

PLAT OF LOT 1 OF
R & B SUBDIVISION OF BLOCK 5 OF CANYON LAKE HEIGHTS SUBDIVISION
(FORMERLY LOT 4R REVISION NO. 2, LOT 3R REVISED AND LOT 5R)
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 9, T1N, R7E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.



SCALE: 1" = 60'
AUGUST 20, 2002

LEGEND

- INDICATES FOUND SURVEY MONUMENT
REBAR WITH SURVEY CAP MARKED TFG INC. LS SD 100'
- (R) INDICATES DIMENSIONS PREVIOUSLY RECORDED.

BASIS OF BEARING AS SHOWN HEREON.

UTILITY AND MINOR DRAINAGE EASEMENTS: IF ON THE INTERIOR SIDES OF ALL
SIDE AND REAR LOT LINES.

ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF 25 FEET FROM STREET
PROPERTY LINES UNLESS OTHERWISE NOTED.

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.

THE PREVIOUSLY PLATTED UTILITY AND MINOR DRAINAGE EASEMENT ON
THE LOT LINE BETWEEN LOT 3R REVISED AND LOT 4R REVISION NO. 2 AND ON
THE LOT LINE BETWEEN LOT 5R AND LOT 4R REVISION NO. 2 ARE HEREIN VACATED.
ALL OTHER PREVIOUSLY PLATTED EASEMENTS AND NOTES WITH REFERENCE TO
SAD LOTS SHALL REMAIN WITH THE HEREIN PLATTED NEW LOT.

Δ = 21 16'33" (R)
R = 195.47' (R)
L = 72.58' (R)

