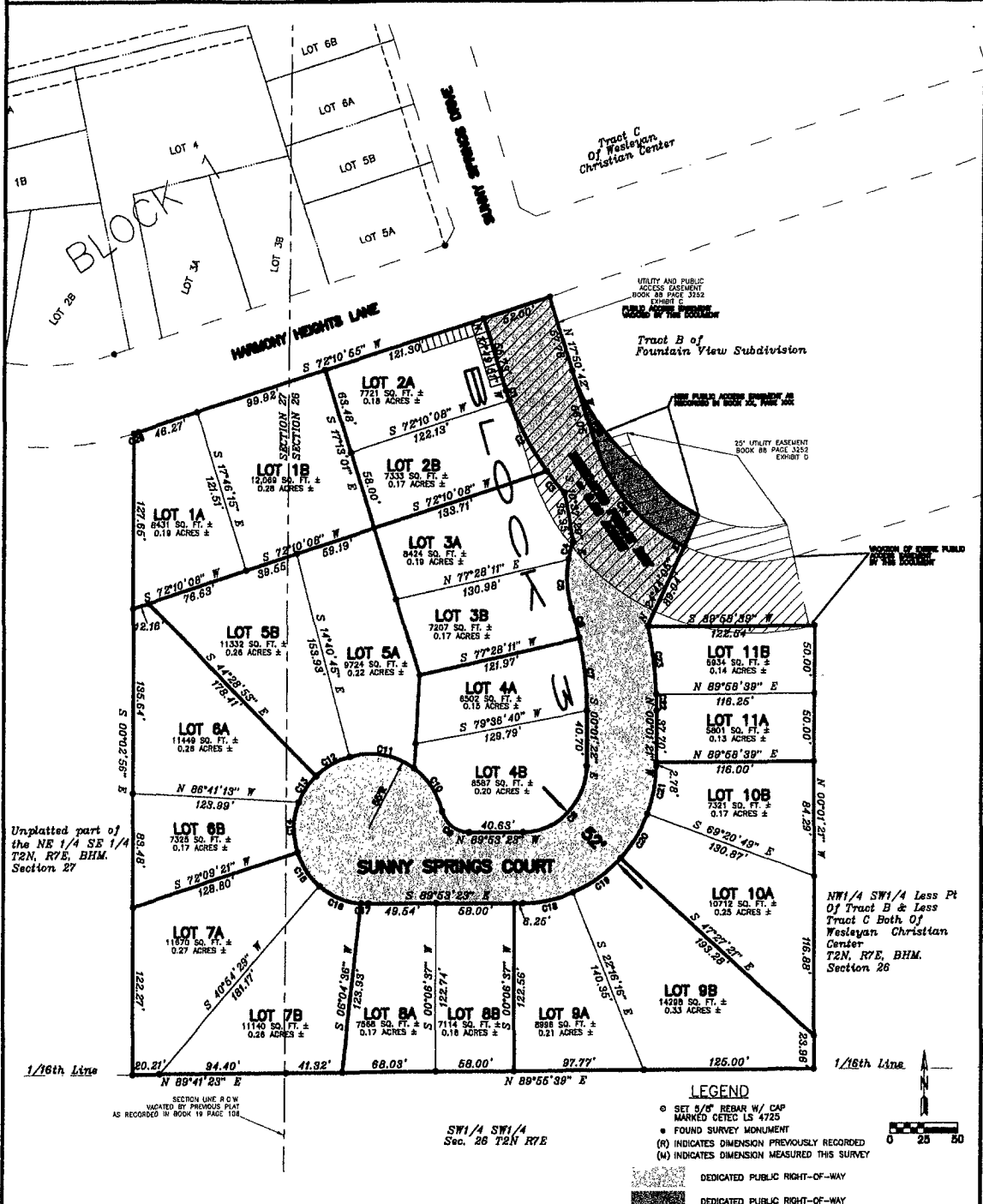


LAYOUT PLAT OF  
 LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A AND 11B  
 OF BLOCK 3, VACATION OF PUBLIC ACCESS EASEMENT, AND DEDICATED PUBLIC RIGHT-OF-WAY OF  
 FOUNTAIN SPRINGS PARK SUBDIVISION  
 LOCATED IN THE NW 1/4 SW1/4 SECTION 26 AND  
 THE NE 1/4 SE1/4 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

1/16th Line

1/16th Line

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
- (M) INDICATES DIMENSION MEASURED THIS SURVEY
- ▨ DEDICATED PUBLIC RIGHT-OF-WAY
- ▩ DEDICATED PUBLIC RIGHT-OF-WAY
- ▤ 50' NON-ACCESS EASEMENT

NOTES

1. All major drainage easements shown herein shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees and shrubs. These easements grant to the local 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 platting regulations.
3. Utility and Minor Drainage Easements - 5' 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 deduced by this plat: 0.86 acres.
6. Basis of Bearing: N 89°55'38" E for the South line of the NW 1/4 SW 1/4 of Section 26.
7. Pursuant to SDCL 3-3-2.1 and 3-3-2, The Developer of the property described within this Plat shall be responsible for protecting any voters 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' exterior 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.

