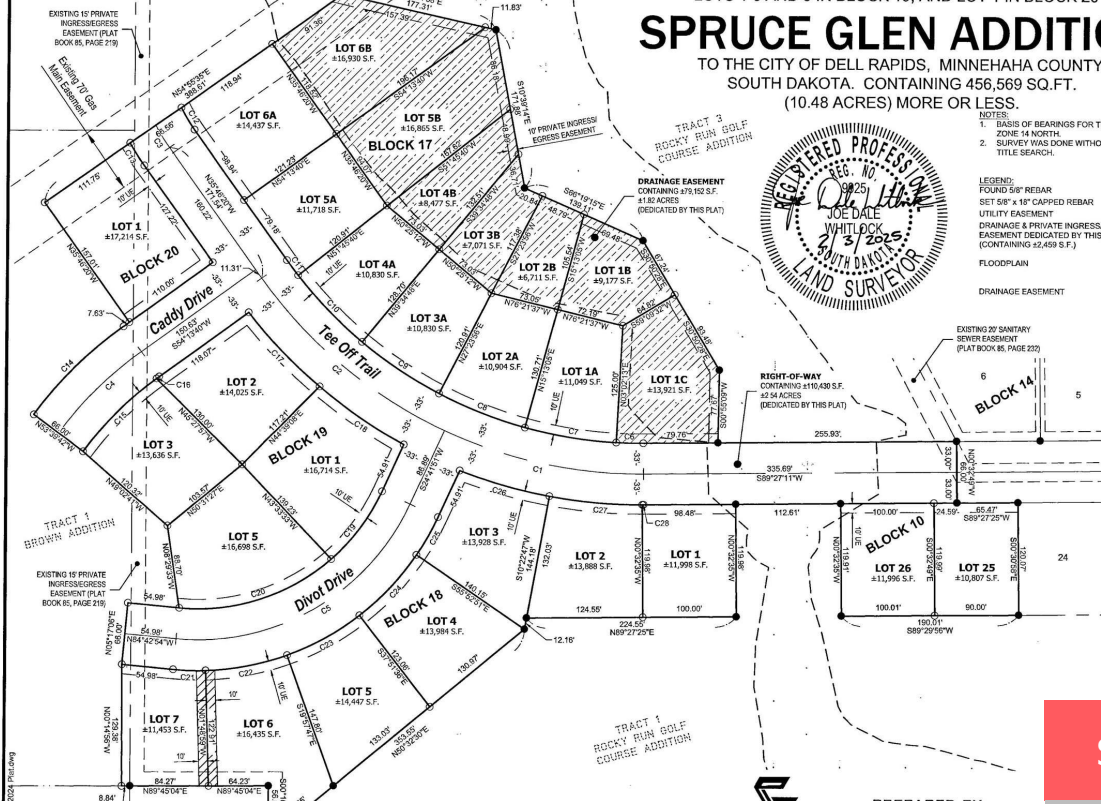


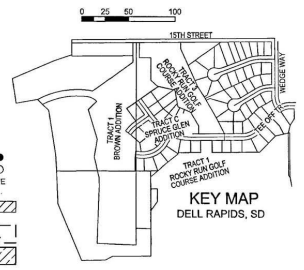
# SPRUCE GLEN ADDITION

TO THE CITY OF DELL RAPIDS, MINNEHAHA COUNTY,  
SOUTH DAKOTA. CONTAINING 456,569 SQ.FT.  
(10.48 ACRES) MORE OR LESS.



NOTES:  
1. BASIS OF BEARINGS FOR THIS PLAT IS UTM ZONE 14 NORTH  
2. SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH

LEGEND:  
FOUND 5/8" REBAR  
SET 5/8" x 18" CAPPED REBAR  
UTILITY EASEMENT  
DRAINAGE & PRIVATE INGRESS/EGRESS EASEMENT DEDICATED BY THIS PLAT (CONTAINING 42,459 S.F.)  
FLOODPLAIN  
DRAINAGE EASEMENT



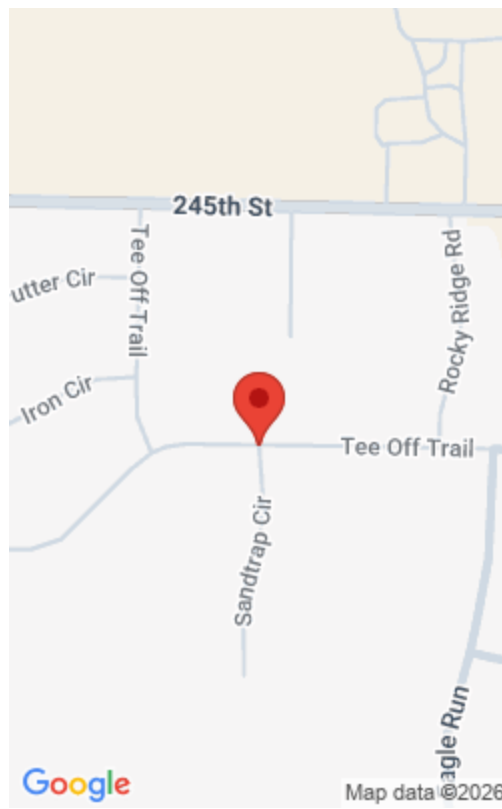
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	220.37	500.00'	025°14'39"	111.97'	N77°35'27"W	218.52'
C2	257.70	500.00'	029°31'30"	131.78'	N50°32'15"W	254.86'
C3	28.11	200.00'	008°03'13"	14.08'	N31°44'43"W	28.09'
C4	124.89	400.00'	017°53'22"	62.96'	S45°16'59"W	124.38'
C5	308.00	250.00'	070°35'16"	176.97'	S59°59'28"W	288.88'
C6	29.21	467.00'	003°35'02"	14.61'	N88°45'18"W	29.21'
C7	99.28	467.00'	012°10'52"	49.83'	N88°52'21"W	99.10'
C8	99.28	467.00'	012°10'52"	49.83'	N68°41'29"W	99.10'
C9	99.28	467.00'	012°10'52"	49.83'	N54°30'38"W	99.10'
C10	99.28	467.00'	012°10'51"	49.83'	N44°19'46"W	99.10'
C11	20.11	467.00'	032°28'00"	10.05'	N37°00'20"W	20.10'
C12	27.74	167.00'	009°31'03"	13.90'	N31°00'48"W	27.71'
C13	28.50	233.00'	007°00'28"	14.27'	N32°16'57"W	28.48'
C14	135.20	433.00'	017°53'22"	68.15'	S45°16'59"W	134.65'
C15	110.94	367.01'	017°19'10"	55.90'	N44°59'54"E	110.52'
C16	3.65	374.05'	007°33'32"	1.82'	N52°56'44"E	3.65'
C17	109.99	532.29'	011°50'24"	55.19'	S44°10'12"E	109.80'
C18	110.00	532.22'	011°50'32"	55.20'	S59°01'11"E	109.81'
C19	91.47	217.00'	024°09'08"	46.42'	S38°46'23"W	90.79'
C20	175.87	217.00'	048°28'10"	93.00'	S72°04'01"W	171.10'

**\$159,900**

- Land
- Building Eligibility
- Active - Active

## BK17LT5A5B TEE OFF TRL

<https://harr-lemme.com>



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## Basics

**Status:** Active - Active

**Category:** Building Eligibility

**Date added:** Added 2 months ago

**Days On Market:** 363

**Type:** Land

**Sale Or Rent:** S

**MLS ID:** 22501777

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## Schools

**School District:** Dell Rapids

**Middle:** Dell Rapids MS

**High School District:** DellRapids

**Elementary:** Dell Rapids ES

**High School:** Dell Rapids HS

**Middle Or Junior School District:** DellRapids

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## Agent

**AgentEmail:** amylensing@hegg.com

**AgentMI:** L

**AgentFirstName:** Amy

**AgentLastName:** Lensing

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## Building Details

**Water Source:** Public

**Utilities:** Cable Available, Natural Gas Available, Electricity Available, Phone Available

**Lot Features:** Irregular Lot, City Lot, Walk-Out Lot

**Parcel Number:** TBD

**Sewer:** Public Sewer

**Subdivision Name:** Spruce Glen

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## Amenities & Features

**Fencing:** None

