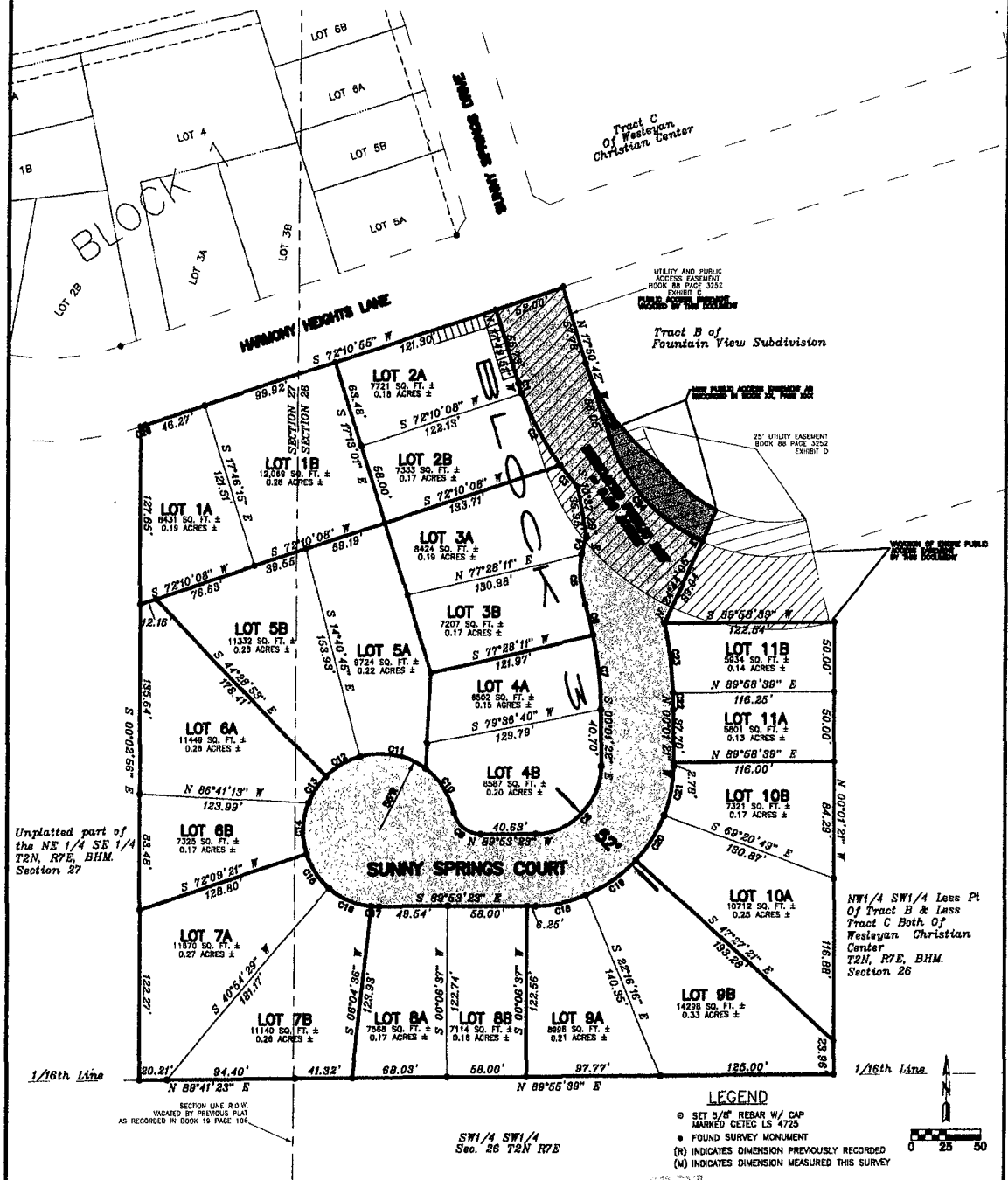


**LAYOUT PLAT OF
 LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A AND 11B
 OF BLOCK 3, VACATION OF PUBLIC ACCESS EASEMENT, AND DEDICATED PUBLIC RIGHT-OF-WAY OF
 FOUNTAIN SPRINGS PARK SUBDIVISION
 LOCATED IN THE NW 1/4 SW1/4 SECTION 26 AND
 THE NE 1/4 SW1/4 SECTION 27, T2N, R7E, B1M.
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**



Unplatted part of the NE 1/4 SE 1/4 T2N, R7E, B1M. Section 27

SECTION LINE R.O.V. VACATED BY PREVIOUS PLAT AS RECORDED IN BOOK 19 PAGE 108

SW1/4 SW1/4 Sec. 26 T2N R7E

LEGEND

- SET 5/8" REBAR W/ CAP MARKED CETER LS 4725
- FOUND SURVEY MONUMENT
- (R) INDICATES DIMENSION PREVIOUSLY RECORDED
- (W) INDICATES DIMENSION MEASURED THIS SURVEY

- DEDICATED PUBLIC RIGHT-OF-WAY
- DEDICATED PUBLIC RIGHT-OF-WAY
- 50' NON-ACCESS EASEMENT



LOT	AREA	ACRES	PERCENT
LOT 1A	8431	0.19	0.28
LOT 1B	12088	0.28	0.41
LOT 2A	7721	0.18	0.26
LOT 2B	7333	0.17	0.24
LOT 3A	8424	0.19	0.27
LOT 3B	7207	0.17	0.24
LOT 4A	6302	0.15	0.21
LOT 4B	8724	0.20	0.28
LOT 5A	9724	0.22	0.31
LOT 5B	11332	0.26	0.37
LOT 6A	11440	0.26	0.37
LOT 6B	7325	0.17	0.24
LOT 7A	11870	0.27	0.38
LOT 7B	11140	0.26	0.37
LOT 8A	7888	0.18	0.26
LOT 8B	7114	0.16	0.22
LOT 9A	8998	0.21	0.29
LOT 9B	14298	0.33	0.47
LOT 10A	10712	0.25	0.35
LOT 10B	7321	0.17	0.24
LOT 11A	5901	0.14	0.20
LOT 11B	5934	0.14	0.20

NOTES:

1. All major drainage easements 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.
2. Building setback requirements are as stated in the zoning and/or plating regulations.
3. Utility and Minor Drainage Easements - If on the interior side of all front, side and rear lot lines, except on the common lot line of townhouse lots designated by A or B following the lot number.
4. Lots designated by A or B following the lot number are reserved for development as townhouse lots in accordance with zoning regulations. There is no side yard setback requirement for the common interior lot line of townhouse lots.
5. Total right-of-way dedicated by this plat 0.86 acres.
6. Basis of Bearing: N 89°09'30" E for the South line of the NW 1/4 SW 1/4 of Section 26.
7. Pursuant to SDCL 3-3-6.1 and 3-3-2, The Developer of the property described within this Plat shall be responsible for protecting any waters of the State, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protection conform to and follow all regulations of the state of South Dakota Department of Environment and Natural Resources relating to the same.
8. A 6' interior maintenance easement exists on each side of the common lot line between townhouse lots to provide adequate room for maintenance, repair and alterations.
9. A 24' wide by 25' deep common access easement exists 12' on each side of the common lot line of townhouse lots.

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 DATE: 8/1/09