

PLAT OF LOTS 6-14 BLOCK 1, BROOKSTONE ADDITION

A Replat of Lots 6-12 Block 1, Brookstone Addition, located in the North Half of the Southeast Quarter West of Highway 83-14 Right of Way in Section 27, Township 111 North, Range 79 West of the 5th P.M., City of Pierre,

HUGHES COUNTY, SOUTH DAKOTA

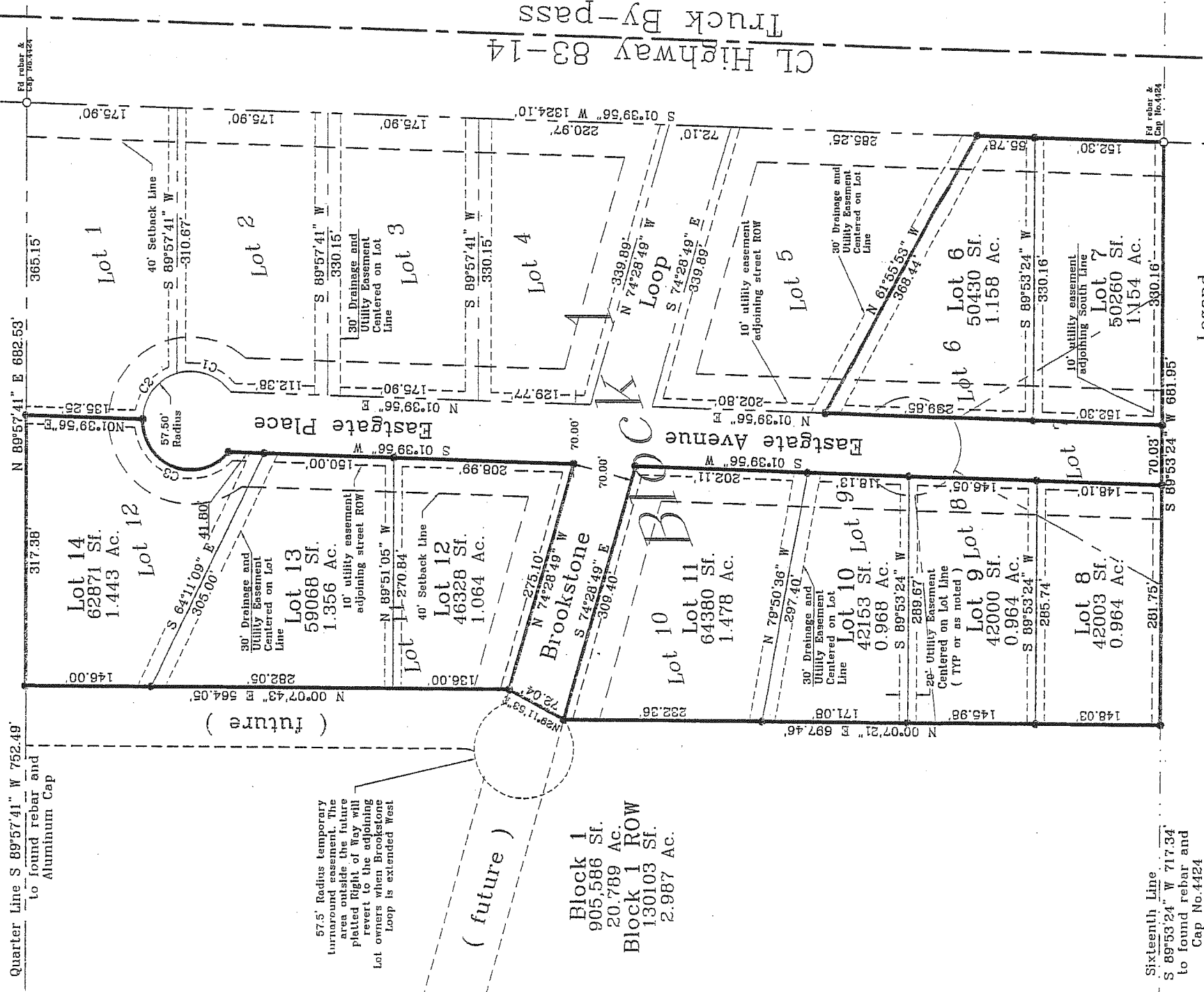


Development: Brookstone Addition

Legal Description: Block 1, Brookstone Addition, located in the North Half of the Southeast Quarter West of Highway 83-14 Right of Way in Section 27, Township 111 North, Range 79 West of the 5th P.M., City of Pierre, Hughes County, South Dakota, Recorded April 6, 2004, in Book 10, page 451, and Glide 390.

Lot Purchaser's should refer to the Report of Geological and Geotechnical Engineering prepared by American Technical Services, Inc. (ATS No. 99-9019R) prior to construction. Purchaser is responsible for obtaining independent advice from engineers, including soils engineers, and other professional opinions, as the deem appropriate. This statement has been added at the direction of the City Planning and Zoning Department and the City Engineering Department, City of Pierre, Hughes County, South Dakota.

Quarter Line S 89°57'41" W 752.49'
to found rebar and
Aluminum Cap



57.5' Radius temporary
lunaround easement. The
area outside the future
platted Right of Way will
revert to the adjoining
Lot owners when Brookstone
Loop is extended West

(future)

Block 1
905,586 Sf.
20.789 Ac.
Block 1 ROW
130103 Sf.
2.987 Ac.

Sixteenth Line
S 89°53'24" W 717.34'
to found rebar and
Cap No. 4424

- Legend**
- = Monuments Set
1/2" x 24" Rebar
and cap No. 8118
 - = Monuments Found
As Noted
 - △ = Section Corner Found
 - Lot X = Original Lot
 - = Original Lot Line

Notes
Each lot shall have front, side and rear yards of not less than the depth or widths following:

1. Front yard depth - Forty (40) feet
2. Rear yard depth - None required but has to comply with loading zone requirement.
3. Side yard width - None required, except on corner lots on which the side set back shall be not less than forty (40) feet unless approved by the Board of Adjustment.
4. 10 ft. Utility Easement adjoining Eastgate Court and Brookstone Loop and along South Property Line of Lots 6, 7, and 8.

Curve Table

Number	Delta Angle	Arc Length	Radius	Tangent	Chord Direction	Chord Length
C1	71°15'37"	71.51'	57.50'	41.21'	N 18°33'32" E	66.99'
C2	71°15'48"	71.52'	57.50'	41.21'	N 52°42'10" W	67.00'
C3	142°29'10"	142.99'	57.50'	169.32'	S 20°25'21" W	108.89'

This plat was surveyed in accordance with the laws of the State of South Dakota, and the same is hereby certified to be correct.

PROCK ENGINEERING, INC.

Ed rebar & Cap No. 4424

Prepared by:
John R. Shafer