



Community Development Department

DATE: February 13, 2024

FROM: Ben Ehreth, Community Development Director

ITEM: First Responders Third Addition – Major Subdivision Final Plat

REQUEST:

161 Commercial, LLC and Valor Property Group, LLC are requesting approval of a major subdivision final plat titled First Responders Third Addition.

This request is being made to increase the platted area to include unplatted property to the west and create an additional lot for development.

BACKGROUND INFORMATION:

The attached staff report contains a complete review of the request, according to the standards of the Comprehensive Plan, city ordinances, and relevant law. Additionally, the staff report contains an overview of past public engagement related to this request.

A public hearing at the Planning and Zoning Commission meeting was held on January 24, 2024. No members of the public spoke at the hearing and no written comments were submitted. At the conclusion of the public hearing and based on the findings contained in the staff report, the Planning & Zoning Commission unanimously approved the major subdivision final plat for First Responders Third Addition.

RECOMMENDED CITY COMMISSION ACTION:

Consider approval of the major subdivision final plat.

STAFF CONTACT INFORMATION:

Daniel Nairn, Planning Manager, 701-355-1854, dnairn@bismarcknd.gov

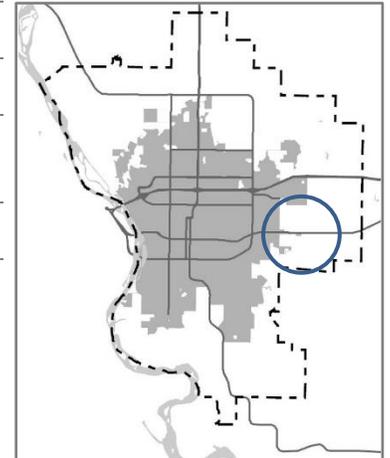
Jenny Wollmuth, Senior Planner, 701-355-1850, jwollmuth@bismarcknd.gov

ATTACHMENTS:

1. First Responders Third Addition

Project Summary

<i>Title:</i>	First Responders Third Addition
<i>Status:</i>	Board of City Commissioners
<i>Property Owner(s):</i>	161 Commercial, LLC Valor Property Group, LLC
<i>Project Contact:</i>	Harvey Schneider, Toman Engineering
<i>Project Location:</i>	East Bismarck, east of North Bismarck Expressway and south of East Main Avenue / County Highway 10, in the northwest quadrant of 52nd Street NE and Midwest Drive (a replat of all of First Responders Addition, Part of Auditor’s Lot 6A of Auditor’s Lot 6, Part of Lot 7B of Auditor’s Lot 7, part of the W½ of 52nd Street SE right-of-way, and part of the N½ of Midwest Drive right-of-way, Section 1, T138N-R80W/Lincoln Township)
<i>Project Size:</i>	5.34 acres
<i>Applicant Request:</i>	Plat property for future development
<i>Staff Recommendation:</i>	Approve



Site Information

<i>Existing Conditions</i>		<i>Proposed Conditions</i>	
<i>Lots/Blocks:</i>	1 lot in 1 block and part of 1 parcel	<i>Lots/Blocks:</i>	2 lots in 1 block
<i>Land Use:</i>	Industrial / Storage	<i>Land Use:</i>	Industrial / Storage
<i>Future Land Use:</i>	Industrial Flex (IF)	<i>Future Land Use:</i>	Industrial Flex (IF)
<i>Zoning:</i>	Conditional MA – Industrial	<i>Zoning:</i>	Conditional MA – Industrial
<i>Uses Allowed:</i>	Conditional MA – Light industrial, general commercial, warehouse, manufacturing and shop condos with additional design and aesthetic standards	<i>Uses Allowed:</i>	Conditional MA – Light industrial, general commercial, warehouse, manufacturing and shop condos with additional design and aesthetic standards
<i>Max Density:</i>	Conditional MA – N/A	<i>Max Density:</i>	Conditional MA – N/A

Area Information

Property History

<i>Zoning Jurisdiction:</i>	Bismarck City Limits	<i>Zoned:</i>	03/2017
<i>Township:</i>	N/A (City of Bismarck)	<i>Platted:</i>	08/2020 (First Responders Addition)
<i>Neighborhood:</i>	Old Highway 10	<i>Annexed:</i>	07/2019

Project Narrative

161 Commercial, LLC and Valor Property Group, LLC are requesting approval of a major subdivision final plat titled First Responders Third Addition.

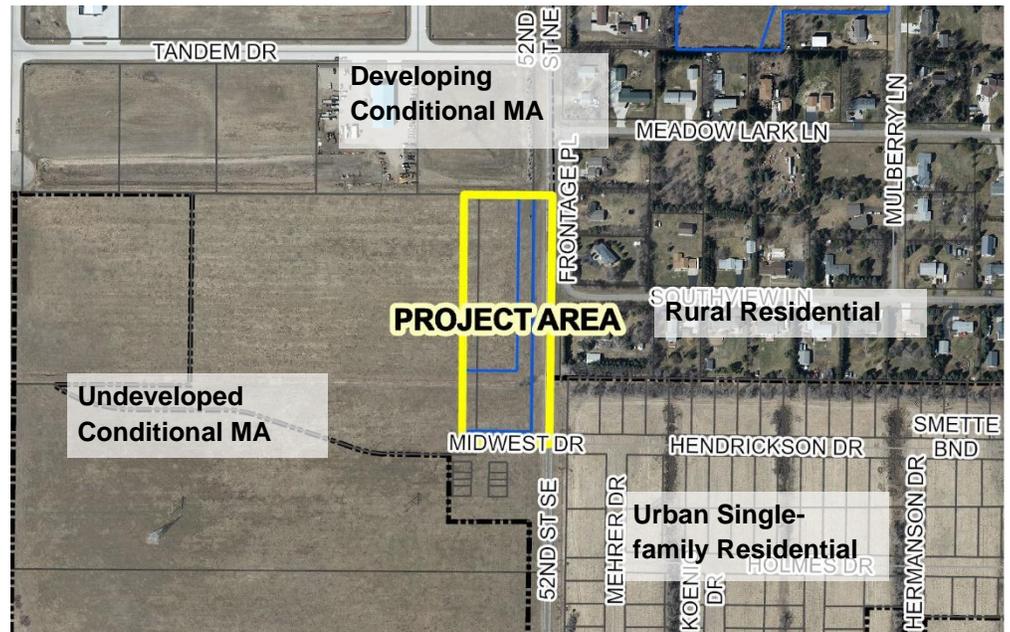
This request is being made to increase the platted area to include unplatted property to the west and create an additional lot for development.

The Planning and Zoning Commission held a public hearing on this request on January 24, 2024. At the conclusion of the public hearing and based on the findings listed below, the Planning and Zoning Commission recommended approval of this request.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

A Zoning and Plan Reference Map is attached to this staff report, including current zoning, the Future Land Use Plan, Major Street Plan, and Active Mobility Plan.



The property has been identified as Industrial Flex in the Future Land Use Plan. The Industrial Flex (IF) areas are flexible employment centers for a range of businesses. Goals and objectives of this plan as they relate to the proposed preliminary plat are referenced in review standards below.

The proposed plat is zoned Conditional MA – Industrial. Conditions include design and aesthetic standards for buildings and a 50-foot landscape buffer along the west side of 52nd Street. The landscape buffer in this location was installed in conjunction with site development in 2022.

(continued)

Public Engagement

The public was duly notified of this request prior to the public hearing at the Planning and Zoning Commission meeting. A notice was published in the Bismarck Tribune on January 13 and 19, and 52 letters were mailed to the owners of nearby properties on January 12, 2024.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Community Development Activities map.

At the January 24 public hearing, the applicant's representative spoke. However, no other members of the public spoke at the public hearing. No written comments were submitted.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

Final Plat

The final plat generally conforms to the preliminary plat for the proposed subdivision that was tentatively approved by the Planning and Zoning Commission

Yes. The proposed final plat is substantially similar to the preliminary plat.

Any and all conditions placed on approval of the preliminary plat by the Planning and Zoning Commission have been satisfied or will remain in place for future completion

N/A. The planning and Zoning Commission did not place conditions on the approval of the preliminary plat.

Sufficient easements and rights-of-way are included on the proposed subdivision to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision ([Goal G3-d](#))

Yes. The proposed subdivision includes easements that extended into and through the plat. Easements are included for stormwater and drainage, municipal water and sanitary sewer, access, other utilities, and landscaping.

Technical specifications required of the final plat have been met (Section 14-09-07)

Yes. The proposed final plat contains the required information to ensure an accurate and timely review by staff, the Planning and Zoning Commission, and the general public.

Proper administrative procedures related to the request are being followed (Section 14-09-04)

Yes. All administrative procedures of the City Code of Ordinances and North Dakota Century Code have been followed to date. Staff held a meeting with the applicant to discuss the request prior to submittal of a formal application. A complete application for final plat approval, and the required staff review of all submitted materials has occurred prior to the submittal of this report to the Planning and Zoning Commission.

The Planning and Zoning Commission held a public hearing for this request, and all requirements for notice of the hearing were met, as document in this report above.

Creation of any new lots in the City of Bismarck is subject to development capital charges for municipal utilities. Capital utility charges will be due prior to recordation of the plat.

The Major Street Plan is adhered to with the proposed subdivision ([Major Street Plan](#))

Yes. The corridors identified in the Major Street Plan are incorporated into rights-of-way within the proposed subdivision. 52nd Street SE is included in the proposed plat and is an existing arterial roadway. A plan reference map is attached to this staff report.

(continued)

The Active Mobility Plan is adhered to with the proposed subdivision ([Active Mobility Plan](#))

Yes. There are no corridors identified in the Active Mobility Plan within or adjacent to the proposed subdivision. A plan reference map is attached to this staff report.

A neighborhood park will be available within walking distance for all urban residents ([Goal I1-a](#), Section 14-09-04(2)a(vii))

Yes. The proposed plat will not be developed for residential uses; therefore, the provision of neighborhood parks and open space is not required.

Vehicle trips generated by the proposed subdivision will be adequately supported by the transportation system ([Goal C3-c](#))

Yes. The proposed subdivision would likely not have a substantial effect on circulation and safety of public roadways in the vicinity, and therefore, no traffic impact study is required.

Street connectivity is provided for efficient travel and secondary access for emergency services ([Goal C4](#), Section 14-09-05)

Yes. Subdivision design requirements, such as maximum block length, intended to promote street connectivity have been met, and there are no cul-de-sacs or dead-end streets in the proposed subdivision. The City's Secondary Roadway Access Policy has been met allowing alternative routes into and out of the subdivision.

Roadway access is managed to reduce potential points of conflict and improve safety ([Goal C3-b](#))

Yes. Direct access to major public roadways is appropriately limited and spacing of all intersections is adequate to meet the City's access management standards and professional engineering judgement. Non-access lines will be dedicated with the proposed plat to communicate and enforce this access control.

Stormwater runoff impacted by this subdivision is adequately managed to protect public and private investments and the natural environment ([Goal I5](#), Section 14.1-04-03);

Yes. The City Engineer has conditionally approved the Post-Construction Stormwater Management Permit (PCSMMP) for the proposed subdivision.

Natural hazards and impact to environmentally sensitive land is minimized through the location and design of the proposed subdivision ([Goal I6-a](#))

Yes. The proposed subdivision is not located within the Special Flood Hazard Area (SFHA), also known as the 100-year floodplain, an area where the proposed development would adversely impact water quality and/or environmentally sensitive lands, or an area that is topographically unsuited for development.

Water supply systems will seamlessly transition from a rural to an urban system through cooperation with the South-Central Regional Water District ([Goal G3-f](#), Section 14-09-04(2)d)

Yes. The proposed subdivision will be served with municipal water upon development and no future transition will be necessary.

The City's investment in infrastructure associated with the proposed subdivision is expected to receive a proportional long-term return to residents through future revenues or other public goods associated with this subdivision ([Goal G3-a](#))

Yes. The future revenue and other public goods generated by the proposed subdivision are expected to be proportional to the public costs of development. Public costs associated with provision of municipal water and sewer service to new development will be adequately compensated for through payment of utility capital charges. The initial development will be funded by the developer or through special assessment of properties benefitted by said improvements, as outlined in the Development Cost Policy. Ongoing

(continued)

costs of maintenance and operation of all public facilities will be offset by property and/or sales tax derived from the proposed subdivision.

The public health, safety and general welfare will not be adversely impacted by the proposed subdivision (Goal S10-a)

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed subdivision would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of the major subdivision final plat for First Responders Third Addition.

Attachments

1. Zoning and Plan Reference Map
2. Final Plat
3. Preliminary Plat

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



Zoning and Plan Reference Map

PPLT2023-003

FIRST RESPONDERS THIRD ADDITION

Zoning Districts

A	Agriculture
RR	Rural Residential
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

Future Land Use Plan

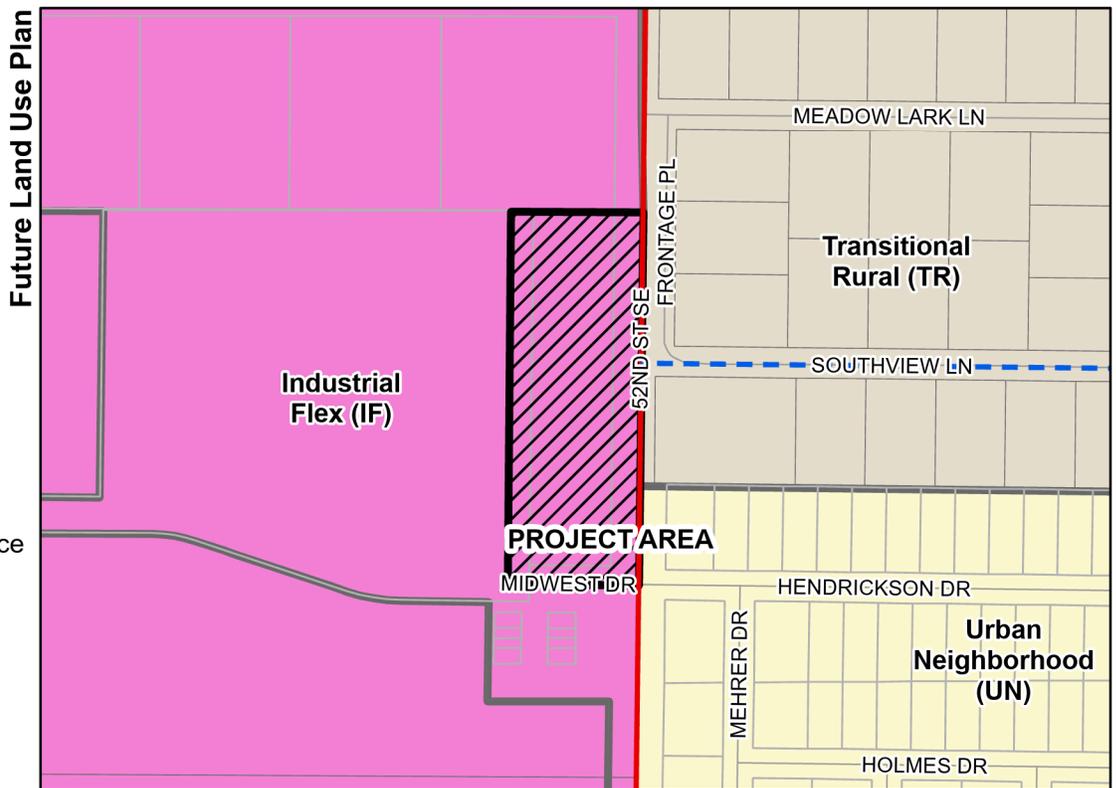
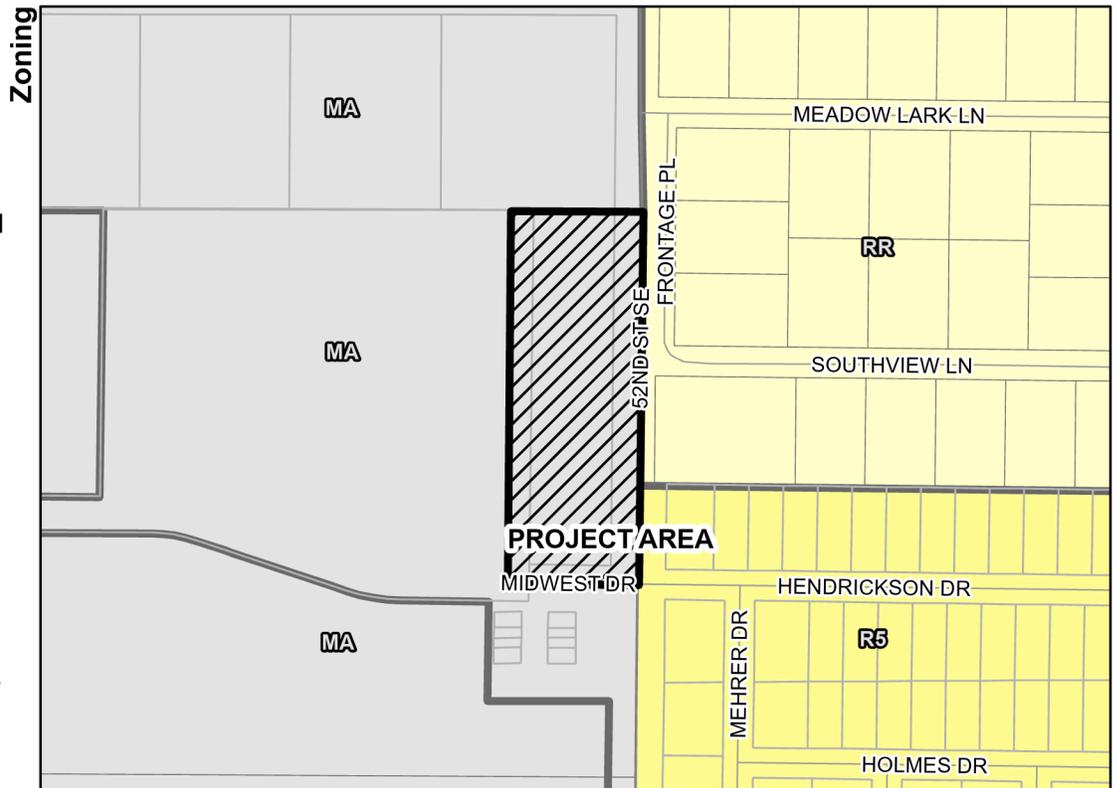
UN	Urban
NMU	Neighborhood Mixed Use
CMU	Community Mixed Use
DMU	Destination Mixed Use
DT	Downtown
IND	Industrial
IF	Industrial Flex
IMU	Industrial Mixed Use
INS	Institutional
RR	Rural
TR	Transitional Rural
PKOS	Parks/Open Space
URA/URB	Urban Reserve Mid/Long-Term

Active Mobility Plan

— Future Shared Trail

Major Street Plan

- Existing Arterial
- Future Arterial
- Existing Collector
- Future Collector
- Existing Interstate
- Future Interstate



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 herein.



City of Bismarck
Community Development
Planning Division
December 12, 2023

FIRST RESPONDERS THIRD ADDITION

TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

ALL OF FIRST RESPONDERS ADDITION, PART OF AUDITOR'S LOT 6A OF AUDITOR'S LOT 6, PART OF LOT 7B OF AUDITOR'S LOT 7, PART OF THE W1/2 OF 52ND ST SE, AND PART OF THE N1/2 OF MIDWEST DRIVE OF THE E1/2 OF SECTION 1, T138N-R80W OF THE 5TH PRINCIPAL MERIDIAN, OF THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING ALL OF FIRST RESPONDERS ADDITION, PART OF AUDITOR'S LOT 6A OF AUDITOR'S LOT 6, PART OF LOT 7B OF AUDITOR'S LOT 7, PART OF THE W1/2 OF 52ND ST SE, AND PART OF THE N1/2 OF MIDWEST DRIVE OF THE E1/2 OF SECTION 1, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, OF THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 OF SECTION 1, T138N-R80W; THENCE SOUTH 00°44'45" WEST ALONG THE EAST BOUNDARY LINE OF SAID SE1/4 AND THE CENTERLINE OF 52ND ST SE FOR 218.46 FEET TO THE POINT OF INTERSECTION OF SAID 52ND ST SE AND MIDWEST DRIVE; THENCE NORTH 89°15'15" WEST ALONG THE CENTERLINE OF SAID MIDWEST DRIVE FOR 285.95 FEET; THENCE NORTH 00°40'07" EAST FOR 812.24 FEET; THENCE SOUTH 89°43'51" EAST TO A POINT ON THE NORTH BOUNDARY LINE OF AUDITOR'S LOT 6A OF AUDITOR'S LOT 6 OF THE E1/2 OF SAID SECTION 1 FOR 285.98 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NE1/4 OF SAID SECTION 1, SAID POINT ALSO BEING ON THE CENTERLINE OF SAID 52ND ST SE; THENCE SOUTH 00°38'33" WEST ALONG SAID EAST BOUNDARY LINE AND SAID CENTERLINE FOR 596.17 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 5.34 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ANDRA L. MARQUARDT, HEREBY CERTIFY I AM A LICENSED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE, THAT ALL MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

ANDRA MARQUARDT
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO 4623

OWNER'S CERTIFICATE AND DEDICATION

WE, VALOR PROPERTY GROUP, LLC, BEING ALL THE OWNERS OF THE LANDS PLATTED HEREIN, HAVE CAUSED THE LAND TO BE PLATTED AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED FIRST RESPONDERS 3RD ADDITION, AND DEDICATE ALL RIGHTS OF WAY TO THE CITY OF BISMARCK AS SHOWN ON THIS PLAT FOR PUBLIC USE, AND CONSENT TO ANY ACCESS CONTROL TO THE PROPERTY AS SHOWN, AND AFFIRM THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT.

WE ALSO DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "UTILITY EASEMENT" TO RUN WITH THE LAND FOR GAS, ELECTRIC, COMMUNICATION AND/OR OTHER PUBLIC UTILITIES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON.

WE ALSO DEDICATE TO THE CITY OF BISMARCK ALL EASEMENTS AS SHOWN ON THIS PLAT AS "STORMWATER & DRAINAGE EASEMENT" TO RUN WITH THE LAND FOR THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER AND/OR OVER THOSE AREAS INCLUDING THE CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES TOGETHER WITH NECESSARY APPURTENANCES.

WE ALSO DEDICATE TO ALL EASEMENTS AS SHOWN ON THIS PLAT AS "ACCESS EASEMENT" TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR EMERGENCY SERVICES AND ANY OTHER GOVERNMENTAL USE OR USES, PROVIDED THAT MAINTENANCE AND CLEARANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE LAND OWNING PARTIES AND THE CITY OF BISMARCK SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE PROPERTY OWNERS IN THE SUBDIVISION.

WE ALSO DEDICATE TO THE CITY OF BISMARCK ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT AS "WATER, SANITARY SEWER EASEMENT" TO RUN WITH THE LAND FOR USE BY ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES TO CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR WATERMAIN AND SANITARY SEWER FACILITIES UNDER OR UPON THOSE AREAS DESIGNATED AS SUCH.

BRADY WOLF, PRESIDENT
VALOR PROPERTY GROUP, LLC
813 S 18TH ST
BISMARCK, ND 58504

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED [OWNER(S)] FULL NAME, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, ON THE _____ DAY OF _____, 2024, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND ORDINANCES OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIR ATTEST: BEN EHRETH - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS ACCEPTED THE DEDICATION AND REDEDICATION OF ALL RIGHTS OF WAY AND PUBLIC EASEMENTS SHOWN THEREON AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

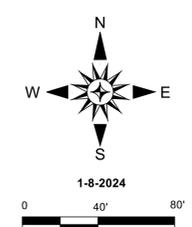
THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS APPROVED THE _____ DAY OF _____, 2024.

MICHAEL T. SCHMITZ - PRESIDENT ATTEST: JASON TOMANEK
ACTING CITY ADMINISTRATOR

APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER FOR THE CITY OF BISMARCK, NORTH DAKOTA HEREBY APPROVE THIS PLAT.

GABRIEL J. SCHELL - CITY ENGINEER

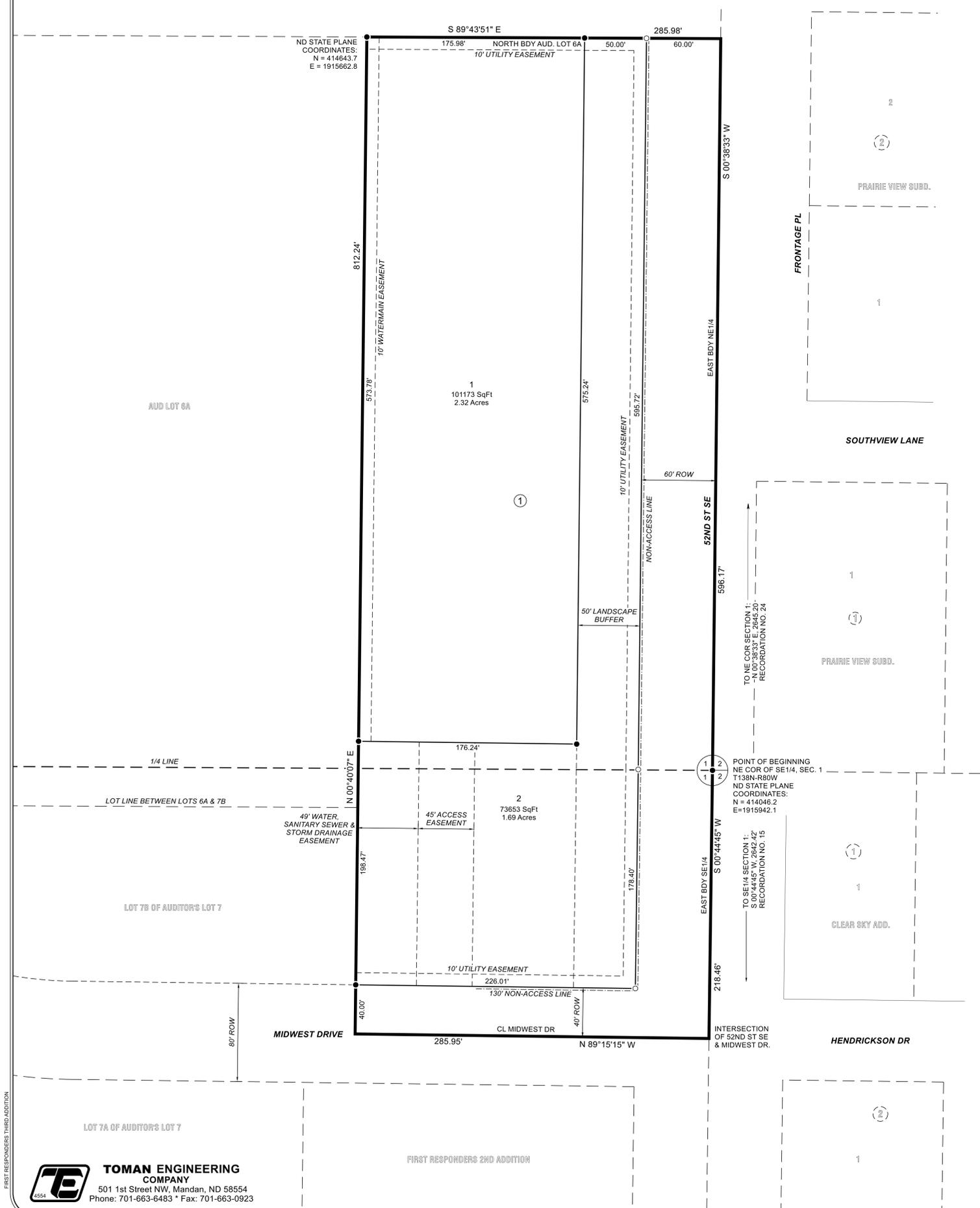


COORDINATE DATUM:
ND STATE PLANE COORDINATES
NAD83, 86 ADJUSTMENT
INTERNATIONAL FEET
BENCHMARK: HYDRANT #3323
TANDEM DRIVE & 52ND STREET
ELEV: 1704.04 (NGVD29)

LEGEND

- △ SECTION/QUARTER CORNER
- FOUND REBAR MONUMENT
- SET REBAR MONUMENT

LOT TABLE		
LOT	ACRES	SQ FT
LOT 1	2.32	101,173
LOT 2	1.69	73,653



POINT OF BEGINNING
NE COR OF SE1/4, SEC. 1
T138N-R80W
ND STATE PLANE
COORDINATES:
N = 414046.2
E = 1915942.1

TO SE1/4 SECTION 1:
S 00°44'45" W, 2642.42'
RECORDATION NO. 15

TO NE COR SECTION 1:
N 00°38'33" E, 2645.20'
RECORDATION NO. 24

BASIS OF BEARING:
EAST BOUNDARY LINE NE1/4
SOUTH 00° 38' 33" WEST

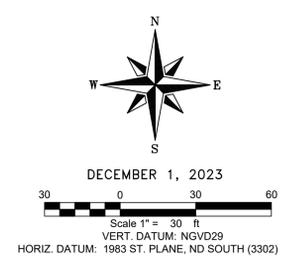
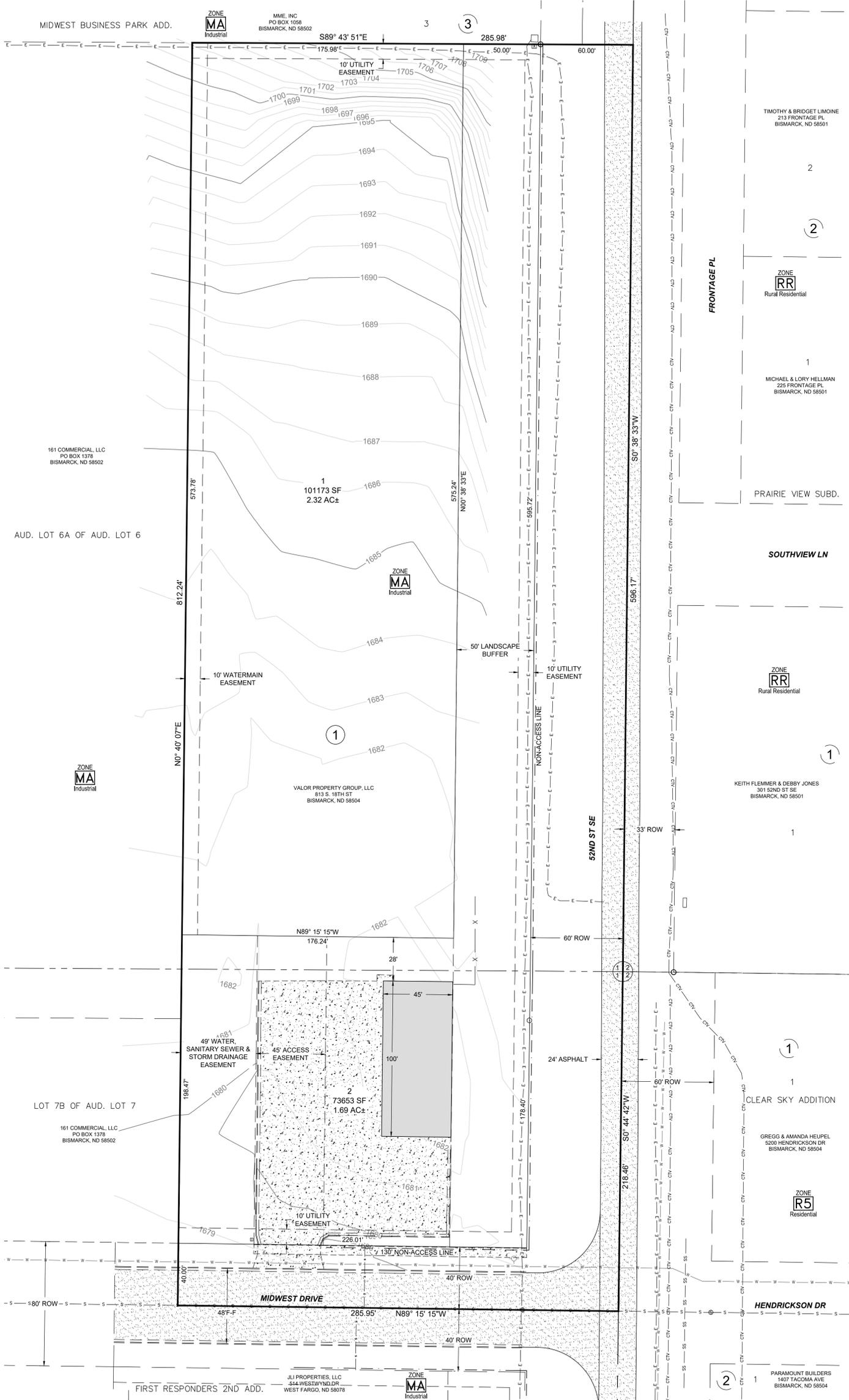
- NOTES:**
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
 - TOTAL LOTS: 4.01 AC± (174,826 SF)
TOTAL ROW: 1.33 AC± (57,902 SF)
TOTAL AREA: 5.34 AC± (232,728 SF)
 - TOTAL ACREAGE IN NE1/4: 3.91 AC±
TOTAL ACREAGE IN SE1/4: 1.43 AC±
 - LOT 1 ACREAGE IN NE1/4: 0.77 AC±
LOT 1 ACREAGE IN SE1/4: 0.92 AC±

TOMAN ENGINEERING COMPANY
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923

FIRST RESPONDERS THIRD ADDITION

PRELIMINARY PLAT OF FIRST RESPONDERS THIRD ADDITION

TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA
ALL OF FIRST RESPONDERS ADDITION, PART OF AUDITOR'S LOT 6A OF AUDITOR'S LOT 6, PART OF LOT 7B OF AUDITOR'S LOT 7, PART OF THE W1/2 OF 52ND ST SE, AND PART OF THE N1/2 OF MIDWEST DRIVE OF THE E1/2 OF SECTION 1, T138N-R80W OF THE 5TH PRINCIPAL MERIDIAN, OF THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



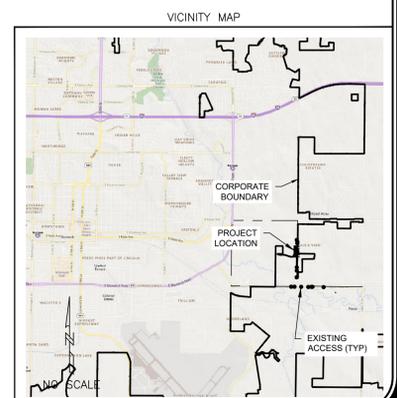
LEGEND

- FOUND PROPERTY CORNER
- △ SECTION/QUARTER CORNER
- ELECTRIC/UTILITY BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- FO — FIBER OPTIC LINE
- CTV — CABLE TV
- E — UNDERGROUND ELECTRIC
- OH — OVERHEAD POWER
- W — WATERMAIN
- S — SANITARY SEWERMAIN
- SS — SANITARY SERVICE
- SS — STORM SEWER CULVERT
- Q — QUARTER/GOVT LOT LINE
- X — FENCE LINE
- — CURB & GUTTER
- ▭ EXISTING BUILDING
- ▭ CONCRETE
- ▭ ASPHALT ROAD

OWNERS:
161 COMMERCIAL, LLC
408 E. MAIN AVE
BISMARCK, ND 58501
VALOR PROPERTY GROUP, LLC
813 S 18TH ST, BISMARCK, ND 58504

BASIS OF BEARING:
BASIS OF BEARING: EAST BOUNDARY LINE OF THE NE1/4, SECTION 1, T138N-R80W SOUTH 00° 38' 33" WEST.

NOTES:
1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
2. TOTAL LOT ACREAGE: 4.01
TOTAL ROW ACREAGE: 1.33
TOTAL ACREAGE: 5.34



TOMAN ENGINEERING
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923
SURVEYOR: ANDRA L. MARQUARDT, RLS-4623