

# SYLVESTER'S INDUSTRIAL PARK 13TH ADDITION

TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA  
 ALL OF LOT 5, BLOCK 2 IN SYLVESTER'S INDUSTRIAL PARK 2ND ADDITION AND PART OF LOT 10  
 OF AUDITORS LOT C OF GOV'T LOT 3 AND PART OF GOV'T LOT 3.  
 ALL IN SECTION 31, T139N, R80W

**PROPERTY DESCRIPTION**

ALL OF LOT 5, BLOCK 2 IN SYLVESTER'S INDUSTRIAL PARK 2ND ADDITION, PART OF LOT 10 OF AUDITORS LOT C OF GOVERNMENT LOT 3, AND PART OF GOVERNMENT LOT 3 ALL IN SECTION 31, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00° 25' 10" WEST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 280.78 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 2 IN SAID SYLVESTER'S INDUSTRIAL PARK 2ND ADDITION; THENCE NORTH 89° 20' 46" EAST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 210.32 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID AUDITOR'S LOT C; THENCE NORTH 00° 21' 34" WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 185.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF MEMORIAL HIGHWAY AND THE POC OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 217.83 FEET HAVING A RADIUS OF 3919.83 FEET, SAID CURVE HAS A CHORD BEARING SOUTH 87° 05' 43" EAST A DISTANCE OF 217.80 FEET TO EAST LINE OF SAID LOT 10; THENCE SOUTH 00° 20' 43" EAST ALONG SAID EAST LINE A DISTANCE OF 378.75 FEET TO THE NORTH RIGHT OF WAY LINE OF 19TH STREET; THENCE SOUTH 89° 20' 15" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 410.02 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 3.29 ACRES (143,269 SQUARE FEET), MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, MARK R. ISAACS, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 9628, HEREBY CERTIFY THAT I HAVE CAUSED TO BE A SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT, FURTHER, THAT DISTANCE INDICATES HEREON ARE IN FEET AND HUNDREDTHS THEREOF, AND BEARINGS AND INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Mark R. Isaacs*  
 MARK R. ISAACS, RLS 9628

**OWNER'S CERTIFICATE OF DEDICATION**

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON OR NOT, TO PUBLIC USE FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LANDS FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT".

*Donna M. Bauer*  
 DONNA M. BAUER  
*Jason Bauer*  
 JASON BAUER

SUBSCRIBED AND SWORN BEFORE ME, AND NOTARY PUBLIC, THIS 21<sup>st</sup> DAY OF January, 2022.

*Deann Matern* NOTARY PUBLIC  
 DEANN MATERN  
 Notary Public  
 State of North Dakota  
 My Commission Expires Oct 25, 2022

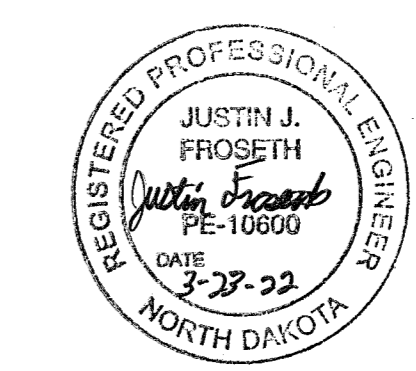
**APPROVAL OF THE BOARD OF CITY COMMISSIONERS**

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAYS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF MANDAN, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREON, FURTHERMORE, SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS SHOWN HEREON AS AN AMENDMENT TO THE MASTER STREET PLAN OF THE CITY OF MANDAN, THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION APPROVED THE 16<sup>th</sup> DAY OF November 2021.

*Jim Neubaer* JIM NEUBAUER - CITY ADMINISTRATOR  
*Tim Helbling* TIM HELBLING - PRESIDENT OF THE BOARD OF CITY COMMISSIONERS

I, JUSTIN FROSETH, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVES "SYLVESTER'S INDUSTRIAL PARK 13TH ADDITION" OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

*Justin Froseth*  
 JUSTIN FROSETH, PE



SYLVESTER'S INDUSTRIAL PARK 13TH ADDITION - REPLAT OF LOT 5, BLOCK 2 IN SYLVESTER'S 2ND ADDITION AND PART OF LOT 10 OF AUD. LOT C OF GOV'T LOT 3 SECTION 31, T-139-N, R-80-W MANDAN, NORTH DAKOTA		Independent Land Surveying & Engineering
SHEET: 1 OF 1	JOB NUMBER: 21021	
SCALE: 1" = 30'	DWG REVISION DATES	4215 Old Red Trail NW Mandan, ND 58554 Phone: 701-663-5184 Cell: 701-595-2079 mark@isurveynd.com
DRAWN BY: MRI	8/4/21 10/19/21	
DWG DATE: 6/22/21		
DWG NAME: 21021 Survey 10-19-21.dwg		

**ACREAGE TABLE**

LOT 1	53,442 SF = 1.23 ACRES
LOT 2	89,322 SF = 2.05 ACRES
DEDICATED ROW	505 SF = 0.01 ACRES
TOTAL	143,269 SF = 3.29 ACRES

OWNER:  
 JASON & DONNA M. BAUER  
 2000 MESQUITE LOOP  
 BISMARCK, ND 58503

BASIS OF BEARING:  
 WEST BOUNDARY LINE OF LOT 5

- NOTES:**
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
  - SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
  - AS OF THE DATE OF THIS PLAT BOTH LOTS 1 AND 2, BLOCK 1 LIE WITHIN FLOOD ZONE "AE" AS SHOWN ON THE CURRENT FIRM PANEL NO. 38059 0515 D - DATED APRIL 19, 2005. FLOOD PLAIN ELEVATION = 1637.5.

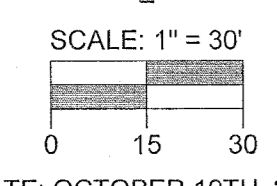
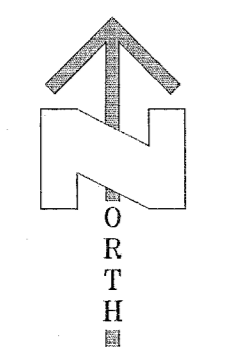
AUDITOR'S OFFICE, MORTON CO., ND.  
 DELINQUENT TAXES AND SPECIAL ASSESSMENTS OR INSTRUMENTS OF SPECIAL ASSESSMENTS, PAID AND TRANSFER ACCEPTED.

DAWN R. RHONE, COUNTY AUDITOR  
 BY *Blaine Schott*, DEPUTY

APPROVED BY COUNTY AUDITOR'S OFFICE  
 DAWN R. RHONE, AUDITOR  
 BY *Blaine Schott*, DEPUTY  
 DATE: 3-24-2022

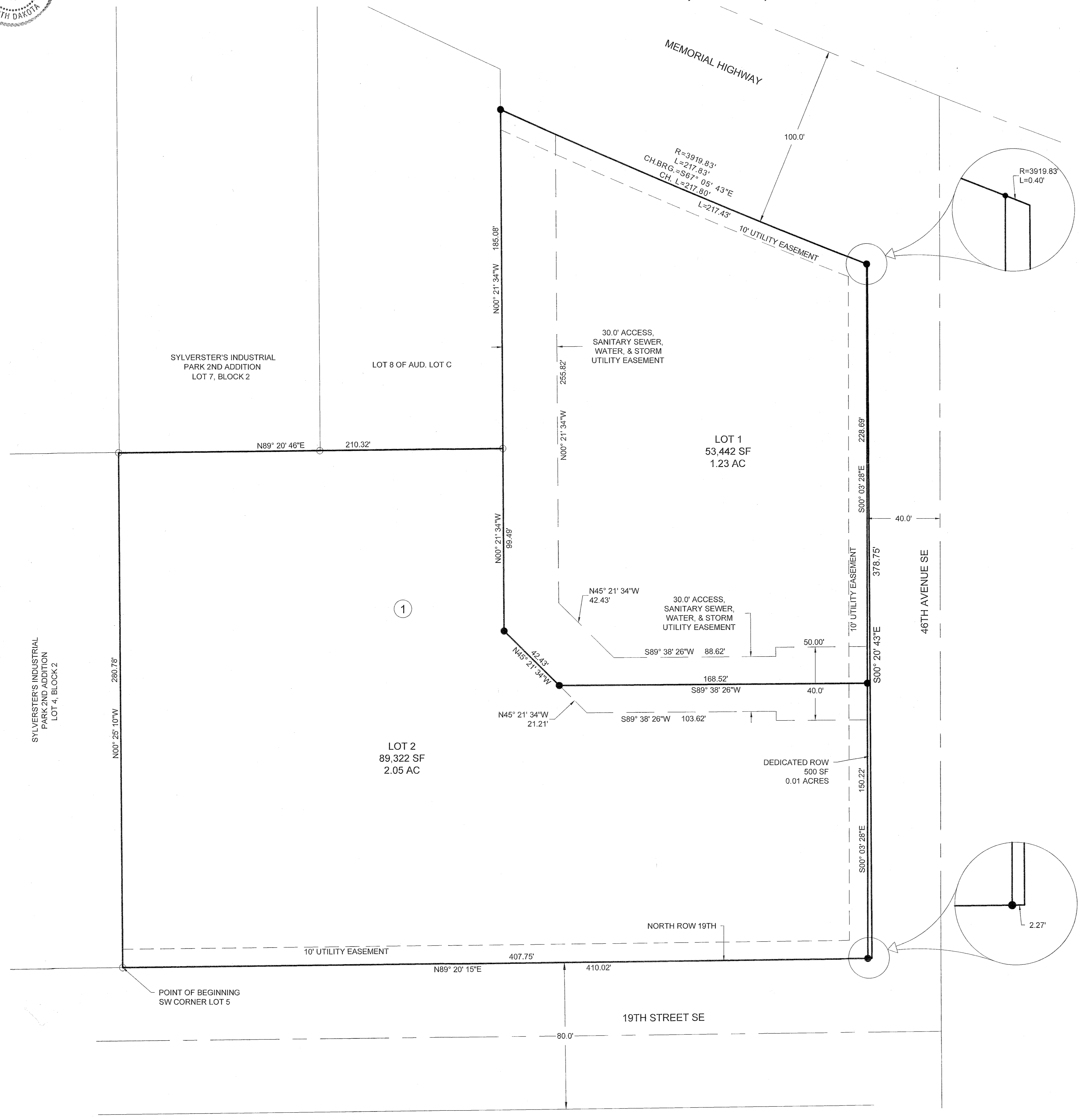
**LEGEND**

- FOUND SURVEY MONUMENT
- SET CAPPED REBAR "LS-9628"



DATE: OCTOBER 19TH, 2021

65-5092000  
 65-5530000  
 65-5531000



# 2023 Morton County Real Estate Tax Statement

Statement No: 26027

**Parcel Number**  
65-6139900

**Jurisdiction**  
City of Mandan

**Owner**  
BAUER/DONNA & JASON BAUER

**Physical Location**  
4631 MEMORIAL HWY SE  
MANDAN, ND58554-0000

## 2023 TAX BREAKDOWN

Net consolidated tax	2,478.60
Plus: Special Assessments	392.67
<b>Total tax due</b>	<b>2,871.27</b>
Less: 5% discount, if paid by February 15, 2024	-123.93
<b>Amount due by February 15, 2024</b>	<b>2,747.34</b>

## Legal Description

SUBDIV:SYLVESTERS INDUSTRIAL PARK 13TH ADDITION LOT:1 BLK:1

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

## Legislative tax relief

<b>(3-year comparison)</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Legislative tax relief	0.00	2,930.82	1,238.33

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	1,631.97
Payment 2: Pay by October 15, 2024	1,239.30

## Tax distribution (3-year comparison):

	<b>2021</b>	<b>2022</b>	<b>2023</b>
True and Full Value		412,230	176,400
Taxable Value	0	20,612	8,820
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>0</b>	<b>20,612</b>	<b>8,820</b>
<b>Total mill levy</b>	<b>0.000</b>	<b>287.380</b>	<b>281.020</b>

## Special assessments:

Principal	350.60
Interest	42.07
Installment payment due	392.67
<b>Remaining balance due</b>	<b>1,753.03</b>

## Taxes By District (in dollars):

Morton County	0.00	1,200.44	482.72
City of Mandan	0.00	1,316.08	563.86
Mandan City Park	0.00	600.84	256.94
Mandan Public School	0.00	2,682.66	1,122.08
Soil Conservation District	0.00	20.40	8.90
Lower Heart Water District	0.00	82.44	35.28
StateND	0.00	20.62	8.82

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

<b>Consolidated tax</b>	<b>0.00</b>	<b>5,923.48</b>	<b>2,478.60</b>
<b>Net effective tax rate</b>	<b>0.00%</b>	<b>1.44%</b>	<b>1.41%</b>

## FOR ASSISTANCE, CONTACT:

Office: Morton County Treasurer  
210 2nd Ave NW  
Mandan, ND 58554

Phone: 701.667.3310  
Website: www.mortonnd.org

# 2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER  
**MORTON COUNTY TREASURER**  
210 2ND AVE NW  
MANDAN ND 58554

**Parcel Number:** 65-6139900  
**Statement Number:** 26027  
**Owner ID:** 79140

Total tax due	2,871.27
Less: 5% discount	-123.93
<b>Amount due by February 15, 2024</b>	<b>2,747.34</b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	1,631.97
Payment 2: Pay by October 15, 2024	1,239.30

## MAKE CHECK PAYABLE TO:

Morton County Treasurer

*Your canceled check is your receipt for your payment.  
No receipt will be issued.*



\*65-6139900\*

# 2023 Morton County Real Estate Tax Statement

Statement No: 26028

**Parcel Number**  
65-6139920

**Jurisdiction**  
City of Mandan

**Owner**  
BAUER/DONNA & JASON BAUER

**Physical Location**  
4516 19TH ST SE  
MANDAN, ND58554-0000

## 2023 TAX BREAKDOWN

Net consolidated tax	7,966.92
Plus: Special Assessments	559.73
<b>Total tax due</b>	<b>8,526.65</b>
Less: 5% discount, if paid by February 15, 2024	-398.35
<b>Amount due by February 15, 2024</b>	<b>8,128.30</b>

## Legal Description

SUBDIV:SYLVESTERS INDUSTRIAL PARK 13TH ADDITION LOT:2 BLK:1

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

## Legislative tax relief

<b>(3-year comparison)</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Legislative tax relief	0.00	2,365.20	3,980.35

## Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	4,543.19
Payment 2: Pay by October 15, 2024	3,983.46

## Tax distribution (3-year comparison):

	<b>2021</b>	<b>2022</b>	<b>2023</b>
True and Full Value		332,670	567,000
Taxable Value	0	16,634	28,350
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>0</b>	<b>16,634</b>	<b>28,350</b>
<b>Total mill levy</b>	<b>0.000</b>	<b>287.380</b>	<b>281.020</b>

## Special assessments:

Principal	499.76
Interest	59.97
Installment payment due	559.73
Remaining balance due	2,498.79

## Taxes By District (in dollars):

Morton County	0.00	968.76	1,551.62
City of Mandan	0.00	1,062.08	1,812.42
Mandan City Park	0.00	484.88	825.82
Mandan Public School	0.00	2,164.92	3,606.68
Soil Conservation District	0.00	16.46	28.64
Lower Heart Water District	0.00	66.54	113.40
StateND	0.00	16.64	28.34

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

## Consolidated tax

<b>0.00</b>	<b>4,780.28</b>	<b>7,966.92</b>
-------------	-----------------	-----------------

## FOR ASSISTANCE, CONTACT:

Office: Morton County Treasurer  
210 2nd Ave NW  
Mandan, ND 58554

Phone: 701.667.3310

Website: [www.mortonnd.org](http://www.mortonnd.org)

## Net effective tax rate

<b>0.00%</b>	<b>1.44%</b>	<b>1.41%</b>
--------------	--------------	--------------

# 2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER  
**MORTON COUNTY TREASURER**  
210 2ND AVE NW  
MANDAN ND 58554

**Parcel Number:** 65-6139920  
**Statement Number:** 26028  
**Owner ID:** 79140

Total tax due	8,526.65
Less: 5% discount	-398.35
<b>Amount due by February 15, 2024</b>	<b>8,128.30</b>

## Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	4,543.19
Payment 2: Pay by October 15, 2024	3,983.46

## MAKE CHECK PAYABLE TO:

Morton County Treasurer

*Your canceled check is your receipt for your payment.  
No receipt will be issued.*



\*65-6139920\*