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

SURVEYOR'S CERTIFICATE

I, Nicholas J. Johannsen, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before October 1, 2024, survey parcels of land described as "The South 170' of all that part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 103 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota, lying and being East of the Railroad Right of Way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and Tract 2A of Baltic Farmers Elevator Addition to the City of Baltic, Minnehaha County, South Dakota" and divided the same into "LOT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA," containing areas as shown on the above plat.

I further certify that the above parcel was surveyed by me or under my direct personal supervision and that the plat as shown Is a true and accurate representation of that survey.

_____
NICHOLAS J. JOHANNSEN, L.S. 7289

OWNER'S CERTIFICATE

We 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 and 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, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for mutual access, 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.

We do hereby certify that this plat 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 "LOT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA" does hereby vacate a portion of the following platting:

"Tract 2A of Baltic Farmers Elevator Addition to the City of Baltic, Minnehaha County, South Dakota," on file at the Register of Deeds office in Book 79, Page 188, said plat hereby partially vacated, being substituted within the described "LOT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA," "as surveyed.

We further certify that this land so platted shall hereafter be known and described as "LOT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA."

Owner: The South 170' of all that part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 103 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota

Dated this _____ day of _____, 2024.

_____
Brian J. McGreevy

State of South Dakota)
SS
County of _____)

On this ____ day of _____,2024, before me, the undersigned officer, personally appeared Brian J. McGreevy, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

_____
NOTARY PUBLIC
My commission expires:

Owner: Tract 2A of Baltic Farmers Elevator Addition to the City of Baltic, Minnehaha County, South Dakota

Dated this _____ day of _____, 2024.

_____
Lee Coliseum, Member, Lee Coliseum, LLC

State of South Dakota)
SS
County of _____)

On this ____ day of _____,2024, before me, the undersigned officer, personally appeared Lee Coliseum, Member, Lee Coliseum, LLC, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

_____
NOTARY PUBLIC
My commission expires:

CITY PLANNING COMMISSION CERTIFICATE

Approval of this plat of Baltic Heights, an Addition to the City of Baltic, Minnehaha County, South Dakota, is hereby granted by the City Planning Commission.

Dated this _____ day of _____, 2024.

_____
Chair, City Planning Commission
City of Baltic, South Dakota

CITY COUNCIL CERTIFICATE

Approval of this plat of Baltic Heights Addition to the City of Baltic, Minnehaha County, South Dakota, is hereby granted by the City Council and the Finance Officer is hereby directed to certify the same hereon.

Dated this _____ day of _____, 2024.

_____
Mayor
City of Baltic, South Dakota

FINANCE OFFICER'S CERTIFICATE

I _____, the duly appointed, qualified and acting Finance Officer of the City of Baltic, 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 foregoing plat, as shown by the records in my office

on the _____ day of _____, 2021, have been paid in full.

_____
City Finance Officer
City of Baltic, South Dakota