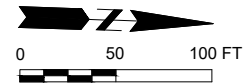


PRELIMINARY PLAT
LOTS 26A-27D IN BLOCK 3; LOTS 1A-6B IN BLOCK 5; LOTS 1-7B IN BLOCK 6;
AND LOTS 1A-3C IN BLOCK 7; ALL IN ARBOR HILL ADDITION

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



OWNER INFORMATION

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

LEGAL DESCRIPTIONS

EXISTING LEGAL DESCRIPTION:
THE N1350' EXC. THE W 312' & EXC. E1128.5' & EXC. OL'S 2
& 3 AND EXC. N 40' THEREIN, AND EXC. PLATTED AREAS;
ALL OF NE1/4 SEC. 1-T109N-R50W, 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

BLOCK 5 ZONED R-2 TWO FAMILY DISTRICT
BLOCK3 LOTS 26A-27D AND BLOCKS 6 & 7 ZONED R-3
APARTMENT DISTRICT

LEGEND ACE AVE.

	MONUMENT (FOUND)		EXISTING SANITARY MANHOLE
	EXISTING CONTOURS		EXISTING STORM MANHOLE
	EXISTING PROPERTY LINE		EXISTING BARBWIRE FENCE
	PROPOSED PROPERTY LINE		NEW WATER LINE
	PROPOSED BUILDING SETBACK LINE		NEW WATER VALVE
	EXISTING WATER LINE		NEW FIRE HYDRANT
	EXISTING SANITARY LINE		NEW SANITARY SEWER LINE
	EXISTING UNDERGROUND ELECTRIC		NEW SANITARY MANHOLE
	EXISTING FIBER OPTIC LINE		NEW STORM SEWER LINE
	EXISTING TELEPHONE LINE		NEW DROP INLET

ARBOR HILL ADDITION

PRELIMINARY PLAT

BROOKINGS SOUTH DAKOTA

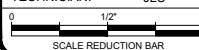
DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 22587-00
DATE: JUNE 2021
ENG / ARCH: JDB
DESIGNER: JDB
TECHNICIAN: JLU



SHEET No. :

1