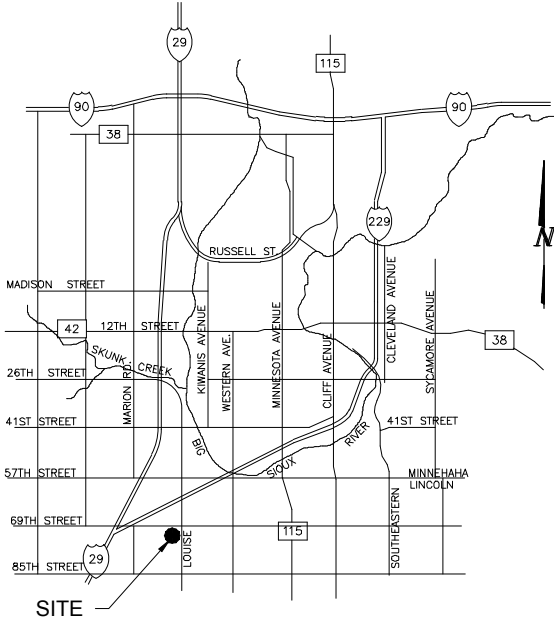
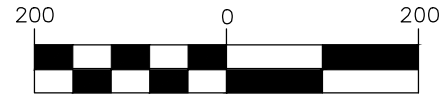


PLAT OF
LOTS 6A, 6B, & 6C, BLOCK 4,
PLATINUM VALLEY ADDITION
 TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA



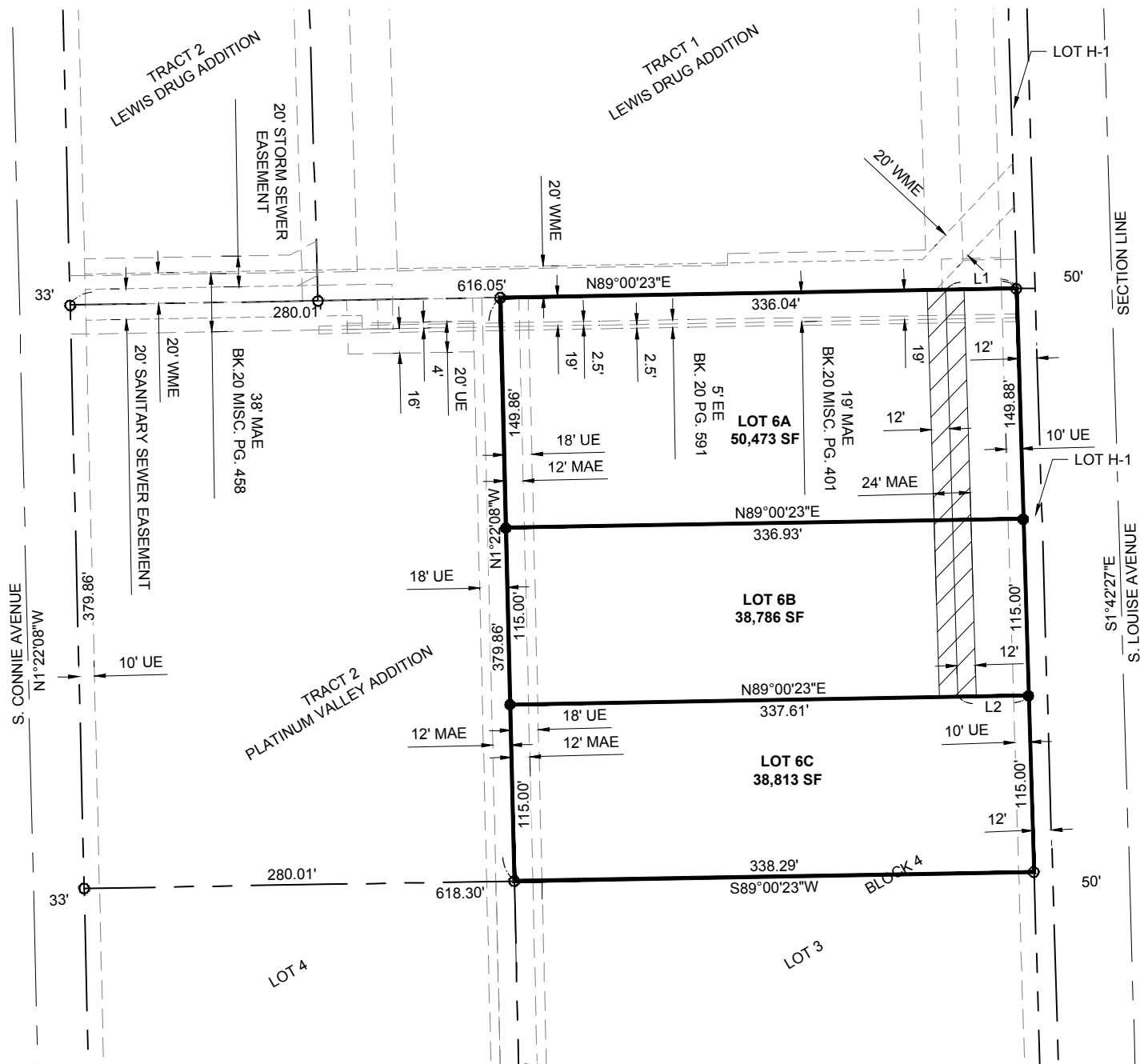
VICINITY MAP
 CITY OF SIOUX FALLS



LEGEND

- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295
- UE → = EXISTING UTILITY EASEMENT
- WME → = EXISTING WATER MAIN EASEMENT
- EE → = EXISTING ELECTRIC LINE EASEMENT
- MAE → = PROPOSED MUTUAL ACCESS EASEMENT

Line Table		
Line #	Length	Direction
L1	46.25	N89°00'23"E
L2	46.25	S89°00'23"W



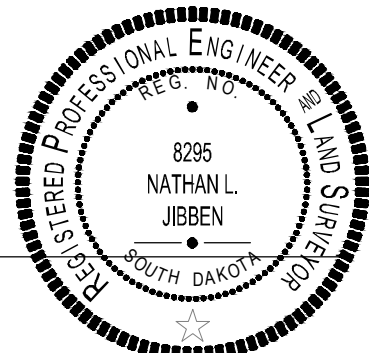
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE APRIL 11, 2016, SURVEY ALL OF LOT 6, BLOCK 4, PLATINUM VALLEY ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 6A, 6B, & 6C, BLOCK 4, PLATINUM VALLEY ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA, CONTAINING 2.9 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 20__.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
**LOTS 6A, 6B, & 6C, BLOCK 4,
PLATINUM VALLEY ADDITION**
TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE OF COMPLIANCE

I 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 FUTURE 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 AND 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, 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 FURTHER GRANT AND CERTIFY THAT THE ROADWAY IS A MUTUAL ACCESS EASEMENT WHICH 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 EASEMENT 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 ERRECTED WITHIN THE EASEMENT AREA WHICH MIGHT INTERFERE IN ANY WAY WITH THE PROPER MAINTENANCE, USE, REPAIR, RECONSTRUCTION AND PATROLLING OF THE ACCESS EASEMENT. THIS COVENANT SHALL RUN WITH THE LAND.

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 CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOTS 6A, 6B, & 6C, BLOCK 4, PLATINUM VALLEY ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA DOES HEREBY VACATE THE FOLLOWING PLATTING:

ALL OF LOT 6, BLOCK 4, PLATINUM VALLEY ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA
ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 10 OF PLATS, PAGE 3.

SAID PLAT, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED LOT 6A, 6B, & 6C, BLOCK 4, PLATINUM VALLEY ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA AS SURVEYED.

WE HEREBY WAIVE ANY RIGHTS OF PROTEST TO ANY SPECIAL ASSESSMENT PROGRAM THAT MAY BE INITIATED FOR THE PURPOSE OF INSTALLATION OF IMPROVEMENTS REQUIRED BY THE SUBDIVISION ORDINANCE OF THE CITY OF SIOUX FALLS.

DATED THIS _____ DAY OF _____, 2016.

NICHOLAS J. MAGERA
MEMBER
CR REAL ESTATE, LLC.

STATE OF SOUTH DAKOTA)
)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED NICHOLAS J. MAGERA, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF CR REAL ESTATE, LLC., OWNERS OF THE ABOVE SHOWN PROPERTY, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____, 201____.

NOTARY PUBLIC

PLAT OF
**LOTS 6A, 6B, & 6C, BLOCK 4,
PLATINUM VALLEY ADDITION**
TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA

CITY ENGINEER'S CERTIFICATE

I, CHAD HUWE, 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 THE CITY COUNCIL. FURTHER, TO THE EXTENT THE PLATTED PROPERTY LIES WITHIN THE BOUNDARIES OF THE CITY OF SIOUX FALLS, I HEREBY VERIFY THAT ACCESS TO CITY STREETS (DIRECT ACCESS OR THROUGH ACCESS EASEMENTS 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 _____, 2016.

CITY ENGINEER
SIOUX FALLS, SOUTH DAKOTA

CITY PLANNING COMMISSION CERTIFICATE

APPROVAL OF THE PLAT OF LOT 6A, 6B, & 6C, BLOCK 4, PLATINUM VALLEY ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA IS HEREBY GRANTED BY THE CITY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____, 2016.

CHAIR, CITY PLANNING COMMISSION

CITY DIRECTOR OF PLANNING AND BUILDING SERVICES CERTIFICATE

I, MIKE COOPER, DIRECTOR OF PLANNING AND BUILDING 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.

ZONING	ACRES
C-3 (COMMERCIAL-COMMUNITY)	2.9±

DATE: _____
CITY DIRECTOR OF PLANNING AND
BUILDING SERVICES

MAYOR'S CERTIFICATE

I, MIKE HUETHER, 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 ____ DAY OF _____, 2016.

MAYOR, CITY OF SIOUX FALLS, SOUTH DAKOTA

CITY CLERK CERTIFICATE

I, TOM GRECO, 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 WHICH ARE LIENS UPON THE LAND SHOWN IN THIS PLAT, AS SHOWN BY THE RECORDS IN MY OFFICE, HAVE BEEN PAID IN FULL.

DATED THIS ____ DAY OF _____, 2016.

CITY CLERK
SIOUX FALLS, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I, TREASURER OF LINCOLN COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THIS PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2016.

TREASURER OF LINCOLN COUNTY
SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION,
LINCOLN COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2016,

AT _____ O'CLOCK __ M., AND RECORDED IN BOOK _____

OF PLATS ON PAGE _____.

REGISTER OF DEEDS,
LINCOLN COUNTY, SOUTH DAKOTA