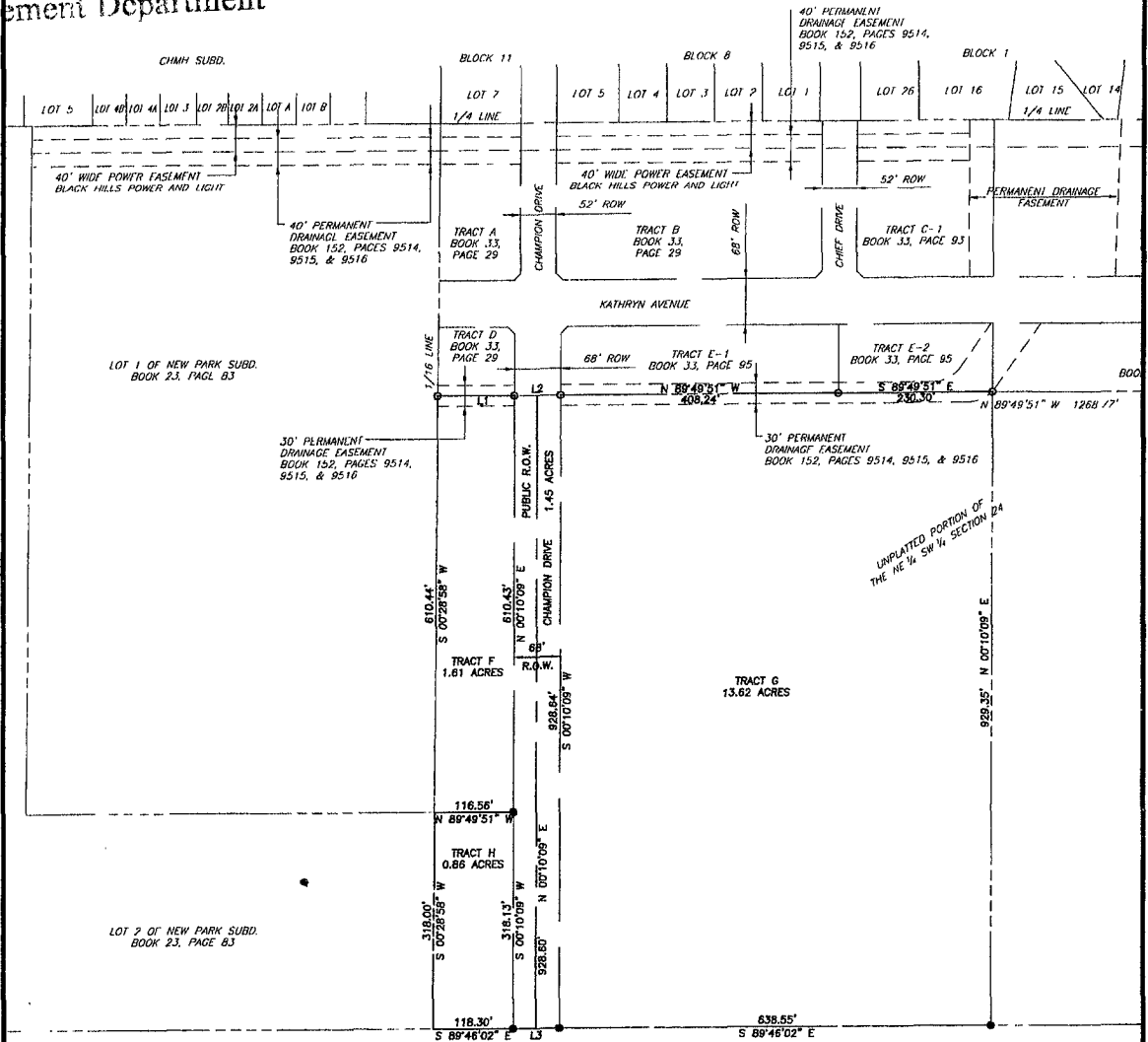


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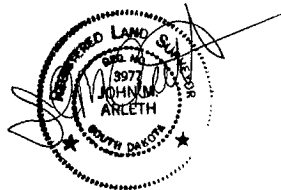
PLAT OF McMAHON SUBDIVISION  
TRACTS F, G, AND H OF McMAHON SUBDIVISION  
AND DEDICATED RIGHT-OF-WAY  
LOCATED IN THE  
NE 1/4 SW 1/4 OF  
SECTION 24, T2N, R7E, BHM  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

JUL 11 2006

Rapid City Growth  
Management Department



L1	S 89°49'51" E	113.22'
L2	N 89°49'51" W	66.00'
L3	S 89°46'02" E	66.00'



SCALE: 1" = 120'

### NOTES:

- MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 8' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
- TOTAL PLATTED AREA: 17.54 ACRES; LOTS: 16.09 ACRES; DEDICATED PUBLIC RIGHT-OF-WAY: 1.45 ACRES.
- 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
- NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST FIFTY FEET OF CORNER LOTS OR AS INDICATED HEREON.
- ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS. (RAPID CITY ENR. DIV. REQUESTED NOTI)
- BUILDING SETBACK REQUIREMENTS ARE AS STATED IN ZONING AND/OR PLATTING REGULATIONS

### LEGEND

- FOUND CORNER MONUMENT
- SET #5 REBAR WITH CAP MARKED LS 3977

	PREPARED BY: <b>ARLETH &amp; ASSOCIATES</b>	25 KIRK ROAD DEADWOOD, SD 57732 605-678-1637	JOB NO. 05-0372	DATE: 6-8-06 SCALE: 1" = 100' DRAWN: MDS	APPROVED: JMA DWG: 0372-PLAT.dwg	PREPARED FOR: DREAM DESIGN INTERNATIONAL, INC. 528 KANSAS CITY STREET, SUITE 4 RAPID CITY, SD 57701 (605) 348-0538

PLAT OF McMAHON SUBDIVISION  
 TRACTS F, G, AND H OF McMAHON SUBDIVISION  
 AND DEDICATED RIGHT-OF-WAY  
 LOCATED IN THE  
 NE ¼ SW ¼ OF  
 SECTION 24, T2N, R7E, BHM  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

**CERTIFICATE OF SURVEYOR**  
 I, JOHN M. ARLETH, A REGISTERED LAND SURVEYOR No. 101 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT BEING SO  
 AUTHORIZED THE SURVEY AND WITHIN PLAT OF THE LAND SHOWN AND DESCRIBED HEREON WERE MADE UNDER MY RESPONSIBLE DIRECTION AND  
 SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL ACRE  
 AREAS SHOWN ON THE WITHIN PLAT ARE TO BE CONSIDERED AS HAVING THE WORDS "MORE OR LESS"  
 IN WHATEVER PORTION APPLICABLE TO THE HAND AND OFFICIAL SEAL THIS 10 DAY OF JUNE, 2006

**CERTIFICATE OF OWNERSHIP**  
 STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss WE, THE UNDERSIGNED, DO HEREBY  
 CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, THAT THE SURVEY WAS DONE AT OUR REQUEST FOR  
 THE PURPOSES INDICATED HEREON, AND THAT WE DO HEREBY APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND, AND THAT DEVELOPMENT OF  
 THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS IN WITNESS WE  
 HERETO SET OUR HAND AND SEAL.

ANY LAND SHOWN ON THE WITHIN PLAT AS DEDICATED TO PUBLIC RIGHT (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: McMAHON INVESTMENTS, INC.  
DOYLE ESTES PAUL EVANS, VICE PRESIDENT

**ACKNOWLEDGMENT OF OWNER**

ON THIS 10 DAY OF JUNE, 2006 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED  
 KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT DOYLE ESTES PAUL EVANS  
 SIGNED THE SAME.

NOTARY PUBLIC: Virginia Russell MY COMMISSION EXPIRES July 27<sup>th</sup>, 2011



**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 AS A FINAL PLAT  
 DATED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

**CERTIFICATE OF FINANCE OFFICER**  
 I, FINANCE OFFICER OF THE CITY OF RAPID CITY, TO HEREBY CERTIFY THAT THE GROWTH MANAGEMENT  
 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, TO 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 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

**OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION**  
 I, PENNINGTON COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY  
 OF THIS PLAT  
 DATED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

PENNINGTON COUNTY DIRECTOR OF EQUALIZATION  
Lynne Dawson, Cartographic Tech. 6/16/2006  
 PENNINGTON COUNTY DIRECTOR OF EQUALIZATION - APPROVED

**CERTIFICATE OF COUNTY TREASURER**  
 STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON  
 I, JOHN CONNORSON, PENNINGTON COUNTY TREASURER, DO HEREBY CERTIFY THAT ALL TAXES WHICH  
 ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID  
 DATED THIS 10<sup>th</sup> DAY OF JUNE, 2006.  
John Connorson, Deputy  
 PENNINGTON COUNTY TREASURER



**OFFICE OF THE REGISTER OF DEEDS**  
 STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON  
 FILED THIS \_\_\_ DAY OF \_\_\_, 20\_\_ IN BOOK \_\_\_ OF PLATS, ON PAGE \_\_\_  
 PENNINGTON COUNTY REGISTER

RECEIVED

JUL 11 2006

Rapid City Growth  
 Management Department

	<b>PREPARED BY:</b> ARLETH & ASSOCIATES	25 KIRK ROAD DEADWOOD, SD 57732 605-578-1697	<b>JOB NO.</b> 06-0372	<b>DATE:</b> 6-8-06 <b>SCALE:</b> 1" = 100' <b>DRAWN:</b> MDS	<b>APPROVED:</b> JMA DWG: 0872-PLAT.dwg	PREPARED FOR: DREAM DESIGN INTERNATIONAL, INC. 528 KANSAS CITY STREET, SUITE 4 RAPID CITY, SD 57701 (605) 348-0538
	PLAT OF McMAHON SUBDIVISION TRACTS F, G, AND H OF McMAHON SUBDIVISION AND DEDICATED RIGHT-OF-WAY LOCATED IN THE NE ¼ SW ¼ OF SECTION 24, T2N, R7E, BHM RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA					