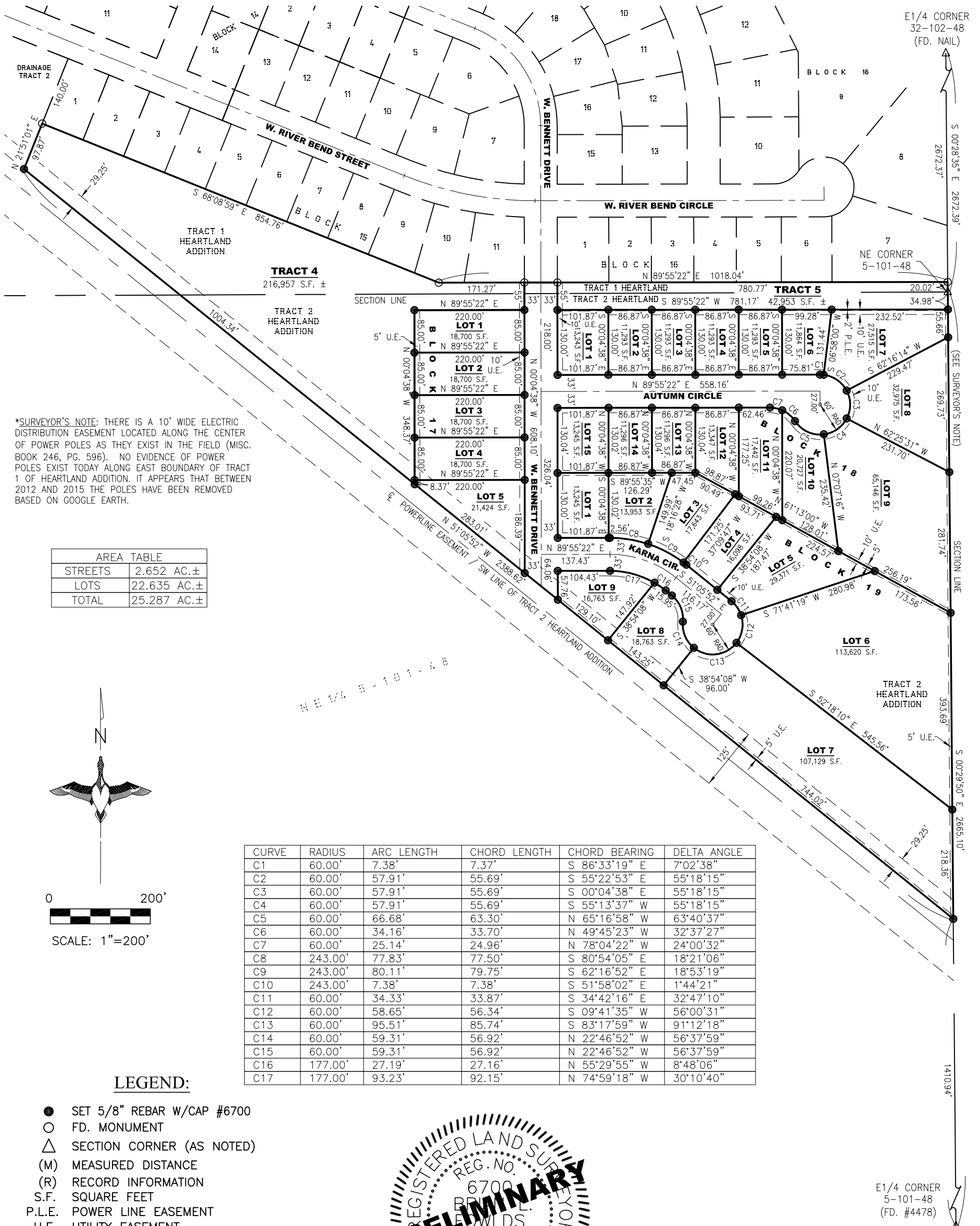


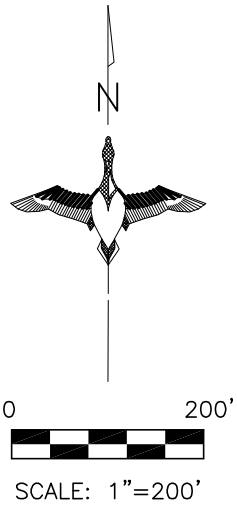
# PLAT OF TRACTS 4 AND 5; LOTS 1, 2, 3, 4, AND 5 IN BLOCK 17; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 IN BLOCK 18; LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 19 ALL OF THE BLUFFS ADDITION

AN ADDITION TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA.



\*SURVEYOR'S NOTE: THERE IS A 10' WIDE ELECTRIC DISTRIBUTION EASEMENT LOCATED ALONG THE CENTER OF POWER POLES AS THEY EXIST IN THE FIELD (MISC. BOOK 246, PG. 596). NO EVIDENCE OF POWER POLES EXIST TODAY ALONG EAST BOUNDARY OF TRACT 1 OF HEARTLAND ADDITION. IT APPEARS THAT BETWEEN 2012 AND 2015 THE POLES HAVE BEEN REMOVED BASED ON GOOGLE EARTH.

AREA TABLE	
STREETS	2.652 AC.±
LOTS	22.635 AC.±
TOTAL	25.287 AC.±



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	7.38'	7.37'	S 86°33'19" E	7°02'38"
C2	60.00'	57.91'	55.69'	S 55°22'53" E	55°18'15"
C3	60.00'	57.91'	55.69'	S 00°04'38" E	55°18'15"
C4	60.00'	57.91'	55.69'	S 55°13'37" W	55°18'15"
C5	60.00'	66.68'	63.30'	N 65°16'58" W	63°40'37"
C6	60.00'	34.16'	33.70'	N 49°45'23" W	32°37'27"
C7	60.00'	25.14'	24.96'	N 78°04'22" W	24°00'32"
C8	243.00'	77.83'	77.50'	S 80°54'05" E	18°21'06"
C9	243.00'	80.11'	79.75'	S 62°16'52" E	18°53'19"
C10	243.00'	7.38'	7.38'	S 51°58'02" E	1°44'21"
C11	60.00'	34.33'	33.87'	S 34°42'16" E	32°47'10"
C12	60.00'	58.65'	56.34'	S 09°41'35" W	56°00'31"
C13	60.00'	95.51'	85.74'	S 83°17'59" W	91°12'18"
C14	60.00'	59.31'	56.92'	N 22°46'52" W	56°37'59"
C15	60.00'	59.31'	56.92'	N 22°46'52" W	56°37'59"
C16	177.00'	27.19'	27.16'	N 55°29'55" W	8°48'06"
C17	177.00'	93.23'	92.15'	N 74°59'18" W	30°10'40"

**LEGEND:**

- SET 5/8" REBAR W/CAP #6700
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- S.F. SQUARE FEET
- P.L.E. POWER LINE EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:  
BASIS OF BEARINGS IS UTM-14

THERE IS A 10' UTILITY EASEMENT ALONG ALL STREET FRONTAGES

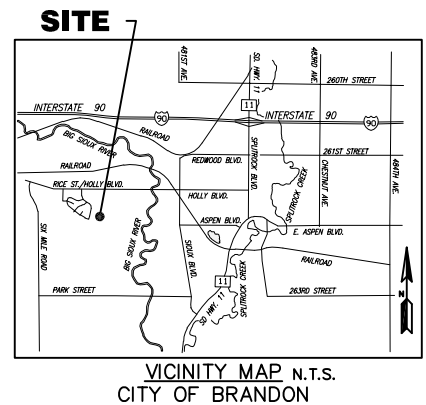
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



PREPARED BY:

**Midwest Land Surveying, Inc.**  
Land Surveying and GPS Consulting  
211 E. 14th Street Suite 100  
Sioux Falls, South Dakota 57104  
Phone: (605) 339-8901 FAX: (605) 274-8951



# PLAT OF LOTS 9, 10, 11, 12, AND 13 IN BLOCK 11 AND LOTS 10, 11, 12, 13 AND 14 IN BLOCK 12 OF THE BLUFFS ADDITION

AN ADDITION TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA.

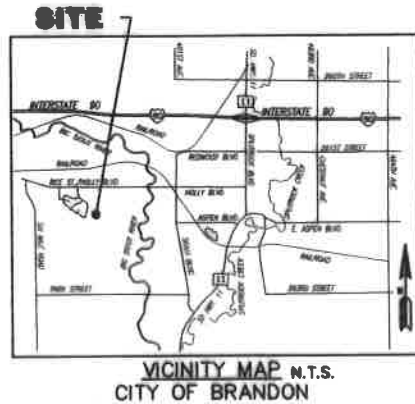
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1190.85'	394.26'	392.47'	S 49°25'03" E	18°58'10"
C2	300.00'	254.50'	246.94'	S 64°14'10" E	48°36'24"
C3	1223.85'	92.02'	92.00'	S 57°17'51" E	4°18'29"
C4	1223.85'	92.02'	92.00'	S 52°59'22" E	4°18'29"
C5	1223.85'	92.02'	92.00'	S 48°40'53" E	4°18'29"
C6	1223.85'	92.02'	92.00'	S 44°22'23" E	4°18'29"
C7	1223.85'	48.84'	48.84'	S 41°04'33" E	2°17'11"
C8	267.00'	6.04'	6.04'	S 40°34'49" E	1°17'44"
C9	267.00'	219.36'	213.24'	S 64°45'50" E	47°04'18"
C10	333.00'	110.28'	109.78'	N 79°14'37" W	18°58'32"
C11	333.00'	67.11'	67.00'	N 63°58'56" W	11°32'51"
C12	333.00'	67.11'	67.00'	N 52°26'05" W	11°32'51"
C13	333.00'	39.10'	39.08'	N 43°17'48" W	6°43'42"
C14	1157.85'	46.19'	46.19'	N 41°04'32" W	2°17'09"
C15	1157.85'	67.01'	67.00'	N 43°52'35" W	3°18'57"
C16	1157.85'	89.44'	89.41'	N 47°44'50" W	4°25'33"
C17	1157.85'	67.01'	67.00'	N 51°37'05" W	3°18'57"
C18	1157.85'	101.91'	101.88'	N 55°47'52" W	5°02'36"

AREA TABLE	
STREETS	1.183 AC.±
LOTS	4.464 AC.±
TOTAL	5.647 AC.±



**LEGEND:**

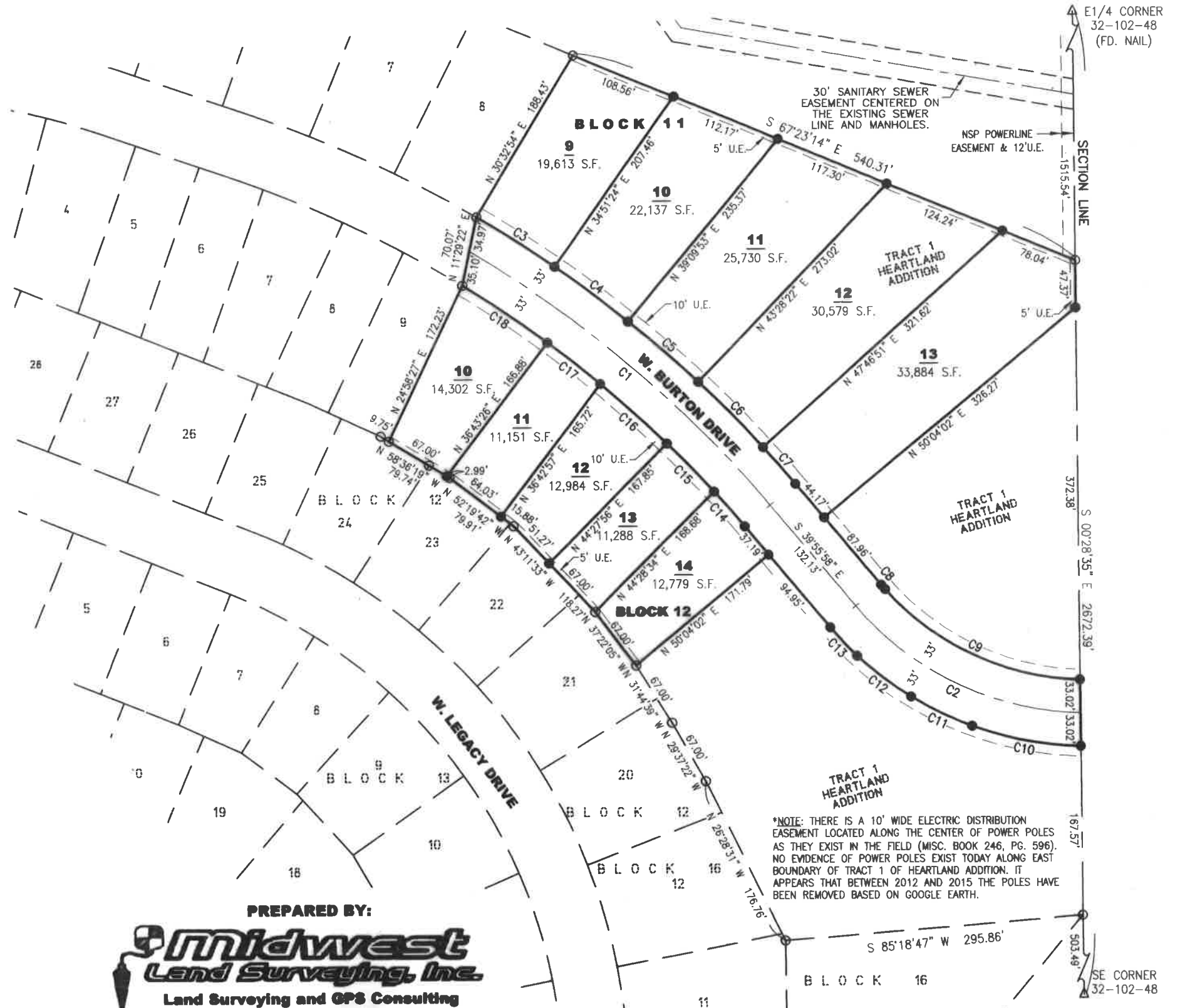
- SET 5/8" REBAR W/CAP #6700
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- S.F. SQUARE FEET
- S.C.A.E. SUMP COLLECTION ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE



NOTES:  
BASIS OF BEARINGS IS UTM-ZONE 14

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## 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.

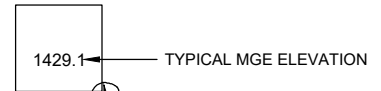
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IN ALL CASES, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE.

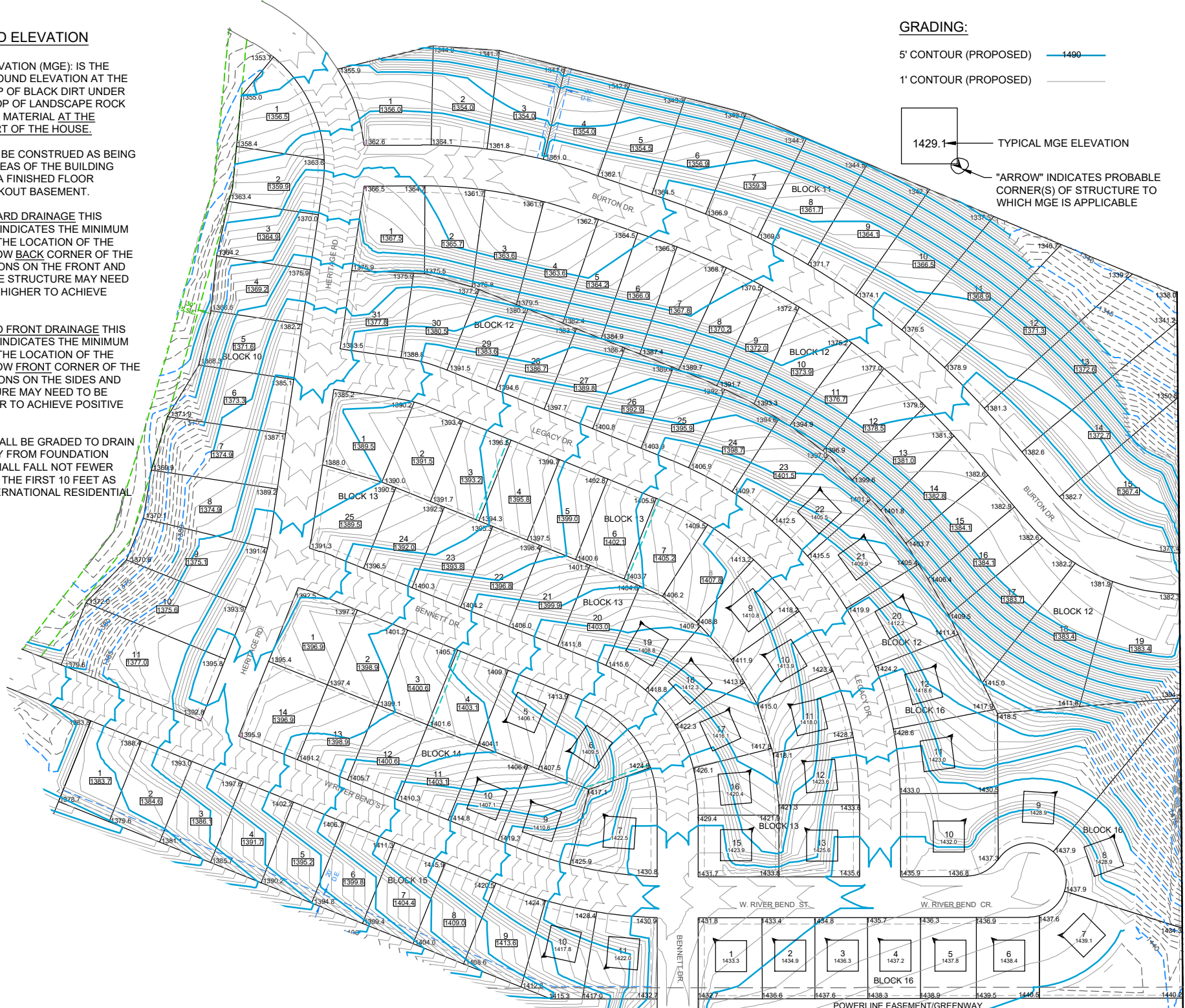
## GRADING:

5' CONTOUR (PROPOSED) — 1490 —

1' CONTOUR (PROPOSED) — —

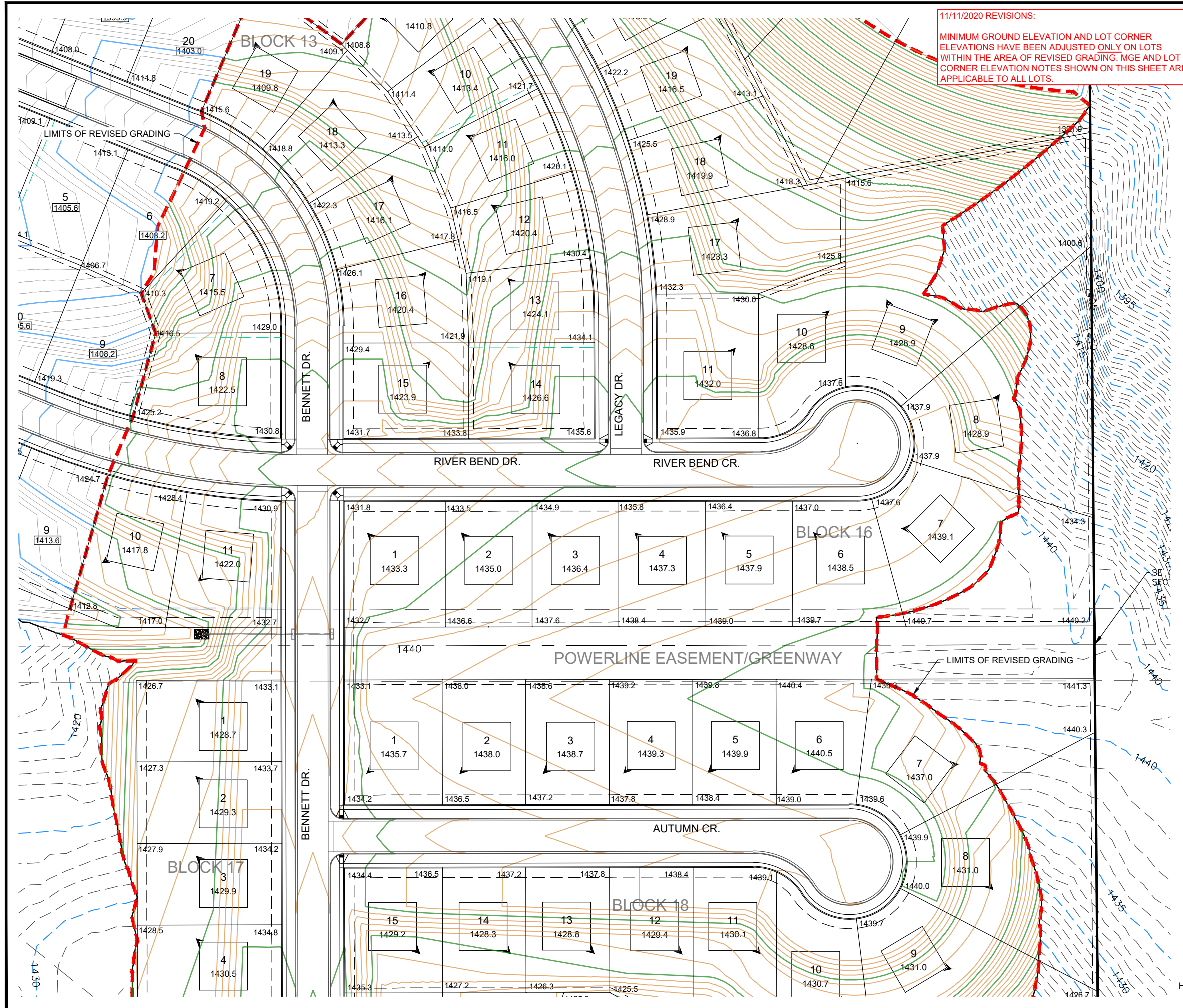


"ARROW" INDICATES PROBABLE CORNER(S) OF STRUCTURE TO WHICH MGE IS APPLICABLE



NOT TO SCALE





**11/11/2020 REVISIONS:**  
 MINIMUM GROUND ELEVATION AND LOT CORNER ELEVATIONS HAVE BEEN ADJUSTED ONLY ON LOTS WITHIN THE AREA OF REVISED GRADING. MGE AND LOT CORNER ELEVATION NOTES SHOWN ON THIS SHEET ARE APPLICABLE TO ALL LOTS.



SHEET  
**B6**  
 PROJ: 14909F  
 DATE: 11/9/2020  
 DRAWN BY: TRP  
 CHECKED: EDC

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

**SHEET INDEX**

**LOT CORNER ELEVATIONS**

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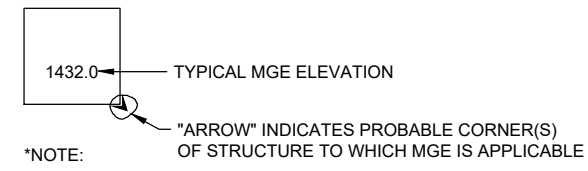
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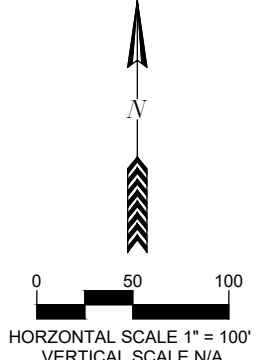
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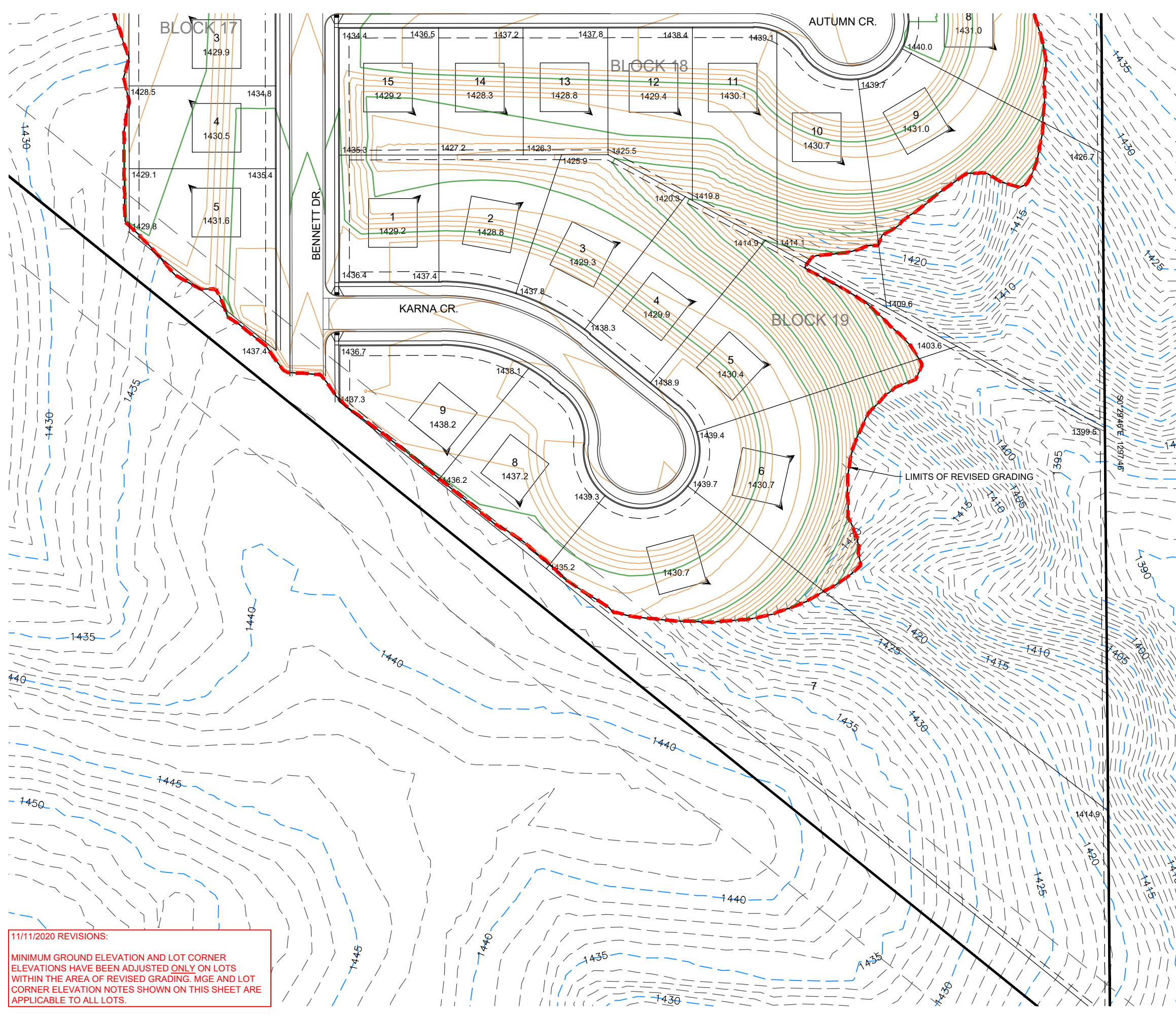


**DEVELOPMENT ENGINEERING PLAN**  
**THE BLUFFS ADDITION**  
 GRADING PLAN OVERVIEW

2309 W. 50th St.  
 Sioux Falls, SD 57105  
 (605) 336-1676  
 www.broszeng.com







SHEET  
**B7**

PROJ: 14909F  
DATE: 11/9/2020  
DRAWN BY: TRP  
CHECKED: EDC

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

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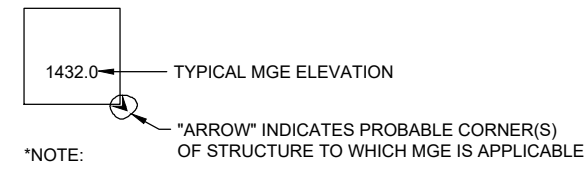
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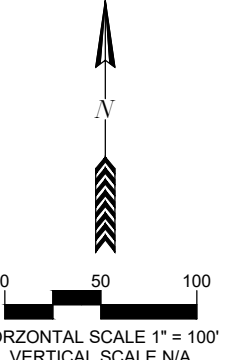
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