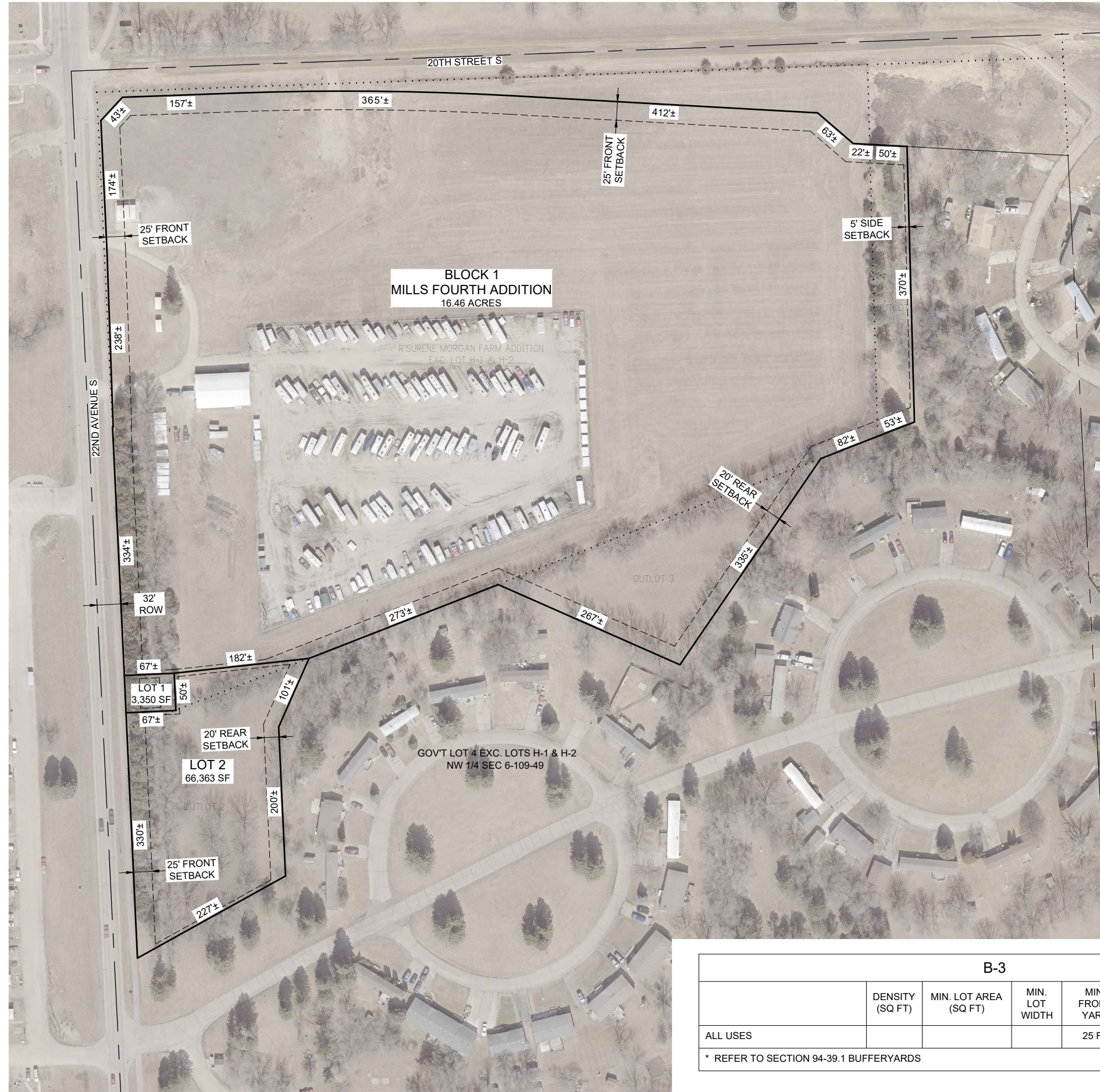


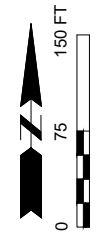
**PRELIMINARY PLAT**  
**BLOCK 1 AND LOTS 1 & 2; MILLS FOURTH ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



HORIZONTAL DATUM:  
 - NAD 83  
 - PROJECTION: SOUTH DAKOTA STATE PLANE  
 COORDINATES NORTH ZONE

VERTICAL DATUM:  
 - NAVD 88  
 - GEOID 18

BASIS OF BEARING: GEODETIC NORTH  
 ALL DIMENSIONS SHOWN ARE IN  
 TERMS OF U.S. SURVEY FEET



**DEVELOPER**

MILLS DEVELOPMENT CORP.  
 JACOB MILLS  
 1323 MAIN AVE S  
 BROOKINGS, SOUTH DAKOTA 57006

**ENGINEER/SURVEYOR**

BANNER ASSOCIATES INC.  
 409 22ND AVE S.  
 BROOKINGS, SD 57006  
 (605) 692-6342

ENGINEER  
 JUSTIN BUCHER, PE  
 JUSTINB@BANNERASSOCIATES.COM

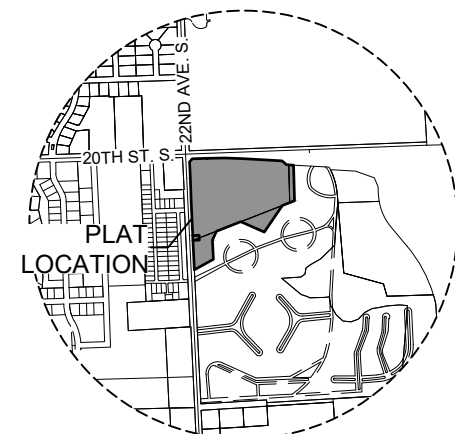
SURVEYOR  
 AUSTIN JOHNSON, LS  
 AUSTINJ@BANNERASSOCIATES.COM

**EXISTING LEGAL**

R'SURENE MORGAN FARM ADDITION EXC. LOTS H-1 & H-2  
 AND  
 OUTLOTS 2, 3, & 4 IN NW 1/4 SEC 6-T109N-R49W  
 APPROXIMATELY 18.1± ACRES

**LEGEND:**

- SECTION LINE
- - - EXISTING PROPERTY LINE
- · · · · VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- - - SETBACK LINE



**VICINITY MAP**  
 SCALE: NONE

B-3							
	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
ALL USES				25 FT	5 FT*	20 FT*	45 FT

\* REFER TO SECTION 94-39.1 BUFFERYARDS



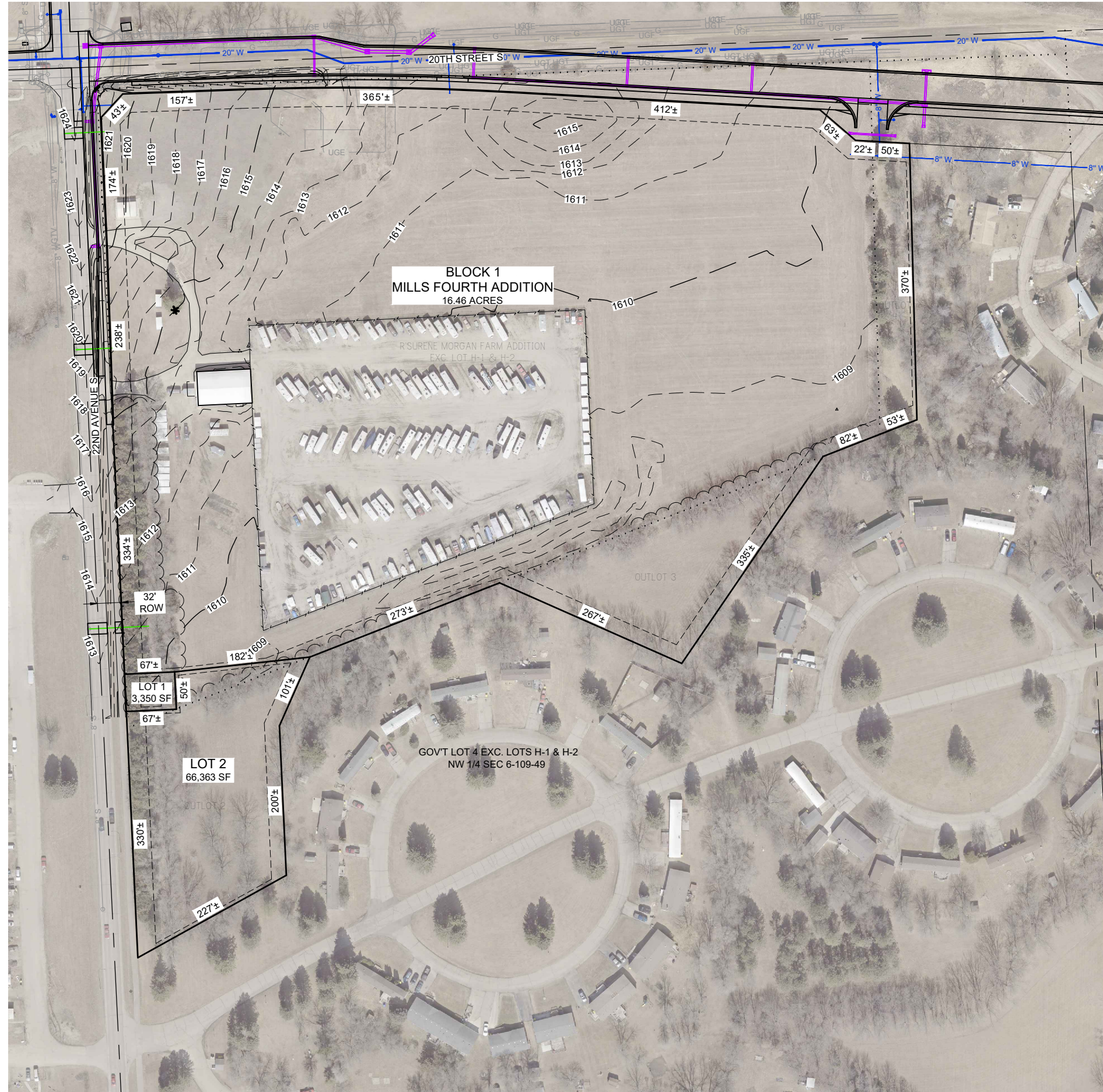
PROJECT / SHEET TITLE:	
MILLS FOURTH ADDITION	
PRELIMINARY PLAT	
BROOKINGS, SOUTH DAKOTA	
DESCRIPTION	
REV.	DATE

**FOR  
 REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION**

JOB No.:	23725-00
DATE:	MAY 2023
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	



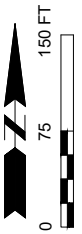
**SITE PLAN**  
**BLOCK 1 AND LOTS 1 & 2; MILLS FOURTH ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



HORIZONTAL DATUM:  
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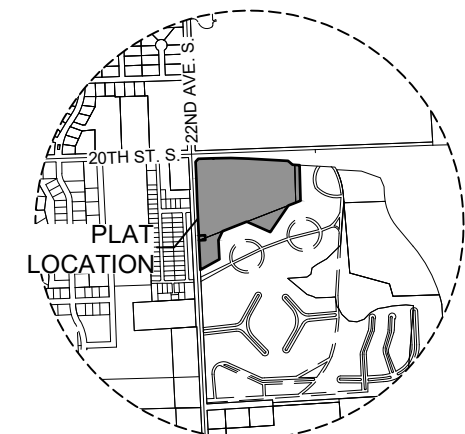
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**EXISTING LEGAL**

R'SURENE MORGAN FARM ADDITION EXC. LOTS H-1 & H-2  
 AND  
 OUTLOTS 2, 3, & 4 IN NW 1/4 SEC 6-T109N-R49W  
 APPROXIMATELY 18.1± ACRES

**LEGEND:**

- SECTION LINE
- EXISTING PROPERTY LINE
- ..... VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- - - - - 1600 - - - - - EXISTING MAJOR CONTOUR
- - - - - 1601 - - - - - EXISTING MINOR CONTOUR
- W ----- EXISTING WATER LINE
- S ----- EXISTING SANITARY SEWER
- ST ----- EXISTING STORM SEWER
- G ----- EXISTING GAS LINE
- UGE ----- EXISTING UNDERGROUND ELECTRIC
- UGTV ----- EXISTING CABLE TV
- UGT ----- EXISTING TELEPHONE LINE
- UGF ----- EXISTING FIBER OPTIC LINE
- OHE ----- OVERHEAD ELECTRIC LINE



**VICINITY MAP**  
 SCALE: NONE

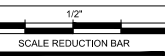


MILLS FOURTH ADDITION  
 SITE PLAN  
 BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

JOB No.:	23725-00
DATE:	MAY 2023
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	



SHEET No. :  
**2**