

THE TIPS

A REPLAT OF OUTLOT 05-0158,
SW1/4, SECTION 8, TOWNSHIP 153 NORTH, RANGE 64 WEST
RAMSEY COUNTY, NORTH DAKOTA

CERTIFICATE OF SURVEY:
I, David K. Hovendick, 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 around the property described as follows:
Outlot 05-0158, part of the Southwest Quarter (SW1/4), Section 8, Township 153 North, Range 64 West of the 5th P.M., Ramsey County, North Dakota, as depicted on the attached plat. I also declare that all bearings and distances are true and correct to the best of my knowledge.

REGISTERED
SURVEYOR
DAVID K. HOVENDICK
ND Registration Number 3812
Date 10/23/2023

DEDICATION
I, Dustin Noble, declare that I have legal ownership of Outlot 05-0158 in the Southwest Quarter (SW1/4), Section 8, Township 153 North, Range 64 West of the 5th P.M., Ramsey County, North Dakota and that I have directed Outlot 05-0158 to be replatted into a subdivision made up of Lots, Block, utility easements, and public road right of ways. Said subdivision of land shall forevermore be known as THE TIPS. I hereby declare the following dedications:
Augusta Avenue and Pinehurst Court are dedicated as public road right of ways, public utility easements and as public drainage easements. The 10 feet wide right of way easements for Augusta Avenue and Pinehurst Court, as depicted on the attached plat are dedicated as public utility easements. The East 15 feet of Lot 12 and the West 15 feet of Lot 11, Block One are dedicated as a 30 feet wide strip easement specifically for the ingress and egress of emergency vehicles. The North 8 feet of Lot 11, the South 8 feet of Lot 10, the North 8 feet of Lot 7, the South 8 feet of Lot 6, along with the 16 feet wide drainage easement depicted in the Southwest corner of Lot 13, Block One are all dedicated as storm water drainage easements for above ground drainage ditches or under ground pipe installation and maintenance purposes.

Dustin Noble
State of North Dakota
County of Ramsey) SS
On this 20th day of October, 2023 A.D. before me a Notary Public for said County and State, personally appeared Dustin Noble known to me to be the person described herein and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.
Helen Carlson
Notary Public
Ramsey County, North Dakota
My Commission expires: Jan. 22, 2025

PLANNING AND ZONING COMMISSION
This subdivision of land described and depicted by David K. Hovendick, that is a replat of Outlot 05-0158 into a subdivision of and to be known as The Tips, situated in the Southwest Quarter (SW1/4), Section 8, Township 153 North, Range 64 West, of the 5th P.M., Ramsey County, North Dakota, is hereby approved on this day of 20th day of October, 2023 A.D.

Larry Liere
Chairman
Planning & Zoning Commission
State of North Dakota
County of Ramsey)
Helen Carlson
Notary Public
Ramsey County, North Dakota
My Commission expires: Jan. 22, 2025

On this 14th day of November, 2023 A.D. before me a Notary Public for said County and State, personally appeared Larry Liere and Helen Carlson known to me to be the persons described herein and who executed the foregoing instrument and acknowledged to me that they executed the same in the name of the City of Devils Lake, North Dakota.

James Moe
Notary Public
Ramsey County, North Dakota
My Commission expires: May 18, 2025

DEVILS LAKE CITY COMMISSION SUBDIVISION APPROVAL:
I, Jim Moe, being the duly elected Mayor of the City of Devils Lake, hereby declare that this subdivision plat to be known as THE TIPS, that is a replat of Outlot 05-0158 in the Southwest Quarter (SW1/4), Section 8, Township 153 North, Range 64 West of the 5th P.M., Ramsey County, North Dakota as described and depicted by David K. Hovendick is hereby approved on this 14th day of November, 2023 A.D.

Jim Moe, Mayor/President
City of Devils Lake, North Dakota
State of North Dakota
County of Ramsey)

On this 8th day of November, 2023 A.D. before me a Notary Public for said County and State, personally appeared James Moe, known to me to be the person described herein and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of the City of Devils Lake.

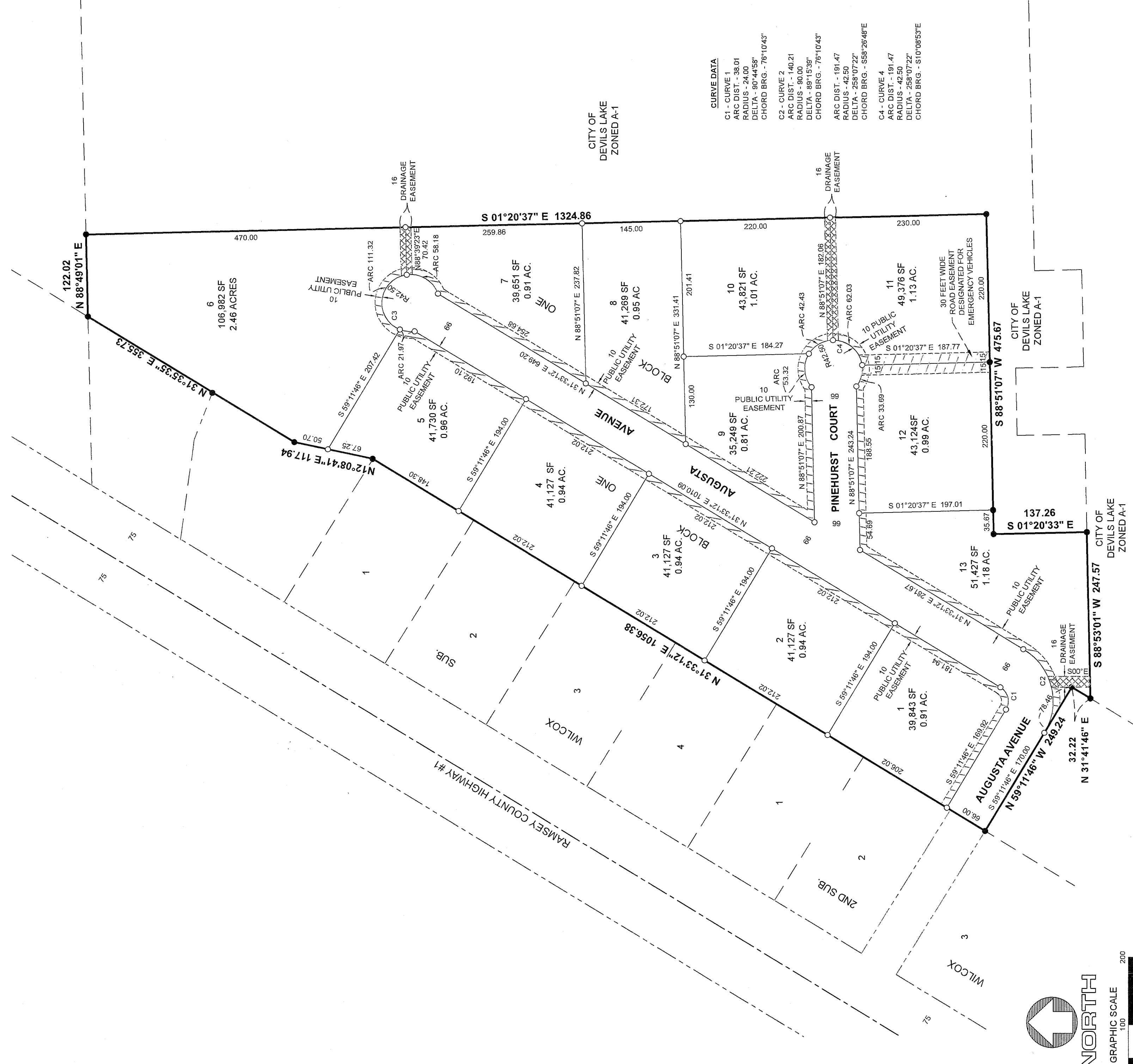
Helen Carlson
Notary Public
Ramsey County, North Dakota
My Commission expires:
State of North Dakota
County of Ramsey) SS

I hereby certify that Ramsey County, North Dakota taxes and special assessments are paid and transfers accepted this 11th day of December, 2023 A.D.

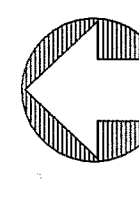
Kandy K. Christopherson
Ramsey County Auditor
State of North Dakota
County of Ramsey) SS
I hereby certify that this instrument was filed in this office of record on this 11th day of December, 2023 A.D. at 2:05 O'clock P.M. and was filed instrument number 2023071 filed in Plat Cabinet 2, Side Number 333.

Boyd E. Beyer
Deputy
County of Ramsey) SS

I hereby certify that this instrument was filed in this office of record on this 11th day of December, 2023 A.D. at 2:05 O'clock P.M. and was filed instrument number 2023071 filed in Plat Cabinet 2, Side Number 333.
Boyd E. Beyer
Deputy
County of Ramsey) SS



NOTE: PUBLIC RIGHT OF WAY CONTAINS
108,380 SF OR 2.49 ACRES



NORTH

GRAPHIC SCALE
1 INCH = 100 FEET

- FOUND IRON PIN
- REAR SET WITH CAP
- BOUNDARY LINE
- DEED LINE
- ROAD CENTERLINE
- 1/4 LINE
- ROAD RIGHT OF WAY LINE
- 10 FEET PUBLIC UTILITY EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- DRAINAGE EASEMENT