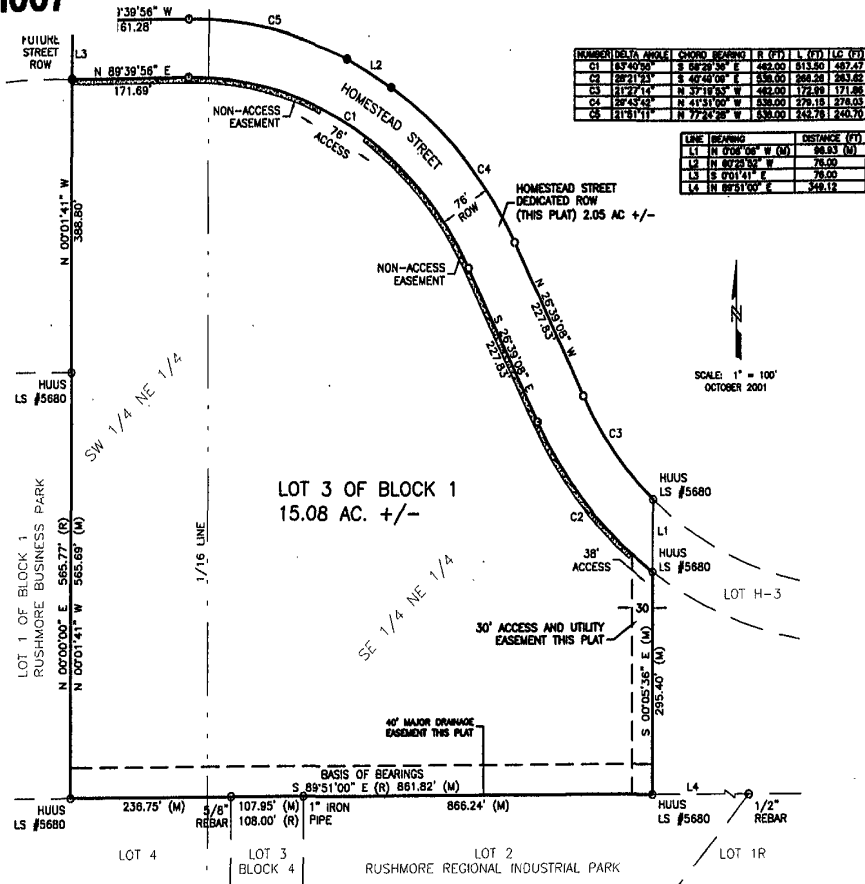


01TI006

PLAT OF LOT 3 OF BLOCK 1 RUSHMORE BUSINESS PARK  
LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 4, T 1 N, R 8 E, BHM  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

01TI007



NUMBER	BEARING	ANGLE	CORNER	BEARING	R. (FT)	L. (FT)	LC (FT)
C1	S 69°20'00"		S	S 69°20'00"	E	482.00	813.80
C2	S 82°12'30"		S	S 82°12'30"	E	538.00	804.56
C3	S 12°07'14"		N	S 12°07'14"	W	482.00	172.89
C4	S 64°52'00"		N	S 64°52'00"	W	138.00	278.13
C5	S 1°51'41"		N	S 1°51'41"	E	538.00	242.76

LINE	BEARING	DISTANCE (FT)
L1	S 07°02'56"	76.00
L2	N 89°39'56"	76.00
L3	S 07°01'41"	76.00
L4	N 89°31'00"	248.12

- LEGEND**
- (R) RECORDED
  - (M) MEASURED THIS SURVEY
  - SET REBAR W/CAP STAMPED "FERBER LS# 4783" THIS SURVEY
  - SET 5/8" REBAR (NO CAP) AT CURVE PC AND PT POINTS
  - FOUND SURVEY MONUMENT AS NOTED
  - NON-ACCESS EASEMENT

**OWNER:**  
RAPID CITY ECONOMIC DEVELOPMENT FOUNDATION  
444 MT. RUSHMORE ROAD  
RAPID CITY, SD 57701  
PHONE: 605-343-1800

**PREPARED BY:**  
FERBER ENGINEERING COMPANY  
2471 STURONS ROAD  
RAPID CITY, SD 57702  
PHONE: 605-343-3311

- 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 PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS NECESSARY TO FACILITATE DRAINAGE FROM ANY SOURCE.
- 8' WIDE UTILITY AND DRAINAGE EASEMENT ON EACH SIDE AND REAR LOT LINES.
- PURSUANT TO SDCL 11-3-8.1 AND 11-3-2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME.
- BUILDING SETBACK REQUIREMENTS ARE AS STATED IN THE CITY OF RAPID CITY ZONING AND/OR PLATTING REGULATIONS.
- TOTAL AREA DEDICATED TO PUBLIC ROW IS 2.05 AC +/-

**OWNER'S CERTIFICATE**  
STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

WE, THE UNDERSIGNED CORPORATION AND AUTHORIZED CORPORATE OFFICER(S), DO HEREBY CERTIFY THAT SAID CORPORATION IS THE OWNER OF THE LAND 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.  
**OWNER:** RAPID CITY ECONOMIC DEVELOPMENT FOUNDATION  
BY: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED, BRIAN BOYER, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT IS DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

I, DAN P. FERBER, REGISTERED LAND SURVEYOR, NO. 4783 OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER 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.

DAN P. FERBER  
REGISTERED LAND SURVEYOR LS NO. 4783

**RESOLUTION BY APPROVING BOARD**  
STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT AT AN OFFICIAL MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, THE COMMON COUNCIL, BY RESOLUTION DID APPROVE THE PLAT AS SHOWN AND DESCRIBED.  
FINANCE OFFICER OF THE CITY OF RAPID CITY: \_\_\_\_\_

**DIRECTOR OF DIRECTOR OF EQUALIZATION**  
I, DIRECTOR OF EQUALIZATION, PENNINGTON COUNTY, DO HEREBY CERTIFY THAT I HAVE ON RECORD IN MY OFFICE A COPY OF THE WITHIN DESCRIBED PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY  
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF STREET AUTHORITY**  
THE LOCATION OF THE PROPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY OR THE COUNTY ROAD AS SHOWN HEREON, IS HEREBY APPROVED, ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

HIGHWAY/STREET AUTHORITY: \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**  
I, \_\_\_\_\_ TREASURER OF PENNINGTON COUNTY, DO HEREBY CERTIFY THAT ALL TAXES, WHICH ARE LIENS UPON THE TRACT AS SHOWN HEREON AND BY RECEIPTS OF MY OFFICE HAVE BEEN PAID TO DATE.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

TREASURER OF PENNINGTON COUNTY: \_\_\_\_\_

**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 \_\_\_\_\_, 2001.

FINANCE OFFICER OF THE CITY OF RAPID CITY: \_\_\_\_\_

**REGISTRATION OF INSTRUMENT OF DEEDS**  
STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON:  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, AT \_\_\_\_\_ M. M.T. IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

REGISTER OF DEEDS: \_\_\_\_\_  
BY: \_\_\_\_\_ FEE: \_\_\_\_\_

RECEIVED  
SEP 28  
Rapid City, SD