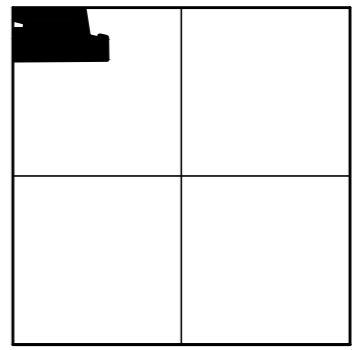


SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



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 3/8" X 12" SPIKE W/WASHER P-R-6702
 - WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

COORDINATE SYSTEM IS 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 OF RECORD 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± Acre
North Calhoun Street = 11,585 SqFt / 0.26± Acre

Block and Lot Acreage Breakdown:

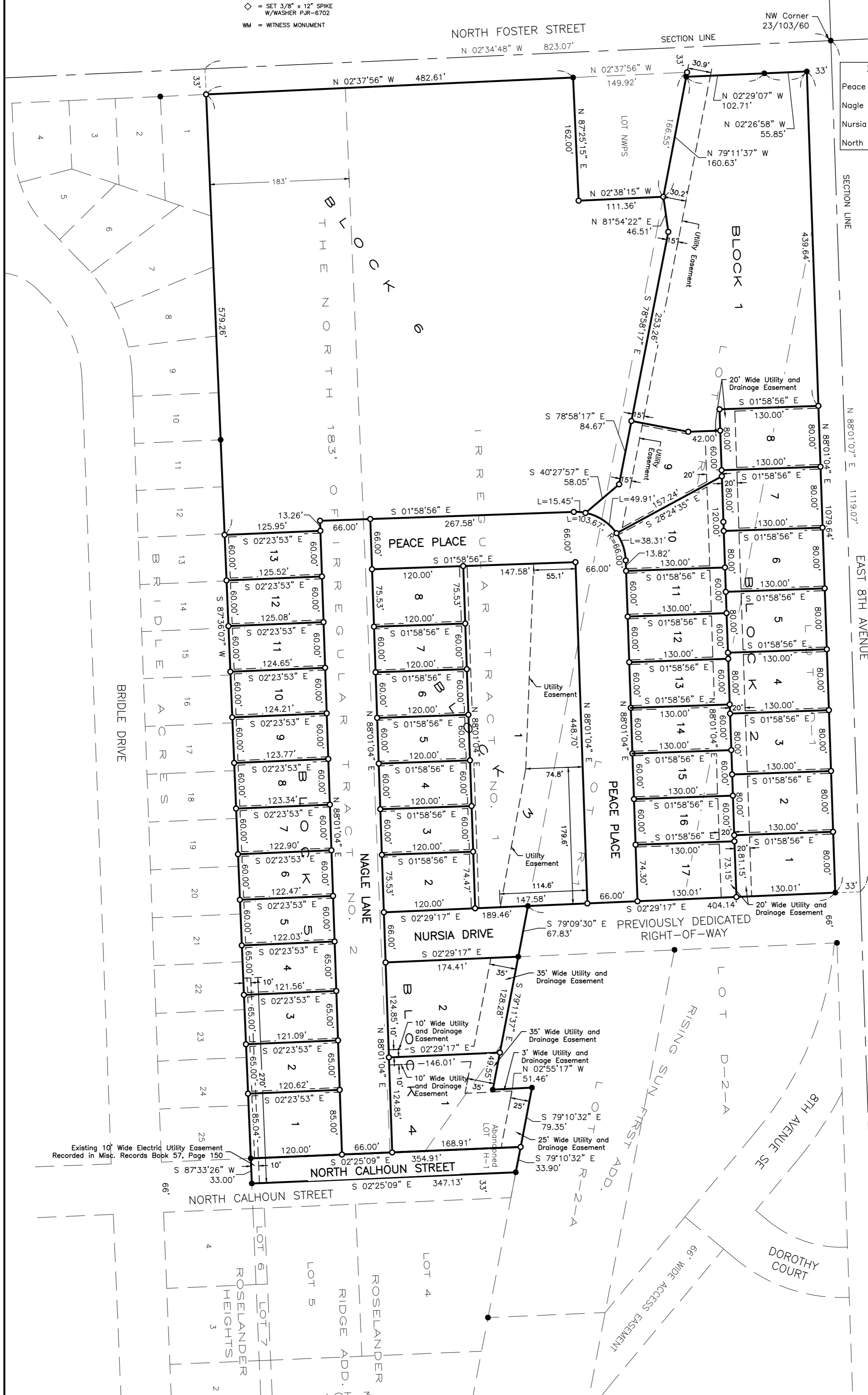
Block 1: 90,145 SqFt / 2.07± Acres
Block 2: 165,397 SqFt / 3.80± Acres
Lot 1 = 10,475 SqFt / 0.24± Acre
Lots 2 Thru 8 = 10,400 SqFt ea. / 0.24± Acre ea.
Lot 9 = 14,183 SqFt / 0.32± Acre
Lot 10 = 11,555 SqFt / 0.26± Acre
Lots 11 Thru 16 = 7,800 SqFt ea. / 0.17± Acre ea.
Lot 17 = 9,584 SqFt / 0.22± Acre

Block 3: 120,378 SqFt / 2.76± Acres
Lot 1 = 66,314 SqFt / 1.52± Acres
Lot 2 = 9,000 SqFt / 0.20± Acre
Lots 3 Thru 7 = 7,200 SqFt ea. / 0.16± Acre ea.
Lot 8 = 9,064 SqFt / 0.20± Acre

Block 4: 40,420 SqFt / 0.92± Acre
Lot 1 = 20,419 SqFt / 0.46± Acre
Lot 2 = 20,001 SqFt / 0.45± Acre

Block 5: 100,840 SqFt / 2.31± Acres
Lot 1 = 10,229 SqFt / 0.23± Acre
Lot 2 = 7,855 SqFt / 0.18± Acre
Lot 3 = 7,886 SqFt / 0.18± Acre
Lot 4 = 7,917 SqFt / 0.18± Acre
Lot 5 = 7,334 SqFt / 0.17± Acre
Lot 6 = 7,361 SqFt / 0.17± Acre
Lot 7 = 7,387 SqFt / 0.17± Acre
Lot 8 = 7,413 SqFt / 0.17± Acre
Lot 9 = 7,439 SqFt / 0.17± Acre
Lot 10 = 7,465 SqFt / 0.17± Acre
Lot 11 = 7,492 SqFt / 0.17± Acre
Lot 12 = 7,518 SqFt / 0.17± Acre
Lot 13 = 7,544 SqFt / 0.17± Acre

Block 6: 307,016 SqFt / 7.04± Acres



A PLAT OF BLOCK 1; LOTS 1 THROUGH 17, BLOCK 2; LOTS 1 THROUGH 8, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; NURSIA DRIVE; AND PEACE PLACE, ALL IN RIDGE VIEW 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.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the Mitchell Area Development Corporation, a South Dakota nonprofit corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to January 15, 2020, survey those parcels of land described as follows: BLOCK 1; LOTS 1 THROUGH 17, BLOCK 2; LOTS 1 THROUGH 8, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; NURSIA DRIVE; AND PEACE PLACE, ALL IN RIDGE VIEW 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. This plat does hereby vacate previously platted IRREGULAR TRACT NO. 1, INCLUDING LOT H1, BUT SPECIFICALLY EXCLUDING LOT NW/PS AND THE EAST HALF OF NORTH FOSTER STREET THEREIN; THE NORTH 183 FEET OF IRREGULAR TRACT NO. 2, EXCEPT NORTH FOSTER STREET THEREIN; LOT D-1 AND LOT R-1; ALL 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, AS RECORDED IN PLAT BOOK 1 ON PAGE 24 (IRREGULAR TRACTS NO. 1 AND 2), PLAT BOOK 6 ON PAGE 298 (LOT H1) AND IN PLAT BOOK 14 ON PAGE 25 (LOT D-1 AND LOT R-1).

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2020.

Registered Land Surveyor #SD6702

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

