

**LEGAL DESCRIPTION**

To be platted from the following:

The Southeast Quarter (SE1/4), Except H-1 and Except the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Except the West 260 feet of the East 725 feet of the South 620 feet, and Except Moriarty Edgebrook Addition, and Except the South 40 feet, and Except the West 30 feet of the East 465 feet of the South 620 feet, and Except platted areas in Section Thirty-six (36), Township One Hundred Ten (110) North, Range Fifty (50) West of the Fifth Principal Meridian in the City of Brookings, Brookings County, South Dakota.

**GENERAL NOTES**

- This Survey was prepared with the benefit of the Title Commitment prepared by Commercial Partners Title, a division of Chicago Title Insurance Company Title Insurance Company File Number CP72511 Supplement No. 2 which has an effective date of April 28, 2023.
- Bearings of property lines shown hereon are based on the South Dakota State Plane coordinate system, North Zone (NAD 83 - 2011 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey feet.
- Elevations and ground contours shown hereon are relative to the NAVD88 vertical datum and are relative to Benchmark NGS monument PR1044 which has an elevation of 1657.02 ft.
- The subject property appears to lie within Zone X (Area of minimal flooding) according to FEMA Flood Insurance Rate Map Community - Panel Number 4601C0410C which has an effective date of 07/16/2008.

**LOT AREA CHART**

LEGAL DESCRIPTION	LOT AREA (ACRE)	LOT AREA (SQ.FT.)
LOT 1, BLOCK 1	2.24 AC.	97,499 SQ.FT.
22ND AVE SO	0.85 AC.	37,102 SQ.FT.
TOTAL	3.09 AC.	134,601 SQ.FT.

**OWNER:**

Moriarty Paul Living Trust  
Address: Unsigned  
PID: 080293420030

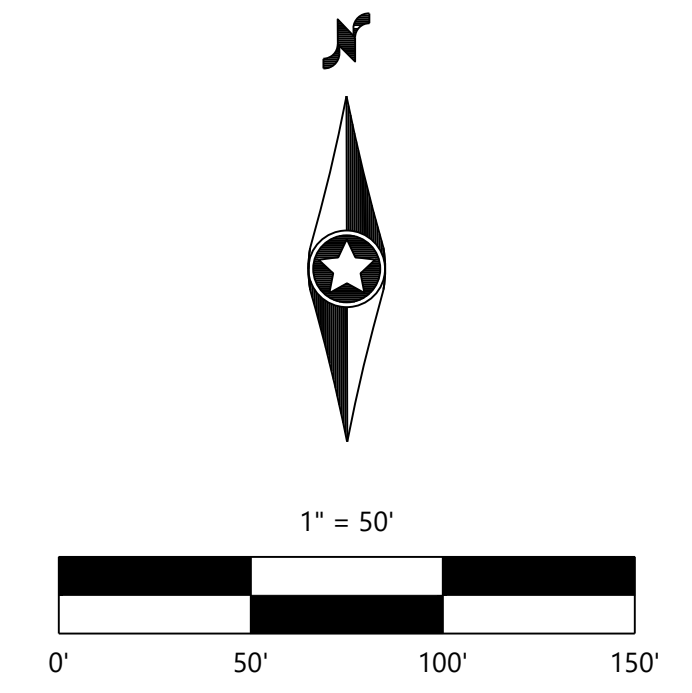
**SURVEYOR/ENGINEER**

Westwood Professional Services, Inc.  
12701 Whitewater Drive, Suite #300  
Minnetonka, Minnesota 55343

**LEGEND**

- SANITARY MANHOLE
- STORM MANHOLE
- CULVERT
- HYDRANT
- GATE VALVE
- WATER METER
- ELECTRIC BOX
- ELECTRIC MANHOLE
- STREET LIGHT
- MAST ARM
- TRAFFIC SIGNAL
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- FIBER OPTIC PEDESTAL
- NATURAL GAS VENT PIPE
- STEEL/WOOD POST
- SIGN
- SPOT ELEVATION
- DECIDUOUS TREE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- GAS LINE
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT

**VICINITY MAP**  
(NOT TO SCALE)



DESIGNED:	NAS
CHECKED:	JWM
DRAWN:	JWM
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	1" or 5'

PREPARED FOR:  
**CIRCLE K STORES INC.**  
BLOOMINGTON, MN

BROOKINGS, SD

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 TPELS ENGINEERING FIRM REGISTRATION NO. 13156  
 TPELS SURVEYING FIRM REGISTRATION NO. 10074301

PRELIMINARY PLAT  
**MORIARTY EDGEBROOK  
SECOND ADDITION**

SHEET NUMBER:  
**1** OF **1**  
DATE: 09/18/2024