

ENERGY CENTER NORTH THIRD SUBDIVISION

REPLAT OF LOT 1, BLOCK 1 AND ALL OF BLOCK 2 OF ENERGY CENTER NORTH SECOND SUBDIVISION LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA

LEGAL DESCRIPTION

I, QUENTIN OBRIGEWITSCH, PROFESSIONAL LAND SURVEYOR, N.D. NO. 5999, OF DICKINSON, STARK COUNTY, NORTH DAKOTA, DO HEREBY CERTIFY THAT THE SURVEY OF THE REPLAT OF LOT 1, BLOCK 1 AND ALL OF BLOCK 2 OF ENERGY CENTER NORTH SECOND SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, NOW PLATTED AS ENERGY CENTER NORTH THIRD SUBDIVISION, AS SHOWN ON THIS PLAT, WAS MADE UNDER MY DIRECTION FROM NOTES MADE IN THE FIELD AND THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY OF SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 16; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 16 ON AN AZIMUTH OF 000°04'11", A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FRONTAGE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 ON AN AZIMUTH OF 000°04'11", A DISTANCE OF 2563.36 FEET, SAID POINT ALSO BEING THE CENTER QUARTER CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 16 ON AN AZIMUTH OF 090°01'05", A DISTANCE OF 2504.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH DAKOTA STATE HIGHWAY NUMBER 22; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH DAKOTA STATE HIGHWAY NUMBER 22 ON THE FOLLOWING COURSES:

AN AZIMUTH OF 180°19'29", A DISTANCE OF 335.93 FEET

AN AZIMUTH OF 089°47'36", A DISTANCE OF 25.22 FEET

AN AZIMUTH OF 180°15'38", A DISTANCE OF 445.96 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF SAID ENERGY CENTER NORTH SECOND SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 1 OF ENERGY CENTER NORTH SECOND SUBDIVISION ON AN AZIMUTH OF 270°00'36", A DISTANCE OF 470.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1 OF ENERGY CENTER NORTH SECOND SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID ENERGY CENTER NORTH SECOND SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 1 OF SAID NORTH SECOND SUBDIVISION ON AN AZIMUTH OF 270°00'19", A DISTANCE OF 822.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 OF ENERGY CENTER NORTH SECOND SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 32R ST SW; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF 32R ST SW ON AN AZIMUTH OF 269°57'36", A DISTANCE OF 80.00 FEET TO A POINT ON THE EXTENSION OF THE WEST LINE OF 111E AVE SW; THENCE ALONG SAID WEST LINE OF 111E AVE SW ON AN AZIMUTH OF 180°14'55", A DISTANCE OF 1780.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FRONTAGE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FRONTAGE ROAD ON AN AZIMUTH OF 269°58'09", A DISTANCE OF 1148.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 92.23 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, THAT MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, AND THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HERE UNTO SUBSCRIBED MY NAME:

QUENTIN OBRIGEWITSCH
PROFESSIONAL LAND SURVEYOR
NORTH DAKOTA NO. 5999

STATE OF NORTH DAKOTA)
COUNTY OF) SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____ TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

PROPRIETOR'S CERTIFICATE

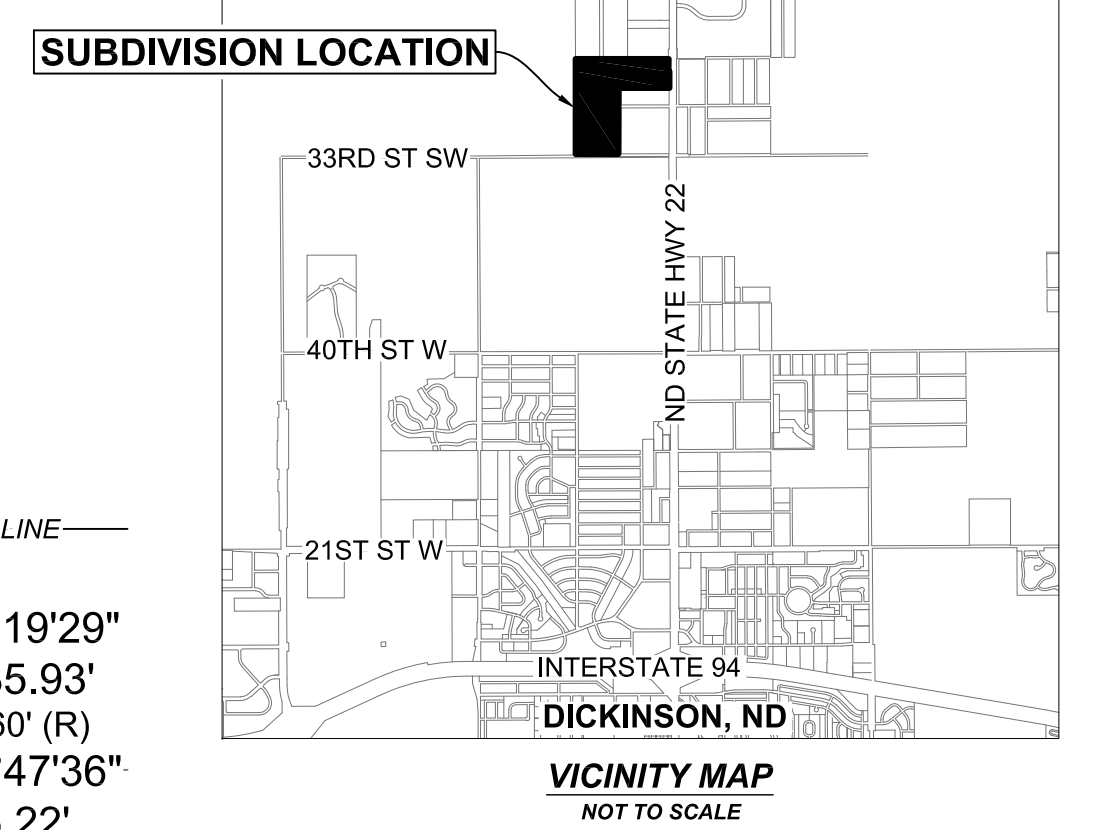
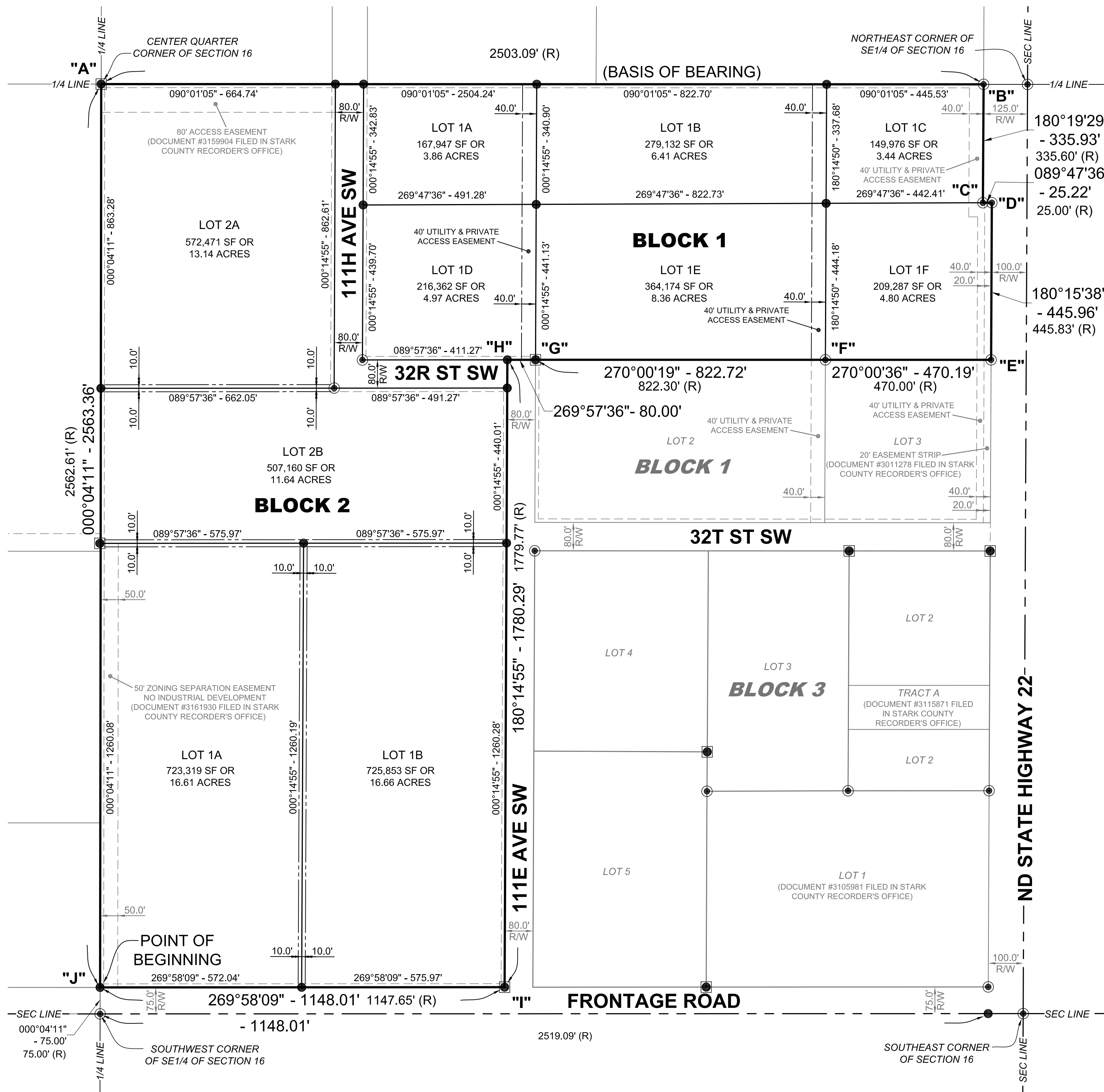
WE, TRACY TOOZ, OWNER'S AND PROPRIETOR'S OF ENERGY CENTER NORTH THIRD SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 140 NORTH, RANGE 96 WEST, 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY QUENTIN OBRIGEWITSCH, A NORTH DAKOTA PROFESSIONAL LAND SURVEYOR, AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY AND DRAINAGE EASEMENTS, AND PUBLIC STREET RIGHT-OF-WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS, WHEREOF, WE HEREUNTO SUBSCRIBE OUR NAMES:

BY: TRACY TOOZ, MANAGING PARTNER
DICKINSON ENERGY PARK, LLC

STATE OF NORTH DAKOTA)
COUNTY OF) SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____ TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



LEGEND

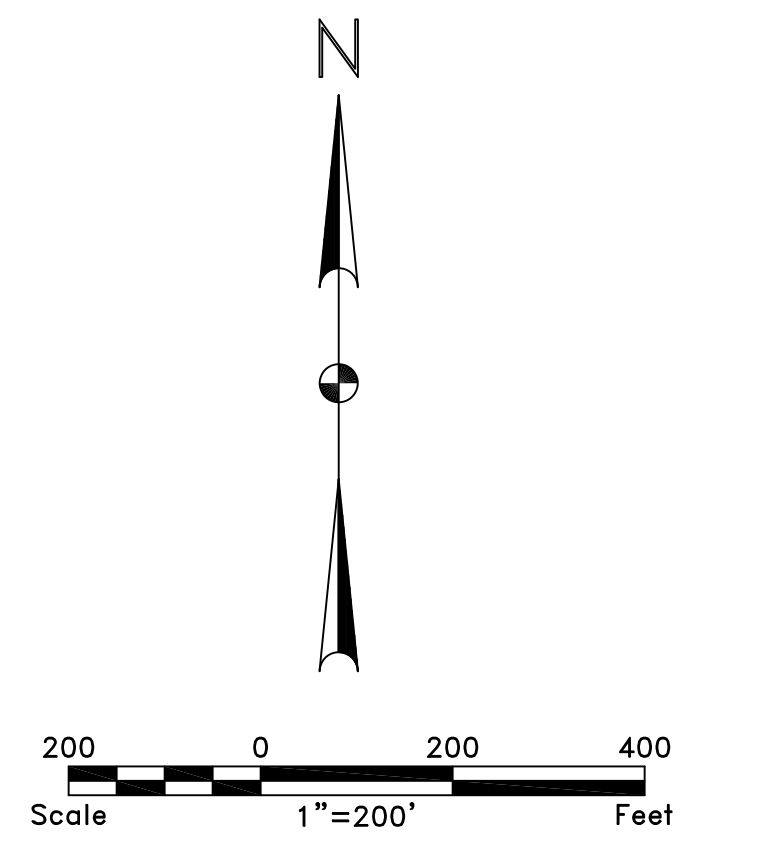
- SET IRON REBAR AND CAP (LS5999)
- ⊙ FOUND IRON REBAR AND LS CAP
- ⊙ FOUND IRON MONUMENT
- SECTION LINE
- - - QUARTER-SECTION LINE
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - PROPOSED UTILITY EASEMENT LINE
- - - PROPOSED UTILITY & PRIVATE ACCESS EASEMENT LINE
- - - EXISTING EASEMENT LINE
- (R) RECORD DISTANCE

PLAT INFORMATION:

NUMBER OF LOTS:	10 PROPOSED
LOT ACREAGE:	89.89 ACRES
R.O.W. ACREAGE:	2.34 ACRES
TOTAL ACREAGE:	92.23 ACRES
CURRENT ZONING:	GC, LI, GI
PROPOSED ZONING:	NO CHANGE IS REQUESTED

POINT	NORTHING	EASTING
A	473,210.986	1,394,006.434
B	473,137.905	1,396,509.165
C	472,802.233	1,396,497.565
D	472,801.596	1,396,522.775
E	472,355.968	1,396,507.874
F	472,369.625	1,396,037.965
G	472,393.451	1,395,215.736
H	472,395.705	1,395,135.781
I	470,616.711	1,395,076.668
J	470,649.234	1,393,929.323

NORTH DAKOTA STATE PLANE
NAD 83(2011), SOUTH ZONE,
INTERNATIONAL FOOT



CITY OF DICKINSON COMMISSION APPROVAL

SCOTT DECKER, PRESIDENT DATE _____

CITY ENGINEER APPROVAL

INTERIM CITY ENGINEER LORETTA MARSHIK DATE _____

PLANNING AND ZONING COMMISSION APPROVAL

WALTER HADLEY DATE _____
CITY OF DICKINSON PLANNING DIRECTOR

STARK COUNTY COMMISSION APPROVAL

DEAN FRANCHUK, CHAIRMAN DATE _____

- ### NOTES:
- 1.) THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 16, T140N, R96W OF THE 5th P.M., BEING AN AZIMUTH OF 090°01'05". ALL AZIMUTHS SHOWN ON THIS PLAT ARE GRID, BASED UPON GEODETIC NORTH DERIVED FROM GPS MEASUREMENTS AT THE CENTER OF THE PROJECT ORIGIN LOCATED AT CONTROL POINT GPS*KLJ15-140-96, HAVING A LATITUDE OF 46°56'54.75824" AND A LONGITUDE OF 102°46'06.48457" (NAD83 (2011)). AZIMUTHS REPRESENT THE CALCULATED VALUE FROM THE CENTRAL MERIDIAN USING THE FORWARD BEARING.
 - 2.) ALL DISTANCES SHOWN ARE GROUND AND MEASURED UNLESS OTHERWISE NOTED.
 - 3.) SURVEY WORK WAS PERFORMED DURING NOVEMBER 2021.
 - 4.) EXISTING EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE NOTED.
 - 5.) EXISTING EASEMENTS SHOWN ARE FOR UTILITY EASEMENTS UNLESS OTHERWISE NOTED.

FEMA FLOOD ZONE DESIGNATION NOTE:

ENERGY CENTER NORTH THIRD SUBDIVISION FALLS WITHIN ZONE "X" OF THE FEMA FLOOD INSURANCE MAP. THIS DATA IS BASED ON THE DFIRM DATA, NUMBER 38089C0191E & 38089C0200E WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN.

2023 Morton County Real Estate Tax Statement

Statement No: 29948

Parcel Number
65-1062000

Jurisdiction
City of Mandan

Owner
FARM CREDIT SERVICES

Physical Location

Legal Description

SUBDIV:FARM CREDIT ADDITION LOT:3 BLK:1
8343

2023 TAX BREAKDOWN

Net consolidated tax	3,894.23
Plus: Special Assessments	<u>0.00</u>
Total tax due	3,894.23
Less: 5% discount, if paid by February 15, 2024	<u>-194.71</u>
Amount due by February 15, 2024	<u>3,699.52</u>

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

Legislative tax relief

(3-year comparison)	2021	2022	2023
Legislative tax relief	<u>870.92</u>	<u>933.48</u>	<u>1,966.31</u>

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	1,947.12
Payment 2: Pay by October 15, 2024	1,947.11

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	122,500	131,300	280,100
Taxable Value	6,125	6,565	14,005
Less: Homestead credit	0	0	0
Disabled Veteran credit	<u>0</u>	<u>0</u>	<u>0</u>

Net Taxable Value 6,125 6,565 14,005

Total mill levy 282.310 284.550 278.060

Taxes By District (in dollars):

Morton County	348.82	382.36	766.49
City of Mandan	391.88	419.18	895.34
Mandan City Park	173.28	191.36	407.96
Mandan Public School	797.17	854.43	1,781.74
Soil Conservation District	4.84	6.50	14.14
Morton County Water District	7.04	7.68	14.56
StateND	<u>6.12</u>	<u>6.56</u>	<u>14.00</u>

Consolidated tax 1,729.15 1,868.07 3,894.23

Net effective tax rate 1.41% 1.42% 1.39%

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%

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

FARM CREDIT SERVICES
PO BOX 5001
MANDAN ND 58554

Parcel Number: 65-1062000
Statement Number: 29948
Owner ID: 9471

Total tax due	3,894.23
Less: 5% discount	<u>-194.71</u>
Amount due by February 15, 2024	<u>3,699.52</u>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	1,947.12
Payment 2: Pay by October 15, 2024	1,947.11

MAKE CHECK PAYABLE TO:

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



65-1062000

2023 Morton County Real Estate Tax Statement

Statement No: 29946

Parcel Number
65-1060000

Jurisdiction
City of Mandan

Owner
FARM CREDIT SERVICES

Physical Location

Legal Description
SUBDIV:FARM CREDIT ADDITION LOT:1 BLK:1
8341

2023 TAX BREAKDOWN

Net consolidated tax 3,606.44
Plus: Special Assessments 0.00

Total tax due 3,606.44

Less: 5% discount,
if paid by February 15, 2024 -180.32

Amount due by February 15, 2024 3,426.12

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

Legislative tax relief

(3-year comparison)

	2021	2022	2023
Legislative tax relief	949.12	1,016.66	1,820.99

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	133,500	143,000	259,400
Taxable Value	6,675	7,150	12,970
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 6,675 7,150 12,970

Total mill levy 282.310 284.550 278.060

Taxes By District (in dollars):

	2021	2022	2023
Morton County	380.14	416.44	709.86
City of Mandan	427.08	456.54	829.18
Mandan City Park	188.82	208.40	377.82
Mandan Public School	868.74	930.57	1,650.04
Soil Conservation District	5.28	7.08	13.10
Morton County Water District	7.68	8.36	13.48
StateND	6.68	7.14	12.96

Consolidated tax 1,884.42 2,034.53 3,606.44

Net effective tax rate 1.41% 1.42% 1.39%

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024 1,803.22
Payment 2: Pay by October 15, 2024 1,803.22

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%
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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

FARM CREDIT SERVICES
PO BOX 5001
MANDAN ND 58554

Parcel Number: 65-1060000
Statement Number: 29946
Owner ID: 9471

Total tax due 3,606.44
Less: 5% discount -180.32

Amount due by February 15, 2024 3,426.12

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024 1,803.22
Payment 2: Pay by October 15, 2024 1,803.22

MAKE CHECK PAYABLE TO:

Morton County Treasurer

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No receipt will be issued.*



65-1060000