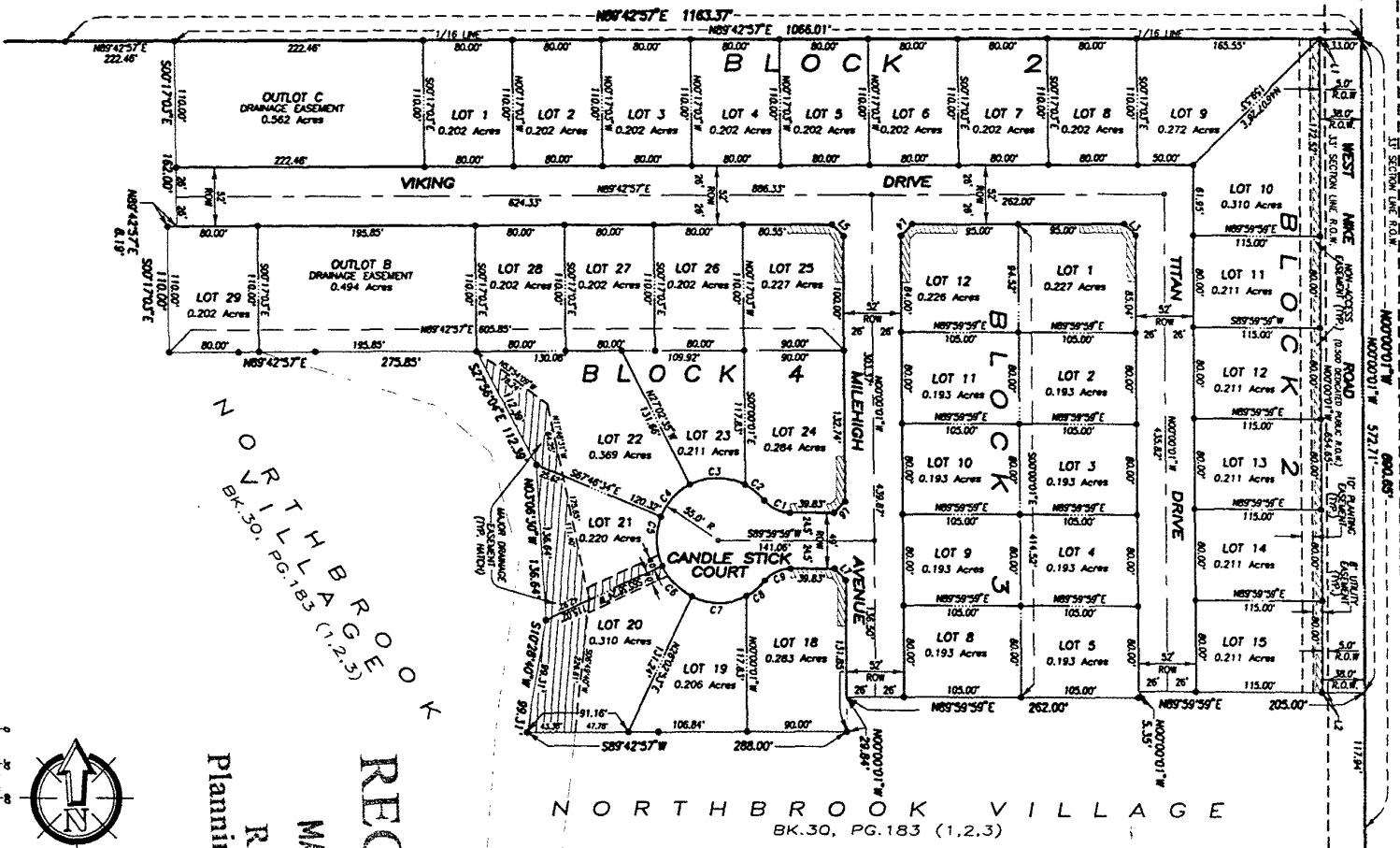


Prepared for:
 Dream Design, International, Inc.
 528 Aurora City Street, Suite 4
 Rapid City, SD 57701
 605/348-0038

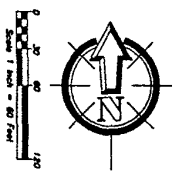
PLAT OF NORTHBROOK VILLAGE

LOTS 1-15 & OUTLOT C, BLOCK 2;
 LOTS 1-5 & LOTS 8-12, BLOCK 3;
 LOTS 18-29 & OUTLOT B, BLOCK 4
 LOCATED IN THE SE1/4 OF SECTION 13, T2N, R7E, BHM
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



RECEIVED
 MAY 22 2003
 Rapid City
 Planning Department

PREPARED BY:
 ARLETH & ASSOCIATES
 382 MAIN STREET
 DUNDIG, SD 57792
 605-978-1837
JOB NO.: 03-0018
DATE: 5/19/03
SCALE: 1" = 60'
DRAWN BY: BD
APPROVED BY:
 DFC: NB-PLAT-PHLDWG



May 22, 2003 8:31 AM
 Drawing: NB-PLAT-PHLDWG.dwg (C:\00-PRODUCTS\NB-PLAT-PHLDWG)

Prepared for:
 Dream Design International, Inc.
 528 Kansas City Street, Suite 4
 Rapid City, SD 57701
 605/348-0538

PLAT OF NORTHBROOK VILLAGE

LOTS 1-15 & OUTLOT C, BLOCK 2;
 LOTS 1-5 & LOTS 8-12, BLOCK 3;
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 LOCATED IN THE SE 1/4 SE 1/4 OF SECTION 13, T2N, R7E, BHM
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SHORT CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S89°42'57"W	5.00'
L2	N89°59'50"E	3.00'
L3	S45°08'13"E	14.11'
L4	S47°51'20"W	14.18'
L5	S45°08'13"E	14.11'
L6	N44°59'39"E	14.14'
L7	S45°00'01"E	14.14'

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	33.00	50°07'13"	26.24	14.03	S64°36'24"E	25.41
C2	55.00	27°01'13"	22.10	11.20	S51°23'24"E	21.85
C3	55.00	54°08'35"	51.87	26.11	S89°58'18"E	50.08
C4	55.00	40°43'58"	39.10	20.42	S47°33'26"W	38.28
C5	55.00	46°35'03"	44.72	23.68	S01°04'05"E	43.50
C6	55.00	38°35'30"	38.01	18.80	N44°09'22"W	37.25
C7	55.00	57°08'55"	51.02	27.51	N89°28'26"E	48.21
C8	55.00	27°01'13"	22.10	11.20	N57°23'22"E	21.85
C9	30.00	50°07'13"	26.24	14.03	S64°36'22"W	25.41

NOTES:

- MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 8' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY, (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
- TOTAL PLATTED AREA: 12.093 ACRES.
 TOTAL LOTS: 8,188 ACRES.
 OUTLOT B: 0.485 ACRES; OUTLOT C: 0.562 ACRES.
 DEDICATED PUBLIC RIGHT-OF-WAY: 2,868 ACRES.
- ALL OF OUTLOT B, BLOCK 4 & OUTLOT C, BLOCK 2 TO BE DEDICATED BY THIS PLAT AS MAJOR DRAINAGE EASEMENTS.
- 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.
- ALL EXISTING UNDERGROUND UTILITIES WITHIN THE MAJOR DRAINAGE EASEMENT SHALL REMAIN. ANY FUTURE REPLACEMENT OF UTILITIES OTHER THAN THOSE PERPENDICULAR TO THE CHANNEL SHALL BE PLACED WITHIN THE UTILITY EASEMENTS PROVIDED.
- NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST FIFTY FEET OF CORNER LOTS OR AS INDICATED HEREON.
- ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS. (RAPID CITY ENR. DIV. REQUESTED NOTE)

LEGEND:

- DENOTES SET 3/8" REBAR WITH SURVEY CAP MARKED "RLS 3877"
 - DENOTES FOUND 3/8" REBAR WITH SURVEY CAP MARKED "RLS 3877"
 - ▲ DENOTES FOUND SURVEY MONUMENT AS NOTED
 - === DENOTES NON-ACCESS EASEMENT
 - III DENOTES MAJOR DRAINAGE EASEMENT
- BASIS OF BEARING: PER PREVIOUSLY RECORDED PLAT(S).

	PREPARED BY: ARLETH & ASSOCIATES	382 MAIN STREET DEADWOOD, SD 57732 605-678-1637	JOB NO. 03-0012	DATE: 5/19/03 SCALE: 1" = 60' DRAWN: BD	APPROVED: _____ DWG: NB-PLAT-PH3.OWG
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Prepared for:

Dream Design International, Inc.
328 Kansas City Street, Suite 4
Rapid City, SD 57701
605/348-0538

PLAT OF NORTHBROOK VILLAGE

PAGE 3 OF 3

LOTS 1-15 & OUTLOT C, BLOCK 2;
LOTS 1-5 & LOTS 8-12, BLOCK 3;
LOTS 18-29 & OUTLOT B, BLOCK 4
LOCATED IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 13, T2N, R7E, BHM
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

I, JOHN M. ARLETH, REGISTERED LAND SURVEYOR No. 3977 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT BEING SO AUTHORIZED THE SURVEY AND WITHIN PLAT OF THE LAND SHOWN AND DESCRIBED HEREON WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT TO THE BEST OF KNOWLEDGE AND BELIEF THE WITHIN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL ACRE AREA AMOUNTS SHOWN ON THE WITHIN PLAT ARE TO BE CONSIDERED AS HAVING THE WORDS "MORE OR LESS" FOLLOWING DUE TO MATHEMATICAL "ROUNDING"

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

JOHN M. ARLETH - REGISTERED LAND SURVEYOR No. 3977

OWNER'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, THAT THE SURVEY WAS DONE AT OUR REQUEST FOR THE PURPOSES INDICATED HEREON, AND THAT WE DO HEREBY APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND, AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS.

IN WITNESS WE HEREBY SET OUR HAND AND SEAL.
OWNERS: DTH L.L.C.

OWNERS: _____
DOYLE ESTES (MEMBER)

ACKNOWLEDGEMENT OF OWNER STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DOYLE ESTES, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINANCE OFFICER STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS WHICH ARE LIENS 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: _____

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

I, PENNINGTON COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

PENNINGTON COUNTY DIRECTOR OF EQUALIZATION: _____

DATED THIS _____ DAY OF _____, 20____.

PENNINGTON COUNTY DIRECTOR OF EQUALIZATION: _____

RESOLUTION BY GOVERNING BOARD STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT AT AN OFFICIAL MEETING HELD ON _____, 20____, 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 HIGHWAY OR STREET AUTHORITY STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

THE LOCATION OF THE PROPOSED PROPERTY LINES WITH RESPECT TO THE HIGHWAY OR STREET AS SHOWN HEREON IS HEREBY APPROVED. ANY APPROACHES OR ACCESS TO THE HIGHWAY OR STREET WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, 20____.

HIGHWAY OR STREET AUTHORITY: _____

CERTIFICATE OF COUNTY TREASURER STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

I, _____, PENNINGTON COUNTY TREASURER, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 20____.

PENNINGTON COUNTY TREASURER: _____

OFFICE OF THE REGISTER OF DEEDS STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON **

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK _____ OF PLATS, PAGE _____.

PENNINGTON COUNTY REGISTER OF DEEDS: _____ FEES _____



PREPARED BY:
**ARLETH &
ASSOCIATES**

382 MAIN STREET
DEADWOOD, SD 57732
605-678-1837

JOB NO.
03-0012

DATE: 5/19/03
SCALE: 1" = 80'
DRAWN: BD

APPROVED: _____
DWG: NB-PLAT-PH3.DWG