04PL076

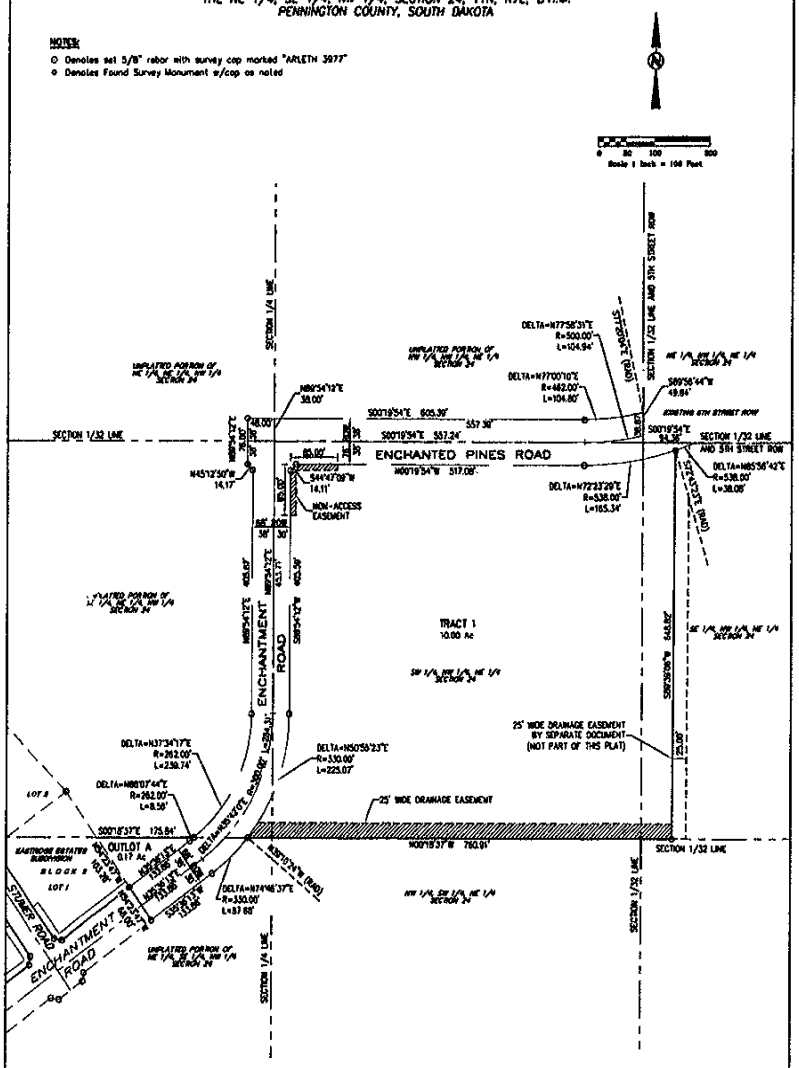
PLAT OF EASTRIDGE SUBDIVISION

PAGE 1 OF 2

TRACT 1 AND OUTLOT A EASTRIDGE SUBDIVISION, DEDICATED ENCHANTMENT ROAD, AND ENCHANTED PINES DRIVE LOCATED IN THE NW 1/4, NE 1/4, SECTION 24, THE EAST 1/2, NW 1/4, SECTION 24, AND THE NE 1/4, SE 1/4, NW 1/4, SECTION 24, T1N, R7E, B.H.M. PENNINGTON COUNTY, SOUTH DAKOTA

NOTES:

- ⊙ Denotes set 5/8" rebar with survey cap marked "ARLETH 3977"
- ⊕ Denotes Found Survey Monument w/cap as noted



NOTES:

1. 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)
2. TOTAL PLATTED AREA: 12.730; LOTS: 10.180 ACRES; DEDICATED PUBLIC RIGHT-OF-WAY: 2.570 ACRES.
3. 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.
4. NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST FIFTY FEET OF CORNER LOTS OR AS INDICATED HEREON.
5. ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS. (RAPID CITY ENG. DIV. REQUESTED NOTE)
6. ALL ON-SITE WASTE WATER DISPOSAL SYSTEMS SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER.
7. ACREAGE SHOWN ON LOTS INCLUDE EASEMENTS.
8. ALL LOTS SHALL CONNECT TO CITY SANITARY SEWER WITHIN 8 MONTHS OF AVAILABILITY OF CITY SEWER SERVICE TO THE LOTS. OWNER SHALL ABANDON THE SEPTIC TANK IN ACCORDANCE WITH STATE AND CITY STANDARDS.

Prepared for:
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RECEIVED
MAY 28 2004
Rapid City Growth Management Department

PREPARED BY: ARLETH & ASSOCIATES	362 MAIN STREET DEADWOOD, SD 57732 605-578-1837	JOB NO 04-0031	DATE: 05/2004 SCALE: 1" = 100' DRAWN: RDC	APPROVED: JMA DWG: EASTRIDGE-PHII-PLAT.DWG

EASTRIDGE SUBDIVISION PHASE II
EXAMPLE OF PLAT

PROJECT # 04-0031	PROJECT LOCATION: N½NW¼SE¼ SW¼NE¼, SEC. 3 T1N, R6E, BHM CITY OF RAPID CITY
DESIGNER DCL	
DESIGN DATE APRIL-04	
SURVEYOR	REVISIONS
SURVEY DATE	REVISIONS
DRAWN RDC	REVISIONS

D.D.I.
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