

FISHER EAST SIDE THIRD ADDITION

BEING A REPLAT OF LOT 1A, BLOCK FOUR (4), FISHER EAST SIDE SECOND SUBDIVISION SECTION TWO (2), T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF LOT ONE A (1A), BLOCK FOUR (4), FISHER EAST SIDE SECOND SUBDIVISION LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E/2SW/4) OF SECTION TWO (2), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE A (1A) BEING A FOUND REBAR; THENCE N 00°04'55" W ALONG THE WEST LINE OF SAID LOT ONE A (1A), A DISTANCE OF 141.98 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°55'11" E LEAVING SAID WEST LINE, A DISTANCE OF 200.35 FEET TO A SET REBAR AND CAP LS-5466 ON THE EAST LINE OF SAID LOT ONE A (1A); THENCE S 00°02'10" E ALONG SAID EAST LINE, A DISTANCE OF 141.98 FEET TO A SET REBAR AND CAP LS-5466 AT THE SOUTHEAST CORNER OF SAID LOT ONE A (1A); THENCE S 89°55'11" W ALONG THE SOUTH LINE OF SAID LOT ONE A (1A), A DISTANCE OF 200.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

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 FISHER EAST SIDE THIRD 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

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KC HOMISTON, 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 _____

PROPRIETOR'S CERTIFICATE

I, AARON GRINSTEINER, AUTHORIZED REPRESENTATIVE OF VENTURE HOMES, LLC, RESIDING AT 4566 WEST RIDGE DRIVE, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF PROPERTY LYING IN LOT ONE A (1A), BLOCK FOUR (4) OF FISHER EAST SIDE SECOND SUBDIVISION LOCATED IN SECTION TWO (2), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, 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 AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

AARON GRINSTEINER - VENTURE HOMES, LLC

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON GRINSTEINER, TO ME KNOWN TO BE THE SAME PERSON 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 _____

CITY OF DICKINSON COMMISSION APPROVAL

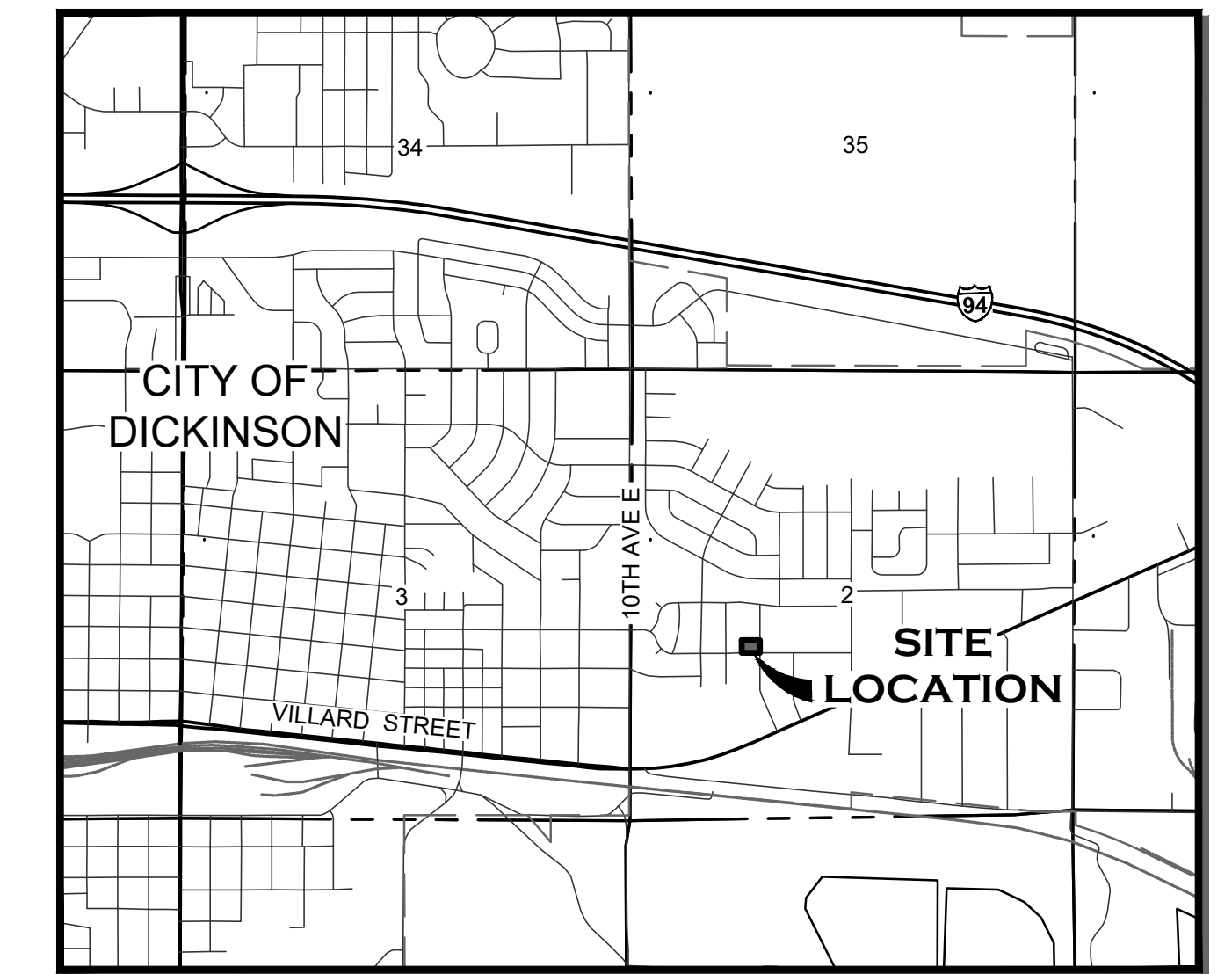
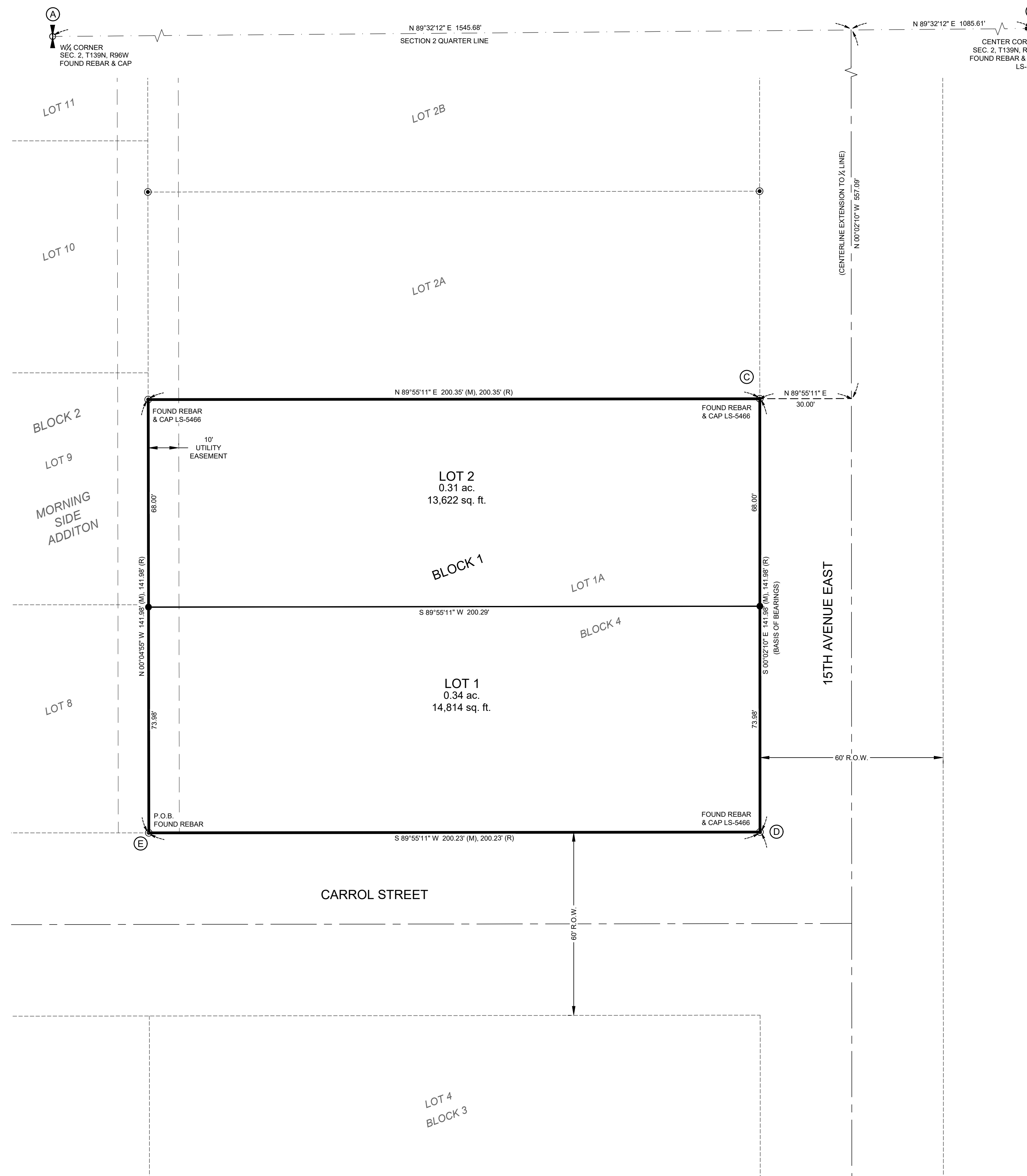
PRESIDENT DATE: _____

CITY ENGINEER APPROVAL

CITY ENGINEER DATE: _____

CITY PLANNING COMMISSION APPROVAL

SECRETARY DATE: _____



VICINITY MAP
1" = 2000'

LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED LOTS
- - - EXISTING LOTS
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP
- - - STAMPED "HIGHLANDS LS-5466"
- - - QUARTER OR SIXTEENTH LINE
- ⊕ CENTER SECTION CORNER
- ⊕ QUARTER CORNER
- - - EXISTING EASEMENTS
- - - CENTERLINE

STATE PLANE COORDINATES

NAD 83 (86), SOUTH ZONE
U.S. FOOT, GRID DISTANCE

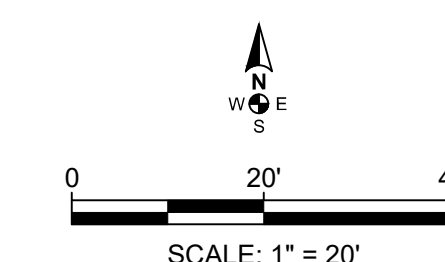
POINT	NORTHING (FT)	EASTING (FT)
(A)	451,876.91	1,401,308.16
(B)	451,821.49	1,403,938.40
(C)	451,288.43	1,402,807.36
(D)	451,146.54	1,402,803.31
(E)	451,152.09	1,402,603.19

NOTES

- THIS SUBDIVISION IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0194E, PANEL 194 OF 850, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010.

SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- VERTICAL DATUM: NAVD 88
- DATE OF LATEST FIELD WORK: MARCH 20, 2024
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT ONE A (1A), BLOCK FOUR (4), FISHER EAST SIDE SECOND SUBDIVISION WITH THE BEARING BEING S 00°02'10" E, THAT WAS LOCATED BY A GPS OBSERVATION FROM LAT: 46°54'28.09993" / LONG: 102°46'51.54681". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.



HIGHLANDS ENGINEERING
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PROJECT NUMBER: 241273	SCALE: 1"=20'
DRAWN BY: AJA	DATE: 03/22/24