

# PRAIRIE CREEK THIRD SUBDIVISION

BEING THE REPLAT OF LOT 1A BLOCK 2, PRAIRIE CREEK SUBDIVISION,  
LOCATED WITHIN THE NW1/4 OF SECTION 33, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

## SURVEYOR'S CERTIFICATE

I, JEREMY WOOD, REGISTERED LAND SURVEYOR, NORTH DAKOTA REGISTRATION NUMBER ND-5651, DO HEREBY CERTIFY THAT THE PLATTED LOTS AS 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 THEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

JEREMY WOOD, LS-5651

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE THE SAME PERSON(S) DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME:

NOTARY PUBLIC SIGNATURE \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## PROPRIETOR'S CERTIFICATE

WE, DICKINSON NEVADA LLC, RESIDING AT \_\_\_\_\_, OWNERS AND PROPRIETORS OF LOT 1A, PRAIRIE CREEK SUBDIVISION, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, AS SHOWN AND DESCRIBED HEREON, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND/OR RESERVE ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN.

DICKINSON NEVADA LLC

IN WITNESS THEREOF, WE HAVE HEREUNTO SUBSCRIBED MY NAME:

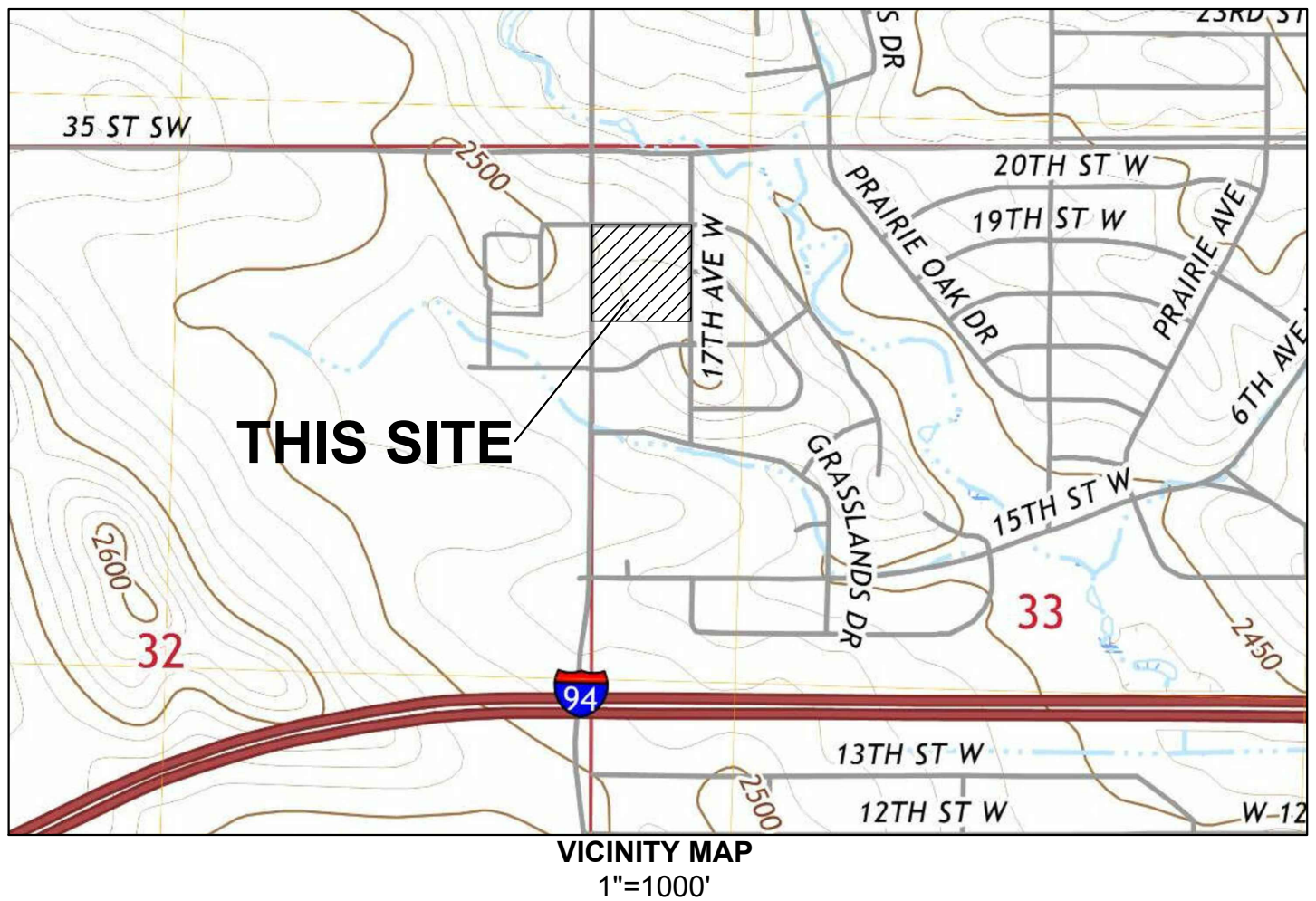
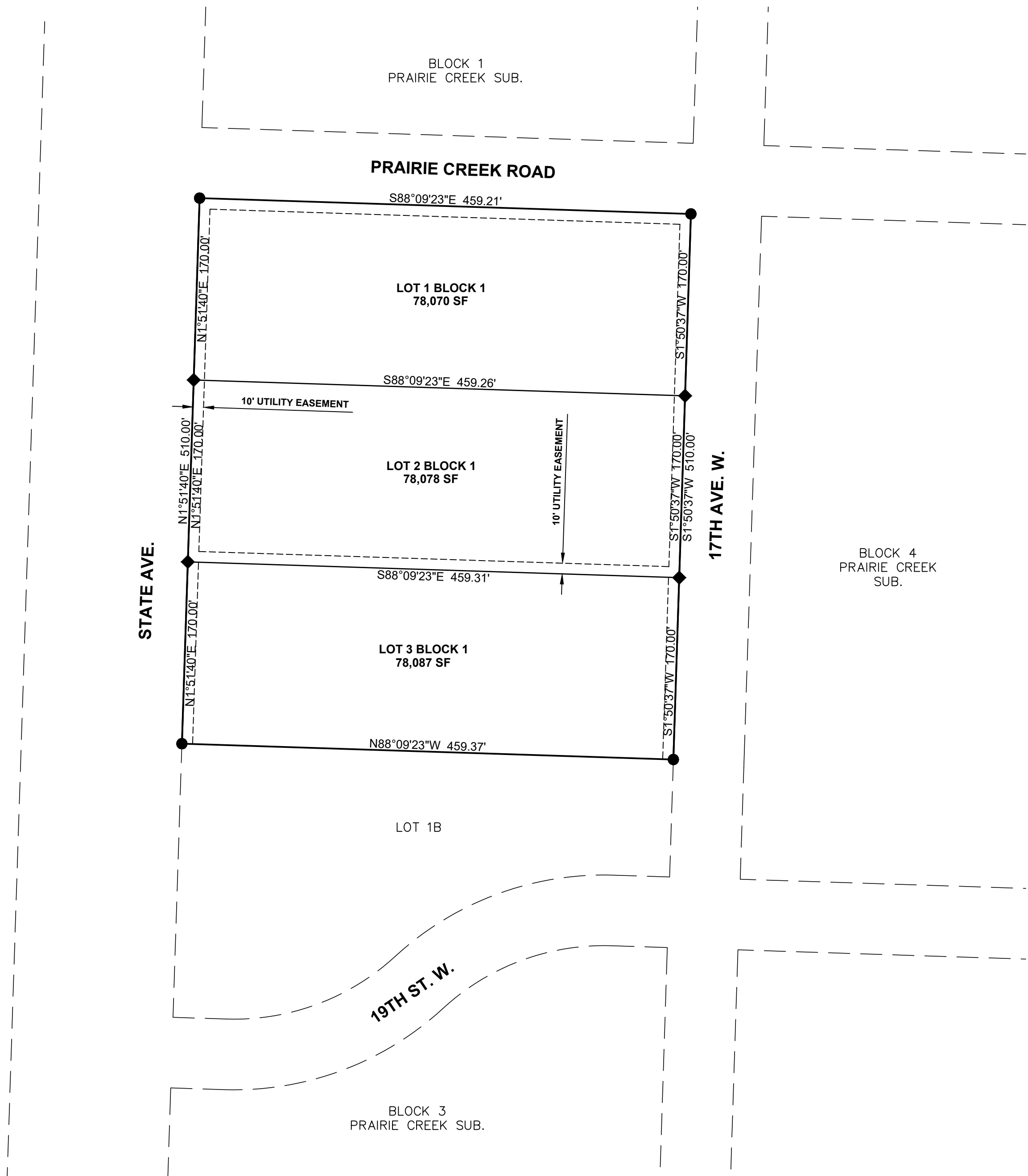
BY: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE THE SAME PERSON(S) DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME:

NOTARY PUBLIC SIGNATURE \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_



## BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, BLOCK 2, PRAIRIE CREEK SUBDIVISION IN THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE S88°09'23"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 459.21 FEET; THENCE S01°50'37"W ALONG THE WESTERLY RIGHT OF WAY OF 17TH AVENUE WEST A DISTANCE OF 510.00 FEET; THENCE N88°09'23"W A DISTANCE OF 459.37 FEET TO THE EASTERLY RIGHT OF WAY OF STATE AVENUE; THENCE N01°51'40"E ALONG THE EASTERLY RIGHT OF WAY OF STATE AVENUE A DISTANCE OF 510.00 FEET TO THE POINT OF BEGINNING.

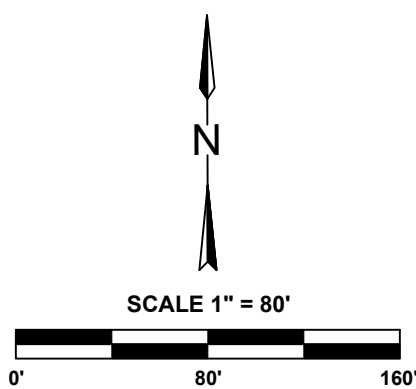
SAID LOT 1A CONTAINS 234,235 SQUARE FEET, MORE OR LESS.

## SURVEY NOTES:

1.) BASIS OF BEARING: SURVEY IS BASED ON NORTH DAKOTA STATE PLANE SYSTEM, NAD83 (86), SOUTH ZONE, U.S. FOOT. DISTANCES SHOWN ARE GROUND DISTANCE. BASIS OF BEARING IS GRID. COMBINED SCALE FACTOR = 1.0018063262 TO GO FROM GRID DISTANCE TO GROUND DISTANCE.

2.) THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS OR OTHER ENCUMBRANCES RECORDED OR UNRECORDED, THAT MAY AFFECT THIS PROPERTY.

3.) THIS SUBDIVISION IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN ON FEMA FLOOD INSURANCE MAP (FIRM) AS SHOWN ON MAP NUMBER 38089C0193F, PANEL 193 OF 850 EFFECTIVE AUGUST 28, 2024.



## LEGEND

- FOUND REBAR & CAP "NPE LS-5651"
- ◆ SET REBAR & CAP "NPE LS-5651"

## CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY PLANNING COMMISSION APPROVAL

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY ENGINEER APPROVAL

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_