

PLAT OF
31 LOTS 3R, 4AR AND 4BR OF BLOCK 4,
(FORMERLY LOTS 3, 4A AND 4B OF BLOCK 4)
OF PARK MEADOWS SUBDIVISION

LOCATED IN THE NE1/4 OF SE1/4
SECTION 7, T1N, R0E, B1M.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

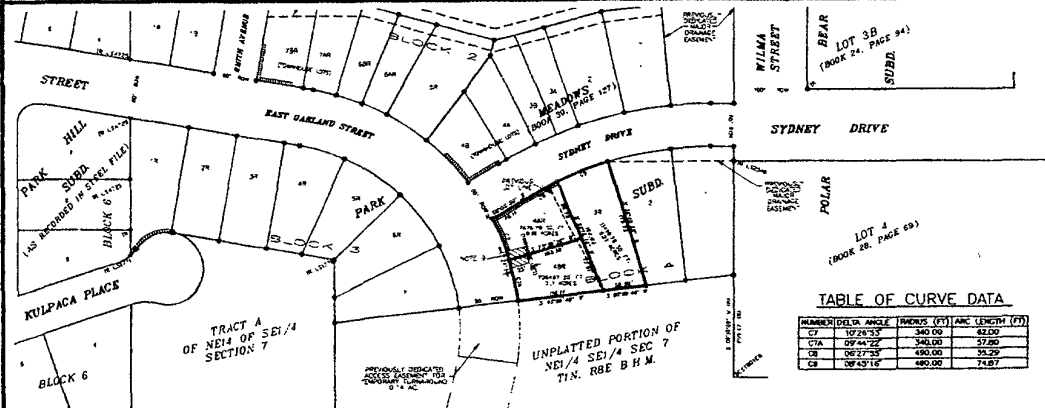


TABLE OF CURVE DATA

| NUMBER | DELTA ANGLE | POINTS (PI) | ARC LENGTH (FT) |
|--------|-------------|-------------|-----------------|
| C1 | 107°28'53" | 340.00 | 62.00 |
| C2 | 09°44'22" | 340.00 | 37.00 |
| C3 | 06°17'25" | 490.00 | 35.25 |
| C4 | 08°43'10" | 490.00 | 74.87 |

- LEGEND**
- SET 5/8" REBAR W/ CAP MARKED C.E.T.C. LS 4725
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 - ROW P.C.S., P.T.'s, 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 utilities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems essential to facilitate drainage from any source.
 - Building setback requirements are as stated in the zoning and/or platting regulations.
 - Utility and Minor Drainage Easements - If on the interior side of all front, side and rear lot lines, except for the common interior lot line between Lots 4AR and 4BR of Block 4.
 - Lots 4AR and 4BR of Block 4 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 4AR and 4BR of Block 4.
 - State of Dewatering Record bearing of S 18°42'00" E probably platted out lot line of Lot 3, Block 4, as shown on the plat of Park Meadows Subdivision.
 - Permit to Dredge 3-3-4.1 and 3-3-4.2. 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 possession 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 Lots 4A and 4B of Block 4 of Park Meadows Subdivision as recorded in Plat Book 30, Page 144 and Lot 3 of Block 4 of Park Meadows Subdivision as recorded in Plat Book 30, Page 127 of the Office of the Pennington County Register of Deeds.
 - A 6" interior easement easement exists on either side of the common lot line between Lots 4AR and 4BR of Block 4 to provide adequate room for maintenance, repair and obstructions.
 - A 20' wide by 20' deep easement access easement exists 12' on each side of the common lot line of Lots 4AR and 4BR of Block 4.

CERTIFICATE OF SURVEYOR
Kath S. Peterson
County of Pennington S.S.

I, Kath 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.

Kath S. Peterson - Registered Land Surveyor No. 4725 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 encumbrances, 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 easement and easement control regulations, and hereby approve the survey and within plat of said land.

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

OWNER: 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 such cooperation executed the same.

Notary Public:
My Commission Expires: _____

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

The location of the proposed property line 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 levied 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 levied 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 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

APPROVER: _____ DATE: _____

RESOLUTION OF CITY COUNCIL
City of Rapid City
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
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

CETEC
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