

PLAT OF  
**LOTS 1 THROUGH 10 OF BLOCK 1,  
 LOTS 1 THROUGH 12 OF BLOCK 2,  
 PARK HILL SUBDIVISION NO. 7**

(Formerly a portion of the unplatted balance of the NE 1/4 of the SE 1/4 and a portion of the unplatted balance of the SE 1/4 of the NE 1/4 less Right-of-Way) LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4, SECTION 7, T1N, R8E, B1M, S.D. RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

**NOTES:**

- Denotes set 5/8" rebar with survey cap marked "JANIS LS 11700"
- Denotes Found Survey Monument as noted.
- (R) Denotes Recorded in previous plat or description.
- (M) Denotes Measured this survey.
- (C) Denotes Chord Bearing
- (D) Denotes Chord Distance

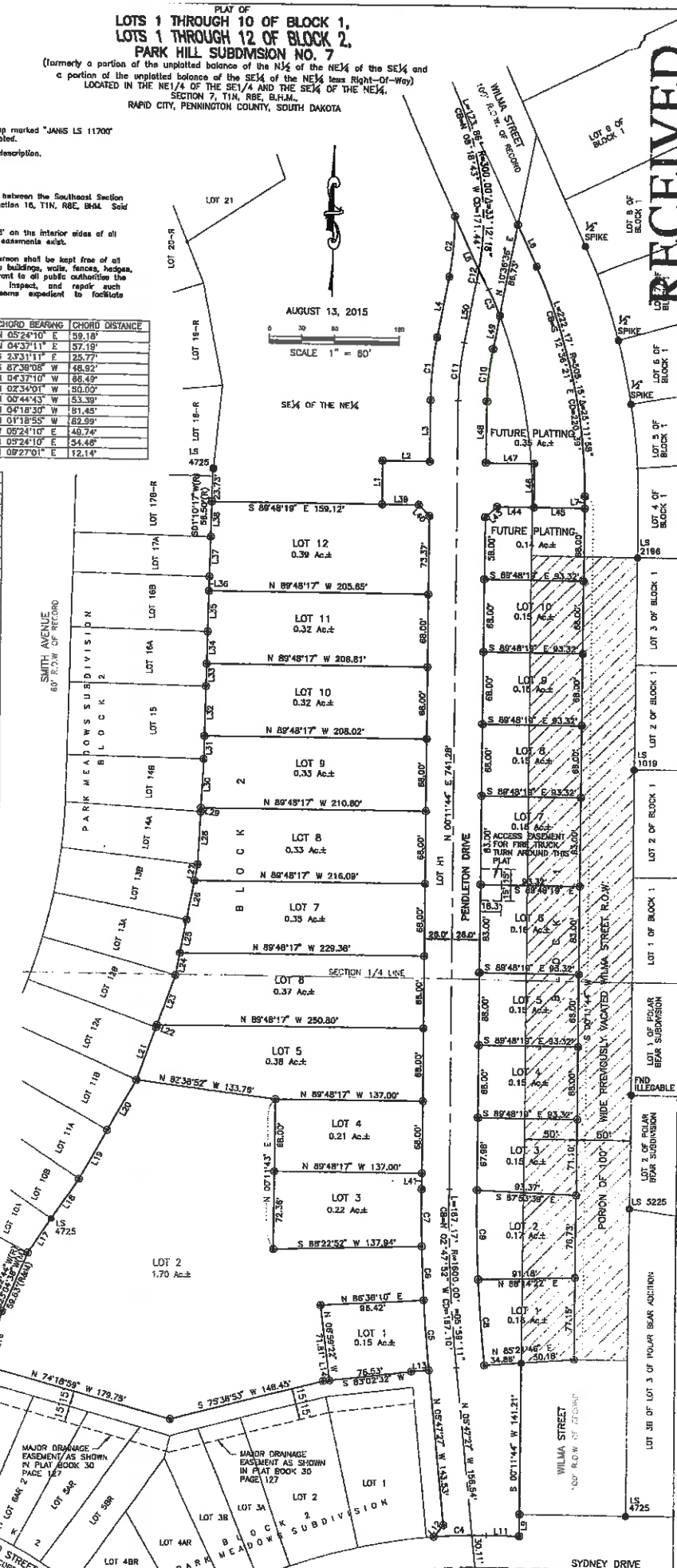
Beats of Bearings: The Inverse Bearing between the Southeast Section Corner and the East 1/4 corner of Section 16, T1N, R8E, B1M, S.D. Bearing being North (R&A).

Utility and Minor Drainage Easements: E' on the interior sides of all lot lines, except where major drainage easements exist.

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.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	59.28'	326.00'	107°24'32"	N 05°24'10" E	59.18'
C2	57.28'	274.00'	111°58'50"	N 04°37'11" E	57.19'
C3	25.77'	454.30'	03°14'47"	S 2°31'11" E	25.77'
C4	48.83'	890.00'	05°05'31"	S 87°38'08" W	48.82'
C5	68.48'	1828.00'	02°20'35"	N 04°37'10" W	68.43'
C6	80.00'	1628.00'	01°45'45"	N 02°34'01" W	59.00'
C7	53.40'	1828.00'	01°52'54"	N 00°44'43" W	53.39'
C8	81.48'	1574.00'	02°57'55"	N 04°18'30" W	81.45'
C9	83.00'	1574.00'	03°01'16"	N 01°18'55" W	82.99'
C10	48.80'	274.00'	107°24'52"	N 05°24'10" E	48.74'
C11	34.83'	300.00'	107°24'52"	N 05°24'10" E	34.48'
C12	12.14'	300.00'	02°18'09"	N 08°27'01" E	12.14'

LINE	BEARING	DISTANCE
L1	N 00°11'43" E	41.00'
L2	S 89°48'19" E	45.00'
L3	N 00°11'44" E	58.30'
L4	N 10°38'36" E	57.40'
L5	S 84°43'48" E	75.22'
L6	S 28°12'33" E	43.32'
L7	S 00°11'44" W	11.17'
L8	-	-
L9	S 00°11'44" W	19.88'
L10	-	-
L11(R)	N 89°47'57" E	31.37'
L11(M)	S 89°48'51" E	31.39'
L12	N 39°55'00" E	113.07'
L13	S 85°05'59" W	18.95'
L14	S 83°02'32" W	8.17'
L15	N 16°30'33" E	15.00'
L16	N 18°30'33" E	83.86'
L17(M)	N 33°41'20" E	38.42'
L17(R)	N 33°42'14" E	45.10'
L18(M)	S 33°38'25" W	45.05'
L18(R)	N 28°27'24" E	52.94'
L19(R)	S 29°35'33" W	52.95'
L20(M)	N 29°48'26" E	54.82'
L20(R)	S 29°53'33" W	54.57'
L21(M)	N 20°25'32" E	82.36'
L21(R)	S 20°28'01" W	82.35'
L22(M)	N 20°29'32" E	2.35'
L23(M)	N 20°29'32" E	60.02'
L23(R)	S 20°30'01" W	52.34'
L24(M)	N 11°18'15" E	21.47'
L25(M)	N 11°15'18" E	31.86'
L24&25(R)	S 11°12'44" W	53.11'
L26(M)	N 11°15'15" E	37.83'
L27(M)	N 11°15'15" E	15.50'
L28&27(R)	N 11°15'15" E	83.10'
L28(M)	N 03°01'07" E	49.84'
L28(R)	S 02°53'00" W	49.51'
L29(M)	N 02°55'29" E	3.33'
L30(M)	N 02°55'29" E	46.18'
L29&30(R)	S 02°53'00" W	49.20'
L31(M)	N 01°58'39" E	21.86'
L32(M)	N 01°58'39" E	46.69'
L31&32(R)	S 01°01'17" W	69.00'
L33(M)	N 01°12'47" E	20.94'
L34(M)	N 01°10'16" E	30.38'
L33&34(R)	S 01°10'17" W	51.20'
L35(M)	N 01°08'15" E	37.83'
L36(M)	N 00°48'17" E	13.37'
L35&36(R)	S 01°10'17" W	31.20'
L37(M)	N 01°19'54" E	37.23'
L37(R)	S 01°10'17" W	37.00'
L38(M)	S 01°12'47" W	32.78'
L39	S 89°50'07" E	34.87'
L40	S 44°58'18" E	14.14'
L41	S 00°11'44" W	14.91'
L42	S 47°42'42" E	14.88'
L43	S 45°11'42" W	14.14'
L44	S 89°48'19" E	35.00'
L45	S 89°48'19" E	48.32'
L46	N 00°11'43" E	41.00'
L47	S 89°48'19" E	45.00'
L48	S 00°11'44" W	58.30'
L49	S 10°38'36" W	31.59'
L50	S 10°38'36" W	57.40'



AUGUST 13, 2015  
 SCALE 1" = 60'



RECEIVED  
 MAR 23 2016  
 Rapid City Community Planning & Development Services

PLAT OF  
**LOTS 1 THROUGH 11 OF BLOCK 1,  
 LOTS 1 THROUGH 12 OF BLOCK 2,  
 PARK HILL SUBDIVISION NO. 7**  
 (formerly a portion of the unplatted balance of the NE 1/4 of the NE 1/4 of the SE 1/4 and  
 a portion of the unplatted balance of the SE 1/4 of the NE 1/4 less Right-Of-Way)  
 LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4,  
 SECTION 7, T1N, R8E, B.H.M.,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

**RECEIVED**

MAR 23 2016

Rapid City Community Planning  
& Development Services

**CERTIFICATE OF OWNERSHIP**  
 State of South Dakota  
 County of Pennington a.s.

I, Anthony Marshall, do hereby certify that I am President of PARK HILL DEVELOPMENT INC., a corporation, and the owner of the land shown and described herein; that the survey was done at my request for the purpose indicated herein; that I do hereby approve the survey and within plot of said lands and that the development of the land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right of way is hereby dedicated to public use and public utility use as aforesaid, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, I have set my hand and seal.

Owner PARK HILL DEVELOPMENT INC.

Anthony Marshall, President

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared Anthony Marshall, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that he signed the same.

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR**

I, Community Planning & 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 16.02001 of the Rapid City Municipal Code and as such I have approved this Plat as a Minor Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Community Planning & Development Services Director of the City of Rapid City

**CERTIFICATE OF FINANCE OFFICER**

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning & Development Services Director and the Public Works Director of the City of Rapid City, has approved this Minor Plat as shown herein.

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 SURVEYOR**  
 State of South Dakota  
 County of Pennington a.s.

I, Jeffrey L. Jenks, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed herein, 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. Easements or restrictions of miscellaneous record or private agreements that are not shown herein.

In witness whereof, I have hereunto set my hand and seal.

Jeffrey L. Jenks, Registered Land Surveyor Date \_\_\_\_\_

**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 HIGHWAY OR STREET AUTHORITY**

The location of the proposed lot lines with respect to the Highway or Street as shown herein 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 COUNTY TREASURER**

I, 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 a.s.

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, P.M.

In Document No. \_\_\_\_\_

Register of Deeds

