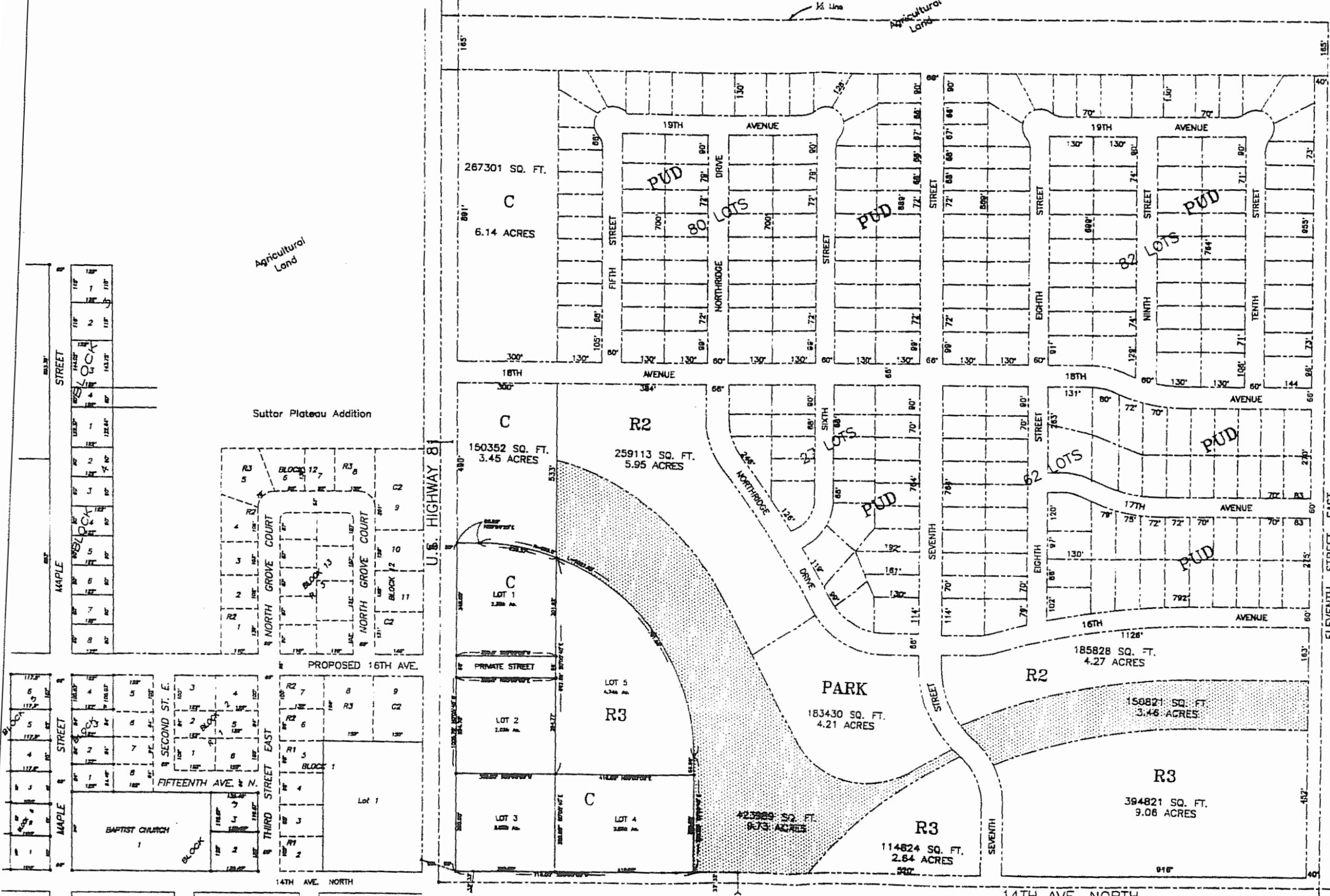


Approved at the January 16, 1996 City Council Meeting

*A.E. Aason* 12-19-95



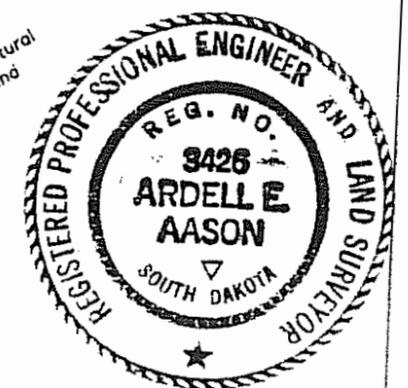
Master Plan  
 Northridge Addition  
 SW1/4 Sec. 20, T117N, R52W  
 of the Fifth P.M., Less the  
 North 10 Rods thereof.

251 LOTS SHOWN

Contains 151.2 Acres more or less of  
 which 7.1 Acres more or less is Section  
 Line or Previously Acquired Road Right-  
 Of-Way.



December 1995  
 Scale: 1"=300'



Surveyed By  
 Aason Engineering Company, Inc.  
 Watertown, SD

*Ardele E. Aason*  
 Reg. Prof. Eng. and Land Surveyor

REPORT AND RECOMMENDATION OF THE CITY PLAN COMMISSION

**TO THE CITY COUNCIL OF THE MUNICIPALITY OF WATERTOWN, SOUTH DAKOTA**

Lois Blanchard certifies that she is the duly appointed, qualified, and acting secretary of the City Plan Commission of the Municipality of Watertown, South Dakota, and that the following is a true, correct, and complete copy of a Resolution adopted at a duly called meeting of the City Plan Commission on the 19th day of December, 1995, to-wit:

RESOLUTION NO. M-231

BE IT RESOLVED by the City Plan Commission of the Municipality of Watertown, South Dakota that:

WHEREAS, Anza/Dunham L.L.C. is the sole owner of the Southwest Quarter, less the North 10 Rods thereof, of Section 20, Township 117 North, Range 52 West of the Fifth P.M., in Codington County, South Dakota; and

WHEREAS, Anza/Dunham L.L.C. has submitted a Master Plan of Northridge Addition to the Municipality of Watertown, in the County of Codington; and

WHEREAS, said Master Plan includes an area of Planned Unit Development for single family residential development which the City Plan Commission reviewed and found to be acceptable upon the following considerations:

The 32 foot curb face to curb face width on the 60 foot rights of way with parking restricted to one side, where shown on the Master Plan approved by the City Plan Commission this date, is consistent with the Municipality of Watertown's existing ordinance and will allow for two 12 foot traffic lanes and an 8 foot parking lane. The Developer will construct storm sewers so that in a five year rainfall event there will be a 12 foot wide street driving lane free of water.

The allowance for 7 foot, rather than the R-1 zoning required 9 foot lots still requires proper drainage between houses.

The smallest interior lots have a square footage of almost the 9,000 square feet required by R-1 zoning.

Most of the interior lots exceed 9,000 square feet. The smallest corner lots have a square footage of almost the 10,000 square feet required by R-1 zoning. Most of the corner lots exceed 10,000 square feet.

NOW, THEREFORE, the City Plan Commission, after review of the proposed Planned Unit Development (PUD) as altered at the December 19, 1995 City Plan Commission meeting, finds that the Planned Unit Development is consistent with the Planned Unit Development ordinance of the Municipality of Watertown, and is hereby approved by the City Plan Commission; and the City Plan Commission recommends that the Master Plan of Northridge Addition to the Municipality of Watertown, in the County of Codington, be approved by the City Council of the Municipality of Watertown as requested.

She further certifies that the foregoing Resolution is in full force and effect and unrevoked.

IN WITNESS WHEREOF I have hereunto set my hand this 19<sup>th</sup> day of December, 1995.



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Lois Blanchard, Secretary  
City Plan Commission of the Municipality  
of Watertown, South Dakota