

0.	00.00	00.01	00.00	303 18 19 11			
C5	55.00	61.13	58.03	S74 <b>*</b> 39'50"W			
C6	55.00	61.13	58.03	N41°39'35"W			
C7	55.00	43.01	41.92	N12 <b>*</b> 34'54"E			
C8	55.00	35.39	34.79	N16 <b>°</b> 33'00"E			
С9	434.00	111.41	111.11	N80 <b>*</b> 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			

0958

JOSHUA R.

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0.0	.00.00	0.10	0.10	5/5 50 0/ W
C16	500.00	63.64	63.60	N77°03'12"E
C17	500.00	64.71	64.67	N84 <b>°</b> 24'26"E

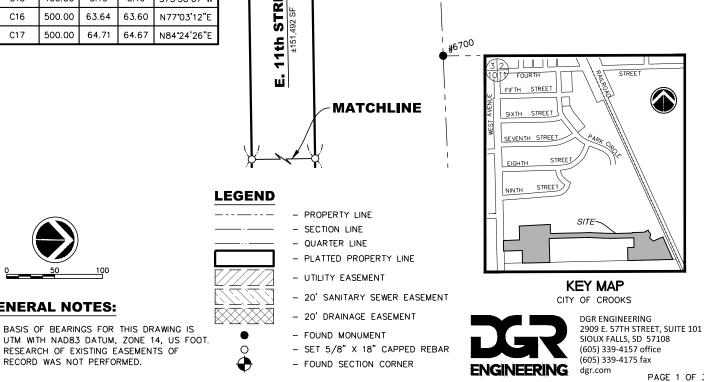
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**GENERAL NOTES:** 

RECORD WAS NOT PERFORMED.

1.

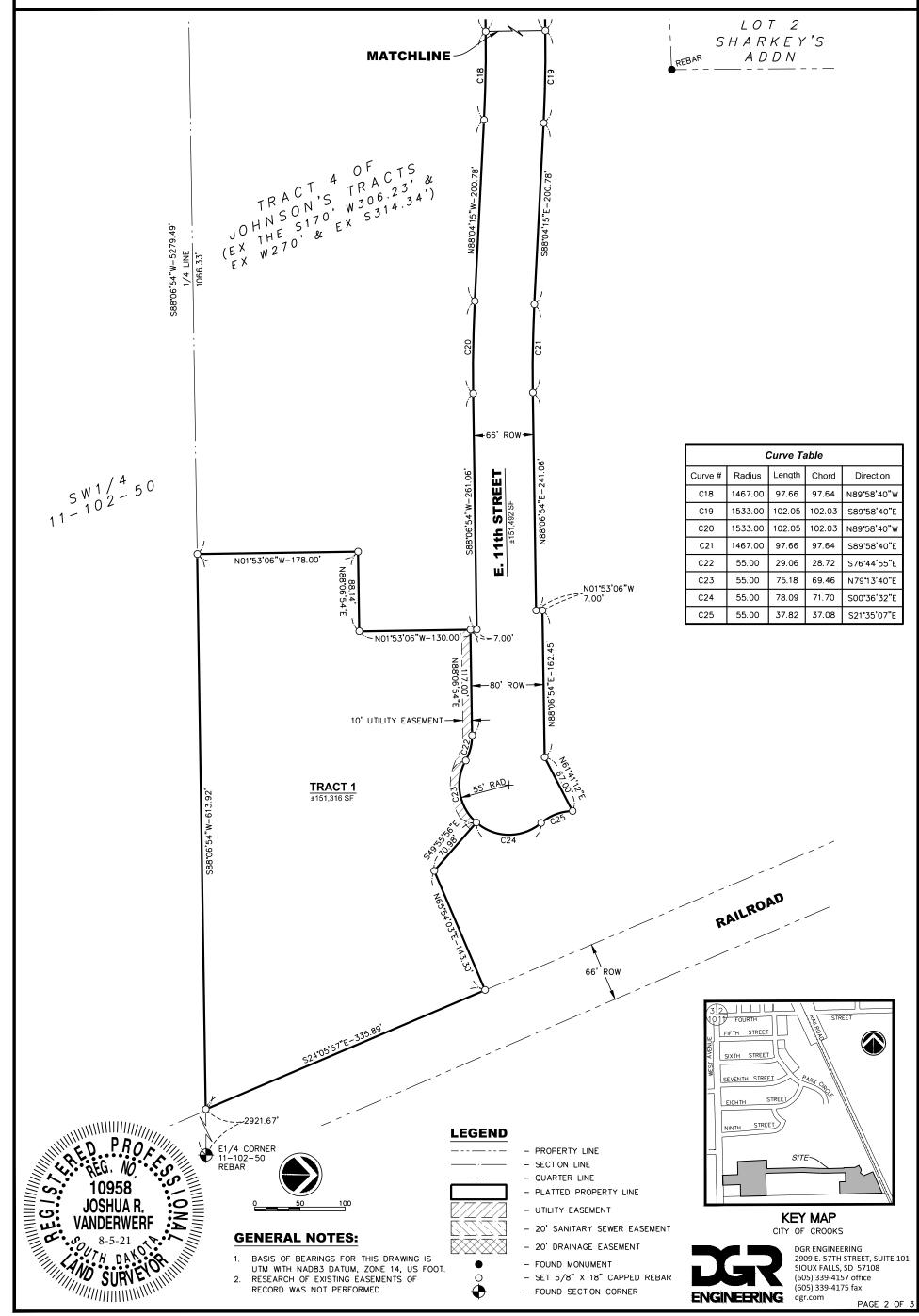
2.



P:\06\69\078\669078\DWG\PLATS AND EASEMENTS\669078 - PLAT.DWG Plot Date: 8/5/2021 1:57:07 PM

# 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.)



Plot Date: 8/5/2021 1:57:13 PM P:\06\69\078\669078\DWG\PLATS AND EASEMENTS\669078 - PLAT.DWG

# 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 AND THE AREA AND DIMENSIONS AS SEVEN ON THE APOLYE DIAT 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 FASEMENTS. 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.

### **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 FOREGOING PLAT 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

MIKE HARSTAD, MANAGER CROOKS HOUSING AND REDEVELOPMENT COMMISSION

STATE OF \_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ \_)

ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021, BEFORE ME THE UNDERSIGNED NOTAI 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 2021, BEFORE ME THE UNDERSIGNED NOTARY THE PURPOSE THEREIN CONTAINED.

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.

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

DIRECTOR OF EQUALIZATION MINNEHAHA COUNTY, SOUTH DAKOTA

NOTARY PUBLIC STATE OF SOUTH DAKOTA MY COMMISSION EXPIRES:

#### **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

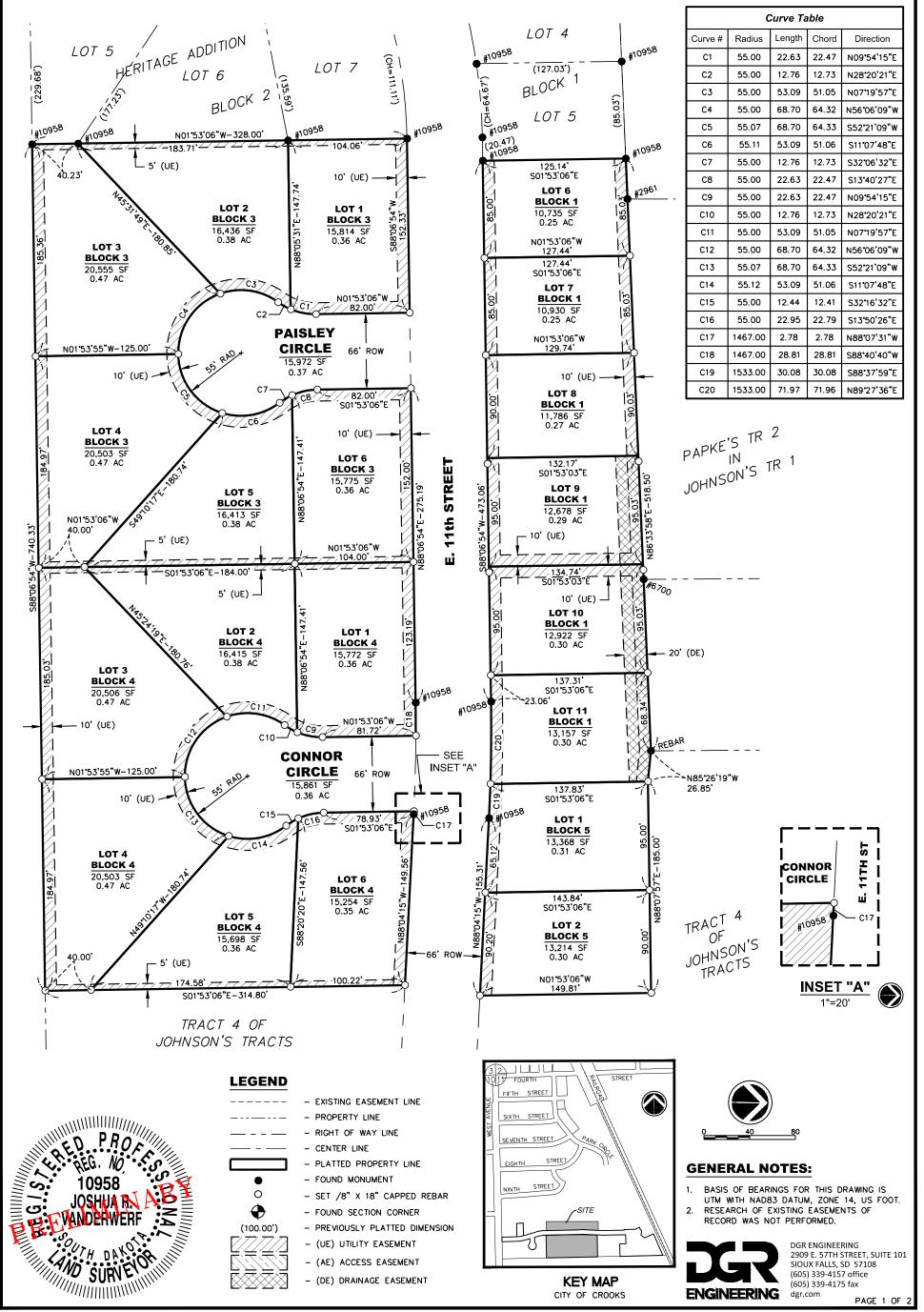


2909 E. 57TH STREET, SUITE 101 SIQUX FALLS, SD, 57108 (605) 339-4157 office (605) 339-4175 fax PAGE 3 OF

P:\06\69\078\669078\DWG\PLATS AND EASEMENTS\669078 - PLAT.DWG Plot Date: 8/5/2021 1:57:18 PM

### 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.)



Plot Date: 3/31/2022 9:55:21 AM P:\06\69\078\G69078\DWG\PLATS AND EASEMENTS\669078 - BLOCKS 3 AND 4 - PLAT.DWG

### 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.

# LO PRO PEG. NO SO 10958 JOSHNARN ANDERWERF ANDERWERF

 3-31-22

 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 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.

### **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

MIKE HARSTAD, MANAGER CROOKS HOUSING AND REDEVELOPMENT COMMISSION

NOTARY PUBLIC STATE OF SOUTH DAKOTA

MY COMMISSION EXPIRES:

STATE OF \_\_\_\_\_)

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.

### 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.

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

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 2909 E. 57TH STREET, SUITE 101 SIOUX FALLS, SD 57108 (605) 339-4157 office (605) 339-4175 fax dgr.com PAGE 2 OF 2

Plot Date: 3/31/2022 9:55:23 AM P:\06\69\078\669078\DWG\PLATS AND EASEMENTS\669078 - BLOCKS 3 AND 4 - PLAT.DWG