



# Standard Plat Language

The City of Bismarck recommends the accompanying plat language. The purpose of providing this language is to enhance consistency of plat language and help ensure all necessary instruments required for proper recordation are provided. Utilizing this language is not required but is highly encouraged.

## How to Use this Resource

All applicable language blocks have been provided. The appropriate language blocks should be used accordingly based on the location of the plat, required board approvals and any other plat-specific requirements.

- [Bracket] fields indicate spaces to insert plat specific information; do not include the brackets.
- Underlined fields are reserved for handwritten text or signatures on the final printed plat.
- Italicized* text is for reference and should not be included.

Font size must be equal to or greater than 10-point CALIBRI font per NDCC 11-18-05 (1)a(2).

All example blocks in this document are shown in 10-point Calibri. They are also upper case and forced justification. However, title case (upper/lower) and left justification are also acceptable formats. Headings should be underlined and/or bolded and may be left-justified or centered.

This document refers to specific names to show exactly how the language should appear. However, positions may have changed since the last publication of this guide and should be verified prior to final printing.

## Board Approvals

### 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 \_\_\_\_\_, 20\_\_\_\_, 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 THIS PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS ACCEPTED THE DEDICATION [AND REDEDICATION (if used for a replat)] 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MICHAEL T. SCHMITZ – PRESIDENT

\_\_\_\_\_  
ATTEST: JASON TOMANEK – CITY ADMINISTRATOR

For major subdivisions within the ETA (This signature block is not necessary on replats):

**BOARD OF COUNTY COMMISSIONERS**

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, HAS ACCEPTED THE DEDICATION OF ALL RIGHTS OF WAY AS SHOWN ON THIS PLAT. THE FOREGOING ACTION OF THE BOARD OF COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
[NAME OF CURRENT CHAIR]- CHAIR

\_\_\_\_\_  
ATTEST: MARK SPLONSKOWSKI- COUNTY AUDITOR/TREASURER

**City Engineer Approval**

*Note: It is not necessary to leave room for an engineer stamp for this section.*

**APPROVAL OF CITY ENGINEER**

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

\_\_\_\_\_  
GABRIEL J. SCHELL – CITY ENGINEER

**Surveyors Certificate**

*Note: It is necessary to leave room for a surveyor stamp that includes the date and surveyor's signature for this section.*

**SURVEYORS CERTIFICATE**

I, [SURVEYOR'S FULL NAME], 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 CORRECT TO THE BEST OF MY KNOWLEDGE, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

\_\_\_\_\_  
[SURVEYOR'S FULL NAME]  
PROFESSIONAL LAND SURVEYOR  
N.D. REGISTRATION NO. [####]

**Owners' Certificate and Dedication**

*Note: It is necessary to leave room for a notary public stamp for this section. Additional language may be needed on a case-by-case basis. Language for common easements is provided below. Where noted "as applicable" in sections regarding the dedication of easements, the City of Bismarck may be switched out on a case-by-case basis for either Burleigh County or the Public.*

**OWNERS' CERTIFICATE AND DEDICATION**

WE, [OWNER(S) FULL NAME(S)], 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 [SUBDIVISION NAME], AND DEDICATE ALL RIGHTS OF WAY [TO THE CITY OF BISMARCK (as applicable)] 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.

**Utility Easements (If applicable):**

WE ALSO DEDICATE [TO THE CITY OF BISMARCK (*as applicable*)] 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.

**Stormwater and Drainage Easements (If applicable):**

WE ALSO DEDICATE [TO THE CITY OF BISMARCK (*as applicable*)] 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.

**Access Easements (If applicable):**

WE ALSO DEDICATE TO ALL [ADJOINING (optional)] LANDOWNING PARTIES 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 (*as applicable*)] 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.

**Water Main and/or Sanitary Sewer Easements – Public (If applicable):**

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

**Water Main and/or Sanitary Sewer Easements - Private (If applicable):**

WE ALSO DEDICATE TO ALL [ADJOINING (optional)] LANDOWNING PARTIES ALL PRIVATE EASEMENTS AS SHOWN ON THIS PLAT AS “PRIVATE [WATER MAIN AND/OR SANITARY SEWER EASEMENT]” TO RUN WITH THE LAND FOR USE BY ALL LAND-OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES TO CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR [WATER MAIN AND/OR SANITARY SEWER] FACILITIES UNDER OR UPON THOSE AREAS DESIGNATED AS SUCH.

**Slope Protection Easement (If applicable):**

WE ALSO DEDICATE TO ALL LANDOWNING PARTIES AND THE PUBLIC ALL EASEMENTS AS SHOWN ON THIS PLAT AS “SLOPE PROTECTION EASEMENT” TO RUN WITH THE LAND FOR THE PURPOSE OF PROHIBITING ANY ACTIVITY THAT COULD AFFECT THE EROSION OR STABILITY OF THE SLOPES. THE NATURAL VEGETATION WITHIN THE SLOPE PROTECTION EASEMENT SHALL BE LEFT UNDISTURBED. GRADING, EXCAVATION, FILLING, TERRACING, STOCKPILING OF MATERIAL OR EQUIPMENT, OR ANY OTHER SURFACE ALTERATIONS ARE NOT ALLOWED. IRRIGATION OF THE EASEMENT IS NOT ALLOWED. FOR INSPECTION AND MONITORING PURPOSES, GOVERNMENT PERSONNEL WILL BE ALLOWED ACCESS ONTO THE EASEMENT.

**Sign Easements (If applicable):**

WE ALSO DEDICATE TO ALL LANDOWNING PARTIES ALL EASEMENTS AS SHOWN ON THIS PLAT AS “SIGN EASEMENT” TO RUN WITH THE LAND FOR THE NON-EXCLUSIVE USE OF ALL LANDOWNING PARTIES, THEIR TENANTS, AND LICENSEES TO PLACE SIGNS ON THE EASEMENT AREA PROVIDED THAT ALL SIGNS PLACED FOLLOW ALL RELEVANT LOCAL, STATE, AND FEDERAL LAWS.



STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_, BEFORE ME PERSONALLY APPEARED [OWNER(S) FULL NAME], KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC, \_\_\_\_\_

**Other**

*The following language blocks may be used on a case-by-case basis, as appropriate:*

**RURAL WATER SERVICE AGREEMENT**

NOTE:

THE WATER SERVICE AGREEMENT BETWEEN THE CITY OF BISMARCK AND SOUTH CENTRAL REGIONAL WATER DISTRICT WILL ALLOW THE PROVISION OF WATER SERVICE TO THIS PLAT FOR A PERIOD OF [#] YEARS AND SUBSEQUENT TO THAT TIME, THE CITY OF BISMARCK MAY, UPON A ONE YEAR NOTICE, REQUIRE SOUTH CENTRAL REGIONAL WATER DISTRICT TO DISCONTINUE WATER SERVICE IF CITY WATER SERVICE IS AVAILABLE.

**COMMON INTEREST LOTS**

NOTE:

LOT [#], BLOCK [#] IS A [NON-BUILDABLE *(if applicable)*] COMMON LOT THAT IS USED FOR [PURPOSE] AND WILL BE OWNED IN UNDIVIDED COMMON INTEREST BY THE OWNERS OF LOTS [#] TO [#], BLOCK [#], [SUBDIVISION NAME]. *(expand as needed)*

*For subdivisions within the ETAs containing stormwater easements:*

**STORMWATER NOTE**

STORM WATER AND DRAINAGE EASEMENTS ARE CONSTRUCTED TO COLLECT, STORE, CONVEY, AND/OR TREAT STORM WATER RUNOFF. THEY ARE CONSTRUCTED TO PREVENT FLOOD DAMAGE AND ADVERSE ENVIRONMENTAL IMPACTS TO PROPERTIES BOTH WITHIN AND OUTSIDE THE PLAT. PROPERTY OWNERS SHALL NOT PLACE ANY TYPE OF FILL MATERIAL OR MAKE ANY ALTERATIONS TO THE PERMANENT VEGETATIVE COVER WITHIN THE EASEMENT (I.E. NO OPEN TILLED SOIL AREAS WILL BE ALLOWED). THEY SHALL NOT PLANT ANY TREE OR SHRUBS WITHIN THE EASEMENT WITH THE INTENT TO SCREEN OR PROVIDE A SNOW SHELTER BELT. INDIVIDUAL TREES AND SHRUBS MAY BE PLANTED WITHIN THE EASEMENT WITH PRIOR APPROVAL OF THE COUNTY ENGINEER. PROPERTY OWNERS SHALL NOT CONSTRUCT ANY TYPE OF STRUCTURE (E.G., INCLUDING: HOUSES, GARAGES, OUTBUILDINGS, SHEDS, DRIVEWAYS, PARKING PADS, FENCES, LANDSCAPING GARDENS, AND SEPTIC TANKS, ETC.) OR ANY OTHER FEATURE THAT INTERFERES WITH THE INTENDED USE OF THE STORM WATER AND DRAINAGE EASEMENTS.

*For additional information, contact the City of Bismarck Planning Division at 355-1840 or visit the City-County Office Building 221 N. 5th Street during standard office hours.*