

PRELIMINARY SUBDIVISION PLANS FOR

GEMINI - SIOUX FALLS

SECTION 31, TOWNSHIP 102N, RANGE 48W
SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

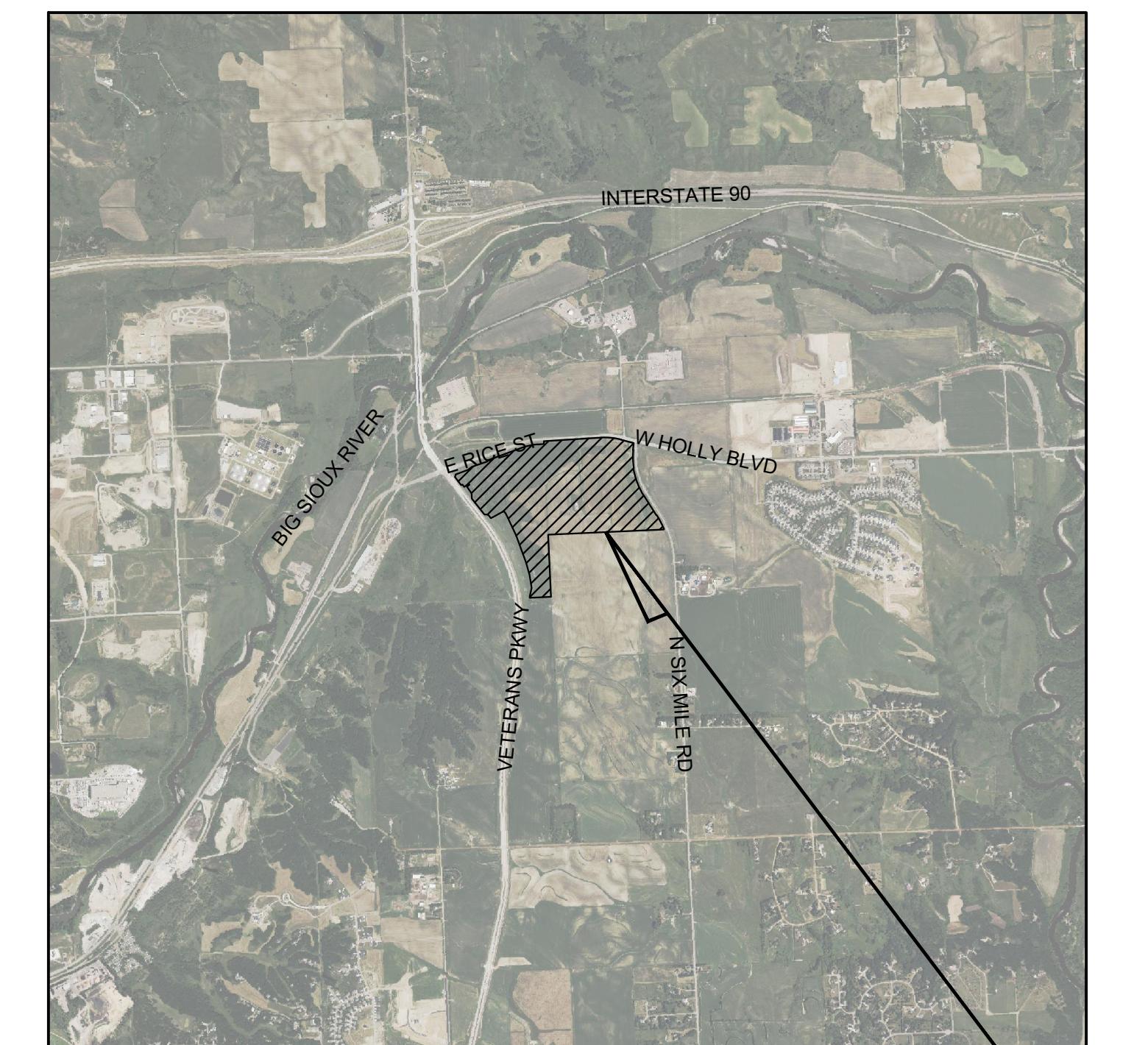
PREPARED BY: MIKE C. BRANDT
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
GEMINI CAPITAL

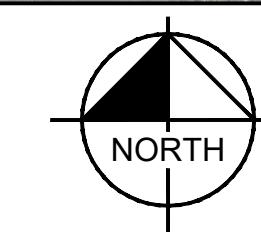
GEMINI CAPITAL

11693 SAN VICENTE BLVD. #258
LOS ANGELES, CA 90049

SURVEYOR
INFRASTRUCTURE DESIGN GROUP
116 W 69TH STREET, SUITE 200
SIOUX FALLS, SD 57108
TELEPHONE: (605) 271-5527
CONTACT: MIKE SEVERSON



**VICINITY
N.T.S.**



SITE

CITY COUNCIL APPROVAL

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX FALLS, THAT THE PRELIMINARY PLAN OF THE FOSS FIELDS 2ND ADDITION DEVELOPMENT TO THE CITY OF SIOUX FALLS IS HEREBY APPROVED BY RESOLUTION _____.

ADOPTED THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST:
CITY CLERK

CITY ENGINEER APPROVAL

I, ANDREW BERG, CITY ENGINEER OF THE CITY OF SIOUX FALLS, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THIS PRELIMINARY PLAN ON THIS _____ DAY OF _____, 20____.

CITY ENGINEER

CITY PLANNING COMMISSION APPROVAL

THE CITY PLANNING COMMISSION OF THE CITY OF SIOUX FALLS APPROVES THE PRELIMINARY PLAN OF THE FOSS FIELDS 2ND ADDITION DEVELOPMENT TO THE CITY OF SIOUX FALLS AND THE SAME HAS BEEN RECOMMENDED TO THE CITY.

CITY PLANNING COMMISSION (CHAIR)

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	ALTA SURVEY
C101	ALTA SURVEY
C200	PROPOSED LOT PLAN
C300	EXISTING DRAINAGE PLAN
C301	PROPOSED DRAINAGE PLAN
C400	SCHEMATIC UTILITY PLAN

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN., SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: (612) 345-2272
WWW.KIMLEY-HORN.COM

COVER SHEET

GEMINI - SIOUX FALLS
PREPARED FOR
GEMINI CAPITAL
SOUTH DAKOTA

SHEET NUMBER
C000



Know what's below.
Call before you dig.

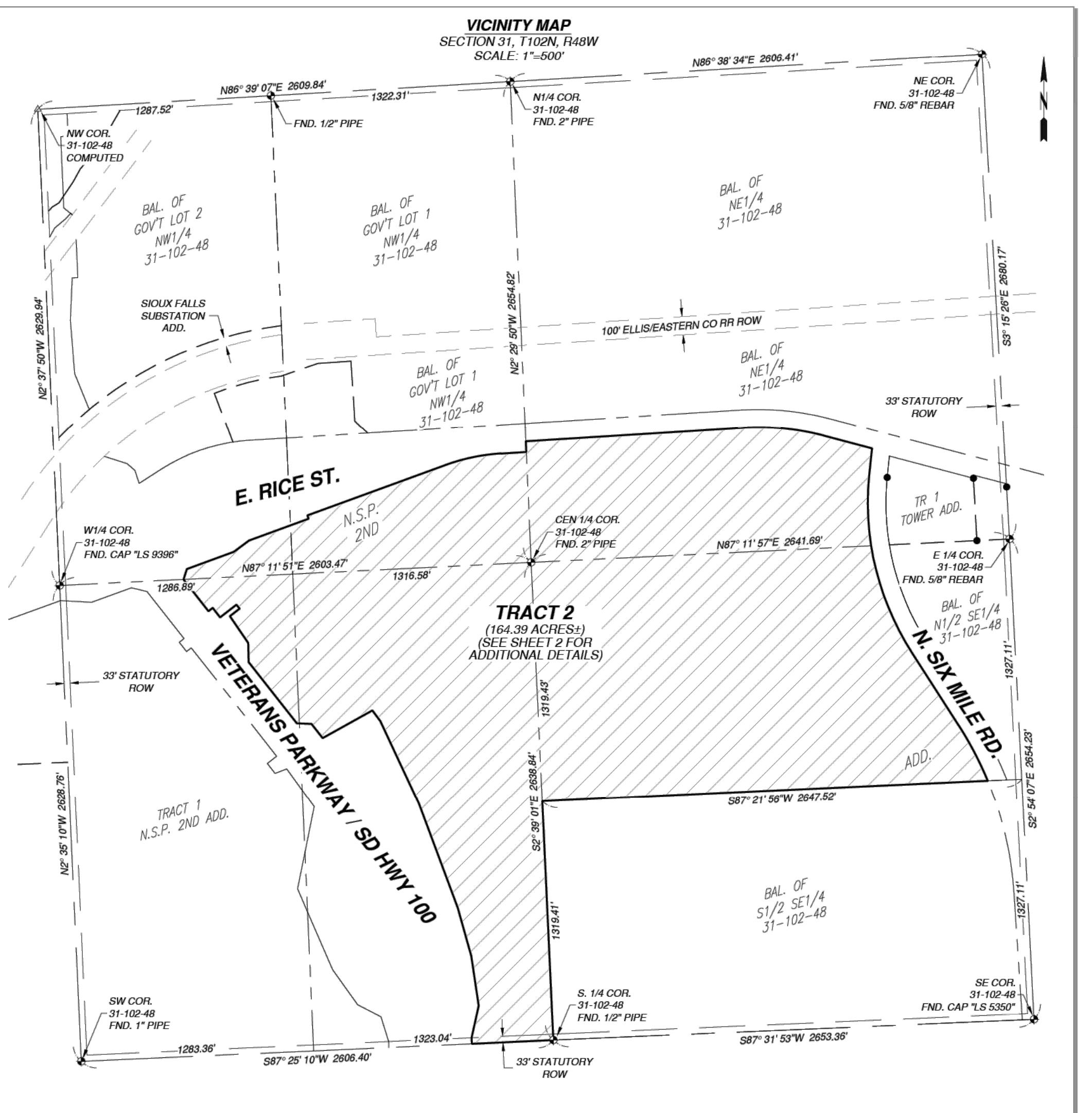
ALTA/NSPS LAND TITLE SURVEY

TRACT 2 OF N.S.P. 2ND ADDITION

IN GOVT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER (SW1/4), GOVT LOTS 1 AND 2 OF THE NORTHWEST QUARTER (NW1/4),
THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2 NE1/4) AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4)
ALL IN SECTION 31 OF TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA

GENERAL SURVEY NOTES:

- THE BASIS OF BEARING IS (NAD 83) SOUTH DAKOTA STATE PLANE, SOUTH ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES (SCALE FACTOR: 1.00012410).
- INFRASTRUCTURE DESIGN GROUP, INC. DID NOT PERFORM RESEARCH FOR THE SUBJECT PROPERTY. WE RELIED SOLELY UPON THE COMMITMENT NUMBERED CP74239 DATED DECEMBER 9, 2024 AT 7:00 AM, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.
- THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WAS SUBJECT TO THE PLAT OF TRACTS 1 AND 2 OF N.S.P. 2ND ADDITION IN GOVT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER (SW1/4), GOVT LOTS 1 AND 2 OF THE NORTHWEST QUARTER (NW1/4), THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2 NE1/4) AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) ALL IN SECTION 31 OF TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA BEING RECORDED IN THE MINNEHAHA COUNTY REGISTER OF DEEDS. THE SURVEYOR CONFIRMED THAT THE SAID PLAT WAS RECORDED ON DECEMBER 16, 2024 IN PLAT BOOK 86 ON PAGE 332. IT IS UNDERSTOOD THAT THIS ALTA SURVEY PERTAINS ONLY TO THAT PART OF THE LANDS DESCRIBED IN PARCELS 1-4 THAT ARE CONTAINED WITHIN SAID TRACT 2 OF N.S.P. 2ND ADDITION.
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- THE TOPO FEATURES SHOWN WERE TRACED FROM THE ORTHO-RECTIFIED IMAGERY PROVIDED BY XCEL ENERGY RATHER THAN BY CONVENTIONAL SURVEY METHODS. THE PHOTOCOMMITMENT MESSAGES WERE FLOWN ON JULY 6TH AND 7TH, 2022. THE TRUE LOCATION OF SOME OF THESE FEATURES MAY VARY FROM THE SHOWN LOCATION AND/OR MAY NOT BE SHOWN AT ALL.
- AS PERTAINING TO TABLE A REQUIREMENT NO. 3, AND ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (FIRM) 46098C0457D AND 46098C0459D, BOTH WITH EFFECTIVE DATES OF 9/02/2009, THE ENTIRE PROPERTY IS WITHIN ZONE X, (UNSHADED), AN AREA WITH MINIMAL FLOOD HAZARD.
- AS PERTAINING TO TABLE A REQUIREMENTS ITEM NO. 1(A) AND 1(B), THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT 811 UTILITY LOCATOR REPORT. DUE TO THE TIME CONRAINTS, INFRASTRUCTURE GROUP, INC. WILL NOT BEABLE FOR ANY DAMAGES, LOSSES, OR RECLAMATIONS RELATED TO UNDERGROUND UTILITIES. THE RESPONSIBILITY FOR THE PROTECTION OF UNDERGROUND UTILITIES RESTS WITH THE PARTIES TO WHOM UTILITIES ARE LOCATED AND MARKED BEFORE ANY EXCAVATION OR RELATED ACTIVITIES. ANY LOCATE/UTILTY INFORMATION SHOWN ON THIS SURVEY IS THE RESULT OF PREVIOUS SURVEY DATA AND INFRASTRUCTURE ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF SAID LOCATED AS SHOWN.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- AS PERTAINING TO TABLE A REQUIREMENT NO. 13, THE NAMES OF THE ADJOINING OWNERS WERE OBTAINED USING INFORMATION FROM THE MINNEHAHA COUNTY/CITY OF SIOUX FALLS GIS. THIS DATA IS DISPLAYED ON THE MAP ON PAGE 2.
- AS PERTAINING TO TABLE A REQUIREMENT NO. 14, THE SUBJECT PROPERTY ADJOINS VETERANS PARKWAY/SD HWY 100 ON THE WEST SIDE, E. RICE STREET ON THE NORTH SIDE, AND N. SIX MILE ROAD ON THE EAST SIDE.
- AS PERTAINING TO TABLE A REQUIREMENT NO. 16, NO RECENT EARTHWORK WAS OBSERVED AT THE TIME OF THE FIELD SURVEY.
- AS PERTAINING TO TABLE A REQUIREMENT NO. 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE BROUGHT TO THE SURVEYORS ATTENTION.
- AS PERTAINING TO TABLE A REQUIREMENT NO. 18, SEE THE MAP ON PAGE 2 AND THE FOLLOWING SURVEYOR NOTES FOR ADDITION INFORMATION FOR THE EASEMENTS/EXCEPTIONS AS NOTED IN THE TITLE COMMITMENT.
- SCHEDULE B PT 1 EXCEPTIONS 1 THROUGH 11 ARE NOT SURVEY RELATED AND THEREFORE CANNOT BE PLOTTED.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 13 WAS DELETED BY THE TITLE COMPANY AND THEREFORE NOT PLOTTED.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 14 IS A VARYING WIDTH EASEMENT FOR A COMMUNICATIONS LINE THAT IS LOCATED ON OR WITHIN A RAILROAD PROPERTY AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTIONS NOTED IN SCHEDULE B, PART II, NUMBER 15 IS A SANITARY SEWER EASEMENT THAT APPEARS TO BE NORTH OF RICE STREET ROW, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 16 IS A TEMPORARY EASEMENT AGREEMENT THAT HAS EXPIRED AND THEREFORE WAS NOT PLOTTED.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 17 IS A TRANSMISSION EASEMENT THAT APPEARS TO BE LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 31, T 102N, R 48W, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 18 IS A TRANSMISSION EASEMENT THAT APPEARS TO BE LOCATED EAST OF SIX MILE ROAD, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 19 IS A TRANSMISSION EASEMENT THAT APPEARS TO BE LOCATED NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 20 IS A BLANKET TRANSMISSION LINE EASEMENT TO EAST RIVER ELECTRIC POWER COOP, INC. IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) IN SECTION 31, T 102N, R 48W OF THE 5TH P.M., AND THEREFORE NOT PLOTTED.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 21 APPEARS TO BE A BLANKET TRANSMISSION LINE EASEMENT TO EAST RIVER ELECTRIC POWER COOP, INC. BUT A PORTION OF THE DOCUMENT IS ILLEGIBLE, AND THEREFORE NOT PLOTTED.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 23 IS A UTILITY EASEMENT THAT APPEARS TO BE LOCATED NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY. THERE IS ALSO A NOTE WITHIN THE TITLE COMMITMENT THAT STATES THIS EXCEPTION WILL BE DELETED UPON THE RECORDING OF THE PLAT OF THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 24 IS A TRANSMISSION EASEMENT THAT APPEARS TO BE NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 25 IS A BLANKET EASEMENT OVER GOVERNMENT LOT 1 IN THE SOUTHWEST QUARTER (SW1/4) AND GOVERNMENT LOT 2 IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, T 102N, R 48W OF THE 5TH P.M., EXCEPT THE NORTH 2500 FEET OF THE WEST 660 FEET OF SAID LOT 2, AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 31, T 102N, R 48W OF THE 5TH P.M., EXCEPT LOT R-1 AND EXCEPT RAILROAD ROW; AND THE SOUTH HALF OF THE SOUTHEAST (S1/2 SE1/4) OF SECTION 30, T 102N, R 48W OF THE 5TH P.M., EXCEPT RAILROAD ROW, AND EXCEPT THE SOUTH HALF (S1/2) OF THE EAST 936.25 FEET THEREOF; AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) OF SECTION 30, T 102N, R 48W OF THE 5TH P.M., EXCEPT THE RAILROAD ROW CONTAINED THEREIN. NO LOCATION OR WIDTH WAS DESCRIBED AND THEREFORE COULD NOT BE PLOTTED.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 26 APPEARS TO BE A TRANSMISSION EASEMENT THAT IS LOCATED NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 29 APPEARS TO BE A JUDGEMENT FOR TAKING LANDS IN SECTION 36, T102N, R48W, FOR THE BENEFIT AND ACCESS TO LANDS IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 31, T102N, R48W, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 30 APPEARS TO BE A TRANSMISSION EASEMENT THAT IS LOCATED NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 31 APPEARS TO BE A TRANSMISSION EASEMENT THAT IS LOCATED NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 32 APPEARS TO BE A TRANSMISSION EASEMENT THAT IS LOCATED NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 33 APPEARS TO BE A TRANSMISSION EASEMENT THAT IS LOCATED NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 35 APPEARS TO BE A TRANSMISSION EASEMENT THAT IS LOCATED WEST OF VETERANS PARKWAY, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 36 APPEARS TO BE A TRANSMISSION EASEMENT THAT ENTIRELY RELEASED AND THEREFORE NOT PLOTTED.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 37 IS A 60' POWER EASEMENT CENTERED ON THE ELECTRIC SYSTEM AND GRANTED TO EAST RIVER ELECTRIC POWER COOP, INC. IN GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, T 102N, R 48W OF THE 5TH P.M. THE LOCATION IS NOT DEFINED IN THE DOCUMENT AND THEREFORE WAS NOT PLOTTED.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 38 APPEARS TO BE A TRANSMISSION EASEMENT THAT IS LOCATED NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 39 APPEARS TO BE A TRANSMISSION EASEMENT THAT IS LOCATED EAST OF SIX MILE ROAD AND NORTH OF RICE STREET, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 40 WAS DELETED PRIOR TO THE SURVEY, HOWEVER THE RECORDED PLAT OF THE SUBJECT PROPERTY HAS A SURVEYOR NOTE WITH ADDITIONAL INFORMATION.
- THE EXCEPTION NOTED IN SCHEDULE B, PART II, NUMBER 41 NOTES THE PLAT OF TRACTS 1 AND 2 OF N.S.P. 2ND ADDITION GOVT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER (SW1/4), GOVT LOTS 1 AND 2 OF THE NORTHWEST QUARTER (NW1/4), THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2 NE1/4) AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) ALL IN SECTION 31 OF TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA AND RECORDED ON DECEMBER 16, 2024 IN PLAT BOOK 86 ON PAGE 332. THE EASEMENTS NOTED ON SAID PLAT ARE PLOTTED.



RECORD LEGAL DESCRIPTION(S):

(from commitment No. CP74239 dated December 9, 2024)

PARCEL 1:
THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, EXCEPT LOT R-1 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND EXCEPT TOWER ADDITION, AND EXCEPT LOT R-1 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND EXCEPT LOT H-1, AND EXCEPT THE RAILROAD RIGHT OF WAY CONTAINED THEREIN. MINNEHAHA COUNTY, SOUTH DAKOTA

PARCEL 2:
GOVERNMENT LOT 1 OF THE NORTHWEST QUARTER, ALSO KNOWN AS THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPT LOTS R-1 AND R-2 CONTAINED THEREIN, AND EXCEPT THE RAILROAD RIGHT OF WAY CONTAINED THEREIN, AND THAT PART OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER, ALSO KNOWN AS THE WEST HALF OF THE NORTHWEST QUARTER, LYING NORTH OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY, AND THAT PART OF SAID GOVERNMENT LOT 2 LYING SOUTH OF THE WORTHINGTON AND SIOUX FALLS RAILROAD RIGHT OF WAY, EXCEPT LOTS R-1 AND R-2 OF THE NORTHWEST QUARTER CONTAINED THEREIN, OF SECTION 31, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA

PARCEL 3:
GOVERNMENT LOT 1 OF THE SOUTHWEST QUARTER, ALSO KNOWN AS THE EAST HALF OF THE SOUTHWEST QUARTER, AND GOVERNMENT LOT 2 OF THE SOUTHWEST QUARTER, ALSO KNOWN AS THE WEST HALF OF THE SOUTHWEST QUARTER, OF SECTION 31, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, EXCEPT LOTS H-1 AND H-2 CONTAINED THEREIN. MINNEHAHA COUNTY, SOUTH DAKOTA

PARCEL 4:
THE NORTH HALF OF THE SOUTHEAST QUARTER, EXCEPT LOT H-1 CONTAINED THEREIN, OF SECTION 31, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA.

NOTE: THE (TITLE) COMPANY HAS BEEN MADE AWARE THAT THE LAND IS TO BE PLATTED AS A PART OF THIS TRANSACTION. THE LEGAL DESCRIPTION TO BE INSURED WILL BE:
TRACT 2 OF THE PLAT OF TRACTS 1 AND 2 OF N.S.P. 2ND ADDITION RECORDED DECEMBER 9, 2024, IN BOOK 86, PAGE 332.
MINNEHAHA COUNTY, SOUTH DAKOTA - SEE SURVEYOR NOTE NO. 3.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 11(a), 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 26, 2024.

Michael Severson
MICHAEL SEVERSON
REGISTERED LAND SURVEYOR NO. 15192



SCHEDULE B, PART II EXCEPTIONS:

(from commitment dated December 9, 2024)

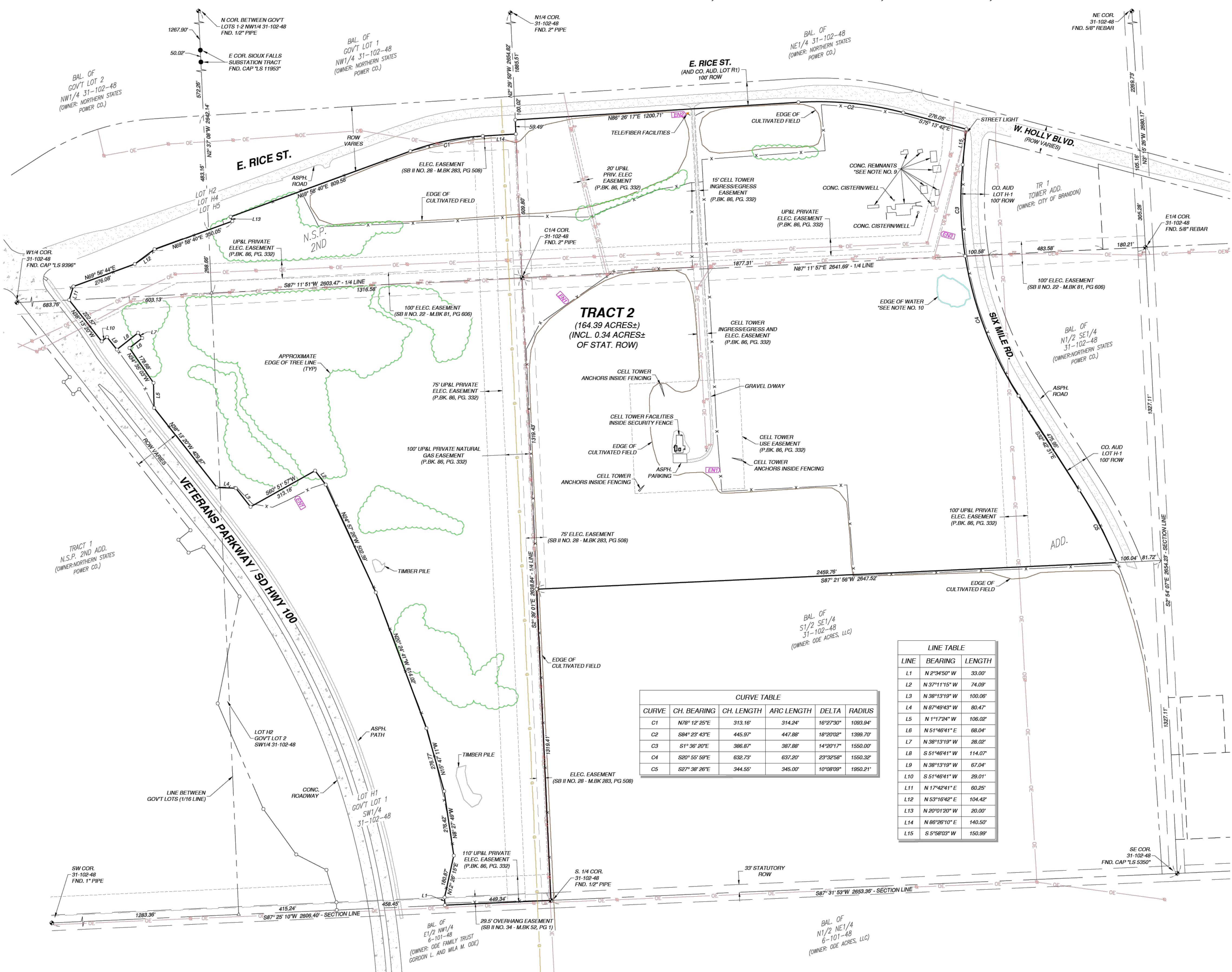
- EASEMENT EXECUTED BY THE UNITED STATES OF AMERICA TO NORTHERN STATES POWER COMPANY DATED JULY 29, 1954, RECORDED NOVEMBER 17, 1954, IN BOOK 52 OF MISC., PAGE 53. (PARCEL 2) (NOT PLOTTED, SEE SURVEYOR NOTE)
- THIS EXCEPTION HAS BEEN DELETED. EASEMENT TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE OR REMOVE OVERHEAD AND UNDERGROUND UTILITIES, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, CONTAINED IN UTILITY EASEMENT EXECUTED BY NORTHERN STATES POWER COMPANY TO THE CITY OF SIOUX FALLS, SOUTH DAKOTA, DATED SEPTEMBER 6, 1982, RECORDED SEPTEMBER 20, 1982, IN BOOK 145 OF MISC., PAGE 587. ASSESSED BY ASSIGNMENT OF EASEMENTS AND RIGHTS OF WAY EXECUTED BY XERIA, INC., A DELAWARE CORPORATION, ACTING BY AND THROUGH ITS MINNEHAHA GAS DIVISION, TO MIDWEST POWER SYSTEMS, INC., AN IOWA CORPORATION, ACTING BY AND THROUGH ITS MIDWEST GAS DIVISION, DATED AUGUST 31, 1993, RECORDED MARCH 10, 1994, IN BOOK 215 OF MISC., PAGE 661. (PARCELS 1 AND 2)
- EASEMENT EXECUTED BY CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO U.S. SPRING PIPE CO., LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DATED MARCH 6, 1991, RECORDED MARCH 14, 1991, IN BOOK 191 OF MISC., PAGE 784. (PARCEL 2) (NOT PLOTTED, SEE SURVEYOR NOTE)
- TERMS AND CONDITIONS OF AND EASEMENT FOR SANITARY SEWER FORCEMAIN PIPELINE SYSTEM AND RELATED PURPOSES, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AND RESTRICTION ON FEES OWNERS USE OF EASEMENT AREA, CONTAINED IN EASEMENT AGREEMENT EXECUTED BY NORTHERN STATES POWER COMPANY, A MINNESOTA CORPORATION, DBA XCEL ENERGY, TO THE CITY OF SIOUX FALLS, SOUTH DAKOTA, DATED JANUARY 24, 2006, RECORDED JANUARY 26, 2006, IN BOOK 253 OF MISC., PAGE 155. (PARCELS 1 AND 2)
- NOTE: UPON RECORDING OF THE PLAT OF TRACTS 1 AND 2 OF N.S.P. 2ND ADDITION, THIS EXCEPTION WILL BE DELETED.
- TEMPORARY EASEMENT AGREEMENT EXECUTED BY NORTHERN STATES POWER COMPANY TO THE STATE OF SOUTH DAKOTA ACTING BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 18, 2016, RECORDED FEBRUARY 13, 2017, IN BOOK 283 OF MISC., PAGE 708. (PARCELS 1 AND 2) (NOT PLOTTED, SEE SURVEYOR NOTE)
- CONTRACT AND GRANT OF ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA DATED MAY 11, 1957, RECORDED JULY 8, 1957, IN BOOK 59 OF MISC., PAGE 194. (PARCEL 1) (NOT PLOTTED, SEE SURVEYOR NOTE)
- CONTRACT AND GRANT OF ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA DATED MAY 8, 1957, RECORDED SEPTEMBER 20, 1957, IN BOOK 59 OF MISC., PAGE 628. (PARCELS 1 AND 2) (NOT PLOTTED, SEE SURVEYOR NOTE)
- TRANSMISSION LINE RIGHT OF WAY EASEMENT GRANTED TO EAST RIVER ELECTRIC POWER CO-OPERATIVE, INC. DATED APRIL 22, 1963, RECORDED JUNE 11, 1963, IN BOOK 79 OF MISC., PAGE 217. (PARCEL 1) (NOT PLOTTED, SEE SURVEYOR NOTE)
- TRANSMISSION LINE RIGHT OF WAY EASEMENT GRANTED TO EAST RIVER ELECTRIC POWER CO-OPERATIVE DATED APRIL 22, 1963, RECORDED JUNE 11, 1963, IN BOOK 79 OF MISC., PAGE 218. (PARCELS 1, 2 AND 3) (NOT PLOTTED, SEE SURVEYOR NOTE)
- EASEMENT GRANTED TO INTERSTATE POWER COMPANY, A DELAWARE CORPORATION, DATED JANUARY 28, 1964, RECORDED MARCH 9, 1964, IN BOOK 81 OF MISC., PAGE 606. (PARCELS 1 AND 2) (PLOTTED)
- EASEMENT AGREEMENT EXECUTED BY AND BETWEEN NORTHERN STATES POWER COMPANY, A MINNESOTA CORPORATION, DBA XCEL ENERGY, AND MINNEHAHA COMMUNITY WATER CORPORATION, A SOUTH DAKOTA CORPORATION, DATED APRIL 15, 2010, RECORDED JUNE 16, 2010, IN BOOK 265 OF MISC., PAGE 542. (PARCELS 1 AND 2) (NOT PLOTTED)
- NOTE: UPON RECORDING OF THE PLAT OF TRACTS 1 AND 2 OF N.S.P. 2ND ADDITION, THIS EXCEPTION WILL BE DELETED.
- EASEMENT AGREEMENT EXECUTED BY AND BETWEEN NORTHERN STATES POWER COMPANY, A MINNESOTA CORPORATION, DBA XCEL ENERGY, AND EAST RIVER ELECTRIC POWER CO-OPERATIVE, INC., A COOPERATIVE CORPORATION, DATED SEPTEMBER 24, 2010, RECORDED OCTOBER 13, 2010, IN BOOK 266 OF MISC., PAGE 201. (PARCELS 1, 2, 3 AND 4) (NOT PLOTTED, SEE SURVEYOR NOTE)
- EASEMENT FOR INSTALLATION OF ABOVE GROUND ELECTRICAL TRANSMISSION LINE IN RIGHT-OF-WAY EXECUTED BY BRANDON TOWNSHIP TO PRAIRIE ROSE TRANSMISSION, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, DATED OCTOBER 25, 2011, RECORDED NOVEMBER 16, 2011, IN BOOK 289 OF MISC., PAGE 595. FIRST AMENDMENT TO EASEMENT FOR INSTALLATION OF ABOVE GROUND ELECTRICAL TRANSMISSION LINE RIGHT-OF-WAY EXECUTED BY AND BETWEEN BRANDON TOWNSHIP AND PRAIRIE ROSE TRANSMISSION, LLC, DATED MARCH 26, 2012, RECORDED JULY 17, 2012, IN BOOK 271 OF MISC., PAGE 555. (PARCEL 1) (NOT PLOTTED, SEE SURVEYOR NOTE)
- TERMS AND CONDITIONS OF AND EASEMENT FOR ELECTRIC TRANSMISSION LINE AND RELATED PURPOSES CONTAINED IN TRANSMISSION EASEMENT AGREEMENT EXECUTED BY AND BETWEEN NORTHERN STATES POWER COMPANY, A MINNESOTA CORPORATION, PRAIRIE ROSE TRANSMISSION, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, DATED JUNE 21, 2012, RECORDED JUNE 21, 2012, IN BOOK 287 OF MISC., PAGE 399. (PARCELS 1, 2, 3 AND 4) (NOT PLOTTED, SEE SURVEYOR NOTE)
- CROSSING AGREEMENT EXECUTED BY AND BETWEEN EAST RIVER ELECTRIC POWER CO-OPERATIVE, INC., A SOUTH DAKOTA COOPERATIVE CORPORATION, AND PRAIRIE ROSE TRANSMISSION, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, DATED JUNE 21, 2012, RECORDED JUNE 21, 2012, IN BOOK 271 OF MISC., PAGE 439. (PARCELS 1, 2, 3 AND 4) (NOT PLOTTED, SEE SURVEYOR NOTE)
- TRANSMISSION LINE EASEMENT EXECUTED BY NORTHERN STATES POWER COMPANY, A MINNESOTA CORPORATION, DBA XCEL ENERGY, TO L. O. POWER CO-OPERATIVE, AN IOWA CORPORATION, DATED NOVEMBER 14, 2016, RECORDED JANUARY 9, 2017, IN BOOK 283 OF MISC., PAGE 508. (PARCELS 1 AND 2) (PLOTTED)
- MINERAL RESERVATIONS SET FORTH IN FINAL JUDGMENT IN FAVOR OF NORTHERN STATES POWER COMPANY DATED NOVEMBER 10, 1954, RECORDED NOVEMBER 16, 1954, IN BOOK 80 OF MISC., PAGE 598. (PARCEL 2) (NOT PLOTTED, SEE SURVEYOR NOTE)
- CONTRACT AND GRANT OF ELECTRIC TRANSMISSION LINE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA DATED MAY 2, 1963, RECORDED JUNE 11, 1963, IN BOOK 79 OF MISC., PAGE 245. (PARCEL 2) (NOT PLOTTED, SEE SURVEYOR NOTE)
- CONTRACT AND GRANT OF EASEMENT EXECUTED BY NORTHERN STATES POWER COMPANY TO THE UNITED STATES OF AMERICA, DEPARTMENT OF ENERGY, WESTERN AREA POWER ADMINISTRATION, DATED FEBRUARY 6, 2018, RECORDED MAY 15, 2018, IN BOOK 286 OF MISC., PAGE 842. (PARCEL 2) (NOT PLOTTED, SEE SURVEYOR NOTE)
- EASEMENT AGREEMENT EXECUTED BY NORTHERN STATES POWER

ALTA/NSPS LAND TITLE SURVEY

TRACT 2 OF N.S.P. 2ND ADDITION

IN GOVT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER (SW1/4), GOVT LOTS 1 AND 2 OF THE NORTHWEST QUARTER (NW1/4), THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2 NE1/4) AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) ALL IN SECTION 31 OF TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA

HORIZONTAL DATUM - SOUTH DAKOTA STATE PLANE
SOUTH ZONE (NAD 83)
VERTICAL DATUM - NAVD 88



GENERAL SURVEY NOTES:

- THE BASIS OF BEARING IS (NAD 83) SOUTH DAKOTA STATE PLANE, SOUTH ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES (SCALE FACTOR: 1.00012410).
- INFRASTRUCTURE DESIGN GROUP, INC. DID NOT PERFORM RESEARCH FOR THE SUBJECT PROPERTY. WE RELIED SOLELY UPON THE COMMITMENT NUMBER CP74239 DATED DECEMBER 9, 2024 AT 7:00 AM AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- THE SCALES NOTED ON THE MAPS ARE RELATIVE TO A 4"X36" PLOT LAYOUT.
- THE TOPO FEATURES, AS SHOWN, WERE TRACED FROM THE ORTHO-RECTIFIED IMAGERY PROVIDED BY X-CEL ENERGY RATHER THAN BY CONVENTIONAL SURVEY METHODS. THE PHOTOGAMMTRY MISSIONS WERE FLOWN ON JULY 6 AND 7, 2022. THE TRUE LOCATION OF SOME OF THESE FEATURES MAY VARY FROM THE SHOWN LOCATION AND/OR MAY NOT BE SHOWN AT ALL.
- THE UNDERGROUND UTILITIES, IF SHOWN, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COM普ISCE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THERE APPEARS TO BE A FIBER OPTIC/TELECOMMUNICATION SYSTEM NEAR THE SOUTH SIDE OF E. RICE STREET/NORTH SIDE OF THE SUBJECT PROPERTY. ADDITIONAL SURVEY AND RESEARCH WILL BE NECESSARY TO DETERMINE THE LOCATION AND RIGHTS OF THE SAID FIBER/TELECOM SYSTEM. SEE SURVEYOR NOTE NO. 7 ON SHEET NO. 1 FOR ADDITIONAL INFORMATION.
- E. RICE STREET IS ALSO KNOWN AS BRANDON ROAD AND MINNEHAHA COUNTY HIGHWAY 140. N. SIX MILE ROAD IS ALSO KNOWN AS MINNEHAHA COUNTY HIGHWAY 19.
- THE CONCRETE FOUNDATION AND SLAB REMAINTS NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY WERE HARD TO LOCATE AND MAP DUE TO HOW MUCH WEATHERING AND EROSION HAS HAPPENED IN THE AREA. THE SURVEYOR MAPPED THESE FROM THE AERIAL, AS NOTED IN SURVEYOR NOTE NO. 5 ABOVE.
- THE WATER DETENTION AREA NEAR THE EAST SIDE OF THE SUBJECT PROPERTY WAS MAPPED FROM THE AERIAL AS NOTED IN SURVEYOR NOTE NO. 5 ABOVE. NO DEPTHS, VOLUMES, OR PURPOSES OF THIS AREA WERE DETERMINED AS A PART OF THIS SURVEY.

ENCROACHMENT NOTES:

- AT THE TIME OF THE SURVEY, THE OWNERSHIP OF THE FENCES IS CURRENTLY UNKNOWN, AND THEREFORE IT CANNOT BE DETERMINED WHETHER THEY CONSTITUTE AN ENCROACHMENT OR NOT.
- THE SURVEY HAS IDENTIFIED MULTIPLE FIBER OPTIC/TELECOMMUNICATION FACILITIES ON THE SUBJECT PROPERTY NEAR THE DRIVEWAY ENTRANCE TO THE CELL TOWER. THE TITLE WORK DID NOT SPECIFY ANY DOCUMENTATION COVERING THESE FACILITIES AND THEREFORE, THEY ARE ENCROACHING ONTO THE SUBJECT PROPERTY, AS SHOWN.
- THERE APPEARS TO BE A SMALL, OVERHEAD POWERLINE LEADING TO A STREET LIGHT NEAR THE SOUTHWEST QUADRANT OF THE INTERSECTION OF W. HOLLY BLVD. AND N. SIX MILE ROAD. THE TITLE WORK DID NOT SPECIFY ANY DOCUMENTATION COVERING THESE FACILITIES AND THEREFORE, THEY ARE ENCROACHING ONTO THE SUBJECT PROPERTY, AS SHOWN.

LEGEND

●	MONUMENT FOUND, AS NOTED	—	N.S.P. PROPERTY LINE
○	SETFOUN MONUMENT "SEVERSON RLS 15192"	—	EXISTING PROPERTY LINE
△	COMPUTED LOCATION	—	R.O.W. LINE
■	GRAVEL SURFACE	—	SECTION LINE
■	CONCRETE SURFACE	—	1/4 AND 1/16TH SECTION LINE
■	ASPHALT SURFACE	—	EASEMENT LINE (AS NOTED)
—	POWER POLE / METAL TRANSMISSION STRUCTURE	—	FENCE LINE
—	GUY ANCHOR	—	OVERHEAD POWERLINE
—	ENCROACHMENT NOTE (SEE THE CORRESPONDING NOTE WITHIN THE ENCROACHMENT TABLE)	—	BURIED GAS LINE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11(a), 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 26, 2024.

Michael Severson
MICHAEL SEVERSON
REGISTERED LAND SURVEYOR NO. 15192





LEGEND

- PROPERTY LINE
- EXISTING DRAINAGE BASIN BOUNDARY
- EXISTING CONTOUR
- EXISTING REGIONAL BASIN
- EXISTING DRAINAGE DIRECTION

GRADING PLAN NOTES

1. EXISTING ONSITE DRAINAGE FLOWS TO A WETLANDS LOCATED ON THE EAST AND WEST PROPERTY LINES
2. APPROXIMATELY 116.8 AC OF EXISTING STORMWATER FLOWS TO THE EXISTING REGIONAL STORMWATER BASINS LOCATED AT THE NORTH EAST CORNER OF VETERANS DR AND E RICE STREET INTERSECTION THROUGH A STORM CULVERT

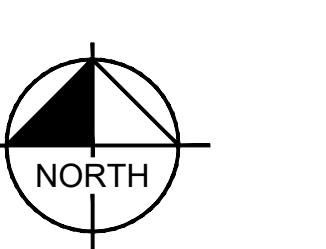
Kimley-Horn
A CH2M Company

1995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

EXISTING DRAINAGE PLAN



Know what's below.
Call before you dig.



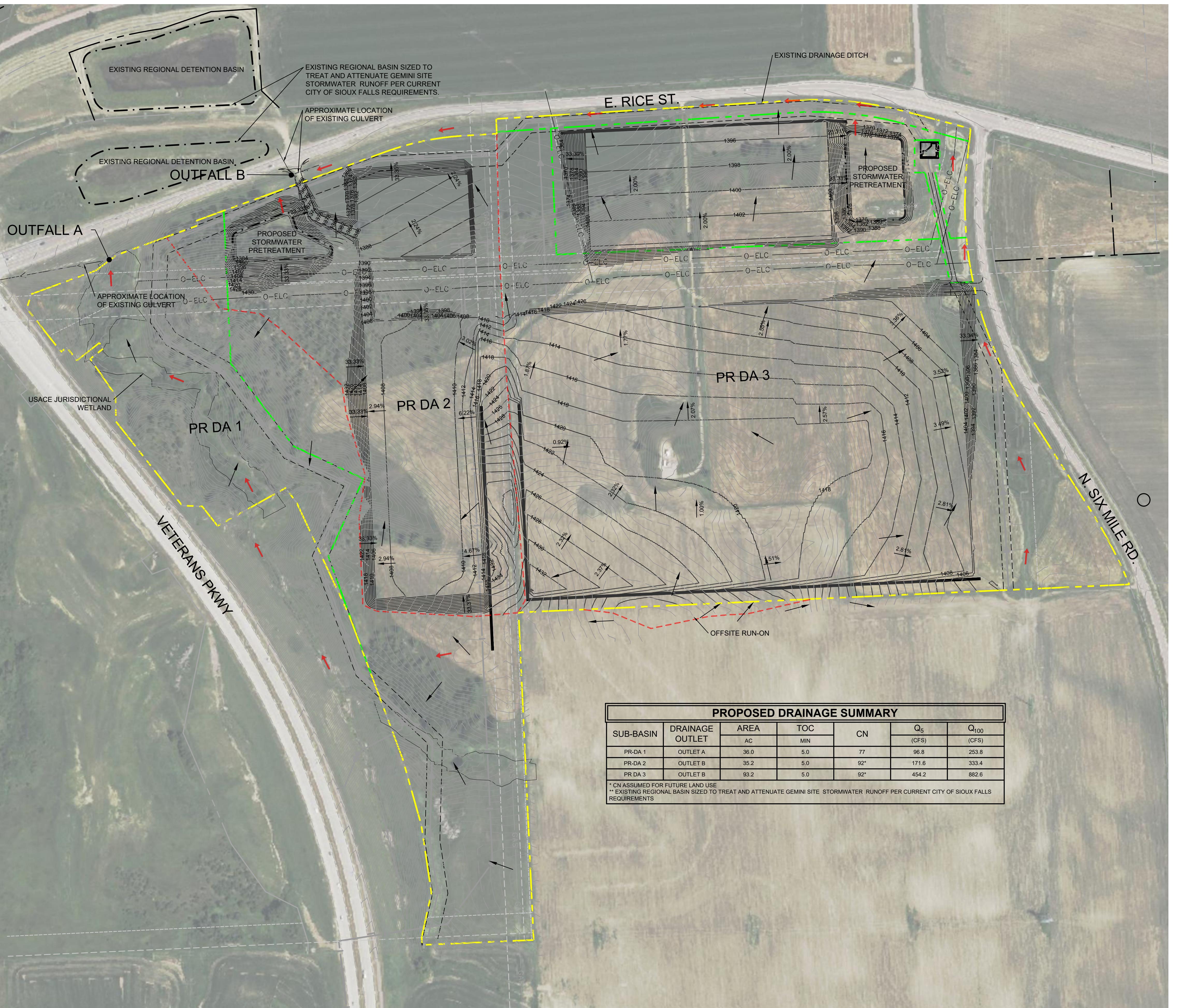
GRAPHIC SCALE IN FEET

SHEET NUMBER
C300

EXISTING DRAINAGE SUMMARY						
SUB-BASIN	DRAINAGE OUTLET	AREA	TOC	CN	Q_5	Q_{100}
		AC	MIN		(CFS)	(CFS)
EX-DA 1	OUTLET A	47.6	85.7	77	147.0	381.5
EX-DA 2	OUTLET B	116.8	85.2	81	434.0	1029.4

GRAPHIC SCALE IN FEET

Digitized by srujanika@gmail.com



LEGEND

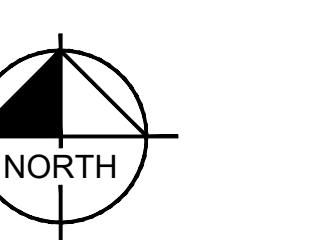
- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED DRAINAGE BASIN BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING REGIONAL BASIN
- PROPOSED STORMWATER PRETREATMENT
- EXISTING DRAINAGE DIRECTION
- PROPOSED DRAINAGE DIRECTION
- DRAINAGE PATTERN

GRAPHIC SCALE IN FEET
 0 100 200 400
 SHEET NUMBER
 C301

PROPOSED DRAINAGE PLAN

Kimley-Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
 PHONE: (612) 345-2122
 www.kimley-horn.com



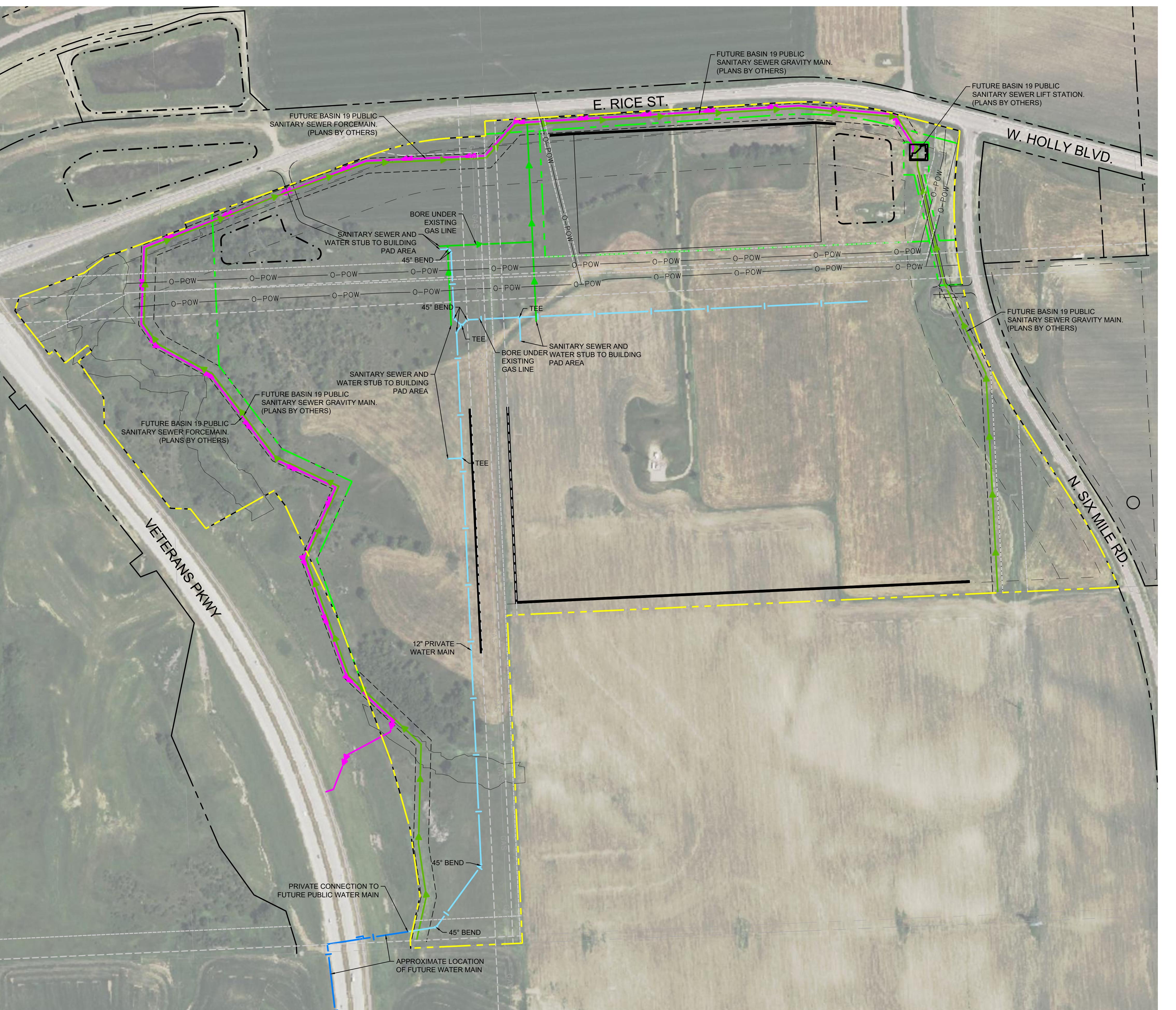
811
 Know what's below.
 Call before you dig.

GEMINI - SIOUX FALLS
 PREPARED FOR
 GEMINI CAPITAL

SOUTH DAKOTA

SIOUX FALLS

C301



LEGEND

EXISTING	PROPOSED
△	GATE VALVE
○	TEE
○	SANITARY SEWER MANHOLE
○	SANITARY CLEANOUT
—	WATERMAIN
—	SANITARY SEWER
—	SANITARY SEWER FORCemain
—	EXISTING OVERHEAD POWER
—	GAS MAIN
—	PROPERTY LINE
—	EASEMENTS
—	APPROXIMATE LOCATION OF PROPOSED RETAINING WALL

UTILITY PLAN NOTES

1. SANITARY SEWER DISCHARGES TO BASIN 19
2. PER CONVERSATIONS WITH CITY STAFF, OFFSITE WATER AND SANITARY SEWER IMPROVEMENTS WILL BE PAID FOR BY THE DEVELOPER.
3. ONSITE WATER AND SEWER ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.

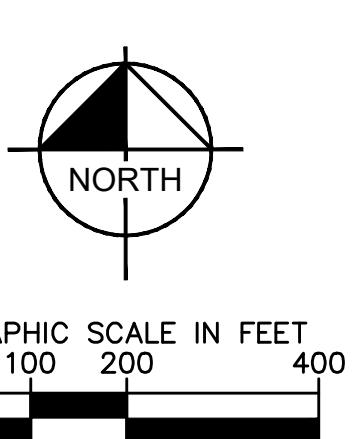
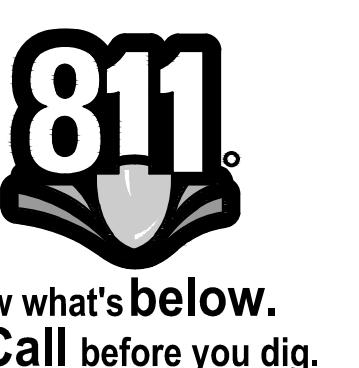
Kimley-Horn
 11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
 PHONE: (612) 365-2122
 www.kimley-horn.com

2025 KIMLEY-HORN AND ASSOCIATES, INC.

PHONE: (612) 365-2122

www.kimley-horn.com

SCHEMATIC UTILITY PLAN



SHEET NUMBER
C400

GRAPHIC SCALE IN FEET
 0 100 200 400

GEMINI - SIOUX FALLS
 PREPARED FOR
GEMINI CAPITAL
 SOUTH DAKOTA

KIMLEY-HORN AND ASSOCIATES, INC.

11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344

PHONE: (612) 365-2122

www.kimley-horn.com