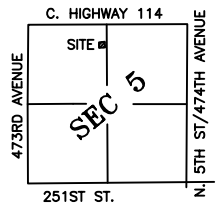
PLAT OF
TRACT 2B OF
BALTIC FARMERS ELEVATOR ADDITION
TO THE CITY OF BALTIC,
MINNEHAHA COUNTY, SOUTH DAKOTA



VICINITY MAP
NOT TO SCALE

LEGEND

P –	PLAT DISTANCE
A –	SURVEYED DISTANCE
C.T.P. –	CRIMPED TOP PIPE
O.T.P. –	OPEN TOP PIPE
S.D.H. –	STAR DRILL HOLE
"X" –	CHISELED "X" IN CONCRETE
● –	FOUND SURVEY POINT
△ –	SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289
U.E. –	UTILITY EASEMENT
S.S.E. –	SANITARY SEWER EASEMENT
S.A.E. –	SUMP ACCESS EASEMENT

NORTH
SCALE 1" = 50'
0 50' 100'

S1°39'16"E 1309.09' TO N1/4 CORNER
1/4 SECTION LINE

N87°31'15"E 161.57' P 161.65' A

OVERLAP FROM PLATTED TRACT 2A BALTIC FARMERS ELEVATOR ADDITION AND THE 1/4 SECTION LINE OF 5-103-49

1ST STREET

S1°51'57"E 111.23' P 111.24' A

TR. 2A, BALTIC FARMERS ELEVATOR

25.0'
30.0'
N5°11'43"W 108.54' P 108.45' A

N5°11'43"W 6.28'

N88°23'34"E 151.43'

S1°39'16"E 6.81'

MOREFIELD AVENUE

N88°35'46"E 155.14' P&A

GAP BETWEEN PLATTED LANGNES'S SECOND ADDITION AND THE 1/4 SECTION LINE OF SEC. 5-103-49

RAILROAD MAIN LINE

LOT 2B
BALTIC FARMERS ELEVATOR ADDITION
(AREA = 24,023.69 S.F. OR 0.552 ACRES MORE OR LESS)

N5°44'11"W 159.14'

S1°39'16"E 165.00'

S1°51'57"E 170' R 170.11' A RECORD DISTANCE TO 1/16 COR.

BLOCK 7
LOT 9
LOT 8

CENTERLINE

TR. 2A GREGG ADDN
TR. 2B GREGG ADDITION
TR. 4 RAILWAY ADDN.

25.0'
30.0'

983.36' P 983.05' A TO SW COR. TR. 2A

75.00' P 74.96' A

125.19'

70.16'

S88°23'34"W 1322.90' TO SW COR. E1/2 GOV'T LOT 2 5-103-49

4.64' R 4.53' A

S88°23'34"W 139.71'

1/16 SECTION LINE

S88°22'56"W 2641.97' TO E1/4 COR. 5-103-49

1/16 SECTION LINE

33.00'

S. LINE BLOCK 7

S88°22'42"W 99.12'

SE CORNER OF GOV'T LOT 2 IN NW1/4 OF SECTION 5-103-49

SW CORNER OF PLAT OF LANGNES'S SECOND ADDITION LIES 11.93' SOUTH AND 4.73' EAST OF GOV'T LOT CORNER

SE1/4 OF NW1/4 5-103-49

SW1/4 OF NE1/4 5-103-49

S1°39'16"E 1315.54' TO CENTER OF SEC. 5-103-49

1/4 SECTION LINE

NOTES:

1. FLOOD ZONES: ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, TOWN OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA (AND INCORPORATED AREAS), FEMA MAP 46099C0113D, MAP REVISED SEPTEMBER 2, 2009.
2. THE AREA OF THE PLAT IS 24,023.69 S.F. OR 0.552 ACRES.
3. THE BEARING SYSTEM IS AN ASSUMED LOCAL BEARING SYSTEM.
4. ALL PROPERTY CORNERS AND CURVE POINTS ARE SET WITH 5/8" x 24" REBAR WITH CAP #7289.

ehrhart griffin & associates

Project No. SD241065 | PAGE 1 OF 3

ENGINEERING PLANNING LAND SURVEYING

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