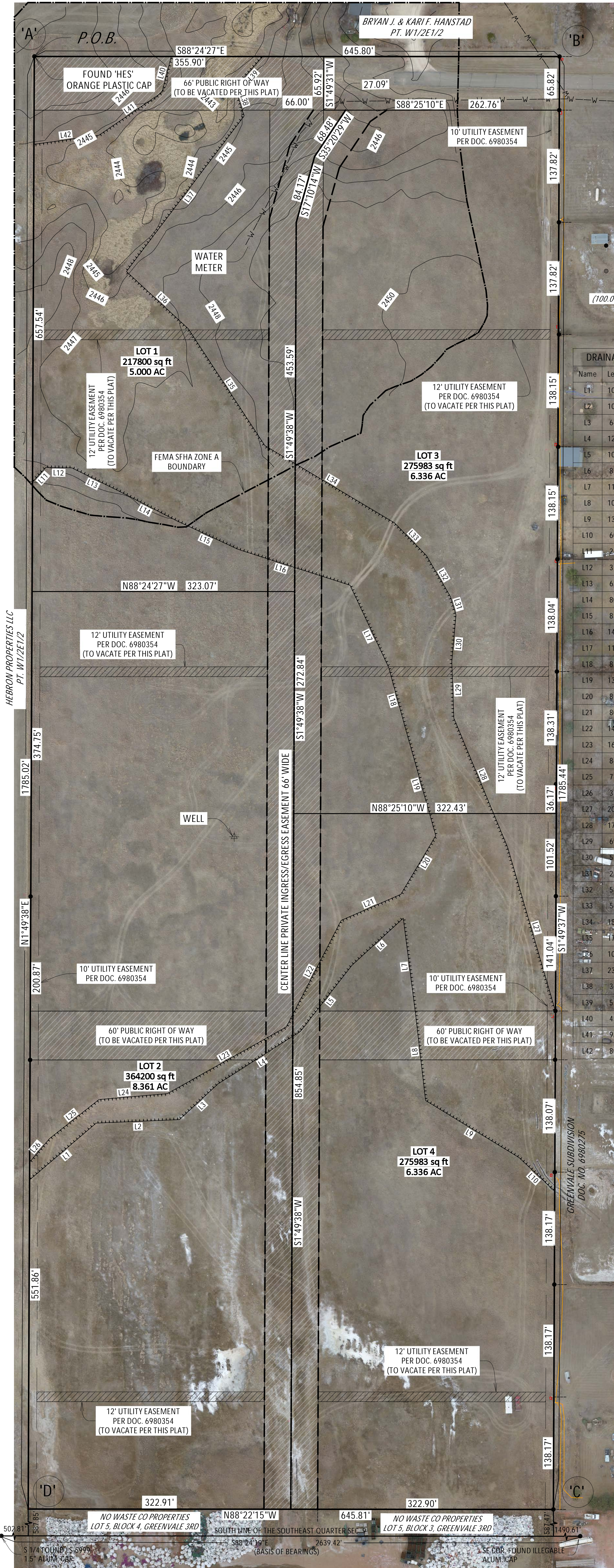
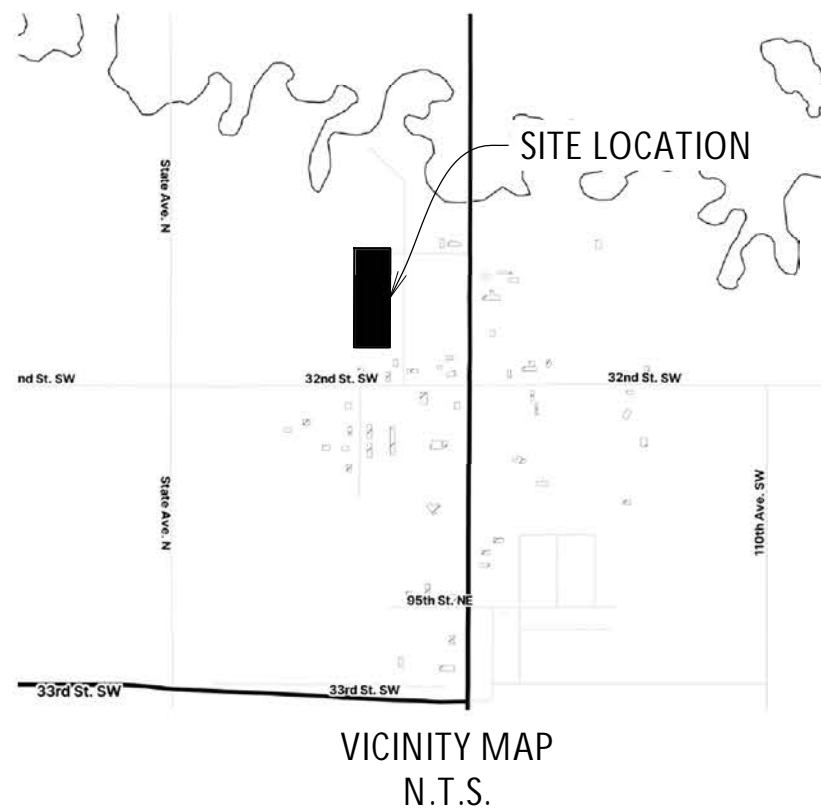
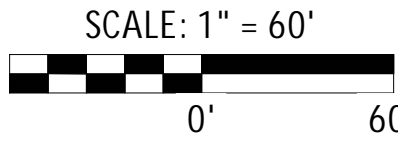


JOLLIFFE ACRES SUBDIVISION

BEING A REPLAT OF BLOCKS 1 & 2, AND LOTS 1 THROUGH 4 OF BLOCKS 3 & 4 OF GREENVALE 3RD SUBDIVISION
IN THE EAST HALF OF SECTION 9, T. 140 N., R. 96 W., 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA



COORDINATE TABLE			
Name	Northing	Easting	Elevation
A	478204.52	1394663.52	2447.50
B	478186.57	1395309.96	2448.69
C	476402.36	1395252.04	2469.12
D	476420.72	1394606.62	X



LEGEND

FOUND CORNER - 1/2" REBAR
(UNLESS DESCRIBED OTHERWISE)

CORNERS TO BE SET AFTER
PRELIMINARY APPROVAL

(100.00) RECORD DISTANCE

SUBDIVISION BOUNDARY LINE

LOT LINES

ADJACENT LOT LINES

EASEMENT LINES

FEMA SFHA ZONE 'A' LIMITS

PUBLIC RIGHT-OF-WAY
(TO BE VACATED)

DRAINAGE EASEMENT

INGRESS/EGRESS EASEMENT
CENTERLINE

SUBDIVISION NOTES:

- CURRENT ZONING - RURAL RESIDENTIAL
- REQUESTED ZONING - AGRICULTURAL
- PART OF JOLLIFFE ACRES IS WITHIN SPECIAL FLOOD HAZARD AREA AS SHOWN BY ZONE "A" OF FEMA FIRM NO. 38089C0200F DATED AUGUST 28, 2024

SURVEY NOTES:

- PART OF JOLLIFFE ACRES IS WITHIN SPECIAL FLOOD HAZARD AREA AS SHOWN BY ZONE "A" OF FEMA FIRM NO. 38089C0200F DATED AUGUST 28, 2024
- UTILITIES DEPICTED ARE THE RESULT OF A 811 CALL TICKET#25008484 AND WERE EITHER MARKED OR ELECTRONICALLY SUBMITTED TO SURVEYOR. SURVEYOR MAKES NO GUARENTEE TO THE PHYSICAL LOCATION OF UTILITIES.
- ALL DOCUMENTS REFERENCED ARE ON FILE WITH THE STARK COUNTY COURTHOUSE.
- DATE OF LATEST FIELD WORK: APRIL 1ST, 2025

BASIS OF BEARINGS:

BASIS OF BEARINGS BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 140 NORTH, RANGE 96 WEST, 5TH PRINCIPAL MERIDIAN HAVING A BEARING OF S88°24'19"E.

SURVEY BASED ON NORTH DAKOTA SOUTH ZONE 1983 (2011), INTERNATIONAL FOOT, BEARINGS ARE GRID, DISTANCES ARE GROUND USING A SCALE FACTOR OF 1.0001777027. COORDINATES ARE GRID. VERTICAL DATUM NAVD88 (GEOID18).

LEGAL DESCRIPTION:

A TRACT OF LAND BEING THE REPLAT OF BLOCKS 1 & 2, AND LOTS 1 THROUGH 4 OF BLOCKS 3 & 4 OF GREENVALE 3RD SUBDIVISION IN THE EAST HALF OF SECTION 9, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GREENVALE 3RD SUBDIVISION, THENCE S88°24'27"E ALONG THE NORTH LINE OF SAID GREENVALE 3RD SUBDIVISION A DISTANCE OF 645.80' TO A POINT BEING THE NORTHEAST CORNER OF SAID GREENVALE 3RD SUBDIVISION, THENCE S1°49'37"W ALONG THE EAST LINE OF SAID GREENVALE 3RD SUBDIVISION A DISTANCE OF 1785.44' TO A POINT BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3 OF SAID GREENVALE 3RD SUBDIVISION THENCE N88°22'15"W ALONG THE SOUTH LINE OF LOT 4, BLOCK 3 AND SOUTH LINE OF LOT 4 BLOCK 4 OF SAID GREENVALE 3RD SUBDIVISION A DISTANCE OF 645.81' TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 4, THENCE N1°49'38"E ALONG THE WEST LINE OF SAID GREENVALE 3RD SUBDIVISION A DISTANCE OF 1785.02' TO THE POINT OF BEGINNING.

SAID TRACT NOW PLATTED AS JOLLIFFE ACRES SUBDIVISION CONTAINS 26.467 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

SURVEYOR'S CERTIFICATE:

I, NICHOLAS R JENSEN, REGISTERED LAND SURVEYOR, N.D. NO. 29362 DO HEREBY CERTIFY THAT JOLLIFFE ACRES SUBDIVISION 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

NICHOLAS R. JENSEN LS-29362

PROPRIETOR'S CERTIFICATE

I, JILL GILMORE, EXECUTOR OF THE ESTATE OF DUANE SICKLER, HEREBY CERTIFY THAT I AM THE DULY APPOINTED AND ACTING EXECUTOR OF SAID ESTATE, AND AS SUCH, THE PROPRIETOR OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, BEING A SUBDIVISION KNOWN AS JOLLIFFE ACRES SUBDIVISION, LOCATED IN THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA. I DO HEREBY DECLARE THAT I HAVE CAUSED THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DEPICTED ON THIS PLAT TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON. I FURTHER DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER, ALL UTILITY EASEMENTS AND PUBLIC RIGHTS-OF-WAY AS SHOWN AND DESIGNATED ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: _____
JILL GILMORE, EXECUTOR OF THE ESTATE OF DUANE SICKLER

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JILL GILMORE, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

STARK COUNTY COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____