

DN WANNER SUBDIVISION

A PORTION OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 139 NORTH, RANGE 96 WEST, FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA

SURVEYOR'S CERTIFICATE

I, JAMES A. COOPER, PROFESSIONAL LAND SURVEYOR N.D. NUMBER 5501 OF DICKINSON, STARK COUNTY, NORTH DAKOTA, DO HEREBY CERTIFY THAT THE SURVEY OF A 40.00 ACRE TRACT OF LAND, AS DESCRIBED IN DOCUMENT NUMBER 3070630, RECORDED AT THE STARK COUNTY RECORDER'S OFFICE, LOCATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 139 NORTH, RANGE 96 WEST OF THE FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, 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. THE BOUNDARY OF SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE N 00°09'29" E., A DISTANCE OF 2637.91 FEET; THENCE S 89°57'41" E, A DISTANCE OF 660.44 FEET; THENCE S 00°09'21" W, A DISTANCE OF 2637.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 22; THENCE S 89°59'52" W, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 660.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 40.00 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 HEREUNTO SUBSCRIBED MY NAME:

JAMES A. COOPER
PROFESSIONAL LAND SURVEYOR
NORTH DAKOTA No. 5501



PROPRIETOR'S CERTIFICATE

WE, DAVID N. & JEANNE R. WANNER, OWNERS AND PROPRIETORS OF THE SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 139 NORTH, RANGE 96 WEST OF THE FIFTH PRINCIPAL MERIDIAN, 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 AND PLATTED BY JAMES A. COOPER, A NORTH DAKOTA PROFESSIONAL LAND SURVEYOR, AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY AND DRAINAGE EASEMENTS, AND PUBLIC STREET RIGHT-OF-WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS, WHEREOF, I HEREUNTO SUBSCRIBE MY NAME:

BY: DAVID N. WANNER

BY: JEANNE R. WANNER

STATE OF NORTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, DAVID N. WANNER & JEANNE R. WANNER, KNOWN TO ME TO BE THE SAME PERSONS WHO ARE DESCRIBED IN THE FOREGOING PROPRIETOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC



CITY OF DICKINSON COMMISSION APPROVAL

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

CITY PLANNING COMMISSION APPROVAL

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

CITY ENGINEER APPROVAL

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

STARK COUNTY COMMISSION APPROVAL

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

POINT - NORTING & EASTING		
POINT NUMBER	NORTING	EASTING
A	433483.766	1398109.240
B	436119.845	1398194.092
C	436099.980	1398854.114
D	433464.315	1398769.386

NOTES - PROPERTY CORNER POINTS:

THE POINTS LISTED ON THIS TABLE ARE BASED ON US STATE PLANE, NAD 1983, NORTH DAKOTA SOUTH ZONE, GRID COORDINATES.

UNITS LISTED IN THIS TABLE ARE INTERNATIONAL FEET.

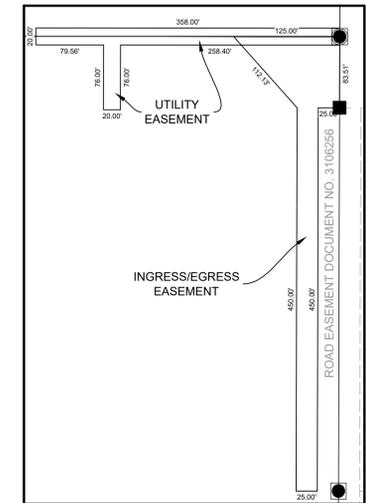
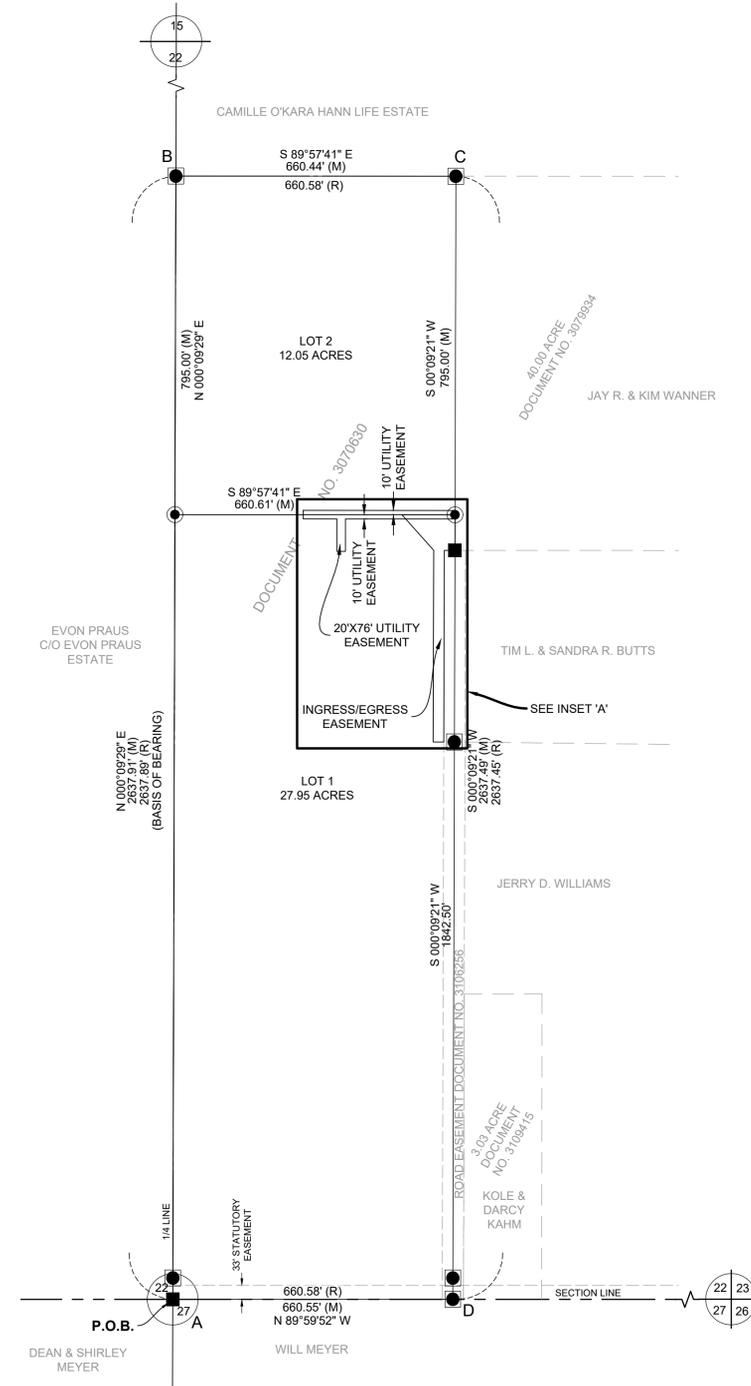
ENGINEER:
KLJ
677 27TH AVE EAST
DICKINSON, NORTH DAKOTA 58601

OWNER:
DAVID N. & JEANNE R. WANNER
4035 HIGHWAY 22 SOUTH
DICKINSON, ND 58601

PLAT INFORMATION

NUMBER OF LOTS 2
LOT ACREAGE 40.00 ACRES
R/W ACREAGE 0.00 ACRES
TOTAL ACREAGE 40.00 ACRES

ZONING: RESIDENTIAL, AGRICULTURE

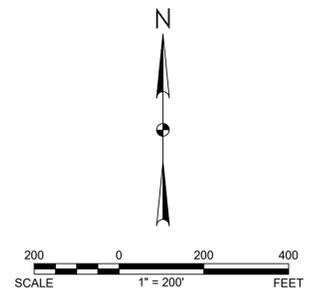


INSET 'A'
UTILITY AND INGRESS/EGRESS EASEMENT
SCALE: 1"=100'

LEGEND	
---	SECTION LINE
---	PROPOSED BOUNDARY
---	STATUTORY EASEMENT LINE
---	EXISTING SURVEY - DOCUMENT NO. 3047530
---	REBAR & LS 5501 CAP SET
●	REBAR FOUND
■	REBAR & ALUMINUM CAP FOUND
(M)	MEASURED
(R)	RECORD

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- SURVEY WORK WAS PERFORMED ON JULY 30, 2025.
- EASEMENT WIDTHS ARE AS SHOWN ON THE PLAT.
- UNITS ARE US SURVEY FEET.
- PROPERTY IS LOCATED IN THE FEMA FLOOD ZONE X, AND IS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS.



DRAWING COMPLETED: AUGUST 2025

SHEET 1

REVISED:		Field Book: -	
DRWN BY	CHKD BY	PROJECT NO.	DATE
CW	CF	2506-10410	7/31/2025