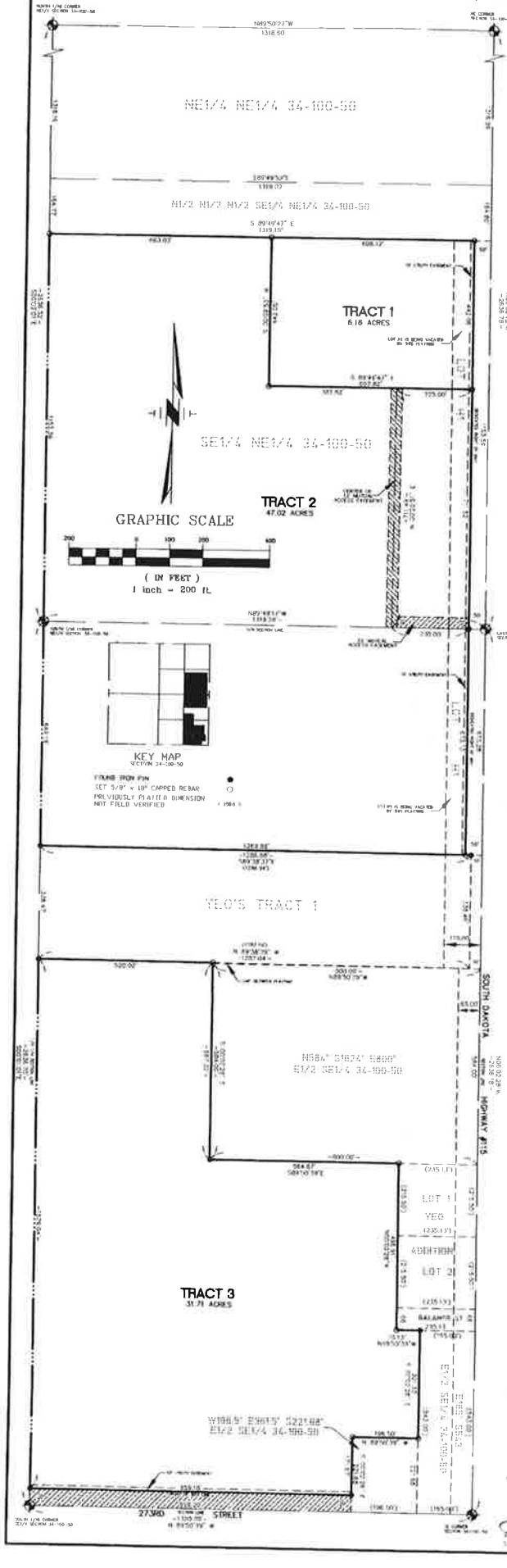
COUNTRY CORNER ORCHARDS' ADDITION

IN THE E1/2 E1/2 OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA

V·114



SURVEYOR'S CERTIFICATE

I, DANIEL A. NORMAN, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE MARCH 19, 2002, I HAVE SURVEYED A PART OF THE E1/2 E1/2 OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA AND PLATTED THE SAME INTO TRACT ONE, TRACT TWO AND TRACT THREE WITH MEES AND DIMENSIONS AS SHOWN ON THE ABOVE PLAT

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS TRACT ONE, TRACT TWO AND TRACT THREE OF COUNTRY CORNER ORCHARDS' ADDITION IN THE E1/2 E1/2 OF SECTION 34, TOWNSHIP 100 NORTH RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ON THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER

DATED THIS 19TH DAY OF MARCH, 2002

DANIEL A. NORMAN REG. NO. 3029

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, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, OR WATER, STORAGE, 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 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 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 GRANT AND CERTIFY THAT THE MUTUAL ACCESS EASEMENT SHOWN ON THE ABOVE PLAT IS HEREBY CREATED AS A PERPETUAL COMMON UNOBSTRUCTED ACCESS IN FAVOR OF THE LOTS ABUTTING ON IT. THE EASEMENT IS FOR VEHICULAR AND PEDESTRIAN TRAVEL OVER THE ROADWAY FOR THE PURPOSE OF ACCESS TO THE ABUTTING PROPERTY. THE OWNER, THEIR LESSEES AND ASSIGNEES SHALL MAINTAIN THE EASEMENT AREA. THEY SHALL, AT THEIR OWN EXPENSE, KEEP THE EASEMENT AREA IN GOOD REPAIR AND MAINTENANCE AND CLEAR OF SNOW AND OTHER OBSTRUCTIONS. NO IMPROVEMENTS OF ANY KIND MAY BE ERECTED WITHIN THE EASEMENT AREA WHICH MIGHT INTERFERE IN ANY WAY WITH THE PROPER MAINTENANCE, USE, REPAIR, RECONSTRUCTION AND PATROLLING OF THE MUTUAL ACCESS EASEMENT. THIS COVENANT SHALL RUN WITH THE LAND.

WE FURTHER CERTIFY THAT THIS PLATTING OF TRACT ONE, TRACT TWO AND TRACT THREE OF COUNTRY CORNER ORCHARDS' ADDITION IN THE E1/2 E1/2 OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA DOES HEREBY VACATE LOT 16 IN THE NE1/4 NE1/4 OF SAID SECTION 34 AS RECORDED IN BOOK P OF PLATS ON PAGE 150 AND DOES HEREBY VACATE LOT 18 IN THE E1/2 SE1/4 OF SAID SECTION 34 AS RECORDED IN BOOK P OF PLATS ON PAGE 151

DATED THIS 29 DAY OF July 2002

STATE OF SOUTH DAKOTA
COUNTY OF MINNEHAHA

ON THIS ____ DAY OF ____ 2002, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED

WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED

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

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES 9/14/2

CITY ENGINEER'S CERTIFICATE

I, Lyle Johnson, CITY ENGINEER OF THE CITY OF SIOUX FALLS, 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 30th DAY OF July 2002

CITY ENGINEER
SIOUX FALLS, SOUTH DAKOTA

CITY PLANNING COMMISSION APPROVAL

APPROVAL OF THE PLAT OF TRACT ONE, TRACT TWO AND TRACT THREE OF COUNTRY CORNER ORCHARDS ADDITION IN THE E1/2 E1/2 OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA IS HEREBY GRANTED BY THE CITY PLANNING COMMISSION ON THIS 2 DAY OF July, 2002

CHAIR, CITY PLANNING COMMISSION

CITY PLANNING DIRECTOR'S CERTIFICATE

I, STEVEN NOTLE, PLANNING DIRECTOR OF THE CITY OF SIOUX FALLS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THIS PLAT IS RECOMMENDED FOR APPROVAL

PLANNING DIRECTOR
SIOUX FALLS, SOUTH DAKOTA

DAVE MUNSON

MAYOR'S CERTIFICATE

I, DAVE MUNSON, MAYOR OF THE CITY OF SIOUX FALLS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY ME OR MY AUTHORIZED AGENT AND THAT THE CITY CLERK IS HEREBY DIRECTED TO CERTIFY THE SAME THEREON

APPROVED THIS 30th DAY OF July 2002

MAYOR, CITY OF SIOUX FALLS, SOUTH DAKOTA

CITY CLERK CERTIFICATE

I, DIANE NOTLE, THE DULY APPOINTED, QUALIFIED AND ACTING CITY CLERK OF THE CITY OF SIOUX FALLS, SOUTH DAKOTA, HEREBY CERTIFY THAT THE CERTIFICATES OF APPROVAL ARE TRUE AND CORRECT INCLUDING THE SIGNATURES THEREON, AND THAT ANY SPECIAL ASSESSMENTS WITH ANY LIENS UPON THE LAND THEREIN THE ABOVE PLAT AS SHOWN BY THE RECORDS IN MY OFFICE ON THIS ____ DAY OF JUL 30 2002 HAVE BEEN PAID IN FULL

CITY CLERK
SIOUX FALLS, SOUTH DAKOTA

COUNTY PLANNING COMMISSION APPROVAL

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF LINCOLN COUNTY, SOUTH DAKOTA, THAT THE PLAT OF TRACT ONE, TRACT TWO AND TRACT THREE OF COUNTRY CORNER ORCHARDS' ADDITION IN THE E1/2 E1/2 OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA IS APPROVED AND THAT THE SAME BE CERTIFIED TO THE LINCOLN COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED

DATED THIS 20 DAY OF August 2002

CHAIRMAN COUNTY PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, SOUTH DAKOTA THAT THE PLAT OF TRACT ONE, TRACT TWO AND TRACT THREE OF COUNTRY CORNER ORCHARDS' ADDITION IN THE E1/2 E1/2 OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA, BE APPROVED AND THE COUNTY AUDITOR OF LINCOLN COUNTY, SOUTH DAKOTA IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME THEREON

DATED THIS ____ DAY OF ____ 2002

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

COUNTY AUDITOR

I, THE UNDERSIGNED, COUNTY AUDITOR FOR LINCOLN COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF LINCOLN COUNTY, SOUTH DAKOTA AT THE REGULAR MEETING ON THE ____ DAY OF ____ 2002

COUNTY AUDITOR

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR LINCOLN 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 28 DAY OF Aug 2002

COUNTY TREASURER
LINCOLN COUNTY
SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR LINCOLN COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE

DATED THIS 28 DAY OF Aug 2002

DIRECTOR OF EQUALIZATION
LINCOLN COUNTY, SOUTH DAKOTA

198245

REGISTER OF DEEDS

FILED FOR RECORD THIS 28th DAY OF AUGUST 2002 AT 2:15 PM AND RECORDED IN BOOK V OF PLATS ON PAGE 114

REGISTER OF DEEDS
LINCOLN COUNTY, SOUTH DAKOTA

16 pm

PREPARED BY
DANIEL A. NORMAN
202 WOODRIDGE LANE
SIOUX FALLS, SOUTH DAKOTA
PHONE: 605-336-0870