

PRELIMINARY PLAT OF LOTS 4 & 5 OF OWEN HIGGARD SUBDIVISION, FORMERLY THE UNPLATTED PORTION OF TRACT A OF TRACT 1, ALL LOCATED IN THE W1/2SW1/4, SECTION 23, T.1N., R.7E., B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

NOTES: 1. ADJACENT TO ALL LOT LINES THIS PLAT DEDICATES AN 8' UTILITY AND MINOR DRAINAGE EASEMENT.

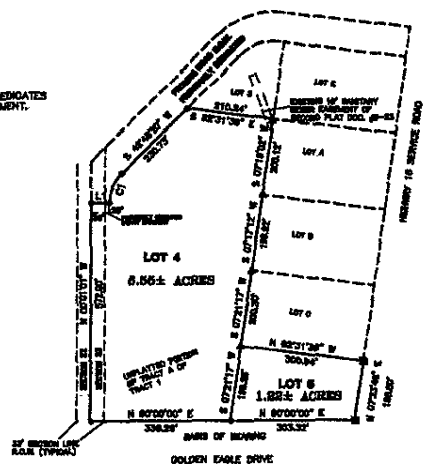


Table with 3 columns: CURVE, RADII, AND LENGTH; and 3 columns: LINE, BEARINGS, DISTANCE. Row 1: 01, 118.200, 85.711. Row 2: 01, S 89°24'00" W, 43.000.

LEGEND

- SET THIS CORNER
▣ FOUND "TWO" CAP
▲ FOUND REBAR



CERTIFICATE OF SURVEYOR

I, Randy L. Delbert, P.O. Box 408, Spearfish, S.D., being a Registered Land Surveyor in the State of South Dakota, No. 5088, do hereby certify that at the request of the owner and under my supervision, I have caused to be surveyed and plotted the property shown and described hereon. I also certify that this plat is true and correct to the best of my knowledge and belief. This survey does not constitute a title search to determine ownership or easements of record. I further state that I did not obtain the signatures for the certificates other than the Surveyor Certificate. In witness whereof, I have hereunto set my hand and seal dated this ____ day of _____, 2004.

Randy L. Delbert R.L.S. 5088

CERTIFICATE OF OWNERSHIP

State of South Dakota
County of Pennington s.s.

I, the undersigned do hereby certify that I am the owner of the land shown and described hereon; that the survey was done at my request for the purposes indicated hereon; that I do hereby approve the survey and within plot of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and covenants and restriction covenants regulations. Any land shown on the within plot as dedicated to public right or any is hereby dedicated to public use and public utility use as such, forever, but such dedication shall not be construed to be a donation of the fee of such land.

Owner: _____

On the ____ day of _____, 20____, before me, a Notary Public, personally appeared _____ known to me to be the person described in the foregoing instrument and acknowledged to me that (he, she) signed the same.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR

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 16.08.035 of the Rapid City Municipal Code and as such I have approved this Plat as Final Plat.

____ day of _____, 20____

Growth Management Director of the City of Rapid City

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed lot 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/Street Authority

CERTIFICATE OF DIRECTOR EQUALIZATION

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a dated this Copy of the within described plat.

Dated this ____ day of _____, 20____

Director of Equalization of Pennington County

APPROVED:
Director of Equalization of Pennington County

CERTIFICATE OF FINANCE OFFICER

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 _____, 20____

Finance Officer of the City of Rapid City

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the within the 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

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this ____ day of _____, 20____

Treasurer of Pennington County

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Pennington s.s.

Filed this ____ day of _____, 20____

In Book _____ of Plats, on Page _____

Register of Deeds