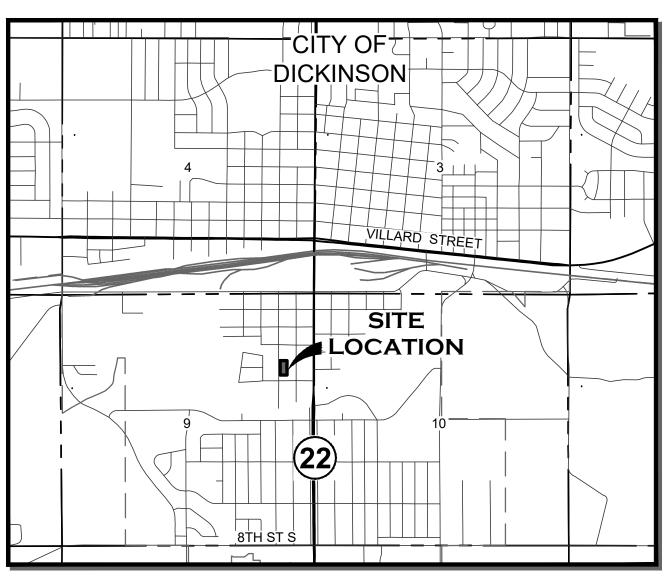
RIVERVIEW COTTAGES 2ND ADDITION

BEING THE REPLAT OF LOTS 15-20, BLOCK 2 OF FISCHER'S ADDITION IN THE NE¹/₄ SEC. 9, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

	CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA						
							İ
LEGAL DESCRIPTION					LEY		
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE¼) OF SECTION NINE (9), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL				(20' F	R.O.W.)		
MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:							
LOTS FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), BLOCK				LOT 13	EISCHER'S	LOT 32	
TWO (2) OF FISCHER'S ADDITION AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE IN PLAT BOOK ONE (1) PAGE TWENTY-FOUR (24).					ADDITIO		
SAID PARCEL CONTAINS 0.97 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.							
AGILLIMITO, CONVETANCES AND SOLVETS.							
SURVEYOR'S CERTIFICATE				LOT 14	BLOCKZ	LOT 31	
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 <i>RIVERVIEW COTTAGES 2ND ADDITION</i> PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS				S 89°53'42" E 141.34' (M) 141' (R)			
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.			FOUND REBAR AND CAP		REBAR S		
IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:					7) 50 3'24"	LOT 30	
KC HOMISTON, LS-5466			39.86	5 0.23 ac.	.03' (N		
	 			9,820 sq. ft.	FOUND OF		
STATE OF } SS COUNTY OF }	i i				19.20		
ON THIS DAY OF, 20, BEFORE ME, A NOTARY PUBLIC IN AND			•	N 89'50'46" E 141.06'	- 42' ———	, OT ²⁹	
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.					0' (R)	ro.	
MY COMMISSION EXPIRES:			55.00'		TECTRIC (V) 100, TRIBUIL (V) 100, TRIBUI		<u> </u>
NOTARY PUBLIC		\widehat{lpha}		7,752 sq. ft.	03' (N)		
RESIDING AT COUNTY OF, STATE OF		5 (80. (F		N 89*50'44" E	100.	of 28	İ
PROPRIETOR'S CERTIFICATE		Ν. Θ.		140.82' 1		LO	
I,, AUTHORIZED REPRESENTATIVE OF VENTURE		7.0 0.00 1.00	,000	3 0.17 ac.	FOUND / REBAR		
COMMERCIAL, LLC, RESIDING AT 4566 WEST RIDGE DRIVE, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF PROPERTY LYING IN THE NORTHEAST QUARTER (NE¼) OF SECTION NINE (9), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL		36.7	54	7,602 sq. ft.	LECTRIC LECTRI		
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/WE] HAVE		2 N 2		N 89*50'44" E	7) 50 (A) 50 (B) 50 (B) 50 (B) 645	1.0T 27	
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.		Q 0.00	•	140.90'	.93' (N		
IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:		_		. 프 - -	FOUND (0)		
SIGNATURE: VENTURE COMMERCIAL, LLC (REPRESENTATIVE)			56.75	2 0.18 ac.	REBAR		
STATE OF				8,002 sq. ft.	34.95 00' (R	ot 26	
				N 89'50'44" E	$\widehat{\mathbf{g}}$	LOT	İ
ON THIS DAY OF, 20, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, TO ME KNOWN TO				141.00	66.6		ا لــــــــ
BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.				_	S S		
MY COMMISSION EXPIRES:			65.00	1 0.21 ac. 9,166 sq. ft.	02'10'	, OT 25	
RESIDING AT COUNTY OF, STATE OF				9, 100 Sq. 1t.	\$ 00°	Lo	
					FOUND / REBAR		
		ı		8 89°50'44" W 141.00' (C) 141' (R)			
CITY OF DICKINSON COMMISSION APPROVAL) 20, () 20,	OT 21		LOT 24	
PRESIDENT DATE:			(685' (6	LO.	ALL 718' F	Lo	
CITY ENGINEER APPROVAL		•	 (4 (9)				
DATE:			FOUND IRON PIPE				
CITY ENGINEER				- 07		LOT 23	
CITY PLANNING COMMISSION APPROVAL				LOT 22		Lo	
DATE: SECRETARY							



VICINITY MAP 1" = 2000'

LEGEND

PROPERTY BOUNDARY
PROPOSED LOTS

EXISTING LOTS

FOUND MONUMENT

SET #5, 18-INCH REBAR & CAP
STAMPED "HIGHLANDS LS-5466"

SET COPPER DISC IN CONCRETE
STAMPED "HIGHLANDS LS-5466"

R.O.W. RIGHT-OF-WAY

(M) MEASURED DISTANCE

(R) RECORDED DISTANCE

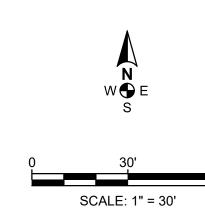
(C) CALCULATED DISTANCE

RIGHT OF WAY LINE

PROPOSED ELECTRIC EASEMENT

SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- 2) VERTICAL DATUM: NAVD 88
- 3) DATE OF LATEST FIELD WORK: APRIL 19TH, 2023





 PROJECT NUMBER:
 231015
 SCALE:
 1"=30'

 DRAWN BY:
 AWS
 DATE:
 06/29/23

