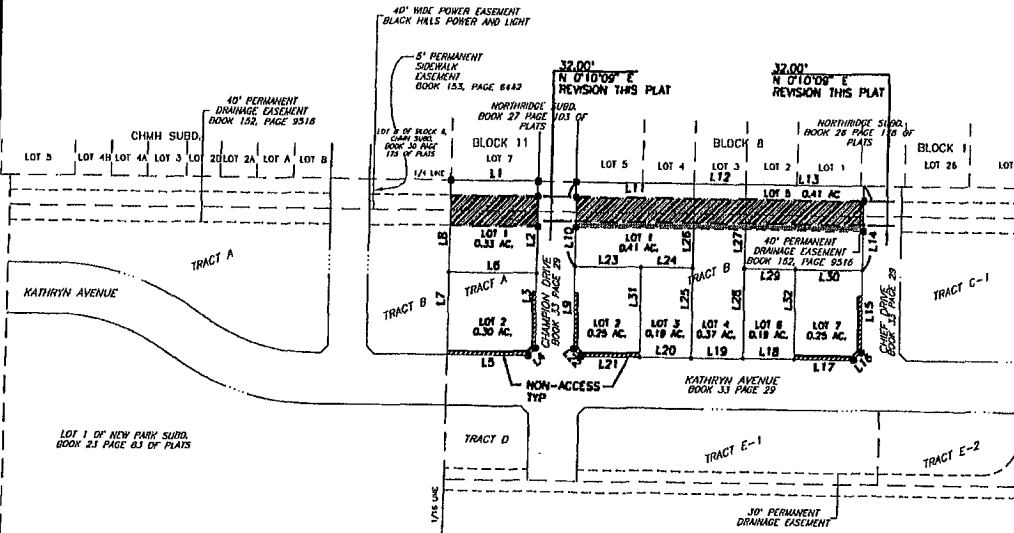


PLAT OF McMAHON SUBDIVISION
 LOTS 1 & 2 OF TRACT A AND LOTS 1-7 OF TRACT B
 ALL IN McMAHON SUBDIVISION;
 REVISIONS TO 40' PERMANENT DRAINAGE EASEMENT;
 LOCATED IN THE
 NE¼ S¼ OF
 SECTION 24, T24N, R7E, B1W
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



RECEIVED

SEP 08 2006

Rapid City Growth
 Management Department



L1	N 89°48'44"	W	119.03'
L2	N 00°10'09"	E	121.98'
L3	N 00°10'09"	E	100.00'
L4	N 48°10'09"	E	14.14'
L5	S 89°49'51"	E	110.30'
L6	S 89°49'51"	E	119.69'
L7	N 00°28'58"	E	110.00'
L8	N 00°28'58"	E	122.00'
L9	N 00°10'09"	W	110.00'
L10	S 00°10'09"	W	111.94'
L11	N 89°48'44"	W	160.48'
L12	N 89°48'44"	W	70.00'
L13	N 89°48'44"	W	129.78'
L14	N 00°10'09"	E	111.81'
L15	N 00°10'09"	E	110.00'
L16	N 48°10'09"	E	14.14'
L17	S 89°49'51"	E	79.85'
L18	S 89°49'51"	E	70.00'
L19	S 89°49'51"	E	70.00'
L20	S 89°49'51"	E	70.00'
L21	S 89°49'51"	E	80.39'
L22	S 44°49'51"	E	14.14'
L23	S 89°49'51"	E	90.44'
L24	S 89°49'51"	E	70.00'
L25	S 00°11'28"	W	120.00'
L26	S 00°11'28"	W	111.89'
L27	S 00°11'28"	W	111.88'
L28	S 00°11'28"	W	120.00'
L29	S 89°49'51"	E	70.00'
L30	S 89°49'51"	E	89.81'
L31	S 00°11'28"	W	120.00'
L32	S 00°11'28"	W	120.00'

NOTES:

1. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED BY WIDE ON THE INTERIOR SIDE OF ALL LOT LINES. (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
2. TOTAL PLATTED AREA: 2.70 ACRES; LOTS: 2.70 ACRES.
3. 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.
4. NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST SEVENTY FIVE FEET OF CORNER LOTS OR AS INDICATED HEREON.
5. ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS. (RAPID CITY ENR. DIV. REQUESTED NOTE)
6. BUILDING SETBACK REQUIREMENTS ARE AS STATED IN ZONING AND/OR PLATTING REGULATIONS.
7. ACCORDANCE OF THIS PLAT VACATES THE EXISTING 40' PERMANENT DRAINAGE EASEMENT (BOOK 152, PAGE 9316) AND REFLECTS THE ALTERATION OF SAID EASEMENT.

LEGEND

- ⊙ FOUND CORNER MONUMENT
- SET #5 REBAR WITH CAP MARKED L5 XXXX
- ▨ EXISTING 40' PERMANENT DRAINAGE EASEMENT TO BE VACATED THIS PLAT
- ▩ ALTERED PERMANENT DRAINAGE EASEMENT TO BE ACCEPTED THIS PLAT

PREPARED BY:
ARLETH & ASSOCIATES

25 KIRK ROAD
 DEADWOOD, SD 57732
 605-678-1637

JOB NO.
 05-0372

DATE: 8-11-08
 SCALE: 1" = 100'
 DRAWN: MDS

APPROVED: _____
 DWG: _____

PREPARED FOR:
 DREAM DESIGN INTERNATIONAL, INC.
 528 KANSAS CITY STREET, SUITE 4
 RAPID CITY, SD 57701
 (605) 349-1039