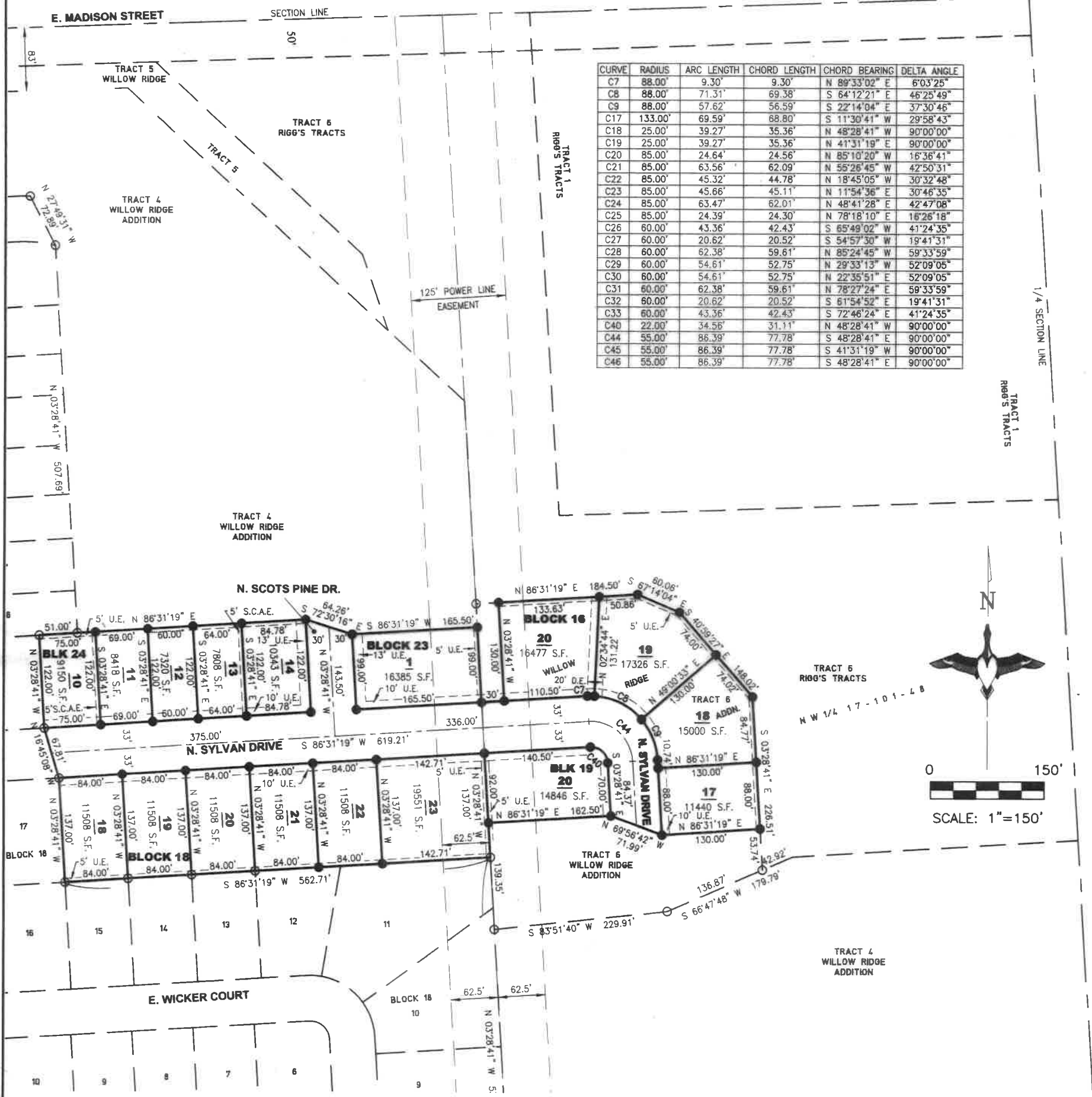


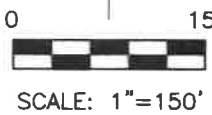
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AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA

N1/4 CORNER
17-101-48



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	88.00'	9.30'	9.30'	N 89°33'02" E	6°03'25"
C8	88.00'	71.31'	69.38'	S 64°12'21" E	46°25'49"
C9	88.00'	57.62'	56.59'	S 22°14'04" E	37°30'46"
C17	133.00'	69.59'	68.80'	S 11°30'41" W	29°58'43"
C18	25.00'	39.27'	35.36'	N 48°28'41" W	90°00'00"
C19	25.00'	39.27'	35.36'	N 41°31'19" E	90°00'00"
C20	85.00'	24.64'	24.56'	N 85°10'20" W	16°36'41"
C21	85.00'	63.56'	62.09'	N 55°26'45" W	42°50'31"
C22	85.00'	45.32'	44.78'	N 18°45'05" W	30°32'48"
C23	85.00'	45.66'	45.11'	N 11°54'36" E	30°46'35"
C24	85.00'	63.47'	62.01'	N 48°41'28" E	42°47'08"
C25	85.00'	24.39'	24.30'	N 78°18'10" E	16°26'18"
C26	60.00'	43.36'	42.43'	S 65°49'02" W	41°24'35"
C27	60.00'	20.62'	20.52'	S 54°57'30" W	19°41'31"
C28	60.00'	62.38'	59.61'	N 85°24'45" W	59°33'59"
C29	60.00'	54.61'	52.75'	N 29°33'13" W	52°09'05"
C30	60.00'	54.61'	52.75'	N 22°35'51" E	52°09'05"
C31	60.00'	62.38'	59.61'	N 78°27'24" E	59°33'59"
C32	60.00'	20.62'	20.52'	S 61°54'52" E	19°41'31"
C33	60.00'	43.36'	42.43'	S 72°46'24" E	41°24'35"
C40	22.00'	34.56'	31.11'	N 48°28'41" W	90°00'00"
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C46	55.00'	86.39'	77.78'	S 48°28'41" E	90°00'00"



STREETS	3.866 AC.±
LOTS	14.906 AC.±
TOTAL	18.772 AC.±

LEGEND:

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



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
CITY OF SIOUX FALLS

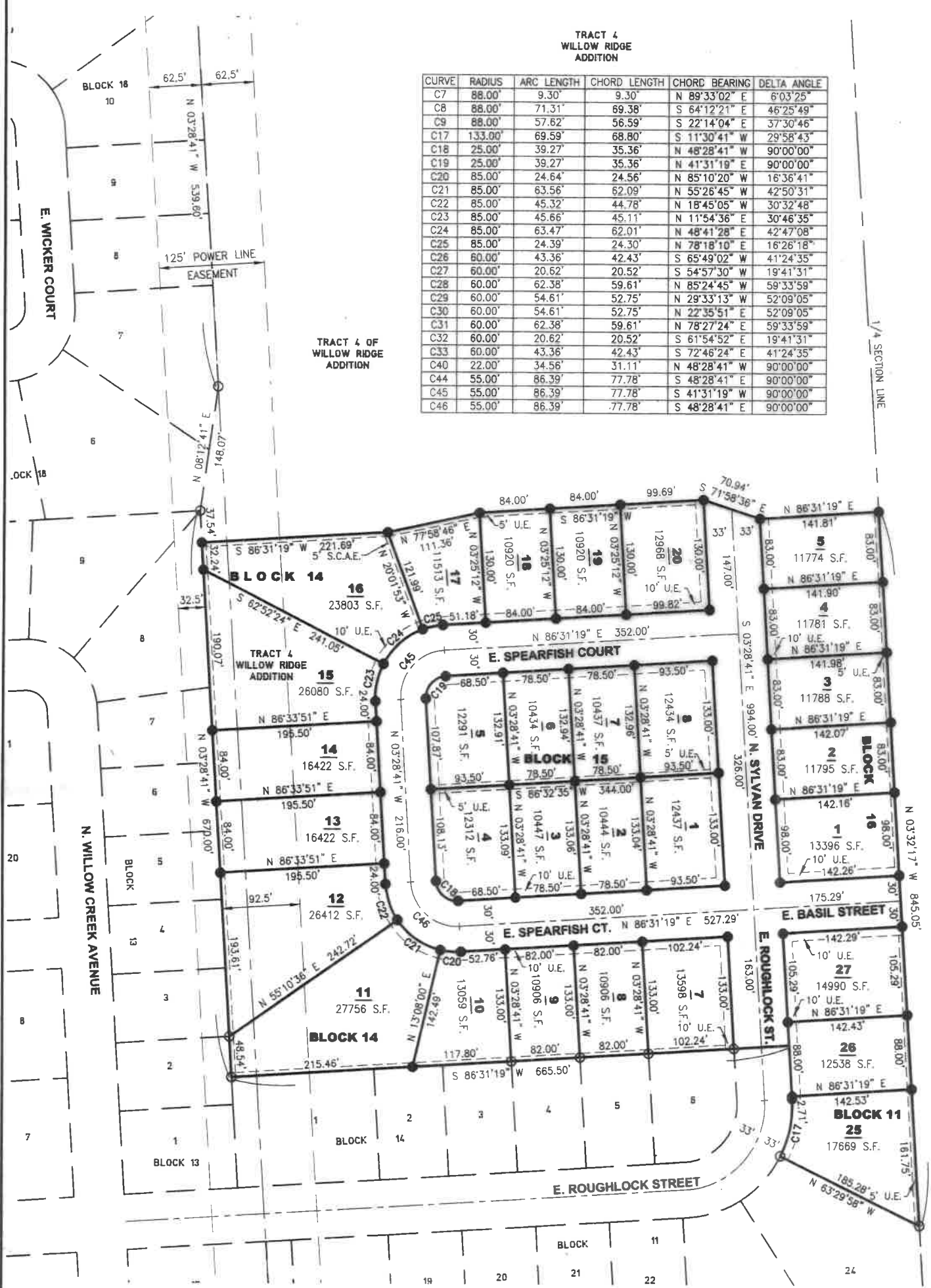
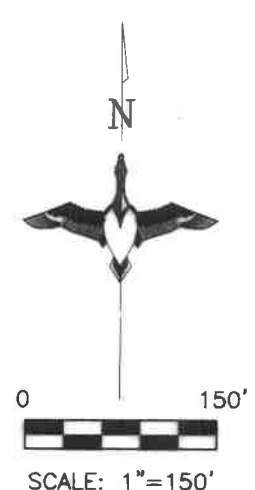
NOTES:
 BASIS OF BEARINGS IS UTM ZONE 14
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

PLAT OF LOTS 25, 26 AND 27 IN BLOCK 11; LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 14; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 17, 18, 19 AND 20 IN BLOCK 16; LOTS 18, 19, 20, 21, 22 AND 23 IN BLOCK 18; LOT 20 IN BLOCK 19; LOT 1 IN BLOCK 23; LOTS 10, 11, 12, 13, AND 14 IN BLOCK 24; ALL OF WILLOW RIDGE III ADDITION

AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA

TRACT 4
WILLOW RIDGE
ADDITION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	88.00'	9.30'	9.30'	N 89°33'02" E	6°03'25"
C8	88.00'	71.31'	69.38'	S 64°12'21" E	46°25'49"
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LEGEND:

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- FD. MONUMENT
- △ SECTION CORNER
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
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- W.E. WATER EASEMENT
- S.C.A.E. SUMP COLLECTION ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- - - EASEMENT 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:

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VICINITY MAP
CITY OF SIOUX FALLS

PLAT OF LOTS 25, 26 AND 27 IN BLOCK 11; LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 14; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 17, 18, 19 AND 20 IN BLOCK 16; LOTS 18, 19, 20, 21, 22 AND 23 IN BLOCK 18; LOT 20 IN BLOCK 19; LOT 1 IN BLOCK 23; LOTS 10, 11, 12, 13, AND 14 IN BLOCK 24; ALL OF WILLOW RIDGE III ADDITION

AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA

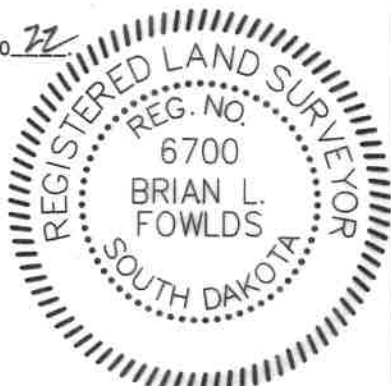
SURVEYOR'S CERTIFICATE

I, Brian L. Fowlds, 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 Tracts 4 and 6 of Willow Ridge Addition, an Addition in the Northwest Quarter of Section 17, Township 101 North, Range 48 West of the 5th Principal Meridian, Minnehaha County, South Dakota, and did re-plot a portion of the same into LOTS 25, 26 AND 27 IN BLOCK 11; LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 14; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 17, 18, 19 AND 20 IN BLOCK 16; LOTS 18, 19, 20, 21, 22 AND 23 IN BLOCK 18; LOT 20 IN BLOCK 19; LOT 1 IN BLOCK 23; LOTS 10, 11, 12, 13, AND 14 IN BLOCK 24; ALL OF WILLOW RIDGE III ADDITION, AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA, as shown on the foregoing plat.

The same shall be known and described as LOTS 25, 26 AND 27 IN BLOCK 11; LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 14; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 17, 18, 19 AND 20 IN BLOCK 16; LOTS 18, 19, 20, 21, 22 AND 23 IN BLOCK 18; LOT 20 IN BLOCK 19; LOT 1 IN BLOCK 23; LOTS 10, 11, 12, 13, AND 14 IN BLOCK 24; ALL OF WILLOW RIDGE III ADDITION, AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA.

Dated this 9th day of August, 2022

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
Brian L. Fowlds, Registered Land Surveyor No. 6700

CITY ENGINEER'S CERTIFICATE

I, Andrew Berg, City Engineer of the City of Sioux Falls, 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. To the extent the platted property lines within the boundaries of the city of Sioux Falls, I hereby verify that access to city streets (direct access easement or agreements) has been approved as provided by city ordinance; this does not constitute approval of the specific design or precise location of such access, and further, does not constitute approval of access to private streets, state or county roads or highways, or any areas outside the boundaries of the city of Sioux Falls.

Signed on this _____ day of _____, 20____.

Andrew Berg, City Engineer
City of Sioux Falls, South Dakota

CITY DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES CERTIFICATE

I, Jeff Eckhoff, City Director of Planning and Development Services of the City of Sioux Falls, do hereby certify that the current zoning is as listed below and that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval.

Current Zoning Classification	Acres
RS Single Family Residential Suburban	18.772 Acres±

City Director of Planning and Development Services
City of Sioux Falls, 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 laws, ordinances, and regulations. At this time, the zoning of the lots platted herein is as listed below and is subject to the Arterial Street Platting Fee where applicable. The applicable Arterial Street Platting Fee has been paid based on this zoning. Any rezoning of these lots, which results in the lot or lots having a zoning classification with a higher per acre trip generator, will result in additional Arterial Street Platting Fees pursuant to City ordinance.

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 do hereby certify that this plat 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 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 Sioux Falls.

We further certify that this platting of said described LOTS 25, 26 AND 27 IN BLOCK 11; LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 14; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 17, 18, 19 AND 20 IN BLOCK 16; LOTS 18, 19, 20, 21, 22 AND 23 IN BLOCK 18; LOT 20 IN BLOCK 19; LOT 1 IN BLOCK 23; LOTS 10, 11, 12, 13, AND 14 IN BLOCK 24; ALL OF WILLOW RIDGE III ADDITION, AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA does hereby vacate the following platting:

a portion of: Tract 4 of Willow Ridge Addition, an Addition in the Northwest Quarter of Section 17, Township 101 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 79 of plats, page 48, said plat, hereby partially vacated, being situated within described WILLOW RIDGE III ADDITION as surveyed.

a portion of: Tract 6 of Willow Ridge Addition, an Addition in the Northwest Quarter of Section 17, Township 101 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 84 of plats, page 133, said plat, hereby partially vacated, being situated within described WILLOW RIDGE III ADDITION as surveyed.

Dated this _____ Day of _____, 20____.

By: _____
Six Mile Partnership, LLP
a South Dakota Limited Liability Partnership

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 Six Mile Partnership, LLP, a South Dakota Limited Liability Partnership, 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 corporation by themselves as _____.

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

Notary Public - State of _____
My Commission Expires: _____

CITY FINANCE OFFICER'S CERTIFICATE

I, Shawn Pritchett, the duly appointed, qualified and acting City Finance Officer of the City of Sioux Falls, 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 _____, 20____, have been paid in full.

Shawn Pritchett, City Finance Officer
Sioux Falls, South Dakota

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

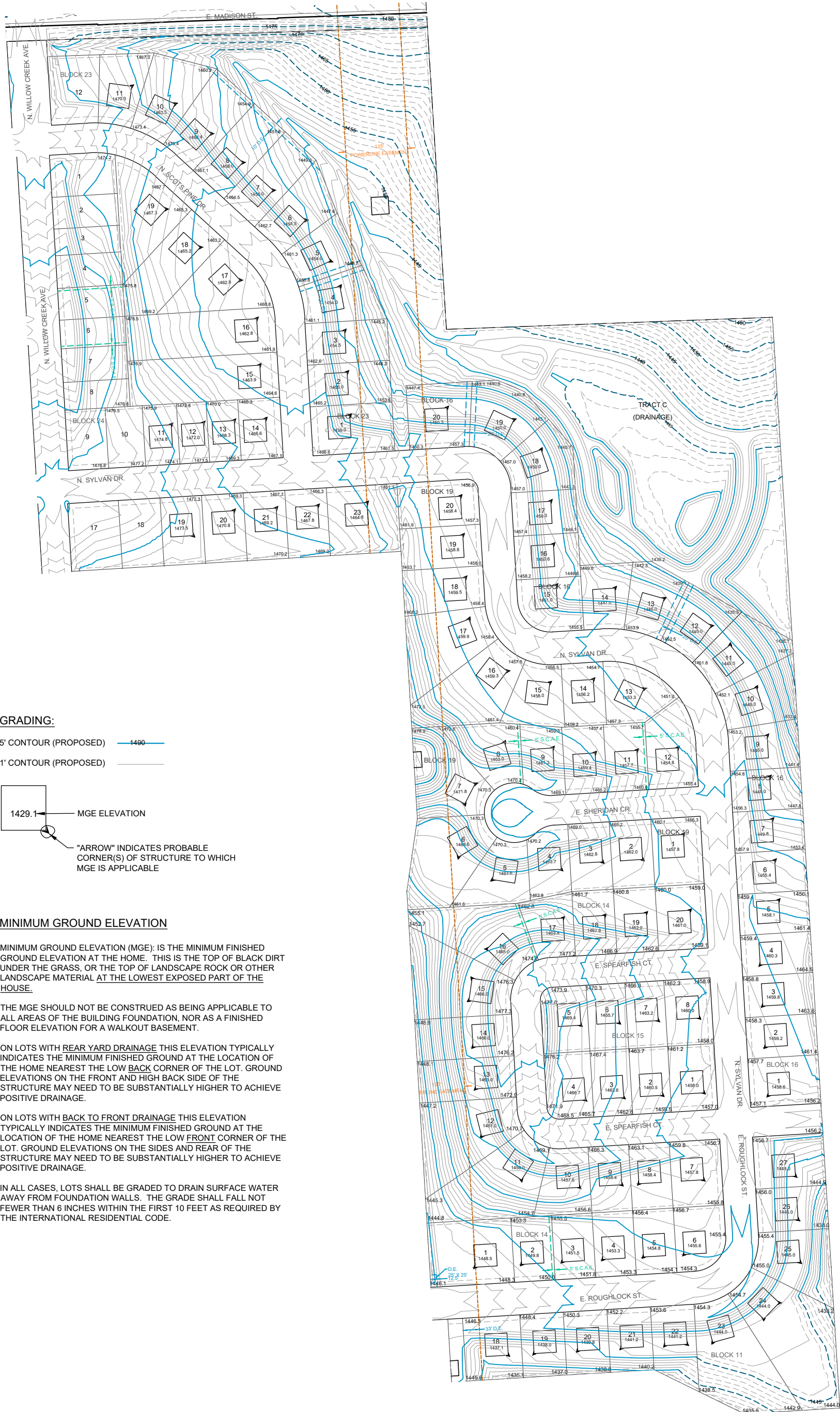
_____ o'clock, _____ m., and recorded in Book _____ of Plats on Page _____.

REGISTER OF DEEDS
Minnehaha County, South Dakota

PREPARED BY:

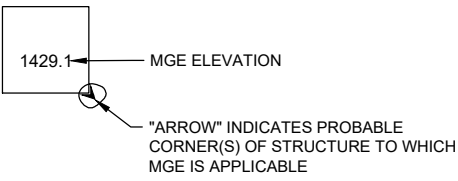


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GRADING:

- 5' CONTOUR (PROPOSED) — 1490 —
- 1' CONTOUR (PROPOSED) —



MINIMUM GROUND ELEVATION

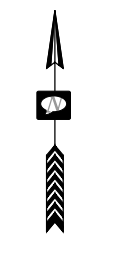
MINIMUM GROUND ELEVATION (MGE): IS THE MINIMUM FINISHED GROUND ELEVATION AT THE HOME. THIS IS THE TOP OF BLACK DIRT UNDER THE GRASS, OR THE TOP OF LANDSCAPE ROCK OR OTHER LANDSCAPE MATERIAL AT THE LOWEST EXPOSED PART OF THE HOUSE.

THE MGE SHOULD NOT BE CONSTRUED AS BEING APPLICABLE TO ALL AREAS OF THE BUILDING FOUNDATION, NOR AS A FINISHED FLOOR ELEVATION FOR A WALKOUT BASEMENT.

ON LOTS WITH REAR YARD DRAINAGE THIS ELEVATION TYPICALLY INDICATES THE MINIMUM FINISHED GROUND AT THE LOCATION OF THE HOME NEAREST THE LOW BACK CORNER OF THE LOT. GROUND ELEVATIONS ON THE FRONT AND HIGH BACK SIDE OF THE STRUCTURE MAY NEED TO BE SUBSTANTIALLY HIGHER TO ACHIEVE POSITIVE DRAINAGE.

ON LOTS WITH BACK TO FRONT DRAINAGE THIS ELEVATION TYPICALLY INDICATES THE MINIMUM FINISHED GROUND AT THE LOCATION OF THE HOME NEAREST THE LOW FRONT CORNER OF THE LOT. GROUND ELEVATIONS ON THE SIDES AND REAR OF THE STRUCTURE MAY NEED TO BE SUBSTANTIALLY HIGHER TO ACHIEVE POSITIVE DRAINAGE.

IN ALL CASES, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE.



NOT TO SCALE