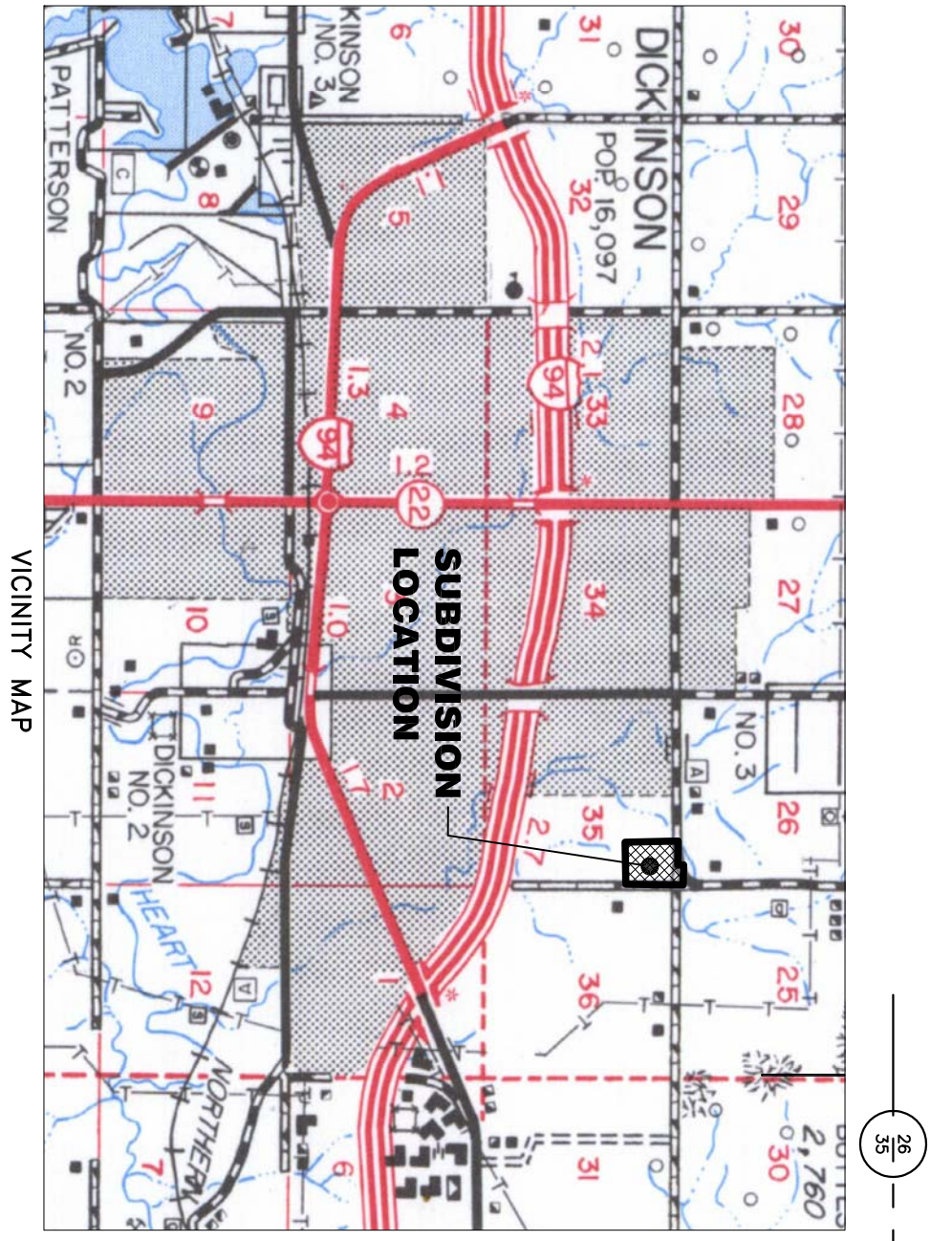


**FINAL PLAT**  
 OF AN UNPLATTED TRACT OF LAND  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, T.140N., R.96W.  
 NOW PLATTED AS: **SUNDANCE COVES SUBDIVISION**  
 CITY OF DICKINSON STARK COUNTY, NORTH DAKOTA



S 88°20'06" E  
1318.15'

S 88°20'06" E  
1318.16'



**CURVE TABLE**

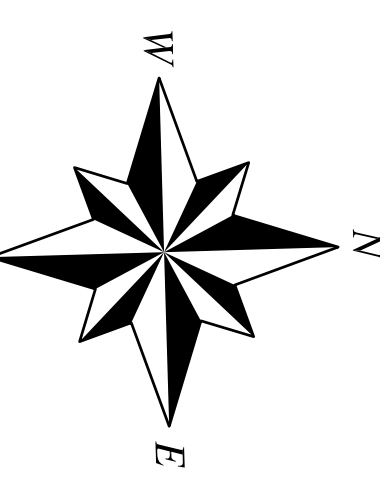
LOT CURVE DATA	SEGMENT	LENGTH	RADIUS	DELTA
MULTI-FAMILY 3.986 ac.	C1	100.78	400.00	14° 26' 11"
	C2	218.89	400.00	31° 19' 28"
	C3	103.41	400.00	14° 48' 45"
	C4	47.89	220.00	12° 23' 34"
	C5	837.20	220.00	165° 05' 54"

**POINT**

POINT	NORTHING	EASTING
A	459,645.858	1,405,725.659
B	458,329.208	1,405,726.957
C	458,367.515	1,405,440.704
D	459,684.157	1,405,478.086

NORTH DAKOTA STATE PLANE  
 NAD 83(86)  
 SOUTH ZONE, INTERNATIONAL FOOT

**ALL DISTANCES SHOWN ON PLAT  
 ARE GRID DISTANCES  
 BEARINGS ARE BASED ON GRID NORTH  
 SCALE FACTOR TO CONVERT  
 GRID TO GROUND = 1.00018063282**



**CITY OF DICKINSON COMMISSION APPROVAL**  
 Date: \_\_\_\_\_

**CITY ENGINEER APPROVAL**  
 Date: \_\_\_\_\_

**CITY PLANNING COMMISSION APPROVAL**  
 Date: \_\_\_\_\_

**STARK COUNTY COMMISSION APPROVAL**  
 Date: \_\_\_\_\_

Chairman, Ken Zander \_\_\_\_\_

**ENGINEER:**  
 KORNMAAS, LEE & JACKSON, INC.  
 677 27TH AVE. E.  
 DICKINSON, NORTH DAKOTA 58601  
 PHONE: 701-483-1284

**SURVEYOR'S CERTIFICATE**

I, WILLIAM J. HADDICK, REGISTERED LAND SURVEYOR N.D. NUMBER 6294 OF DICKINSON, STARK COUNTY, NORTH DAKOTA, DO HEREBY CERTIFY THAT THE SURVEY OF AN UNPLATTED TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-TWO NORTH (T32N), RANGE 96 WEST (R96W), 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, HAS BEEN MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE FIELD AND OFFICE WORK HAS BEEN CONDUCTED CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A BEARING OF S 01°37'35" E A DISTANCE OF 1317.22 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A BEARING OF N 01°37'35" E A DISTANCE OF 1317.17 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ON A BEARING OF N 88°20'06" E A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ON A BEARING OF N 88°20'06" E A DISTANCE OF 1318.16 FEET TO THE POINT OF BEGINNING. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT.

IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME:

WILLIAM J. HADDICK  
 REGISTERED LAND SURVEYOR  
 NORTH DAKOTA No. 6294

STATE OF NORTH DAKOTA )  
 COUNTY OF STARK )

ON THIS DAY OF \_\_\_\_\_, 2012, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM J. HADDICK, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC  
 STARK COUNTY, NORTH DAKOTA

**PROPRIETOR'S CERTIFICATE**

WE, SUNDANCE COVE, LLC, OWNERS AND PROPRIETOR'S OF SUNDANCE COVES SUBDIVISION LOCATED IN THE NORTH EAST QUARTER (NE1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-TWO NORTH (T32N), RANGE 96 WEST (R96W), 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA, DO HEREBY CERTIFY THAT THE SURVEY OF SAID TRACT OF LAND HAS BEEN MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE FIELD AND OFFICE WORK HAS BEEN CONDUCTED CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A BEARING OF S 01°37'35" E A DISTANCE OF 1317.22 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A BEARING OF N 01°37'35" E A DISTANCE OF 1317.17 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ON A BEARING OF N 88°20'06" E A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ON A BEARING OF N 88°20'06" E A DISTANCE OF 1318.16 FEET TO THE POINT OF BEGINNING. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT.

IN WITNESS WHEREOF, WE HERETO SUBSCRIBE OUR NAMES:

BY: \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 COUNTY OF STARK )

ON THIS DAY OF \_\_\_\_\_, 2012, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC  
 STARK COUNTY, NORTH DAKOTA

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 COUNTY OF STARK )

ON THIS DAY OF \_\_\_\_\_, 2012, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC  
 STARK COUNTY, NORTH DAKOTA

MY COMMISSION EXPIRES: \_\_\_\_\_

**FEMA FLOOD ZONE DESIGNATION NOTE:**  
 SUNDANCE COVES SUBDIVISION FALLS WITHIN ZONE "X" OF THE FEMA FLOOD INSURANCE MAP. THIS DATA IS BASED ON THE FIRM, MAP NUMBER 36089C0194E, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**NOTES**

- 1) ALL DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- 2) SURVEY WORK WAS PERFORMED DURING MAY 2012.
- 3) EASEMENT WIDTHS ARE AS SHOWN ON PLAT.
- 4) LOT SETBACKS ON RESIDENTIAL LOTS ARE NOT SHOWN AND SHALL BE PER MUNICIPAL CODES.
- 5) TRACTS ONE AND TWO ARE DEDICATED PUBLIC OPEN SPACE AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

**ZONING REQUEST**

CURRENT ZONING: A  
 PROPOSED ZONING: (PUD)  
 PLANNED UNIT DEVELOPMENT

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- CENTERLINE OF DEDICATED RIGHT-OF-WAY
- DRIVE EASEMENT
- FLOODPLAIN BOUNDARY (ZONE "X")
- NON-ACCESS LINE DISTANCE
- RECORDED
- DENOTES BOUNDARY MONUMENT SET
- DENOTES LOT CORNERS

**PLAT INFORMATION**

SINGLE FAMILY DETACHED: 88  
 MULTI-FAMILY: 3 PARCELS  
 RESIDENTIAL: 28.28 ac  
 RIGHT-OF-WAY: 3.81 ac  
 TOTAL ACRES: 32.09 ac