

**OFFICIAL URBAN RENEWAL PLAN
CITY OF BISMARCK**

**BISMARCK, NORTH DAKOTA
CENTRAL CITY REDEVELOPMENT PROJECT**

AS MODIFIED

JANUARY 1979

REVISED DECEMBER 11, 1979

REVISED JULY 31, 1984

REVISED JUNE 21, 1988

REVISED NOVEMBER 8, 1994

REVISED OCTOBER 24, 2006

REVISED MARCH 9, 2010

REVISED MARCH 24, 2015

OFFICIAL URBAN RENEWAL PLAN

A. Description of Project

1. Boundaries of Revised Urban Renewal Project Area

The boundaries of the project area as set forth in the Official Urban Renewal Plan last revised March 9~~24~~²⁴, 201~~0~~¹⁵, are as shown on Map No. 1, Boundary Map, attached hereto and made a part hereof and as described in Exhibit A, "Boundary Description", attached hereto and made a part hereof. Previous revisions of the boundaries have included additional land adjoining the original area, the rehabilitation, conservation and redevelopment of which is necessary in the public interest for the completion of an adequate urban renewal plan for the central City, including the sites of additional proposed public and private developments. The entire revised area is deemed appropriate for an urban renewal project, having originally consisted of a combination of slum and blighted areas, some of which have heretofore been redeveloped. Certain redevelopments and rehabilitation on land added to the project area have heretofore been aided by the City. It is deemed appropriate and necessary that the redeveloped land be included in the project area as a resource for the completion of the Urban Renewal Plan as a whole.

2. Objectives of the Urban Renewal Plan

The general objectives of the Urban Renewal Plan are:

- a. To arrest the decay pattern of sprawl and fragmentation of the core area by reinforcing the core as a "central place" of regional and local service and commerce.
- b. To stimulate and provide a climate for local and regional growth and permit the expansion of existing retail and professional facilities and promote the introduction of new retailing, transient and permanent housing facilities and professional services.

A summary of renewal action in the project area, includes the following:

- a. Acquisition and clearance of substandard and blighting properties as well as those required for achievement of Plan objectives.
- b. Disposal, retention or dedication of various lands for redevelopment by private or corporate developers in accordance with the provisions of the Plan.
- c. Installation of all public improvements and facilities described in the Plan.
- d. Rehabilitation of buildings and lands to local standards established by the Plan.
- e. New commercial or industrial development projects pursuant to NDCC Section 40-58-20.1.

The Revised Urban Renewal Project Area is planned for predominately office, commercial, residential and service uses.

The development plan for the project area includes spot acquisition and subsequent development for commercial, transient and permanent housing, parking and public use, with appropriate traffic circulation measures and including an overhead walkway system as appropriate to the land usage. Major core structures which are considered capable of being rehabilitated to standards set forth elsewhere in the Plan shall be retained, and a rehabilitation program initiated.

The majority of the existing public improvements within the area are presently considered adequate. The only additional major installations, other than the repair and/or replacement of existing improvements which are anticipated are the improvement of the Event Center by construction of an addition. New improvements will also embrace an overhead walkway system as is appropriate and financially possible, hotel, housing, commercial space, parking structures, street and utility improvements and quiet rail improvements. The goal of all these public improvements is to create an environment that attracts redevelopment and eliminates blighting influences

- 9) Construction of Quiet Rail facilities at surface crossings within the Urban Renewal Plan area.
- 10) Construction of a public parking ramp in conjunction with the private development of a hotel on Block 67, Original Plat and construction of a public parking ramp on Lot 1, Block 4, Wachter's Addition, both in conjunction with the Five South Project.
- 11) Rehabilitation and reconstruction of 5th Street, with associated utilities, from south of the north ROW line of Front Avenue to the south line of Lots 1, 2 and 3, Block 4, Wachter's Addition, rehabilitation and reconstruction of Sweet Avenue, with associated utilities, between 5th Street and 3rd Street, associated utilities, rehabilitation and reconstruction of Bowen Avenue, with associated utilities, from 3rd Street to 5th Street, reestablishment of vacated 4th Street, with associated utilities, between Sweet Avenue and the north line of south line of Lots 1, 2 and 3, Block 4, Wachter's Addition Indiana Avenue and a park/plaza adjacent to the west side of the Event Center, all in conjunction with the Five South Project.

Corrected.

- e. Creation of various programs to encourage private investment in the core of the community through the use of the following programs:
 - 1) Installation and maintenance of Downtown Streetscape Elements
 - 2) Sidewalk Subsurface Infill
 - 3) Technical Assistance Bank
 - 4) Facade Incentive Grant
 - 5) Housing Incentive Grant

Office/Bank
Transient housing (motel, hotel, etc.)
Public open spaces
Residential: All types

The proposed commercial uses are to encourage and permit the strengthening of the retail and service sectors within the central business district/downtown core.

Permitted uses generally include those retail, commercial office, service and public open-space uses which augment the existing retail development within the central business district/downtown core.

It is understood that all accessory uses allowed by local land use controls are allowed. Development controls shall be enforced as per zoning ordinance requirements.

Parking: Private or public parking

Rights-of-way: Publicly owned

Utility Easements

3. Interim Land Uses

Any property acquired as part of this Urban Renewal Plan may be devoted to a temporary use by the City of Bismarck prior to the permanent disposition to a redeveloper when such is for parking, relocation purposes, or public recreation uses, and is in accordance with the intent of this Urban Renewal Plan as reflected by the controls and regulations herein.

In no case shall such temporary use delay completion of this project.

4. Other Controls and Regulations

The following landscaping, lighting, and sign regulations shall apply to all land to be redeveloped.

- e. Applicability for properties not to be acquired

Where an owner of property not to be acquired desires to acquire project land for the expansion of his existing facilities, he will be required to execute a redevelopment contract wherein he will agree to comply to the extent possible with the land use, controls and standards of the Plan for his present property.

C. Project Proposals

1. Land Acquisition

- a. The following maps ~~are~~is attached hereto and made a part hereof:
Map No. 1, Boundary Map
- b. Properties within the boundary of the Urban Renewal Plan may be acquired by the City of Bismarck if in the course of executing this Urban Renewal Program it is determined that the land areas are required for creation of a marketable disposition parcel and further that project eligibility for Urban Renewal treatment is not compromised.

2. Rehabilitation and Conservation

The Plan establishes rehabilitation standards for real property within the project area which is not to be acquired. Said rehabilitation standards are those existing city codes and ordinances of the City of Bismarck.

3. Redeveloper's Obligations

- a. The Redeveloper shall devote each such parcel to the uses specified for it in this Plan.
- b. The Redeveloper shall begin and complete the development of such land for uses required in the Plan within a reasonable time specified in the disposition instruments.
- c. The Redeveloper shall agree to ~~retain the interest he acquires in individual properties transferred to him until he has completed the~~

The cost of renewal heretofore accomplished within the area has been paid from the proceeds of grants received from the federal government and of bonds issued by the City for the construction of the parking facility within the original project area. It is contemplated that the cost of the completion of the renewal of the Revised Area will be paid or reimbursed from tax increments as authorized and provided in Section 40-58-20, NDCC (enacted by S.L. 1973, Chapter 342) and Section 40-58-20.1.

The cost of renewal subject to reimbursement from tax increments shall include all expenditures incident to carrying out the Urban Renewal Plan for the Revised Area and any modification thereof; including but not limited to all expenses of the clearance, redevelopment, rehabilitation and conservation of the area, installation of improvements provided in accordance with the Urban Renewal Plan, and all interest and redemption premiums on bonds or other obligations issued by the City to provide funds for payment of such expenses. From the total cost to be reimbursed there shall be deducted all amounts, if any, received from the federal government or others and from special assessments, revenues and other receipts (other than property taxes) which are actually collected and applied to the payment of such cost or to the payment of said bonds or other obligations.

It is contemplated that it will be necessary for the City to issue bonds to provide some or all of the cash funds required, and that the tax increments will be appropriated by the Board of City Commissioners for the payment of such bonds and interest and redemption premiums thereon. The Board of City Commissioners will exercise all of the urban renewal project powers granted under the Urban Renewal Law and all powers and authorities granted to North Dakota municipal corporations, and will request the County Auditor and Treasurer to compute, certify and remit tax increments resulting from the renewal of the Revised Area in accordance with the revised Urban Renewal Plan, an approved development agreement and any modifications thereof. ~~The Auditor will be requested to compute and certify the original taxable value of each lot and parcel of real estate in the Revised Area, as last assessed and equalized 15 years prior to the date of assessment, as a basis for the computation of incremental values and tax increments in subsequent years.~~

EXHIBIT "A"
BOUNDARY DESCRIPTION

All that area within the City of Bismarck falling within the following described premises:

Beginning at the west right-of-way line of Washington Street and Main Avenue; thence north along the west right-of-way line of Washington Street to the north right-of-way line of Thayer Avenue; thence east along the north right-of-way line of Thayer Avenue to the west right-of-way line of Mandan Street; thence north along the west right-of-way line of Mandan Street to the north right-of-way line of Rosser Avenue; thence east along the north right-of-way line of Rosser Avenue to the west right-of-way line of 1st Street; thence north along the west right-of-way line of 1st Street to the north right-of-way line of Avenue B; thence east along the north right-of-way line of Avenue B to the east right-of-way line of 5th Street; then south along the east right-of-way line of 5th Street to the north right-of-way line of Avenue A; thence east along the north right-of-way line of Avenue A to the east right-of-way line of 10th Street; thence south along the east right-of-way line of 10th Street to the north right-of-way line of Rosser Avenue; thence east along the north right-of-way line of Rosser Avenue to the east right-of-way line of 12th Street; thence south along the east right-of-way line of 12th Street extending across Burlington Northern right of way to the south right-of-way line of Sweet Avenue; thence west along the south right-of-way line of Sweet Avenue to the east right-of-way line of 10th Street; thence south along the east right-of-way line of 10th Street to the south right-of-way line of Bowen Avenue; thence west along the south right-of-way line of Bowen Avenue to the east right-of-way line of 7th Street; thence south along the east right-of-way line of 7th Street to the a point on the east right-of-way line on 7th Street in line with the southern edge of Lot 1, Block 4, Wachter's Addition; thence west along the southern edge of Lots 1 and 2, Block 4, Wachter's Addition; thence north along the western edge of Lot 2, Block 4, Wachter's Addition to the south right-of-way line of Bowen Avenue; thence west along the south right-of-way line of Bowen Avenue to the to the west right-of-way line of Mandan Street; thence north along the west right-of-way line of Mandan Street extending across Burlington Northern right of way to the south right-of-way line of Main Avenue; thence west along the south right-of-way line of Main Avenue to the west right-of-way line of Washington Street, the point of beginning.

RESOLUTION APPROVING MODIFICATION
OF THE URBAN RENAL PLAN OF THE CITY

WHEREAS, North Dakota Century Code, Chapter 40-58 (the "Urban Renewal Law"), provides for the urban renewal of slum or blighted areas existing in municipalities of the State; and

WHEREAS, the Board of City Commissioners, by resolution adopted on March 16, 1965, and as amended by subsequent actions, including the adoption of a resolution on September 26, 2006, has determined the following area of the City (hereinafter referred to as the "Urban Renewal Area") to consist of a combination of slum and blighted areas and designated such area as appropriate for an urban renewal project:

Beginning at the centerline of Washington Street and Main Avenue; thence north along the centerline of Washington Street to the centerline of Thayer Avenue; thence east along the centerline of Thayer Avenue to the centerline of Mandan Street; thence north along the centerline of Mandan Street to the centerline of Rosser Avenue; thence east along the centerline of Rosser Avenue to the centerline of 1st Street; thence north along the centerline of 1st Street to the centerline of Avenue B; thence east along the centerline of Avenue B to the centerline of 5th Street; then south along the centerline of 5th Street to the centerline of Avenue A; thence east along the centerline of Avenue A to the centerline of 10th Street; thence south along the centerline of 10th Street to the centerline of Rosser Avenue; thence east along the centerline of Rosser Avenue to the centerline of 12th Street; thence south along the centerline of 12th Street extending across Burlington Northern right of way to the centerline of Sweet Avenue; thence west along the centerline of Sweet Avenue to the centerline of 10th Street; thence south along the centerline of 10th Street to the centerline of Bowen Avenue; thence west along the centerline of Bowen Avenue to the centerline of 7th Street; thence south along the centerline of 7th Street to the a point on the centerline on 7th Street in line with the southern edge of Lot 1, Block 4, Wachter's Addition; thence west along the southern edge of Lots 1 and 2, Block 4, Wachter's Addition; thence north along the western edge of Lot 2, Block 4, Wachter's Addition to the centerline of Bowen Avenue; thence west along the centerline of Bowen Avenue to the to the centerline of Mandan Street; thence north along the centerline of Mandan Street extending across Burlington Northern right of way to the centerline of Main Avenue; thence west along the centerline of Main Avenue to the centerline of Washington Street, the point of beginning.

WHEREAS, the development, rehabilitation, conservation and redevelopment, or combination thereof, of the Urban Renewal Area is necessary in the interest of the public economy, health, safety, morals or welfare of the residents of the City; and

WHEREAS, the Board of City Commissioners, by resolutions adopted on April 27, 1971, January 23, 1979, December 11, 1979, July 31, 1984, June 21, 1988, and November 8, 1994; has approved an Urban Renewal Plan (the "Urban Renewal Plan), providing for the renewal of the Urban Renewal Area; and

WHEREAS, it is deemed necessary at this time to modify the Urban Renewal Plan to provide for i) the development, rehabilitation, conservation or redevelopment of the entire Urban Renewal Area, ii) certain urban renewal projects to be undertaken in the Urban Renewal Area, as amended, and iii) the financing of urban renewal projects through the use of tax increments (the

Urban Renewal Plan, as so modified, being hereinafter referred to as the "Urban Renewal Plan, as modified"); and

WHEREAS, the Urban Renewal Plan, as modified, has been submitted to the City Planning Commission for review and recommendations as to its conformity with the general plan for the development of the City as a whole on September 27, 2006. The Planning Commission reviewed the Urban Renewal Plan, as modified, on that date, found it to be in conformance with the Bismarck Comprehensive Plan, and submitted its written recommendation to the Board of City Commissioners recommending approval of the Urban Renewal Plan, as modified, with no additional comments.

WHEREAS, the by the Board of City Commissioners held a public hearing on October 24, 2006, on the proposed modification of the Urban Renewal Plan, notice of which hearing was published as required by Subsection 3 of Section 40-58-06 of the Urban Renewal Law, and at such public hearing all aspects of the modification of the Urban Renewal Plan were considered and all persons in attendance given an opportunity to hear and be heard. At the conclusion of such public hearing, the Board of City Commissioners adopted the Urban Renewal Plan, as modified.

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Bismarck, North Dakota, and said Board, by this resolution, does declare and find as follows:

1. A feasible method exists for the location of families who will be displaced from the Urban Renewal Area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to those families;
2. The Urban Renewal Plan, as modified, conforms to the general plan of the City as a whole;
3. The Urban Renewal Plan, as modified, will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development, rehabilitation, conservation and redevelopment of the Urban Renewal Area by private enterprise.
3. The Urban Renewal Plan, as modified, is hereby approved.
4. The City Administrator is directed to make such request and take all such further action pursuant to Section 40-58-20 of the Urban Renewal Law as is necessary to capture tax increments resulting from the renewal of the Urban Renewal Area to reimburse the City for the cost thereof.

Adopted this 23rd day of January, 2007.

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CITY OF BISMARCK
BISMARCK, NORTH DAKOTA
CENTRAL CITY REDEVELOPMENT PROJECT**

AS MODIFIED

JANUARY 1979

REVISED DECEMBER 11, 1979

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REVISED NOVEMBER 8, 1994

REVISED OCTOBER 24, 2006

REVISED MARCH 9, 2010

REVISED APRIL X, 2015

OFFICIAL URBAN RENEWAL PLAN

A. Description of Project

1. Boundaries of Revised Urban Renewal Project Area

The boundaries of the project area as set forth in the Official Urban Renewal Plan revised March 9, 2010, are as shown on Map No. 1, Boundary Map, attached hereto and made a part hereof and as described in Exhibit A, "Boundary Description", attached hereto and made a part hereof. Previous revisions of the boundaries have included additional land adjoining the original area, the rehabilitation, conservation and redevelopment of which is necessary in the public interest for the completion of an adequate urban renewal plan for the central City, including the sites of additional proposed public and private developments. The entire revised area is deemed appropriate for an urban renewal project, having originally consisted of a combination of slum and blighted areas, some of which have heretofore been redeveloped. Certain redevelopments and rehabilitation on land added to the project area have heretofore been aided by the City. It is deemed appropriate and necessary that the redeveloped land be included in the project area as a resource for the completion of the Urban Renewal Plan as a whole.

2. Objectives of the Urban Renewal Plan

The general objectives of the Urban Renewal Plan are:

- a. To arrest the decay pattern of sprawl and fragmentation of the core area by reinforcing the core as a "central place" of regional and local service and commerce.
- b. To stimulate and provide a climate for local and regional growth and permit the expansion of existing retail and professional facilities and promote the introduction of new retailing, transient and permanent housing facilities and professional services.

3. Proposed Renewal Actions

A summary of renewal action in the project area, includes the following:

- a. Acquisition and clearance of substandard and blighting properties as well as those required for achievement of Plan objectives.
- b. Disposal, retention or dedication of various lands for redevelopment by private or corporate developers in accordance with the provisions of the Plan.
- c. Installation of all public improvements and facilities described in the Plan.
- d. Rehabilitation of buildings and lands to local standards established by the Plan.
- e. New commercial or industrial development projects pursuant to NDCC Section 40-58-20.1.

The Revised Urban Renewal Project Area is planned for predominately office, commercial, residential and service uses.

The development plan for the project area includes spot acquisition and subsequent development for commercial, transient and permanent housing, parking and public use, ~~including a pedestrian semi-mall system~~ with appropriate traffic circulation measures and including an climatized overhead walkway system as appropriate to the land usage. Major core structures which are considered capable of being rehabilitated to standards set forth elsewhere in the Plan shall be retained, and a rehabilitation program initiated.

The majority of the existing public improvements within the area are presently considered adequate. The only additional major installations, other than the repair and/or replacement of existing improvements which are anticipated are the improvement of the ~~Civic~~ Event Center by construction of an addition. New improvements will also embrace ~~as much of an~~ skyway overhead walkway system as is appropriate and financially possible, parking structures, street and utility improvements and quiet rail improvements. The goal of all these

10) Construction of a public parking ramp on Block 67, Original Plat.

11) Rehabilitation and reconstruction of 5th Street south of the north ROW line of Front Avenue, Sweet Avenue between 5th Street and 3rd Street, associated utilities, reestablishment of vacated 4th Street between Sweet Avenue and Indiana Avenue and a park/plaza adjacent to the west side of the Event Center.

e. Creation of various programs to encourage private investment in the core of the community through the use of the following programs:

- 1) Purchase Installation and maintenance of Downtown Streetscape Elements
- 2) Sidewalk Subsurface Infill
- 3) Technical Assistance Bank
- 4) Facade and ~~Signage~~ Incentive Grant
- 5) Housing Incentive Grant
- 6) Revolving Loan Fund
- 7) Project-related Skyway Overhead Walkway Development
- 8) Quiet Rail Zone
- 9) Downtown plans and studies

B. Land Use Plan

1. Land Use & Zoning Plan

existing retail development within the central business district/downtown core.

It is understood that all accessory uses allowed by local land use controls are allowed. Development controls shall be enforced as per zoning ordinance requirements.

Parking: Private or public parking

Rights-of-way: Publicly owned

Utility Easements

~~b. Additional regulations and controls on the sale or dedication of real property to be disposed of:~~

~~1) Public and Open Space~~

~~Uses include all type of public and pedestrian areas: malls, walkways, enclosed skyways, sitting areas and landscape areas. Amenities such as information booths, kiosks, display areas, street furniture, planters and similar attractive fixtures.~~

~~2) Commercial~~

~~The proposed commercial uses are to encourage and permit the strengthening of the retail and service core of the central business district.~~

~~Permitted uses generally include those retail, commercial office, service and public open-space uses which augment the existing central area retail development.~~

~~It is understood that all accessory uses allowed by local land use controls are allowed. Development controls shall be enforced as per zoning ordinance requirements.~~

c. Signs

All signs shall conform to the requirements of the City of Bismarck, including the Building Regulations found in Title 4 of the City Code of Ordinances and the Zoning Regulations found in Title 14 of the City Code of Ordinances.

d. Duration of Urban Renewal Controls

All land use provisions, requirements and regulations and modification of same will become effective on the date of the approval of this Plan and shall be effective for a period of twenty-five (25) years therefrom. The termination of this Plan under this provision shall not affect the provisions of Section B-2, hereof relative to the covenants respecting restrictions upon the basis of race, religion, color or national origin, which covenants shall run in perpetuity.

e. Applicability for properties not to be acquired

Where an owner of property not to be acquired desires to acquire project land for the expansion of his existing facilities, he will be required to execute a redevelopment contract wherein he will agree to comply to the extent possible with the land use, controls and standards of the Plan for his present property.

C. Project Proposals

1. Land Acquisition

a. The following maps are attached hereto and made a part hereof:

Map No. 1, Boundary Map

b. Properties within the boundary of the Urban Renewal Plan may be acquired by the City of Bismarck if in the course of executing this Urban Renewal Program it is determined that the land areas are required for creation of a marketable disposition parcel and further that project eligibility for Urban Renewal treatment is not compromised.

- f. All plans for structures, site improvements, signs (other than directional signs) and landscaping must be approved in writing for conformance with the provisions of this Plan by the City of Bismarck before construction is commenced.

4. Underground Utility Lines

Where practical, All utility lines, both public and private, shall be placed underground, or otherwise incorporated into proposed or existing structures.

5. Temporary Project Improvements

Not applicable as no temporary project improvements are a part of the redevelopment activity.

D. Financing

The cost of renewal heretofore accomplished within the area has been paid from the proceeds of grants received from the federal government and of bonds issued by the City for the construction of the parking facility within the original project area. It is contemplated that the cost of the completion of the renewal of the Revised Area will be paid or reimbursed from tax increments as authorized and provided in Section 40-58-20, NDCC (enacted by S.L. 1973, Chapter 342).

The cost of renewal subject to reimbursement from tax increments shall include all expenditures incident to carrying out the Urban Renewal Plan for the Revised Area and any modification thereof; including but not limited to all expenses of the clearance, redevelopment, rehabilitation and conservation of the area, installation of improvements provided in accordance with the Urban Renewal Plan, and all interest and redemption premiums on bonds or other obligations issued by the City to provide funds for payment of such expenses. From the total cost to be reimbursed there shall be deducted all amounts, if any, received from the federal government or others and from special assessments, revenues and other receipts (other than property taxes) which are actually collected and applied to the payment of such cost or to the payment of said bonds or other obligations.

EXHIBIT "A"
BOUNDARY DESCRIPTION

All that area within the City of Bismarck falling within the following described premises:

Beginning at the west right-of-way line of Washington Street and Main Avenue; thence north along the west right-of-way line of Washington Street to the north right-of-way line of Thayer Avenue; thence east along the north right-of-way line of Thayer Avenue to the west right-of-way line of Mandan Street; thence north along the west right-of-way line of Mandan Street to the north right-of-way line of Rosser Avenue; thence east along the north right-of-way line of Rosser Avenue to the west right-of-way line of 1st Street; thence north along the west right-of-way line of 1st Street to the north right-of-way line of Avenue B; thence east along the north right-of-way line of Avenue B to the east right-of-way line of 5th Street; then south along the east right-of-way line of 5th Street to the north right-of-way line of Avenue A; thence east along the north right-of-way line of Avenue A to the east right-of-way line of 10th Street; thence south along the east right-of-way line of 10th Street to the north right-of-way line of Rosser Avenue; thence east along the north right-of-way line of Rosser Avenue to the east right-of-way line of 12th Street; thence south along the east right-of-way line of 12th Street extending across Burlington Northern right of way to the south right-of-way line of Sweet Avenue; thence west along the south right-of-way line of Sweet Avenue to the east right-of-way line of 10th Street; thence south along the east right-of-way line of 10th Street to the south right-of-way line of Bowen Avenue; thence west along the south right-of-way line of Bowen Avenue to the east right-of-way line of 7th Street; thence south along the east right-of-way line of 7th Street to the a point on the east right-of-way line on 7th Street in line with the southern edge of Lot 1, Block 4, Wachter's Addition; thence west along the southern edge of Lots 1 and 2, Block 4, Wachter's Addition; thence north along the western edge of Lot 2, Block 4, Wachter's Addition to the south right-of-way line of Bowen Avenue; thence west along the south right-of-way line of Bowen Avenue to the to the west right-of-way line of Mandan Street; thence north along the west right-of-way line of Mandan Street extending across Burlington Northern right of way to the south right-of-way line of Main Avenue; thence west along the south right-of-way line of Main Avenue to the west right-of-way line of Washington Street, the point of beginning.