

Future Development

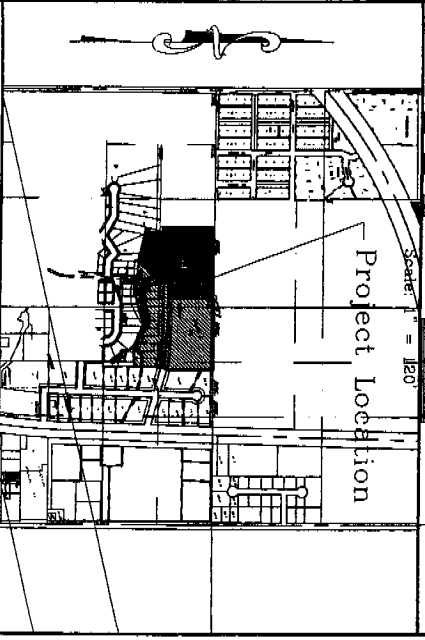
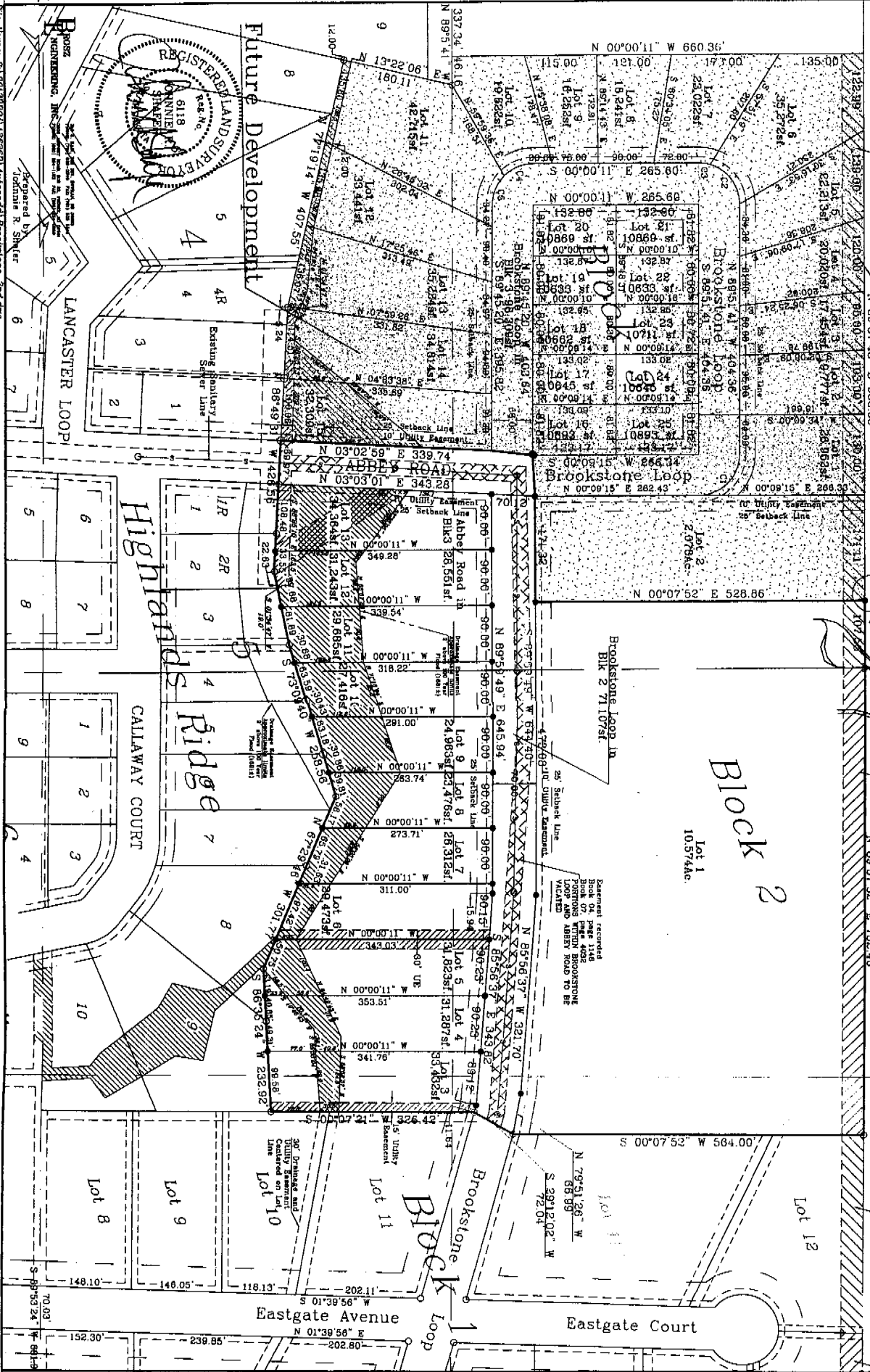
TOTAL PARCEL
Blocks 2 & 3
36.216 Ac.

Center of Section 27
Found Robert A
Aluminum Cap

Transmission Line
Easement (35)
Book 13, page 2739
N 89°57'32" E 752.45'

Transmission Line
Easement (35)
Book 13, page 2737

Block 2
Lot 1
10.574Ac.



Plat of Lots 1 and 3-13, Blocks 2, BROOKSTONE ADDITION, located in the North Half of the Southeast Quarter West of Highway 83-14 Right of Way and the Northeast Quarter of the Southwest Quarter in Section 27, Township 111 North, Range 79 West of the 5th P.M. City of Pierre.
Hubb's County, South Dakota 380

NOTES
Each lot shall have front, side and rear yards of not less than the depth or widths following:
1) Front yard depth - Twenty-Five (25) feet;
2) Rear yard depth - None required but has to comply with loading zone requirement. 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 Brookstone Loop and Abbey Road
5) All lots are zoned Multiple Family

Development: Block 2 and 3, Brookstone Addition
Developer: MIDWEST DEVELOPMENT OF PIERRE, INC.
Clemens P. Zarecky
1000 North Garfield Ave
Pierre, SD. 57501
(605) 224-6345

Curve 1
Ic = 90°00'56"
Da = 86°48'42"
T = 86°02'
R = 66.00'
L = 103.69'
Ch = 93.33'
Ch = N 44°51'13" W

Curve 2
Ic = 73°10'10"
Da = 86°48'42"
T = 48.99'
R = 58.00'
L = 84.29'
Ch = 78.87'
Ch = S 53°33'14" W

Curve 3
Ic = 16°58'20"
Da = 86°48'42"
T = 9.85'
R = 66.00'
L = 19.55'
Ch = 19.48'
Ch = S 08°28'59" W

Curve 4
Ic = 44°49'41"
Da = 86°48'42"
T = 27.22'
R = 66.00'
L = 51.64'
Ch = 50.33'
Ch = S 22°25'01" E

Curve 5
Ic = 44°55'28"
Da = 86°48'42"
T = 27.22'
R = 66.00'
L = 51.75'
Ch = 50.43'
Ch = S 67°17'36" E

Plat of Lots 1 and 3-13, Blocks 2, BROOKSTONE ADDITION

located in the North Half of the Southeast Quarter West of Highway 83-14 Right of Way and the Northeast Quarter of the Southwest Quarter in Section 27, Township 111 North, Range 79 West of the 5th P.M., City of Pierre, Hughes County, South Dakota

CERTIFICATE OF OWNER STATE OF SOUTH DAKOTA COUNTY OF HUGHES

MIDWEST DEVELOPMENT OF PIERRE INC. a South Dakota Corporation does hereby certify that it is the owner of record (DICNo.11389) of all the land indicated herein, and that this survey was made at its request and under its direction, that development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

MIDWEST DEVELOPMENT OF PIERRE INC. does hereby dedicate to the public for public use forever, the streets, roads, alleys and parks and public grounds, if any as shown on this plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds, whether such improvements are shown or not.

MIDWEST DEVELOPMENT OF PIERRE INC. does also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

Dated this 17 day of March, 2014.
Alvin G. Zarecky
President of Midwest Development of Pierre, Inc.

CORPORATE SEAL
D

ACKNOWLEDGMENT OF OWNERS

On this 17th of March, 2014, before me, undersigned officer, personally appeared _____, as President of Midwest Development of Pierre, Inc. known to me or satisfactorily proven to be the person whose name is subscribed to in the within instrument and acknowledged that she as President is authorized so to do, executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and seal

Notary Public Alvin G. Zarecky
My Commission Expires: 10/19/2016

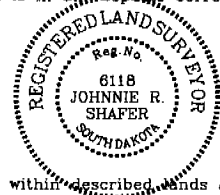
SEAL
D

CERTIFICATE OF SURVEYOR STATE OF SOUTH DAKOTA COUNTY OF HUGHES

I, Johnnie R. Shafer, Registered Land Surveyor No. 6118 in the State of South Dakota, do hereby certify that at the request and under the direction of the owners, I made the survey and above plat. I hereby certify that the above plat is in all respects correct and that the location and dimensions are shown on the above plat.

IN WITNESS WHEREOF, I have set my hand and seal this 17th day of March, 2014.

Johnnie R. Shafer
Johnnie R. Shafer, R.L.S. No. 6118



CERTIFICATE OF COUNTY TREASURER

I, Mary Scott, Treasurer of Hughes County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records in my office.

Dated this 28 day of March, 2014.

Mary Scott
Mary Scott, Treasurer of Hughes County

SEAL
D

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Roger Fuller, Director of Equalization of Hughes County, do hereby certify that I have on record in my office a copy of the within plat.

Dated this 28 day of March, 2014.

Roger A. Fuller
Roger Fuller, Director of Equalization

CERTIFICATE OF PLANNING COMMISSION

I, Vecogo Bump, do hereby certify that the Planning Commission of Pierre recommends approval of the above plat.

Dated this 17th of March, 2014.

Vecogo Bump
Chairperson

CERTIFICATE OF CITY COMMISSION RESOLUTION NUMBER 2517

A RESOLUTION APPROVING the Plat of Lots 1 and 3-13, Blocks 2, BROOKSTONE ADDITION, located in the North Half of the Southeast Quarter West of Highway 83-14 Right of Way and the Northeast Quarter of the Southwest Quarter in Section 27, Township 111 North, Range 79 West of the 5th P.M., City of Pierre, Hughes County, South Dakota, as described and shown herein.

WHEREAS, the plat of the above described property has been executed according to statute, now therefore BE IT RESOLVED that the City Commission, in and for the City of Pierre, does hereby approve the Plat of Lots 1 and 3-13, Blocks 2, BROOKSTONE ADDITION, located in the North Half of the Southeast Quarter West of Highway 83-14 Right of Way and the Northeast Quarter of the Southwest Quarter in Section 27, Township 111 North, Range 79 West of the 5th P.M., City of Pierre, Hughes County, South Dakota.

Dated this 18th day of March, 2014.

Laurie R. Gill
Laurie Gill, Mayor, City of Pierre

CORPORATE SEAL
D

ATTEST: (SEAL) FINANCE OFFICER

I, Twila Hight, Finance Officer to the City of Pierre, do hereby certify that at an official meeting on March 18, 2014, the City Commissioners did by resolution approve the Plat of Lots 1 and 3-13, Blocks 2, BROOKSTONE ADDITION, located in the North Half of the Southeast Quarter West of Highway 83-14 Right of Way and the Northeast Quarter of the Southwest Quarter in Section 27, Township 111 North, Range 79 West of the 5th P.M., City of Pierre, Hughes County, South Dakota.

Twila Hight
Twila Hight, Finance Officer, City of Pierre

#820

CERTIFICATE OF REGISTER OF DEEDS

Filed for record this 20 day of March, 2014, in Book/Roll 11, Page/Image 145, at 4:05 AM (PM)

Norine Rits
Norine Rits, Register of Deeds, Hughes County

SEAL
D

Fee \$60.00

BROSZ ENGINEERING, INC.
215 S. MAIN, BOX 807, SIOUX FALLS, SD 57105
PHONE: (605) 585-2244 FAX: (605) 585-2245
COPY RIGHTS RESERVED. THIS IS PRINTED ON RECYCLED PAPER. (50% SOY INK) FAX: (605) 585-2245

Prepared by:
146 Johnnie R. Shafer