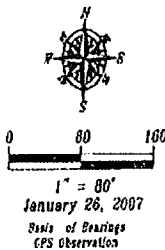


**Plot of Copperfield Vista Subdivision  
Including Lots 1 through 21 of Block 1,  
Lots 1 through 4 of Block 2,  
Lots 1 through 5 of Block 3,  
Lots 1 through 3 of Block 4,  
Lots 1 & 2 of Block 5,  
Lots 1 through 6 of Block 6,  
and Utility Lot 1**



located in the SE 1/4 NW 1/4, and the  
NE 1/4 SW 1/4, Section 4, T1N, R8E, B.M.M.  
Rapid City, Pennington County, South Dakota

Prepared by:  
The Land Services A  
Consulting Engineers, Inc.  
P.O. Box 8181  
Rapid City, South Dakota 57709  
(605) 346-1558  
Project # 07-09-03

BEAR	DELTA	ARC	RADIUS	BEARING	DISTANCE
G1	459.14	44.58	528.00	S87°14'21"E	44.55
C2	840.21	81.28	528.00	S81°48'55"E	81.25
C3	423.35	40.34	328.00	S76°18'35"E	40.32
C4	841.68	72.28	474.00	S78°29'20"E	72.27
C5	71.28	19.85	474.00	S88°33'09"E	19.78
C6	652.14	7.13	374.00	S01°01'17"W	7.13
C7	449.10	65.17	374.00	S23°09'07"W	65.09
C8	431.29	85.83	374.00	S74°17'18"W	85.81
C9	333.53	48.04	374.00	S115°25'14"W	48.04
C10	423.00	44.45	424.00	N11°40'04"E	44.42
C11	423.52	68.22	424.00	N61°44'49"E	68.21
C12	431.13	65.17	424.00	N132°27'27"E	65.15
C13	119.50	25.27	424.00	N0°08'25"E	25.27
C14	324.43	28.02	424.00	S81°32'27"E	28.02
C15	318.17	78.50	424.00	S41°03'16"W	78.47
C16	401.23	41.37	374.00	N100°03'43"E	41.33
C17	318.58	78.51	374.00	N44°34'40"E	78.53
C18	178.12	17.83	374.00	N09°39'10"E	17.83
C19	814.48	50.70	362.00	S85°39'10"W	50.70
C20	123.81	14.00	362.00	S82°02'02"W	14.00
C21	1054.37	121.49	434.00	S82°49'25"W	121.30

BEAR	DELTA	ARC	RADIUS	BEARING	DISTANCE
L1	N45°00'00"W				14.18
L2	S45°33'42"W				14.20
L3	N31°20'39"W				14.28
L4	S59°29'39"W				14.17
L5	N43°00'00"W				14.18
L6	N45°00'00"E				14.18
L7	S45°00'00"E				14.18
L8	N45°00'00"E				14.18
L9	N45°33'18"W				13.58
L10	S42°14'14"W				14.30
L11	N45°00'00"W				14.18
L12	S45°00'00"W				14.18

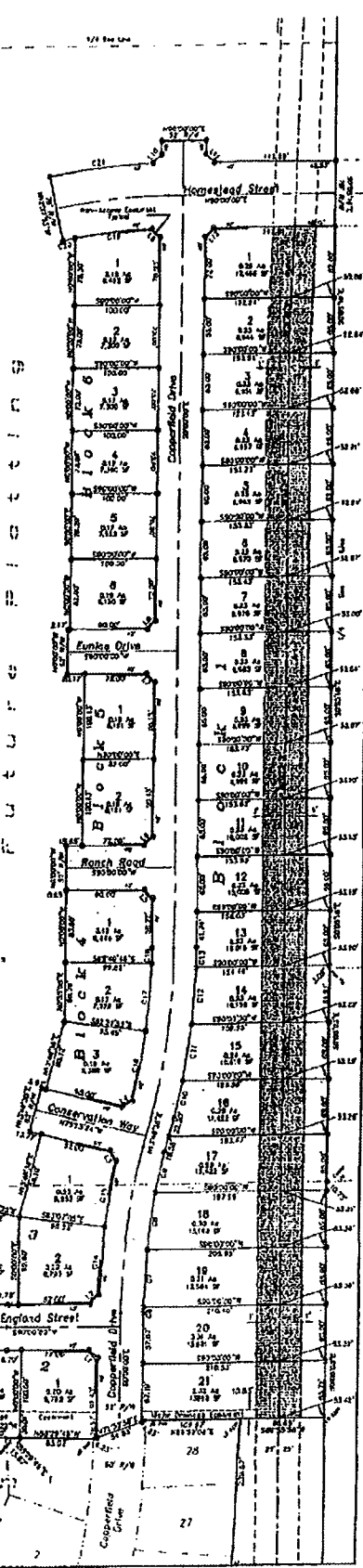
Utility and Minor Drainage Easements R' on the interior side of all lot lines, with the exception of Block 1 which shall have a Utility and Minor Drainage Easements along Front Lot Lines only on Copperfield Drive

All Major Drainage Easements shown herein 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.

52' Wide No-Build Easement to be kept free of all structures, buildings, fencing, pavement, decks, trees and shrubs.

- = Found Survey Monument as noted
- ⊙ = Set Rebar with cap marked "RW Fisk 6565"

- No cover shall be removed from over the pipeline easement.
- No FM (in excess of 24 inches) shall be placed upon the easement without written approval from Rocky Mountain Pipeline. Excessive FM can impact the ability for Rocky Mountain Pipeline to maintain, operate, and protect the pipeline(s).
- There shall be no fences (except for agricultural fences), obstructions, buildings, engineering necks or other structures constructed or permitted to be constructed upon the aforementioned easement corridor.
- No utility crossings on individual lots. Utility crossings within the Right-of-Way shall conform to the CONDITIONS FOR DEVELOPMENT AROUND ROCKY MOUNTAIN PIPELINE HIGH PRESSURE PIPELINES.
- No landscaping or trees within the pipeline easement.
- No construction activity shall be performed within the easement corridor, or in the vicinity of the pipelines, without providing Rocky Mountain Pipeline with 48 hours notice. This will enable Rocky Mountain Pipeline to schedule a representative to mark the exact location and depth of the pipelines and to be present for any activities.
- Should any modifications be required for Rocky Mountain Pipeline to maintain, operate or protect the pipelines, to meet the conditions stated above, all costs associated with the modification, etc. shall be at the sole expense of the Owner. Owner would be required to enter into a reimbursement agreement with Rocky Mountain Pipeline prior to any modifications being taken.
- Rocky Mountain Pipeline will not be responsible for the damage to, repair or replacement of any encroachment due to Rocky Mountain Pipeline exercising its rights granted within the right-of-way grant and any agreements between the parties hereto, their successors and assigns.
- Noting: Contractor performing potholing may be held liable for any damage to pipeline or pipeline coating during potholing operations regardless of the method used for potholing.
- Boring/Directional Drilling: Contractor will be required to execute an observation hole approximately 24 inches from the pipeline, on the side of the drilling rig, and to a depth of a minimum of 24 inches below the pipeline. Boring or Directional drilling auger must cross a minimum of five feet below Rocky Mountain Pipeline's pipelines at all times.
- Transfer of the property, easement corridor or ROW within which the pipeline lays by sale, lease, partial sale or sale of interest shall give cause for a written notification be sent to:  
Rocky Mountain Pipelines, 555 17th St., Suite 3310, Denver, CO 80202



**Plat of Copperfield Vista Subdivision  
including Lots 1 through 21 of Block 1,  
Lots 1 through 4 of Block 2,  
Lots 1 through 5 of Block 3,  
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located in the SE 1/4 NW 1/4, and the  
NE 1/4 SW 1/4, Section 4, T1N, R8E, B.M.M.  
Rapid City, Pennington County, South Dakota

Prepared by  
Fish Land Surveying &  
Consulting Engineers, Inc.  
P.O. Box 8152  
Rapid City, South Dakota 57709  
605-348-1158  
Project # 04-08-03

Utility and Minor Drainage Easements B'  
on the interior side of all lot lines, with  
the exception of Block 1 which shall have  
B' Utility and Minor Drainage Easements  
along front lot lines only on Copperfield Drive.

All Major Drainage Easements shown hereon shall be kept  
free of all obstructions including but not limited to buildings,  
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52' Wide No-Build Easement to be kept  
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