

# CADEN AND HOLLY TUHY SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> SECTION 14  
T140N, R97W, OF THE 5TH PRINCIPAL MERIDIAN  
STARK COUNTY, NORTH DAKOTA

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>) OF SECTION FOURTEEN (14), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SEVEN WEST (R97W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A ONE ACRE TRACT OF LAND AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE PER DOCUMENT NUMBER 3032913 BEING A FOUND REBAR; THENCE N 89°46'05" W ALONG THE SOUTH LINE OF SAID SECTION FOURTEEN (14), A DISTANCE OF 126.82 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 26°32'04" W LEAVING SAID SOUTH LINE, A DISTANCE OF 300.04 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 53°54'24" E, A DISTANCE OF 80.14 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°21'26" E, A DISTANCE OF 123.88 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 02°43'13" W, A DISTANCE OF 148.96 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°46'05" E PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 670.00 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 00°34'08" E PARALLEL TO THE EAST LINE OF SAID SECTION FOURTEEN (14), A DISTANCE OF 243.21 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°46'05" W PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 394.32 FEET TO A FOUND REBAR AT THE NORTHEAST CORNER OF SAID ONE ACRE TRACT; THENCE N 89°49'11" W ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 197.93 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°13'44" W ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 219.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.00 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 CADEN AND HOLLY TUHY SUBDIVISION 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 \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING AT COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_

## PROPRIETOR'S CERTIFICATE

WE, CLARENCE AND DONNA TUHY, LIFE ESTATE TENANTS, RESIDING AT 543 3RD STREET EAST, DICKINSON, ND 58601 AND I CORY TUHY, LIFE ESTATE REMAINDERMAN, RESIDING AT 11523 33RD STREET SOUTHWEST, DICKINSON, ND 58601, OWNERS AND PROPRIETORS OF PROPERTY LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>) OF SECTION FOURTEEN (14), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SEVEN WEST (R97W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAMES:

BY: \_\_\_\_\_  
CLARENCE TUHY

BY: \_\_\_\_\_  
DONNA TUHY

BY: \_\_\_\_\_  
CORY TUHY

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CLARENCE TUHY, DONNA TUHY AND CORY TUHY, 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 \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
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## CITY OF DICKINSON COMMISSION APPROVAL

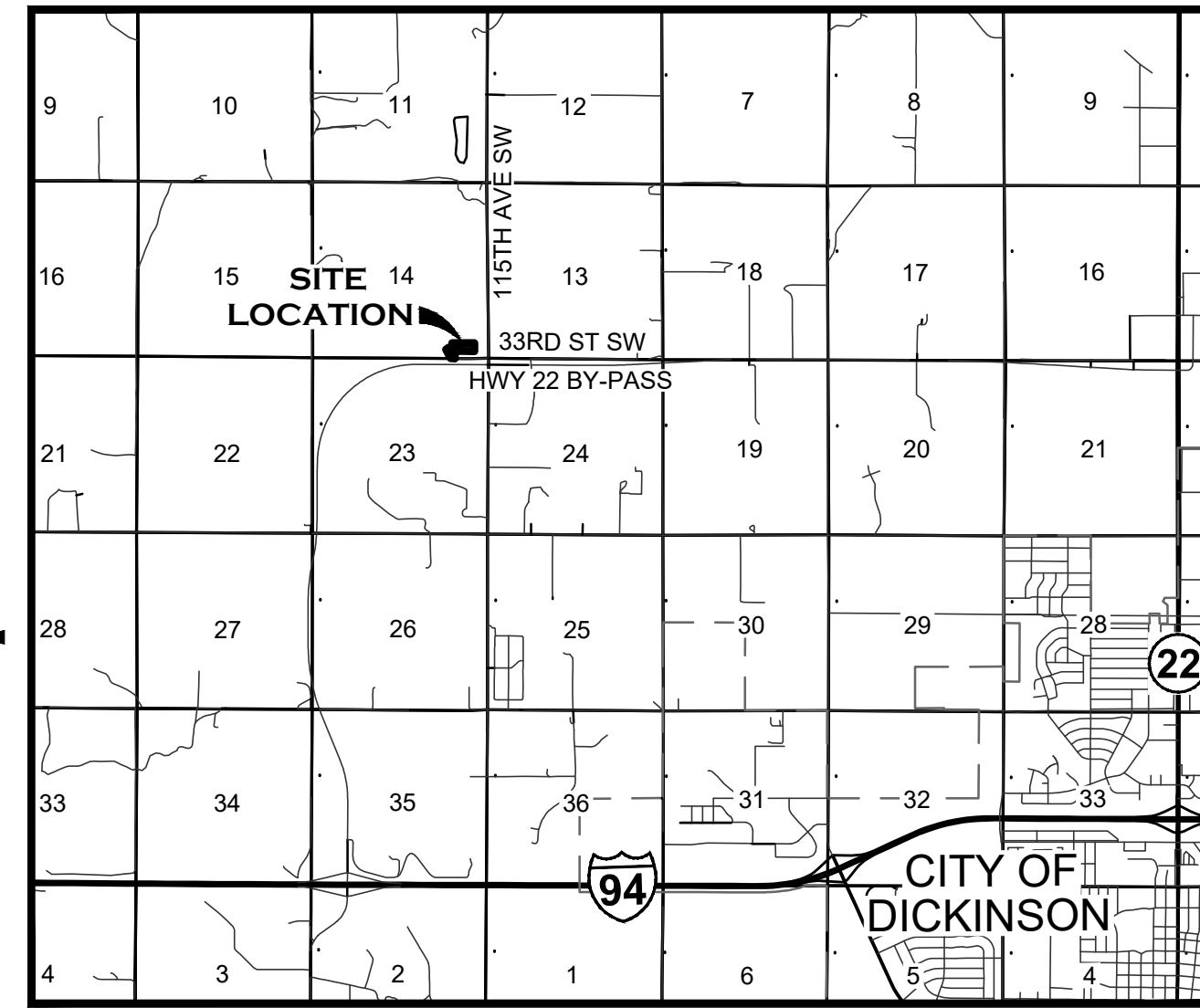
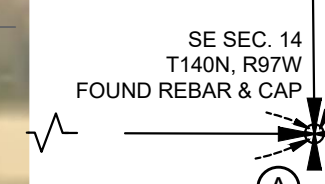
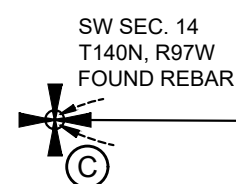
PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY ENGINEER APPROVAL

CITY ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY PLANNING COMMISSION APPROVAL

SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_



VICINITY MAP  
1" = MILE

## LEGEND

—————	PROPERTY BOUNDARY
- - - - -	EXISTING LOTS
- - - - -	SECTION LINE
- - - - -	EXISTING EASEMENT
●	FOUND REBAR
●	SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- - - - -	EXISTING RIGHT-OF-WAY
—————	CENTER LINE
+	SECTION CORNER
+	P.O.B. POINT OF BEGINNING
—————	BUILDING SETBACK

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

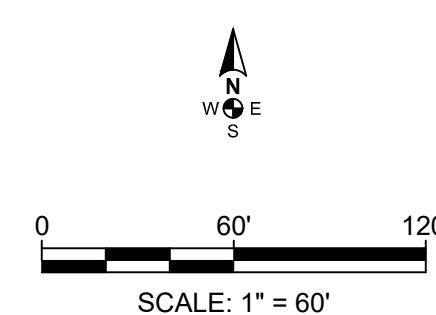
POINT	NORTHING (FT)	EASTING (FT)
(A)	471,156.233	1,375,761.356
(B)	471,189.940	1,374,786.356
(C)	471,339.088	1,370,472.131
(D)	476,458.622	1,375,870.488
(E)	471,655.618	1,374,721.257
(F)	471,632.474	1,375,390.734

## 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 38089C0170F, PANEL 170 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 SOUTH LINE OF SAID SECTION FOURTEEN (14) WITH THE BEARING BEING N 89°46'05" W, THAT WAS LOCATED BY A GPS OBSERVATION.
- SURVEY DATA HAS A CENTRAL MERIDIAN OF LATITUDE: N46°49'58.442241460", LONGITUDE: W102°53'47.410210000", SCALE FACTOR 1.0001187002. BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- VERTICAL DATUM: NAVD 88, GEOID 09.
- DATE OF LATEST FIELD WORK: JULY 29, 2024



**HIGHLANDS  
ENGINEERING**

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

PROJECT NUMBER: 241445	SCALE: 1"=60'
DRAWN BY: AJA	DATE: 08/01/24



# CADEN AND HOLLY TUHY SUBDIVISION

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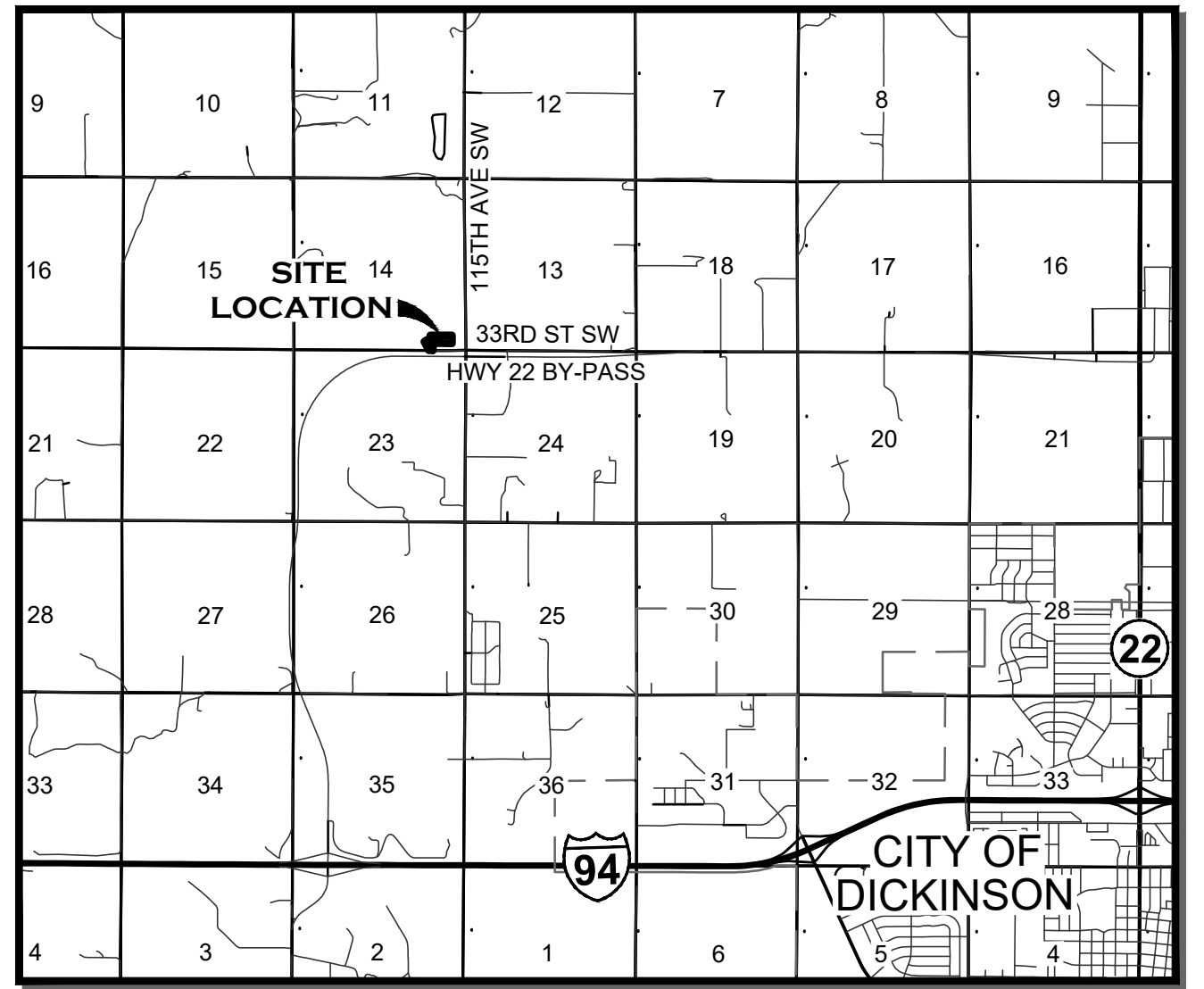
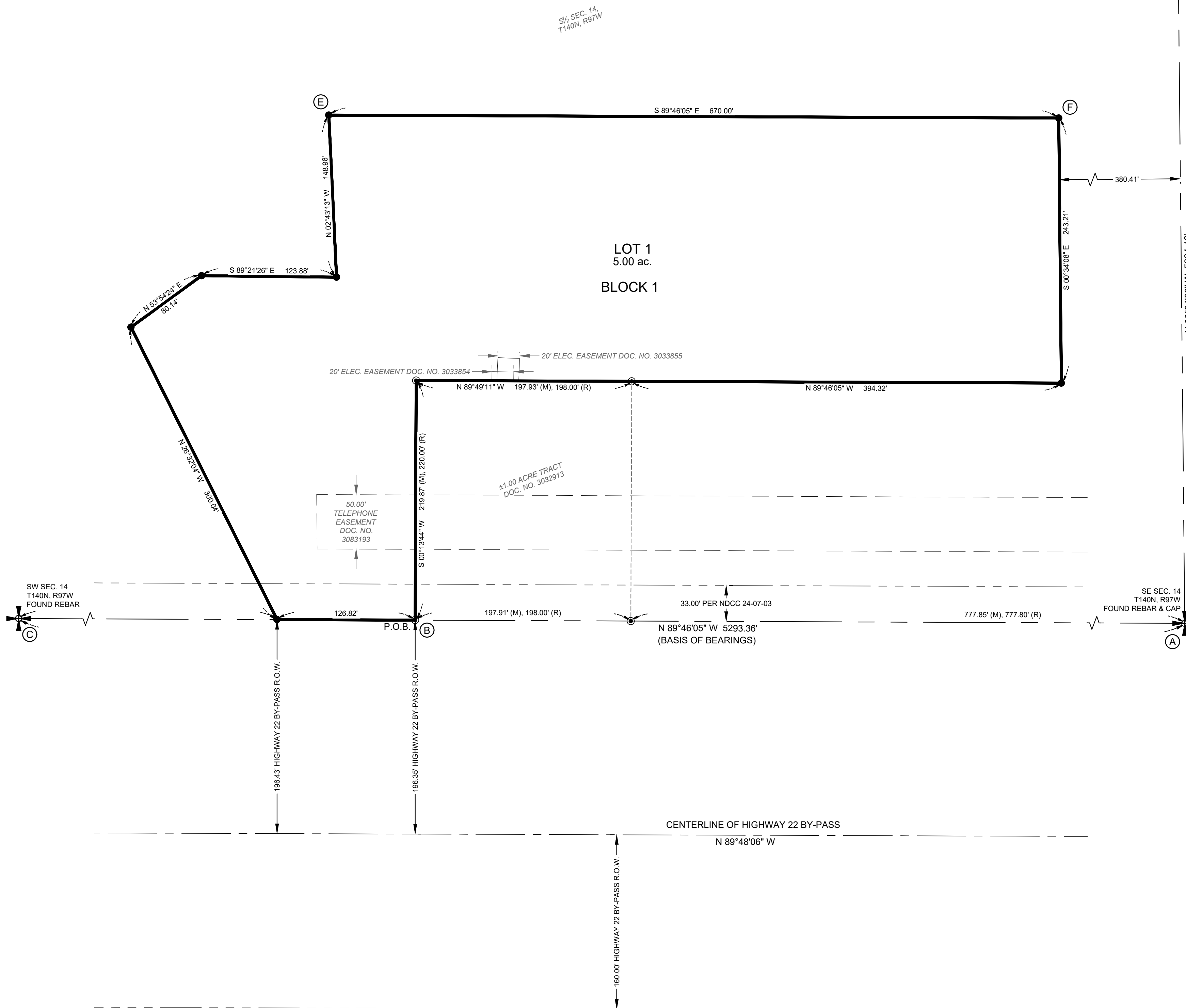
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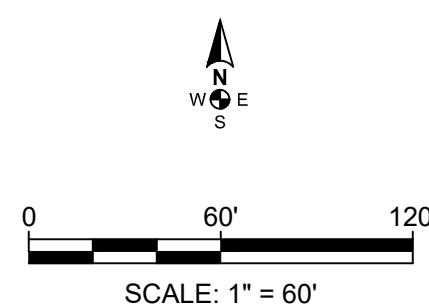
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