

**SOUTH DAKOTA BOARD OF REGENTS**

**Full Board**

**AGENDA ITEM: O**

**DATE: June 26, 2009**

\*\*\*\*\*

**SUBJECT: Resolutions to implement SL 2009, ch 93, and to provide for the creation of the University Center Research Park.**

**BACKGROUND:** SL 2009, ch 93, authorized the Board to provide for the construction, development, maintenance, and operation of a research park on the property acquired in 2006 for the University Center. The permitted research park may not occupy more than eighty acres, and the Board's activities in development of the separately platted tracts that comprise the research park are to be subject only to such restrictions as are established in SL 2009, ch 93, i.e., activities and facilities that are consistent with those regularly and customarily conducted or operated at university-related research parks.

In order to implement the authority granted by SL 2009, ch 93, the Board needs to replat Tract 2 of South Dakota Public Universities & Research Center Addition to the City of Sioux Falls, Minnehaha County, South Dakota, which comprises 88.165 acres, more or less, and lies to the east of Career Avenue. This Addition was platted originally in 2007 in conjunction with the construction of the University Center North.

The proposal developed by the University Center Board of Directors would involve renaming the existing Tract 2 as University Center Research Park Addition to the City of Sioux Falls, Minnehaha County, South Dakota, and dividing it into four parcels, Lot A comprising about 3.211 acres, Tract 1 comprising about 37.146 acres, Tract 2 comprising about 21.102 acres and Tract 3 comprising about 26.706 acres, as shown on the engineering drawing prepared by Sayre Associates. (Exhibit 1 to Attachment I).

The 21.102 acre Tract 2 of the new University Center Research Park Addition encompasses a 100 year floodway that courses through the 88.165 acres lying east of Career Avenue. It would be impractical to attempt to construct in the floodway, and it has been treated

**(continued)**

\*\*\*\*\*

**RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR**

Adopt the resolutions set forth as Attachment I to this item and incorporated therein as though fully set forth in order to implement the authorization granted in SL 2009, ch 93, to provide for the creation of the University Center Research Park.

throughout the planning process as suited for a drainage easement. The City of Sioux Falls has indicated its interest in acquiring a permanent easement over the tract for that purpose and to include the floodway in its greenway and recreation trail system. Such greenway and recreational uses are fully consistent with the best development practices found in university-related research parks, enhancing both the environment and commuter options for research park tenants.

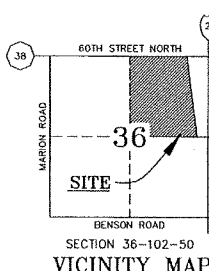
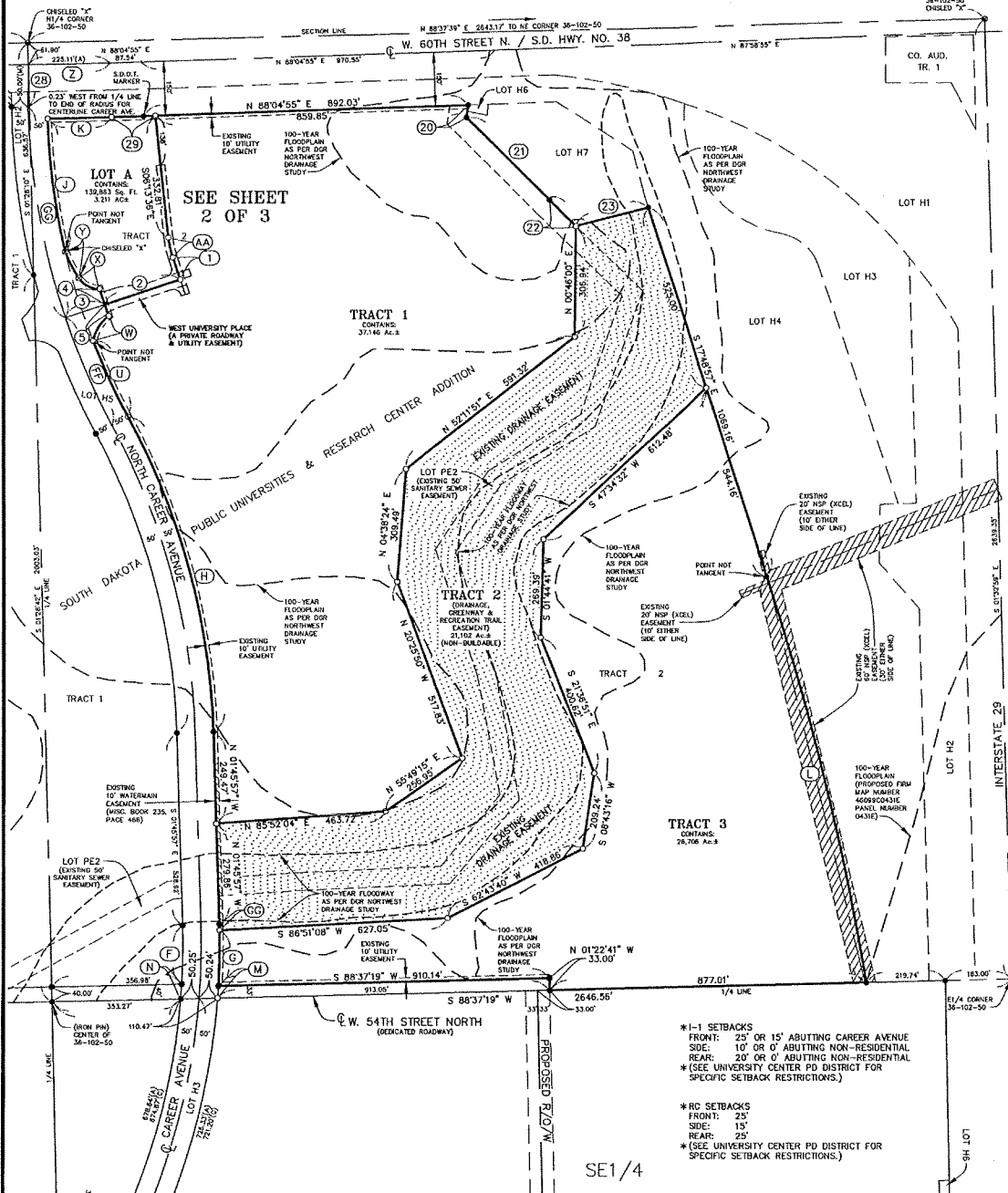
The University Center Board of Directors recommends that, pursuant to SDCL § 5-2-11, the Board of Regents request the Commissioner of School and Public Lands and the Governor to approve the grant of a permanent easement over Tract 2 of the University Center Research Park Addition to the City of Sioux Falls, for drainage, greenway and recreation trail purposes.

After granting the permanent easement, the remaining parcels in the University Center Research Park Addition, amounting to 67.063 acres, would be within the 80 acre limitation of SL 2009, ch 93, and all such remaining acres could be dedicated to the development of the University Center Research Park.

In order to replat Tract 2 of South Dakota Public Universities & Research Center Addition to the City of Sioux Falls, Minnehaha County, South Dakota, it has been necessary to assign names to the replatted Addition, to the lots within the Addition and to the roadway that provides access to the Addition. The names advanced by the University Center Board of Directors can be changed in the future as the Research Park develops further, infrastructure is added and new replats tailor Tracts 1 and 3 to meet tenant requirements.

Because SDCL § 5-1-7 assigns to the Commissioner of School and Public Lands “the direction, management, and control of ... all the plats and records pertaining to the title ... and the disposition” of state real property, the Commissioner has requested that plats be prepared with formalities similar to those observed with easements and other documents that create interests in real property.

# TRACT 1, TRACT 2, TRACT 3 & LOT A OF UNIVERSITY CENTER RESEARCH PARK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA



**Curve Data**

(EF)	Δ = 09°42'05"	R = 1909.86'	T = 182.08'	L = 323.39(A)
(GG)	Δ = 17°38'40"	R = 1909.86'	T = 296.42'	L = 588.15(A)
(Z)	Δ = 02°38'50"	R = 11,458.16'	T = 264.77'	L = 529.44(A)

**Curve Data**

(AA)	Δ = 12°14'47"	R = 263.05'	T = 28.22'	L = 56.22(A)
(J)	Δ = 11°54'43"	R = 1859.88'	T = 183.38'	L = 365.57(A)
(U)	Δ = 07°05'02"	R = 1859.88'	T = 115.12'	L = 229.95(A)

**Curve Data**

(F)	Δ = 04°58'32"	R = 1859.88'	T = 80.81'	L = 181.51(A)
(K)	Δ = 00°52'16"	R = 11,609.00'	T = 88.25'	L = 176.50(A)
(W)	Δ = 41°41'18"	R = 114.50'	T = 43.80'	L = 83.31(A)

**Curve Data**

(G)	Δ = 04°27'17"	R = 1959.86'	T = 76.23'	L = 152.39(A)
(L)	Δ = 08°48'32"	R = 7489.44'	T = 574.67'	L = 1147.10(A)
(X)	Δ = 57°59'45"	R = 66.50'	T = 38.88'	L = 67.31(A)

**Curve Data**

(GG)	Δ = 00°29'30"	R = 1959.86'	T = 8.41'	L = 16.82(A)
(M)	Δ = 00°58'07"	R = 1859.88'	T = 16.58'	L = 33.13(A)
(Y)	Δ = 12°00'23"	R = 339.50'	T = 40.86'	L = 81.82(A)

**Curve Data**

(H)	Δ = 28°31'44"	R = 1959.86'	T = 482.01'	L = 907.44(A)
(N)	Δ = 01°14'15"	R = 1859.88'	T = 20.09'	L = 40.17(A)
(V)	Δ = 12°00'23"	R = 339.50'	T = 40.86'	L = 81.82(A)

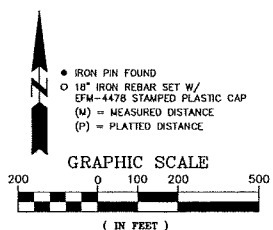
**Bearing & Distance**

(28)	S 01°21'26" E	116.13'
------	---------------	---------

**Bearing & Distance**

(1)	S 18°28'03" E	64.23'
(2)	S 71°24'48" W	218.35'
(3)	N 18°35'34" E	45.92'
(4)	S 18°35'34" E	33.35'
(5)	S 07°41'21" W	34.67'
(6)	S 43°28'04" E	321.65'
(7)	S 43°28'23" E	101.93'
(8)	N 75°51'54" E	206.88'
(9)	N 88°04'55" E	119.72'

- \* I-1 SETBACKS  
FRONT: 25' OR 15' ABUTTING CAREER AVENUE  
SIDE: 10' OR 0' ABUTTING NON-RESIDENTIAL  
REAR: 20' OR 0' ABUTTING NON-RESIDENTIAL  
\*(SEE UNIVERSITY CENTER PD DISTRICT FOR SPECIFIC SETBACK RESTRICTIONS.)
- \* RD SETBACKS  
FRONT: 25'  
SIDE: 15'  
REAR: 25'  
\*(SEE UNIVERSITY CENTER PD DISTRICT FOR SPECIFIC SETBACK RESTRICTIONS.)



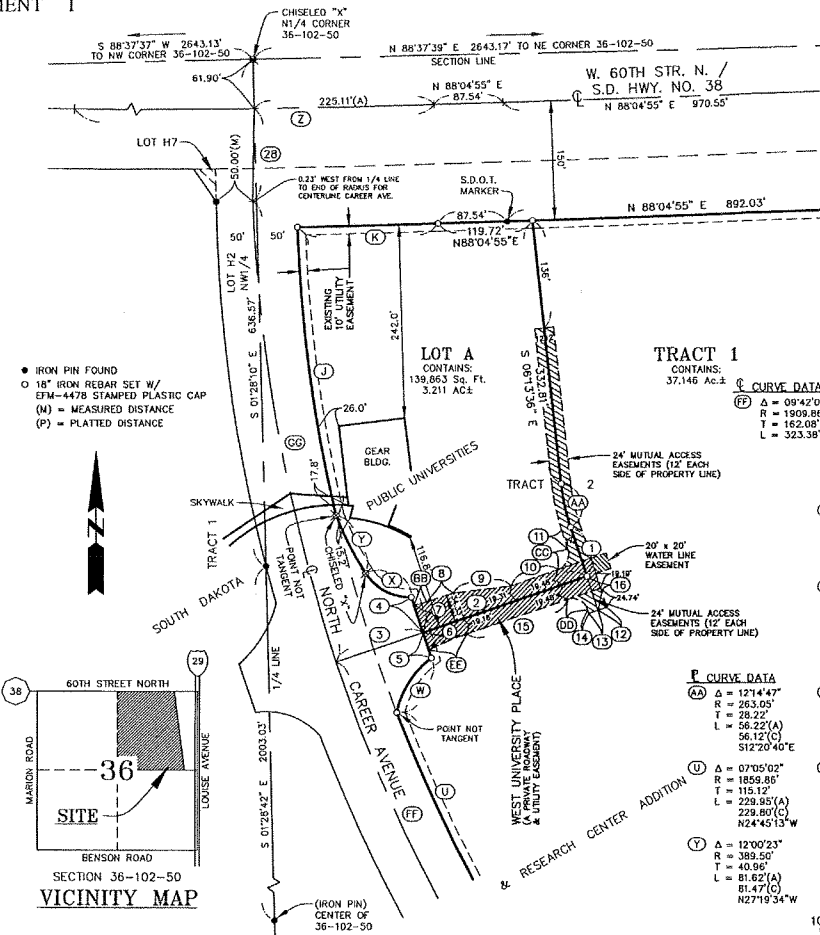
TOTAL AREA SURVEYED  
= 88.165 ACRES

**Sayre Associates**  
Engineers - Surveyors

BY: T.J.J. 18515-PLA1-2.dwg, LA-TR-1-C-3, JUN 17, 2009

# TRACT 1, TRACT 2, TRACT 3 & LOT A OF UNIVERSITY CENTER RESEARCH PARK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA

ATTACHMENT I  
Page 4



**B BEARING & DISTANCE**

(28) S 01°21'26" E 116.13'

**P BEARING & DISTANCE**

(1) S 18°28'03" E 64.23'  
 (2) S 71°24'48" W 218.35'  
 (3) S 71°24'48" W 115.00'  
 (4) N 18°35'34" W 45.92'  
 (5) S 18°35'34" E 33.35'

**EASEMENT LINE BEARING & DISTANCE**

(6) S 18°35'34" E 23.12'  
 (7) N 18°35'34" W 36.36'  
 (8) N 71°48'05" E 35.36'  
 (9) N 82°59'09" E 73.67'  
 (10) N 71°15'32" E 62.79'  
 (11) N 18°28'03" W 24.96'  
 (12) S 71°31'57" W 12.00'  
 (13) S 71°31'57" W 12.00'  
 (14) N 18°28'03" W 4.90'  
 (15) S 71°33'11" W 134.86'  
 (16) S 18°28'03" E 44.30'

**Q CURVE DATA**

(FF) Δ = 09°42'05"  
 R = 1909.86'  
 T = 286.42'  
 L = 588.15(A)

(GG) Δ = 17°38'40"  
 R = 1909.86'  
 T = 286.42'  
 L = 588.15(A)

(ZZ) Δ = 02°38'50"  
 R = 11,459.16'  
 T = 254.77'  
 L = 529.44(A)

**EASEMENT LINE CURVE DATA**

(BB) Δ = 132°49'07"  
 R = 70.50'  
 T = 8.28'  
 L = 16.48(A)  
 N78°30'08"E

(CC) Δ = 89°43'35"  
 R = 19.85'  
 T = 19.78'  
 L = 31.09(A)  
 N26°23'45"E

(DD) Δ = 89°58'46"  
 R = 19.85'  
 T = 19.84'  
 L = 31.17(A)  
 N63°27'26"W

(EE) Δ = 09°03'47"  
 R = 327.56'  
 T = 25.98'  
 L = 51.81(A)  
 S67°01'17"W

**P CURVE DATA**

(AA) Δ = 121°44'7"  
 R = 263.05'  
 T = 28.12'  
 L = 56.22(A)  
 S61°12'(C)  
 S127°04'0"E

(JJ) Δ = 111°54'3"  
 R = 1859.86'  
 T = 183.39'  
 L = 385.57(A)  
 S64.12(C)  
 N07°37'25"W

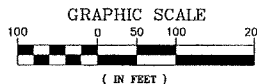
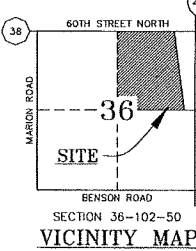
(KK) Δ = 00°52'16"  
 R = 11,509.00'  
 T = 88.25'  
 L = 176.50(A)  
 N68°33'03"E

(WW) Δ = 41°41'18"  
 R = 114.50'  
 T = 43.60'  
 L = 83.51(A)  
 S1.48(C)  
 N32°08'30"E

(XX) Δ = 57°59'45"  
 R = 66.50'  
 T = 36.86'  
 L = 67.31(A)  
 S64.47(C)  
 N62°19'13"W

(YY) Δ = 12°00'23"  
 R = 389.50'  
 T = 40.96'  
 L = 81.82(A)  
 S1.47(C)  
 N27°19'34"W

- IRON PIN FOUND
- 18" IRON REBAR SET W/ FTM-4478 STAMPED PLASTIC CAP
- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE



**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 PRIOR TO JUNE 16, 2009, SURVEY AND REPLAT TRACT 2 OF SOUTH DAKOTA PUBLIC UNIVERSITIES & RESEARCH CENTER ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA, INTO A LOT AND TRACTS AS SHOWN. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS TRACT 1, TRACT 2, TRACT 3 AND LOT A OF UNIVERSITY CENTER RESEARCH PARK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE WITHIN AND FOREGOING PLAT CORRECTLY REPRESENTS THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

REGISTERED LAND SURVEYOR NO. 4478

**OWNER'S CERTIFICATE OF COMPLIANCE**

WE, THE STATE OF SOUTH DAKOTA, 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 INDICATED HEREIN, 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.

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 DRIVEWAYS, RECREATION TRAIL, GREENWAY, 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 FURTHER GRANT AND CERTIFY THAT THE ROADWAY SHOWN AS W. UNIVERSITY PLACE IS A PRIVATE ROADWAY WHICH IS HEREBY RESERVED AS A PERMANENT UNOBSTRUCTED ACCESS IN FAVOR OF THE LOTS ABUTTING ON IT. THE EASEMENT IS FOR VEHICULAR AND PEDESTRIAN TRAVEL OVER THE ROADWAY FOR THE PURPOSE OF ACCESS TO THE ADJUTING PROPERTY. THE OWNER, THEIR LESSEES AND ASSIGNEES SHALL MAINTAIN THE EASEMENT AREA. THEY SHALL, AT THEIR OWN EXPENSE, KEEP THE EASEMENT AREA IN GOOD REPAIR AND MAINTENANCE AND CLEAR OF SNOW AND OTHER OBSTRUCTIONS. NO IMPROVEMENTS OF ANY KIND MAY BE ERRECTED WITHIN THE EASEMENT AREA WHICH MIGHT INTERFERE IN ANY WAY WITH THE PROPER MAINTENANCE, USE, REPAIR, RECONSTRUCTION AND PATROLLING OF THE MUTUAL ACCESS EASEMENT. THIS COVENANT SHALL RUN WITH THE LAND.

WE FURTHER GRANT AND CERTIFY THAT THE ROADWAY SHOWN AS W. UNIVERSITY PLACE IS A PRIVATE ROADWAY WHICH IS HEREBY RESERVED AS A PERMANENT UNOBSTRUCTED ACCESS. SAID ROADWAY IS FOR VEHICULAR AND PEDESTRIAN TRAVEL FOR THE PURPOSE OF ACCESS TO THE ADJUTING PROPERTY. IT IS UNDERSTOOD THAT THE OWNER, THEIR LESSEES AND ASSIGNEES HAVE THE RESPONSIBILITY WITH RESPECT TO MAINTAINING SAID PRIVATE ROADWAY. SAID GRANT IS TO RUN WITH THE LAND. AS NO DEDICATION TO THE PUBLIC IS BEING MADE OF SAID PRIVATE ROADWAY, THE OWNERS, THEIR LESSEES AND ASSIGNEES, OF THE PROPERTY PLATTED AS LOT A AND TRACT 1 OF UNIVERSITY CENTER RESEARCH PARK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA, SHALL AT THEIR OWN COST AND EXPENSE KEEP AND PRESERVE SAID PRIVATE ROADWAY AT ALL TIMES IN A GOOD CONDITION OF REPAIR AND MAINTENANCE, AND CLEAR OF SNOW AND OTHER OBSTRUCTIONS AND NEITHER ERRECT NOR PERMIT ERRECTION OF ANY IMPROVEMENTS OF ANY KIND WITHIN SAID PRIVATE ROADWAY WHICH MIGHT INTERFERE IN ANY WAY WITH THE PROPER MAINTENANCE, USE, REPAIR, RECONSTRUCTION AND PATROLLING OF SAID PRIVATE ROADWAY. THIS SHALL REMAIN IN EFFECT UNTIL A PUBLIC ENTITY ACCEPTS THE ROADWAY AS A PUBLIC DEDICATION.

WE, THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS REPLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, OR LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED TRACT 1, TRACT 2, TRACT 3 AND LOT A OF UNIVERSITY CENTER RESEARCH PARK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA, DOES HEREBY VACATE THE FOLLOWING PLATTING: TRACT 2 OF SOUTH DAKOTA PUBLIC UNIVERSITIES & RESEARCH CENTER ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA, SAID PLAT ON FILE AT THE REGISTER OF DEEDS OFFICE IN PLAT BOOK 69, PAGE 245, SAID PLAT, HEREBY VACATED, IS SITUATED WITHIN TRACT 1, TRACT 2, TRACT 3 AND LOT A OF UNIVERSITY CENTER RESEARCH PARK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA.

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 \_\_\_\_\_

OWNER: THE STATE OF SOUTH DAKOTA

BY: M. MICHAEL ROUNDS

TITLE: GOVERNOR, STATE OF SOUTH DAKOTA

ATTEST: JARROD JOHNSON  
 COMMISSIONER OF SCHOOL AND PUBLIC LANDS



671

**TRACT 1, TRACT 2, TRACT 3 & LOT A OF UNIVERSITY CENTER RESEARCH  
PARK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY,  
SOUTH DAKOTA**

ATTACHMENT 1  
Page 5

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED

\_\_\_\_\_ (TITLE), OF \_\_\_\_\_,  
AND THAT HE/SHE, AS SUCH \_\_\_\_\_ BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR  
THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE AGENCY HIMSELF/HERSELF AS \_\_\_\_\_  
IN WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED

\_\_\_\_\_ (TITLE), OF \_\_\_\_\_,  
AND THAT HE/SHE, AS SUCH \_\_\_\_\_ BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR  
THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE AGENCY HIMSELF/HERSELF AS \_\_\_\_\_  
IN WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF HIGHWAY AUTHORITY**  
ACCESS TO SOUTH DAKOTA HIGHWAY NO. 38 IS NOT APPROVED.

HIGHWAY OR STREET AUTHORITY \_\_\_\_\_

**CITY ENGINEER'S CERTIFICATE**  
I, CHAD HUWE, 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.  
SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

CITY ENGINEER, SIOUX FALLS, SOUTH DAKOTA \_\_\_\_\_

**CITY PLANNING COMMISSION CERTIFICATE**  
APPROVAL OF THE PLAT KNOWN AND DESCRIBED AS TRACT 1, TRACT 2, TRACT 3 AND LOT A OF UNIVERSITY CENTER RESEARCH PARK ADDITION  
TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA, IS HEREBY GRANTED BY THE CITY PLANNING COMMISSION ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

CHAIR, CITY PLANNING COMMISSION \_\_\_\_\_

**CITY DIRECTOR OF PLANNING AND BUILDING SERVICES CERTIFICATE**  
I, MIKE COOPER, DIRECTOR OF PLANNING AND BUILDING 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
I-1 LIGHT INDUSTRIAL/RESEARCH	67.083 ACRES
RC RECREATION/CONSERVATIONS	21.102 ACRES

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

CITY DIRECTOR OF PLANNING AND BUILDING SERVICES, SIOUX FALLS, SOUTH DAKOTA \_\_\_\_\_

**MAYOR'S CERTIFICATE**  
I, DAVE MUNSON, MAYOR OF THE CITY OF SIOUX FALLS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED  
BY ME OR MY AUTHORIZED AGENT AND THAT THE CITY CLERK IS HEREBY DIRECTED TO CERTIFY THE SAME THEREON.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

MAYOR, CITY OF SIOUX FALLS, SOUTH DAKOTA \_\_\_\_\_

**CITY CLERK'S CERTIFICATE**  
I, DEBRA OWEN, THE DULY APPOINTED, QUALIFIED AND ACTING CITY CLERK 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 \_\_\_\_\_, \_\_\_\_\_, HAVE BEEN PAID IN FULL.

CITY CLERK, SIOUX FALLS, SOUTH DAKOTA \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE**  
I, 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) PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

TREASURER OF MINNEHAHA COUNTY, 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 \_\_\_\_\_

**REGISTER OF DEEDS**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M.,  
AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

REGISTER OF DEEDS, MINNEHAHA COUNTY, SOUTH DAKOTA \_\_\_\_\_



218 S. Dakota Avenue • Sioux Falls, SD 57104  
Phone: (605) 339-7211 • Fax: (605) 332-7222  
Engineers • Surveyors