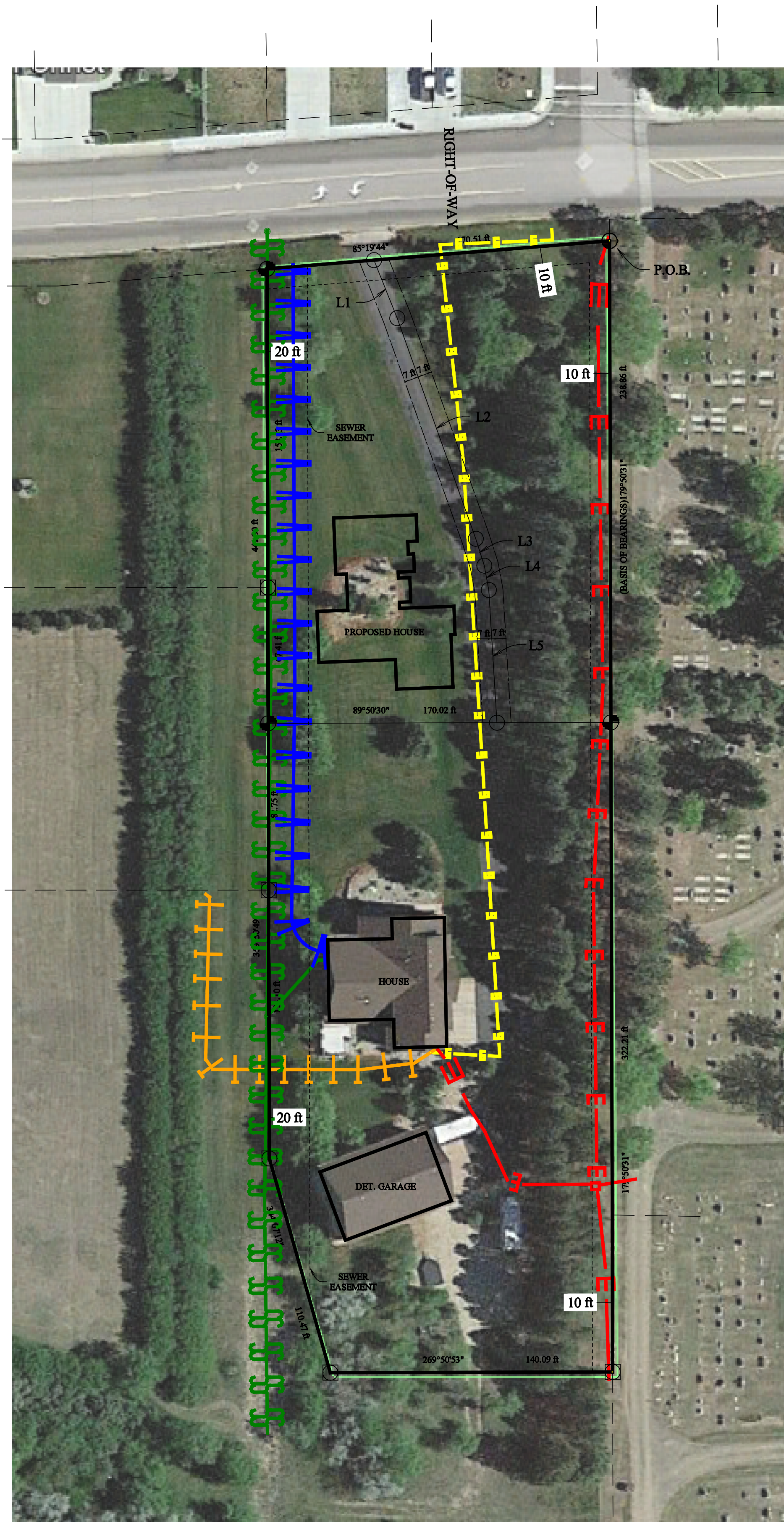


# DUCHSCHER SUBDIVISION SITE PLAN



### SURVEY NOTES:

- 1) DUCHSCHER SUBDIVISION IS LOCATED IN ZONE "X" OF THE FEMA FLOOD INSURANCE RATE MAP, 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
- 4) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM
- 5) DATE OF LATEST FIELD WORK: MAY 15TH, 2023

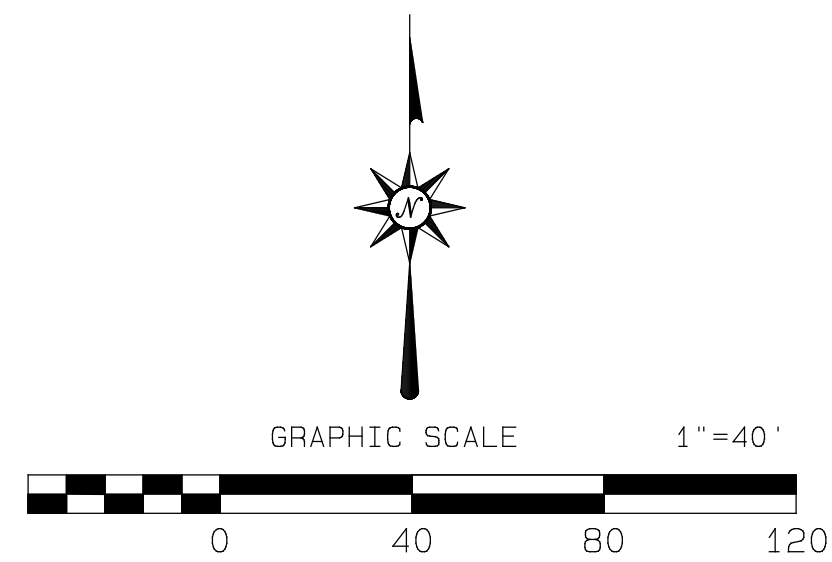
### UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS, PLAN DRAWINGS, AND RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE ALL OF THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION; HOWEVER, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.

INGRESS/EGRESS EASEMENT		
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

- MDU POWER
- MDU GAS
- CONSOLIDATED TELE
- PRIVATE WATER
- CITY OF DICKINSON SANITARY SEWER
- 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



DRAWN BY: NRJ	SCALE: 1" = 40'
PROJ NO: 23-001	DATE: 5/22/2023
<b>WESTERN EDGE SURVEYING, PLLC</b> 1170 LINCOLN STREET DICKINSON, ND 58001 PHONE: (701) 430-3110 WWW.WESTERNEDGESURVEYING.COM	