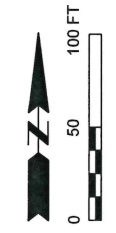


PRELIMINARY PLAT
LOT 1 IN BLOCK 1 AND LOTS 1, 2, AND 3 IN BLOCK 2 OF RESERVE FOURTH ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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
- W--- EXISTING WATER LINE
- S--- EXISTING SANITARY LINE
- UGE--- EXISTING UNDERGROUND ELECTRIC
- UGF--- EXISTING FIBER OPTIC LINE
- UGT--- EXISTING TELEPHONE LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- W--- NEW WATER LINE
- NEW WATER VALVE
- NEW FIRE HYDRANT
- S--- NEW SANITARY SEWER LINE
- NEW SANITARY MANHOLE
- ST--- NEW STORM SEWER LINE
- NEW DROP INLET

OWNER INFORMATION

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

LEGAL DESCRIPTIONS

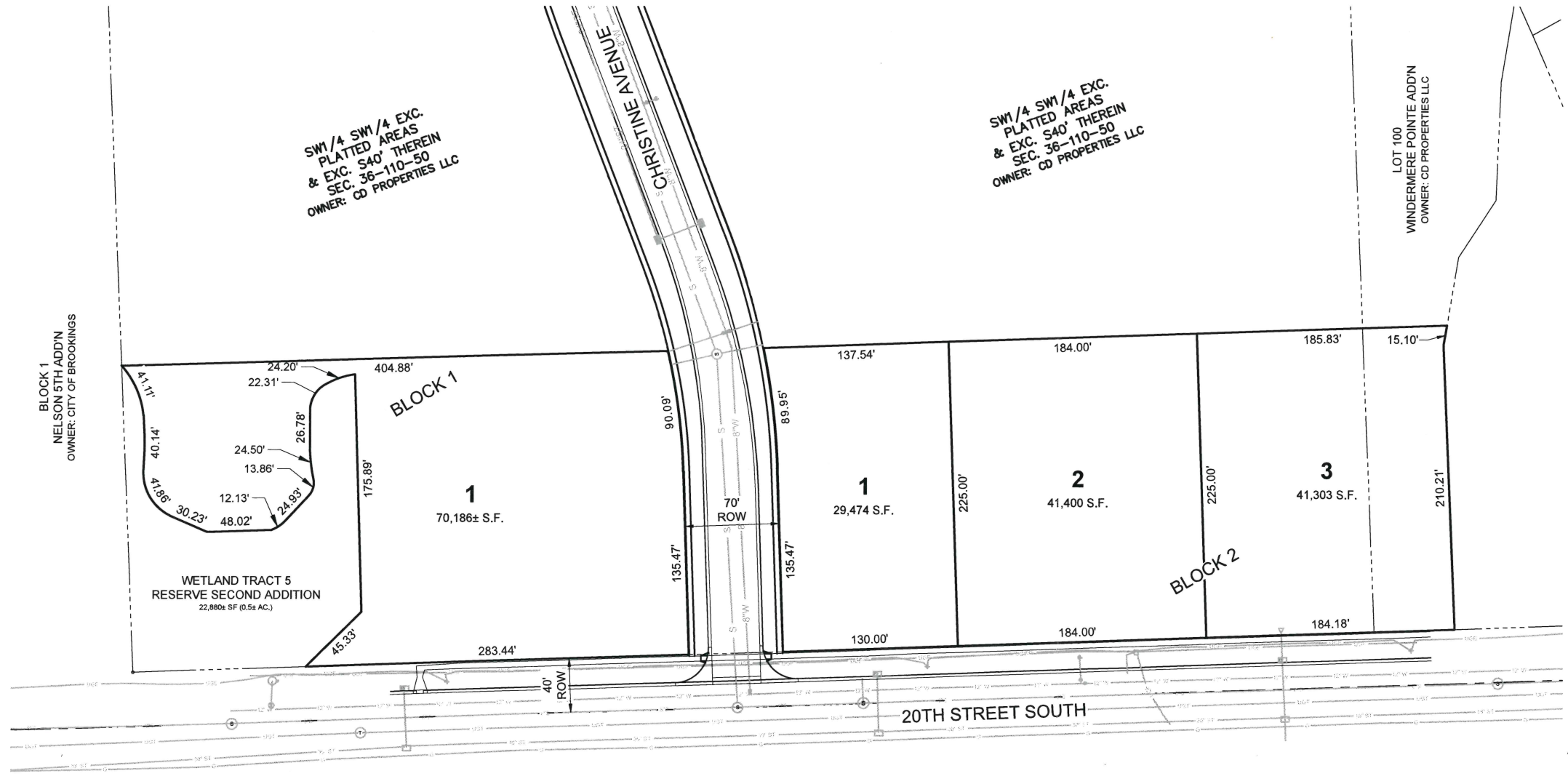
SW1/4 SW1/4 EXCEPT ALL PLATTED AREAS THEREOF, AND EXCEPT THE SOUTH FORTY FEET (S40') OF THE SW1/4 SW1/4 THEREOF, OF SECTION 36-T110N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

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



Brookings City Council

Approved
(Mayor)

Date

8-24-21



RESERVE ADDITION	
PRELIMINARY PLAT	
BROOKINGS SOUTH DAKOTA	
DESCRIPTION	
REV.	DATE

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