

STATE 9TH ADDITION

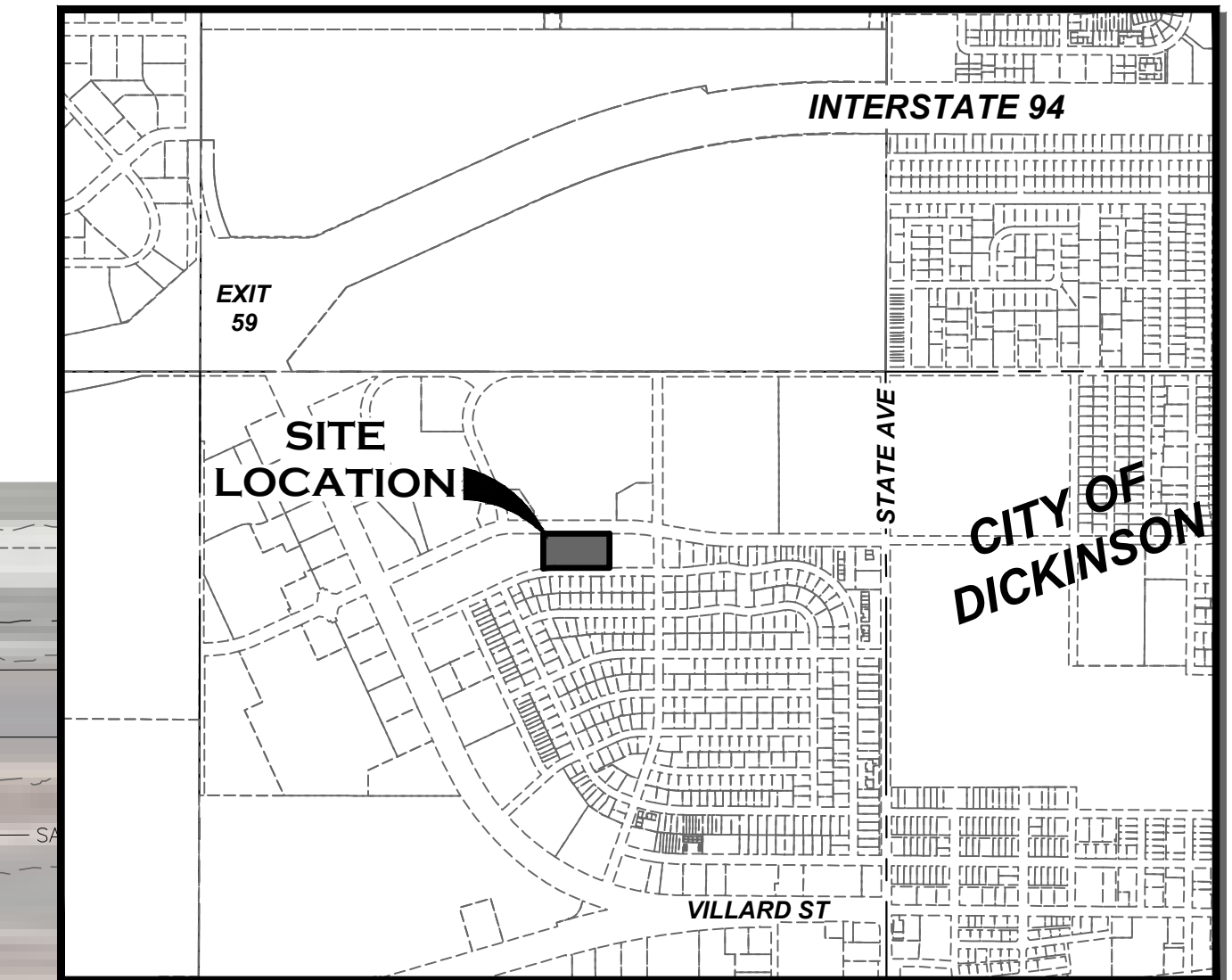
BEING THE REPLAT OF LOTS 4, 5, AND 6, BLOCK 1 OF STATE EIGHTH ADDITON
SECTION 5, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOTS FOUR (4), FIVE (5), AND SIX (6), BLOCK ONE (1), STATE EIGHTH ADDITION IN SECTION FIVE (5), 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 FOUR (4), SAID POINT BEING A FOUND REBAR AND CAP LS-3595; THENCE N 89°55'39" E ALONG THE NORTH LINE OF SAID LOT FOUR (4), A DISTANCE OF 170.03 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID LOT FIVE (5); THENCE S 89°59'58" E ALONG THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 169.95 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID LOT SIX (6); THENCE N 89°58'06" E ALONG THE NORTH LINE OF SAID LOT SIX (6), A DISTANCE OF 170.00 FEET TO A FOUND REBAR AT THE NORTHEAST CORNER OF SAID LOT SIX (6); THENCE S 00°08'54" E ALONG THE EAST LINE OF SAID SECTION SIX (6), A DISTANCE OF 263.25 FEET TO A FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT SIX (6); THENCE S 89°51'32" W ALONG THE SOUTH LINE OF SAID LOT SIX (6), A DISTANCE OF 169.97 FEET TO A FOUND REBAR AT THE SOUTHWEST CORNER OF SAID LOT FIVE (5); THENCE S 89°51'32" W ALONG THE SOUTHERN LINES OF SAID LOT FIVE (5) AND SAID LOT FOUR (4), A DISTANCE OF 254.72 FEET TO A SET REBAR AND CAP LS-5466 AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 783.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°14'56" AN ARC LENGTH OF 85.40 FEET TO A SET REBAR AND CAP LS-5466 AT THE SOUTHWEST CORNER OF SAID LOT FOUR (4); THENCE N 00°09'43" W ALONG THE WEST LINE OF SAID LOT FOUR (4), A DISTANCE OF 268.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.09 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.



VICINITY MAP
N
(1" = 1/4 MILE)

LEGEND

- PROPERTY BOUNDARY
- PROPOSED BLOCK LINES
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EXISTING LOT LINES VACATED BY THIS PLAT
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- NON-ACCESS LINE
- EXISTING EASEMENTS
- PROPOSED PUBLIC UTILITY EASEMENTS
- PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT
- 5' MAJOR CONTOURS
- 1' MINOR CONTOURS
- BUILDING SETBACK LINES

MINIMUM BUILDING SETBACKS - COMMUNITY COMMERCIAL (CC)

- 1) FRONT YARD: 20-FEET
- 2) REAR YARD: 10-FEET
- 3) INTERIOR SIDE YARD: 0-FEET

MINIMUM BUILDING SETBACKS - MULTI-FAMILY RESIDENTIAL (R3)

- 1) FRONT YARD: 25-FEET
- 2) REAR YARD: 20-FEET
- 3) INTERIOR SIDE YARD: 6-FEET

PLAT NOTES

- 1) NO VEHICULAR ACCESS TO OR FROM THESE LOTS SHALL BE ALLOWED ACROSS THE NON-ACCESS LINES AS DEPICTED.
- 2) THE EXISTING UTILITY EASEMENT ALONG THE PROPERTY LINE BETWEEN LOTS FIVE (5) AND SIX (6), BLOCK ONE (1) SHOW BY THE PLAT OF STATE EIGHTH ADDITION WAS PREVIOUSLY VACATED AS DOCUMENTED BY STARK COUNTY DOCUMENT NUMBER 3092281.

SURVEY NOTES

- 1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM WITH A GPS OBSERVATION POINT WITH LAT: N46°51'42.38099" / LONG: W102°47'24.24924" WITH BEARINGS BASED ON NORTH AT THIS LOCATION.
- 2) DATE OF LATEST FIELD WORK: NOVEMBER 6, 2023

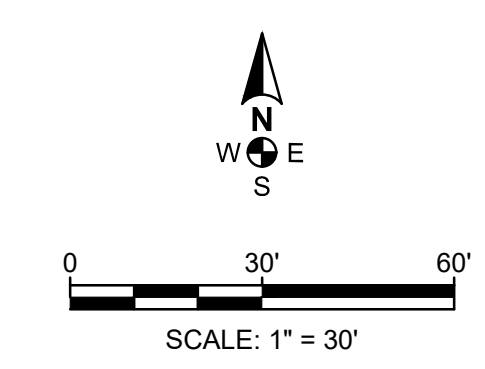
8TH STREET W
(66' R.O.W.)

FAIRWAY STREET
(100' R.O.W.)

© 2023 Microsoft Corporation © 2023 Maxar © CNES (2023) Distribution Airbus DS

LOT 3
SW CORNER
FOUND MAG NAIL

228.08' (M), 228.11' (R)
R=783.00'
Δ=16°41'22"



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

PROJECT NUMBER: 231222	SCALE: 1"=30'
DRAWN BY: AWS	DATE: 01/24/24