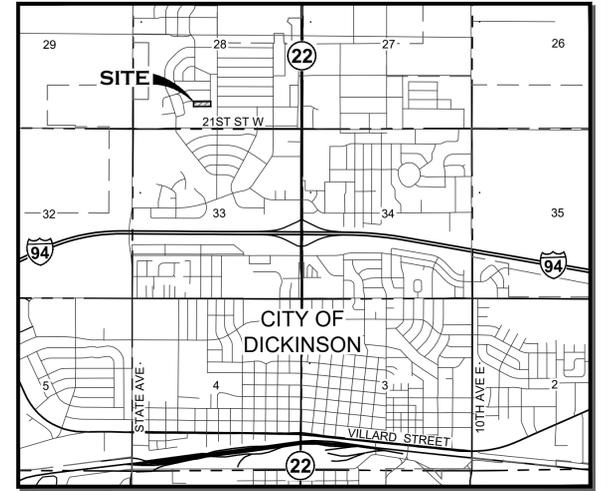


23RD STREET ADDITION

BEING THE REPLAT OF LOTS 26-31, LOTS 36-41, AND THE EAST 38.23' OF LOTS 32 & 35, BLOCK 5 OF "THE REPLAT OF LOTS 5-11, BLOCK 1 AND ALL OF BLOCK 5 OF COUNTRY OAKS ESTATES SECOND ADDITION" IN THE SE¹/₄SW¹/₄ OF SECTION 28, T140N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



VICINITY MAP
(1" = 1/2 MILE)

LEGEND

	PROPERTY BOUNDARY
	EXISTING LOTS
	EXISTING LOT LINES VACATED BY THIS PLAT
	FOUND MONUMENT
	SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
	EXISTING EASEMENTS
	EASEMENTS PREVIOUSLY VACATED BY RESOLUTION NO. 09-2014

ABBREVIATIONS

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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE REPLAT OF LOTS TWENTY-SIX THRU THIRTY-ONE (26-31), LOTS THIRTY-SIX THRU FORTY-ONE (36-41), AND THE EAST 38.23-FEET OF LOTS THIRTY-TWO (32) AND THIRTY-FIVE (35), BLOCK FIVE (5) OF THE REPLAT OF LOTS 5-11, BLOCK 1 AND ALL OF BLOCK 5 OF COUNTRY OAKS ESTATES SECOND ADDITION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¹/₄SW¹/₄) OF SECTION TWENTY-EIGHT (28), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.) IN THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 1.88 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

NOTES

- THIS SUBDIVISION IS LOCATED OUTSIDE THE 1% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0191F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.

SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM HAVING A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- VERTICAL DATUM: NAVD 88, GEOID 03
- DATE OF LATEST FIELD WORK: OCTOBER 2, 2025

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: _____

PROPRIETOR'S CERTIFICATE

WE, 23RD STREET APARTMENTS LLC, WHOSE ADDRESS IS 1951 1ST STREET W, DICKINSON, ND 58601, OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED BY THIS PLAT DOCUMENT, DO HEREBY DECLARE THAT WE 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:

BY: _____
SIGNATURE: _____

STATE OF _____ }
COUNTY OF _____ } SS

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 _____

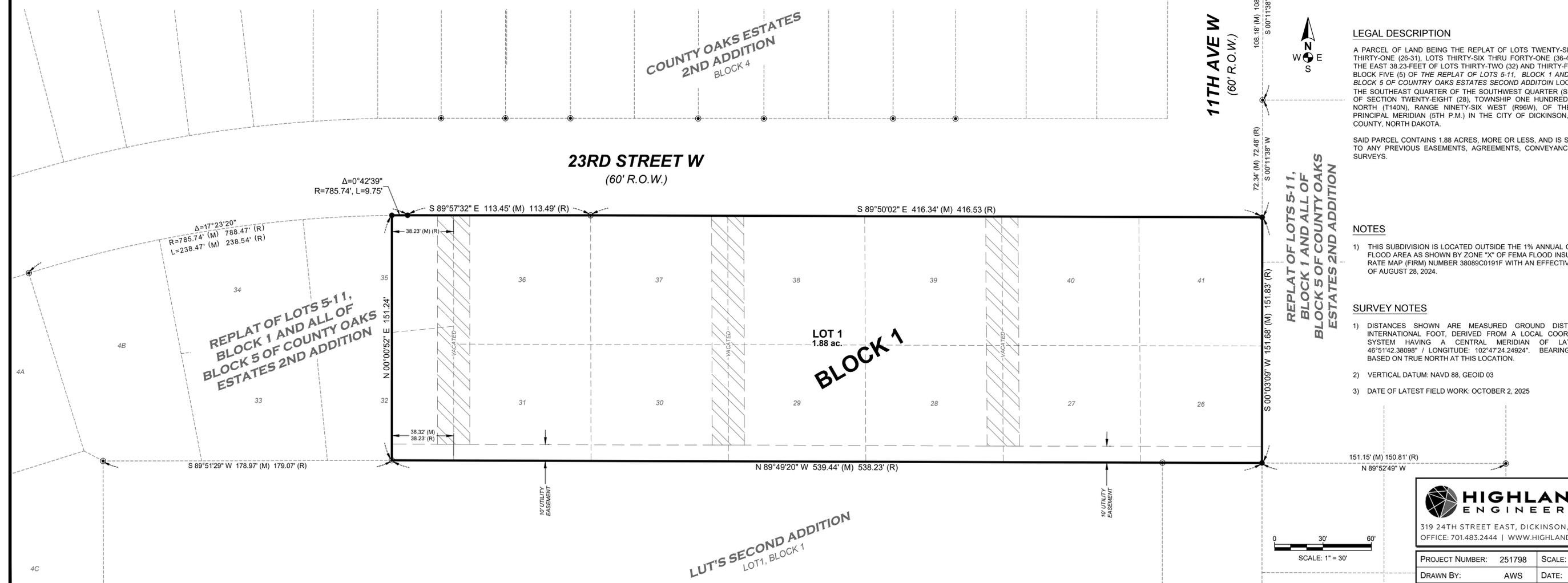
STATE OF _____

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 23RD STREET 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



108.18' (M) 108.00' (R)
S 00°11'38" W
72.34' (M) 72.48' (R)
S 00°11'38" W
151.15' (M) 150.81' (R)
S 00°03'09" W 151.68' (M) 151.83' (R)
N 89°52'49" W

REPLAT OF LOTS 5-11,
BLOCK 1 AND ALL OF
BLOCK 5 OF COUNTRY OAKS
ESTATES 2ND ADDITION



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

PROJECT NUMBER: 251798	SCALE: 1"=30'
DRAWN BY: AWS	DATE: 10/03/25

AREA RESERVED FOR RECORDER'S OFFICE

COUNTRY OAKS ESTATES
2ND ADDITION
BLOCK 4

23RD STREET W
(60' R.O.W.)

11TH AVE W
(60' R.O.W.)

REPLAT OF LOTS 5-11,
BLOCK 1 AND ALL OF
BLOCK 5 OF COUNTRY OAKS
ESTATES 2ND ADDITION

BLOCK 1

LUT'S SECOND ADDITION
LOT 1, BLOCK 1