

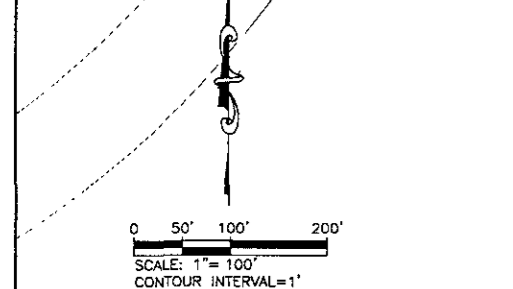
RECEIVED

OWNER: BY-PASS DEVELOPMENT, LLC

LOT 1 OF BLOCK 3

OWNER: BY-PASS DEVELOPMENT, LLC

OWNER: BY-PASS DEVELOPMENT, LLC



LEGEND

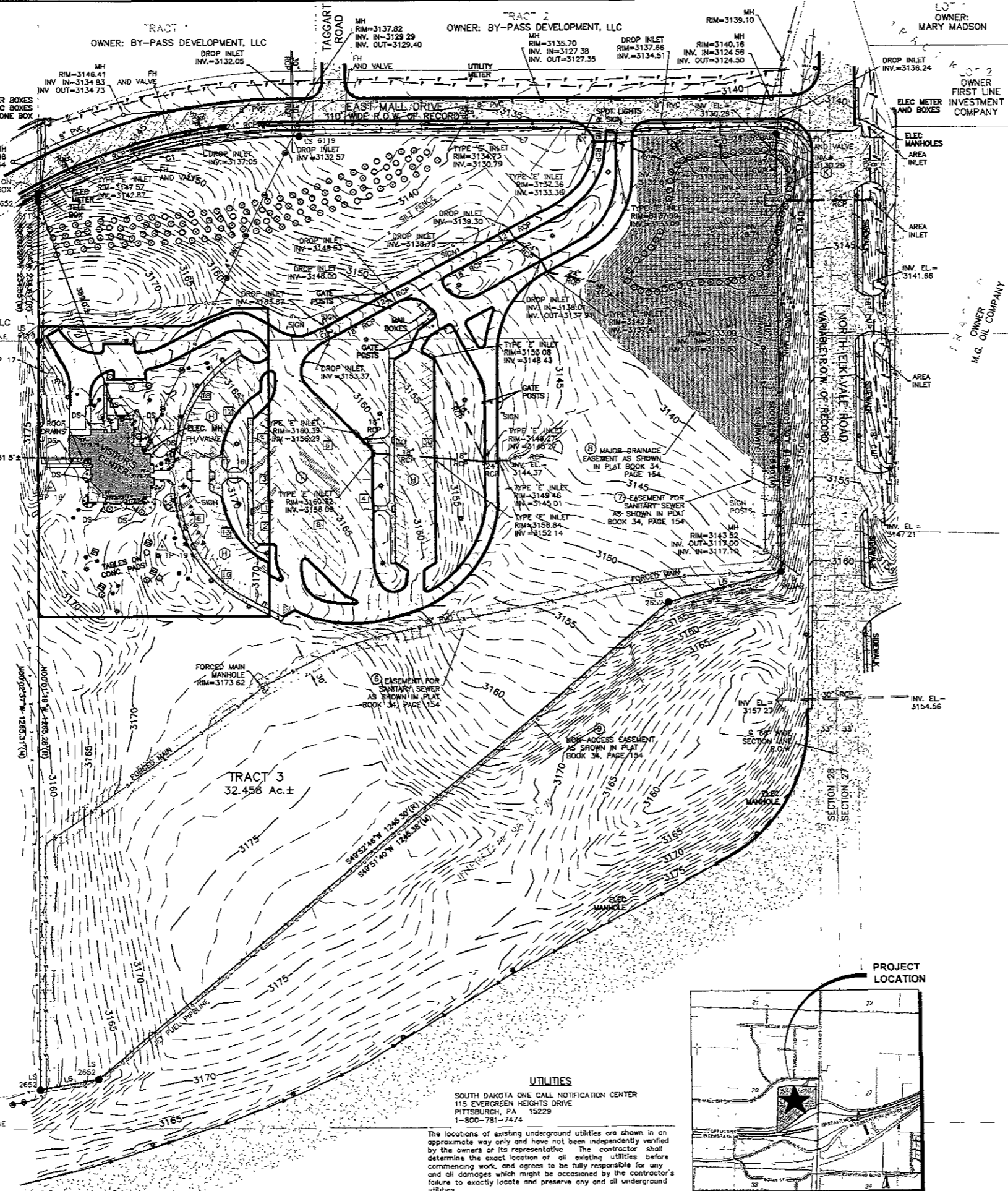
- MANHOLE
CLEANOUT
FIRE HYDRANT
WATER VALVE
LIGHT POLE
TREE
PINE
BUSH
SHRUB
REFLECTOR
SIGN
TELEPHONE BOX
ELECTRIC BOX
PROPERTY LINE
WIRE/SILT FENCE
CURB & GUTTER
WATER LINE
POWER LINE
TELEPHONE LINE
SANITARY SEWER LINE
STORM SEWER LINE
GAS LINE
FIBER LINE
MINOR CONTOUR (1')
MAJOR CONTOUR (5')

- ASPHALT SURFACE
CONCRETE SURFACE
LANDSCAPE

- LS 2652 DENOTES FOUND SURVEY MONUMENT MARKED LS 2652 UNLESS OTHERWISE NOTED
LS 2652 DENOTES SET 5/8" REBAR MARKED "RENNER-ASSOC. 2652"
(M) MEASURED THIS SURVEY
(R) RECORDED IN A PREVIOUS PLAT OR DESCRIPTION

Table with columns: NUMBER, DIRECTION, DISTANCE. Rows L1 through L7.

Table with columns: NUMBER, RADIUS, ARC LENGTH, CHORD LENGTH, DELTA, CHORD DIRECTION. Rows C1(R) and C1(M).



LEGAL DESCRIPTION
TRACT THREE (3) OF DISCOVERY SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA

CERTIFICATE OF SURVEYOR
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS...

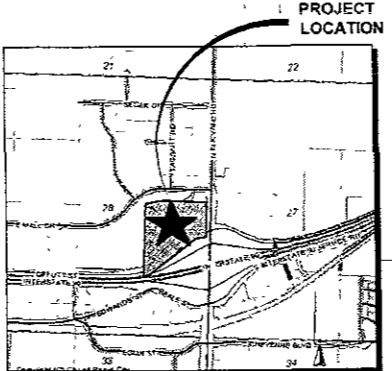
ERIC D. HOWARD REGISTERED LAND SURVEYOR
STATE OF SOUTH DAKOTA, REGISTERED NO. 9213

SURVEYOR NOTES

- (A) FLOOD ZONE DESIGNATION
ZONE X, AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD AS SHOWN IN FEMA F.I.R.M. PANEL 465420-0007-F DATED FEBRUARY 16, 1998
ZONE C, AREAS OF MINIMAL FLOODING AS SHOWN IN FEMA F.I.R.M. PANEL 460094-0757-B DATED DECEMBER 1, 1981
(B) TRACT 3 OF DISCOVERY SUBDIVISION CONTAINS 1,413,877.50 SQ. FT OR 32.458 ACRES, MORE OR LESS.
(C) DATUM ELEVATION: ELEVATIONS ARE BASED ON CITY OF RAPID CITY BENCH MARK #2049 WITH A PUBLISHED ELEVATION OF (NGVD 29) 3173.14'
(D) EXISTING ZONING GENERAL COMMERCIAL DISTRICT
(E) SETBACKS GENERAL COMMERCIAL
FRONT YARD: ALL BUILDINGS SHALL SET BACK A MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE
SIDE YARD: NO SIDE YARD IS REQUIRED EXCEPT THAT THE WIDTH OF A SIDE YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL NOT BE LESS THAN 25 FEET.
REAR YARD: WHERE A COMMERCIAL BUILDING IS TO BE SERVED FROM THE REAR, THERE SHALL BE PROVIDED AN ALLEYWAY, SERVICE COURT, REAR YARD OR COMBINATION THEREOF OF NOT LESS THAN 30 FEET IN DEPTH THE DEPTH OF A REAR YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL BE NOT LESS THAN 15 FEET IN ALL OTHER CASES, NO REAR YARD IS REQUIRED
SETBACK FROM SECTION LINES: PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES SHALL BE SET BACK NO LESS THAN 50 FEET FROM ANY SECTION LINE. NO SETBACK IS REQUIRED FROM ANY LEGALLY VACATED SECTION LINE. HOWEVER, IF THE VACATED SECTION LINE FORMS A PROPERTY LINE, THE APPLICABLE SIDE, REAR OR FRONT YARD SETBACKS SHALL BE OBSERVED
MAXIMUM LOT COVERAGE MAIN AND ACCESSORY BUILDINGS SHALL COVER NOT MORE THAN 75% OF THE LOT AREA
(F) NO BUILDING OR STRUCTURE SHALL EXCEED 4 STORIES OR 45 FEET IN HEIGHT EXCEPT AS PROVIDED IN § 17.50.260
(G) THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL CONTAINS 12,683 SQ. FT., MORE OR LESS.
(H) THERE ARE A TOTAL OF 119 REGULAR PARKING SPACES AND 6 REGULAR HANDICAP PARKING SPACES LOCATED WITHIN TRACT 3 OF DISCOVERY SUBDIVISION
(I) THERE ARE A TOTAL OF 27 RV/TRAILER PARKING SPACES AND 1 RV/TRAILER HANDICAP PARKING SPACE LOCATED WITHIN TRACT 3 OF DISCOVERY SUBDIVISION
(J) BASIS OF BEARINGS: GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM, (GPS) WGS84
(K) POND ENCLOSES INTO NORTH ELK VALE ROAD RIGHT-OF-WAY

SCHEDULE B SPECIAL EXCEPTION ITEMS RELATING TO SURVEY

- INFORMATION SHOWN HEREON WAS TAKEN FROM PENNINGTON TITLE COMPANY TITLE COMMITMENT FILE NO P-127718 WITH AN EFFECTIVE DATE OF AUGUST 6, 2008
(3) BUILDING RESTRICTIONS PER ZONING REQUIREMENTS AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
(4) ALL 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, AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
(5) UTILITY AND DRAINAGE EASEMENT: EIGHT FEET (8') ON INTERIOR SIDES OF ALL LOT LINE(S) AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
(6) THIRTY FOOT (30') EASEMENT FOR SANITARY SEWER AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
(7) FORTY-FIVE FOOT (45') EASEMENT FOR SANITARY SEWER AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
(8) EASEMENT FOR MAJOR DRAINAGE AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
(9) EASEMENT FOR NON ACCESS AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
(10) TEN FOOT (10') EASEMENT FOR RIGHT-OF-WAY AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA. THIS AREA HAS BEEN INCLUDED INTO EAST MALL DRIVE RIGHT-OF-WAY.
(11) TEMPORARY EASEMENT DATED DECEMBER 1, 2006, GRANTED TO THE STATE OF SOUTH DAKOTA ACTING THROUGH ITS DEPARTMENT OF TRANSPORTATION, FILED DECEMBER 7, 2006 AND RECORDED IN BOOK 164 OF MISC. RECORDS ON PAGE(S) 6115 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA. ROUTE NOT SET FORTH.
(12) TEMPORARY EASEMENT DATED NOVEMBER 16, 2006, GRANTED TO THE CITY OF RAPID CITY, FILED DECEMBER 8, 2006 AND RECORDED IN BOOK 164 OF MISC. RECORDS ON PAGE(S) 6337 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA. ROUTE NOT SET FORTH.
(13) RIGHT-OF-WAY DATED APRIL 15, 1959, GRANTED TO RAPID CITY TELEVISION CORPORATION, FILED SEPTEMBER 26, 1961, AND RECORDED IN BOOK 77 OF MISC. RECORDS ON PAGE(S) 490 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA. ROUTE NOT SET FORTH.



UTILITIES
SOUTH DAKOTA ONE CALL NOTIFICATION CENTER
115 EVERGREEN HEIGHTS DRIVE
PITTSBURGH, PA 15229
1-800-781-7474
The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owners or its representative the contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities

Vertical sidebar containing: Remmer & Associates, LLC; PRELIMINARY FOR REVIEW ONLY; A.L.T.A./A.C.S.M. LAND TITLE SURVEY; RAPID CITY VISITOR'S INFORMATION CENTER - 1851 DISCOVERY CIRCLE; PROJECT LOCATION; Prepared For: DREAM DESIGN INT'L, INC; Internal Job No: #2239 36; A.L.T.A./A.C.S.M. LAND TITLE SURVEY; RAPID CITY V.I.C; Sheet 1 of 1