

ENERGY CENTER 7TH ADDITION

BEING THE REPLAT OF TRACT 'A' OF LOT 1, BLOCK 2, ENERGY CENTER 3RD ADDITION
SE 1/4 SECTION 1, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

AREA RESERVED FOR RECORDER

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT 'A' OF LOT ONE (1), BLOCK TWO (2) OF ENERGY CENTER THIRD ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, ND AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3103060.

SAID PARCEL CONTAINS 4.53 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

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, N.D., DO HEREBY CERTIFY THAT THE ENERGY CENTER 7TH 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

PROPRIETOR'S CERTIFICATE

I, JASON FRIDRICH, OWNER OF LEGEND REAL ESTATE HOLDINGS, LLC, WHOSE ADDRESS IS 2893 3RD AVE W, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF PROPERTY BEING TRACT 'A' OF LOT 1 (ONE), BLOCK TWO (2) OF ENERGY CENTER THIRD ADDITION, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT I HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY GRANT PRIVATE EASEMENTS AS SHOWN FOR THE BENEFIT OF THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

SIGNATURE: _____

STATE OF _____ }
COUNTY OF _____ } SS

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

MY COMMISSION EXPIRES: _____

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

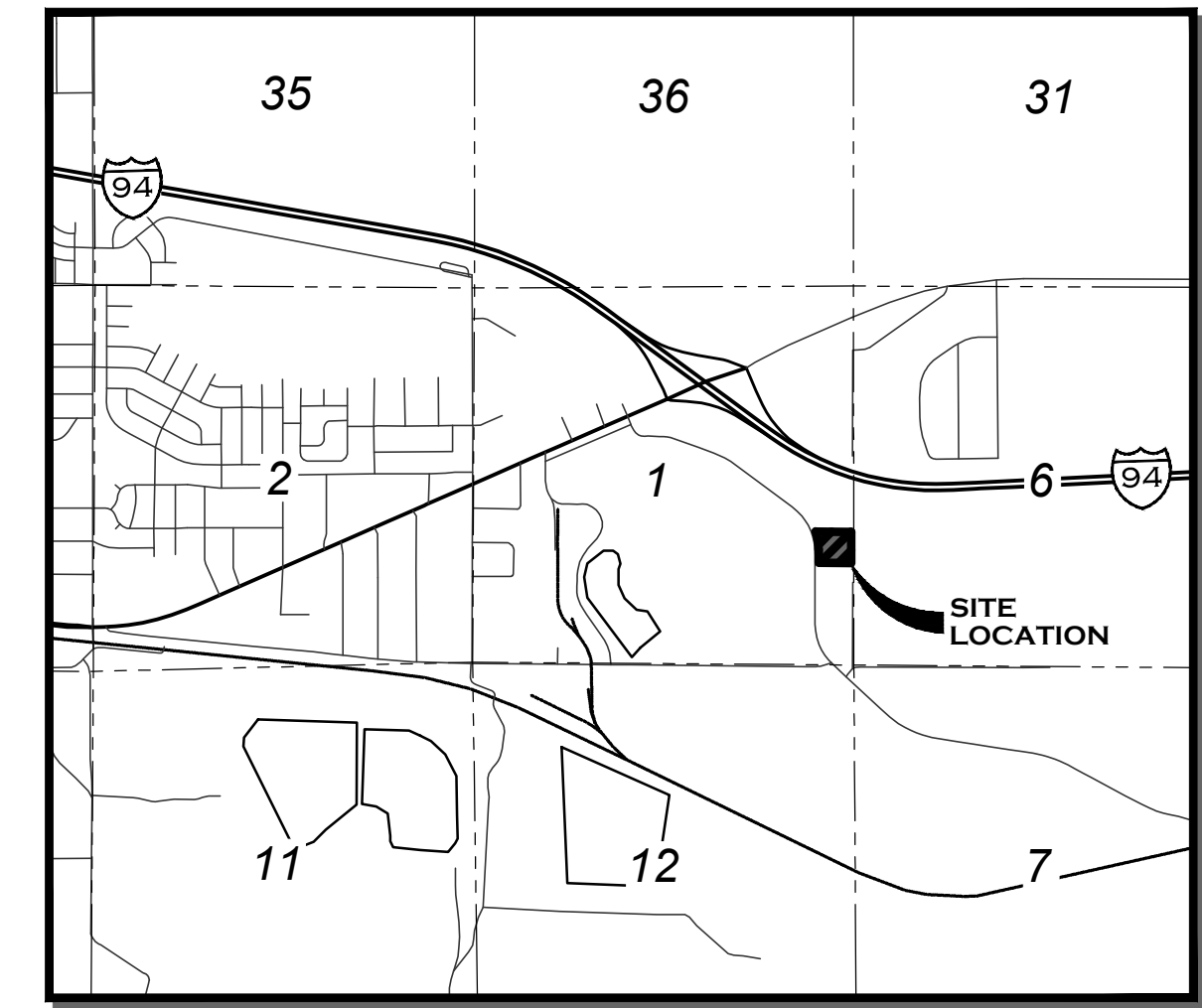
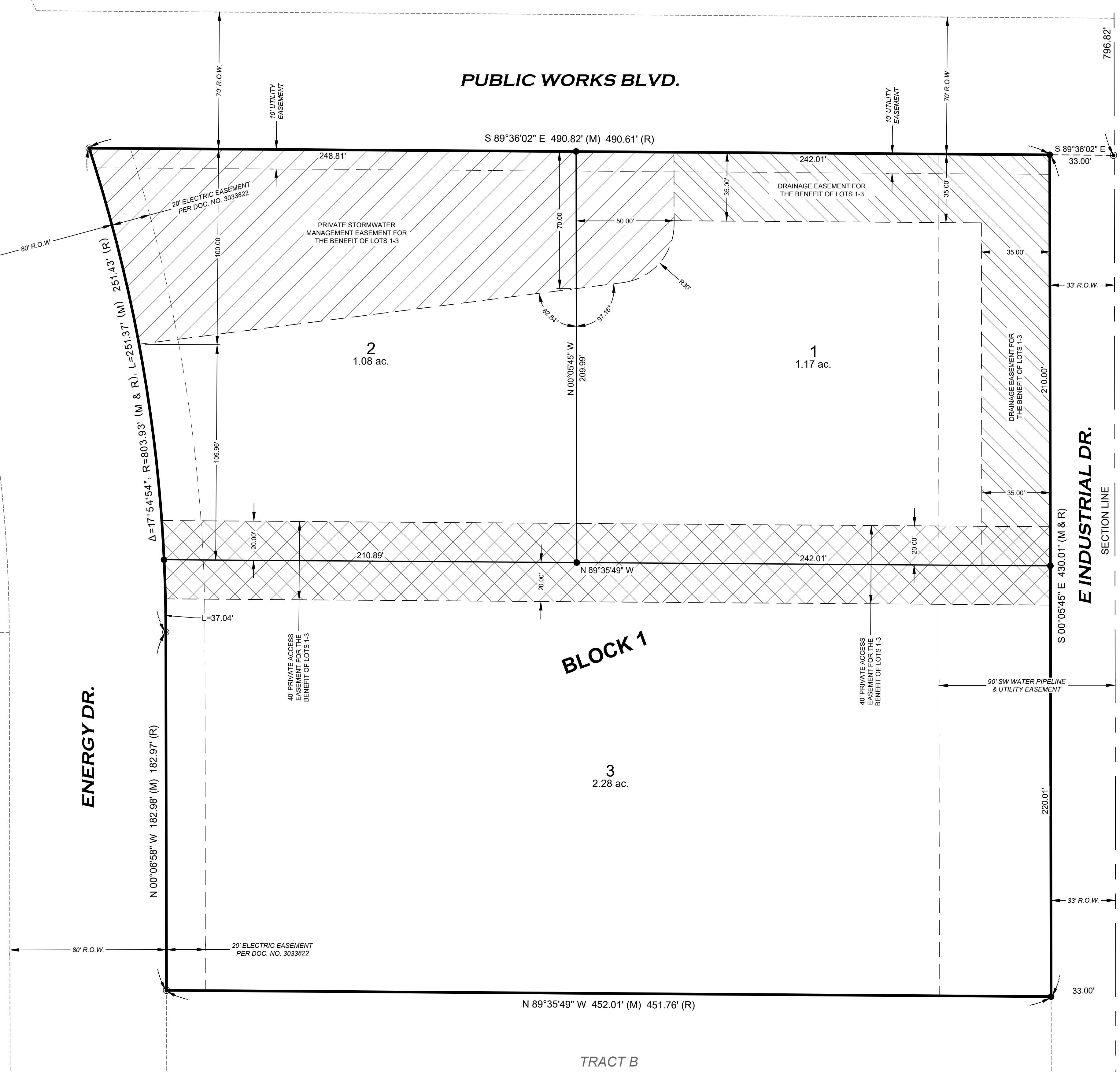
CITY ENGINEER APPROVAL

PRINTED NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____



ABBREVIATIONS

- R.O.W. RIGHT-OF-WAY
- AC. ACRE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

LEGEND

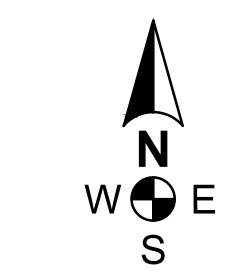
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- FOUND REBAR MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- SECTION LINE
- SECTION CORNER
- QUARTER CORNER
- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED PRIVATE STORMWATER MANAGEMENT EASEMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING EASEMENTS

PLAT NOTES

- 1) THIS SUBDIVISION IS LOCATED OUTSIDE THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0213F, PANEL 213 OF 850, WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.
- 2) RECORDED DISTANCES SHOWN ARE REFERENCED TO THE CERTIFICATE OF SURVEY AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3103060.
- 3) EXISTING EASEMENTS SHOWN WERE DEDICATED BY THE ENERGY CENTER THIRD ADDITION PLAT AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 326775 UNLESS NOTED OTHERWISE.
- 4) EXISTING BLANKET EASEMENTS MAY EXIST FOR THIS SITE THAT CANNOT BE PLATTED AS RECORDED BY STARK COUNTY DOCUMENT NUMBERS 3142736, 3138555, AND 3138556.

SURVEY NOTES

- 1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM. SAID PROJECT HAS A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.



HIGHLANDS ENGINEERING

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

PROJECT NUMBER: 251914	SCALE: 1"=30'
DRAWN BY: AWS	DATE: 03/31/26
SHEET: 1 OF 1	