

PLAT OF  
**FOX RUN ADDITION; TRACT 1C OF FOX RUN ADDITION; TRACT 1D OF FOX RUN ADDITION;  
LOT 7A IN BLOCK 1 OF FOX RUN ADDITION; LOT 9A IN BLOCK 2 OF FOX RUN ADDITION;  
WEDGEWOOD CIRCLE; CHRISTIE SPRINGS CIRCLE; AND FOX RUN TRAIL RIGHTS-OF-WAY;**

ALL IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

**VACATION NOTICE**

THIS PLAT SHALL VACATE THE PLAT OF TRACT 1A AND TRACT 1B OF FOX RUN ADDITION; AN ADDITION IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA, FILED ON JULY 15, 2019 IN BOOK 37 ON PAGE 21 THEREOF.

**VACATION NOTICE**

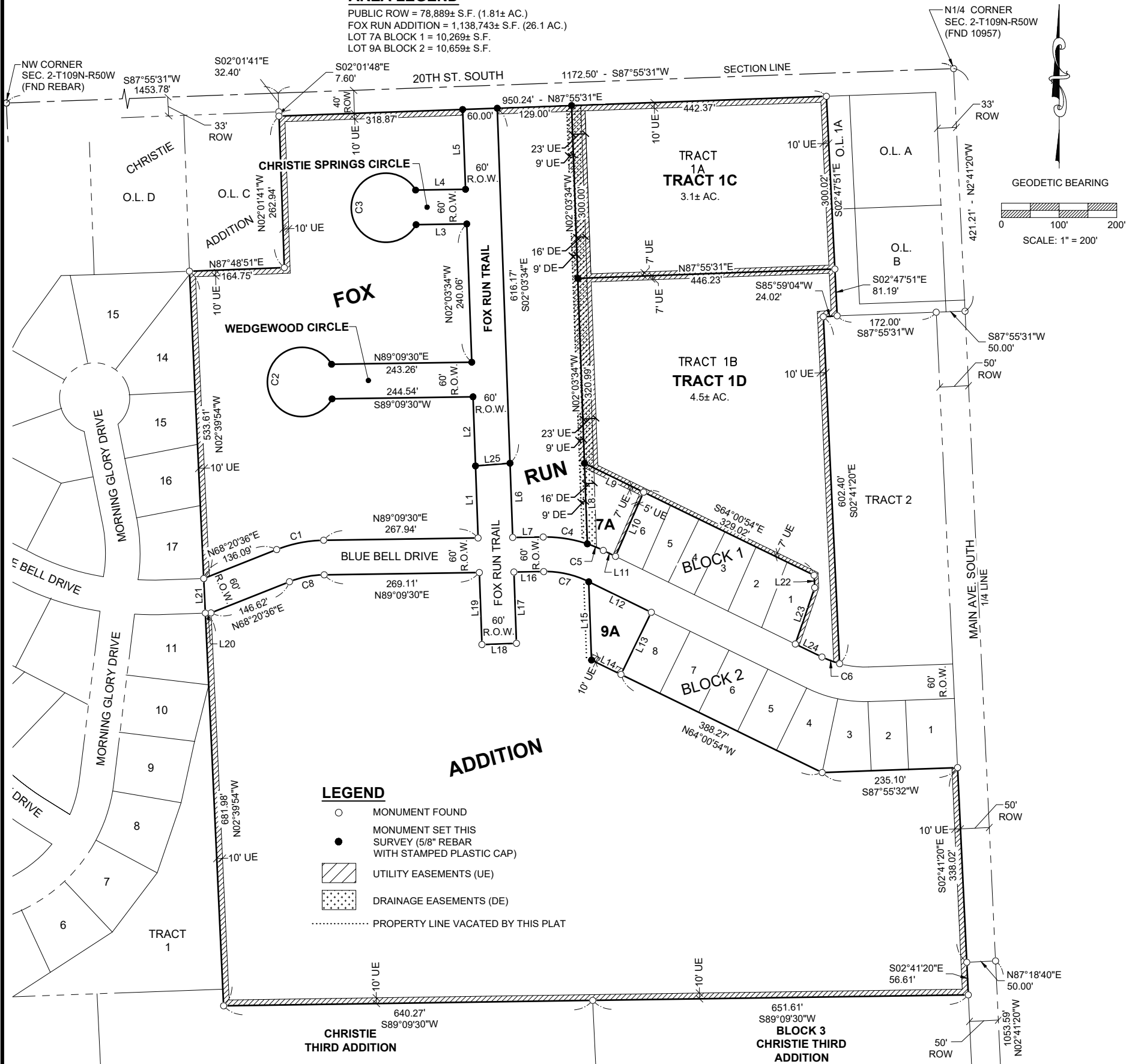
THIS PLAT SHALL VACATE LOT 7 OF BLOCK 1 AND LOT 9 OF BLOCK 2, AS PLATTED IN THE PLAT OF LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 2 OF FOX RUN ADDITION; AN ADDITION IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA, FILED ON JULY 12, 2019 IN BOOK 37 ON PAGE 19 THEREOF.

**AREA LEGEND**

PUBLIC ROW = 78,889± S.F. (1.81± AC.)  
FOX RUN ADDITION = 1,138,743± S.F. (26.1 AC.)  
LOT 7A BLOCK 1 = 10,269± S.F.  
LOT 9A BLOCK 2 = 10,659± S.F.

**VACATION NOTICE**

THIS PLAT SHALL VACATE FOX RUN ADDITION, AS PLATTED IN THE PLAT OF FOX RUN ADDITION; TRACT 1 OF FOX RUN ADDITION; TRACT 2 OF FOX RUN ADDITION; MAIN AVENUE SOUTH, BLUE BELL DRIVE, AND FOX RUN TRAIL RIGHTS-OF-WAY; ALL IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA, FILED ON AUGUST 29, 2018 IN BOOK 36 ON PAGE 37 THEREOF.



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	83.56'	230.00'	83.10'	N78°45'03"E
C2	314.16'	60.00'	60.00'	S0°50'30"E
C3	314.16'	60.00'	60.00'	S0°50'30"E
C4	77.82'	230.00'	77.45'	N81°08'56"W
C5	29.87'	230.00'	29.85'	N67°44'08"W
C6	32.73'	170.00'	32.68'	S69°19'18"E
C7	79.60'	170.00'	78.87'	N77°25'42"W
C8	61.76'	170.00'	61.42'	S78°45'03"W

Line Table		
LINE #	LENGTH	DIRECTION
L1	125.03'	N2°03'34"W
L2	120.03'	N2°03'34"W
L3	87.98'	S89°09'30"W
L4	86.71'	N89°09'30"E
L5	138.61'	N2°03'34"W
L6	128.87'	S2°03'34"E
L7	52.96'	S89°09'30"W
L8	139.86'	N2°03'34"W
L9	114.22'	S64°00'54"E
L10	121.61'	S23°37'43"W
L11	23.67'	S64°00'54"E
L12	120.79'	S64°00'54"E
L13	120.00'	N25°59'06"E

Line Table		
LINE #	LENGTH	DIRECTION
L14	56.86'	N64°00'54"W
L15	135.96'	N2°03'34"W
L16	51.69'	N89°09'30"E
L17	123.75'	N2°03'34"W
L18	60.00'	N87°56'26"E
L19	125.03'	S2°03'34"E
L20	9.68'	N88°08'41"E
L21	60.03'	N2°39'54"W
L22	21.48'	N2°41'20"W
L23	103.44'	S18°56'51"W
L24	51.45'	S64°00'54"E
L25	60.05'	N85°29'18"E

**SURVEYOR'S CERTIFICATE**

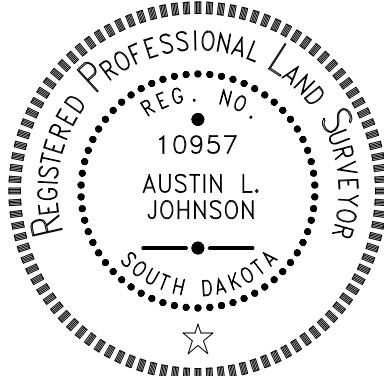
I, Austin L. Johnson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **March 16, 2020**, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as **FOX RUN ADDITION IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA; TRACT 1A AND TRACT 1B OF FOX RUN ADDITION AN ADDITION IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA; and LOT 7 IN BLOCK 1 AND LOT 9 IN BLOCK 2 OF FOX RUN ADDITION AN ADDITION IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA**, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **FOX RUN ADDITION; TRACT 1C OF FOX RUN ADDITION; TRACT 1D OF FOX RUN ADDITION; LOT 7A IN BLOCK 1 OF FOX RUN ADDITION; LOT 9A IN BLOCK 2 OF FOX RUN ADDITION; WEDGEWOOD CIRCLE; CHRISTIE SPRINGS CIRCLE; AND FOX RUN TRAIL RIGHTS-OF-WAY; ALL 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 \_\_\_\_\_.  
**SHEET 1 OF 3**

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, **ADVANTAGE INVESTMENT GROUP, 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 THE PLAT OF TRACT 1A AND TRACT 1B OF FOX RUN ADDITION; AN ADDITION IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA, FILED ON JULY 15, 2019 IN BOOK 37 ON PAGE 21 THEREOF.

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

James Drew, President  
Advantage Investment Group, LLC

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 **James Drew** and acknowledged that he, as President of **ADVANTAGE INVESTMENT GROUP, LLC**, 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 \_\_\_\_\_

OWNER'S CERTIFICATE

I, **TODD VOSS**, owner of a tract of land shown in the above plat, hereby certify that I 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.

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

Todd Voss

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 **Darell Olson** and acknowledged that he, as owner, 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 \_\_\_\_\_

OWNER'S CERTIFICATE

We, **VK 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.

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

Todd Voss, President  
VK Properties, LLC.

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 **Todd Voss** and acknowledged that he, as President of VK 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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public  
My Commission Expires \_\_\_\_\_

OWNER'S CERTIFICATE

We, **WILMOT ESTATES, 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.

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

Name, Capacity  
Wilmot Estates, LLC.

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 \_\_\_\_\_ and acknowledged that he, as \_\_\_\_\_ of Wilmot Estates, LLC., 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, **ADVANTAGE INVESTMENT GROUP, LLC; TODD VOSS; VK PROPERTIES, LLC., and WILMOT ESTATES, LLC** owners of the hereinafter described real property have submitted a proposed Plat of **FOX RUN ADDITION; TRACT 1C OF FOX RUN ADDITION; TRACT 1D OF FOX RUN ADDITION; LOT 7A IN BLOCK 1 OF FOX RUN ADDITION; LOT 9A IN BLOCK 2 OF FOX RUN ADDITION; WEDGEWOOD CIRCLE; CHRISTIE SPRINGS CIRCLE; AND FOX RUN TRAIL RIGHTS-OF-WAY; ALL 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

CITY CLERK'S CERTIFICATE

STATE OF SOUTH DAKOTA }  
COUNTY OF BROOKINGS } SS

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