Plot Date & Time: 19 January 2023 10:53 AM

LEGEND

- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER INLET
- HYDRANT
- AUTO SPRINKLER
- GAS METER
- COMMUNICATIONS PEDESTAL
- ELECTRIC MANHOLE
- DECORATIVE LIGHT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TRAFFIC SIGN
- BOLLARD/POST
- UTILITY POLE
- ANCHOR CABLE
- LIGHT POLE
- HANDICAP PARKING SPACE
- STOP LIGHT
- HAND HOLE
- IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- WATER VALVE

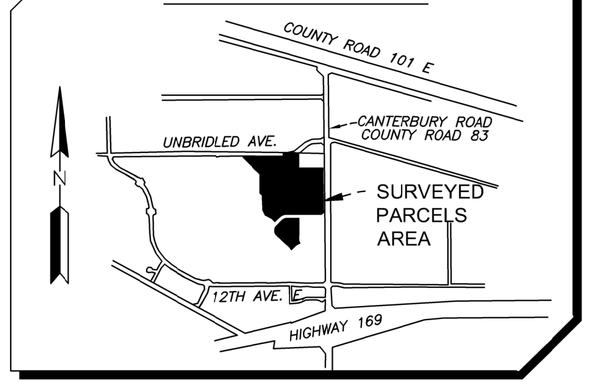
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD UTILITY LINE
- TREE LINE
- BUILDING

N

0 50 100

SCALE IN FEET

VICINITY MAP



GENERAL NOTES

1. Bearings shown hereon are based on the Scott County Coordinate System relative to the NAD83(2011) control adjustment.
2. The surveyed parcels depicted on sheets 1 & 2 are the same as Lot 1, Block 1, & Lot 1, Block 2 of Canterbury Amp Addition.

PROPOSED
LOT 1 BLOCK 2
CANTERBURY AMP ADDITION

S89°59'25"E 769.17
ASPHALT DRIVE
PRIVATE ROAD
S89°59'25"E 280.18
SIGN EASEMENT DOC. NO. T246193 ITEM #81
UTILITY EASEMENT DOC. NO. T246193 ITEM #81
GRAVEL SURFACE
L=171.71 R=217.00 Δ=45°20'15"
N44°40'20"E 142.42
S45°19'40"E 110.68
L=119.48 R=151.00 Δ=45°20'15"
S44°40'20"W 177.15
L=239.13 R=151.00 Δ=90°44'11"
S0°04'16"W 487.10
ASPHALT PARKING LOT
HORSE STABLES (TYP.)
TRAIL EASEMENT DOC. NO. T268926 ROW PLAT 110 ITEM #30
8' TEMP EASE. PER ROW PLAT 110
S20°47'51"E 80.95
N68°56'19"E 7.50
S46°03'51"E 468.60
L=168.90 R=383.00 Δ=25°16'00"
N0°25'41"W 1816.76
159.95
SCOTT COUNTY HIGHWAY RIGHT OF WAY MAP NO. 110
CANTERBURY ROAD

HORSE TRACING TRACK
S89°41'48"W 286.61
N01°15'09"W 182.88
S44°37'26"W 335.76
S78°36'24"E 179.80
S04°38'14"E 226.78
S41°54'21"E 342.75
EXISTING AND PROPOSED LOT LINES TO BE PLATTED
S47°26'58"W 113.68
S42°33'02"E 88.86
S47°26'58"W 498.19
S45°30'45"E 743.05
728.88
ASPHALT PARKING AREA
GRAVEL SURFACE
15" PLASTIC
6" PLASTIC
12" PLASTIC

CANTERBURY UNBRIDLED ADDITION
LOT 1 BLOCK 1
CANTERBURY PARK 5TH ADDITION
LOT 2 BLOCK 1

10' WIDE DRAINAGE & UTILITY EASEMENT PER CANTERBURY PARK SEVENTH ADD. ITEM #10
DRAINAGE & UTILITY EASEMENT PER DOC. NO. 1075390 AND DOC. NO. 257519 ITEM #17
TRAIL EASEMENT DOC. NO. T257384, ITEM #33
TRAIL EASEMENT PER DOC. NO. A100131, DOC. NO. T239601 AND DOC. NO. T239602 ITEM #86
TRAIL EASEMENT DOC. NO. T268926 ROW PLAT 110 ITEM #30
TEMP EASEMENT DOC. NO. XXX TE 9 ROW PLAT 110 ITEM #XX
SIGN ENCROACHMENT AREA DOC. NO. T239602 ITEM #63
TRAIL EASEMENT DOC. NO. T268926 ROW PLAT 110 ITEM #30
EASEMENT FOR ELECTRIC DISTRIBUTION LINE OR SYSTEM PURPOSES PER DOC. NO. T166171 ITEM #31
TRAIL EASEMENT DOC. NO. T268926 ROW PLAT 110 ITEM #30
TRAIL EASEMENT DOC. NO. T268926 ROW PLAT 110 ITEM #63
14.16
N87°56'32"E 350.27
N89°34'30"E 159.62
S87°24'57"E 380.98
N89°34'30"E 427.46
N44°34'24"E 21.21
12TH AVE. E.
PUBLIC ROAD
80' RIGHT OF WAY

Stantec

CLIENT NAME	PROJECT TITLE
SWERVO DEVELOPMENT CORP.	ALTA/NSPS LAND TITLE SURVEY

DWN BY	CHK'D	APP'D	DWG DATE	SCALE
XXX	XXX	XXX	SEE CERT.	SEE SCALE BAR

PROJECT NO.	SHEET NO.
227704551	4 OF 4

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