

# Plat of Lots 1 through 27 of Block 1 and Lots 1 through 23 of Block 2 of La Villa Vista Subdivision and Dedicated Right-of-Way

located in and formerly the North 327.2 feet of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section 35 in Township 2 North Range 7 East of the Black Hills Meridian, in the City of Rapid City, Pennington County, South Dakota; EXCEPTING therefrom the West half of the Northwest Quarter of the Southeast Quarter (N1/2 NW1/4 SE1/4); AND EXCEPTING therefrom Lot 1 of Lot 8 of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), as shown on the plat filed in Plat Book 3 Page 103, AND EXCEPTING therefrom North Boulevard Addition; AND EXCEPTING therefrom Lot R0-302A of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 14, Page 33; AND EXCEPTING therefrom Lot R0-302B of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 14, Page 34; AND EXCEPTING therefrom any streets or highway rights of way.

Prepared by  
The Land Surveying & Consulting Engineers, Inc.  
P.O. Box 8154  
Rapid City, SD 57709  
(605) 346-1538  
Project No. 06-10-02

An exterior 6' wide maintenance easement is hereby reserved on both sides of the common east lot lines.

Calculating per  
S.D.A.S. 2000  
(Rev. 30 page 240)



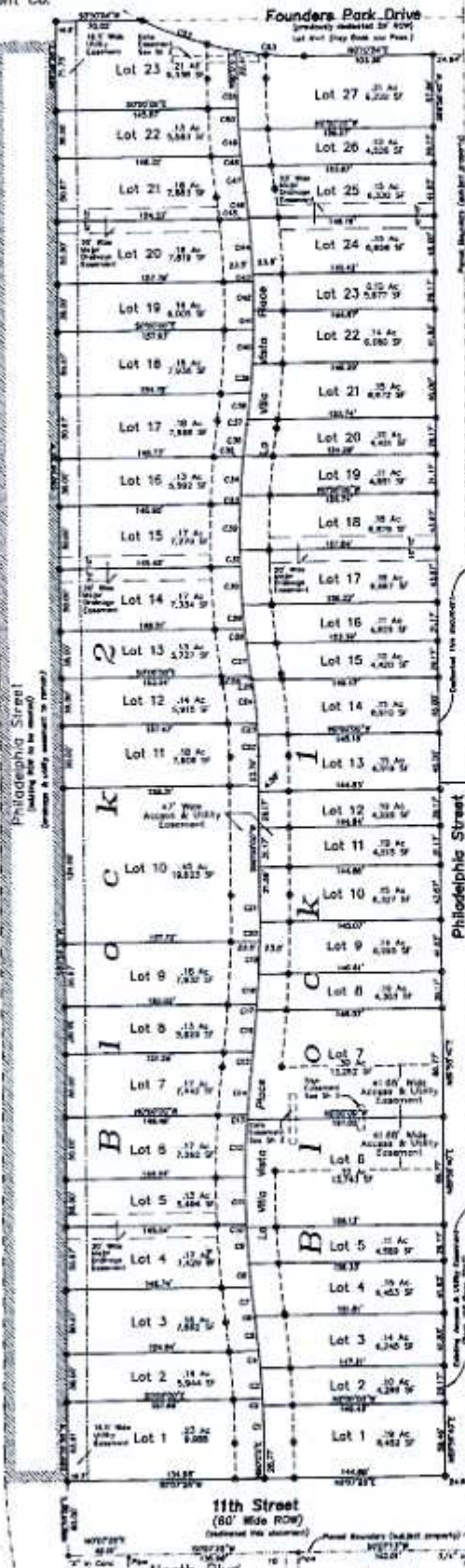
Prepared for  
TSP  
Century Development Co.

Utility and Minor Drainage Easements shown on the interior side of all lot lines, except for common wall lot lines.

Philadelphia Street and 15th Street containing 1.0 Acres more or less, as shown herein are hereby dedicated as public right-of-way, however, such dedication shall not be construed to mean a donation of the fee of said land.

All Major Drainage Easements Shown Herein Shall Run 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, Improve, And Support Such Improvements And Structures As It Deems Expedient To Facilitate Drainage From Any Source.

**PRELIMINARY**



LINE	BEARING	DISTANCE	CURVE DATA
C01	00°13'45"	26.20	ARC
C02	07°41'21"	5.17	ARC
C03	15°42'29"	24.17	ARC
C04	19°22'21"	14.00	ARC
C05	21°00'00"	20.00	ARC
C06	23°00'00"	1.46	ARC
C07	141°25'00"	22.24	ARC
C08	124°30'00"	14.14	ARC
C09	110°00'00"	14.00	ARC
C10	07°00'00"	2.44	ARC
C11	242°00'00"	20.00	ARC
C12	322°00'00"	46.37	ARC
C13	01°00'00"	1.46	ARC
C14	218°00'00"	30.00	ARC
C15	041°30'00"	10.25	ARC
C16	137°00'00"	32.24	ARC
C17	014°00'00"	8.80	ARC
C18	117°00'00"	25.25	ARC
C19	177°00'00"	26.42	ARC
C20	043°00'00"	18.44	ARC
C21	107°00'00"	21.78	ARC
C22	273°00'00"	10.25	ARC
C23	122°00'00"	8.56	ARC
C24	459°00'00"	15.84	ARC
C25	200°00'00"	0.81	ARC
C26	003°00'00"	1.46	ARC
C27	310°00'00"	20.00	ARC
C28	254°00'00"	11.40	ARC
C29	120°00'00"	18.80	ARC
C30	190°00'00"	30.29	ARC
C31	120°00'00"	10.25	ARC
C32	306°00'00"	26.37	ARC
C33	034°00'00"	31.12	ARC
C34	210°00'00"	26.90	ARC
C35	200°00'00"	21.78	ARC
C36	209°00'00"	20.81	ARC
C37	016°00'00"	4.54	ARC
C38	149°00'00"	21.26	ARC
C39	200°00'00"	21.78	ARC
C40	217°00'00"	16.31	ARC
C41	174°00'00"	14.80	ARC
C42	120°00'00"	23.00	ARC
C43	220°00'00"	8.12	ARC
C44	344°00'00"	41.00	ARC
C45	000°00'00"	1.12	ARC
C46	241°00'00"	18.40	ARC
C47	153°00'00"	22.22	ARC
C48	000°00'00"	1.12	ARC
C49	170°00'00"	21.21	ARC
C50	124°00'00"	16.37	ARC
C51	259°00'00"	24.21	ARC
C52	101°00'00"	14.80	ARC
C53	034°00'00"	24.43	ARC

SW1/4 NE1/4



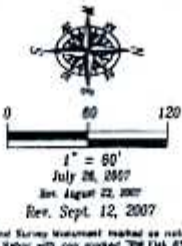
See Sheet 2 for Access Restrictions & W.C. Offsets

**RECEIVED**  
SEP 13 2007

Rapid City Growth  
Management Department

# Plat of Lots 1 through 28 of Block 1 and Lots 1 through 24 of Block 2 of La Villa Vista Subdivision and Dedicated Right-of-Way

located in and formerly the North 327.2 feet of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section 35 in Township 2 North of Range 7 East of the Black Hills Meridian, in the City of Rapid City, Pennington County, South Dakota; EXCEPTING therefrom the West Half of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); AND EXCEPTING therefrom Lot 1 of Lot B of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), as shown on the plat filed in Plat Book 3 Page 103; AND EXCEPTING therefrom North Boulevard Addition; AND EXCEPTING therefrom Lot 80-802A of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 14, Page 53; AND EXCEPTING therefrom Lot 80-802B of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 14, Page 54; AND EXCEPTING therefrom any streets or highway rights of way.



Prepared by:  
F&L Land Surveying & Consulting Engineers, Inc.  
P.O. Box 8154  
Rapid City, SD 57708  
(605) 346-1536  
Project No. 06-10-02

An exterior 6" wide maintenance easement is hereby reserved on both sides of the common wall lot lines.

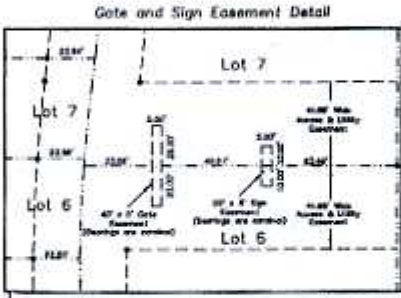
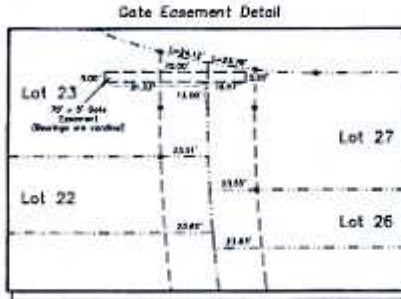
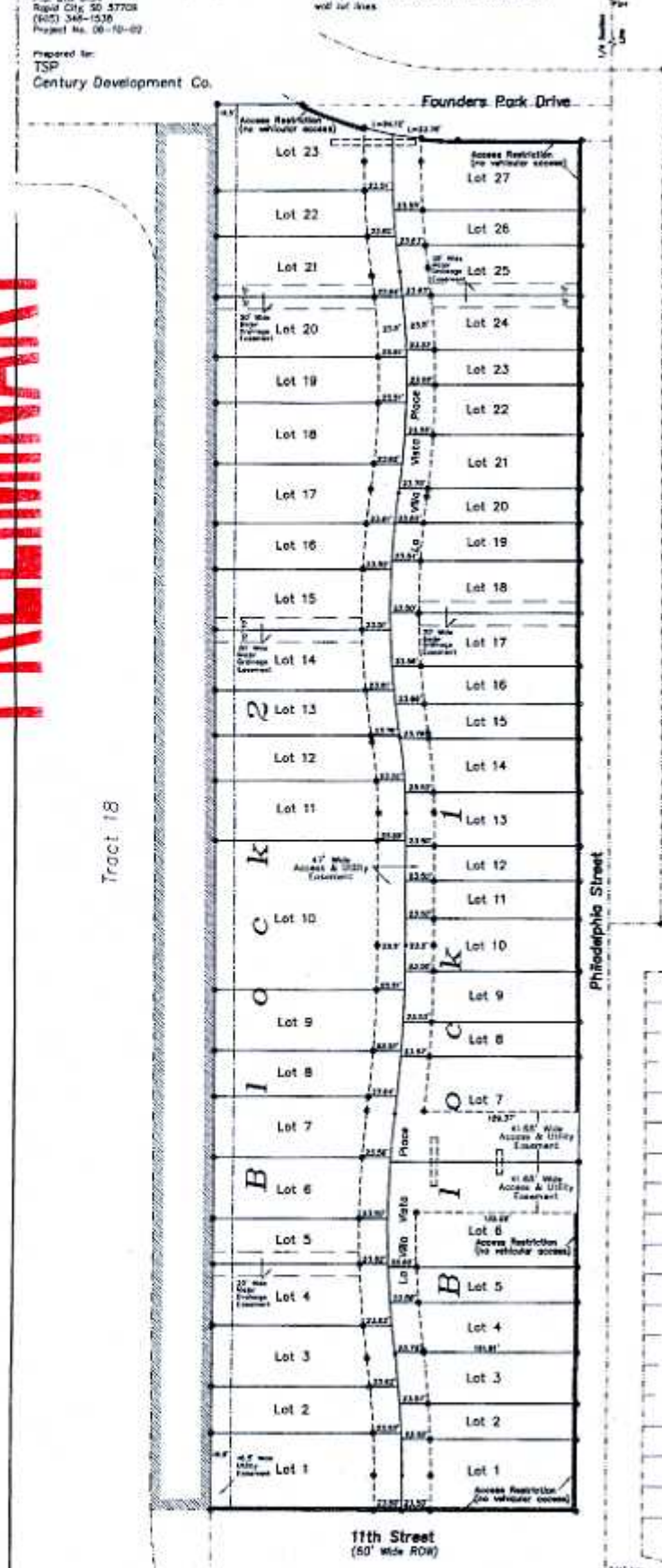
Prepared by:  
TSP  
Century Development Co.

Utility and Minor Drainage Easements shown on the interior side of lot lines except for easement wall lot lines.

Philadelphia Street and 11th Street containing 1.10 Acres more or less, as shown herein, are hereby dedicated as public right-of-way. However, such dedication shall not be construed to mean a donation of the fee of said land.

All Major Drainage Easements Shown Herein Shall Be Kept Free Of All Obstructions, Including But Not Limited To Subdrains, Walls, Fences, Hedging, 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.

**PRELIMINARY**



SW1/4 NE1/4



Tract 18

Plat of Lots 1 through 28 of Block 1 and Lots 1 through 24 of Block 2 of La Villa Vista Subdivision and Dedicated Right-of-Way

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Prepared by:  
Fair Land Surveying & Consulting Engineers, Inc.  
P.O. Box 8154  
Rapid City, SD 57709  
(605) 344-1538  
Project No. 08-10-02

Prepared for:  
TSP  
Century Development Co.

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Rapid City Growth  
Management Department

PRELIMINARY

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 part of the land shown and described herein 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

I, \_\_\_\_\_ of CENTURY DEVELOPMENT CO, INC., do hereby certify that CENTURY DEVELOPMENT CO, INC., is the owner of the above described lands and that on behalf of CENTURY DEVELOPMENT CO, INC., I did authorize and do hereby approve the survey and within part of said land, and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me, a Notary Public, personally appeared \_\_\_\_\_ known to me to be the person described in the foregoing instrument and acknowledged to me that he 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 of State highway or City Street as shown herein is hereby approved. Any change in the location of the proposed access shall require additional approval.

Street Authority \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE AND 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 Pennington County Treasurer \_\_\_\_\_

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 plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2007 Pennington County Director of Equalization \_\_\_\_\_

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 Rapid City Finance Officer \_\_\_\_\_

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 herein.

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 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 a Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2007 Growth Management Director of the City of Rapid City \_\_\_\_\_

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Pennington ss

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2007 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Book \_\_\_\_\_ of Plats on Page \_\_\_\_\_

Pennington County Register of Deeds \_\_\_\_\_ Fees \_\_\_\_\_