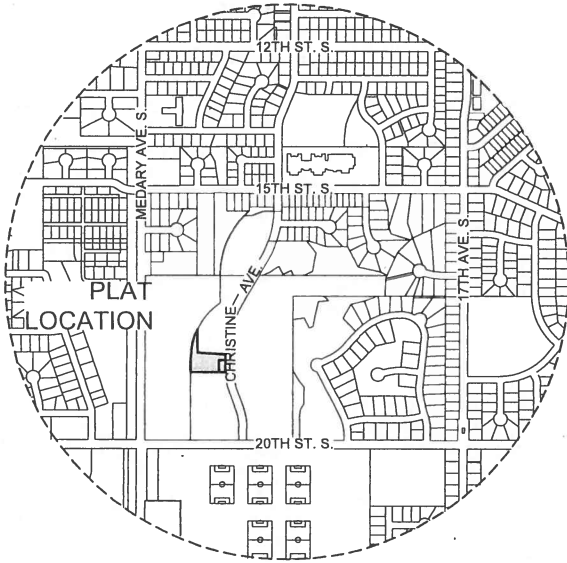


PLAT OF
LOT 1 AND LOT 2 IN BLOCK 2 OF NELSON 5TH ADDITION
 TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP
 SCALE: NONE

N1/2 SW1/4 EXC.
 PLATTED AREAS &
 SW1/4 SW1/4 EXC.
 PLATTED AREAS &
 EXC. S40' THEREIN
 SEC. 36-110-50

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C4	14.40'	535.00'	14.40'	S2°13'07"E
C5	257.10'	525.00'	254.54'	N11°37'19"E

N1/2 SW1/4 EXC.
 PLATTED AREAS &
 SW1/4 SW1/4 EXC.
 PLATTED AREAS &
 EXC. S40' THEREIN
 SEC. 36-110-50

BLOCK 1
 NELSON 5TH
 ADD'N

**LOT 1
 BLOCK 2
 NELSON 5TH ADDITION**
 52,555± S.F.

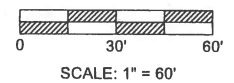
EASEMENT NOTE

THERE SHALL BE A BLANKET DRAINAGE EASEMENT OVER ALL OF LOT 1 IN BLOCK 2, NELSON 5TH ADDITION.

**LOT 2
 BLOCK 2
 NELSON 5TH ADDITION**
 6,000± S.F.

CHRISTINE AVENUE

GEODETIC BEARING



LEGEND

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

PREPARED BY:
 BANNER ASSOCIATES, INC.
 409 22nd AVE. S.
 BROOKINGS, SD 57006
 (605) 692-6342
 JULY 2017

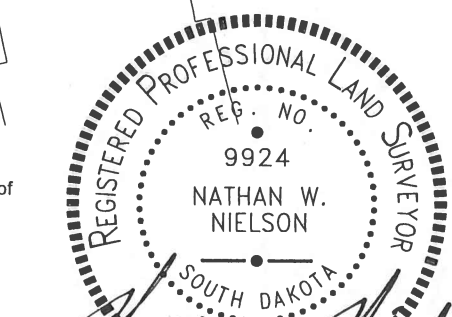
SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before April 20, 2017, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as N1/2 SW1/4 OF SECTION 36-T110N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, and platted the same as shown on the above plat.

The same shall hereafter be known and described as LOT 1 AND LOT 2 IN BLOCK 2 OF NELSON 5TH ADDITION TO 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 10th day of July, 20 17.



Nathan W. Nielson
 Professional Land Surveyor
 Registration No. 9924

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

60-
 ch
 City
 of
 Brookings
 267999

OWNER'S CERTIFICATE

We, CD Properties, LLC, 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 THAT PORTION OF BLOCK 2 OF NELSON 4TH ADDITION, AS PLATTED AND FILED IN BOOK 18 OF PLATS ON PAGE 81 THEREIN.~~ NN

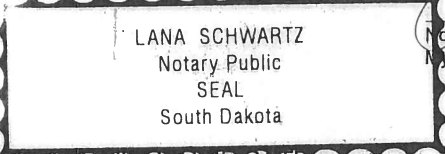
IN WITNESS WHEREOF, we have executed this Owner's Certificate this 11 day of July, 20 17.

STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

Clark James Drew III
Clark James Drew III, President
CD Properties, LLC.

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Clark James Drew III and acknowledged that he, as President of CD Properties, LLC, being authorized so to do, executed the foregoing Owner's Certificate for the purpose therein contained.

IN WITNESS MY HAND AND SEAL THIS 11th day of July, 20 17.



Lana Schwartz
Notary Public
My Commission Expires 12-27-18

CITY MANAGER'S CERTIFICATE

WHEREAS, CD Properties, LLC, owners of the hereinafter described real property have submitted a proposed Plat of LOT 1 AND LOT 2 IN BLOCK 2 OF NELSON 5TH ADDITION TO 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 11th DAY OF July, 20 17.

A. Callb
City Manager, City of Brookings, South Dakota
(ACTING)

CITY CLERK'S CERTIFICATE

STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

I, Shawn Thynes, being the duly appointed, qualified and acting City Clerk of the City of Brookings, South Dakota, do hereby certify that Kevin Catlin, 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.

Shawn Thynes
City Clerk, City of Brookings, South Dakota



DIRECTOR OF EQUALIZATION

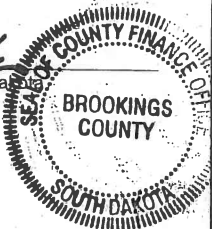
I, Jacob Brehmer, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Jacob Brehmer, Deputy
Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE CERTIFICATE

I, Lou Schultz, 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.

Lou Schultz
Finance Officer, Brookings County, South Dakota



REGISTER OF DEEDS

STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

Filed for record this 11th day of July, A.D., 20 17 at 2:50 o'clock P.m., and recorded in Book 35 of Plats on page 28 therein.

Beverly Chapman
Register of Deeds, Brookings County South Dakota

