05PL206

PLAT OF
FIFTH STREET OFFICE PLAZA

LOTS 3, 4, 5, BLOCK 1; LOTS 1, 2, 3, 4, BLOCK 2;
AND DEDICATED PUBLIC ROAD
LOCATED IN THE NE1/4 OF SECTION 24,
T.1N., R.7E., B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

0' 150' 300' 450'

Scale 1 Inch = 150 Feet

LEGEND

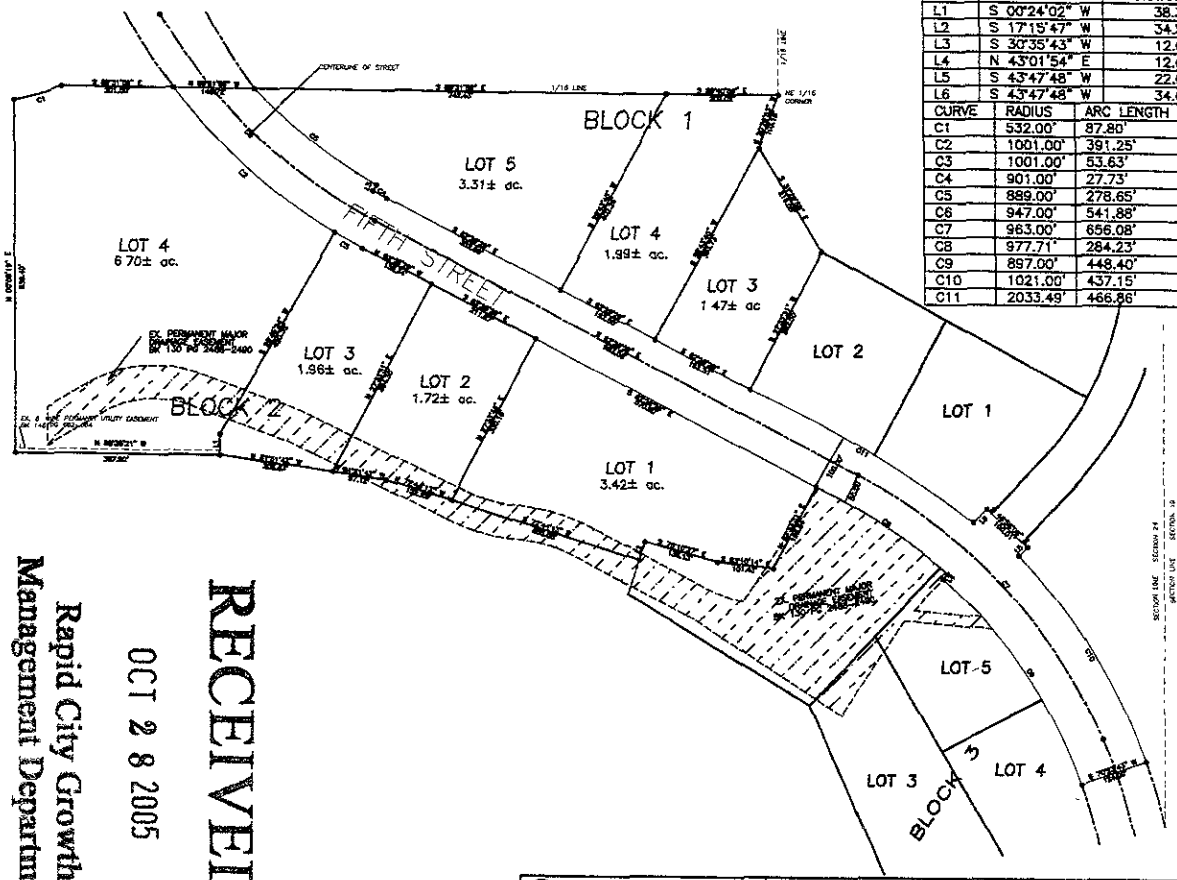
- Denotes set 5/8" rebar with survey cap marked "ARLETH 3977"
- o Denotes Found Survey Monument

NOTES:

1. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 10' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
2. TOTAL PLATTED AREA: 36.32 ACRES, LOTS: 20.57 ACRES, DEDICATED PUBLIC RIGHT-OF-WAY: 5.2 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 ENGINEERING DIVISION REQUESTED NOTE)
6. ACREAGE SHOWN ON LOTS INCLUDE EASEMENTS.

LINE	BEARING	DISTANCE
L1	S 00°24'02" W	38.32'
L2	S 17°15'47" W	34.51'
L3	S 30°35'43" W	12.00'
L4	N 43°01'54" E	12.00'
L5	S 43°47'48" W	22.08'
L6	S 43°47'48" W	34.06'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	532.00'	87.80'	87.70'	S 73°22'48" W
C2	1001.00'	391.25'	388.76'	S 48°10'27" E
C3	1001.00'	53.63'	53.62'	S 60°54'23" E
C4	901.00'	27.73'	27.73'	S 61°33'34" E
C5	889.00'	278.65'	277.51'	S 51°42'54" E
C6	947.00'	541.88'	534.52'	S 46°02'56" E
C7	963.00'	656.08'	643.47'	S 42°55'26" E
C8	977.71'	284.23'	283.23'	N 56°48'27" W
C9	897.00'	448.40'	443.74'	N 33°55'32" W
C10	1021.00'	437.15'	433.82'	S 31°52'14" E
C11	2033.49'	466.86'	465.83'	S 59°25'42" E



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OCT 28 2005
Rapid City Growth Management Department

PREPARED BY: ARLETH & ASSOCIATES	25 KIRK ROAD DEADWOOD, SD 57732 605-578-1637	JOB NO 0060	DATE: OCTOBER 25, 2005 SCALE: 1" = 150' DRAWN: JR	APPROVED: JMA 6060 DESIGN DWG: S-5_1-4.DWG	PREPARED FOR: DREAM DESIGN INTERNATIONAL, INC. 528 KANSAS CITY STREET, SUITE 4 RAPID CITY, SOUTH DAKOTA 57701 (605) 348-0538

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