

# RIVERVIEW COTTAGES 2ND ADDITION

## BEING THE REPLAT OF LOTS 15-20, BLOCK 2 OF FISCHER'S ADDITION

### IN THE NE<sup>1</sup>/<sub>4</sub> SEC. 9, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN

#### CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE<sup>1</sup>/<sub>4</sub>) OF SECTION NINE (9), 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:

LOTS FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), BLOCK TWO (2) OF FISCHER'S ADDITION AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE IN PLAT BOOK ONE (1) PAGE TWENTY-FOUR (24).

SAID PARCEL CONTAINS 0.97 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 RIVERVIEW COTTAGES 2ND 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 \_\_\_\_\_ }  
  } SS  
COUNTY OF \_\_\_\_\_ }

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

I, \_\_\_\_\_, AUTHORIZED REPRESENTATIVE OF VENTURE COMMERCIAL, LLC, RESIDING AT 4566 WEST RIDGE DRIVE, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF PROPERTY LYING IN THE NORTHEAST QUARTER (NE<sup>1</sup>/<sub>4</sub>) OF SECTION NINE (9), 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, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT I(W/E) 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

SIGNATURE: \_\_\_\_\_  
VENTURE COMMERCIAL, LLC (REPRESENTATIVE)

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

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

**CITY OF DICKINSON COMMISSION APPROVAL**

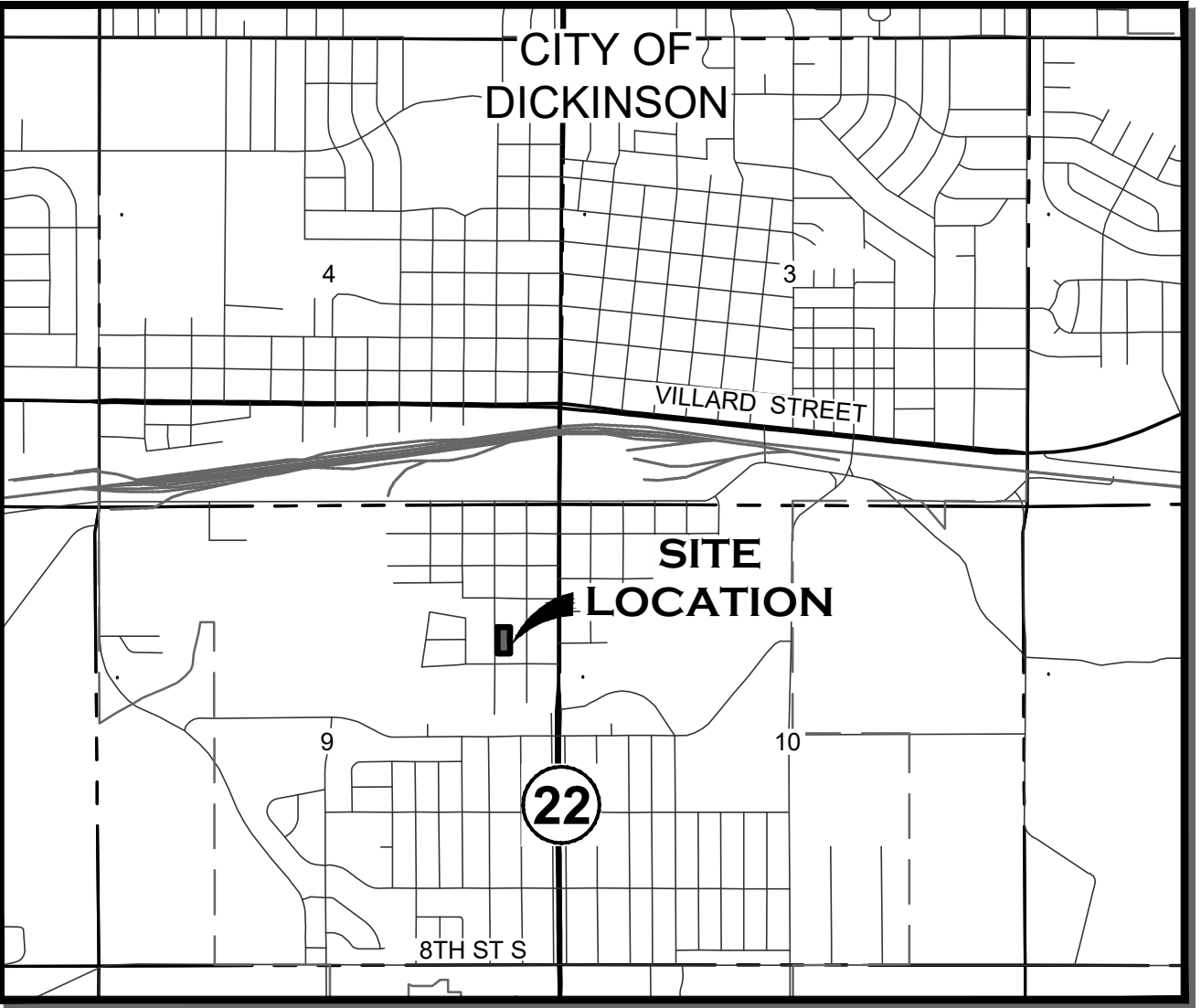
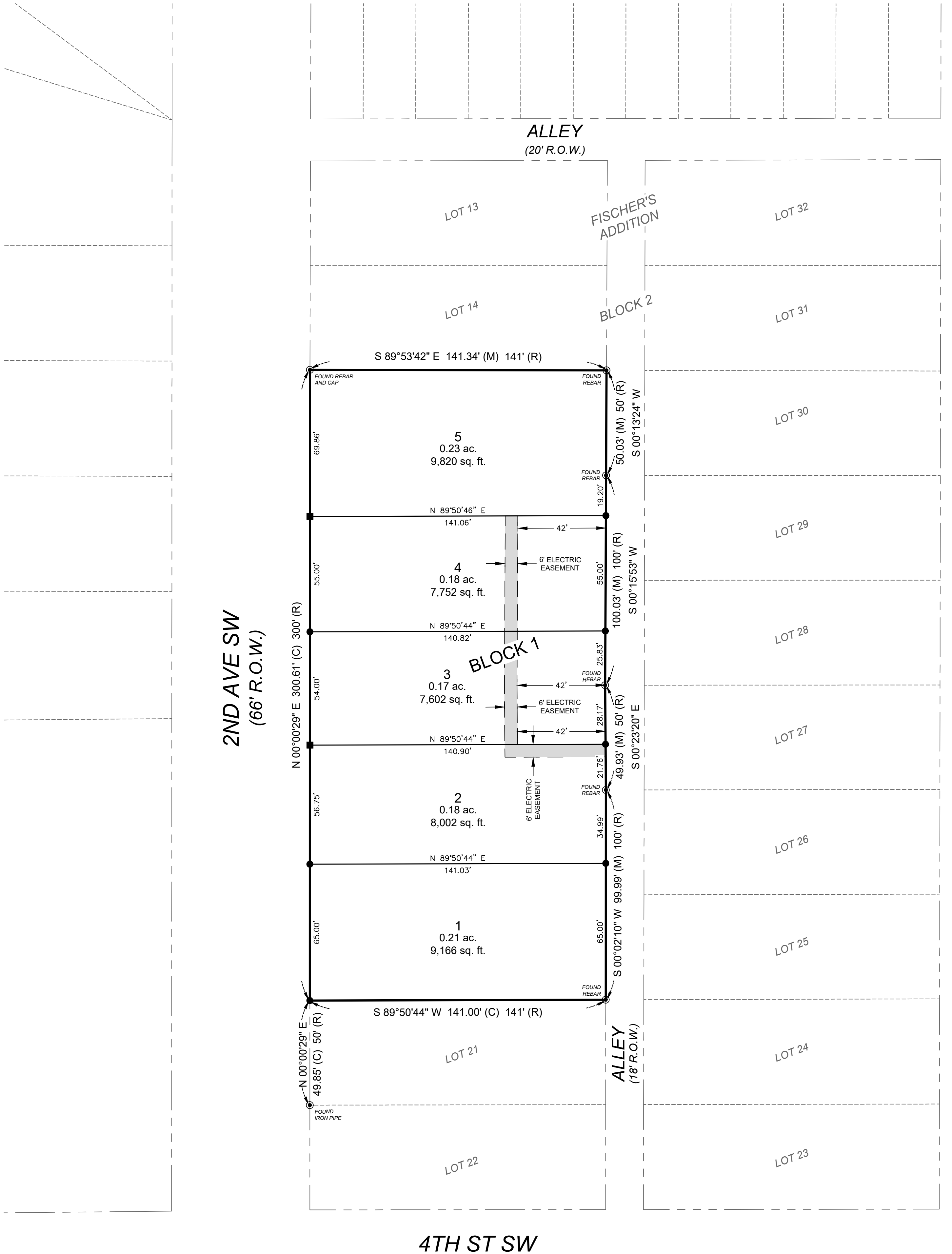
PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY ENGINEER APPROVAL**

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

**CITY PLANNING COMMISSION APPROVAL**

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



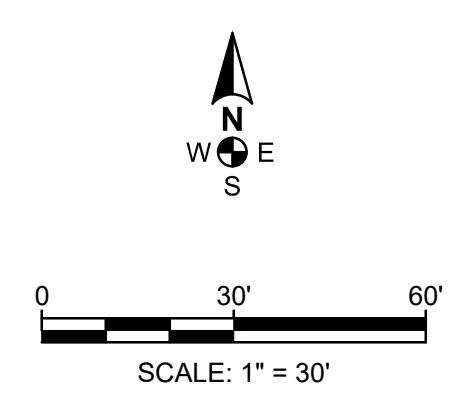
**VICINITY MAP**  
1" = 2000'

**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"
- RIGHT-OF-WAY
- MEASURED DISTANCE
- RECORDED DISTANCE
- CALCULATED DISTANCE
- RIGHT OF WAY LINE
- PROPOSED ELECTRIC EASEMENT

**SURVEY NOTES**

- 1) 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



**HIGHLANDS ENGINEERING**

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

PROJECT NUMBER: 231015	SCALE: 1"=30'
DRAWN BY: AWS	DATE: 06/29/23

**4TH ST SW**