

BEL AIR COMMONS HA15005W130000

TO THE CITY OF MINOT, NORTH DAKOTA

(BEING LOT 1, BLOCK 1, BEL AIR TWINHOMES SECOND ADDITION AND A PORTION OF VACATED 5TH AVENUE NW TO THE CITY OF MINOT, NORTH DAKOTA AND REMAINING UNPLATTED PORTION OF THE SW1/4SW1/4, SECTION 15, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA)

3025735
02/15/2019 12:58:47 PM Page: 1 of 2 \$23.00
PLATTED BY: ACKERMAN SURVEYING & ASSOCIATES, INC.
RECORDED BY: WARD COUNTY RECORDER
WARD COUNTY, NORTH DAKOTA



U.S. HIGHWAY No. 83 BYPASS

10' UTILITY & ACCESS EASEMENT

N=454770.66
E=1764459.09

N 89°57'08.6" E 226.28'

N 07°19'57.5" W 471.96'

SW1/4SW1/4
SEC. 15-155-83

S 01°24'15.0" E 293.21'

S 23°04'12.1" E 260.46'

N 29°01'27.6" W 689.87'

LINE BEARING DISTANCE
L1 N 66°42'15.3" E 44.71'

LOT BREAKDOWN
LOT 1 = 143896.70 SQ. FT.
LOT 2 = 61478.08 SQ. FT.
TOTAL = 205374.78 SQ. FT.
OR 4.72 ACRES

Scale 1" = 80'

● - EXISTING IRON IN PLACE
○ - SET NO 5 REBAR W/ CAP

PLAT IS SUBJECT TO ALL PRIOR EASEMENTS OF RECORD.

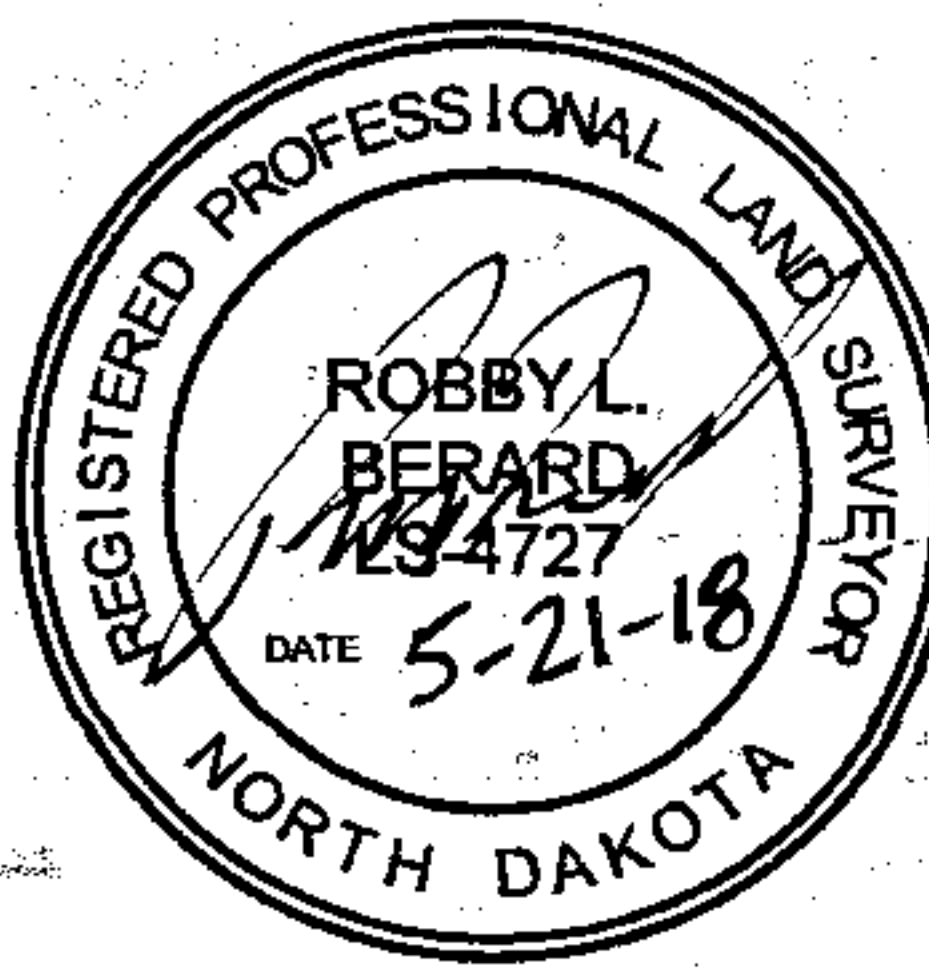
BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

A 10' UTILITY EASEMENT IS ON THE STREET SIDE OF EVERY LOT UNLESS OTHERWISE NOTED AND IS INTENDED FOR FRANCHISE UTILITY USE ONLY. COORDINATES SHOWN ARE NORTH DAKOTA STATE PLANE COORDINATES (NORTH ZONE)

COMBINATION FACTOR OF 1.000126861 TO CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.

NGS CONTROL USED TO ESTABLISH STATE PLANE COORDINATES: GASSINAPP, TRANSPORT

▨ - VACATED 5TH AVENUE NW



Taxes and special assessments paid and transfer accepted this 15th day of February, 2019.
Sarah S. Stalker, DP
Ward County Auditor / Treasurer

N=453514.30
E=1764925.25

DESCRIPTION

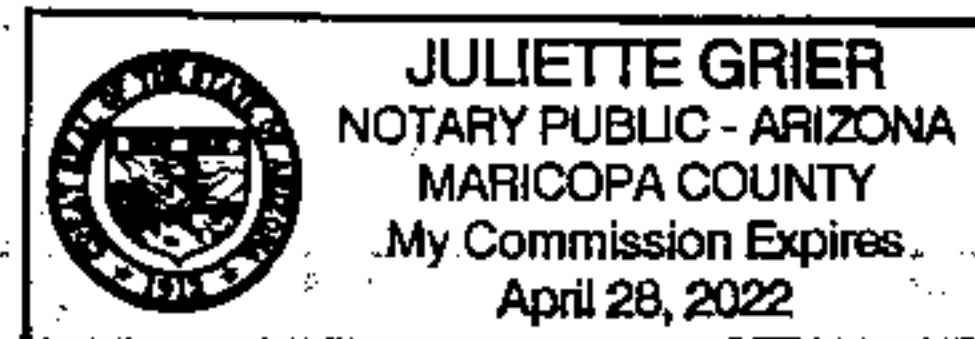
KNOW ALL MEN BY THESE PRESENTS THAT MERIT DEVELOPMENT, LLC, BEING OWNER AND PROPRIETOR OF LOT 1, BLOCK 1, BEL AIR TWINHOMES SECOND ADDITION TO THE CITY OF MINOT, NORTH DAKOTA AND REMAINING UNPLATTED PORTION OF THE SW1/4SW1/4 ADJACENT TO U.S. HIGHWAY No.83 BYPASS AND 4TH AVENUE NW IN SECTION 15, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, BEL AIR TWINHOMES SECOND ADDITION TO THE CITY OF MINOT, NORTH DAKOTA, A PLAT ON RECORD AT THE WARD COUNTY RECORDER'S OFFICE; THENCE S 00°03'35.4" W, A DISTANCE OF 133.17 FEET; THENCE N 89°57'58.9" W, A DISTANCE OF 328.28 FEET TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY No.83 BYPASS; THENCE N 28°07'27.6" W, ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY No.83 BYPASS, A DISTANCE OF 888.87 FEET; THENCE N 07°19'57.5" W, A DISTANCE OF 471.56 FEET; THENCE N 89°57'08.6" E, A DISTANCE OF 226.28 FEET; THENCE S 16°02'44.9" W, A DISTANCE OF 189.05 FEET; THENCE S 01°24'15.0" E, A DISTANCE OF 293.21 FEET; THENCE S 23°04'12.1" E, A DISTANCE OF 260.46 FEET; THENCE N 66°42'15.3" E, A DISTANCE OF 44.71 FEET; THENCE S 28°13'07.7" E, A DISTANCE OF 477.71 FEET; THENCE S 89°44'33.4" E, A DISTANCE OF 257.38 FEET THE POINT OF BEGINNING. TRACT CONTAINS 4.72 ACRES. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, TO BE KNOWN AS BEL AIR COMMONS TO THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA, AND HEREBY DONATE AND DEDICATE THE EASEMENTS AS SHOWN HEREON TO THE PUBLIC FOR PUBLIC USE, IN WITNESS WHEREOF THE OWNER HAS HEREUNTO AFFIXED HIS SIGNATURE.

Phil Handley
PHIL HANDLEY, MEMBER
MERIT DEVELOPMENT, LLC

STATE OF Arizona
COUNTY OF Maricopa

ON THIS 3 DAY OF August, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED PHIL HANDLEY, WELL KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING DESCRIPTION AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.

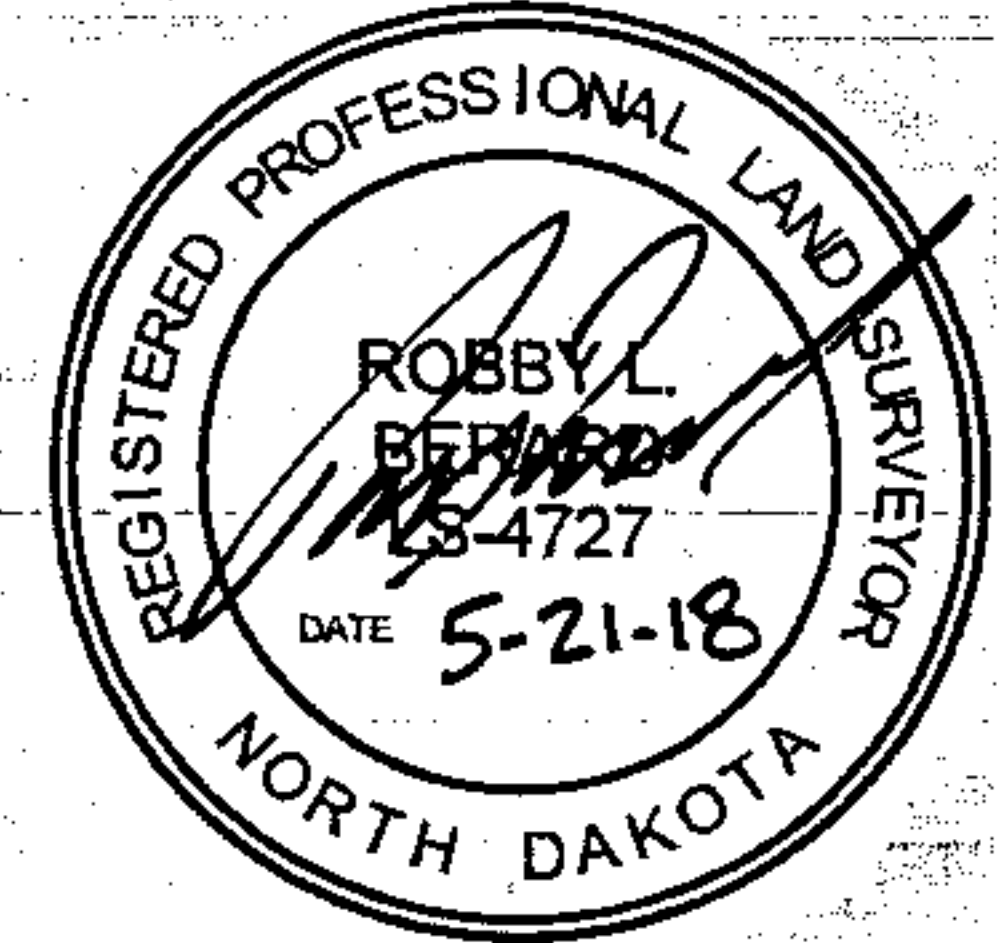
MY COMMISSION EXPIRES: 4.28.22 Juliette Grier
NOTARY PUBLIC, COUNTY OF Maricopa, STATE OF Arizona



SURVEYOR'S CERTIFICATE

I, ROBBY L. BERARD, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOREGOING DESCRIBED TRACT OF LAND, THAT LOTS, DISTANCES, AREAS AND LOCATIONS AS SHOWN ON THE FOREGOING PLAT AND CONTAINED IN THE DESCRIPTION THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

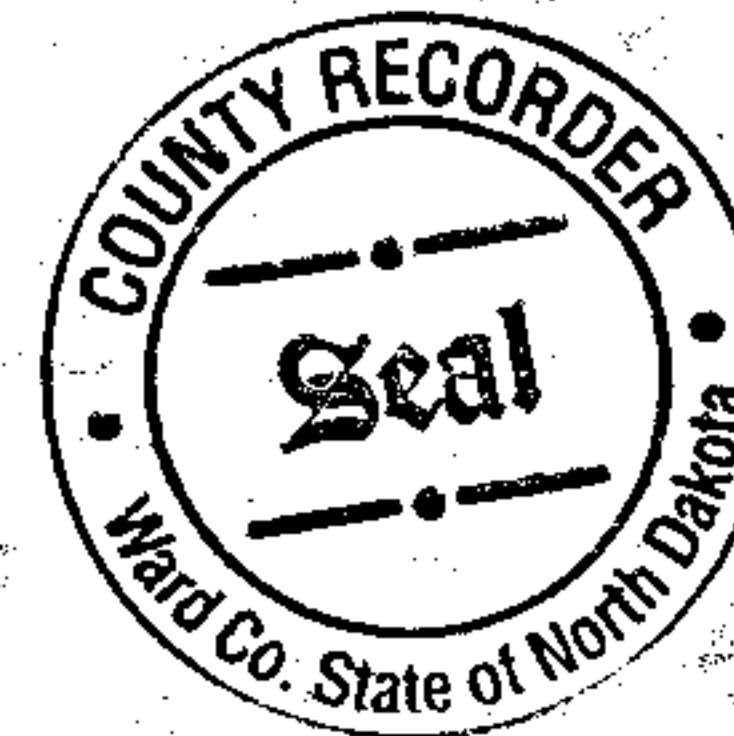
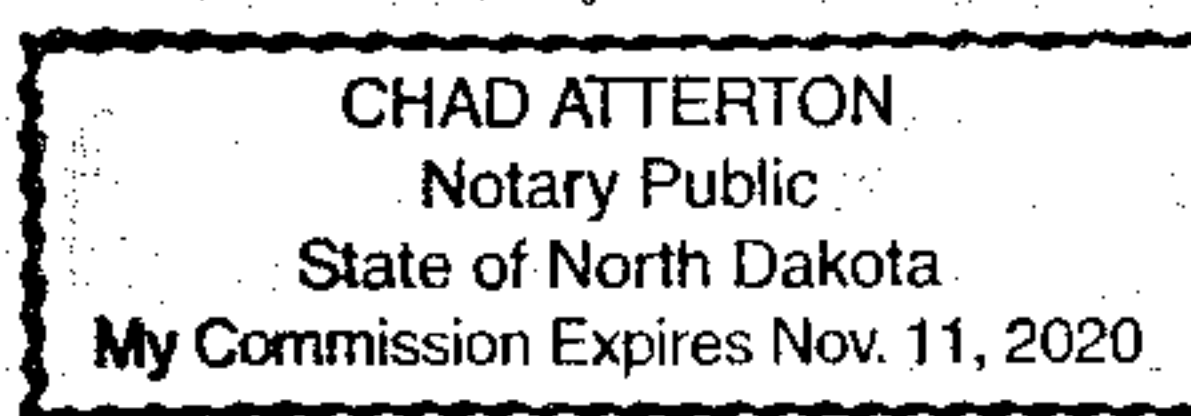
Robby L. Berard
ROBBY L. BERARD, RLS NO. 4727



STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 21st DAY OF May, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED ROBBY L. BERARD, REGISTERED LAND SURVEYOR, WELL KNOWN TO ME TO BE SUCH AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AS HIS OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, WARD COUNTY, STATE OF NORTH DAKOTA



Recorder's Office, Ward, ND 02/15/2019 12:58:47 PM
I certify that this instrument was filed for record this date.
Betty Braun, County Recorder
by Betty Braun 3025735

APPROVED: *Lea Metz*
CITY OF MINOT ENGINEER

DATE: 9/13/2018