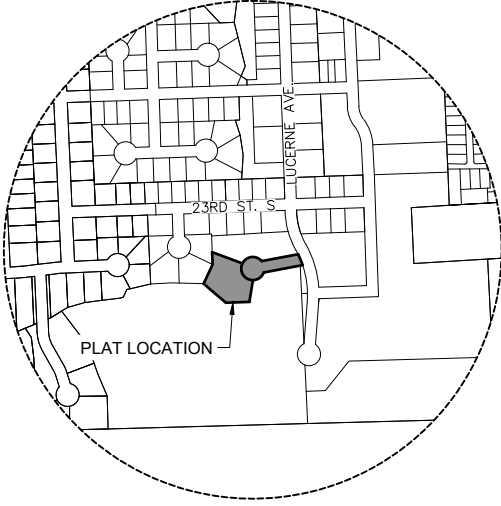
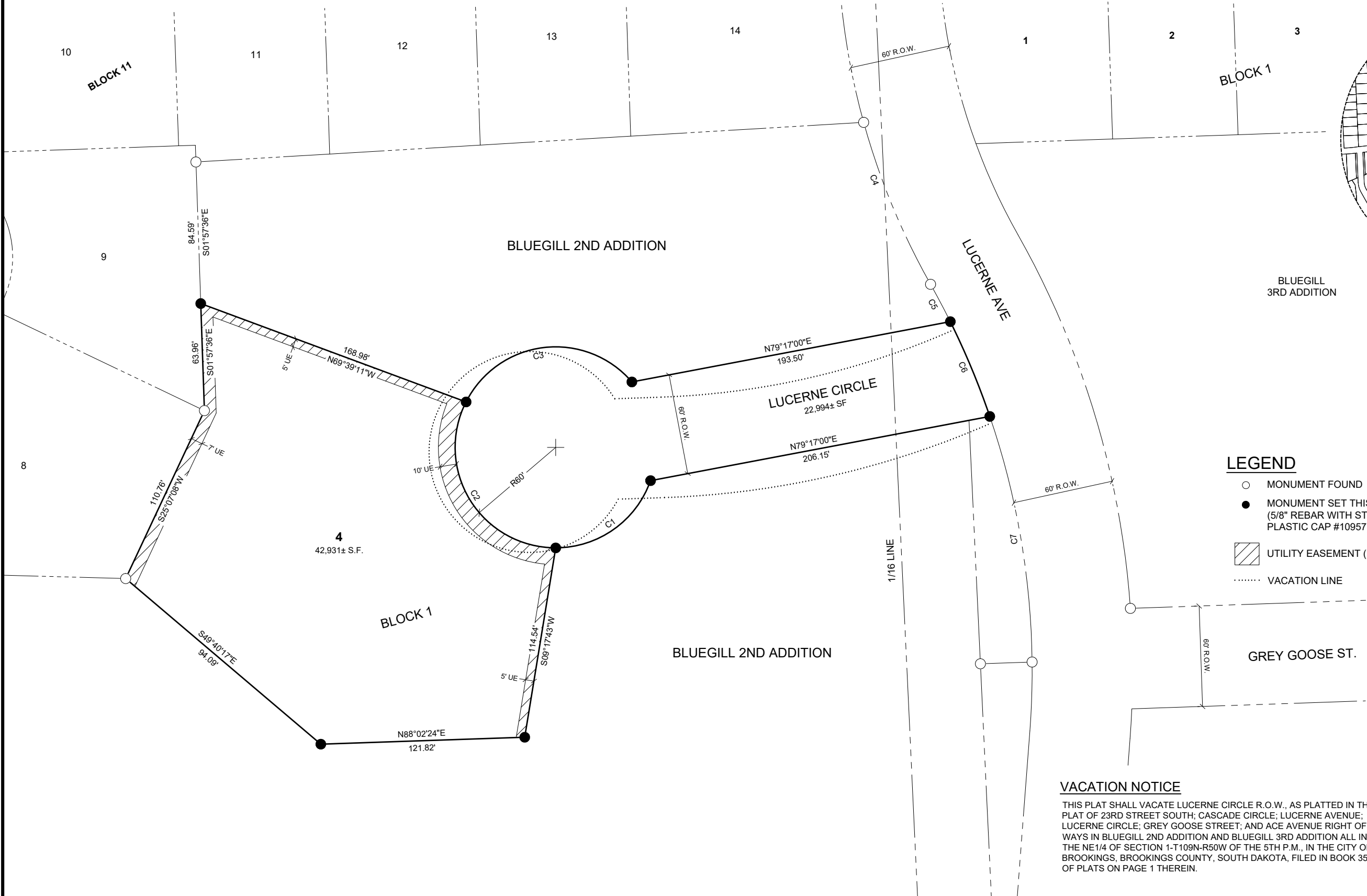
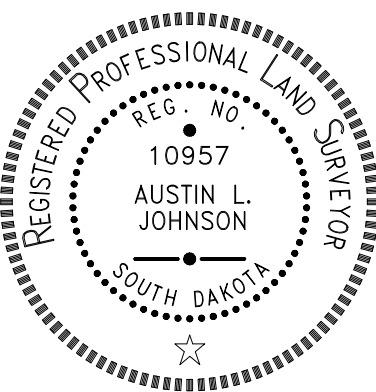


PLAT OF
LOT 4 IN BLOCK 1; AND LUCERNE CIRCLE ROW IN BLUEGILL 2ND ADDITION,
AN ADDITION TO THE CITY OF BROOKINGS, IN THE NE1/4 OF SECTION 1-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY
(5/8" REBAR WITH STAMPED
PLASTIC CAP #10957)
- ▨ UTILITY EASEMENT (UE)
- VACATION LINE



VACATION NOTICE

THIS PLAT SHALL VACATE LUCERNE CIRCLE R.O.W., AS PLATTED IN THE PLAT OF 23RD STREET SOUTH; CASCADE CIRCLE; LUCERNE AVENUE; LUCERNE CIRCLE; GREY GOOSE STREET; AND ACE AVENUE RIGHT OF WAYS IN BLUEGILL 2ND ADDITION AND BLUEGILL 3RD ADDITION ALL IN THE NE1/4 OF SECTION 1-T109N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA, FILED IN BOOK 35 OF PLATS ON PAGE 1 THEREIN.

PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
AUGUST 2023

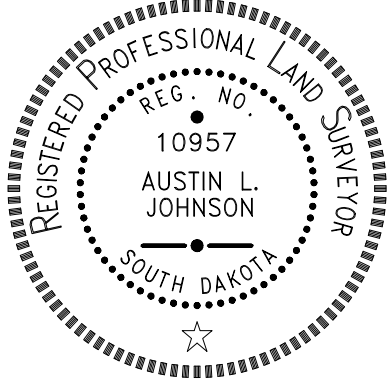
SURVEYOR'S CERTIFICATE

I, Austin L. Johnson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **August 9, 2023**, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as **BLUEGILL 2ND ADDITION IN THE NE1/4 OF SECTION 1-T109N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA**, and platted the same as shown on the above plat.

A portion of the same shall hereafter be known and described as **LOT 4 IN BLOCK 1; AND LUCERNE CIRCLE ROW IN BLUEGILL 2ND ADDITION IN THE NE1/4 OF SECTION 1-T109N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.**

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 20 ____.



Austin L. Johnson
Professional Land Surveyor
Registration No. 10957

Banner Associates, Inc.
409 22nd Ave. S.
Brookings, South Dakota 57006
Telephone (605) 692-6342

OWNER'S CERTIFICATE

We, **Bluegill Inc.**, owners of a tract of land shown in the above plat, hereby certify that we did authorize and do join in and approve the above survey and plat, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to the City of Brookings, or to the holder of any utility franchise, an easement at the locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated as a street, road, alley, park or public ground is hereby dedicated to public use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

THIS PLAT SHALL VACATE LUCERNE CIRCLE R.O.W., AS PLATTED IN THE PLAT OF 23RD STREET SOUTH; CASCADE CIRCLE; LUCERNE AVENUE; LUCERNE CIRCLE; GREY GOOSE STREET; AND ACE AVENUE RIGHT OF WAYS IN BLUEGILL 2ND ADDITION AND BLUEGILL 3RD ADDITION ALL IN THE NE1/4 OF SECTION 1-T109N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA, FILED IN BOOK 35 OF PLATS ON PAGE 1 THEREIN.

IN WITNESS WHEREOF, we have executed this Owner's Certificate this _____ day of _____, 20 ____.

Wade A. Price, President
Bluegill Inc.

STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Wade A. Price** and acknowledged that he, as President of **Bluegill Inc.**, being authorized so to do, executed the foregoing Owner's Certificate for the purpose therein contained.

IN WITNESS MY HAND AND SEAL THIS _____ day of _____, 20 ____.

Notary Public
My Commission Expires _____

CITY MANAGER'S CERTIFICATE

WHEREAS, **Bluegill Inc.**, owners of the hereinafter described real property have submitted a proposed Plat of **LOT 4 IN BLOCK ; AND LUCERNE CIRCLE ROW IN BLUEGILL 2ND ADDITION IN THE NE1/4 OF SECTION 1-T109N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA**, and whereas the City Manager of said City, being the duly authorized administrative official authorized to approve plats, has examined the proposed plat and it appears that all municipal taxes and special assessments, if any, upon said plat and survey, have been executed according to law and further declares that access to the public streets as shown hereon, subject to all applicable municipal ordinances, is hereby granted except as may be designated "no access" on the attached plat.

NOW, THEREFORE, BE IT RESOLVED THAT said plat and survey by and are hereby in all things accepted and approved.

DATED THIS _____ DAY OF _____, 20 ____.

City Manager, City of Brookings, South Dakota

STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

CITY CLERK'S CERTIFICATE

I, _____, being the duly appointed, qualified and acting City Clerk of the City of Brookings, South Dakota, do hereby certify that _____, City Manager of the City of Brookings did personally appear and acknowledge to me that he executed the foregoing City Manager's Certificate for the purposes stated within.

City Clerk, City of Brookings, South Dakota

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE CERTIFICATE

I, _____, Finance Officer of Brookings County, South Dakota do hereby certify that all taxes which are liens upon the land shown in the above plat, as shown by the records in my office, have been paid in full.

Finance Officer, Brookings County, South Dakota

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

Filed for record this _____ day of _____, A.D., 20 ____ at _____ o'clock ____ .m., and recorded in Book _____ of Plats on page _____ therein.

Register of Deeds, Brookings County South Dakota