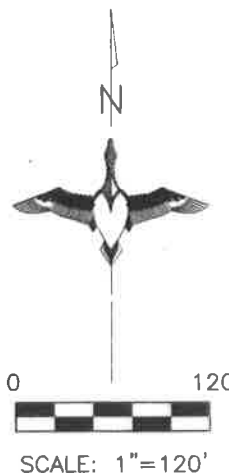


PLAT OF LOTS 20 AND 21 IN BLOCK 12; LOTS 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 13; LOTS 5, 6, 7, 9, 10, 11, 12 AND 13 IN BLOCK 14; LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 15; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 16 OF THE BLUFFS ADDITION

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

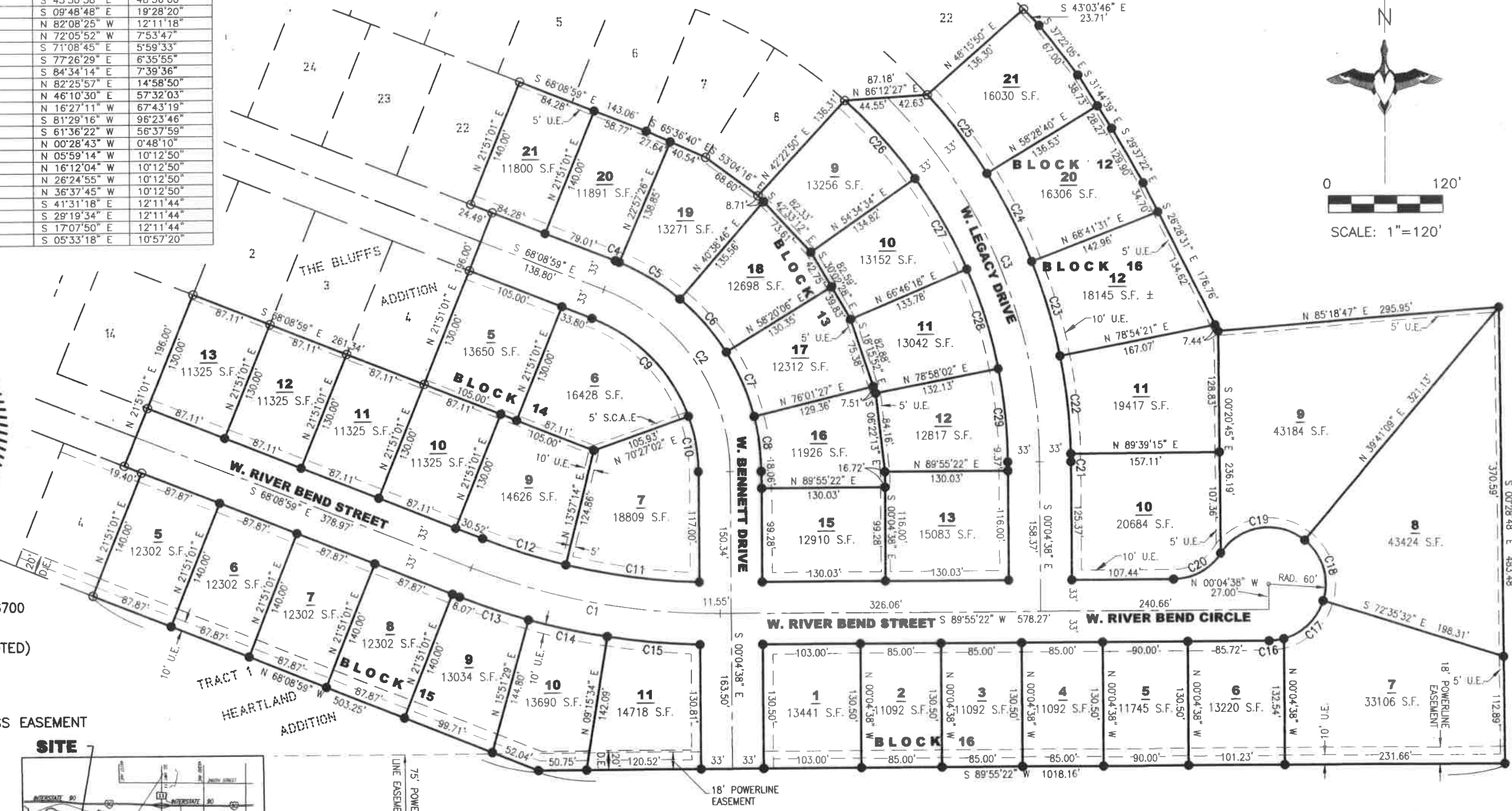
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	267.90'	266.26'	S 79°06'48" E	21°55'40"
C2	210.00'	249.50'	235.08'	S 34°06'48" E	68°04'20"
C3	556.00'	430.48'	419.81'	S 22°15'28" E	44°21'40"
C4	243.00'	4.69'	4.69'	S 67°35'46" E	1°06'25"
C5	243.00'	75.02'	74.72'	S 58°11'54" E	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.



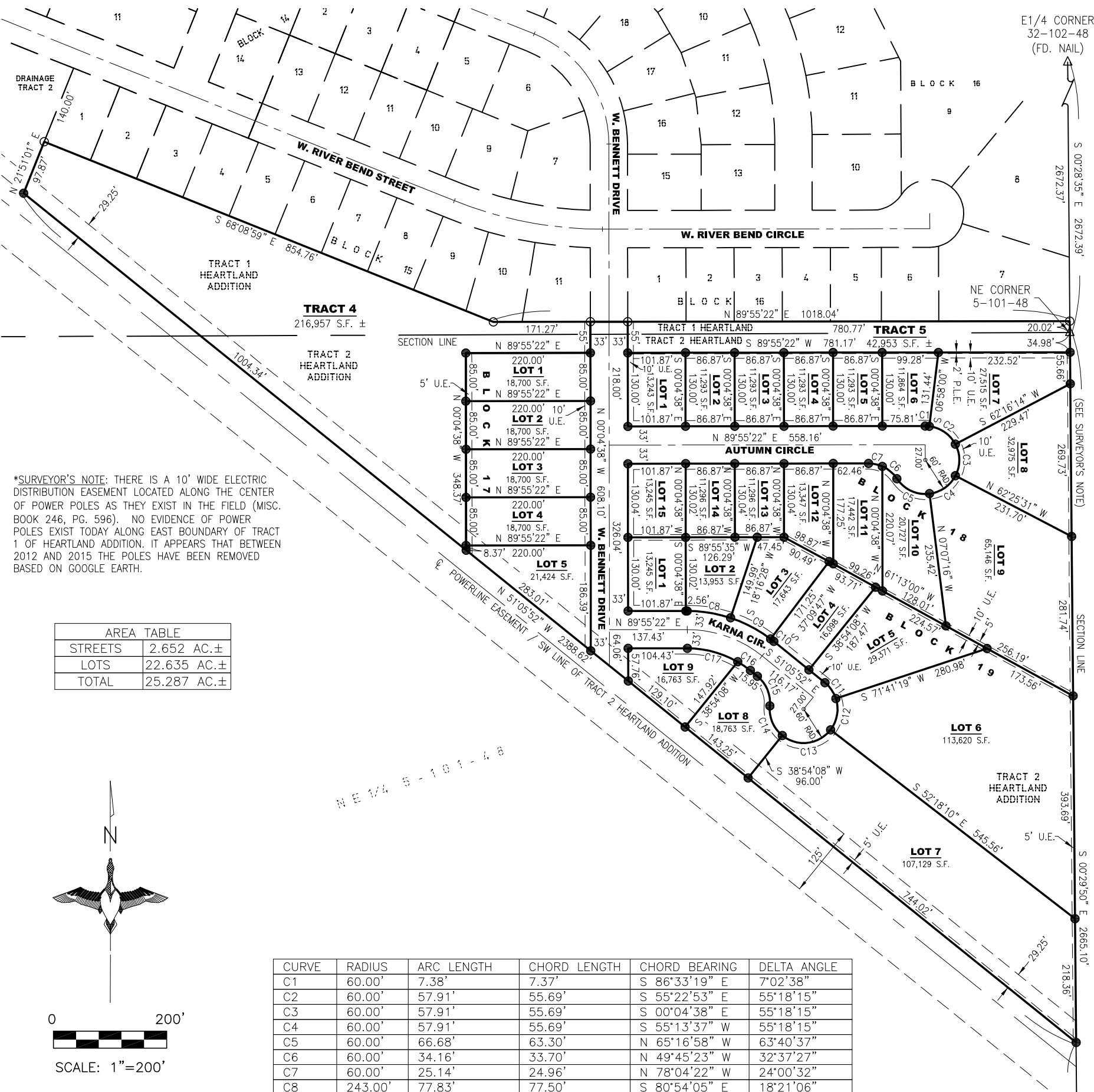
PREPARED BY:

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 TRACTS 4 AND 5; LOTS 1, 2, 3, 4, AND 5 IN BLOCK 17; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 IN BLOCK 18; LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 19
ALL 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	60.00'	7.38'	7.37'	S 86°33'19" E	7°02'38"
C2	60.00'	57.91'	55.69'	S 55°22'53" E	55°18'15"
C3	60.00'	57.91'	55.69'	S 00°04'38" E	55°18'15"
C4	60.00'	57.91'	55.69'	S 55°13'37" W	55°18'15"
C5	60.00'	66.68'	63.30'	N 65°16'58" W	63°40'37"
C6	60.00'	34.16'	33.70'	N 49°45'23" W	32°37'27"
C7	60.00'	25.14'	24.96'	N 78°04'22" W	24°00'32"
C8	243.00'	77.83'	77.50'	S 80°54'05" E	18°21'06"
C9	243.00'	80.11'	79.75'	S 62°16'52" E	18°53'19"
C10	243.00'	7.38'	7.38'	S 51°58'02" E	1°44'21"
C11	60.00'	34.33'	33.87'	S 34°42'16" E	32°47'10"
C12	60.00'	58.65'	56.34'	S 09°41'35" W	56°00'31"
C13	60.00'	95.51'	85.74'	S 83°17'59" W	91°12'18"
C14	60.00'	59.31'	56.92'	N 22°46'52" W	56°37'59"
C15	60.00'	59.31'	56.92'	N 22°46'52" W	56°37'59"
C16	177.00'	27.19'	27.16'	N 55°29'55" W	8°48'06"
C17	177.00'	93.23'	92.15'	N 74°59'18" W	30°10'40"

LEGEND:

- SET 5/8" REBAR W/CAP #6700
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- S.F. SQUARE FEET
- P.L.E. POWER LINE 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-14

THERE IS A 10' UTILITY EASEMENT ALONG ALL STREET FRONTAGES

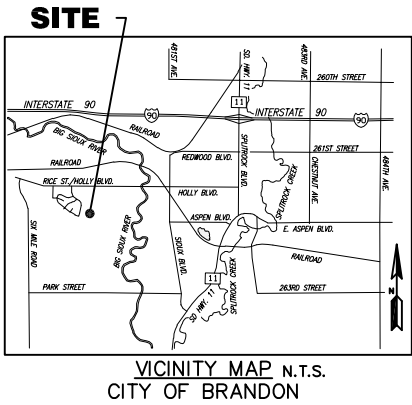
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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



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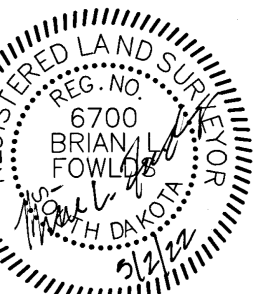


PLAT OF LOTS 9, 10, 11, 12, AND 13 IN BLOCK 11 AND LOTS 10, 11, 12, 13 AND 14 IN BLOCK 12 OF THE BLUFFS ADDITION

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

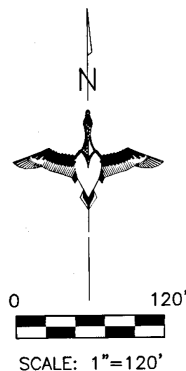
RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1190.85'	394.26'	392.47'	S 49°25'03" E	18°58'10"
300.00'	254.50'	246.94'	S 64°14'10" E	48°36'24"
1223.85'	92.02'	92.00'	S 57°17'51" E	4°18'29"
1223.85'	92.02'	92.00'	S 52°59'22" E	4°18'29"
1223.85'	92.02'	92.00'	S 48°40'53" E	4°18'29"
1223.85'	92.02'	92.00'	S 44°22'23" E	4°18'29"
1223.85'	48.84'	48.84'	S 41°04'33" E	2°17'11"
267.00'	6.04'	6.04'	S 40°34'49" E	1°17'44"
267.00'	219.36'	213.24'	S 64°45'50" E	47°04'18"
333.00'	110.28'	109.78'	N 79°14'37" W	18°58'32"
333.00'	67.11'	67.00'	N 63°58'56" W	11°32'51"
333.00'	67.11'	67.00'	N 52°26'05" W	11°32'51"
333.00'	39.10'	39.08'	N 43°17'48" W	6°43'42"
1157.85'	46.19'	46.19'	N 41°04'32" W	2°17'09"
1157.85'	67.01'	67.00'	N 43°52'35" W	3°18'57"
1157.85'	89.44'	89.41'	N 47°44'50" W	4°25'33"
1157.85'	67.01'	67.00'	N 51°37'05" W	3°18'57"
1157.85'	101.91'	101.88'	N 55°47'52" W	5°02'36"

AREA TABLE	
STREETS	1.183 AC.±
LOTS	4.464 AC.±
TOTAL	5.647 AC.±

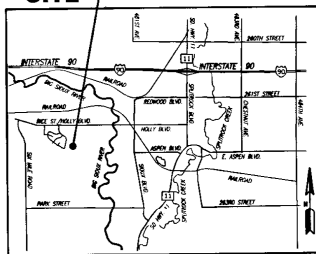


LEGEND:

SET 5/8" REBAR W/CAP #6700
FD. MONUMENT
SECTION CORNER (AS NOTED)
MEASURED DISTANCE
RECORD INFORMATION
SQUARE FEET
SUMP COLLECTION ACCESS EASEMENT
UTILITY EASEMENT
DRAINAGE EASEMENT
NOT TO SCALE
PREVIOUSLY PLATTED LINE
RIGHT OF WAY LINE



SITE

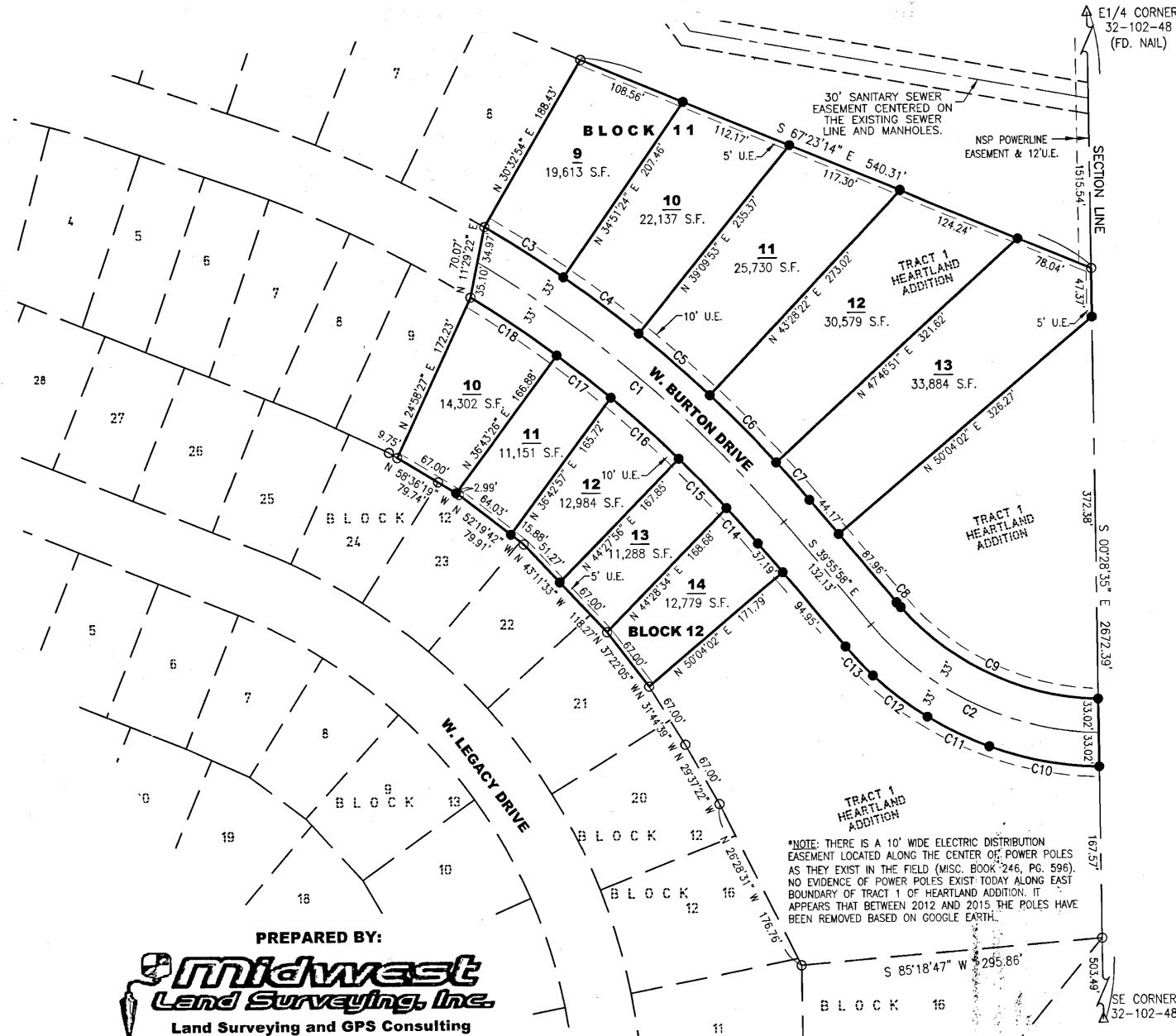


VICINITY MAP N.T.S.
CITY OF BRANDON

BEARINGS IS UTM-ZONE 14

WAS PREPARED WITHOUT THE
A TITLE COMMITMENT.

OF RECORD WERE NOT
AND ARE NOT SHOWN
AT.



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\$60 Chg Van Buskirk

Brwn 605-361-8241

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.

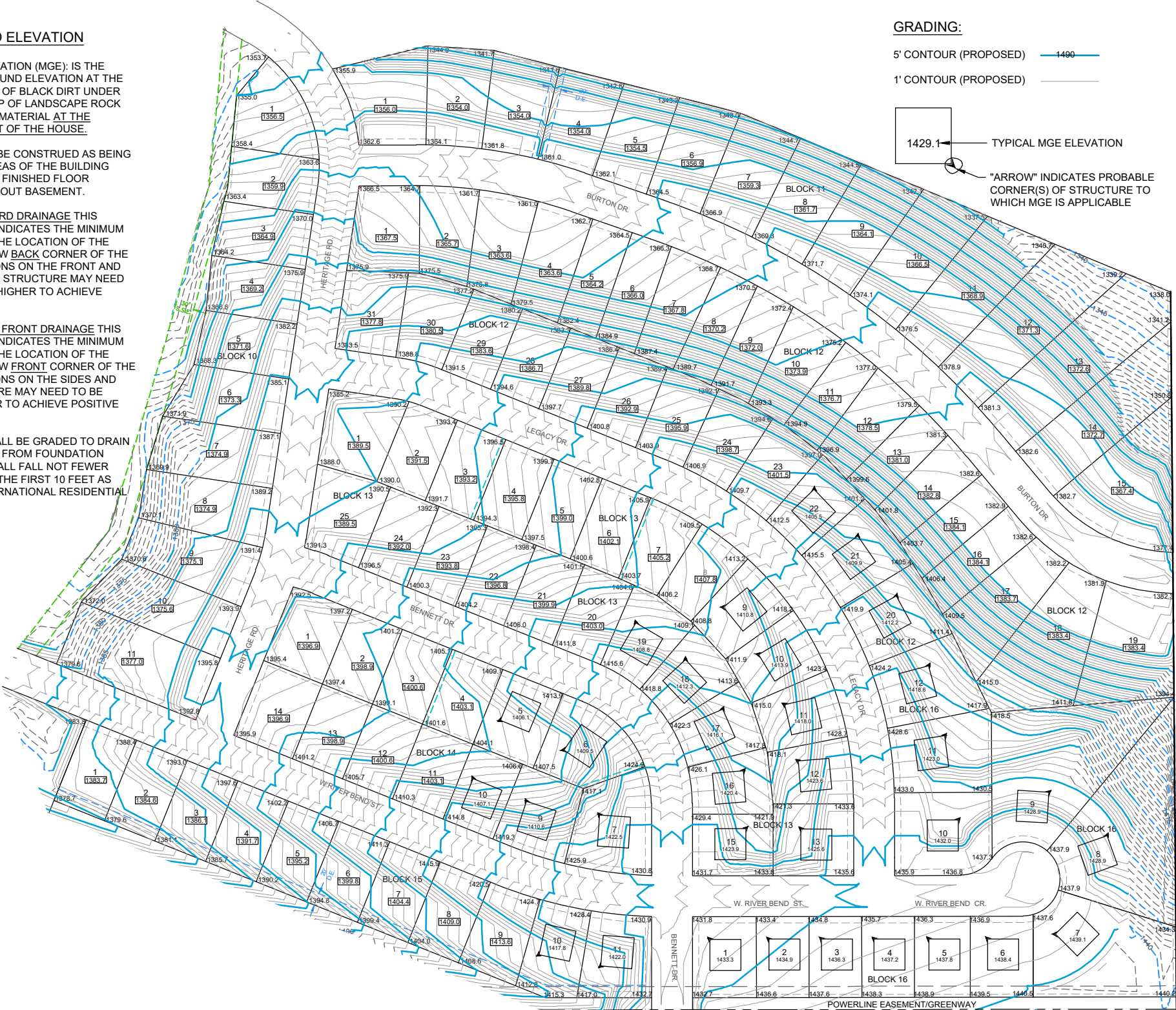
ON LOTS WITH BACK TO FRONT DRAINAGE THIS ELEVATION TYPICALLY INDICATES THE MINIMUM FINISHED GROUND AT THE LOCATION OF THE HOME NEAREST THE LOW FRONT CORNER OF THE LOT. GROUND ELEVATIONS ON THE SIDES AND REAR OF THE STRUCTURE MAY NEED TO BE SUBSTANTIALLY HIGHER TO ACHIEVE POSITIVE DRAINAGE.

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.

GRADING:

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

1429.1 TYPICAL MGE ELEVATION
"ARROW" INDICATES PROBABLE CORNER(S) OF STRUCTURE TO WHICH MGE IS APPLICABLE



NOT TO SCALE

