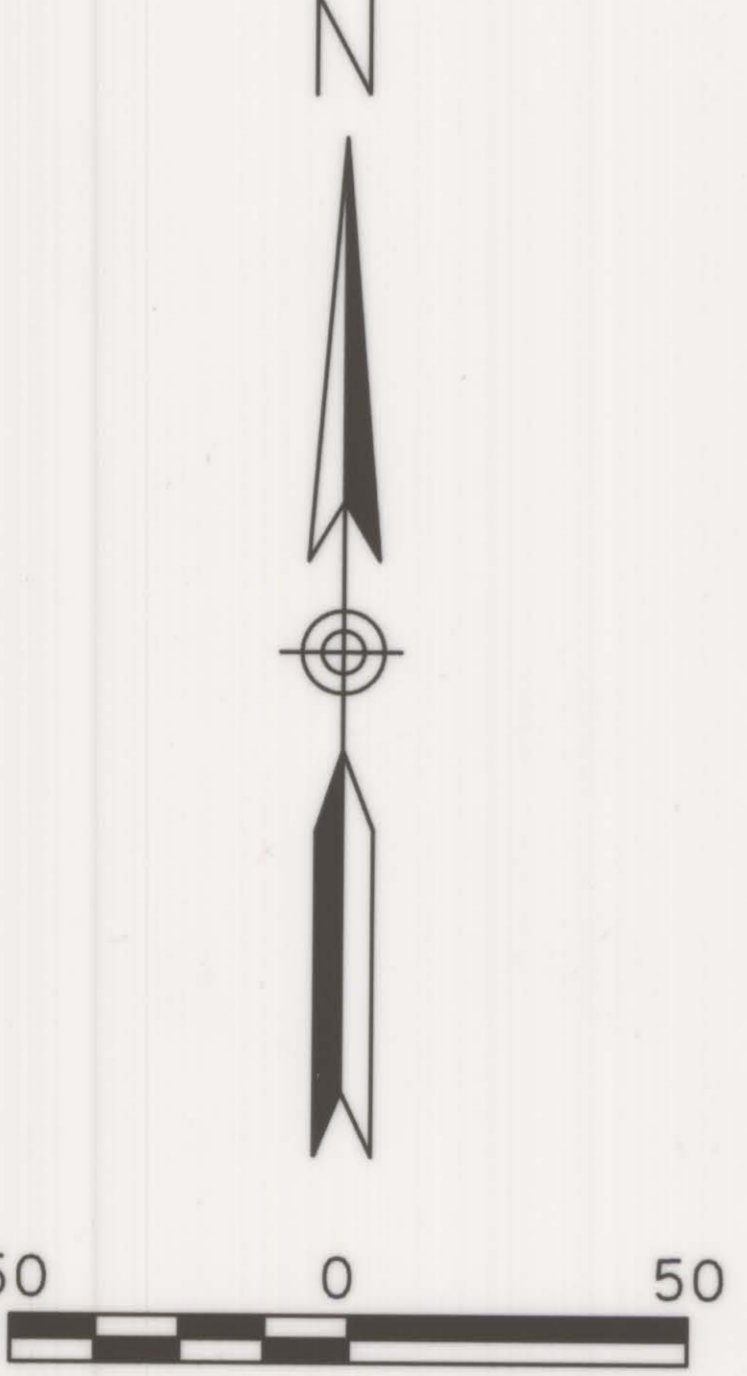
Dated 8-26-16  
Jeff Fuchs  
City Auditor

Katie Anderson  
Katie Anderson, Mayor

All delinquent & current taxes & special assessments are paid and TRANSFER ACCEPTED this day of September 2016  
Carol J. Bandtke  
Stutsman County Auditor  
By Stephanie Michael Deputy

## LEGEND

- Found - Monument As Described
- Set #5 x 18in Rebar With Plastic Cap PLS 4358
- Parcel Boundary
- Lot Line
- Right-Of-Way Line
- Dimension Line
- Adjacent Property Line
- Adjacent Subdivision Name



Vicinity Map

Revision No.	Date	By	Description

Sumac Ridge Addition  
Replat of a Portion of Lot 1, Block 2 of Mill Hill 2nd Addition  
Jamestown, North Dakota

Drawn By: D Peterka  
Checked By: D Peterka

Project No.: 15-07-072  
Date: May 31, 2016

Interstate Engineering, Inc.  
P.O. Box 2035  
1903 12th Ave. S.W.  
Jamestown, N.D., 58402-2035  
Ph (701) 252-0234  
Fax (701) 252-0203  
www.interstateeng.com  
Other offices in Minnesota, Montana and South Dakota

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SHEET NO.