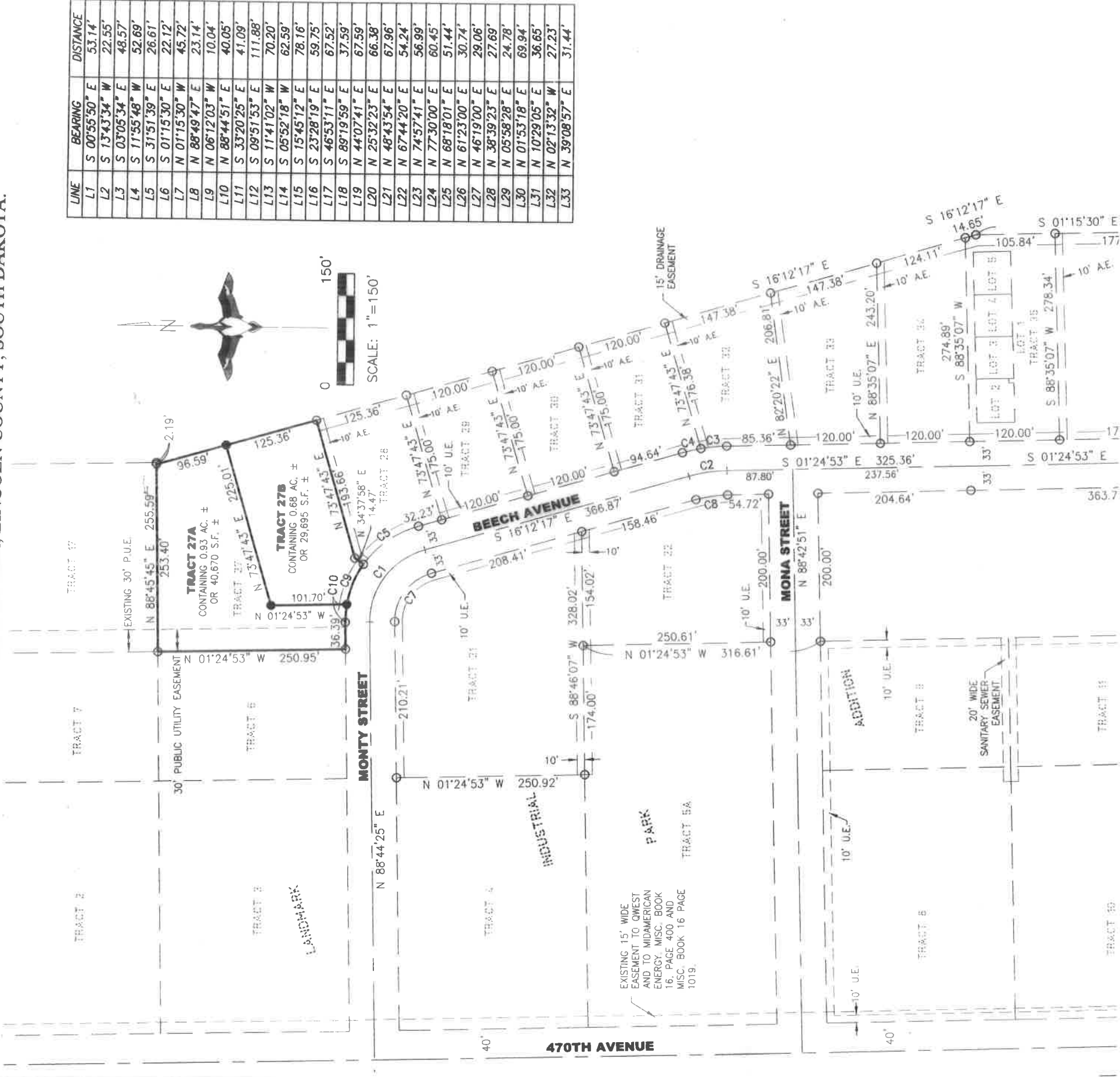


# PLAT OF TRACTS 27A AND 27B OF LANDMARK INDUSTRIAL PARK ADDITION

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



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°55'50" E | 53.14'   |
| L2   | S 13°43'34" W | 22.55'   |
| L3   | S 03°05'34" E | 48.57'   |
| L4   | S 11°55'48" W | 52.69'   |
| L5   | S 31°51'39" E | 26.61'   |
| L6   | S 01°15'30" E | 22.12'   |
| L7   | N 01°15'30" W | 45.72'   |
| L8   | N 88°49'47" E | 23.14'   |
| L9   | N 06°12'03" W | 10.04'   |
| L10  | N 88°44'51" E | 40.05'   |
| L11  | S 33°20'25" E | 41.09'   |
| L12  | S 09°51'53" E | 111.88'  |
| L13  | S 11°41'02" W | 70.20'   |
| L14  | S 05°52'18" W | 62.59'   |
| L15  | S 15°45'12" E | 78.16'   |
| L16  | S 23°28'19" E | 59.75'   |
| L17  | S 46°53'11" E | 67.52'   |
| L18  | S 89°19'59" E | 37.59'   |
| L19  | N 44°07'41" E | 67.59'   |
| L20  | N 25°32'23" E | 66.38'   |
| L21  | N 48°43'54" E | 67.96'   |
| L22  | N 67°44'20" E | 54.24'   |
| L23  | N 74°57'41" E | 56.99'   |
| L24  | N 77°30'00" E | 60.45'   |
| L25  | N 68°18'01" E | 51.44'   |
| L26  | N 61°23'00" E | 30.74'   |
| L27  | N 46°19'00" E | 29.06'   |
| L28  | N 38°39'23" E | 27.69'   |
| L29  | N 05°58'28" E | 24.78'   |
| L30  | N 01°53'18" E | 69.94'   |
| L31  | N 10°29'05" E | 36.65'   |
| L32  | N 02°13'32" W | 27.23'   |
| L33  | N 39°08'57" E | 31.44'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C2    | 200.00' | 51.63'     | 51.48'       | S 08°48'35" E | 14°47'25"   |
| C3    | 233.00' | 34.74'     | 34.71'       | N 05°41'09" W | 8°32'33"    |
| C4    | 233.00' | 25.41'     | 25.39'       | N 13°04'52" W | 6°14'51"    |
| C8    | 167.00' | 43.11'     | 42.99'       | S 08°48'35" E | 14°47'25"   |
| C9    | 133.00' | 59.07'     | 58.58'       | N 68°05'25" W | 25°26'47"   |
| C10   | 132.98' | 24.25'     | 24.22'       | N 86°02'10" W | 10°26'54"   |

## LEGEND:

- SET 5/8" REBAR W/CAP #8145
- FD. MONUMENT (AS NOTED)
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- A.E. ACCESS 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

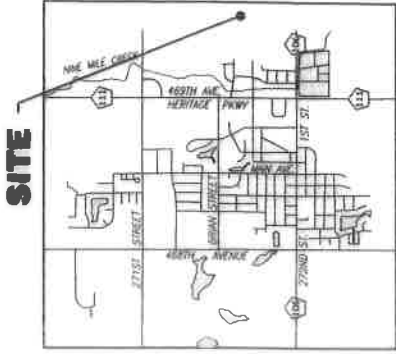
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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) 339-9901 FAX:(605) 274-8951



PLAT OF TRACTS 27A AND 27B 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 27 of Landmark Industrial Park Addition, an Addition to the City of Tea, Lincoln County, South Dakota, and did re-plot the same into Tracts 27A and 27B 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 TRACTS 27A AND 27B 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 3<sup>rd</sup> day of October, 2024



Paul A. Sandman  
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 Tracts 27A and 27B of Landmark Industrial Addition does hereby vacate the following platting:

Tract 27 of Landmark Industrial Addition, an Addition to the City of Tea, Lincoln County, South Dakota, on file at the office of the Register of Deeds in Book 14 of plats, Page 83, said plat, hereby vacated, being situated within described Landmark Industrial Addition as surveyed.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Nielson Development, LLC

Its: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_, who acknowledged themselves to be the \_\_\_\_\_ of Nielson Development, LLC, and that they, as such \_\_\_\_\_, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as \_\_\_\_\_.

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

Notary Public - State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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 \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

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

PREPARED BY:



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