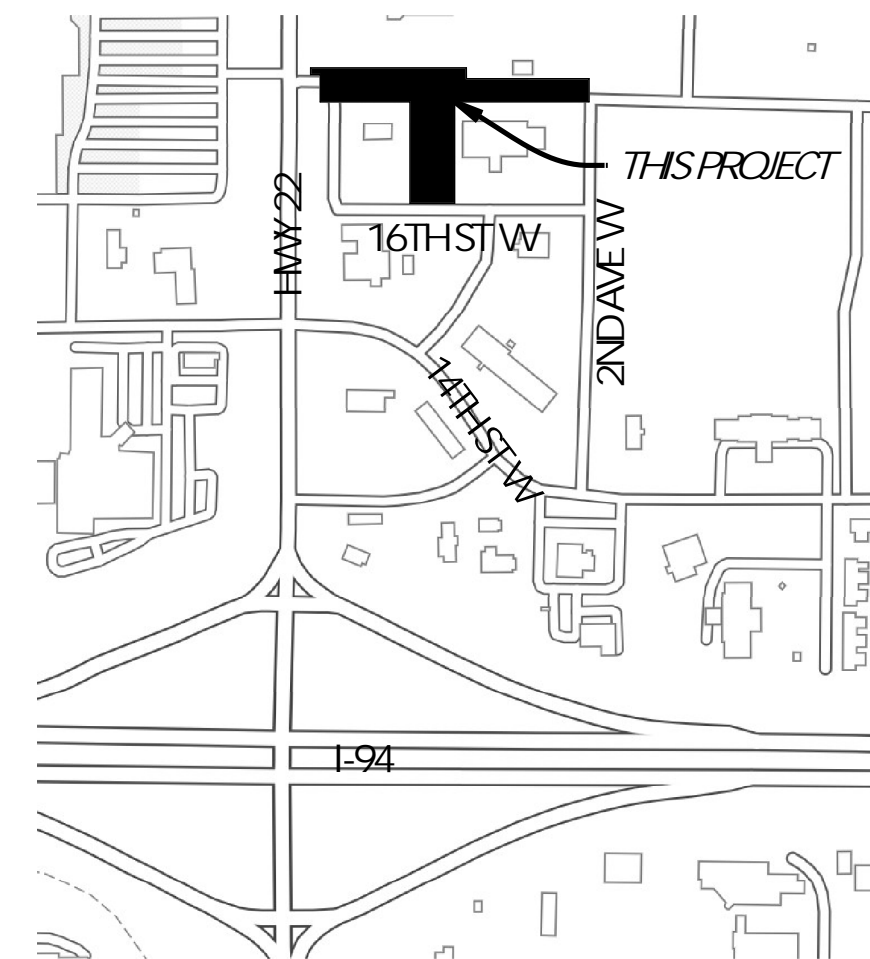
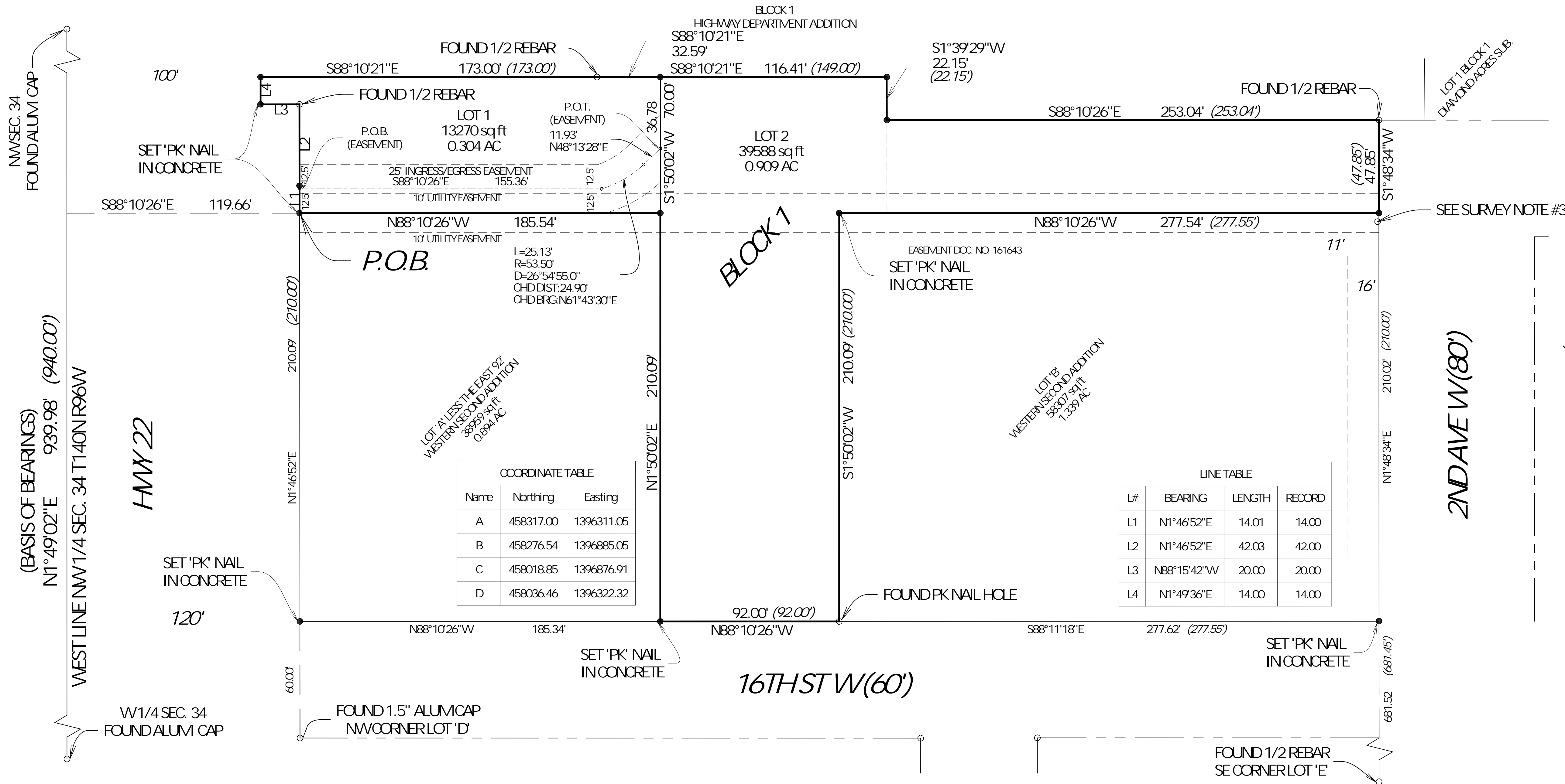


16TH ST BUSINESS PLAZA ADDITION

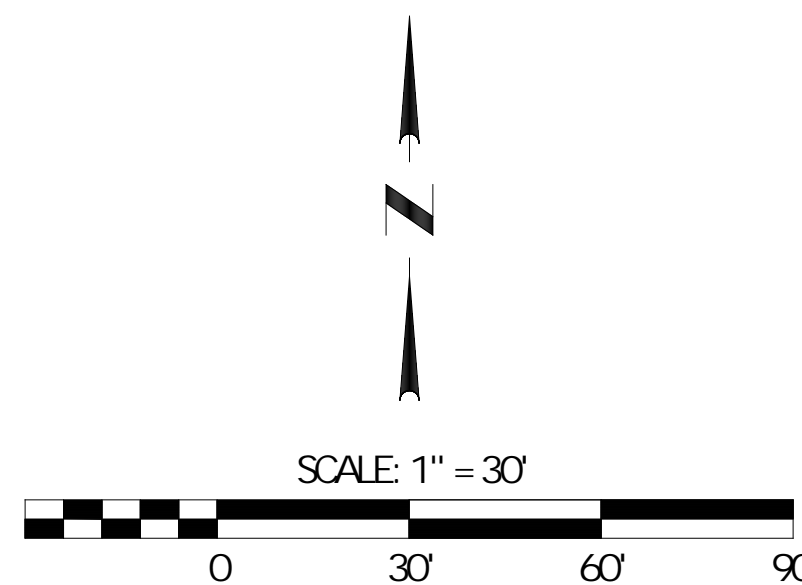
BEING THE REPLAT OF LOT 1, BLOCK 1, DOVER ADDITION AND PART OF LOT A, WESTERN SECOND ADDITION, AND PART OF THE NORTH-WEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



VICINITY MAP

LEGEND

- FOUND CORNER (AS DESCRIBED)
- SET 5/8" REBAR W/ALUM CAP STAMPED "IES LS-29362" (UNLESS NOTED OTHERWISE)
- CALCULATED EASEMENT POINT (NOT SET)
- (100.00) RECORD DISTANCE
- SUBDIVISION BOUNDARY LINE
- LOT LINES
- ADJACENT LOT LINES
- - - EASEMENT LINES
- - - ADJACENT RIGHT-OF-WAY
- - - INGRESS/EGRESS EASEMENT CENTERLINE



SURVEY NOTES

- 16TH ST BUSINESS PLAZA ADDITION IS IN ZONE X OF FEMA FIRM MAP NO. 3808900193F DATED AUG. 28TH 2024
- ALL DOCUMENTS ARE ON FILE AT THE STARK COUNTY COURTHOUSE:
 - DOVER ADDITION DOCUMENT# 6960396
 - WESTERN SECOND ADDITION DOCUMENT# 6960394
 - PART OF THE NW1/4 SECTION 34 DOCUMENT# 195808
- THIS REBAR FALLS 4.5' SOUTH AND 0.7' WEST OF A LINE BETWEEN FOUND CORNERS, APPEARS TO BE MARKED ON BOTH WESTERN ADDITION AND WESTERN SECOND ADDITION AS WELL AS OTHERS. THE RELATIONSHIP OF IT TO OTHER CORNERS AND PLATS IS CONCLUDED. HELD FOUND REBAR TO THE NORTH AND FOUND REBAR TO THE SOUTH AS EVIDENCE OF ORIGINAL SUBDIVISION CORNERS AS THAT FIT BEST TO ALL OTHER EVIDENCE FOUND.

BASIS OF BEARINGS

BASIS OF BEARINGS BEING THE WEST LINE OF THE NORTH-WEST QUARTER, SECTION 34, TOWNSHIP 140 NORTH, RANGE 96 WEST, 5TH PRINCIPAL MERIDIAN HAVING A BEARING OF N1°49'02"E.

SURVEY BASED ON NORTH DAKOTA SOUTH ZONE 1983 (2011), INTERNATIONAL FOOT. BEARINGS ARE GRID. DISTANCES ARE GROUND USING A SCALE FACTOR OF 1.0001797673. COORDINATES ARE GRID.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING THE REPLAT OF LOT 1, BLOCK 1, DOVER ADDITION, AND A REPLAT OF PART OF LOT A, WESTERN SECOND ADDITION, AND PART OF THE NORTH-WEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF SAID LOT 1, BLOCK 1, DOVER ADDITION, THENCE N1°46'52"E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 14.01' POINT BEING ON THE WESTERN BOUNDARY OF SAID LOT 1, THENCE N01°46'52"E ALONG THE WEST LINE OF A PREVIOUSLY DEEDED PARCEL FILED AT THE STARK COUNTY COURTHOUSE DOCUMENT NUMBER 195808 A DISTANCE OF 42.03', THENCE N88°15'42"W ALONG SAID DEEDED PARCEL A DISTANCE OF 20.00', THENCE N1°49'36"E A DISTANCE OF 14.00', THENCE S88°10'21"E ALONG SAID DEEDED PARCEL A DISTANCE OF 173.00' POINT BEING ON THE NORTHERN BOUNDARY OF SAID LOT 1, THENCE S88°10'21"E ALONG THE NORTHERN BOUNDARY OF SAID LOT 1 A DISTANCE OF 149.00', THENCE S1°39'29"W ALONG THE NORTHERN BOUNDARY OF SAID LOT 1 A DISTANCE OF 22.15', THENCE S88°10'26"E ALONG THE NORTHERN BOUNDARY OF SAID LOT 1 A DISTANCE OF 253.04' TO A POINT BEING THE NORTH-EAST CORNER OF SAID LOT 1, THENCE S1°48'34"W ALONG THE EASTERN BOUNDARY OF SAID LOT 1 A DISTANCE OF 47.85' POINT ALSO BEING THE NORTH-EAST CORNER OF LOT 1B OF SAID WESTERN SECOND ADDITION, THENCE N88°10'26"W ALONG THE NORTH LINE OF SAID LOT 1B A DISTANCE OF 277.54' POINT BEING THE NORTH-EAST CORNER OF LOT 1A OF SAID WESTERN SECOND ADDITION, THENCE S1°50'02"W ALONG THE EAST LINE OF SAID LOT 1A A DISTANCE OF 210.09' POINT BEING THE SOUTH-EAST CORNER OF SAID LOT 1A, THENCE N88°10'26"W ALONG THE SOUTH LINE OF SAID LOT 1A A DISTANCE OF 92.00', THENCE N1°50'02"E PARALLEL TO THE EAST LINE OF SAID LOT 1A A DISTANCE OF 210.09', THENCE N88°10'26"W ALONG THE NORTH LINE OF SAID LOT 1A A DISTANCE OF 185.54' TO THE POINT OF BEGINNING.

SAID TRACT NOW PLATTED AS 16TH ST BUSINESS PLAZA ADDITION CONTAINS 52858 SQ FT (1.213 AC), MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

SURVEYOR'S CERTIFICATE

I, NICHOLAS R. JENSEN, REGISTERED LAND SURVEYOR, N.D. NO. 29362 DO HEREBY CERTIFY THAT 16TH ST PLAZA ADDITION 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

NICHOLAS R. JENSEN LS-29362

PROPRIETOR'S CERTIFICATE

WE, STEPHEN N. DUCH-BOCHER & DIANE J. DUCH-BOCHER OWNERS AND PROPRIETORS OF 16TH ST BUSINESS PLAZA ADDITION, TO THE CITY OF DICKINSON, 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. THE PROPOSED INGRESS/EGRESS EASEMENT SHOWN HEREON IS PRIVATE, CROSSING LOT 1 FOR THE BENEFIT OF LOT 2.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAMES:

BY: _____ BY: _____
STEPHEN N. DUCH-BOCHER DIANE J. DUCH-BOCHER

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEPHEN N. DUCH-BOCHER AND DIANE J. DUCH-BOCHER, TO ME KNOWN TO BE THE SAME PERSON(S) DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
RESIDING AT COUNTY OF _____ STATE OF _____

PROPOSED PRIVATE INGRESS/EGRESS EASEMENT

THE CENTERLINE OF A 25 FOOT WIDE INGRESS/EGRESS EASEMENT (12.5 ON EACH SIDE OF THE CENTERLINE) LOCATED IN LOT 1, BLOCK 1 OF 16TH ST BUSINESS PLAZA ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH-WEST CORNER OF SAID LOT 1, THENCE N1°46'52"E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 12.50' TO THE POINT OF BEGINNING, THENCE S88°10'26"E PARALLEL TO THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 155.36' TO A POINT BEING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 53.50', THENCE NORTH-EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°54'55" AN ARC LENGTH OF 25.13', THENCE N88°13'28"E A DISTANCE OF 11.93' TO THE POINT OF TERMINUS, POINT BEING 36.78' FROM THE NORTH-EAST CORNER OF SAID LOT 1.

SAID EASEMENT CONTAINS 192.42 LINEAR FEET, 0.110 AC. ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

CITY OF DICKINSON COMMISSION APPROVAL

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

CITY ENGINEER APPROVAL

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

CITY PLANNING COMMISSION APPROVAL

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