01PL071

PRELIMINARY PLAT OF LOTS 1, 2 AND 3 OF OWEN HIBBARD SUBDIVISION AND TISH DRIVE DEDICATED RIGHT OF WAY, ALL LOCATED IN TRACT A OF TRACT 1 OF W1/2SW1/4, SECTION 23, T.1N., R.7E., B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

(REFERENCE PLAT DOCUMENT #11-207)

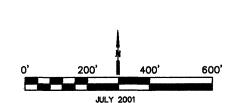
NOTES: 1. ADJACENT TO ALL SIDE AND REAR LOT LINES
AN 8' UTILITY AND MINOR DRAINAGE EASEMENT.
2. ALL MAJOR DRAINAGE EASEMENTS SHOWN HEREON
SHALL BE KEPT FREE OF ALL OBSTRUCTIONS
INCLUDING, BUT NOT LIMITED TO: BUILDINGS,
WALLS, FENCES, HEDGES, TREES OR SHRUBS.
THESE EASEMENTS GRANT TO ALL PUBLIC
AUTHORITES THE RIGHT TO CONSTRUCT, OPERATE,
MAINTAIN AND REPAIR SUCH IMPROVEMENTS AS IT
DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM
ANY SOURCE.

1	_	S 89'59'13" E	527.28'	S 89'59'13"	É _
SENT.	SECTION	CENTER LINE 20' DRAINAG EASEMENT LOT 2 6.38± ACRES	P. S.	304.80' LOT 1 3.07± ACRE 301.77' 82'32'54" W 82'32'54" W	Manage 82300 - 101 1 1 1 70.00
ERATE, AS IT FROM	38 UTILITY E	ATTED PORTION	10.00 07 00 00 00 00 00 00 00 00 00 00 00 0	301.67° OT E G 16' SANITARY EASEMENT OF PLAT DOC. #9-23	0
	TRAC	RACT A OF	18 LOT C	156.80°	
33' SECTION LINE		639.61 GOLDEN EAGLE			

CURVE	RADIUS	ARC LENGTH	
C1	188.00'	179.31'	
C2	188.00'	27.42'	
C3	112.00	106.82	
C4	112.00'	83.71	

LINE	BEARING	DISTANCE
L1	S 42'48'20" W	230.73
L2	S 89'58'59" W	43.00'

AREA OF DEDICATED TISH DRIVE 1.86± ACRES



LEGEND

- SET BHS CORNER
- FOUND "FMG" CAP

 FOUND REBAR