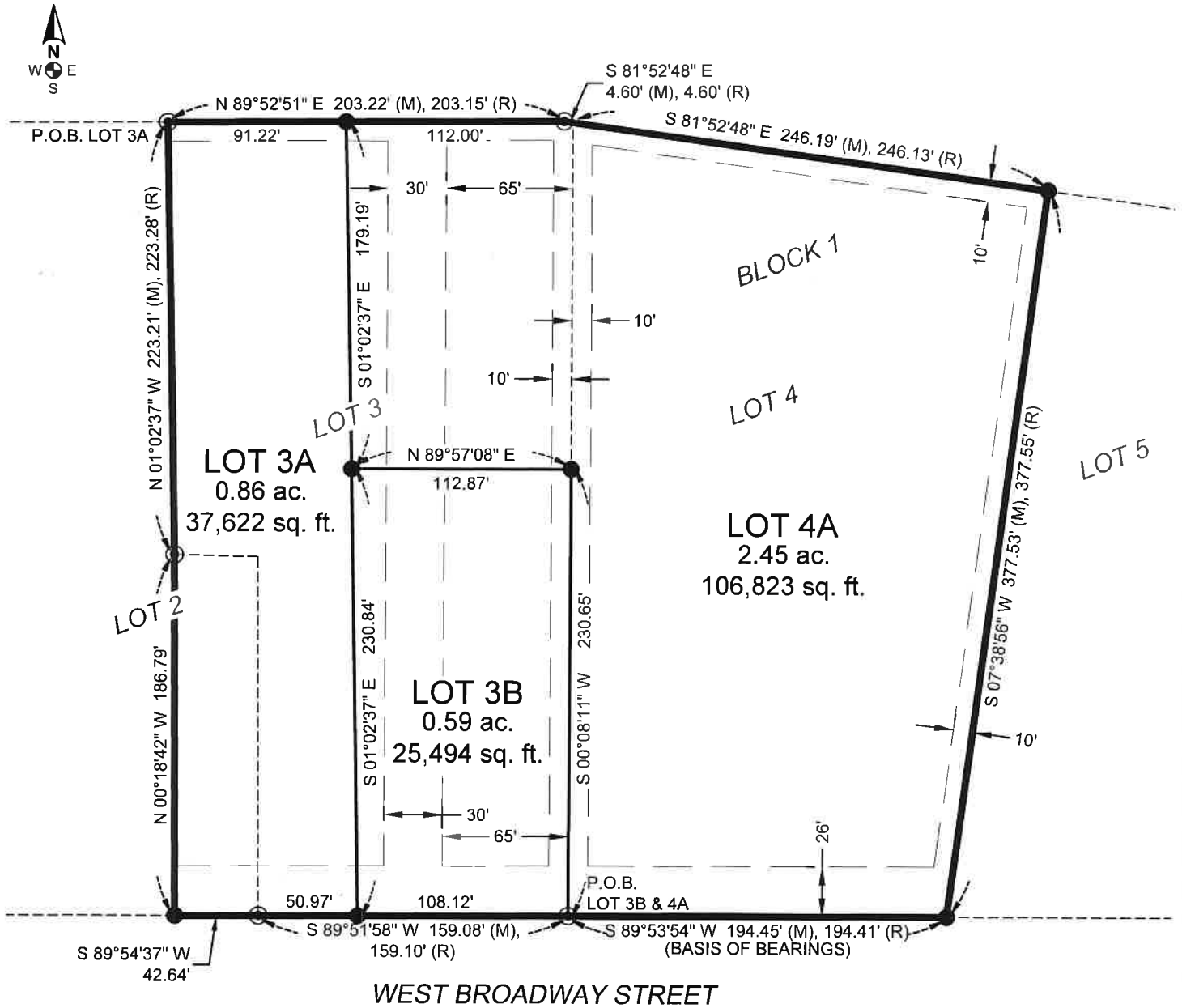
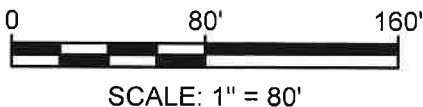


**IRREGULAR PLAT OF LOTS 3A, 3B & 4A**  
A PORTION OF LOT 2 AND ALL OF LOTS 3 & 4, BLOCK 1, GLACIER PARK ADDITION  
S½S½SE¼ SECTION 4, TOWNSHIP 139 NORTH, RANGE 96 WEST  
OF THE 5th PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



**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 LOT FOUR (4), BLOCK ONE (1), GLACIER PARK ADDITION WITH THE BEARING BEING S 89°53'54" W, THAT WAS LOCATED BY A GPS OBSERVATION FROM LAT: 46°54'28.09983" / LONG: 102°46'51.54681", BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.



**LEGEND**

- PROPERTY BOUNDARY
- PROPERTY LOT LINE
- EXISTING LOT LINE
- EXISTING UTILITY EASEMENT
- FOUND PROPERTY CORNER
- SET #5-18" REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- P.O.B. POINT OF BEGINNING



I, KC Homiston, Registered Professional Land Surveyor, LS-5466, do hereby certify that the survey plat shown hereon was made by me, or under my direction, and is true and correct to the the best of my knowledge and belief.

**IRREGULAR PLAT OF LOTS 3A, 3B & 4A**  
A PORTION OF LOT 2 AND ALL OF LOTS 3 & 4, BLOCK 1, GLACIER PARK ADDITION  
S<sup>1</sup>/<sub>2</sub>S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> SECTION 4, TOWNSHIP 139 NORTH, RANGE 96 WEST  
OF THE 5th PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

LOT 3A BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS TWO (2) AND THREE (3), BLOCK ONE (1), GLACIER PARK ADDITION LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S<sup>1</sup>/<sub>2</sub>S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>) OF SECTION FOUR (4), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), 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 THREE (3) BEING A FOUND REBAR; THENCE N 89°52'51" E ALONG THE NORTH LINE OF SAID LOT THREE (3), A DISTANCE OF 91.22 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 01°02'37" E LEAVING SAID NORTH LINE, A DISTANCE OF 179.19 FEET TO A SET REBAR AND CAP LS-5466; THENCE CONTINUING S 01°02'37" E, A DISTANCE OF 230.84 FEET TO A SET REBAR AND CAP LS-5466 ON THE SOUTH LINE OF SAID LOT THREE (3); THENCE S 89°51'58" W ALONG SAID SOUTH LINE, A DISTANCE OF 50.97 FEET TO A FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT TWO (2); THENCE S 89°54'37" W ALONG THE SOUTH LINE OF SAID LOT TWO (2), A DISTANCE OF 42.64 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 00°18'42" W LEAVING SAID SOUTH LINE, A DISTANCE OF 186.79 FEET TO A FOUND REBAR; THENCE N 01°02'37" W, A DISTANCE OF 223.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.86 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

LOT 3B BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT THREE (3), BLOCK ONE (1), GLACIER PARK ADDITION LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S<sup>1</sup>/<sub>2</sub>S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>) OF SECTION FOUR (4), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), 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 SOUTHEAST CORNER OF SAID LOT THREE (3) BEING A FOUND REBAR; THENCE S 89°51'58" W ALONG THE SOUTH LINE OF SAID LOT THREE (3), A DISTANCE OF 108.12 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 01°02'37" W LEAVING SAID SOUTH LINE, A DISTANCE OF 230.84 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°57'08" E, A DISTANCE OF 112.87 FEET TO A SET REBAR AND CAP LS-5466 ON THE EAST LINE OF SAID LOT THREE (3); THENCE S 00°08'11" W ALONG SAID EAST LINE, A DISTANCE OF 230.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.59 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

LOT 4A BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT THREE (3) AND ALL OF LOT FOUR (4), BLOCK ONE (1), GLACIER PARK ADDITION LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S<sup>1</sup>/<sub>2</sub>S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>) OF SECTION FOUR (4), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), 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 SOUTHWEST CORNER OF SAID LOT FOUR (4) BEING A FOUND REBAR; THENCE N 00°08'11" E ALONG THE WEST LINE OF SAID LOT FOUR (4), A DISTANCE OF 230.65 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°57'08" W LEAVING SAID WEST LINE, A DISTANCE OF 112.87 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 01°02'37" W, A DISTANCE OF 179.19 FEET TO A SET REBAR AND CAP LS-5466 ON THE NORTH LINE OF SAID LOT THREE (3); THENCE N 89°52'51" E ALONG SAID NORTH LINE, A DISTANCE OF 112.00 FEET TO A FOUND REBAR; THENCE S 81°52'48" E ALONG SAID NORTH LINE, A DISTANCE OF 4.60 FEET TO THE NORTHWEST CORNER OF SAID LOT FOUR (4); THENCE CONTINUING S 81°52'48" E ALONG THE NORTH LINE OF SAID LOT FOUR (4), A DISTANCE OF 246.19 FEET TO A SET REBAR AND CAP LS-5466 AT THE NORTHEAST CORNER OF SAID LOT FOUR (4); THENCE S 07°38'56" W ALONG THE EAST LINE OF SAID LOT FOUR (4), A DISTANCE OF 377.53 FEET TO A SET REBAR AND CAP LS-5466 AT THE SOUTHEAST CORNER OF SAID LOT FOUR (4); THENCE S 89°53'54" W ALONG THE SOUTH LINE OF SAID LOT FOUR (4), A DISTANCE OF 194.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.45 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.



I, KC Homiston, Registered Professional Land Surveyor, LS-5466, do hereby certify that the survey plat shown hereon was made by me, or under my direction, and is true and correct to the the best of my knowledge and belief.



**HIGHLANDS**  
ENGINEERING

OFFICE: 701.483.2444  
WWW.HIGHLANDSENG.COM

SURVEY REQUESTED BY: VENTURE COMMERCIAL, LLC		
PROJECT NUMBER:	231181	SCALE: N/A
DRAWN BY:	AJA	DATE: 09/11/23
SHEET NUMBER:	2 of 3	

**IRREGULAR PLAT OF LOTS 3A, 3B & 4A**  
A PORTION OF LOT 2 AND ALL OF LOTS 3 & 4, BLOCK 1, GLACIER PARK ADDITION  
S½S½SE¼ SECTION 4, TOWNSHIP 139 NORTH, RANGE 96 WEST  
OF THE 5th PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

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 PLAT SHOWN HEREON 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  
KC HOMISTON, LS-5466



PROPRIETOR'S CERTIFICATE

WE, VENTURE COMMERCIAL, LLC, OWNER AND PROPRIETOR OF THE WITHIN DESCRIBED PROPERTY IN ACCORDANCE WITH SECTION 39.030 OF THE DICKINSON MUNICIPAL CODE OF 2014, AND UPON DEMAND OF THE COUNTY AUDITOR OF STARK COUNTY, NORTH DAKOTA HAVE CAUSED TO BE MADE THE WITHIN AND FOREGOING PLAT OF SAID LAND WITH THE LOTS AS HEREIN DESCRIBED, AND HAVE CAUSED THE SAME TO BE PLACED ON RECORD AS PROVIDED BY LAW.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: VENTURE COMMERCIAL, LLC (REPRESENTATIVE)  
AARON GRINSTEINER

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON GRINSTEINER, 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: \_\_\_\_\_

CERTIFICATE OF APPROVAL

DATED \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER, CITY OF DICKINSON

SURVEY REQUESTED BY: VENTURE COMMERCIAL, LLC		
PROJECT NUMBER:	231181	SCALE.: N/A
DRAWN BY:	AJA	DATE: 09/11/23
SHEET NUMBER:	3 of 3	