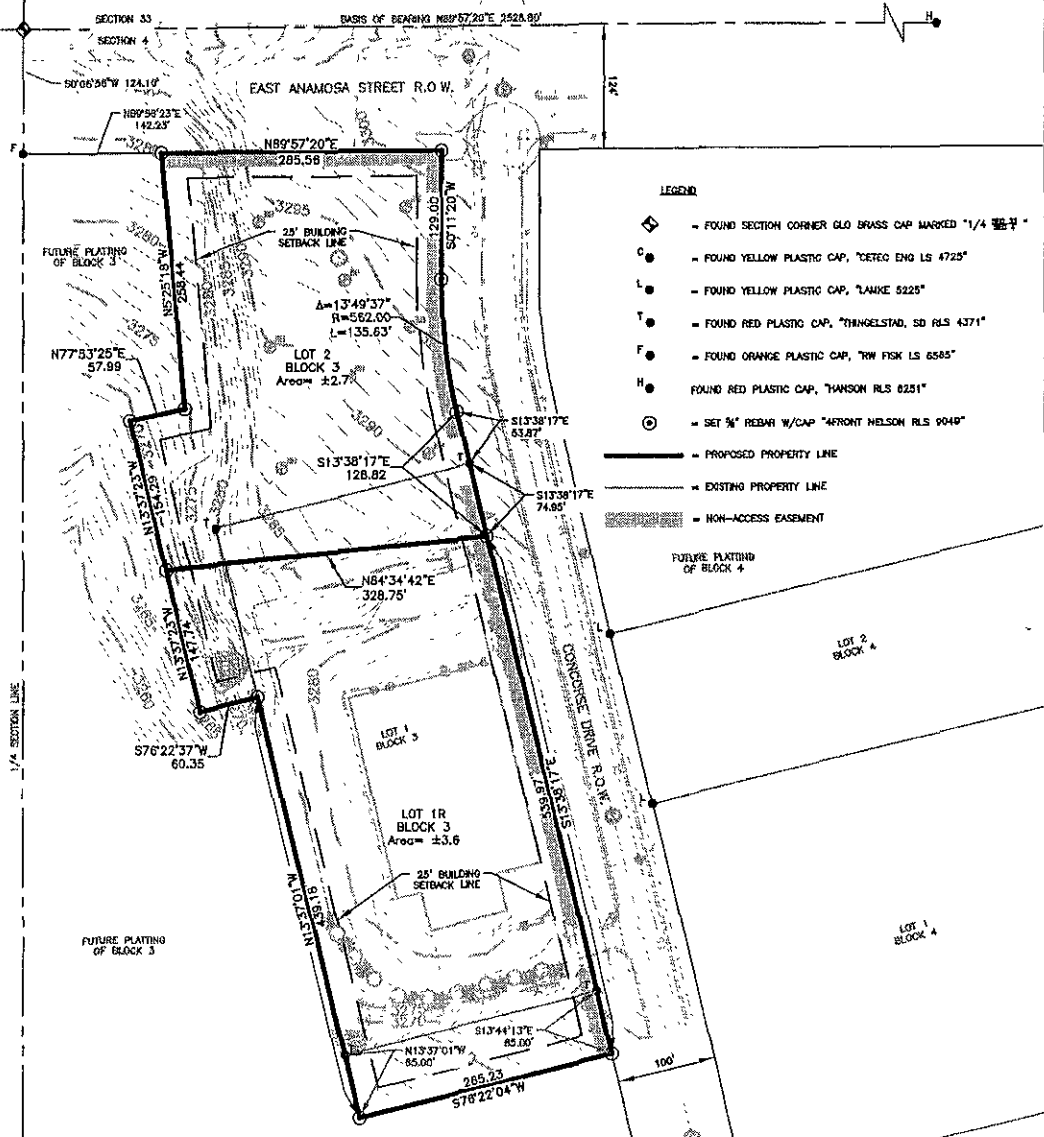


PRELIMINARY PLAT OF LOT 1R AND LOT 2 OF BLOCK 3; RUSHMORE BUSINESS PARK; FORMERLY LOT 1 OF BLOCK 3 AND A PORTION OF GOVERNMENT LOT 2

08SV047

LOCATED IN THE NE 1/4 OF SECTION 4, T1N, R8E OF THE B.H.M, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SHEET 1 OF 2

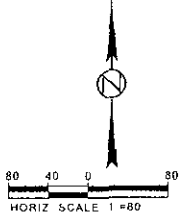


- LEGEND**
- ◆ - FOUND SECTION CORNER GLO BRASS CAP MARKED "1/4 36-3"
 - C ● - FOUND YELLOW PLASTIC CAP, "DETEG ENG LS 4725"
 - L ● - FOUND YELLOW PLASTIC CAP, "LANKE 5225"
 - T ● - FOUND RED PLASTIC CAP, "THINGELSTAD, SD RLS 4371"
 - F ● - FOUND ORANGE PLASTIC CAP, "RW FISK LS 6585"
 - H ● - FOUND RED PLASTIC CAP, "HANSON RLS 8251"
 - ⊙ - SET 3/4" REBAR W/CAP "AFRONT NELSON RLS 9049"
 - (solid line) - PROPOSED PROPERTY LINE
 - (dashed line) - EXISTING PROPERTY LINE
 - ▨ (hatched area) - NON-ACCESS EASEMENT

NOTES.

- 1 AN 8' WIDE UTILITY AND MINOR DRAINAGE EASEMENT IS HEREBY GRANTED ON THE INTERIOR SIDE OF ALL SIDE AND REAR LOT LINES
- 2 LOT 1 OF BLOCK 3 AS FILED IN BOOK 30, PAGE 58, AT THE PENNINGTON COUNTY REGISTER OF DEEDS OFFICE IS HEREBY VACATED AND RECONFIGURED AS DEPICTED HEREON
- 3 THE BASIS OF BEARING FOR THIS PLAT IS N89°57'20"E A DISTANCE OF 2528.80' FROM A FOUND GLO BRASS CAP MARKED "1/4 36-3" LOCATED AT THE NORTH QUARTER CORNER OF SECTION 4 T1N, R8E, TO A FOUND RED PLASTIC CAP LOCATED ON THE NORTH SECTION LINE OF SAID SECTION 4 AT THE ELK VALE ROAD WEST RIGHT OF WAY LINE
- 4 THE EASTERLY PROPERTY LINE OF LOT 1R AND LOT 2 ARE CONTIGUOUS WITH THE WESTERLY RIGHT-OF-WAY LINE OF CONCOURSE DRIVE. THE NORTHERLY PROPERTY LINE OF SAID LOT 2 IS CONTIGUOUS WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST ANAMOSA STREET AS DEPICTED HEREON

FOR REVIEW ONLY



Plot prepared by:
 517 7th street rapid city sd 57701
 ph 605 342 9470 fax 605 342 2377
 www 4front.biz
 ARCHITECTURE | ENGINEERING
 GIS | SURVEYING
 C-1, 2 FRONT

CERTIFICATE OF REGISTER OF DEEDS
 State of South Dakota
 County of Pennington SS
 Filed this _____ day of _____, 20____, at _____ o'clock
 M in Book _____ of Plats, Page _____
 Fee \$ _____

PRELIMINARY PLAT OF LOT 1R AND LOT 2 OF BLOCK 3; RUSHMORE BUSINESS PARK: FORMERLY LOT 1 OF BLOCK 3 AND A PORTION OF GOVERNMENT LOT 2

08SV047

LOCATED IN THE NE 1/4 OF SECTION 4, T1N, R8E OF THE B.H.M.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SHEET 2 OF 2

NOTES

1) 8' UTILITY AND MINOR DRAINAGE EASEMENTS ARE HEREBY GRANTED ON THE INTERIOR OF ALL LOT LINES, EXCEPT AS NOTED.

2) 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, DISPLACE, AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY, DO HEREBY CERTIFY THAT I HAVE ON RECORD IN MY OFFICE A 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 OWNERSHIP
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, ROBERT DEMERSSEMAN, REPRESENTING RAPID CITY ECONOMIC DEVELOPMENT FOUNDATION, DO HEREBY CERTIFY THAT RAPID CITY ECONOMIC DEVELOPMENT FOUNDATION IS THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, THAT THE PLAT WAS DONE AT OUR REQUEST FOR THE PURPOSES INDICATED HEREON, AND THAT RAPID CITY ECONOMIC DEVELOPMENT FOUNDATION DOES HEREBY APPROVE THE WITHIN PLAT OF SAID LAND AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION, 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 FEET OF SUCH LAND

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL

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

DATED THIS _____ DAY OF _____, 20__

FINANCE OFFICER OF THE CITY OF RAPID CITY

OWNER
RAPID CITY ECONOMIC DEVELOPMENT FOUNDATION

ROBERT DEMERSSEMAN, REPRESENTATIVE

CERTIFICATE OF SURVEYOR

I, JONATHAN J NELSON, REGISTERED LAND SURVEYOR NO. 0040 OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER'S LISTED HEREON, I HAVE SURVEYED THE TRACT OF LAND SHOWN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

ON THIS _____ DAY OF _____, 20__ BEFORE ME,
A NOTARY PUBLIC PERSONALLY APPEARED ROBERT DEMERSSEMAN REPRESENTING RAPID CITY ECONOMIC DEVELOPMENT FOUNDATION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME

JONATHAN J NELSON, REGISTERED LAND SURVEYOR

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATION OF GROWTH MANAGEMENT DIRECTOR
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, GROWTH MANAGEMENT DIRECTOR OF CITY OF RAPID CITY, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 16-08.05 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT AS FINAL PLAT

DAY OF _____, 20__

GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

CERTIFICATE OF OWNERSHIP
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, ROBERT MUNCH, A OWNER OF ROSS LIMITED PARTNERSHIP DO HEREBY CERTIFY THAT ROSS LIMITED PARTNERSHIP IS THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, THAT THE PLAT WAS DONE AT OUR REQUEST FOR THE PURPOSES INDICATED HEREON, AND THAT ROSS LIMITED PARTNERSHIP DOES HEREBY APPROVE THE WITHIN PLAT OF SAID LAND AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION EROSION, 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 FEET OF SUCH LAND

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL

RESOLUTION BY GOVERNING BOARD
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, FINANCE OFFICER OF 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

DATE THIS _____ DAY OF _____, 20__

FINANCE OFFICER OF THE CITY OF RAPID CITY

OWNER
ROSS LIMITED PARTNERSHIP

ROBERT MUNCH, A OWNER

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

THE LOCATION OF THE PROPOSED PRIVATE DRIVE WITH RESPECT TO THE HIGHWAY OR STREET AS SHOWN HEREON IS HEREBY APPROVED, SAY APPROVED FOR ACCESS TO THE HIGHWAY OR STREET WILL REQUIRE ADDITIONAL APPROVAL UNDER THE _____ DAY OF _____, 20__

HIGHWAY OR STREET AUTHORITY

ON THIS _____ DAY OF _____, 20__ BEFORE ME,
A NOTARY PUBLIC PERSONALLY APPEARED ROBERT MUNCH, A OWNER OF ROSS LIMITED PARTNERSHIP KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME

CERTIFICATE OF COUNTY TREASURER

TREASURER OF PENNINGTON COUNTY DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE

DATE THIS _____ DAY OF _____, 20__

TREASURER OF PENNINGTON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

FOR REVIEW ONLY

Plot prepared by:
517 7th street rapid city sd 57701
ph 605 342 9470 fax 605 342 2377
www.4front.biz



ARCHITECTURE / ENGINEERING
GIS / SURVEYING

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

S S

Filed this _____ day of _____, 20__ at _____ o'clock
M in Book _____ of Plats, Page _____

Fee \$ _____