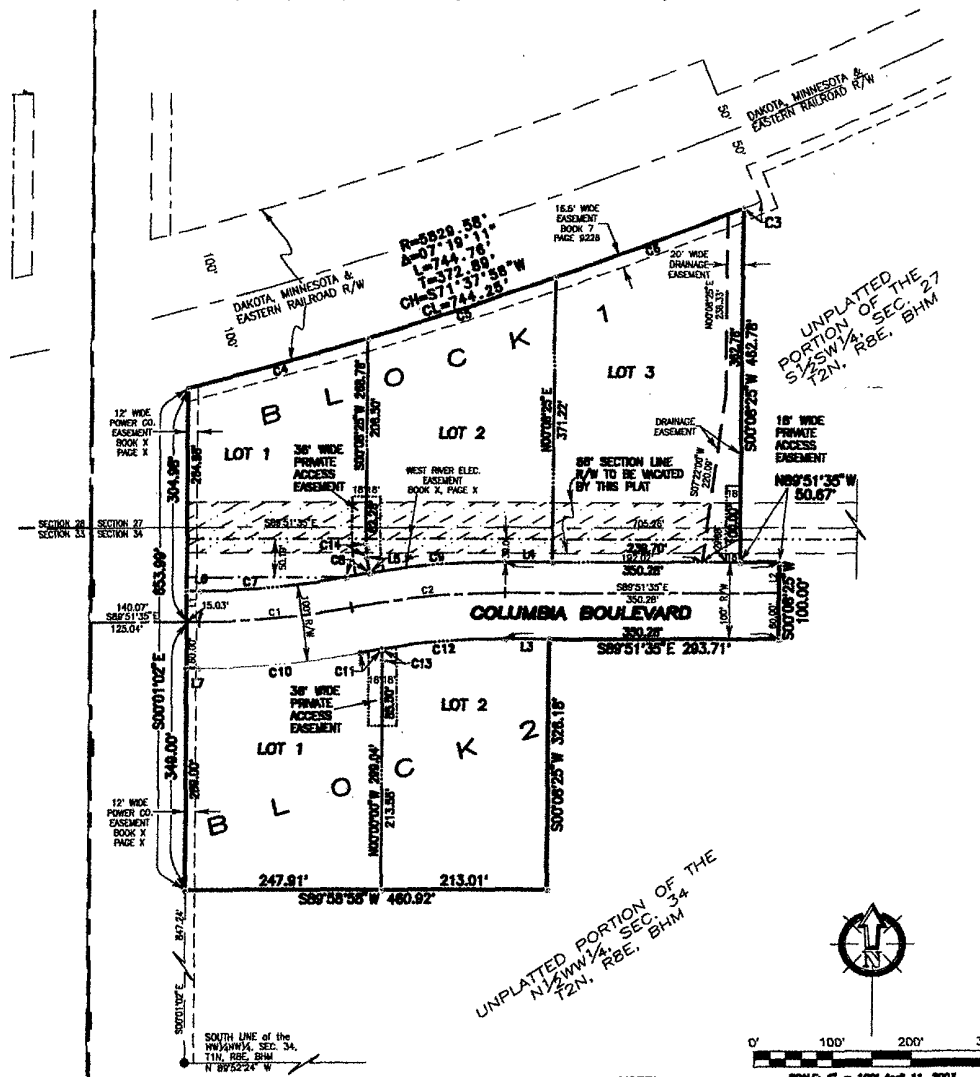


# PLAT OF HEARTLAND RETAIL CENTER — ONE

LOTS 1 THRU 3, BLOCK 1; LOTS 1 THRU 2, BLOCK 2; AND DEDICATED STREETS  
 LOCATED IN A PORTION OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 27 &  
 A PORTION OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$  OF SECTION 34  
 ALL IN T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



**SHORT COURSE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S00°01'02"E	40.00'
L2	S00°08'25"W	40.00'
L3	N89°51'35"W	58.57'
L4	N89°51'35"W	58.61'
L5	N09°26'53"W	21.00'
L6	S89°51'35"E	15.14'
L7	N89°51'35"W	14.86'

**CURVE TABLE**

NUMBER	RADIUS	DEFLECTION ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	980.00	11°15'11"	184.44	87.53	S84°30'54"W	194.13
C2	1010.00	11°15'11"	198.37	90.50	N84°30'50"E	198.05
C3	5828.58	0°13'35"	23.04	11.82	S67°51'35"W	23.04
C4	5828.58	0°18'53"	235.50	117.77	N74°08'07"E	235.49
C5	5828.58	0°28'58"	252.64	126.34	N71°44'12"E	252.62
C6	5828.58	0°21'20"	256.61	128.33	N69°14'02"E	256.58
C7	950.00	11°15'11"	186.56	83.59	N84°30'50"E	186.28
C8	1050.00	01°36'53"	30.51	15.25	N79°43'11"E	30.51
C9	1050.00	09°35'18"	175.72	86.06	N85°20'46"E	175.51
C10	1050.00	11°15'11"	206.22	103.44	N84°30'50"E	206.89
C11	950.00	01°39'49"	27.58	13.79	N79°43'08"E	27.58
C12	950.00	09°35'22"	158.00	78.69	N85°20'44"E	158.81
C13	100.00	08°18'36"	14.50	7.26	S04°09'18"E	14.49
C14	100.00	06°35'18"	16.73	6.39	S04°39'14"E	16.72

**NOTES:**

- MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 6" WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY. (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
- TOTAL PLATTED AREA: 10.643 ACRES  
TOTAL LOTS: 5.803 ACRES  
DEDICATED PUBLIC RIGHT-OF-WAY: 1.174 ACRES
- ANY MAJOR DRAINAGE EASEMENT 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.
- NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST FIFTY FEET OF CORNER LOTS OR AS INDICATED HEREON.

**LEGEND**

- DENOTES SET 5/8" REBAR WITH SURVEY CAP MARKED "RLS 3077"
- DENOTES FOUND 5/8" REBAR WITH SURVEY CAP MARKED "RLS 3077"
- DENOTES FOUND SURVEY MONUMENT AS NOTED
- ZZZ DENOTES NON-ACCESS EASEMENT
- ▨ DENOTES DRAINAGE EASEMENT

BASIS OF BEARING: PER PREVIOUSLY RECORDED PLAT(S).