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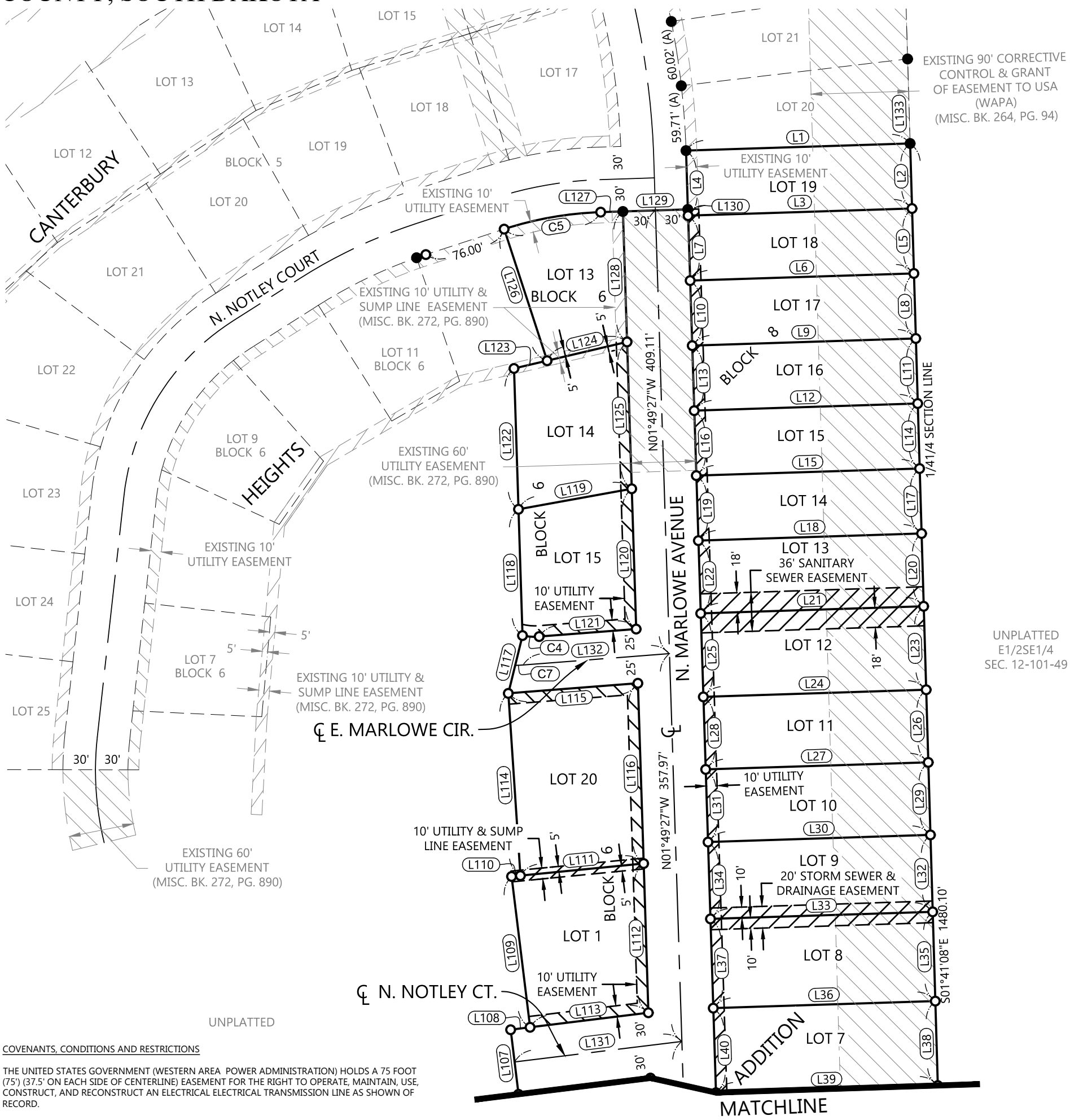


COVENANTS, CONDITIONS AND RESTRICTIONS

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 ELECTRICAL TRANSMISSION LINE AS SHOWN OF RECORD.

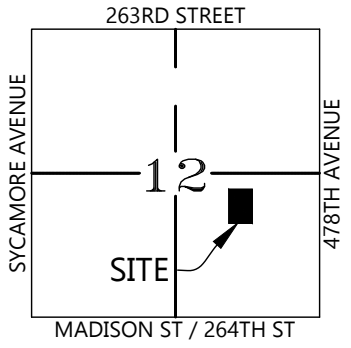
THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE EASEMENT, UNLESS REVIEWED AND APPROVED IN WRITING BY WESTERN AREA POWER ADMINISTRATION (WESTERN) OR ITS ASSIGNS.

1. 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.
2. OWNER SHALL NOT APPRECIABLY CHANGE THE CHARACTOR OF EXISTING TOPOGRAPHY.
3. 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.
4. 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)

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4478
EUGENE F. MAURICE
SOUTH DAKOTA

GRAPHIC SCALE
0 50 100 200
(IN FEET)



VICINITY MAP
SECTION 12-101-49

Total Area Surveyed:
15.244 Acres±

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

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

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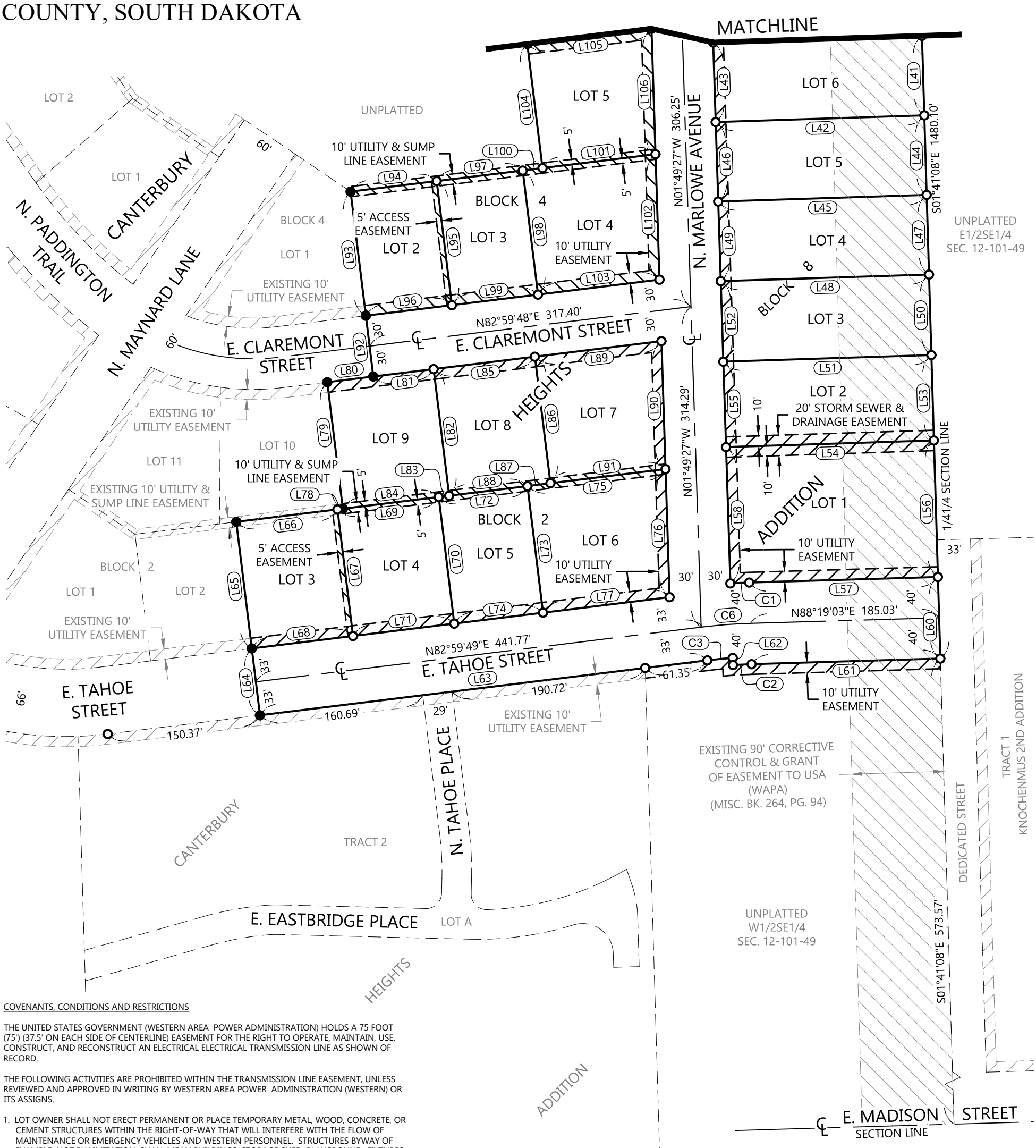

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(MISC. BK. 48, PG. 107)
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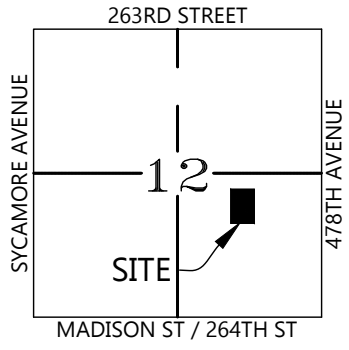

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LINE TABLE		
Line #	Bearing	Distance
L1	N88°10'33"E	206.89'
L2	S01°41'08"E	60.00'
L3	S88°10'33"W	206.75'
L4	N01°49'27"W	60.00'
L5	S01°41'08"E	60.00'
L6	S88°10'33"W	206.60'
L7	N01°49'27"W	60.00'
L8	S01°41'08"E	60.00'
L9	S88°10'33"W	206.46'
L10	N01°49'27"W	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'

CURVE TABLE						
Curve #	Delta	Radius	Tangent	Length (L)	Length (C)	Chord Direction
C1	1°57'37"	540.00'	9.24'	18.47'	18.47'	S87°20'15"W
C2	2°16'36"	460.00'	9.14'	18.28'	18.28'	S87°10'45"W
C3	3°04'35"	467.00'	12.54'	25.07'	25.07'	S84°32'06"W
C4	16°08'01"	55.03'	7.80'	15.50'	15.45'	N86°23'05"W
C5	16°14'08"	320.00'	45.64'	90.68'	90.37'	N80°03'30"E
C6	5°19'14"	500.00'	23.23'	46.43'	46.41'	N85°39'26"E
C7	2°44'26"	150.00'	3.59'	7.17'	7.17'	N87°39'30"E

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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SURVEYOR'S CERTIFICATE

I, Eugene F. Maurice, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before October 1, 2020, survey and plat a part of the W1/2 of the SE1/4, except Lot H-1 thereof, and except platted lots and blocks thereof, of Section 12, Township 101 North, Range 49 West of the 5th Principal Meridian, Minnehaha County, South Dakota, and subdivide the same into lots, blocks and dedicated roadways as shown. The same shall hereafter be known and described as **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**

I further certify that to the best of my knowledge, the plat correctly represents the same, is true and correct, and that it was made under my direct supervision.

Dated this _____ day of _____, 20___.

_____
S.D. Registered Land Surveyor No. 4478

OWNER'S CERTIFICATE OF COMPLIANCE

We, The Estate of Joseph and Caroline Portz, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control laws, ordinances, and regulations. At this time, the zoning of the lots platted herein is as listed below and is subject to the Arterial Street Platting Fee where applicable. The applicable Arterial Street Platting Fee has been paid based on this zoning. Any future rezoning of these lots, which results in the lot or lots having a zoning classification with a higher per acre trip generator, will result in additional Arterial Street Platting Fees pursuant to City ordinance.

DEDICATION OF LAND FOR PUBLIC USE

We hereby dedicate to the public for public use forever, the streets, roads and alleys, parks, and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, alleys, parks, and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those strips of land designated hereon as easements.

We hereby waive any rights of protest to any special assessment program which may be initiated for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Sioux Falls.

Dated this _____ day of _____, 20____.

Owner: The Estate of Joseph and Caroline Portz

By: _____

Title: _____

STATE OF SOUTH DAKOTA)
§
COUNTY OF _____)

On this _____ day of _____, 2020, before me, the undersigned officer, personally appeared _____, who acknowledged ____self to be the _____ of The Estate of Joseph and Caroline Portz, and that __he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the estate by ____self as _____.

In witness thereof, I have hereunto set my hand and official seal.

My commission expires: _____

_____
Notary Public, State of South Dakota

CITY ENGINEER'S CERTIFICATE

I, _____, City Engineer of the City of Sioux Falls, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval. To the extent the platted property lies within the boundaries of the City of Sioux Falls, I hereby verify that access to City streets (direct access or through access easements or agreements) has been approved as provided by City ordinance; this does not constitute approval of the specific design or precise location of such access, and further, does not constitute approval of access to private streets, state or county roads or highways, or any areas outside the boundaries of the City of Sioux Falls.

Signed on this _____ day of _____, 20____.

_____
City Engineer, City of Sioux Falls, South Dakota

CITY DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES CERTIFICATE

I, Jeff Eckhoff, Director of Planning and Development Services of the City of Sioux Falls, do hereby certify that the current zoning is as listed below and that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval.

CURRENT ZONING CLASSIFICATION	ACRES
RS	14.703±
RA-2	0.541±

_____
City Director of Planning and Development Services, City of Sioux Falls, South Dakota

CITY FINANCE OFFICER'S CERTIFICATE

I, Shawn Pritchett, the duly appointed, qualified and acting City Finance Officer of the City of Sioux Falls, South Dakota, hereby certify that the certificates of approval are true and correct including the signatures thereon, and that any special assessments which are liens upon the land shown in the above plat, as shown by the records in my office, on this _____ day of _____, 20_____, have been paid in full.

_____
City Finance Officer, Sioux Falls, South Dakota

DIRECTOR OF EQUALIZATION

I, Director of Equalization of Minnehaha County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

_____
Director of Equalization, Minnehaha County, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, Pam Nelson, Treasurer of Minnehaha County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats, as shown by the records of my office, have been fully paid.

Dated this _____ day of _____, 20____.

_____
Treasurer of Minnehaha County, South Dakota

REGISTER OF DEEDS

Filed for record this _____ day of _____, 20____, at _____ o'clock _____.m., and recorded in Book _____ of Plats on page _____.

_____
Register of Deeds, Minnehaha County, South Dakota

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Phone: (605) 332-7211 • Fax: (605) 332-7222
Engineers · Surveyors

DEVELOPMENT ENGINEERING PLAN

CANTERBURY HEIGHTS ADDITION, PHASE IV

TO THE
CITY OF SIOUX FALLS,
MINNEHAHA COUNTY, SOUTH DAKOTA

VICINITY MAP
SEC. 12-101-49

LEGEND

- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- TRAFFIC SIGNAL
- TELEPHONE BOX
- EXISTING MANHOLE
- SIGN
- STREET SIGN
- GAS METER
- UTILITY CLOSURE
- GUY WIRE
- OP — OVERHEAD POWER
- GAS VALVE
- WATER SHUTOFF
- WATER VALVE
- UP — UNDERGROUND POWER
- UT — UNDERGROUND TELEPHONE
- F — FIBER OPTIC
- UTV — UNDERGROUND TELEVISION
- OTV — OVERHEAD TELEVISION
- W — WATER LINE
- G — GAS LINE
- S — SANITARY SEWER
- SS — STORM SEWER
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- EXISTING CURB & GUTTER
- EXISTING DROP INLET
- 100 — EXISTING CONTOUR
- BUSHES
- TREESIZE — DECIDUOUS TREE
- TREESIZE — CONIFEROUS TREE
- CONCRETE SURFACE

DRAWING INDICATES GENERAL UTILITY LOCATIONS ONLY. NEITHER THE CORRECTNESS OR COMPLETENESS OF LOCATIONS ARE GUARANTEED. CONTACT SOUTH DAKOTA ONE CALL PRIOR TO EXCAVATIONS. (1-800-781-7474)

BENCHMARK NO. 1: TOP OF HYDRANT AT NW CORNER OF N. MAYNARD LANE & E. TAHOE ST. INTERSECTION ELEV. = 1532.59' (88 DATUM)	BENCHMARK NO. 3: TOP OF HYDRANT ON THE NORTH SIDE OF E. TAHOE STREET 536' ± EAST OF MAYNARD LANE ELEV. = 1524.04' (88 DATUM)
BENCHMARK NO. 2: TOP OF HYDRANT 277'± SOUTH OF N. MAYNARD LANE & E. TAHOE ST. INTERSECTION ELEV. = 1521.31' (88 DATUM)	BENCHMARK NO. 4: TOP OF HYDRANT ON THE NW CORNER OF MARLOWE AVE. AND NOTLEY COURT ELEV. = 1522.89' (88 DATUM)

BY: TLH, 21299 P DEP.dwg, TITLE, REV DATE: , PRINT DATE: Mar 14, 2018

DEVELOPER:
VAN BUSKIRK COMPANIES
2571 S. WESTLAKE DRIVE #100
SIOUX FALLS, SD 57106
(605) 361-8211

ENGINEER:
SAYRE ASSOCIATES, INC.
216 S. DULUTH AVE.
SIOUX FALLS, SD 57104
(605) 332-7211

LEGAL DESCRIPTION:
THE W ½ OF THE SE ¼ (EX. LOT H1 & CANTERBURY HEIGHTS ADDITION) OF SECTION 12, RANGE 49, TOWNSHIP 101, MINNEHAHA COUNTY, SOUTH DAKOTA.

DEVELOPMENT AREA: 37.14 ACRES ±

INDEX OF SHEETS

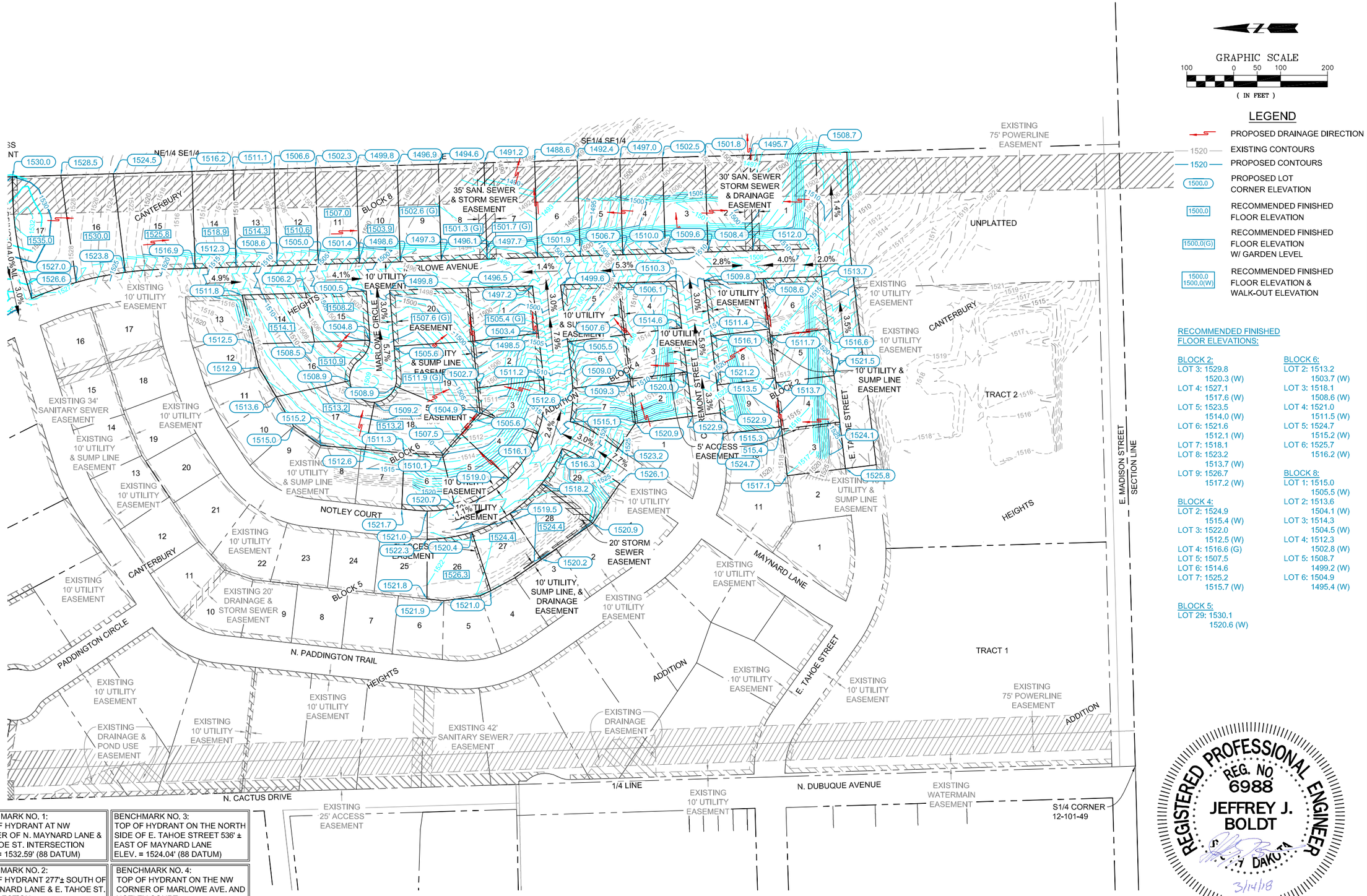
SHEET NO. 1	TITLE SHEET
SHEET NO. 2 THRU 3	LOT LAYOUT PLAN
SHEET NO. 4 THRU 5	GRADING PLAN
SHEET NO. 6 THRU 7	DRAINAGE PLAN
SHEET NO. 8 THRU 9	PROPOSED DRAINAGE PLAN
SHEET NO. 10 THRU 11	UTILITY PLAN
SHEET NO. 12 THRU 13	PHASING PLAN

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 6988
JEFFREY J. BOLDT
SOUTH DAKOTA

I, JEFFREY J. BOLDT, HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

DATE: 3/14/18

JEFFREY J. BOLDT
REG. NO. 6988



RECOMMENDED FINISHED FLOOR ELEVATIONS:

BLOCK 2:
LOT 3: 1529.8
1520.3 (W)
LOT 4: 1527.1
1517.6 (W)
LOT 5: 1523.5
1514.0 (W)
LOT 6: 1521.6
1512.1 (W)
LOT 7: 1518.1
LOT 8: 1523.2
1513.7 (W)
LOT 9: 1526.7
1517.2 (W)

BLOCK 4:
LOT 2: 1524.9
1515.4 (W)
LOT 3: 1522.0
1512.5 (W)
LOT 4: 1516.6 (G)
LOT 5: 1507.5
LOT 6: 1514.6
LOT 7: 1525.2
1515.7 (W)

BLOCK 5:
LOT 29: 1530.1
1520.6 (W)

BLOCK 6:
LOT 2: 1513.2
1503.7 (W)
LOT 3: 1518.1
1508.6 (W)
LOT 4: 1521.0
1511.5 (W)
LOT 5: 1524.7
1515.2 (W)
LOT 6: 1525.7
1516.2 (W)

BLOCK 8:
LOT 1: 1515.0
1505.5 (W)
LOT 2: 1513.6
1504.1 (W)
LOT 3: 1514.3
1504.5 (W)
LOT 4: 1512.3
1502.8 (W)
LOT 5: 1508.7
1499.2 (W)
LOT 6: 1504.9
1495.4 (W)

BENCHMARK NO. 1: TOP OF HYDRANT AT NW CORNER OF N. MAYNARD LANE & E. TAHOE ST. INTERSECTION ELEV. = 1532.59' (88 DATUM)	BENCHMARK NO. 3: TOP OF HYDRANT ON THE NORTH SIDE OF E. TAHOE STREET 536' ± EAST OF MAYNARD LANE ELEV. = 1524.04' (88 DATUM)
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REGISTERED PROFESSIONAL ENGINEER
REG. NO. 6988
JEFFREY J. BOLDT
SOUTH DAKOTA
3/14/18

BY: TLH, 21299 P DEP.dwg, GRADING (2), REV DATE: , PRINT DATE: Mar 14, 2018

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

CANTERBURY HEIGHTS, PH. 4

VAN BUSKIRK COMPANIES
T101N-R49W-S12
SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA

PROJECT NO.:	21299
SURVEYED BY:	N/A
CREATED BY:	TLH
APPROVED BY:	JJB
REVISION DATE:	

GRADING PLAN

5

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

TABLE OF PRE-DEVELOPED DISCHARGE RATES

Sub-Area	Drainage Area (Ac.)	Composite CN	T_c (Min.)	Q_5 (cfs)	Q_{100} (cfs)
A	11.5	69	15	12.77	36.34
B	13.8	60.4	15	7.2	30.1
C	5.0	86	15	12.97	25.47
D	23.9	76.8	15	41.7	97.45
E	11.1	69	15	12.3	35.1

NE1/4 SE1/4 | 1/16 LINE | SE1/4 SE1/4 | EXISTING 75' POWERLINE EASEMENT | UNPLATTED

CANTERBURY | BLOCK 8 | 35' SAN. SEWER & STORM SEWER EASEMENT | 30' SAN. SEWER STORM SEWER & DRAINAGE EASEMENT | SUB-AREA 'E'

PADDINGTON TRAIL | ROWE AVENUE | 10' UTILITY EASEMENT | EXISTING 10' UTILITY EASEMENT | HEIGHTS | MARLOWE CIRCLE | 10' UTILITY & SUMP LINE EASEMENT | SUB-AREA 'D' | 5' ACCESS EASEMENT | ADDITION | BLOCK 4 | CLAREMONT STREET | BLOCK 2 | E. TAHOE STREET | TRACT 2 | E. MADISON STREET SECTION LINE

EXISTING 34' SANITARY SEWER EASEMENT | EXISTING 10' UTILITY & SUMP LINE EASEMENT | BLOCK 6 | NOTLEY COURT | 10' UTILITY EASEMENT | EXISTING 10' UTILITY & SUMP LINE EASEMENT | EXISTING 10' UTILITY EASEMENT | 20' STORM SEWER EASEMENT | 10' UTILITY, SUMP LINE, & DRAINAGE EASEMENT | BLOCK 5 | EXISTING 20' DRAINAGE & STORM SEWER EASEMENT | MAYNARD LANE | EXISTING 10' UTILITY & SUMP LINE EASEMENT | HEIGHTS

PADDINGTON CIRCLE | N. PADDINGTON TRAIL | EXISTING DRAINAGE & POND USE EASEMENT | EXISTING 42' SANITARY SEWER EASEMENT | EXISTING DRAINAGE EASEMENT | ADDITION | E. TAHOE STREET | TRACT 1 | EXISTING 75' POWERLINE EASEMENT

N. CACTUS DRIVE | EXISTING 25' ACCESS EASEMENT | 1/4 LINE | N. DUBUQUE AVENUE | EXISTING WATERMAIN EASEMENT | S1/4 CORNER 12-101-49

BENCHMARK NO. 1: TOP OF HYDRANT AT NW CORNER OF N. MAYNARD LANE & E. TAHOE ST. INTERSECTION ELEV. = 1532.59' (88 DATUM)	BENCHMARK NO. 3: TOP OF HYDRANT ON THE NORTH SIDE OF E. TAHOE STREET 536' ± EAST OF MAYNARD LANE ELEV. = 1524.04' (88 DATUM)
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REGISTERED PROFESSIONAL ENGINEER
REG. NO. 6988
JEFFREY J. BOLDT
SOUTH DAKOTA
3/14/18

BY: TLH, 21299 P DEP.dwg, DRAINAGE (2), REV DATE: , PRINT DATE: Mar 14, 2018

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

CANTERBURY HEIGHTS, PH. 4

VAN BUSKIRK COMPANIES
T101N-R49W-S12
SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA

PROJECT NO.:	21299
SURVEYED BY:	N/A
CREATED BY:	TLH
APPROVED BY:	JJB
REVISION DATE:	

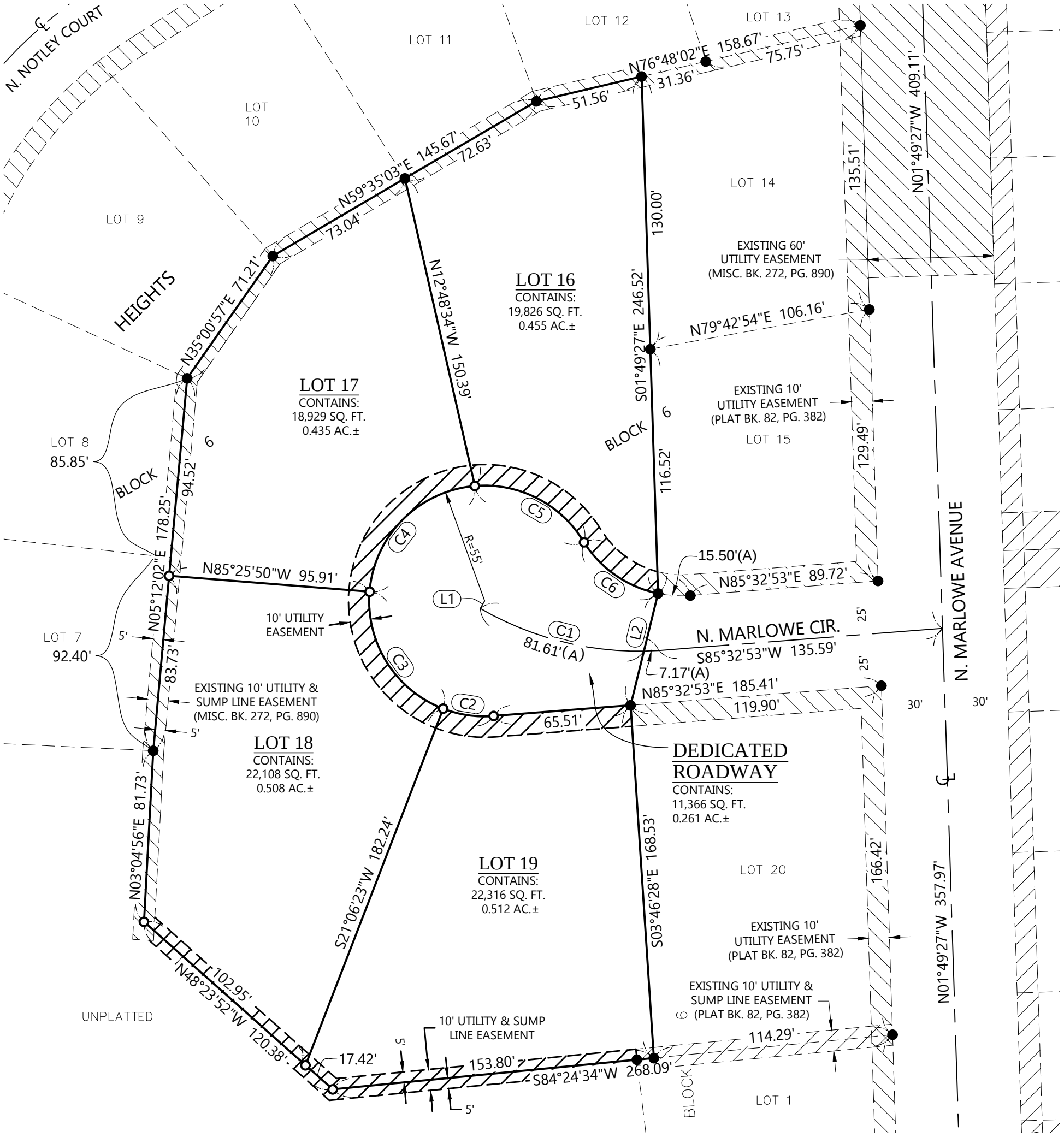
DRAINAGE PLAN

7

PLAT OF

LOTS 16, 17, 18 AND 19, BLOCK 6 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	33°54'42"	150.00'	45.73'	88.78'	87.49'	N76°45'22"W
C2	25°33'30"	55.00'	12.47'	24.53'	24.33'	N81°40'22"W
C3	73°27'47"	55.00'	41.04'	70.52'	65.79'	N32°09'44"W
C4	80°33'22"	55.00'	46.61'	77.33'	71.11'	N44°50'51"E
C5	64°17'08"	55.00'	34.56'	61.71'	58.53'	S62°43'53"E
C6	45°53'58"	55.03'	23.30'	44.09'	42.92'	S55°22'05"E

LINE TABLE		
Line #	Bearing	Distance
L1	N30°11'59"E	4.14'
L2	S13°46'57"W	54.93'

Preliminary

05/05/2022 3:52:26 PM

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

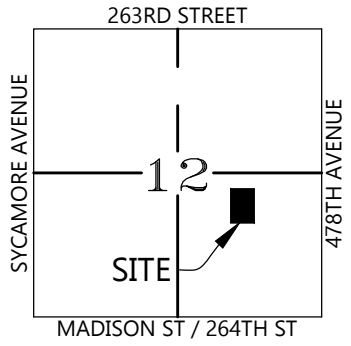
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4478
EUGENE F. MAURICE
SOUTH DAKOTA

N

GRAPHIC SCALE

0 25 50 100

(IN FEET)



VICINITY MAP

SECTION 12-101-49

Total Area Surveyed:
2.171 Acres±

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