

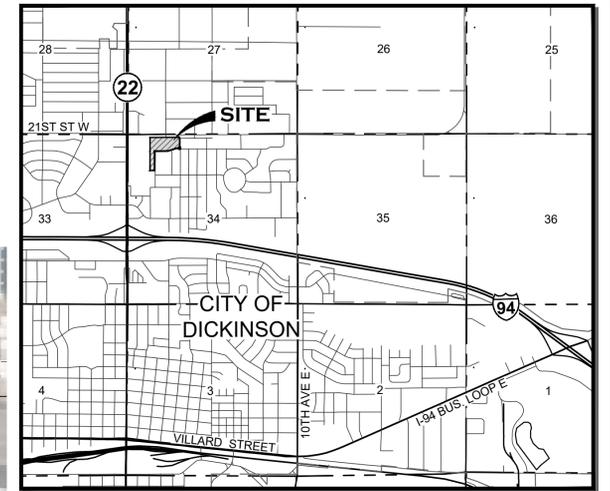
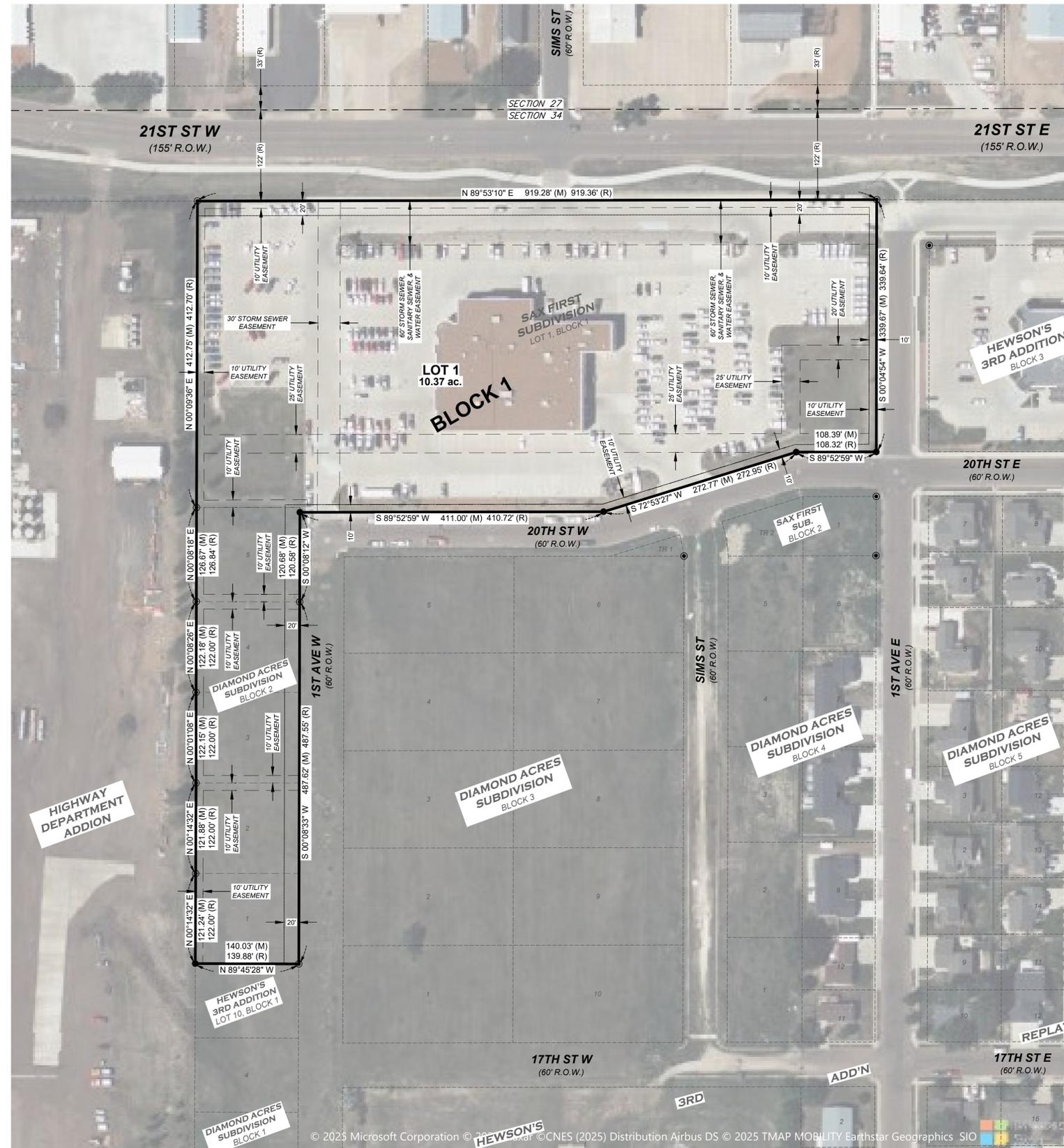
# SAX SECOND SUBDIVISION

BEING THE REPLAT OF LOT 1, BLOCK 1 OF SAX FIRST SUBDIVISION AND  
 LOTS 1-5, BLOCK 2 OF DIAMOND ACRES SUBDIVISION  
 IN THE NW<sup>1</sup>/<sub>4</sub> OF SECTION 34, T140N, R96W, OF THE 5TH PRINCIPAL MERIDIAN  
 CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING THE REPLAT OF LOT ONE (1), BLOCK ONE (1) OF SAX FIRST SUBDIVISION AND LOTS ONE THRU FIVE (1-5), BLOCK TWO (2) OF DIAMOND ACRES SUBDIVISION LOCATED IN THE NORTHWEST QUARTER (NW<sup>1</sup>/<sub>4</sub>) OF SECTION THIRTY-FOUR (34), 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 10.37 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.



**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"
- SECTION LINE
- EXISTING EASEMENTS
- BUILDING SETBACK LINES

**ABBREVIATIONS**

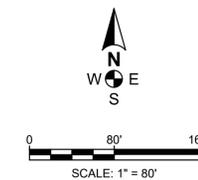
- R.O.W. RIGHT-OF-WAY
- AC. ACRE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

**NOTES**

- 1) THIS SUBDIVISION IS LOCATED OUTSIDE THE 1% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0183F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.

**SURVEY NOTES**

- 1) 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.
- 2) VERTICAL DATUM: NAVD 88, GEOID 03
- 3) DATE OF LATEST FIELD WORK: OCTOBER 2, 2025



**HIGHLANDS ENGINEERING**

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

PROJECT NUMBER: 251848	SCALE: 1"=80'
DRAWN BY: AWS	DATE: 10/03/25