

RIVER POINTE ACRES

A REPLAT OF ALL OF WEST BRIARWOOD ADDITION TO THE CITY OF WAHPETON, RICHLAND COUNTY, NORTH DAKOTA

PLAT LIMITS

22nd Avenue North

NW Cor Lot 17, Block 2
Schuett Addition



PLANNING COMMISSION APPROVAL

By motion duly passed by the City Planning Commission of Wahpeton, North Dakota, on the _____ day of _____, 2018, the attached Plat of RIVER POINTE ACRES to said City was approved and accepted.

Damon Devillers, President Cheryl O'Meara, Secretary

STATE OF NORTH DAKOTA)
County of Richland)

On this _____ day of _____, 2018 before me a Notary Public, personally appeared Damon Devillers and Cheryl O'Meara, known to me to be the President and Secretary, respectively, of the Wahpeton Planning Commission and the persons who executed the within and foregoing Approval and acknowledged to me that they executed the same.

Notary Public, Richland County, North Dakota

CITY COUNCIL APPROVAL

By resolution duly passed by the City Council of Wahpeton, North Dakota on the _____ day of _____, 2018, the attached Plat of RIVER POINTE ACRES to said City was duly approved and accepted and the Plat ordered filed in the Office of the County Recorder in and for said Richland County, North Dakota, a copy of the same to be filed in the Office of County Auditor.

Steve Dale, Mayor
City of Wahpeton, North Dakota

STATE OF NORTH DAKOTA)
County of Richland)

On this _____ day of _____, 2018, before me a Notary Public, personally appeared Steve Dale, known to me to be the Mayor of the Wahpeton City Council and the person who executed the within and foregoing Approval and acknowledged to me that he executed the same.

Notary Public, Richland County, North Dakota

PUBLIC WORKS DIRECTOR APPROVAL

I, Dennis Miranowski, the duly appointed Public Works Director for the City of Wahpeton, North Dakota, do hereby approve the attached Plat of RIVER POINTE ACRES to said city and hereby certify that the subdivider has complied with Section 17-502 of the Revised Ordinances of the City of Wahpeton on this _____ day of _____, 2018.

Dennis Miranowski, Public Works Director
City of Wahpeton, North Dakota

STATE OF NORTH DAKOTA)
County of Richland)

On this _____ day of _____, 2018, before me a Notary Public, personally appeared Dennis Miranowski, known to me to be the person described in and who executed the within and foregoing Approval and acknowledged to me that he executed the same.

Notary Public, Richland County, North Dakota

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that CITY OF WAHPETON, P.O. Box 490, Wahpeton, North Dakota, 58074-0490, does hereby certify that it is the owner and proprietor of that part of the following described tract, to wit:

All of West Briarwood Addition, City of Wahpeton, Richland County, North Dakota described as follows:

BEGINNING at the iron monument marking the Southwest Corner of said West Briarwood Addition; thence on an assumed bearing of North 00°29'53" East, on and along the west line of said West Briarwood Addition, a distance of 589.98 feet to the iron monument marking the northwest corner of said West Briarwood Addition; thence South 89°48'51" East, on and along the north line of said West Briarwood Addition, a distance of 383.97 feet (record = 384.00 feet) to the iron monument marking the northeast corner of said West Briarwood Addition; thence South 00°30'44" West, on and along the east line of said West Briarwood Addition, also being the west line of Lots 17 and 18, Block 2, Schuett Addition to the City of Wahpeton, a distance of 146.37 feet to the iron monument marking the southwest corner of Lot 18, Block 2, Schuett Addition, also being the northwest corner of Briarwood Addition to the City of Wahpeton; thence South 00°29'41" West, and continuing along the east line of said West Briarwood Addition, and the west line of said Briarwood Addition, a distance of 443.90 feet to the iron monument marking the southeast corner of said West Briarwood Addition; thence North 89°46'14" West, on and along the south line of said West Briarwood Addition, a distance of 383.95 feet (record = 383.67 feet) to the point of beginning, containing 5.20 acres, more or less.

AND THAT it has caused the herein described tract of land to be surveyed and laid out into Lots and Blocks as shown on the attached Plat, and that it does hereby designate the attached Plat for future identification as RIVER POINTE ACRES; that it dedicates and donates to the public for street and utility purposes the area identified as 4th Street North & River Pointe Loop, and that it further dedicates for utility and drainage purposes the utility and drainage easements as identified and shown on the said attached Plat,

IN WITNESS THEREOF, we have hereunto set our hands:

CITY OF WAHPETON
Owner of ALL of West Briarwood Addition

BY _____
Steve Dale, Mayor

State of North Dakota)
County of Richland)

On this _____ day of _____, 2018, before me a Notary Public personally appeared Steve Dale, known to me to be the Mayor of the City of Wahpeton, and who executed the within and foregoing certificate, and acknowledged to me that he executed the same.

Notary Public, Richland County, North Dakota

SURVEYORS CERTIFICATE

I, Steven A. Ackerman, a Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that I, at the request of the owners and acting in their behalf, made the survey and prepared the attached Plat of RIVER POINTE ACRES, a replat of all of West Briarwood Addition to the City of Wahpeton, Richland County, North Dakota, that the attached plat is a correct representation of said survey; that all distances are correctly shown on said Plat in feet and decimals of feet; that the monuments for the guidance of future surveys have been correctly placed in the ground as designated on said attached Plat; that the outside boundary lines are correctly designated on said attached plat; that there are no wet lands or public highways to be designated other than as shown thereon; that no part of this Plat lies in the 100 year flood plain of a river or stream as designated by the State Water Commission or the Federal Emergency Management Agency; that this survey was made to the best of my ability, and that this survey and plat were completed on the _____ day of _____, 2018.

Steven A. Ackerman, Land Surveyor
North Dakota Registration No. 2958

STATE OF NORTH DAKOTA)
County of Richland)

On this _____ day of _____, 2018, before me a Notary Public, personally appeared Steven A. Ackerman, known to me to be the person described in and who executed the within and foregoing Certificate and acknowledged to me that he executed the same.

Notary Public, Richland County, North Dakota

LEGEND

- = CORNER MARKED WITH A 5/8" X 18" SOLID IRON PIN WITH RED PLASTIC CAP MARKED "ACKERMAN ND2958 SD5226"
- = EXISTING OR FOUND CORNER MONUMENT
- = FOUND EXISTING IRON DEEP IN GROUND AND SET
- = NEW IRON, 5/8" X 18" SOLID IRON PIN WITH RED CAP MARKED "ND2958 SD5226" ABOVE FOUND IRON,
- = LEFT FOUND IRON UNDISTURBED
- △ = STEEL FENCE POST
- △ = RECORD OR ORIGINAL DISTANCE
- MEAS. = MEASURED DISTANCE THIS SURVEY
- DOC. = MONUMENT RECORD ON FILE AT COUNTY REGISTER OF DEEDS
- NOTE = THE BEARING SYSTEM FOR THIS PLAT REFERENCES THE CITY OF WAHPETON COORDINATE SYSTEM

1 = LOT NUMBER

1 = BLOCK NUMBER

--- = UTILITY & DRAINAGE EASEMENT LIMITS



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SCALE: 1 inch = 35 feet

