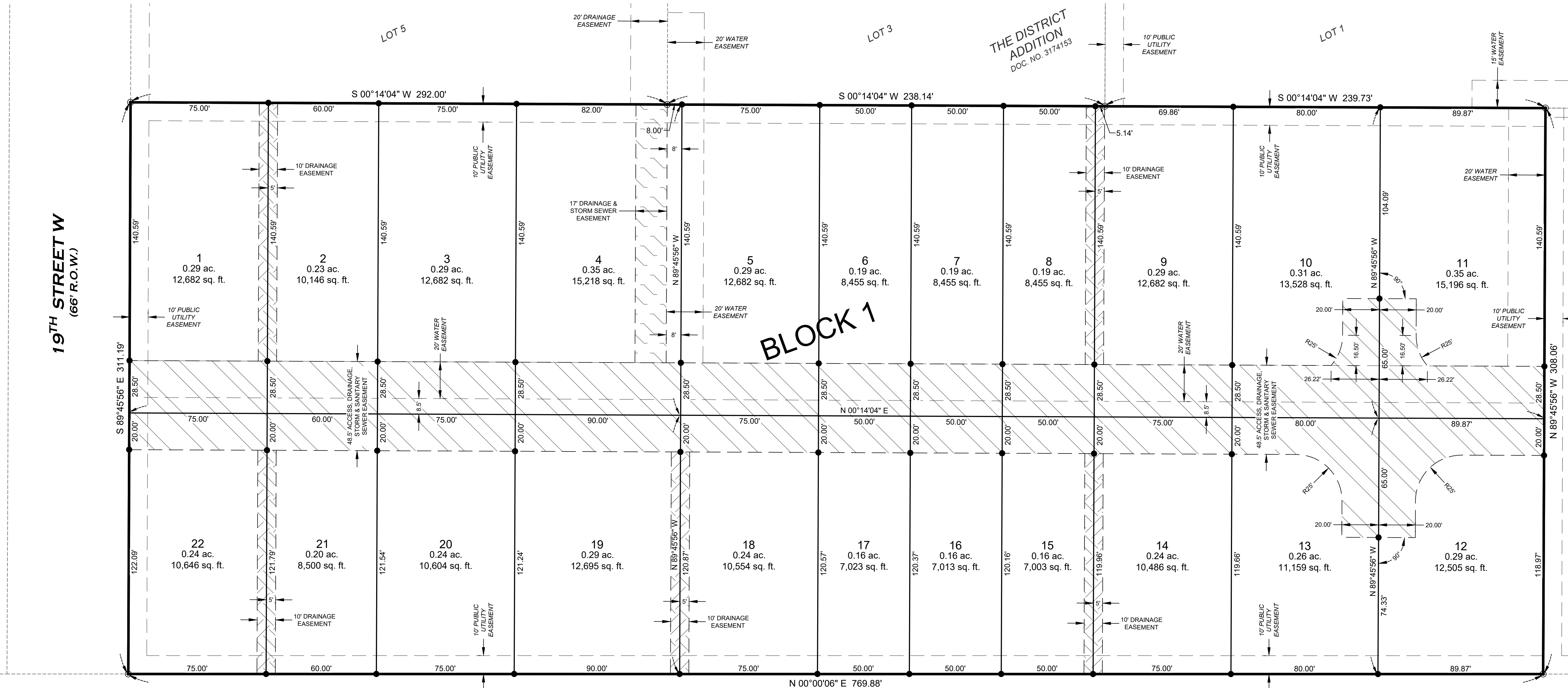


# THE DISTRICT BUSINESS PARK FIRST ADDITION

BEING THE REPLAT OF LOT 4, BLOCK 1 OF THE DISTRICT ADDITION IN THE NORTHEAST QUARTER (NE¼) OF SECTION THIRTY-TWO (32), TOWNSHIP ONE-HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W), OF THE 5TH PRINCIPAL MERIDIAN (5TH P.M.) CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



19<sup>TH</sup> STREET W  
(66' R.O.W.)

### LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOTS
- EXISTING LOTS
- FOUND REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- SET #5 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- PROPOSED ACCESS, DRAINAGE, STORM & SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER & DRAINAGE EASEMENTS
- PROPOSED DRAINAGE EASEMENTS
- EXISTING EASEMENTS

### SURVEY NOTES

- 1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM. PROJECT HAS A CENTRAL MERIDIAN OF LAT: 46°5'142.38098" / LONG: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- 2) VERTICAL DATUM: NAVD 88, GEOID 03.
- 3) DATE OF LATEST FIELD WORK: FEBRUARY 24, 2022

### PROPERTY NOTES

- 1) THIS SUBDIVISION IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 3801170189E AND 3801170193E, PANELS 189 AND 193 OF 850, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010.
- 2) REFER TO THE DISTRICT ADDITION PLAT AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3174153 FOR FURTHER DEPICTION OF EXISTING EASEMENTS WITHIN THIS SUBDIVISION.

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOT FOUR (4), BLOCK ONE (1) OF THE DISTRICT ADDITION LOCATED IN THE NORTHEAST QUARTER (NE¼) OF SECTION THIRTY-TWO (32), TOWNSHIP ONE-HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 5.47 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 DISTRICT BUSINESS PARK FIRST ADDITION 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

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KC HOMISTON, 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  
RESIDING AT COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_

### PROPRIETOR'S CERTIFICATE

I, AARON GRINSTEINER, AUTHORIZED REPRESENTATIVE OF VENTURE COMMERCIAL, LLC, RESIDING AT 4566 WEST RIDGE DRIVE, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF PROPERTY LYING IN LOT FOUR (4), BLOCK ONE (1) OF THE DISTRICT ADDITION LOCATED IN THE NORTHEAST QUARTER (NE¼) OF SECTION THIRTY-TWO, TOWNSHIP ONE-HUNDRED FORTY NORTH, RANGE NINETY-SIX WEST OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT I HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

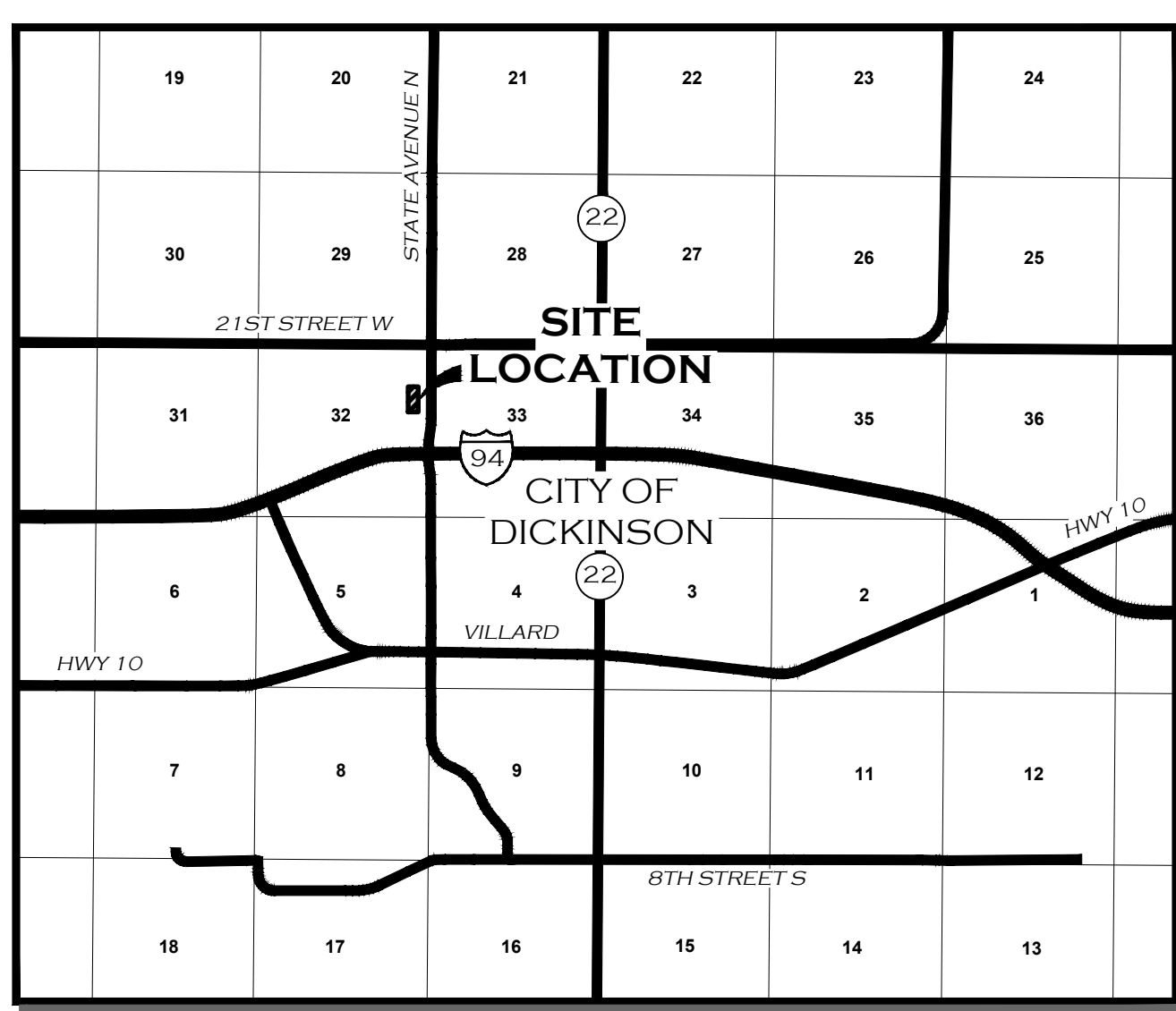
IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

AARON GRINSTEINER - VENTURE COMMERCIAL, LLC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON GRINSTEINER, TO ME KNOWN TO BE THE SAME PERSON DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC  
RESIDING AT COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_



VICINITY MAP  
1" = MILE

### 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: \_\_\_\_\_



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

PROJECT NUMBER: 231003	SCALE: 1"=30'
DRAWN BY: AJA/AWS	DATE: 05/02/23

