

EAGLES POINT SECOND SUBDIVISION

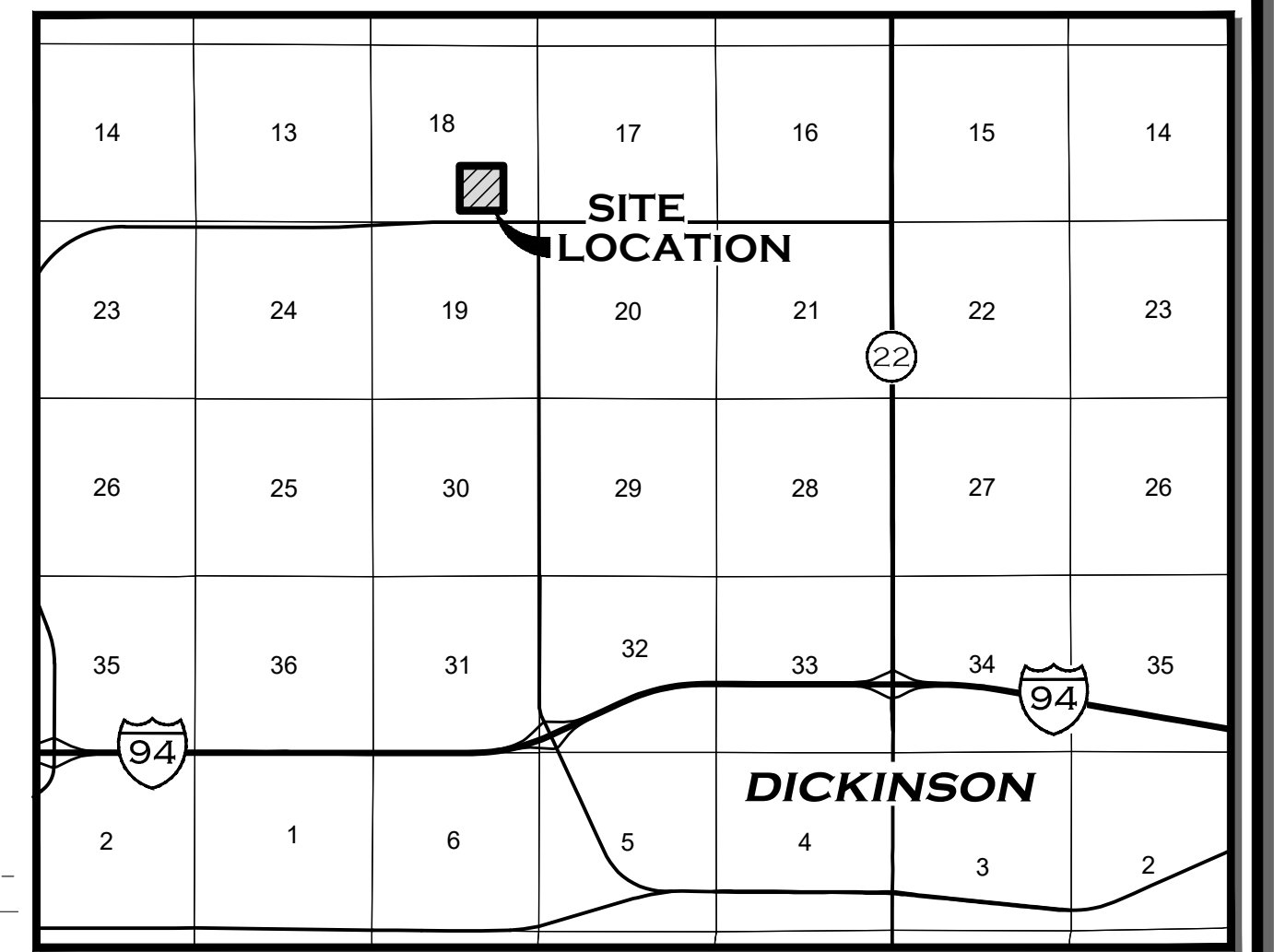
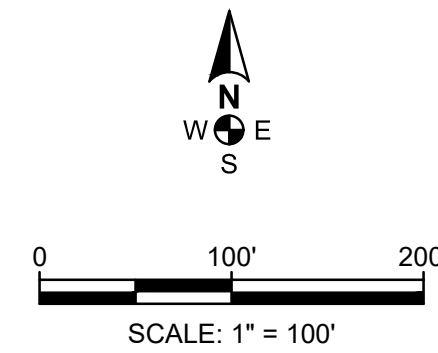
BEING THE REPLAT OF LOT 2, BLOCK 1, EAGLES POINT SUBDIVISION

IN THE SE¹/₄ SECTION 18, T140N, R96W, OF THE 5TH P.M. STARK COUNTY, NORTH DAKOTA

RESERVED FOR RECORDER'S OFFICE

FOUND REBAR & CAP LS-2884
SW¹/₄ 18' SE¹/₄ 18'

DOC. NO. 3083617
±40.00 ACRES



VICINITY MAP
1" = 1 MILE

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- SECTION LINE
- QUARTER OR SIXTEENTH LINE
- SECTION CORNER MONUMENT
- QUARTER CORNER MONUMENT
- CENTER SECTION MONUMENT
- EXISTING RIGHT TO TRAVEL LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED WATER SYSTEM EASEMENT FOR THE BENEFIT OF EAGLES POINT SECOND SUBDIVISION
- EXISTING EASEMENTS

ABBREVIATIONS

- DOC. NO. DOCUMENT NUMBER
AC. ACRE
(M) MEASURED DISTANCE
(R) RECORDED DISTANCE

NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM. SAID PROJECT HAS A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- DATE OF LATEST FIELD WORK: FEBRUARY 2026
- THIS SUBDIVISION IS LOCATED OUTSIDE THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 38089C0180F AND 38089C0187F, WITH EFFECTIVE DATES OF AUGUST 28, 2024.
- RECORDED DISTANCES DEPICTED ARE FROM THE EAGLES POINT SUBDIVISION PLAT.

CITY OF DICKINSON COMMISSION APPROVAL

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

CITY ENGINEER APPROVAL

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

CITY PLANNING AND ZONING COMMISSION APPROVAL

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

STARK COUNTY COMMISSION APPROVAL

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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOT TWO (2), BLOCK SIX (6) OF EAGLES POINT SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 40.01 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 EAGLES POINT SECOND SUBDIVISION 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

PROPRIETOR'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE AUTHORIZED REPRESENTATIVES OF THE BRUCE D. KOUBA AND JANICE L. KOUBA LIFE ESTATE, THE OWNER AND PROPRIETOR OF PROPERTY LYING IN THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAMES:

SIGNATURE: _____
BRUCE D. KOUBA

SIGNATURE: _____
JANICE L. KOUBA

STATE OF _____)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRUCE D. KOUBA AND JANICE L. KOUBA, 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.

MY COMMISSION EXPIRES: _____

SIGNATURE: _____
JENNIFER WIEDERHOLT

STATE OF _____)
COUNTY OF _____) SS

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

MY COMMISSION EXPIRES: _____

SIGNATURE: _____
JOEL KOUBA

STATE OF _____)
COUNTY OF _____) SS

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

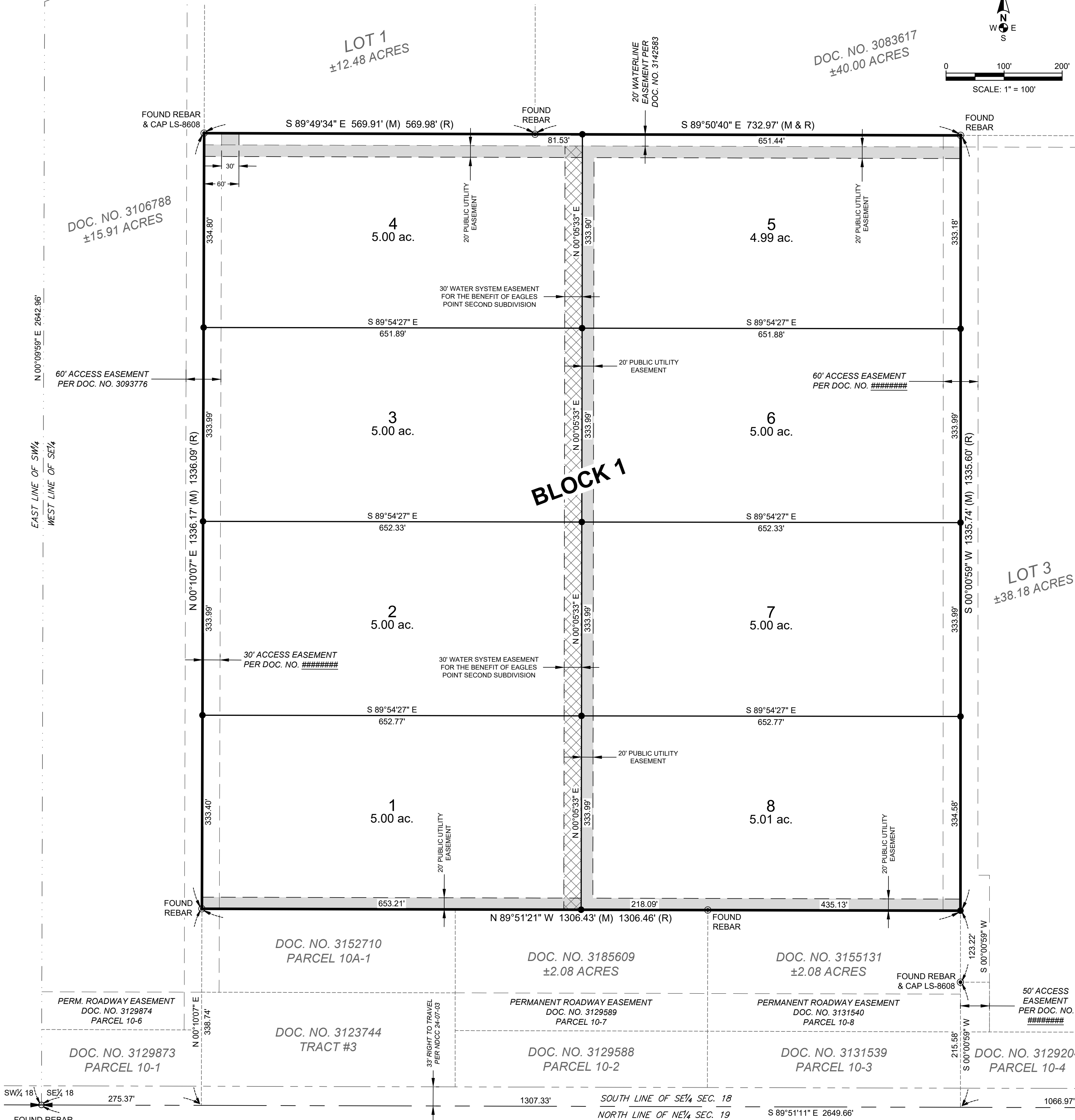
MY COMMISSION EXPIRES: _____

SIGNATURE: _____
NATHAN WANDLER

STATE OF _____)
COUNTY OF _____) SS

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

MY COMMISSION EXPIRES: _____



FOUND REBAR & CAP LS-2884
SW¹/₄ 18' SE¹/₄ 18'

FOUND REBAR & CAP LS-9025
18 17
19 20

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

PROJECT NUMBER: 261978 SCALE: 1"=100'
DRAWN BY: AWS DATE: 03/06/26