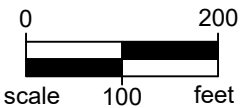
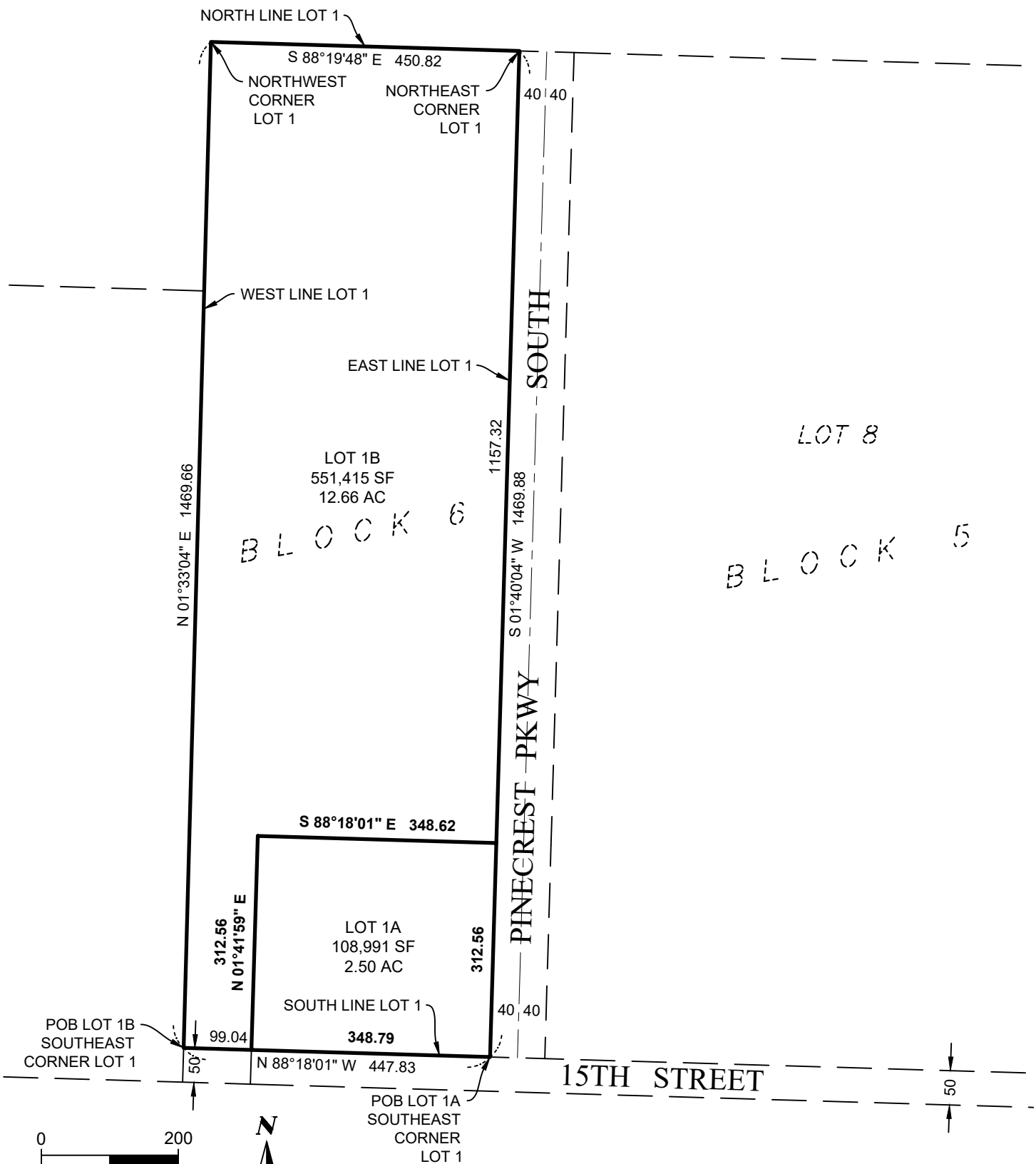


PLAT OF IRREGULAR DESCRIPTION (Sec. 57-02-39 N.D.C.C.)

PLAT OF LOT 1A AND LOT 1B IN LOT 1, BLOCK 6

FINAL PLAT OF PINECREST in the Southwest Quarter of Section 30 and the North Half of Section 31, Township 140 North, Range 96 West of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota



BASIS OF BEARING:
Derived from record plat of PINECREST

Date: 5/18/2023

Save: 6/5/2023 4:40 PM Istubfield Plat: 6/5/2023 4:49 PM X:\AE\CCRTS\N17313309-survey\92-CAD15-dwg\173133 LOT 1A.dwg

Lot 1A of Lot 1, Block 6, PINECREST - DESCRIPTION:

That part of Lot 1, Block 6, PINECREST plat in the Northeast Quarter of Section 31, Township 140 North, Range 96 West of 5th Principal Meridian, City of Dickinson, Stark County, North Dakota, described as follows:

Beginning at the southeast corner of said Lot 1; thence North 88 degrees 18 minutes 01 seconds West along the south line of said Lot 1 a distance of 348.79 feet; thence North 01 degrees 41 minutes 59 seconds East 312.56 feet; thence South 88 degrees 18 minutes 01 seconds East 348.62 feet to the east line of said Lot 1; thence South 01 degrees 40 minutes 04 seconds West along said east line 312.56 feet to the point of beginning. Containing 2.50 acres, more or less.

Subject to all prior conveyances, easements, and rights of way of record.

This description of property was written from record to describe the PINECREST 40, LLC BOUNDARY as shown on the plat of PINECREST within the bounds of Lot 1, Block 6, no survey was completed.

Lot 1B of Lot 1, Block 6, PINECREST - DESCRIPTION:

That part of Lot 1, Block 6, PINECREST plat in the Northeast Quarter of Section 31, Township 140 North, Range 96 West of 5th Principal Meridian, City of Dickinson, Stark County, North Dakota, described as follows:

Beginning at the southwest corner of said Lot 1; thence North 01 degrees 33 minutes 04 seconds East along the west line of said Lot 1 a distance of 1106.01 feet to the northwest corner of said Lot 1; thence South 88 degrees 19 minutes 48 seconds East along the north line of said Lot 1 a distance of 450.82 feet to the northeast corner of said Lot 1; thence South 01 degrees 40 minutes 04 seconds West along the east line of said Lot 1 a distance of 1157.33 feet; thence North 88 degrees 18 minutes 01 seconds West 348.62 feet; thence South 01 degrees 41 minutes 59 seconds West 312.56 feet to the south line of said Lot 1; thence North 88 degrees 18 minutes 01 seconds West along the south line of said Lot 1 a distance of 98.91 feet to the point of beginning. Containing 12.66 acres, more or less.

Subject to all prior conveyances, easements, and rights of way of record.

This description of property was written from record to exclude the PINECREST 40, LLC BOUNDARY as shown on the plat of PINECREST within the bounds of Lot 1, Block 6, no survey was completed.

OWNERS CERTIFICATE - LOT 1B

THE UNDERSIGNED, owners of Lot 1B described hereon, in accordance with the provisions of Sec. 57-02-39, North Dakota Century Code, and upon demand of the County Auditor of Stark County, North Dakota, have caused to be made the within and foregoing plat of said land with the lots as herein described, and have caused the same to be placed on record, as provided by law.

In witness whereof said Frenzel Family Limited Liability Limited Partnership, has caused these presents to be signed by its proper officers this ___ day of _____, 20__.

Lester P. Frenzel

Marlene M. Frenzel

STATE OF _____
COUNTY OF _____

Be it known on this ____ Day of _____, 20____, before me personally appeared Lester P. Frenzel and Marlene M. Frenzel of Frenzel Family Limited Liability Limited Partnership and acknowledged the execution and signing of the above Certificate to be their voluntary act and deed.

Notary Public, _____ County, State of _____
My Commission Expires: _____

OWNERS CERTIFICATE - LOT 1A

THE UNDERSIGNED, Owners of the Lot 1A described hereon, in accordance with the provisions of Sec. 57-02-39, North Dakota Century Code, and upon demand of the County Auditor of Stark County, North Dakota, have caused to be made the within and foregoing plat of said land with the lots as herein described, and have caused the same to be placed on record, as provided by law.

In witness whereof said Pinecrest 40, LLC, has caused these presents to be signed by its proper officers this ___ day of _____, 20__.

Kevin Christianson, President

STATE OF _____
COUNTY OF _____

Be it known on this ____ Day of _____, 20____, before me personally appeared Kevin Christianson, President of Pinecrest 40, LLC., and acknowledged the execution and signing of the above Certificate to be their voluntary act and deed.

Notary Public, _____ County, State of _____
My Commission Expires: _____

SURVEYORS CERTIFICATE

I, Robert M. Illg, a Registered Professional Land Surveyor in the State of North Dakota, do hereby certify that, at the request of Frenzel Family Limited Liability Limited Partnership and Pinecrest 40, LLC, made the within and foregoing plat and description of the land as herein described and that the lots, distances, areas and location as indicated on said plat and contained in said description are true and correct.

Robert M. Illg
Registered Professional Land Surveyor
North Dakota Registration No. LS-8444



CITY OF DICKINSON ENGINEER APPROVAL

Joshua M. Skluzacek, City Engineer for the City of Dickinson, North Dakota, hereby approve the within and foregoing Plat.

Joshua M. Skluzacek, City Engineer



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