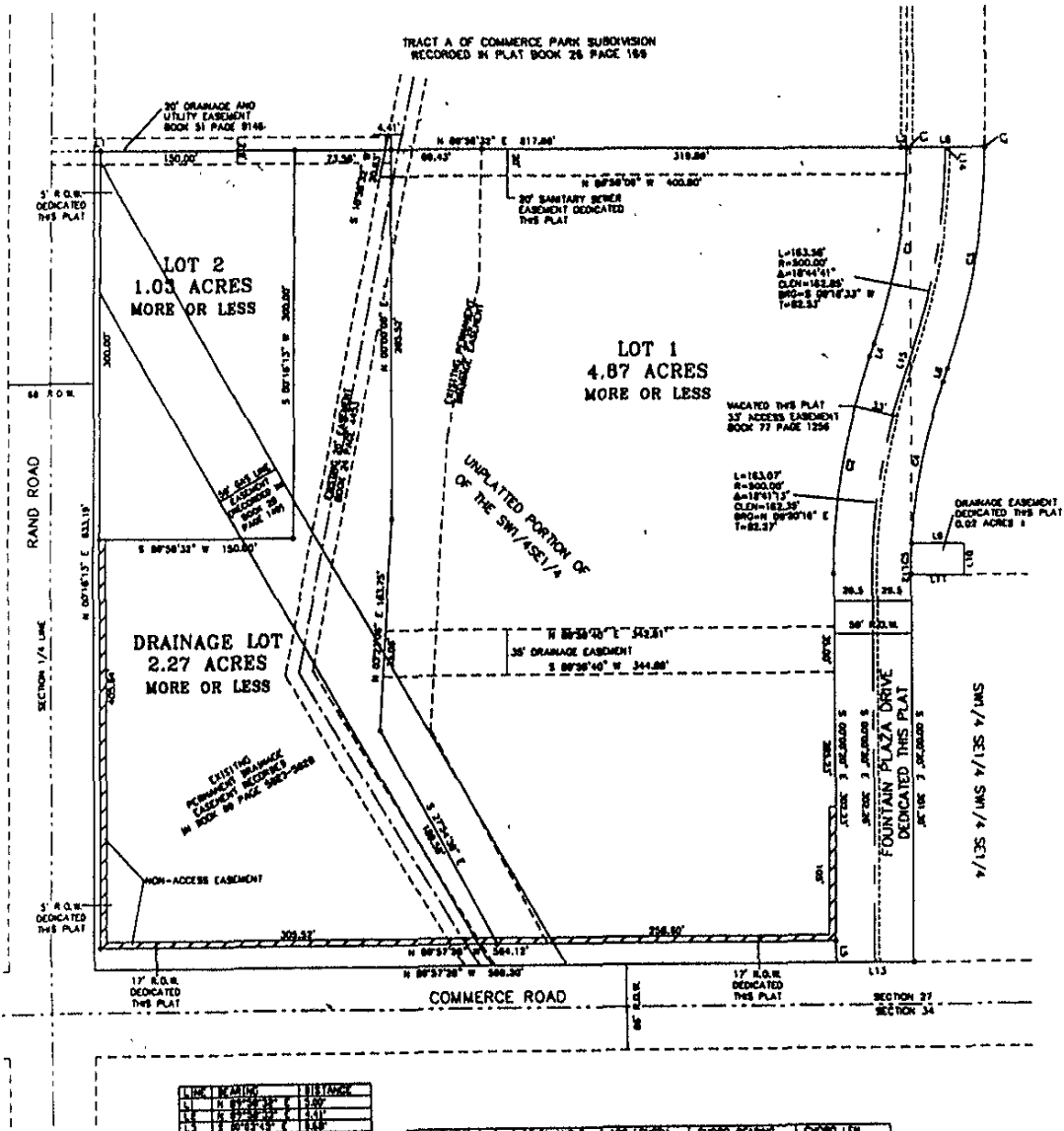
04SV045

PLAT OF COMMERCE PARK SUBDIVISION

INCLUDING LOT 1, LOT 2 AND DRAINAGE LOT, BLOCK 1 AND DEDICATED STREETS

FORMERLY A PORTION OF THE UNPLATTED PORTION OF THE SW1/4 SE1/4 OF SECTION 27, T2N, R7E, B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	N 89°58'33" E	3.00'
L2	N 89°58'33" E	4.41'
L3	S 89°58'33" W	3.00'
L4	S 89°58'33" W	4.41'
L5	N 89°58'33" E	7.00'
L6	N 89°58'33" E	15.00'
L7	N 89°58'33" E	15.00'
L8	N 89°58'33" E	15.00'
L9	S 89°58'33" W	15.00'
L10	S 89°58'33" W	15.00'
L11	S 89°58'33" W	15.00'
L12	N 89°58'33" E	15.00'
L13	N 89°58'33" E	15.00'
L14	N 89°58'33" E	15.00'
L15	N 89°58'33" E	15.00'
L16	S 89°58'33" W	15.00'
L17	S 89°58'33" W	15.00'
L18	S 89°58'33" W	15.00'
L19	S 89°58'33" W	15.00'
L20	S 89°58'33" W	15.00'
L21	S 89°58'33" W	15.00'
L22	S 89°58'33" W	15.00'
L23	S 89°58'33" W	15.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	530.00'	19°44'41"	183.53'	N 09°18'41" E	182.63'
C2	530.00'	19°41'13"	182.15'	N 09°20'18" E	181.33'
C3	530.00'	19°44'41"	183.53'	N 09°18'41" E	182.63'
C4	530.00'	19°41'13"	182.15'	N 09°20'18" E	181.33'
C5	470.00'	19°41'13"	161.47'	N 10°44'03" E	160.67'
C6	470.00'	02°59'31"	24.53'	N 01°27'27" E	24.53'

NOTES:

1. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 8' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND EXTERIOR OF RIGHT-OF-WAY. (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED.)

2. ANY MAJOR DRAINAGE AND UTILITY 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.

3. TOTAL PLATTED AREA: 9.33 ACRES±
TOTAL AREA OF LOTS PLATTED: 8.17 ACRES±
TOTAL ROW ARE PLATTED: 1.16 ACRES±

0' 60' 120' 180'

SCALE: 1" = 60' APRIL 2004

RECE

JUL 2 3

Rapid City
Management I

PREPARED FOR:
DREAM DESIGN INTERNATIONAL, INC
528 KANSAS CITY STREET, SUITE 4
RAPID CITY, SD 57701
(605) 348-0538

PAGE 1 OF 2

PREPARED BY: ARLETH & ASSOCIATES	382 MAIN STREET DEADWOOD, SD 57732 605-578-1637	JOB NO. 6514	DATE: APRIL 19, 2004 SCALE: 1" = 60' DRAWN: T. VIG
			APPROVED: JMA DWG: cmm-park-plat.dwg