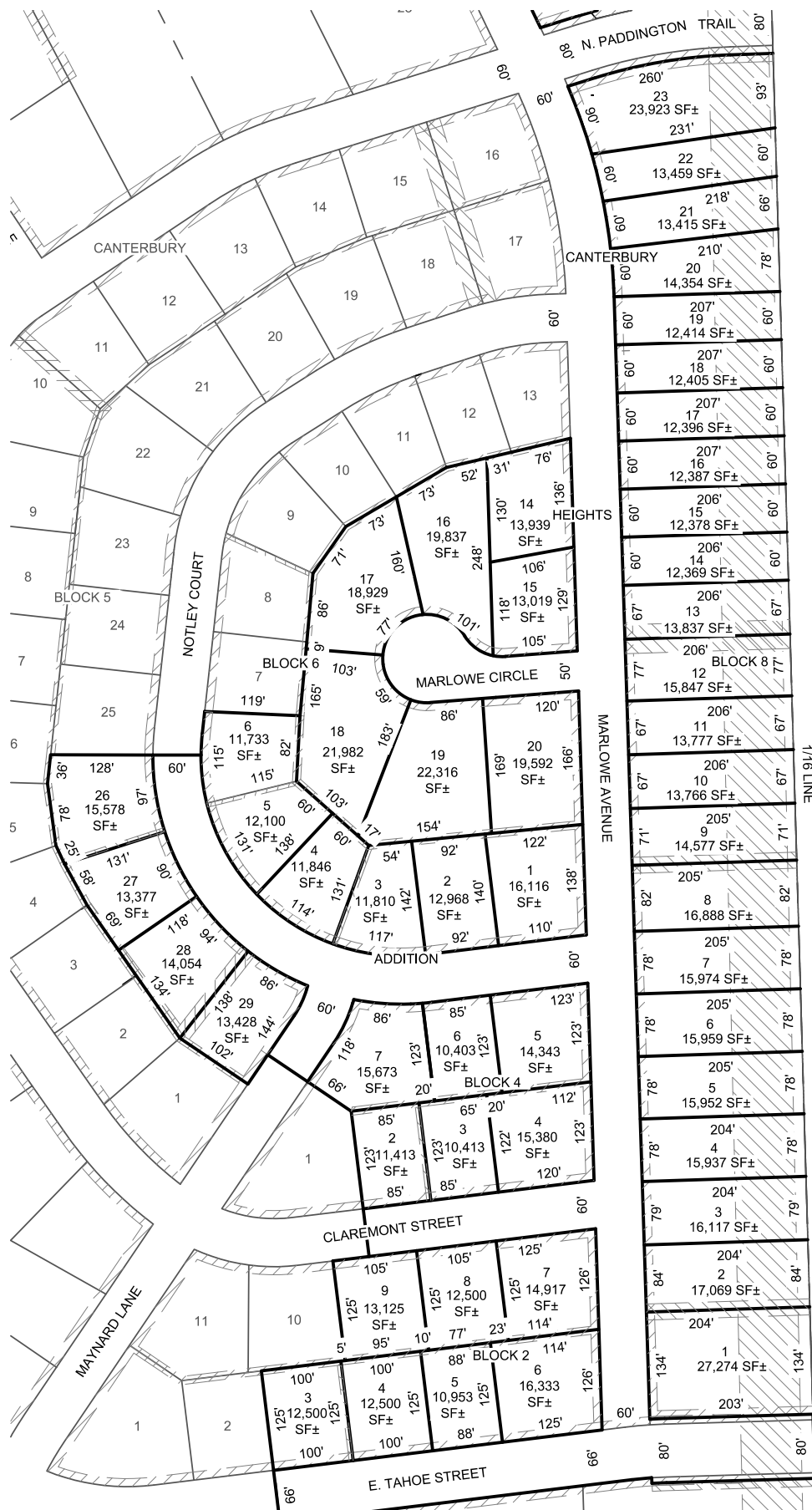




SCALE: 1" = 200'



NE 1/4 SE 1/4

SE 1/4 SE 1/4

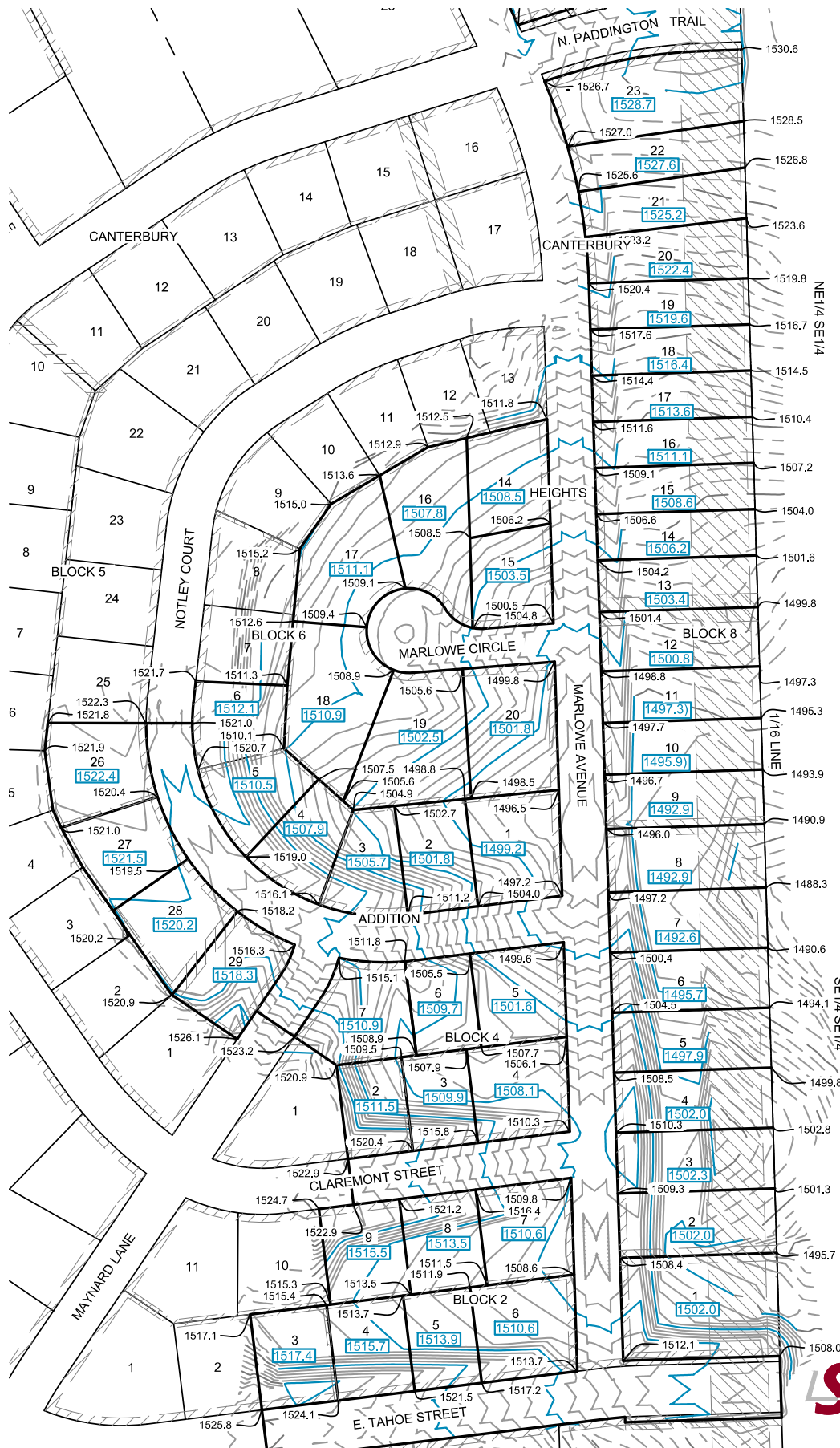
Sayre
Associates

216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222

Engineers • Surveyors



SCALE: 1" = 200'



MINIMUM GROUND ELEVATION

MINIMUM GROUND ELEVATION (MGE); IS THE MINIMUM FINISHED GROUND ELEVATION AT THE HOME. THIS IS THE TOP OF BLACK DIRT UNDER THE GRASS, OR THE TOP OF LANDSCAPE ROCK OR OTHER LANDSCAPE MATERIAL AT THE LOWEST EXPOSED PART OF THE HOUSE.

THE MGE SHOULD NOT BE CONSTRUED AS BEING APPLICABLE TO ALL AREAS OF THE BUILDING FOUNDATION, NOR AS A FINISHED FLOOR ELEVATION FOR A WALKOUT BASEMENT.

ON LOTS WITH REAR YARD DRAINAGE THIS ELEVATION TYPICALLY INDICATES THE MINIMUM FINISHED GROUND AT THE LOCATION OF THE HOME NEAREST THE LOW BACK CORNER OF THE LOT. GROUND ELEVATIONS ON THE FRONT AND HIGH BACK SIDE OF THE STRUCTURE MAY NEED TO BE SUBSTANTIALLY HIGHER TO ACHIEVE POSITIVE DRAINAGE.

ON LOTS WITH BACK TO FRONT DRAINAGE THIS ELEVATION TYPICALLY INDICATES THE MINIMUM FINISHED GROUND AT THE LOCATION OF THE HOME NEAREST THE LOW FRONT CORNER OF THE LOT. GROUND ELEVATIONS ON THE SIDES AND REAR OF THE STRUCTURE MAY NEED TO BE SUBSTANTIALLY HIGHER TO ACHIEVE POSITIVE DRAINAGE.

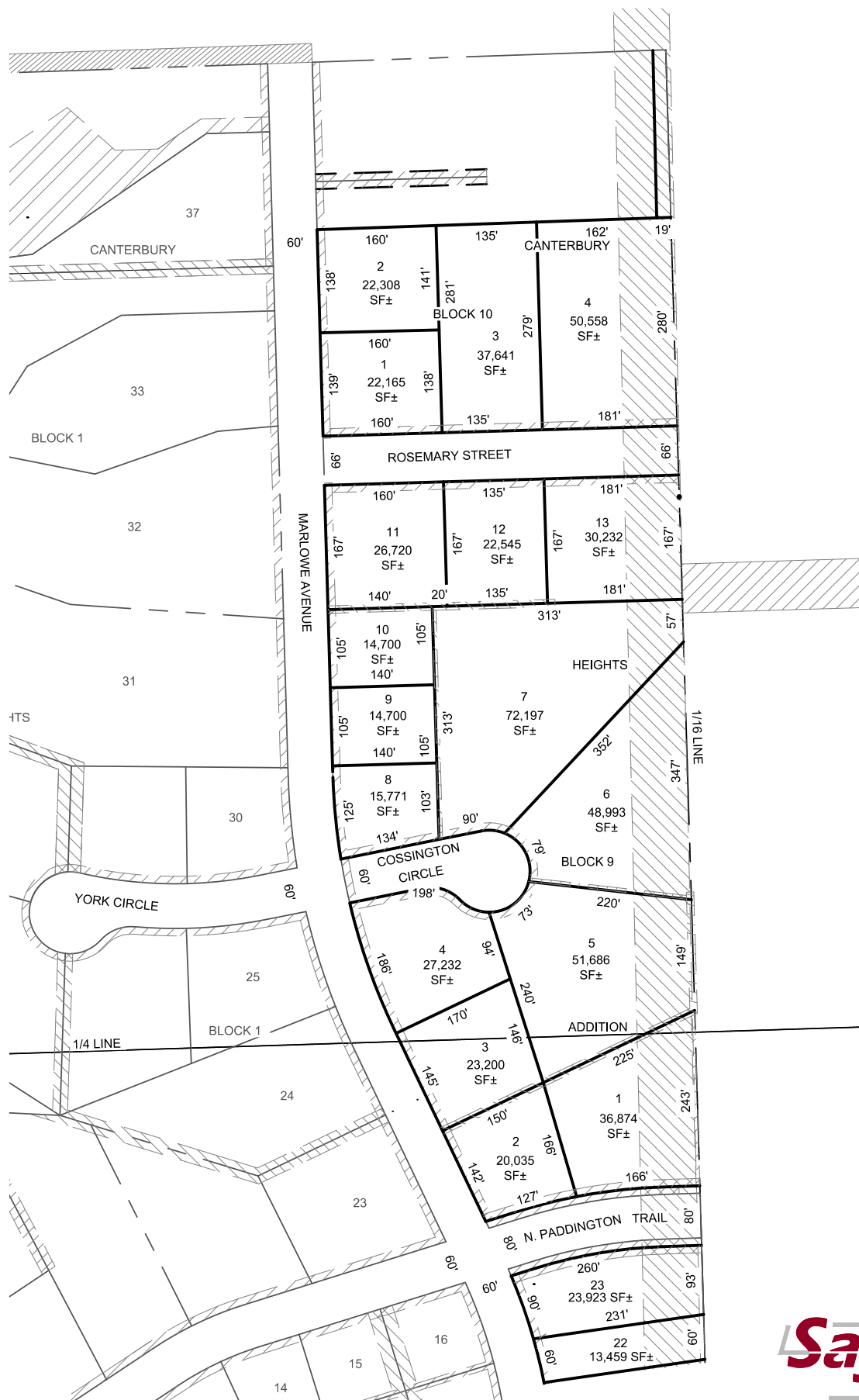
IN ALL CASES, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE.

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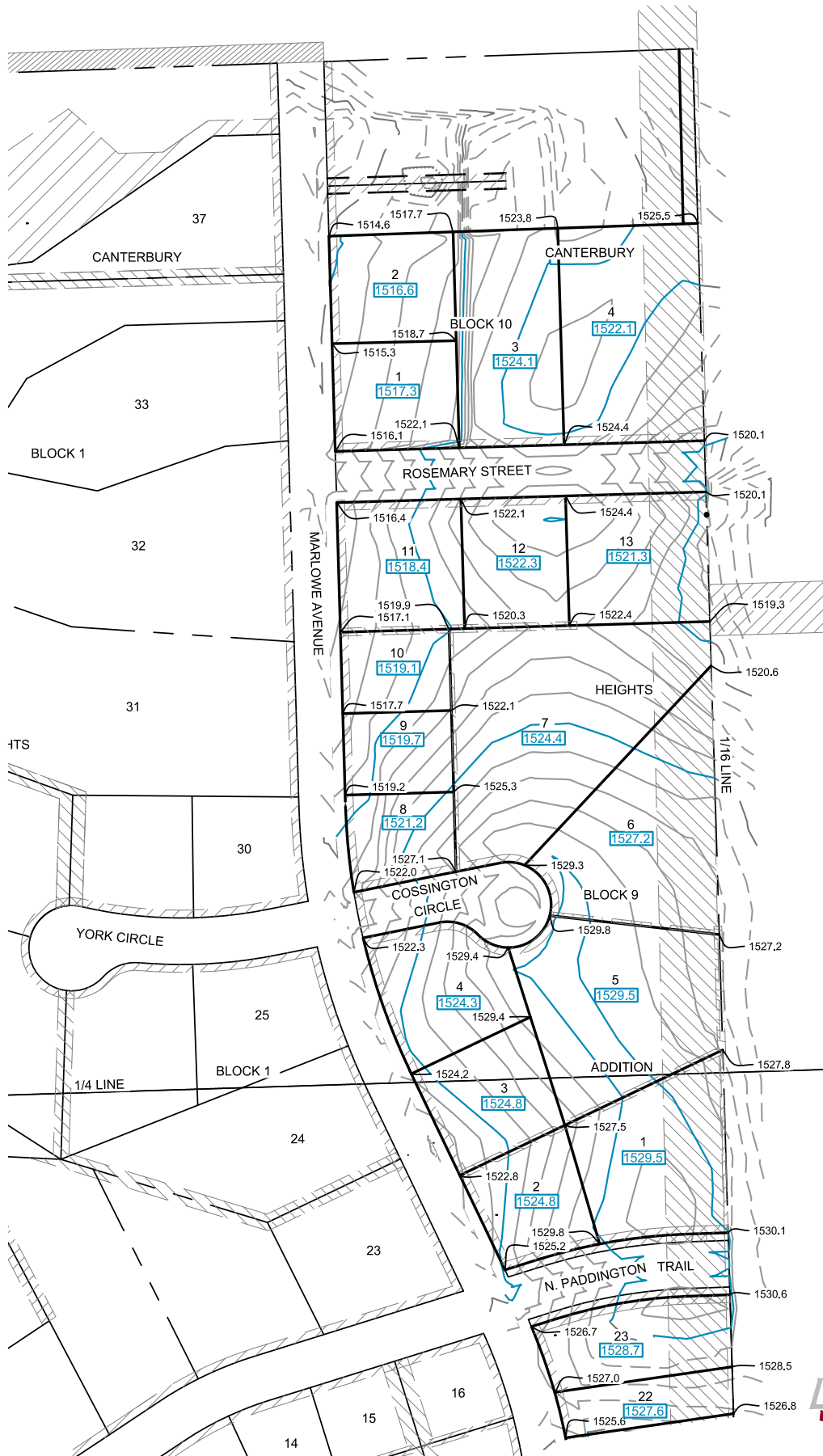
SCALE: 1" = 200'



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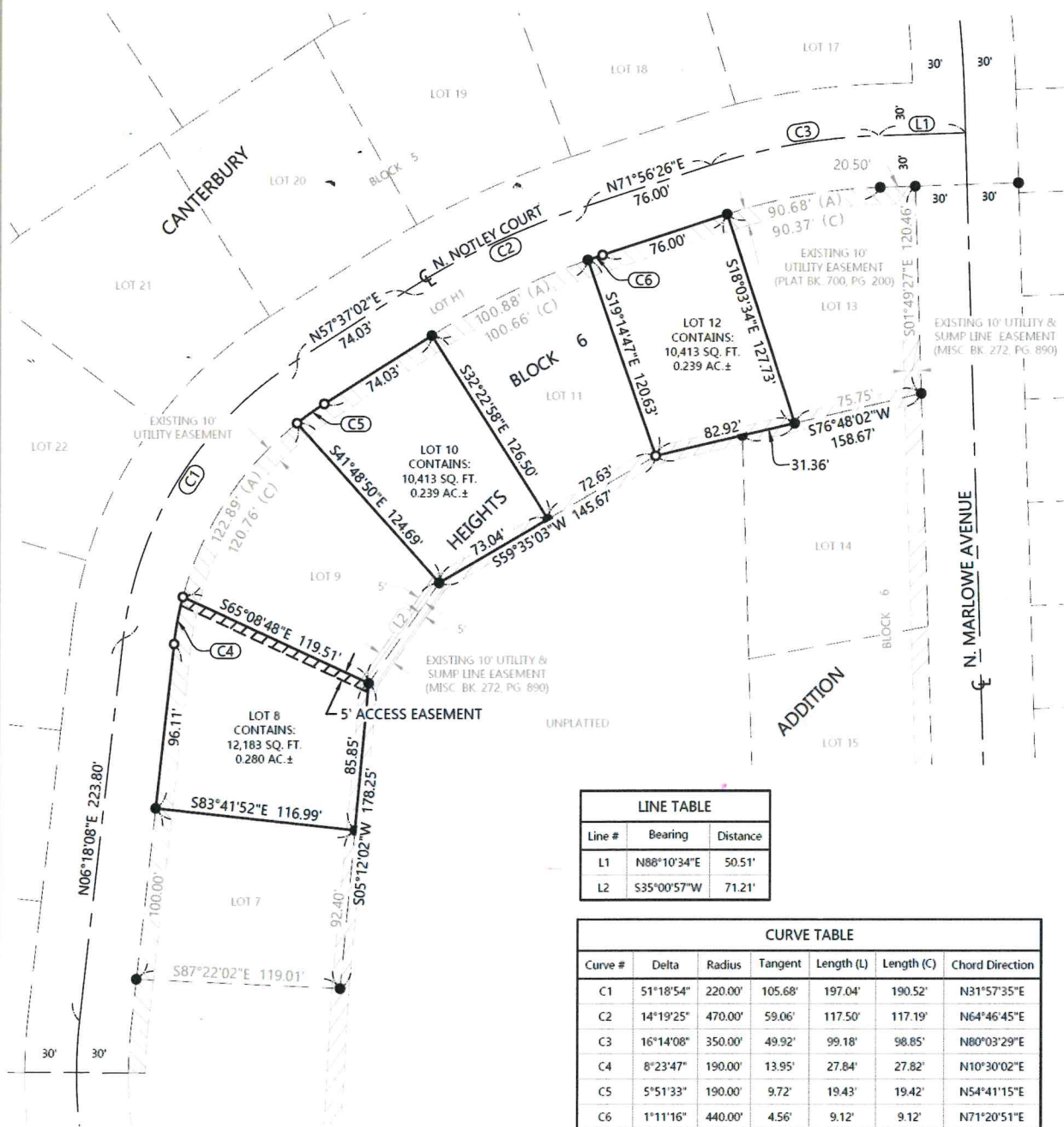
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Engineers • Surveyors

LOTS 8, 10 AND 12, BLOCK 6 OF CANTERBURY HEIGHTS, AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA



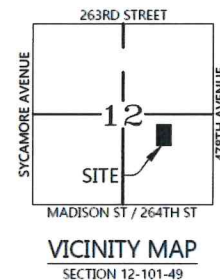
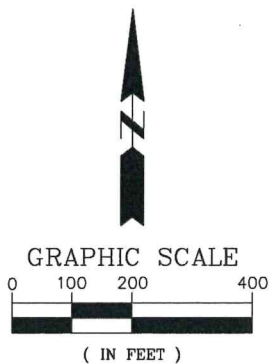
Notes:

The bearing system for this plat is based on the UTM Zone 14 North.

This plat was prepared without the benefit of a title commitment.

Legend

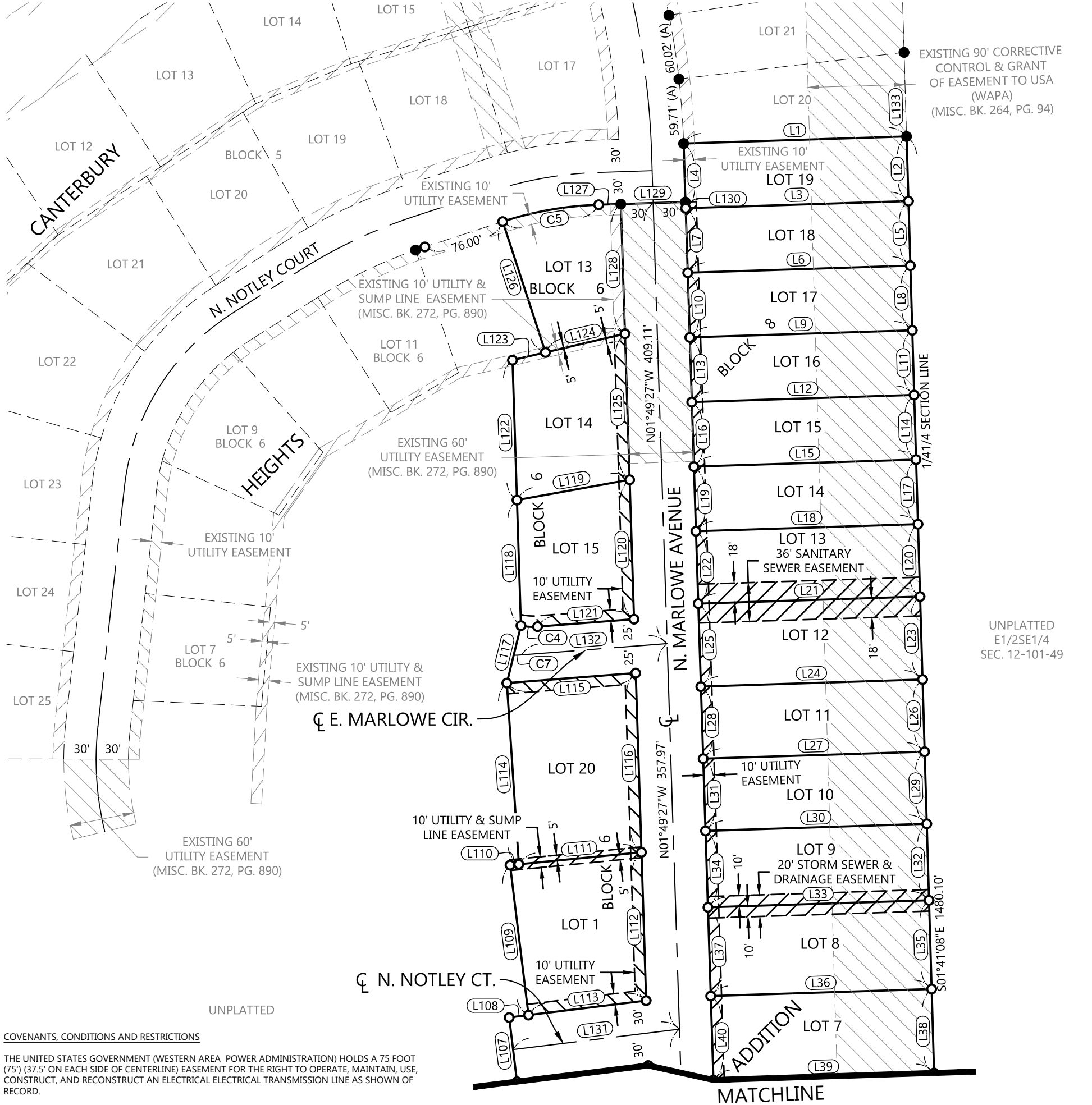
- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 4478
- - Denotes found monument



Total Area Surveyed:
0.758 Acres±

Sayre Associates
216 S. Dakota Avenue • Sioux Falls, SD 57104
Phone (605) 332-7211 • Fax (605) 332-7222
Engineers • Surveyors

LOTS 3, 4, 5, 6, 7, 8 & 9, BLOCK 2; LOTS 2, 3, 4 & 5, BLOCK 4; LOTS 1, 13, 14, 15 & 20, BLOCK 6; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19, BLOCK 8; ALL IN CANTERBURY HEIGHTS, AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA



COVENANTS, CONDITIONS AND RESTRICTIONS

THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HOLDS A 75 FOOT (75') (37.5' ON EACH SIDE OF CENTERLINE) EASEMENT FOR THE RIGHT TO OPERATE, MAINTAIN, USE, CONSTRUCT, AND RECONSTRUCT AN ELECTRICAL TRANSMISSION LINE AS SHOWN OF RECORD.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE EASEMENT, UNLESS REVIEWED AND APPROVED IN WRITING BY WESTERN AREA POWER ADMINISTRATION (WESTERN) OR ITS ASSIGNS.

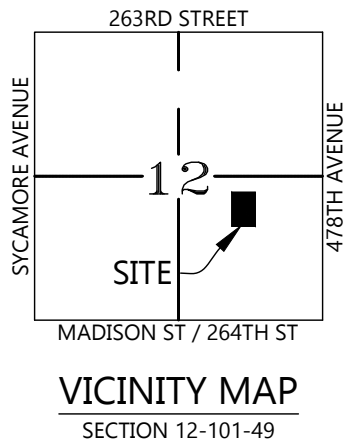
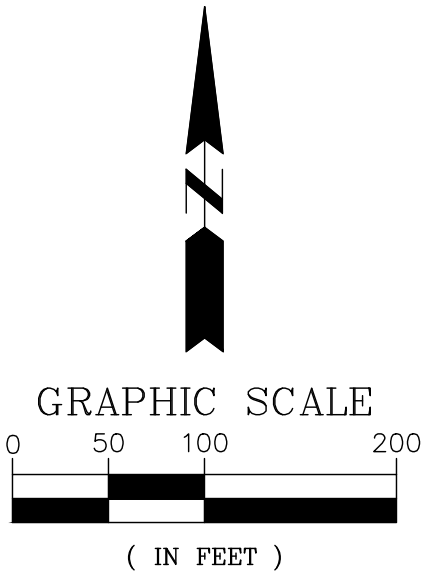
- LOT OWNER SHALL NOT ERECT PERMANENT OR PLACE TEMPORARY METAL, WOOD, CONCRETE, OR CEMENT STRUCTURES WITHIN THE RIGHT-OF-WAY THAT WILL INTERFERE WITH THE FLOW OF MAINTENANCE OR EMERGENCY VEHICLES AND WESTERN PERSONNEL. STRUCTURES BYWAY OF EXAMPLE, NOT BY LIMITATION, SHALL MEAN BUILDINGS, STORAGE SHED, PLAYGROUND FIXTURES, PATIO, SWIMMING POOL, BRICK BBQ GRILL OR SIMILAR STRUCTURES, FIXTURES OR FACILITIES.
- OWNER SHALL NOT APPRECIABLY CHANGE THE CHARACTER OF EXISTING TOPOGRAPHY.
- OWNER SHALL NOT PLANT ANY TREES WITHIN THE TRANSMISSION LINE EASEMENT. TREES ENCROACHING WITHIN THE TRANSMISSION LINE EASEMENT ARE SUBJECT TO TRIMMING OR REMOVAL. REMOVAL SHALL MEAN TREES THAT ARE PLANTED OR LOCATED WITHIN THE EASEMENT AREA. TRIMMING SHALL MEAN BRANCHES OR LIMBS GROWING AND ENCROACHING WITHIN THE EASEMENT AREA BY TREES PLANTED OR LOCATED OUTSIDE THE EASEMENT AREA.
- OWNER SHALL NOT ERECT OR INSTALL FENCES ON OR ACROSS THE EASEMENT AREA WITHOUT FIRST SUBMITTING THE FENCE PLANS TO WESTERN AND OBTAINING WESTERN'S WRITTEN APPROVAL.

(MISC. BK. 48, PG. 107)
(MISC. BK. 85, PG. 557)

Notes:
The bearing system for this plat is based on the UTM Zone 14 North.

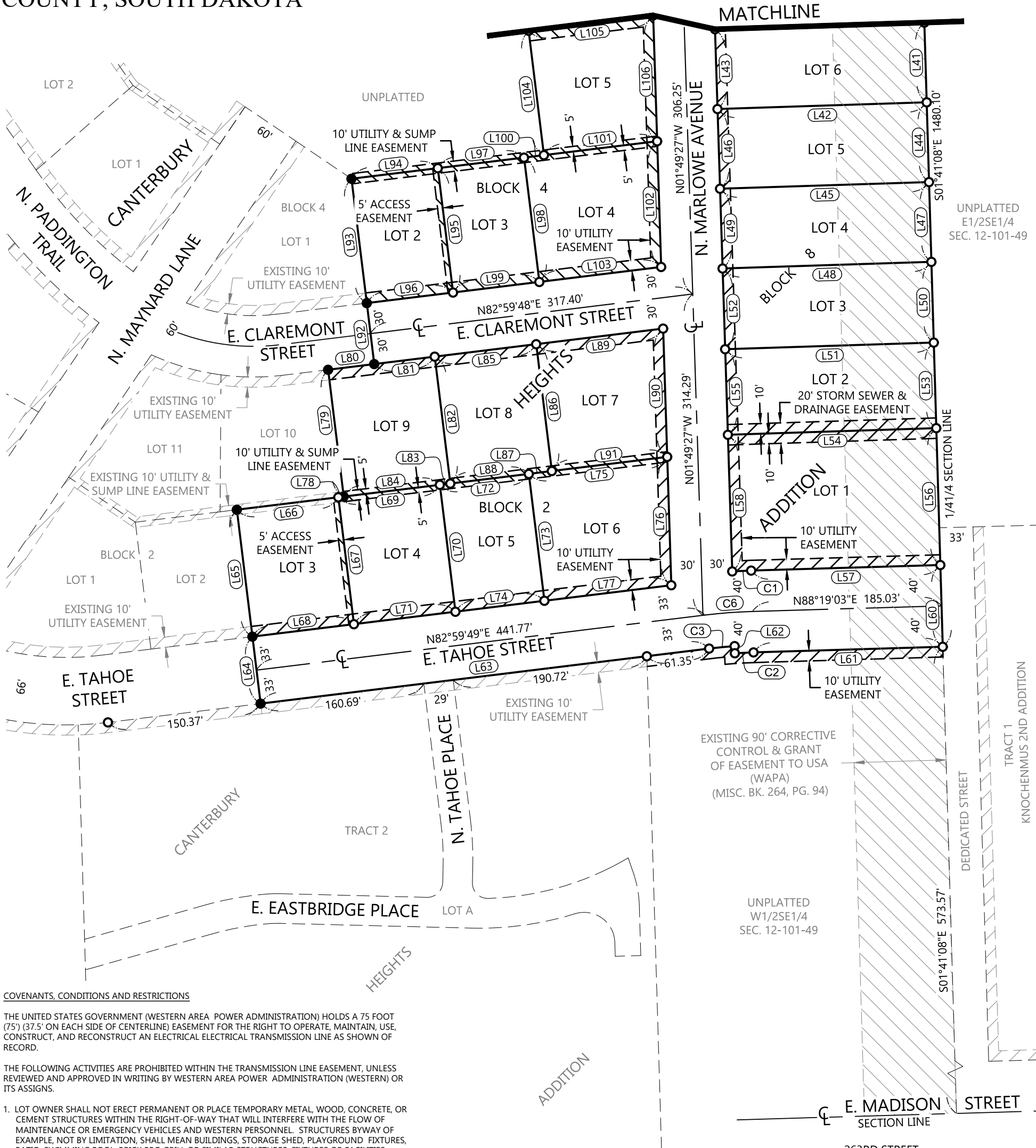
Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 4478
- - Denotes found monument



Total Area Surveyed:
15.244 Acres±

LOTS 3, 4, 5, 6, 7, 8 & 9, BLOCK 2; LOTS 2, 3, 4 & 5, BLOCK 4; LOTS 1, 13, 14, 15 & 20, BLOCK 6; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19, BLOCK 8; ALL IN CANTERBURY HEIGHTS, AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA



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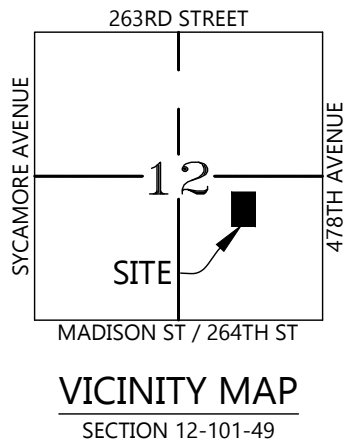
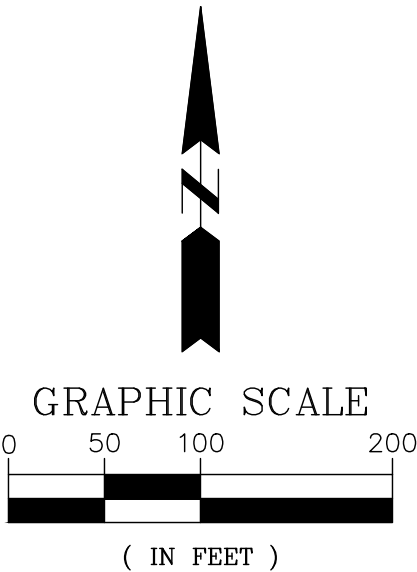
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(MISC. BK. 48, PG. 107)
(MISC. BK. 85, PG. 557)

Notes:
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Legend

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15.244 Acres±

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LINE TABLE		
Line #	Bearing	Distance
L1	N88°10'33"E	206.89'
L2	S01°41'08"E	60.00'
L3	S88°10'33"W	206.75'
L4	N01°49'27"W	60.00'
L5	S01°41'08"E	60.00'
L6	S88°10'33"W	206.60'
L7	N01°49'27"W	60.00'
L8	S01°41'08"E	60.00'
L9	S88°10'33"W	206.46'
L10	N01°49'27"W	60.00'
L11	S01°41'08"E	60.00'
L12	S88°10'33"W	206.31'
L13	N01°49'27"W	60.00'
L14	S01°41'08"E	60.00'
L15	S88°10'33"W	206.17'
L16	N01°49'27"W	60.00'
L17	S01°41'08"E	60.00'
L18	S88°10'33"W	206.02'
L19	N01°49'27"W	60.00'
L20	S01°41'08"E	67.20'

LINE TABLE		
Line #	Bearing	Distance
L21	S88°10'33"W	205.86'
L22	N01°49'27"W	67.20'
L23	S01°41'08"E	77.00'
L24	S88°10'33"W	205.67'
L25	N01°49'27"W	77.00'
L26	S01°41'08"E	67.00'
L27	S88°10'33"W	205.51'
L28	N01°49'27"W	67.00'
L29	S01°41'08"E	67.00'
L30	S88°10'33"W	205.35'
L31	N01°49'27"W	67.00'
L32	S01°41'08"E	71.00'
L33	S88°10'33"W	205.18'
L34	N01°49'27"W	71.00'
L35	S01°41'08"E	82.34'
L36	S88°10'33"W	204.98'
L37	N01°49'27"W	82.34'
L38	S01°41'08"E	78.00'
L39	S88°10'33"W	204.79'
L40	N01°49'27"W	78.00'

LINE TABLE		
Line #	Bearing	Distance
L41	S01°41'08"E	78.00'
L42	S88°10'33"W	204.60'
L43	N01°49'27"W	78.00'
L44	S01°41'08"E	78.00'
L45	S88°10'33"W	204.41'
L46	N01°49'27"W	78.00'
L47	S01°41'08"E	78.00'
L48	S88°10'33"W	204.22'
L49	N01°49'27"W	78.00'
L50	S01°41'08"E	79.00'
L51	S88°10'33"W	204.03'
L52	N01°49'27"W	79.00'
L53	S01°41'08"E	83.70'
L54	S88°10'33"W	203.83'
L55	N01°49'27"W	83.70'
L56	S01°41'08"E	133.85'
L57	S88°19'03"W	185.03'
L58	N01°49'27"W	133.66'
L60	S01°41'08"E	80.00'
L61	S88°19'03"W	185.04'

LINE TABLE		
Line #	Bearing	Distance
L62	N01°49'27"W	7.00'
L63	S82°59'49"W	441.76'
L64	N07°00'12"W	66.00'
L65	N07°00'12"W	125.00'
L66	N82°59'43"E	100.00'
L67	S07°00'12"E	125.00'
L68	S82°59'46"W	100.00'
L69	N82°59'48"E	100.00'
L70	S07°00'12"E	125.00'
L71	S82°59'48"W	100.00'
L72	N82°59'48"E	87.62'
L73	S07°00'12"E	125.00'
L74	S82°59'49"W	87.62'
L75	N82°59'48"E	136.33'
L76	S01°49'27"E	125.51'
L77	S82°59'49"W	125.00'
L78	N82°59'48"E	5.28'
L79	N07°00'12"W	125.00'
L80	N82°59'48"E	45.44'
L81	N82°59'48"E	59.56'

LINE TABLE		
Line #	Bearing	Distance
L82	S07°00'12"E	125.00'
L83	S82°59'48"W	10.28'
L84	S82°59'43"W	94.72'
L85	N82°59'48"E	100.00'
L86	S07°00'12"E	125.00'
L87	S82°59'48"W	22.66'
L88	S82°59'48"W	77.34'
L89	N82°59'48"E	125.00'
L90	S01°49'27"E	125.51'
L91	S82°59'48"W	113.67'
L92	N07°00'23"W	60.00'
L93	N07°00'12"W	122.50'
L94	N82°59'48"E	85.00'
L95	S07°00'12"E	122.50'
L96	S82°59'48"W	85.00'
L97	N82°59'48"E	85.00'
L98	S07°00'12"E	122.50'
L99	S82°59'48"W	85.00'
L100	N82°59'48"E	19.57'
L101	N82°59'48"E	111.53'

LINE TABLE		
Line #	Bearing	Distance
L102	S01°49'27"E	123.00'
L103	S82°59'48"W	120.00'
L104	N07°00'12"W	122.50'
L105	N82°59'48"E	122.64'
L106	S01°49'27"E	123.00'
L107	N07°00'12"W	60.00'
L108	N82°59'48"E	18.08'
L109	N07°00'12"W	140.20'
L110	N84°24'34"E	8.18'
L111	N84°24'34"E	114.29'
L112	S01°49'27"E	137.75'
L113	S82°59'48"W	110.00'
L114	N03°46'28"W	168.53'
L115	N85°32'53"E	119.90'
L116	S01°49'27"E	166.42'
L117	N13°46'57"E	54.93'
L118	N01°49'27"W	116.52'
L119	N79°42'54"E	106.16'
L120	S01°49'27"E	129.49'
L121	S85°32'53"W	89.72'

LINE TABLE		
Line #	Bearing	Distance
L122	N01°49'27"W	130.00'
L123	N76°48'02"E	31.36'
L124	N76°48'02"E	75.75'
L125	S01°49'27"E	135.51'
L126	N18°03'34"W	127.73'
L127	N88°10'33"E	20.50'
L128	S01°49'27"E	120.46'
L129	N88°10'33"E	60.00'
L130	S01°49'27"E	5.75'
L131	N82°59'48"E	155.48'
L132	N85°32'53"E	135.59'
L133	S01°41'08"E	78.01'

AREA

BLOCK 2

LOT 3	- CONTAINS: 12,500 Sq. Ft.	0.287 Ac.±
LOT 4	- CONTAINS: 12,500 Sq. Ft.	0.287 Ac.±
LOT 5	- CONTAINS: 10,953 Sq. Ft.	0.251 Ac.±
LOT 6	- CONTAINS: 16,333 Sq. Ft.	0.375 Ac.±
LOT 7	- CONTAINS: 14,917 Sq. Ft.	0.342 Ac.±
LOT 8	- CONTAINS: 12,500 Sq. Ft.	0.287 Ac.±
LOT 9	- CONTAINS: 13,125 Sq. Ft.	0.301 Ac.±

BLOCK 4

LOT 2	- CONTAINS: 10,413 Sq. Ft.	0.239 Ac.±
LOT 3	- CONTAINS: 10,413 Sq. Ft.	0.239 Ac.±
LOT 4	- CONTAINS: 15,380 Sq. Ft.	0.353 Ac.±
LOT 5	- CONTAINS: 14,343 Sq. Ft.	0.329 Ac.±

BLOCK 6

LOT 1	- CONTAINS: 16,128 Sq. Ft.	0.370 Ac.±
LOT 13	- CONTAINS: 11,768 Sq. Ft.	0.270 Ac.±
LOT 14	- CONTAINS: 13,939 Sq. Ft.	0.320 Ac.±
LOT 15	- CONTAINS: 13,019 Sq. Ft.	0.299 Ac.±
LOT 20	- CONTAINS: 19,592 Sq. Ft.	0.450 Ac.±

BLOCK 8

LOT 1	- CONTAINS: 27,211 Sq. Ft.	0.625 Ac.±
LOT 2	- CONTAINS: 17,070 Sq. Ft.	0.392 Ac.±
LOT 3	- CONTAINS: 16,126 Sq. Ft.	0.370 Ac.±
LOT 4	- CONTAINS: 15,937 Sq. Ft.	0.366 Ac.±
LOT 5	- CONTAINS: 15,951 Sq. Ft.	0.366 Ac.±
LOT 6	- CONTAINS: 15,966 Sq. Ft.	0.367 Ac.±
LOT 7	- CONTAINS: 15,981 Sq. Ft.	0.367 Ac.±
LOT 8	- CONTAINS: 16,886 Sq. Ft.	0.388 Ac.±
LOT 9	- CONTAINS: 14,574 Sq. Ft.	0.335 Ac.±
LOT 10	- CONTAINS: 13,764 Sq. Ft.	0.316 Ac.±
LOT 11	- CONTAINS: 13,775 Sq. Ft.	0.316 Ac.±
LOT 12	- CONTAINS: 15,844 Sq. Ft.	0.364 Ac.±
LOT 13	- CONTAINS: 13,839 Sq. Ft.	0.318 Ac.±
LOT 14	- CONTAINS: 12,366 Sq. Ft.	0.284 Ac.±
LOT 15	- CONTAINS: 12,374 Sq. Ft.	0.284 Ac.±
LOT 16	- CONTAINS: 12,383 Sq. Ft.	0.284 Ac.±
LOT 17	- CONTAINS: 12,392 Sq. Ft.	0.284 Ac.±
LOT 18	- CONTAINS: 12,400 Sq. Ft.	0.285 Ac.±
LOT 19	- CONTAINS: 12,409 Sq. Ft.	0.285 Ac.±

DEDICATED ROADWAY

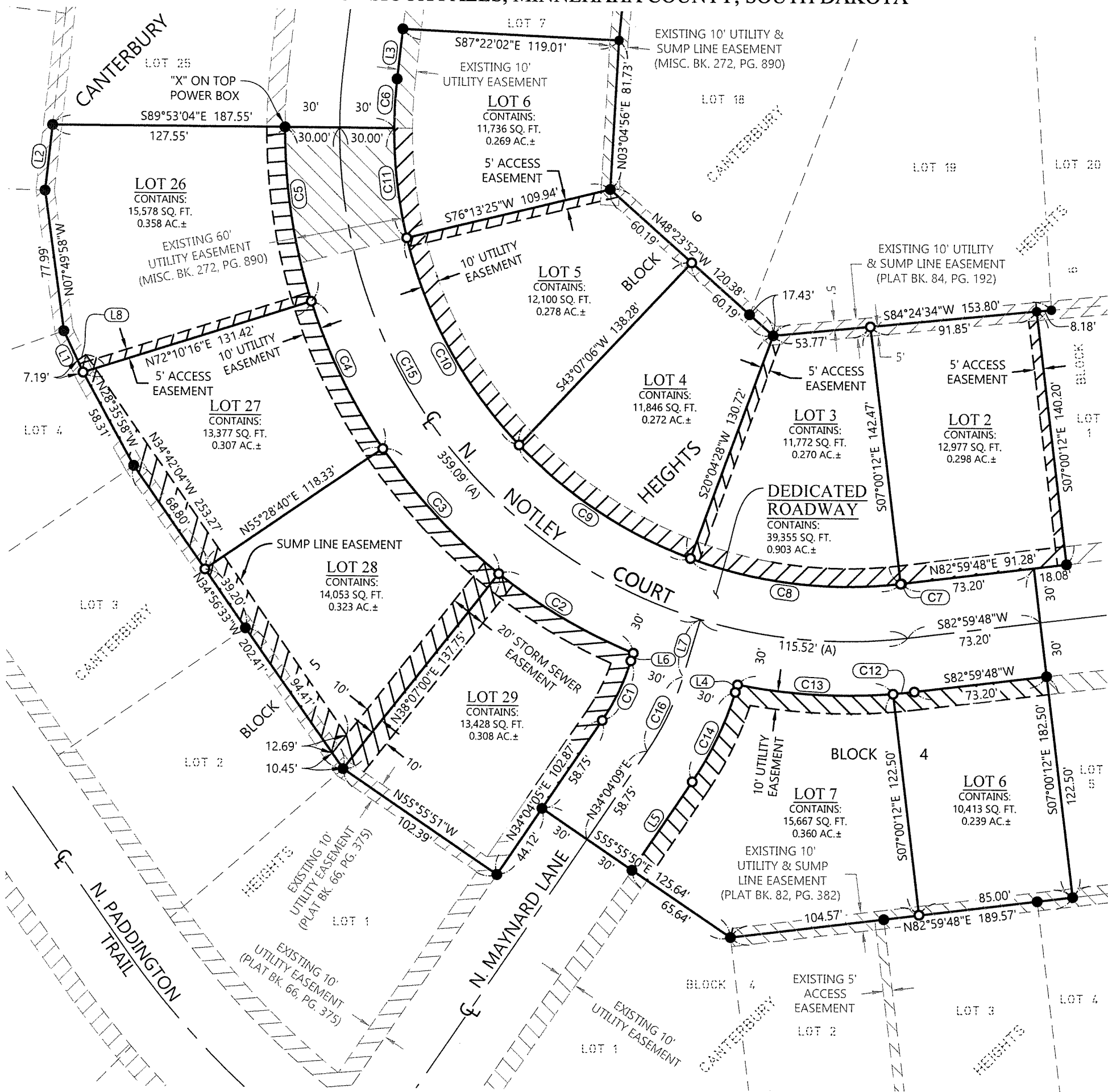
CONTAINS: 158,970 Sq. Ft.	3.649 Ac.±
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216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222

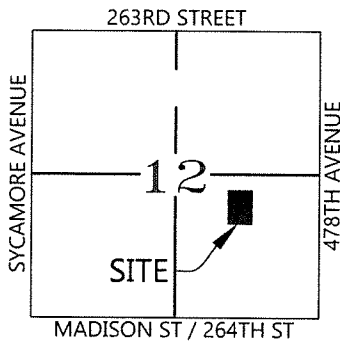
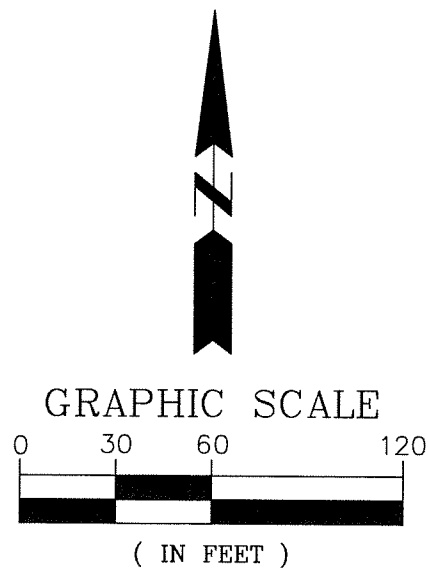
Engineers • Surveyors

PLAT OF
LOTS 6 AND 7, BLOCK 4; LOTS 26, 27, 28 AND 29, BLOCK 5, AND LOTS 2, 3, 4, 5, AND 6,
BLOCK 6, ALL OF CANTERBURY HEIGHTS, AN ADDITION
TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA



CURVE TABLE						
Curve #	Delta	Radius	Tangent	Length (L)	Length (C)	Chord Direction
C1	17°32'04"	120.00'	18.51'	36.72'	36.58'	N25°18'06"E
C2	15°56'12"	310.00'	43.39'	86.23'	85.95'	N59°51'06"W
C3	17°21'40"	310.00'	47.33'	93.93'	93.57'	N43°12'10"W
C4	16°41'36"	310.00'	45.48'	90.32'	90.00'	N26°10'32"W
C5	17°56'40"	310.00'	48.95'	97.09'	96.69'	N08°51'24"W
C6	6°11'12"	250.00'	13.51'	26.99'	26.98'	N03°12'32"E
C7	0°07'27"	250.00'	0.27'	0.54'	0.54'	S83°03'32"W
C8	26°57'13"	250.00'	59.91'	117.61'	116.53'	N83°24'08"W
C9	26°08'03"	250.00'	58.03'	114.03'	113.05'	N56°51'30"W
C10	30°00'54"	250.00'	67.02'	130.97'	129.47'	N28°47'02"W
C11	13°53'31"	250.00'	30.46'	60.61'	60.47'	N06°49'49"W
C12	2°10'52"	310.00'	5.90'	11.80'	11.80'	S84°05'14"W
C13	15°53'44"	310.00'	43.28'	86.00'	85.73'	N86°52'28"W
C14	17°32'04"	180.00'	27.76'	55.09'	54.87'	S25°18'06"W
C15	97°07'08"	280.00'	317.14'	474.61'	419.80'	S48°26'38"E
C16	17°32'04"	150.00'	23.13'	45.91'	45.73'	N25°18'06"E

LINE TABLE		
Line #	Bearing	Distance
L1	N25°05'57"W	25.16'
L2	N06°18'08"E	36.20'
L3	N06°18'08"E	27.69'
L4	S16°32'04"W	4.36'
L5	S34°04'09"W	58.75'
L6	N16°32'04"E	4.46'
L7	N16°32'04"E	32.96'
L8	S55°17'56"W	5.54'



Notes:
The bearing system for this plat is based on the UTM Zone 14 North.

Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 4478
- - Denotes found monument
- (A) - Arc Length

VICINITY MAP
SECTION 12-101-49

Total Area Surveyed:
4.185 Acres±

Sayre
Associates

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