

1 Inch = 100 Feet

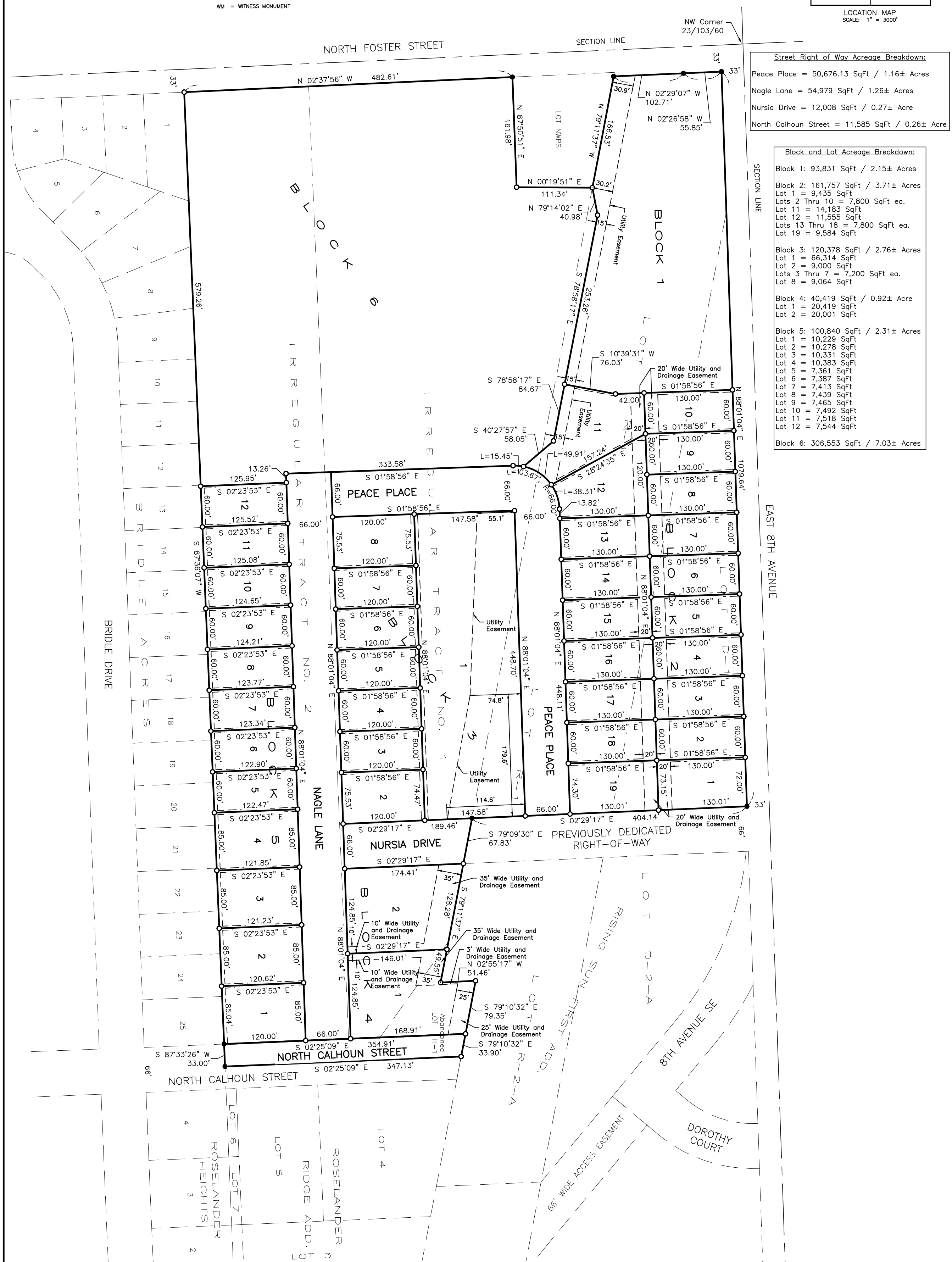
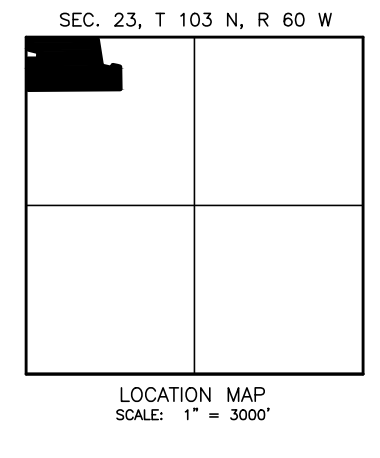
- LEGEND**
- = FOUND IRON MONUMENT
  - = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
  - 100' (P) = PLATTED BEARING OR DISTANCE
  - 100' = MEASURED BEARING OR DISTANCE
  - = SET NAIL
  - ▲ = SET SURVEY SPIKE
  - 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
  - ◆ = FOUND NAIL
  - ◇ = SET 1/2" x 12" SPIKE W/WASHER P/R-6702
  - WM = WITNESS MONUMENT

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COORDINATE SYSTEM: SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 12B.

NOTE:  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OR RECORDS WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

**Lot Easement Breakdown:**  
 All Lots (Unless Noted On Drawing):  
 Side Yard: 3' Drainage Easement  
 Rear Yard: 5' Utility and Drainage Easement  
 (All Easements Are Dedicated By This Plat)



**Street Right of Way Acreage Breakdown:**

Peace Place = 50,676.13 SqFt / 1.16± Acres  
 Nagle Lane = 54,979 SqFt / 1.26± Acres  
 Nursia Drive = 12,008 SqFt / 0.27± Acres  
 North Calhoun Street = 11,585 SqFt / 0.26± Acres

**Block and Lot Acreage Breakdown:**

Block 1: 93,831 SqFt / 2.15± Acres  
 Block 2: 161,757 SqFt / 3.71± Acres  
 Lot 1 = 9,435 SqFt  
 Lots 2 Thru 10 = 7,800 SqFt ea.  
 Lot 11 = 14,183 SqFt  
 Lot 12 = 11,555 SqFt  
 Lots 13 Thru 18 = 7,800 SqFt ea.  
 Lot 19 = 9,584 SqFt

Block 3: 120,378 SqFt / 2.76± Acres  
 Lot 1 = 66,314 SqFt  
 Lot 2 = 9,000 SqFt  
 Lots 3 Thru 7 = 7,200 SqFt ea.  
 Lot 8 = 9,064 SqFt

Block 4: 40,419 SqFt / 0.92± Acres  
 Lot 1 = 20,419 SqFt  
 Lot 2 = 20,001 SqFt

Block 5: 100,840 SqFt / 2.31± Acres  
 Lot 1 = 10,229 SqFt  
 Lot 2 = 10,278 SqFt  
 Lot 3 = 10,331 SqFt  
 Lot 4 = 10,383 SqFt  
 Lot 5 = 7,361 SqFt  
 Lot 6 = 7,387 SqFt  
 Lot 7 = 7,413 SqFt  
 Lot 8 = 7,439 SqFt  
 Lot 9 = 7,465 SqFt  
 Lot 10 = 7,492 SqFt  
 Lot 11 = 7,518 SqFt  
 Lot 12 = 7,544 SqFt

Block 6: 306,553 SqFt / 7.03± Acres

A PLAT OF BLOCK 1; LOTS 1 THROUGH 19, BLOCK 2; LOTS 1 THROUGH 8, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 12, BLOCK 5; BLOCK 6; NAGLE LANE; NURSIA DRIVE; AND PEACE PLACE, ALL IN THE PRAIRIE ON FOSTER ADDITION IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

