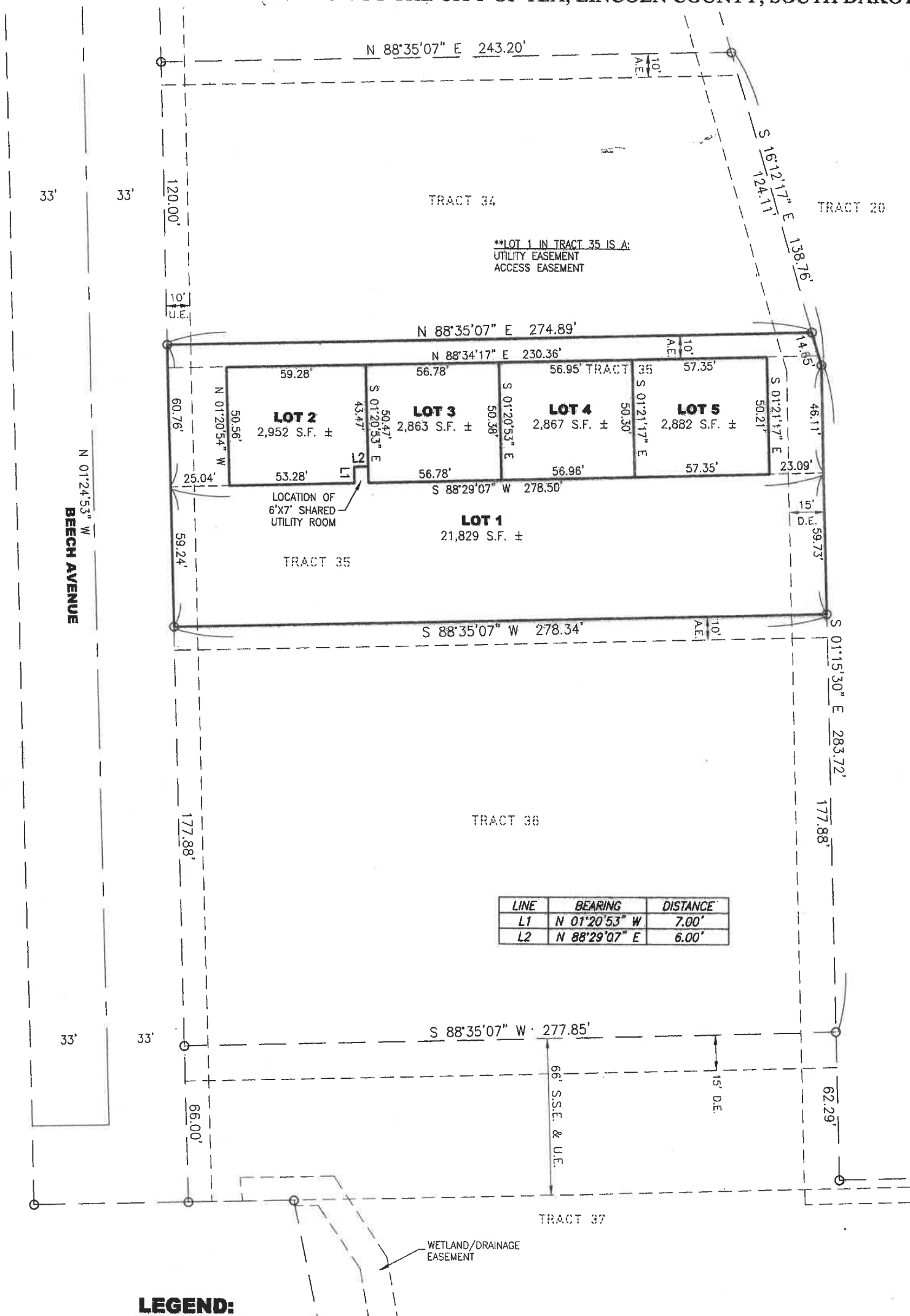


**PLAT OF LOTS 1, 2, 3, 4 AND 5 IN TRACT 35 OF
LANDMARK INDUSTRIAL PARK ADDITION**

AN ADDITION TO THE CITY OF TEA, LINCOLN COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N 01°20'53" W	7.00'
L2	N 88°29'07" E	6.00'

LEGEND:

- SET 5/8" REBAR W/CAP #8145
- FD. MONUMENT
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- - - - - EASEMENT LINE

ACCORDING TO FEMA FIRM MAP NUMBER 46083C0133C PANEL 133 OF 550, EFFECTIVE DATE APRIL 2, 2008, THE PLATTED AREA DOES NOT APPEAR TO BE LOCATED WITHIN A FLOODPLAIN.

BASIS OF BEARINGS IS UTM ZONE 14

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

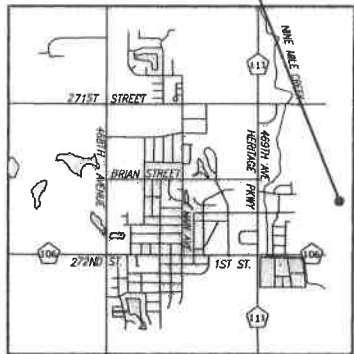


PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

AREA TABLE	
STREETS	0.00 AC.±
LOTS	0.77 AC.±
TOTAL	0.77 AC.±

SITE



VICINITY MAP N.T.S.
CITY OF TEA

PLAT OF LOTS 1, 2, 3, 4 AND 5 IN TRACT 35 OF LANDMARK INDUSTRIAL PARK ADDITION

AN ADDITION TO THE CITY OF TEA, LINCOLN COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul A. Sandman, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey Tract 35 of Landmark Industrial Park Addition, an Addition to the City of Tea, Lincoln County, South Dakota, and did re-plot the same into Lots 1, 2, 3, 4 and 5 in Tract 35 of Landmark Industrial Park Addition, an Addition to the City of Tea, Lincoln County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as LOTS 1, 2, 3, 4 AND 5 IN TRACT 35 OF LANDMARK INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF TEA, LINCOLN COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this 12th day of August, 2024

Paul A. Sandman, Registered Land Surveyor No. 8145



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 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, 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, cable television, 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 Tea.

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 1, 2, 3, 4 and 5 in Tract 35 of Landmark Industrial Park Addition, an Addition to the City of Tea, Lincoln County, South Dakota does hereby vacate the following platting:

Tract 35 of Landmark Industrial Park Addition, an Addition to the City of Tea, Lincoln County, South Dakota, on file at the office of the Register of Deeds in Book 17 of plats, Page 50, said plat, hereby partially vacated, being situated within described Lots 1, 2, 3, 4 and 5 in Tract 35 of Landmark Industrial Park Addition, an Addition to the City of Tea, Lincoln County, South Dakota as surveyed.

Dated this 26 Day of August, 2024

By: [Signature]
Nielson Development, LLC

Its: President

State of SD
County of Lincoln

On this the 26 day of Aug., 2024, before me, the undersigned officer, personally appeared Kelly Nielson, who acknowledged themselves to be the President of Nielson Development, LLC, and that they, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of SD
My Commission Expires: 4.6.29

ALEXIS L. RICCI



PREPARED BY:

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Phone: (605) 339-8901 FAX: (605) 274-8951

CITY ZONING ADMINISTRATOR CERTIFICATE

I, _____, City Zoning Administrator of the City of Tea, do hereby certify that this plat has been approved by me or my authorized agent and that the City Finance Officer is hereby directed to certify the same thereon.

Approved this _____ Day of _____, 20 ____.

CITY ZONING ADMINISTRATOR
City of Tea, South Dakota

FINANCE OFFICER'S CERTIFICATE

I, _____, the duly appointed, qualified and acting Finance Officer of the City of Tea, South Dakota, hereby certify that the certificate of approval is true and correct including the signature thereon, and that any special assessments which are liens upon the land shown in the above plat, as shown by the records in my office, have been paid in full.

on this _____ Day of _____, 20 ____.

CITY FINANCE OFFICER
City of Tea, South Dakota

TREASURER

I, the Treasurer of Lincoln County, South Dakota, do 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.

Dated this 24th Day of September, 2024

Cheissy Davis Deputy Treasurer
TREASURER
Lincoln County, South Dakota

DIRECTOR OF EQUALIZATION

I, the Director of Equalization of Lincoln County, South Dakota, do hereby certify that a copy of the above and foregoing described plat has been filed in my office.

Dated this 24 Day of September, 2024

Karla Loassen
DIRECTOR OF EQUALIZATION
Lincoln County, South Dakota

REGISTER OF DEEDS

Filed for record this _____ day of _____, 20 _____, at

_____ o'clock, _____ m., and recorded in Book _____ of Plats on Page _____.

REGISTER OF DEEDS
Lincoln County, South Dakota