

PLAT OF  
BLOCK 1; AND LOTS 1, 1A, 2, 2A, 3, 3A, 4, 4A AND 5 IN  
BLOCK 1 OF MILBANK HOME CONDOS ADDITION  
TO THE CITY OF MILBANK, GRANT COUNTY, SOUTH DAKOTA

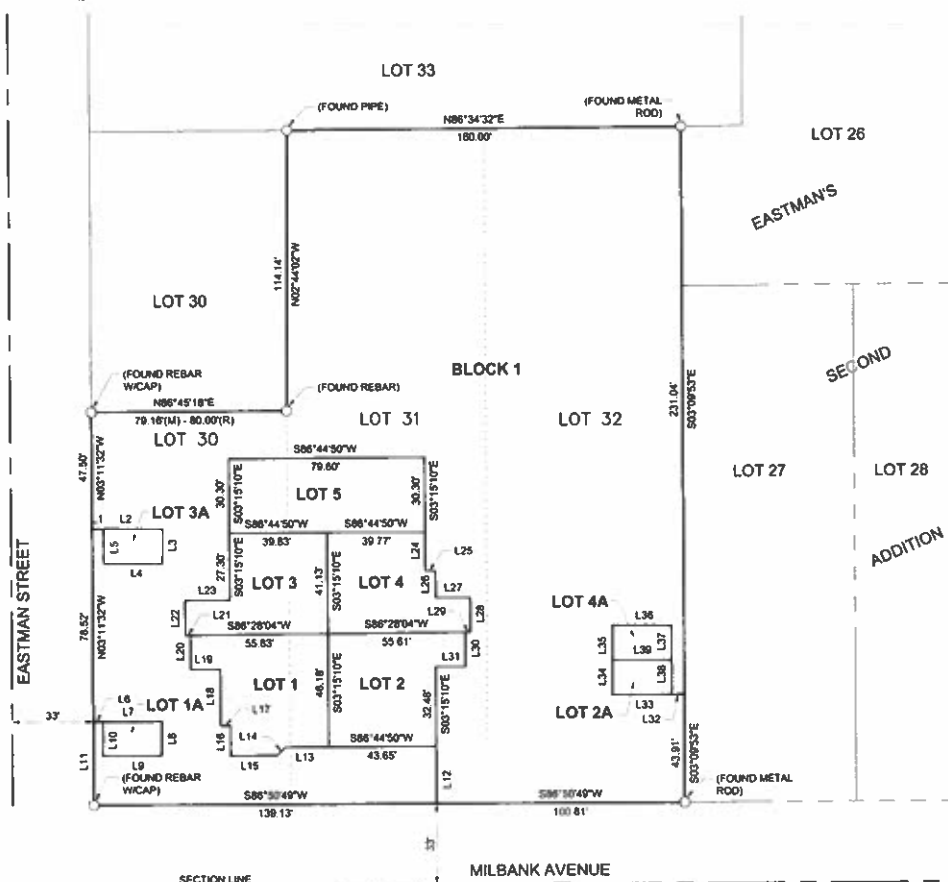
Resolution  
4-13-20

## VACATION NOTICE

THIS PLAT SHALL VACATE THE SOUTH 180 FEET OF LOT 30  
AND ALL OF LOTS 31 AND 32 AS PLATTED IN THE PLAT OF  
EASTMAN'S FIRST ADDITION TO THE CITY OF MILBANK, GRANT  
COUNTY, SOUTH DAKOTA, FILED ON AUGUST 19, 1981 IN PLAT  
CASE A, PAGE 40

## EASEMENT NOTE

ALL THE "COMMON AREA" SHALL BE A PERPETUAL EASEMENT  
INCLUDING THE RIGHT TO INGRESS AND EGRESS, TO  
CONSTRUCT AND MAINTAIN ALL UTILITIES ON, UNDER, AND  
THROUGH THE COMMON AREA PROPERTY MORE DISTINCTLY  
DESCRIBED AS BLOCK 1 OF MILBANK HOME CONDOS ADDITION



BLOCK 1 CONTAINS 56,774± SQ. FT.  
LOT 1 CONTAINS 2,222± SQ. FT.  
LOT 1A CONTAINS 335± SQ. FT.  
LOT 2 CONTAINS 2,187± SQ. FT.  
LOT 2A CONTAINS 336± SQ. FT.  
LOT 3 CONTAINS 1,895± SQ. FT.  
LOT 3A CONTAINS 335± SQ. FT.  
LOT 4 CONTAINS 1,927± SQ. FT.  
LOT 4A CONTAINS 336± SQ. FT.  
LOT 5 CONTAINS 2,412± SQ. FT.

Line Table		
LINE #	LENGTH	DIRECTION
L1	4.87'	S88°48'28"W
L2	23.98'	S67°25'27"W
L3	13.99'	N2°21'05"W
L4	23.83'	N87°22'25"E
L5	14.01'	S2°53'47"E
L6	3.91'	S86°48'28"W
L7	24.02'	S86°51'07"W
L8	14.00'	N2°29'33"W
L9	23.98'	N87°05'45"E
L10	13.99'	S2°38'35"E

Line Table		
LINE #	LENGTH	DIRECTION
L11	33.90'	N3°13'32"W
L12	23.16'	S3°09'11"E
L13	17.65'	S86°44'50"W
L14	4.83'	N44°03'04"E
L15	18.65'	S86°44'50"W
L16	12.35'	S3°15'10"E
L17	4.00'	S86°44'50"W
L18	23.00'	S3°15'10"E
L19	11.90'	S86°44'50"W
L20	13.90'	S3°15'10"E

Line Table		
LINE #	LENGTH	DIRECTION
L21	2.00'	S86°44'50"W
L22	14.10'	S3°15'10"E
L23	18.00'	S86°44'50"W
L24	15.87'	S3°15'10"E
L25	3.96'	N87°43'38"E
L26	10.88'	S3°15'10"E
L27	13.89'	S86°44'50"W
L28	14.04'	S3°21'12"E
L29	2.03'	S86°44'50"W
L30	13.97'	S3°21'12"E

Line Table		
LINE #	LENGTH	DIRECTION
L31	11.88'	S86°44'50"W
L32	5.08'	N86°48'11"E
L33	23.97'	N86°48'11"E
L34	14.06'	S2°58'29"E
L35	14.06'	S2°58'29"E
L36	23.89'	S87°10'09"W
L37	14.00'	N3°08'28"W
L38	14.00'	N3°08'28"W
L39	23.93'	N86°58'09"E



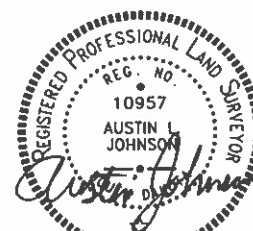
VICINITY MAP  
SCALE: NONE



## LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #10957)

79.18'(M) MEASURED DISTANCE  
80.00'(R) RECORDED DISTANCE



PREPARED BY:  
BANNER ASSOCIATES, INC.  
803 SOUTH DAKOTA STREET  
MILBANK, SD 57252  
1-855-323-6342  
JANUARY 2020

Document # \_\_\_\_\_  
STATE OF SOUTH DAKOTA COUNTY OF GRANT ss \_\_\_\_\_  
Recorded this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Plat Case \_\_\_\_\_ Plat No. \_\_\_\_\_  
Register of Deeds

CERTIFICATE OF OWNER

We, MILBANK HOMES, LLC., do hereby certify that we are the owners of THE SOUTH 160 FEET OF LOT 30 AND ALL OF LOTS 31 AND 32, EASTMAN'S FIRST ADDITION, CITY OF MILBANK, GRANT COUNTY, SOUTH DAKOTA, included in the above plat and that the plat has been made at the our request in accordance with our instructions for the purpose of subdivision, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control laws, ordinances, and regulations.

I further grant and certify that the common area 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 roadway 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 erected within the easement area which might interfere in any way with the proper maintenance, use, repair, reconstruction, and patrolling of the mutual access easement. This covenant shall run with the land.

THIS PLAT SHALL VACATE THE SOUTH 160 FEET OF LOT 30 AND ALL OF LOTS 31 AND 32 AS PLATTED IN THE PLAT OF EASTMAN'S FIRST ADDITION TO THE CITY OF MILBANK, GRANT COUNTY, SOUTH DAKOTA. FILED ON AUGUST 19, 1981 IN PLAT CASE A, PLAT NO. 109.

DATED THIS 12 DAY OF March, 20 20.

  
 CALVIN SCHULTE, PRESIDENT  
 MILBANK HOMES, LLC

STATE OF South Dakota }  
 COUNTY OF Grant } SS

ACKNOWLEDGMENT OF OWNER

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared CALVIN SCHULTE, known to me to be the person(s) who executed the foregoing Certificate of Owner, and acknowledged to me that they executed the same.

IN WITNESS MY HAND AND SEAL THIS 13 DAY OF March, 20 20



  
 Notary Public  
 My Commission Expires 01-24-2024

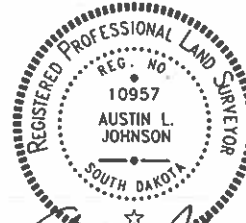
SURVEYOR'S CERTIFICATE

I, Austin L. Johnson, a Registered Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before JANUARY 3, 2020, and at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as THE SOUTH 150 FEET OF LOT 30 AND ALL OF LOTS 31 AND 32, EASTMAN'S FIRST ADDITION, CITY OF MILBANK, GRANT COUNTY, SOUTH DAKOTA, and plat the same as shown on the above plat.

The same shall hereafter be known and described as BLOCK 1; AND LOTS 1, 1A, 2, 2A, 3, 3A, 4, 4A AND 5 IN BLOCK 1 OF MILBANK HOME CONDOS ADDITION TO THE CITY OF MILBANK, GRANT COUNTY, SOUTH DAKOTA.

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

Dated this 29TH day of JANUARY, 20 20



Austin L. Johnson  
Professional Land Surveyor  
Registration No. 10957

Banner Associates, Inc.  
803 S. Dakota Street  
Milbank, South Dakota 57252  
Telephone (855) 323-8342

RESOLUTION TO APPROVE PLAT

WHEREAS, Owner(s) of the hereinafter described real property has submitted to the governing board a proposed plat of BLOCK 1; AND LOTS 1, 1A, 2, 2A, 3, 3A, 4, 4A AND 5 IN BLOCK 1 OF MILBANK HOME CONDOS ADDITION TO THE CITY OF MILBANK, GRANT COUNTY, SOUTH DAKOTA, and the Board of City Council of said City having examined the proposed plat and it appearing that all municipal taxes and special assessments, if any, upon said plat and survey, have been executed according to law.

NOW THEREFORE, BE IT RESOLVED that said plat and survey be and are hereby in all things accepted and approved.

Chairman, Planning Commission

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

ATTEST:

City Finance Officer

Mayor

I, \_\_\_\_\_, the duly appointed, qualified and acting City Finance Officer of the City of Milbank, do certify that the Resolution approving the Plat of the above described property is a true and exact copy of said Resolution as passed and approved by the Milbank City Council.

City of Milbank, South Dakota  
City Finance Officer

APPROVAL OF MILBANK PLANNING COMMISSION

We, Members of the Planning and Zoning Commission of the City of Milbank, South Dakota, do hereby certify that we have examined the Plat of:

"BLOCK 1; AND LOTS 1, 1A, 2, 2A, 3, 3A, 4, 4A AND 5 IN BLOCK 1 OF MILBANK HOME CONDOS ADDITION TO THE CITY OF MILBANK, GRANT COUNTY, SOUTH DAKOTA."

We further certify that a motion was made, seconded and approved to recommend approval of said Plat to the Milbank City Council.

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

Planning and Zoning Chairman

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Kathy Steinlicht, Director of Equalization of Grant County, South Dakota, do hereby certify a copy of the plat has been filed in my office.

Kathy Steinlicht  
Director of Equalization, Grant County, South Dakota

CERTIFICATE OF COUNTY TREASURER

I, Rayna J. Mueller, Treasurer of Grant County, South Dakota, do hereby certify that all taxes which are liens upon the land shown in the plat, as shown by the records in my office, have been paid in full.

Rayna J. Mueller, Treas  
Treasurer, Grant County, South Dakota 2-20-2020

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA }  
COUNTY OF GRANT } SS

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ at \_\_\_\_\_ m., and recorded in book of Plats \_\_\_\_\_ on page \_\_\_\_\_ therein.

By \_\_\_\_\_  
Register of Deeds Deputy