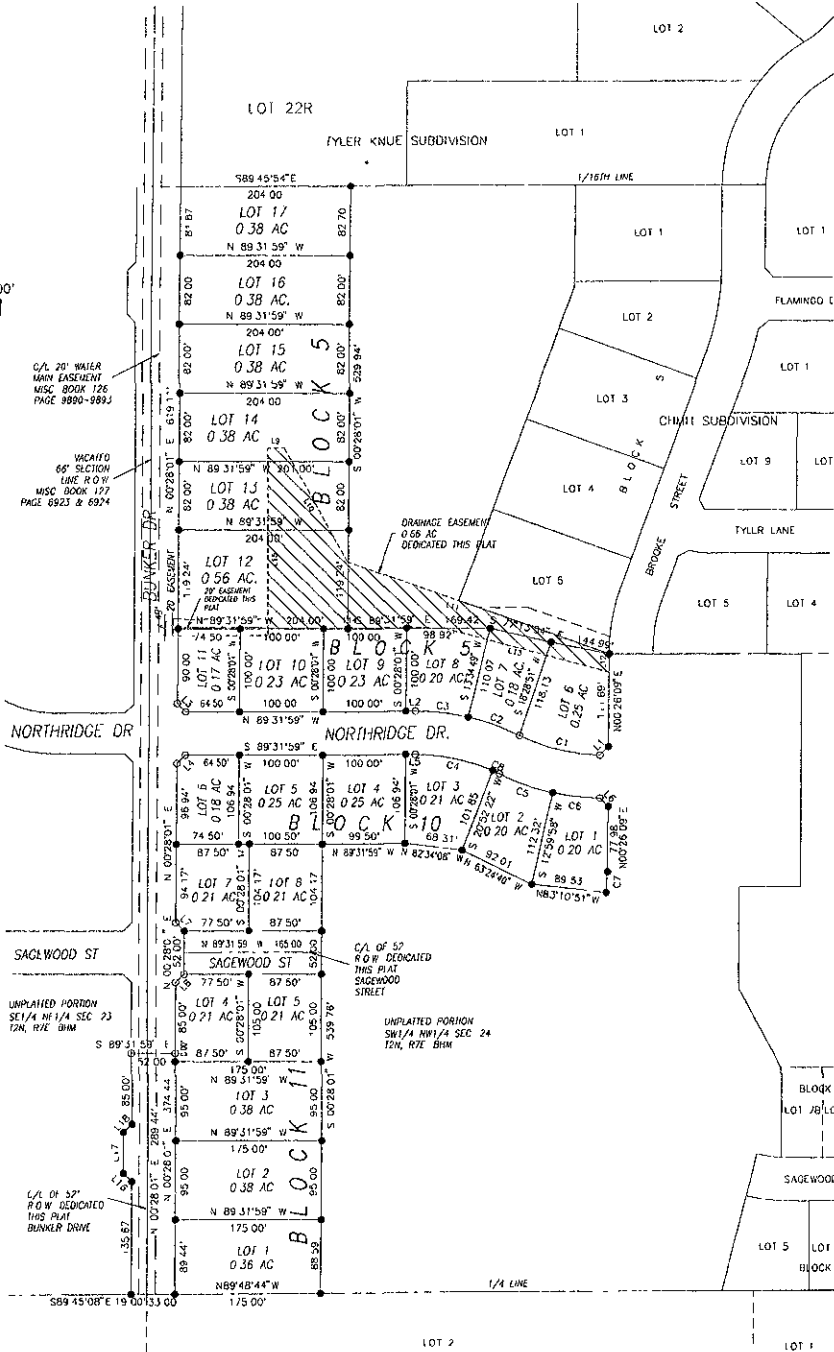
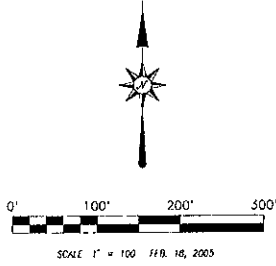


LOTS 6-17 OF BLOCK 5, LOTS 1-8 OF BLOCK 10, LOTS 1-5 OF BLOCK 11, AND DEDICATED PUBLIC RIGHT OF WAY SHOWN AS BUNKER DRIVE & SAGEWOOD STREET, ALL LOCATED IN THE SW1/4 NW1/4 OF SECTION 24, T2N, R7E, E1/4M, CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

PRD

NOTES

- Denotes set 5/8" rebar with survey cap marked "ARLETH 3977"
- Denotes Found Survey Monument w/cap as noted
- ▨▨▨ Denotes Non-Access Easement per this Plat
- ▨▨▨ Denotes Drainage Easement per this Plat



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FEB 23 2005

Rapid City Growth Management Department

LINE	BEARING	DISTANCE
L1	S 45°14'44" W	14.12
L2	N 09°31'59" W	11.31
L3	N 44°31'59" W	14.14
L4	N 45°28'01" E	14.14
L5	S 09°11'59" W	11.33
L6	S 44°46'07" E	14.14
L7	S 44°31'59" W	14.14
L8	S 45°28'01" W	14.14
L9	N 50°00'00" E	10.98
L10	S 29°06'04" E	156.72
L11	S 69°48'01" W	131.05
L12	S 00°14'00" W	78.00
L13	N 74°24'31" W	139.20
L14	N 09°11'59" W	212.00
L15	N 09°06'00" E	212.28
L16	N 44°31'59" W	14.14
L17	N 09°28'01" E	49.05
L18	N 45°28'01" E	14.14

CURV	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING
C1	224.00'	99.71'	98.89'	S 75°45'08" E
C2	276.00'	64.84'	64.79'	S 89°42'36" E
C3	276.00'	64.17'	63.03'	S 89°58'35" E
C4	276.00'	103.73'	102.81'	S 76°16'00" E
C5	276.00'	67.24'	67.77'	S 70°00'02" E
C6	276.00'	36.55'	36.45'	S 82°52'14" E
C7	236.78'	22.13'	22.11'	S 04°31'59" E
C8	224.00'	6.93'	6.93'	S 64°04'34" E

NOTES

- MAJOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 8' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
- TOTAL PLATED AREA 1.53 ACRES, LOTS 6-9 ACRES DEDICATED PUBLIC RIGHT-OF-WAY 0.56 ACRES
- ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, IRRES, AND SHRUBS UNLESS 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
- NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST 8' BY FEET OF CORNER LOTS OR AS INDICATED HEREON
- ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS (RAPID CITY ENG. DIV. REQUESTED NOTE)
- ALL ON-SITE WASTE WATER DISPOSAL SYSTEMS SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER
- ACREAGE SHOWN ON LOTS INCLUDE EASEMENTS
- ALL LOTS SHALL CONNECT TO CITY SANITARY SEWER WITHIN 6 MONTHS OF AVAILABILITY OF CITY SEWER SERVICE TO THE LOTS. OWNER SHALL ABANDON THE SEPTIC TANK IN ACCORDANCE WITH STATE AND CITY STANDARDS



PREPARED BY ARLETH & ASSOCIATES

382 MAIN STREET DEADWOOD SD 57732 605 878 1637

JOB NO

DATE FEB. 16, 2005 SCALE 1" = 100' DRAWN BY

APPROVED BY DWG. NO. PR-200-1000-1000-1000

Prepared for Dream Design International, Inc. 528 Kansas City Street, Suite 1 Rapid City SD 57703 236.645.1774