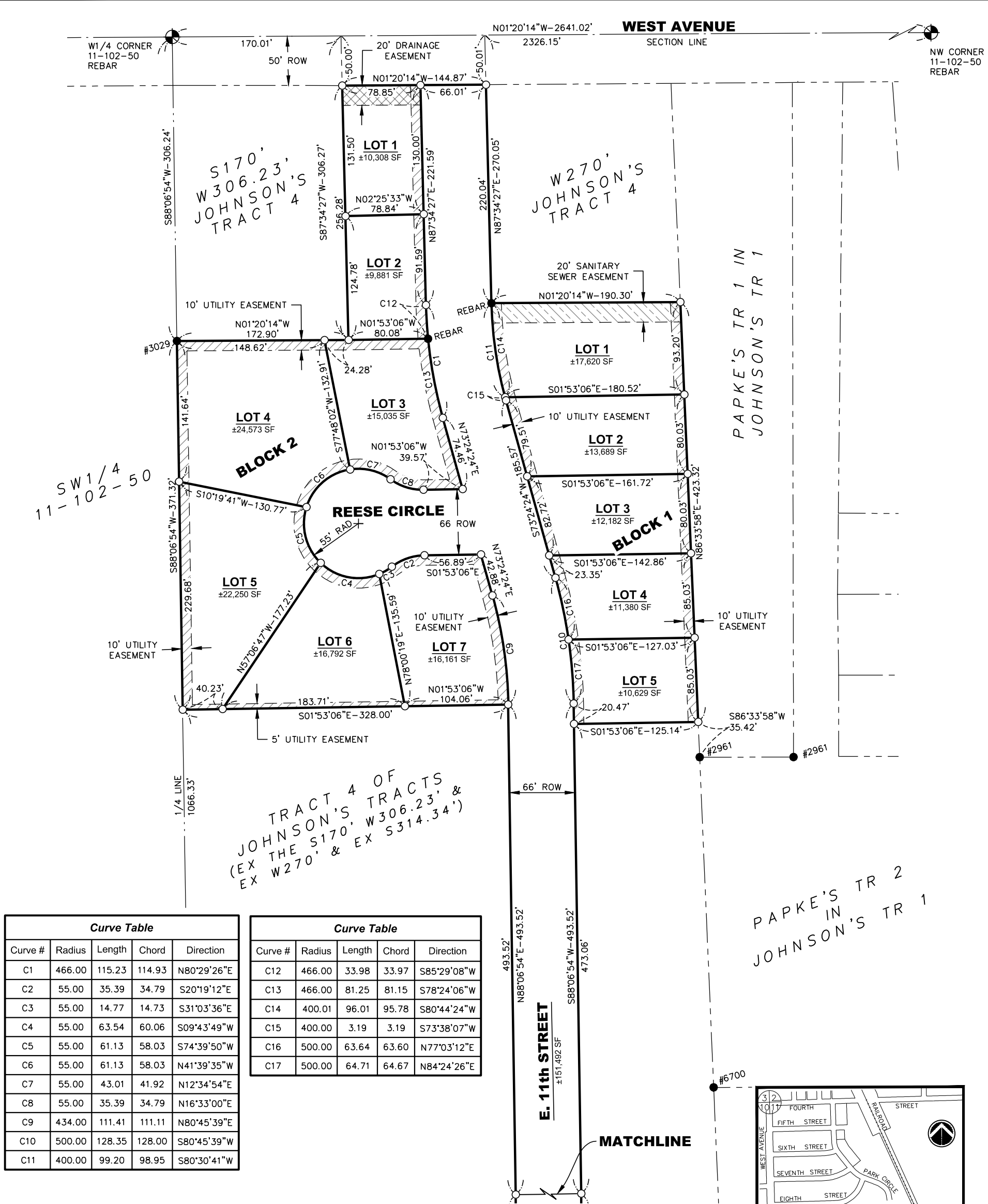
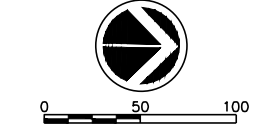


PLAT OF LOTS 1-5 IN BLOCK 1 & LOTS 1-7 IN BLOCK 2 & TRACT 1 OF
HERITAGE POND ADDITION
TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±11.09 ACRES (INCLUDING ±3.48 ACRES STREET R.O.W.)



Curve Table				
Curve #	Radius	Length	Chord	Direction
C1	466.00	115.23	114.93	N80°29'26"E
C2	55.00	35.39	34.79	S20°19'12"E
C3	55.00	14.77	14.73	S31°03'36"E
C4	55.00	63.54	60.06	S09°43'49"W
C5	55.00	61.13	58.03	S74°39'50"W
C6	55.00	61.13	58.03	N41°39'35"W
C7	55.00	43.01	41.92	N12°34'54"E
C8	55.00	35.39	34.79	N16°33'00"E
C9	434.00	111.41	111.11	N80°45'39"E
C10	500.00	128.35	128.00	S80°45'39"W
C11	400.00	99.20	98.95	S80°30'41"W

Curve Table				
Curve #	Radius	Length	Chord	Direction
C12	466.00	33.98	33.97	S85°29'08"W
C13	466.00	81.25	81.15	S78°24'06"W
C14	400.01	96.01	95.78	S80°44'24"W
C15	400.00	3.19	3.19	S73°38'07"W
C16	500.00	63.64	63.60	N77°03'12"E
C17	500.00	64.71	64.67	N84°24'26"E

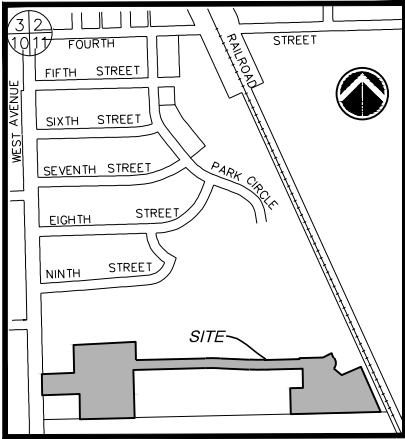


GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS DRAWING IS UTM WITH NAD83 DATUM, ZONE 14, US FOOT.
2. RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.

LEGEND

- PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- PLATTED PROPERTY LINE
- UTILITY EASEMENT
- 20' SANITARY SEWER EASEMENT
- 20' DRAINAGE EASEMENT
- FOUND MONUMENT
- SET 5/8" X 18" CAPPED REBAR
- FOUND SECTION CORNER

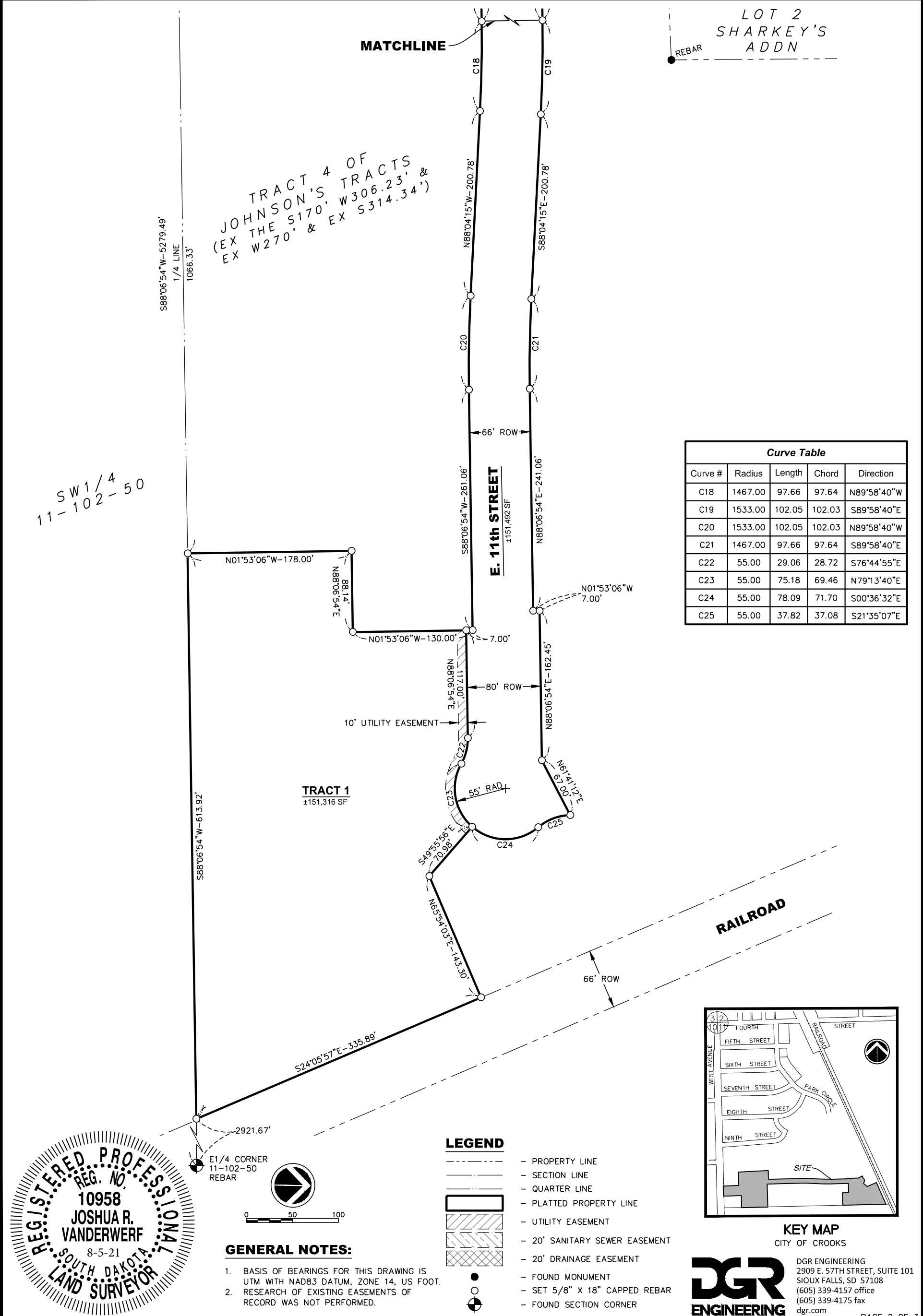


KEY MAP
CITY OF CROOKS



DGR ENGINEERING
2909 E. 57TH STREET, SUITE 101
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

PLAT OF LOTS 1-5 IN BLOCK 1 & LOTS 1-7 IN BLOCK 2 & TRACT 1 OF
HERITAGE POND ADDITION
TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±11.09 ACRES (INCLUDING ±3.48 ACRES STREET R.O.W.)



PLAT OF LOTS 1-5 IN BLOCK 1 & LOTS 1-7 IN BLOCK 2 & TRACT 1 OF
HERITAGE POND ADDITION
TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±11.09 ACRES (INCLUDING ±3.48 ACRES STREET R.O.W.)

SURVEYOR'S CERTIFICATE

I, JOSHUA R. VANDERWERF, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE MAY 8TH, 2021, I HAVE SURVEYED A PORTION OF TRACT 4 OF JOHNSON'S TRACTS IN THE NW1/4 OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 50 WEST, TOWN OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA AND PLATTED THE SAME INTO LOTS 1-5 IN BLOCK 1 & LOTS 1-7 IN BLOCK 2 & TRACT 1 OF HERITAGE POND ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA WITH AREA AND DIMENSIONS AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 1-5 IN BLOCK 1 & LOTS 1-7 IN BLOCK 2 & TRACT 1 OF HERITAGE POND ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER.

DATED THIS 5TH DAY OF AUGUST, 2021.



8-05-21
JOSHUA R. VANDERWERF LS REG. NO. 10958

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, ALLEYS AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID 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. WE 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.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOTS 1-5 IN BLOCK 1 & LOTS 1-7 IN BLOCK 2 & TRACT 1 OF HERITAGE POND ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA DOES HEREBY VACATE A PORTION OF:

TRACT 4 OF JOHNSON'S TRACTS IN THE NW1/4 OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 50 WEST, TOWN OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA, ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 41 OF PLATS, PAGE 125.

DATED THIS _____ DAY OF _____, 2021.

MIKE HARSTAD, MANAGER
CROOKS HOUSING AND REDEVELOPMENT COMMISSION

STATE OF _____)
_____)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MIKE HARSTAD, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CROOKS HOUSING AND REDEVELOPMENT COMMISSION AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:

CERTIFICATE OF STREET AUTHORITY

I, _____, AGENT FOR THE CROOKS STREET AUTHORITY, DO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY ME OR MY AUTHORIZED AGENT APPROVED

THIS _____ DAY OF _____, 2021.

AUTHORIZED STREET AUTHORITY
CITY OF CROOKS, SOUTH DAKOTA

AUTHORIZED OFFICIAL CERTIFICATE

I, SCOTT RICHARDSON, AUTHORIZED OFFICIAL OF THE CITY OF CROOKS, DO HEREBY CERTIFY THAT THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

APPROVED THIS ____ DAY OF _____, 2021.

AUTHORIZED OFFICIAL
CITY OF CROOKS, SOUTH DAKOTA

CITY FINANCE OFFICER'S CERTIFICATE

I, TOBIAS SCHANTZ, DULY APPOINTED, QUALIFIED AND ACTING CITY FINANCE OFFICER OF THE CITY OF CROOKS, SOUTH DAKOTA, HEREBY CERTIFY THAT THE CERTIFICATES OF APPROVAL ARE TRUE AND CORRECT INCLUDING THE SIGNATURE THEREON, AND THAT ANY SPECIAL ASSESSMENTS WHICH ARE LIENS UPON THE LAND SHOWN IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS IN MY

OFFICE ON THIS _____ DAY OF _____, 2021, HAVE BEEN PAID IN FULL.

TOBIAS SCHANTZ, CITY FINANCE OFFICER
CITY OF CROOKS, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR MINNEHAHA COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE AND FOREGOING PLAT AS SHOWN BY THE RECORDS OF MY OFFICE HAVE BEEN PAID IN FULL.

DATED THIS _____ DAY OF _____, 2021.

TREASURER
MINNEHAHA COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR MINNEHAHA COUNTY, SOUTH DAKOTA DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS _____ DAY OF _____, 2021.

DIRECTOR OF EQUALIZATION
MINNEHAHA COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 2021, AT _____ .M.

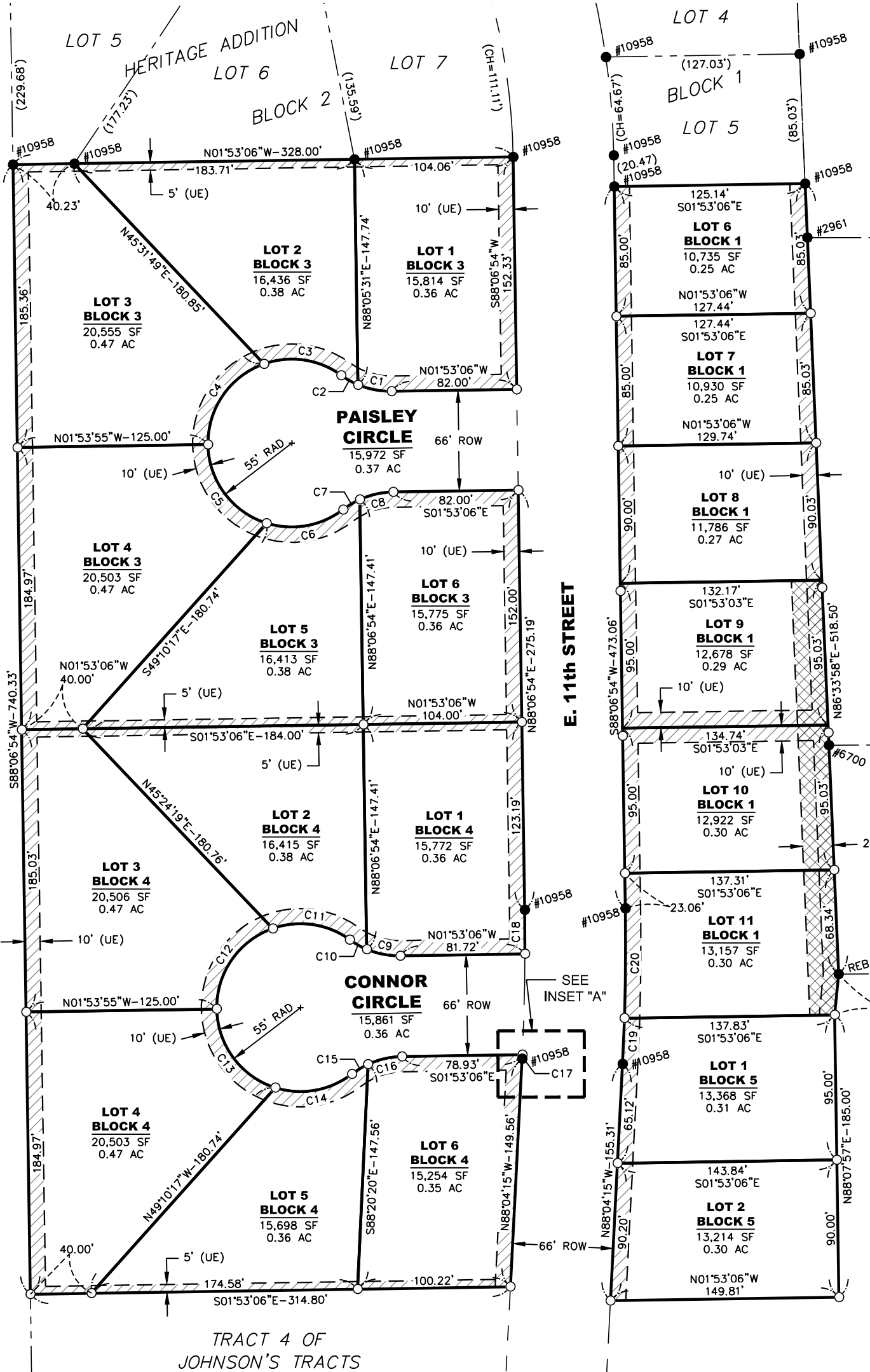
AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS
MINNEHAHA COUNTY, SOUTH DAKOTA



DGR ENGINEERING
2909 E. 57TH STREET, SUITE 101
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

PLAT OF LOTS 6-11 IN BLOCK 1; LOTS 1-6 IN BLOCK 3;
LOTS 1-6 IN BLOCK 4; & LOTS 1-2 IN BLOCK 5 OF
HERITAGE POND ADDITION
TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±2.27 ACRES (INCLUDING ±0.73 ACRES STREET R.O.W.)

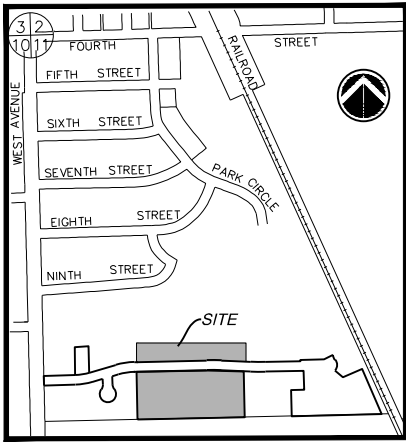


Curve Table				
Curve #	Radius	Length	Chord	Direction
C1	55.00	22.63	22.47	N09°54'15"E
C2	55.00	12.76	12.73	N28°20'21"E
C3	55.00	53.09	51.05	N07°19'57"E
C4	55.00	68.70	64.32	N56°06'09"W
C5	55.07	68.70	64.33	S52°21'09"W
C6	55.11	53.09	51.06	S11°07'48"E
C7	55.00	12.76	12.73	S32°06'32"E
C8	55.00	22.63	22.47	S13°40'27"E
C9	55.00	22.63	22.47	N09°54'15"E
C10	55.00	12.76	12.73	N28°20'21"E
C11	55.00	53.09	51.05	N07°19'57"E
C12	55.00	68.70	64.32	N56°06'09"W
C13	55.07	68.70	64.33	S52°21'09"W
C14	55.12	53.09	51.06	S11°07'48"E
C15	55.00	12.44	12.41	S32°16'32"E
C16	55.00	22.95	22.79	S13°50'26"E
C17	1467.00	2.78	2.78	N88°07'31"W
C18	1467.00	28.81	28.81	S88°40'40"W
C19	1533.00	30.08	30.08	S88°37'59"E
C20	1533.00	71.97	71.96	N89°27'36"E

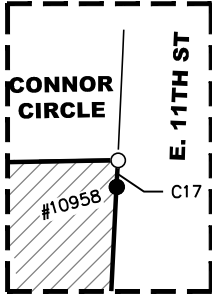


LEGEND

- EXISTING EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PLATTED PROPERTY LINE
- FOUND MONUMENT
- SET /8" X 18" CAPPED REBAR
- FOUND SECTION CORNER
- PREVIOUSLY PLATTED DIMENSION (100.00')
- (UE) UTILITY EASEMENT
- (AE) ACCESS EASEMENT
- (DE) DRAINAGE EASEMENT



TRACT 4
OF
JOHNSON'S
TRACTS



INSET "A"
1"=20'

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS DRAWING IS UTM WITH NAD83 DATUM, ZONE 14, US FOOT.
2. RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.



DGR ENGINEERING
2909 E. 57TH STREET, SUITE 101
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

PLAT OF LOTS 6-11 IN BLOCK 1; LOTS 1-6 IN BLOCK 3;
LOTS 1-6 IN BLOCK 4; & LOTS 1-2 IN BLOCK 5 OF
HERITAGE POND ADDITION
TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±2.27 ACRES (INCLUDING ±0.73 ACRES STREET R.O.W.)

SURVEYOR'S CERTIFICATE

I, JOSHUA R. VANDERWERF, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE OCTOBER 10TH, 2021, I HAVE SURVEYED TRACT 4 OF JOHNSON'S TRACTS IN THE NW1/4 OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 50 WEST, TOWN OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA AND PLATTED THE SAME INTO LOTS 6-11 IN BLOCK 1; LOTS 1-6 IN BLOCK 3; LOTS 1-6 IN BLOCK 4; & LOTS 1-2 IN BLOCK 5 OF HERITAGE POND ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA WITH AREA AND DIMENSIONS AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 6-11 IN BLOCK 1; LOTS 1-6 IN BLOCK 3; LOTS 1-6 IN BLOCK 4; & LOTS 1-2 IN BLOCK 5 OF HERITAGE POND ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER.

DATED THIS 31ST DAY OF MARCH, 2022.



JOSHUA R. VANDERWERF LS 3-31-22
REG. NO. 10958

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, ALLEYS AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID 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. WE 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.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOTS 6-11 IN BLOCK 1; LOTS 1-6 IN BLOCK 3; LOTS 1-6 IN BLOCK 4; & LOTS 1-2 IN BLOCK 5 OF HERITAGE POND ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA DOES HEREBY VACATE A PORTION OF:

TRACT 4 OF JOHNSON'S TRACTS IN THE NW1/4 OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 50 WEST, TOWN OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA, ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 41 OF PLATS, PAGE 125.

DATED THIS _____ DAY OF _____, 2022.

MIKE HARSTAD, MANAGER
CROOKS HOUSING AND REDEVELOPMENT COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MIKE HARSTAD, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CROOKS HOUSING AND REDEVELOPMENT COMMISSION AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:

CERTIFICATE OF STREET AUTHORITY

I, _____, AGENT FOR THE CROOKS STREET AUTHORITY, DO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY ME OR MY AUTHORIZED AGENT APPROVED

THIS _____ DAY OF _____, 2022.

AUTHORIZED STREET AUTHORITY
CITY OF CROOKS, SOUTH DAKOTA

AUTHORIZED OFFICIAL CERTIFICATE

I, SCOTT RICHARDSON, AUTHORIZED OFFICIAL OF THE CITY OF CROOKS, DO HEREBY CERTIFY THAT THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

APPROVED THIS ____ DAY OF _____, 2022.

AUTHORIZED OFFICIAL
CITY OF CROOKS, SOUTH DAKOTA

CITY FINANCE OFFICER'S CERTIFICATE

I, TOBIAS SCHANTZ, DULY APPOINTED, QUALIFIED AND ACTING CITY FINANCE OFFICER OF THE CITY OF CROOKS, SOUTH DAKOTA, HEREBY CERTIFY THAT THE CERTIFICATES OF APPROVAL ARE TRUE AND CORRECT INCLUDING THE SIGNATURE THEREON, AND THAT ANY SPECIAL ASSESSMENTS WHICH ARE LIENS UPON THE LAND SHOWN IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS IN MY

OFFICE ON THIS _____ DAY OF _____, 2022, HAVE BEEN PAID IN FULL.

TOBIAS SCHANTZ, CITY FINANCE OFFICER
CITY OF CROOKS, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR MINNEHAHA COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE AND FOREGOING PLAT AS SHOWN BY THE RECORDS OF MY OFFICE HAVE BEEN PAID IN FULL.

DATED THIS _____ DAY OF _____, 2022.

TREASURER
MINNEHAHA COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR MINNEHAHA COUNTY, SOUTH DAKOTA DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS _____ DAY OF _____, 2022.

DIRECTOR OF EQUALIZATION
MINNEHAHA COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ .M.

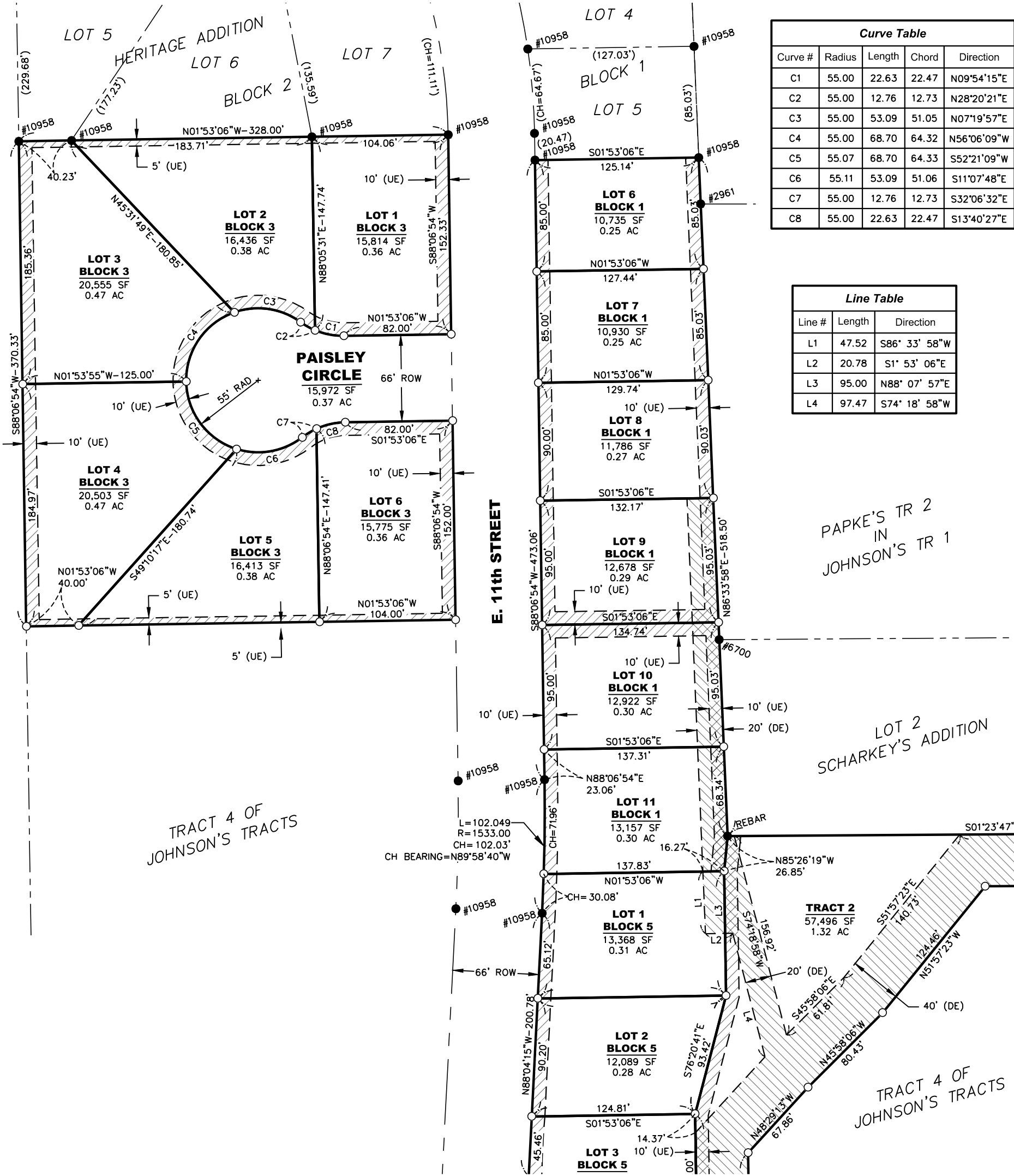
AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS
MINNEHAHA COUNTY, SOUTH DAKOTA



DGR ENGINEERING
2909 E. 57TH STREET, SUITE 101
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

PLAT OF LOTS 6-11 IN BLOCK 1; LOTS 1-6 IN BLOCK 3;
LOTS 1-7 IN BLOCK 5; LOTS 10-13 IN BLOCK 6; LOT 1 IN BLOCK 7 & TRACT 2 OF
HERITAGE POND ADDITION
TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±10.39 ACRES (INCLUDING ±0.78 ACRES STREET R.O.W.)



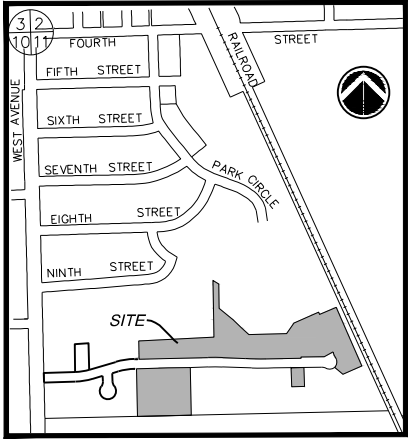
Curve Table				
Curve #	Radius	Length	Chord	Direction
C1	55.00	22.63	22.47	N09°54'15"E
C2	55.00	12.76	12.73	N28°20'21"E
C3	55.00	53.09	51.05	N07°19'57"E
C4	55.00	68.70	64.32	N56°06'09"W
C5	55.07	68.70	64.33	S52°21'09"W
C6	55.11	53.09	51.06	S11°07'48"E
C7	55.00	12.76	12.73	S32°06'32"E
C8	55.00	22.63	22.47	S13°40'27"E

Line Table		
Line #	Length	Direction
L1	47.52	S86° 33' 58"W
L2	20.78	S1° 53' 06"E
L3	95.00	N88° 07' 57"E
L4	97.47	S74° 18' 58"W

PAPKE'S TR 2
IN
JOHNSON'S TR 1

LOT 2
SCHARKEY'S ADDITION

TRACT 4 OF
JOHNSON'S TRACTS



KEY MAP
CITY OF CROOKS

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS DRAWING IS UTM WITH NAD83 DATUM, ZONE 14, US FOOT.
2. RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.

DGR
ENGINEERING

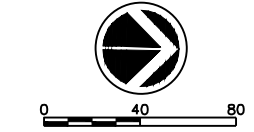
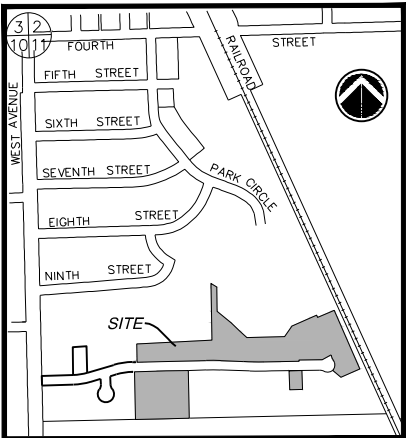
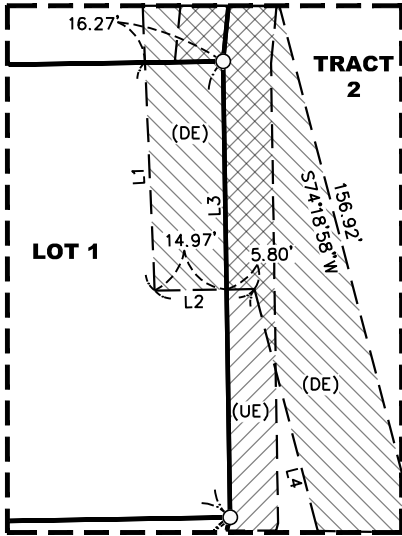
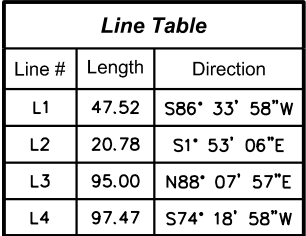
DGR ENGINEERING
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SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com



LEGEND

- - - - - EXISTING EASEMENT LINE
- - - - - PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- - - - - CENTER LINE
- - - - - PLATTED PROPERTY LINE
- - - - - FOUND MONUMENT
- - - - - SET 5/8" X 18" CAPPED REBAR
- - - - - FOUND SECTION CORNER
- - - - - PREVIOUSLY PLATTED DIMENSION
- - - - - (UE) UTILITY EASEMENT
- - - - - (DE) DRAINAGE EASEMENT

HERITAGE POND ADDITION



1. BASIS OF BEARINGS FOR THIS DRAWING IS UTM WITH NAD83 DATUM, ZONE 14, US FOOT.
2. RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.



DGR
ENGINEERING

DGR ENGINEERING
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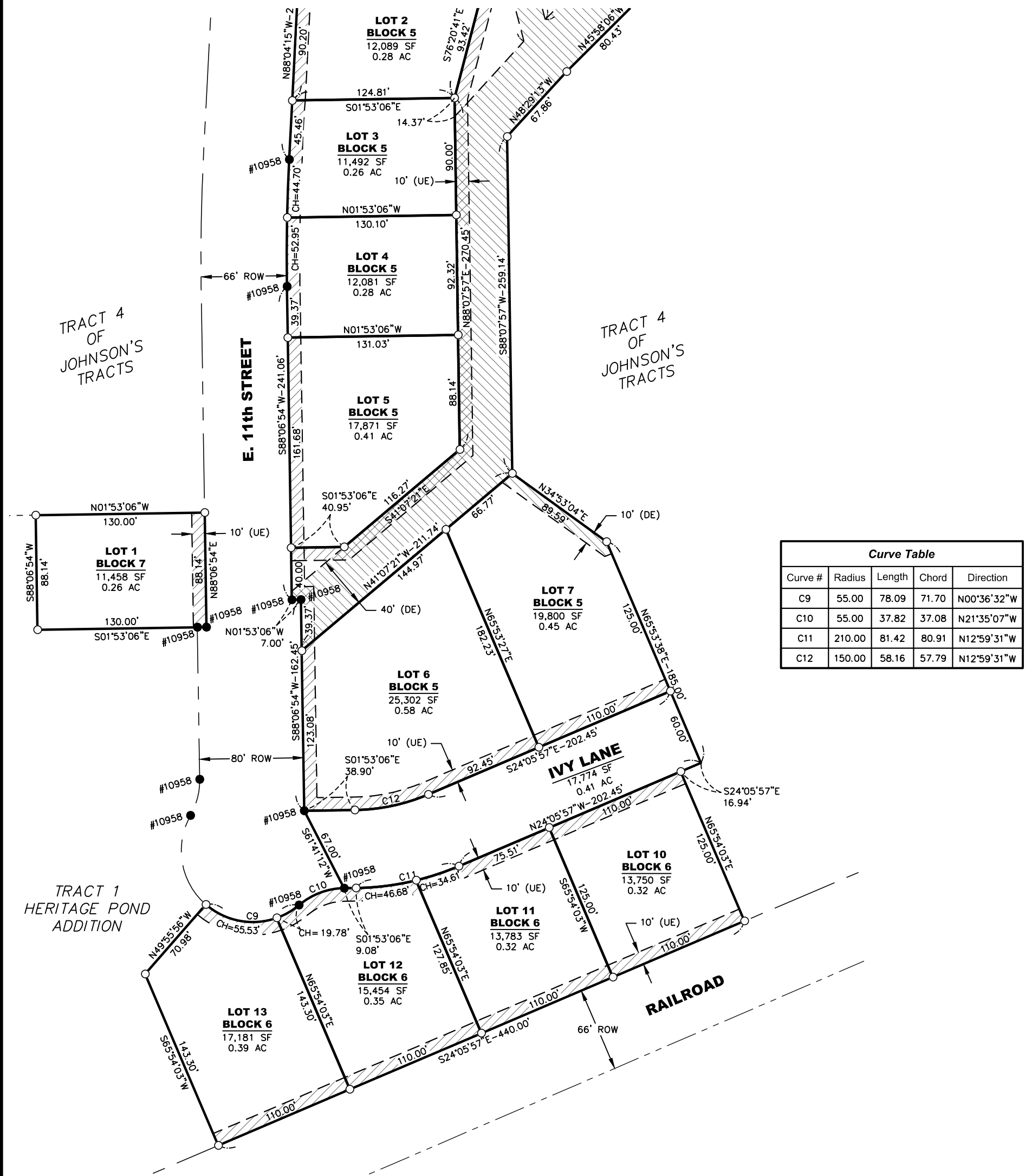
PAGE 2 OF 4

A circular professional seal for a land surveyor. The outer ring contains the text "REGISTERED PROFESSIONAL" at the top and "SOUTH DAKOTA" at the bottom, separated by dots. The inner circle contains the text "REG. NO." above the number "10958", followed by the name "JOSHUA R. VANDERWERF", and the commission expiration date "7-8-22" at the bottom. The seal is surrounded by a decorative border of short, radiating lines.

	- EXISTING EASEMENT LINE
	- PROPERTY LINE
	- RIGHT OF WAY LINE
	- CENTER LINE
	- PLATTED PROPERTY LINE
	- FOUND MONUMENT
	- SET 5/8" X 18" CAPPED REBAR
	- FOUND SECTION CORNER
	- PREVIOUSLY PLATTED DIMENSION
	- (UE) UTILITY EASEMENT
	- (DE) DRAINAGE EASEMENT

Plot Date: 7/8/2022 3:37:00 PM P:\06\69\078\669078\DWG\PLATS AND EASEMENTS\669078 - BLOCKS 1_3_5_6 AND 7 - PLAT.DWG

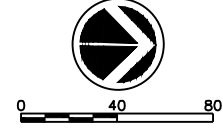
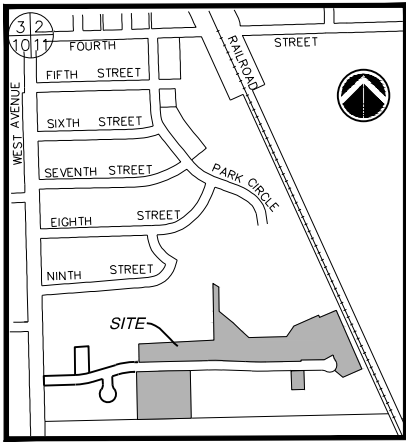
PLAT OF LOTS 6-11 IN BLOCK 1; LOTS 1-6 IN BLOCK 3;
LOTS 1-7 IN BLOCK 5; LOTS 10-13 IN BLOCK 6; LOT 1 IN BLOCK 7 & TRACT 2 OF
HERITAGE POND ADDITION
TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±10.39 ACRES (INCLUDING ±0.78 ACRES STREET R.O.W.)



Curve Table				
Curve #	Radius	Length	Chord	Direction
C9	55.00	78.09	71.70	N00°36'32"W
C10	55.00	37.82	37.08	N21°35'07"W
C11	210.00	81.42	80.91	N12°59'31"W
C12	150.00	58.16	57.79	N12°59'31"W



- LEGEND**
- EXISTING EASEMENT LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTER LINE
 - PLATTED PROPERTY LINE
 - FOUND MONUMENT
 - SET 5/8" X 18" CAPPED REBAR
 - FOUND SECTION CORNER
 - PREVIOUSLY PLATTED DIMENSION
 - (UE) UTILITY EASEMENT
 - (DE) DRAINAGE EASEMENT



- GENERAL NOTES:**
1. BASIS OF BEARINGS FOR THIS DRAWING IS UTM WITH NAD83 DATUM, ZONE 14, US FOOT.
 2. RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.

DGR ENGINEERING
2909 E. 57TH STREET, SUITE 101
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

SURVEYOR'S CERTIFICATE

A circular seal for a Registered Professional Land Surveyor. The outer ring contains the text "REGISTERED PROFESSIONAL" at the top and "LAND SURVEYOR" at the bottom, separated by dots. The center of the seal contains the text "REG. NO. 10958", "JOSHUA R. VANDERWERF", and "SOUTH DAKOTA" arranged vertically. The seal is surrounded by a decorative border of short radial lines.

7-8-22

JOSHUA R. VANDERWERF LS REG. NO. 10958

OWNER'S CERTIFICATE

DATED THIS _____ DAY OF _____, 2022.

MIKE HARSTAD, MANAGER
CROOKS HOUSING AND REDEVELOPMENT COMMISSION

STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS ____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MIKE HARSTAD, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CROOKS HOUSING AND REDEVELOPMENT COMMISSION AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:

THIS _____ DAY OF _____, 2022.

AUTHORIZED STREET AUTHORITY
CITY OF CROOKS, SOUTH DAKOTA

APPROVED THIS ____ DAY OF _____, 2022.

AUTHORIZED OFFICIAL
CITY OF CROOKS, SOUTH DAKOTA

OFFICE ON THIS _____ DAY OF _____, 2022, HAVE BEEN PAID IN FULL.

TOBIAS SCHANTZ, CITY FINANCE OFFICER
CITY OF CROOKS, SOUTH DAKOTA

DATED THIS _____ DAY OF _____, 2022.

TREASURER
MINNEHAHA COUNTY, SOUTH DAKOTA

DATED THIS _____ DAY OF _____, 2022.

DIRECTOR OF EQUALIZATION
MINNEHAHA COUNTY, SOUTH DAKOTA

FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ M.

AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS
MINNEHAHA COUNTY, SOUTH DAKOTA



DGR ENGINEERING
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SIOUX FALLS, SD 57108
(605) 339-4157 office
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LEGEND:

--- 10' UTILITY EASEMENT (ADJACENT TO ALL RIGHT-OF-WAY)

/// ADDITIONAL PROPOSED EASEMENT

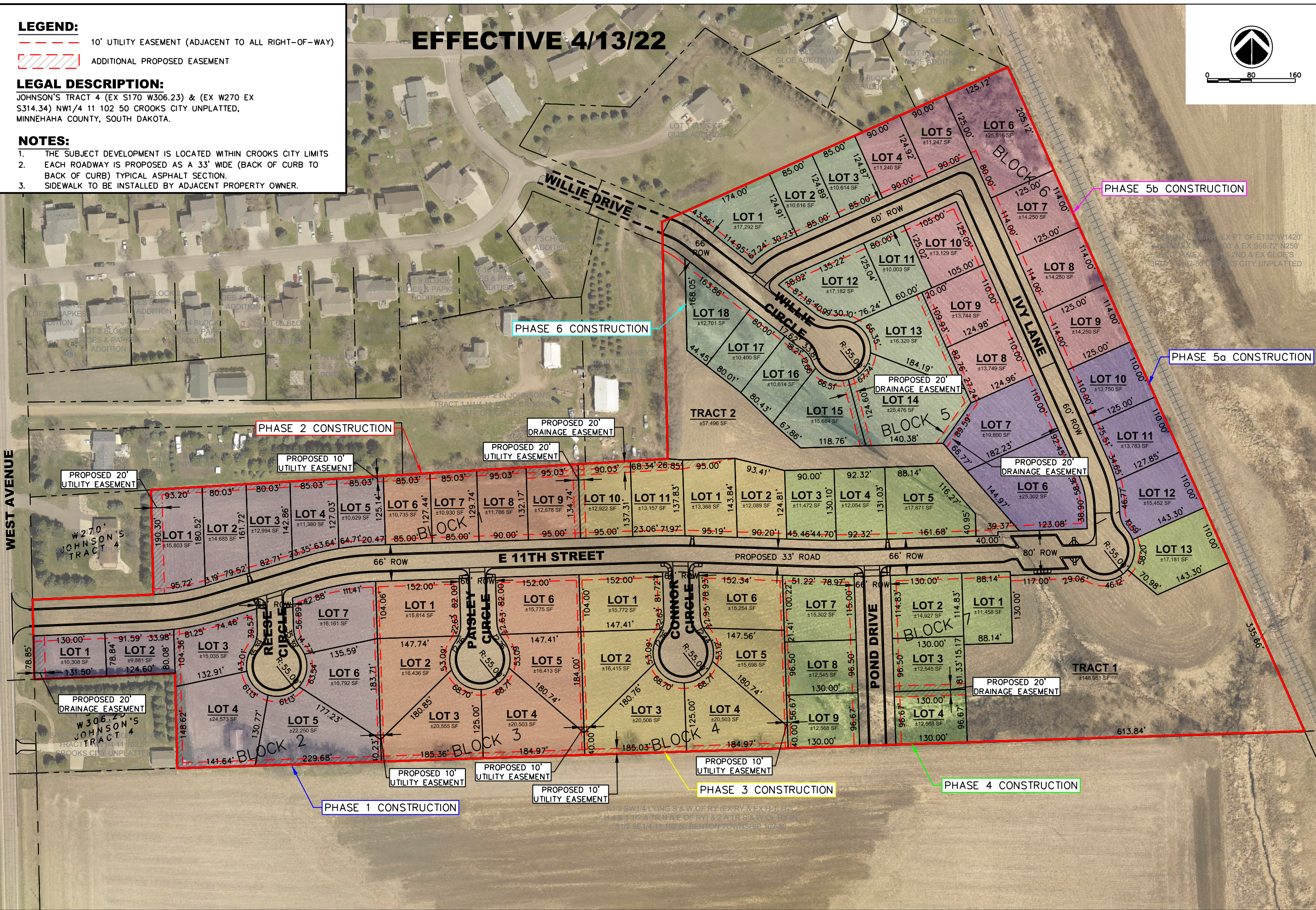
LEGAL DESCRIPTION:

JOHNSON'S TRACT 4 (EX S170 W306.23) & (EX W270 EX S314.34) NW1/4 11 102 50 CROOKS CITY UNPLATTED, MINNEHAHA COUNTY, SOUTH DAKOTA.

NOTES:

1. THE SUBJECT DEVELOPMENT IS LOCATED WITHIN CROOKS CITY LIMITS
2. EACH ROADWAY IS PROPOSED AS A 33' WIDE (BACK OF CURB TO BACK OF CURB) TYPICAL ASPHALT SECTION.
3. SIDEWALK TO BE INSTALLED BY ADJACENT PROPERTY OWNER.

EFFECTIVE 4/13/22



Development Engineering Plans
Heritage Pond Subdivision
Crooks, South Dakota

Subdivision Plan

REVISIONS

Project Manager: JIM
Designer: JTM
Project Number: 669078
Phone: (605) 339-4157



Sheet

P3

LEGEND:

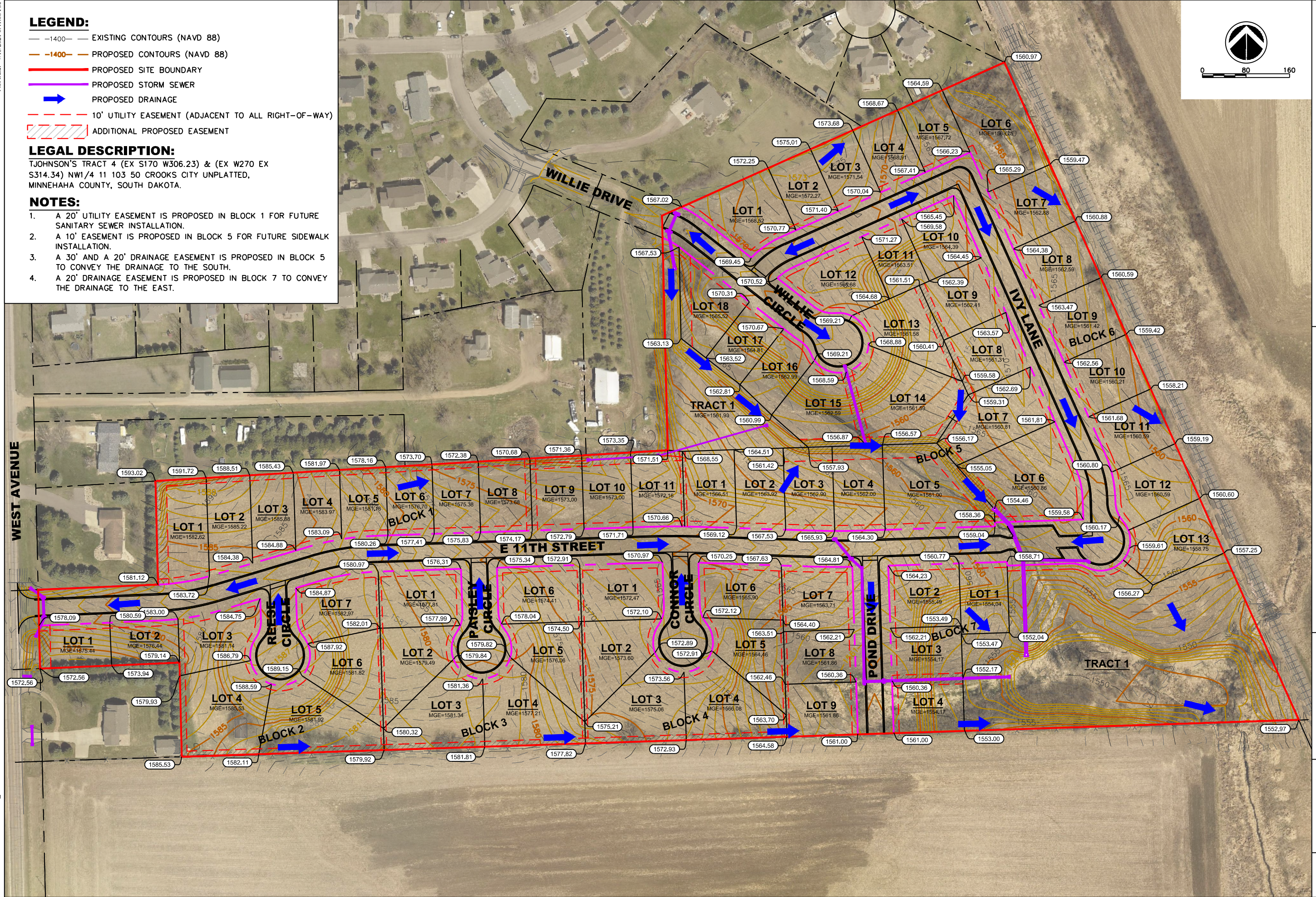
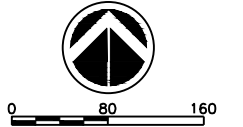
- 1400— EXISTING CONTOURS (NAVD 88)
- 1400- PROPOSED CONTOURS (NAVD 88)
- PROPOSED SITE BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE
- 10' UTILITY EASEMENT (ADJACENT TO ALL RIGHT-OF-WAY)
- ADDITIONAL PROPOSED EASEMENT

LEGAL DESCRIPTION:

TJOHNSON'S TRACT 4 (EX S170 W306.23) & (EX W270 EX S314.34) NW1/4 11 103 50 CROOKS CITY UNPLATTED, MINNEHAHA COUNTY, SOUTH DAKOTA.

NOTES:

- A 20' UTILITY EASEMENT IS PROPOSED IN BLOCK 1 FOR FUTURE SANITARY SEWER INSTALLATION.
- A 10' EASEMENT IS PROPOSED IN BLOCK 5 FOR FUTURE SIDEWALK INSTALLATION.
- A 30' AND A 20' DRAINAGE EASEMENT IS PROPOSED IN BLOCK 5 TO CONVEY THE DRAINAGE TO THE SOUTH.
- A 20' DRAINAGE EASEMENT IS PROPOSED IN BLOCK 7 TO CONVEY THE DRAINAGE TO THE EAST.



Development Engineering Plans
Heritage Pond Subdivision
Crooks, South Dakota

Grading Plan

REVISIONS

Project Manager: JIM
Designer: JTM
Project Number: 669078
Phone: (605) 339-4157



Sheet

P4

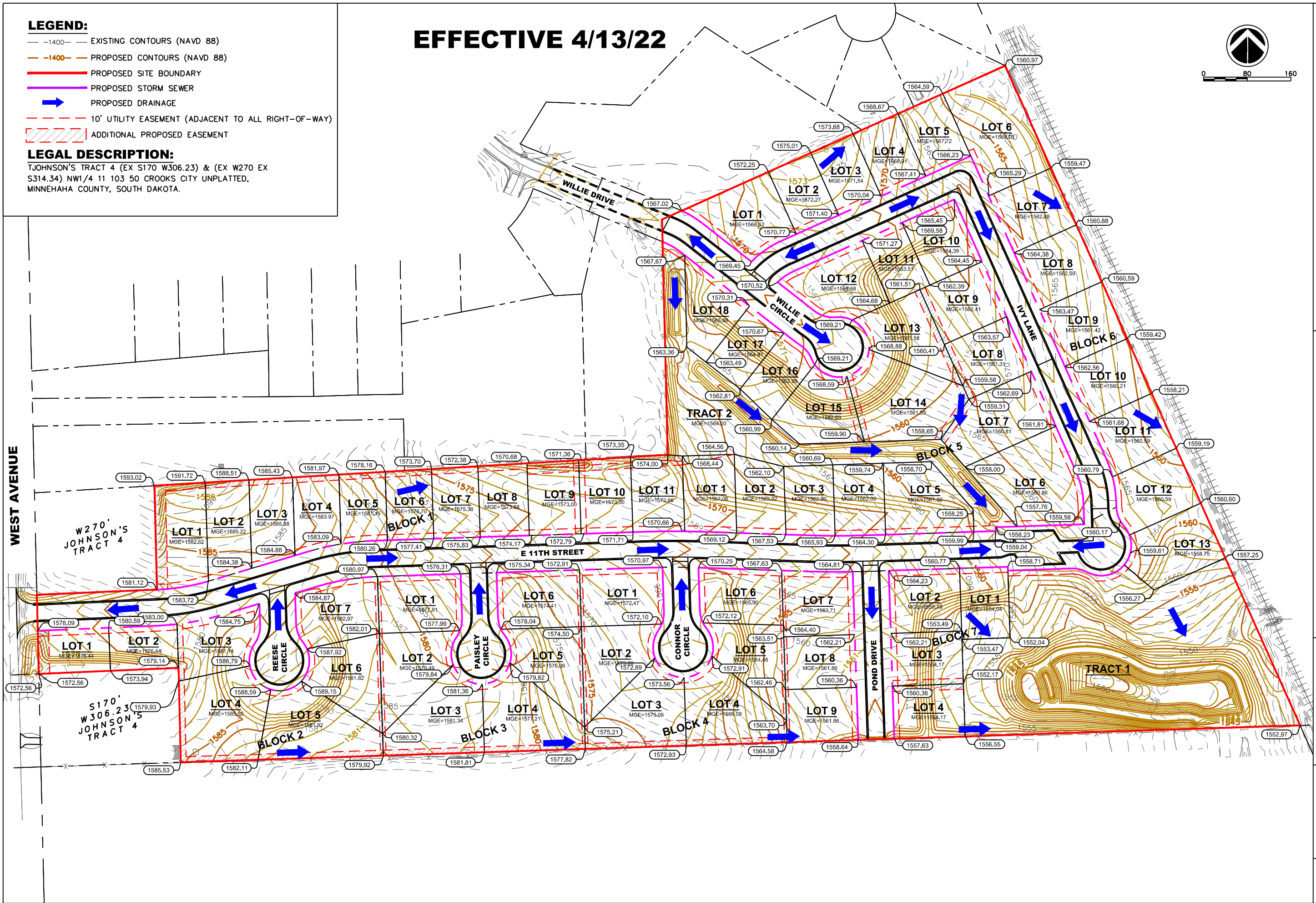
LEGEND:

- 1400— EXISTING CONTOURS (NAVD 88)
- 1400- PROPOSED CONTOURS (NAVD 88)
- PROPOSED SITE BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE
- 10' UTILITY EASEMENT (ADJACENT TO ALL RIGHT-OF-WAY)
- ADDITIONAL PROPOSED EASEMENT

LEGAL DESCRIPTION:

TJOHNSON'S TRACT 4 (EX S170 W306.23) & (EX W270 EX S314.34) NW1/4 11 103 50 CROOKS CITY UNPLATTED, MINNEHAHA COUNTY, SOUTH DAKOTA.

EFFECTIVE 4/13/22



Development Engineering Plans
Heritage Pond Subdivision
Crooks, South Dakota

Grading Plan

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Sheet

P4