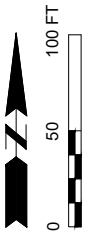


PRELIMINARY PLAT  
LOT 1 IN BLOCK 1 AND LOTS 1, 2, AND 3 IN BLOCK 2 OF RESERVE FOURTH ADDITION  
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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)
- - - - -1600- - - EXISTING CONTOURS
- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED PROPERTY LINE
- - - - - PROPOSED BUILDING SETBACK LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING SANITARY LINE
- - - - - EXISTING UNDERGROUND ELECTRIC
- - - - - EXISTING FIBER OPTIC LINE
- - - - - EXISTING TELEPHONE LINE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING STORM MANHOLE
- - - - - ZONING BOUNDARY
- - - - - NEW WATER LINE
- ⊙ NEW WATER VALVE
- ⊙ NEW FIRE HYDRANT
- - - - - NEW SANITARY SEWER LINE
- ⊙ NEW SANITARY MANHOLE
- - - - - NEW STORM SEWER LINE
- ⊙ NEW DROP INLET

OWNER INFORMATION

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

LEGAL DESCRIPTIONS

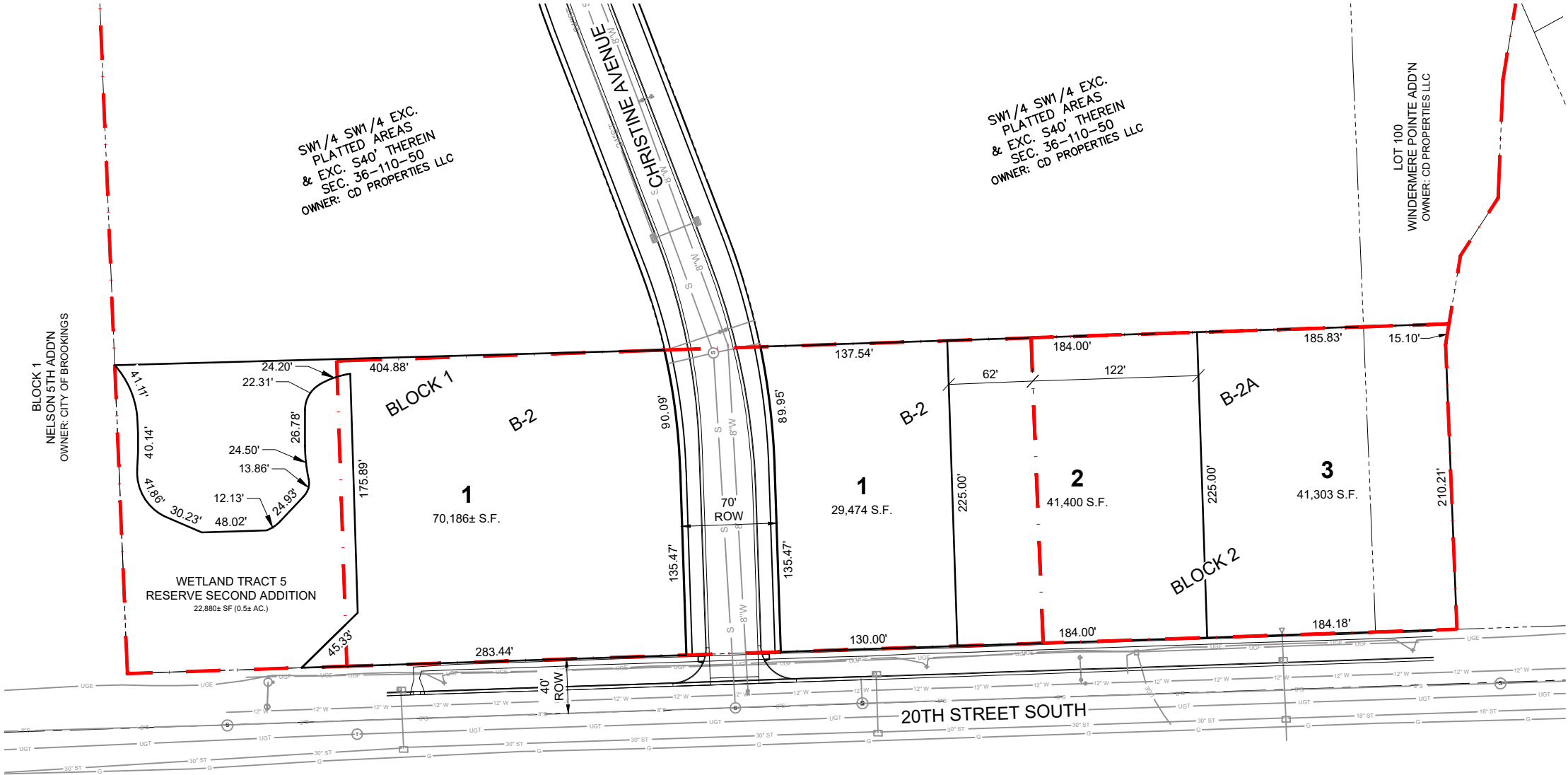
SW1/4 SW1/4 EXCEPT ALL PLATTED AREAS THEREOF, AND EXCEPT THE SOUTH FORTY FEET (S40') OF THE SW1/4 SW1/4 THEREOF, OF SECTION 36-T110N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

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



RESERVE ADDITION  
PRELIMINARY PLAT

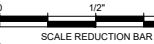
PROJECT / SHEET TITLE :

BROOKINGS SOUTH DAKOTA

DESCRIPTION

REV / DATE

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



SHEET No. :