

SAX SECOND SUBDIVISION

BEING THE REPLAT OF LOT 1, BLOCK 1 OF SAX FIRST SUBDIVISION AND
 LOTS 1-5, BLOCK 2 OF DIAMOND ACRES SUBDIVISION
 IN THE NW¹/₄ OF SECTION 34, T140N, R96W, OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

AREA RESERVED FOR RECORDER'S OFFICE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE REPLAT OF LOT ONE (1), BLOCK ONE (1) OF SAX FIRST SUBDIVISION AND LOTS ONE THRU FIVE (1-5), BLOCK TWO (2) OF DIAMOND ACRES SUBDIVISION LOCATED IN THE NORTHWEST QUARTER (NW¹/₄) OF SECTION THIRTY-FOUR (34), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.) IN THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 10.37 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 SAX 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

I, CHRISTIAN KOSTELECKY, BEING THE AUTHORIZED REPRESENTATIVE OF ELGI, LLC, WHOSE ADDRESS IS 52 21ST STREET E, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF LOT ONE (1), BLOCK (1) OF SAX FIRST SUBDIVISION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3086239, DO HEREBY DECLARE THAT I 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, I HAVE HEREUNTO SUBSCRIBED MY NAME:

SIGNATURE: _____
 CHRISTIAN KOSTELECKY

STATE OF _____ }
 COUNTY OF _____ } SS

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROPRIETOR'S CERTIFICATE

I, RICK WOOLSEY, THE AUTHORIZED REPRESENTATIVE OF RC DEVELOPMENT, LLC, WHOSE ADDRESS IS 234 VENTURE STREET, SUITE 100, SAN MARCOS, CA 92078, THE OWNER AND PROPRIETOR OF LOTS ONE THRU FIVE (1-5), BLOCK TWO (2) OF DIAMOND ACRES SUBDIVISION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3089070, 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, I HAVE HEREUNTO SUBSCRIBED MY NAME:

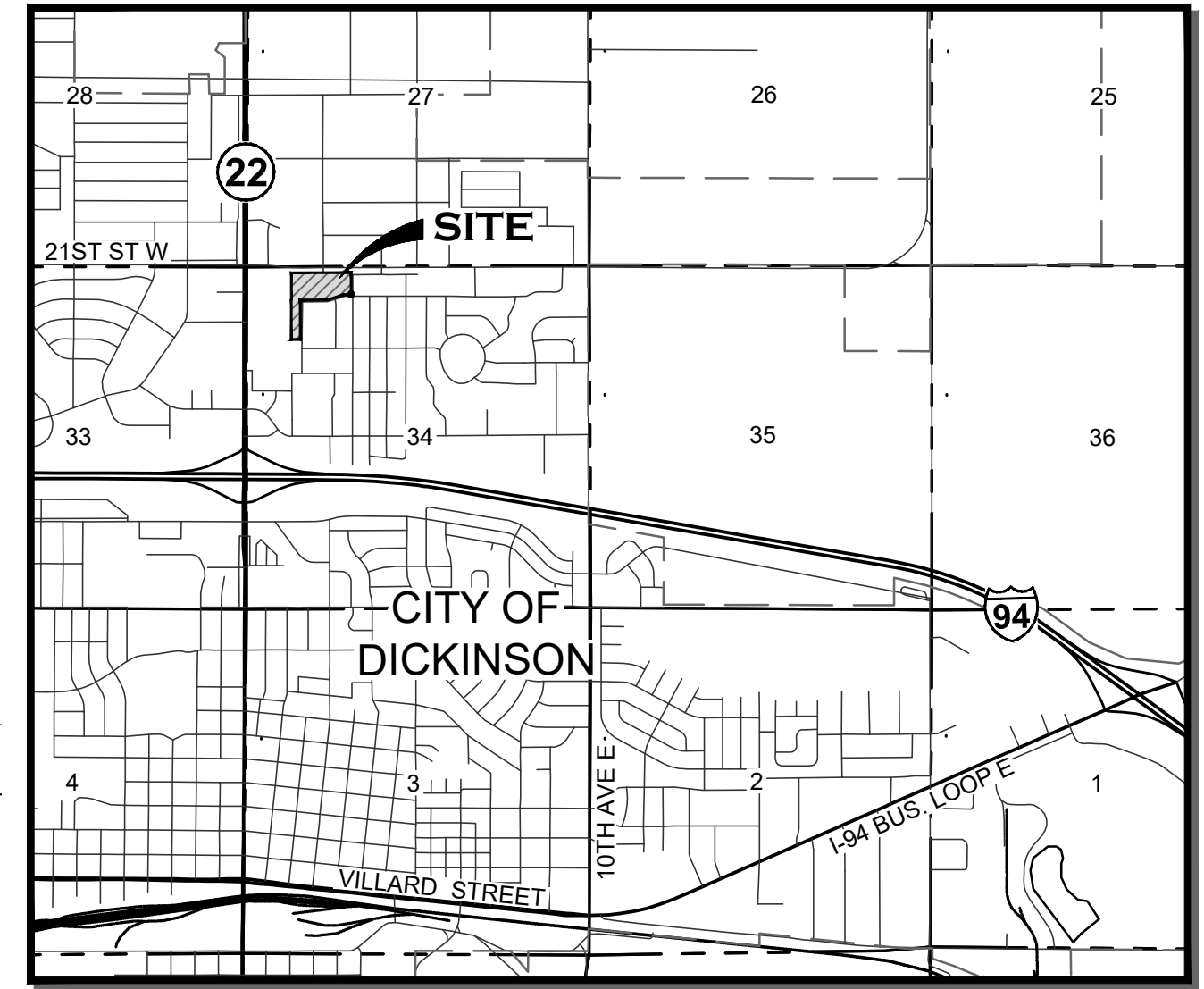
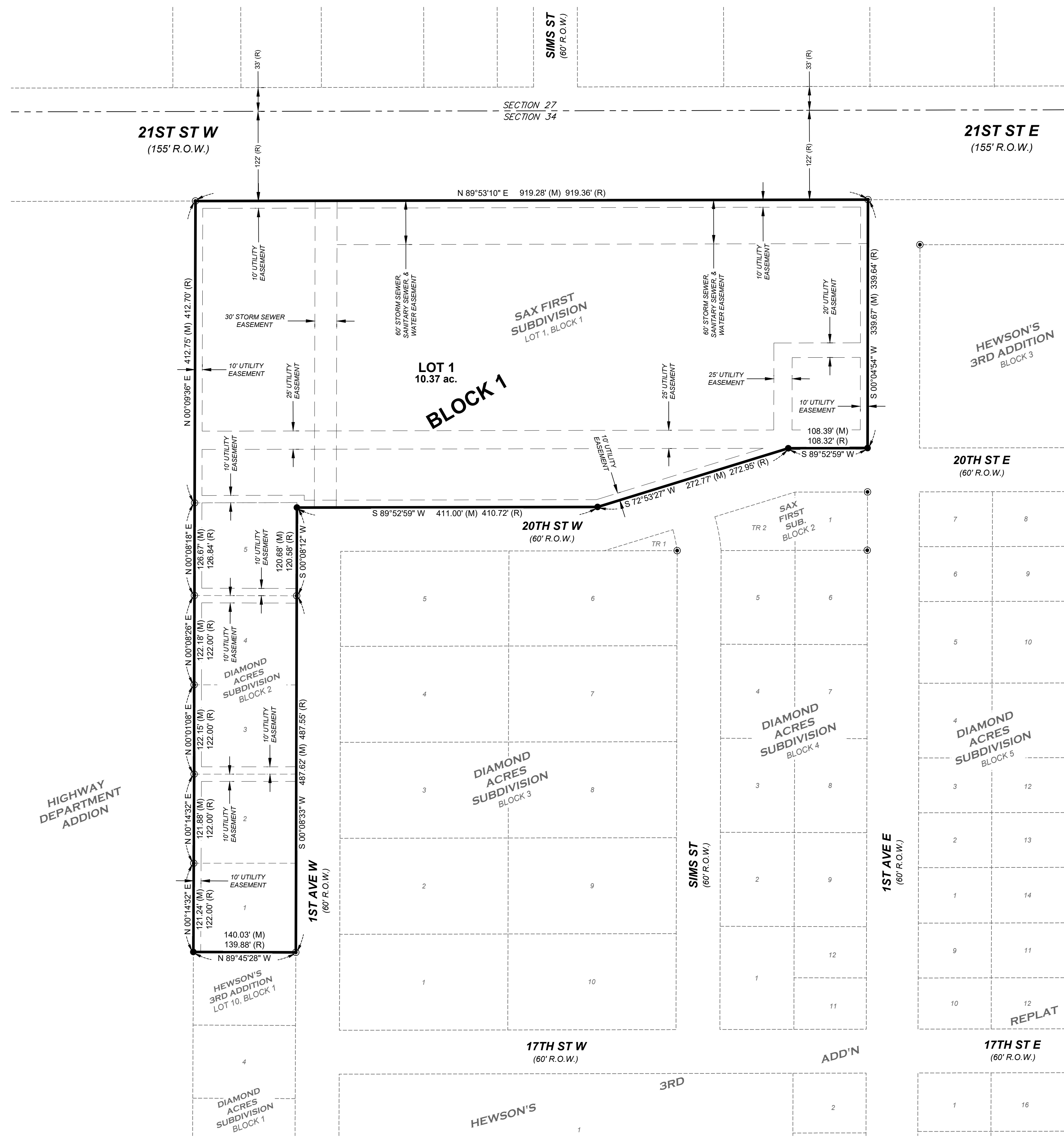
SIGNATURE: _____
 RICK WOOLSEY

STATE OF _____ }
 COUNTY OF _____ } SS

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
 (1" = 1/2 MILE)

LEGEND

- PROPERTY BOUNDARY
- EXISTING LOTS
- EXISTING LOT LINES VACATED BY THIS PLAT
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- SECTION LINE
- EXISTING EASEMENTS

ABBREVIATIONS

- R.O.W. RIGHT-OF-WAY
- AC. ACRE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

PLAT NOTES

- 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) NUMBER 38089C0193F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.
- IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF THIS PLAT, FUTURE LOT LINE ADJUSTMENTS, LOT SPLITS, AND/OR LOT COMBINATIONS WITHIN THIS SUBDIVISION SHALL NOT BE ELIGIBLE FOR ADMINISTRATIVE 'LOT MODIFICATIONS' AS DEFINED BY CHAPTER 52 OF THE CITY OF DICKINSON MUNICIPAL CODE. THESE ADJUSTMENTS, IF DESIRED, SHALL FOLLOW THE APPROPRIATE MINOR OR MAJOR PLAT PROCESS.

SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM HAVING A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- VERTICAL DATUM: NAVD 88, GEOID 03
- DATE OF LATEST FIELD WORK: OCTOBER 2, 2025

CITY OF DICKINSON COMMISSION APPROVAL

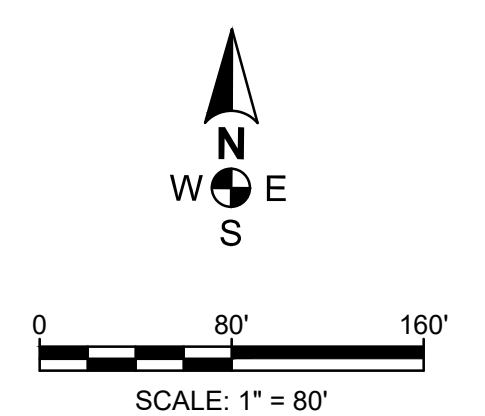
PRINTED NAME: _____ TITLE: _____
 SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

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

CITY PLANNING AND ZONING COMMISSION APPROVAL

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



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

PROJECT NUMBER: 251848	SCALE: 1"=80'
DRAWN BY: AWS	DATE: 11/25/25