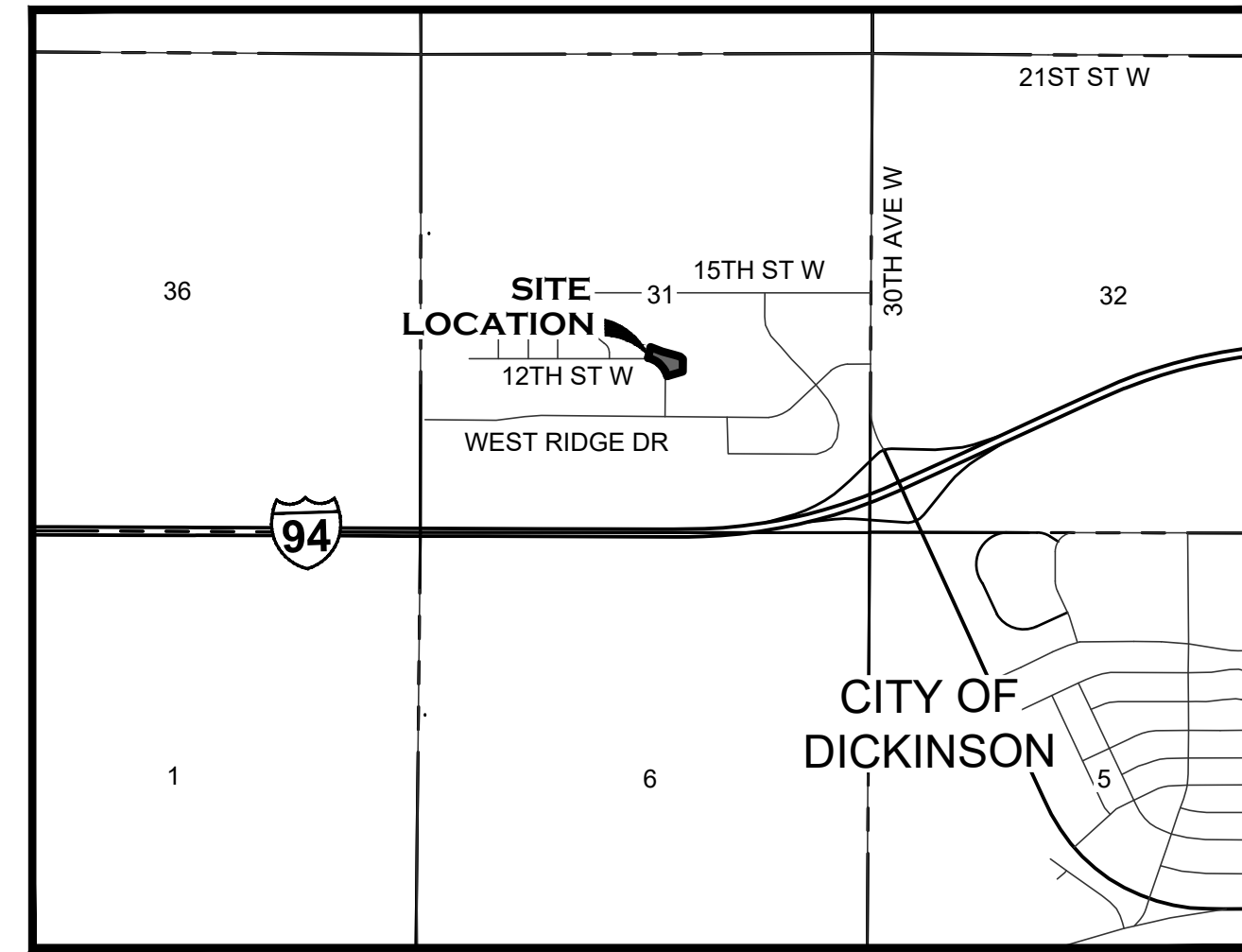


WEST RIDGE 4TH ADDITION

BEING THE REPLAT OF LOTS 13-15, BLOCK 6 OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK 1, LOTS 1 & 17-21
LOCATED IN THE SW¹/₄ SECTION 31, T140N, R96W, OF THE 5TH PRINCIPAL MERIDIAN
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), BLOCK SIX (6) OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21 LOCATED IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION THIRTY-ONE, TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), 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 THIRTEEN (13) BEING A FOUND REBAR AND CAP LS-1225; THENCE S 69°12'10" E ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 139.93 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTH EAST CORNER OF SAID LOT THIRTEEN (13); THENCE S 74°34'45" E ALONG THE NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 133.19 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF TRACT ONE (1) OF SAID REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21; THENCE S 74°35'36" E ALONG SAID NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 70.63 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FOURTEEN (14); THENCE S 46°59'22" E ALONG THE NORTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 40.39 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 00°10'48" W ALONG THE EAST LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 137.48 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 73°36'32" W ALONG THE SOUTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 178.61 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°37'48" AN ARC LENGTH OF 67.32 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'30" AN ARC LENGTH OF 105.74 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FOURTEEN (14) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'46" AN ARC LENGTH OF 132.27 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13); THENCE N 12°24'32" E ALONG THE WEST LINE OF SAID SECTION THIRTEEN (13), A DISTANCE OF 122.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.51 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 WEST RIDGE 4TH 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 PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

PROPRIETOR'S CERTIFICATE

I, AARON GRINSTEINER, AUTHORIZED REPRESENTATIVE OF VENTURE HOMES, LLC, RESIDING AT 4566 WEST RIDGE DRIVE, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF PROPERTY LYING IN LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), BLOCK SIX (6) OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21 LOCATED IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION THIRTY-ONE, TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), 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 I HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

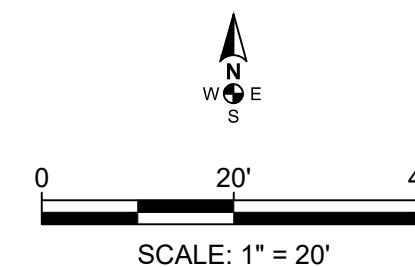
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BY: _____
AARON GRINSTEINER - VENTURE HOMES, LLC

STATE OF _____ }
COUNTY OF _____ } SS

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



**HIGHLANDS
ENGINEERING**

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

PROJECT NUMBER:	241437	SCALE:	1"=20'
DRAWN BY:	AJA	DATE:	08/01/24

BUILDING SETBACKS

FRONT YARD: 25-FEET
REAR YARD: 20-FEET
INTERIOR SIDE YARD: 6-FEET

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

POINT	NORTHING (FT)	EASTING (FT)
(A)	457,769.862	1,380,643.115
(B)	457,622.441	1,385,609.730
(C)	457,093.004	1,383,171.816
(D)	456,813.884	1,383,520.164
(E)	456,768.505	1,383,347.444
(F)	456,974.005	1,383,141.971

LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOTS
	EXISTING LOTS
	FOUND REBAR & CAP LS-1225
	SET #5, 18-INCH REBAR & CAP
	STAMPED "HIGHLANDS LS-5466"
	QUARTER LINE
	QUARTER CORNER
	RIGHT OF WAY LINE
	EXISTING EASEMENTS
	BUILDING SETBACK
	WATER MAIN
	WATER SERVICE
	SANITARY SEWER MAIN
	STORM SEWER MAIN
	PROPOSED BUILDING

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 38089C0189F, PANEL 189 OF 850, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010.

SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW¹/₄) SAID SECTION THIRTY-ONE (31) WITH THE BEARING BEING S 89°58'13" E, THAT WAS LOCATED BY A GPS OBSERVATION.
- SURVEY DATA HAS A CENTRAL MERIDIAN OF LATITUDE: N46°51'42.381242552", LONGITUDE: W102°47'24.249867155", SCALE FACTOR 1.0001132949. BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- VERTICAL DATUM: NAVD 88, GEOID 03.
- DATE OF LATEST FIELD WORK: JULY 16, 2024

CITY OF DICKINSON COMMISSION APPROVAL

PRESIDENT _____ DATE: _____

CITY ENGINEER APPROVAL

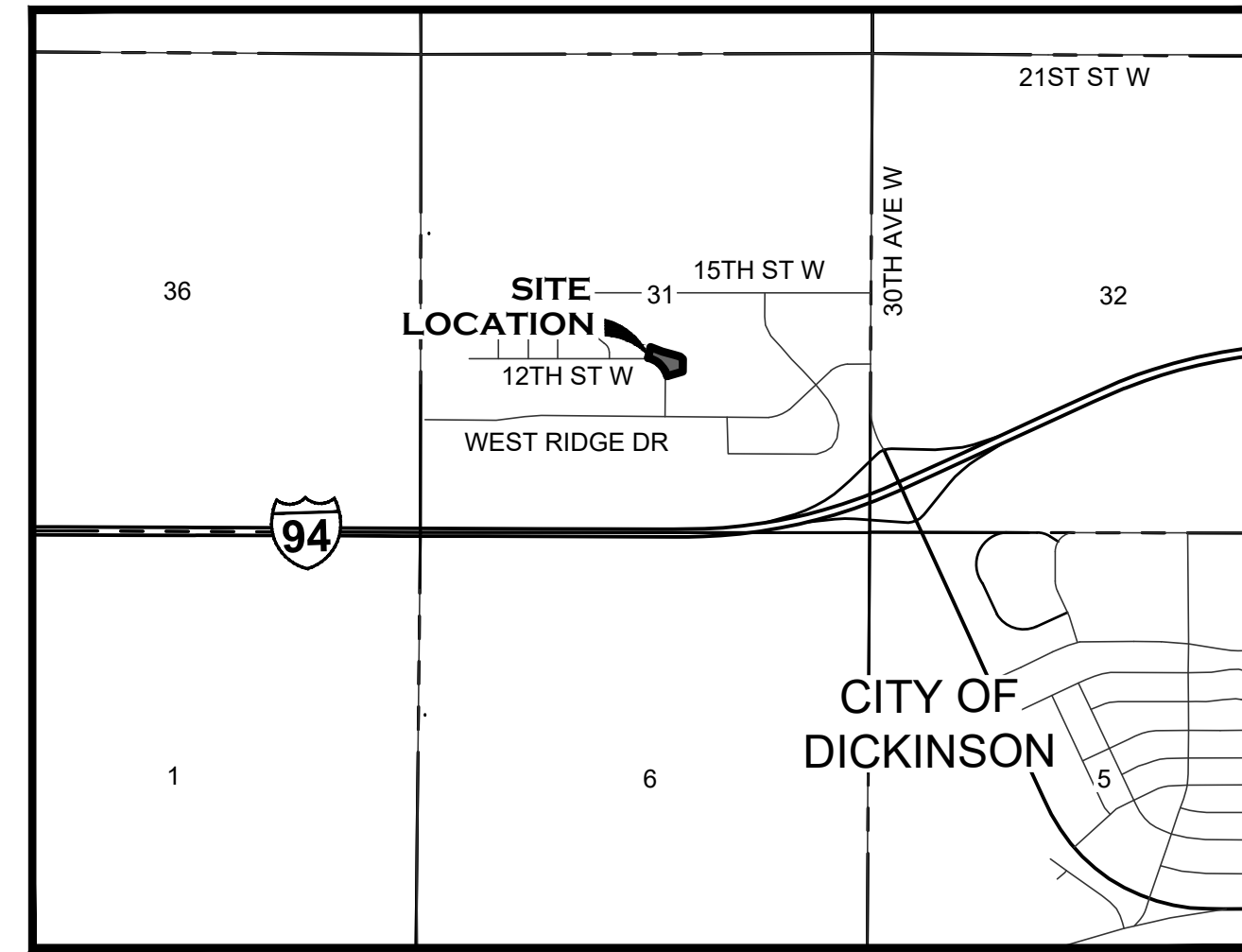
CITY ENGINEER _____ DATE: _____

CITY PLANNING COMMISSION APPROVAL

SECRETARY _____ DATE: _____

WEST RIDGE 4TH ADDITION

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LOCATED IN THE SW¹/₄ SECTION 31, T140N, R96W, OF THE 5TH PRINCIPAL MERIDIAN
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VICINITY MAP
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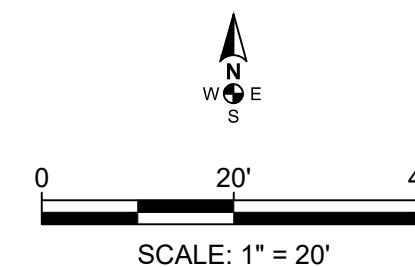
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319 24TH STREET EAST, DICKINSON, ND 58601
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER:	241437	SCALE:	1"=20'
DRAWN BY:	AJA	DATE:	08/01/24

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CITY OF DICKINSON COMMISSION APPROVAL

PRESIDENT

DATE: _____

CITY ENGINEER APPROVAL

CITY ENGINEER

DATE: _____

CITY PLANNING COMMISSION APPROVAL

SECRETARY

DATE: _____