

RECEIVED

SEP 13 2007

Rapid City Growth
Management Department

PRELIMINARY

07PL090

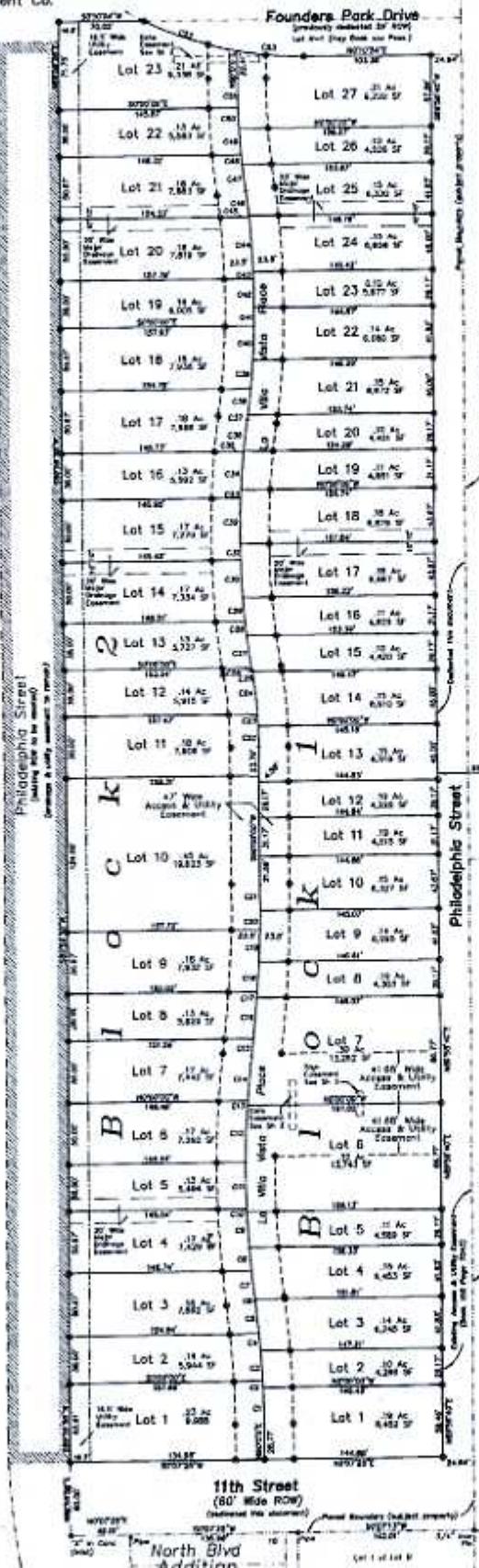
Plat of Lots 1 through 27 of Block 1 and Lots 1 through 23 of Block 2 of

La Villa Vista Subdivision and Dedicated Right-of-Way

located in and formerly the North 327.2 feet of the Southeast Quarter (NE1/4 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 Northwest Quarter of the Southeast Quarter (NE1/4 NE1/4 SE1/4); AND EXCEPTING therefrom Lot 1 of Lot 2 of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4 SE1/4); as shown on the plot filed in Plat book 3, Page 103, AND EXCEPTING therefrom North Boulevard Addition; Plat book 16, Page 83; AND EXCEPTING therefrom Lot RU-3024 of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the plot filed in Plat book 14, Page 94; AND EXCEPTING therefrom any streets or highway rights of way, as shown on the plot filed in Plat book 14, Page 94.

Prepared by:
The Land Surveying & Consulting Engineers, Inc.
P.O. Box 8154
Rapid City, SD 57708
(605) 348-1538
Project No. 08-10-02

Prepared for:
TSP
Century Development Co.



0 60 120
1" = 60'
July 24, 2007
Rev. August 22, 2007
Rev. Sept. 12, 2007
• = Fenced Survey monument marked or noted
◎ = Set later with no record

Utility and Major Drivage Easements & on the
interior side of lot lines, except for common
with lot lines.

Philately Street and 11th Street containing 1/40
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
conveyance of the fee of said land.

All Major Drivage Easements Shown herein
Shall Be Kept Free Of All Obstruction, including
But Not Limited To, Trees, Fences,
Hedges, Bushes and Shrubs. These Easements
Grant To All Public Authorities The Right To
Construct, Operate, Maintain, Repair, And Replace
Such Improvements And Structures As It Deems
Convenient To Facilitate Drainage From Any Source

Curve Table

LINE	00115	ARC	RADIALS	DEPARTURE	DISTANCE
C1	100.00	NE1/4	36.60	100.00	100.00'
C2	100.00	NE1/4	117.00	254.27	260.27'
C3	100.00	NE1/4	117.00	254.27	260.27'
C4	100.00	NE1/4	24.11	254.27	260.27'
C5	100.00	NE1/4	100.00	254.27	260.27'
C6	100.00	NE1/4	100.00	254.27	260.27'
C7	100.00	NE1/4	24.11	254.27	260.27'
C8	100.00	NE1/4	117.00	254.27	260.27'
C9	100.00	NE1/4	117.00	254.27	260.27'
C10	100.00	NE1/4	24.11	254.27	260.27'
C11	100.00	NE1/4	100.00	254.27	260.27'
C12	100.00	NE1/4	100.00	254.27	260.27'
C13	100.00	NE1/4	24.11	254.27	260.27'
C14	100.00	NE1/4	117.00	254.27	260.27'
C15	100.00	NE1/4	117.00	254.27	260.27'
C16	100.00	NE1/4	24.11	254.27	260.27'
C17	100.00	NE1/4	100.00	254.27	260.27'
C18	100.00	NE1/4	100.00	254.27	260.27'
C19	100.00	NE1/4	24.11	254.27	260.27'
C20	100.00	NE1/4	117.00	254.27	260.27'
C21	100.00	NE1/4	117.00	254.27	260.27'
C22	100.00	NE1/4	24.11	254.27	260.27'
C23	100.00	NE1/4	100.00	254.27	260.27'
C24	100.00	NE1/4	100.00	254.27	260.27'
C25	100.00	NE1/4	24.11	254.27	260.27'
C26	100.00	NE1/4	117.00	254.27	260.27'
C27	100.00	NE1/4	117.00	254.27	260.27'
C28	100.00	NE1/4	24.11	254.27	260.27'
C29	100.00	NE1/4	100.00	254.27	260.27'
C30	100.00	NE1/4	100.00	254.27	260.27'
C31	100.00	NE1/4	24.11	254.27	260.27'
C32	100.00	NE1/4	117.00	254.27	260.27'
C33	100.00	NE1/4	117.00	254.27	260.27'
C34	100.00	NE1/4	24.11	254.27	260.27'
C35	100.00	NE1/4	100.00	254.27	260.27'
C36	100.00	NE1/4	100.00	254.27	260.27'
C37	100.00	NE1/4	24.11	254.27	260.27'
C38	100.00	NE1/4	117.00	254.27	260.27'
C39	100.00	NE1/4	117.00	254.27	260.27'
C40	100.00	NE1/4	24.11	254.27	260.27'
C41	100.00	NE1/4	100.00	254.27	260.27'
C42	100.00	NE1/4	100.00	254.27	260.27'
C43	100.00	NE1/4	24.11	254.27	260.27'
C44	100.00	NE1/4	117.00	254.27	260.27'
C45	100.00	NE1/4	117.00	254.27	260.27'
C46	100.00	NE1/4	24.11	254.27	260.27'
C47	100.00	NE1/4	100.00	254.27	260.27'
C48	100.00	NE1/4	100.00	254.27	260.27'
C49	100.00	NE1/4	24.11	254.27	260.27'
C50	100.00	NE1/4	117.00	254.27	260.27'
C51	100.00	NE1/4	117.00	254.27	260.27'
C52	100.00	NE1/4	24.11	254.27	260.27'
C53	100.00	NE1/4	100.00	254.27	260.27'
C54	100.00	NE1/4	100.00	254.27	260.27'
C55	100.00	NE1/4	24.11	254.27	260.27'
C56	100.00	NE1/4	117.00	254.27	260.27'
C57	100.00	NE1/4	117.00	254.27	260.27'
C58	100.00	NE1/4	24.11	254.27	260.27'
C59	100.00	NE1/4	100.00	254.27	260.27'
C60	100.00	NE1/4	100.00	254.27	260.27'
C61	100.00	NE1/4	24.11	254.27	260.27'
C62	100.00	NE1/4	117.00	254.27	260.27'
C63	100.00	NE1/4	117.00	254.27	260.27'
C64	100.00	NE1/4	24.11	254.27	260.27'
C65	100.00	NE1/4	100.00	254.27	260.27'
C66	100.00	NE1/4	100.00	254.27	260.27'
C67	100.00	NE1/4	24.11	254.27	260.27'
C68	100.00	NE1/4	117.00	254.27	260.27'
C69	100.00	NE1/4	117.00	254.27	260.27'
C70	100.00	NE1/4	24.11	254.27	260.27'
C71	100.00	NE1/4	100.00	254.27	260.27'
C72	100.00	NE1/4	100.00	254.27	260.27'
C73	100.00	NE1/4	24.11	254.27	260.27'
C74	100.00	NE1/4	117.00	254.27	260.27'
C75	100.00	NE1/4	117.00	254.27	260.27'
C76	100.00	NE1/4	24.11	254.27	260.27'
C77	100.00	NE1/4	100.00	254.27	260.27'
C78	100.00	NE1/4	100.00	254.27	260.27'
C79	100.00	NE1/4	24.11	254.27	260.27'
C80	100.00	NE1/4	117.00	254.27	260.27'
C81	100.00	NE1/4	117.00	254.27	260.27'
C82	100.00	NE1/4	24.11	254.27	260.27'
C83	100.00	NE1/4	100.00	254.27	260.27'
C84	100.00	NE1/4	100.00	254.27	260.27'
C85	100.00	NE1/4	24.11	254.27	260.27'
C86	100.00	NE1/4	117.00	254.27	260.27'
C87	100.00	NE1/4	117.00	254.27	260.27'
C88	100.00	NE1/4	24.11	254.27	260.27'
C89	100.00	NE1/4	100.00	254.27	260.27'
C90	100.00	NE1/4	100.00	254.27	260.27'
C91	100.00	NE1/4	24.11	254.27	260.27'
C92	100.00	NE1/4	117.00	254.27	260.27'
C93	100.00	NE1/4	117.00	254.27	260.27'
C94	100.00	NE1/4	24.11	254.27	260.27'
C95	100.00	NE1/4	100.00	254.27	260.27'
C96	100.00	NE1/4	100.00	254.27	260.27'
C97	100.00	NE1/4	24.11	254.27	260.27'
C98	100.00	NE1/4	117.00	254.27	260.27'
C99	100.00	NE1/4	117.00	254.27	260.27'
C100	100.00	NE1/4	24.11	254.27	260.27'
C101	100.00	NE1/4	100.00	254.27	260.27'
C102	100.00	NE1/4	100.00	254.27	260.27'
C103	100.00	NE1/4	24.11	254.27	260.27'
C104	100.00	NE1/4	117.00	254.27	260.27'
C105	100.00	NE1/4	117.00	254.27	260.27'
C106	100.00	NE1/4	24.11	254.27	260.27'
C107	100.00	NE1/4	100.00	254.27	260.27'
C108	100.00	NE1/4	100.00	254.27	260.27'
C109	100.00	NE1/4	24.11	254.27	260.27'
C110	100.00	NE1/4	117.00	254.27	260.27'
C111	100.00	NE1/4	117.00	254.27	260.27'
C112	100.00	NE1/4	24.11	254.27	260.27'
C113	100.00	NE1/4	100.00	254.27	260.27'
C114	100.00	NE1/4	100.00	254.27	260.27'
C115	100.00	NE1/4	24.11	254.27	260.27'
C116	100.00	NE1/4	117.00	254.27	260.27'
C117	100.00	NE1/4	117.00	254.27	260.27'
C118	100.00	NE1/4	24.11	254.27	260.27'
C119	100.00	NE1/4	100.00	254.27	260.27'
C120	100.00	NE1/4	100.00	254.27	260.27'
C121	100.00	NE1/4	24.11	254.27	260.27'
C122	100.00	NE1/4	117.00	254.27	260.27'
C123	100.00	NE1/4	117.00	254.27	260.27'
C124	100.00	NE1/4	24.11	254.27	260.27'
C125	100.00	NE1/4	100.00	254.27	260.27'
C126	100.00	NE1/4	100.00	254.27	260.27'
C127	100.00	NE1/4	24.11	254.27	260.27'
C128	100.00	NE1/4	117.00	254.27	260.27'
C129	100.00	NE1/4	117.00	254.27	260.27'
C130	100.00	NE1/4	24.11	254.27	260.27'
C131	100.00	NE1/4	100.00	254.27	260.27'
C132	100.00	NE1/4	100.00	254.27	260.27'
C133	100.00	NE1/4	24.11	254.27	260.27'
C134	100.00	NE1/4	117.00	254.27	260.27'
C135	100.00	NE1/4	117.00	254.27	260.27'
C136	100.00	NE1/4	24.11	254.27	260.27'
C137	100.00	NE1/4	100.00	254.27	260.27'
C138	100.00	NE1/4	100.00	254.27	260.27'
C139	100.00	NE1/4	24.11	254.27	260.27'
C140	100.00	NE1/4	117.00	254.27	260.27'
C141	100.00	NE1/4	117.00	254.27	260.27'
C142	100.00	NE1/4	24.11	254.27	260.27'
C143	100.00	NE1/4	100.00	254.27	260.27'
C144	100.00	NE1/4	100.00	254.27	260.27'
C145	100.00	NE1/4	24.11	254.27	260.27'
C146	100.00	NE1/4	117.00	254.27	260.27'
C147	100.00	NE1/4	117.00	254.27	260.27'
C148	100.00	NE1/4	24.11	254.27	260.27'
C149	100.00	NE1/4	100.00	254.27	260.27'
C150	100.00	NE1/4	100.00	254.27	260.27'
C151	100.00	NE1/4	24.11	254.27	260.27'
C152	100.00	NE1/4	117.00	254.27	260.27'
C153	100.00	NE1/4	117.00	254.27	260.27'
C154	100.00	NE1/4	24.11	254.27	260.27'
C155	100.00	NE1/4	100.00	254.27	260.27'
C156	100.00	NE1/4	100.00	254.27	260.27'
C157	100.00	NE1/4	24.11	254.27	260.27'
C158	100.00	NE1/4	117.00	254.27	260.27'
C159	100.00	NE1/4	117.00	254.27	260.27'
C160	100.00	NE1/4	24.11	254.27	260.27'
C161	100.00	NE1/4	100.00	254.27	260.27'
C162	100.00	NE1/4	100.00	254.27	260.27'
C163	100.00	NE1/4	24.11	254.27	260.27'
C164	100.00	NE1/4	117.00	254.27	260.27'
C165	100.00	NE1/4	117.00	254.27	260.27'
C166	100.00	NE1/4	24.11	254.27	260.27'
C167	100.00	NE1/4	100.		

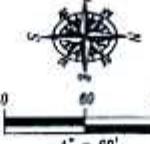
Plat of Lots 1 through 28 of Block 1 and Lots 1 through 24 of Block 2 of La Villa Vista Subdivision and Dedicated Right-of-Way

located in and formerly the North 327.7 feet of the North Half of the Southeast Quarter (NW 1/4 SEC 1/4) of Section 35 in Township 2 North of Range 7 East of the Black Hills Division, in the City of Rapid City, Pennington County, South Dakota. EXCEPTING therefrom the West Half of the Northeast Quarter of the Southeast Quarter (NW 1/4 NW 1/4 SEC 1/4), AND EXCEPTING therefrom Lot 4 of Lot 8 of the Northwest Quarter of the Southeast Quarter (NE 1/4 SEC 1/4), as shown on the plat filed in Plat Book 3 Page 103, AND EXCEPTING therefrom North Boulevard Addition, AND EXCEPTING therefrom Lot MU-302A 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 MU-302B 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:
Fish Land Surveying & Consulting Engineers, Inc.
P.O. Box 6000
Rapid City, SD 57708
(605) 346-1538
Project No. 06-10-02

Prepared for:
TSP
Century Development Co.

An exterior 4' wide maintenance easement is
hereby reserved on both sides of the common
lot lines.



1° = 60'
July 26, 2007

Rev. Sept. 18, 2007

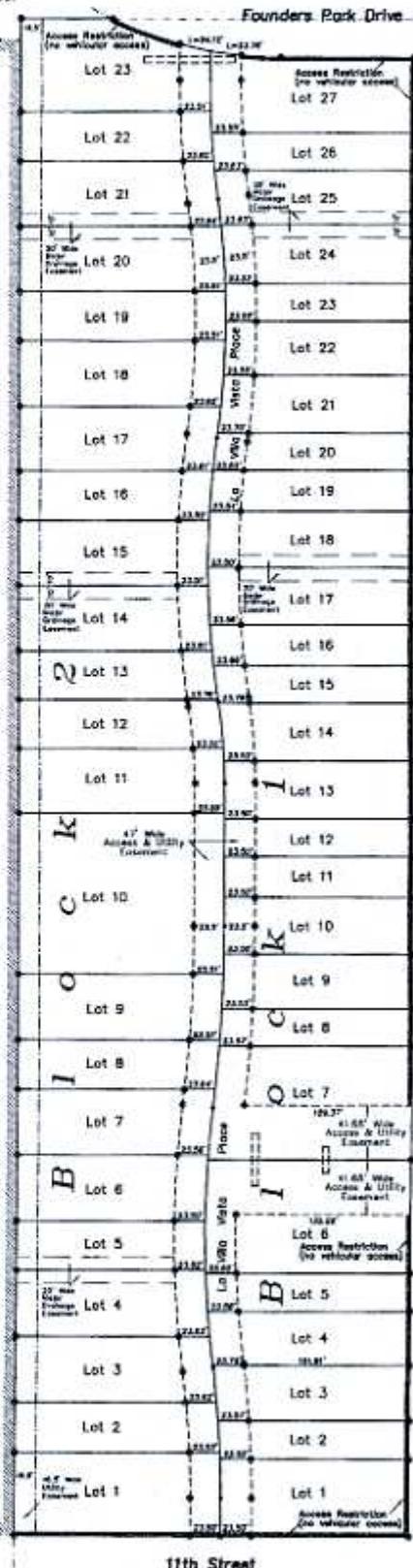
● = Found Survey Instrument located as noted
◎ = Set Rebar with cap worked "The FAIR" style

Utility and Major Drainage Easements R¹ on the
Interior side of lot lines, except for common
lot lines.

Philadelphia Street and 11th Street consisting 110'-
0" wide, 10'-0" shoulders, 10'-0" sidewalks, 10'-0" shoulders,
dedicated as public right-of-way. However, such
dedication shall not be construed to mean a
detriment to the fee of said land.

All Major Drainage Easements Owner, Tenant
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
Of Access, Maintenance, Repair, Alteration, And Repair
Such Improvements And Structures As It Sees
Expedient To Facilitate Draining From Any Source.

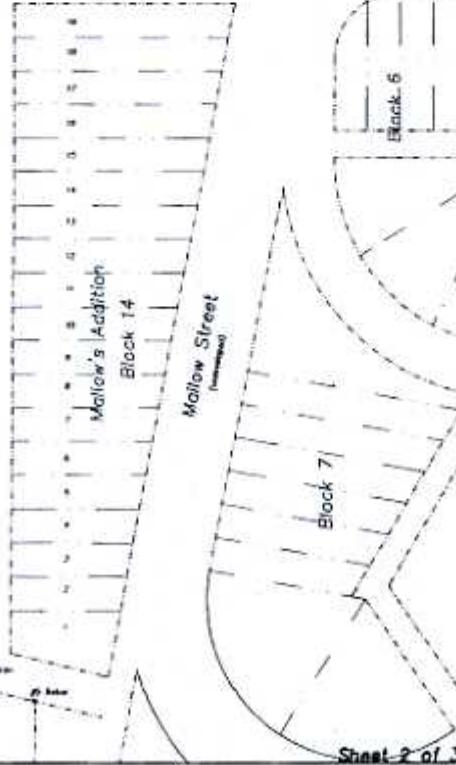
Founders Park Drive



Tract 18

SW1/4 NE1/4

Wood Street
(unplatted)



Sheet 2 of 1

**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, primarily, 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 Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4); AND EXCEPTING therefrom Lot 1 of cut II of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), as shown on the plot filed in Plat Book 3 Page 103; AND EXCEPTING therefrom North Boulevard Addition; AND EXCEPTING therefrom Lot #1-302A of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the plot filed in Plat Book 14, Page 53; AND EXCEPTING therefrom Lot #1-302B of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the plot filed in Plat Book 14, Page 94; 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 57708
(605) 344-1538
Project No. 08-10-02

Prepared for:
TSP
Century Development Co.

RECEIVED

SEP 13 2007

Rapid City Growth
Management Department

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 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 plot of said land, and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

of CENTURY DEVELOPMENT CO., INC., (name) _____
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 plot.

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 the Final Plot 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 plot and have found it to conform to the subdivision requirements of Chapter 10.08.035 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 Plots on
Page _____

Pennington County Register of Deeds _____ Fees _____