DUCHSCHER SUBDIVISION

A REPLAT OF LOT 3, BLOCK 1 OF BRAUN THIRD SUBDIVISION LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, T.140 N., R. 96 W., 5TH P.M. CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

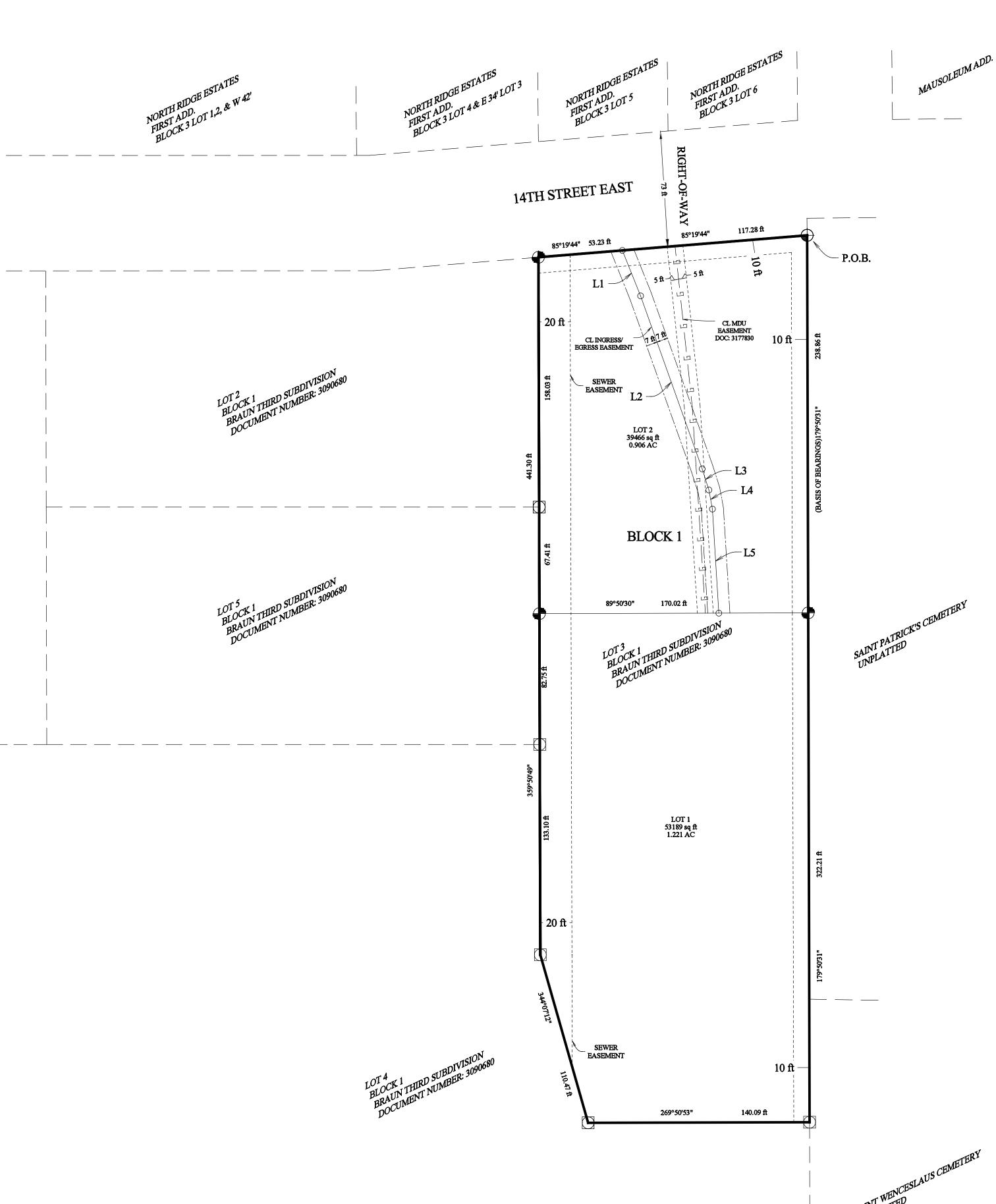
LEGAL DESCRIPTION

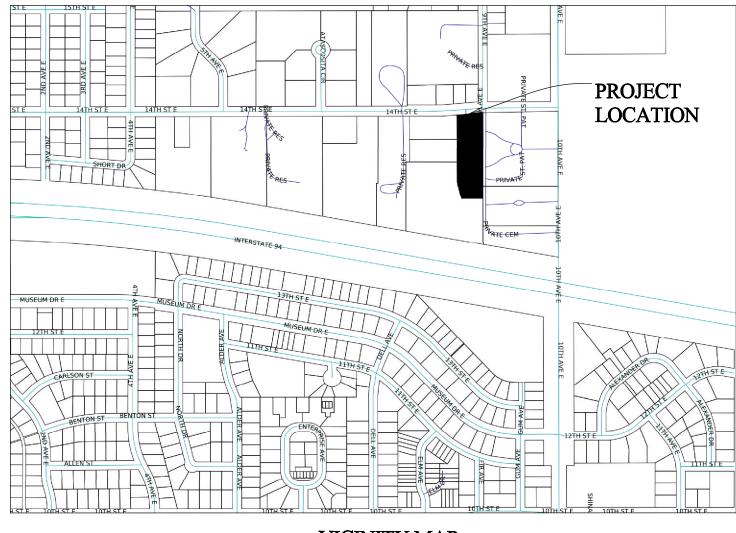
PRINTED NAME: _

SIGNATURE: _

CITY PLANNING COMMISSION APPROVAL

NORTH DAKOTA DO HEREBY CERTIFY THA AS RECORDED BY STARK COUNTY DOCUM OF SECTION 34, TOWNSHIP 140 NORTH, RAI STARK COUNTY, NORTH DAKOTA NOW PL MADE UNDER MY DIRECTION FROM NOTE	O SURVEYOR N.D. NO. 29362 OF DICKINSON, STARK COUNTY, AT THE SURVEY OF LOT 3 BLOCK 1 OF BRAUN THIRD SUBDIVISION MENT NUMBER 3090680 LYING IN THE SOUTHEAST QUARTER (SE 1/4) NGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, ATTED AS DUCHSCHER SUBDIVISION AS SHOWN ON THIS PLAT WAS S MADE IN THE FIELD AND THE SAME IS TRUE AND CORRECT TO THE AID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
STREET EAST, THENCE 179°50'31" A DISTAL 344°07'12" A DISTANCE OF 110.47', THENCE	OF SAID LOT 3 WHICH IS ON THE SOUTH RIGHT-OF-WAY OF 14TH NCE OF 561.06', THENCE 269°50'53" A DISTANCE OF 140.09', THENCE A 359°50'49" A DISTANCE OF 441.30' TO THE NORTHWEST CORNER OF WAY LINE OF 14TH STREET EAST, THENCE ALONG THE SAID E OF 170.51' TO THE POINT OF BEGINNING.
	E OR LESS AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, EYS. SUBJECT PROPERTY AS SHOWN AND MONUMENTED ON THIS PLAT.
	CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE
IN WITNESS WHEREOF, I HAVE HEREUNTO	SUBSCRIBED MY NAME:
NICHOLAS R JENSEN PROFESSIONAL LAND SURVEYOR NORTH DAKOTA NO. 29362	
STATE OF	SS
COUNTY OF	33
	LTY APPEARED KC HOMISTON, TO ME KNOWN TO BE THE SAME UTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY
NOTARY PUBLIC	MY COMMISSION EXPIRES:
RESIDING AT COUNTY OF,	STATE OF
AND DESCRIBED IN THE SURVEYOR'S CER' SAME TO BE SURVEYED AS SHOWN ON THE EASEMENTS AND PUBLIC RIGHT-OF-WAY.	OWNERS AND PROPRIETOR OF DUCHSCHER I, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HERON ITFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE E ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY AS SHOWN TO PUBLIC USE FOREVER. THE INGRESS/EGRESS CROSSING LOT 2 FOR THE BENEFIT OF LOT 1.
IN WITNESS WHEREOF, WE HAVE HEREUN	
BY: STEPHEN DUCHSCHER	BY:
STEPHEN DUCHSCHER	DIANE DUCHSCHER
STATE OF	SS — —
FOR SAID COUNTY AND STATE, PERSONAL	0, BEFORE ME, A NOTARY PUBLIC IN AND LLY APPEARED KC HOMISTON, TO ME KNOWN TO BE THE SAME JTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY CUTED THE SAME.
NOTARY PUBLIC	MY COMMISSION EXPIRES:
RESIDING AT COUNTY OF,	STATE OF
CITY OF DICKINSON COMMI	SSION APPROVAL
PRINTED NAME:	
	TTTLE:
SIGNATURE:	





VICINITY MAP SCALE: NONE

SURVEY NOTES:

1) DUCHSCHER SUBDIVISION IS LOCATED IN ZONE "X" OF THE FEMA FLOOD INSURANCE RATE MAI WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE MAP 38089C0194E, PANEL 194 OF 850, EFFECTIVE DATE NOVEMBER 4TH, 2010.

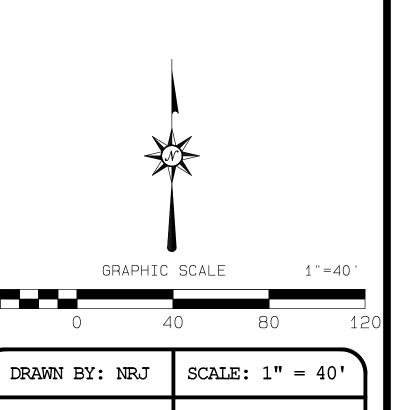
2) BASIS OF BEARING: CONSIDERING THE BASIS OF BEARING TO BE THE EAST LINE OF LOT 3 HAVING A BEARING OF 179°50'31"

3) ALL UTILITY EASEMENTS ARE CURRENTLY EXISTING PER DOCUMENT NUMBER: 3090680 MDI FASEMENT ACROSS LOT 2 TO ACCESS LOT 1 DOCUMENT NUMBER: 3177830

4) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM

5) DATE OF LATEST FIELD WORK: MAY 15TH, 2023

14' INGRESS/EGRESS EASEME		
Name	Length	Azimuth
L1	30.99	158°09'50"
L2	116.17	160°23'57"
L3	14.00	162°23'12"
L4	12.27	169°31'51"
L5	65.97	176°28'49"



LEGEND

PROPERTY BOUNDARY
PROPOSED LOTS
ADJACENT LOTS
UTILITY EASEMENT
INGRESS/EGRESS EASEMENT

FOUND 2" ALUM. KLJ CAP
FOUND 1/2" REBAR
SET #5 REBAR 24" LONG & 2" ALUM.
CAP STAMPED "WESTERN EDGE
SURVEYING LS-29362"

UNMONUMENTED ACCESS EASEMENT POINT

PROJ NO: 23-001 DATE: 6/6/2023

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