

PLAT OF JOY HAVEN SECOND SUBDIVISION NE1/4 SEC. 23, T141N, R96W, 5TH P.M. DUNN COUNTY, NORTH DAKOTA

BOUNDARY DESCRIPTION:
A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ONE HUNDRED FORTY-ONE NORTH (T141N) RANGE NINETY-SIX WEST (R96W), FIFTH PRINCIPAL MERIDIAN (5TH P.M.), DUNN COUNTY, NORTH DAKOTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of said Section 23 marked by a found rebar and aluminum cap; thence on the North line of said Section 23, an azimuth of 269°36'42", a distance of 756.33 feet to the Point of Beginning; thence on an azimuth of 179°46'03", a distance of 2015.13 feet; thence on an azimuth of 89°39'41", a distance of 656.33 feet to a point on the existing right-of-way of Highway 22; thence on the West line of said Highway 22, an azimuth of 179°46'03", a distance of 626.64 feet to a point on the West line of said Section 23; thence on an azimuth of 279°39'41", a distance of 2541.51 feet to a point on the North-South Quarter line of said Section 23; thence on the North-South Quarter line of said Section 23, an azimuth of 359°48'24", a distance of 2189.84 feet to the Southwest corner of Joy Haven Subdivision; thence on the South line of said Joy Haven Subdivision, an azimuth of 89°36'42", a distance of 1451.37 feet to the Southeast corner of said Joy Haven Subdivision; thence on the East line of said Joy Haven Subdivision, an azimuth of 359°48'03", a distance of 450.30 feet to the Northeast corner of said Joy Haven Subdivision on the North line of said Section 23; thence on the North line of said Section 23, an azimuth of 89°36'42", a distance of 432.33 feet to the Point of Beginning.

The above described Parcel contains 108.68 acres, more or less, and is subject to any previous easements, agreements, conveyances and surveys.

PROPRIETOR'S CERTIFICATE
I, KEN KUBISCHTA, OWNER AND PROPRIETOR OF THE "JOY HAVEN SECOND SUBDIVISION" IN THE NE1/4 OF SECTION 23, T141N, R96W OF THE FIFTH PRINCIPAL MERIDIAN IN DUNN COUNTY, NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED, STAKED OUT, AND PLATTED BY ROBERT L. PROCVIE, REGISTERED LAND SURVEYOR NO. 2884 OF THE STATE OF NORTH DAKOTA IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE. I ALSO HEREBY DEDICATE STREET, ROAD AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

KENNETH G. KUBISCHTA
STATE OF NORTH DAKOTA } SS
COUNTY OF _____

ON THIS _____ DAY OF _____ 2010, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEN KUBISCHTA KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING CERTIFICATE AND WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
MONICA S. KUBISCHTA
STATE OF NORTH DAKOTA } SS
COUNTY OF _____

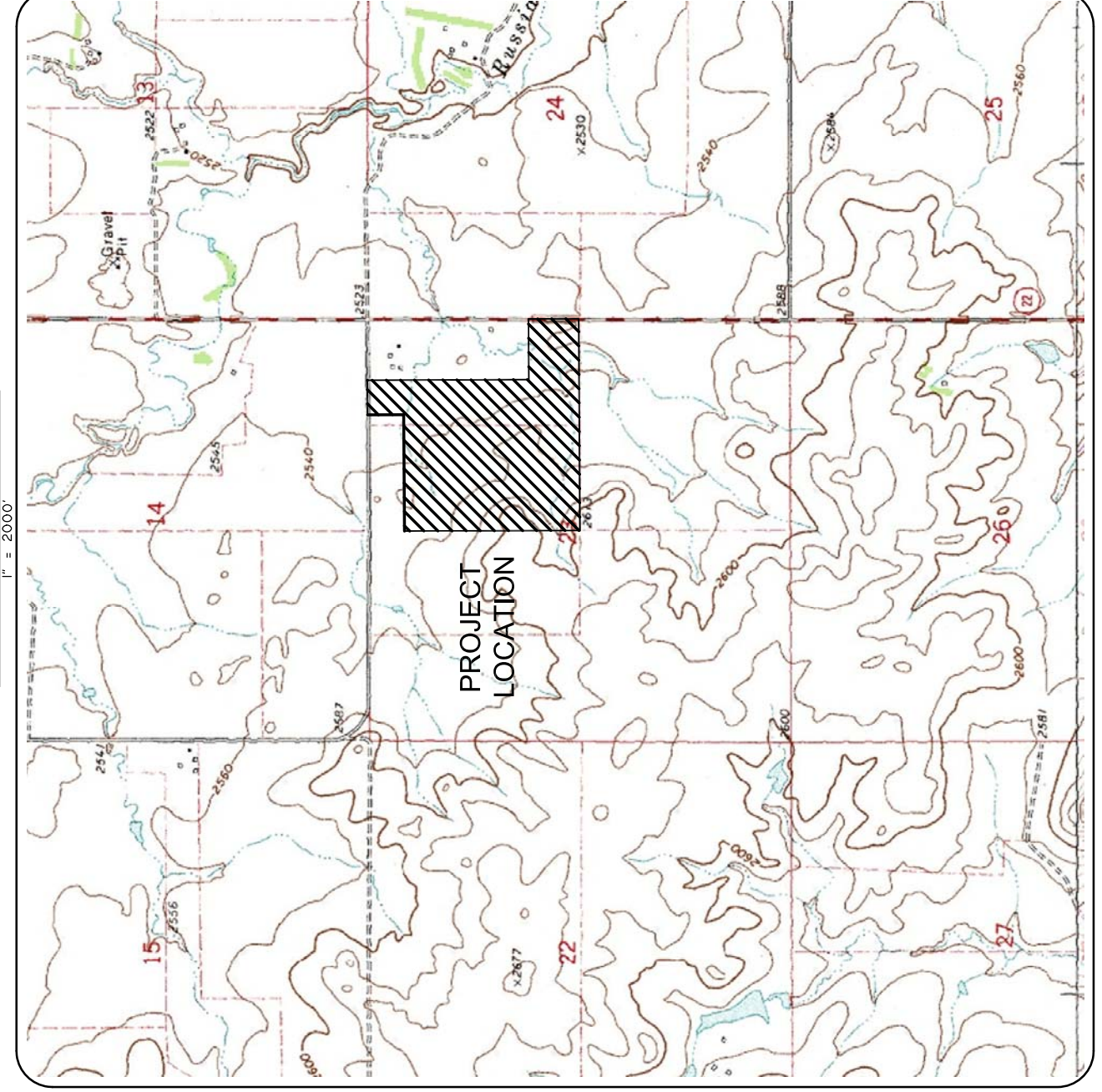
ON THIS _____ DAY OF _____ 2010, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MONICA S. KUBISCHTA KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING CERTIFICATE AND WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE
I, ROBERT L. PROCVIE, REGISTERED LAND SURVEYOR CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY, DISTANCES AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN AND THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT.

ROBERT L. PROCVIE
REGISTERED LAND SURVEYOR
L.S. 2884

VICINITY MAP



STATE OF NORTH DAKOTA, } SS
COUNTY OF DUNN }
OFFICE OF RECORDER
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THE _____ 20____ AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED IN BOOK _____ OF _____ ON PAGE _____
BY _____ DEPUTY _____ RECORDER _____
FEES \$ _____ INSTRUMENT RETURNED TO _____

APPROVAL CERTIFICATE COUNTY OF DUNN

COUNTY COMMISSION APPROVAL

CHAIRMAN _____ DATE _____
COUNTY ZONING BOARD
CHAIRMAN _____ DATE _____
COUNTY ENGINEERS/SURVEYOR _____ DATE _____



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LEGEND

- EXISTING STREET EASEMENT
- PROPOSED STREET EASEMENT
- EXISTING UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- ▨ 109E AVENUE SW
- ▨ 27D STREET SW
- ▨ 27J STREET SW
- ▨ 109A AVENUE SW
- FOUND SURV. REBAR UNLESS OTHERWISE NOTED ON DRAWING
- REBAR WITH YELLOW PLASTIC CAP SET PLS. 2884

SEC.	T.	R.
23	141N	96W

SHEET 1 OF 1

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JOY HAVEN SECOND SUBDIVISION	Drawn By A.R.B.	Checked By R.L.P.
NE1/4 SEC. 23, T141N, R96W, 5TH P.M.	Project No. B08-08-140	Date AUGUST 2010

Revision No.	Date	By	Description