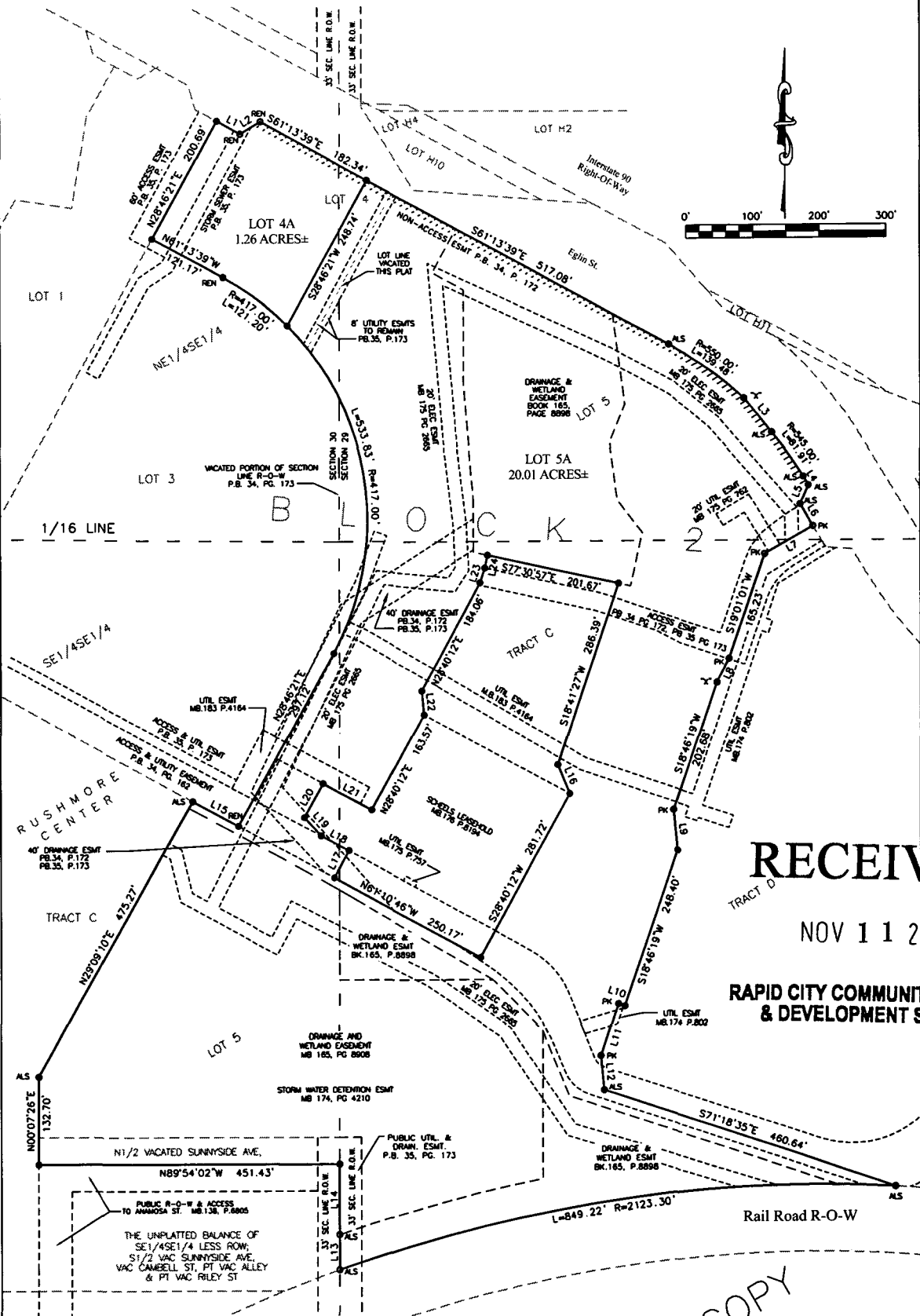


PLAT OF LOTS 4A AND 5A, BLOCK 2 OF RUSHMORE CROSSING SUBDIVISION,  
 FORMERLY LOTS 4 AND 5 OF BLOCK 2, NORTH 1/2 VACATED SUNNYSIDE AVENUE, EAST 1/2 VACATED RILEY AVENUE  
 AND THE VACATED PORTION OF CABELL STREET ADJACENT TO SAID LOT 5.  
 11PL062 LOCATED IN THE W1/2SW1/4 OF SECTION 29, AND THE E1/2SE1/4 OF SECTION 30, T2N, R8E, BHM,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

11PL062



RECEIVED

NOV 11 2011

RAPID CITY COMMUNITY PLANNING  
 & DEVELOPMENT SERVICES

REVIEW COPY

OWNERS/DEVELOPERS:  
 MIDLAND RUSHMORE, LLC  
 8044 MONTGOMERY RD.  
 SUITE 710  
 CINCINNATI, OHIO 45236

PREPARED BY:  
**ARLETH & ASSOCIATES**

24 CLIFF STREET  
 DEADWOOD, SD 57732  
 605-578-1637

JOB NO.  
 8530

DATE: NOVEMBER 10, 2011  
 REV: \_\_\_\_\_  
 SCALE: 1" = 100'

APPROVED: JMA  
 DRAWN: PD  
 DRAWING: LOTS 4A 5A.dwg

PLAT OF LOTS 4A AND 5A, BLOCK 2 OF RUSHMORE CROSSING SUBDIVISION,

FORMERLY LOTS 4 AND 5 OF BLOCK 2, NORTH 1/2 VACATED SUNNYSIDE AVENUE, EAST 1/2 VACATED RILEY AVENUE

AND THE VACATED PORTION OF CAMBELL STREET ADJACENT TO SAID LOT 5,

LOCATED IN THE W1/2SW1/4 OF SECTION 29, AND THE E1/2SE1/4 OF SECTION 30, T2N, R8E, BHM.

RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

11PL062

LEGEND:

- SET REBAR AND CAP STAMPED ARLETH & ASSOC., LS 3977
- FOUND MONUMENT AS NOTED: REN--RENNER  
ALS--ARLETH  
X--CHISELLED X  
PK--PK NAIL

NOTES:

1. TOTAL PLATTED AREA THIS PLAT: 21.27 ACRES±.  
TOTAL LOT AREA THIS PLAT: 21.27 ACRES±.  
TOTAL R-O-W AREA THIS PLAT: 0.00 ACRES±.  
LOTS 4 AND 4 ORIGINALLY RECORDED IN P.B. 35, PG. 173.
2. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 10' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY. (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED).
3. 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.
4. NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN HEREON.
5. ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS.
6. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
7. BASIS OF BEARING IS GEODETIC NORTH.
8. BUILDING SETBACK LINES ARE PER PREVIOUSLY APPROVED PUD.

LINE	BEARING	DISTANCE
L1	S61°13'26"E	40.33'
L2	N59°15'25"E	35.47'
L3	S38°54'51"E	65.91'
L4	S31°12'19"E	15.42'
L5	S24°04'47"W	31.13'
L6	S30°12'35"E	38.33'
L7	S59°47'25"W	83.85'
L8	S26°43'15"W	40.45'
L9	S05°15'41"E	62.34'
L10	N71°13'41"W	10.06'
L11	S18°46'19"W	80.50'
L12	S05°14'03"E	52.37'
L13	N00°05'30"E	53.06'
L14	N00°05'30"E	105.01'
L15	S61°18'04"E	78.63'
L16	S22°13'06"E	47.56'
L17	N28°40'12"E	46.12'
L18	S61°13'39"E	47.70'
L19	S41°43'19"E	37.74'
L20	N28°40'12"E	58.62'
L21	S61°19'48"E	83.25'
L22	N05°21'27"W	36.20'
L23	N17°59'12"E	23.45'
L24	N12°29'03"E	9.36'

RECEIVED

NOV 11 2011

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

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, JOHN I. SILVERMAN, EXECUTIVE MANAGER AND MIDLAND RUSHMORE, LLC, 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 DO 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: \_\_\_\_\_  
JOHN I. SILVERMAN, EXECUTIVE MANAGER  
MIDLAND RUSHMORE, LLC  
8044 MONTGOMERY RD.  
SUITE 710  
CINCINNATI, OHIO 45236

ACKNOWLEDGMENT OF OWNER

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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, SHE) SIGNED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR

I, COMMUNITY PLANNING AND DEVELOPMENT SERVICES 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 AS FINAL PLAT.

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COMMUNITY PLANNING AND DEVELOPMENT SERVICES 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 COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR OF THE CITY 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 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



PREPARED BY:  
**ARLETH & ASSOCIATES**

24 CLIFF STREET  
DEADWOOD, SD 57732  
605-578-1637

JOB NO.  
8530

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DRAWN: FD

DRAWING: LOTS 4A, 5A.dwg