

PLAT OF
LOTS 2A AND 2B OF BLOCK 2,
(FORMERLY LOT 2 OF BLOCK 2)
OF PARK MEADOWS SUBDIVISION

LOCATED IN THE NE1/4 OF SE1/4
SECTION 7, T1N, R0E, B.H.M.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

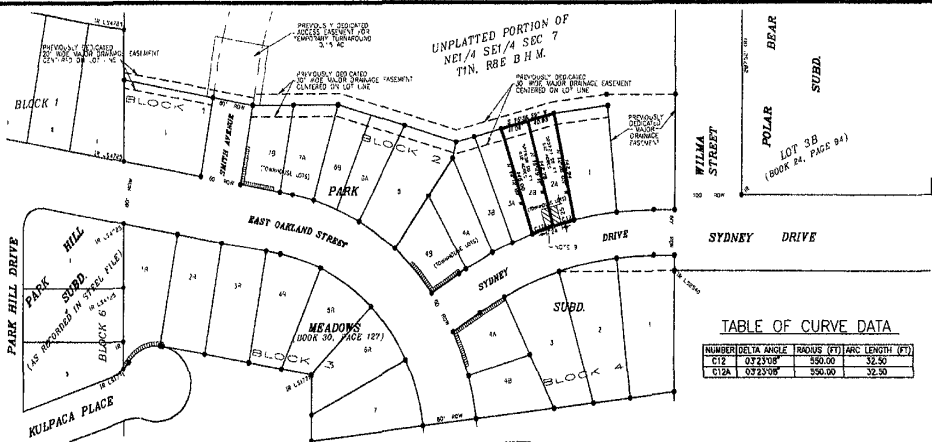


TABLE OF CURVE DATA

NUMBER	BETA ANGLE	RADIUS (FT)	ARC LENGTH (FT)
C12	0°23'58"	350.00	32.50
C12A	0°23'58"	350.00	32.50

LEGEND

- SET 5/8" BEAR W/ CAP MARKED CETECC LS 4723
- SET 5/8" BEAR W/ CAP MARKED CETECC LS 4725
- NOW P.C., P.T., AND EASEMENT CORNERS
- FOUND SURVEY MONUMENT
- (R) INDICATES DIMENSION PREVIOUSLY RECORDED
- (M) INDICATES DIMENSION MEASURED THIS SURVEY
- NON-ACCESS EASEMENT
- ACCESS EASEMENT

NOTES

- All major drainage easements 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.
- Building setback requirements are as stated in the zoning and/or platting regulations.
- Utility and Minor Drainage Easements - 8' on the interior side of all front, side and rear lot lines, except on the common lot line of Lots 2A and 2B of Block 2. Utility Easement 8' on interior side of Major Drainage Easement in Block 2.
- Lots 2A and 2B of Block 2 are reserved for development as townhouse lots in accordance with zoning regulations. There is no setback requirement for the common interior lot line of Lots 2A and 2B of Block 2.
- Books of Bearings: Record bearing of a 79°30'58" W previously platted north lot line of Lot 2, Block 2, as shown on the plat of Park Meadows Subdivision.
- Pursuant to SDCL 8-3-8.1 and 8-3-2, 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 protection conform to and follow all regulations of the state of South Dakota Department of Environment and Natural Resources relating to the same.
- This plat shall cause the vacation of previously platted Lot 2 of Block 2 of Park Meadows Subdivision as recorded in Plat Book 30, Page 127 at the Office of the Pennington County Register of Deeds.
- A 6' exterior maintenance easement exists on either side of the common lot line between Lots 2A and 2B of Block 2 to provide adequate room for maintenance, repair and alterations.
- A 24' wide by 25' deep common access easement exists 12' on each side of the common lot line of Lots 2A and 2B of Block 2.

CERTIFICATE OF SURVEYOR
State of South Dakota
County of Pennington S.S.

I, Keith S. Peterson, Registered Land Surveyor No. 4725 in the State of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed the tract of land shown and described hereon and to the best of my knowledge and belief, the within plat is a representation of said survey.

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

Keith S. Peterson - Registered Land Surveyor No. 4725 Date

CERTIFICATE OF DIRECTOR OF EQUALIZATION
State of South Dakota
County of Pennington S.S.

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: _____ DATE: _____

CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP

We, the undersigned Corporation and authorized Corporate Officer(s), do hereby certify that said Corporation is the owner of the tract of land shown and described hereon, that said land is free from any encumbrance, that we do authorize and 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, and hereby approve the survey and within plat of said land.

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

OWNED Park Hill Development, Inc.

By: _____
Anthony Marshall, President

State of South Dakota
County of Pennington S.S.

On this ____ day of _____, 20__, before me, a Notary Public, personally appeared Anthony Marshall, known to me to be the person described in the foregoing instrument and acknowledged to me that corporation executed the same.

Notary Public: _____
My Commission Expires: _____

RESOLUTION OF GOVERNING BOARD
State of South Dakota
County of Pennington S.S.

I, Finance Officer of 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 hereon.

Dated this ____ day of _____, 20__

Finance Officer of the City of Rapid City

CERTIFICATE OF THE REGISTER OF DEEDS
State of South Dakota
County of Pennington S.S.

Filed for record this ____ day of _____, 20__
at ____ o'clock ____ M. in Book ____ of Plats, Page ____
Fee: \$ _____

Register of Deeds of Pennington County

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY
State of South Dakota
County of Pennington S.S.

The location of the proposed property lines abutting County or State Highway or City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Highway or Street Authority _____ Date

CERTIFICATE OF FINANCE OFFICER
State of South Dakota
County of Pennington S.S.

I, Finance Officer of 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
State of South Dakota
County of Pennington S.S.

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

1830 West Fulton Street
Rapid City, SD 57702
1021 Junction Avenue
Sturgis, SD 57785
Phone: (605) 341-7800
cetecc@earthlink.net