PUBLIC NOTICES

NOTICE OF ZONING AMENDMENT Addition of Light Industrial Distri

Pursuant to N.D.C.C. Section 40-47-04(2), the City of Ellendale hereby gives notice that zoning regulations in the form of amended zoning ordinances have been adopted after a public hearing that was, after proper notice by publication, held on the 24th day of November, 2025 at 6:00 p.m. at City Hall located at 55, 3rd Ave South, Ellendale, ND 58436. The property involved includes the entire described as the E1/2 of Section 4, Township 129, Range 63 Dickey County, North Dakota which has been annexed into the City of Ellendale shown in the map of Ellendale and its additions located at City Hall. The nature, scope and purposes of the proposed changes were to change in the zoning ordinances address the following regarding light industrial activities and data centers:

- amendment of Section 5.0301 to add Light Industrial "I-1";
- to add "I-1" to the City Zoning Map referenced in Section 5.0301;
- to add a new Section 5.0305.2 adding a description of District "I-1" boundaries; · addition of a new Section 5.0605.2 regarding regulation of Light Industrial "I-1" which includes a Section 5.0605.2.1
- regarding data centers; to amend Section 5.0801(3) to include the time period a Light Industrial "I-1"

permit is valid, to impose a building permit fee equal to the City's cost for expert inspection fees, etc.

- to amend Section 5.0801(3)(b) by amending the escrow of permit fees;
- to amend Section 5.0802 to impose a \$10,000 per day violation fee and/or fine for zoning violations occurring in Light Industrial "I-1."

The zoning amendments are available for public inspections during the City's regular business hours at the auditor's office at 55, 3rd Ave. South, Ellendale, ND 58436

BY ORDER OF THE CITY COUNCIL CITY OF ELLENDALE (CITY SEAL)

By: Donald Flaherty, Mayor ATTEST: Nicole Gunn, City Auditor (Dec. 4, 2025)

RESOLUTION OF ELLENDALE PLANNING COMMISSION (NDCC 40-48-21)

The City of Ellendale City Council, acting as the city planning commission, held a public hearing after a Notice of Hearing was sent by registered mail to the address(s) shown on the plat. The issue at the public hearing was whether the planning commission shall approve

or disapprove the plat that was and is on file at the city auditor's office during regular business hours for inspection by the public. The proposed plat is a plat of lands within the E1/2 of Section 4. Township 129, Range 63 Dickey County, North Dakota wherein a data center is being developed. It is hereby RESOLVED that the grounds upon which the proposed plat is approved is that the proposed plat conforms to the planning underway for the area of the city set forth in the plat for location of a data center and appurtenant facilities. This resolution is the written findings upon which the decision is based and this resolution shall be included within the records of the planning commission and held at the city auditor's office. The plat is hereby adopted by the planning commission as an addition to the city without further hearing.

BY ORDER OF ELLENDALE PLANNING COMMISSION

ATTEST: Nicole Gunn, City Auditor (Dec. 4, 2025)

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The City of Ellendale City Council, acting as the city planning commission, held a public hearing after a Notice of

Hearing was sent by registered mail to the address(s) shown on the plat. The issue at the public hearing was whether the planning commission shall approve or disapprove the plat that was and is on file at the city auditor's office during regular business hours for inspection by the public. The proposed plat is a plat of lands Replat of Lots 1-5, Block 12 of the Original Plat of Ellendale within the SE1/4 of Section 11, Township 129N, Range 63W Ellendale, North Dakota wherein a residential/commercial building is being developed. It is hereby RE-SOLVED that the grounds upon which the proposed plat is approved is that the proposed plat conforms to the planning underway for the area of the city set forth in the plat for location of appurtenant facilities. This resolution is the written findings upon which the decision is based and this resolution shall be included within the records of the planning commission and held at the city auditor's office. The plat is hereby adopted by the planning commission as an addition to the city without further hearing.

BY ORDER OF ELLENDALE PLANNING COMMISSION

ATTEST: Nicole Gunn, City Auditor (Dec. 4, 2025)

AREA EVENTS

- Dec. 7 (Sunday): Welcome Santa on MAIN STREET/OPERA HOUSE, 3:00-5:00
- Dec. 7 (Sunday): Kat Perkins Christmas CONCERT AT TBC CHAPEL, 6:30, DOORS OPEN AT 5:30 TICKETS AVAILABLE AT TRUE Value Hardware or at the door
- Dec. 8 (Monday): EPS 2025 WINTER CONCERT (FEATURING K-12 MUSICIAN). EHS GYM, 6:30
- Dec. 15-19 (Monday-Friday); Choice BANK AND DAKOTA PLAINS CU BOTH HOLD-ING HOLIDAY OPEN HOUSE
- Dec. 17 (Wednesday): Holiday open HOUSE AT ELLENDALE GROCERY, W. COMPLI-MENTARY TREATS. 2:00-4:00
- Dec. 19 (Friday): Basketball vs. Oakes

Notice of Hearing by the City of Ellendale

The City of Ellendale hereby gives NOTICE that the question of whether to annex into the City of Ellendale the following real estate, will be heard at a hearing scheduled for December 11, 2025 at 6:00 at the Ellendale City Hall or as soon

See Accompanying Map of Lands to Be Annexed Into The City of Ellendale,

At said hearing, the city council shall determine whether to approve the proposed annexation. In the event that the City Council approves by majority vote the

proposed annexation, the territory described in the resolution shall become part of the city as of the date of the second reading of an ordinance is filed and recorded with the county recorder, which ordinance shall also be published in the regular course. These proceedings are being made upon the City's receipt of a petition as set forth in North Dakota Century Code Section 40-51.2-03, et seq. and said annexation shall become effective upon passage of an ordinance of annexation consistent with the same, all as set forth in North Dakota Century Code Chapter

thereafter as the matter may be heard.

North Dakota and metes and bounds description therein.

40-51.2

MAP OF LANDS TO BE ANNEXED INTO THE CITY OF ELLENDALE

LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CITY OF ELLENDALE BEING ALL OF OUTLOT 12-4, ALL OF HASZ FAMILY SUBDIVISION, A PORTION OF 1ST STREET NORTH, AND A PORTION OF 90TH AVENUE SE LOCATED IN SECTION 12, T129N, R63W, 5TH P.M., AND ALL OF THE ELLENDALE CEMETERY AND A PORTION OF 90TH AVENUE SE LOCATED IN SECTION 7, T129N, R62W, 5TH P.M. ELLENDALE CITY CEMETERY LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NWI/4) of Section 7, Township 129 North, Range 62
West of the Fifth Principal Meridian, Dickey County, North Dakota, being more particularly described as

BEGINNING at the southwest corner the Northwest Quarter (NW1/4) of said Section 7; Thence east on the south line said Northwest Quarter of said Section 7, a distance of 804 feet to the southeast corner of a parcel described in document number 154886; thence northerly a distance of 1226.5 feet to the south right-of-way line for Burlington Northern Railroad and the northeast corner of parcel described in document number 154886; Thence westerly along said Right-of-Way line a distance of 804 feet to the west line said Northwest Quarter of said Section 7; Thence southerly on said west line of said Northwest Quarter a distance of 1226.5 feet, more or less, to the southwest corner said Northwest Quarter and the

Said described parcel contains 22.64 acres more or less

OUTLOT 12-4 LEGAL DESCRIPTION
A tract of land located within the Northeast Quarter of Section 12, Township 129 North, Range 63 West of he Fifth Principal Meridian, Dickey County, North Dakota being more particularly described as follows:

That tract of land is described in Outlot 12-4 per document number 196327

Said described parcel contains 6.04 acres, more or less.

HASZ FAMILY SUBDIVISION LEGAL DESCRIPTION
A tract of land located within Lot 7, of the Northeast Quarter of Section 12, Township 129 North, Range 63 West, of the Fifth Principal Meridian, Dickey County North Dakota being more particularly described

That tract of land described in Hasz Family Subdivision per document number 197701.

Said described tract contains 3.07 acres, more or less.

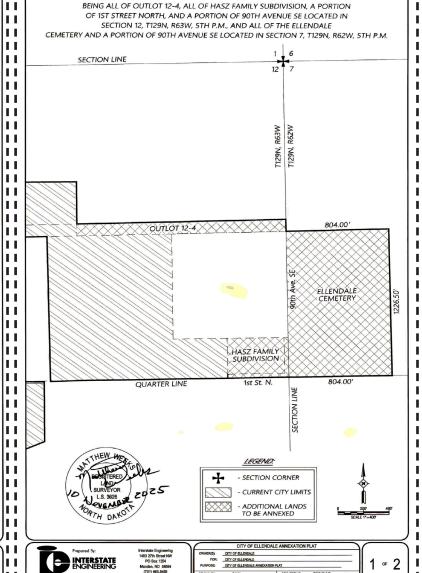
N PORTION OF 1st STREET N. AND A PORTION OF 90th AVENUE SE. LEGAL DESCRIPTION Is tract of land located in the Northeast Quarter of Section 12, Township 129 North, Range 63 West, of the ifth Principal Meridian, Dickey County, North Dakota being more particularly described as follows

All that portion of 1st Street North and of 90th Avenue Southeast as shown on Hasz Family Subdivision

Said described tract contains 0.59 Acres, more or less







PETITION FOR ANNEXATION

PETITION FOR ANNEXATION (2025)

To: City of Ellendale

Nicole Gunn, City Auditor 55 3rd Avenue South

> P.O. Box 267 Ellendale, ND 58436

cityauditor@drtel.com

The undersigned, being the owners of not less than three-fourths in assessed value of the following described property, hereby petition the City of Ellendale, Dickey County, North Dakota to annex said property pursuant to Section 40-51.2-03 of the NDCC.

The following property is a description of the property to be annexed:

Being all of outlot 12-4, all of Hasz Family Subdivision, a portion of 1st St North, and a portion of 90th Ave SE located in Section 12, t129N, R63W, 5th P.M., and all of the Ellendale Cemetery and a portion of 90th Ave SE located in Section 7, T129N, R62W, 5th P.M.

Ellendale City Cemetery Legal Description

A tract of land located in the Northwest Quarter (NW1/4) of said Section 7; Township 129 North, Range 62 West of the Fifth Principal Meridian, Dickey County, North Dakota, being more particularly described as follows: BEGINNING at the southwest corner the Northwest Quarter (NW1/4) of said Section 7; Thence east on the south line said Northwest Quarter of said Section 7, a distance of 804 feet to the southeast corner of a parcel described in document number 154886; thence northerly a distance of 1226.5 feet to the south right-of-way line for Burlington Northern Railroad and the northeast corner of parcel described in document number 154886; Thence westerly along said Right-of-Way line a distance of 804 feet to the west line said Northwest Quarter of said Section 7: Thence southerly on said west line of said Northwest Quarter a distance of 1226.5 feet, more or less. to the southwest corner said Northwest Quarter and the POINT OF BEGINNING Said described parcel contains 22.64 acres more or less.

OUTLOT 12-4 LEGAL DESCRIPTION

A tract of land located within the Northeast Quarter of Section 12, Township 129 North, Range 63 West of the Fifth Principal Meridian, Dickey County, North Dakota being more particularly described as follows: That tract of land is described in Outlot 12-4 per document number 196327.

Said described parcel contains 6.04 acres, more or less.

HASZ FAMILY SUBDIVISION LEGAL DESCRIPTION A tract of land located within Lot 7, of the Northeast Quarter of Section 12.

Township 129 North, Range 63 West, of the Fifth Principal Meridian, Dickey County North Dakota being more particularly described as follows: That tract of land described in Hasz Family Subdivision per document number

Said described tract contains 3.07 acres, more or less.

A PORTION OF 1ST STREET N. AND A PORTION OF 90TH AVENUE SE. LEGAL DESCRIPTION A tract of land located in the Northeast Quarter of Section 12, Township 129

North, Range 63 West, of the Fifth Principal Meridian, Dickey County, North Dakota being more particularly described as follows: All that portion of 1st St North and of 90th Avenue Southeast as shown on Hasz Family Subdivision.

Said described tract contains 0.59 Acres, more or less.

The undersigned further certify that they are the owners of at least three-fourths in assessed value of the property hereinabove described.

City of Ellendale Jeff & Lisa Ringstad

(November 27, 2025)

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