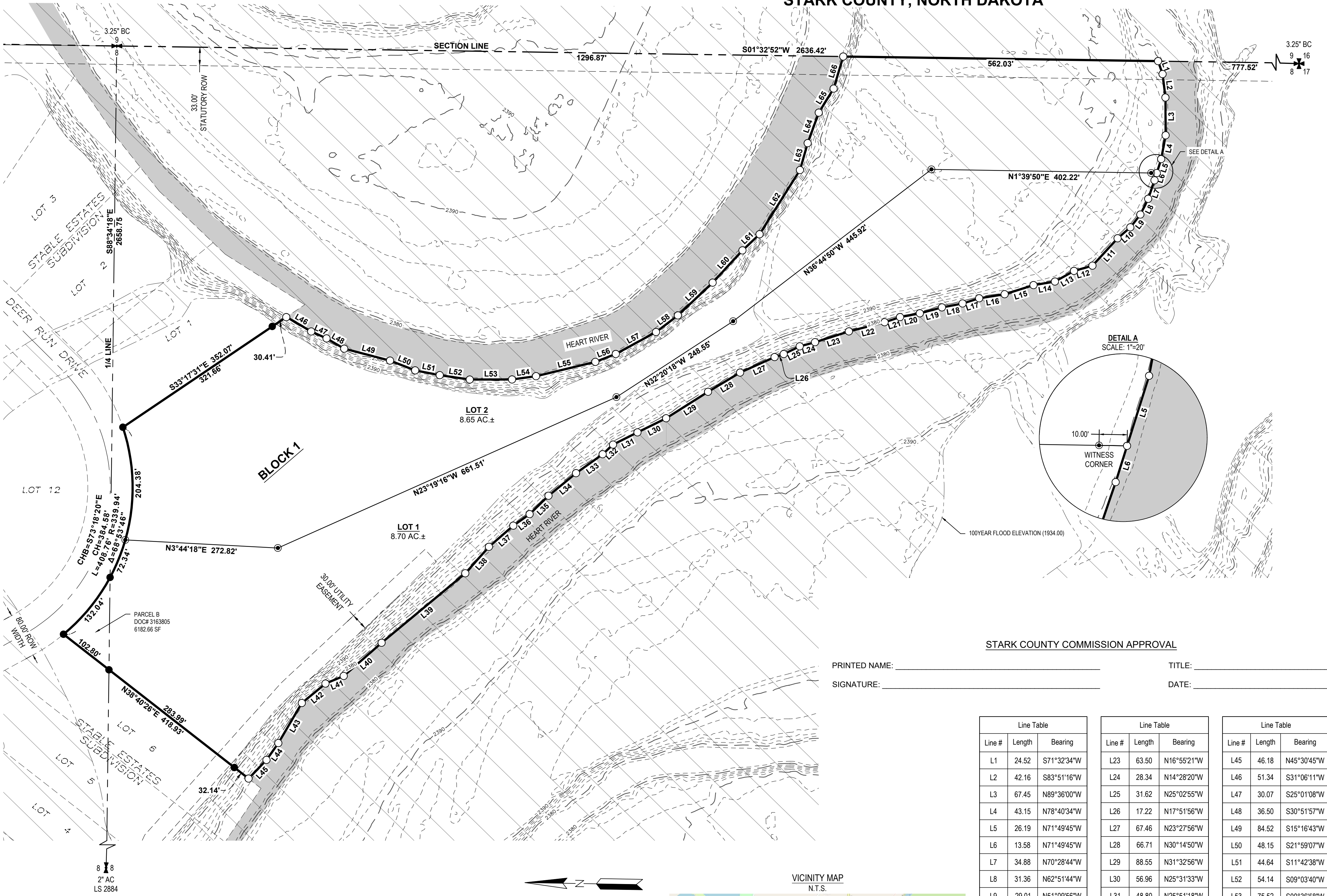


# HEART RIVER BOTTOMS SUBDIVISION

A TRACT OF LAND LOCATED IN PARCEL B OF THE NE1/4 AND A PORTION OF  
THE SE1/4 OF SECTION 8, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN,  
STARK COUNTY, NORTH DAKOTA



## PLAT BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF (E1/2) OF SECTION 8, T.139N. R.96W. OF THE FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N01°32'52"E ON AND ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 777.52 FEET TO A POINT ON THE NORTH BANK OF THE HEART RIVER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH BANK OF THE HEART RIVER THE FOLLOWING COURSES: S71°32'04"W A DISTANCE OF 24.52 FEET; THENCE S83°51'16"W A DISTANCE OF 42.16 FEET; THENCE N89°36'00"W A DISTANCE OF 67.45 FEET; THENCE N78°40'34"W A DISTANCE OF 43.15 FEET; THENCE N71°49'45"W A DISTANCE OF 39.77 FEET; THENCE N70°28'44"W A DISTANCE OF 34.88 FEET; THENCE N62°51'44"W A DISTANCE OF 31.36 FEET; THENCE N51°09'56"W A DISTANCE OF 29.01 FEET; THENCE N40°05'36"W A DISTANCE OF 30.04 FEET; THENCE N46°43'24"W A DISTANCE OF 66.28 FEET; THENCE N15°09'26"W A DISTANCE OF 34.30 FEET; THENCE N28°31'42"W A DISTANCE OF 38.97 FEET; THENCE N08°44'25"W A DISTANCE OF 38.77 FEET; THENCE N16°46'25"W A DISTANCE OF 54.00 FEET; THENCE N08°22'22"W A DISTANCE OF 46.12 FEET; THENCE N16°32'41"W A DISTANCE OF 31.06 FEET; THENCE N10°11'55"W A DISTANCE OF 37.37 FEET; THENCE N14°12'31"W A DISTANCE OF 40.94 FEET; THENCE N10°10'07"W A DISTANCE OF 35.94 FEET; THENCE N17°33'07"W A DISTANCE OF 29.04 FEET; THENCE N13°44'34"W A DISTANCE OF 65.76 FEET; THENCE N16°55'21"W A DISTANCE OF 63.50 FEET; THENCE N14°28'20"W A DISTANCE OF 28.34 FEET; THENCE N25°02'55"W A DISTANCE OF 31.62 FEET; THENCE N17°51'56"W A DISTANCE OF 17.22 FEET; THENCE N23°27'56"W A DISTANCE OF 67.46 FEET; THENCE N30°14'50"W A DISTANCE OF 66.71 FEET; THENCE N31°32'56"W A DISTANCE OF 88.55 FEET; THENCE N25°31'33"W A DISTANCE OF 56.96 FEET; THENCE N25°51'18"W A DISTANCE OF 48.80 FEET; THENCE N42°18'42"W A DISTANCE OF 25.31 FEET; THENCE N34°40'26"W A DISTANCE OF 58.32 FEET; THENCE N38°37'29"W A DISTANCE OF 63.50 FEET; THENCE N43°37'33"W A DISTANCE OF 47.12 FEET; THENCE N34°28'14"W A DISTANCE OF 35.63 FEET; THENCE N40°14'23"W A DISTANCE OF 57.64 FEET; THENCE N47°33'16"W A DISTANCE OF 63.32 FEET; THENCE N39°00'00"W A DISTANCE OF 194.17 FEET; THENCE N40°30'37"W A DISTANCE OF 89.93 FEET; THENCE N21°55'27"W A DISTANCE OF 35.31 FEET; THENCE N38°44'52"W A DISTANCE OF 54.08 FEET; THENCE N58°56'06"W A DISTANCE OF 82.86 FEET; THENCE N54°06'57"W A DISTANCE OF 36.79 FEET; THENCE N45°46'45"W A DISTANCE OF 46.18 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, BLOCK 2, STABLE ESTATES SUBDIVISION, DOCUMENT #3167912, RECORDED AT THE STARK COUNTY COURTHOUSE; THENCE N38°40'26"E ON AND ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 418.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DEER RUN DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DEER RUN DRIVE, ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S73°18'20"E, A CHORD LENGTH OF 384.58 FEET, A RADIUS OF 339.94 FEET AND A LENGTH OF CURVE OF 408.76 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID STABLE ESTATES SUBDIVISION; THENCE S33°17'31"E ON AND ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 352.07 FEET TO A POINT ON THE WESTERLY BANK OF THE HEART RIVER; THENCE CONTINUING ALONG THE WESTERLY BANK OF THE HEART RIVER THE FOLLOWING COURSES: S31°05'44"W A DISTANCE OF 51.53 FEET; THENCE S25°01'08"W A DISTANCE OF 30.07 FEET; THENCE S30°51'57"W A DISTANCE OF 36.50 FEET; THENCE S13°16'43"W A DISTANCE OF 84.52 FEET; THENCE S21°59'07"W A DISTANCE OF 48.15 FEET; THENCE S11°42'38"W A DISTANCE OF 44.64 FEET; THENCE S09°03'40"W A DISTANCE OF 54.15 FEET; THENCE S00°36'58"W A DISTANCE OF 75.52 FEET; THENCE S07°08'09"E A DISTANCE OF 43.20 FEET; THENCE S12°50'52"E A DISTANCE OF 108.94 FEET; THENCE S20°19'42"E A DISTANCE OF 39.16 FEET; THENCE S27°56'41"E A DISTANCE OF 81.74 FEET; THENCE S36°30'06"E A DISTANCE OF 49.04 FEET; THENCE S42°38'48"E A DISTANCE OF 85.31 FEET; THENCE S46°33'29"E A DISTANCE OF 78.38 FEET; THENCE S42°34'53"E A DISTANCE OF 41.97 FEET; THENCE S57°07'01"E A DISTANCE OF 135.49 FEET; THENCE S73°20'21"E A DISTANCE OF 49.96 FEET; THENCE S69°19'24"E A DISTANCE OF 57.99 FEET; THENCE S57°28'45"E A DISTANCE OF 50.47 FEET; THENCE S72°42'07"E A DISTANCE OF 59.71 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S01°32'52"W ON AND ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 562.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 17.35 ACRES, MORE OR LESS, AND SHALL HENCE FORTH BE KNOWN AS LOTS 1 AND 2, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS

## SURVEYOR'S CERTIFICATE

I, MICHAEL J. TARNOWSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, NORTH DAKOTA PLS NO. LS-27506, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECTION, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

MICHAEL J. TARNOWSKI, PLS-27506

STATE OF NORTH DAKOTA )  
 ) SS)  
COUNTY OF BURLEIGH )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, APPEARED BEFORE ME, MICHAEL J. TARNOWSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

\_\_\_\_\_, (NOTARY PUBLIC)  
\_\_\_\_\_, COUNTY, \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED, OWNERS OF THE WITHIN DESCRIBED PROPERTY, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-02-39 OF THE NORTH DAKOTA CENTURY CODE, AND UPON DEMAND OF THE COUNTY ENGINEER OF STARK COUNTY, NORTH DAKOTA, HAS CAUSED THE SAME TO BE MADE WITHIN AND FOREGOING PLAT OF SAID LAND, WITH THE LOTS AS (HEREIN DESCRIBED, AND HAS CAUSED THE SAME TO BE PLACED ON RECORD AS PROVIDED BY LAW). ALL STREETS, AVENUES AND RIGHTS OF WAY DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE.

GREG PRUITT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_  
KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

\_\_\_\_\_, NOTARY PUBLIC, \_\_\_\_\_ COUNTY, NORTH DAKOTA

DAWN PRUITT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_  
KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

\_\_\_\_\_, NOTARY PUBLIC, \_\_\_\_\_ COUNTY, NORTH DAKOTA

## CITY ENGINEER APPROVAL

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

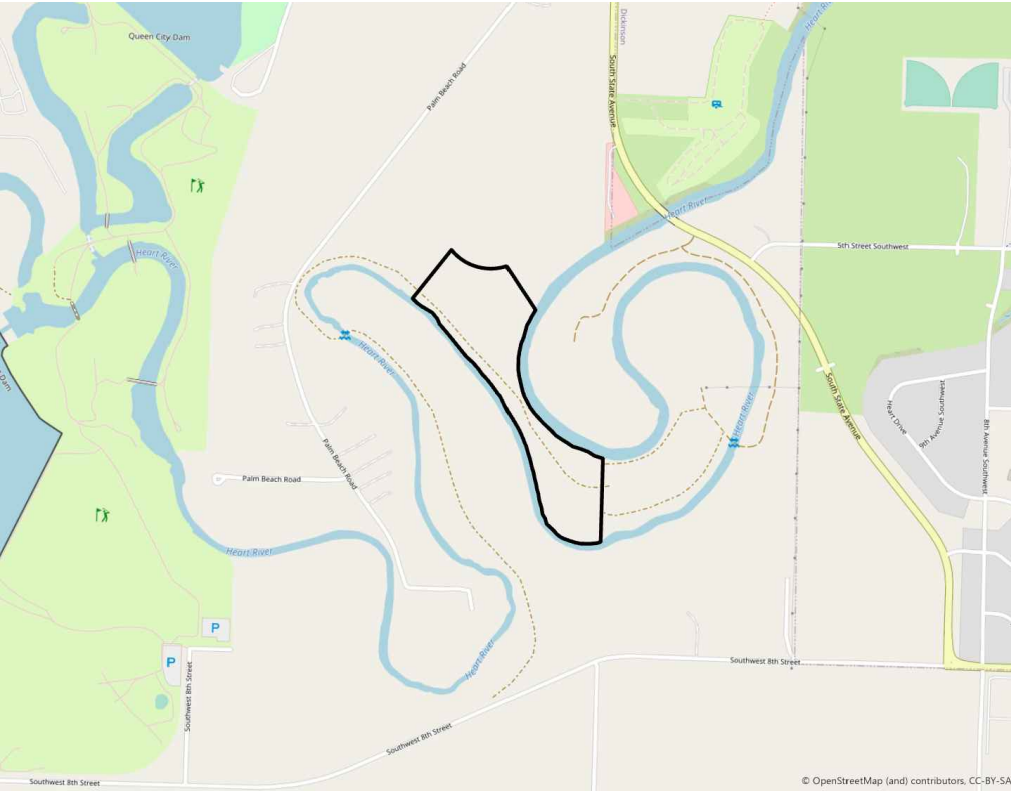
## STARK COUNTY COMMISSION APPROVAL

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Line Table		
Line #	Length	Bearing
L1	24.52	S71°32'34"W
L2	42.16	S83°51'16"W
L3	67.45	N89°36'00"W
L4	43.15	N78°40'34"W
L5	26.19	N71°49'45"W
L6	13.58	N71°49'45"W
L7	34.88	N70°28'44"W
L8	31.36	N62°51'44"W
L9	29.01	N51°09'56"W
L10	30.04	N40°05'36"W
L11	66.28	N46°43'24"W
L12	34.30	N15°09'26"W
L13	38.97	N28°31'42"W
L14	38.77	N08°44'25"W
L15	54.00	N16°46'25"W
L16	46.12	N08°22'22"W
L17	31.06	N16°32'41"W
L18	37.37	N10°11'55"W
L19	40.94	N14°12'31"W
L20	35.94	N10°10'07"W
L21	29.04	N17°33'07"W
L22	65.76	N13°44'34"W

Line Table		
Line #	Length	Bearing
L23	63.50	N16°55'21"W
L24	28.34	N14°28'20"W
L25	31.62	N25°02'55"W
L26	17.22	N17°51'56"W
L27	67.46	N23°27'56"W
L28	66.71	N30°14'50"W
L29	88.55	N31°32'56"W
L30	56.96	N25°31'33"W
L31	48.80	N25°51'18"W
L32	25.31	N42°18'42"W
L33	58.32	N34°40'26"W
L34	63.50	N38°37'29"W
L35	47.12	N43°37'33"W
L36	35.63	N34°28'14"W
L37	57.64	N40°14'23"W
L38	63.32	N47°33'16"W
L39	194.17	N39°00'00"W
L40	89.93	N40°30'37"W
L41	35.31	N21°55'27"W
L42	54.68	N38°44'52"W
L43	82.86	N58°56'06"W
L44	36.79	N54°06'57"W

Line Table		
Line #	Length	Bearing
L45	46.18	N45°30'45"W
L46	51.34	S31°06'11"W
L47	30.07	S25°01'08"W
L48	36.50	S30°51'57"W
L49	84.52	S15°16'43"W
L50	48.15	S21°59'07"W
L51	44.64	S11°42'38"W
L52	54.14	S09°03'40"W
L53	75.52	S00°36'58"W
L54	43.20	S07°08'09"E
L55	108.94	S12°50'52"E
L56	39.16	S20°19'42"E
L57	81.74	S27°56'41"E
L58	49.04	S36°30'06"E
L59	85.31	S42°38'48"E
L60	78.38	S46°33'29"E
L61	41.97	S42°34'53"E
L62	135.49	S57°07'01"E
L63	49.96	S73°20'21"E
L64	57.99	S69°19'24"E
L65	50.47	S57°28'45"E
L66	59.73	S72°42'06"E



## LEGEND

SET #5 REBAR W/ YPC  
\*TARNOWSKI LS-27506  
FOUND SECTION CORNER AS NOTED  
FOUND 1/4 CORNER AS NOTED  
FOUND MONUMENT  
BPC LS-5466  
ORDINARY HIGH WATER MARK  
PLAT BOUNDARY  
PROPOSED LOT LINE  
SECTION LINE  
EXISTING EASEMENT  
WETLAND BOUNDARY  
100-YEAR FLOODPLAIN  
EL. 1637.00' NAVD88

## CLIENT:

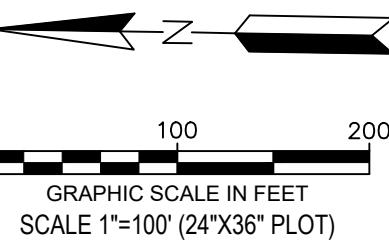
JORDAN SELINGER  
2227 4TH ST W  
DICKINSON, ND 58601  
(701) 290-1146

## SURVEYOR:

MICHAEL J. TARNOWSKI, PLS  
MOUNTAIN PLAINS, LLC  
1300 TACOMA AVE, SUITE A  
BISMARCK, ND 58504  
(701) 557-3348

## NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
- FIELD SURVEY COMPLETED 3/16/2022.
- SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
- TOTAL LOTS: 2
- TOTAL PLAT: 17.35 ACRES
- PROPOSED ZONING: LOW DENSITY RESIDENTIAL
- FRONT YARD SETBACK IS 25 FEET SIDE YARD SETBACK IS 5 FEET, AND BACK YARD SETBACK IS 20 FEET.
- 100 YEAR FLOOD PLAN: FEMA ZONE X. DOCUMENT #38089C042E/431E. EFFECTIVE DATE: 11/04/2010
- CONTOUR LINES WERE DERIVED FROM NORTH DAKOTA STATE WATER COMMISSION LIDAR DATA.



HORIZ. DATUM: NAD83  
VERT. DATUM: NAVD88  
BASIS OF BEARINGS: BEARINGS SHOWN ARE GRID  
BEARINGS BASED ON NORTH DAKOTA STATE PLANE  
COORDINATE SYSTEM, SOUTH ZONE, NAD83,  
INTERNATIONAL FEET