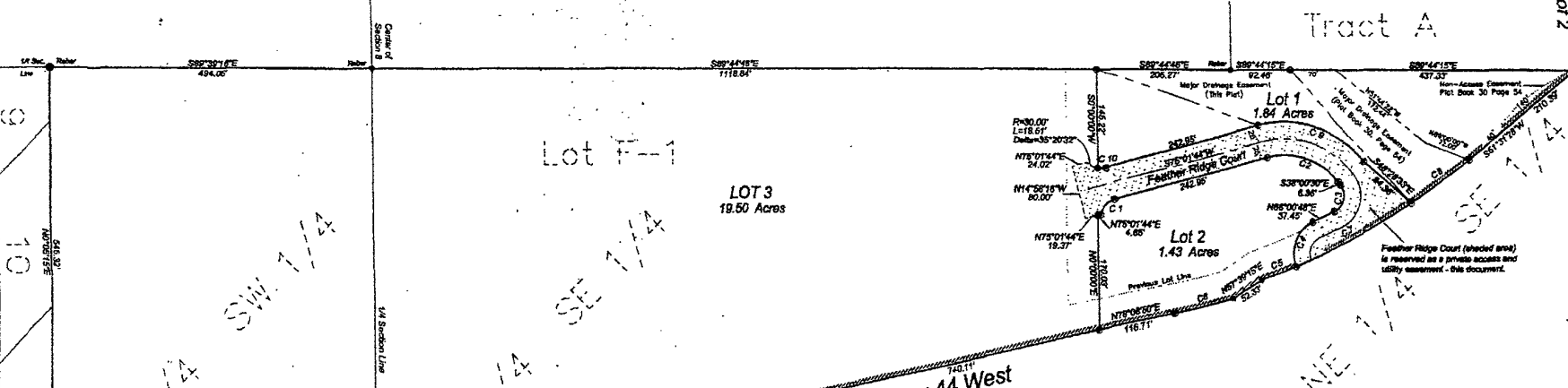


Plat of Lots 1 Through 3 of Vista Lake Subdivision #2
 formerly all of Lot 1 and a portion of Lot F-1 of Fish Hatchery Subdivision,
 located in the NE 1/4 SW 1/4 and N 1/2 SE 1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County
 Sheet 1 of 2

03PD043



LOT 3
19.50 Acres

Tract A

SD Highway 44 West

MUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	60°00'00"	31.42	30.00	S45°01'44"W	30.00
C2	66°57'43"	122.72	106.00	N71°29'23"W	116.85
C3	104°01'17"	45.30	26.00	N14°00'09"E	30.41
C4	86°35'33"	77.31	80.00	S21°43'01"W	88.84
C5	3°03'19"	68.44	1088.82	N88°11'05"E	68.44
C6	4°52'24"	84.32	1108.92	N76°17'45"E	84.29
C7	10°22'28"	188.42	1088.82	N62°28'18"E	198.15
C8	8°47'30"	110.78	1088.92	N64°22'16"E	110.73
C9	66°57'42"	181.15	166.00	N71°29'23"W	171.02
C10	24°30'28"	12.91	30.00	N67°21'29"E	12.91

- * Found monument as marked
- Found Highway (PCH) Marker
- Found or not found with quantity and
- Found or not found with quantity and
- Found or not found with quantity and

Prepared By:
 PCH Land Surveying & Consulting Engineers, Inc.
 PCH
 Rapid City, SD 57109
 (605) 346-1538
 May 27, 2003
 Project # 01-01-02



Utility and minor Drainage Easements - 8' on the interior side of all lot lines.

All major drainage easements shown hereon shall be kept free of all obstructions, including but not limited to trees, buildings, walls, fences, poles, towers, etc. These easements shall be subject to the authority of the City to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient to facilitate drainage from any source.

Maximum driveway slope shall not exceed the limits established in the Rapid City Street Design Criteria Manual without written approval of the City of Rapid City.

Specific geotechnical information must be submitted to the City of Rapid City for review and approval prior to the issuance of building permits on Lots 2 and 3.

Building envelopes per the PRD document.

No structures shall be placed on cut/fill terraces.

Individual lot development shall be in accordance with the geotechnical information on file with the Rapid City Building Inspection Department.

Feather Ridge Court, as shown hereon (shaded area) is reserved as a private access and utility easement.

