

1830 West Fulton Street
 Rapid City, SD 57702
 Phone: (605) 341-7900
 Fax: (605) 341-7901
 www.cetecengineering.com

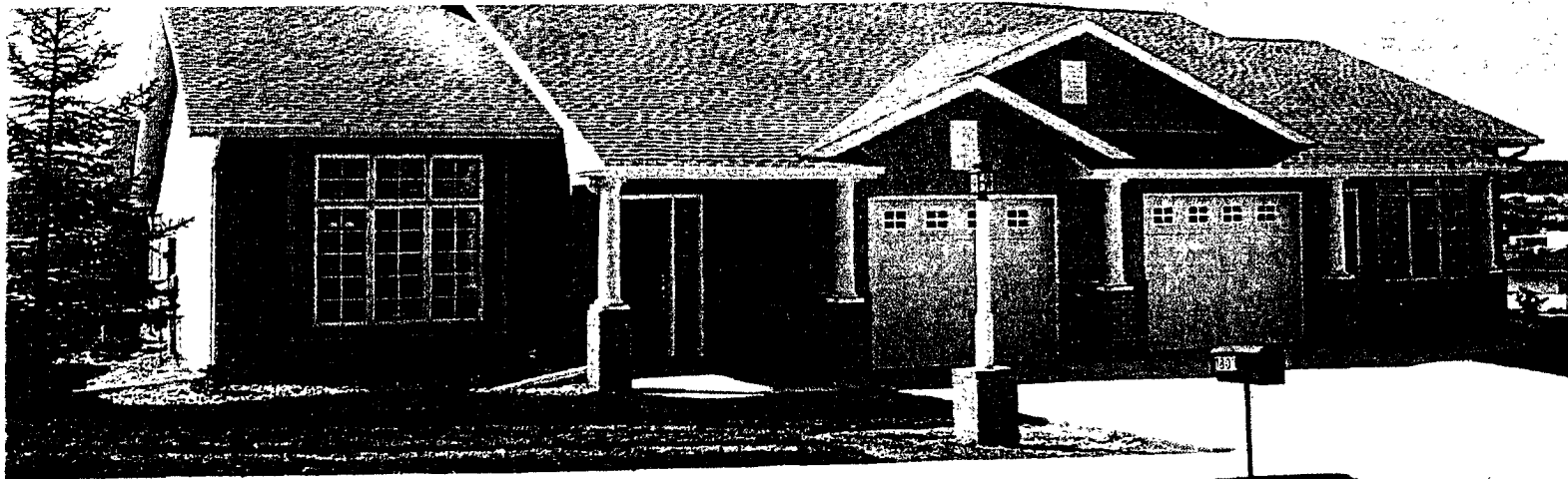


DESIGNED	BY	DATE
CHECKED	BY	DATE
APPROVED	BY	DATE
		8/11/08

SHEET DESCRIPTION
 SITE LAYOUT

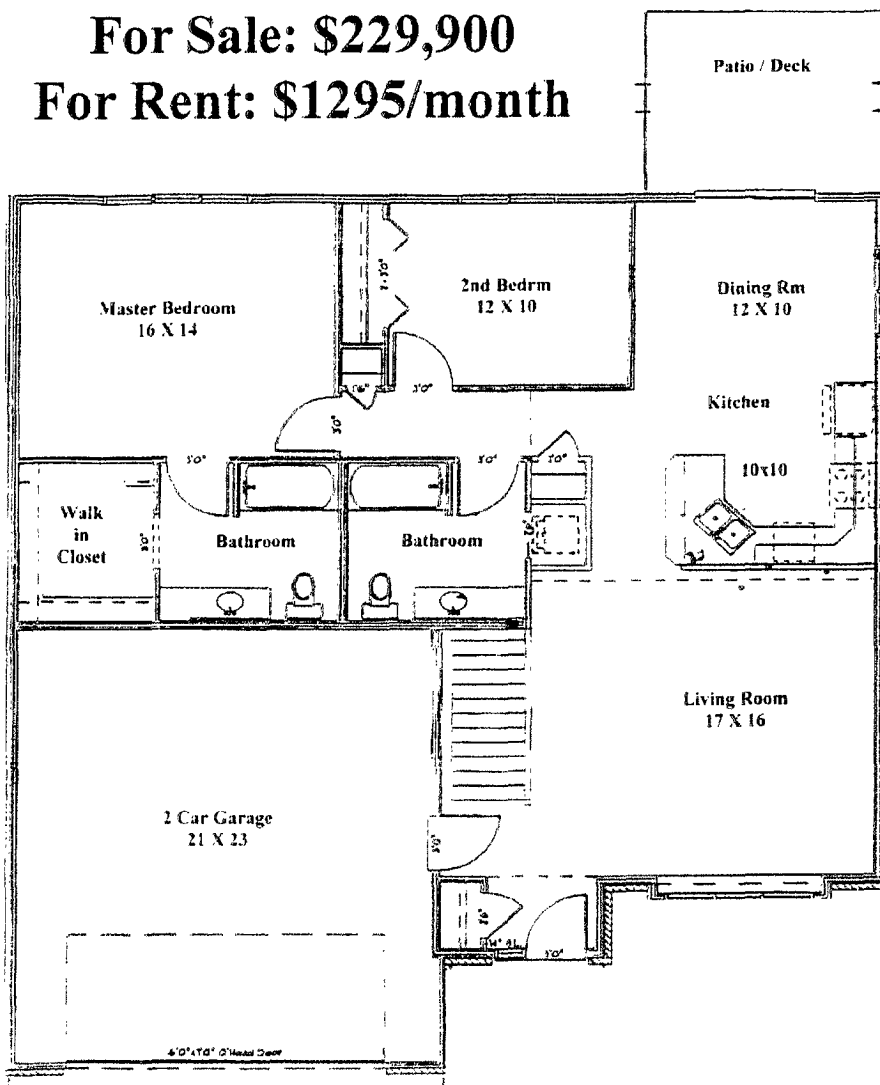
PROJECT: TOWNHOUSES AT FOUNTAIN SPRINGS II
 FOUNTAIN SPRINGS PARK SUBDIVISION
 RAPID CITY, SOUTH DAKOTA

SHEET: 1



1400+ Sq. Ft. AND DOUBLE CAR GARAGE

For Sale: \$229,900
For Rent: \$1295/month



- Safety with One Level Living and Yard lights
- Handicap friendly access
- Abundant Natural Lighting with large windows
- Floor Plans that flow with your life style
- Attractive Warm Open Kitchen
- Vaulted Ceilings add to spaciousness
- Protective Covenants in place
- Lawns & Sprinkler System in front and back
- On-site services increase your independence

- Lawn Care and Snow Removal
- Housekeeping
- Laundry and Linen
- Meals & Home Health

All Services are fee based

- Within two blocks
 - Beautiful 9 hole Golf Course
 - Church
 - Staffed Nursing Home
 - Assisted Living
 - Storage Facilities
- Full size unfinished basement

1408 Sq. Ft. Living Area
 560 Sq. Ft. Garage Area



Carol Simpson 431-8406
Roger Beck 484-8960

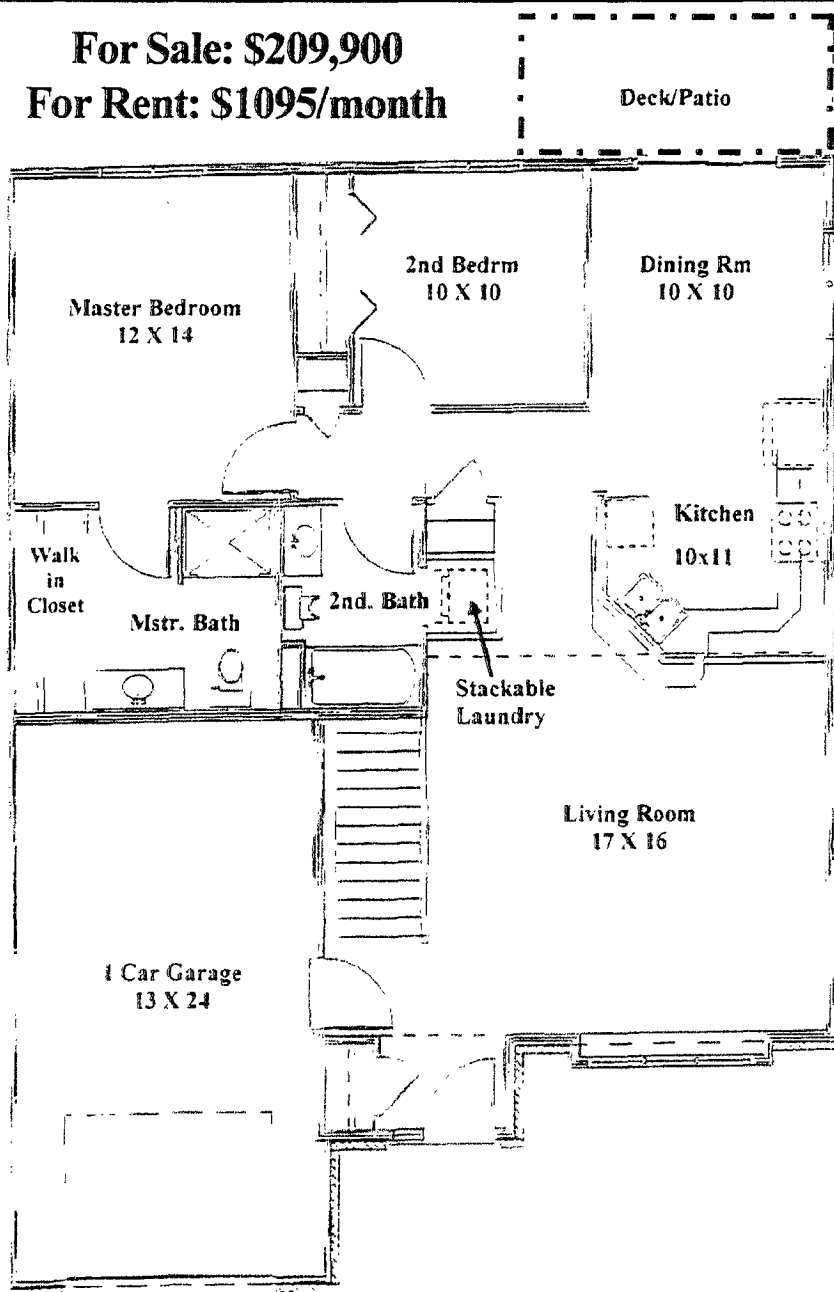
Fountain Springs
Real Estate



1200+ SQ. FT. AND SINGLE CAR GARAGE

For Sale: \$209,900

For Rent: \$1095/month



- Safety with One Level Living and Yard lights
- Handicap friendly access
- Abundant Natural Lighting with large windows
- Floor Plans that flow with your life style
- Attractive Warm Open Kitchen
- Vaulted Ceilings add to spaciousness
- Protective Covenants in place
- Lawns & Sprinkler System in front and back
- On-site services increase your independence

- Lawn Care and Snow Removal
- Housekeeping
- Laundry and Linen
- Meals & Home Health

All Services are fee based

- Within two blocks
 - Beautiful 9 hole Golf Course
 - Church
 - Staffed Nursing Home
 - Assisted Living
 - Storage Facilities
- Full size unfinished basement

1216 Sq. Ft. Living Area

324 Sq. Ft. Garage Area



Carol Simpson 431-8406

Roger Beck 484-8960

**Fountain Springs
Real Estate**



"Town Care"

*Providing Private Home Care in the Fountain Springs Community
Apartments/Town Homes*

2000 Wesleyan Blvd • Rapid City, SD 57702
(605) 718-6493

Town Home Services

Vacuum
Dust Surfaces
Sweep/Mop Floors
Clean Bathrooms
Make Bed
Change Linens
Clean Oven/Stove
Wash Bed Linens
Wash Clothing
Clean Closets and Cupboards
Water Houseplants
Weed Flower Beds
Empty Trash Receptacles
Assist with Recycling
Clean Refrigerator/Freezer
Iron Clothing
Assist with Pet

Personal Care

Assist with Dressing
Assist with Grooming
Assist with Bathing
Take Blood Pressure, Pulse
Trim Fingernails/Toenails
Assist with Exercising

Transportation

Doctors Appointments
Shopping
Visit Friends
Pharmacy

Skilled Nursing Services

Pain Management
Respiratory Treatments
Insulin Administration
Reminders for Medications
Call Physician for Any Concerns
Colostomy, Ileostomy Care

Companionship Care

Read Mail, Stories, Bible Verses
Assist to Pay Bills
Assist to Make Doctor Appointments
Sit and Visit
Assist to Phone Friends
Assist to Nursing Facility Activities
Assist with Shopping
Pick Up Prescriptions at Pharmacy
Assist with Home Projects/Hobbies

Dietary Services

Group Dining at the Apartments
Lunch Delivered for Extra Fee (\$7.00)

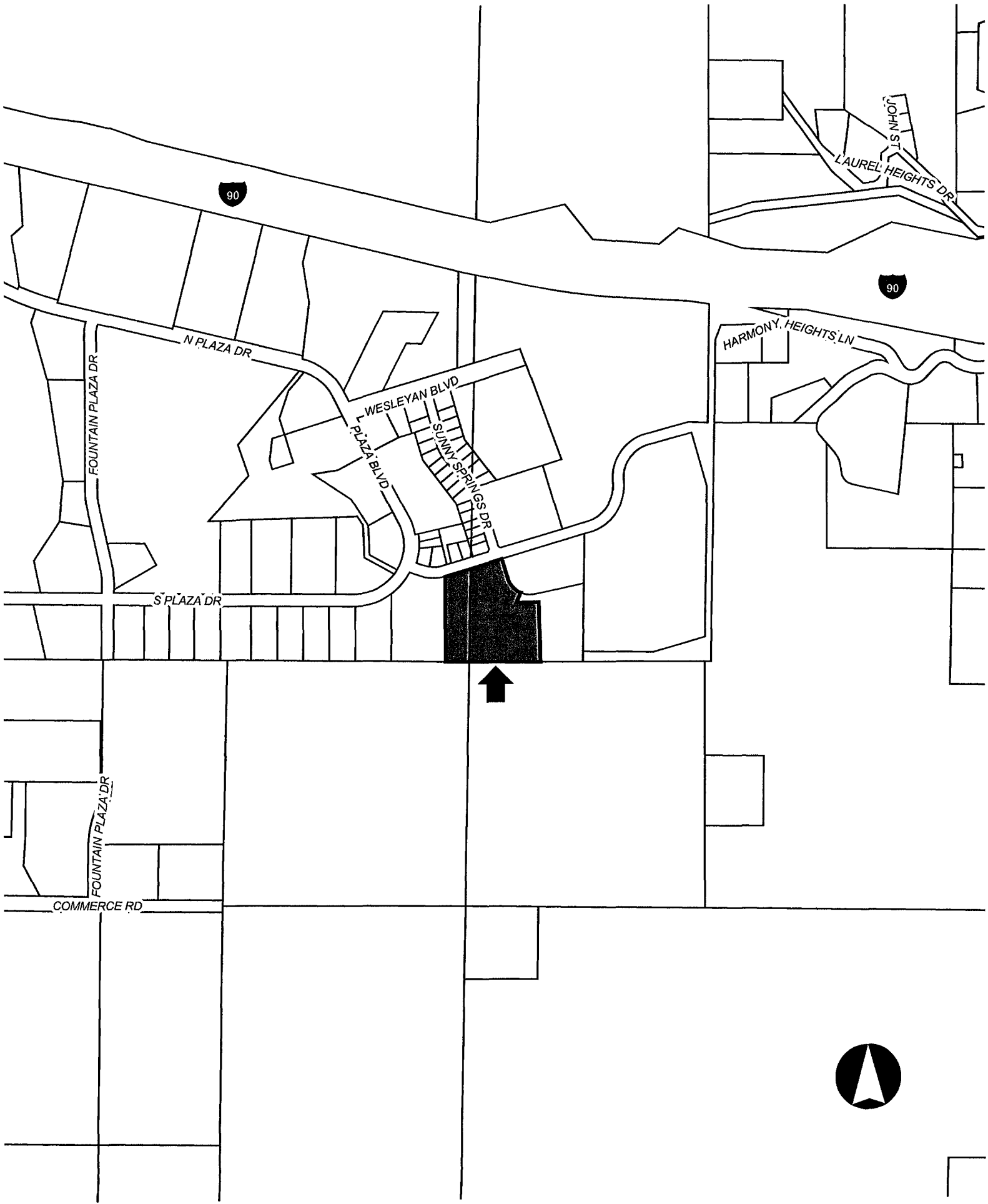
Handyman Services

\$28.00/hour
After Hours: \$42.00/hour

Cost

Non-skilled	\$18.00/hour
Skilled	\$32.00/hour

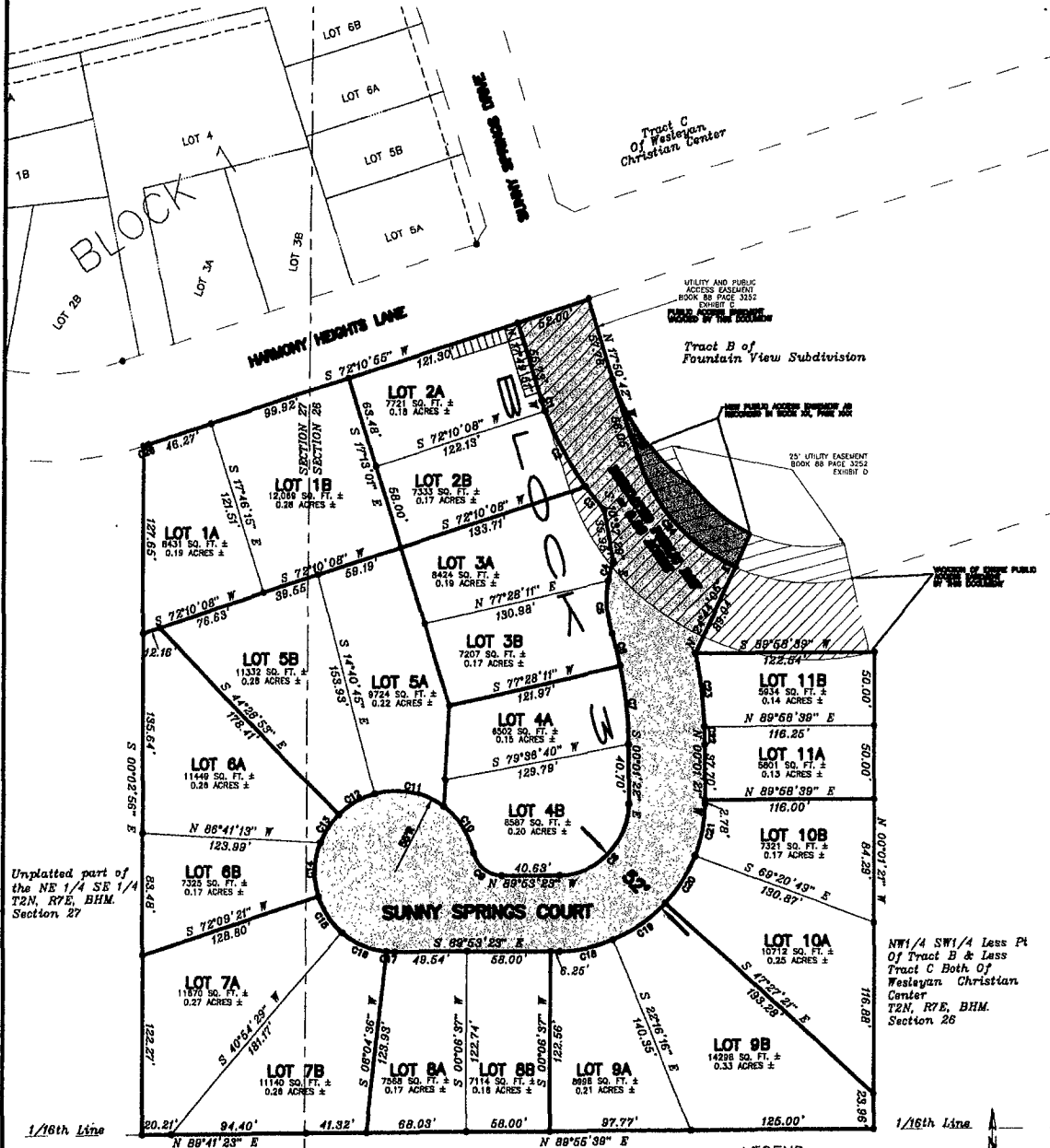
06SV050



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 AND 11B
 OF BLOCK 3, VACATION OF PUBLIC ACCESS EASEMENT, AND DEDICATED PUBLIC RIGHT-OF-WAY OF

FOUNTAIN SPRINGS PARK SUBDIVISION

LOCATED IN THE NW 1/4 SW1/4 SECTION 26 AND
 THE NE 1/4 SW1/4 SECTION 27, T2N, R7E, B1M.
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



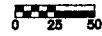
Unplatted part of
 the NE 1/4 SE 1/4
 T2N, R7E, B1M.
 Section 27

SECTION LINE R.O.V.
 VACATED BY PREVIOUS PLAT
 AS RECORDED IN BOOK 19 PAGE 108

SW1/4 SW1/4
 Sec. 26 T2N R7E

LEGEND

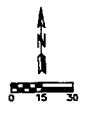
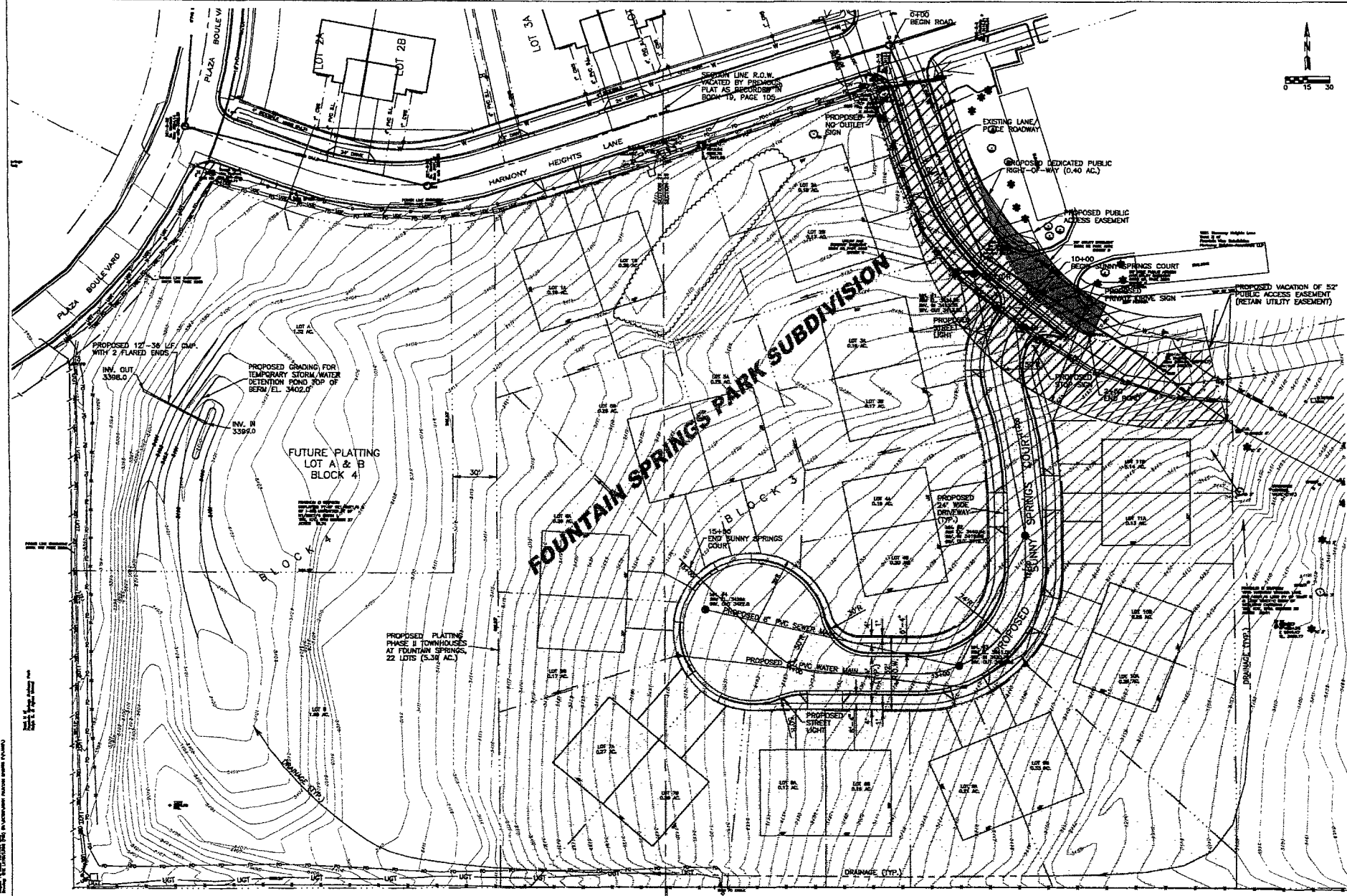
- SET 5/8" REBAR W/ CAP MARKED CETER LS 4725
- FOUND SURVEY MONUMENT
- (R) INDICATES DIMENSION PREVIOUSLY RECORDED
- (M) INDICATES DIMENSION MEASURED THIS SURVEY
- ▨ DEDICATED PUBLIC RIGHT-OF-WAY
- ▩ DEDICATED PUBLIC RIGHT-OF-WAY
- ▤ 50' NON-ACCESS EASEMENT



NOTES:

1. 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.
2. Building setback requirements are as stated in the zoning and/or plating regulations.
3. Utility and Minor Drainage Easements - If on the interior side of all front, side and rear lot lines, except on the common lot line of townhouse lots designated by A or B following the lot number.
4. Lots designated by A or B following the lot number are reserved for development as townhouse lots in accordance with zoning regulations. There is no side yard setback requirement for the common interior lot line of townhouse lots.
5. Total right-of-way dedicated by this plat 0.86 acres.
6. Basis of Bearing: N 89°09'30" E for the South line of the NW 1/4 SW 1/4 of Section 26.
7. Pursuant to SDCL 3-3-0.1 and 3-3-2, 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.
8. A 6' interior maintenance easement exists on each side of the common lot line between townhouse lots to provide adequate room for maintenance, repair and alterations.
9. A 24' side by 25' deep common access easement exists 12' on each side of the common lot line of townhouse lots.

CLINK	THICK	NO	LENGTH	GRADE	LENGTH	GRADE	LENGTH	GRADE	LENGTH	GRADE	LENGTH	GRADE
C1	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C2	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C3	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C4	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C5	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C6	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C7	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C8	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C9	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C10	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C11	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C12	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C13	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C14	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C15	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C16	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C17	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C18	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C19	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C20	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C21	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C22	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C23	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C24	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C25	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C26	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C27	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C28	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C29	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C30	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C31	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C32	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C33	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C34	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C35	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C36	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C37	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C38	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C39	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C40	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C41	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C42	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C43	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C44	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C45	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C46	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C47	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C48	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C49	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'
C50	1/2"	1	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'	10.00'	1.00'



1830 West Fulton Street
 Rapid City, SD 57702
 Phone: (605) 347-7800
 Fax: (605) 347-7804
 www.cetecengineering.com



DESIGNED:	DR
CHECKED:	CF
APPROVED:	X
DATE:	8/11/08

SHEET DESCRIPTION:	SITE LAYOUT
--------------------	-------------

PROJECT: TOWNHOUSES AT FOUNTAIN SPRINGS II
 FOUNTAIN SPRINGS PARK SUBDIVISION
 RAPID CITY, SOUTH DAKOTA

SHEET: 1

Prepared By:

CETEC Engineering Services, Inc.
1830 West Fulton Street
P.O. Box 9014
Rapid City, SD 57709-9014
Telephone: (605) 341-7800

PUBLIC ACCESS EASEMENT

STATE OF SOUTH DAKOTA)
) SS.
COUNTY OF PENNINGTON)

Harmony Heights Associates, LLP (Grantors), Owners of the hereinafter described real property, hereinafter referred to as grantors, for and in consideration of One Dollar (\$1) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, conveys, bargains and warrants unto the City of Rapid City, South Dakota and its successors and assigns, Grantee, of Rapid City, South Dakota, a public access easement through, under, over and across the following described real property and shown on attached Exhibit A:

Tract B of Fountain View Subdivision in the W ½ NW ¼ SW ¼ Section 26, T2N, R7E,
BHM, Rapid City, Pennington County, South Dakota.

A public access easement shall include the right to enter upon the easement property to construct, install, operate, inspect, maintain, and repair access upon said property. The easement is intended to be used for public access. The agreement shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors, administrators, executors, and assigns.

GRANTOR:
Harmony Heights Associates, LLP

By: _____

Date: _____

Its: _____

GRANTEE
City of Rapid City

By: _____

Date: _____

Its: _____

STATE OF SOUTH DAKOTA)
) SS.
COUNTY OF PENNINGTON)

On this the _____ day of _____, 2006, before me, the undersigned Notary Public, personally appeared _____, Grantor, and that _____, as such Grantor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of _____ as Grantor.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

(SEAL)

On this the _____ day of _____, 2006, before me, the undersigned Notary Public, personally appeared _____, Grantee, representing the City of Rapid City, South Dakota, and that, as such Grantee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of _____ as Grantee.

In witness whereof I hereunto set my hand and official seal.

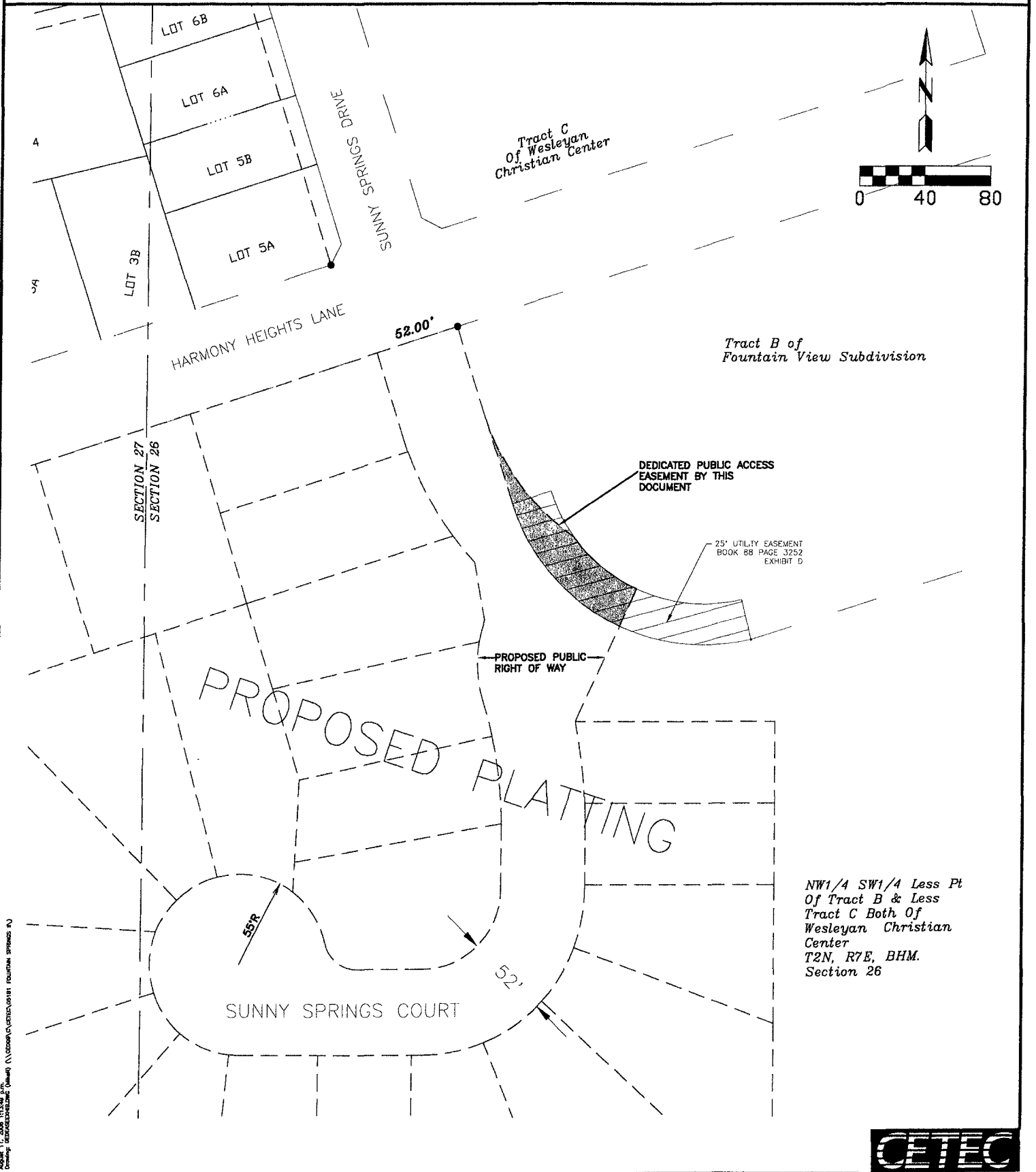
Notary Public

My Commission Expires: _____

(SEAL)

EXHIBIT A

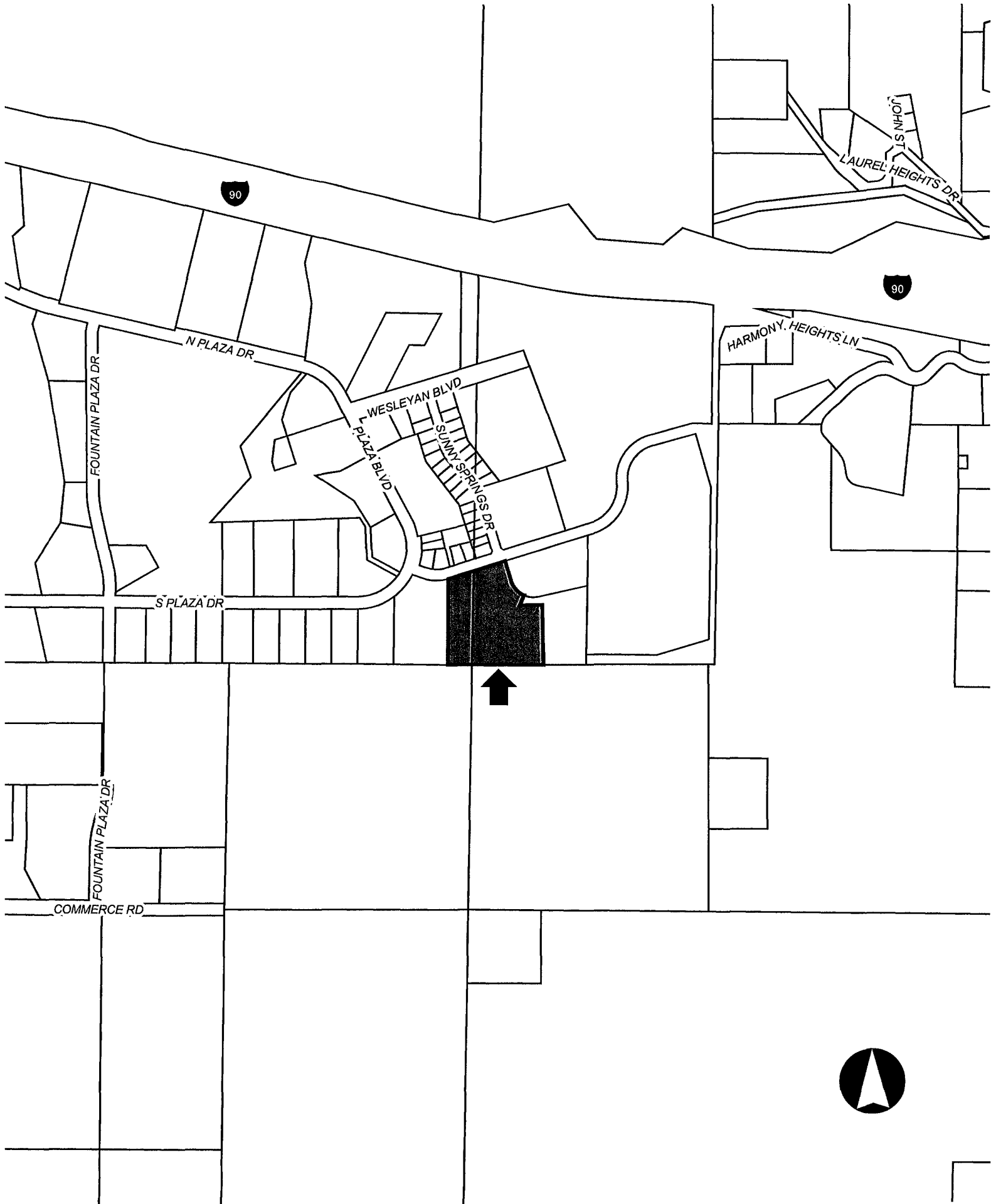
DEDICATION OF PUBLIC ACCESS EASEMENT
TRACT B OF FOUNTAIN VIEW SUBDIVISION
IN THE W1/2, NW1/4 SW1/4 SECTION 26, T2N, R7E, B.H.M.
RAPID CITY, PENNINGTON COUNTY, S.D.



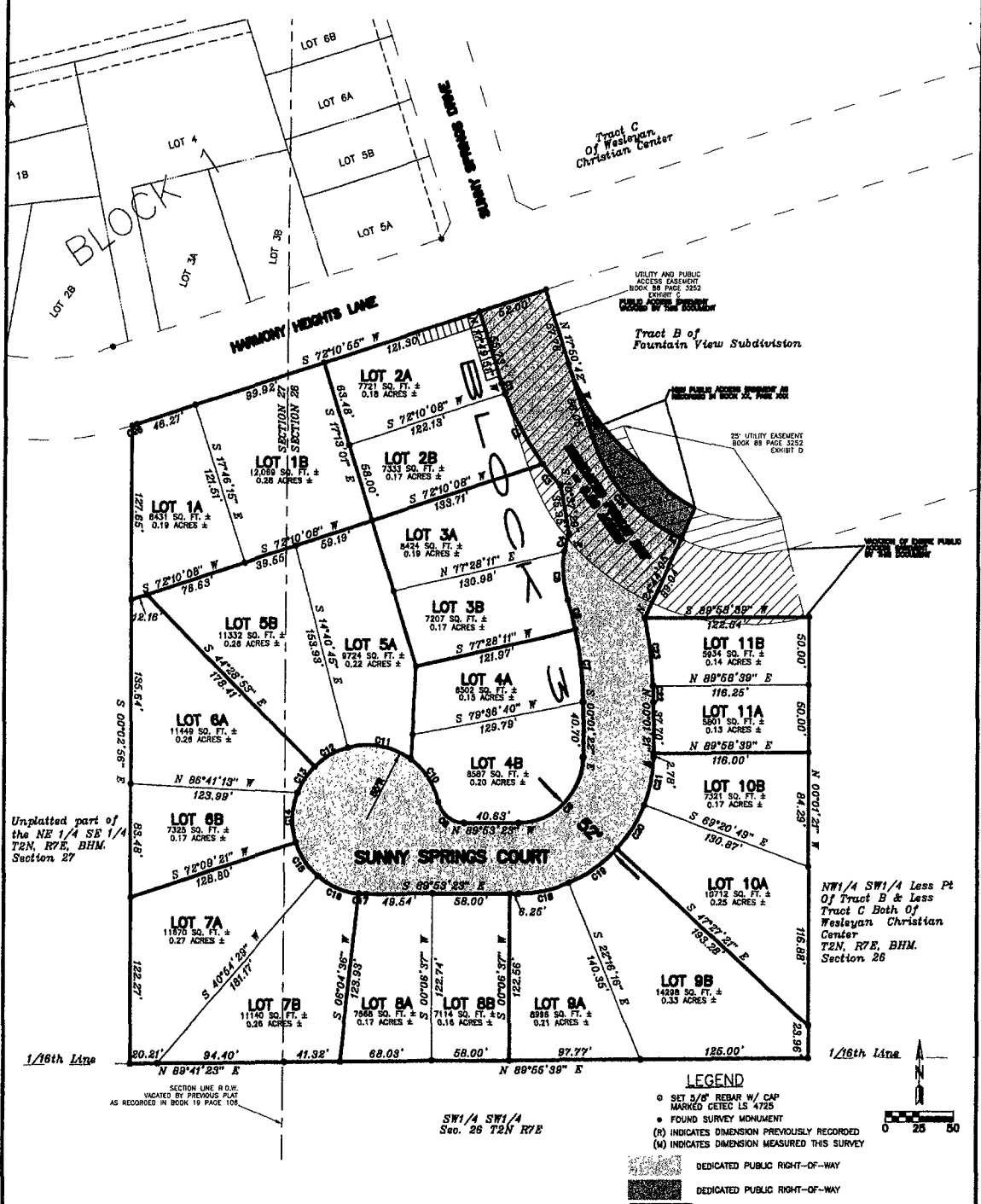
Scale: 1" = 200' ±
Drawing: 12/15/2010
Author: [illegible]
Checked: [illegible]



06CA024



**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 AND 11B
 OF BLOCK 3, VACATION OF PUBLIC ACCESS EASEMENT, AND DEDICATED PUBLIC RIGHT-OF-WAY OF
 FOUNTAIN SPRINGS PARK SUBDIVISION
 LOCATED IN THE NW 1/4 SW 1/4 SECTION 26 AND
 THE NE 1/4 SE 1/4 SECTION 27, T2N, R7E, S14M.
 RAPID CITY, PIERRE COUNTY, SOUTH DAKOTA**



Unplatted part of the NE 1/4 SE 1/4 T2N, R7E, BHM, Section 27

1/16th Line

SECTION LINE IN B.M. VACATED BY PREVIOUS PLAT AS RECORDED IN BOOK 19 PAGE 109

SW 1/4 SW 1/4 Sec. 26 T2N R7E

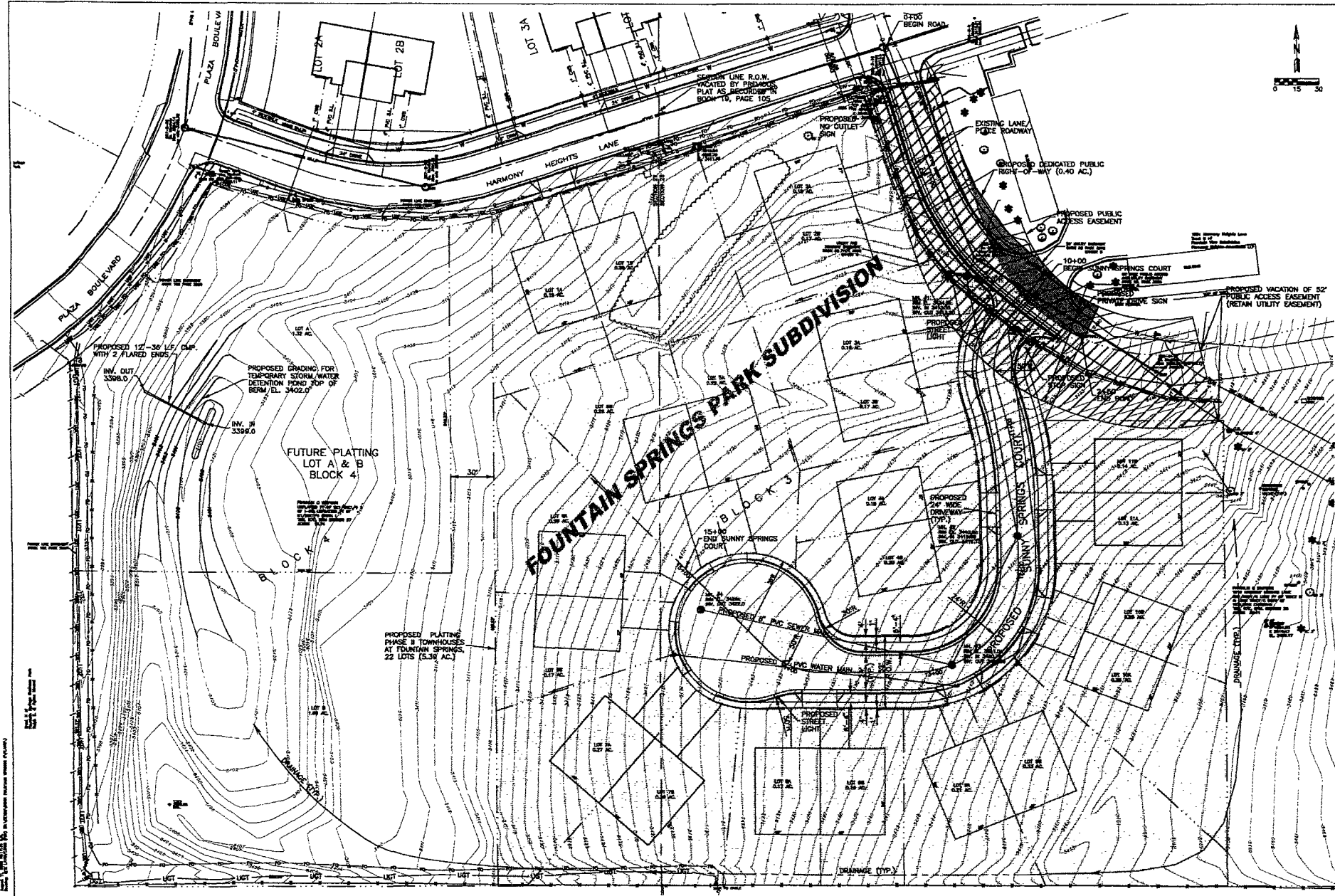
LEGEND

- SET 3/8" REBAR W/ CAP MARKED CETECS LS 4725
- FOUND SURVEY MONUMENT
- (R) INDICATES DIMENSION PREVIOUSLY RECORDED
- (M) INDICATES DIMENSION MEASURED THIS SURVEY
- DEDICATED PUBLIC RIGHT-OF-WAY
- DEDICATED PUBLIC RIGHT-OF-WAY
- 50' NON-ACCESS EASEMENT



CHUNK	NAME	AND LENGTH	CHUNK LENGTH	CHUNK NUMBER	AREA
1	1A	12,090 SQ. FT. ±	12,090	1	0.28 ACRES ±
2	1B	8,424 SQ. FT. ±	8,424	2	0.19 ACRES ±
3	2A	7,721 SQ. FT. ±	7,721	3	0.18 ACRES ±
4	2B	7,333 SQ. FT. ±	7,333	4	0.17 ACRES ±
5	3A	8,424 SQ. FT. ±	8,424	5	0.19 ACRES ±
6	3B	7,207 SQ. FT. ±	7,207	6	0.17 ACRES ±
7	4A	8,502 SQ. FT. ±	8,502	7	0.19 ACRES ±
8	4B	8,502 SQ. FT. ±	8,502	8	0.19 ACRES ±
9	5A	11,332 SQ. FT. ±	11,332	9	0.26 ACRES ±
10	5B	11,332 SQ. FT. ±	11,332	10	0.26 ACRES ±
11	6A	11,449 SQ. FT. ±	11,449	11	0.26 ACRES ±
12	6B	7,325 SQ. FT. ±	7,325	12	0.17 ACRES ±
13	7A	11,870 SQ. FT. ±	11,870	13	0.27 ACRES ±
14	7B	11,140 SQ. FT. ±	11,140	14	0.26 ACRES ±
15	8A	7,114 SQ. FT. ±	7,114	15	0.16 ACRES ±
16	8B	6,938 SQ. FT. ±	6,938	16	0.16 ACRES ±
17	9A	14,208 SQ. FT. ±	14,208	17	0.33 ACRES ±
18	9B	14,208 SQ. FT. ±	14,208	18	0.33 ACRES ±
19	10A	10,712 SQ. FT. ±	10,712	19	0.25 ACRES ±
20	10B	7,321 SQ. FT. ±	7,321	20	0.17 ACRES ±
21	11A	5,801 SQ. FT. ±	5,801	21	0.13 ACRES ±
22	11B	5,801 SQ. FT. ±	5,801	22	0.13 ACRES ±

- 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 - 5' on the interior side of all front, side and rear lot lines, except on the common lot line of townhouse lots designated by A or B following the lot number.
 - Lots designated by A or B following the lot number are reserved for development on townhouse lots in accordance with zoning regulations. There is no side yard setback requirement for the common interior lot line of townhouse lots.
 - Total right-of-way dedicated by this plat 0.86 acres.
 - Beats of Bearing: N 89°23'30" E for the South line of the NW 1/4 SW 1/4 of Section 26.
 - Pursuant to SDCL 8-3-6.1 and 8-3-2, 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.
 - A 5' exterior maintenance easement exists on each side of the common lot line between townhouse lots to provide adequate room for maintenance, repair and clearance.
 - A 24' wide by 25' deep common access easement exists 12' on each side of the common lot line of townhouse lots.



1830 West Fulton Street
 Rapid City, SD 57702
 Phone: (605) 341-7800
 Fax: (605) 341-7804
 www.cetecengineering.com

cetec
 ENGINEERING

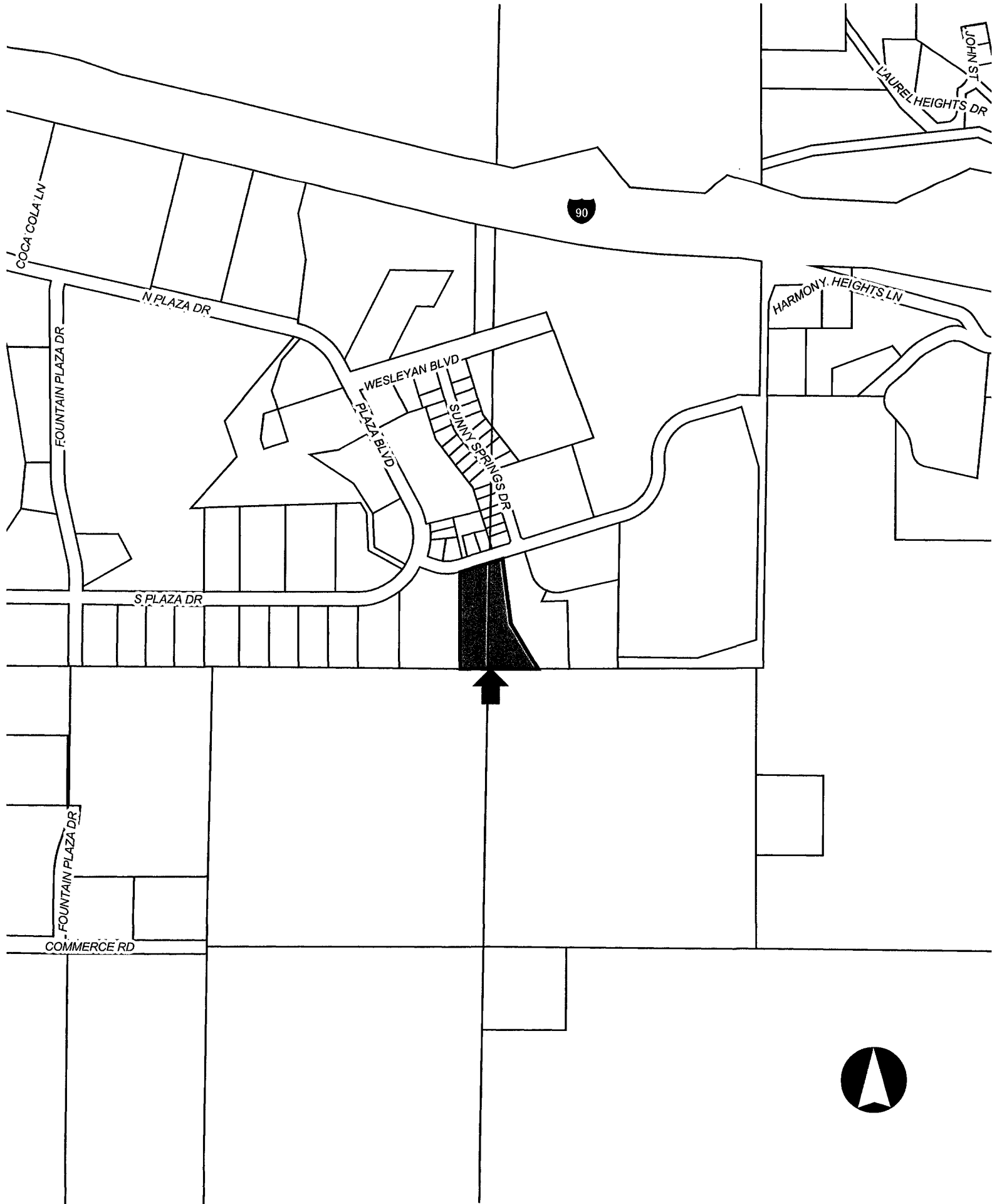
DESIGNED	JS
CHECKED	RT
APPROVED	X
DATE	8/11/08

SHEET DESCRIPTION
 SITE LAYOUT

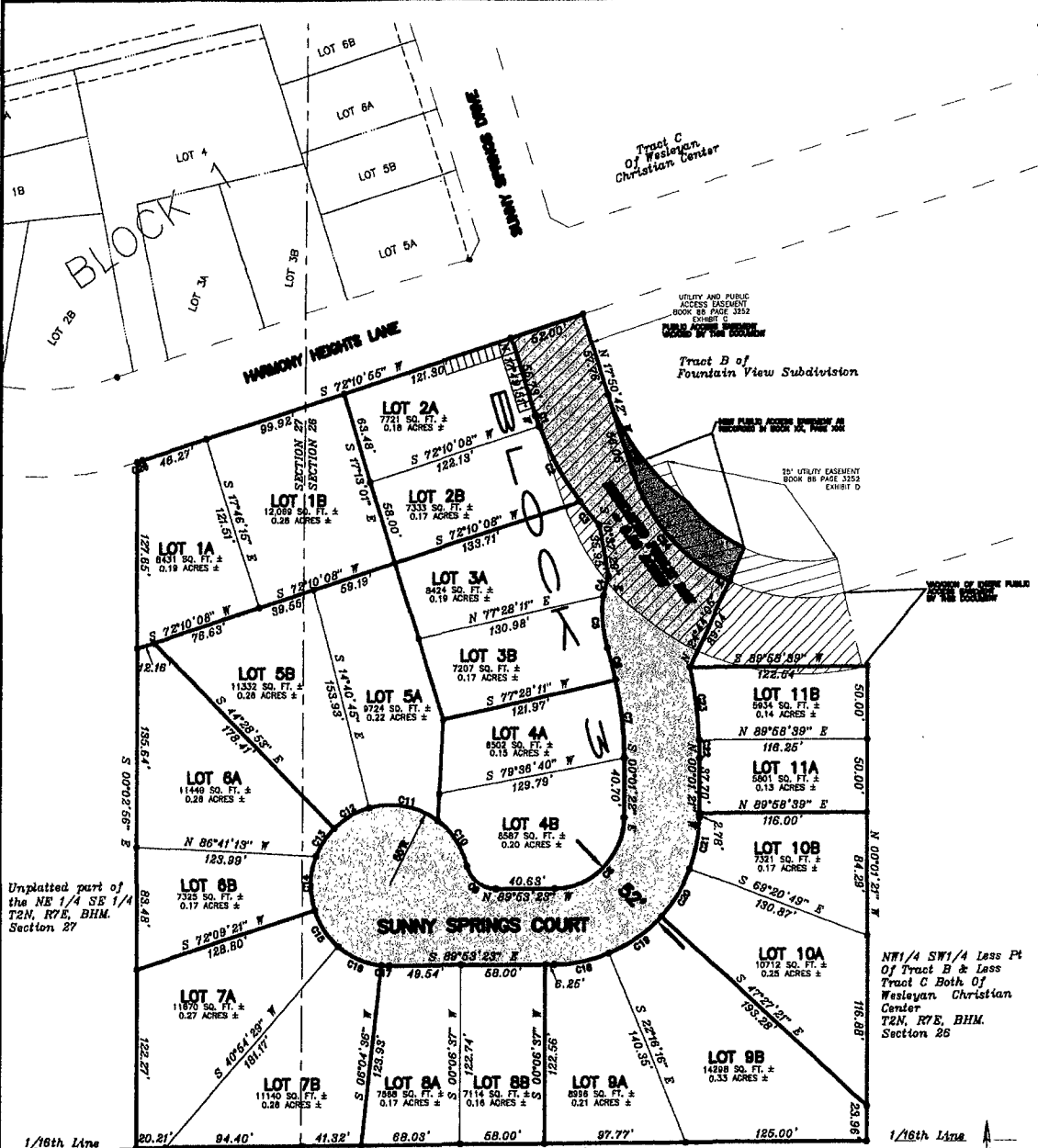
PROJECT: TOWNHOUSES AT FOUNTAIN SPRINGS II
 FOUNTAIN SPRINGS PARK SUBDIVISION
 RAPID CITY, SOUTH DAKOTA

1

06RZ028



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 AND 11B
 OF BLOCK 3, VACATION OF PUBLIC ACCESS EASEMENT, AND DEDICATED PUBLIC RIGHT-OF-WAY OF
 FOUNTAIN SPRINGS PARK SUBDIVISION
 LOCATED IN THE NW 1/4 SW1/4 SECTION 28 AND
 THE NE 1/4 SE1/4 SECTION 27, T2N, R7E, B1M,
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



Unplatted part of the NE 1/4 SE 1/4 T2N, R7E, B1M, Section 27

1/16th Lane

SECTION LINE ROW VACATED BY PREVIOUS PLAT AS RECORDED IN BOOK 19 PAGE 108

SW1/4 SW1/4 Sec. 28 T2N R7E

LEGEND

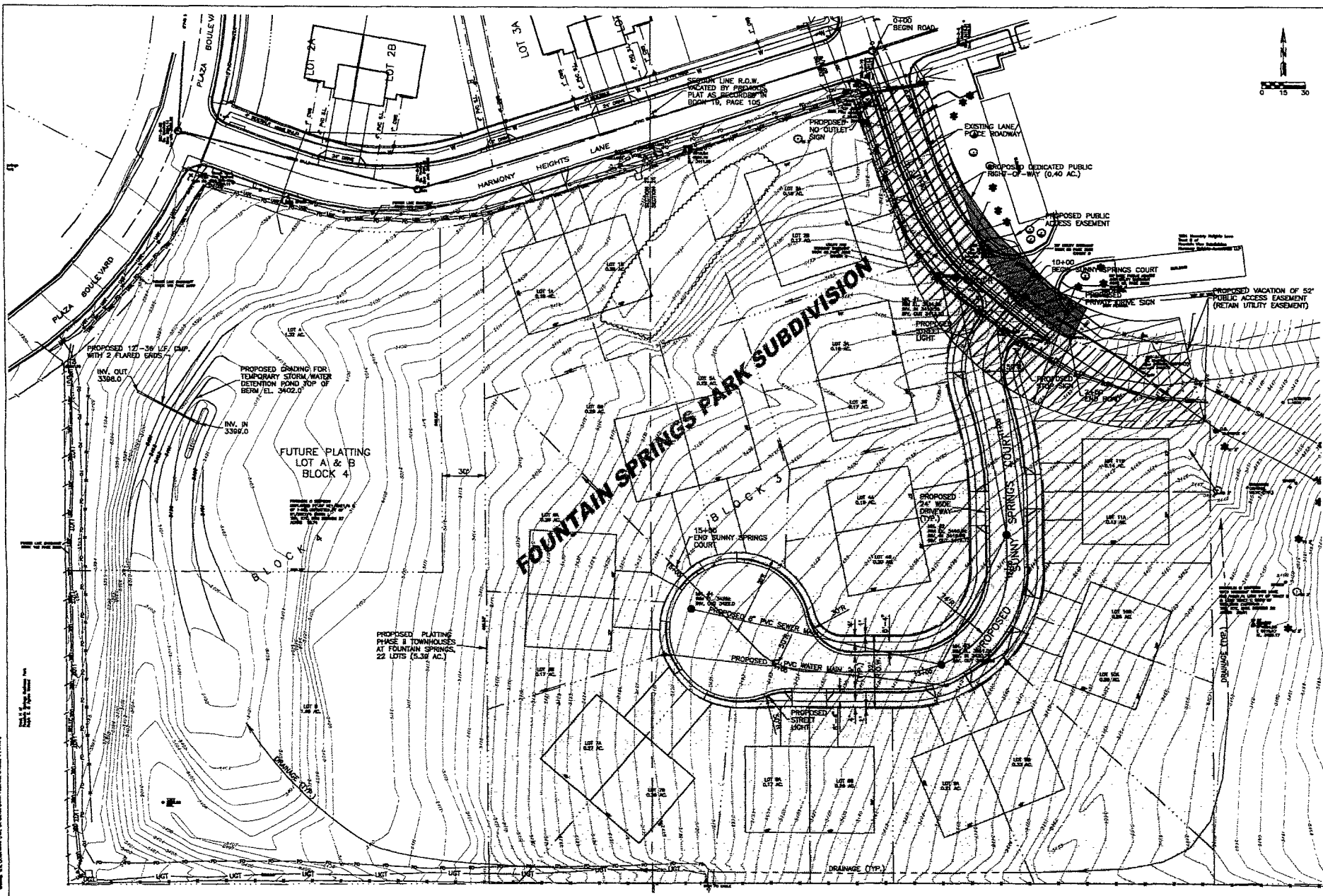
- SET 5/8" REBAR W/ CAP MARKED DETEC LS 4725
- FOUND SURVEY MONUMENT
- (R) INDICATES DIMENSION PREVIOUSLY RECORDED
- (W) INDICATES DIMENSION MEASURED THIS SURVEY
- ▨ DEDICATED PUBLIC RIGHT-OF-WAY
- ▩ DEDICATED PUBLIC RIGHT-OF-WAY
- ▧ 50' NON-ACCESS EASEMENT



NOTES

1. All major drainage easements shown herein 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.
2. Building Setback requirements are as stated in the zoning and/or platting regulations.
3. Utility and Minor Drainage Easements - 8' on the interior side of all front, side and rear lot lines, except on the common lot line of townhouse lots designated by A or B following the lot number.
4. Lots designated by A or B following the lot number are reserved for development as townhouse lots in accordance with zoning regulations. There is no side yard setback requirement for the common interior lot line of townhouse lots.
5. Total right-of-way dedicated by this plat 0.88 acres.
6. Basis of Bearing: N 89°53'30" E for the South line of the NW 1/4 SW 1/4 of Section 28.
7. Pursuant to SDCL 1-3-3.1 and 1-3-3.2, 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.
8. A 8' exterior maintenance easement exists on each side of the common lot line between townhouse lots to provide adequate room for maintenance, repair and alterations.
9. A 24' wide by 25' deep common access easement exists 12' on each side of the common lot line of townhouse lots.

CHUNK	AREA	AREA	LENGTH	WIDTH	LENGTH	WIDTH	AREA
1	1.25	1.25	125.00	10.00	125.00	10.00	12500
2	1.25	1.25	125.00	10.00	125.00	10.00	12500
3	1.25	1.25	125.00	10.00	125.00	10.00	12500
4	1.25	1.25	125.00	10.00	125.00	10.00	12500
5	1.25	1.25	125.00	10.00	125.00	10.00	12500
6	1.25	1.25	125.00	10.00	125.00	10.00	12500
7	1.25	1.25	125.00	10.00	125.00	10.00	12500
8	1.25	1.25	125.00	10.00	125.00	10.00	12500
9	1.25	1.25	125.00	10.00	125.00	10.00	12500
10	1.25	1.25	125.00	10.00	125.00	10.00	12500
11	1.25	1.25	125.00	10.00	125.00	10.00	12500



1830 West Fulton Street
 Rapid City, SD 57702
 Phone: (605) 341-7800
 Fax: (605) 341-7854
 www.cotecengineering.com

cotec

DESIGNED	JS	DATE	01/1/08
DETAILED	BF		
CHECKED	X		
APPROVED			

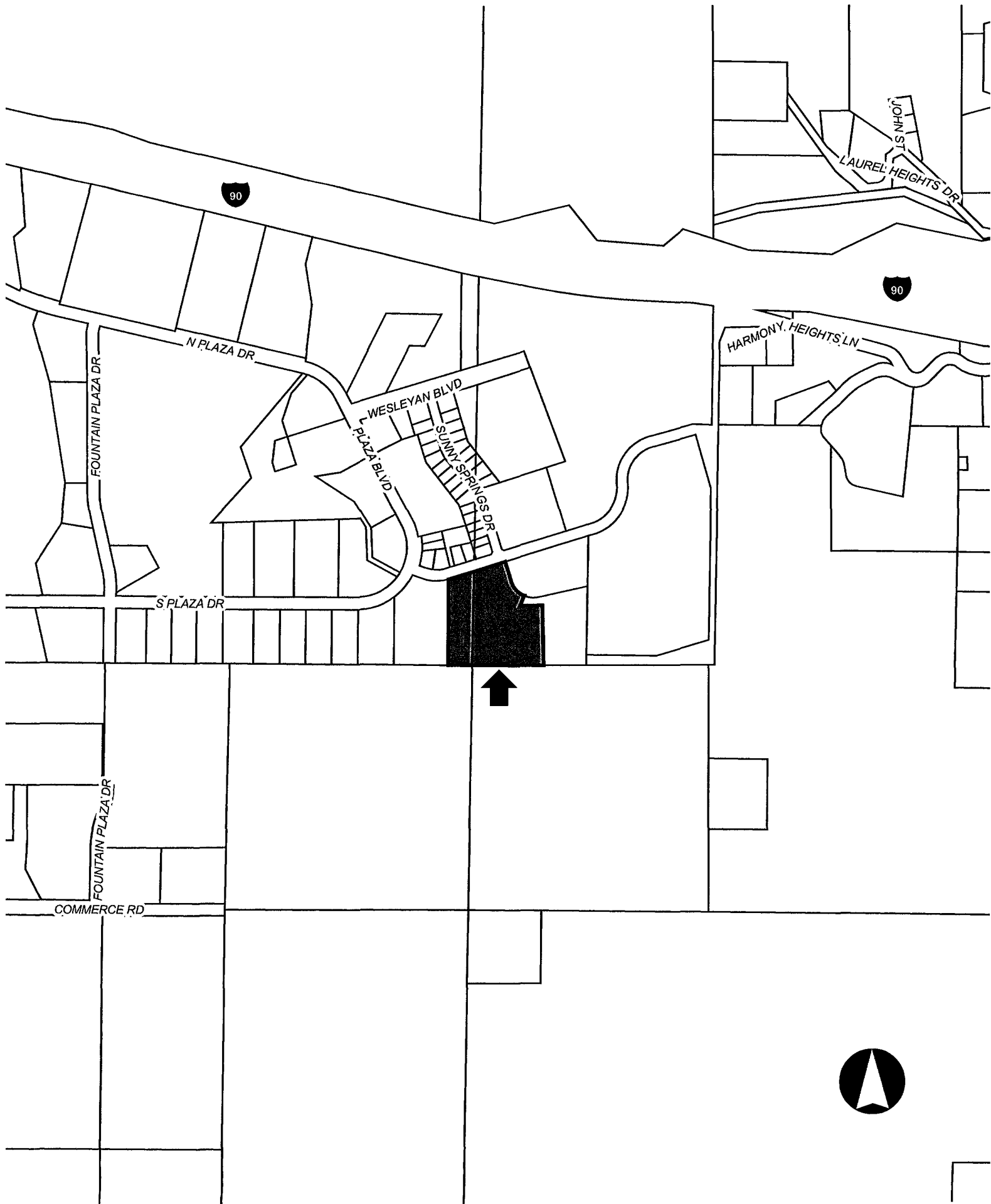
SITE LAYOUT

SHEET DESCRIPTION

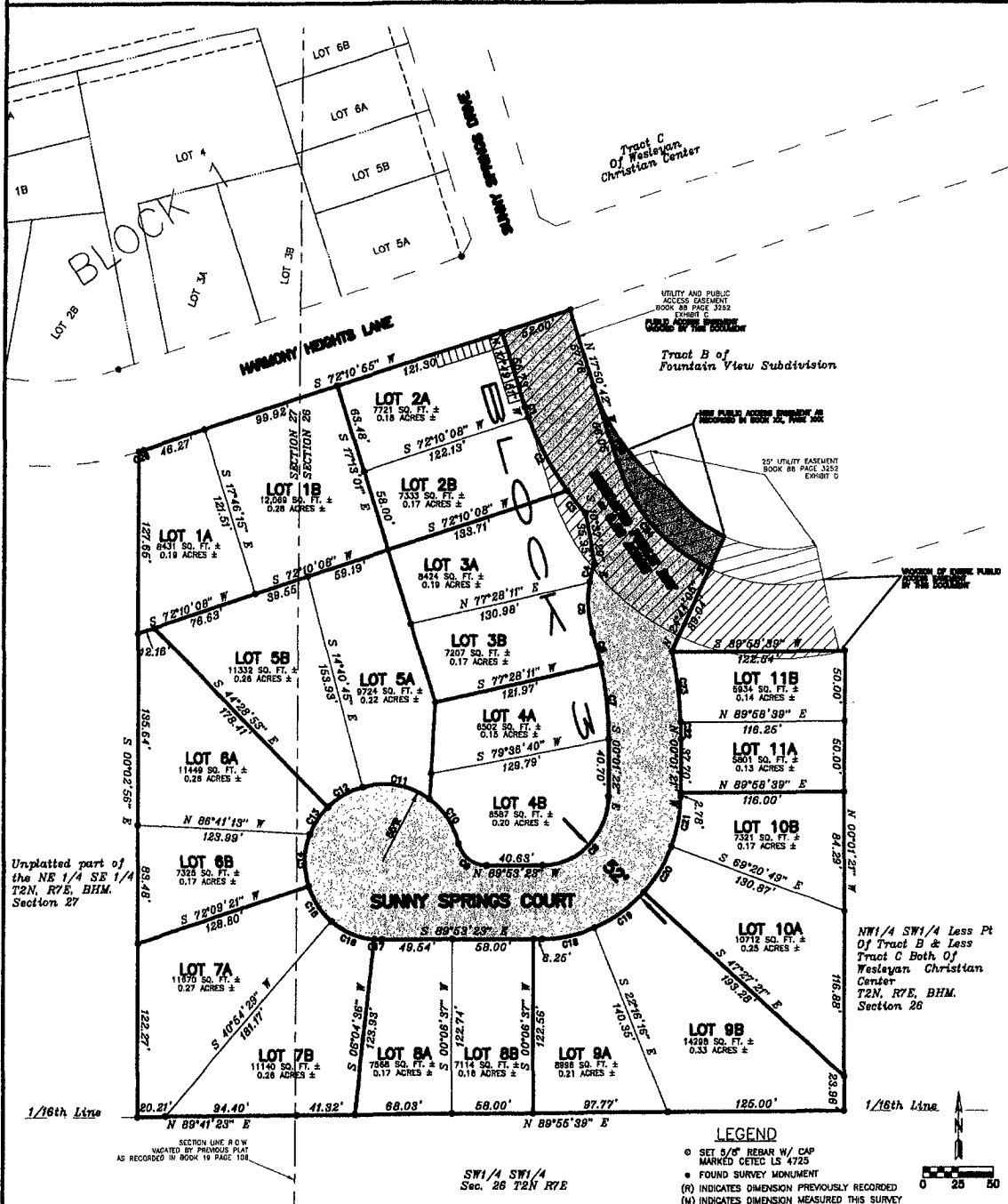
TOWNHOUSES AT FOUNTAIN SPRINGS II
 FOUNTAIN SPRINGS PARK SUBDIVISION
 RAPID CITY, SOUTH DAKOTA

SHEET
 1

06PL132



**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 AND 11B
 OF BLOCK 3, VACATION OF PUBLIC ACCESS EASEMENT, AND DEDICATED PUBLIC RIGHT-OF-WAY OF
 FOUNTAIN SPRINGS PARK SUBDIVISION
 LOCATED IN THE NW 1/4 SW1/4 SECTION 26 AND
 THE NE 1/4 SE1/4 SECTION 27, T2N, R7E, B1M.
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**



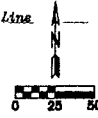
Unplatted part of the NE 1/4 SE 1/4 T2N, R7E, B1M. Section 27

NW 1/4 SW 1/4 Less Pt Of Tract B & Less Tract C Both Of Wesleyan Christian Center T2N, R7E, B1M. Section 26

SW 1/4 SW 1/4 Sec. 26 T2N R7E

LEGEND

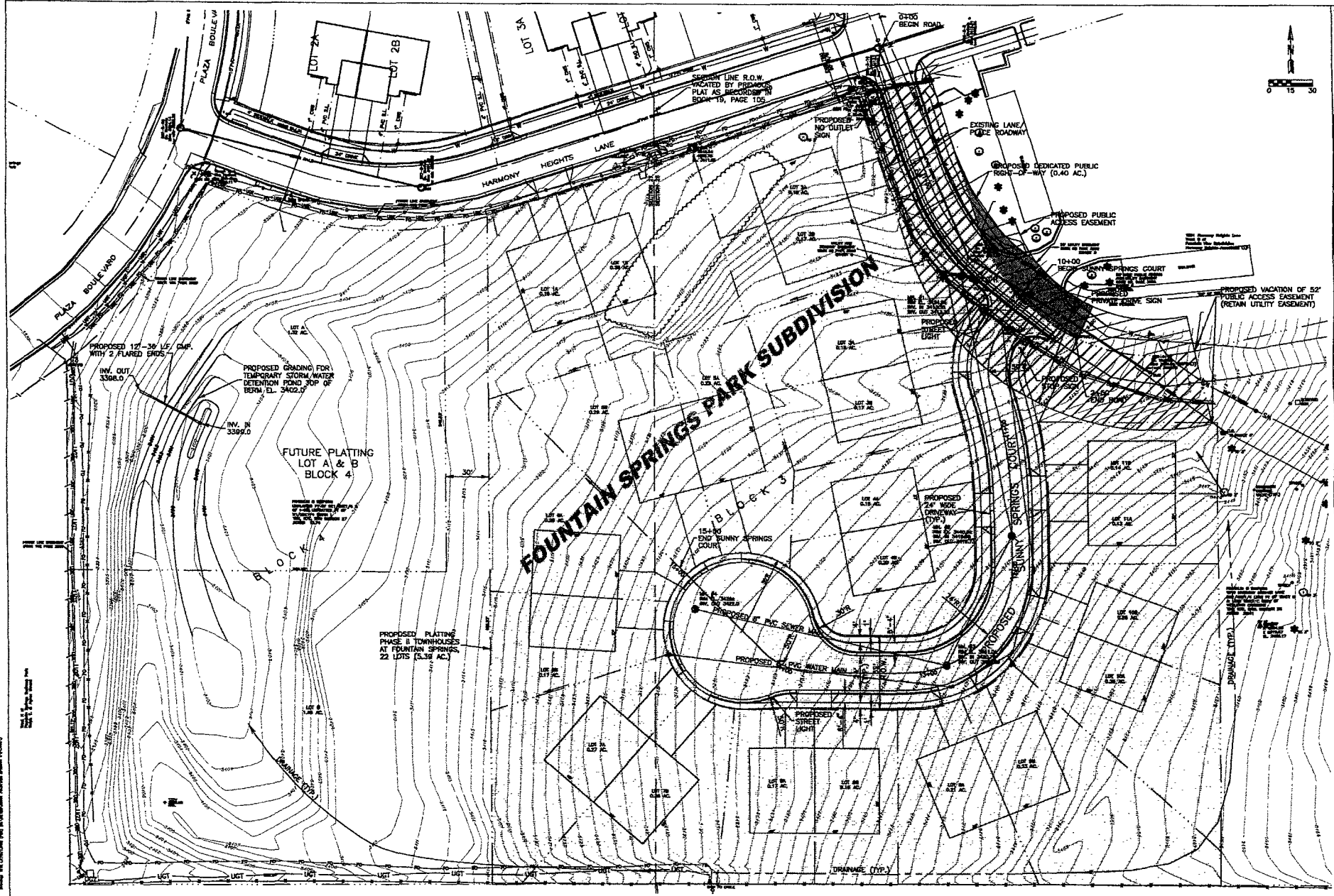
- SET 5/8" REBAR W/ CAP MARKED CETER LS 4725
- FOUND SURVEY MONUMENT
- (R) INDICATES DIMENSION PREVIOUSLY RECORDED
- (M) INDICATES DIMENSION MEASURED THIS SURVEY
- ▨ DEDICATED PUBLIC RIGHT-OF-WAY
- ▩ DEDICATED PUBLIC RIGHT-OF-WAY
- ▧ 50' NON-ACCESS EASEMENT



CHUNK	LENGTH	CHUNK LENGTH	CHUNK LENGTH	CHUNK LENGTH
1	100	100	100	100
2	100	100	100	100
3	100	100	100	100
4	100	100	100	100
5	100	100	100	100
6	100	100	100	100
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45	100	100	100	100
46	100	100	100	100
47	100	100	100	100
48	100	100	100	100
49	100	100	100	100
50	100	100	100	100

NOTES

1. All major drainage easements shown herein shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees and shrubs. These easements grant all necessary authorities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient to facilitate drainage from any source.
2. Building Setback requirements are as stated in the zoning and/or platting regulations.
3. Utility and Minor Drainage Easements - 5' on the interior side of all front, side and rear lot lines, except on the common lot line of townhouse lots designated by A or B following the lot number.
4. Lots designated by A or B following the lot number are reserved for development as townhouse lots in accordance with zoning regulations. There is no side yard setback requirement for the common interior lot line of townhouse lots.
5. Total right-of-way deduced by this plat: 0.86 acres.
6. Basis of Bearing: N 89°02'30" E for the South line of the NW 1/4 SW 1/4 of Section 26.
7. Pursuant to SDCL 3-3-2.1 and 3-3-2, The Developer of the property described within this Plat shall be responsible for protecting any voters 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.
8. A 6' exterior maintenance easement exists on each side of the common lot line between townhouse lots to provide adequate room for maintenance, repair and alterations.
9. A 24' wide by 25' deep common access easement exists 12' on each side of the common lot line of townhouse lots.



1630 West Fulton Street
 Rapid City, SD 57102
 Phone: (605) 341-7100
 Fax: (605) 341-7854
 www.cetecengineering.com

cetec
 ENGINEERING

DESIGNED	JS	
DETAILS	JS	
CHECKED	JS	
APPROVED	JS	
DATE	8/11/2018	

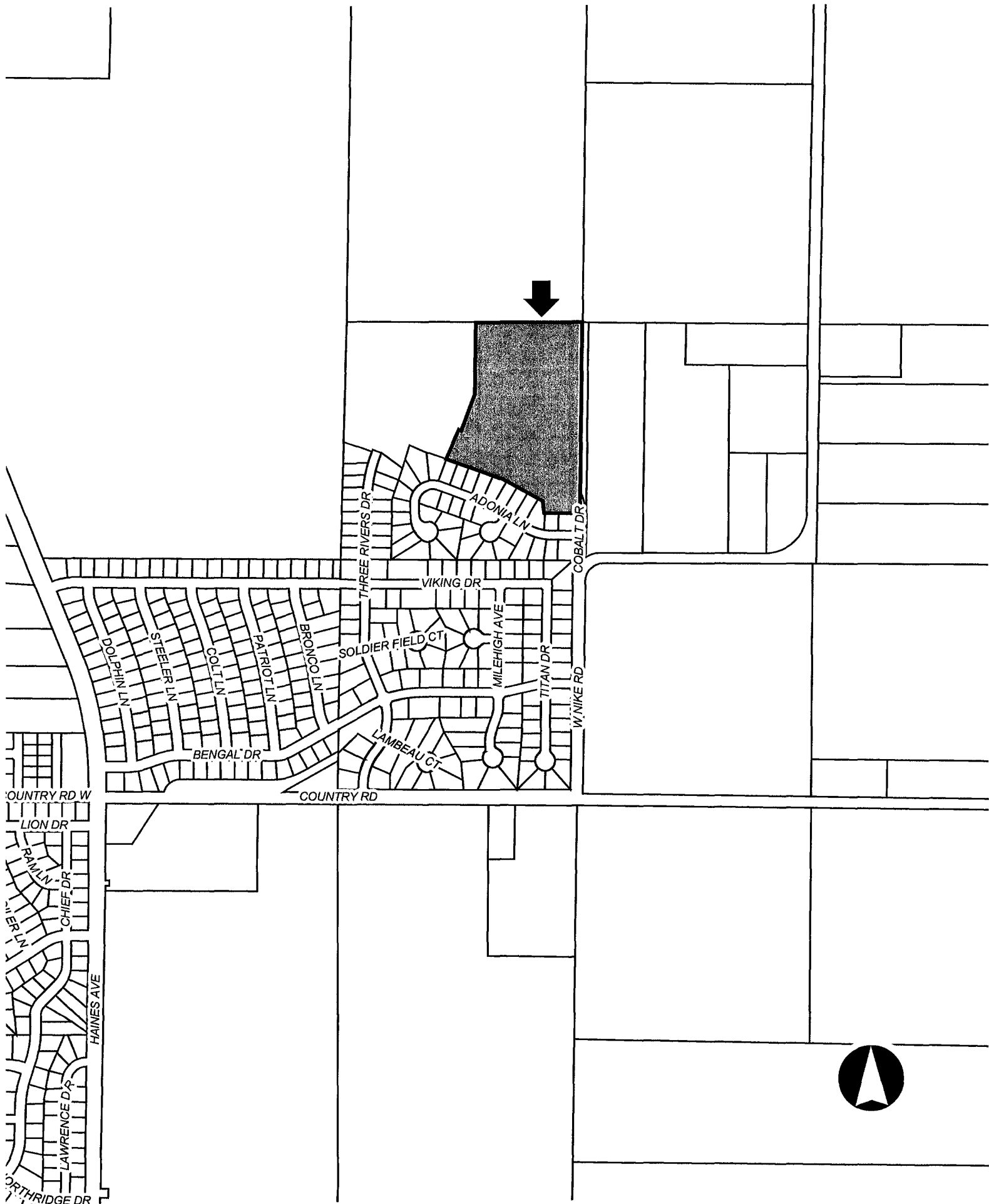
SITE LAYOUT

SHEET DESCRIPTION

PROJECT: TOWNHOUSES AT FOUNTAIN SPRINGS II
 FOUNTAIN SPRINGS PARK SUBDIVISION
 RAPID CITY, SOUTH DAKOTA

SHEET: 1

06PL133

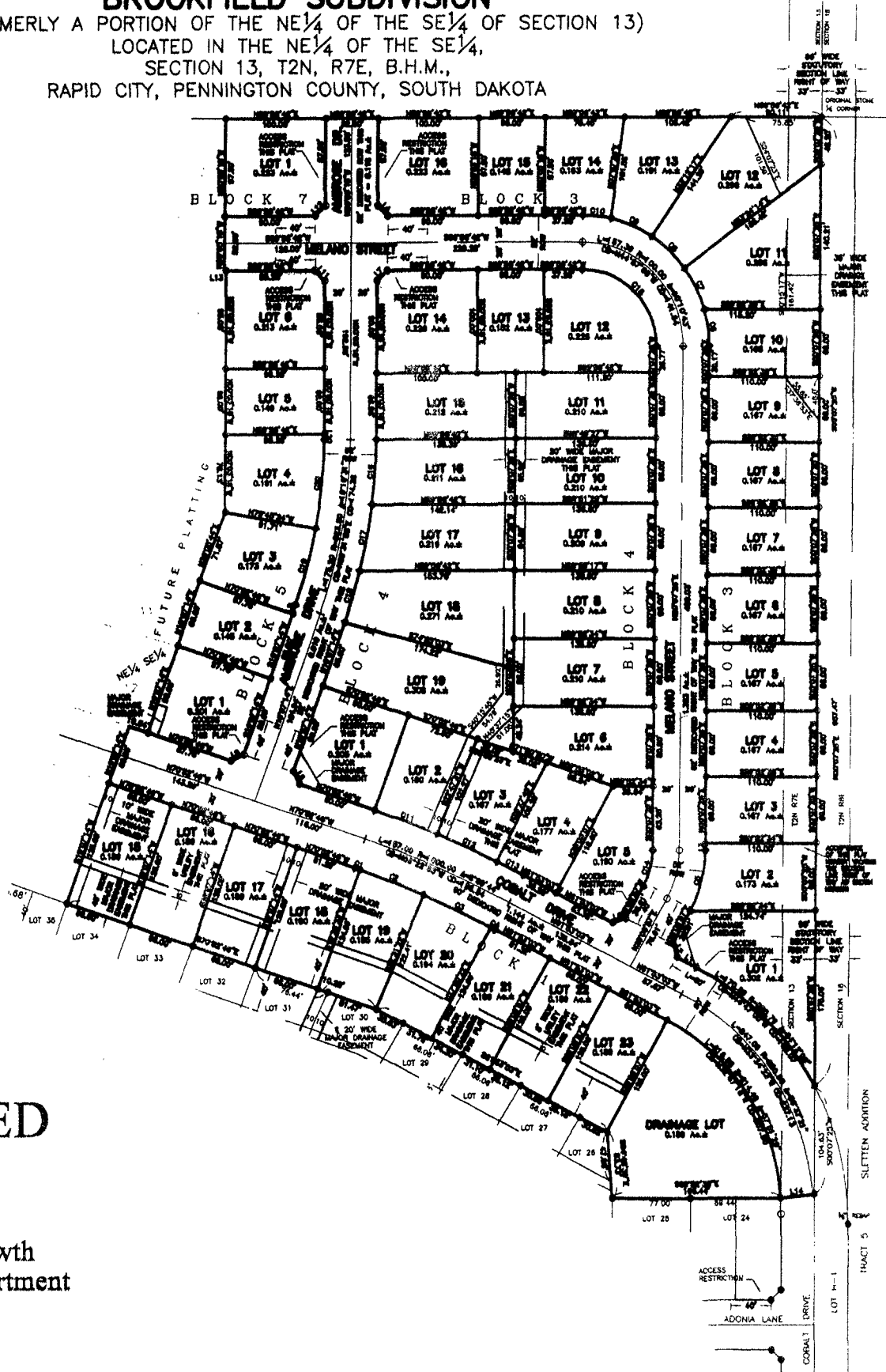


PLAT OF
**LOTS 15 THROUGH 23 OF BLOCK 1, LOTS 1 THROUGH 16 OF BLOCK 3,
 LOTS 1 THROUGH 19 OF BLOCK 4, LOTS 1 THROUGH 6 OF BLOCK 5,
 LOT 1 OF BLOCK 7, AND DRAINAGE LOT 1,**
BROOKFIELD SUBDIVISION

(FORMERLY A PORTION OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 13)
 LOCATED IN THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$,
 SECTION 13, T2N, R7E, B.H.M.,
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



NO SCALE
 AUGUST 11, 2006



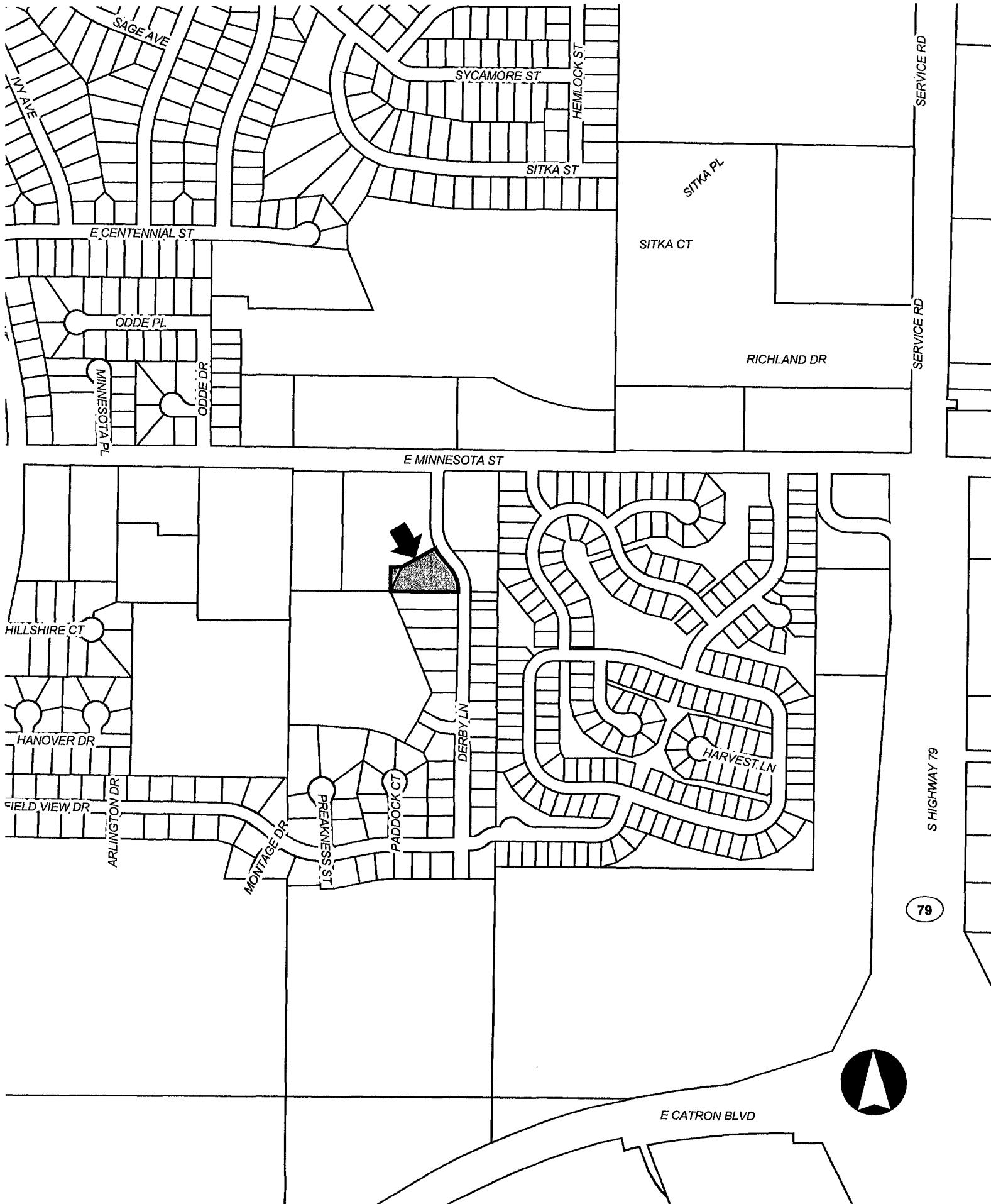
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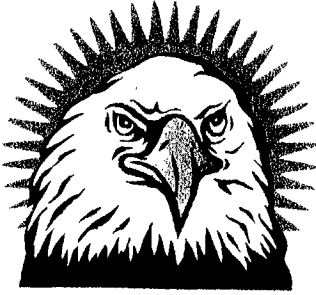
AUG 11 2006

Rapid City Growth
 Management Department

C:\DRAWINGS\3003\PHASE 2\PLAT\HT-PHASE2A.DWG, 8x11, 8/10/2006 10:44:19 AM

06PL134





Advanced Engineering & Surveying, LLC

8 West Mt. Rushmore Road • Custer, SD 57730
1030 West Main Street • P.O. Box 9743 • Rapid City, SD 57709

August 11, 2006

City of Rapid City
Growth Management
300 6th Street
Rapid City, SD 57701

Attn: Travis

Re: Derby Lane Layout Plat

Dear Travis:

I would like to provide some additional information regarding the Derby Lane Layout Plat. We have met with you on two occasions and I believe we have found a solution that is acceptable to everyone.

My client wishes to locate 2-4 plexes on the site. He prefers not to go to a more dense development. The property zoning will currently allow for a much more dense development but that is not what my client wants to develop.

My client has discussed purchasing additional property for proposed Tract 2 as well as securing the drainage easement from the adjacent property. This is the only feasible option for drainage, due to topography, the current site runoff flows across the adjacent lot and the adjacent site (west) is not feasible for development. A drainage easement probably should have been required when Lot B3 was platted, however, my client is willing to acquire the necessary easement.

The shared access was approved when Lot B3 was platted. My client will secure additional easement on that access to bring it into compliance with today's criteria for a lane/place without on-street parking. We have provided for additional off-street parking on Tract 2.

By acquiring additional property for Tract 2, the proposed layout eliminates any setback variance. The only variances we are asking for is for sewer, water, street light conduit and sidewalks (on the north side only) for the shared access. The shared access will only serve as access for 2 parcels. Water and sewer are available from Derby Lane. Any

water and sewer improvements on the access would only serve 1 parcel (proposed Tract 2) with no possibility of being extended therefore it seems unnecessary and a large expense to require these improvements on the shared access.

Derby Lane has street lighting, Somerset Court has lighting and my client is planning for interior site lighting. My client is planning to install sidewalks along the south side of the shared access and along Derby Lane. He is requesting a variance only for sidewalk on the north side of the shared access (adjacent property).

We believe that the proposed layout provides a reasonable solution to developing the site in a manner that is consistent with surrounding uses and we would ask you to support the requested variance.

If I can provide any additional information, please contact my office at 605-718-8825.

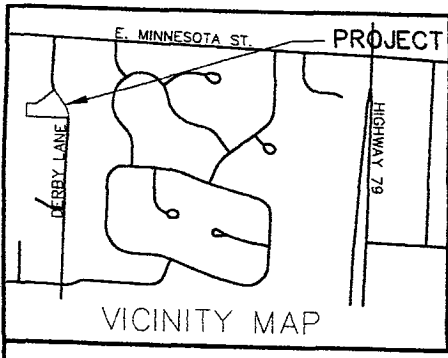
Sincerely,

Advanced Engineering & Surveying, LLC

A handwritten signature in black ink that reads "Ronald A. Bengs". The signature is written in a cursive style with a large, stylized "B" at the end.

Ronald A. Bengs, PE
Owner/Manager

S:\Land Projects\2006\06-037\DERBY LANE\adv\dwg\STILL CIV\306.T\OPTION B.dwg, SHEET 8/11/2006, 8:40:14 AM

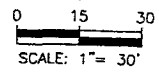


PROJECT LOCATION

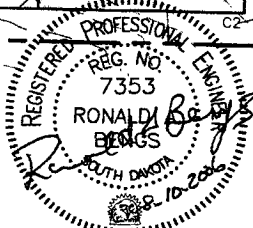
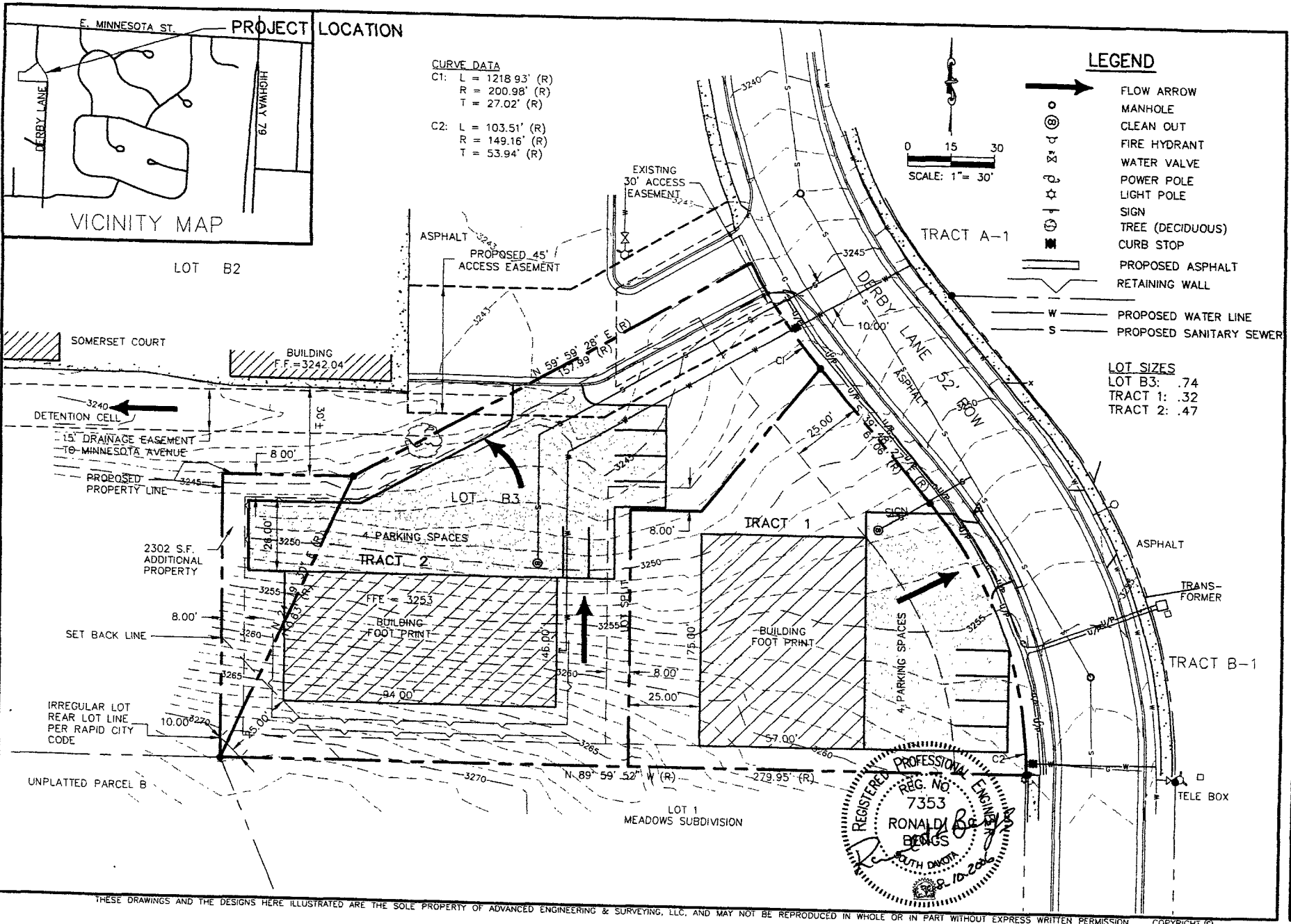
CURVE DATA
 C1: L = 1218.93' (R)
 R = 200.98' (R)
 T = 27.02' (R)
 C2: L = 103.51' (R)
 R = 149.16' (R)
 T = 53.94' (R)

LEGEND

- FLOW ARROW
- MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- LIGHT POLE
- SIGN
- TREE (DECIDUOUS)
- CURB STOP
- PROPOSED ASPHALT
- RETAINING WALL
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER



LOT SIZES
 LOT B3: .74
 TRACT 1: .32
 TRACT 2: .47



SITE LAYOUT
LAYOUT PLAN
LOT B3
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

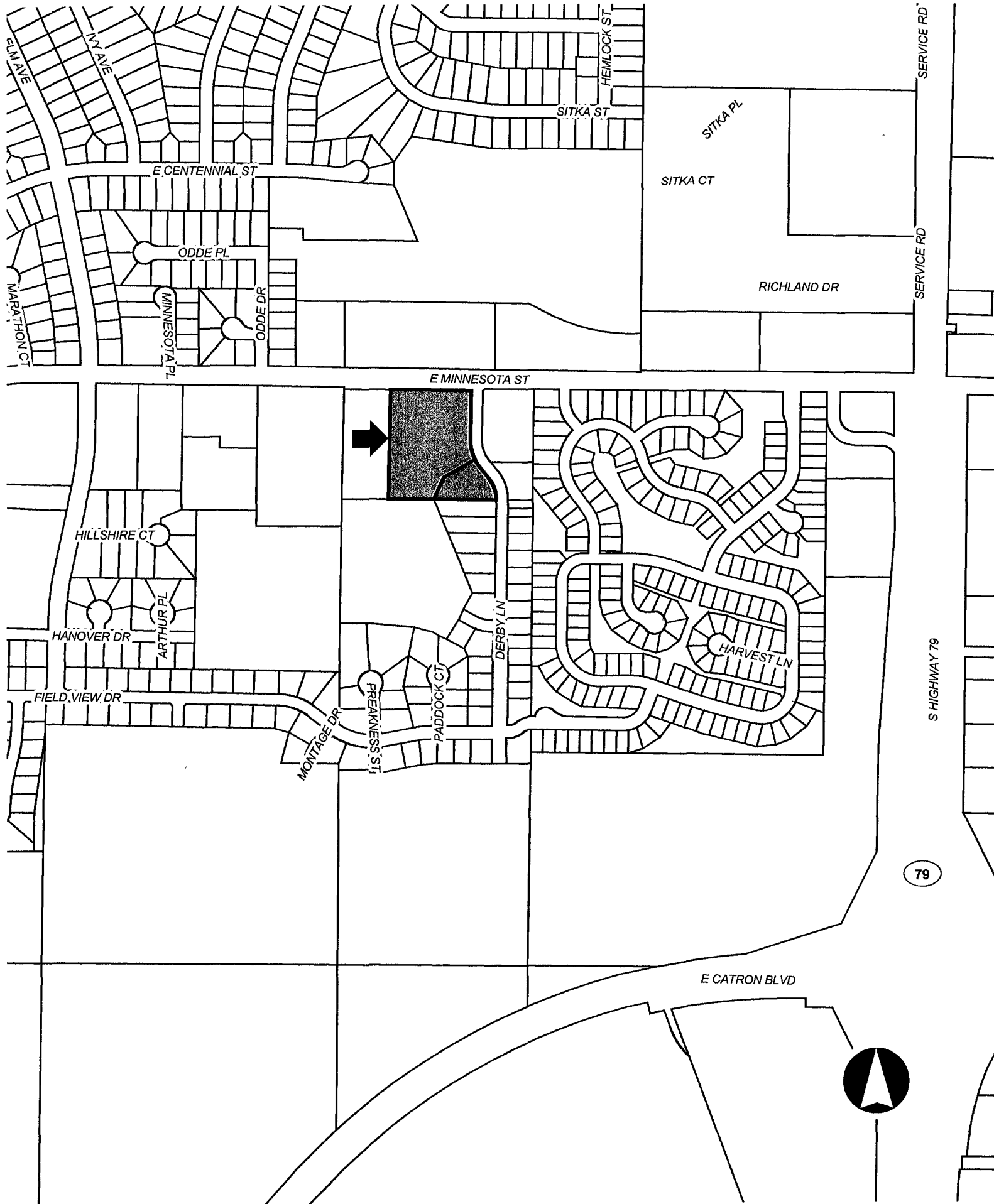
ADVANCED ENGINEERING & SURVEYING, LLC
 100 WEST MAIN STREET
 RAPID CITY, SOUTH DAKOTA 57701
 PHONE: 605-718-8825 FAX: 605-718-8837
 EMAIL: adm@adveng.com

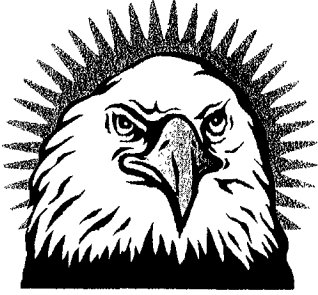
DESIGNER	RAB
DRAFTER	KLM
CHECKED	RAB
DATE	8/10/06

REVISIONS:	
DATE	
DATE	
DATE	
JOB NO	06-037

SHEET #
 1
 OF
 1

06SV051





Advanced Engineering & Surveying, LLC

8 West Mt. Rushmore Road • Custer, SD 57730
1030 West Main Street • P.O. Box 9743 • Rapid City, SD 57709

August 11, 2006

City of Rapid City
Growth Management
300 6th Street
Rapid City, SD 57701

Attn: Travis

Re: Derby Lane Layout Plat

Dear Travis:

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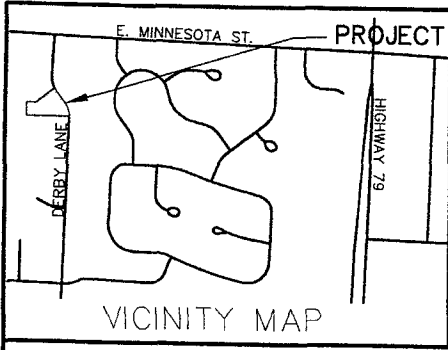
Sincerely,

Advanced Engineering & Surveying, LLC

A handwritten signature in black ink that reads "Ronald A. Bengs". The signature is written in a cursive style with a large, stylized "B" at the end.

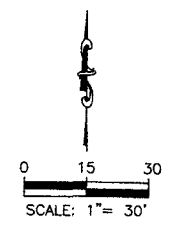
Ronald A. Bengs, PE
Owner/Manager

S:\Land Projects\2006\011 DERBY LANE\Site Layout\OPTION B.dwg, SHEET 8/1/2006 8:40 AM AXI



PROJECT LOCATION

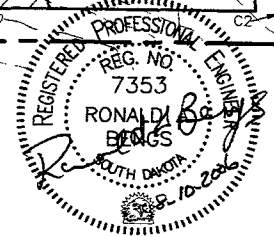
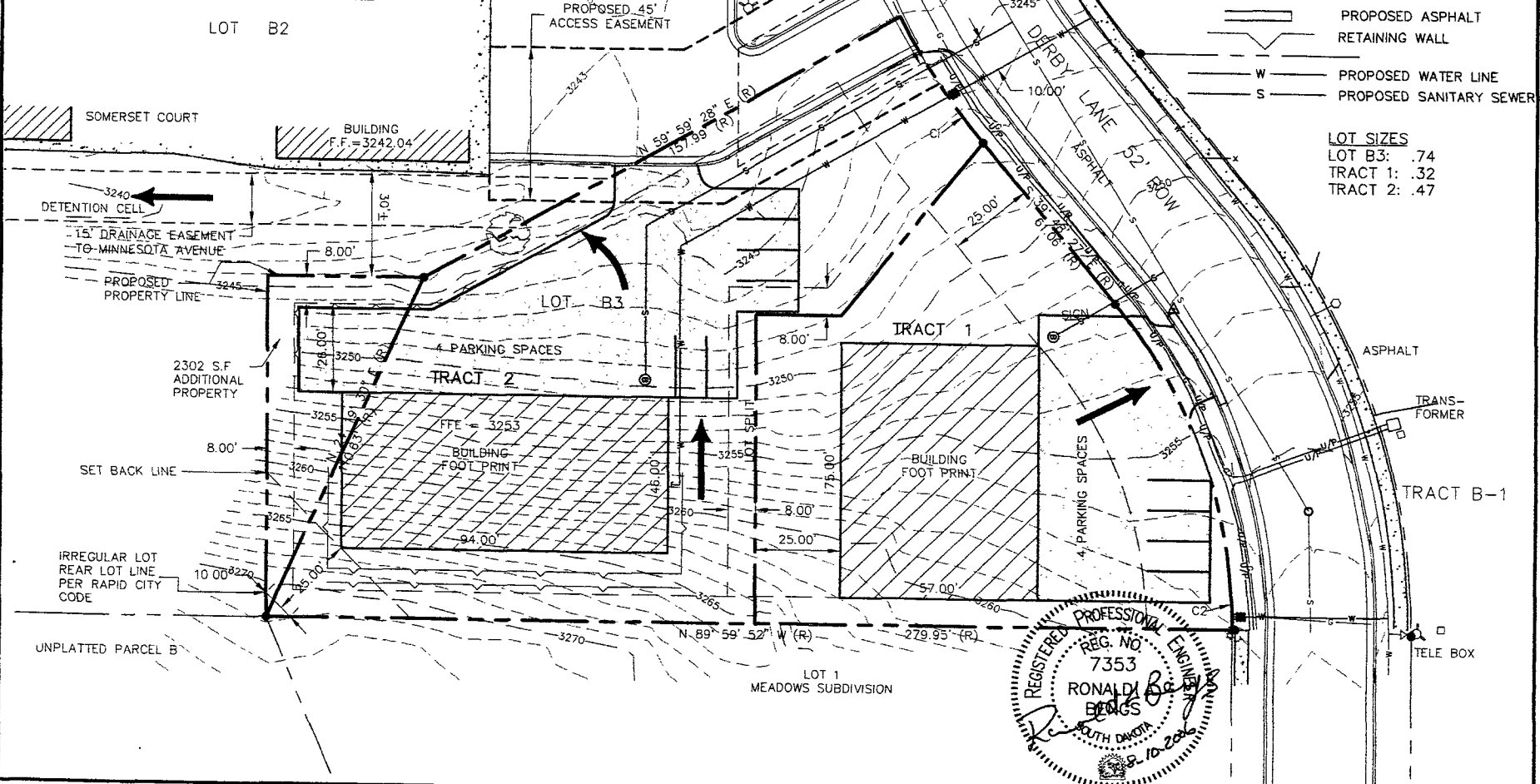
CURVE DATA
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 R = 200.98' (R)
 T = 27.02' (R)
 C2: L = 103.51' (R)
 R = 149.16' (R)
 T = 53.94' (R)



LEGEND

- FLOW ARROW
- MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- LIGHT POLE
- SIGN
- TREE (DECIDUOUS)
- CURB STOP
- PROPOSED ASPHALT
- RETAINING WALL
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER

LOT SIZES
 LOT B3: .74
 TRACT 1: .32
 TRACT 2: .47



**SITE LAYOUT
LAYOUT PLAT
LOT B3**

RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

ADVANCED ENGINEERING & SURVEYING, LLC

108 WEST MAIN STREET
RAPID CITY, SOUTH DAKOTA 57101
PHONE 605-718-8825 FAX 605-718-9837
EMAIL: advs@adv-engineering.com

DESIGNER	RAB
DRAFTER	KLM
CHECKED	RAB
DATE	8/10/06

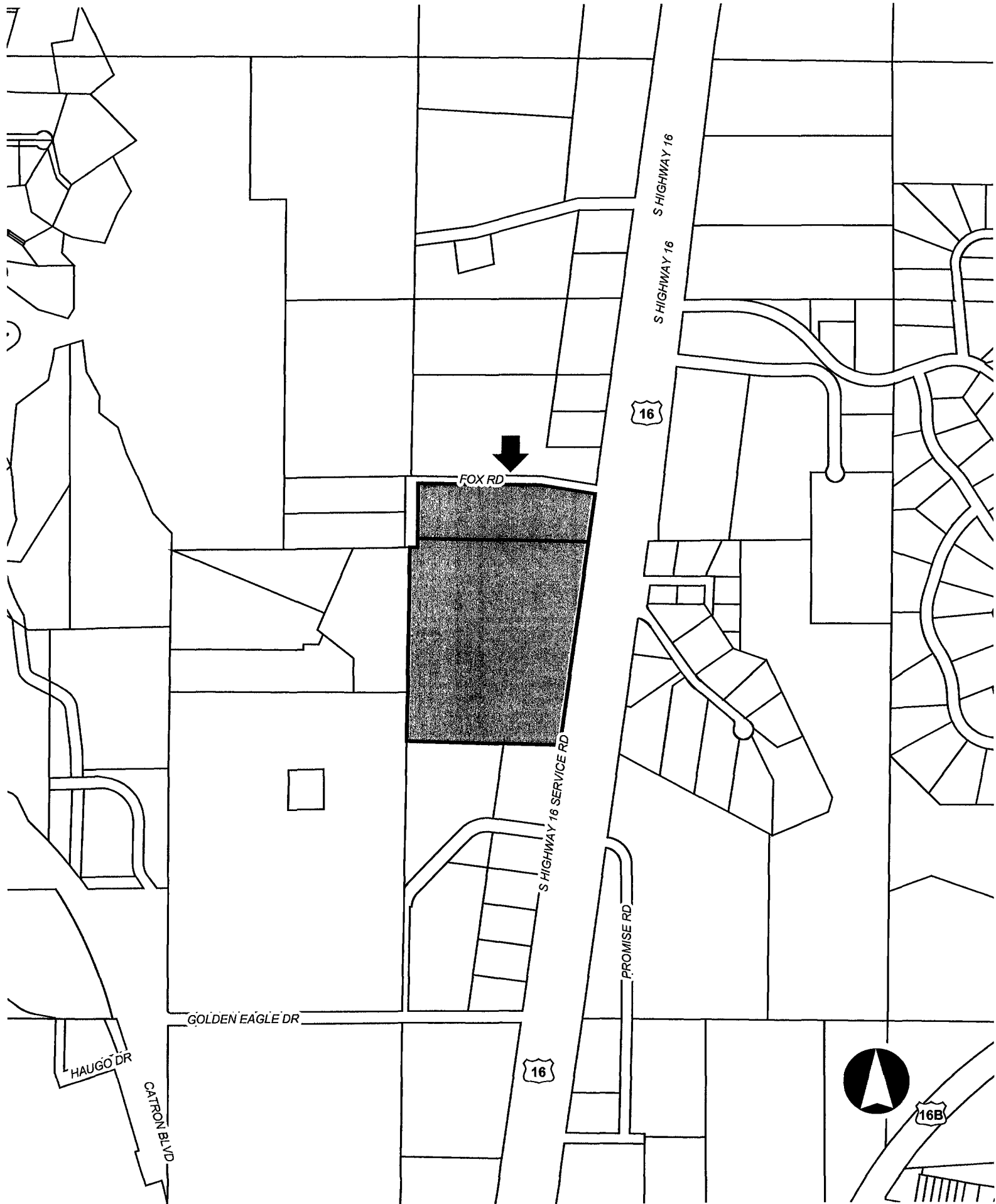
REVISIONS:

DATE			
DATE			
DATE			

JOB NO 05-037

SHEET #
1
OF
1

06PL135

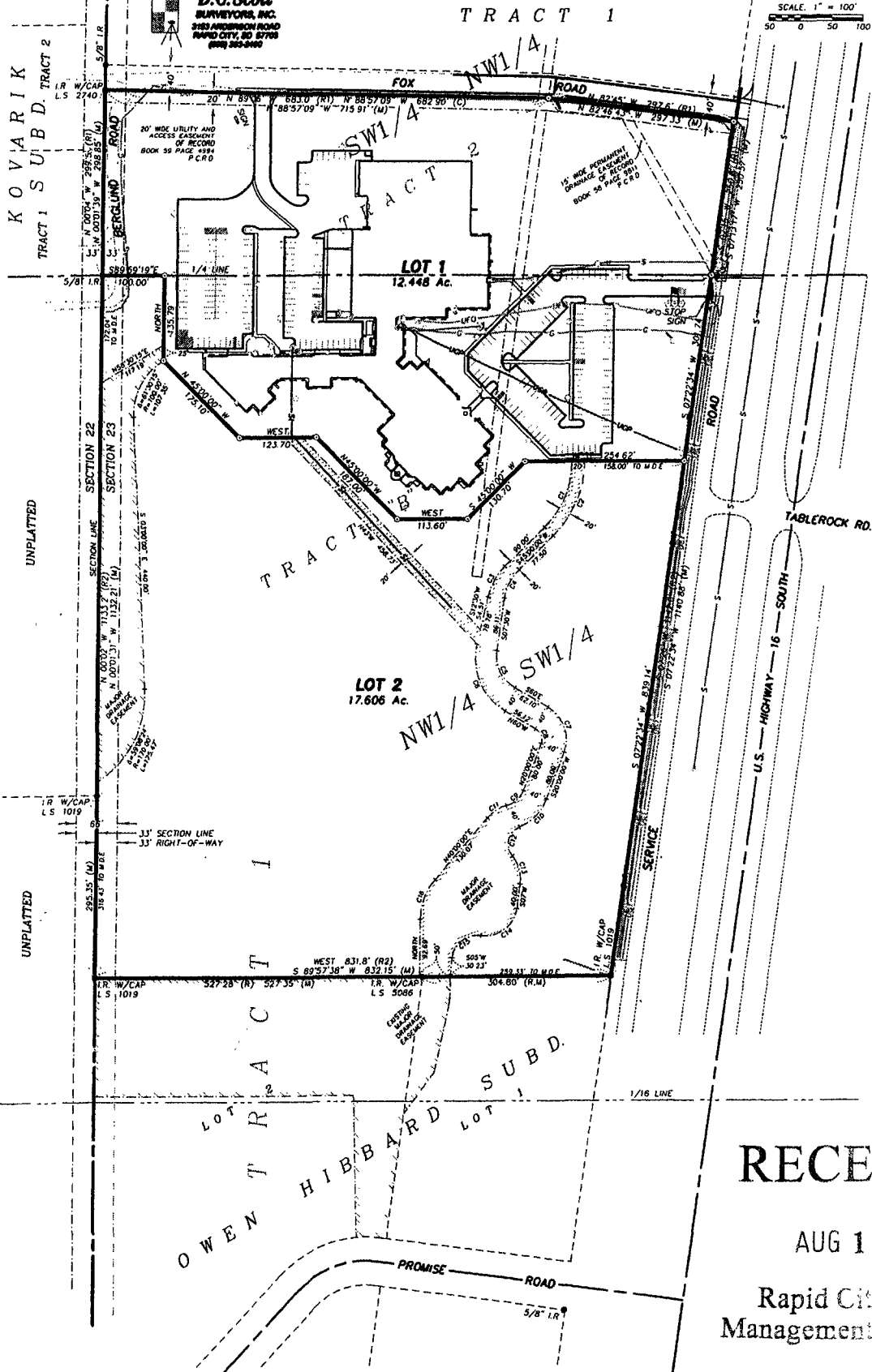


**PRELIMINARY PLAT OF
LOT 1 AND LOT 2 OF IGT SUBDIVISION
(FORMERLY TRACT "B" OF TRACT 1 OF THE W1/2 SW1/4 OF SECTION 23
AND TRACT 2 OF THE SW1/4 NW1/4 OF SECTION 23)
LOCATED IN THE NW1/4 SW1/4 AND SW1/4 NW1/4 OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.**

AUGUST, 2006

PREPARED BY:
D.C. Scott
SURVEYORS, INC.
9183 ANDERSON ROAD
RAPID CITY, SD 57108
(605) 262-2400

SCALE: 1" = 100'
50 0 50 100



RECEIVED
AUG 11 2006
Rapid City Growth
Management Department

06SV052

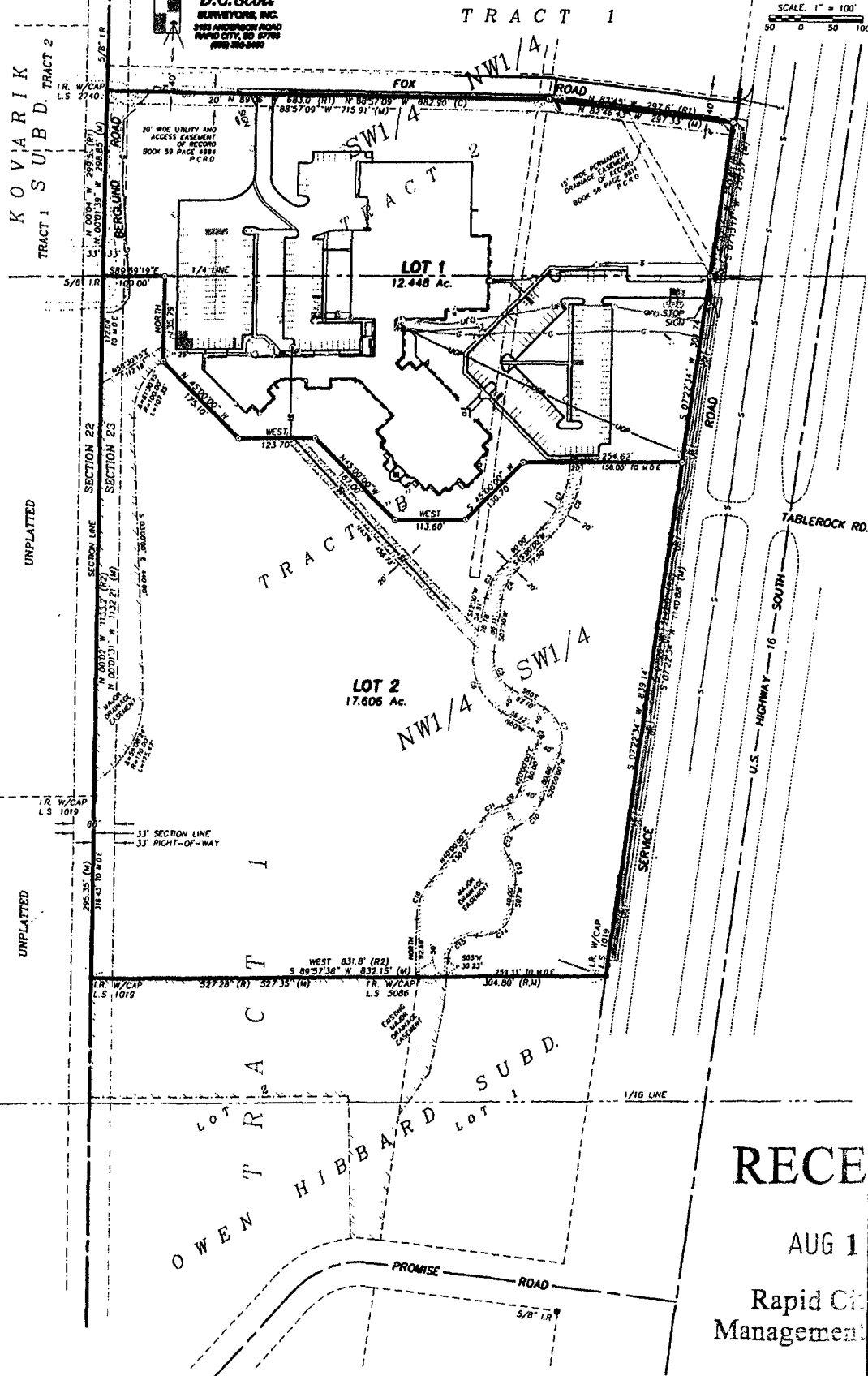


**PRELIMINARY PLAT OF
LOT 1 AND LOT 2 OF IGT SUBDIVISION
(FORMERLY TRACT "B" OF TRACT 1 OF THE W1/2 SW1/4 OF SECTION 23
AND TRACT 2 OF THE SW1/4 NW1/4 OF SECTION 23)
LOCATED IN THE NW1/4 SW1/4 AND SW1/4 NW1/4 OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.**

AUGUST, 2006

PREPARED BY:
D.C. Scott
SURVEYORS, INC.
3183 ANDERSON ROAD
RAPID CITY, SD 57708
(605) 346-3440

SCALE 1" = 100'
50 0 50 100



RECEIVED

AUG 17 2006

Rapid City Growth
Management Department