

TCB SUBDIVISION

BEING THE REPLAT OF LOT 1C AND LOT 1D OF THE IRREGULAR PLAT, DOCUMENT NUMBER 3153495 LOCATED WITHIN THE SW1/4 OF SECTION 2, TOWNSHIP 139 NORTH RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

SURVEYOR'S CERTIFICATE

I, JEREMY WOOD, REGISTERED LAND SURVEYOR, NORTH DAKOTA REGISTRATION NUMBER ND-5651, DO HEREBY CERTIFY THAT THE PLATTED LOTS AS 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 THEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

JEREMY WOOD, LS-5651

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE SAME PERSON(S) 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: _____

PROPRIETOR'S CERTIFICATE

WE, THE UNDERSIGNED, RESIDING AT _____, OWNERS AND PROPRIETORS OF LOT 1C OF THE IRREGULAR PLAT AS FILED UNDER DOCUMENT NUMBER 3153495, RECORDS OF STARK COUNTY, NORTH DAKOTA, AS SHOWN AND DESCRIBE HEREON, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND/OR RESERVE ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN.

LUCKY'S, LLC A NORTH DAKOTA LIMITED LIABILITY COMPANY

IN WITNESS THEREOF, WE HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE SAME PERSON(S) 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: _____

WE, THE UNDERSIGNED, RESIDING AT _____, OWNERS AND PROPRIETORS OF LOT 1D OF THE IRREGULAR PLAT AS FILED UNDER DOCUMENT NUMBER 3153495, RECORDS OF STARK COUNTY, NORTH DAKOTA, AS SHOWN AND DESCRIBE HEREON, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND/OR RESERVE ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN.

TCB RENTALS, LLC A NORTH DAKOTA LIMITED LIABILITY COMPANY

IN WITNESS THEREOF, WE HAVE HEREUNTO SUBSCRIBED MY NAME:

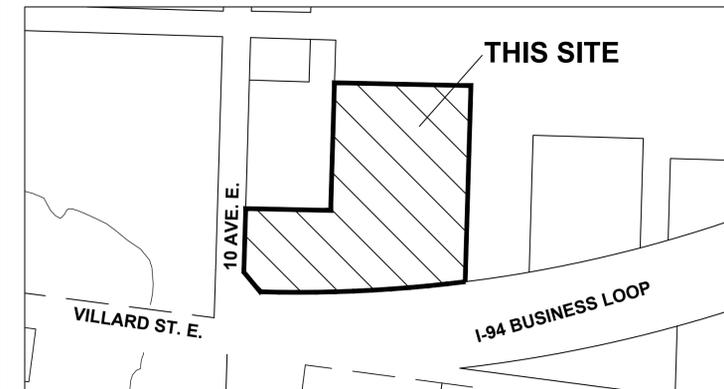
BY: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE SAME PERSON(S) 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: _____



VICINITY MAP
1"=200'



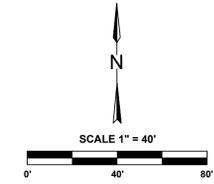
BOUNDARY DESCRIPTION

A TRACT OF LAND LYING WITHIN THE SW1/4 OF SECTION 2, TOWNSHIP 139 NORTH RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1C AND 1D OF THAT IRREGULAR PLAT RECORDED UNDER DOCUMENT NUMBER 3153495, STARK COUNTY RECORDS.

SAID TRACT CONTAINS 192,134 SQ. FT. (4.41 ACRES), MORE OR LESS AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

SURVEY NOTES:

- 1.) BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED UPON THE NORTH DAKOTA COORDINATE SYSTEM, SOUTH ZONE (3302) NORTH AMERICAN DATUM OF 1983(2011); INTERNATIONAL FEET. GROUND DISTANCES ARE SHOWN. FOR GRID DISTANCES, MULTIPLY DISTANCE SHOWN HEREON BY ND DOT STARK COUNTY CSF 0.9998175.
- 2.) THIS SURVEY IS BASED UPON A RETRACEMENT OF THAT IRREGULAR PLAT AS RECORDED UNDER DOCUMENT NUMBER 3153495 RECORDS OF STARK COUNTY.
- 3.) THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS OR OTHER ENCUMBRANCES RECORDED OR UNRECORDED, THAT MAY AFFECT THIS PROPERTY.
- 4.) THIS SUBDIVISION IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN ON FEMA FLOOD INSURANCE MAP (FIRM) AS SHOWN ON MAP NUMBER 38089C0194E, PANEL 194 OF 850 EFFECTIVE NOVEMBER 4, 2010.



LEGEND

- SECTION CORNER, FOUND MONUMENT AS NOTED.
- QUARTER CORNER, FOUND MONUMENT AS NOTED.
- FOUND: A NO. 5 REBAR WITH A 1.25" DIAMETER BLUE PLASTIC CAP MARKED "LS-5510"
- FOUND: A NO. 5 REBAR WITH A 1.25" DIAMETER RED PLASTIC CAP MARKED "LJA LS-8054"
- SET: A NO. 4 REBAR, WITH 1.25" DIAMETER ALUMINUM CAP MARKED "NPE LS-5651"
- FOUND: A NO. 4 REBAR, NO CAP.
- SET: A NO. 5 REBAR, WITH 1.25" DIAMETER YELLOW PLASTIC CAP MARKED "BAIN LS-9541"

CITY OF DICKINSON COMMISSION APPROVAL

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

CITY PLANNING COMMISSION APPROVAL

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

CITY ENGINEER APPROVAL

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

