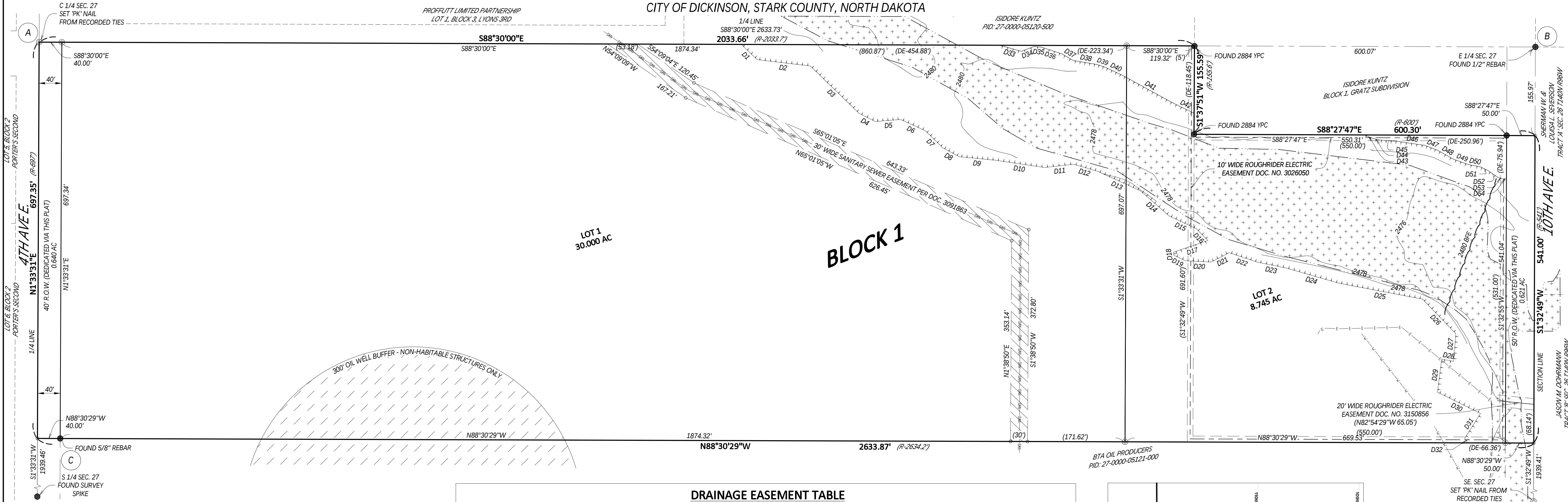


ZOWIE HEIGHTS SUBDIVISION
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 140 NORTH, RANGE 96 WEST, 5TH P.M.
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



BOUNDARY DESCRIPTION:

PER WARRANTY DEED RECORDED IN BOOK 237, PAGE 97, AND CHECKED AGAINST DOCUMENT NO. 3157672 STARK COUNTY, NORTH DAKOTA

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF THE ABOVE SAID SECTION 27, THE POINT OF BEGINNING, THENCE ON A BEARING OF NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST ON AND ALONG THE 1/4 LINE A DISTANCE OF 2033.7 FEET, THENCE ON A BEARING OF SOUTH ON AND ALONG THE BOUNDARY OF A PREVIOUSLY DEEDED TRACT A DISTANCE OF 155.6 FEET, THENCE ON A BEARING OF EAST ON AND ALONG THE BOUNDARY OF A PREVIOUSLY DEEDED TRACT A DISTANCE OF 600 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27, THENCE ON A BEARING OF SOUTH ON AND ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 541 FEET, THENCE ON A BEARING OF SOUTH 89 DEGREES 57 MINUTES 10 SECONDS WEST A DISTANCE OF 2634.2 FEET TO A POINT ON THE 1/4 LINE, THENCE ON A BEARING OF NORTH ON AND ALONG THE 1/4 LINE A DISTANCE OF 697 FEET TO THE POINT OF BEGINNING.

SAID TRACT NOW PLATTED AS ZOWIE HEIGHTS SUBDIVISION CONTAINS 40.006 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS AGREEMENTS, EASEMENTS, CONVEYANCES, AND SURVEYS.

BASIS OF BEARINGS:

SURVEY BASED ON NORTH DAKOTA SOUTH ZONE NAD1983 (2011), INTERNATIONAL FOOT. BEARINGS ARE GRID, DISTANCES ARE GROUND, USING A SCALE FACTOR OF 1.0001799774. COORDINATES ARE GRID. VERTICAL DATUM IS NAVD88 (GEOID18).

SURVEYOR'S CERTIFICATE:

I, NICHOLAS R. JENSEN, REGISTERED LAND SURVEYOR, N.D. NO. 29362 DO HEREBY CERTIFY THAT ZOWIE HEIGHTS 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:

NICHOLAS R. JENSEN R.L.S. 29362

SUBDIVISION NOTES:

- 1) A 40' STRIP LYING EAST OF THE WEST BOUNDARY LINE WAS PREVIOUSLY GRANTED PER EASEMENT DOCUMENT NO. 3091864.
- 2) A 50' STRIP LYING WEST OF THE EAST BOUNDARY LINE WAS PREVIOUSLY GRANTED PER EASEMENT DOCUMENT NO. 189001.
- 3) A PORTION OF ZOWIE HEIGHTS SUBDIVISION FALLS WITHIN SPECIAL FLOOD HAZARD AREAS AS SHOWN. PER FEMA FIRM NO. 38089C0192F, DATED AUGUST 28TH, 2024. DRAINAGE EASEMENT FOLLOWS THE MAPPED AREA FOR ZONE X & ZONE AE AS INDICATED PER SAID FEMA FIRM.
- 4) OIL AND GAS WELL INFORMATION PER NORTH DAKOTA INDUSTRIAL COMMISSION:
OPERATOR: SCOUT ENERGY MANAGEMENT
WELL NAME: 9403 JV-P RASHKO 1
FILE NO.: 13692
LOCATION OF WELL HEAD WAS DOCUMENTED AT TIME OF THIS SURVEY TO REFLECT 300' NON-HABITABLE STRUCTURE BUFFER.

SURVEY NOTES:

- 1) UTILITIES DEPICTED ARE THE RESULT OF AN 811 CALL TICKET #26023437 AND WERE EITHER MARKED OR ELECTRONICALLY SUBMITTED TO THE SURVEYOR. SURVEYOR MAKES NO GUARANTEES TO THE PHYSICAL LOCATION OF UTILITIES.
- 2) DATE OF LATEST FIELD WORK: XXXXXXXXXX

DRAINAGE EASEMENT TABLE

NAME	BEARING	LENGTH	NAME	BEARING	LENGTH	NAME	BEARING	LENGTH	NAME	BEARING	LENGTH
D1	S44°51'10"E	38.45'	D17	S72°29'57"W	63.90'	D33	S72°55'14"E	39.43'	D49	S69°03'17"E	27.62'
D2	S81°51'39"E	94.29'	D18	S7°40'30"E	5.68'	D34	N70°25'10"E	23.54'	D50	S77°54'06"E	20.99'
D3	S44°33'01"E	119.30'	D19	S63°15'04"E	22.06'	D35	S84°23'02"E	13.68'	D51	S63°46'52"E	15.00'
D4	S61°37'27"E	32.20'	D20	S85°46'27"E	45.31'	D36	S70°13'02"E	38.35'	D52	S54°01'34"E	21.01'
D5	N86°40'38"E	44.81'	D21	N64°00'46"E	35.76'	D37	S58°08'06"E	22.00'	D53	S69°13'47"E	9.96'
D6	S64°14'12"E	47.70'	D22	S70°21'51"E	53.38'	D38	S79°05'14"E	42.86'	D54	N86°03'41"E	6.25'
D7	S44°10'36"E	42.66'	D23	S77°11'59"E	50.47'	D39	S69°58'35"E	15.62'			
D8	S60°11'59"E	33.24'	D24	S72°36'56"E	97.09'	D40	S63°28'09"E	33.67'			
D9	S83°06'27"E	64.28'	D25	S77°56'37"E	149.59'	D41	S59°58'56"E	102.50'			
D10	S80°17'28"E	87.22'	D26	S42°35'42"E	84.51'	D42	S63°00'26"E	39.60'			
D11	N85°01'53"E	51.57'	D27	S5°56'54"W	48.71'	D43	S67°41'44"E	17.24'			
D12	S72°22'02"E	43.86'	D28	N78°08'23"W	21.31'	D44	S74°14'31"E	10.45'			
D13	S64°14'01"E	82.71'	D29	S8°37'16"W	58.68'	D45	S84°15'49"E	34.57'			
D14	S47°25'59"E	67.19'	D30	S62°20'11"E	84.55'	D46	S80°14'23"E	46.87'			
D15	S63°32'45"E	52.93'	D31	S33°49'19"W	51.77'	D47	S67°49'56"E	23.76'			
D16	S43°21'11"E	29.13'	D32	S31°57'21"E	9.59'	D48	S59°18'43"E	32.42'			

AREA TABLE

LOT 1 ACREAGE	30.000 AC ±
+ DEDICATED ACREAGE	0.640 AC ±
TOTAL	30.640 AC ±
LOT 2 ACREAGE	8.745 AC ±
+ DEDICATED ACREAGE	0.621 AC ±
TOTAL	9.366 AC ±
DEDICATED AREA TOTAL	1.261 AC ±
SUBDIVISION TOTAL	40.006 AC ±

LEGEND:

- FOUND MONUMENT (AS DESCRIBED)
- ⊙ SET MONUMENT 5/8X24" REBAR W/2" ALUM CAP STAMPED "WES 29362" (UNLESS NOTED OTHERWISE)
- CALCULATED POINT (NOT SET)
- BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT EDGE
- DRAINAGE EASEMENT BOUNDARY
- (R-100.00) RECORD DISTANCE
- (100.00) EASEMENT TIE DISTANCE
- (DE-100.00) DRAINAGE EASEMENT TIE DISTANCE
- + + + + + FEMA "REGULATORY FLOODWAY"
- E — E — E ELECTRIC LINE
- SAN — SAN — SAN — SANITARY SEWER LINE
- W — W — W — WATER LINE

PROPRIETORS CERTIFICATE:

WE, JASON H. TORMASCHY AND LISA TORMASCHY, OWNERS AND PROPRIETORS OF ZOWIE HEIGHTS SUBDIVISION TO 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 STREET RIGHT-OF-WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAMES:

BY: JASON H. TORMASCHY
BY: LISA TORMASCHY

STATE OF _____ SS

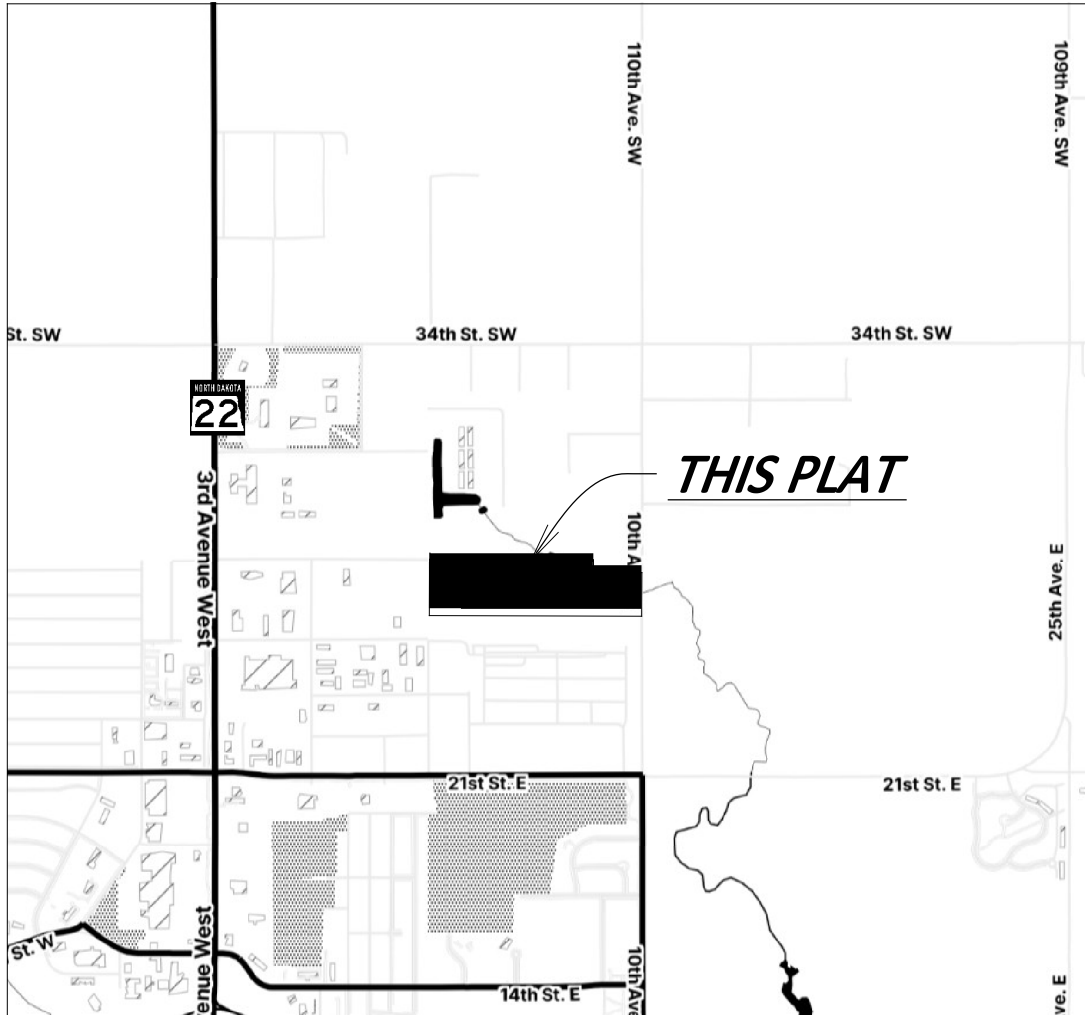
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND OF SAID COUNTY AND STATE, PERSONALLY APPEARED JASON H. TORMASCHY AND LISA TORMASCHY, 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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RESIDING AT THE COUNTY OF _____, STATE OF _____



VICINITY MAP

SCALE: NTS

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: _____

STARK COUNTY COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

COORDINATE TABLE		
NAME	NORTHING	EASTING
A	462508.85	1398967.13
B	462439.92	1401599.48
C	461810.85	1398988.15

DRAWN BY: NRJ

SHEET: 1 OF 1

PROJECT NO: 26-008

DATE: 6/26/26

WESTERN EDGE SURVEYING, PLLC

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