

Plat of Copperfield Vista Subdivision Including Lot A & Lots 1 through 20 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 Easements



0 80 160
1" = 80'

January 26, 2007
Revised March 1, 2007
Basis of Bearings
GPS Observation

located in the E 1/2 NW 1/4, and the
NE 1/4 SW 1/4, Section 4, T1N, R8E, B.H.M.
Rapid City, Pennington County, South Dakota

Prepared by:
Fisk Land Surveying &
Consulting Engineers, Inc.
P.O. Box 8154
Rapid City, South Dakota 57709
605-346-1538
Project # 06-09-03

DRAFT

NUM	BEARING	DISTANCE
L1	N45°00'00"W	14.14'
L2	S45°33'42"W	14.28'
L3	N31°50'38"W	14.29'
L4	S58°38'31"W	14.11'
L5	N45°00'00"W	14.14'
L6	N45°00'00"E	14.14'
L7	S45°00'00"E	14.14'
L8	N45°00'00"E	14.14'
L9	N45°43'18"W	13.96'
L10	S44°21'49"W	14.30'
L11	N45°00'00"W	14.14'
L12	S45°00'00"W	14.14'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°51'15"	44.56'	526.00'	S87°34'23"E	44.50'
C2	6°40'21"	61.26'	526.00'	S81°48'39"E	81.22'
C3	4°23'36"	40.34'	526.00'	S76°16'35"E	40.33'
C4	8°41'16"	71.88'	474.00'	S78°24'26"E	71.81'
C5	7°13'56"	59.83'	474.00'	S86°23'02"E	59.79'
C6	3°34'48"	48.36'	774.00'	S147°24'W	48.36'
C7	5°26'19"	73.47'	774.00'	S61°58'W	73.44'
C8	4°45'26"	64.27'	774.00'	S11°23'52"W	64.25'
C9	3°05'00"	44.45'	826.00'	N11°14'08"E	44.45'
C10	4°33'52"	65.73'	826.00'	N8°24'49"E	65.71'
C11	4°13'13"	65.17'	826.00'	N3°52'27"E	65.15'
C12	1°36'50"	23.27'	826.00'	N0°48'25"E	23.27'
C13	5°24'43"	78.02'	826.00'	S4°10'33"W	77.90'
C14	5°18'23"	76.50'	826.00'	S9°32'06"W	76.47'
C15	6°01'23"	81.37'	774.00'	N10°08'49"E	81.35'
C16	5°48'56"	78.56'	774.00'	N4°13'40"E	78.53'
C17	1°19'12"	17.83'	774.00'	N0°39'36"E	17.83'
C18	9°14'46"	80.70'	562.00'	S83°25'22"W	90.60'
C19	1°25'51"	14.03'	562.00'	S87°05'02"W	14.03'
C20	10°54'37"	121.49'	636.00'	S82°49'25"W	121.30'

NUM	BEARING	DISTANCE
EL1	S14°22'59"E	12.55'
EL2	S75°37'01"W	16.00'
EL3	S14°22'59"E	12.55'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
EC1	4°13'04"	46.97'	636.00'	S72°47'23"W	46.98'
EC2	1°01'59"	11.50'	636.00'	S76°51'07"W	11.50'
EC3	6°41'17"	65.60'	662.00'	S74°01'29"W	65.56'
EC4	1°54'35"	9.13'	274.00'	S89°07'42"E	9.13'
EC5	1°54'35"	10.67'	328.00'	S89°02'42"E	10.67'
EC6	5°47'18"	52.94'	524.00'	S87°06'21"E	52.92'
EC7	5°47'18"	58.18'	578.00'	S87°06'21"E	58.17'
EC8	15°55'14"	148.18'	526.00'	N82°02'23"W	145.69'
EC9	15°55'14"	131.71'	474.00'	N82°02'23"W	131.28'

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 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 drainages from any source.

25' 26' = 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 fill (in excess of 24 inches) shall be placed upon the easement without written approval from Rocky Mountain Pipeline. Excessive fill 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 works or other structures constructed or permitted to be constructed upon the aforementioned easement corridor

Utility crossings on individual lots. Utility crossings within the Rights-of-Ways shall conform to the CONDITIONS FOR DEVELOPMENT AROUND ROCKY MOUNTAIN PIPELINE HIGH PRESSURE PIPELINES.

Landscaping or trees within the pipeline easement.

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.

Polishing: Contractor performing polishing may be held liable for any damage to pipeline or pipeline coating during polishing operations regardless of the method used for polishing.

Boring/Directional Drilling: Contractor will be required to excavate 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 pipeline 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 to be sent to Rocky Mountain Pipelines, 555 17th St., Suite 3310, Denver, CO 80202

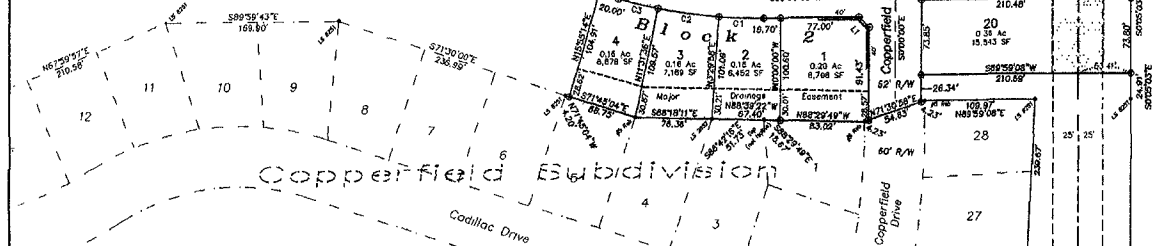
Rapid City Growth Management Department

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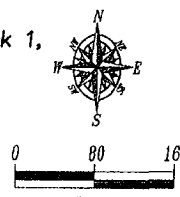
MAR 05 2007

Utility Easement
(See Sheet 3 for Detail)

Future Platting



Plat of Copperfield Vista Subdivision including Lot A & Lots 1 through 20 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 Easements



located in the E 1/2 NW 1/4, and the NE 1/4 SW 1/4, Section 4, T1N, R8E, B.H.M. Rapid City, Pennington County, South Dakota

January 26, 2007
Revised March 1, 2007
Basis of Bearings
GPS Observation

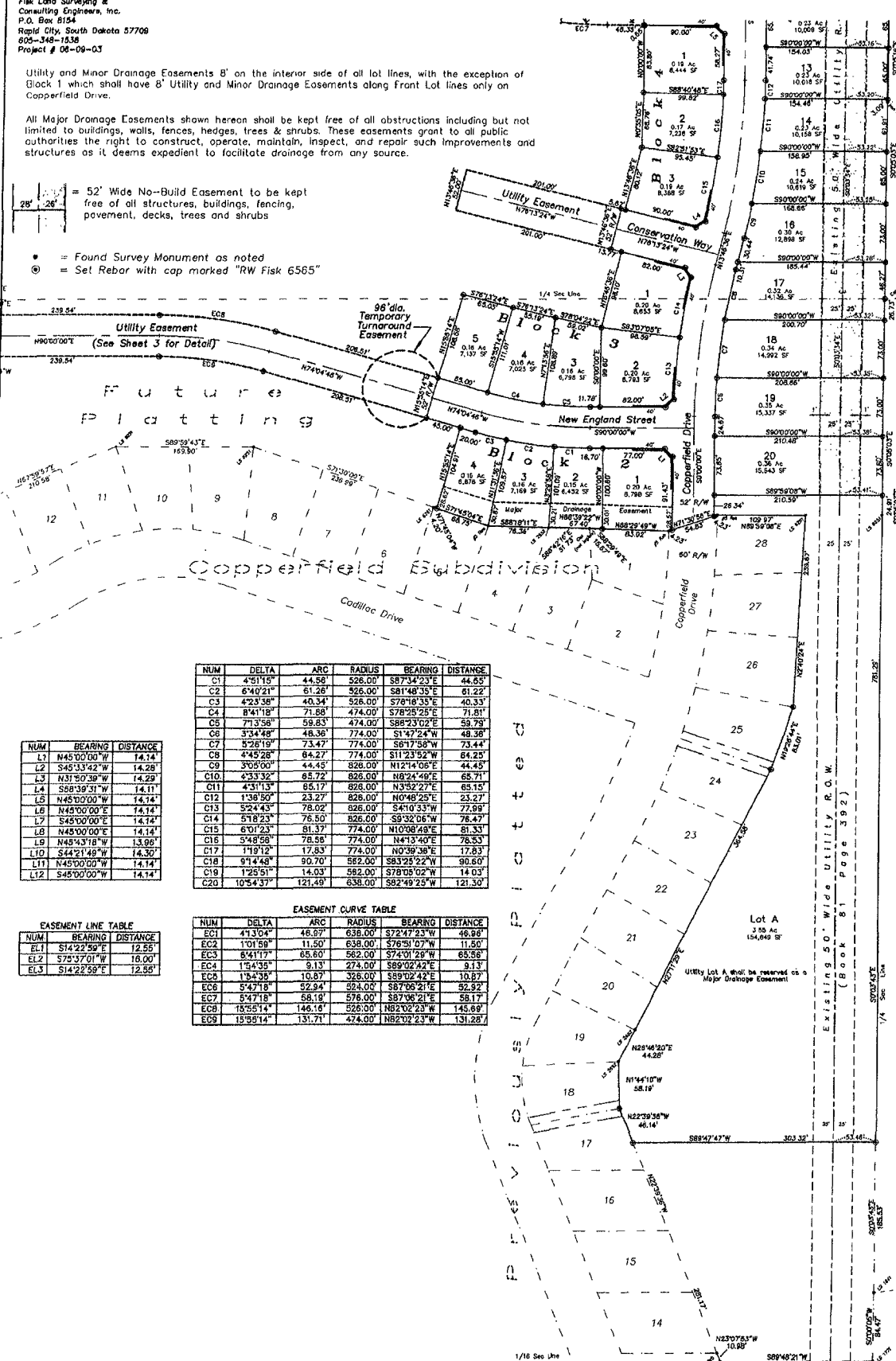
Prepared by:
Fisk Land Surveying & Consulting Engineers, Inc.
P.O. Box 8154
Rapid City, South Dakota 57708
605-348-1838
Project # 06-09-03

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, 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.

2B' = 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"



NUM	BEARING	DISTANCE
L1	N45°00'00" W	14.14'
L2	S45°33'42" W	14.28'
L3	N31°50'39" W	14.29'
L4	S88°59'31" W	14.11'
L5	N45°00'00" W	14.14'
LB	N45°00'00" E	14.14'
L7	S45°00'00" E	14.14'
L8	N45°00'00" E	14.14'
L9	N48°43'18" W	13.98'
L10	S42°14'49" W	14.30'
L11	N45°00'00" W	14.14'
L12	S48°00'00" W	14.14'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°51'19"	44.58'	526.00'	S87°34'23"E	44.65'
C2	6°40'21"	61.26'	526.00'	S81°48'35"E	61.22'
C3	4°23'58"	40.34'	526.00'	S78°18'35"E	40.33'
C4	8°41'18"	71.98'	474.00'	S78°25'25"E	71.91'
C5	7°13'58"	58.83'	474.00'	S88°23'02"E	58.79'
C6	3°34'48"	48.36'	774.00'	S1°47'24"W	48.38'
C7	5°26'19"	73.47'	774.00'	S6°17'58"W	73.44'
C8	4°45'28"	84.27'	774.00'	S11°23'52"W	84.25'
C9	3°05'00"	44.45'	826.00'	N12°14'06"E	44.45'
C10	2°53'32"	65.72'	826.00'	N8°24'49"E	65.71'
C11	4°31'13"	85.17'	826.00'	N3°32'27"E	85.15'
C12	1°38'50"	23.27'	826.00'	N0°48'25"E	23.27'
C13	5°24'43"	78.02'	826.00'	S4°10'33"W	77.99'
C14	5°18'23"	76.50'	826.00'	S9°32'06"W	76.47'
C15	6°01'23"	81.37'	774.00'	N10°08'48"E	81.33'
C16	3°49'58"	78.58'	774.00'	N4°13'40"E	78.53'
C17	1°19'12"	17.83'	774.00'	N0°39'36"E	17.83'
C18	9°14'48"	90.70'	582.00'	S83°25'22"W	90.60'
C19	1°25'51"	14.03'	582.00'	S78°05'02"W	14.03'
C20	10°54'37"	121.49'	638.00'	S82°49'25"W	121.30'

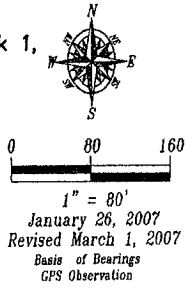
NUM	BEARING	DISTANCE
EL1	S14°22'59" E	12.55'
EL2	S7°32'01" W	16.00'
EL3	S14°22'59" E	12.55'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
EC1	41°30'4"	48.87'	638.00'	S72°47'23"W	46.98'
EC2	1°01'59"	11.50'	638.00'	S76°51'07"W	11.50'
EC3	8°41'17"	65.80'	582.00'	S74°01'29"W	65.58'
EC4	1°54'35"	3.13'	274.00'	S89°02'42"E	3.13'
EC5	1°34'38"	10.87'	328.00'	S89°02'42"E	10.87'
EC6	5°47'18"	52.94'	524.00'	S87°06'21"E	52.92'
EC7	5°47'18"	58.19'	576.00'	S87°06'21"E	58.17'
EC8	18°55'14"	146.16'	526.00'	N82°02'23"W	145.69'
EC9	15°59'14"	131.71'	474.00'	N82°02'23"W	131.28'

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 MAR 05 2007
 Rapid City Growth Management Department

Existing 50' Wide Utility R.O.W.
 (Book 81 Page 392)

Plat of Copperfield Vista Subdivision
 including Lot A & Lots 1 through 20 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 Easements



located in the E 1/2 NW 1/4, and the
 NE 1/4 SW 1/4, Section 4, T1N, R8E, B.H.M.
 Rapid City, Pennington County, South Dakota

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 Project # 08-08-03

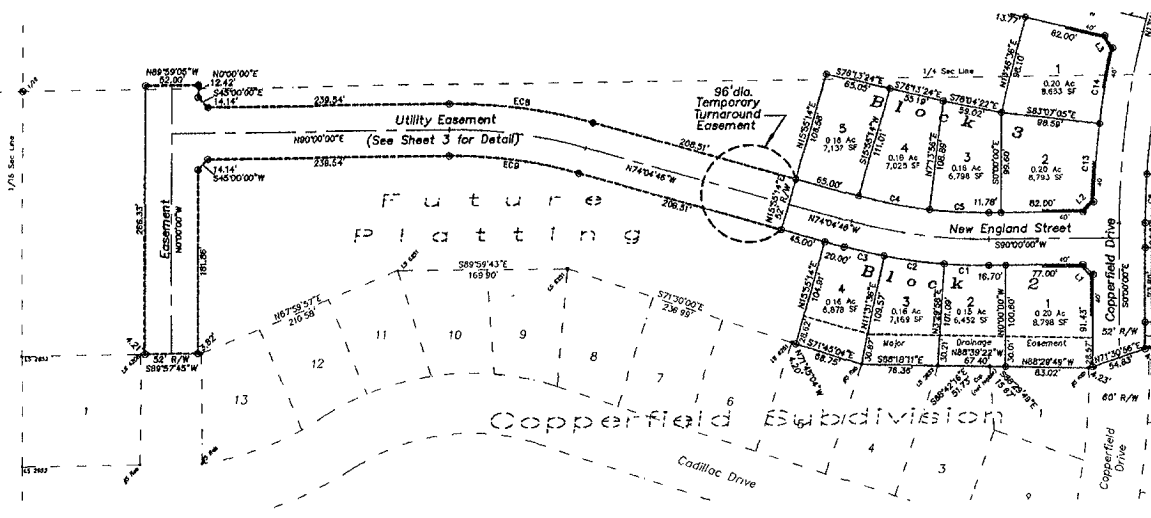
January 26, 2007
 Revised March 1, 2007
 Basis of Bearings
 GPS Observation

Utility and Minor Drainage Easements 8' on the interior side of all lot lines, with the exception of Block 1 which shall have 8' 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, 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.

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

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
EC1	473°04'	46.37'	838.00'	S72°47'23"W	48.96'
EC2	1°01'50"	11.50'	838.00'	S76°11'07"W	11.50'
EC3	8°41'17"	65.60'	582.00'	S74°01'29"W	65.56'
EC4	1°54'35"	8.13'	274.00'	S89°02'42"E	9.13'
EC5	1°54'35"	10.87'	328.00'	S89°02'42"E	10.87'
EC6	5°47'18"	52.94'	524.00'	S87°06'21"E	52.92'
EC7	5°47'18"	58.19'	578.00'	S87°06'21"E	58.17'
EC8	13°55'14"	145.18'	528.00'	N82°02'23"W	145.89'
EC9	13°55'14"	131.71'	474.00'	N82°02'23"W	131.28'



CERTIFICATE OF SURVEYOR State of South Dakota County of Pennington ss
 I, Ronald W. Fisk, Registered Land Surveyor No. 6565 in the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plot of the land shown and described hereon and that the same is, in all things, true and correct to the best of my knowledge and belief, in Witness Whereof, I have hereunto set my hand and official seal this _____ day of _____, 2007.

Ronald W. Fisk
 Registered Land Surveyor No. 6565

CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP State of South Dakota County of Pennington ss
 Ross Johnson, President of Johnson Bar Five Ranch, Inc., do hereby certify that Johnson Bar Five Ranch, Inc. is the owner of the above described lands and that on their behalf I did authorize and do hereby approve the survey and within plot of said land, and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Ross Johnson - President of Johnson Bar Five Ranch, Inc. - Owner _____
 On this _____ day of _____, 2007, before me, a Notary Public, personally appeared Ross Johnson, known to me to be the person described in the foregoing instrument and acknowledged to me that they signed the same.
 Notary Public _____ My Commission Expires _____

CERTIFICATE OF STREET AUTHORITY State of South Dakota County of Pennington ss
 The location of the proposed access road to the County or State Highway or the City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.
 Street Authority _____ Date _____

CERTIFICATE OF COUNTY TREASURER State of South Dakota County of Pennington ss
 I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands have been fully paid according to the records of my office.
 Dated this _____ day of _____, 2007. Treasurer of Pennington County _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION State of South Dakota County of Pennington ss
 I, Director of Equalization of Pennington County, do hereby certify that I have on file in my office a copy of the within described plot of land.
 Dated this _____ day of _____, 2007. Director of Equalization of Pennington County _____
 APPROVED: _____ DATE: _____

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss
 I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the within described lands are fully paid according to the records of my office.
 Dated this _____ day of _____, 2007. Finance Officer of the City of Rapid City _____

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR State of South Dakota County of Pennington ss
 I, Growth Management Director of the City of Rapid City, have reviewed this plat and found it to conform to the subdivision requirements of Chapter 16.080.035 of the Rapid City Municipal Code and as such I have approved this plat as a final plat.
 Dated this _____ day of _____, 2007. Growth Management Director of the City of Rapid City _____

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss
 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 _____, 2007. Finance Officer of the City of Rapid City _____

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Pennington ss
 Filed this _____ day of _____, 20____ at _____ o'clock _____ M., and Recorded in Plat Book _____ on Page _____
 Register of Deeds of Pennington County _____ Fee _____

RECEIVED
 MAR 05 2007

Rapid City Growth
 Management Department