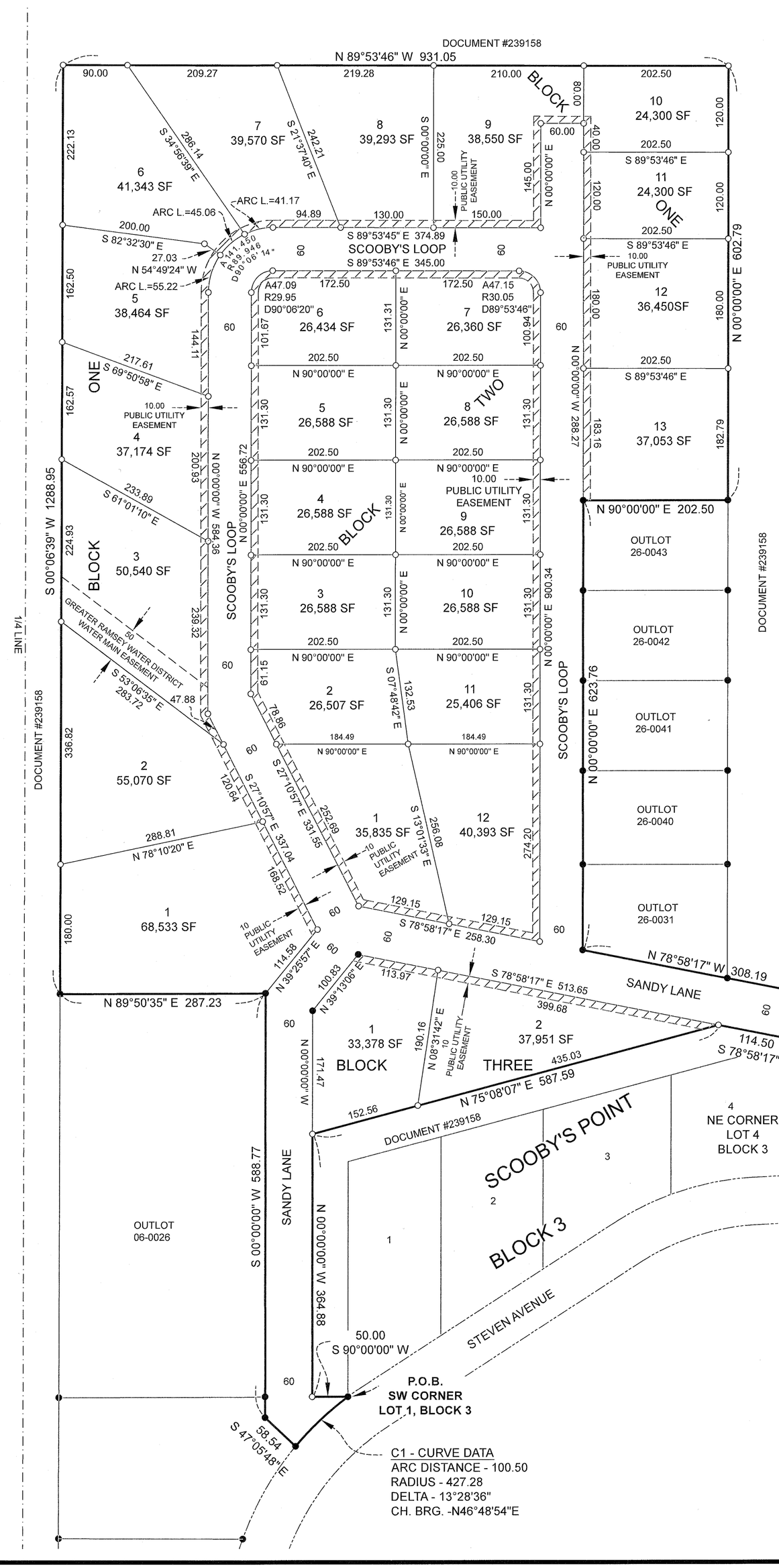
FIRST ADDITION TO SCOOBY'S POINT

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 28, T154N, R65W



NOTE:
PUBLIC ROADWAY = 5.60 ACRES

CERTIFICATE OF SURVEY:
I hereby certify, that I am a Professional Registered Land Surveyor in the State of North Dakota and that a boundary survey was performed by me or under my direct supervision that all monuments depicted have been set or found as depicted and that all bearings and distances are true and correct to the best of my knowledge. The boundary of the affixed subdivision of land is described as follows:
Part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), Section 28 Township 154 North, Range 65 West, Ramsey County, North Dakota described as follows:
Beginning at the Southwest corner of Lot 1, Block 3, Scooby's Point subdivision; thence S90°00'00"W a distance of 50.00 feet; thence N00°00'00"W a distance of 364.88 feet; thence N75°08'07"E a distance of 587.59 feet; thence S78°58'17"E a distance of 114.50 feet to the Northeast corner of Lot 4, Block 3; thence N00°00'00"E along the West line of Scooby's Point subdivision and Sandy Lane a distance of 67.24 feet; thence N78°58'17"W a distance of 308.19 feet; thence N00°00'00"E along the West line of Outlots 26-0031, 26-0040, 26-0041, 26-0042, 26-0043 a distance of 623.76 feet to the Northwest corner of Outlot 26-0043; thence N90°00'00"E along the North line of said Outlot a distance of 202.50 feet; thence N00°00'00"E along the West line of a parcel of land conveyed in Document #239158 a distance of 802.79 feet; thence N89°53'46"W along the South line of a parcel of land conveyed in Document #239158 a distance of 602.79 feet; thence N89°53'46"W along the South line of a parcel of land conveyed in Document #239158 a distance of 931.05 feet; thence S00°06'39"W along the East line of a parcel of land conveyed in Document #239158 a distance of 1288.95 feet to the Northwest corner of Outlot 06-0026; thence N89°50'35"E along the North line of Outlot 06-0026 a distance of 287.23 feet; thence S00°00'00"W along the East line of Outlot 06-0026 extended a distance of 588.77 feet; thence S47°05'48"E a distance of 58.54 feet to the Westerly right of way line of Steven Avenue; thence along a simple curve to the right having a radius of 427.28 feet, with a delta angle of 13°28'36", along a chord bearing of N46°48'54"E for an arc distance of 100.50 feet to the point of beginning. Contains 27.24 acres, more or less.

I further declare that monuments were set in the ground as depicted around the exterior boundary of the property and that all monuments within the subdivided property will be set within 45 days upon filing the final plat in the Ramsey County Recorder's Office.

DAVID K. HOVENDICK — REGISTERED — LAND SURVEYOR — NORTH DAKOTA
11-4-2020
David K. Hovendick
ND Registration #3612
L.S. 3612

Dedication
I, the undersigned, do hereby certify that I am the owner of the land described in the affixed subdivision plat of "First Addition to Scooby's Point" and have caused it to be surveyed and platted as shown on said plat and Certificate of David K. Hovendick, Registered Land Surveyor. Said Subdivision being a part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), Section 28, Township 154 North, Range 65 West of the 5th Principal Meridian, Ramsey County, North Dakota. I hereby declare that this subdivision of land shall forever more be known as "First Addition to Scooby's Point", and hereby dedicate Scooby's Loop and Sandy Lane as public road easements, public drainage easements and as public utility easements forever. I further dedicate the 10 wide strip easement running along Sandy Lane and Scooby's Loop as depicted on the affixed plat.

Steven L. Krokum

State of ND)
County of Ramsey) SS

This record was acknowledged before me on this 12 day of November, in the year 2020 A.D.

Notary Public

CHRIS WAHL
Notary Public
State of North Dakota
My Commission Expires April 26, 2023

Township Board / Zoning Commission Approval

This subdivision plat of First Addition to Scooby's Point, being part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) Section 28, T154N, R65W of the 5th P.M., Ramsey County, North Dakota, is hereby approved this 12 Day of January, 2021, A.D

Kent Rohrer, Chairman
Grand Harbor Township Board

State of ND)
County of Ramsey) SS

This record was acknowledged before me on this 12 day of January, in the year 2021 A.D.

Notary Public
My commission expires: 4/26/23

Jeff Kerrner, Zoning Board Member
Grand Harbor Township Zoning Board

State of ND)
County of Ramsey) SS

This record was acknowledged before me on this 12 day of January, in the year 2021 A.D.

Notary Public
My commission expires: 4/26/2023

CHRIS WAHL
Notary Public
State of North Dakota
My Commission Expires April 26, 2023

State of North Dakota)
County of Ramsey) SS

I hereby certify that Ramsey County, North Dakota taxes and special assessments are paid and transfers accepted this 12th day of January 2021 A.D.

Kandy K. Christopherson - Ramsey County Auditor

RAMSEY COUNTY AUDITOR SEAL STATE OF NORTH DAKOTA

By: Deputy

State of North Dakota)
County of Ramsey) SS

I hereby certify that this instrument was filed in this office of record on this 12th day of January, 2021 A.D. at 3:37 O'clock P m. and was filed as document number 475863, filed in Plat Cabinet 2 Slide 323

Bev Bachmeier
Ramsey County Recorder

RAMSEY COUNTY RECORDER SEAL STATE OF NORTH DAKOTA

NORTH

GRAPHIC SCALE
0 100 200
1 INCH = 100 FEET

- FOUND SURVEY MONUMENT
- PROPERTY PIN TO BE SET
- PROPERTY BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- 1/4 LINE
- RIGHT OF WAY LINE
- 10' PUBLIC UTILITY EASEMENT