

PRELIMINARY PLAT OF
 LOTS 2A, 2B, 3A, 3B, 4, 5A, 5B, 6A, 6B, 7A, 7B, 8, 9, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14 THRU 20 OF BLOCK 1;
 AND LOTS 8, 9, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 14B, 15 THRU 18 OF BLOCK 2;
 AND LOTS 1 THRU 9, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B OF BLOCK 5; CONTAINING 15.57 ACRES

AND DEDICATED RIGHT-OF-WAY OF PARK MEADOWS SUBDIVISION
 LOCATED IN THE NE 1/4 OF SE 1/4, SE 1/4 OF NE 1/4, AND
 THE SW 1/4 OF NE 1/4, SECTION 7, T1N, R8E, B.H.M.,
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

CURVE	RADIUS	ARC LENGTH	BEARING ANGLE
C01	530.00'	12.81'	0123250'
C02	530.00'	24.00'	0424000'
C03	530.00'	35.24'	0538614'
C04	530.00'	45.20'	0538614'
C05	530.00'	54.51'	1227338'
C06	29.87'	25.78'	4946829'
C07	50.00'	25.82'	4178035'
C08	50.00'	28.88'	3005000'
C09	50.00'	28.15'	0271153'
C10	50.00'	28.88'	5002507'
C11	50.00'	31.48'	1349231'
C12	50.00'	28.88'	5002507'
C13	50.00'	28.68'	2832746'
C14	50.00'	31.57'	3538509'
C15	29.87'	25.78'	4946829'
C16	470.00'	141.82'	1228118'
C17	470.00'	92.92'	1119139'
C18	470.00'	7.88'	3254255'
C19	570.00'	70.52'	0202054'
C20	570.00'	43.67'	0422213'
C21	570.00'	84.87'	0824217'
C22	570.00'	83.97'	0824217'
C23	570.00'	82.40'	0826307'
C24	50.00'	116.19'	3930629'
C25	50.00'	77.40'	3254255'
C26	29.87'	25.78'	4946829'
C27	50.00'	47.30'	4103043'
C28	50.00'	41.51'	0268839'
C29	50.00'	38.54'	0258559'
C30	50.00'	41.51'	0268839'
C31	50.00'	41.75'	4328219'
C32	29.87'	25.78'	4946829'
C33	630.00'	50.00'	0258559'
C34	630.00'	80.00'	0258559'
C35	630.00'	100.00'	0258559'
C36	630.00'	100.00'	0258559'
C37	630.00'	16.00'	0122725'
C38	630.00'	16.00'	0122725'
C39	630.00'	7.79'	0258559'
C40	630.00'	14.81'	0412739'
C41	630.00'	43.52'	0430511'
C42	630.00'	43.75'	0432722'
C43	630.00'	41.46'	0258559'
C44	630.00'	11.10'	0258559'
C45	630.00'	19.19'	0433225'
C46	630.00'	49.89'	0436252'
C47	630.00'	31.81'	0258559'
C48	410.00'	18.59'	0273119'
C49	410.00'	13.52'	0429714'
C50	470.00'	89.54'	1003242'
C51	470.00'	87.57'	0812437'



RECEIVED
 JUN 28 2002
 Rapid City
 Planning Department

NOTES:

1. All major drainage easements shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient to facilitate drainage from any source.
 2. Building Setback requirements are as stated in the zoning and/or platting regulations.
 3. Utility and Minor Drainage Easements - 8' on the interior side of all front, side and rear lot lines. Utility Easement on interior side of Major Drainage Easement in Block 1 and 2.
 4. Total right-of-way dedicated by this plat: 2.94 acres.
 5. Basis of Bearing: Record bearing of S89°12'E on East Oakland Street, as shown on the plat of Park Hill Subdivision.
 6. Pursuant to SDCI II-5-8.1 and II-5-2, The Developer of the property described within this Plat shall be responsible for protecting any waters of the State, including groundwater, located adjacent to or within such plat area from pollution from sewage from such subdivision and shall in prosecution of such protection conform to and follow all regulations of the state of South Dakota Department of Environment and Natural Resources relating to the same.
- Lots 10A & B through 13A & B, Block 5, Lots 10A & B through 14A & B, Block 2, and Lots 3A & B through 7A & B are Townhouse Lots intended for two dwelling units with zero feet setback at the corner interior lot line. A 5' maintenance easement is provided on each side of the common lot line.

1850 West Fulton Street
 1021 Junction Avenue
 Rapid City, SD 57705
 Phone: (605) 341-7600
 e-mail: info@ceitec.com

DESIGNED: CN
 DETAILED: JR
 CHECKED: NW
 APPROVED: [Signature]
 DATE: 6/24/02

CEITEC
 Engineering Services, Inc.

SHEET: 3
 PROJECT: PARK MEADOWS SUBDIVISION PHASE 2
 SHEET DESCRIPTION: PRELIMINARY PLAT

110 HIGHWAY 79