

WOOD MAJOR SUBDIVISION

SW1/4 SEC. 30, T140N, R96W, 5TH P.M.
STARK COUNTY, NORTH DAKOTA

PROPERTY BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED AND DESCRIBED ON DEED DOCUMENT 3176062 AS FILED AT THE STARK COUNTY RECORDERS OFFICE WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY (30), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W), FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE ON THE SOUTH LINE OF SAID SECTION 30, N89°55'50"W A DISTANCE OF 329.82 FEET; THENCE N0°04'27"E A DISTANCE OF 2641.41 FEET (PASSING A SET REBAR AT 50 FEET); THENCE S89°53'59"E A DISTANCE OF 329.82 FEET TO THE CENTER QUARTER OF SAID OF SAID SECTION 30 MARKED WITH A FOUND REBAR W/OPC; THENCE ALONG THE NORTH/SOUTH QUARTER LINE OF SAID SECTION 20, S0°04'27"W A DISTANCE OF 2641.38 FEET (PASSING A SET REBAR AT 2591.38 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 20.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

PLAT DESCRIPTION:

LOT 1, LOT 2, LOT 3 AND LOT 4 OF BLOCK 1 OF WOOD MAJOR SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA.

EASEMENT DESCRIPTIONS:

WE HEREBY DEDICATE A 10 FOOT WIDE UTILITY EASEMENT LOCATED WITHIN THE SOUTHWEST (SW1/4) OF SECTION 30, T140N, R96W, 5TH P.M., STARK COUNTY, NORTH DAKOTA. WE ALSO HEREBY DEDICATE A 50 FOOT WIDE STREET RIGHT OF WAY ALONG THE NORTH AND ALONG THE EAST LINES OF THIS SUBDIVISION FOR FUTURE STREET DEVELOPMENT. IF THIS RIGHT OF WAY IS NOT DEVELOPED INSIDE A PERIOD OF 10 YEARS FROM THE FILING OF THIS PLAT, AT THE STARK COUNTY COURT HOUSE, THIS RIGHT OF WAY WILL VACATE AND REVERT BACK TO THE CURRENT LAND OWNER.

RIGHT-OF-WAY DEDICATION:

SAID DEDICATED RIGHT OF WAY IDENTIFIED ON THE PLAT SHALL BE EFFECTIVE FOR 25 YEARS. SHOULD THE CITY OF DICKINSON'S TRANSPORTATION MASTER PLAN AND COMPREHENSIVE PLAN BE UPDATED AND ADOPTED PRIOR TO THE EXPIRATION OF THE 25 YEAR TIME LIMIT AND IT BE DETERMINED THAT THE DEDICATED RIGHT OF WAY IS NOT NECESSARY OR REQUIRED BY THE CITY OF DICKINSON, THE PROPERTY OWNER MAY APPLY TO THE CITY OF DICKINSON TO HAVE THE RIGHT OF WAY VACATED. THE DETERMINATION TO VACATE THE DEDICATED RIGHT OF WAY SHALL BE THE SOLE DISCRETION OF THE CITY OF DICKINSON.

OWNER'S CERTIFICATE

I, JONATHON AND BRITTANY WOOD, OWNERS OF WOOD MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST (SW1/4) OF SECTION 30, T140N, R96W OF THE FIFTH PRINCIPAL MERIDIAN, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE SAME TO BE SURVEYED, STAKED OUT, AND PLATTED BY ROBERT L. PROCIVE, REGISTERED LAND SURVEYOR NO. 2884 OF THE STATE OF NORTH DAKOTA IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE. WE ALSO HEREBY DEDICATE THE EASEMENT SHOWN ON THE NORTH END OF THE PROPERTY.

JONATHON WOOD _____

STATE OF NORTH DAKOTA }
COUNTY OF _____ }

ON THIS _____ DAY OF _____ 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JONATHON WOOD KNOWN TO ME TO BE THE SAME PERSON WHO ARE DESCRIBED IN THE FOREGOING CERTIFICATE AND WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BRITTANY WOOD _____

STATE OF NORTH DAKOTA }
COUNTY OF _____ }

ON THIS _____ DAY OF _____ 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRITTANY WOOD KNOWN TO ME TO BE THE SAME PERSON WHO ARE DESCRIBED IN THE FOREGOING CERTIFICATE AND WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, ROBERT L. PROCIVE, REGISTERED LAND SURVEYOR CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY. DISTANCES AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN AND THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT.

ROBERT L. PROCIVE, LS-2884
INTERSTATE ENGINEERING, INC.



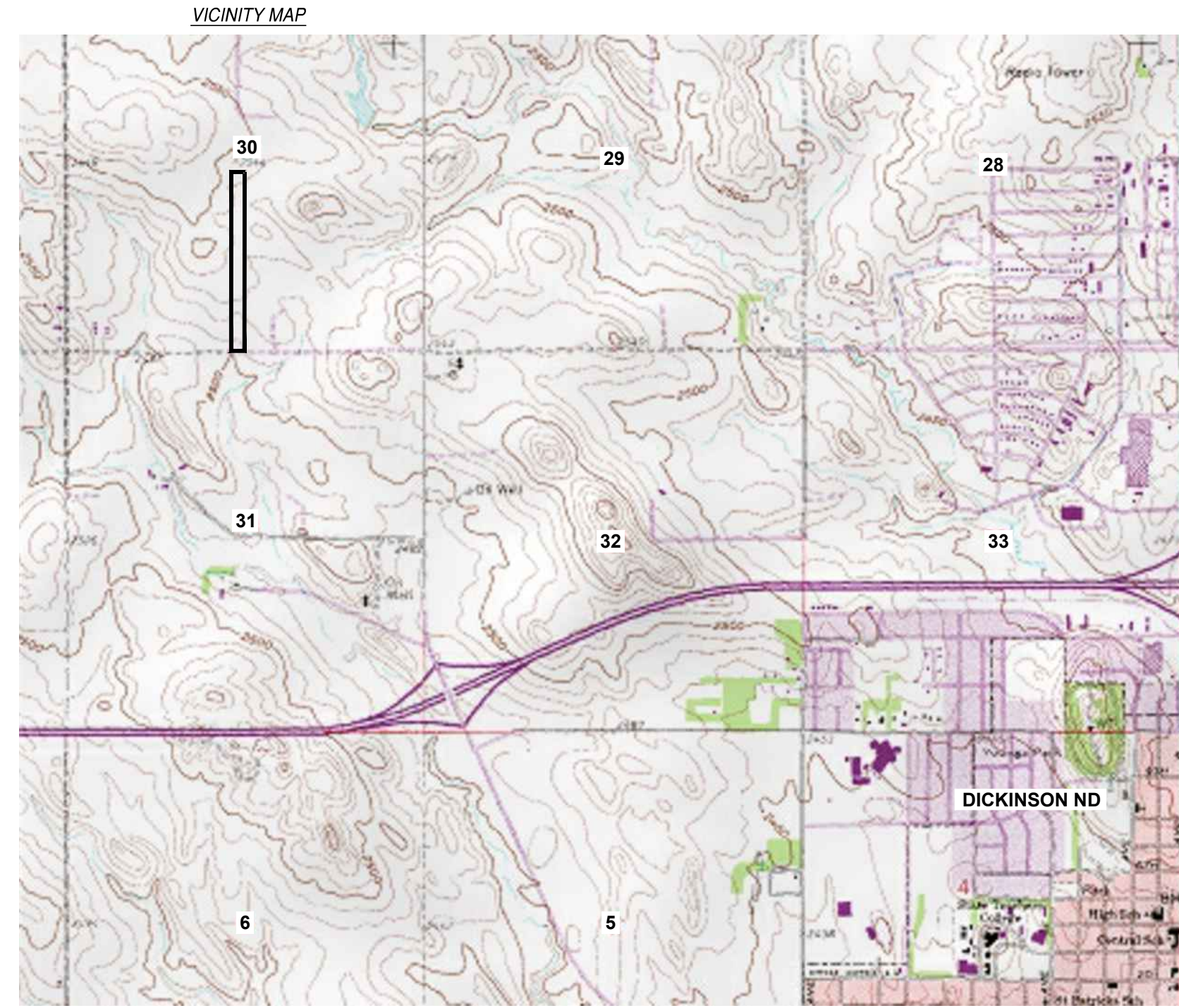
STATE OF NORTH DAKOTA }
COUNTY OF _____ }

ON THIS _____ DAY OF _____ 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT L. PROCIVE KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING CERTIFICATE AND WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

STARK COUNTY, NORTH DAKOTA
TAXES AND SPECIAL ASSESSMENTS
PAID AND TRANSFER ENTERED

_____ DATE _____



LEGEND	
	QUARTER SECTION CORNER - AS NOTED
	SECTION CORNER - AS NOTED
	SET REBAR W/YPC RLS 2884
	FOUND REBAR
	PROPOSED LOT LINE
	RIGHT-OF-WAY (AS NOTED)
	ADJACENT PROPERTY LINE
	SECTION LINE
	QUARTER LINE
	EXISTING LOT LINE
	EASEMENT LINE
	RLD = RESIDENTIAL LOW DENSITY
	CITY LIMIT LINE

- NOTES:**
- FEMA STARK COUNTY UNINCORPORATED AREA - ZONE X (3853669)
 - FIRM MAP NUMBER 38089C0187E (EFFECTIVE DATE NOV. 4, 2010)
 - DISTANCES SHOWN ARE GROUND, INTERNATIONAL FOOT
 - LOCAL COORDINATES, GEOID 18A

CITY OF DICKINSON COMMISSION APPROVAL

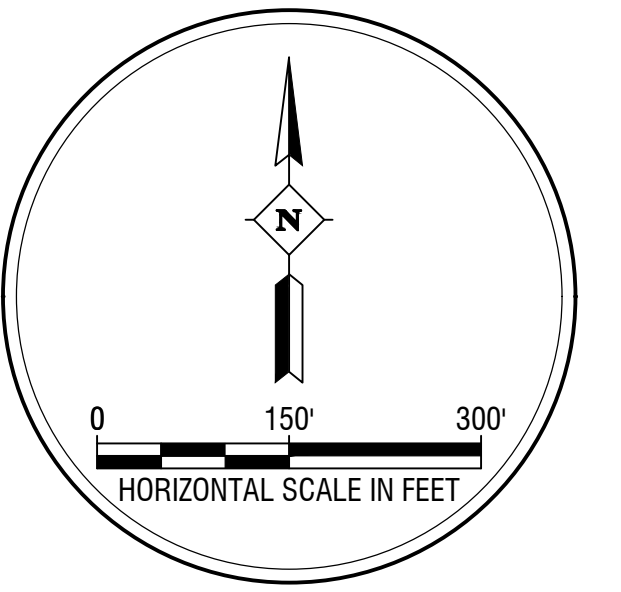
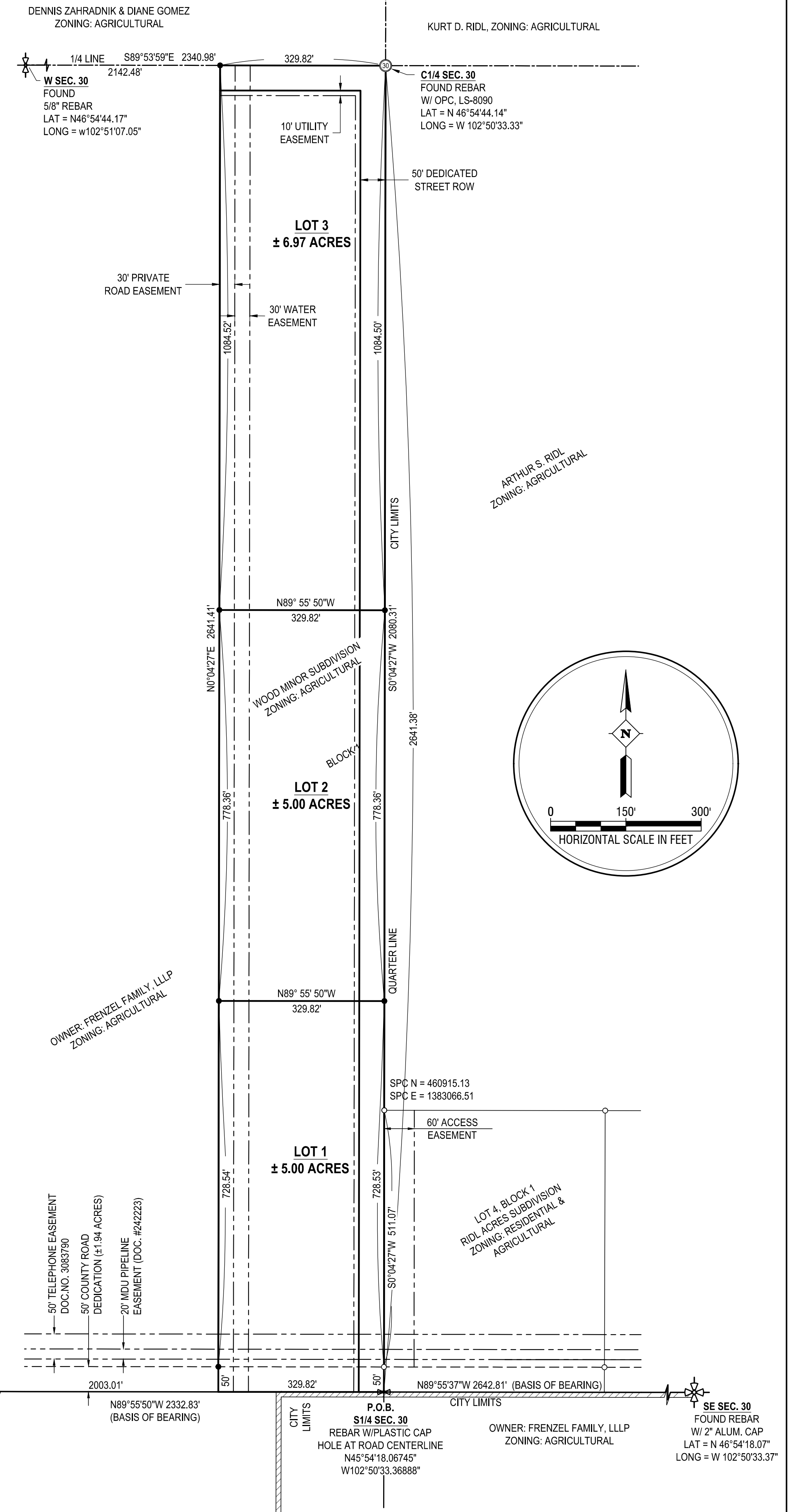
SCOTT DECKER _____ DATE _____
CITY OF DICKINSON PRESIDENT OF THE BOARD

JOSHUA SKLUZACEK _____ DATE _____
CITY OF DICKINSON ENGINEER

CITY OF DICKINSON PLANNING & ZONING _____ DATE _____

APPROVAL CERTIFICATE

DEAN FRANCHUK _____ DATE _____
STARK COUNTY CHAIRMAN OF THE BOARD



Prepared By:
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Professionals You Need, People You Trust.
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DICKINSON, ND 58601		
OWNER(S):	JONATHON AND BRITTANY WOOD	
FOR:	MAJOR SUBDIVISION	
PURPOSE:	PARCEL BOUNDARY	
DRAWN BY:	JDM	SURVEYED BY: RTJ
CHECKED BY:	RLP	DESIGNED BY: JDM
PROJECT NO.:	WC23-11-066	
DATE:	5/13/2024	

1 OF 1
SHEET NO.