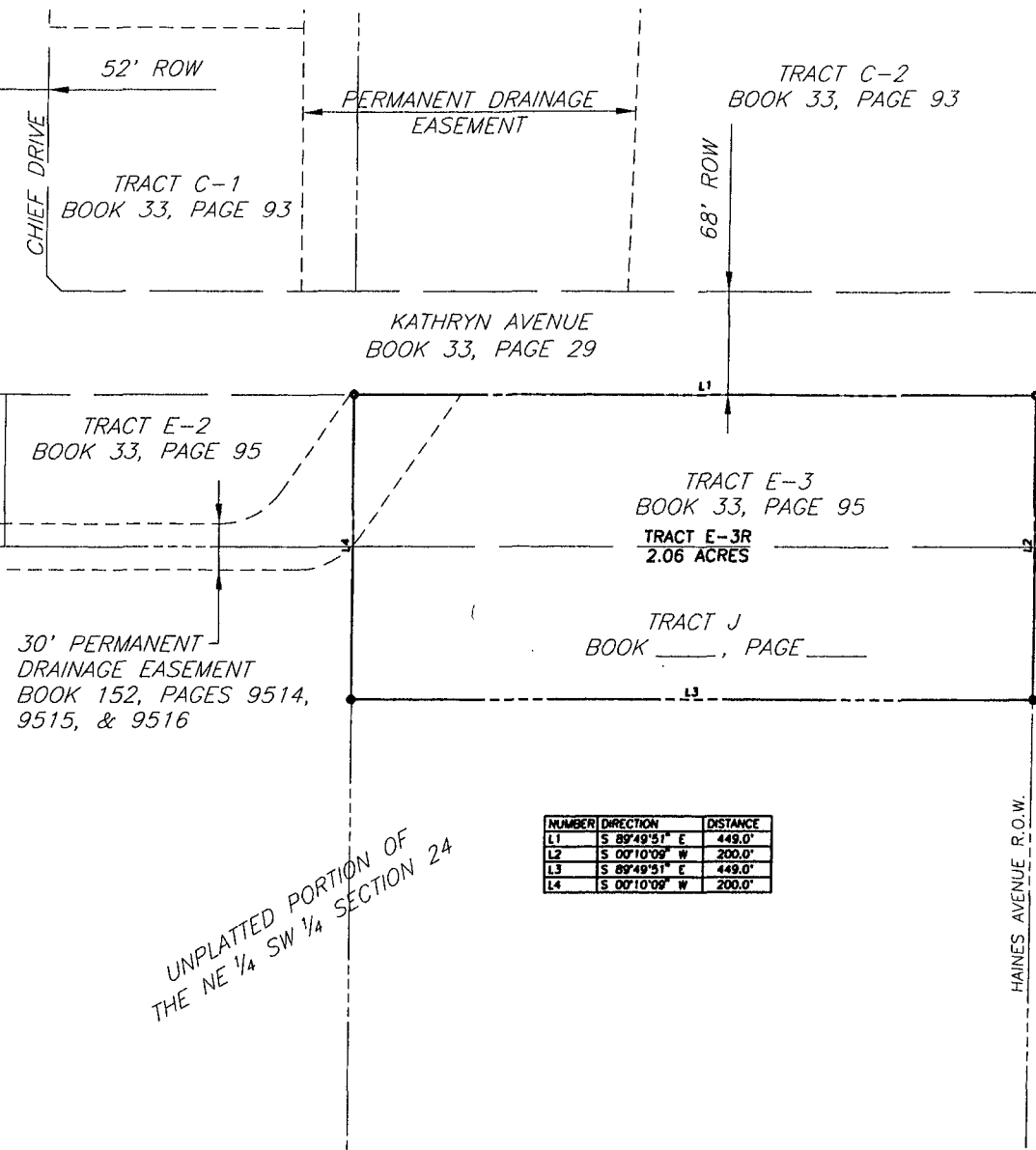


PLAT OF McMAHON SUBDIVISION
 TRACT E-3R OF McMAHON SUBDIVISION
 LOCATED IN THE NE ¼ & SW ¼ OF SECTION 24, T2N, R7E, BHM
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA
 FORMERLY TRACT E-3 & TRACT J OF McMAHON SUBDIVISION
 LOCATED IN THE NE ¼ & SW ¼ OF SECTION 24, T2N, R7E, BHM
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



NOTES:

- MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 8" WIDE ON THE INTERIOR SIDE OF ALL LOT LINES. (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
- TOTAL PLATTED AREA: 2.06 ACRES.
- ANY MAJOR DRAINAGE EASEMENT 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.
- NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST FIFTY FEET OF CORNER LOTS OR AS INDICATED HEREON.
- ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS. (RAPID CITY ENR. DIV. REQUESTED NOTE)
- BUILDING SETBACK REQUIREMENTS ARE AS STATED IN ZONING AND/OR PLATTING REGULATIONS

LEGEND

- FOUND CORNER MONUMENT
- SET #5 REBAR WITH CAP MARKED 15-3972

