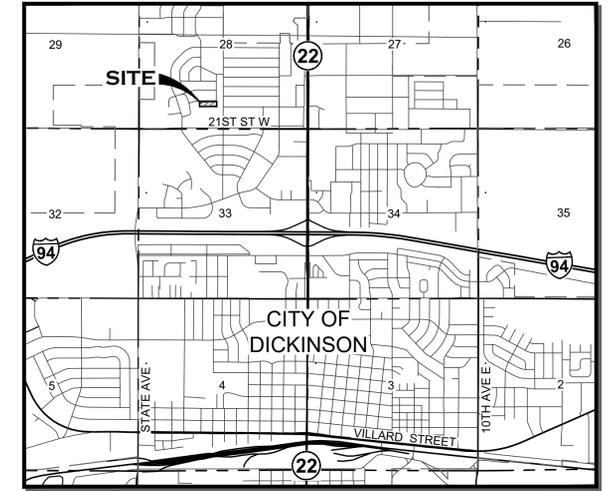


# 23RD STREET ADDITION

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 SE $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 28, T140N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



VICINITY MAP  
(1" = 1/2 MILE)

## 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 (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) 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

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 38089C0191F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.

## SURVEY NOTES

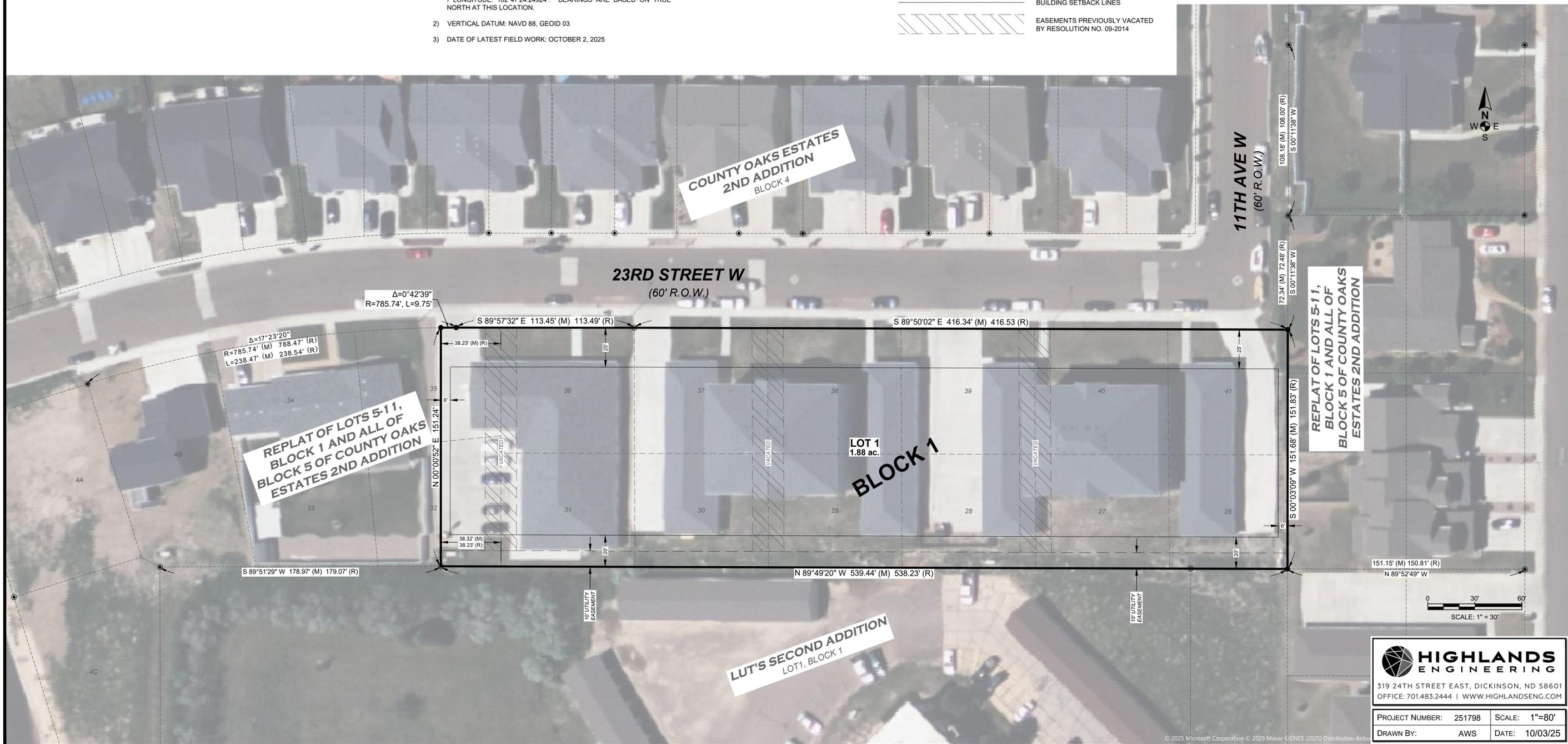
- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM HAVING A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- VERTICAL DATUM: NAVD 88, GEOID 03
- DATE OF LATEST FIELD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

## 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
	BUILDING SETBACK LINES
	EASEMENTS PREVIOUSLY VACATED BY RESOLUTION NO. 09-2014

## ABBREVIATIONS

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



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

PROJECT NUMBER: 251798    SCALE: 1"=80'  
 DRAWN BY: AWS    DATE: 10/03/25