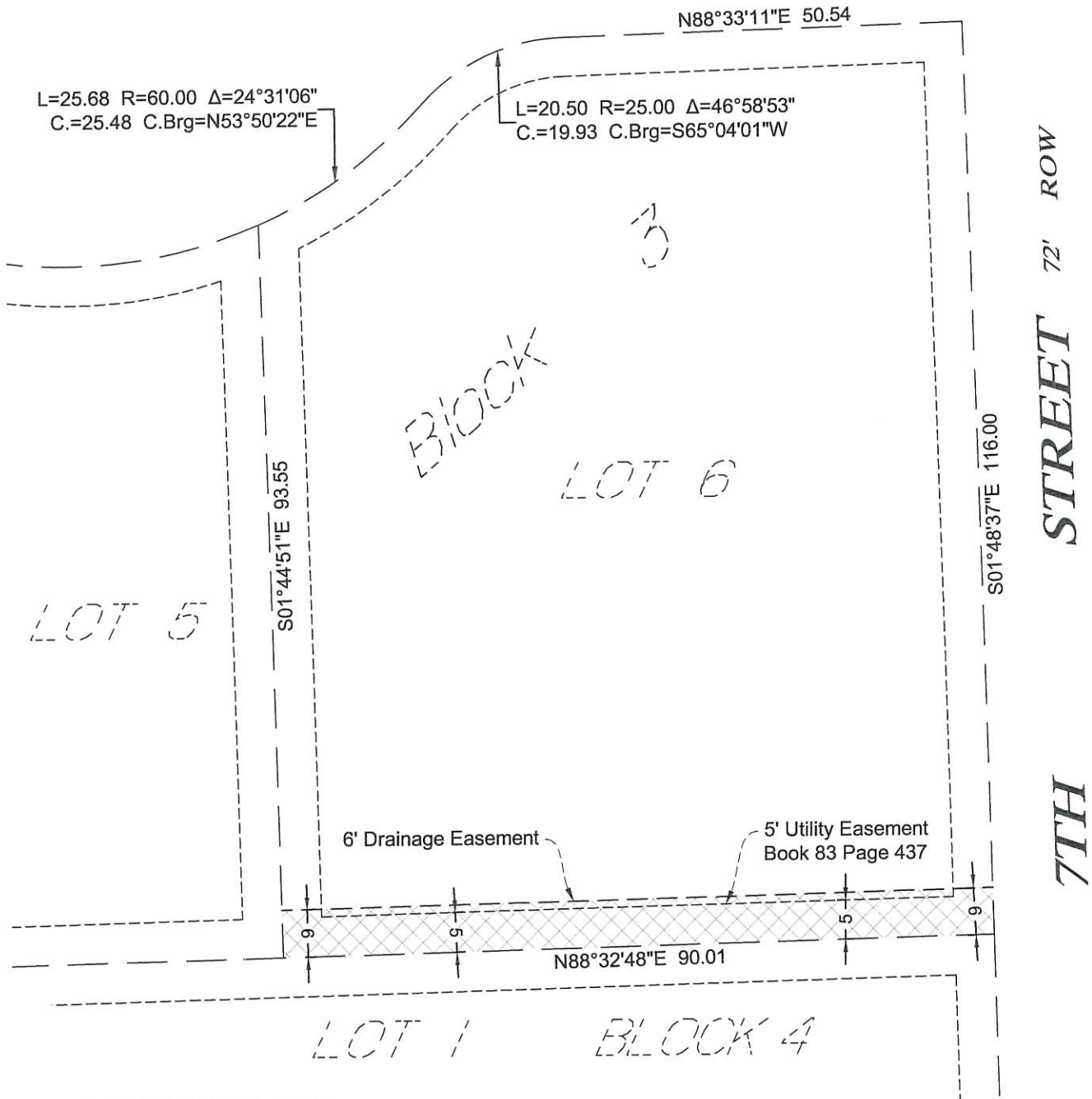


**EXHIBIT "A"**  
**Drainage Easement**  
 Lot 6 of Block 3 of Phillips Crossing Addition  
 City of Baltic, Minnehaha County, South Dakota

*NICHOLE COVE* 66' ROW



**DRAINAGE EASEMENT DESCRIPTION:**

A Drainage easement over and across all that part of Lot 6 of Block 3 of Phillips Crossing Addition, City of Baltic, Minnehaha County, South Dakota, described as follows:

The South 6' of Lot 6 of Block 3 of Phillips Crossing Addition to the City of Baltic, Minnehaha County, South Dakota.

**BASIS OF BEARING:**

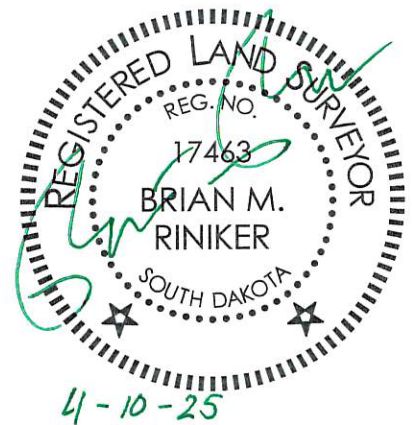
The coordinates, bearings, distances and areas shown on this plat are based on Universal Transverse Mercator coordinates, Zone 14 North, US Survey Feet.

**SURVEYOR NOTE:**




All lot dimensions shown are record information from Plat of Phillips Crossing Addition as recorded in, Minnehaha County Register of Deeds office Book 83 Page 437.

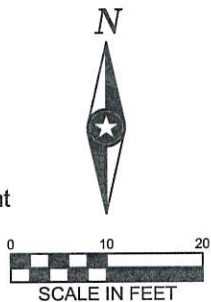
**AREA TABLE:**

Easement Area = 540 sq. ft.



**LEGEND**

-  Drainage Easement Area
-  Existing Utility Easement
-  Lot Lines

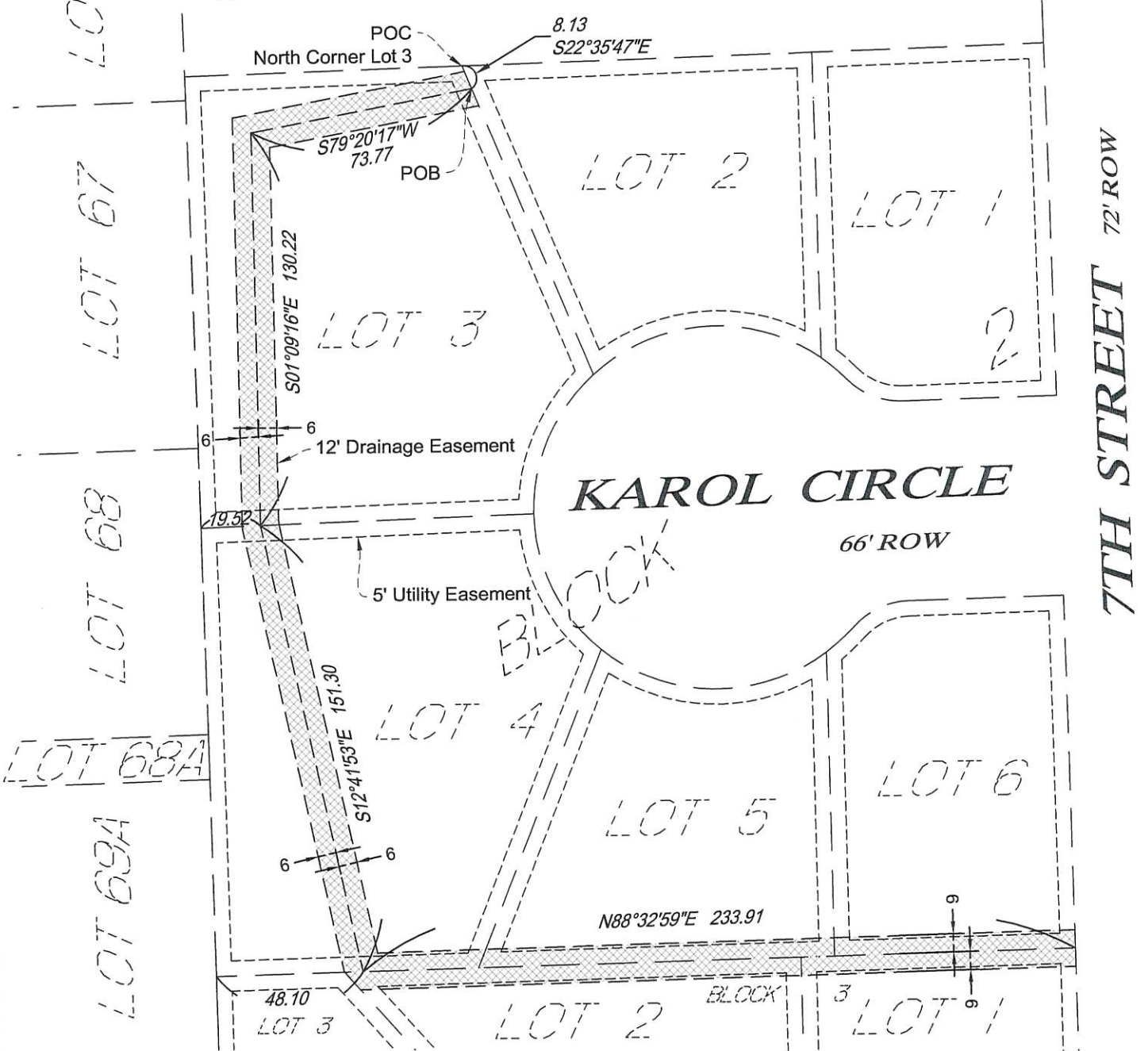


	<b>SIOUX FALLS OFFICE</b>	Project Number: 27181
	345 NORTH REID PLACE	Date: 4/2025
	SUITE 300	Drawn By: MD
	SIOUX FALLS, SD 57103	Approved By: BMR
	PHONE: 605.274.6401	Sheets: 1

**EXHIBIT "A"**  
**Drainage Easement**  
**Block 2 and Block 3 of Phillips Crossing Addition**  
**City of Baltic, Minnehaha County, South Dakota**

*TRACT / BRUN'S ADDITION*

*EV 2 GOV'T LOT 2 NW 1/4 4-103-49*



**DRAINAGE EASEMENT DESCRIPTION:**

A 12' Drainage easement over and across all that part of Lot 3, 4, 5, 6 of Block 2 and Lot 1 and Lot 2 of Block 3 of Phillips Crossing Addition, City of Baltic, Minnehaha County, South Dakota, Centerline described as follows:

Commencing at the North Corner of Lot 3, Block 2 of Phillips Crossing Addition to the City of Baltic, South Dakota; Thence South 22 degrees 35 minutes 47 seconds East along the East line of said Lot 3, 8.13 feet to the Point Of Beginning;

Thence  
 South 79 degrees 20 minutes 17 seconds West, 73.77 feet;  
 South 01 degrees 09 minutes 16 seconds East, 130.22 feet To the South line of said Lot 3;  
 South 12 degrees 41 minutes 53 seconds East, 151.30 feet To the North West Corner of said Lot 2;  
 North 88 degrees 32 minutes 59 seconds East, Along the South line said Block 2, 233.91 feet To the North East Corner of said Lot 1.

Side lines of Easement to be trimmed or extended as needed to reach lot lines.




**BASIS OF BEARING:**

The coordinates, bearings, distances and areas shown on this plat are based on Universal Transverse Mercator coordinates, Zone 14 North, US Survey Feet.

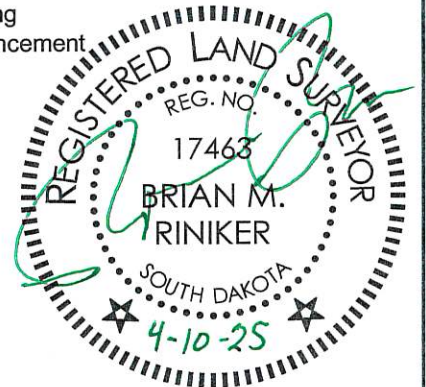
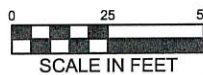
**SURVEYOR NOTE:**

All lot dimensions shown are record information from Phillips Crossing Addition as recorded in, Minnehaha County Register of Deeds Office Book 83 Page 437.

**LEGEND**

-  Drainage Easement Area
-  Utility Easement
-  Lot Lines
- POB Point Of Beginning
- POC Point Of Commencement

**AREA TABLE:**  
 Easement Area = 7058 sq. ft.



**SIOUX FALLS OFFICE**  
**345 NORTH REID PLACE**  
**SUITE 300**  
**SIOUX FALLS, SD 57103**  
**PHONE: 605.274.6401**

Project Number: 27181  
 Date: 4/2025  
 Drawn By: MD  
 Approved By: BMR  
 Sheets: 1

**EXHIBIT "A"**

**NICHOLE COVE 66' ROW**  
**Drainage Easement**  
**Block 3 and Block 4 of Phillips Crossing Addition**  
**City of Baltic, Minnehaha County, South Dakota**

**DRAINAGE EASEMENT DESCRIPTION:**

A Drainage access easement over and across all that part of Lot 5 of Block 3, and Lot 1, and Lot 2 of Block 4 of Phillips Crossing Addition, City of Baltic, Minnehaha County, South Dakota, described as follows:

The North 6' of said Lot 1, Together with:  
 The South 6' of said Lot 5, Together with:  
 Beginning at the Northeast corner of said lot 2, Thence:  
 South 22 degrees 11 minutes 56 seconds East along the east line of said Lot 2,  
 6.42 feet;

South 88 Degrees 32 minutes 48 seconds West, 103.47 feet;  
 South 13 Degrees 30 minutes 35 seconds West, 74.59 feet to the south line of said Lot 2;

North 72 degrees 55 minutes 55 seconds West along said line, 12.02 feet;  
 North 13 degrees 30 minutes 35 seconds East, 76.85 feet to the north line of said Lot 2;  
 North 88 degrees 33 minutes 30 seconds East along said line, 112.01 feet to the Point of Beginning

**BASIS OF BEARING:**

The coordinates, bearings, distances and areas shown on this plat are based on Universal Transverse Mercator coordinates, Zone 14 North, US Survey Feet.






**SURVEYOR NOTE:**

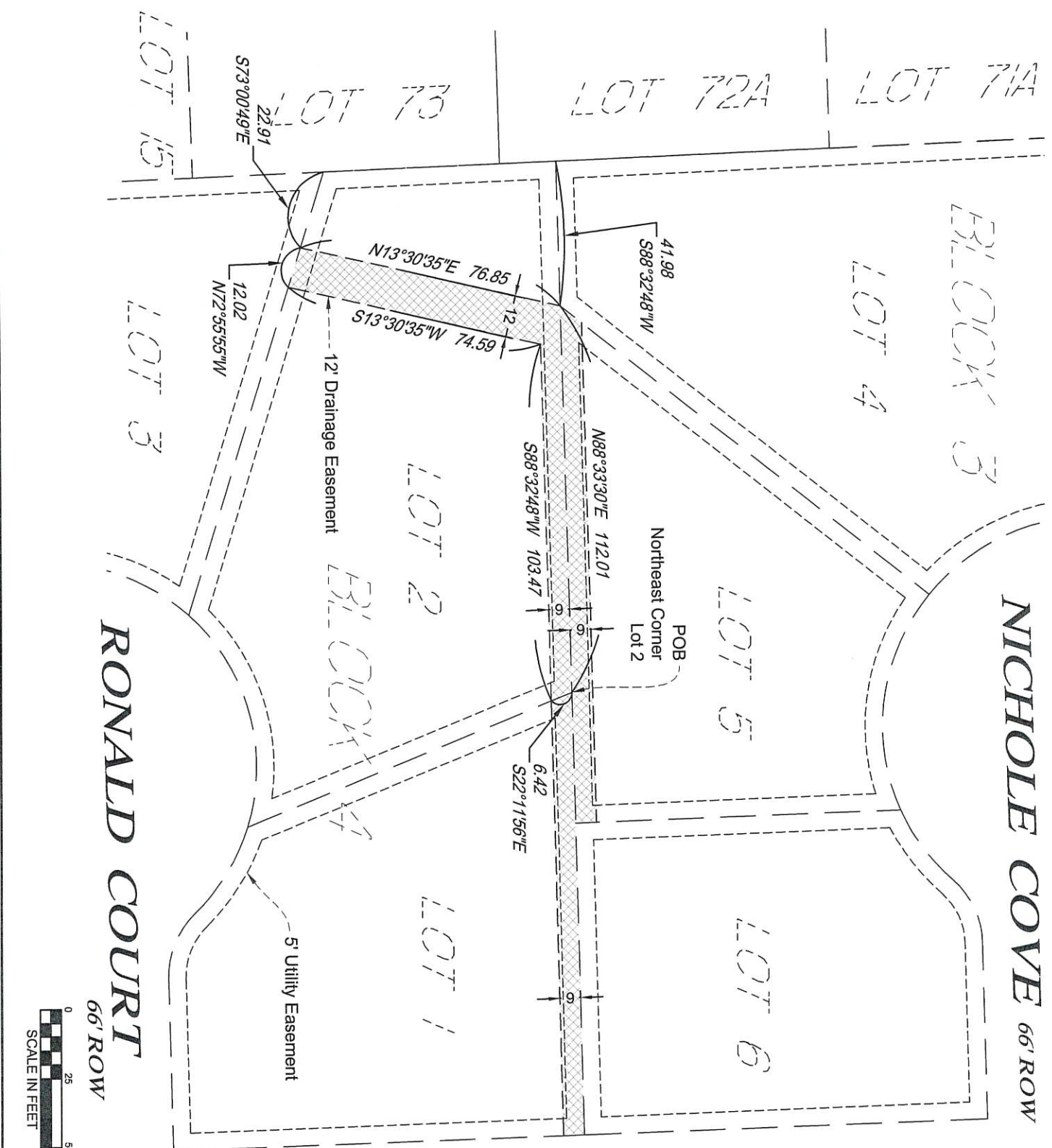
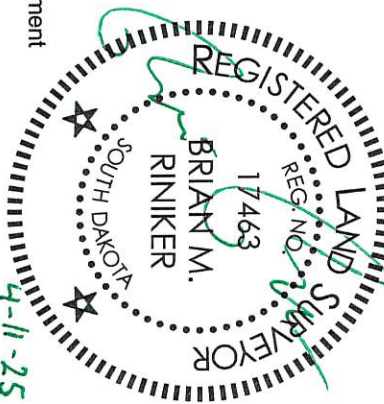
All lot dimensions shown are record information from Phillips Crossing Addition as recorded in, Minnehaha Register of Deeds office Book 83 Page 437.


**AREA TABLE:**

Easement Area = 3203 sq. ft.

**LEGEND**

-  Drainage Easement Area
-  Utility Easement
-  Lot Lines
-  POB Point Of Beginning
-  POC Point Of Commencement

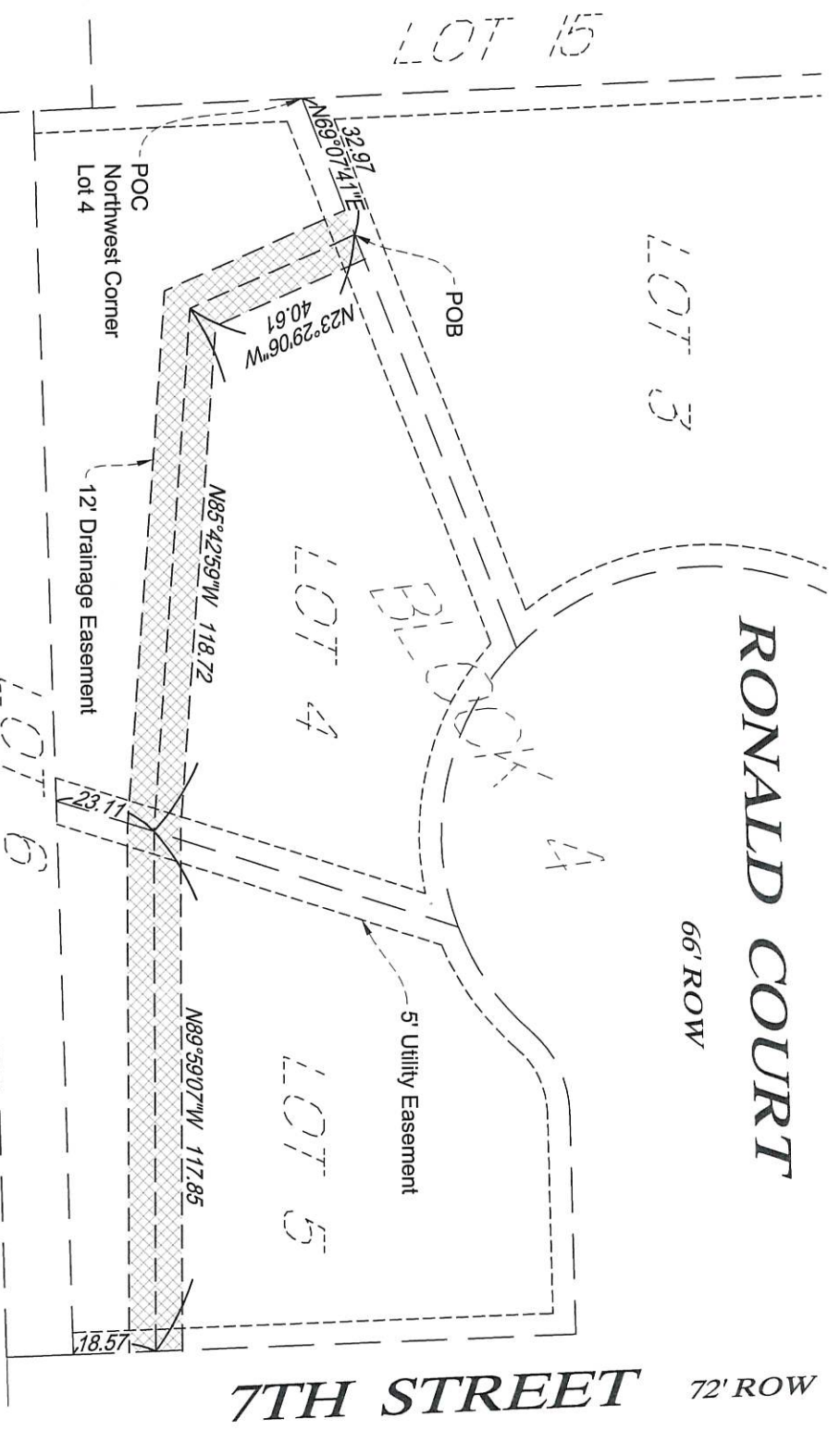




**SIoux FALLS OFFICE**  
 345 NORTH REID PLACE  
 SUITE 300  
 SIoux FALLS, SD 57103  
 PHONE: 605.274.6401

Project Number: 27181  
 Date: 4/20/25  
 Drawn By: MD  
 Approved By: BMR  
 Sheets: 1

**EXHIBIT "A"**  
**Drainage Easement**  
**Lot 4 and Lot 5 of Block 4 of Phillips Crossing Addition**  
**City of Baltic, Minnehaha County, South Dakota**



**DRAINAGE EASEMENT DESCRIPTION:**

A 12' wide Drainage easement over and across all that part of Lot 4 and Lot 5 of Block 4 of Phillips Crossing Addition, City of Baltic, Minnehaha County, South Dakota, Centerline described as follows:

Commencing at the Northwest Corner of said Lot 4, Block 4 of Phillips Crossing Addition to the City of Baltic, South Dakota; Thence North 69 degrees 07 minutes 41 seconds East along the North line of said Lot 4, 32.97 feet to the Point Of Beginning;

**Thence**

South 23 degrees 29 minutes 06 seconds West, 40.61 feet;  
 South 85 degrees 42 minutes 59 seconds East, 118.72 feet To the East line of said Lot 4;  
 South 89 degrees 59 minutes 07 seconds East, 117.85 feet To the East line of said Lot 5;

Side lines of Easement to be trimmed or extended as needed to reach lot lines.

**BASIS OF BEARING:**

The coordinates, bearings, distances and areas shown on this plat are based on Universal Transverse Mercator coordinates, Zone 14 North, US Survey Feet.






**SURVEYOR NOTE:**

All lot dimensions shown are record information from Phillips Crossing Addition as recorded in, Minnehaha County Register of Deeds office Book 83 Page 437.


**AREA TABLE:**

Easement Area = 3325 sq. ft.

**LEGEND**

-  Drainage Easement Area
-  Utility Easement
-  Lot Lines
-  POB Point Of Beginning
-  POC Point Of Commencement





**SIoux FALLS OFFICE**  
 345 NORTH REID PLACE  
 SUITE 300  
 SIoux FALLS, SD 57103  
 PHONE: 605.274.6401

Project Number: 27181  
 Date: 4/2025  
 Drawn By: MD  
 Approved By: BMR  
 Sheets: 1