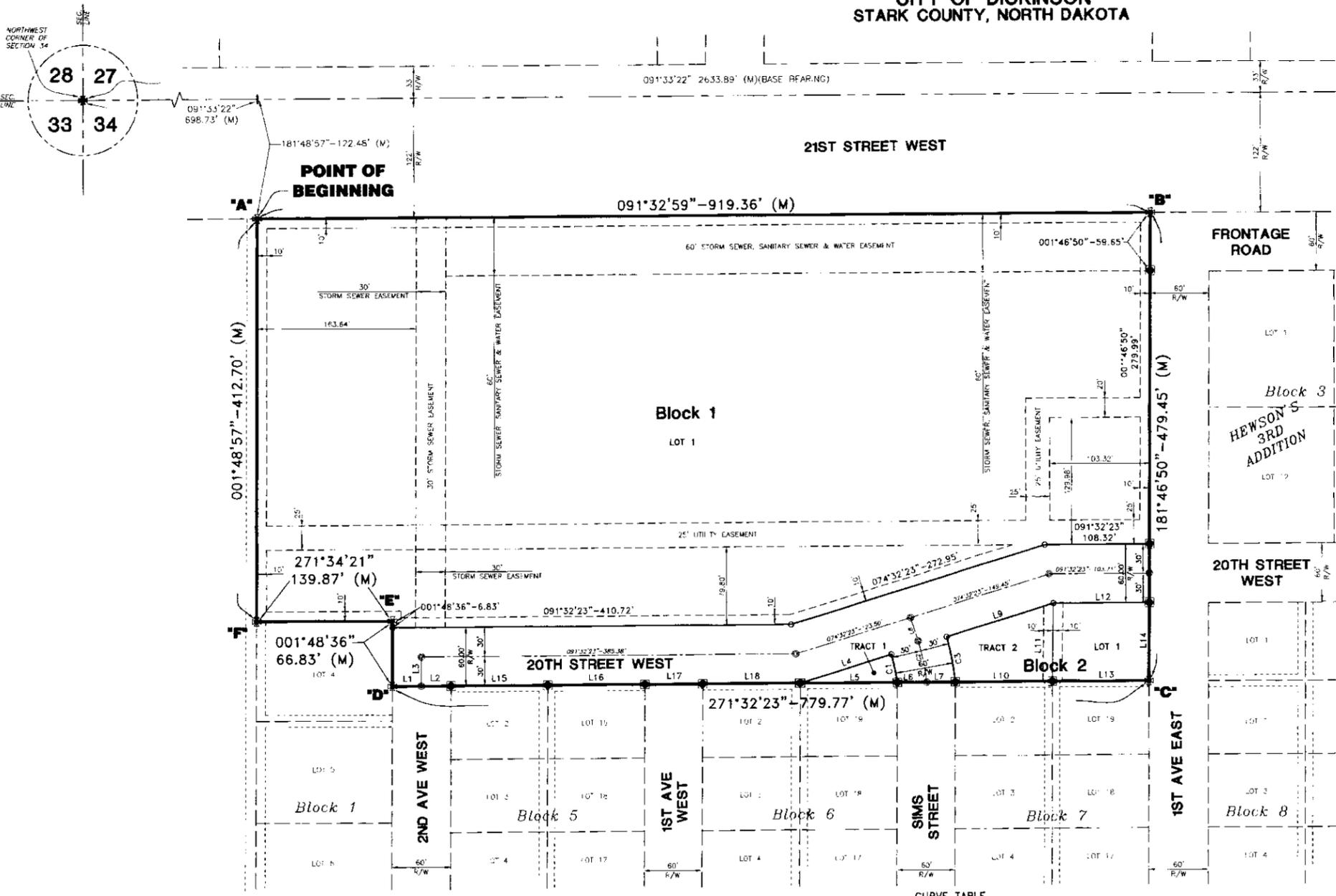
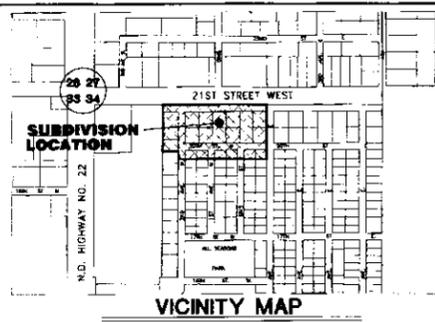


NOTE:
SAX FIRST SUBDIVISION IS IN ZONE "X" OF THE FEMA FLOOD INSURANCE RATE MAP, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE RATE MAP NUMBER 38089C0193E, PANEL 193 OF 850, EFFECTIVE DATE OF NOVEMBER 4, 2010.

FINAL PLAT OF THE REPLAT OF A PORTION OF BLOCKS 1, 2, 5, 6 AND 7 OF HEWSON'S 3RD ADDITION AND A PORTION OF SIMS STREET, FRONTAGE ROAD, 1ST AVENUE WEST, 2ND AVENUE WEST AND 20TH STREET WEST OF HEWSON'S 3RD ADDITION LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 34, T.140N., R.96W. NOW PLATTED AS: **SAX FIRST SUBDIVISION** CITY OF DICKINSON STARK COUNTY, NORTH DAKOTA



SURVEYOR'S CERTIFICATE

I, RICK LEACH, REGISTERED LAND SURVEYOR N.D. NUMBER 3496 OF DICKINSON, STARK COUNTY, NORTH DAKOTA, DO HEREBY CERTIFY THAT THE SURVEY OF THE REPLAT OF A PORTION OF BLOCKS 1, 2, 5, 6 AND 7 OF HEWSON'S 3RD ADDITION AND A PORTION OF SIMS STREET, FRONTAGE ROAD, 1ST AVENUE WEST AND 2ND AVENUE WEST OF HEWSON'S 3RD ADDITION LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP ONE HUNDRED FORTY NORTH (T.140N.), RANGE NINETY-SIX WEST (R.96W.), OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, NOW PLATTED AS SAX FIRST SUBDIVISION, AS SHOWN ON THIS PLAT, WAS MADE UNDER MY DIRECTION FROM NOTES MADE IN THE FIELD AND THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 34; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 34 ON AN AZIMUTH OF 091°33'22", A DISTANCE OF 698.73; THENCE ON AN AZIMUTH OF 181°48'57", A DISTANCE OF 122.48 FEET TO THE POINT OF BEGINNING, AN IRON MONUMENT FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HIGHWAY DEPARTMENT ADDITION TO THE CITY OF DICKINSON AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 21ST STREET WEST; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 21ST STREET WEST ON AN AZIMUTH OF 091°32'59", A DISTANCE OF 919.36 FEET, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 1ST AVENUE WEST; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF 1ST AVENUE WEST ON AN AZIMUTH OF 181°48'50", A DISTANCE OF 479.45 FEET TO AN IRON MONUMENT FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 15, BLOCK 7 OF HEWSON'S 3RD ADDITION; THENCE ON AN AZIMUTH OF 271°32'23", A DISTANCE OF 779.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2ND AVENUE WEST; THENCE ON AN AZIMUTH OF 001°48'36", A DISTANCE OF 66.83 FEET TO AN IRON MONUMENT FOUND; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 20TH STREET WEST ON AN AZIMUTH OF 091°32'23", A DISTANCE OF 139.87 FEET, AN IRON MONUMENT FOUND, SAID POINT ALSO BEING ON THE EAST LINE OF SAID HIGHWAY DEPARTMENT ADDITION; THENCE ALONG SAID EAST LINE OF HIGHWAY DEPARTMENT ADDITION ON AN AZIMUTH OF 001°48'57", A DISTANCE OF 412.70 TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 9.91 ACRES.

I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT.

IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME:
Rick Leach
RICK LEACH
REGISTERED LAND SURVEYOR
NORTH DAKOTA NO. 3496
STATE OF NORTH DAKOTA }
COUNTY OF STARK }



ON THIS 7th DAY OF July, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICK LEACH, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.
Heather Tooz
HEATHER TOOZ
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES: July 1, 2014



PROPRIETOR'S CERTIFICATE

WE, DELTA, LLC, OWNER'S AND PROPRIETOR'S OF SAX FIRST SUBDIVISION LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP ONE HUNDRED FORTY NORTH (T.140N.), RANGE NINETY-SIX WEST (R.96W.), OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY RICK LEACH, A NORTH DAKOTA LICENSED LAND SURVEYOR, AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC STREET RIGHT-OF-WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, WE HERETO SUBSCRIBE OUR NAMES:
BY: *Shawn Soehren*
DELTA, LLC
PAW KOSTELECKY, SECRETARY
STATE OF NORTH DAKOTA }
COUNTY OF STARK }



ON THIS 7th DAY OF July, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PAW KOSTELECKY, TO ME KNOWN TO BE THE SAME PERSON DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.
Connie Herner
CONNIE HERNER
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES: JUNE 20, 2012

Kathy Schwalb
KATHY SCHWALB
DEPUTY RECORDER

LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION BLOCK LINE
- SUBDIVISION LOT LINE
- CENTERLINE OF DEDICATED RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- UTILITY EASEMENT
- DISTING. EASEMENT
- NON-ACCESS LINE
- IRON REBAR/PIPE FOUND
- IRON REBAR SET
- IRON REBAR w/ LS CAP FOUND
- IRON REBAR/PIPE FOUND, REMONUMENTED w/ REBAR & LS CAP 3496 SET
- PROPERTY CORNER
- CALCULATED STREET CENTERLINE POINT
- MEASURED
- RECORDED
- UTILITY EASEMENTS - 10' TYPICAL

NOTES

- 1.) ALL DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- 2.) SURVEY WORK WAS PERFORMED IN APRIL 2011.
- 3.) TRACT 1 AND TRACT 2 ARE NON-BUILDABLE TRACTS.

POINT	NORTHING	EASTING
A	459,803.988	1,396,957.979
B	459,778.731	1,397,876.837
C	459,299.599	1,397,861.941
D	459,320.549	1,397,082.593
E	459,387.331	1,397,084.703
F	459,591.170	1,396,944.905

NORTH DAKOTA STATE PLANE
NAD 83(86), SOUTH ZONE, INTERNATIONAL FOOT
ALL DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES
AZIMUTHS ARE BASED ON GRID NORTH

CURVE TABLE

NUMBER	DELTA ANGLE	DEGREE OF CURVATURE	CHORD AZIMUTH (ZANGENI)	RADIUS	ARC LEN.	CHORD LEN.
C1	07°38'58"	26°02'37"	169°39'35"	14.71'	220.00'	29.37'
C2	09°55'00"	22°55'06"	168°29'53"	21.89'	290.00'	43.27'
C3	09°30'17"	20°27'46"	170°23'58"	23.61'	280.00'	47.10'

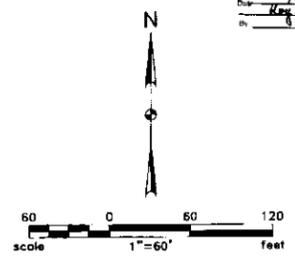
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	091°32'23"	29.96'
L2	091°32'23"	29.96'
L3	001°48'56"	30.00'
L4	074°32'23"	98.24'
L5	091°32'23"	99.99'
L6	091°32'23"	29.95'
L7	091°32'23"	29.95'
L8	184°32'23"	24.96'
L9	074°32'23"	115.27'
L10	091°32'23"	106.03'
L11	002°20'32"	79.85'
L12	091°32'23"	98.20'
L13	091°32'23"	99.89'
L14	001°48'50"	79.81'
L15	091°32'23"	99.99'
L16	091°32'23"	100.07'
L17	091°32'23"	60.00'
L18	091°32'23"	99.98'

LOT TABLE

LOT	BLOCK	SQUARE FEET	ACREAGE
1	1	365,736.65	8.40
2	2	7,340.11	0.18
TRACT 1		1,445.42	0.03
TRACT 2		6,854.62	0.15

*THE TOTAL AREA OF THE SUBDIVISION IS 9.91 ACRES
*THE TOTAL AREA OF ALL THE LOTS AND TRACTS IS 8.76 ACRES
*THE TOTAL AREA OF DEDICATED RIGHT-OF-WAY IS 1.15 ACRES



Auditor's Office, Stark Co., N.D.
Date: 7-15-11
Reg. 41496

CITY OF DICKINSON COMMISSION APPROVAL
Dennis W. Johnson
President, Dennis W. Johnson
Date: 7-12-2011

CITY ENGINEER APPROVAL
Shawn Soehren
City Engineer, Shawn Soehren, P.E.
Date: 7-15-2011

CITY PLANNING COMMISSION APPROVAL
Shawn Soehren
Secretary, Shawn Soehren, P.E.
Date: 7-15-2011

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07/15/2011 02:50:45 PM Page 1 of 1
Field Book: M-1003 Pgs. 3-16
Prepared by: Kadmus, Lee and Jackson, Inc.

DOCUMENT NO. _____
C O G M
State of North Dakota }
County of Stark }
I hereby certify that the within instrument was filed in this office for record on the _____ day of _____, 2011, at _____ M., and was duly recorded in Book _____ of _____ County Recorder's Office.
RECORDED
INDEXED
INSTRUMENT RETURNED TO _____