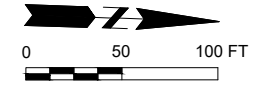


PRELIMINARY PLAT
LOTS 1-10 IN BLOCK 5; ALL IN ARBOR HILL ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

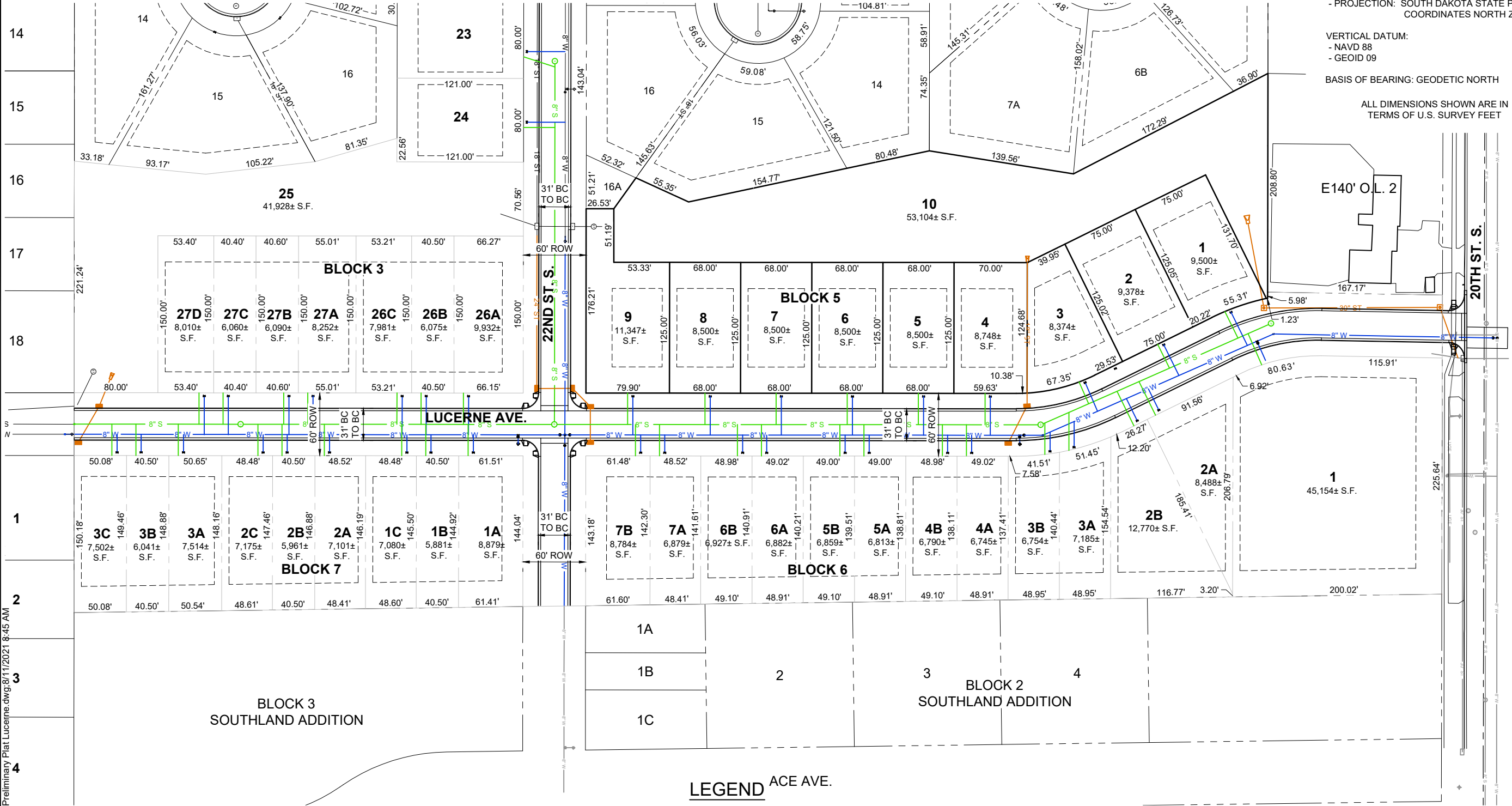


HORIZONTAL DATUM:
 - NAD 83
 - PROJECTION: SOUTH DAKOTA STATE PLANE COORDINATES NORTH ZONE

VERTICAL DATUM:
 - NAVD 88
 - GEOID 09

BASIS OF BEARING: GEODETIC NORTH

ALL DIMENSIONS SHOWN ARE IN TERMS OF U.S. SURVEY FEET



LEGEND ACE AVE.

- | | | | |
|-----|--------------------------------|-----|---------------------------|
| ○ | MONUMENT (FOUND) | ⊙ | EXISTING SANITARY MANHOLE |
| --- | EXISTING CONTOURS | ⊖ | EXISTING STORM MANHOLE |
| --- | EXISTING PROPERTY LINE | --- | EXISTING BARB WIRE FENCE |
| --- | PROPOSED PROPERTY LINE | --- | NEW WATER LINE |
| --- | PROPOSED BUILDING SETBACK LINE | ⊕ | NEW WATER VALVE |
| W | EXISTING WATER LINE | ⊕ | NEW FIRE HYDRANT |
| S | EXISTING SANITARY LINE | ⊕ | NEW SANITARY SEWER LINE |
| UGE | EXISTING UNDERGROUND ELECTRIC | ⊕ | NEW SANITARY MANHOLE |
| UGF | EXISTING FIBER OPTIC LINE | --- | NEW STORM SEWER LINE |
| UGT | EXISTING TELEPHONE LINE | --- | NEW DROP INLET |

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

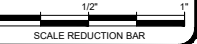


ARBOR HILL ADDITION
 PRELIMINARY PLAT
 BROOKINGS SOUTH DAKOTA

REV.	DATE	DESCRIPTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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



SHEET No. :
1

F:\22587-00\Design Phase\A\cad\Arbor Hill Preliminary Plat\Lucerne.dwg;8/11/2021 8:45 AM