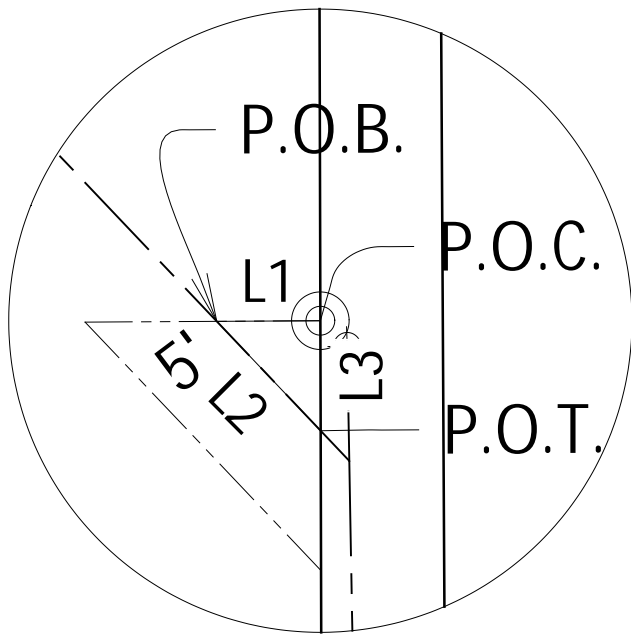
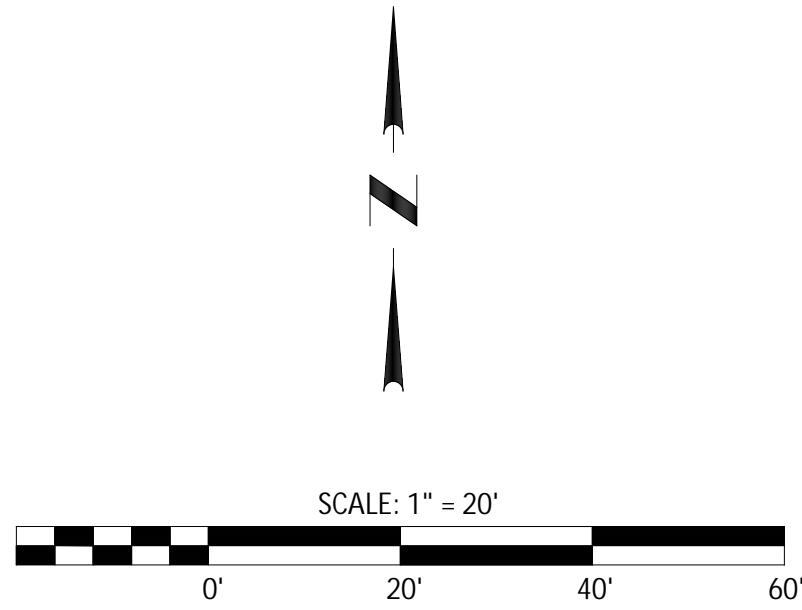


SILVERGATE ADDITION

BEING A REPLAT OF A PORTION OF BLOCK C, MESSERSMITH & SIMPSON'S 2ND ADDITION
SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 139 NORTH, RANGE 96 WEST
OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



SANITARY SEWER EASEMENT
INSET: SCALE 1" = 10'

LEGEND

- CORNER FOUND (AS DESCRIBED)
- SET 2" ALUM. CAP STAMPED 'WES NDPLS 29362' (UNLESS NOTED)
- PARCEL BOUNDARY
- ADJACENT PARCEL LINES
- SANITARY SEWER CENTERLINE
- 100 (D) DEED DISTANCE
- 100 (P) PLAT DISTANCE



VICINITY MAP: NOT TO SCALE

SANITARY SEWER EASEMENT LINE TABLE

Name	Azimuth	Length
L1	N88°20'37"W	5.40
L2	S41°31'02"E	7.86
L3	N1°50'47"E	5.73

COORDINATE TABLE

Name	Northing	Easting
A	451809.88	1400688.17
B	451813.49	1400563.32
C	451613.64	1400556.86
D	451625.00	1400682.21

BASIS OF BEARINGS

BASIS OF BEARINGS BEING THE EAST LINE OF BLOCK C, MESSERSMITH & SIMPSON'S 2ND ADDITION TO THE CITY OF DICKINSON, ND

SURVEY BASED ON NORTH DAKOTA SOUTH ZONE 1983 (2011), INTERNATIONAL FOOT. BEARINGS ARE GRID, DISTANCES ARE GROUND USING A SCALE FACTOR OF 1.0001799772. COORDINATES ARE GRID.

SURVEYOR'S CERTIFICATE

I, NICHOLAS R. JENSEN, REGISTERED LAND SURVEYOR, N.D. NO. 29362 DO HEREBY CERTIFY THAT SILVERGATE ADDITION 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

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK C, MESSERSMITH & SIMPSON'S 2ND ADDITION TO THE CITY OF DICKINSON LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 139 NORTH, RANGE 96 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK C; THENCE ALONG THE EAST LINE OF SAID BLOCK C S1°50'47"W A DISTANCE OF 85.00' TO THE POINT OF BEGINNING, THENCE N88°20'37"W A DISTANCE OF 124.93', THENCE S1°51'05"W A DISTANCE OF 199.99', THENCE S88°19'37"E A DISTANCE OF 74.96', THENCE N1°50'47"E A DISTANCE OF 15.02', THENCE S88°19'37"E A DISTANCE OF 49.98' TO A POINT BEING ON THE EAST LINE OF SAID BLOCK C, THENCE ALONG THE EAST LINE OF SAID BLOCK C N1°50'47"E A DISTANCE OF 185.01' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.556 ACRES (24238 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

PROPOSED PRIVATE SANITARY SEWER EASEMENT

THE CENTERLINE OF A 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT (5 FOOT ON EACH SIDE OF CENTERLINE) LOCATED IN LOT 1, BLOCK 1 OF SILVERGATE ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE NORTH LINE OF SAID LOT 1 N88°20'37"W A DISTANCE OF 5.40' TO THE POINT OF BEGINNING, THENCE S41°31'02"E A DISTANCE OF 7.86' TO THE POINT OF TERMINATION, POINT BEING S1°50'47"E A DISTANCE OF 5.73' FROM THE NORTHEAST CORNER OF SAID LOT 1.

SAID EASEMENT CONTAINS 7.86 LINEAR FEET, 80 SQ FT, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEY NOTES

- SILVERGATE ADDITION IS LOCATED WITHIN ZONE 'X' AS SHOWN ON FEMA FLOOD INSURANCE MAP (FIRM) PANEL 38089C0194F EFFECTIVE AUGUST 28, 2024.
- THE PROPOSED SANITARY SEWER EASEMENT SHOWN HEREON IS BASED ON PHYSICAL FEATURES (E.G., MANHOLES, CLEANOUTS) OBSERVED DURING THE FIELD SURVEY CONDUCTED ON 6/11/2025 AND AN AS-BUILT DRAWING PROVIDED BY THE CITY OF DICKINSON. THE SURVEYOR DOES NOT WARRANT THE PRECISE LOCATION OF UNDERGROUND SEWER LINES BEYOND THE SURVEYED SURFACE FEATURES AND REFERENCED AS-BUILT DATA. THE LEGAL TERMS AND RECORDING OF THIS EASEMENT ARE TO BE FINALIZED BY SEPARATE AGREEMENT.
- ALL DOCUMENTS REFERENCED ARE ON FILE AT THE STARK COUNTY COURTHOUSE.

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: _____

PROPRIETOR'S CERTIFICATE

I, CARLOS ROYAL, OWNER AND PROPRIETOR OF SILVERGATE ADDITION, TO THE 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 RIGHT-OF-WAY AS SHOWN TO PUBLIC USE FOREVER. THE PRIVATE UTILITY EASEMENT CROSSES LOT 1 FOR THE BENEFIT OF A PARCEL DEEDED IN DOC. 3182419, TAX PARCEL: 0050-0304-0000.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: _____
CARLOS ROYAL, MEMBER OF EASTMORE FINANCIAL, LLC

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CARLOS ROYAL, TO ME KNOWN TO BE THE SAME PERSON(S) DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

RESIDING AT COUNTY OF _____ STATE OF _____