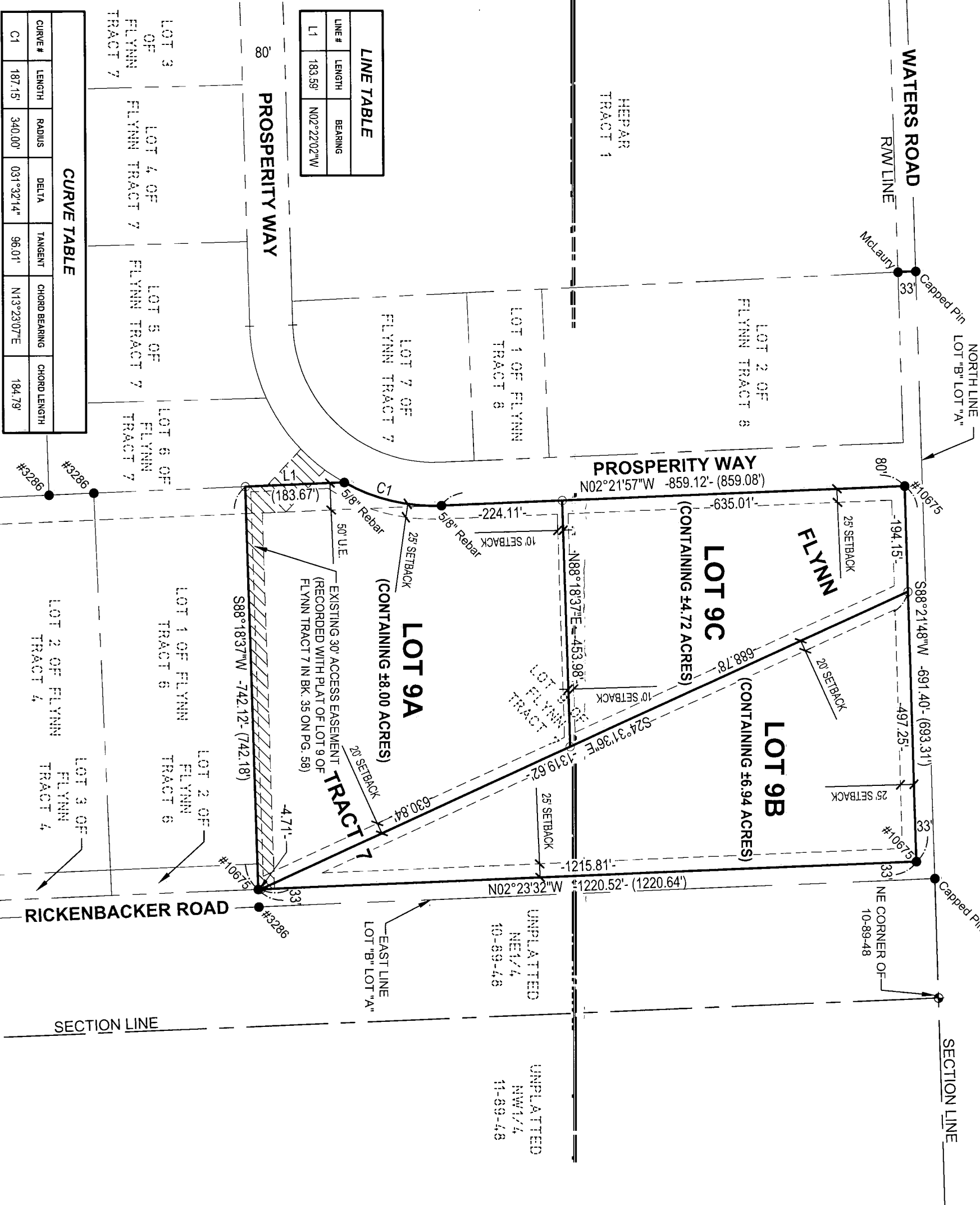
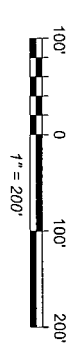


**PLAT OF LOTS 9A, 9B AND 9C OF FLYNN TRACT 7**  
 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN,  
 UNION COUNTY, SOUTH DAKOTA. CONTAINING 856,466 S.F. (19.66 ACRES MORE OR LESS)



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	187.15'	340.00'	031°32'14"	96.01'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	183.59'	N02°22'02"W

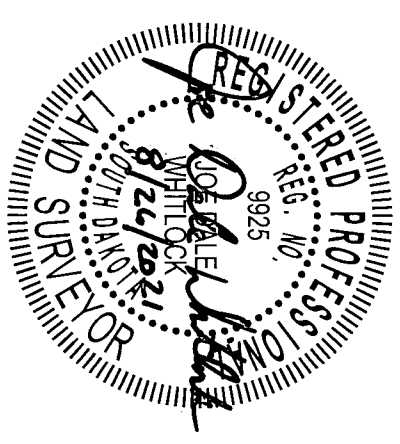


**Legend**

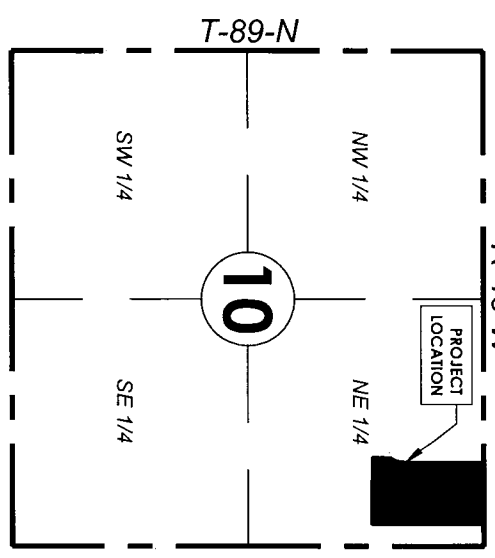
- Found Property Corner As Noted
- Set 5/8" x 24" Rebar Stamped "Whitlock 9925"
- ⊕ Section Corner As Noted
- Platted Property Line

(1323.33) Record Dimension from deed or plat

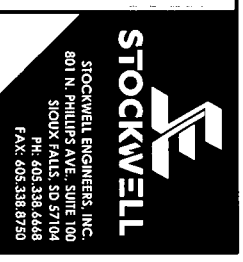
**Notes:**  
 1.) Basis of Bearings is UTM-ZONE 14  
 2.) This plat was prepared without the benefit of a Title Commitment.



**KEY MAP**



**LOTS 9A, 9B AND 9C OF FLYNN TRACT 7 IN**  
 LOT B OF LOT A IN 10-89-48, UNION COUNTY, SOUTH DAKOTA



REVISION SCHEDULE	
ISSUE/REVISION	DATE

SEI PROJECT #: 21326

1 OF 2

PLAT OF LOTS 9A, 9B AND 9C OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA. CONTAINING 856,466 S.F. (19.66 ACRES MORE OR LESS)

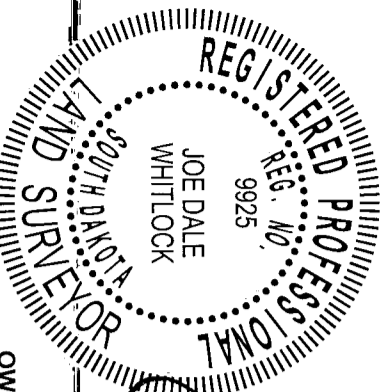
SURVEYOR'S CERTIFICATE

I, JOE DALE WHITLOCK, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE AUGUST 5, 2021, I HAVE SURVEYED LOT 9 OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA, AND RE-PLATTED THE SAME INTO LOTS 9A, 9B AND 9C OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA WITH AREA AND DIMENSIONS AS SHOWN ON THE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 9A, 9B AND 9C OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, 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 21st DAY OF August, 2021.



Joe Dale Whitlock, Registered Professional Land Surveyor, 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 PLATTING, 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 PLAT 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 9A, 9B AND 9C OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA DOES HEREBY VACATE THE FOLLOWING PLATTING:

LOT 9 OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA, ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 35, PAGE 58, SAID PLAT, HEREBY VACATED BEING SITUATED WITHIN DESCRIBED LOTS 9A, 9B AND 9C OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA AS SURVEYED.

DATED THIS 5th DAY OF September, 2021.

AUTHORIZED AGENT NORTH SIOUX CITY ECONOMIC DEVELOPMENT CORPORATION

PLAT OF LOTS 9A, 9B AND 9C OF FLYNN TRACT 7

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS 9th DAY OF September, 2021.



Maxim Hehl, Treasurer, Union County, South Dakota

DIRECTOR OF EQUALIZATION

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

DATED THIS 9th DAY OF Sept, 2021.

Tara Masland, Director of Equalization, Union County, South Dakota

PLANNING COMMISSION CERTIFICATE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, THAT THE ATTACHED AND FOREGOING PLAT OF LOTS 9A, 9B AND 9C OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

Chairman, Planning Commission



Peshah Handy, Notary Public, State of South Dakota, My Commission Expires: 11.27.23

RESOLUTION OF CITY COUNCIL CERTIFICATE

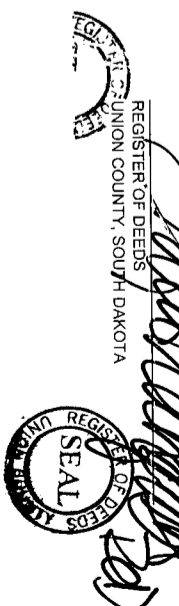
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA, THAT THE ATTACHED AND FOREGOING PLAT OF LOTS 9A, 9B AND 9C OF FLYNN TRACT 7 IN LOT B OF LOT A IN SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED THIS 7th DAY OF Sept, 2021.

Mayor, City of North Sioux City

City Finance Officer

REGISTER OF DEEDS #214037

FILED FOR RECORD THIS 9th DAY OF September, 2021, AT 10:44 AM AND RECORDED IN BOOK 38 OF PLATS ON PAGE 36



LOTS 9A, 9B AND 9C OF FLYNN TRACT 7 IN LOT B OF LOT A IN 10-89-48, UNION COUNTY, SOUTH DAKOTA

