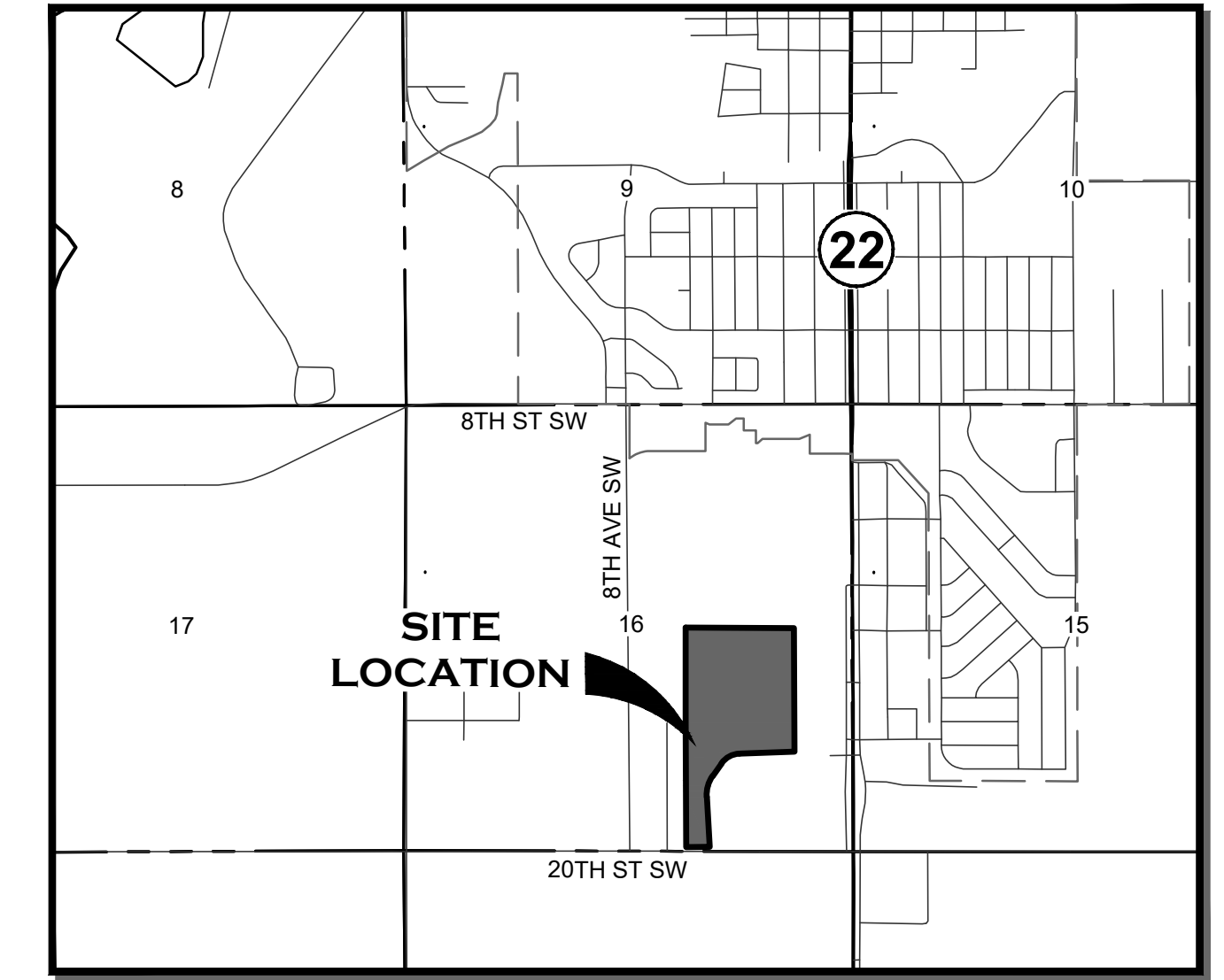


# SOUTHFORK ACRES 2ND SUBDIVISION

**BEING THE REPLAT OF LOT 1B, BLOCK 2, SOUTHFORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE<sup>1</sup>/<sub>4</sub>) SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA**



**VICINITY MAP**  
(1" = 2000')

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED LOTS
	EXISTING LOTS
	FOUND REBAR & CAP LS-5466 UNLESS OTHERWISE NOTES
	SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
	UN-MONUMENTED REFERENCE POINT
	SECTION LINE
	QUARTER OR SIXTEENTH LINE
	SECTION CORNER
	QUARTER CORNER
	RIGHT OF WAY LINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED ACCESS EASEMENT
	EXISTING EASEMENTS
	5' MAJOR CONTOURS
	1' MINOR CONTOURS
	DRAINAGE PATH
	EXISTING CULVERT
	100-YEAR FLOODPLAIN - ZONE A
	CONCRETE PAVEMENT
	GRAVEL/MILLINGS

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING THE REPLAT OF LOT 1B AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3178771, BLOCK TWO (2) OF SOUTHFORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE<sup>1</sup>/<sub>4</sub>) OF SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE B (1B) BEING A FOUND REBAR AND CAP; THENCE N 89°55'24" E ALONG THE NORTH LINE OF SAID LOT ONE B (1B), A DISTANCE OF 1276.22 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID LOT ONE B (1B); THENCE S 00°14'12" E ALONG THE EAST LINE OF SAID LOT ONE B (1B), A DISTANCE OF 1466.59 FEET TO A FOUND REBAR AND CAP LS-5466 ON THE NORTH RIGHT-OF-WAY OF DVORAK DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES TO FOUND REBAR AND CAPS LS-5466: S 87°50'18" W, 648.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°38'30" AN ARC LENGTH OF 248.07 FEET; THENCE S 35°11'48" W, 180.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°36'14" AN ARC LENGTH OF 262.77 FEET; THENCE S 03°24'28" E, 591.56 FEET TO SAID REBAR AND CAP LS-5466 ON INTERSECTION OF SAID DVORAK DRIVE RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF 20TH STREET SOUTHWEST; THENCE S 89°53'37" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 280.35 FEET TO A FOUND REBAR AND CAP LS-5466; THENCE N 00°02'16" W LEAVING SAID RIGHT-OF-WAY ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 1470.24 FEET TO A FOUND REBAR; THENCE N 00°09'42" W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1119.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51.1 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

**PLAT NOTES**

- 1) A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "A" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0431E, PANEL 431 OF 850, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010.

**SURVEY NOTES**

- 1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- 2) VERTICAL DATUM: NAVD 88
- 3) DATE OF LATEST FIELD WORK: OCTOBER 28, 2022

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PROJECT NUMBER: 241269	SCALE: 1"=120'
DRAWN BY: AJA	DATE: 03/26/24

