

02PL077

LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A AND 4B OF BLOCK 4, (FORMERLY LOTS 1, 2, 3, 4A AND 4B OF BLOCK 4) OF PARK MEADOWS SUBDIVISION

LOCATED IN THE NE1/4 OF SE1/4 SECTION 7, T1N, R9E, B.H.M. RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

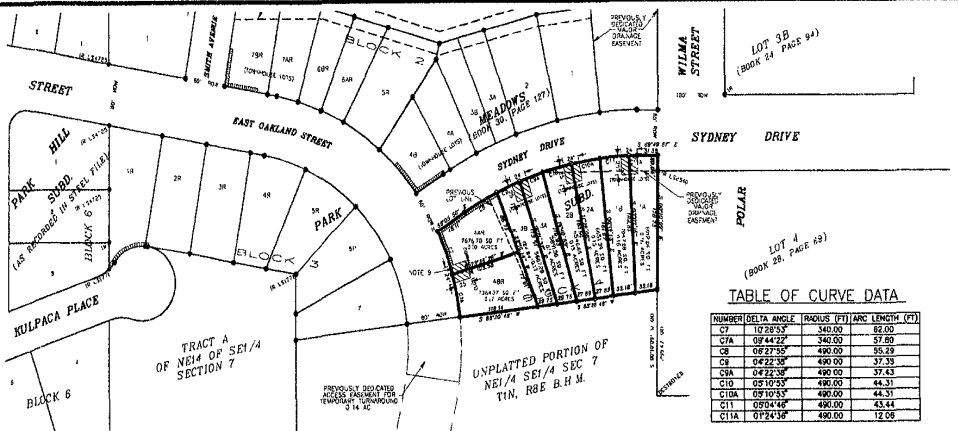


TABLE OF CURVE DATA

Table with 4 columns: NUMBER, DELTA ANGLE, RADIUS (FT), ARC LENGTH (FT). Rows include C7, C7A, C8, C8A, C9, C10, C10A, C11, C11A.

- LEGEND
o SET 5/8" REBAR W/ CAP MARKED C.E.T.C. LS 4725
o SET 5/8" REBAR W/ CAP MARKED C.E.T.C. LS 4725 ROW P.C., P.T., AND EASEMENT CORNERS
# FOUND SURVEY MONUMENT
(M) INDICATES DIMENSION PREVIOUSLY RECORDED
(W) INDICATES DIMENSION MEASURED THIS SURVEY
--- NON-ACCESS EASEMENT
--- ACCESS EASEMENT



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.
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...
4. Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A and 4B of Block 4 are reserved for development as farmhouse lots...
5. Base of Bearing Record bearing of S 18'40'00" E previously plotted east lot line of Lot 3, Block 4...
6. Pursuant to SDCL 1-3-5.1 and 1-3-2. The Developer of the property described within this Plat...
7. This plat shall cause the vacation of previously platted Lots 4A and 4B of Block 4 of Park Meadows Subdivision...
8. A 5' exterior maintenance easement exists on either side of the common lot line between Lots 1A and 1B, 2A and 2B, 3A and 3B and 4A and 4B of Block 4...
9. A 24' side by 25' deep common access easement exists 12' on each side of the common lot line of lots 1A and 1B, 2A and 2B, 3A and 3B and 4A and 4B of Block 4.

CERTIFICATE OF SURVEYOR

I, Keith S. Peterson, Registered Land Surveyor No. 4725 in the State of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed the tract of land shown and described hereon and to the best of my knowledge and belief, the within plat is a representation of said survey.

In witness whereof, I hereunto set my hand and seal.

Keith S. Peterson - Registered Land Surveyor No. 4725 Date

CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP

We, the undersigned Corporation and authorized Corporate Officer(s), do hereby certify that said Corporation is the owner of the tract of land shown and described hereon, that said land is free from any encumbrances, that we did authorize and do hereby approve the survey and within plat of said land, and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations, and hereby approve the survey and within plat of said land.

In witness whereof, I have set my hand and seal.

OWNER: Park Hill Development, Inc.

By: Anthony Marshall, President

State of South Dakota County of Pennington S.S.

On this \_\_\_ day of \_\_\_, 20\_\_\_, before me, a Notary Public, personally appeared Anthony Marshall, known to me to be the person described in the foregoing instrument and acknowledged to me that such corporation executed the same.

Notary Public: My Commission Expires

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed property lines abutting County or State Highway or City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Highway or Street Authority Date

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of City of Rapid City, do hereby certify that all special assessments which are hereon upon the within described lands are fully paid according to the records of my office.

Dated this \_\_\_ day of \_\_\_, 20\_\_\_

Finance Officer of the City of Rapid City

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are hereon upon the within described lands are fully paid according to the records of my office.

Dated this \_\_\_ day of \_\_\_, 20\_\_\_

Treasurer of Pennington County

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this \_\_\_ day of \_\_\_, 20\_\_\_

Director of Equalization of Pennington County

APPROVED: DATE:

RESOLUTION OF GOVERNING BOARD

I, Finance Officer of City of Rapid City, do hereby certify that at an official meeting held on the day of \_\_\_, 2001, the Common Council, by resolution, did approve the plat as shown hereon.

Dated this \_\_\_ day of \_\_\_, 20\_\_\_

Finance Officer of the City of Rapid City

CERTIFICATE OF THE REGISTER OF DEEDS

Filed for record this \_\_\_ day of \_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_ M. in Book \_\_\_ of Plots, Page \_\_\_.

Register of Deeds of Pennington County



1830 West Fulton Street Rapid City, SD 57102 1021 Junction Avenue Sturgis, SD 57785 Phone: (605) 341-7800 cetec@rjshmore.com