

September 6, 2022:

For Planning and Zoning review:

See attached survey certificate with yellow highlight showing where fence will be placed. White privacy vinyl fence will be installed on the west lot line; black chain link will be installed on the north lot line; black chain link will be installed on the east one (1) foot from property line; black chain link will be installed on the south, coming from the northeast corner of the garage.

Please note ordinance 12.02:

No.....fence....shall be erected....within the area from the curb line to ten feet behind the curb line.

Thanks for your attention to this matter.

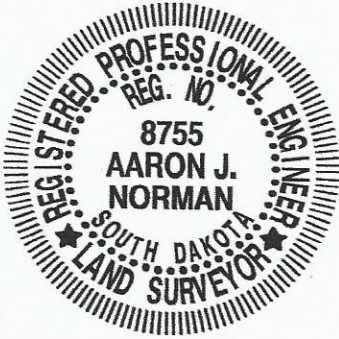
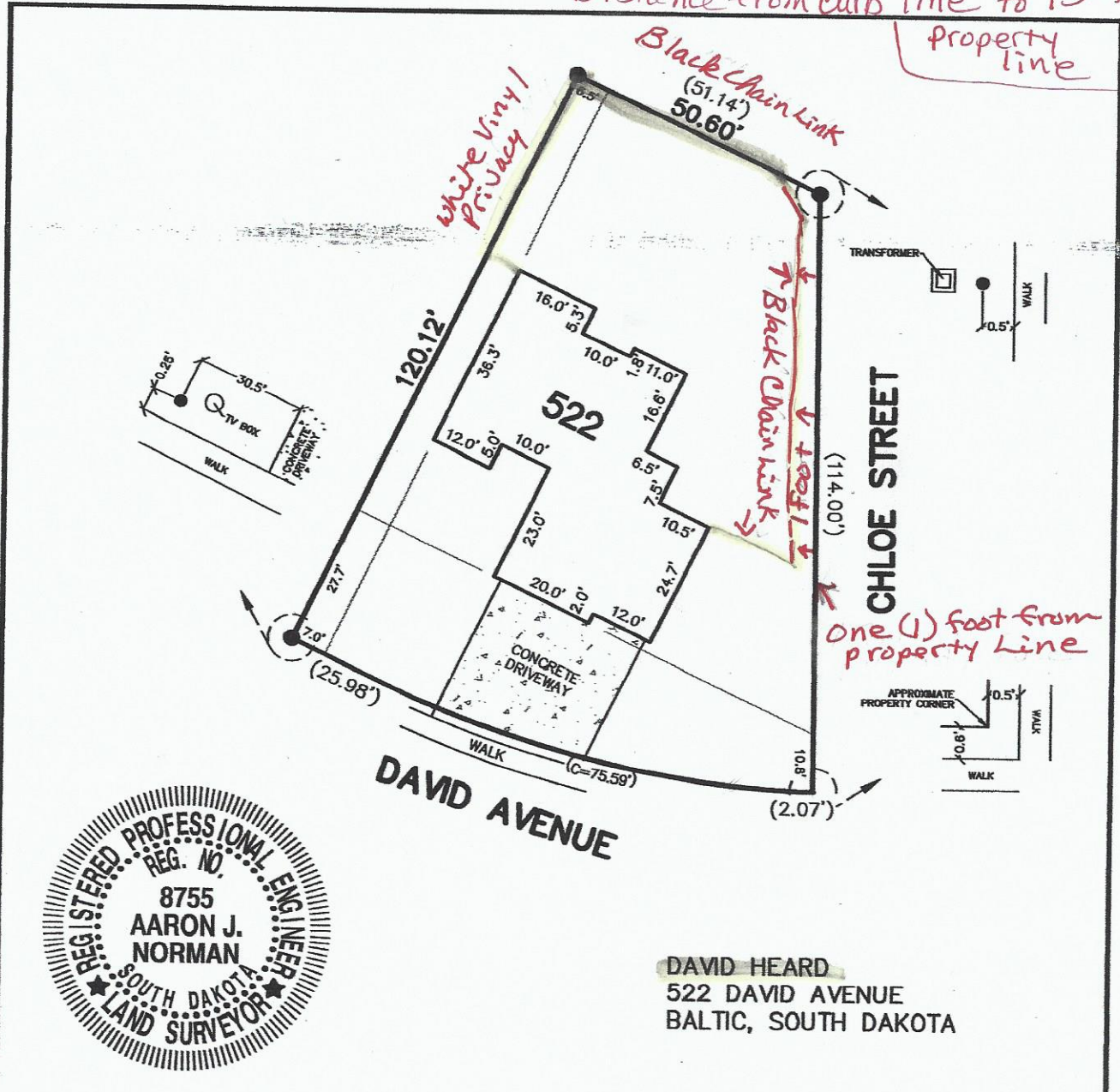
Dave & Jane Heard

605-391-7746

Boulevard = 11 feet
 sidewalk = 4 feet

Distance from curb line to 15 feet

Property line



DAVID HEARD
 522 DAVID AVENUE
 BALTIC, SOUTH DAKOTA

LEGAL DESCRIPTION
 LOT 12 IN BLOCK 10 OF BALTIC HEIGHTS ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA

DRAWN BY
 AJB
 APPROVED BY
 AJN
 DATE
 06-08-22
 PROJECT NUMBER
 22.03.0993
 SHEET
 1-1

THIS SURVEY WAS PERFORMED FOR MORTGAGE LOAN PURPOSES ONLY AND ANY ADDITIONAL INFORMATION SHOWN ON THE DRAWING SHALL BE DEEMED GENERAL IN SCOPE AND NOT BE USED TO ESTABLISH PROPERTY LINES. THIS SURVEY MAY SHOW THE LOCATION OF FENCES AND RETAINING WALLS IN RELATION TO ASSUMED PROPERTY LINES BUT WILL NOT DETERMINE OWNERSHIP OR THE ENCROACHMENT THEREOF. SITE IMPROVEMENTS SHOWN ARE IMPROVEMENTS THAT WERE ABOVE GROUND AND VISIBLE AT THE DATE OF THE SURVEY. BUILDINGS AND SITE IMPROVEMENT SETBACK VIOLATIONS ARE NOT VERIFIED OR NOTED AS AN ENCROACHMENT. BUILDING AND SETBACK DIMENSIONS SHOWN ON THE DRAWING ARE APPROXIMATE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. THE LEGAL DESCRIPTION PROVIDED ON THE SURVEY ORDER WAS USED TO PERFORM THE SURVEY. DEEDS OF RECORD AND JUNIOR & SENIOR RIGHTS OF ADJACENT OWNERS WAS NOT RESEARCHED. THE RESEARCH OF EASEMENTS OF RECORD WAS NOT PERFORMED. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES OR ENCROACHMENTS THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

SURVEYOR'S CERTIFICATE I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

Aaron J. Norman
 SD REG. NO. 8755

NORMAN
 ENGINEERING + SURVEYING
 6221 E. SILVER MAPLE CIRCLE
 SUITE #2
 SIOUX FALLS, SD 57110
 aaron@normanengineeringinc.com

D:\PROJECTS\MORTGAGE SURVEYS\2022\522 DAVID AVENUE BALTIC.DWG

SCALE: 1"=30'
 FOUND IRON PIN ●
 SET IRON PIN ○
 PREVIOUSLY PLATTED DIMENSION (100.00')