

07PL015

Plat of Copperfield Vista Subdivision including Lot 1 through 4 of Block 2, Lots 1 through 5 of Block 3, Lots 1 through 3 of Block 4, Lots 1 & 2 of Block 5, and Lots 1 through 6 of Block 6

January 26, 2007
 Revised March 1, 2007
 Revised March 15, 2007
 Revised May 29, 2007
 Revised June 19, 2007
 Basis of Bearings
 GPS Observation



located in the E 1/2 NW 1/4, and the NE 1/4 SW 1/4, Section 4, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota

Prepared by:
 Flak Land Surveying &
 Consulting Engineers, Inc.
 P.O. Box 8164
 Rapid City, South Dakota 57709
 605-348-1838
 Project # 06-00-03

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JUL 25 2007

Utility and Minor Drainage Easements 8' on the Interior side of Right-of-Way

Rapid City Growth

Public Works Department

All Major Drainage Easements shown hereon shall be in full free of all obstructions including but not limited to buildings, walls, fences, etc. The owner shall maintain, inspect, and repair such improvements and structures as he deems expedient to facilitate drainage from any source.

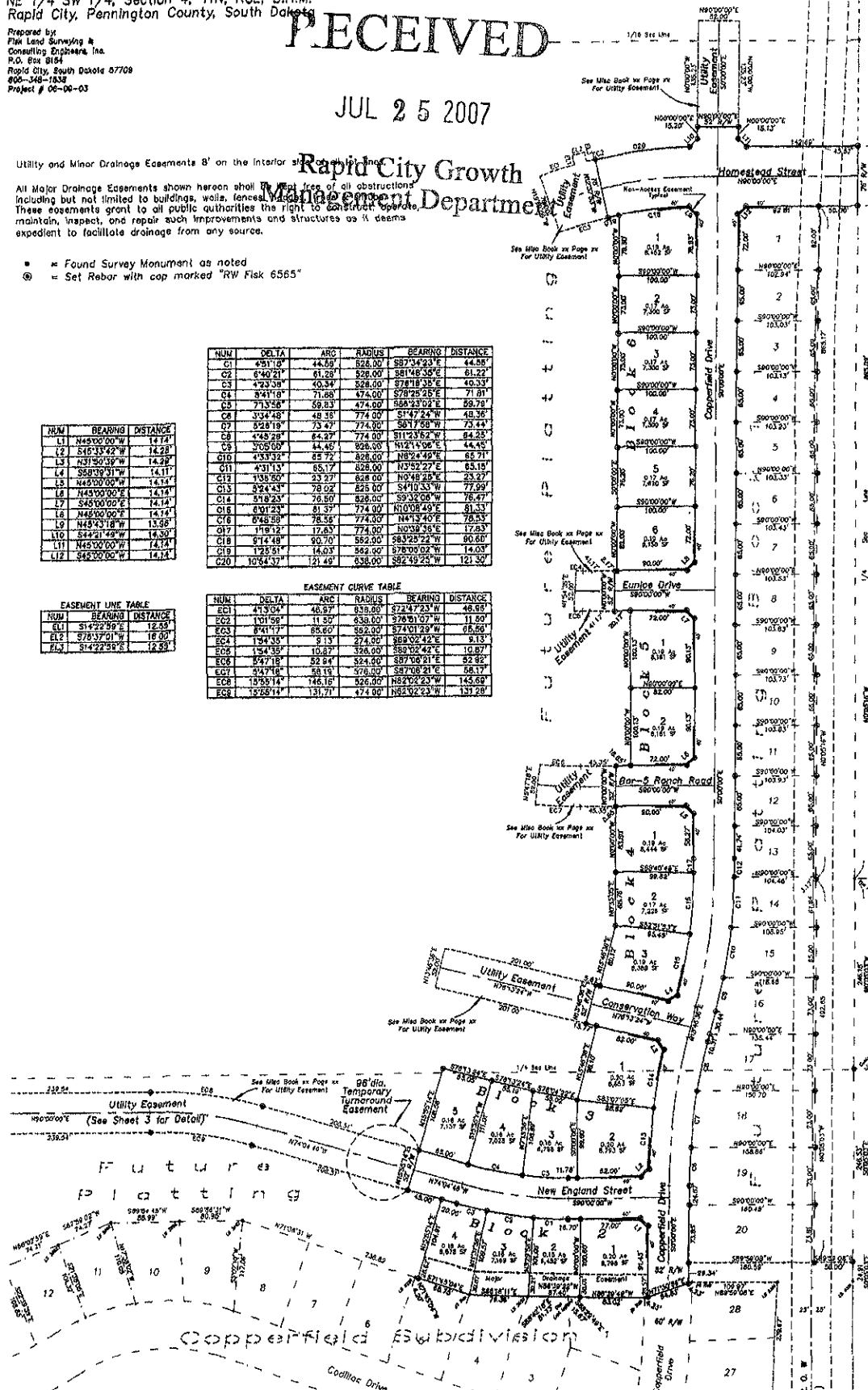
- = Found Survey Monument as noted
- = Set Rebar with cap marked "RW Risk 6565"

RUN	BEARING	DISTANCE
L1	N45°00'00"W	14.74'
L2	S45°00'00"E	14.74'
L3	N31°50'39"W	14.29'
L4	S59°39'31"W	14.11'
L5	N45°00'00"W	14.74'
L6	N45°00'00"E	14.74'
L7	N45°00'00"W	14.74'
L8	N45°00'00"E	14.74'
L9	N49°43'18"W	13.99'
L10	S42°21'45"W	16.30'
L11	N45°00'00"W	14.74'
L12	S45°00'00"W	14.74'

RUN	BEARING	DISTANCE
EL1	S1°22'59"E	12.63'
EL2	S76°37'01"W	16.00'
EL3	S14°22'58"E	12.59'

RUN	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°51'10"	44.59'	826.00'	S87°34'23"E	44.55'
C2	6°40'21"	61.29'	826.00'	S81°48'58"E	61.22'
C3	4°23'08"	40.34'	826.00'	S78°18'35"E	40.33'
C4	9°41'19"	71.88'	826.00'	S78°29'35"E	71.91'
C5	7°13'58"	48.83'	826.00'	S83°22'02"E	59.74'
C6	3°14'48"	28.38'	826.00'	S74°42'24"W	48.36'
C7	5°28'19"	53.47'	826.00'	S81°7'59"W	73.44'
C8	4°45'29"	44.27'	826.00'	S11°23'62"W	84.25'
C9	3°05'09"	26.45'	826.00'	N12°14'56"E	44.45'
C10	4°33'52"	45.72'	826.00'	N8°54'49"E	65.71'
C11	4°31'13"	45.17'	826.00'	N3°52'22"E	65.15'
C12	1°38'50"	23.27'	826.00'	N0°48'28"E	23.27'
C13	3°24'43"	38.02'	826.00'	S4°10'33"W	77.99'
C14	5°18'23"	48.50'	826.00'	S9°32'08"W	76.47'
C15	8°01'23"	81.57'	826.00'	N0°08'49"E	81.53'
C16	6°48'29"	58.56'	826.00'	N4°13'40"E	78.53'
C17	1°19'12"	17.63'	826.00'	N0°39'36"E	17.63'
C18	6°14'48"	50.70'	826.00'	S83°28'22"W	90.60'
C19	1°25'51"	14.03'	826.00'	S78°00'02"W	14.03'
C20	10°54'37"	121.49'	826.00'	S82°49'23"W	121.30'

RUN	DELTA	ARC	RADIUS	BEARING	DISTANCE
EC1	41°35'04"	46.87'	838.00'	S72°42'23"W	46.88'
EC2	1°01'56"	11.82'	638.00'	S78°51'07"W	11.90'
EC3	8°41'17"	85.60'	582.00'	S74°01'29"W	65.56'
EC4	1°34'33"	9.13'	274.00'	S88°02'32"E	9.13'
EC5	1°54'35"	10.87'	336.00'	S82°05'42"E	10.87'
EC6	5°47'18"	52.84'	324.00'	S87°00'21"E	52.92'
EC7	4°47'16"	58.19'	578.00'	S87°08'21"E	58.17'
EC8	1°55'14"	146.15'	526.00'	N82°02'23"W	145.69'
EC9	15°58'14"	131.71'	474.00'	N82°02'23"W	131.28'



Copperfield Subdivision

Cordillier Drive

07PL015

Plat of Copperfield Vista Subdivision including Lot 1 through 4 of Block 2, Lots 1 through 5 of Block 3, Lots 1 through 3 of Block 4, Lots 1 & 2 of Block 5, and Lots 1 through 6 of Block 6

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 GPS Observation

located in the E 1/2 NW 1/4, and the NE 1/4 SW 1/4, Section 4, T1N, R8E, S4M, Rapid City, Pennington County, South Dakota

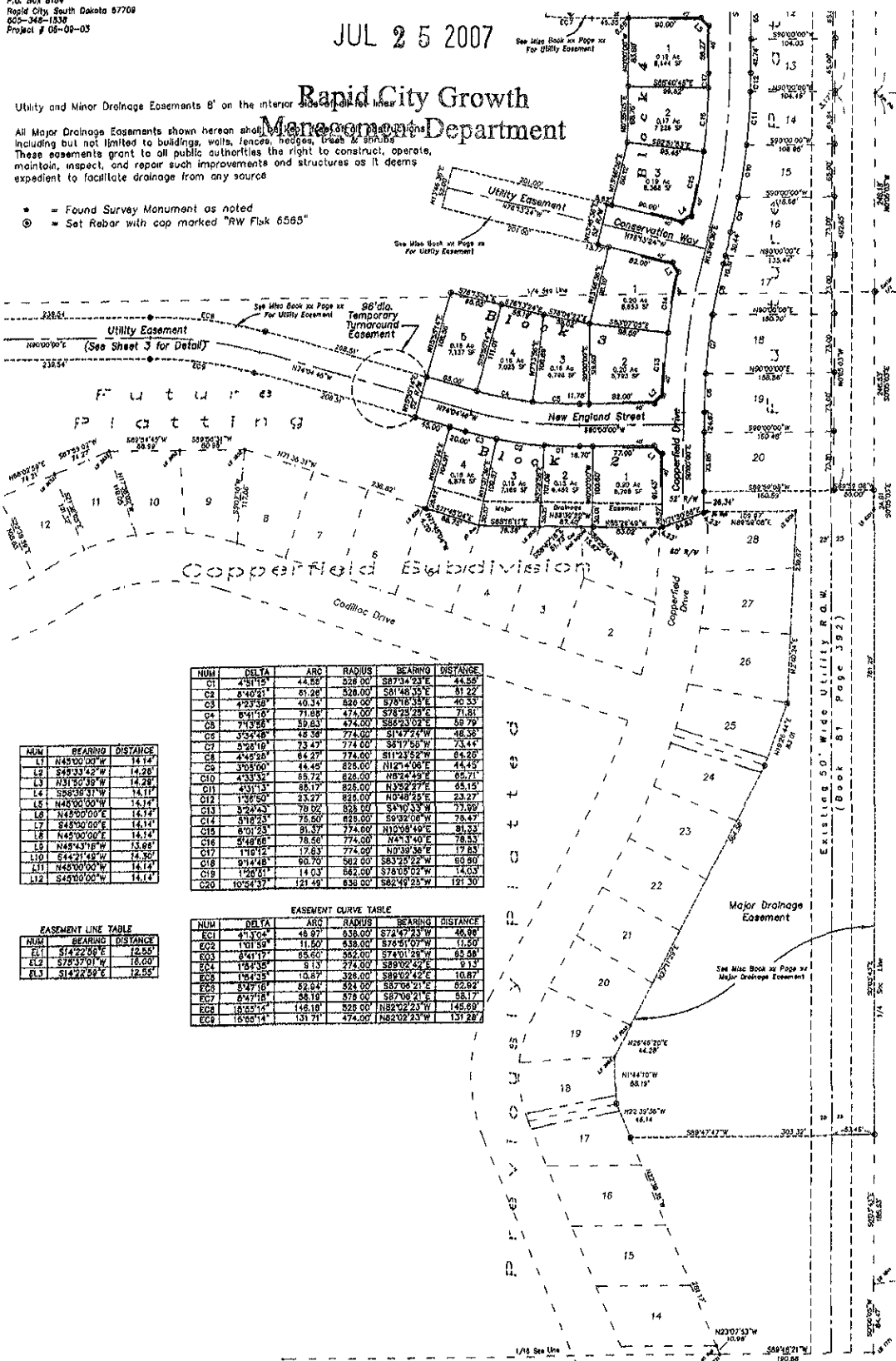
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Rapid City Growth Management Department

Utility and Minor Drainage Easements B' on the interior side of the line... All Major Drainage Easements shown hereon shall be installed... 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

- = Found Survey Monument as noted
- ⊙ = Set Rebar with cap marked "RW Flak 6565"



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°51'15"	44.58'	328.00'	S87°04'23"E	44.58'
C2	8°40'51"	81.28'	328.00'	S84°04'35"E	81.28'
C3	2°33'58"	40.34'	328.00'	S78°08'33"E	40.33'
C4	6°41'59"	71.88'	474.00'	S78°28'28"E	71.81'
C5	7°13'58"	59.63'	474.00'	S82°23'02"E	59.79'
C6	3°54'28"	48.38'	774.00'	S147°24'W	48.38'
C7	5°58'19"	32.47'	774.00'	S87°05'W	72.44'
C8	4°49'58"	44.42'	828.00'	S112°52'W	84.28'
C9	3°52'00"	44.42'	828.00'	S112°4'08"E	44.42'
C10	4°33'31"	85.72'	828.00'	N87°44'8"E	85.71'
C11	4°01'13"	86.17'	828.00'	N85°27'8"E	85.19'
C12	1°36'50"	33.27'	828.00'	N04°02'05"E	23.27'
C13	3°22'53"	78.02'	858.00'	S4°10'33"W	73.99'
C14	5°18'23"	76.60'	828.00'	S9°35'08"W	78.47'
C15	6°01'23"	81.37'	774.00'	N10°08'49"E	81.23'
C16	5°48'08"	78.68'	774.00'	N4°34'40"E	78.53'
C17	1°18'12"	17.83'	774.00'	N03°06'06"E	17.83'
C18	9°14'48"	80.70'	562.00'	S83°29'22"W	80.80'
C19	1°28'51"	14.03'	562.00'	S78°05'02"W	14.03'
C20	10°54'37"	121.49'	838.00'	S82°49'25"W	121.30'

NUM	BEARING	DISTANCE
L1	N45°00'00"W	14.14'
L2	S48°33'42"W	14.28'
L3	N31°50'38"W	14.28'
L4	S88°08'31"W	14.11'
L5	N48°00'00"W	14.14'
L6	N48°00'00"E	14.14'
L7	S48°00'00"E	14.14'
L8	N48°00'00"E	14.14'
L9	N48°43'18"W	13.88'
L10	S44°21'48"W	14.30'
L11	N48°00'00"W	14.14'
L12	S48°00'00"W	14.14'

EASEMENT LINE TABLE

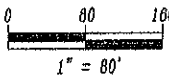
NUM	BEARING	DISTANCE
EL1	S14°22'36"E	12.55'
EL2	S78°37'01"W	18.00'
EL3	S14°22'36"E	12.55'

EASEMENT CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
EC1	4°13'06"	48.97'	538.00'	S74°45'23"W	48.98'
EC2	1°01'59"	11.50'	435.00'	S74°01'07"W	11.50'
EC3	8°41'17"	85.60'	382.00'	S74°01'28"W	85.58'
EC4	1°43'38"	9.13'	274.00'	S89°02'42"E	9.13'
EC5	19°43'35"	10.87'	328.00'	S89°02'42"E	10.87'
EC6	8°47'10"	82.24'	324.00'	S78°08'21"E	82.88'
EC7	8°47'18"	84.18'	324.00'	S87°08'16"E	85.19'
EC8	18°52'14"	148.18'	528.00'	N82°02'23"W	145.59'
EC9	10°55'14"	131.71'	474.00'	N82°02'23"W	131.28'

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Rapid City Growth Management Department

located in the E 1/2 NW 1/4, and the NE 1/4 SW 1/4, Section 4, T1N, R8E, B.H.M. Rapid City, Pennington County, South Dakota

Prepared by:
Flak Land Surveying &
Consulting Engineers, Inc.
P.O. Box 8164
Rapid City, South Dakota 57709
605-346-1336
Project # 05-09-03

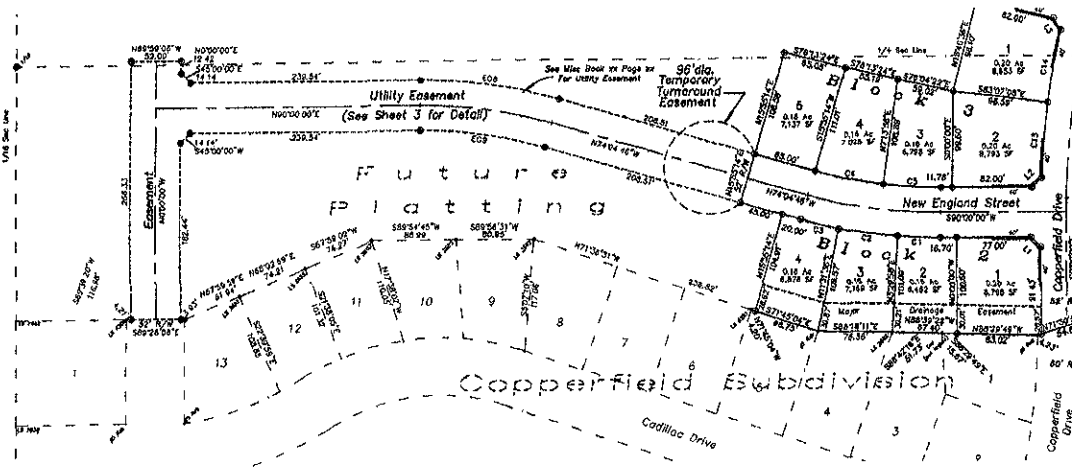
Utility and Minor Drainage Easements 8' on the interior side of all lot lines

All Major Drainage Easements shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees & 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.

- = Found Survey Monument as noted
- ⊙ = Set Rebar with cap marked "RW Flak 6585"

EASEMENT CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
EC1	413.04"	48.97'	339.00'	S72°47'53"W	48.86'
EC2	1101.59"	132.50'	638.00'	S76°51'57"W	112.50'
EC3	8741.77"	65.60'	562.00'	S74°01'28"W	65.58'
EC4	1747.35"	6.13'	274.00'	S80°02'42"E	6.13'
EC5	1747.35"	10.67'	336.00'	S89°02'42"E	10.67'
EC6	8437.18"	65.94'	374.00'	S87°09'21"E	65.92'
EC7	9437.18"	58.16'	376.00'	S87°09'21"E	58.17'
EC8	12551.14"	146.16'	526.00'	S82°02'23"W	146.80'
EC9	12551.14"	131.71'	474.00'	N82°02'23"W	131.28'



CERTIFICATE OF SURVEYOR State of South Dakota County of Pennington ss

I, Ronald W. Flak, Registered Land Surveyor No. 6585 in the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plot of the land shown and described hereon and that the same is, in all things, true and correct to the best of my knowledge and belief, in Witness Whereof, I have hereunto set my hand and official seal this _____ day of _____, 2007.
Ronald W. Flak
Registered Land Surveyor No. 6585

CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP State of South Dakota County of Pennington ss

I, Ross Johnson, President of Johnson Bar Five Ranch, Inc., do hereby certify that Johnson Bar Five Ranch, Inc. is the owner of the above described lands and that on their behalf I did authorize and do hereby approve the survey and within plot of said land, and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Ross Johnson - President of Johnson Bar Five Ranch, Inc. - Owner
On this _____ day of _____, 2007, before me, a Notary Public, personally appeared Ross Johnson, known to me to be the person described in the foregoing instrument and acknowledged to me that they signed the same.
Notary Public _____ My Commission Expires _____

CERTIFICATE OF STREET AUTHORITY State of South Dakota County of Pennington ss

The location of the proposed access road to the County or State Highway or the City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.
Street Authority _____ Date _____

CERTIFICATE OF COUNTY TREASURER State of South Dakota County of Pennington ss

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands have been fully paid according to the records of my office.
Dated this _____ day of _____, 2007. Treasurer of Pennington County _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION State of South Dakota County of Pennington ss

I, Director of Equalization of Pennington County, do hereby certify that I have on file in my office a copy of the within described plot of land.
Dated this _____ day of _____, 2007. Director of Equalization of Pennington County _____
APPROVED _____ DATE _____

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss

I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the within described lands are fully paid according to the records of my office.
Dated this _____ day of _____, 2007. Finance Officer of the City of Rapid City _____

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR State of South Dakota County of Pennington ss

I, Growth Management Director of the City of Rapid City, have reviewed this plat and found it to conform to the subdivision requirements of Chapter 16.080.035 of the Rapid City Municipal Code and as such I have approved this plat as a final plat.
Dated this _____ day of _____, 2007. Growth Management Director of the City of Rapid City _____

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss

I, Finance Officer of the City of Rapid City, do hereby certify that the Growth Management Director of the City of Rapid City, has approved this Final Plat as shown hereon.
Dated this _____ day of _____, 2007. Finance Officer of the City of Rapid City _____

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Pennington ss

Filed this _____ day of _____, 20____, at _____ o'clock _____ M., and Recorded in Plat Book _____ on Page _____
Register of Deeds of Pennington County _____ Fee _____