

DSU ATHLETIC COMPLEX 2ND ADDITION

BEING A REPLAT OF LOT ONE (1), BLOCK ONE (1), DSU ATHLETIC COMPLEX ADDITION AND A PARCEL OF LAND IN THE WEST HALF (W $\frac{1}{2}$) SECTION FOUR (4), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE 5TH PRINCIPAL MERIDIAN (5TH P.M.) CITY OF DICKINSON, STARK COUNTY, ND

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF LOT ONE (1), BLOCK ONE (1), DSU ATHLETIC COMPLEX ADDITION AND A PARCEL OF LAND LOCATED IN THE WEST HALF (W $\frac{1}{2}$) OF SECTION FOUR (4), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE (1), BLOCK ONE (1), DSU ATHLETIC COMPLEX ADDITION, ALSO BEING A FOUND REBAR AND CAP LS-5466; THENCE N 42°30'59" E, A DISTANCE OF 27.40 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID LOT; THENCE N 89°58'45" E ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 1356.50 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHEAST CORNER OF SAID LOT, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 13TH AVENUE WEST; THENCE S 00°21'27" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 862.78 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE SOUTHEAST CORNER OF SAID LOT; THENCE CONTINUING S 00°21'25" W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 996.31 FEET TO A SET REBAR AND CAP LS-5466 AT THE NORTHEAST CORNER OF BLOCK SEVEN (7) OF THE PLAT OF THE 'COLLEGE ADDITION' TO THE CITY OF DICKINSON AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 98784; THENCE S 89°52'12" W ALONG THE NORTH LINE OF SAID BLOCK SEVEN (7) OF SAID COLLEGE ADDITION, A DISTANCE OF 299.79 FEET TO A SET REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID BLOCK SEVEN (7), ALSO BEING ON THE EAST RIGHT-OF-WAY OF COLLEGE AVE; THENCE CONTINUING S 89°52'12" W ALONG THE NORTH RIGHT-OF-WAY OF COLLEGE AVE, A DISTANCE OF 80.00 FEET TO A SET REBAR AND CAP LS-5466 AT THE WEST RIGHT-OF-WAY OF COLLEGE AVE, ALSO BEING THE NORTHEAST CORNER OF BLOCK EIGHT (8) OF SAID COLLEGE ADDITION; THENCE CONTINUING S 89°52'12" W ALONG THE NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE OF 980.52 FEET TO A SET REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID BLOCK EIGHT (8); THENCE CONTINUING S 89°52'12" W, A DISTANCE OF 7.00 FEET TO A SET REBAR AND CAP LS-5466 BEING 33-FEET EAST OF THE WEST LINE OF SAID SECTION FOUR (4); THENCE N 00°05'53" W ALONG A LINE 33-FEET EAST OF THE WEST LINE OF SAID SECTION FOUR (4), A DISTANCE OF 547.08 FEET TO A SET REBAR AND CAP LS-5466 AT A POINT 33.00 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION FOUR (4) BEING A FOUND NAIL; THENCE N 00°05'53" W ALONG A LINE 33-FEET EAST OF THE WEST LINE OF SAID SECTION FOUR (4), A DISTANCE OF 449.92 FEET TO A FOUND REBAR AND CAP LS-5466; THENCE N 89°54'01" E, A DISTANCE OF 7.00 FEET TO A FOUND REBAR AND CAP LS-5466 ON THE EAST RIGHT-OF-WAY LINE OF STATE AVENUE, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT ONE (1), BLOCK ONE (1), DSU ATHLETIC COMPLEX ADDITION; THENCE N 00°05'53" W ALONG SAID EAST LINE OF SAID STATE AVENUE RIGHT-OF-WAY, ALSO BEING THE WEST LINE OF SAID LOT, A DISTANCE OF 844.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58.57 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

PROPRIETOR'S CERTIFICATE

WE, DOUG BURGUM, GOVERNOR OF THE STATE OF NORTH DAKOTA; STEPHEN EASTON, PRESIDENT OF DICKINSON STATE UNIVERSITY; AND LESLIE WIETSTOCK, CHIEF OPERATING OFFICER OF DICKINSON STATE UNIVERSITY; THE AUTHORIZED REPRESENTATIVES OF THE STATE OF NORTH DAKOTA WHO IS THE OWNER AND PROPRIETOR OF LOT ONE (1), BLOCK ONE (1), DSU ATHLETIC COMPLEX ADDITION AND PROPERTY LYING IN THE WEST (W $\frac{1}{2}$) OF SECTION FOUR (4), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL PUBLIC UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAMES:

BY: _____
DOUG BURGUM, GOVERNOR OF THE STATE OF ND

BY: _____
STEPHEN EASTON, PRESIDENT OF DSU

BY: _____
LESLIE WIETSTOCK, CHIEF OPERATING OFFICER OF DSU

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DOUG BURGUM, GOVERNOR OF THE STATE OF NORTH DAKOTA, TO ME KNOWN TO BE THE SAME PERSON DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
RESIDING AT COUNTY OF _____, STATE OF _____

STATE OF _____ }
COUNTY OF _____ } SS

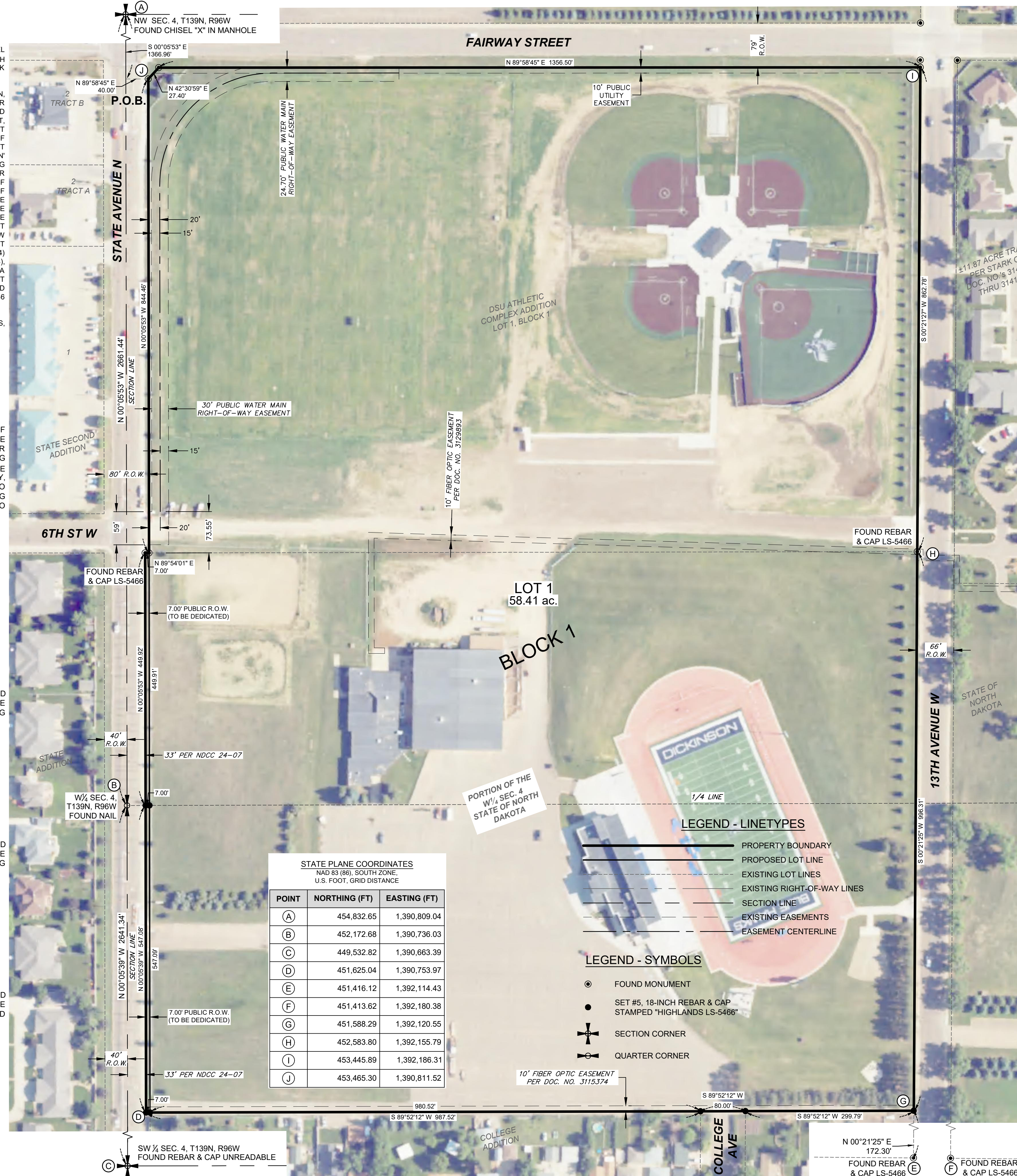
ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEPHEN EASTON, PRESIDENT OF DICKINSON STATE UNIVERSITY, TO ME KNOWN TO BE THE SAME PERSON DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
RESIDING AT COUNTY OF _____, STATE OF _____

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LESLIE WIETSTOCK, CHIEF OPERATING OFFICER OF DICKINSON STATE UNIVERSITY, TO ME KNOWN TO BE THE SAME PERSON DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
RESIDING AT COUNTY OF _____, STATE OF _____



STATE PLANE COORDINATES

NAD 83 (86), SOUTH ZONE,
U.S. FOOT, GRID DISTANCE

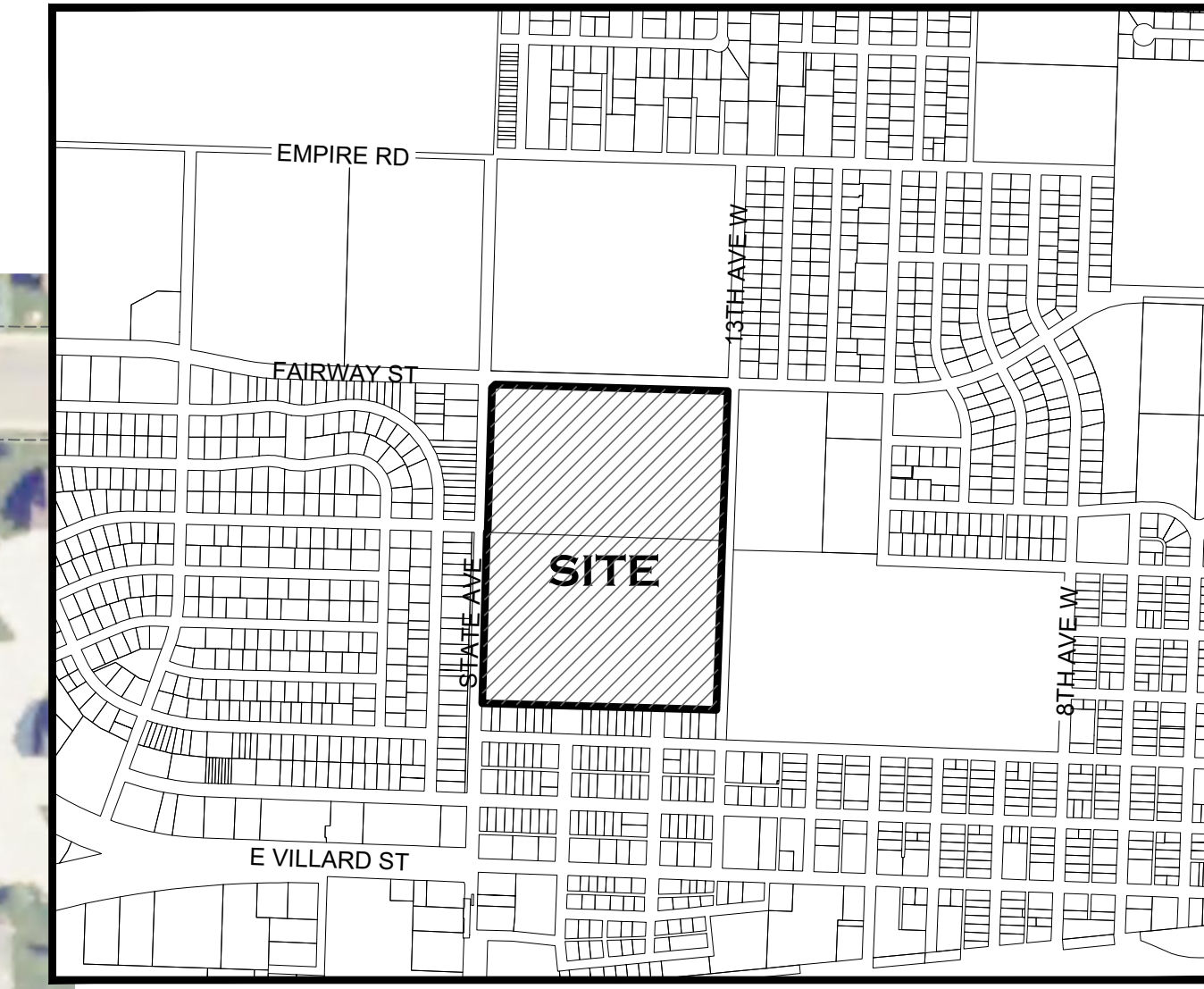
POINT	NORTHING (FT)	EASTING (FT)
(A)	454,832.65	1,390,809.04
(B)	452,172.68	1,390,736.03
(C)	449,532.82	1,390,663.39
(D)	451,625.04	1,390,753.97
(E)	451,416.12	1,392,114.43
(F)	451,413.62	1,392,180.38
(G)	451,588.29	1,392,120.55
(H)	452,583.80	1,392,155.79
(I)	453,445.89	1,392,186.31
(J)	453,465.30	1,390,811.52

LEGEND - LINETYPES

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINES
- EXISTING RIGHT-OF-WAY LINES
- SECTION LINE
- EXISTING EASEMENTS
- EASEMENT CENTERLINE

LEGEND - SYMBOLS

- ⊙ FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- ⊕ SECTION CORNER
- ⊙ QUARTER CORNER



VICINITY MAP
1" = 1000'

SUBDIVISION NOTES

- THIS SUBDIVISION IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0193E, PANEL 193 OF 850, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010.
- THIS PLAT DEDICATES A TOTAL OF 0.16 ACRES OF PUBLIC RIGHT-OF-WAY ALONG STATE AVENUE AS DEPICTED BY THIS PLAT DRAWING.
- THE EXISTING LOT LINE WITHIN LOT 1, BLOCK 1, DSU ATHLETIC COMPLEX 2ND ADDITION SHALL BE VACATED UPON APPROVAL OF THIS PLAT.

SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- VERTICAL DATUM: NAVD 88, GEOID 03
- THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$), WITH THE BEARING BEING N 00°05'53" W, THAT WAS LOCATED BY A GPS OBSERVATION FROM LAT: 46°54'28.09983" / LONG: 102°46'51.54681". BEARINGS ARE BASED ON GRID NORTH AT THIS LOCATION.
- DATE OF LATEST FIELD WORK: DECEMBER 2023

SURVEYOR'S CERTIFICATE

I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, ND, DO HEREBY CERTIFY THAT THE "DSU ATHLETIC COMPLEX 2ND ADDITION" PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

KC HOMISTON, LS-5466

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KC HOMISTON, TO ME KNOWN TO BE THE SAME PERSON DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
RESIDING AT COUNTY OF _____, STATE OF _____

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

CITY PLANNING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

HIGHLANDS ENGINEERING
319 24TH STREET EAST, DICKINSON, ND 58601
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER: 231238 SCALE: 1"=100'
DRAWN BY: AJA DATE: 04/02/24

