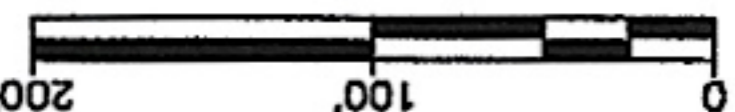


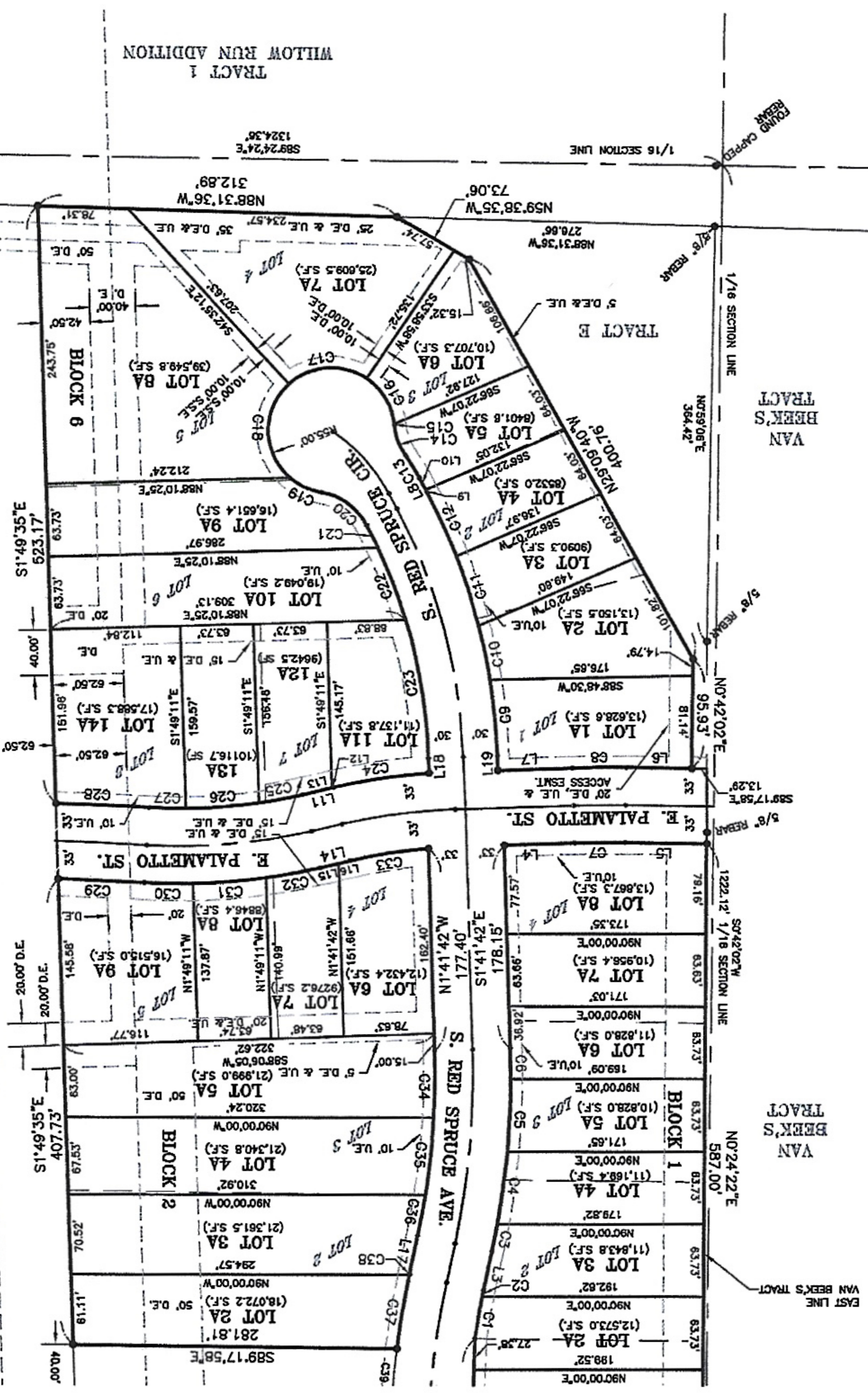
**PLAT OF
LOTS 1A THROUGH 8A INCLUSIVE, BLOCK 1 & LOTS 2A THROUGH 9A
INCLUSIVE, BLOCK 2 & LOTS 1A THROUGH 14A INCLUSIVE, BLOCK 6,
ARBOR'S EDGE ADDITION
TO THE CITY OF SIOUX FALLS,
MINNEHAHA COUNTY, SOUTH DAKOTA**



SCALE 1" = 100'



- LEGEND**
- P - PLAT DISTANCE
 - A - SURVEYED DISTANCE
 - C.T.P. - GRIPPED TOP PIPE
 - O.T.P. - OPEN TOP PIPE
 - S.D.H. - STAR DRILL HOLE
 - X - CHISELED "X" IN CONCRETE
 - - FOUND SURVEY POINT
 - △ - SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - S.A.E. - SWIM ACCESS EASEMENT
 - LE - LANDSCAPE EASEMENT TO ARBOR'S EDGE HOME OWNERS ASSOC.
 - - ARC LENGTH
 - - UTILITY EASEMENT
 - - DRAINAGE EASEMENT
 - - SANITARY SEWER EASEMENT
 - - SWIM ACCESS EASEMENT
 - - FOUND SURVEY POINT



125' WIDE U.S. DEPT. OF INTERIOR
BUREAU OF RECLAMATION ELECTRIC
EASEMENT.

OUTLOT A

OUTLOT A

griffin
eharth & associates

Project No. SD131029

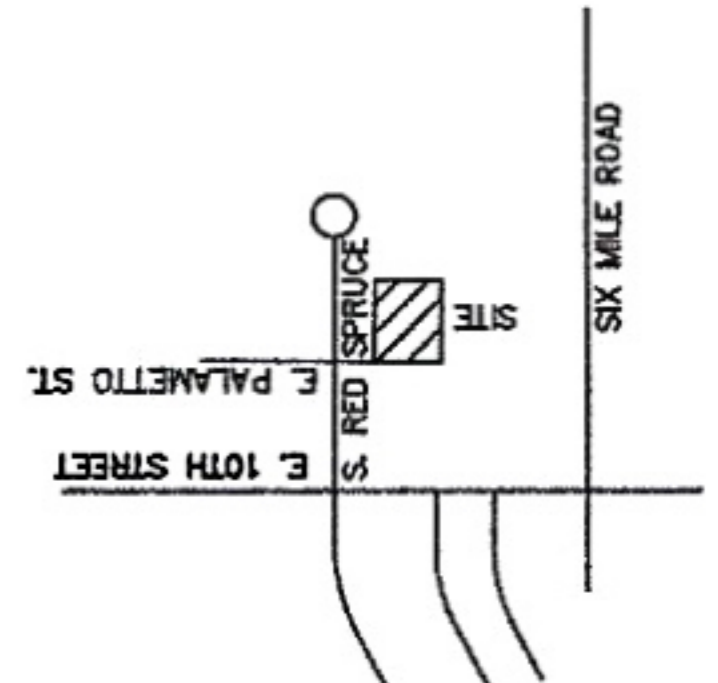
ENGINEERING
PLANNING
LAND SURVEYING

PAGE 2 OF 3

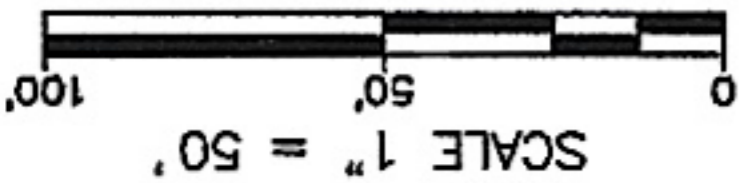
300 N. Dakota Ave., Ste. 114 • Sioux Falls, South Dakota 57104 • 605/339-7215

S:\131029\5\131029 REPR11 - A11 1075.dwg

PLAT OF LOTS 1B & 2C, BLOCK 6, ARBOR'S EDGE ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA

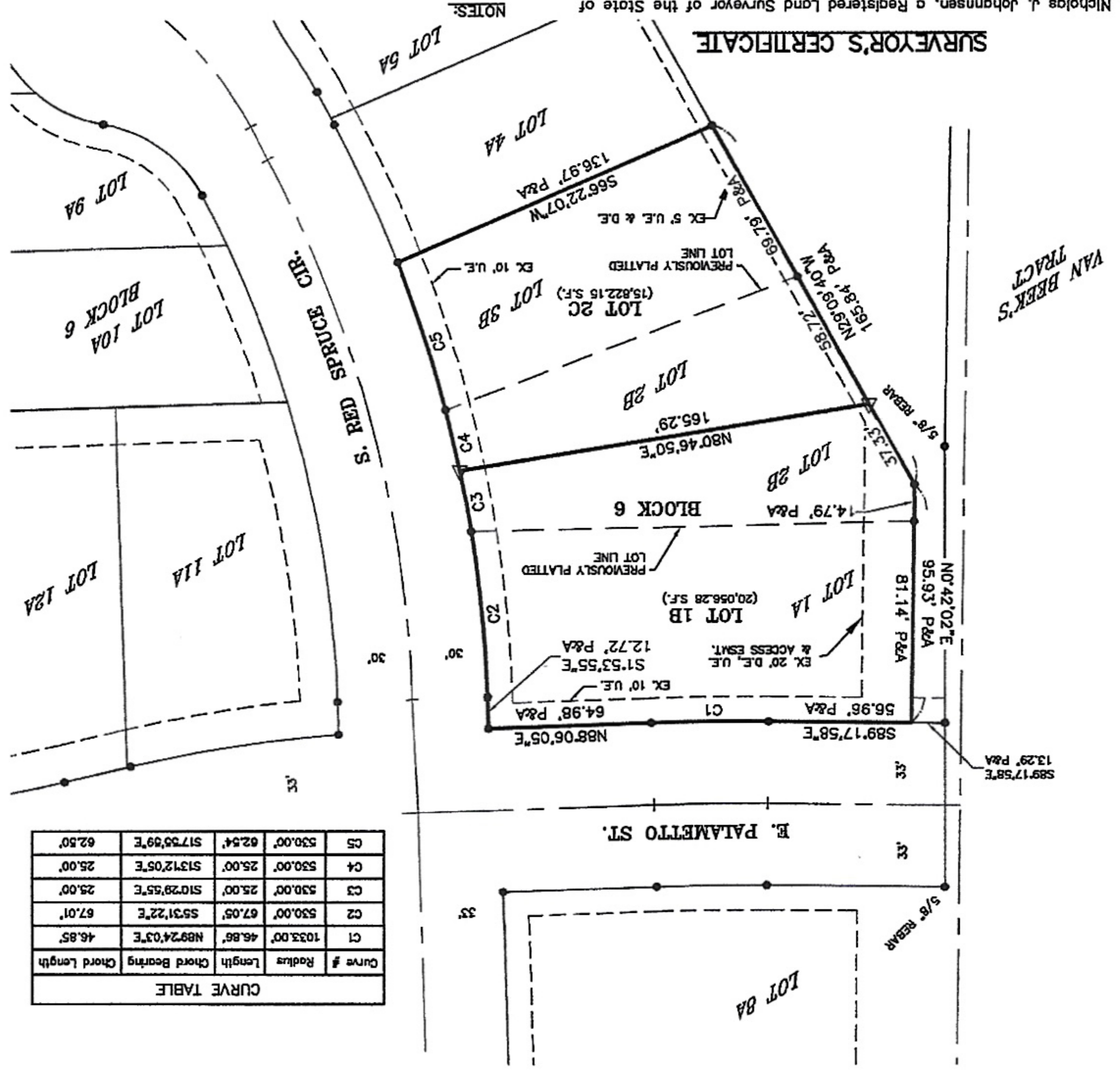


- LEGEND**
- P - PLAT DISTANCE
 - A - SURVEYED DISTANCE
 - C.T.P. - CRIMPED TOP PIPE
 - O.T.P. - OPEN TOP PIPE
 - S.D.H. - STAR DRILL HOLE
 - "X" - CHISELED "X" IN CONCRETE
 - - FOUND SURVEY POINT
 - △ - SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - S.A.E. - SURF ACCESS EASEMENT



CURVE TABLE

Curve #	Radius	Length	Chord Bearing	Chord Length
C1	1033.00'	46.86'	N89°24'03"E	46.85'
C2	530.00'	67.05'	S53°12'22"E	67.01'
C3	530.00'	25.00'	S10°29'55"E	25.00'
C4	530.00'	25.00'	S13°12'05"E	25.00'
C5	530.00'	62.54'	S17°35'59"E	62.50'



I, Nicholas J. Johannsen, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before October 10th, 2017, survey a parcel of land described as "LOTS 1A, 2B & 3B, BLOCK 6, ARBOR'S EDGE ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA" and replotted the above into "LOTS 1B AND 2C, BLOCK 6, ARBOR'S EDGE ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA," containing 0.82 acres, more or less.

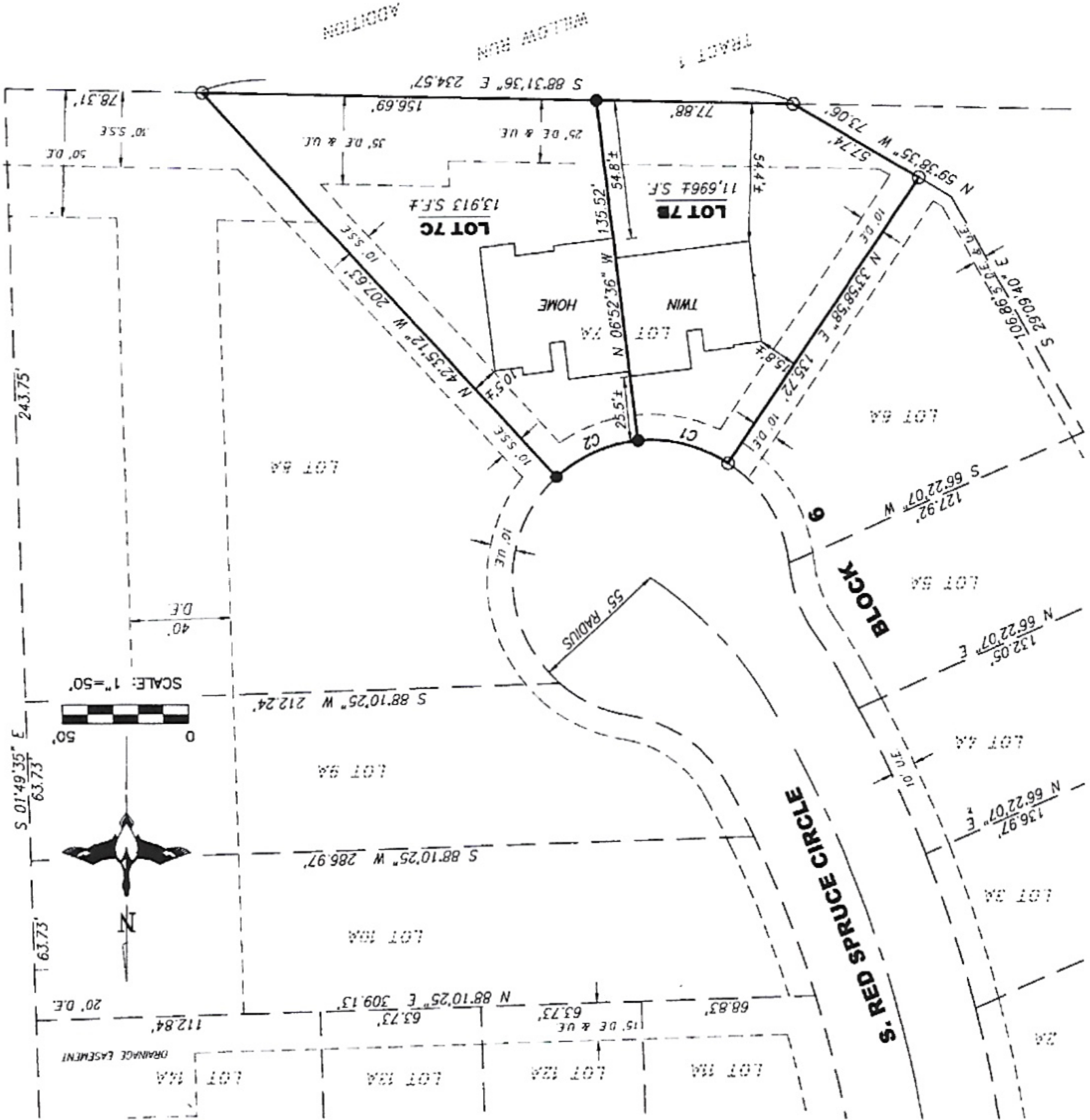
The same hereafter shall be known and described as "LOTS 1B AND 2C, BLOCK 6, ARBOR'S EDGE ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA."

I further certify that the above parcel was surveyed by me or under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.

SURVEYOR'S CERTIFICATE

LOT 7B AND LOT 7C IN BLOCK 6 OF ARBOR'S EDGE ADDITION

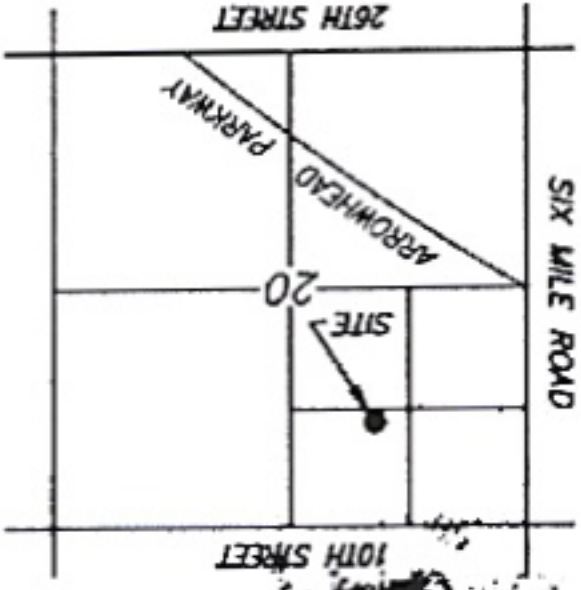
AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.00'	37.48'	39°02'33"	N 75°32'54" W	36.76'
C2	55.00'	36.01'	37°30'57"	N 66°10'21" E	35.37'

SURVEYOR'S NOTE:
 THERE IS A 10' UTILITY EASEMENT ON EACH SIDE OF THE WATER AND SANITARY SERVICE LINES AS THE LINES EXIST IN THE FIELD. THIS EASEMENT IS FOR MAINTENANCE AND REPAIR OF THE UTILITY SERVICE LINES.

- LEGEND**
- SET 5/8" REBAR W/CAP #6700
 - FD. MONUMENT (AS NOTED)
 - (R) RECORD INFORMATION
 - AC. ACRES
 - S.F. SQUARE FEET
 - A.E. ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - R/W RIGHT-OF-WAY
 - N.T.S. NOT TO SCALE
 - EASEMENT LINE
 - PREVIOUSLY PLATTED LINE



PREPARED BY:

INDIAWEST
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 338-8901 FAX:(605) 274-8951



NOTES:
 BASIS OF BEARINGS IS ASSUMED.
 THIS PLAT WAS PREPARED WITHOUT THE RESEARCHED AND ARE NOT SHOWN EASEMENTS OF RECORD WERE NOT ON THE PLAT

D 9-583
 W 10-403

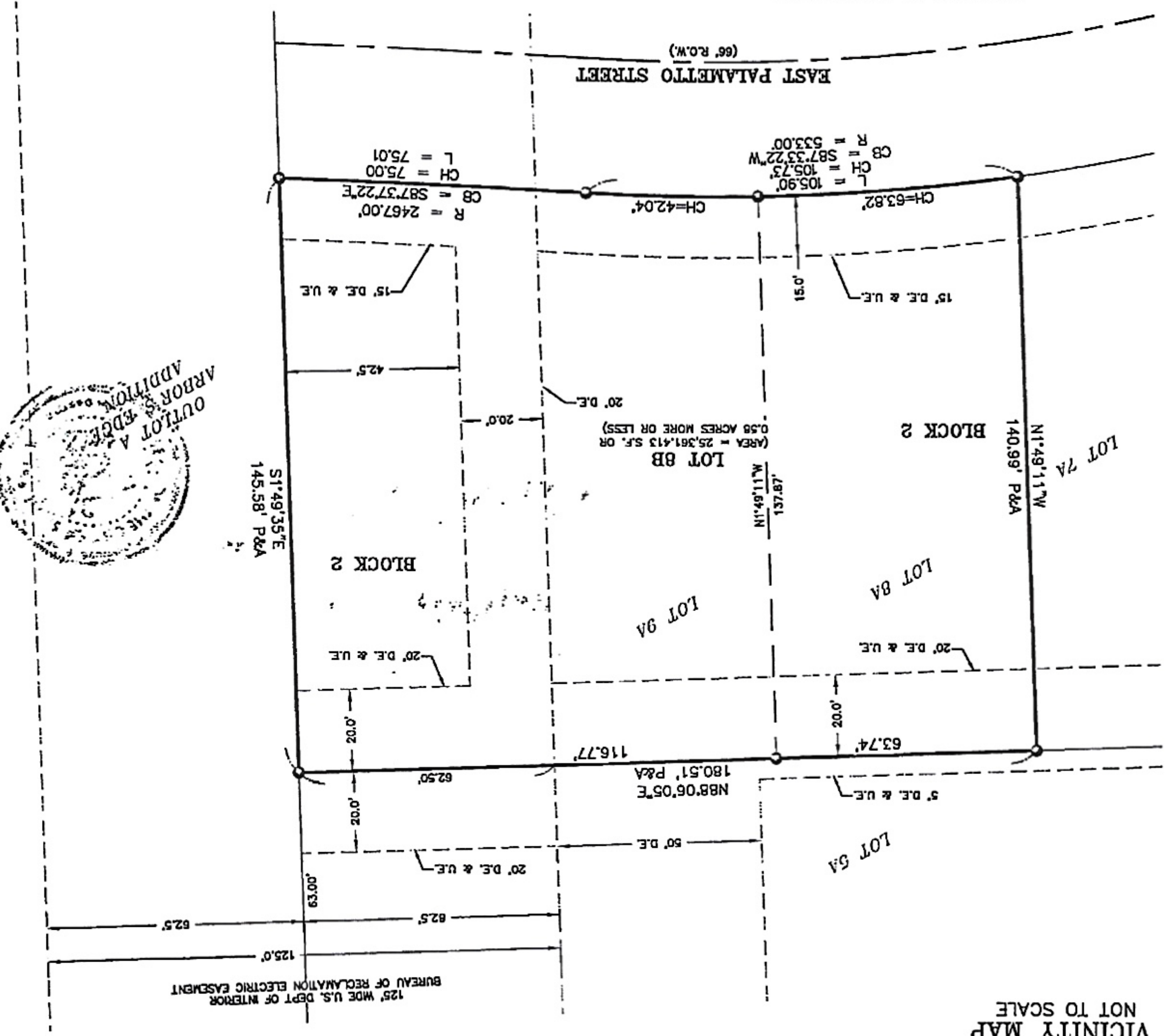


NICHOLAS J. JOHANNSEN, L.S. 7289

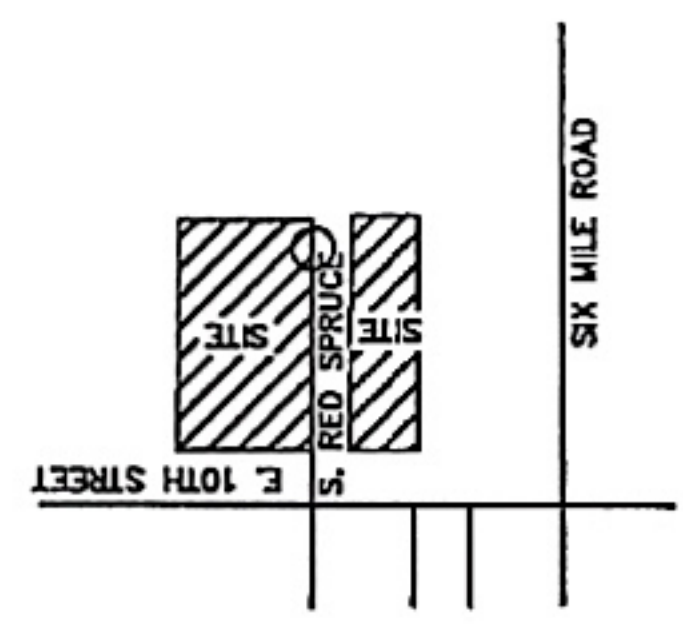
I, Nicholas J. Johannsen, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before June 5th, 2019, survey a parcel of land described as "LOTS 8A AND 9A, BLOCK 2, ARBOR'S EDGE ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA" and replatted the above into "LOT 8B, BLOCK 2, ARBOR'S EDGE ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA," containing 0.58 acres, more or less.
 The same hereafter shall be known and described as "LOT 8B, BLOCK 2, ARBOR'S EDGE ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA."
 I further certify that the above parcel was surveyed by me or under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.

SURVEYOR'S CERTIFICATE

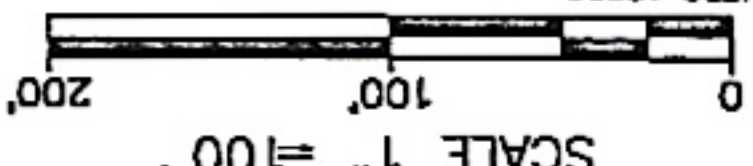
- NOTE:**
1. FLOOD ZONE: AREAS ON THIS PLAT ARE ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MINNEHAHA COUNTY, SOUTH DAKOTA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 46099C0467D AND 46099C0490D, DATED SEPTEMBER 2, 2009.
 2. ALL DIMENSIONS ON CURVES ARE ARC DISTANCES.
 3. THE AREA OF THE PLAT IS 25,361.41 S.F. OR 0.58 ACRES ±.
 4. THE BEARING SYSTEM IS AN ASSUMED LOCAL BEARING SYSTEM.
 5. ALL PROPERTY CORNERS AND CURVE POINTS ARE SET WITH 5/8" x 24" REBAR WITH CAP #7289.
 6. THERE SHALL BE A 20 FEET WIDE PRIVATE UTILITY EASEMENT, CENTERED ON BOTH THE PRIVATE WATER AND SANITARY SEWER SERVICE LINES AS THEY EXIST IN THE FIELD IN THE EVENT A SERVICE LINE CROSSES OR IS IN CLOSE PROXIMITY TO THE ADJACENT PROPERTY.
 7. SEE NOTES ON ORIGINAL PLAT OF ARBOR'S EDGE REGARDING EASEMENTS AND RESTRICTIONS IN THOSE EASEMENTS.



VICINITY MAP NOT TO SCALE



- LEGEND**
- - FOUND SURVEY POINT
 - ✕ - CHISELED "X" IN CONCRETE
 - S.D.H. - STAR DRILL HOLE
 - O.T.P. - OPEN TOP PIPE
 - C.T.P. - CRUMPED TOP PIPE
 - A - SURVEYED DISTANCE
 - P - PLAT DISTANCE
 - △ - SET SURVEY POINT, 5/8" x 24" REBAR WITH CAP #7289
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - S.A.C. - SUMP ACCESS EASEMENT
 - LE - LANDSCAPE EASEMENT TO ARBOR'S EDGE HOME OWNERS ASSOC.



SCALE 1" = 100'

NORTH



**PLAT OF
 LOT 8B, BLOCK 2,
 ARBOR'S EDGE ADDITION
 TO THE CITY OF SIOUX FALLS,
 MINNEHAHA COUNTY, SOUTH DAKOTA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	467.00'	96.20'	96.03'	S 89°44'49" W	11°48'08"
C2	2533.00'	80.75'	80.75'	S 85°16'55" E	1°49'36"

S 89°26'32" E 240.50 (H)

LOT 10A,
BLOCK 8

LEGEND

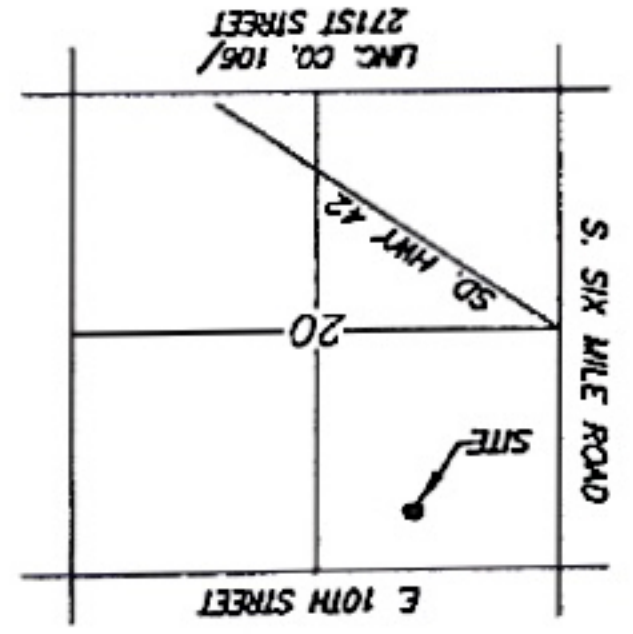
- SET 5/8" REBAR W/CAP #8145
- FD. MONUMENT (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- N.T.S. NOT TO SCALE
- EASEMENT LINE
- PREVIOUSLY PLATTED LINE

NOTES:
BASIS OF BEARINGS IS ASSUMED.
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:

UNIDIVERSITY
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



AREA MAP N.T.S.
SECTION 20, T101N, R48W
5TH P.M.

62.50' U.S. DEPT. OF INTERIOR BUREAU
OF RECLAMATION ELECTRIC EASEMENT

PLAT OF LOT 13B IN BLOCK 6 OF ARBOR'S EDGE ADDITION

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

62.50' U.S. DEPT. OF INTERIOR BUREAU
OF RECLAMATION ELECTRIC EASEMENT
ADDITION

LOT 8A,
BLOCK 2

LOT 8A,
BLOCK 2

LOT 7A,
BLOCK 2

LOT 6A,
BLOCK 2

ARBOR'S

E. PALAMETTO STREET

33'

33'

C1

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

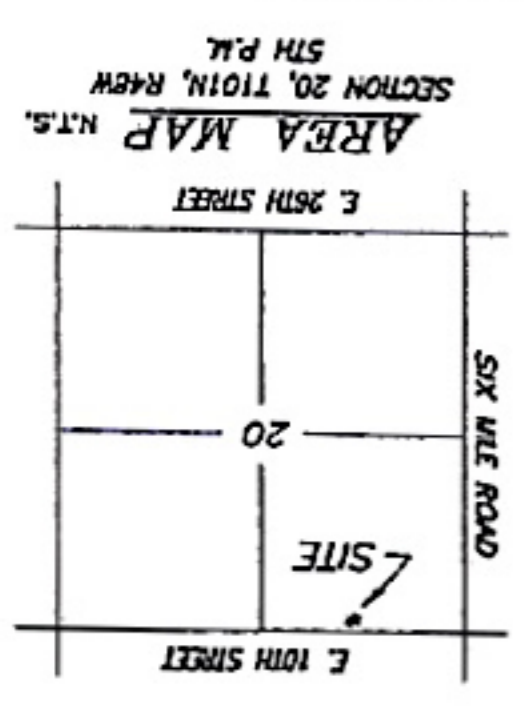
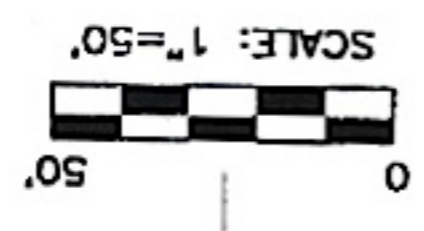
NOTES:

- LEGEND**
- SET 5/8" REBAR W/CAP #8145
 - FD. MONUMENT
 - (R) RECORD INFORMATION
 - AC ACRES
 - S.F. SQUARE FEET
 - P.U.A.E. PUBLIC UTILITY ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - R/W RIGHT-OF-WAY
 - N.T.S. NOT TO SCALE
 - EASEMENT LINE
 - PREVIOUSLY PLATED LINE

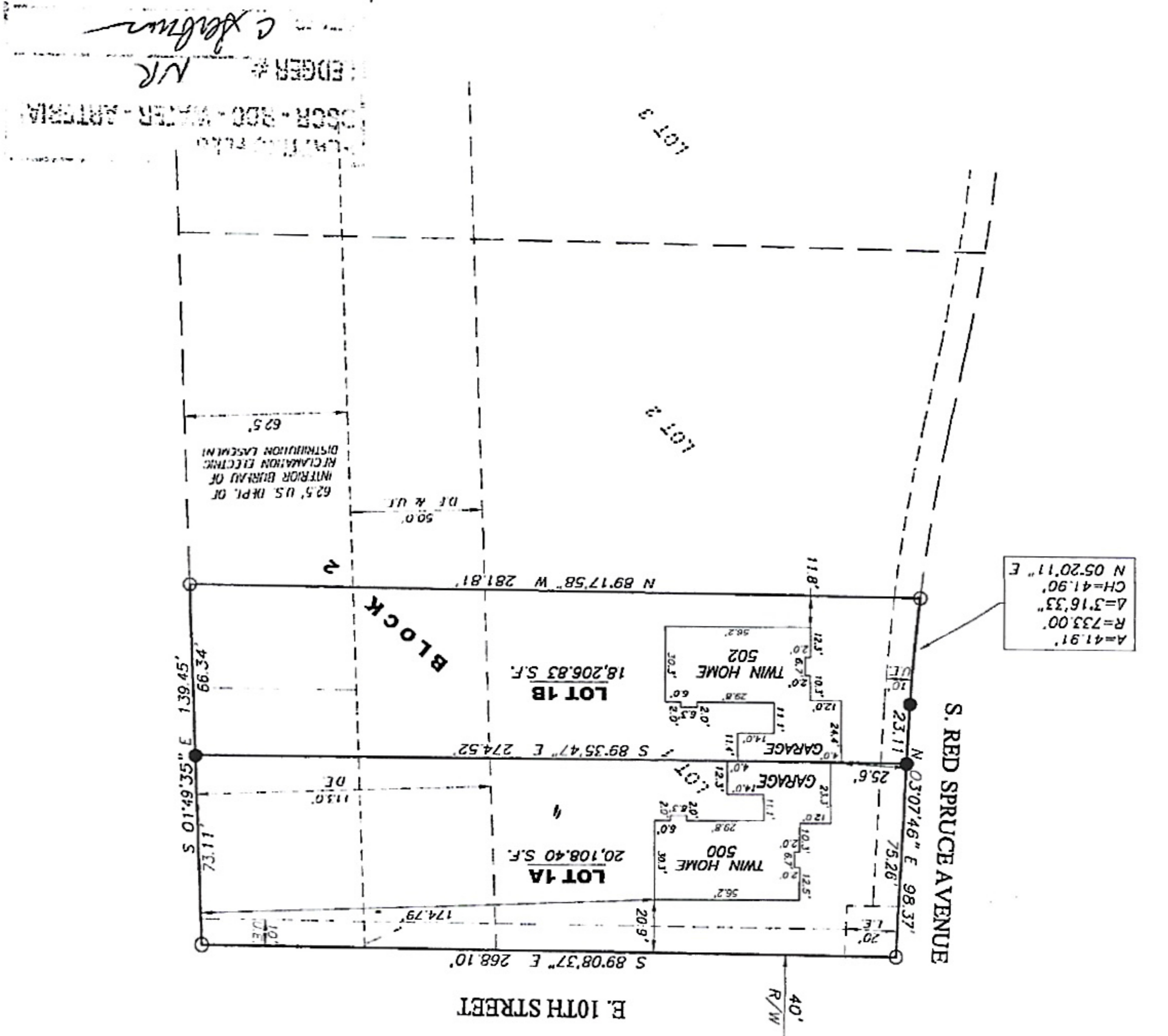


SURVEYOR'S NOTE:
 THERE IS A 10' UTILITY EASEMENT ON EACH SIDE OF THE WATER AND SANITARY SEWER SERVICE LINES AS THE LINES EXIST IN THE FIELD. THIS EASEMENT IS FOR MAINTENANCE AND REPAIR OF THE UTILITY SERVICE LINES.

AREA TABLE	
LOTS	0.88 ACRES
TOTAL	0.88 ACRES



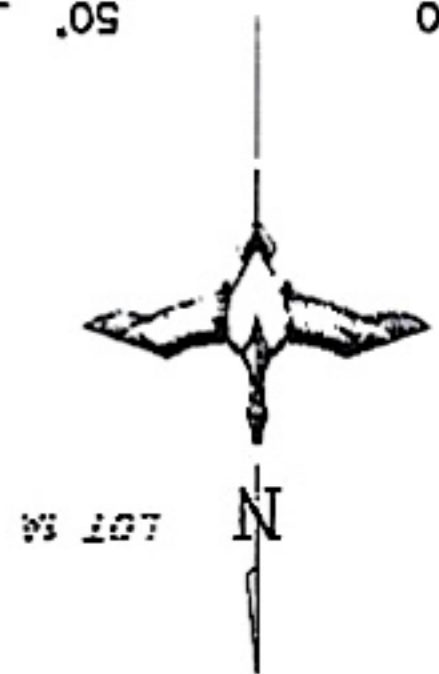
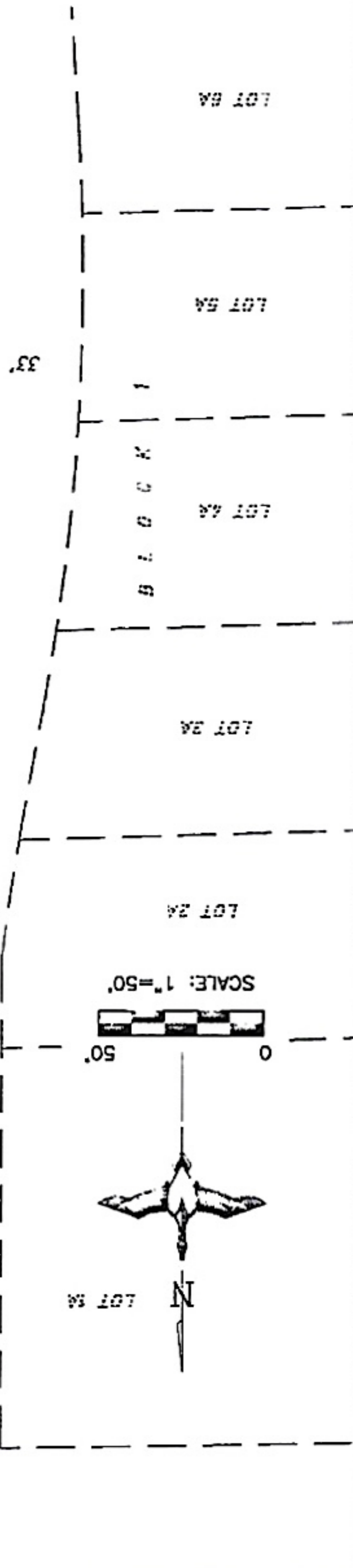
PREPARED BY:
MIDWEST LAND SURVEYING, INC.
 Land Surveying and GPS Consulting
 211 E 14th Street, Suite 100, Sioux Falls, South Dakota 57104
 Phone: (605) 839-8901 FAX:(605) 274-8951 1 OF 2



AREA MAP N.T.S.
 SECTION 20, T10N, R48W
 5TH PL.

PLAT OF LOTS 2B AND 3B IN BLOCK 2 OF ARBOR'S EDGE ADDITION

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



SCALE: 1"=50'

SURVEYOR'S NOTE:
 THERE SHALL BE A 20 FOOT WIDE PUBLIC UTILITY EASEMENT CENTERED ON BOTH THE WATER AND SANITARY SEWER SERVICE LINES AS THEY EXIST IN THE FIELD IN THE EVENT A SERVICE LINE CROSSES OR IS IN CLOSE PROXIMITY TO THE ADJACENT PROPERTY.

LEGEND:

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

NOTES:
 BASIS OF BEARINGS IS ASSUMED.
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMENT.
 EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

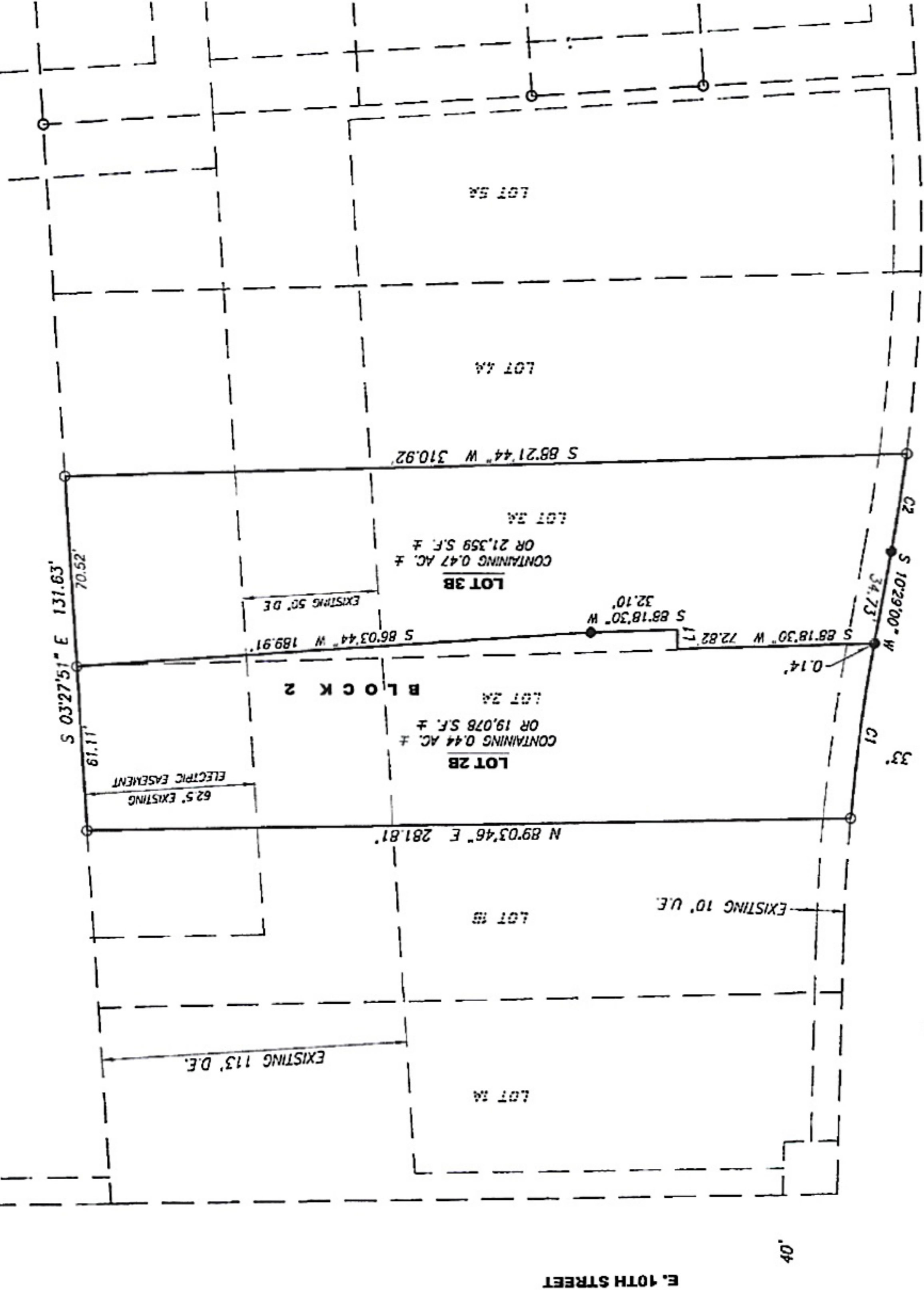


PREPARED BY:

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

LINE	BEARING	DISTANCE
L1	S 01°41'28" E	7.20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	733.00'	65.84'	65.82'	S 07°54'36" W	5°08'48"
C2	667.00'	36.63'	36.63'	N 08°54'36" E	3°08'48"



62.5' EXISTING
 ELECTRIC EASEMENT

EXISTING 113' D.E.

N 89°03'46" E 281.81'

S 86°03'44" W 189.91'

EXISTING 50' D.E.

CONTAINING 0.47 AC. ±
 OR 21,359 S.F. ±

CONTAINING 0.44 AC. ±
 OR 19,076 S.F. ±

S 88°18'30" W 72.82'

S 88°18'30" W 32.10'

S 88°21'44" W 310.92'

S 102°29'00" W 34.73'

0.14'

C1

C2

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

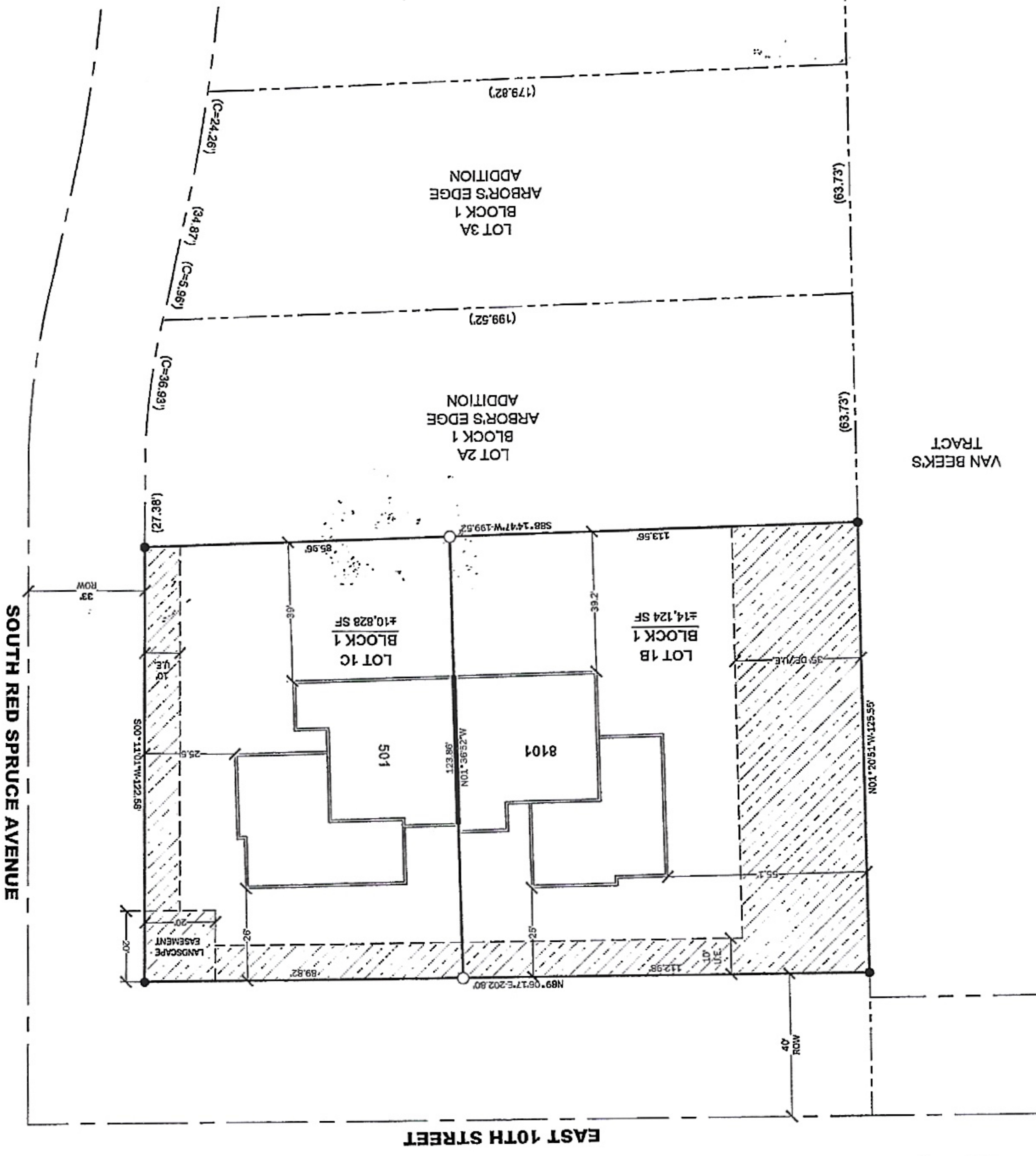
33'

VICINITY MAP



SITE

**PLAT OF LOT 1B AND 1C IN BLOCK 1 OF
ARBOR'S EDGE ADDITION
TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±24,952 SF (±0.57 ACRES).**

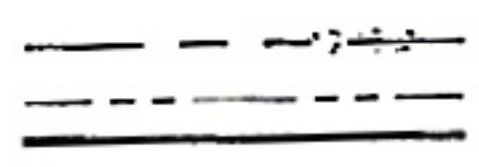


VAN BEEK'S TRACT

LEGEND:

- FOUND 5/8" REBAR
- SET 5/8" x 18" CAPPED REBAR
- PREVIOUSLY PLATTED DIMENSION
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PLATTED PROPERTY LINE
- EXISTING PROPERTY LINE
- RIGHT OF WAY LINE

○ U.E.
○ D.E.
○ (100.00)



NORMAN
ENGINEERING + SURVEYING
3800 WEST 53RD STREET
SIOUX FALLS, SD 57106
aaron@normanengineeringinc.com
605.310.5228

- GENERAL NOTES:**
1. BASIS OF BEARINGS FOR THIS PLAT ARE UTM ZONE 14 NORTH.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 3. THERE SHALL BE A 20 FOOT WIDE PRIVATE UTILITY EASEMENT CENTERED OF BOTH THE WATER AND SANITARY SEWER SERVICE LINES AS THEY EXIST IN THE FIELD IN THE EVENT A SERVICE LINE CROSSES OR IS IN CLOSE PROXIMITY TO THE ADJACENT PROPERTY.

