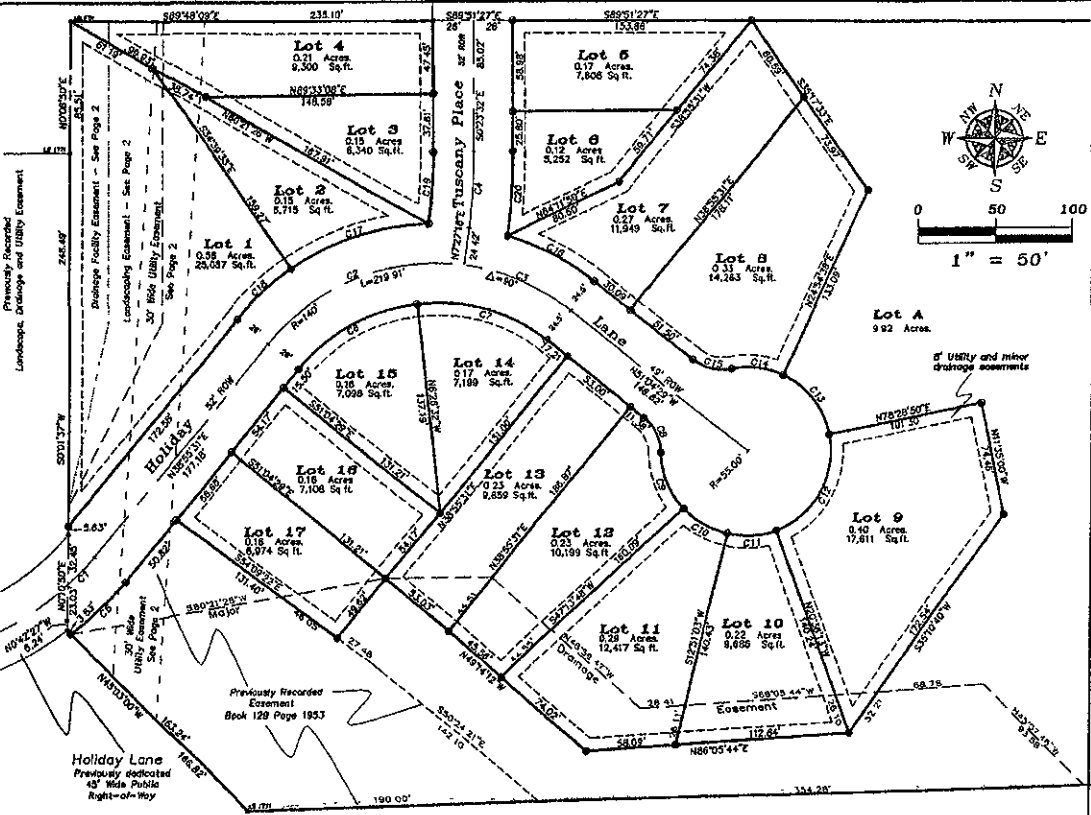
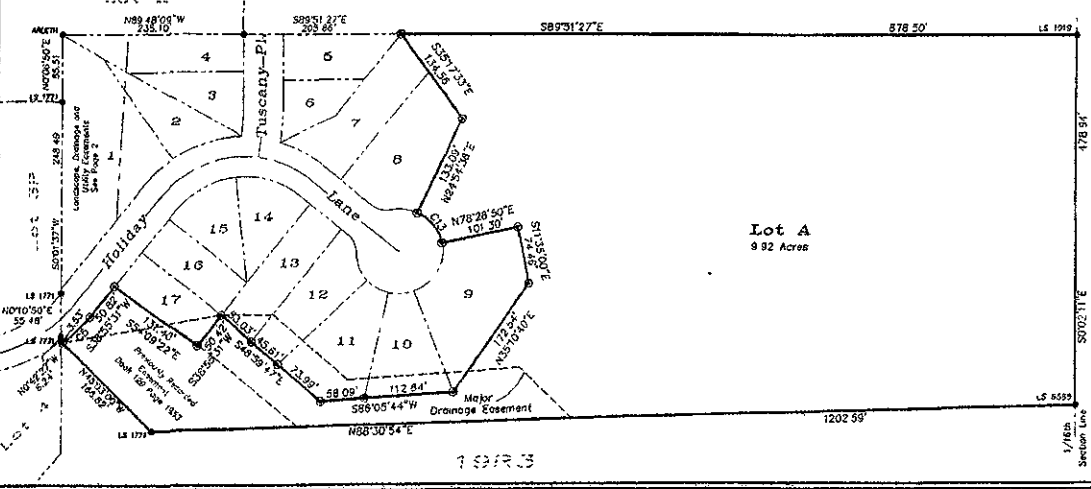
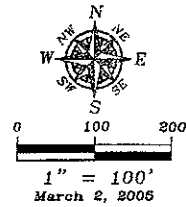


Plat of Lots 1 - 17 and Lot A of Tuscany at the Cliffs and Dedicated Right-of-Way

Formerly all of Parcel A of Tract SB of Springbrook Acres Addition, Located in Section 15, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota

Prepared by:
Pilek Land Surveying
& Consulting Engineers, Inc.
P. O. Box 8164
Rapid City, SD 57709
Project # 04-05-02



SURVEYOR'S NOTE

The property line curves on Holiday Lane incorporate a narrowing of the dedicated Right-of-Way, and as such, are not normal to the centerline. Adequate geometric information has been included to ensure lot closure and accurate retracement.

EASEMENTS

Utility and minor drainage easements as shown. Townhome units shall have a 6' wide maintenance easement along each side of common wall lot lines.

All major drainage easements shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees & 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.

50' radius temporary turnaround easement (Plot Book 31, Page 85) is vacated this document.

Temporary Fire Department Turn-Around - (Book 71 Page 6131) is vacated this document.

LEGEND

- Found survey monument as noted
 - ⊙ Set survey monument "LS 6585"
- Bearings and distances are those measured this survey. See previous plat for record values.

BASIS OF BEARINGS:

The record inverse of the south line of Parcel A as platted.

Holiday Lane and Tuscany Place, as shown hereon and containing 0.98 Acres, are hereby dedicated as public right-of-way, however, such dedication shall not be construed to mean a donation of the fee of said land.

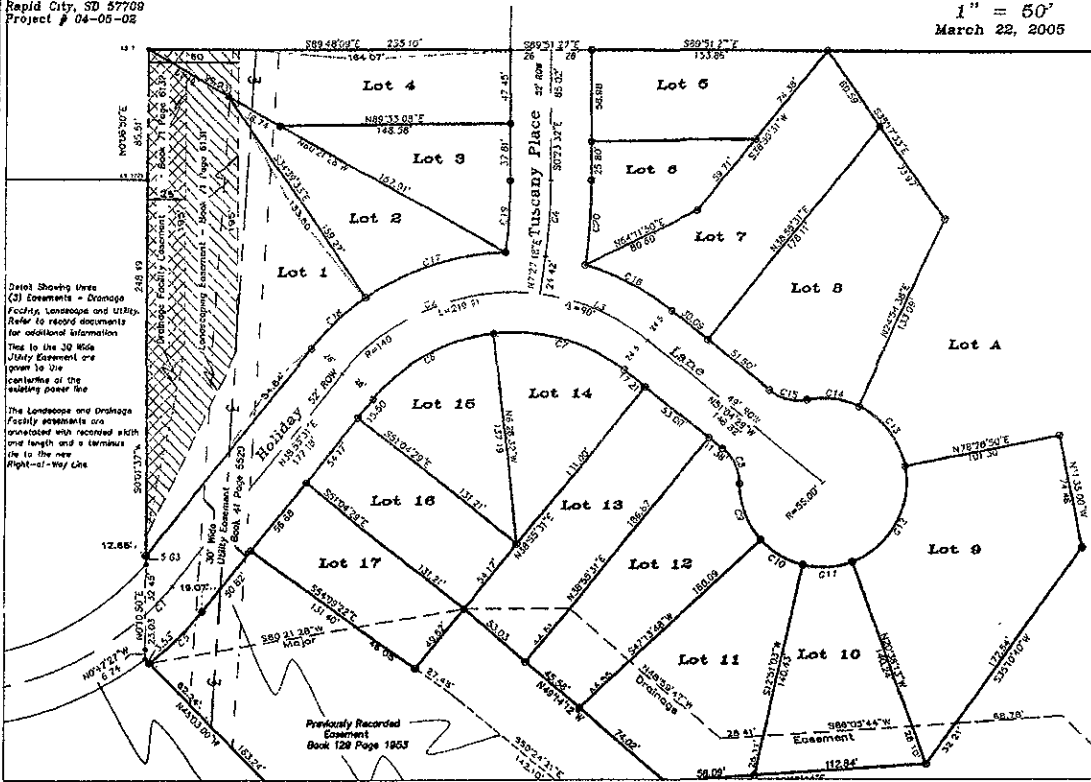
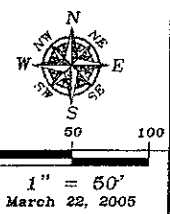
LINE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	711.081	24.81	168.51	N43°54'52"E	24.83
C2	5831.427	143.92	140.00	S88°11'25"W	136.85
C3	31281.13	78.90	140.00	N66°46'32"W	75.93
C4	750.950	49.42	362.22	N33°15'53"E	49.58
C5	17236.96	48.73	222.50	N48°19'32"E	48.85
C6	43174.24	83.89	114.00	S81°28'32"W	87.90
C7	4432.35	89.79	119.50	N74°21'58"W	87.50
C8	80979.13	36.24	35.00	N26°00'57"W	25.41
C9	4148.96	40.14	35.00	S31°51'44"E	30.28
C10	33524.91	32.38	54.00	S59°44'32"E	32.11
C11	31333.27	32.33	58.00	N86°20'28"E	32.08
C12	80528.8	77.57	85.00	N28°36'19"E	71.35
C13	33314.12	31.42	55.00	N37°18'11"W	48.57
C14	3679.20	34.66	55.00	N63°58'32"W	34.09
C15	42071.3	23.82	50.00	S78°09'08"E	23.41
C16	22172.24	64.24	188.00	N62°15'49"W	63.84
C17	32742.24	94.86	188.00	S72°04'25"W	33.37
C18	1848.41	48.61	165.00	S47°18'51"W	48.44
C19	7394.07	46.33	138.23	N12°41'15"E	46.49
C20	638.27	55.17	388.22	N34°04'1"E	65.12

PRELIMINARY

Plat of Lots 1 - 17 and Lot A of Tuscany at the Cliffs and Dedicated Right-of-Way

Formerly all of Parcel A of Tract SB of Springbrook Acres Addition, Located in Section 15, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota

Prepared by:
Fisk Land Surveying & Consulting Engineers, Inc.
P.O. Box 8164
Rapid City, SD 57709
Project # 04-05-02



PRELIMINARY

CERTIFICATE OF SURVEYOR State of South Dakota County of Pennington ss
I, Ronald W. Fisk, Registered Land Surveyor No 6565 in the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plat of the land shown and described hereon and that the same is, in all things, true and correct to the best of my knowledge and belief. In Witness Whereof, I have hereunto set my hand and official seal this _____ day of _____, 2005.
Ronald W. Fisk
Registered Land Surveyor No 6565

CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP State of South Dakota County of Pennington ss
I, Kent R. Hagg, President of Hagg Development Corporation, do hereby certify that Hagg Development Corporation, is the owner of the above described lands and that on behalf of Hagg Development Corporation, I did authorize and 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.
Kent R. Hagg (President) of Hagg Development Corporation, (owner) _____
On this _____ day of _____, 2005, before me, a Notary Public, personally appeared Kent R. Hagg, known to me to be the person described in the foregoing Instrument and acknowledged to me that he signed the same.
Notary Public _____ My Commission Expires _____

CERTIFICATE OF STREET AUTHORITY State of South Dakota County of Pennington ss
The location of the proposed access road to the County of State Highway or City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.
Street Authority _____ Date _____

CERTIFICATE AND COUNTY TREASURER State of South Dakota County of Pennington ss
I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands have been fully paid according to the records of my office.
Dated this _____ day of _____, 2005 Pennington County Treasurer _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION State of South Dakota County of Pennington ss
I, Director of Equalization of Pennington County, do hereby certify that I have on file in my office a copy of the within plat.
Signed this _____ day of _____, 2005 Pennington County Director of Equalization _____
APPROVED, _____ DATE, _____

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss
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 _____, 2005 Rapid City Finance Officer _____

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR State of South Dakota County of Pennington ss
I, Growth Management Director of the City of Rapid City, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 16.05.030 of the Rapid City Municipal Code and as such I have approved this Plat as a Final Plat.
Dated this _____ day of _____, 2005 Rapid City Finance Officer _____

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss
I, Finance Officer of the City of Rapid City, do hereby certify that the Growth Management Director of the City of Rapid City, has approved this Final Plat as shown hereon.
Dated this _____ day of _____, 2005 Rapid City Finance Officer _____

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Pennington ss
Filed for record this _____ day of _____, 2005 at _____ o'clock, M., and recorded in Book _____ of Plats on Page _____
Pennington County Register of Deeds _____ Fees _____