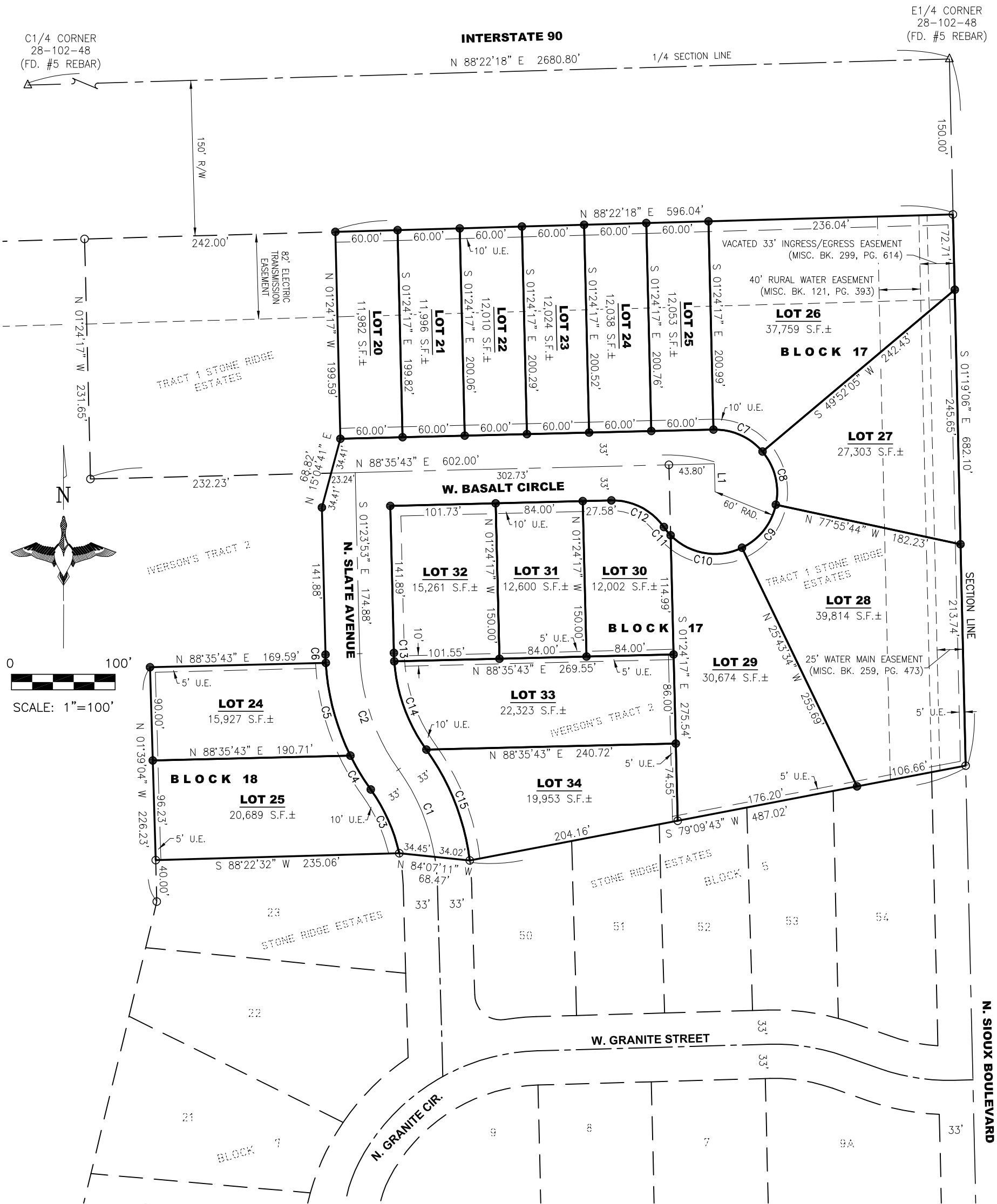


**PLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 AND 34 IN
 BLOCK 17 AND LOTS 24 AND 25 IN BLOCK 18 OF STONE RIDGE ESTATES**

AN ADDITION TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA.



LEGEND:

- SET 5/8" REBAR W/CAP #6700
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- EASEMENT LINE

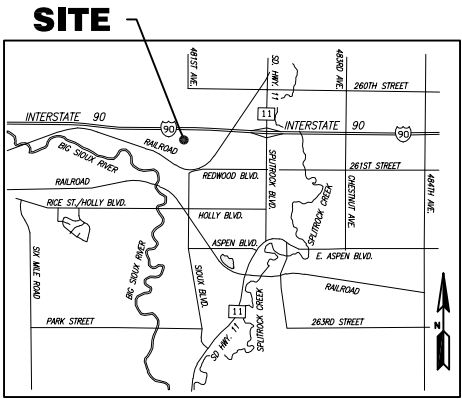
NOTES:
 BASIS OF BEARINGS IS UTM-14
 THIS PLAT WAS PREPARED WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT
 RESEARCHED AND ARE NOT SHOWN
 ON THE PLAT.



PREPARED BY:

Midwest
 Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX:(605) 274-8951



VICINITY MAP N.T.S.
 CITY OF BRANDON

PLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 AND 34 IN
BLOCK 17 AND LOTS 24 AND 25 IN BLOCK 18 OF STONE RIDGE ESTATES

AN ADDITION TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	92.05'	91.24'	N 22°30'26" W	26°22'10"
C2	200.00'	119.71'	117.93'	N 18°32'42" W	34°17'38"
C3	167.00'	67.78'	67.31'	N 24°03'02" W	23°15'14"
C4	233.00'	38.23'	38.18'	N 31°00'08" W	9°24'00"
C5	233.00'	93.15'	92.54'	N 14°50'55" W	22°54'26"
C6	233.00'	8.12'	8.12'	N 02°23'48" W	1°59'49"
C7	60.00'	53.69'	51.92'	S 65°46'06" E	51°16'23"
C8	60.00'	54.67'	52.80'	S 14°01'50" E	52°12'10"
C9	60.00'	54.67'	52.80'	S 38°10'21" W	52°12'10"
C10	60.00'	74.56'	69.86'	N 80°07'30" W	71°12'08"
C11	60.00'	10.29'	10.28'	N 39°36'33" W	9°49'50"
C12	60.00'	59.22'	56.85'	N 63°07'39" W	56°33'17"
C13	167.00'	8.11'	8.11'	S 02°47'24" E	2°47'03"
C14	167.00'	91.86'	90.70'	S 19°56'24" E	31°30'56"
C15	233.00'	116.14'	114.94'	S 21°24'29" E	28°33'34"

LINE	BEARING	DISTANCE
L1	S 01°24'17" E	27.00'

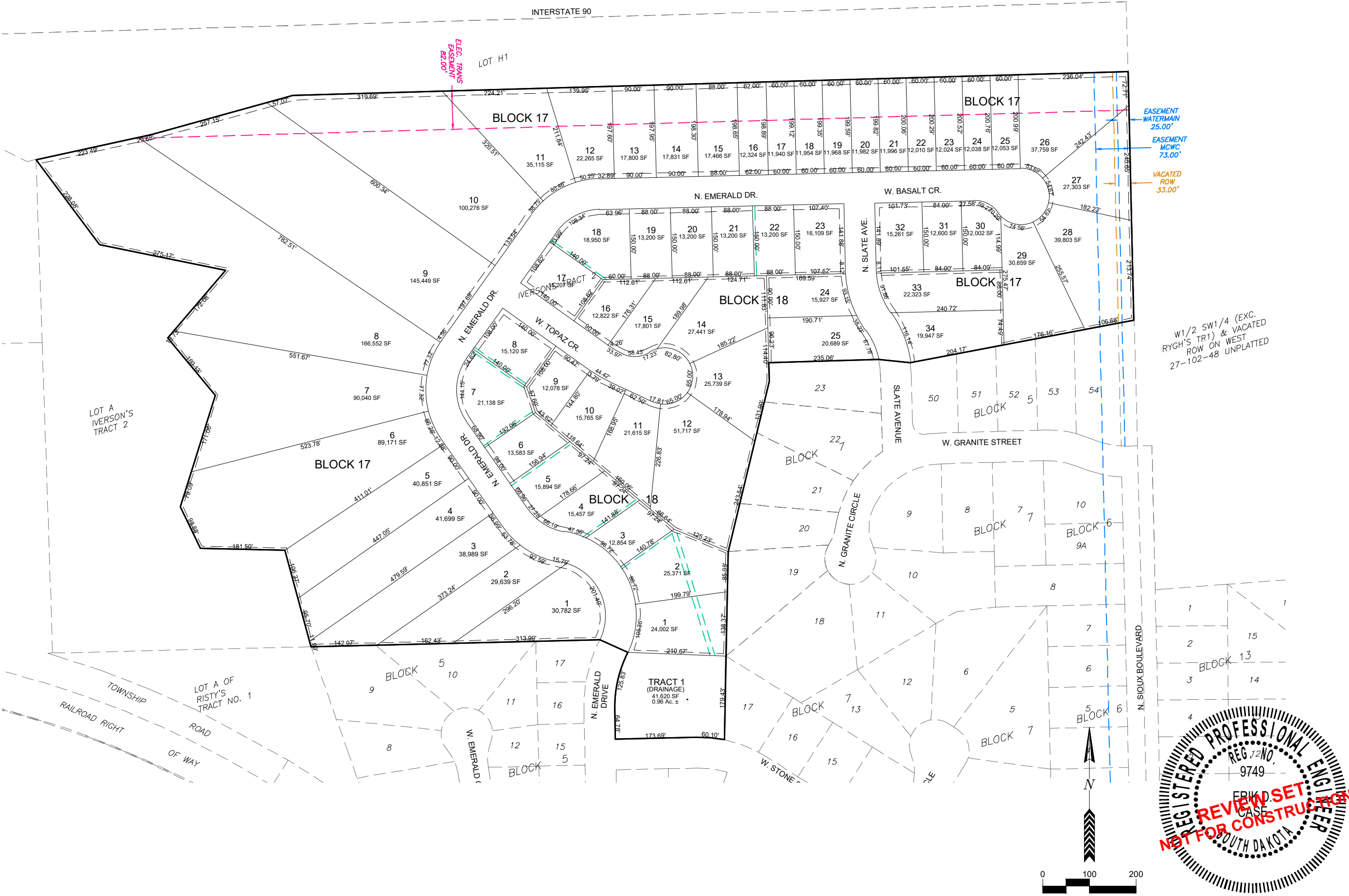
PREPARED BY:



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211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

PLAT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 AND 34 IN BLOCK 17 AND LOTS 24 AND 25 IN BLOCK 18 OF STONE RIDGE ESTATES AN ADDITION TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA.			
SURVEYOR'S CERTIFICATE I, Brian L. Fowlds, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of Iverson's Tract 2 in the South Half of Section 28, Township 102 North, Range 48 West of the 5th Principal Meridian, Minnehaha County, South Dakota, together with a portion of Tract 1 of Stone Ridge Estates, an Addition to the City of Brandon, Minnehaha County, South Dakota, and Re-Platted the same into Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34 in Block 17 and Lots 24 and 25 in Block 18 of Stone Ridge Estates, an Addition to the City of Brandon, Minnehaha County, South Dakota, as shown on the foregoing plat. The same shall be known and described as <u>LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 AND 34 IN BLOCK 17 AND LOTS 24 AND 25 IN BLOCK 18 OF STONE RIDGE ESTATES, AN ADDITION TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA.</u> Dated this _____ day of _____, 20____. I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners. REGISTERED LAND SURVEYOR REG. NO. 6700 BRIAN L. FOWLDS SOUTH DAKOTA PRELIMINARY Brian L. Fowlds, Registered Land Surveyor No. 6700		CITY ENGINEER'S CERTIFICATE I, Tami Jansma, City Engineer of the City of Brandon, South Dakota, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval. Dated this _____ day of _____, 20____. _____ City Engineer City of Brandon, South Dakota CERTIFICATE OF ROAD AUTHORITY I, Tami Jansma, City Engineer of the City of Brandon, South Dakota, do hereby certify that this plat and access location has been reviewed by me or my authorized agent and that this plat is recommended for approval. Dated this _____day of _____, 20____. _____ City Engineer, City of Brandon, South Dakota AUTHORIZED OFFICIAL CERTIFICATE I, Bryan Read, authorized official of the City of Brandon, do hereby certify that this plat has been approved by me or my authorized agent and that the City Finance Officer is hereby directed to certify the same thereon. Adopted this _____ day of _____, 20____. _____ Council Authorized Official CITY FINANCE OFFICER CERTIFICATE I, the undersigned, the duly appointed, qualified and acting Municipal Finance Officer of the City of Brandon, South Dakota, hereby certify that certificates of approval are true and correct including the signatures thereon, and that any special assessments which are liens upon the land shown in the foregoing Plat, as shown by the records in my office on this _____ day of _____, 20____, have been paid in full. _____ Municipal Finance Officer, City of Brandon TREASURER I, the Treasurer of Minnehaha County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above plat, as shown by the records of my office have been paid in full. Dated this _____ Day of _____, 20 ____. _____ TREASURER Minnehaha County, South Dakota DIRECTOR OF EQUALIZATION I, the Director of Equalization of Minnehaha County, South Dakota, do hereby certify that a copy of the above and foregoing described plat has been filed in my office. Dated this _____ Day of _____, 20 ____. _____ DIRECTOR OF EQUALIZATION Minnehaha County, South Dakota REGISTER OF DEEDS Filed for record this _____ day of _____, 20 _____, at _____ o'clock, _____m., and recorded in Book _____ of Plats on Page _____. _____ REGISTER OF DEEDS Minnehaha County, South Dakota	
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 purposes 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, 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, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements. We hereby waive any rights of protest to any special assessment program which may be initiated for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Brandon. We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention. We further certify that this platting of said described Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34 in Block 17 and Lots 24 and 25 in Block 18 of Stone Ridge Estates does hereby vacate the following platting: <u>a portion of:</u> Iverson's Tract 2 in the South Half of Section 28, Township 102 North, Range 48 West of the 5th Principal Meridian, Minnehaha County, South Dakota, on file at the office of the Register of Deeds in Book 51 of plats, Page 1, said plat, hereby partially vacated, being situated within described Stone Ridge Estates as surveyed. <u>a portion of:</u> Tract 1 of Stone Ridge Estates, an Addition to the City of Brandon, Minnehaha County, South Dakota, on file at the office of the Register of Deeds in Book 85 of plats, Page 60, said plat, hereby partially vacated, being situated within described Stone Ridge Estates as surveyed. Dated this _____ day of _____, 20____. By: _____ Western Hills, LLC Its: _____ State of _____ County of _____ On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who acknowledged themselves to be the _____ of Western Hills, LLC, and that they, as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as _____. In witness whereof I hereunto set my hand and official seal. _____ Notary Public – State of _____ My Commission Expires: PREPARED BY:  Land Surveying and GPS Consulting 211 E. 14th Street Suite 100 Sioux Falls, South Dakota 57104 Phone: (605) 339-8901 FAX:(605) 274-8951			
#23-415 JEB			
3 OF 3			

LOT LAYOUT PLAN



SHEET

F1.1

PROJ:

2204122

DATE:

2/8/2023

DRAWN BY:

TRP

CHECKED:

EDC

REV	DATE	BY	DESCRIPTION
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

DEVELOPMENT ENGINEERING PLAN

STONE RIDGE ESTATES - PHASE 5

LOT LAYOUT PLAN

2309 W. 50th St.

Sioux Falls, SD 57105

(605) 336-1676

www.broszeng.com

REGISTERED PROFESSIONAL ENGINEER

REG. NO. 9749

BRUCE BROSZ

SOUTH DAKOTA

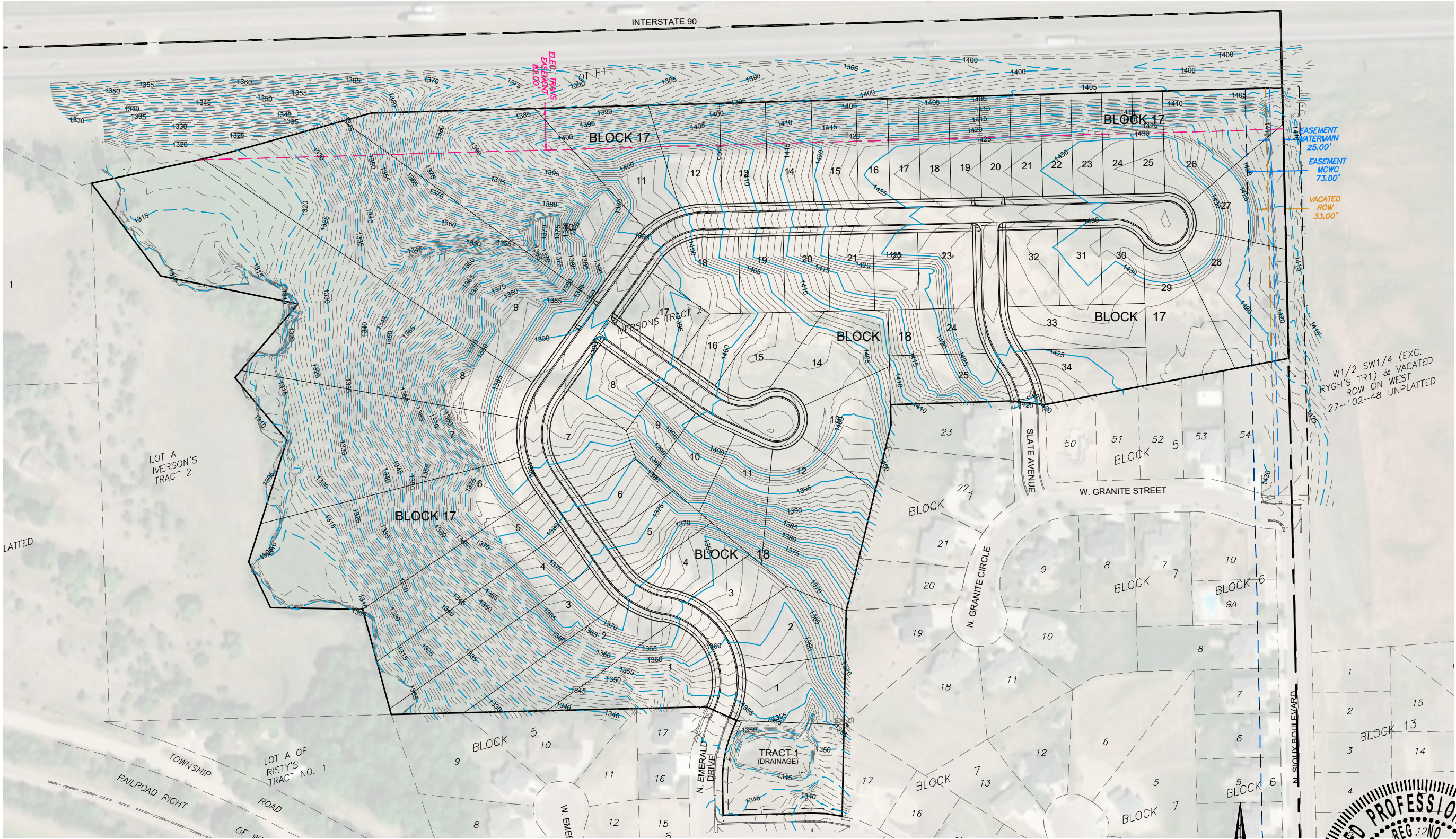
REVIEW SET

NOT FOR CONSTRUCTION

Brosz

ENGINEERING, INC.

GRADING PLAN



WETLANDS DELINEATION
NO JURISDICTIONAL WETLANDS HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY.

SHEET		F2.1
PROJ:	2204122	
DATE:	2/8/2023	
DRAWN BY:	TRP	
CHECKED:	EDC	

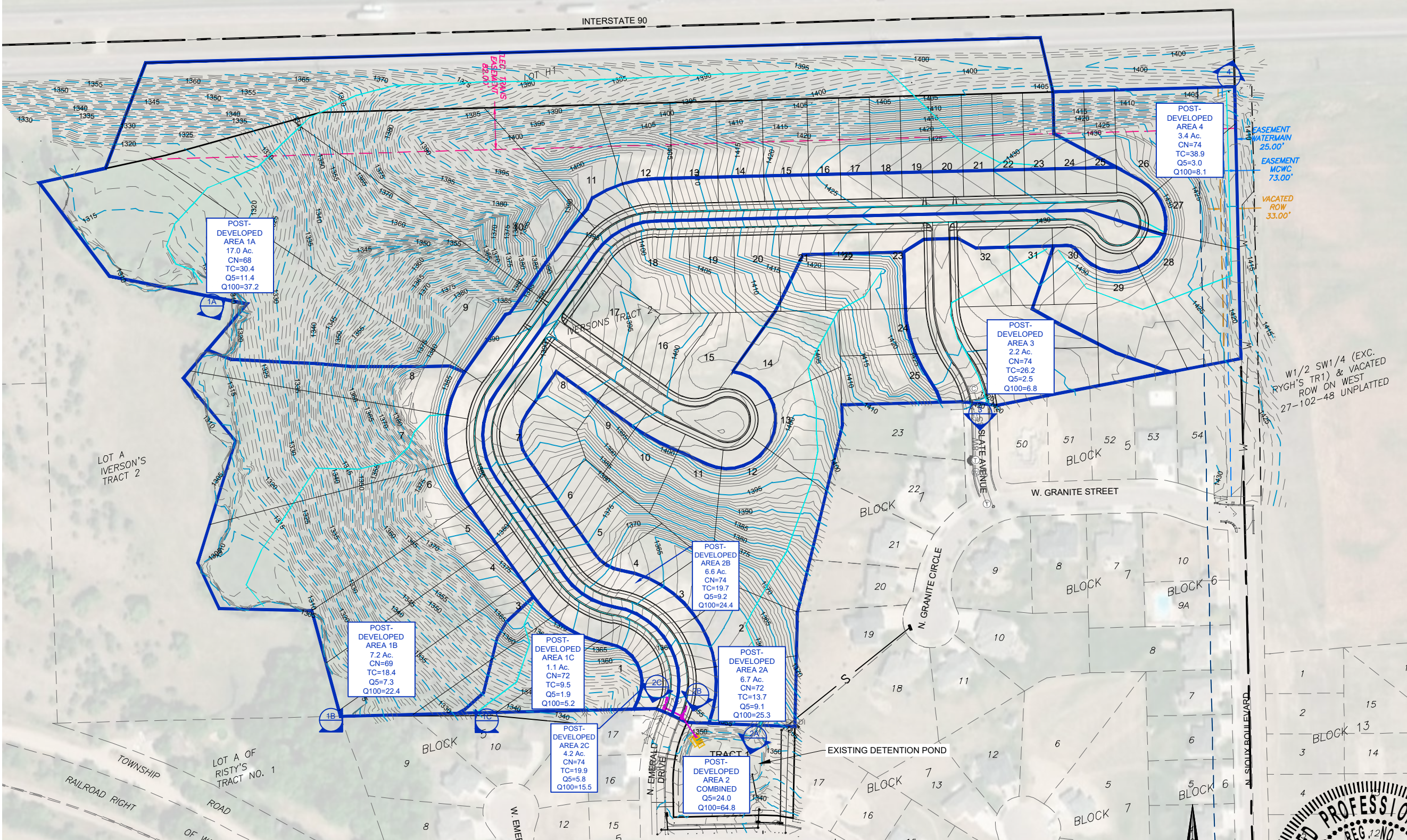
REV	DATE	BY	DESCRIPTION
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

DEVELOPMENT ENGINEERING PLAN
STONE RIDGE ESTATES - PHASE 5
GRADING PLAN

2309 W. 50th St.
Sioux Falls, SD 57105
(605) 336-1676
www.broszeng.com



POST DEVELOPED DRAINAGE



FLOODPLAIN INFO

THERE ARE NO FEMA INDICATED FLOODPLAINS ON THE SUBJECT PROPERTY.

SHEET
F3.2

PROJ: 2204122

DATE: 2/8/2023

DRAWN BY: TRP

CHECKED: EDC

REV	DATE	BY	DESCRIPTION
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

DEVELOPMENT ENGINEERING PLAN

STONE RIDGE ESTATES - PHASE 5

POST-DEVELOPED DRAINAGE

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ENGINEERING, INC.