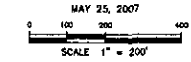
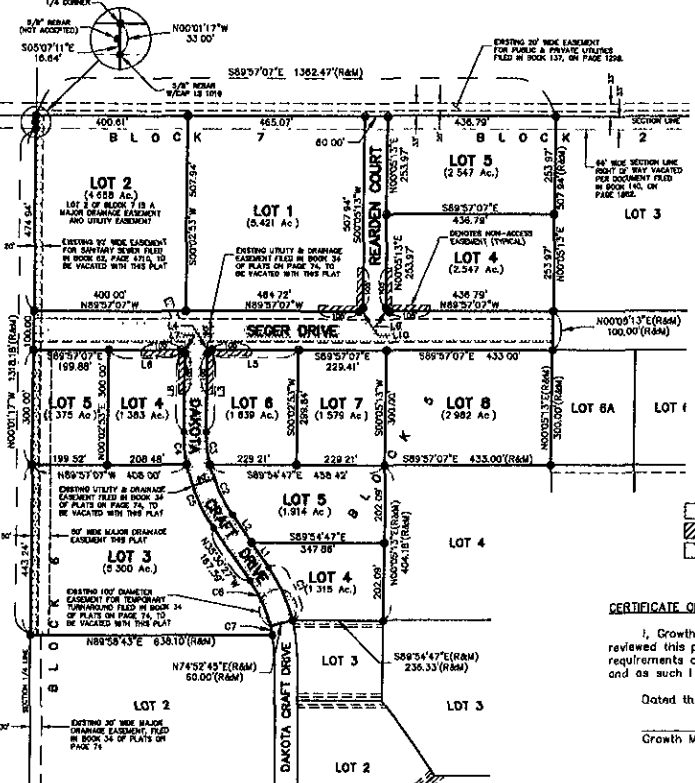


Plot of Lots 4 and 5 of Block 2, Lots 4 through 8 of Block 5, Lots 3 through 5 of Block 6 and Lots 1 and 2 of Block 7, all of 1-90 Heartland Business Park, and dedicated public right of way shown as Sager Drive, Rearden Court and Dakota Craft Drive located in W1/2 of NE1/4 of Section 28, T2N, R8E, B1M, Rapid City, Pennington County, South Dakota

07PL073

Prepared by  
RMG Engineering  
3700 Sturgis Road  
Rapid City, SD 57701  
605/342-4105



- NOTES**
- Denotes set 3/8" rebar with survey cap marked "RMG Inc. LS SD 8119".
  - Denotes Found Survey Monument (3/8" rebar with survey cap marked "RMG" unless otherwise noted).
  - Denotes Set 3/8" rebar (no cap) at right-of-way PC's and PT's.
  - (R) Denotes Recorded previous plat or description
  - (M) Denotes Measured in the survey
  - (C) Denotes Calculated
- Boals of Bearings: Per previously recorded plat of 1-90 Heartland Business Park.
- Building setback requirements are as stated in the zoning and/or platting regulations.
- 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.
- Utility and Minor Drainage Easements: 'B' on the interior sides of all lot lines.
- Total area dedicated as public right of way this plat 4.890 acres.
- Denotes Major Drainage Easement this plat
  - Denotes Non-Access Easement this plat
  - Denotes existing Easement to be vacated with this plat.

**CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR**

I, Growth Management Director of the City of Rapid City, have reviewed this plat and have found it to conform to the Subdivision requirements of Chapter 16.09.035 of the Rapid City Municipal Code and as such I have approved this Plat as Final Plat

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Growth Management Director of the City of Rapid City

**CERTIFICATE OF HIGHWAY OF STREET AUTHORITY**

The location of the proposed lot lines with respect to the Highway or Street as shown hereon is hereby approved. Any approaches or access to the Highway or Street will require additional approval

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Highway / Street Authority

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a dated copy of the within described plat

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Director of Equalization of Pennington County

APPROVED:  
Director of Equalization of Pennington County

**CERTIFICATE OF FINANCE OFFICER**

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 \_\_\_\_\_, 20\_\_\_\_

Finance Officer of the City of Rapid City

**CERTIFICATE OF FINANCE OFFICER**

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

**LINE TABLE**

| LINE NO | BEARING     | DISTANCE |
|---------|-------------|----------|
| L1      | N35°30'27"W | 79.45'   |
| L2      | S35°30'27"W | 89.13'   |
| L3      | N00°01'13"E | 205.00'  |
| L4      | N45°02'53"E | 14.14'   |
| L5      | S89°57'07"E | 229.03'  |
| L6      | S89°57'07"E | 190.00'  |
| L7      | S4°57'07"E  | 14.14'   |
| L8      | S00°02'53"W | 205.00'  |
| L9      | N44°55'57"W | 14.14'   |
| L10     | S43°04'03"W | 14.15'   |

**CURVE TABLE**

| CURVE NO | CHORD BEARING     | CHORD DISTANCE | DELTA           | RADIUS       | LENGTH       |
|----------|-------------------|----------------|-----------------|--------------|--------------|
| C1       | N25°18'51"W (R&M) | 192.19 (R&M)   | 20°23'12" (R&M) | 430.00 (R&M) | 153.00 (R&M) |
| C2       | N24°20'44"W       | 143.29         | 22°19'20"       | 370.00       | 144.16'      |
| C3       | N06°34'04"W       | 85.28'         | 13°13'54"       | 370.00       | 85.45'       |
| C4       | S55°39'51"E       | 85.22'         | 11°24'04"       | 430.00       | 85.56'       |
| C5       | S25°12'49"E       | 179.54'        | 24°50'16"       | 430.00       | 181.28'      |
| C6       | S25°18'51"E (R&M) | 130.98 (R&M)   | 20°23'12" (R&M) | 370.00 (R&M) | 131.85 (R&M) |
| C7       | S13°18'35"E (R&M) | 23.39 (R&M)    | 0°37'19" (R&M)  | 370.00 (R&M) | 23.39 (R&M)  |

**CERTIFICATE OF OWNERSHIP**  
STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

We, the undersigned corporation and authorized corporate officer(s), do hereby certify that said corporation is the owner of the land shown and described hereon, that the survey shown on our request for the purposes indicated hereon, that we do hereby approve the survey and within plat of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and general land use and sediment control regulations

Any land shown on the within plat as dedicated to public right of way is hereby dedicated to public use and public utility use as such, forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, we have hereunto set our hand and seal.

Owner. BY-PASS DEVELOPMENT, L.L.C.

By: \_\_\_\_\_  
PAT TUSTOS  
Member

RECEIVED  
MAY 26 2007  
Rapid City Growth Management Department