

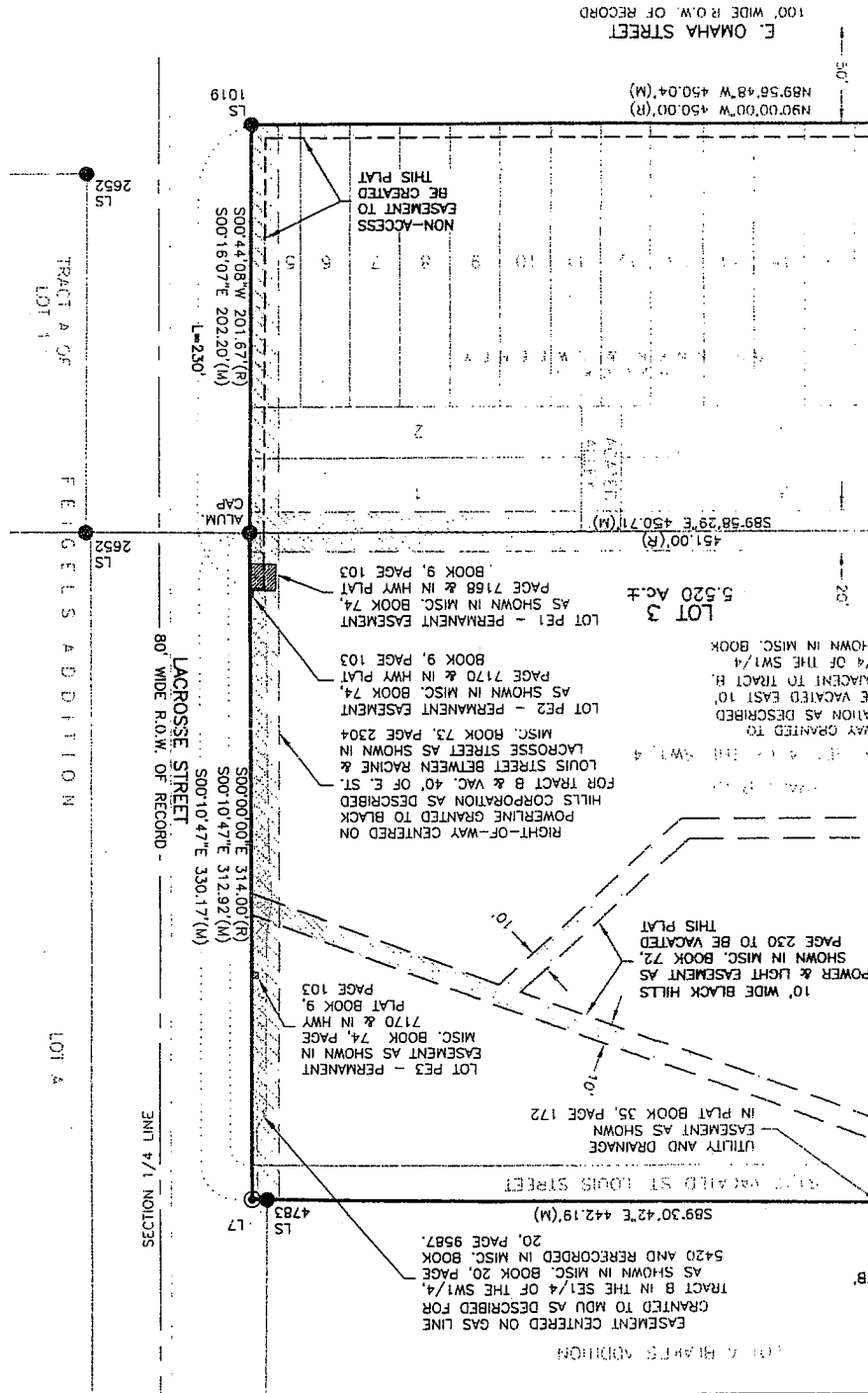
PLAT OF

LOTS 1R AND 3, EASTBROOKE SUBDIVISION

(formerly Lots 1-21 and Vacated Alley of Block 1 of Brennen & Sweeney Addition of Section 6, T1N, R8E;
Lot 1 of Eastbrooke Subdivision, a Portion of the S1/2 of Vacated St. Louis Street Right-of-Way,

a Portion of the E10' of Vacated Racine Street Right-of-Way &
Tract B of the SE1/4 of the SW1/4 of Section 31, T2N, R8E, BHM)
ALL LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 31, T2N, R8E
& IN THE NE1/4 OF THE NW1/4 OF SECTION 6, T1N, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

NOTES:
① DENOTES SET 5/8" REBAR WITH SURVEY CAP MARKED "RENNER - ASSOC. 9213"
● DENOTES FOUND SURVEY MONUMENT
(R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION
(M) DENOTES MEASURED IN THIS SURVEY
BASIS OF BEARINGS, GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM, (GPS)
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, INSPECT, AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.



100' WIDE R.O.W. OF RECORD
E. OMAHA STREET

$N90^{\circ}00'00''W$ $450.00'(R)$
 $N89^{\circ}58'48''W$ $450.04'(M)$

1019
LS

2652
LS

2652
LS

ALUM
CAP

4783
LS

4783
LS

$S89^{\circ}30'42''E$ $442.19'(M)$

EASEMENT CENTERED ON GAS LINE GRANTED TO MDU AS DESCRIBED FOR TRACT B IN THE SE1/4 OF THE SW1/4, AS SHOWN IN MISC. BOOK 20, PAGE 5420 AND RERECORDED IN MISC. BOOK 20, PAGE 9587.

LOT 1 PARTS ADDITION

UTILITY AND DRAINAGE EASEMENT AS SHOWN IN PLAT BOOK 35, PAGE 172

LOT P3 - PERMANENT EASEMENT AS SHOWN IN MISC. BOOK 74, PAGE 7170 & IN HWY PLAT BOOK 9, PAGE 103

POWER & LIGHT EASEMENT AS SHOWN IN MISC. BOOK 72, PAGE 230 TO BE VACATED THIS PLAT

RIGHT-OF-WAY CENTERED ON HILLS CORPORATION AS DESCRIBED FOR TRACT B & VAC. 40' OF E. ST. LACROSSE STREET BETWEEN RACINE & LACROSSE STREET AS SHOWN IN MISC. BOOK 73, PAGE 2304

LOT P2 - PERMANENT EASEMENT AS SHOWN IN MISC. BOOK 74, PAGE 7170 & IN HWY PLAT BOOK 9, PAGE 103

LOT P1 - PERMANENT EASEMENT AS SHOWN IN MISC. BOOK 74, PAGE 7168 & IN HWY PLAT BOOK 9, PAGE 103

NON-ACCESS EASEMENT TO BE CREATED THIS PLAT

$S00^{\circ}00'00''E$ $314.00'(R)$
 $S00^{\circ}10'47''E$ $312.92'(M)$

$S00^{\circ}10'47''E$ $330.17'(M)$

$S00^{\circ}44'08''W$ $201.67'(R)$
 $S00^{\circ}16'07''E$ $202.20'(M)$

$L=230'$

TRACT A OF LOT 1

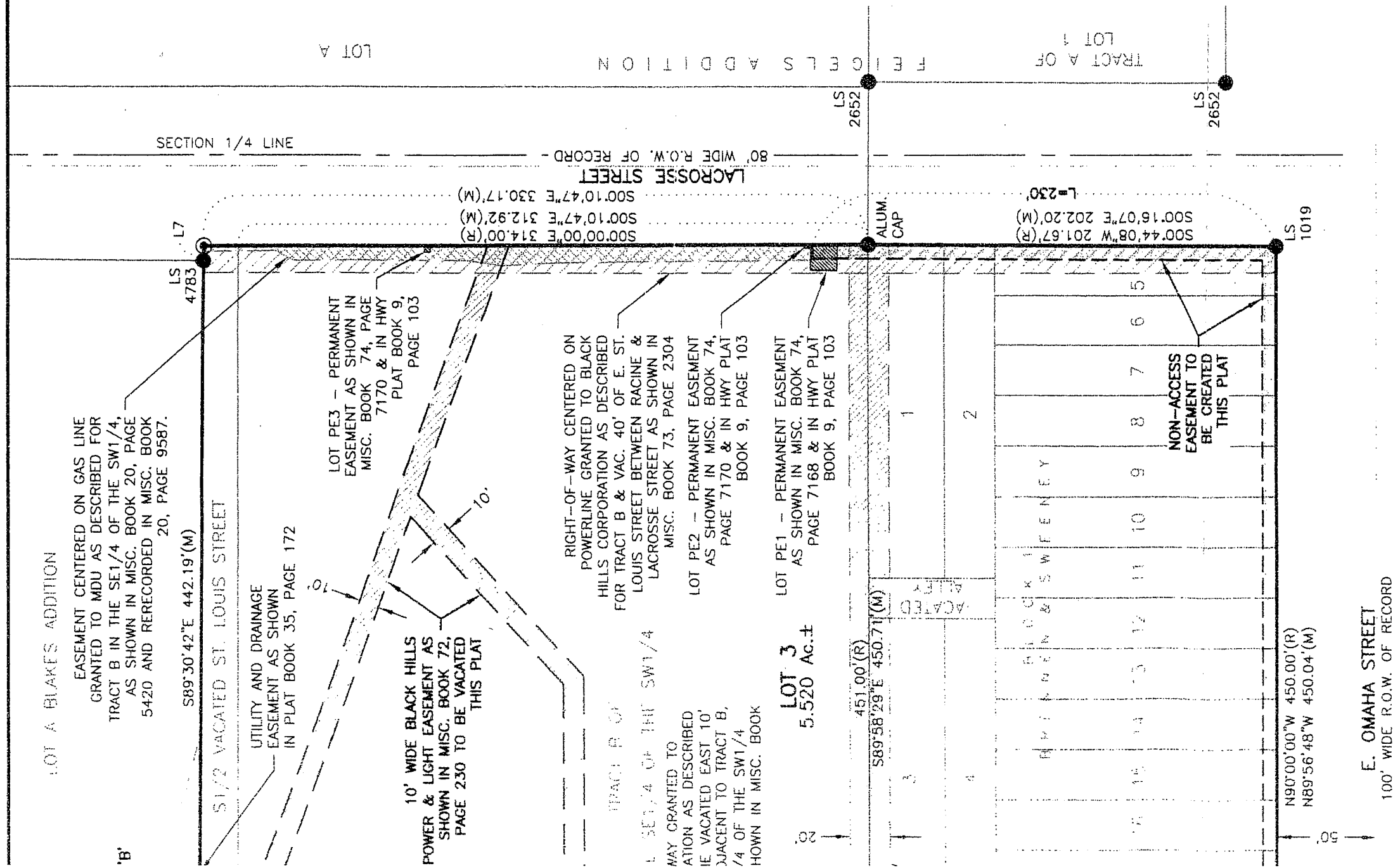
LOT 1A

FEIGELS ADDITION

TRACT A OF LOT 1

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 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



UTILITY AND MINOR DRAINAGE EASEMENTS: 8' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES.

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