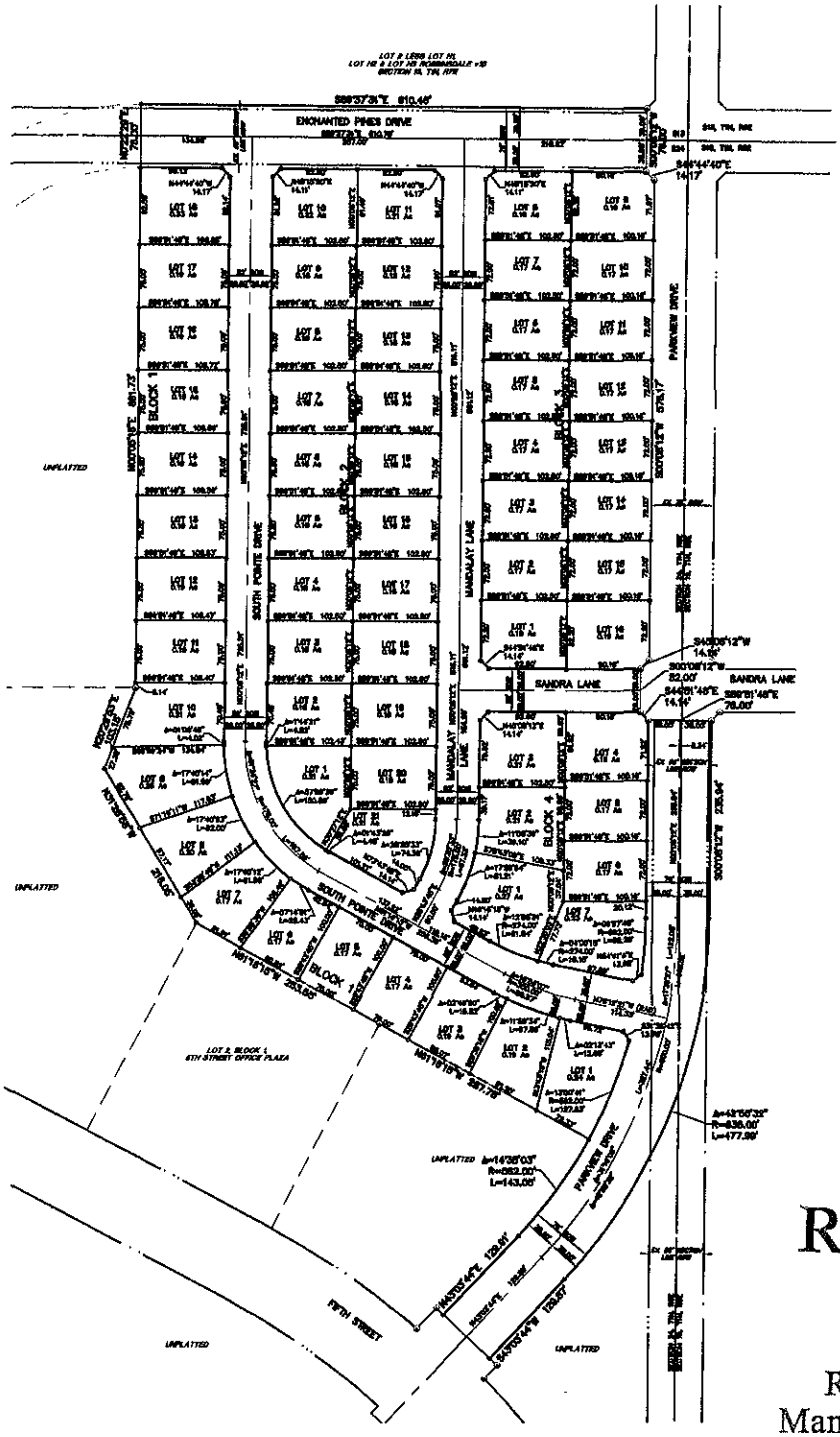
05PL021

SOUTH POINTE SUBDIVISION

NE1/4NE1/4 SECTION 24
TOWNSHIP 1 NORTH, RANGE 7 EAST, B.H.M.,
PENNINGTON COUNTY, CITY OF RAPID CITY, SOUTH DAKOTA



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JAN 28 2005

Rapid City Growth Management Department

NOTES:

- ● Denotes set 5/8" rebar with survey cap marked "ARLETH 3977".
- ⊙ Denotes Found Survey Monument w/cap as noted.
- ▨ Denotes Non-Access Easement per this Plat
- ▩ Denotes Drainage Easement per this Plat

NOTES:

1. 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)*
2. TOTAL PLATTED AREA: 18.96 ACRES; LOTS: 11.60 ACRES DEDICATED PUBLIC RIGHT-OF-WAY: 5.37 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 6 MONTHS OF AVAILABILITY OF CITY SEWER SERVICE TO THE LOTS. OWNER SHALL ABANDON THE SEPTIC TANK IN ACCORDANCE WITH STATE AND CITY STANDARDS.

PREPARED BY: ARLETH & ASSOCIATES	382 MAIN STREET DEADWOOD, SD 57732 605-578-1837	JOB NO. 04-0059.10	DATE: 01/28/05 SCALE: 1" = 100' DRAWN: RDC	APPROVED: DWG: 2-PLAT.dwg	Prepared for: Dream Design International, Inc. 528 Kansas City Street, Suite 4 Rapid City, SD 57701 605.545.7774 engineers@dreamdesigninc.com