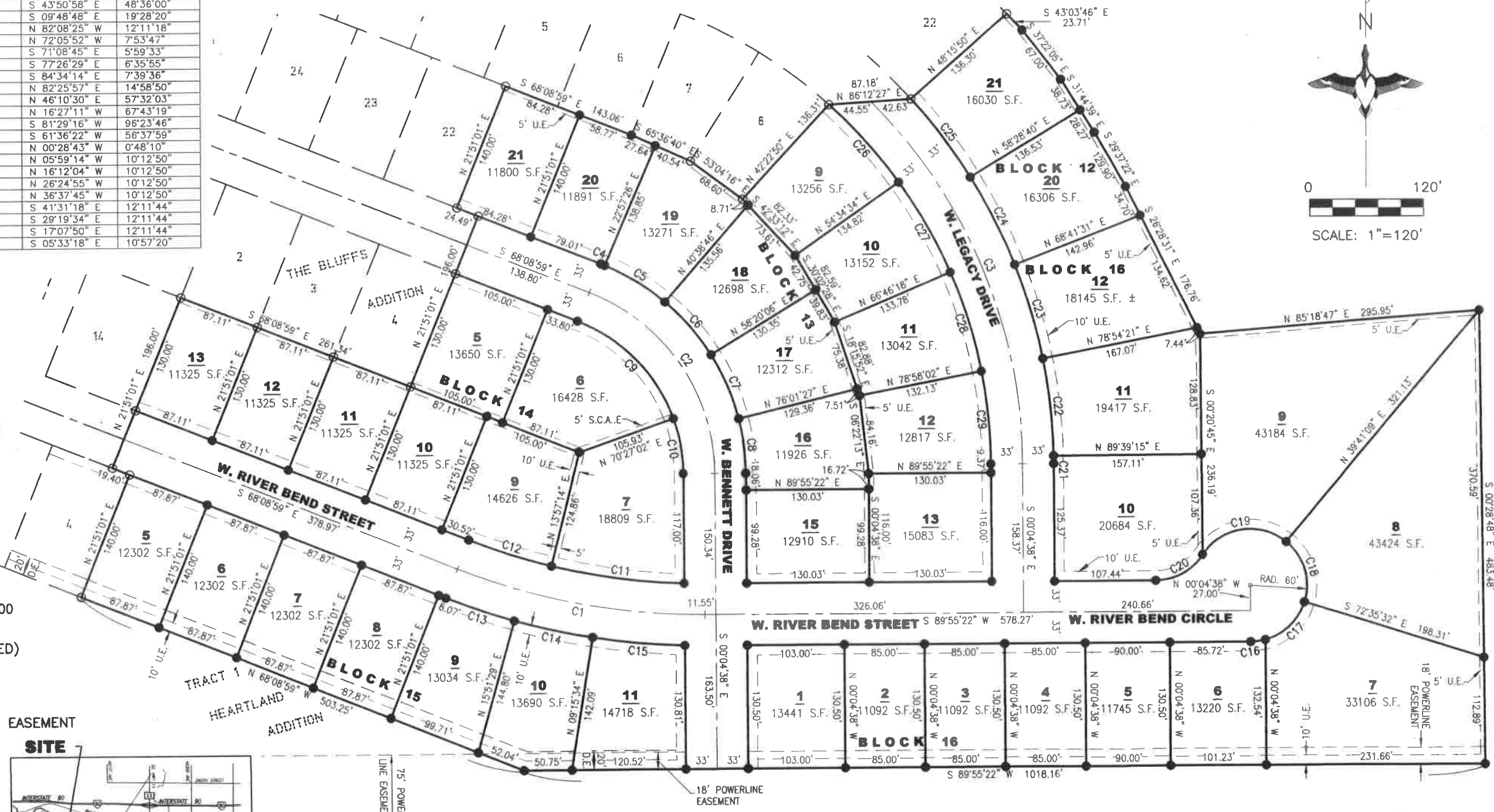
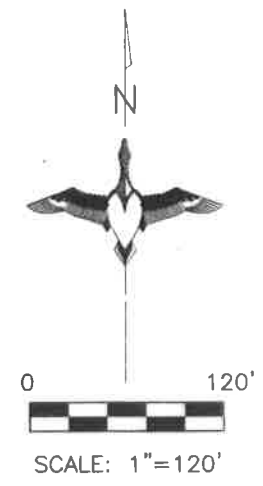


**PLAT OF LOTS 20 AND 21 IN BLOCK 12; LOTS 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 13; LOTS 5, 6, 7, 9, 10, 11, 12 AND 13 IN BLOCK 14; LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 16 OF THE BLUFFS ADDITION**

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

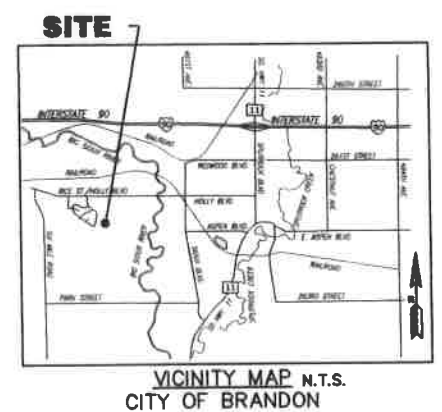
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	267.90'	266.26'	S 79°06'48" E	21°55'40"
C2	210.00'	249.50'	235.08'	S 34°06'48" E	68°04'20"
C3	556.00'	430.48'	419.81'	S 22°15'28" E	44°21'40"
C4	243.00'	4.69'	4.69'	S 67°35'46" E	1°06'25"
C5	243.00'	75.02'	74.72'	S 58°11'54" E	17°41'20"
C6	243.00'	75.02'	74.72'	S 40°30'34" E	17°41'20"
C7	243.00'	75.02'	74.72'	S 22°49'14" E	17°41'20"
C8	243.00'	58.95'	58.80'	S 07°01'36" E	13°53'55"
C9	177.00'	150.14'	145.68'	S 43°50'58" E	48°36'00"
C10	177.00'	60.15'	59.87'	S 09°48'48" E	19°28'20"
C11	667.00'	141.89'	141.62'	N 82°08'25" W	12°11'18"
C12	667.00'	91.93'	91.85'	N 72°05'52" W	7°53'47"
C13	733.00'	76.66'	76.63'	S 71°08'45" E	5°59'33"
C14	733.00'	84.42'	84.37'	S 77°26'29" E	6°35'55"
C15	733.00'	98.00'	97.92'	S 84°34'14" E	7°39'36"
C16	60.00'	15.69'	15.64'	N 82°25'57" E	14°58'50"
C17	60.00'	60.25'	57.75'	N 46°10'30" E	57°32'03"
C18	60.00'	70.92'	66.86'	N 16°27'11" W	67°43'19"
C19	60.00'	100.95'	89.45'	S 81°29'16" W	96°23'46"
C20	60.00'	59.31'	56.92'	S 61°36'22" W	56°37'59"
C21	589.00'	8.25'	8.25'	N 00°28'43" W	0°48'10"
C22	589.00'	105.00'	104.86'	N 05°59'14" W	10°12'50"
C23	589.00'	105.00'	104.86'	N 16°12'04" W	10°12'50"
C24	589.00'	105.00'	104.86'	N 26°24'55" W	10°12'50"
C25	589.00'	105.00'	104.86'	N 36°37'45" W	10°12'50"
C26	523.00'	111.32'	111.11'	S 41°31'18" E	12°11'44"
C27	523.00'	111.32'	111.11'	S 29°19'34" E	12°11'44"
C28	523.00'	111.32'	111.11'	S 17°07'50" E	12°11'44"
C29	523.00'	100.00'	99.85'	S 05°33'18" E	10°57'20"



**LEGEND:**

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

**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 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

AREA TABLE	
STREETS	3.854 AC.±
LOTS	14.591 AC.±
TOTAL	18.445 AC.±

**PLAT OF LOTS 20 AND 21 IN BLOCK 12; LOTS 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 13; LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 14; LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 16 OF THE BLUFFS ADDITION**

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 Tract 1 of Heartland Addition, an Addition in the South Half of Section 32, Township 102 North, Range 48 West of the 5th Principal Meridian, Minnehaha County, South Dakota, and did Re-plat the same into LOTS 20 AND 21 IN BLOCK 12; LOTS 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 13; LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 14; LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 16 OF THE BLUFFS ADDITION, 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 LOTS 20 AND 21 IN BLOCK 12; LOTS 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 13; LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 14; LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 16 OF THE BLUFFS ADDITION, AN ADDITION TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA.

Dated this 28th day of JUNE, 2021.

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.



Brian L. Fowlds, Registered Land Surveyor No. 6700

**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 Bluffs Addition does hereby vacate a portion of the following platting:

Tract 1 of Heartland Addition, an Addition in the South Half of Section 32, 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 77 of plats, Page 212, said plat, hereby partially vacated, being situated within described The Bluffs Addition as surveyed.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Brandon Bluffs, L.L.C.

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 Brandon Bluffs, L.L.C., 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 L.L.C. by themselves as \_\_\_\_\_.

In witness whereof I hereunto set my hand and official seal.

Notary Public -- State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**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

**CERTIFICATE OF ROAD AUTHORITY**

I, \_\_\_\_\_, 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.

Signed on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Brandon, South Dakota

**CITY ENGINEER'S CERTIFICATE**

I, \_\_\_\_\_, 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.

Signed on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer  
City of Brandon, South Dakota

**AUTHORIZED OFFICIAL CERTIFICATE**

I, \_\_\_\_\_, 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