

RESERVED FOR RECORDER'S OFFICE

HEART RIVER 6TH SUBDIVISION
BEING THE REPLAT OF LOTS 32-36, BLOCK 1, HEART RIVER 4TH SUBDIVISION
IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 9, T139N, R96W, OF THE 5TH P.M.
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

7TH ST SW
(66' R.O.W.)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOTS THIRTY-TWO (32), THIRTY-THREE (33), THIRTY-FOUR (34), THIRTY-FIVE (35), AND THIRTY-SIX (36), BLOCK ONE (1) OF HEART RIVER 4TH SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ SE $\frac{1}{4}$) 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.

SAID PARCEL CONTAINS 1.13 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 HEART RIVER 6TH 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

PROPRIETOR'S CERTIFICATE

I, WILLIS D. WINN, THE UNDERSIGNED, AS TRUSTEE OF THE WINN FAMILY REVOCABLE REAL ESTATE TRUST, THE OWNER AND PROPRIETOR OF LOTS 32-36, BLOCK 1, HEART RIVER 4TH SUBDIVISION IN THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT I 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: WILLIS D. WINN

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIS D. WINN, 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.

SIGNATURE: _____

MY COMMISSION EXPIRES: _____

CITY OF DICKINSON COMMISSION APPROVAL

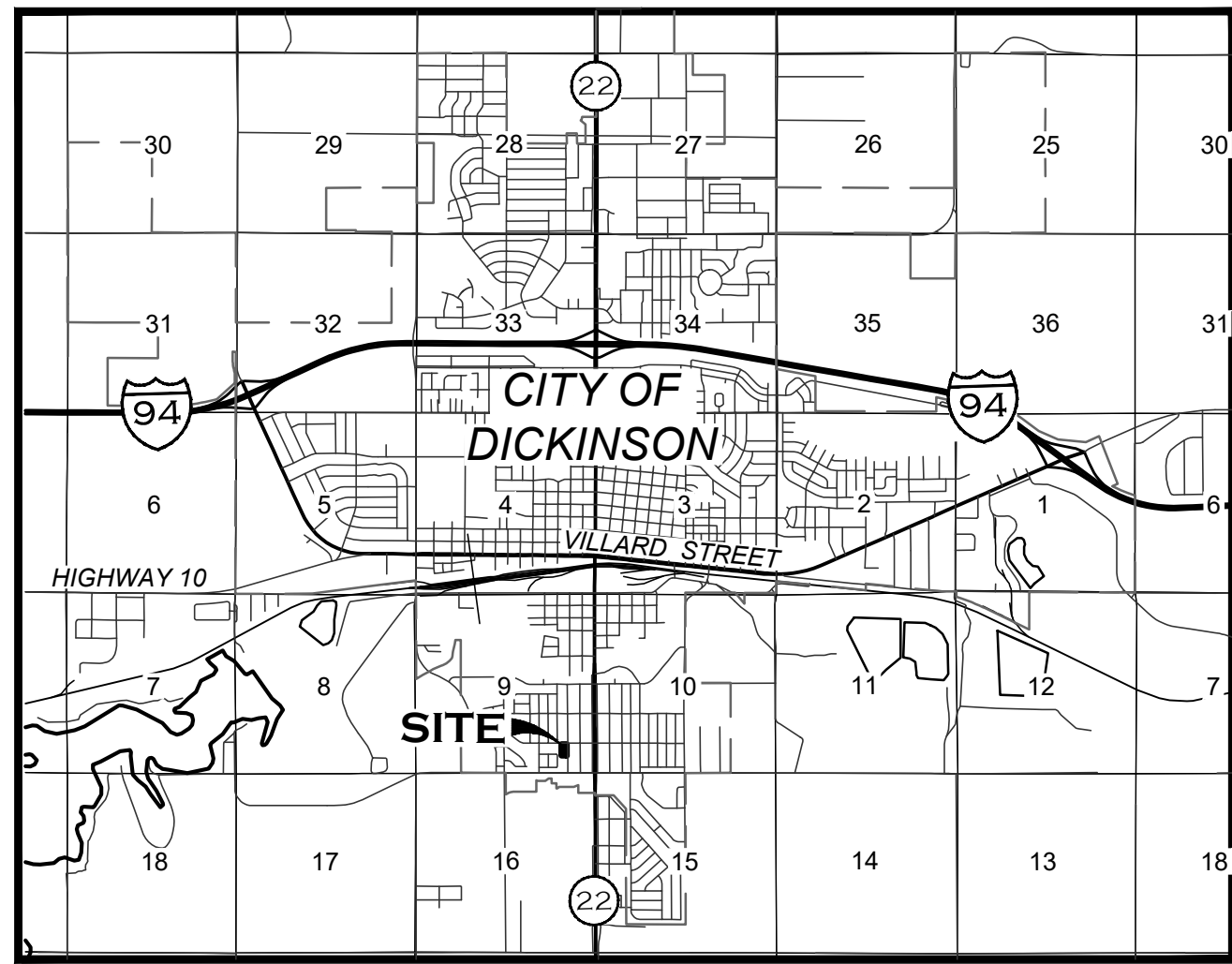
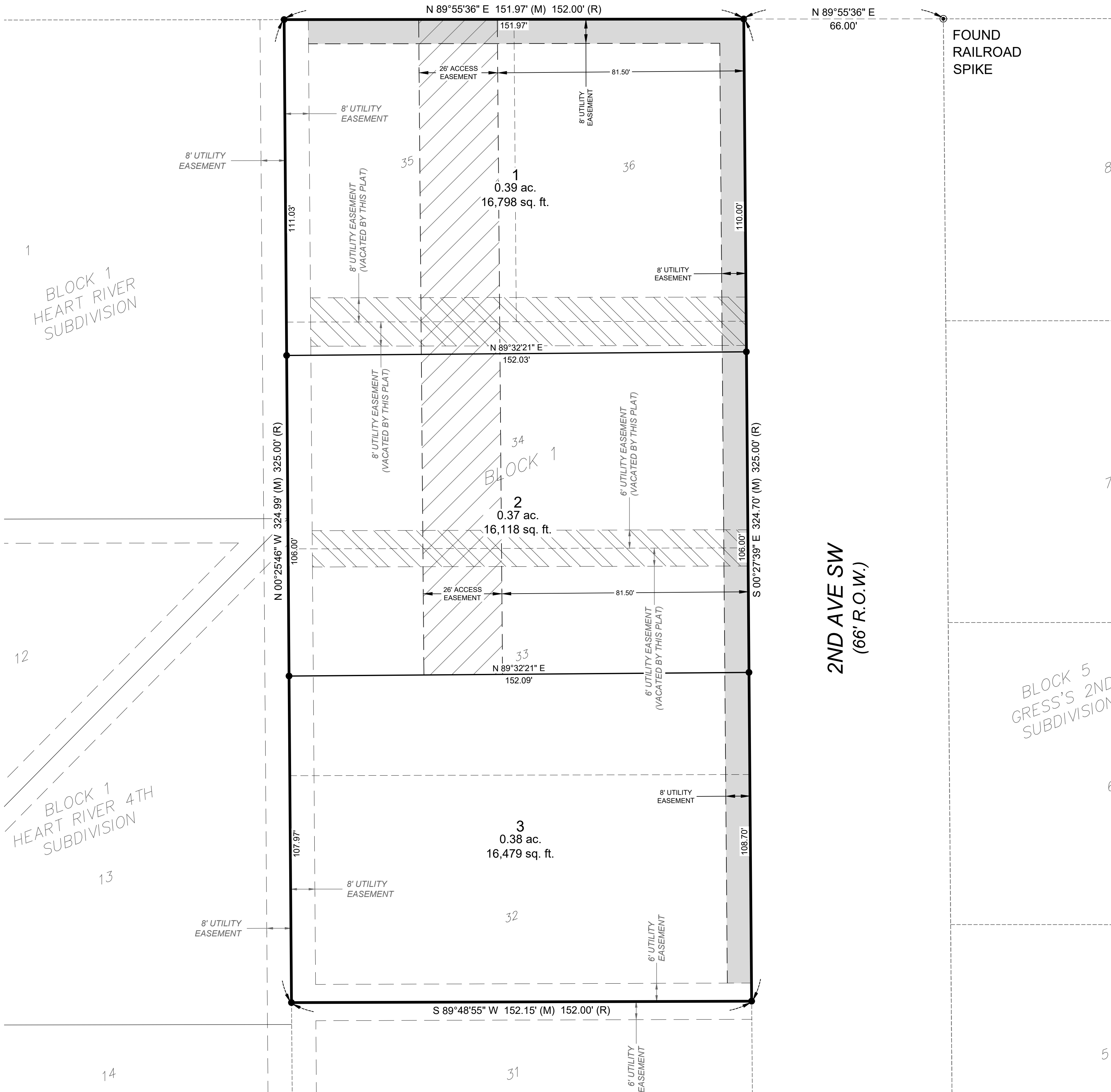
PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

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

CITY PLANNING AND ZONING COMMISSION APPROVAL

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



VICINITY MAP
1" = 1 MILE

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EXISTING LOT LINES VACATED BY THIS PLAT
- EXISTING EASEMENTS
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP
STAMPED "HIGHLANDS LS-5466"
- PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT

ABBREVIATIONS

- R.O.W. RIGHT-OF-WAY
- AC. ACRE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM. SAID PROJECT HAS A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38124" / LONGITUDE: 102°47'24.24987". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- DATE OF LATEST FIELD WORK: JUNE 2026
- THIS SUBDIVISION IS LOCATED OUTSIDE THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0431F, WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.
- RECORDED DISTANCES DEPICTED WERE OBTAINED FROM THE HEART RIVER 4TH SUBDIVISION PLAT.
- THE PROPOSED ACCESS EASEMENT SHALL ALLOW FOR VEHICULAR AND PEDESTRIAN ACCESS BETWEEN THE LOTS OF THIS SUBDIVISION. THIS ACCESS SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS AS INDICATED BY THE DEVELOPMENT AGREEMENT FOR THIS SUBDIVISION.



HIGHLANDS ENGINEERING
319 24TH STREET EAST, DICKINSON, ND 58601
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PROJECT NUMBER: 262103 SCALE: 1"=20'
DRAWN BY: AWS DATE: 10/08/26