

CORNER POST ADDITION

TO THE CITY OF WILLISTON, A REARRANGEMENT OF LOTS 1 THRU 13,
BLOCK 2, BENNETT INDUSTRIAL PARK THIRD ADDITION SUBDIVISION AND
LOT 2R, BLOCK 2 BENNETT INDUSTRIAL PARK THIRD ADDITION
SUBDIVISION A REARRANGEMENT OF LOT 20, BLOCK 2
NW1/4 OF SECTION 19, T.154N., R.101W., 5th P.M.,
WILLIAMS COUNTY, NORTH DAKOTA

928207
WILLIAMS COUNTY, ND
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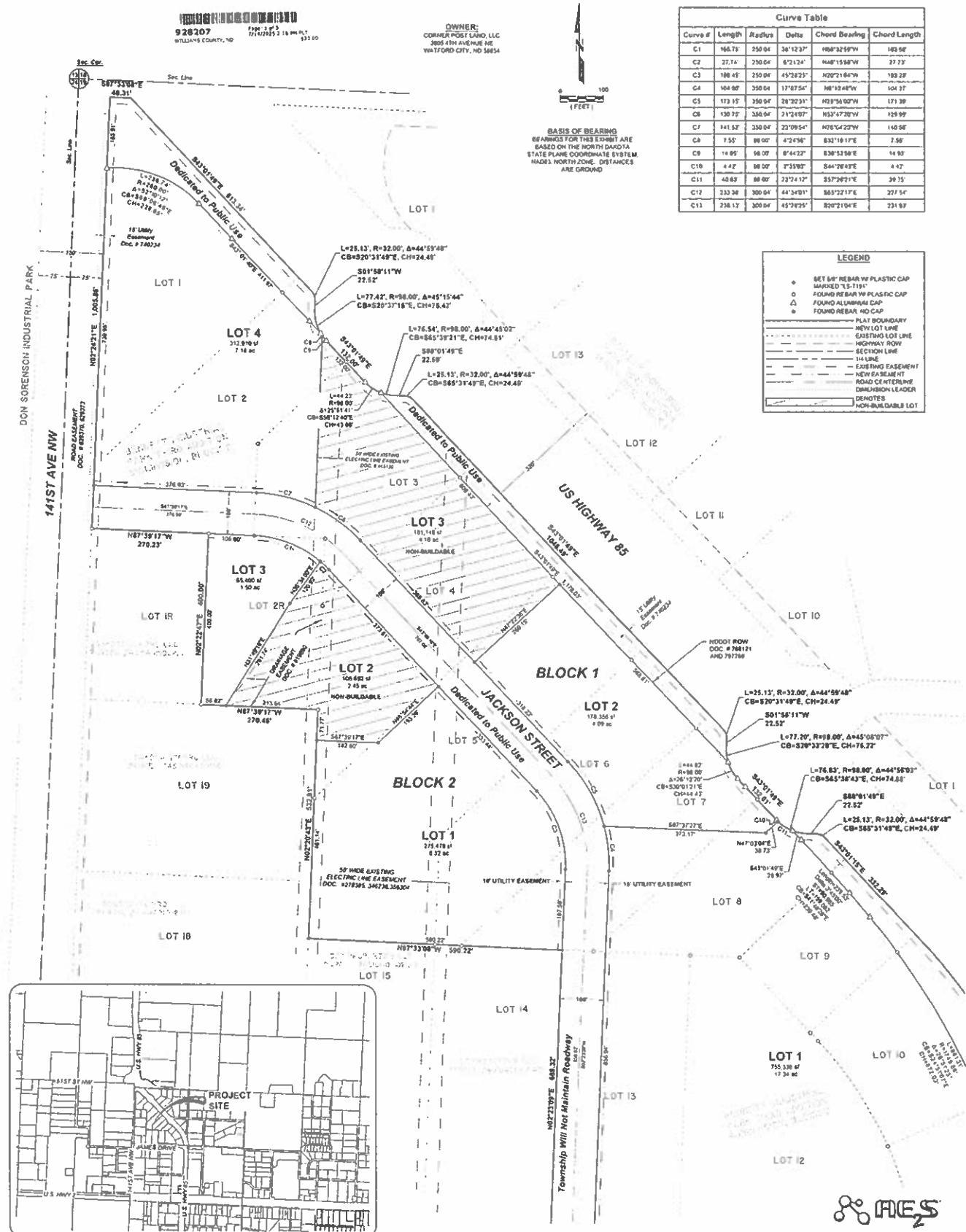
OWNER:
CORNER POST LAND, LLC
3000 11TH AVENUE SE
WATFORD CITY, ND 58544



ALL BEARINGS FOR THIS SUBMITTAL ARE
BASED ON THE NORTH DAKOTA
STATE PLANE COORDINATE SYSTEM
NAD83 NORTH ZONE. DISTANCES
ARE GROUND.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	166.75	250.04	36°12'37"	N88°32'59"W	163.96
C2	27.74	250.04	6°21'24"	N48°15'58"W	27.73
C3	188.45	250.04	45°28'25"	N20°21'04"W	180.28
C4	104.80	250.04	17°07'54"	N8°10'48"W	104.37
C5	173.15	250.04	28°20'31"	N2°39'50"W	171.39
C6	130.75	250.04	21°24'07"	N57°47'30"W	125.99
C7	341.57	330.04	22°09'54"	N70°54'22"W	140.86
C8	7.50	88.00	4°24'56"	S32°19'17"E	7.50
C9	14.85	88.00	8°44'22"	S38°32'58"E	14.93
C10	4.42	88.00	2°33'00"	S44°28'43"E	4.42
C11	40.83	88.00	23°24'12"	S57°20'21"E	39.75
C12	233.28	300.04	44°34'01"	S65°22'17"E	227.54
C13	238.17	300.04	45°29'25"	S20°21'04"E	231.97

•	SET 6" REBAR W/ PLASTIC CAP MARKED "15-T191"
◊	FOUND REBAR W/ PLASTIC CAP
△	FOUND ALLUMINUM CAP
•	FOUND REBAR, NO CAP
---	PLAT BOUNDARY
---	NEW LOT LINE
---	EXISTING LOT LINE
---	HIGHWAY ROW
---	SECTION LINE
---	1/4 LINE
---	EXISTING EASEMENT
---	NEW EASEMENT
---	ROAD CENTERLINE
---	DIMENSION LEADER
---	DEMOTES NON-BUILDABLE LOT



Advanced Engineering and Environmental Services, LLC
1012 S. 1st Street, Suite 301, Bismarck, ND
Ph: 701-221-0010 Fax: 701-221-0011
www.aies.com
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CORNER POST ADDITION

TO THE CITY OF WILLISTON, A REARRANGEMENT OF LOTS 1 THRU 13, BLOCK 2, BENNETT INDUSTRIAL PARK THIRD ADDITION SUBDIVISION AND LOT 2R, BLOCK 2 BENNETT INDUSTRIAL PARK THIRD ADDITION SUBDIVISION A REARRANGEMENT OF LOT 20, BLOCK 2 NW1/4 OF SECTION 19, T.154N., R.101W., 5th P.M., WILLIAMS COUNTY, NORTH DAKOTA

OLD LEGAL DESCRIPTION

LOTS 1 THRU 13, BLOCK 2, BENNETT INDUSTRIAL PARK THIRD ADDITION SUBDIVISION AND LOT 2R, BLOCK 2 BENNETT INDUSTRIAL PARK THIRD ADDITION SUBDIVISION A REARRANGEMENT OF LOT 20, BLOCK 2, NW1/4 OF SECTION 19, T.154N., R.101W., 5th P.M., WILLIAMS COUNTY, NORTH DAKOTA

Said parcel contains 52.72 acres and is subject to any assessments.

NEW LEGAL DESCRIPTION

Lot 1 thru 4, Block 1 and Lot 1 thru 3, Block 2 CORNER POST ADDITION to the City of Williston, North Dakota

Said parcel contains 43.04 acres and is subject to any assessments.

OWNER'S CERTIFICATE

I, the undersigned being sole owner(s) and mortgage holder(s) of the land shown hereon, do hereby consent to the inclusion of this plat, describe the streets, alleys, parks, and public grounds as shown thereon, including all sewers, culverts, bridges or other distribution lines, pipelines, easements, whether such improvements are shown or not to the public use hereon, and agree to not enclose any portion of this plat without the consent of the City of Williston. I (we) hereby dedicate easements to use with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over the land dedicated hereon as "utility easements" whether shown or existing.

Brady Land, President
Corner Post Land, LLC
Date: 6-16-25

STATE OF NORTH DAKOTA
COUNTY OF WILLIAMS

On this 16 day of June, 2025, before me, the undersigned, a Notary Public for the State of North Dakota personally appeared, Brady Land, known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Brady Land
Notary Public for the State of North Dakota
Residing at Williston, ND



SURVEYOR'S CERTIFICATE

I, Casey Berg, a Professional Land Surveyor in the State of North Dakota, hereby certify that the survey plat as shown hereon was conducted by me or under my direct supervision, that the exterior boundary of said subdivision is delineated on the ground by monuments shown hereon, and that, to the best of my knowledge and belief, this plat is a true and correct representation of said survey.

Casey Berg
Casey Berg, PLS
ND Reg. No. 15-7191
Date: 6-6-25



STATE OF NORTH DAKOTA
COUNTY OF GRAND FORTY

On the 16 day of June, 2025, before me, the undersigned, a Notary Public for the State of North Dakota personally appeared, Casey Berg, known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Casey Berg
Notary Public for the State of North Dakota
Residing at Grand Forks, ND



TOWNSHIP APPROVAL

This is to certify that the Williston Township Board of Williams County, North Dakota has examined the attached plat and has authorized its Supervisor to attach his signature in approval thereof.

The Williston Township Board of Township Supervisors do acknowledge and otherwise does not accept responsibility for Jackson Street on all systems Township need to include the construction, repair, improvement, or maintenance, including snow removal or dust control. The Township does not accept responsibility for any streets, alleys, school easements, parks, other easements, or other public ways or public grounds including all sewers, culverts, bridges, water distribution lines and sewerage systems, whether shown hereon or as being so in the future, within or pertaining to the subdivision in question, until such time as authorized and approved by the Williston Township Board.

Kevin Christensen
Kevin Christensen, Supervisor
Williston Township
Board of Township Supervisors
Date: 6-16-25

STATE OF NORTH DAKOTA
COUNTY OF WILLIAMS

On this 16 day of June, 2025, before me, the undersigned, a Notary Public for the State of North Dakota personally appeared, Kevin Christensen, known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Kevin Christensen
Notary Public for the State of North Dakota
Residing at Williston, ND



PLANNING AND ZONING COMMISSION APPROVAL

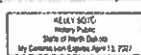
This Subdivision of land shown hereon has been approved by the Planning and Zoning Commission of the City of Williston on this 30th day of June, 2025, in accordance with the laws of the State of North Dakota, Ordinances of the City of Williston, and regulations of said Planning and Zoning Commission.

Danae Hansen
Danae Hansen, Vice Chairman
Planning and Zoning Commission
Date: 6-30-25

STATE OF NORTH DAKOTA
COUNTY OF WILLIAMS

On this 30th day of June, 2025, before me, the undersigned, a Notary Public for the State of North Dakota personally appeared, Danae Hansen, known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Danae Hansen
Notary Public for the State of North Dakota
Residing at Williston, ND



CITY COMMISSION APPROVAL

By virtue of Ordinance No. 1132, passed on the 20th day of June, 2025, the City Commission of the City of Williston, North Dakota has approved the division of land shown hereon pertaining to the City of Williston, Corner Post Addition, a rearrangement of Lots 1 thru 13, Block 2, Bennett Industrial Park Third Addition Subdivision and Lot 2R, Block 2 Bennett Industrial Park Third Addition Subdivision a rearrangement of Lot 20, Block 2, NW1/4 of Section 19, T.154N., R.101W., 5th P.M., Williams County, North Dakota, according to the recorded plat thereof.

Howard King
Howard King, President of the Board of City Commission
Date: 6/18/2025
6/26/2025

STATE OF NORTH DAKOTA
COUNTY OF WILLIAMS

On the 16th day of June, 2025, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Howard King, President of the Board of City Commission, and Markus Cummings, Finance Director, known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Kelly Boyd
Notary Public for the State of North Dakota
Residing at Williams County, ND



AUDITOR'S CERTIFICATE OF TAXES

I, Beth M. Ames, Williams County Auditor, do hereby certify that current taxes, delinquent taxes, or delinquent special assessments or installments of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ 0.00, plus penalty and interest.

Certified to be 306 day of June, 2025
Beth M. Ames
Beth M. Ames, Williams County Auditor



CERTIFICATE OF WILLIAMS COUNTY RECORDER

This plat was filed and recorded in the office of the Williams County Recorder in the State of North Dakota on 21st day of July, 2025, and was recorded as Document No. 928207.

Jean Banderson
Jean Banderson, Recorder
Public Official, Williams County Recorder



ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES, LLC MAKE NO REPRESENTATION, WARRANTIES OR CERTIFICATIONS WITH RESPECT TO THE ACCURACY OF THE FOLLOWING TITLE OPINION ITEMS:

NOTES FROM THE TITLE OPINION PREPARED BY CHICAGO TITLE INSURANCE COMPANY
DATED FEBRUARY 18, 2016 AS DOCUMENT NO. 115-1322

- ABSTRACT ENTRY NO. 8 - ANY AND ALL MATTERS THAT AFFECT THE LAND AS SHOWN ON PLAT OF BENNETT INDUSTRIAL PARK THIRD ADDITION SUBDIVISION, NW1/4 OF SECTION 19, TOWNSHIP 154 NORTH, RANGE 101 WEST OF THE 5TH P.M., WILLIAMS COUNTY, NORTH DAKOTA. RECORDED AS DOCUMENT NO. 146234. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 10 - EASEMENT RECORDED MAY 28, 1898 IN BOOK 68 OF MISC. PAGE 299. AS DOCUMENT NO. 278395. EXECUTED IN FAVOR OF MONTANA-DAKOTA UTILITIES CO. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 11 - ELECTRIC LINE EASEMENT RECORDED JUNE 28, 1970 IN BOOK 161 OF MISC. PAGE 365. AS DOCUMENT NO. 342624. EXECUTED IN FAVOR OF MONTANA-DAKOTA UTILITIES CO. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 12 - ELECTRIC LINE EASEMENT RECORDED JUNE 30, 1970 IN BOOK 161 OF MISC. PAGE 411. AS DOCUMENT NO. 342634. EXECUTED IN FAVOR OF MONTANA-DAKOTA UTILITIES CO. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 13 - ELECTRIC LINE EASEMENT RECORDED JULY 25, 1984 AS DOCUMENT NO. 465120. EXECUTED IN FAVOR OF MONTANA-DAKOTA UTILITIES CO. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 14 - EASEMENT RECORDED NOVEMBER 3, 2005 AS DOCUMENT NO. 629370. EXECUTED IN FAVOR OF WILLIAMS COUNTY. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 15 - EASEMENT RECORDED NOVEMBER 3, 2005 AS DOCUMENT NO. 629372. EXECUTED IN FAVOR OF WILLIAMS COUNTY. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 16 - HIGHWAY RIGHT OF WAY RECORDED JUNE 20, 2016 AS DOCUMENT NO. 788121. EXECUTED IN FAVOR OF STATE OF NORTH DAKOTA FOR THE USE AND BENEFIT OF THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION AND RECORDED DECEMBER 8, 2016 AS DOCUMENT NO. 787760. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 20 - REVISED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 8, 2014 AS DOCUMENT NO. 783817. BUT CONTAINING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME. AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANTS OR RESTRICTIONS ARE PERMITTED BY APPLICABLE LAW. (CONTAINS NO FUTURE PROVISIONS) SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 21 - ANY AND ALL MATTERS THAT AFFECT THE LAND AS SHOWN ON PLAT OF BENNETT INDUSTRIAL PARK THIRD ADDITION SUBDIVISION A REARRANGEMENT OF LOT 20, BLOCK 2, LOCATED IN THE NW1/4 OF SECTION 19, TOWNSHIP 154 NORTH, RANGE 101 WEST OF THE 5TH P.M., RECORDED FEBRUARY 18, 2016 AS DOCUMENT NO. 818890. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 22 - DEVELOPMENT AGREEMENT RECORDED FEBRUARY 18, 2016 AS DOCUMENT NO. 818892. SEE INSTRUMENT FOR FULL PARTICULARS.
- ABSTRACT ENTRY NO. 23 - LACK OF A RIGHT OF PUBLIC ACCESS TO AND FROM LAND AS SHOWN IN DEVELOPMENT AGREEMENT RECORDED FEBRUARY 18, 2016 AS DOCUMENT NO. 818892. SEE INSTRUMENT FOR FULL PARTICULARS. PERTAINS TO LOTS 3-9.



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