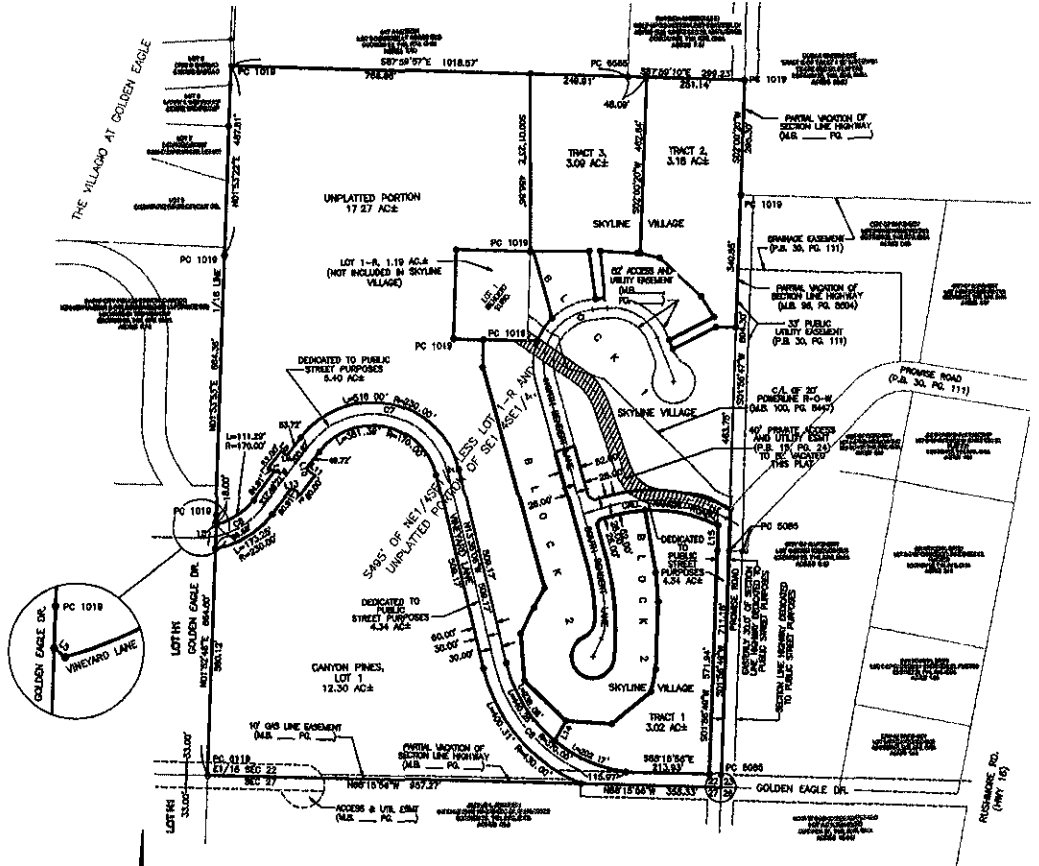


PRELIMINARY PLAT OF SKYLINE VILLAGE SUBDIVISION, TRACTS 1, 2, 3, LOTS 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, VACATION OF BASEMENT, ACCESS AND UTILITY BASEMENT, MAJOR DRAINAGE BASEMENT AND SEWER BASEMENT,

AND CANYON PINES SUBDIVISION, LOT 1 AND DEDICATED RIGHTS-OF-WAY,

AND LOT 1-R,

FORMERLY LOT 1 OF BENDISY SUBDIVISION AND A PART OF THE SOUTH 49S OF NE1/4SE1/4, LESS LOT 1 OF BENDISY SUBDIVISION AND THE UNPLATTED PORTION OF SE1/4SE1/4 ALL LOCATED IN THE SE1/4SE1/4 AND NE1/4SE1/4 OF SECTION 22, T.1N, R.7E, B.1E.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



TRACT AND BLOCK MAP

OWNER/DEVELOPER: OLSEN DEVELOPMENT COMPANY, INC. P.O. BOX 795 BLACK HAWK, SD 57718 1-805-787-9283

LEGEND: O FOUND CORNER MONUMENT S SET REBAR AND CAP STAMPED ARLETH & ASSOC LS 3977

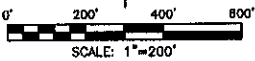
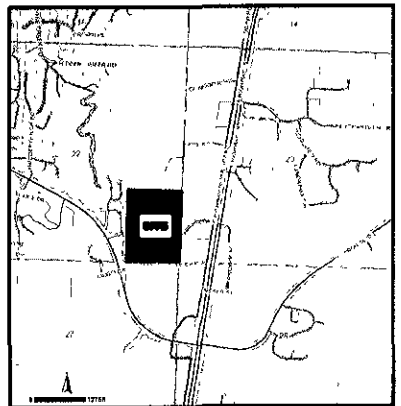


Table with 2 columns: Lot/Block ID and Dimensions (Bearing and Distance). Rows include L5 through L15.

Table with 2 columns: Block ID and Dimensions (Bearing and Distance). Rows include C6, C7, and C8.

- NOTES: 1. PROPOSED LOT AREA = 32.02 ACRES; PROPOSED R-O-W AREA = 4.34 ACRES; TOTAL PLATTED AREA, 36.37 ACRES; UNPLATTED AREA, 17.27 ACRES. 2. ALL PROPERTIES ARE ZONED OFFICE COMMERCIAL WITH PLANNED DEVELOPMENT. 3. LOTS WILL BE SERVED BY PUBLIC UTILITIES AND CITY WATER AND SEWER. 4. FLOOD DATA - THE SUBJECT PROPERTY IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY-PANEL NUMBER 486420 0014 1. 5. BUILDING SETBACKS FOR SKYLINE VILLAGES: FRONT - 15', REAR - 25', SIDES - 8'. 6. ANY MAJOR DRAINAGE EASEMENTS 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. 7. ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS. 8. AREAS SHOWN ON LOTS INCLUDES ANY EASEMENTS. 9. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED BY WIRE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED. 10. LOT 2, BLOCK 1 DOES NOT RETAIN ANY BUILDING RIGHTS.



LOCATION MAP NOT TO SCALE

REV: MAY 19, 2009  
REV: APRIL 28, 2009  
REV: MARCH 26, 2009  
REV: FEBRUARY 13, 2009  
REV: JANUARY 18, 2009  
DATE: DECEMBER 23, 2008  
SCALE: NOTED  
DRAWN BY: SE/ED  
APPROVED: JMA  
DRAWING: 8058-FR21M.dwg



ARLETH & ASSOCIATES  
25 KIRK ROAD  
DEADWOOD, SD 57732  
805-578-1637

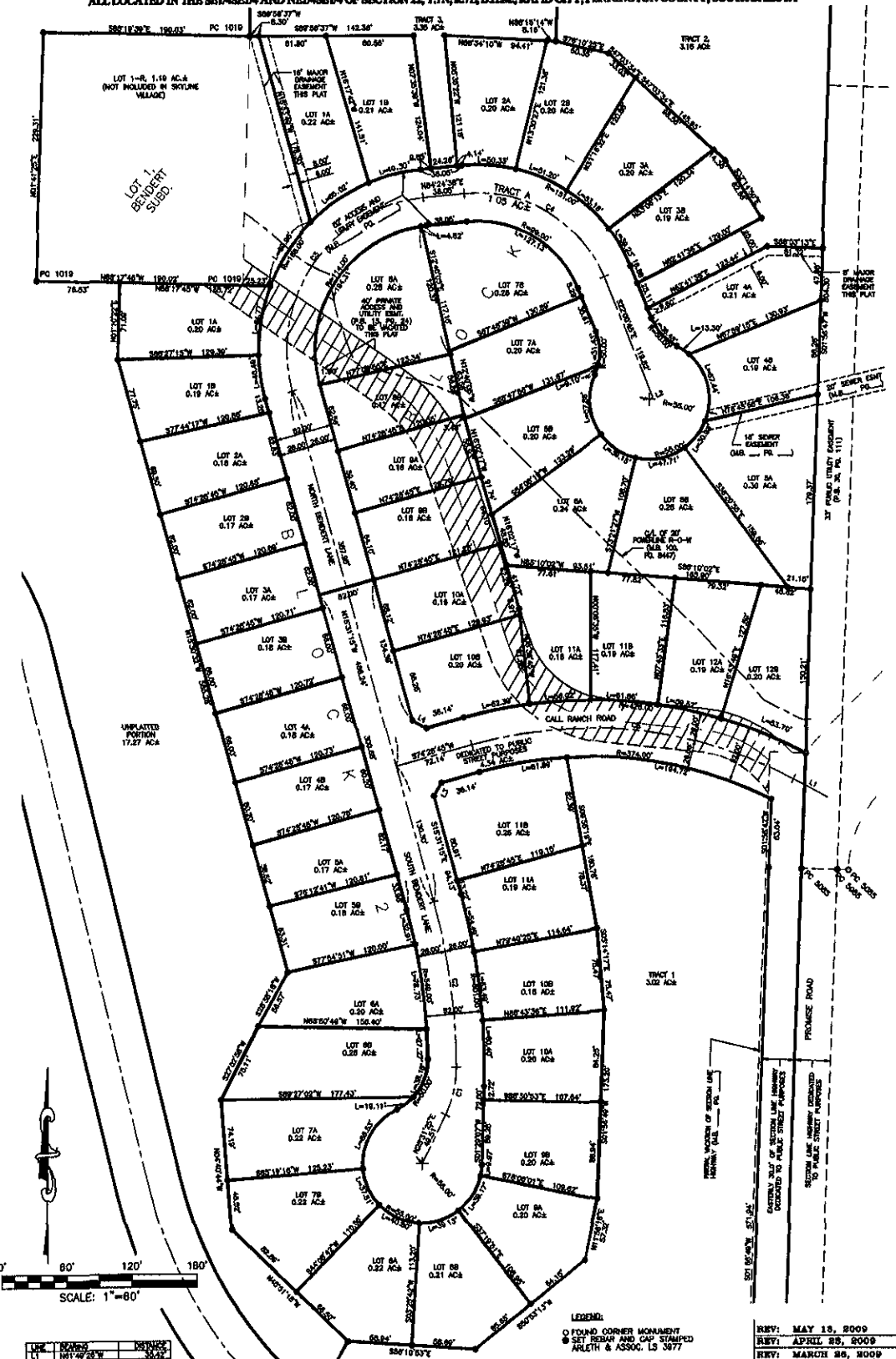
PROJECT: SKYLINE VILLAGES  
JOB NO. 8058

PRELIMINARY PLAT OF SKYLINE VILLAGE SUBDIVISION, TRACTS 1, 2, 3, LOTS 1A THRU 12B OF BLOCK 1, LOTS 1A THRU 11B AND TRACT A OF BLOCK 2, VACATION OF EASEMENT, ACCESS AND UTILITY EASEMENT, MAJOR DRAINAGE EASEMENT AND SEWER EASEMENT, AND

CANYON PINES SUBDIVISION, LOT 1 AND DEDICATED RIGHTS-OF-WAY, AND

LOT 1-R,

FORMERLY LOT 1 OF BENDERY SUBDIVISION AND A PART OF THE SOUTH 40'S OF NE1/4SE1/4, LESS LOT 1 OF BENDERY SUBDIVISION AND THE UNPLATTED PORTION OF SE1/4SE1/4 ALL LOCATED IN THE SE1/4SE1/4 AND NE1/4SE1/4 OF SECTION 22, T.1N, R.7E, B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
1A	N89°17'46\"	120.07'
1B	S89°17'46\"	120.07'
1C	S89°17'46\"	120.07'
1D	S89°17'46\"	120.07'

LINE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1A	N89°17'46\"	120.07'	S89°17'46\"	120.07'	S89°17'46\"	120.07'
1B	S89°17'46\"	120.07'	S89°17'46\"	120.07'	S89°17'46\"	120.07'
1C	S89°17'46\"	120.07'	S89°17'46\"	120.07'	S89°17'46\"	120.07'
1D	S89°17'46\"	120.07'	S89°17'46\"	120.07'	S89°17'46\"	120.07'



ARLETH & ASSOCIATES  
25 KIRK ROAD  
DEADWOOD, SD 57732  
605-678-1637

PROJECT: SKYLINE VILLAGE  
JOB NO. 6006

REV: MAY 13, 2009  
 REV: APRIL 25, 2009  
 REV: MARCH 26, 2009  
 REV: FEBRUARY 11, 2009  
 REV: JANUARY 13, 2009  
 DATE: DECEMBER 29, 2008  
 SCALE: NOTED  
 DRAWN BY: SE/PD  
 APPROVED: JMA  
 DRAWING: 6006-PRELIM.dwg

**PRELIMINARY PLAT OF SKYLINE VILLAGE SUBDIVISION,  
TRACTS 1, 2, 3, LOTS 1A THRU 12B OF BLOCK 1, LOTS 1A THRU 11B AND TRACT A OF BLOCK 2, VACATION OF EASEMENT,  
ACCESS AND UTILITY EASEMENT, MAJOR DRAINAGE EASEMENT AND SEWER EASEMENT,**

**AND  
CANYON PINES SUBDIVISION,  
LOT 1 AND DEDICATED RIGHTS-OF-WAY,**

**AND  
LOT 1-R,**

**FORMERLY LOT 1 OF BENDERT SUBDIVISION AND A PART OF THE SOUTH 49<sup>TH</sup> OF NE1/4SE1/4, LESS LOT 1 OF BENDERT SUBDIVISION AND THE UNPLATTED PORTION OF SE1/4NE1/4  
ALL LOCATED IN THE SE1/4NE1/4 AND NE1/4SE1/4 OF SECTION 22, T.1N. R.7E, B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**

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

I, JOHN M. ARLETH, REGISTERED LAND SURVEYOR NO. 3977 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S) LISTED HEREON I HAVE SURVEYED THAT TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY EASEMENTS OR RESTRICTIONS OF MISCELLANEOUS RECORD OR PRIVATE AGREEMENTS THAT ARE NOT KNOWN TO ME ARE NOT SHOWN HEREON. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

DATE: \_\_\_\_\_

JOHN M. ARLETH, REGISTERED LAND SURVEYOR

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

I, PHIL OLSEN, PRESIDENT, OLSEN DEVELOPMENT COMPANY, INC. DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON; THAT THE SURVEY WAS DONE AT MY REQUEST FOR THE PURPOSE INDICATED HEREON; THAT I SO 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 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 FEE OF SUCH LAND.

OWNER: \_\_\_\_\_  
OLSEN DEVELOPMENT COMPANY, INC.  
P.O. BOX 795  
BLACK HAWK, SD 57718

**ACKNOWLEDGMENT OF OWNER**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JIM MEIER, VICE PRESIDENT, GLM LAND CORP, 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 LIFE ESTATE HOLDER**  
STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

I, EVERETT W. CALL, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A LIFE ESTATE ON THE LAND SHOWN AND DESCRIBED HEREON; THAT THE SURVEY WAS DONE AT MY REQUEST FOR THE PURPOSE INDICATED HEREON; THAT I SO 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 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 FEE OF SUCH LAND.

HOLDER: \_\_\_\_\_  
EVERETT W. CALL  
2000 GOLDEN EAGLE DRIVE  
RAPID CITY, SD 57701

**ACKNOWLEDGMENT OF LIFE ESTATE HOLDER**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JIM MEIER, VICE PRESIDENT, GLM LAND CORP, 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 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 16.08.035 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT.

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

**CERTIFICATE OF HIGHWAY OR 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 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 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 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

**CERTIFICATE OF COUNTY TREASURER**

I, THE 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TREASURER OF PENNINGTON COUNTY

**CERTIFICATE OF REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF PLATS, ON PAGE \_\_\_\_\_

REGISTER OF DEEDS



**ARLETH &  
ASSOCIATES**  
25 KIRK ROAD  
DEADWOOD, SD 57732  
805-578-1837

PROJECT:  
SKYLINE VILLAGE

JOB NO. 8006

REV: MAY 13, 2006

REV: APRIL 28, 2006

REV: MARCH 28, 2006

REV: FEBRUARY 11, 2006

REV: JANUARY 13, 2006

DATE: DECEMBER 23, 2005

SCALE: NOTED

DRAWN BY: SE/YD

APPROVED: JMA

DRAWING: 8006-PRELIM.dwg