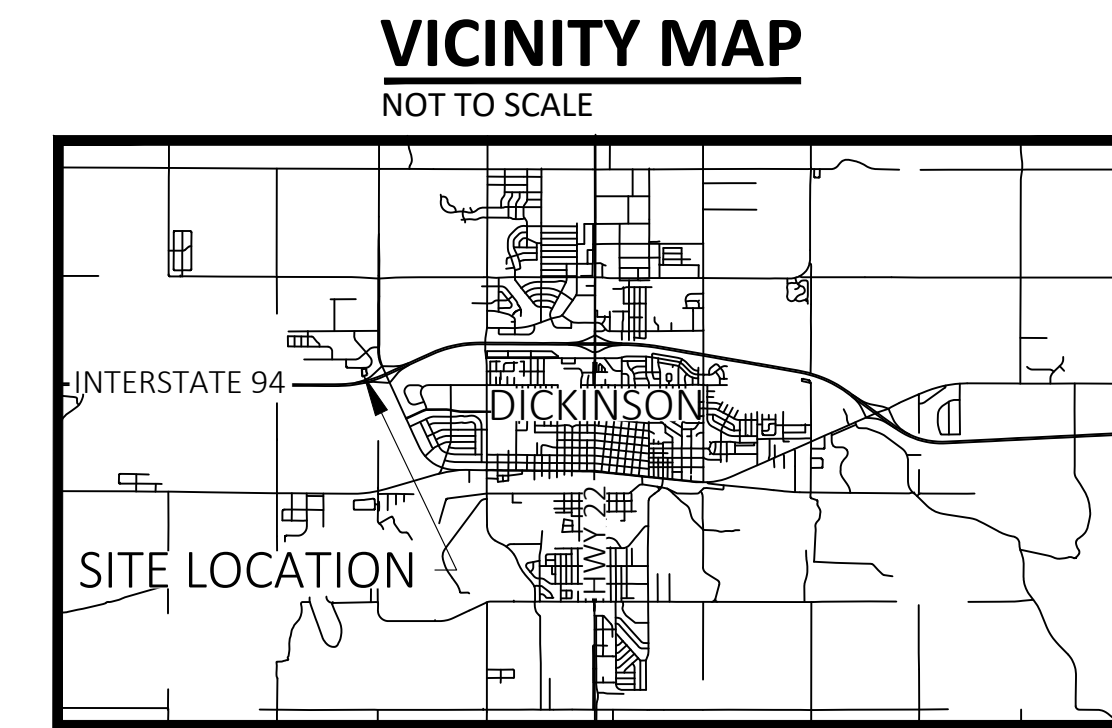
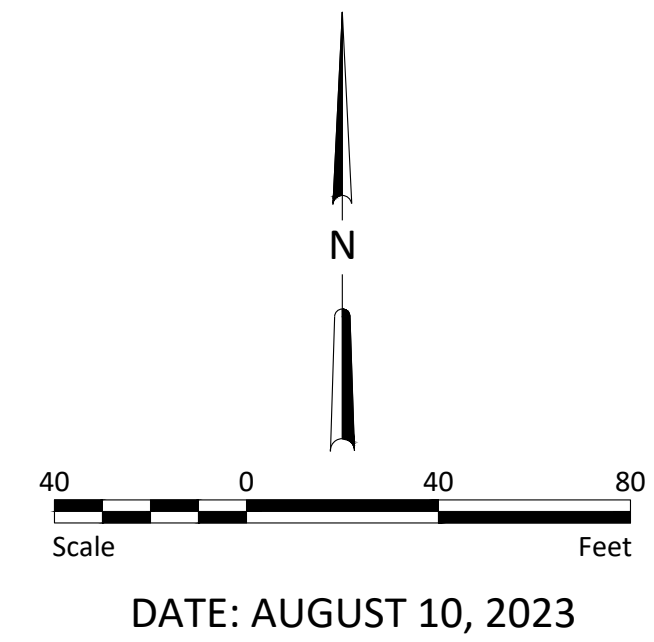
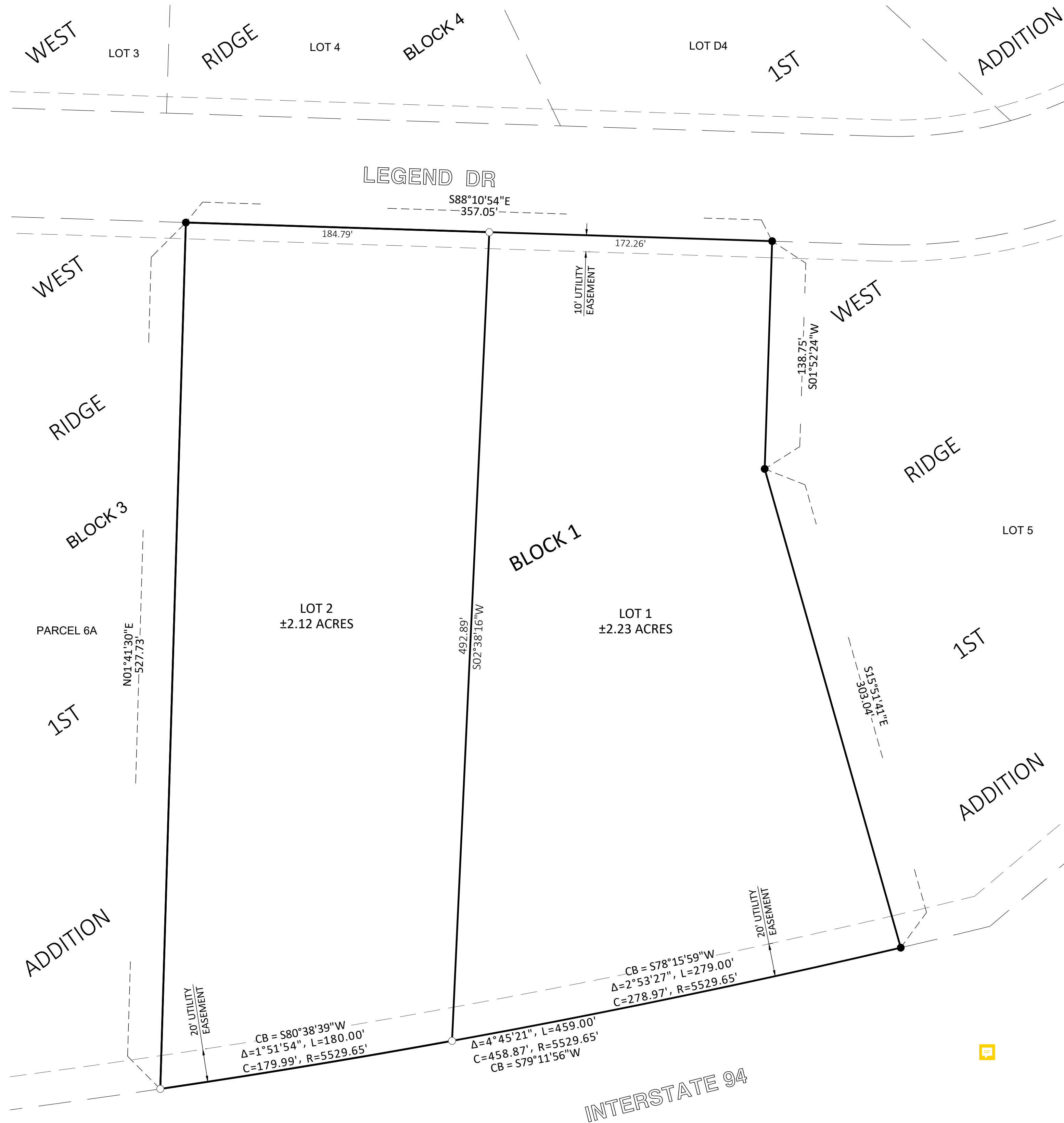


CENTERPOINTE ADDITION

A REPLAT OF PARCEL 6B OF LOT 6, BLOCK 3, WEST RIDGE 1ST ADDITION
 LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 140 NORTH,
 RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN,
 CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



LEGEND

PLAT BOUNDARY	—————
EASEMENT	- - - - -
NEW LOT LINE	—————
EXISTING LOT LINE	—————
IRON MONUMENT FOUND	●
IRON MONUMENT TO BE SET	○
PLAT BEARING & DISTANCE	N88°04'28"E 316.50'

PLAT INFORMATION

ZONING: GENERAL COMMERCIAL

NUMBER OF LOTS: 2
 TOTAL ACREAGE: ±4.35 ACRES

NOTES

- BASIS OF BEARINGS: ND STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. COORDINATE DATUM: ND STATE PLANE NAD 83 SOUTH ZONE, US SURVEY FOOT.
- ALL DISTANCES ARE MEASURED AT GROUND, GRID TO GROUND SCALE FACTOR IS 1.0001825333
- SURVEY WAS PERFORMED ON MAY 16, 2023

SURVEYOR
 HOUSTON ENGINEERING
 1027 LOCKPORT STREET
 BISMARCK, ND 58501

ENGINEER
 KLJ
 300 23RD AVE S, SUITE 100
 WEST FARGO, ND 58078

OWNER
 WESTERN NORTH DAKOTA DEVELOPMENT, LLC
 200 45TH ST S
 FARGO, ND 58103

DESCRIPTION

A REPLAT OF PARCEL 6B OF LOT 6, BLOCK 3 OF WEST RIDGE 1ST ADDITION IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 6B OF LOT 6, BLOCK 3 OF WEST RIDGE 1ST ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA; THENCE SOUTH 01°52'54" WEST, ON AND ALONG THE EASTERLY LINE OF SAID PARCEL 6B, A DISTANCE OF 138.75 FEET; THENCE SOUTH 15°51'41" EAST, CONTINUING ON AND ALONG THE EASTERLY LINE OF SAID PARCEL 6B, A DISTANCE OF 303.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 6B, SAID POINT BEING THE NORTHERLY LINE OF INTERSTATE 94 RIGHT-OF-WAY; THENCE SOUTHWESTERLY AND TO THE RIGHT, ON AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 6B, ON A 5529.65 FOOT RADIUS NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, AN ARC LENGTH OF 459.00 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 79°11'56" WEST, A DISTANCE OF 458.87 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 6B; THENCE NORTH 01°41'30" EAST, ON AND ALONG THE WESTERLY LINE OF SAID PARCEL 6B, A DISTANCE OF 527.73 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 6B; THENCE SOUTH 88°10'54" EAST, ON AND ALONG SAID NORTHERLY LINE OF SAID PARCEL 6B, A DISTANCE OF 357.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.35 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PRIOR EASEMENTS OR RIGHT OF WAYS AS MAY BE OF RECORD.

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, TODD MARSCHALL, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE 16TH OF MAY, 2023, THAT ALL INFORMATION SHOWN HEREON IS A TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS TO BE SET AFTER PLAT RECORDATION.

TODD MARSCHALL, PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4431

PROPRIETOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WESTERN NORTH DAKOTA DEVELOPMENT, L.L.C., BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESIGNATED HEREON TO BE SURVEYED AND PLATTED AS "CENTERPOINTE ADDITION" AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE UTILITY EASEMENT AS CREATED BY THIS PLAT.

PLANNING AND ZONING COMMISSION APPROVAL.

 JASON FRIDRICH, CHAIRMAN DATE _____

CITY OF DICKINSON APPROVAL.

 SCOTT DECKER, PRESIDENT OF DICKINSON CITY COMMISSION DATE _____

CITY ENGINEER APPROVAL.

 JOSHUA SKLUZACEK, ENGINEER - COMMUNITY DEVELOPMENT DIRECTOR DATE _____

OWNER:
 IN WITNESS, WHEREOF, I HERE UNTO SUBSCRIBE MY NAME:

 WESTERN NORTH DAKOTA DEVELOPMENT, L.L.C. DATE _____
 LARRY NYGARD, MANAGING MEMBER

STATE OF NORTH DAKOTA
 COUNTY OF STARK

ON THIS _____ DAY OF _____, 2023 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, LARRY NYGARD, KNOWN TO ME TO BE THE PERSON(S) WHO ARE DESCRIBED IN THE FOREGOING PROPRIETOR'S CERTIFICATE WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

 NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
 RESIDING AT _____
 MY COMMISSION EXPIRES _____