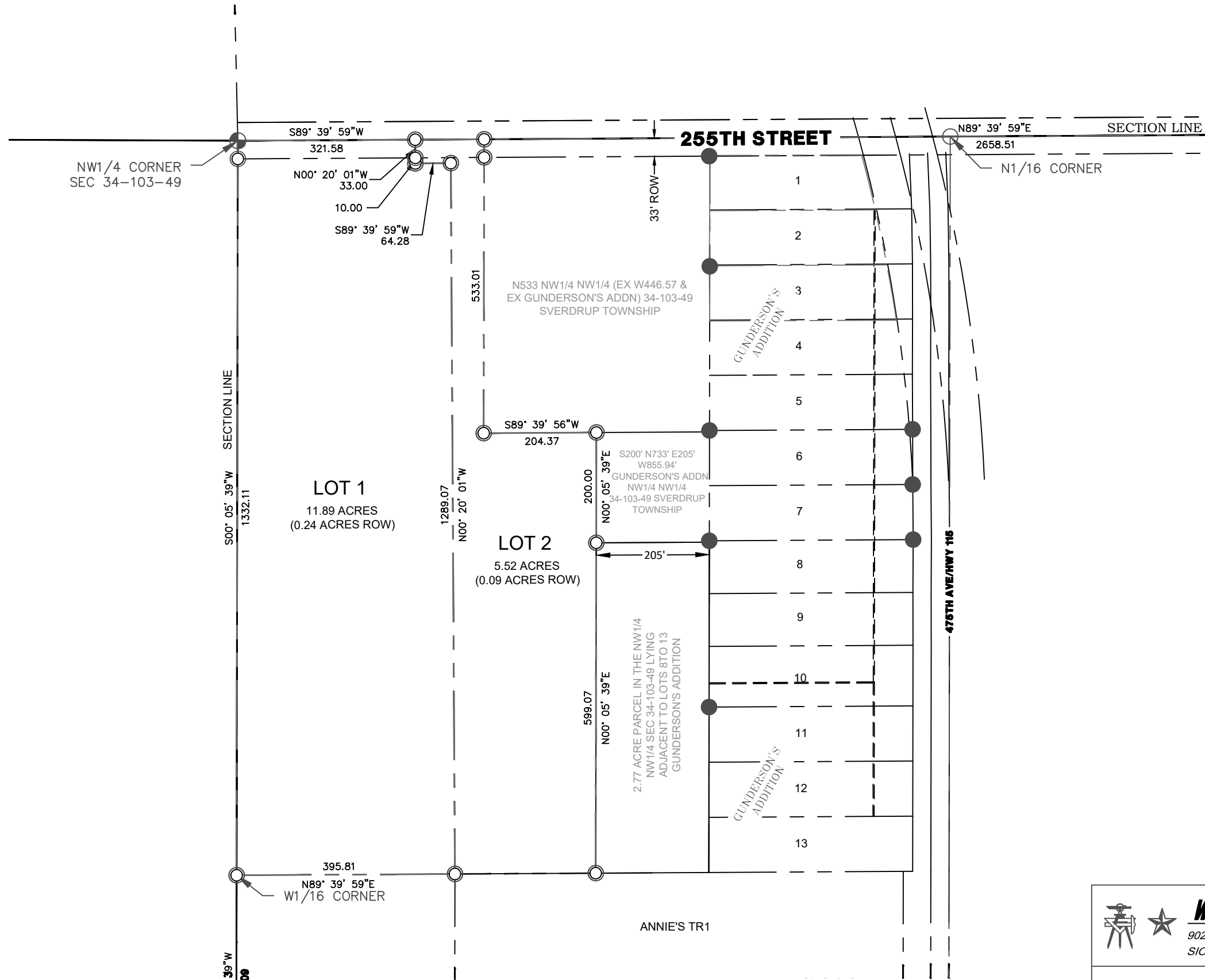
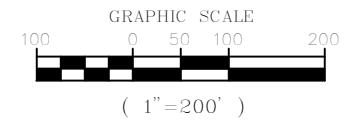
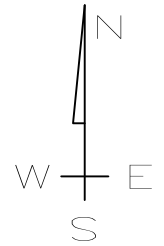
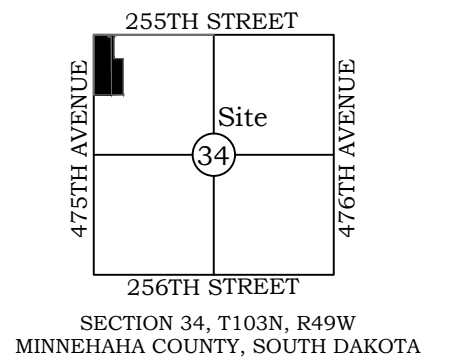


# PLAT OF LOTS 1 & 2 NIELSON ADDITION

IN THE NW1/4 NW1/4 SECTION 34, T103N, R49W, 5TH PM, MINNEHAHA COUNTY, SOUTH DAKOTA



## Key Map



### LEGEND:

- SET 5/8" REBAR (CAP-4791)
- FD. MONUMENT
- ⊕ SECTION CORNER (AS NOTED)
- (R) RECORDED INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- M.A.E. MUTUAL ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- ROW RIGHT-OF-WAY
- N.T.S. NOT TO SCALE

**WILLADSEN LUND ENGINEERING**

902 SOUTH CLEVELAND AVENUE www.willadsenlund.com  
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STEVEN KOR

PROJECT No.:  
2026-018

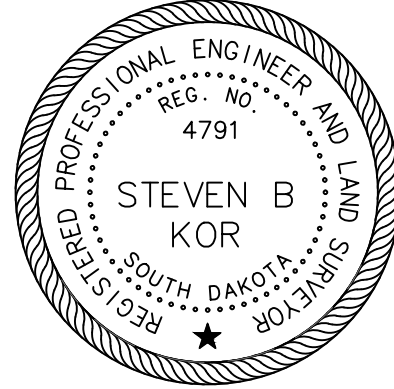
# PLAT OF LOTS 1 & 2 NIELSON ADDITION

IN THE NW1/4 NW1/4 SECTION 34, T103N, R49W, 5TH PM, MINNEHAHA COUNTY, SOUTH DAKOTA

### SURVEYORS CERTIFICATE

I, STEVEN B. KOR, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE FEBRUARY 18, 2026, SURVEY THAT PARCEL OF LAND DESCRIBED AS NW1/4 NW1/4 (EX GUNDERSON'S ADDN & EX 2.77 AC. ADJ & EX S200 N733 E205 W855.94 & EX N533 BUT INCL W446.57 THEREOF IN SECTION 34, T103N, R49W, 5TH PM MINNEHAHA COUNTY, SOUTH DAKOTA. THIS LAND SHALL HEREAFTER BE KNOWN AS LOTS 1 & 2 NIELSON ADDITION IN THE NW1/4 NW1/4 OF SECTION 34, T103N, R49W, 5TH PM, MINNEHAHA COUNTY, SOUTH DAKOTA, CONTAINING 17.41 ACRES.

REGISTERED LAND SURVEYOR \_\_\_\_\_  
STEVEN B. KOR REG. NO. 4791



### OWNERS CERTIFICATE

I DO HEREBY CERTIFY THAT I AM THE OWNER OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT MY REQUEST AND IN ACCORDANCE WITH MY INSTRUCTIONS FOR THE PURPOSES (INDICATED HEREIN), AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

I 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 ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I 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.

I, JAMIE NIELSON, DO HEREBY CERTIFY THAT THIS REPLAT 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2026

BY: \_\_\_\_\_  
(OWNER)

STATE OF: SOUTH DAKOTA  
COUNTY OF: MINNEHAHA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2026, BEFORE ME PERSONALLY APPEARED JAMIE NIELSON KNOWN TO ME (OR PROVED TO ME ON THE OATH OF \_\_\_\_\_) TO BE THE PERSON WHO IS DESCRIBED IN, AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

\_\_\_\_\_  
NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC - STATE OF: SOUTH DAKOTA

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	STEVEN KOR	

# PLAT OF LOTS 1 & 2 NIELSON ADDITION

IN THE NW1/4 NW1/4 SECTION 34, T103N, R49W, 5TH PM, MINNEHAHA COUNTY, SOUTH DAKOTA

ROAD AUTHORITY CERTIFICATE

I, \_\_\_\_\_, ROAD SUPERVISOR OF THE SVERDRUP TOWNSHIP, DO HEREBY CERTIFY THAT THIS PLAT AND ACCESS LOCATION HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

BY: \_\_\_\_\_  
TITLE: ROAD SUPERVISER

DIRECTOR OF EQUALIZATION

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION,  
MINNEHAHA COUNTY, SOUTH DAKOTA

COUNTY PLANNING DIRECTOR'S CERTIFICATE

I, PLANNING DIRECTOR OF MINNEHAHA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND HAS BEEN APPROVED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
PLANNING DIRECTOR,  
MINNEHAHA COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
TREASURER OF MINNEHAHA COUNTY,  
SOUTH DAKOTA

COUNTY AUDITOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT INCLUDING THE SIGNATURE THEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
COUNTY AUDITOR  
MINNEHAHA COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_ O'CLOCK \_\_\_\_ M, AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS,  
MINNEHAHA COUNTY, SOUTH DAKOTA

Current Zoning Classification	AREA (17.41 ACRES)
LOT 1 Zoning - A1	11.89 ACRES (INCLUDING 0.24 ACRES OF ROW)
LOT 2 Zoning - A1	5.52 ACRES (INCLUDING 0.09 ACRES OF ROW)

  <div style="display: inline-block; text-align: left;"> <p><b><i>WILLADSEN LUND ENGINEERING</i></b></p> <p><small>902 SOUTH CLEVELAND AVENUE    www.willadsenlund.com</small></p> <p><small>SIOUX FALLS, SOUTH DAKOTA 57103    (605)338-6950</small></p> </div> 	<p><b>STEVEN KOR</b></p>	<p>PROJECT No.: 2026-018</p>
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