



Community Development Department

DATE: March 3, 2020

FROM: Ben Ehreth, AICP, Community Development Director

ITEM: Hay Creek Substation Addition – Zoning Change (A to MA) and Final Plat

REQUEST

Central Power Electric Cooperative, Inc. is requesting approval of a zoning change from the A – Agricultural zoning district to the MA – Industrial zoning district and a major subdivision final plat for Hay Creek Substation Addition. The proposed plat and zoning change would allow the construction of an electrical substation and an employee outpost building on the property.

The property is located in east Bismarck, along the east side of North Bismarck Expressway, between East Divide Avenue/Revere Drive and East Main Avenue (part of the SW¼ of Section 36, T139N-R80W/City Lands).

Please place this item on the March 10, 2020 City Commission meeting agenda and the March 24, 2020 City Commission meeting agenda.

BACKGROUND INFORMATION

The Planning & Zoning Commission held a public hearing on these requests on February 26, 2020.

No residents spoke at the public hearing.

At the conclusion of the public hearing, and based on the findings contained in the staff report, the Planning & Zoning Commission unanimously recommended approval of the zoning change from the A – Agricultural zoning district to the MA – Industrial zoning district and the major subdivision final plat for Hay Creek Substation Addition.

RECOMMENDED CITY COMMISSION ACTION

March 10th meeting of the Board of City Commissioners – consider the zoning change as outlined in Ordinance 6412 call for a public hearing on this item for the March 24th meeting of the Board of City Commissioners.

March 24th meeting of the Board of City Commissioners - hold a public hearing on the zoning change as outlined in Ordinance 6412; consider the request for approval of the major subdivision final plat for Hay Creek Substation Addition; and take final action on the two related requests.

STAFF CONTACT INFORMATION

Ben Ehreth, AICP | Community Development Director, 355-1842 or behreth@bismarcknd.gov

Kim L. Lee, AICP | Planning Manager, 355-1846 or klee@bismarcknd.gov

Jenny Wollmuth, AICP, CFM | Planner, 355-1845 or jwollmuth@bismarcknd.gov

ORDINANCE NO. 6412

<i>Introduced by</i>	_____
<i>First Reading</i>	_____
<i>Second Reading</i>	_____
<i>Final Passage and Adoption</i>	_____
<i>Publication Date</i>	_____

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-03-02 OF THE 1986 CODE OF ORDINANCES, OF THE CITY OF BISMARCK, NORTH DAKOTA, AS AMENDED, RELATING TO THE BOUNDARIES OF ZONING DISTRICTS.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA:

Section 1. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the a-Agricultural zoning district and included in the MA-Industrial zoning district:

Lot 1, Block 1, Hay Creek Substation Addition.

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. Taking Effect. This ordinance shall take effect upon final passage, adoption and publication.



STAFF REPORT

City of Bismarck
 Community Development Department
 Planning Division

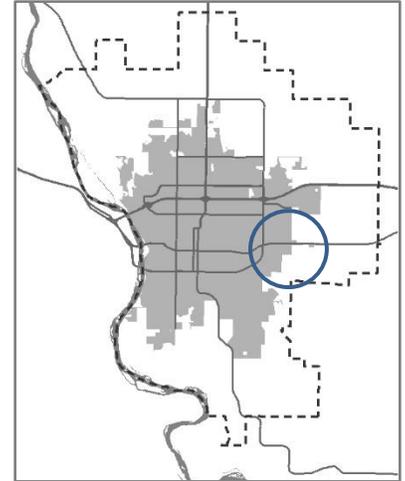
February 26, 2020

Application for: Zoning Change
Major Subdivision Final Plat

TRAKiT Project ID: ZC2019-004
 FPLT2019-003

Project Summary

Title:	Hay Creek Substation Addition
Status:	Planning & Zoning Commission – Public Hearing
Owner(s):	Central Power Electric Cooperative, Inc.
Project Contact:	Eric Poppinga, Central Power Electric Cooperative, Inc.
Location:	East Bismarck, along the east side of North Bismarck Expressway, between East Main Avenue and East Divide Avenue (Part of the SW¼ of Section 36, T139N-R80W/City Lands)
Project Size:	15 acres
Request:	Plat and rezone property for future development of a Central Power Electric Cooperative substation and employee outpost building



Site Information

Existing Conditions		Proposed Conditions	
Number of Lots:	1 parcel	Number of Lots:	1 lot in 1 block
Land Use:	Undeveloped	Land Use:	Electrical Substation
Designated GMP	Industrial	Designated GMP	Industrial
Future Land Use:		Future Land Use:	
Zoning:	A – Agricultural	Zoning:	MA – Industrial
Uses Allowed:	A – Agriculture	Uses Allowed:	MA – Light industrial, general commercial, warehouses, manufacturing and shop condos
Max Density Allowed:	A – 1 unit / 40 acres	Max Density Allowed:	MA – N/A

Property History

Zoned:	N/A	Platted:	N/A	Annexed:	Pre-1980
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(continued)

Staff Analysis

Central Power Electric Cooperative, Inc. is requesting approval of a zoning change from the A – Agriculture zoning district to the MA – Industrial zoning district and a major subdivision final plat for Hay Creek Substation Addition.

The Planning and Zoning Commission at their meeting of May 22, 2019, called for a public hearing for the zoning change from the A – Agriculture zoning district to the MA – Industrial zoning district and tentatively approved the preliminary plat for Hay Creek Substation Addition, with the understanding that the necessary easements to provide access to the site from North Bismarck Expressway are secured. The applicant has indicated that an existing license agreement between MDU, Western Area Power Administration (WAPA) and Central Power Electric Cooperative, Inc. will be recorded along with an access easement for government and emergency services along the southern portion of Capital Electric Edition, west of the proposed plat prior to recordation of the final plat.

The proposed plat and zoning change are located within corporate limits. Adjacent uses include undeveloped state-owned A – Agriculture zoned property to the north, east and south, and an existing WAPA electrical substation and office building to the west.

The Future Land Use Plan in the 2014 Growth Management Plan as amended, identifies this area as Industrial. The proposed substation and future employee outpost building would be conforming to the industrial land use designation. Although an electrical substation is allowed in any zoning district, the proposed employee outpost building requires a zoning change to the MA – Industrial zoning district.

The substation and future employee outpost building are proposed to be accessed from North Bismarck Expressway via an access easement granted to Central Power Electric Cooperative from WAPA. The necessary easements have been prepared and will be recorded in conjunction with the final plat.

Portions of the proposed plat are located within the Special Flood Hazard Area (SFHA) or 100-year

floodplain and floodway. The applicants have been granted an approval of a Conditional Letter of Map Removal (CLOMR) from FEMA to relocate portions of the floodway within the proposed plat. A formal Letter of Map Removal (LOMR) would be issued by FEMA once the proposed site grading and relocation of the floodway have been completed in accordance with the approved CLOMR.

Required Findings of Fact (relating to land use)

Zoning Change

1. The proposed zoning change generally conforms to the Future Land Use Plan in the 2014 Growth Management Plan, as amended;
2. The proposed zoning change is compatible with adjacent land uses and zoning;
3. The City of Bismarck and/or other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the new zoning classification at the time the property is developed;
4. The proposed zoning change is justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map;
5. The zoning change is in the public interest and is not solely for the benefit of a single property owner;
6. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
8. The proposed zoning change would not adversely affect the public health, safety, and general welfare.

Final Plat

1. All technical requirements for approval of a final plat have been met;

(continued)

2. The final plat generally conforms to the preliminary plat for the proposed subdivision that was tentatively approved by the Planning and Zoning Commission;
3. The proposed subdivision generally conforms to the 2014 Fringe Area Road Master Plan, as amended;
4. The City Engineer has conditionally approved the Post-Construction Stormwater Management Permit (PCSMP)
5. The provision of neighborhood parks and open space is not needed because the proposed final plat is not an urban subdivision with residential zoning districts;
6. The proposed subdivision plat includes sufficient easements and rights-of-way to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision.
7. The City of Bismarck and/or other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the proposed subdivision at the time the property is developed;
8. The proposed subdivision is located within the Special Flood Hazard Area (SFHA), also known as the 100-year floodplain. However, the subdivision is proposed to be developed according to existing ordinance requirements pertaining to development in the floodplain and therefore, the proposed development would not adversely impact water quality and/or environmentally sensitive lands,
9. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
10. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
11. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of the zoning change from the A – Agriculture zoning district to the MA – Industrial zoning district and the major subdivision final plat for Hay Creek Substation Addition.

Attachments

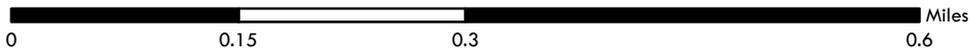
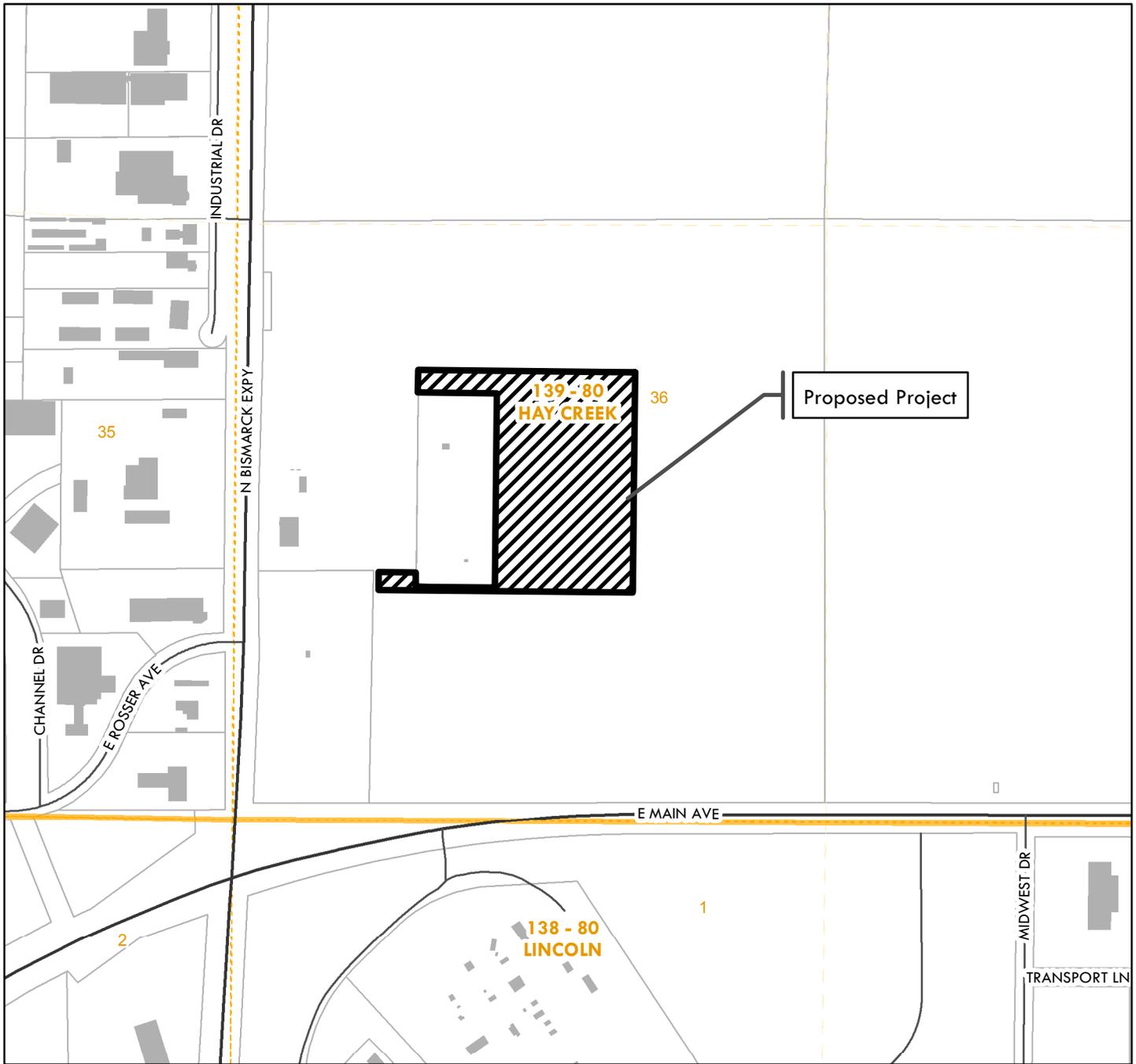
1. Location Map
2. Aerial Map
3. Zoning and Plan Reference Map
4. Final Plat
5. Preliminary Plat

Staff report prepared by: Jenny Wollmuth, AICP, CFM, Planner
701-355-1845 | jwollmuth@bismarcknd.gov



Location Map
Hay Creek Substation Addition

PPLT2019-002
FPLT2020-003
ZC2019-004

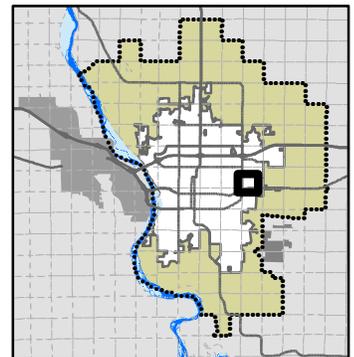


- City Limits
- Bismarck ETA Jurisdiction
- County Outside ETA

Section, township, and range indicated in orange

City of Bismarck
Community Development Department
Planning Division
April 23, 2019 (HLB)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

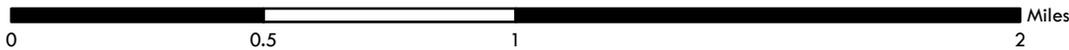
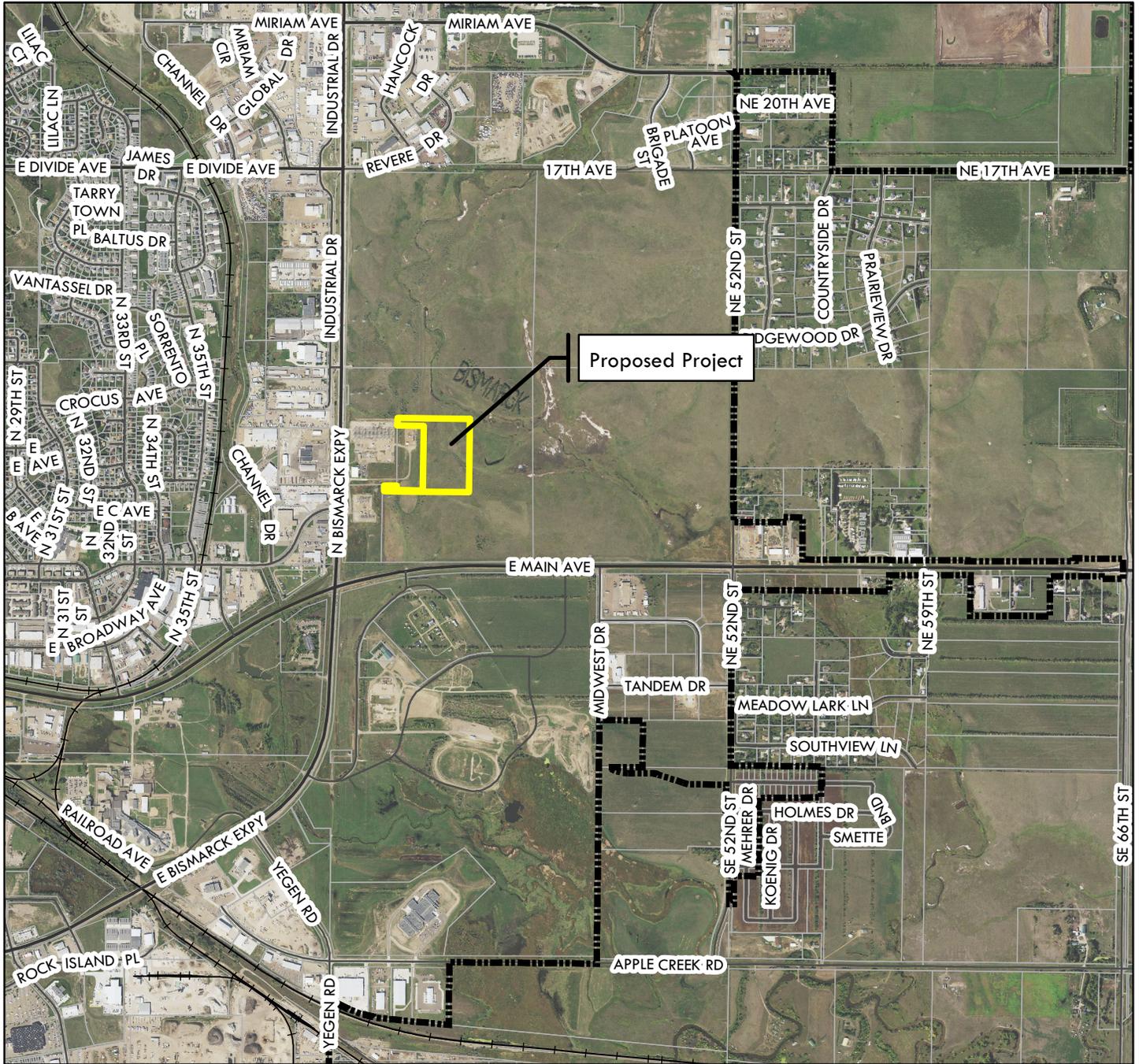




Aerial Map

Hay Creek Substation Addition

ZC2019-004
PPLT2019-002
FPLT2019-003

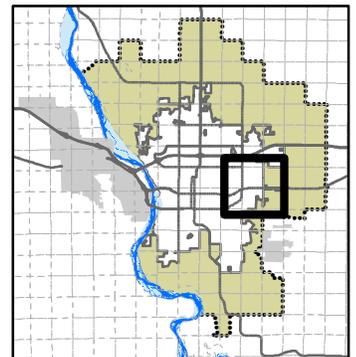


City Limits Bismarck ETA Jurisdiction

Aerial Imagery from 2018

City of Bismarck
Community Development Department
Planning Division
February 18, 2020

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Zoning and Plan Reference Map

Hay Creek Substation Addition

ZC2019-004
PPLT2019-002
FPLT2019-003

- Project Area - No Change Proposed
- Zoning or Plan Change Proposed

Zoning Districts

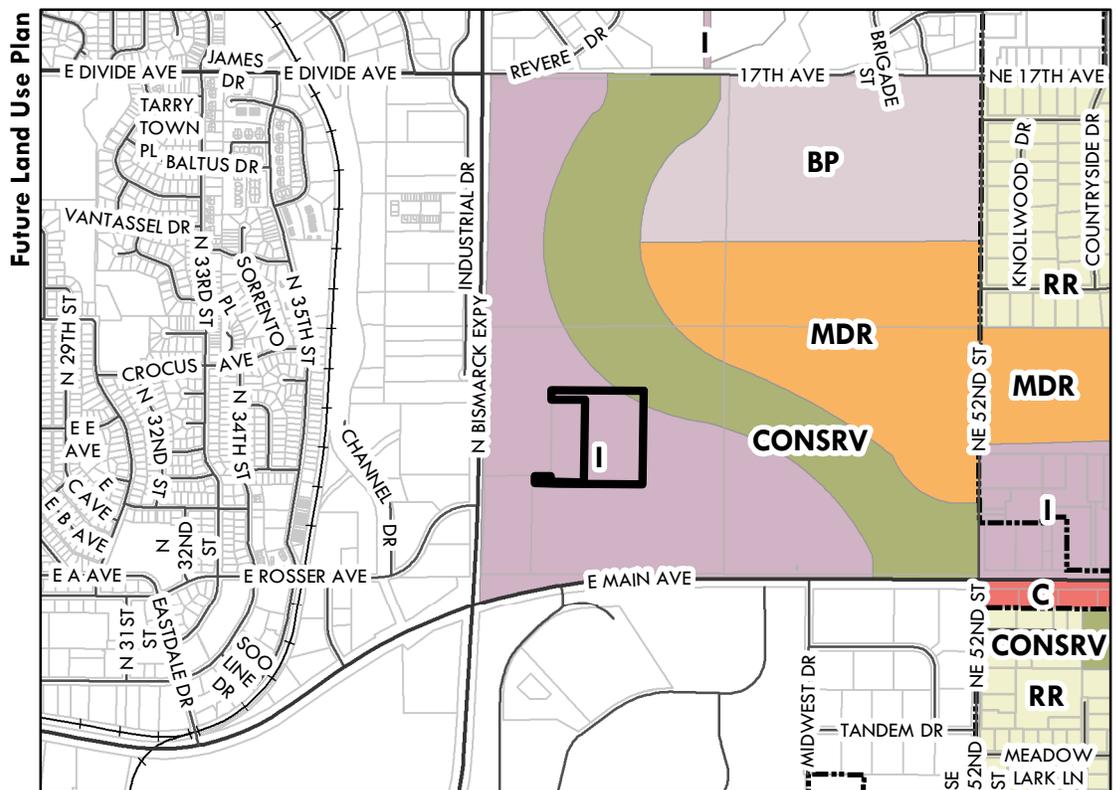
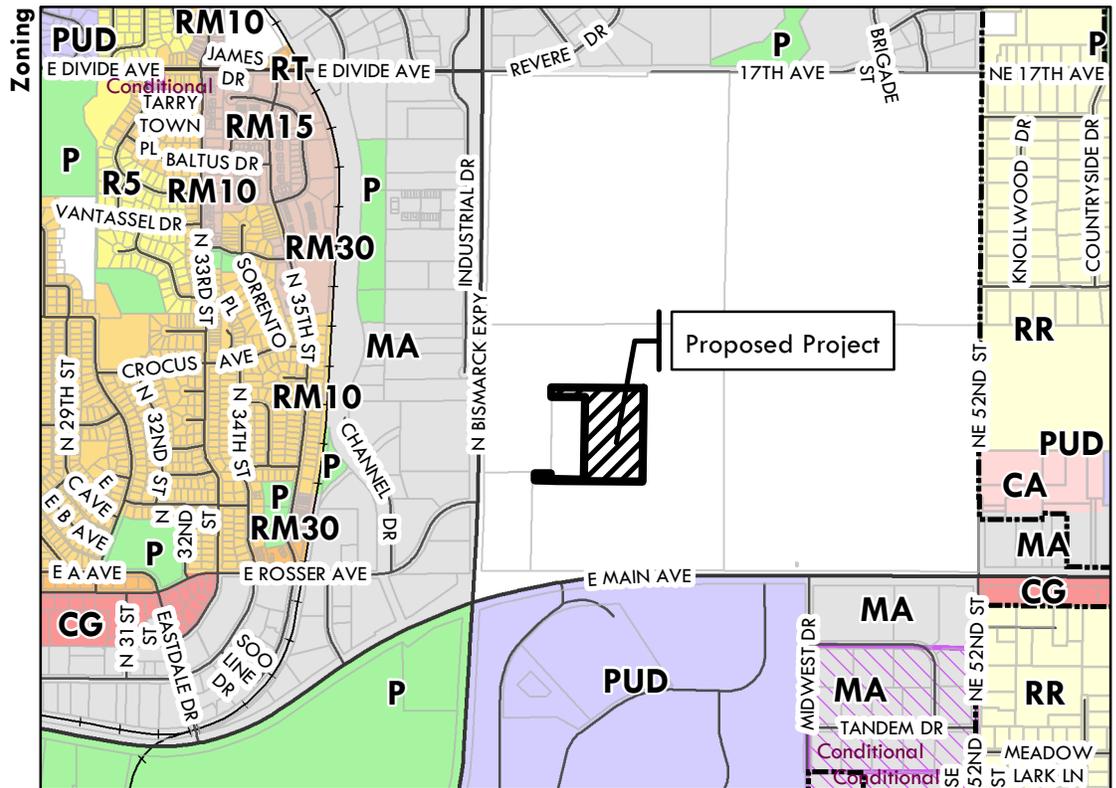
- A** Agriculture
- RR** Rural
- R5** Residential
- RMH** Manufactured Home Residential
- R10** Residential
- RM** Residential Multifamily
- RT** Residential (Offices)
- HM** Health and Medical
- CA** Commercial
- CG** Commercial
- MA** Industrial
- MB** Industrial
- PUD** Planned Unit Development
- DC** Downtown Core
- DF** Downtown Fringe

Diagonal lines indicate special condition

Future Land Use Plan

- CONSRV** Conservation
- BP** Business Park
- C** Commercial
- C/MU** Commercial/Mixed Use
- CIVIC** Civic
- HDR** High Density Residential
- I** Industrial
- LDR** Low Density Residential
- MDR** Medium Density Residential
- MDR-/MU** Medium Density Residential/Mixed Use
- O/MU** Office/Mixed Use
- RR-C** Clustered Rural Residential
- RR** Standard Rural Residential
- UR** Urban Reserve

Fringe Area Road Master Plan



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City of Bismarck
Community Development Dept.
Planning Division
February 18, 2020

HAY CREEK SUBSTATION ADDITION

TO THE CITY OF BISMARCK
PART OF THE SOUTHWEST QUARTER OF SECTION 36, T139N, R80W BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

Legal Description HAY CREEK SUBSTATION ADDITION

That part of the Southwest Quarter of Section 36, Township 139 North, Range 80 West of the Fifth Principal Meridian, Burleigh County, North Dakota described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 38 minutes 52 seconds East a distance of 1073.00 feet to the westerly extension of the south line of Document number 144172, recorded in the Office of the County Recorder, Burleigh County, North Dakota; thence South 89 degrees 21 minutes 08 seconds East along said line a distance of 825.00 feet to the southeast corner of said Document number 144172; the westerly line of the recorded plat of CAPITAL ELECTRIC SUBSTATION ADDITION and the Point of Beginning of the tract of land to be described; thence South 00 degrees 38 minutes 52 seconds West along said westerly line of the plat of CAPITAL ELECTRIC SUBSTATION ADDITION a distance of 62.00 feet to the southwest corner of said plat of CAPITAL ELECTRIC SUBSTATION ADDITION; thence South 89 degrees 21 minutes 08 seconds East along the south line of said plat of CAPITAL ELECTRIC SUBSTATION ADDITION a distance of 350.00 feet to the southeast corner of said plat of CAPITAL ELECTRIC SUBSTATION ADDITION; thence North 00 degrees 38 minutes 52 seconds East along the east line of said plat of CAPITAL ELECTRIC SUBSTATION ADDITION a distance of 861.98 feet to the northeast corner of said plat of CAPITAL ELECTRIC SUBSTATION ADDITION; thence North 89 degrees 21 minutes 08 seconds West along the north line of said plat of CAPITAL ELECTRIC SUBSTATION ADDITION a distance of 350.00 feet to the northwest corner of said plat of CAPITAL ELECTRIC SUBSTATION ADDITION and the easterly line of Document number 144172, recorded in the Office of said County Recorder; thence North 00 degrees 38 minutes 52 seconds East along the east line of said Document number 144172 a distance of 100.00 feet to the northeast corner of said document; thence South 89 degrees 21 minutes 08 seconds West a distance of 952.60 feet; thence South 00 degrees 38 minutes 52 seconds West a distance of 978.69 feet; thence North 89 degrees 21 minutes 08 seconds West a distance of 1127.60 feet to the east line of Document number 192516, recorded in the Office of said County Recorder; thence North 00 degrees 38 minutes 52 seconds East along the east line of said document a distance of 78.60 feet to the northeast corner of said document and the south line of said Document number 144172; thence South 89 degrees 21 minutes 08 seconds East along the south line of said Document number 144172 a distance of 165.00 feet to the point of beginning.

The above described tract of land contains 15.00 acres.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Central Power Electric Cooperative, Inc. a North Dakota Cooperative Association, whose address is 525 20th Avenue Southwest, Minot, North Dakota, 58701, fee owner of the property described herein:
Said owner has caused the above described tract of land to be surveyed and platted as "HAY CREEK SUBSTATION ADDITION" to the City of Bismarck, Burleigh County, North Dakota.

OWNER: LOT 1, BLOCK 1, HAY CREEK SUBSTATION ADDITION

By: Thomas L. Meland, General Manager
Central Power Electric Cooperative, Inc.

State of North Dakota
County of _____

On this _____ day of _____ in the year of 2020, before me, a notary public with and for said County, personally appeared Thomas L. Meland, General Manager, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same in the name of Central Power Electric Cooperative, Inc.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, William J. Haddick, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a true and correct representation of the survey said addition; that all distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

William J. Haddick, Professional Land Surveyor
North Dakota License LS-6294

CITY ENGINEER APPROVAL

I, Gabriel J. Schell, City Engineer of Bismarck, North Dakota, hereby approve "HAY CREEK SUBSTATION ADDITION" Bismarck, Burleigh County, North Dakota as shown on the plat.
Approved by City Engineer this _____ day of _____, 2020.

Gabriel J. Schell, City Engineer

BISMARCK BOARD OF CITY COMMISSION APPROVAL

The Board of City Commissioners of the City of Bismarck, North Dakota, has approved the Subdivision of Land as shown on the approved plat, has accepted the dedication of all streets shown there on, has approved the grounds as shown on the approved plat as an amendment to the master plan of the City of Bismarck, North Dakota. And does hereby vacate any previous platting within the boundary of the approved plat. The foregoing action of the City Commission of Bismarck, North Dakota, was taken by resolution approved the _____ day of _____, 2020.

Attest

Keith J. Hunkle - City Administrator

CITY OF BISMARCK PLANNING COMMISSION

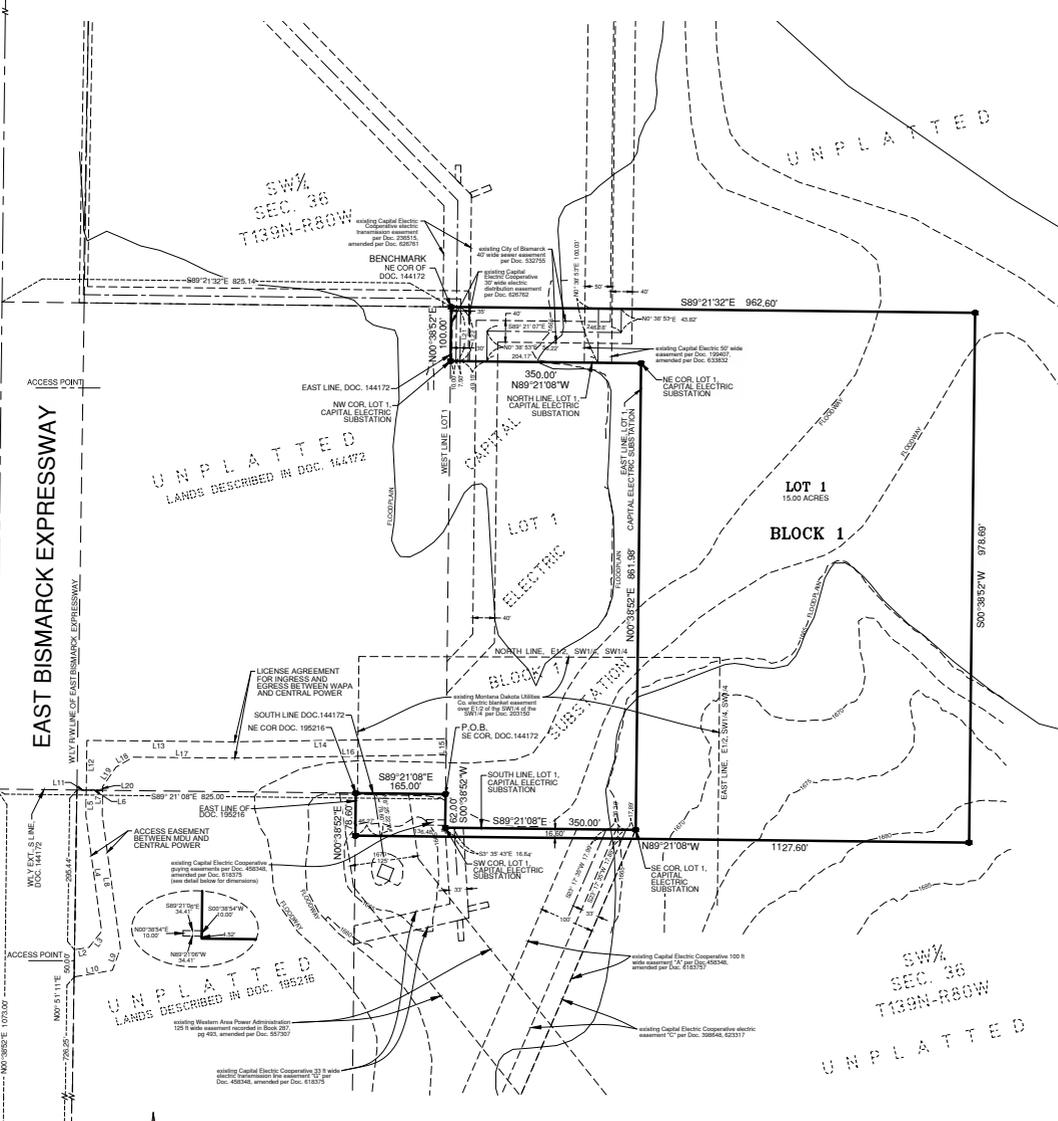
The Subdivision of Land as shown on the approved plat has been approved by the Planning Commission of the City of Bismarck on the _____ day of _____, 2020, in accordance with the laws of the state of North Dakota, ordinances of the City of Bismarck and regulations adopted by the said planning commission in witness where of are set the hands and seals of the chairman and secretary of the planning commission of the City of Bismarck.

Mike Schwartz - Chairman Ben Ethrath - Secretary

COORDINATE REFERENCE DATA

- Tie Monument 1 (SW CORNER, SECTION 36)
Northing: 416704.72
Easting: 1910663.12
Elevation: 1663.77
- Tie Monument 2 (NW CORNER, SECTION 36)
Northing: 421983.97
Easting: 1910722.84

Orientation of this bearing system is North Dakota State Plane, South Zone (NAD83-86). Coordinates above are expressed as grid coordinates.



PLAT DATA
TOTAL LOT AREA: (15.000 ACRES)
TOTAL ROADWAY: (0.000 ACRES)
TOTAL ACREAGE: (15.000 ACRES)

BENCHMARK
ALUMINUM CAP SET FLUSH WITH THE GROUND DESIGNATING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 1987.08 NAVD83 DATUM.

SYMBOL LEGEND

- MONUMENT FOUND
- SECTION LINE
- EXISTING PROPERTY RIGHT OF WAY LINE
- PLAT BOUNDARY
- EXISTING EASEMENT LINE
- EXISTING FLOODPLAIN LINE
- EXISTING FLOODWAY LINE

FLOODPLAIN (FLOOD ZONE AE) BASED ON FEMA FIRM #301520850 AND #301520810, BOTH DATED AUGUST 4, 2014 (NAVD83)
BASE FLOOD ELEVATION - 1664 FEET (NAVD 1988)

Line #	Length	Direction	Line #	Length	Direction
L1	143.91	S89° 52' 58"E	L12	91.62	N00° 48' 04"E
L2	27.05	N80° 00' 00"E	L13	264.52	S89° 27' 02"E
L3	37.52	N89° 00' 00"E	L14	395.69	N89° 09' 41"E
L4	215.84	N07° 42' 19"W	L15	30.01	S00° 36' 38"W
L5	47.27	N00° 48' 04"E	L16	395.28	S89° 09' 41"W
L6	30.00	S89° 21' 20"E	L17	179.77	N89° 27' 02"W
L7	45.12	S00° 48' 04"W	L18	36.64	S59° 29' 10"W
L8	249.22	S07° 42' 19"E	L19	43.43	S34° 15' 10"W
L9	42.98	S20° 00' 00"W	L20	6.63	S00° 48' 04"W
L10	71.40	S80° 00' 00"W	L21	100.00	N00° 38' 52"E
L11	17.09	S89° 21' 20"E	L22	100.00	N00° 38' 52"E

PREPARED BY



3350 38th Avenue South
Fargo, ND 58104

Bismarck - Cedar Rapids - Denver - Detroit Lakes
Fargo - Sioux Falls - St. Paul - Williston

GRAPHIC SCALE IN INTERNATIONAL FEET

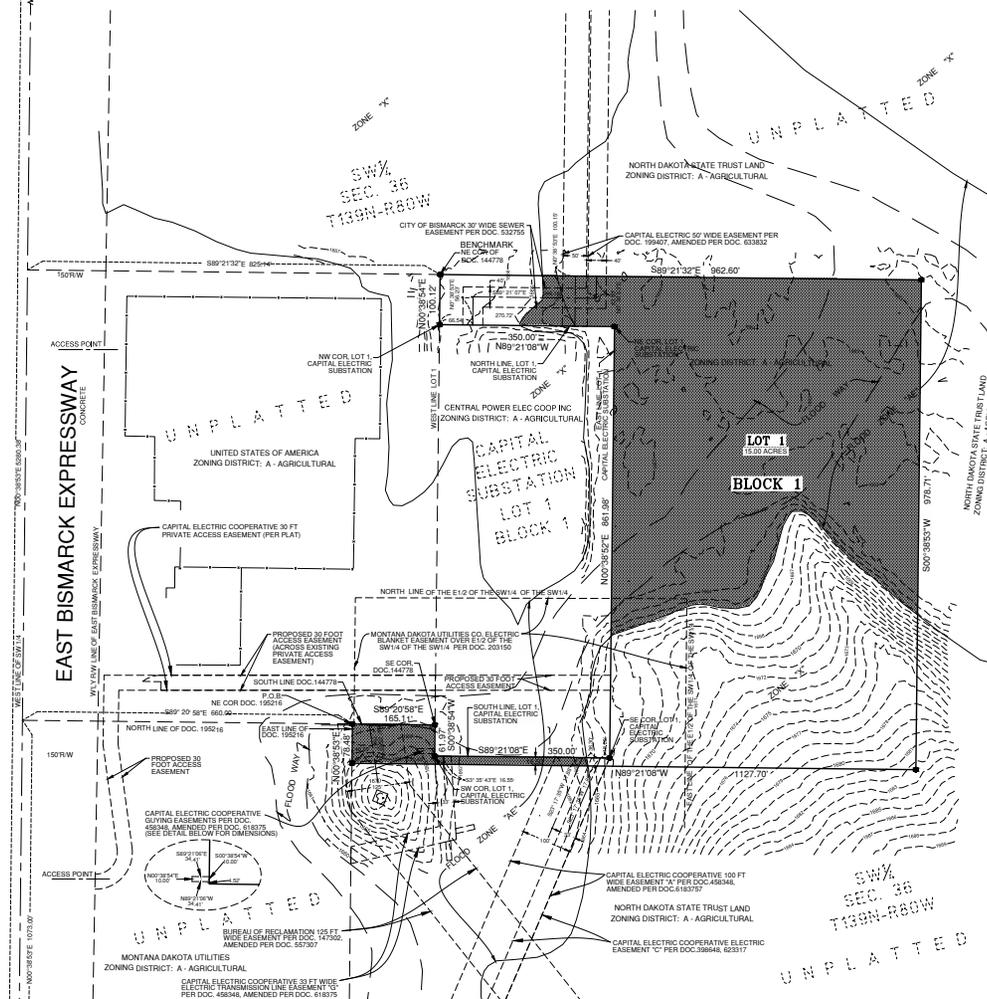
0 50 100 200

BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE
NORTH AMERICAN DATUM OF 1983, 1986 ADJUSTMENT
GROUND DISTANCES

VERTICAL DATUM: NAVD 1988
JANUARY 24, 2020

PRELIMINARY PLAT OF HAY CREEK SUBSTATION ADDITION

TO THE CITY OF BISMARCK
PART OF THE SOUTHWEST QUARTER OF SECTION 36, T139N, R80W BURLEIGH COUNTY, NORTH DAKOTA



PREPARED BY
Ultaig
3350 38th Avenue South
Fargo, ND 58104

Bismarck - Cedar Rapids - Denver - Detroit Lakes
Fargo - Sioux Falls - St. Paul - Williston



PLAT DATA

TOTAL LOT AREA: (15.00 ACRES)
TOTAL ROADWAY: (5.00 ACRES)
TOTAL ACREAGE: (10.00 ACRES)

BENCHMARK
ALUMINUM 1/4\"

SYMBOL LEGEND

●	MONUMENT FOUND
○	1/4\"
—	SECTION LINE
---	EXISTING PROPERTY/RIGHT OF WAY LINE
- - -	PLAT BOUNDARY
---	EXISTING EASEMENT LINE
---	EXISTING FLOODWAY LINE

AREA WITHIN THE 100 FOOT FLOODPLAIN (FLOOD ZONE A) IS BASED ON FEMA FORM #800 (DAMES AND MOHR) DATED AUGUST 4, 2014 (ANNUAL).



DESCRIPTION

LEGAL DESCRIPTION HAY CREEK SUBSTATION ADDITION

That part of the Southwest Quarter of Section 36, Township 139 North, Range 80 West of the Fifth Principal Meridian, Burleigh County, North Dakota described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence North 0 degrees 38 minutes 53 seconds East, assumed bearing, along the west line of said Southwest Quarter, 1073.00 feet to the westerly extension of the north line of a parcel of land described in Document 195216 on file in the Office of the County Recorder, Burleigh County, North Dakota; thence South 89 degrees 20 minutes 58 seconds East, along said westerly extension and the north line of said Document 195216, a distance of 660.00 feet to the northeast corner of said Document 195216 and the point of beginning of the land to be described; thence South 89 degrees 20 minutes 58 seconds East, along the south line of a parcel of land described in Document 144778 on file in the Office of the County Recorder, Burleigh County, North Dakota, 165.11 feet to the west line of Lot 1, Block 1, CAPITAL ELECTRIC SUBSTATION, on file in the Office of the County Recorder, Burleigh County, North Dakota; thence South 0 degrees 38 minutes 54 seconds West, along said west line, 61.97 feet to the southwest corner of said Lot 1; thence South 89 degrees 21 minutes 08 seconds East, along the south line of said Lot 1, a distance 350.00 feet to the southeast corner of said Lot 1; thence North 0 degrees 38 minutes 52 seconds East, along the east line of said Lot 1, a distance of 861.98 feet to the northeast corner of said Lot 1; thence North 89 degrees 21 minutes 08 seconds West, along the north line of said Lot 1, a distance of 350.00 feet to the northwest corner of said Lot 1, and the east line of said Document 144778; thence North 0 degrees 38 minutes 54 seconds East, along said east line, 100.12 feet to the northeast corner of said Document 144778; thence South 89 degrees 21 minutes 32 seconds East 982.60 feet; thence South 0 degrees 38 minutes 53 seconds West 978.71 feet; thence North 89 degrees 21 minutes 08 seconds West, 1127.70 feet to the east line of said Document 195216; thence North 0 degrees 38 minutes 53 seconds East, along said east line, 78.48 feet to the point of beginning.

The above described tract of land contains 15.00 acres.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Central Power Electric Cooperative, Inc. a North Dakota Cooperative Association, whose address is 525 20th Avenue Southwest, Minot, North Dakota, 58701, fee owner of the property described herein:

Said owner has caused the above described tract of land to be surveyed and platted as "HAY CREEK SUBSTATION ADDITION" to the City of Bismarck, Burleigh County, North Dakota, and do hereby dedicate to the public, for public use, all streets, avenues, and easements as shown on this plat.

OWNER: LOT 1, BLOCK 1, HAY CREEK SUBSTATION ADDITION

By: Thomas L. Meland, General Manager

State of North Dakota
County of Burleigh

On this day of , in the year of 2019, before me, a notary public with and for said County, personally appeared Thomas L. Meland, General Manager, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same in the name of Central Power Electric Cooperative, Inc.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Kurt M. Kisch, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a true and correct representation of the survey of said addition; that all distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Kurt M. Kisch, Professional Land Surveyor
North Dakota License LS-4597

State of North Dakota
County of Cass

On this day of , 2019, before me, a notary public with and for said County, personally appeared Kurt M. Kisch, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public
CITY ENGINEER APPROVAL

I, Gabriel J. Schell, City Engineer of Bismarck, North Dakota, hereby approve "HAY CREEK SUBSTATION ADDITION" Bismarck, Burleigh County, North Dakota as shown on the plat.

Approved by City Engineer this day of , 2019.

BISMARCK BOARD OF CITY COMMISSION APPROVAL

The Board of City Commissioners of the City of Bismarck, North Dakota, has approved the Subdivision of Land as shown on the annexed plat, has accepted the dedication of all streets shown there on, has approved the grounds as shown on the annexed plat as an amendment to the master plan of the City of Bismarck, North Dakota. And does hereby vacate any previous platting within the boundary of the annexed plat. The foregoing action of the City Commission of Bismarck, North Dakota, was taken by resolution approved the day of , 2019.

Attest
Kurt H. Hunke - City Administrator

CITY OF BISMARCK PLANNING COMMISSION

The Subdivision of Land as shown on the annexed plat has been approved by the Planning Commission of the City of Bismarck on the day of , 2019, in accordance with the laws of the state of North Dakota, ordinances of the City of Bismarck and regulations adopted by the said planning commission in witness where of are set the hands and seals of the chairman and secretary of the planning commission of the City of Bismarck.

Mike Schwartz - Chairman xxx - Secretary

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of the Burleigh County, North Dakota, has approved the Subdivision as shown on the annexed plat, has accepted the dedication of all streets shown thereon, has approved the grounds as shown on the annexed plat as an amendment to the master plan of the City of Bismarck, North Dakota. And does hereby vacate any previous platting within the boundary of the annexed plat. The foregoing action of the Board of Commissioners of Burleigh County, North Dakota, was taken by resolution approved the day of , 2019.

Brian Blinzer, Chairman

Kevin J. Glatf, County Auditor

COORDINATE REFERENCE DATA

- The Monument 1 (SW CORNER, SECTION 36)
Northing: 416705.22
Easting: 1910662.65
Elevation: 1663.77
 - The Monument 2 (NW CORNER, SECTION 36)
Northing: 421984.47
Easting: 1910721.76
Elevation: ?
- Orientation of this bearing system is North Dakota State Plane, South Zone (NAD83). Coordinates above are expressed as grid coordinates.