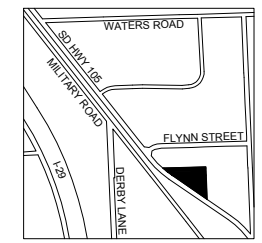
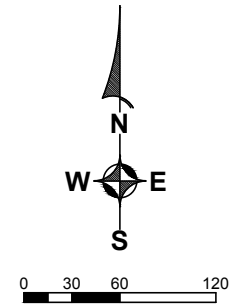
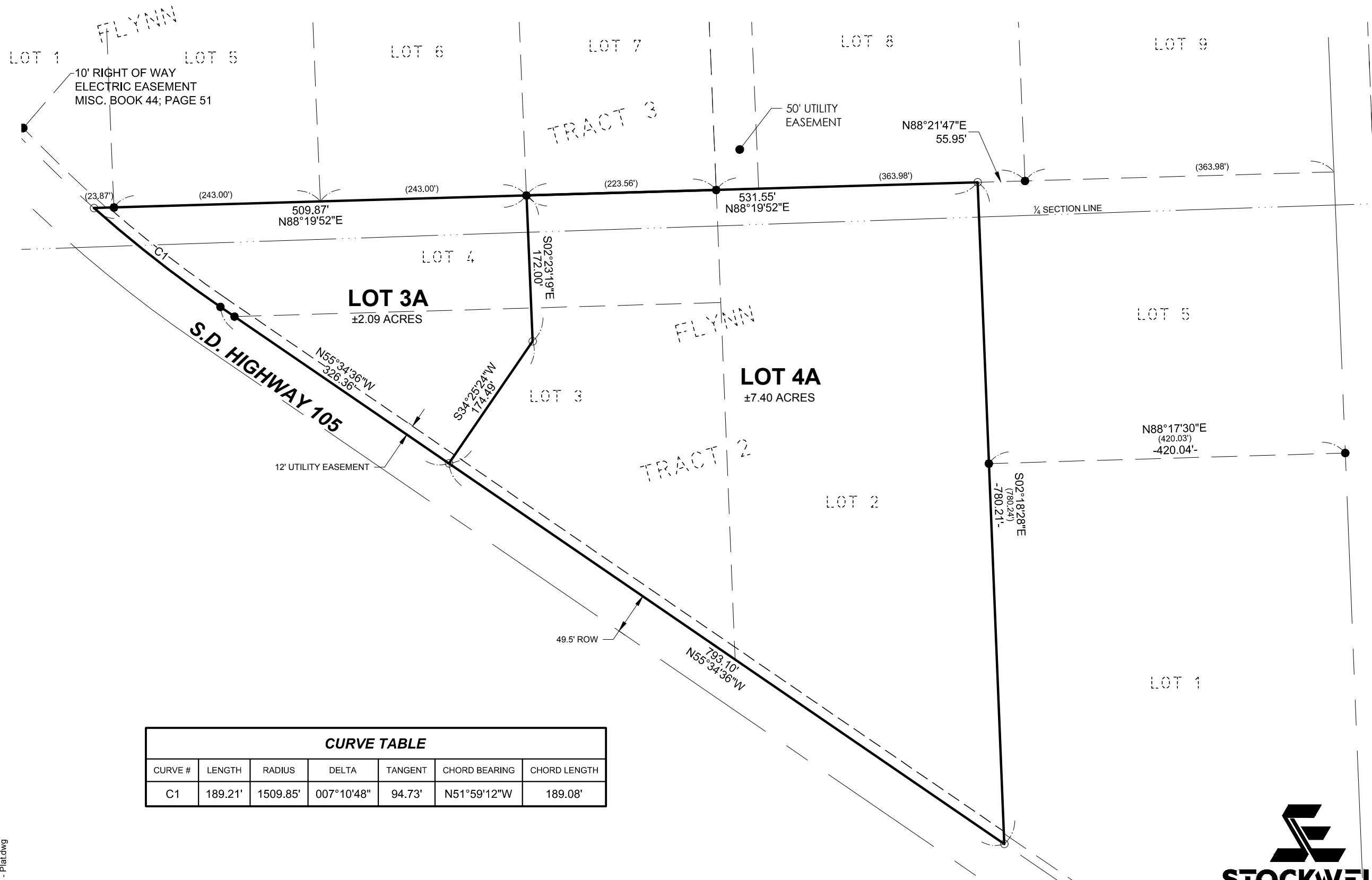


PLAT OF LOTS 3A AND 4A IN FLYNN TRACT 2

IN LOT A IN THE NE $\frac{1}{4}$, SE $\frac{1}{4}$, & NW $\frac{1}{4}$, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA.
CONTAINING 413,258 SQ.FT. (9.49 ACRES) MORE OR LESS.



KEY MAP

- NOTES:**
- BASIS OF BEARINGS FOR THIS PLAT IS UTM ZONE 14 NORTH.
 - SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH.

- LEGEND:**
- FOUND 5/8" REBAR
 - SET 5/8" x 18" CAPPED REBAR
 - PREVIOUSLY PLATTED DIMENSION (100.00')
 - 12' UTILITY EASEMENT
 - $\frac{1}{4}$ SECTION LINE



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	189.21'	1509.85'	007°10'48"	94.73'	N51°59'12"W	189.08'



PREPARED BY:
 JOE D. WHITLOCK, PLS
 801 NORTH PHILLIPS AVENUE
 SUITE 100
 SIOUX FALLS, SD 57104
 (605) 338-6668

19273 - Plat.dwg

PLAT OF LOTS 3A AND 4A IN
FLYNN TRACT 2

IN LOT A IN THE NE¹/₄, SE¹/₄, & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA.
CONTAINING 413,258 SQ.FT. (9.49 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JOE DALE WHITLOCK, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE JANUARY 2, 2020, I HAVE SURVEYED LOTS 2, 3 AND 4 IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, AND PLATTED INTO **LOTS 3A & 4A IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA** WITH AREA AND DIMENSIONS AS SHOWN ON THE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOTS 3A & 4A IN FLYNN TRACT 2 IN LOT A** IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION 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 ____ DAY OF _____, 2020.



JOE DALE WHITLOCK REG. NO. 9925

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, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS REPLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOTS 3A & 4A IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA DOES HEREBY VACATE:

LOTS 2, 3 AND 4 IN FLYNN TRACT 2 IN LOT A IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 18 OF PLATS ON PAGE 13.

DATED THIS ____ DAY OF _____, 2020.

CITY OF NORTH SIOUX CITY
AUTHORIZED OFFICIAL

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED _____, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE _____ OF THE CITY OF NORTH SIOUX CITY, A SOUTH DAKOTA MUNICIPAL CORPORATION, AND THAT HE/SHE 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: _____

ROAD AUTHORITY CERTIFICATE

I, _____ OF THE _____ 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.

ROAD AUTHORITY

PLANNING COMMISSION

I, PLANNING DIRECTOR OF NORTH SIOUX CITY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND HAS BEEN APPROVED.

APPROVED THIS ____ DAY OF _____, 2020.

PLANNING DIRECTOR
NORTH SIOUX CITY, SOUTH DAKOTA

CITY COUNCIL RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA THAT THE PLAT KNOWN AND DESCRIBED AS **LOTS 3A & 4A IN FLYNN TRACT 2 IN LOT A** IN THE NE¹/₄, SE¹/₄ & NW¹/₄, SECTION 10, T89N, R48W, 5TH P.M., CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA IS APPROVED AND THAT THE MUNICIPAL FINANCE OFFICER OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

DATED THIS ____ DAY OF _____, 2020.

MAYOR OF NORTH SIOUX CITY, SOUTH DAKOTA

MUNICIPAL FINANCE OFFICER
NORTH SIOUX CITY, SOUTH DAKOTA

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF UNION)

I, THE UNDERSIGNED, THE DULY APPOINTED QUALIFIED AND ACTING MUNICIPAL FINANCE OFFICER OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA HEREBY CERTIFY THAT THE ABOVE RESOLUTION IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA AT A MEETING HELD ON THE ____ DAY OF _____, 2020.

WITNESS MY HAND AS MUNICIPAL OFFICER AND THE OFFICIAL SEAL OF THE CITY OF NORTH SIOUX CITY, SOUTH DAKOTA.

MUNICIPAL FINANCE OFFICER
NORTH SIOUX CITY, SOUTH DAKOTA

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES: _____

COUNTY TREASURER'S CERTIFICATE

I, TREASURER OF UNION COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLATS, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.
DATED THIS ____ DAY OF _____, 2020.

TREASURER
UNION COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION
UNION COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2020, AT ____ O'CLOCK ____M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS
UNION COUNTY, SOUTH DAKOTA



PREPARED BY:
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668