

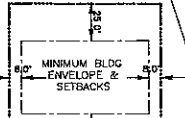
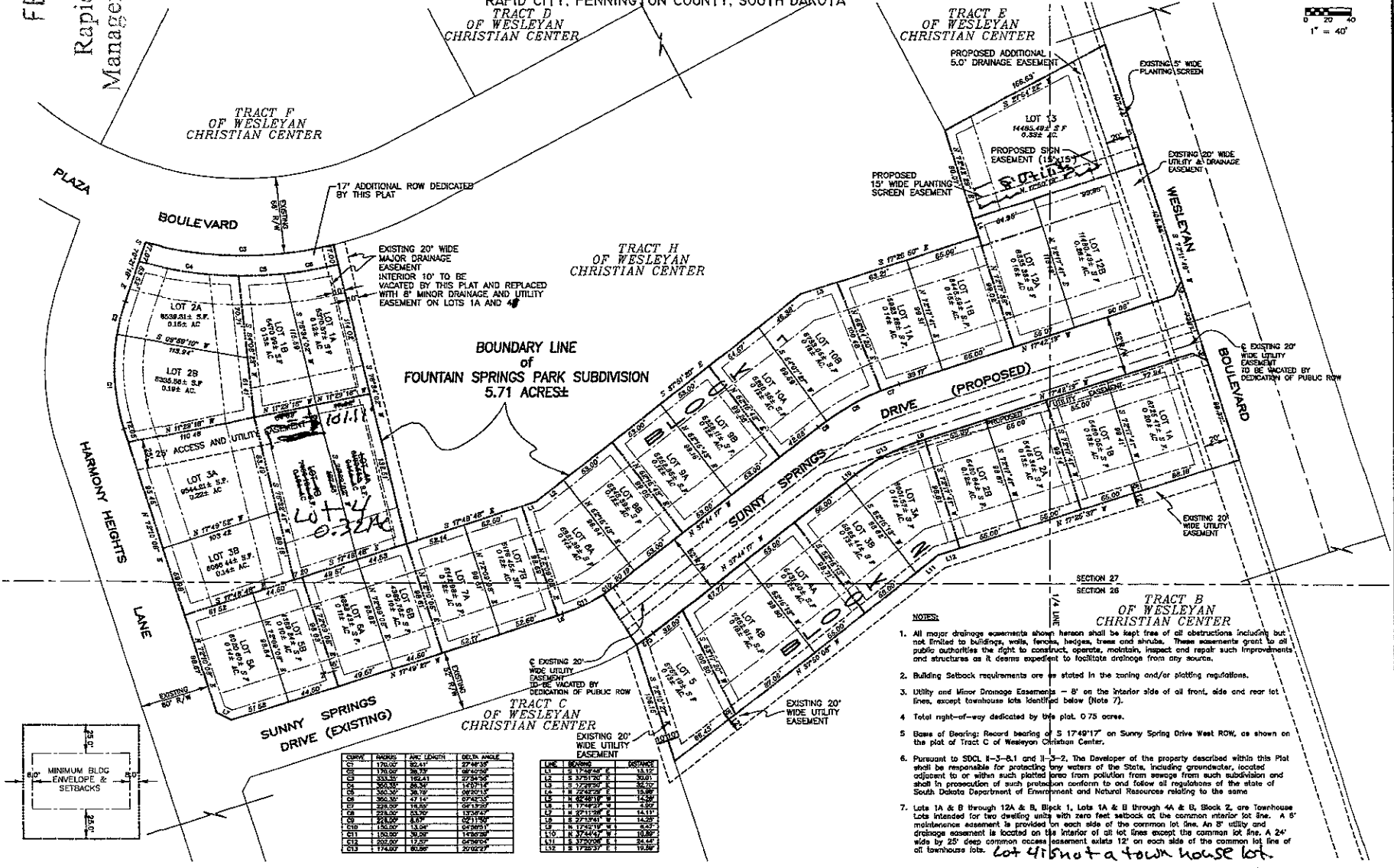
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05PL042

FEB 28 2005

Rapid City City
Management Department

PRELIMINARY 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, AND 13 OF BLOCK 1,
 AND LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B AND 5 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



COMP.	ARCUS	ARC LENGTHS	DELTA ANGLE
001	178.000	86.41	27.4435
002	178.000	86.41	27.4435
003	336.000	172.81	54.8870
004	336.000	172.81	54.8870
005	336.000	172.81	54.8870
006	336.000	172.81	54.8870
007	336.000	172.81	54.8870
008	336.000	172.81	54.8870
009	336.000	172.81	54.8870
010	336.000	172.81	54.8870
011	336.000	172.81	54.8870
012	336.000	172.81	54.8870
013	336.000	172.81	54.8870

LINE	BEARING	DISTANCE
L1	S 172°57'00" E	11.12
L2	S 37°12'00" E	30.01
L3	S 172°57'00" E	11.12
L4	S 37°12'00" E	30.01
L5	S 172°57'00" E	11.12
L6	S 37°12'00" E	30.01
L7	S 172°57'00" E	11.12
L8	S 37°12'00" E	30.01
L9	S 172°57'00" E	11.12
L10	S 37°12'00" E	30.01
L11	S 172°57'00" E	11.12
L12	S 37°12'00" E	30.01
L13	S 172°57'00" E	11.12
L14	S 37°12'00" E	30.01

- 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, 0.75 acres.
 - Base of Bearing: Record bearing of S 174°11'17" on Sunny Spring Drive West ROW, as shown on the plat of Tract C of Wesleyan Christian Center.
 - Pursuant to SDCL II-3-8.1 and II-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 12A & B, Block 1, Lots 1A & B through 4A & B, Block 2, are Townhouse Lots intended for two dwelling units with zero feet setback of the common interior lot line. A 5' 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 25' deep common access easement exists 12' on each side of the common lot line of all townhouse lots. **Lot 4B is not a town house lot.**

1830 West Plains Street
 Rapid City, SD 57102
 Phone: (605) 341-7800
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 cetecc@earthlink.net

CETECC
 Engineering Services, Inc.

DESIGNED: T. BULLITT
 DETAILED: J. BULLITT
 REVIEWED: J. BULLITT
 APPROVED: J. BULLITT
 DATE: 2/25/05

PRELIMINARY PLAT

SHEET DESCRIPTION:
 TOWNHOUSES OF FOUNTAIN SPRINGS
 FOUNTAIN SPRINGS PARK SUBDIVISION
 RAPID CITY, SOUTH DAKOTA

PROJECT: 05PL042
 SHEET: 2