

LOTS 1 THRU 10; (INCLUSIVE), BLOCK 1 & LOT 1, BLOCK 2, WINDSONG ESTATES, AN ADDITION TO THE CITY OF LENNOX, LINCOLN COUNTY, SOUTH DAKOTA

TRACT 3

BEARING & DISTANCE

- ① N 89°47'47" W 9.75'
- ② 69.23' (A) 68.36' (C)
- ③ 68.80' (A) 67.95' (C)
- ④ 59.89' (A) 59.33' (C)
- ⑤ 12.15' (A) 12.11' (C)
- ⑥ 56.21' (A) 52.46' (C)
- ⑦ 56.98' (A) 53.08' (C)
- ⑧ 47.36' (A) 45.11' (C)
- ⑨ S 89°47'47" E 49.20'
- ⑩ N 00°40'30" W 36.00'
- ⑪ N 1°00'40" W 15.00'
- ⑫ S 00°48'56" E 15.00'

LOT AREAS

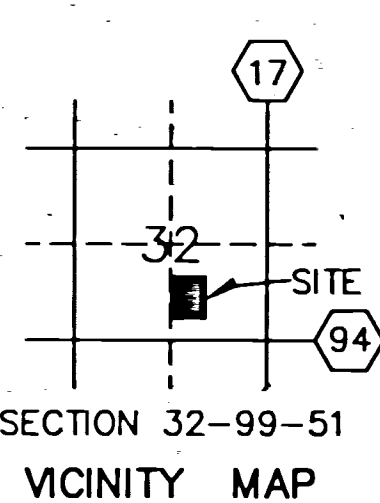
- LOT 1**
CONTAINS: 16,835 SQ. FT. ±
0.39 AC. ±
- LOT 2**
CONTAINS: 13,985 SQ. FT. ±
0.32 AC. ±
- LOT 3**
CONTAINS: 20,590 SQ. FT. ±
0.47 AC. ±
- LOT 4**
CONTAINS: 12,270 SQ. FT. ±
0.28 AC. ±
- LOT 5**
CONTAINS: 14,357 SQ. FT. ±
0.33 AC. ±
- LOT 6**
CONTAINS: 12,970 SQ. FT. ±
0.30 AC. ±
- LOT 7**
CONTAINS: 10,907 SQ. FT. ±
0.25 AC. ±
- LOT 8**
CONTAINS: 10,951 SQ. FT. ±
0.25 AC. ±
- LOT 9**
CONTAINS: 10,955 SQ. FT. ±
0.25 AC. ±
- LOT 10**
CONTAINS: 16,595 SQ. FT. ±
0.38 AC. ±
(A PRIVATE ROADWAY)

LOT 1
CONTAINS: 106,385 SQ. FT. ±
2.44 AC. ±

*Vacated
6 Misc. 184.*

CURVE DATA

- (A) Δ = 90°00'00"
R = 126.00'
T = 126.00'
L = 197.92' (A)
178.19' (C)
- (B) Δ = 224°52'33"
R = 44.00'
L = 172.69' (A)
81.34' (C)
- (C) Δ = 105°21'32"
R = 30.00'
T = 39.35'
L = 55.17' (A)
47.72' (C)
- (C) Δ = 29°31'02"
R = 90.00'
T = 23.71'
L = 46.37' (A)
45.86' (C)



SCALE: 1" = 50'

• PIN FOUND
○ PIN SET
(A) ARC DISTANCE
(C) CHORD DISTANCE

PREPARED BY:
R.F. SAYRE & ASSOC.
738 W. 10TH STREET
SIOUX FALLS, SD
(605)332-7211
PROJECT NO. 12121

= UTILITY (WATER, SANITARY SEWER, GAS, CABLE TV, POWER, TELEPHONE) AND SIDEWALK EASEMENT AND PRIVATE ROADWAY LIMITS

Vacation
** lots 2 thru 10*
Ex W140' of Lot 10
5 Misc 408

NOTE B
RIGHT OF WAY ON ELM AVENUE HAS BEEN DEDICATED FOR 66', PREVIOUSLY SURVEYED & PLATTED PARCELS VARY R/O/W WIDTHS.

S1/4 CORNER 32-99-51

PARK DRIVE

WEST R/O/W MAIN AVENUE

649.50'

N 89°47'47" W 372.87'

N 00°49'57" W 300.00'

62.43'

7TH AVENUE

NOTE "B"

ELM AVENUE

1/4 LINE

33.56'

33.56'

233.90'

33.56'

33.56'

33.56'

33.56'

33.56'

33.56'

LOTS 1 THRU 10, (INCLUSIVE), BLOCK 1 & LOT 1, BLOCK 2, WINDSONG ESTATES, AN ADDITION TO THE CITY OF LENNOX, LINCOLN COUNTY, SOUTH DAKOTA

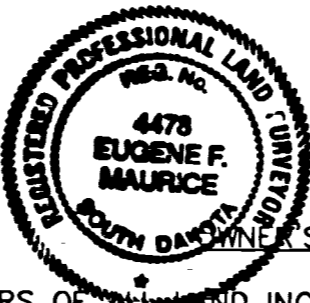
SURVEYOR'S CERTIFICATE

I, EUGENE F. MAURICE, A REGISTERED LAND SURVEYOR IN SIOUX FALLS, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR PRIOR TO JULY 27, 1994, SURVEY AND REPLAT LOT 19, AND REPLAT A PORTION OF LOT 18, ALL OF SUB-DIVISION OF OUTLOT 45 OF LENNOX, AND PLAT A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32-T99N-R51W OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA, INTO LOTS AND A PRIVATE ROADWAY AS SHOWN. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 1 THRU 10 (INCLUSIVE), BLOCK 1 & LOT 1, BLOCK 2 WINDSONG ESTATES, AN ADDITION TO THE CITY OF LENNOX, LINCOLN COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE WITHIN AND FOREGOING PLAT CORRECTLY REPRESENTS THE SAME.

DATED THIS 27TH DAY OF JULY, 1994.

S.D. PROFESSIONAL LAND SURVEYOR NO. 4478



OWNERS' CERTIFICATE

WE 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 INSTRUCTION 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 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, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR DRIVEWAYS, 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 SHOWN AS WINDSONG PLACE IS A PRIVATE ROADWAY EASEMENT WHICH IS HEREBY RESERVED AS A PERMANENT UNOBSTRUCTED ACCESS. SAID EASEMENT IS FOR VEHICULAR AND PEDESTRIAN TRAVEL OVER SAID ROADWAY FOR THE PURPOSE OF ACCESS TO THE ADJUTING PROPERTY. IT IS UNDERSTOOD THAT THE OWNER, THEIR LESSEES AND ASSIGNEES HAVE THE RESPONSIBILITY WITH RESPECT TO MAINTAINING SAID PRIVATE ROAD. SAID GRANT IS TO RUN WITH THE LAND. AS NO DEDICATION TO THE PUBLIC IS BEING MADE OF SAID PRIVATE ROAD, THE OWNERS, THEIR LESSEES AND ASSIGNEES, OF THE IMPROVEMENTS ON THE LOTS AND BLOCKS PLATTED AS LOTS 1 THRU 8 (INCLUSIVE) BLOCK 1, WINDSONG ESTATES, AN ADDITION TO THE CITY OF LENNOX, LINCOLN COUNTY, SOUTH DAKOTA, SHALL AT THEIR OWN COST AND EXPENSE THROUGH A ROAD MAINTENANCE AGREEMENT KEEP AND PRESERVE SAID PRIVATE ROAD AT ALL TIMES IN A GOOD CONDITION OF REPAIR MAINTENANCE AND CLEAR OF SNOW AND OTHER OBSTRUCTIONS AND NEITHER ERECT NOR PERMIT ERECTION OF ANY IMPROVEMENTS OF ANY KIND WITHIN SAID PRIVATE ROAD WHICH MIGHT INTERFERE IN ANY WAY WITH THE PROPER MAINTENANCE, USE, REPAIR, RECONSTRUCTION AND PATROLLING OF SAID PRIVATE ROAD.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOTS 1 THRU 10 (INCLUSIVE), BLOCK 1 & LOT 1, BLOCK 2, WINDSONG ESTATES, AN ADDITION TO THE CITY OF LENNOX, LINCOLN COUNTY, SOUTH DAKOTA, DOES HEREBY VACATE THE FOLLOWING PLATTING: LOT 19, AND THAT PORTION OF LOT 18, ALL OF SUB-DIVISION OF OUTLOT 45 OF LENNOX, FOUND IN PLAT BOOK B, PAGE 7, LYING WITHIN SAID PLAT OF LOTS 1 THRU 10 (INCLUSIVE), BLOCK 1 & LOT 1, BLOCK 2, WINDSONG ESTATES, AN ADDITION TO THE CITY OF LENNOX, LINCOLN COUNTY, SOUTH DAKOTA.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS THIS 11 DAY OF August, 1994.

OWNERS:

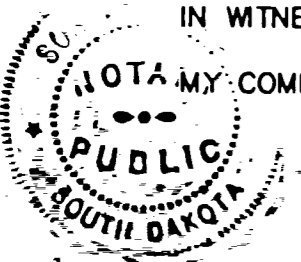
Dorothy Stake
DOROTHY STAKE

STATE OF SOUTH DAKOTA)

COUNTY OF LINCOLN)

ON THIS 11th DAY OF August, 1994, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DOROTHY STAKE, KNOWN TO BE OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 1994.



MY COMMISSION EXPIRES: 02/17/2002

Linda Keneid
NOTARY PUBLIC, LINCOLN COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS FROM EXAMINATION OF THE PLAT OF LOTS 1 THRU 10 (INCLUSIVE), BLOCK 1 & LOT 1, BLOCK 2, WINDSONG ESTATES, AN ADDITION TO THE CITY OF LENNOX, LINCOLN COUNTY, SOUTH DAKOTA, PREPARED BY EUGENE F. MAURICE, A DULY LICENSED LAND SURVEYOR, IS IN ACCORDANCE WITH AND NOT IN CONFLICT WITH THE SYSTEM OF STREETS AND ALLEYS AS SET FORTH BY THE CITY COUNCIL OF THE CITY OF LENNOX, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LENNOX, SOUTH DAKOTA, THAT THE PLAT OF LOTS 1 THRU 10 (INCLUSIVE), BLOCK 1 & LOT 1, BLOCK 2, WINDSONG ESTATES, AN ADDITION TO THE CITY OF LENNOX, LINCOLN COUNTY, SOUTH DAKOTA, PREPARED BY EUGENE F. MAURICE, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH THEREIN ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, Judy Finnell, MUNICIPAL FINANCE OFFICER OF THE CITY OF LENNOX, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY COUNCIL OF LENNOX, SOUTH DAKOTA, ON THE 29 DAY OF August, 1994.

Judy Finnell
MUNICIPAL FINANCE OFFICER, LENNOX, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

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

Carol T. Mullen 8/29/94
TREASURER, LINCOLN COUNTY, SOUTH DAKOTA

125500

REGISTER OF DEEDS

FILED FOR RECORD THIS 29th DAY OF August 1994, AT 4:40 O'CLOCK, P.M., AND RECORDED IN BOOK N OF PLATS ON PAGE 135.

James H. Hill
REGISTER OF DEEDS, LINCOLN COUNTY, S.D.

DIRECTOR OF EQUALIZATION

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

Don Buema
DIRECTOR OF EQUALIZATION
LINCOLN COUNTY, SOUTH DAKOTA