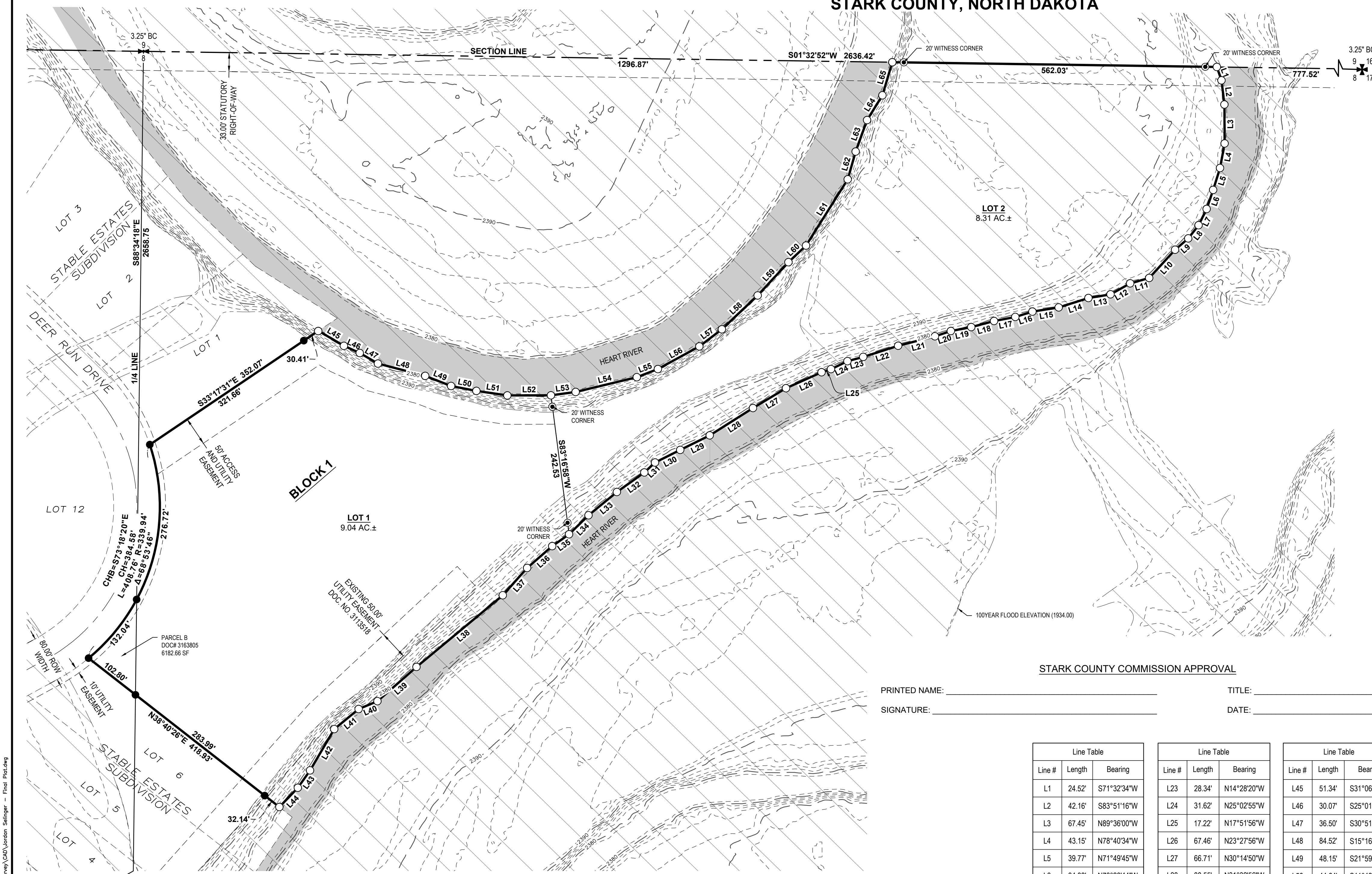


HEART RIVER BOTTOMS SUBDIVISION

A TRACT OF LAND BEING PARCEL B OF THE NE1/4 AND A PORTION OF THE SE1/4 OF SECTION 8, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN,
STARK COUNTY, NORTH DAKOTA



PLAT BOUNDARY DESCRIPTION
A TRACT OF LAND BEING PARCEL B OF THE NE1/4 AND A PORTION OF THE SE1/4 OF SECTION 8, T.139N. R.96W. OF THE FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N01°32'52"E ON AND ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 777.52 FEET TO A POINT ON THE NORTH BANK OF THE HEART RIVER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH BANK OF THE HEART RIVER THE FOLLOWING FORTY FOUR (44) COURSES: S71°32'34"W A DISTANCE OF 24.52 FEET; THENCE S83°51'16"W A DISTANCE OF 42.16 FEET; THENCE N89°36'00"W A DISTANCE OF 67.45 FEET; THENCE N78°40'34"W A DISTANCE OF 43.15 FEET; THENCE N71°49'45"W A DISTANCE OF 39.77 FEET; THENCE N70°28'44"W A DISTANCE OF 34.88 FEET; THENCE N62°51'44"W A DISTANCE OF 31.36 FEET; THENCE N51°09'56"W A DISTANCE OF 29.01 FEET; THENCE N40°05'36"W A DISTANCE OF 30.04 FEET; THENCE N46°43'24"W A DISTANCE OF 66.28 FEET; THENCE N15°09'26"W A DISTANCE OF 34.30 FEET; THENCE N28°31'42"W A DISTANCE OF 38.97 FEET; THENCE N08°44'25"W A DISTANCE OF 38.77 FEET; THENCE N16°46'25"W A DISTANCE OF 54.00 FEET; THENCE N08°22'22"W A DISTANCE OF 46.12 FEET; THENCE N18°32'34"W A DISTANCE OF 31.06 FEET; THENCE N10°11'55"W A DISTANCE OF 37.37 FEET; THENCE N14°12'21"W A DISTANCE OF 40.94 FEET; THENCE N10°10'07"W A DISTANCE OF 35.94 FEET; THENCE N17°33'07"W A DISTANCE OF 29.04 FEET; THENCE N13°44'34"W A DISTANCE OF 65.76 FEET; THENCE N16°55'21"W A DISTANCE OF 63.50 FEET; THENCE N14°28'20"W A DISTANCE OF 28.34 FEET; THENCE N25°02'55"W A DISTANCE OF 31.62 FEET; THENCE N17°51'56"W A DISTANCE OF 17.22 FEET; THENCE N23°27'56"W A DISTANCE OF 67.46 FEET; THENCE N30°14'50"W A DISTANCE OF 66.71 FEET; THENCE N31°32'56"W A DISTANCE OF 88.55 FEET; THENCE N25°31'33"W A DISTANCE OF 56.96 FEET; THENCE N25°51'18"W A DISTANCE OF 48.80 FEET; THENCE N42°18'42"W A DISTANCE OF 25.31 FEET; THENCE N34°40'26"W A DISTANCE OF 58.32 FEET; THENCE N38°37'29"W A DISTANCE OF 63.50 FEET; THENCE N43°37'33"W A DISTANCE OF 47.12 FEET; THENCE N34°28'14"W A DISTANCE OF 35.63 FEET; THENCE N40°14'23"W A DISTANCE OF 57.64 FEET; THENCE N47°33'16"W A DISTANCE OF 63.32 FEET; THENCE N39°00'00"W A DISTANCE OF 194.17 FEET; THENCE N40°30'37"W A DISTANCE OF 89.93 FEET; THENCE N21°55'27"W A DISTANCE OF 35.31 FEET; THENCE N38°44'52"W A DISTANCE OF 54.88 FEET; THENCE N58°58'06"W A DISTANCE OF 82.86 FEET; THENCE N54°05'57"W A DISTANCE OF 36.79 FEET; THENCE N45°30'45"W A DISTANCE OF 46.18 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, BLOCK 2 OF STABLE ESTATES SUBDIVISION, DESCRIBED IN DOCUMENT #3167912, RECORDED AT THE STARK COUNTY RECORDER; THENCE N38°40'26"E ON AND ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 418.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF DEER RUN DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID DEER RUN DRIVE, ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S73°18'20"E, A CHORD LENGTH OF 384.58 FEET, A RADIUS OF 339.94 FEET, AND A LENGTH OF CURVE OF 408.76 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID STABLE ESTATES SUBDIVISION; THENCE S33°17'31"E ON AND ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 352.07 FEET TO A POINT ON THE WESTERLY BANK OF THE HEART RIVER; THENCE CONTINUING ALONG THE WESTERLY BANK OF SAID HEART RIVER THE FOLLOWING TWENTY ONE (21) COURSES: S31°06'44"W A DISTANCE OF 51.53 FEET; THENCE S25°10'08"W A DISTANCE OF 30.07 FEET; THENCE S30°51'57"W A DISTANCE OF 36.50 FEET; THENCE S15°16'43"W A DISTANCE OF 84.52 FEET; THENCE S21°59'07"W A DISTANCE OF 48.15 FEET; THENCE S11°42'38"W A DISTANCE OF 44.64 FEET; THENCE S09°03'40"W A DISTANCE OF 54.15 FEET; THENCE S00°36'58"W A DISTANCE OF 75.52 FEET; THENCE S07°08'09"E A DISTANCE OF 43.20 FEET; THENCE S12°50'52"E A DISTANCE OF 108.94 FEET; THENCE S20°19'42"E A DISTANCE OF 39.16 FEET; THENCE S27°56'41"E A DISTANCE OF 81.74 FEET; THENCE S36°30'06"E A DISTANCE OF 49.04 FEET; THENCE S42°38'48"E A DISTANCE OF 85.31 FEET; THENCE S46°33'29"E A DISTANCE OF 78.38 FEET; THENCE S42°34'53"E A DISTANCE OF 41.97 FEET; THENCE S57°07'01"E A DISTANCE OF 135.49 FEET; THENCE S73°20'21"E A DISTANCE OF 49.96 FEET; THENCE S69°19'24"E A DISTANCE OF 57.99 FEET; THENCE S57°28'45"E A DISTANCE OF 50.47 FEET; THENCE S72°40'06"E A DISTANCE OF 59.73 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S01°32'52"W ON AND ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 562.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 17.35 ACRES, MORE OR LESS, AND SHALL HENCE FORTH BE KNOWN AS HEART RIVER BOTTOMS SUBDIVISION, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS

SURVEYOR'S CERTIFICATE
I, MICHAEL J. TARNOWSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, NORTH DAKOTA PLS NO. LS-27506, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECTION, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

MICHAEL J. TARNOWSKI, PLS-27506

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

ON THIS _____ DAY OF _____, 2024, APPEARED BEFORE ME, MICHAEL J. TARNOWSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

_____, (NOTARY PUBLIC)
_____, COUNTY, _____
MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE AND DEDICATION
THE UNDERSIGNED, OWNERS OF THE WITHIN DESCRIBED PROPERTY, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-02-39 OF THE NORTH DAKOTA CENTURY CODE, AND UPON DEMAND OF THE COUNTY ENGINEER OF STARK COUNTY, NORTH DAKOTA, HAS CAUSED THE SAME TO BE MADE WITHIN AND FOREGOING PLAT OF SAID LAND, WITH THE LOTS AS (HEREIN DESCRIBED, AND HAS CAUSED THE SAME TO BE PLACED ON RECORD AS PROVIDED BY LAW), ALL STREETS, AVENUES AND RIGHTS OF WAY DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE.

GREG PRUITT

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED _____
KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

_____, NOTARY PUBLIC, _____ COUNTY, NORTH DAKOTA

DAWN PRUITT

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED _____
KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

_____, NOTARY PUBLIC, _____ COUNTY, NORTH DAKOTA

_____, CITY ENGINEER APPROVAL

_____, CITY OF DICKINSON COMMISSION APPROVAL

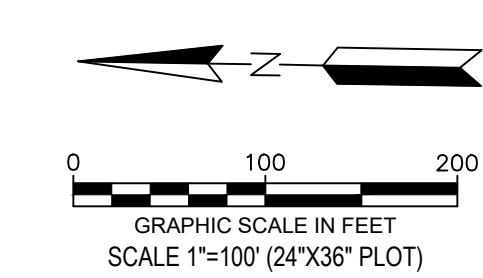
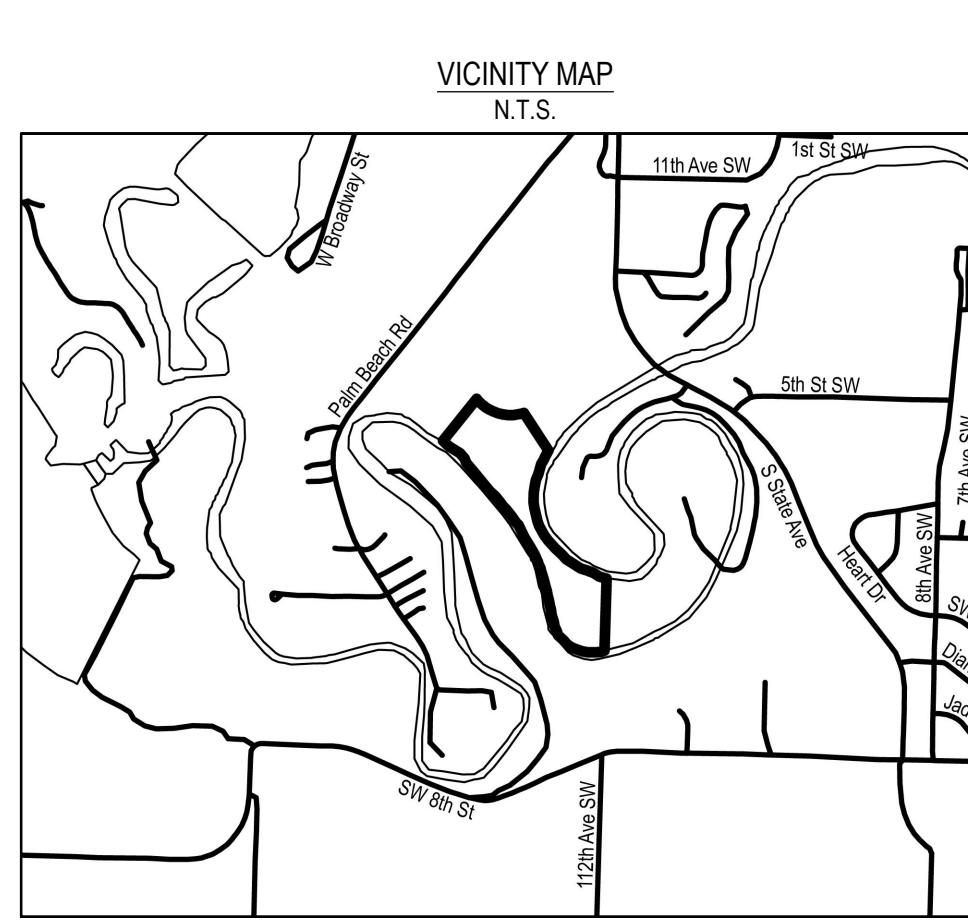
_____, CITY PLANNING AND ZONING COMMISSION APPROVAL

_____, TITLE: _____
_____, DATE: _____

STARK COUNTY COMMISSION APPROVAL

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

Line Table			Line Table			Line Table		
Line #	Length	Bearing	Line #	Length	Bearing	Line #	Length	Bearing
L1	24.52	S71°32'34"W	L23	28.34	N14°28'20"W	L45	51.34	S31°06'11"W
L2	42.16	S83°51'16"W	L24	31.62	N25°02'55"W	L46	30.07	S25°10'08"W
L3	67.45	N89°36'00"W	L25	17.22	N17°51'56"W	L47	36.50	S30°51'57"W
L4	43.15	N78°40'34"W	L26	67.46	N23°27'56"W	L48	84.52	S15°16'43"W
L5	39.77	N71°49'45"W	L27	66.71	N30°14'50"W	L49	48.15	S21°59'07"W
L6	34.88	N70°28'44"W	L28	88.55	N31°32'56"W	L50	44.64	S11°42'38"W
L7	31.36	N62°51'44"W	L29	56.96	N25°31'33"W	L51	54.14	S09°03'40"W
L8	29.01	N51°09'56"W	L30	48.80	N25°51'18"W	L52	75.52	S00°36'58"W
L9	30.04	N40°05'36"W	L31	25.31	N42°18'42"W	L53	43.20	S07°08'09"E
L10	66.28	N46°43'24"W	L32	58.32	N34°40'26"W	L54	108.94	S12°50'52"E
L11	34.30	N15°09'26"W	L33	63.50	N38°37'29"W	L55	39.16	S20°19'42"E
L12	38.97	N28°31'42"W	L34	47.12	N43°37'33"W	L56	81.74	S27°56'41"E
L13	38.77	N08°44'25"W	L35	35.63	N34°28'14"W	L57	49.04	S36°30'06"E
L14	54.00	N16°46'25"W	L36	57.64	N40°14'23"W	L58	85.31	S42°38'48"E
L15	46.12	N08°22'22"W	L37	63.32	N47°33'16"W	L59	78.38	S46°33'29"E
L16	31.06	N16°32'41"W	L38	194.17	N39°00'00"W	L60	41.97	S42°34'53"E
L17	37.37	N10°11'55"W	L39	89.93	N40°30'37"W	L61	135.49	S57°07'01"E
L18	40.94	N14°12'31"W	L40	35.31	N21°55'27"W	L62	49.96	S73°20'21"E
L19	35.94	N10°10'07"W	L41	54.68	N38°44'52"W	L63	57.99	S69°19'24"E
L20	29.04	N17°33'07"W	L42	82.86	N58°58'06"W	L64	50.47	S57°28'45"E
L21	65.76	N13°44'34"W	L43	36.79	N54°06'57"W	L65	59.73	S72°40'06"E
L22	63.50	N16°55'21"W	L44	46.18	N45°30'45"W			



BASIS OF BEARINGS: BEARINGS SHOWN ARE GRID BEARINGS BASED ON NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, INTERNATIONAL FEET

- LEGEND**
- SET #5 REBAR W/ YPC *TARNOWSKI LS-27506
 - FOUND SECTION CORNER AS NOTED
 - FOUND 1/4 CORNER AS NOTED
 - FOUND MONUMENT BPC LS-5466
 - ORDINARY HIGH WATER MARK
 - PLAT BOUNDARY
 - PROPOSED LOT LINE
 - SECTION LINE
 - EXISTING EASEMENT
 - WETLAND BOUNDARY
 - 100-YEAR FLOODPLAIN EL. 1637.00' NAVD88
- CLIENT:**
JORDAN SELINGER
2227 4TH ST W
DICKINSON, ND 58601
(701) 290-1146
- SURVEYOR:**
MICHAEL J. TARNOWSKI, PLS
MOUNTAIN PLAINS, LLC
1300 TACOMA AVE, SUITE A
BISMARCK, ND 58504
(701) 557-3348
- NOTES:**
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
 - FIELD SURVEY COMPLETED 3/16/2022.
 - SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
 - TOTAL LOTS: 2
 - TOTAL PLAT: 17.35 ACRES
 - PROPOSED ZONING: LOW DENSITY RESIDENTIAL
 - FRONT YARD SETBACK IS 25 FEET SIDE YARD SETBACK IS 5 FEET, AND BACK YARD SETBACK IS 20 FEET.
 - 100 YEAR FLOOD PLAN: FEMA ZONE X. DOCUMENT #38089C0427E/431E. EFFECTIVE DATE: 11/04/2010
 - CONTOUR LINES WERE DERIVED FROM NORTH DAKOTA STATE WATER COMMISSION LIDAR DATA.
 - BASIS OF BEARINGS: BEARINGS SHOWN ARE GRID BEARINGS BASED ON NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, INTERNATIONAL FEET