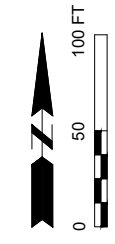


PRELIMINARY PLAT
LOT 1 IN BLOCK 1 AND LOTS 1, 2, AND 3 IN BLOCK 2 OF RESERVE FOURTH ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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

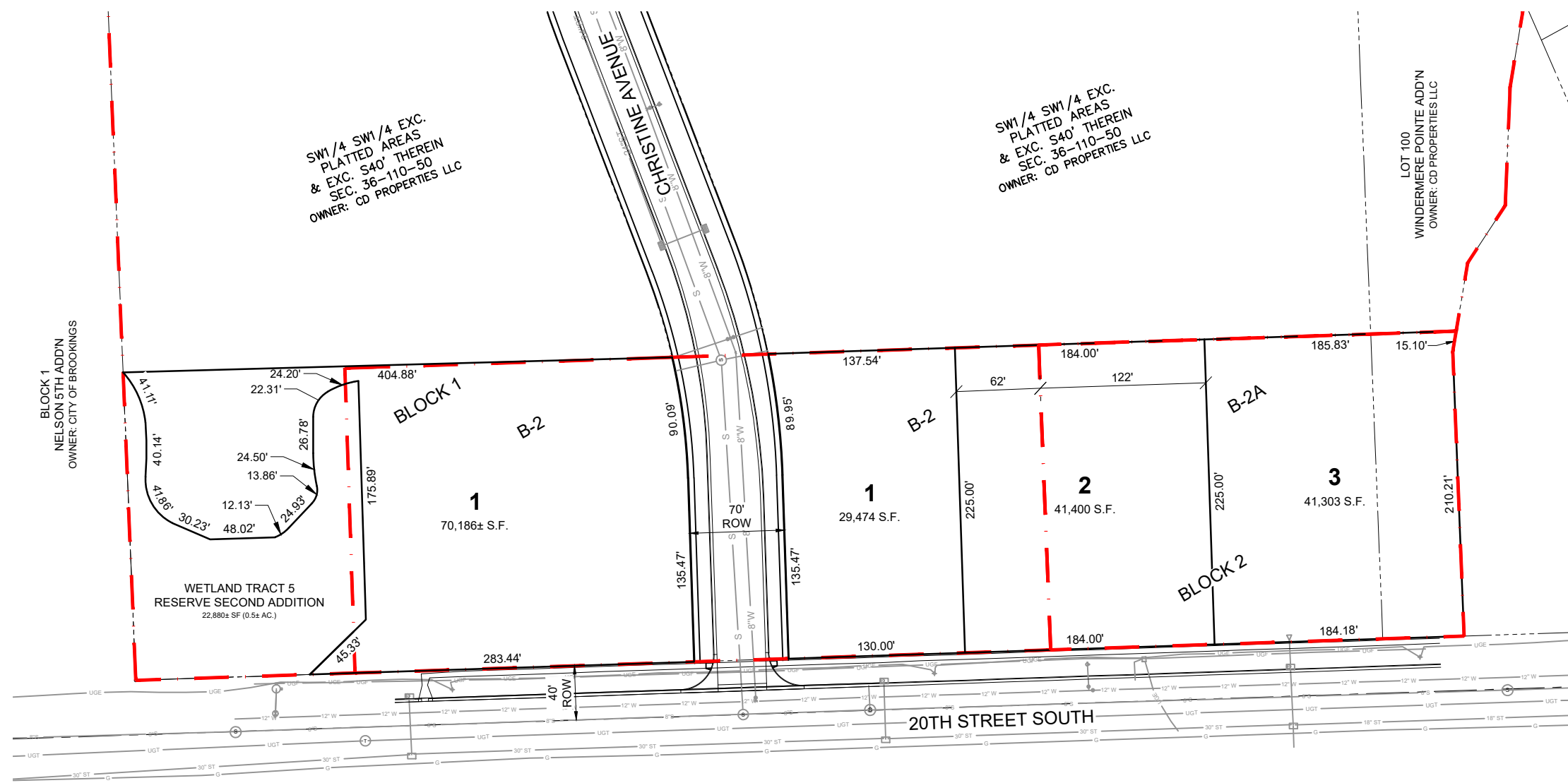
VERTICAL DATUM:
 - NAVD 88
 - GEOID 09

BASIS OF BEARING: GEODETIC NORTH

ALL DIMENSIONS SHOWN ARE IN TERMS OF U.S. SURVEY FEET

LEGEND

- MONUMENT (FOUND)
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- ZONING BOUNDARY
- NEW WATER LINE
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW SANITARY SEWER LINE
- NEW SANITARY MANHOLE
- NEW STORM SEWER LINE
- NEW DROP INLET



OWNER INFORMATION

CD PROPERTIES LLC
 302 32ND AVE. S.
 BROOKINGS, SD 57006

LEGAL DESCRIPTIONS

SW1/4 SW1/4 EXCEPT ALL PLATTED AREAS THEREOF, AND EXCEPT THE SOUTH FORTY FEET (S40') OF THE SW1/4 SW1/4 THEREOF, OF SECTION 36-T110N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

FLOOD ZONE DESIGNATION

NAT'L FLOOD INSURANCE PROGRAM
 MAP PANEL NO. 46011C0445C
 DATE: JULY 16, 2008
 ZONE "X" OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONING REGULATIONS

ZONED B2 BUSINESS DISTRICT AND B-2A BUSINESS/OFFICE DISTRICT



RESERVE ADDITION PRELIMINARY PLAT	BROOKINGS SOUTH DAKOTA
PROJECT / SHEET TITLE :	DESCRIPTION
REV. / DATE	DESCRIPTION

JOB No.:	22027-01
DATE:	JULY 2021
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	JLU