

PLAT OF HOLTON ESTATES, LOCATED IN THE NW OF THE SE4 SECTION 35, TOWNSHIP 126 NORTH, RANGE 52 WEST OF THE 5th P.M., ROBERTS COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

E. Irene Dahl, Treasurer of Roberts County, South Dakota, hereby certify that all taxes which are liens upon any land included in the above plat are shown by the records of my office to be fully paid.

March 5, 1974

Reputy Oliver Kaden
Treasurer, Roberts County, South Dakota

I, Anker Dohdahl, Director of Equalization, Roberts County, South Dakota, hereby certify that I have received a copy of this plat this 5 day of March, 1974.

48251

W. L. Dohdahl
Director of Equalization
Roberts County, South Dakota

Filed for record this 5 day of March, 1974, at 1:40 o'clock P.M., D.S.T., and duly recorded in Book No. A Page 1 and designated as Plat No. 126-52-35-1

Marj Oetting
Register of Deeds
Roberts County, South Dakota

A SUBDIVISION OF THE NORTH HALF OF THE SOUTH EAST QUARTER (N½ SE¼) OF SECTION 35, IN TOWNSHIP 126 NORTH OF RANGE 52 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN ROBERTS COUNTY, SOUTH DAKOTA. THE SAME TO BE BINDING UPON ALL GRANTEES, THEIR RESPECTIVE HEIRS, LEGATEES, DEVISEES AND ASSIGNS.

1. No lots may be divided or subdivided.
2. No commercial enterprises shall be constructed or operated upon any lots with the exception of the construction of multi-dwelling structures not to exceed a four-plex type structure.
3. No trailer house will be allowed on said lots as a permanent home.
4. No houses or other type of structure may be moved on lots without the written consent of the developers, their successors, heirs or assigns.
5. The ravine area adjacent to the lots remains the property of the developers, but may be used for the mutual enjoyment and recreation of all lot owners, however, no fires will be allowed at any time, except at those places developed for such purposes. No trees may be removed without the specific written consent of the developers, other than trimming of trees and shrubs to enhance the beauty of the adjacent lots. Additional trees may be planted with specific written permission of the developers.
6. Any fill that is placed adjacent to the ravine shall have immediate measures taken to prevent any erosion of soils into the ravine, and comply with all pollution laws.
7. No refuse or other debris may be deposited in the trees and ravine adjacent to the lots so as to detract from the beauty of the surrounding area. Like wise no old junked cars, trailers or other such items will be allowed on or near the lots or in the ravine adjoining said lots. Any violation of the above in the ravine, and the developer shall remove said items and bill the owner of the adjacent lot.
8. No houses may be built upon any lot that contain less than 800 square feet of living space excluding garage and basement.
9. No barns or other type of livestock buildings may be placed upon said lots and no livestock of any kind other than household pets may be kept upon said lots.
10. No basements may be used for living quarters until the houses exterior is completed.
11. No houses may be built closer than forty feet (40') from the roads and must not be built closer than ten feet (10') from any lot line. All houses built upon said property shall attempt to conform as much as possible so as to not detract from the appearance of the ravine and the view of adjoining houses.
12. All septic tanks placed upon said property shall be constructed in such a manner that they strictly comply with state health laws. Drain fields shall flow away from the ravine.

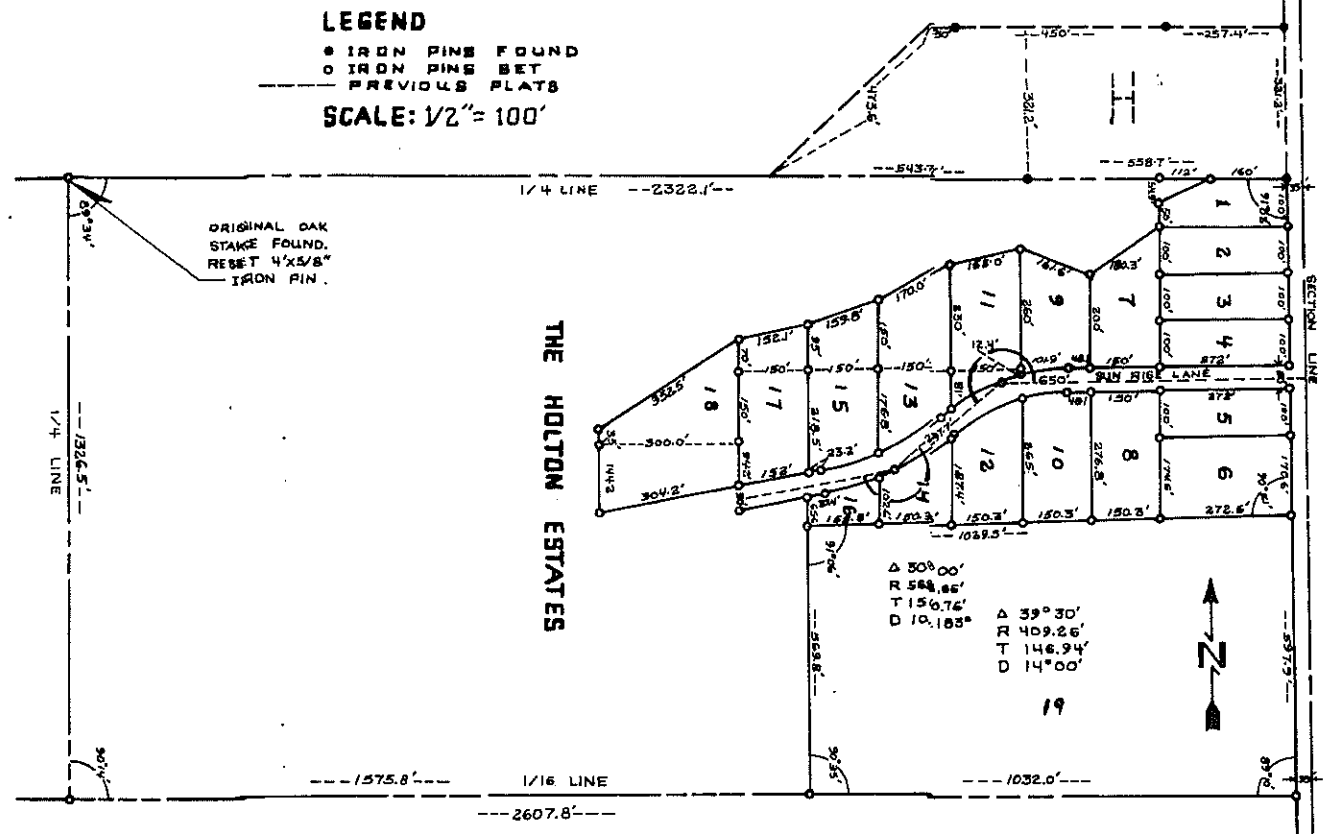
Larry J. Holton
Developer
02-28-74



**PLAN SHOWING THE HOLTON ESTATES,
A SUBDIVISION IN THE NW1/4 OF THE SE1/4,
SEC. 35, T126N, R52W, OF THE
5PM. ROBERTS COUNTY, SOUTH DAKOTA.**

One (1)

LEGEND
• IRON PINE FOUND
○ IRON PINE SET
--- PREVIOUS PLATS
SCALE: 1/2" = 100'



OWNERS CERTIFICATE
We, the undersigned, hereby certify that we are the absolute and unqualified owners of HOLTON ESTATES, located in the North 1/2 of the Southeast 1/4 of Section 35, Township 126 North, Range 52 West of the 5th P.M. Roberts County, South Dakota, the boundaries of said HOLTON ESTATES are as indicated on the within plat. We further certify that said HOLTON ESTATES is free from any incumbrance, and that the within plat has been made at our request for the purposes indicated therein, which said property is surveyed and settled shall be hereafter known as HOLTON ESTATES, a subdivision in the NW1/4 of the SE1/4 of Section 35, Township 126N, Range 52W of the 5th P.M., Roberts County, South Dakota. We further certify that we hereby dedicate to the public, for public use forever, the streets and alleys as shown and marked on this plat.

Dated February 28, 1974

Larry J. Holton
Larry J. Holton
Clifford Meland
Clifford Meland
Margaret Meland
Margaret Meland
W. S. Krawinkel
W. S. Krawinkel
Don A. Crampton
Don A. Crampton
Notary Public
Notary Public

ACKNOWLEDGMENT
State of South Dakota)
County of Roberts)
On this 28 day of February, 1974, before me a Notary Public, personally appeared Larry J. Holton, Clifford Meland, and Margaret Meland, known to me to be the persons described in and who executed the within instrument, and who acknowledged to me that they executed the same.
My commission expires 7-1-74

ARTHUR M. JOHNSON
Notary Public, Roberts County, S.D. Reg.
My Commission Expires July 7, 1974

SURVEYOR'S CERTIFICATE
I, Donald A. Crampton, a Registered Land Surveyor in the State of South Dakota, do hereby certify that, at the request of the owners, I have surveyed and plotted the Holton Estates, a subdivision of the NW1/4 of the SE1/4 of Section 35, Township 126 North, Range 52 West of the 5th P.M., Roberts County, South Dakota, as shown on the within plat, that I have set iron pins as shown, and that said survey and plat are correct.
Signed this 23 day of January, 1974.

Donald A. Crampton
Donald A. Crampton, L.S. & L.S.
South Dakota Reg. No. 512

State of South Dakota)
County of Roberts)
On this 23 day of January, 1974, before me, a Notary Public, personally appeared Donald A. Crampton, known to me to be the person described in and who executed the within instrument, and who acknowledged to me that he executed the same.
My commission expires _____

Notary Public
Notary Public, Roberts County, South Dakota

RESOLUTION OF THE COUNTY PLAN COMMISSION
On the 1st day of January, 1974, the following was adopted: "Be it resolved by the County Plan Commission of Roberts County, South Dakota, in regular session assembled, that the plat of Holton Estates, located in the NW1/4 of the SE1/4 of Section 35, Township 126 North, Range 52 West of the 5th P.M., Roberts County, South Dakota, be approved this 5 day of March, 1974, in accordance with the provisions of SDCL Chapter 35-12, and all acts amendatory thereto."
I, Richard S. Johnson, Chairman, Roberts County Plan Commission, do hereby certify that the foregoing is a true copy of the resolution adopted by the Board of the Roberts County Plan Commission at a meeting of the Board held on the 5 day of March, 1974.
Richard S. Johnson
Chairman, Roberts County Plan Commission

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, ROBERTS COUNTY, SOUTH DAKOTA
On the 1st day of January, 1974, the following resolution was adopted: "Be it resolved by the Board of County Commissioners of Roberts County, South Dakota, in regular session assembled, that the plat of Holton Estates, located in the NW1/4 of the SE1/4 of Section 35, Township 126 North, Range 52 West of the 5th P.M., be approved this 5 day of March, 1974, in accordance with the provisions of SDCL Chapter 35-12, and all acts amendatory thereto." I, Richard S. Johnson, County Auditor of Roberts County, South Dakota, do hereby certify that the foregoing is a true copy of the resolution adopted by the Board of County Commissioners of Roberts County, South Dakota.
Dated this 5 day of March, 1974.
Richard S. Johnson
County Auditor, Roberts County, South Dakota