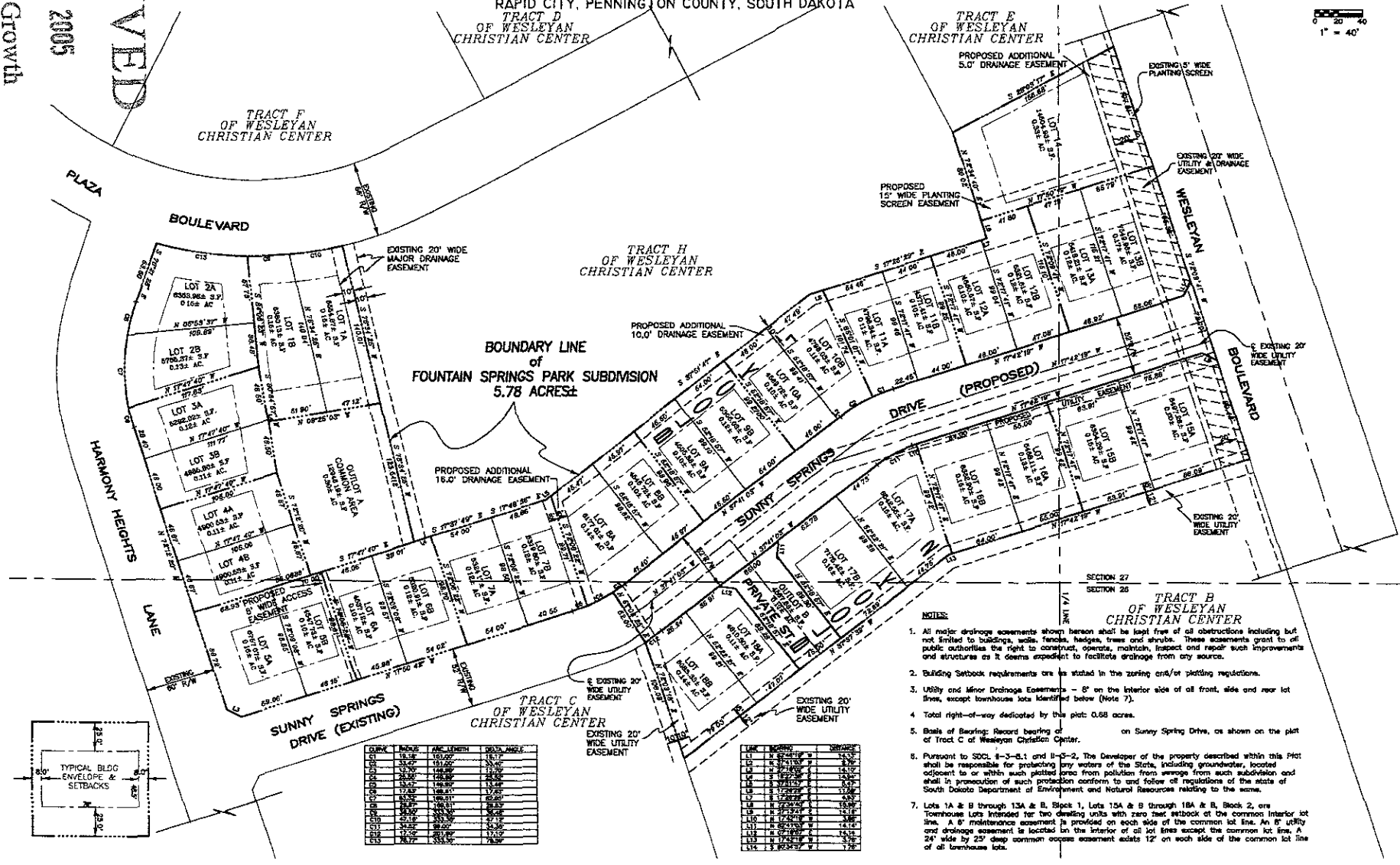


FEB 12 2005

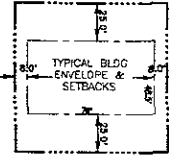
RECEIVED

### LAYOUT PLAT OF

LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14 AND OUTLOT A OF BLOCK 1;  
 AND LOTS 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B AND OUTLOT B OF BLOCK 2;  
 AND DEDICATED RIGHT-OF-WAY OF FOUNTAIN SPRINGS PARK SUBDIVISION  
 LOCATED IN THE NW1/4 AND SW1/4, SECTION 26 AND  
 THE NE1/4 AND SE1/4 OF SECTION 27, T2N, R7E, B.H.M.  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



BOUNDARY LINE  
 of  
 FOUNTAIN SPRINGS PARK SUBDIVISION  
 5.78 ACRES±



BLK	LOT	AREA	ACREAGE	DEVL. AREA
1	1A	1,234.56	0.028	1,234.56
1	1B	1,234.56	0.028	1,234.56
1	2A	1,234.56	0.028	1,234.56
1	2B	1,234.56	0.028	1,234.56
1	3A	1,234.56	0.028	1,234.56
1	3B	1,234.56	0.028	1,234.56
1	4A	1,234.56	0.028	1,234.56
1	4B	1,234.56	0.028	1,234.56
1	5A	1,234.56	0.028	1,234.56
1	5B	1,234.56	0.028	1,234.56
1	6A	1,234.56	0.028	1,234.56
1	6B	1,234.56	0.028	1,234.56
1	7A	1,234.56	0.028	1,234.56
1	7B	1,234.56	0.028	1,234.56
1	8A	1,234.56	0.028	1,234.56
1	8B	1,234.56	0.028	1,234.56
1	9A	1,234.56	0.028	1,234.56
1	9B	1,234.56	0.028	1,234.56
1	10A	1,234.56	0.028	1,234.56
1	10B	1,234.56	0.028	1,234.56
1	11A	1,234.56	0.028	1,234.56
1	11B	1,234.56	0.028	1,234.56
1	12A	1,234.56	0.028	1,234.56
1	12B	1,234.56	0.028	1,234.56
1	13A	1,234.56	0.028	1,234.56
1	13B	1,234.56	0.028	1,234.56
1	14	1,234.56	0.028	1,234.56
2	15A	1,234.56	0.028	1,234.56
2	15B	1,234.56	0.028	1,234.56
2	16A	1,234.56	0.028	1,234.56
2	16B	1,234.56	0.028	1,234.56
2	17A	1,234.56	0.028	1,234.56
2	17B	1,234.56	0.028	1,234.56
2	18A	1,234.56	0.028	1,234.56
2	18B	1,234.56	0.028	1,234.56

BLK	LOT	AREA	ACREAGE	DEVL. AREA
1	1A	1,234.56	0.028	1,234.56
1	1B	1,234.56	0.028	1,234.56
1	2A	1,234.56	0.028	1,234.56
1	2B	1,234.56	0.028	1,234.56
1	3A	1,234.56	0.028	1,234.56
1	3B	1,234.56	0.028	1,234.56
1	4A	1,234.56	0.028	1,234.56
1	4B	1,234.56	0.028	1,234.56
1	5A	1,234.56	0.028	1,234.56
1	5B	1,234.56	0.028	1,234.56
1	6A	1,234.56	0.028	1,234.56
1	6B	1,234.56	0.028	1,234.56
1	7A	1,234.56	0.028	1,234.56
1	7B	1,234.56	0.028	1,234.56
1	8A	1,234.56	0.028	1,234.56
1	8B	1,234.56	0.028	1,234.56
1	9A	1,234.56	0.028	1,234.56
1	9B	1,234.56	0.028	1,234.56
1	10A	1,234.56	0.028	1,234.56
1	10B	1,234.56	0.028	1,234.56
1	11A	1,234.56	0.028	1,234.56
1	11B	1,234.56	0.028	1,234.56
1	12A	1,234.56	0.028	1,234.56
1	12B	1,234.56	0.028	1,234.56
1	13A	1,234.56	0.028	1,234.56
1	13B	1,234.56	0.028	1,234.56
1	14	1,234.56	0.028	1,234.56
2	15A	1,234.56	0.028	1,234.56
2	15B	1,234.56	0.028	1,234.56
2	16A	1,234.56	0.028	1,234.56
2	16B	1,234.56	0.028	1,234.56
2	17A	1,234.56	0.028	1,234.56
2	17B	1,234.56	0.028	1,234.56
2	18A	1,234.56	0.028	1,234.56
2	18B	1,234.56	0.028	1,234.56

- 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 townhouse lots identified below (Note 7).
  - Total right-of-way dedicated by this plat: 0.68 acres.
  - Basis of Bearing: Record bearing of on Sunny Spring Drive, as shown on the plat of Tract C of Wesleyan Christian Center.
  - Pursuant to SDCL 4-3-8.1 and 4-3-2, 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.
  - Lots 1A & B through 13A & B, Block 1, Lots 15A & B through 18A & B, Block 2, are Townhouse Lots intended for two dwelling units with zero rear setback on the common interior lot line. A 6' maintenance easement is provided on each side of the common lot line. An 8' utility and drainage easement is located on the interior of all lot lines except the common lot line. A 24' wide by 23' deep common access easement exists 12' on each side of the common lot line of all townhouse lots.

1630 West Fulton Street  
 Rapid City, SD 57702  
 Phone: (605) 341-7100  
 Fax: (605) 341-7864  
 info@celco.com

**CELCO**  
 Engineering Services, Inc.

DESIGNED: T. SHULTZ  
 DETAILED: D. BENDER  
 CHECKED: [ ]  
 APPROVED: [ ]  
 DATE: 2/11/05

PRIMARY PLAT

PROJECT: TOWNHOUSES at FOUNTAIN SPRINGS PARK, FOUNTAIN SPRINGS PARK, RAPID CITY, SOUTH DAKOTA

SCALE: [ ]