

**CENTERLINE**

520 Kansas City Street ♦ Suite 307  
Rapid City, South Dakota 57701  
PH: 605-341-3193 FX: 605-341-3358  
centrline@aol.com

**DESIGN MEMORANDUM**

**TO: Growth Management**  
**FROM: Lawrence M. Kostaneski, PE**  
**DATE: August 8, 2008**

**RE: 08-118 Rapid City Implement Project: Mall Dr. Sewer Extension**

CC: RCI

Message:

Rapid City Implement is an ~ 13.5 acre General Commercial parcel located at the east end of existing Disk Dr. (Tract F Marshall Heights Sub #2 LOCATED IN SW1/4 OF NE1/4 SECTION 30, T2N, R8E, BHM RAPID CITY, PENNINGTON COUNTY, SD). The property is scheduled for re-development, therefore water and sewer will be needed to accommodate the new buildings.

There is a project planned to extend high and low pressure water mains from Rushmore Crossing to Mall Dr., which is currently under construction. The city wisely required water and sewer stubs from Mall Dr that can be used to service the RC Implement property as well as the existing commercial development along Disk Dr.

This project seeks to capitalize on the city's foresight by extending the sewer main to the property, thereby eliminating the need for a costly and problematic lift station and force main under I-90 that had been planned in the past.

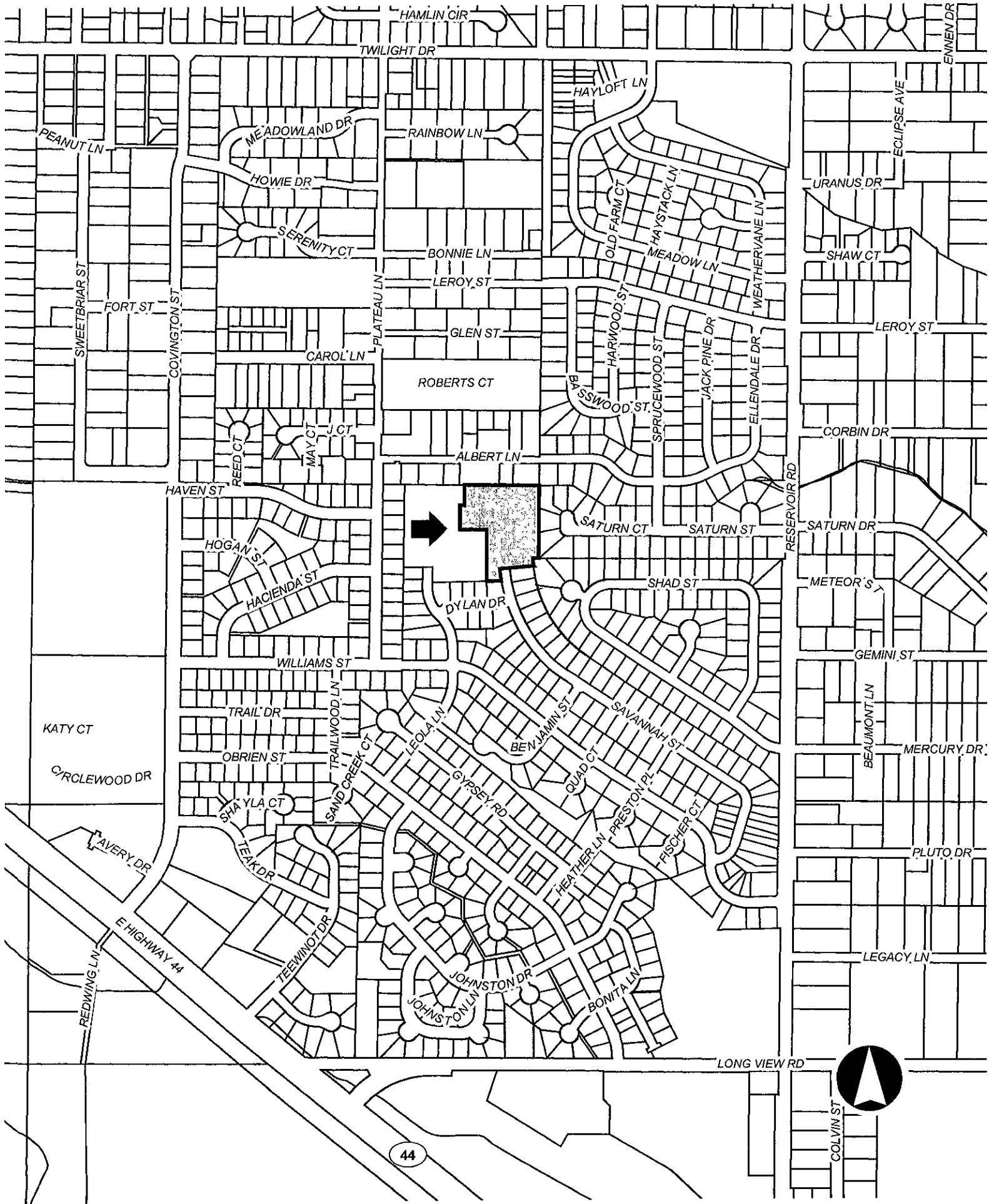
The work is proposed within an existing 25' utility easement created for this purpose. The RCI site is available for staging of contractor's work forces, materials, etc.

There is no formal ESCP plan included due to the small footprint of the work. However, plan notes identify sediment control items and the need to prevent sediment from leaving the work zone. We are also as re-vegetating the disturbed area immediately upon completion of the backfill.

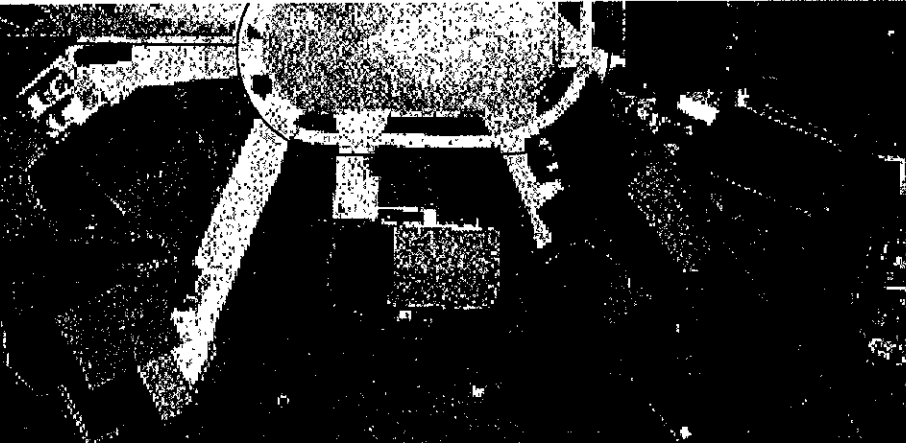
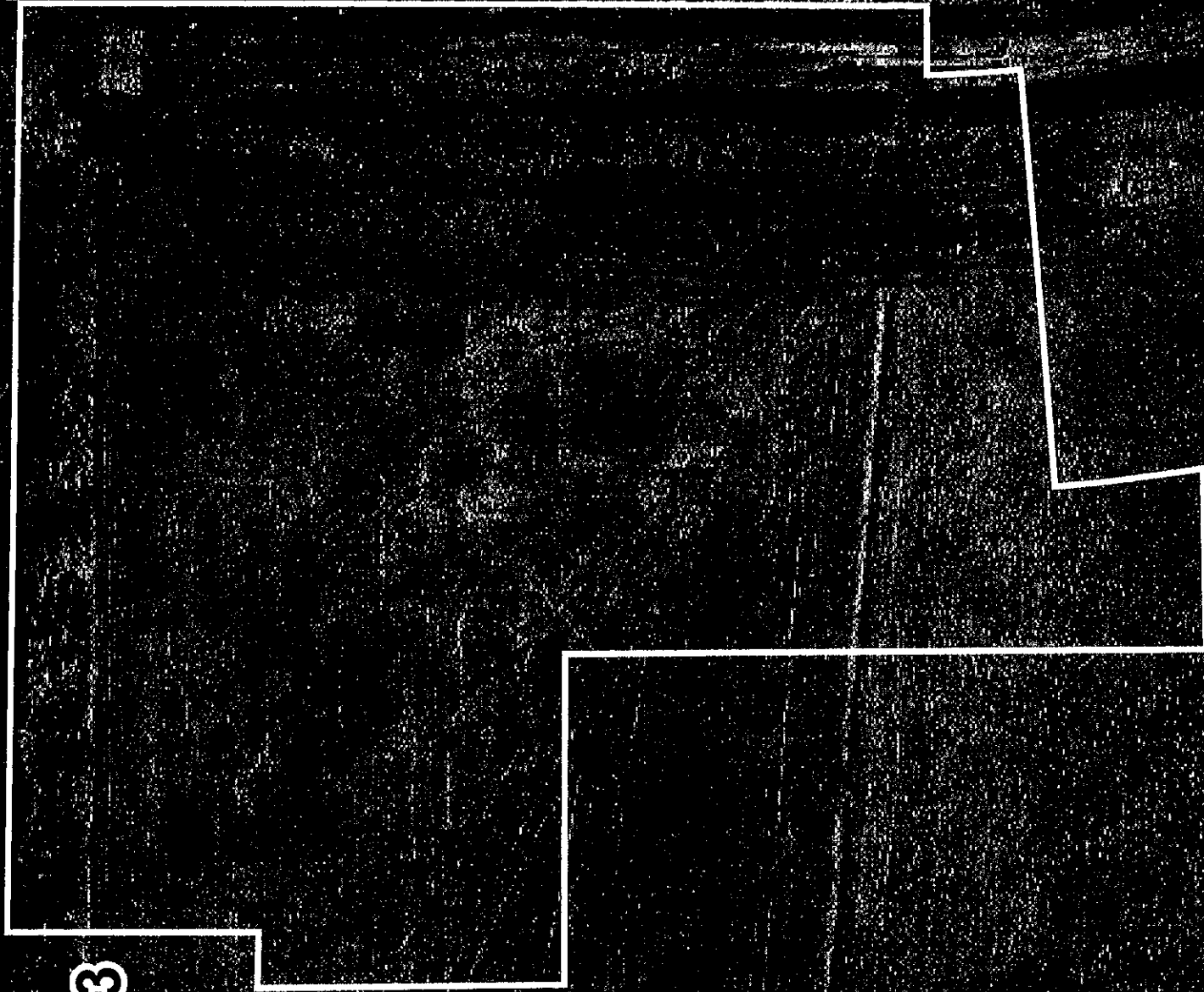
Please call with questions.

END

# 08SV043

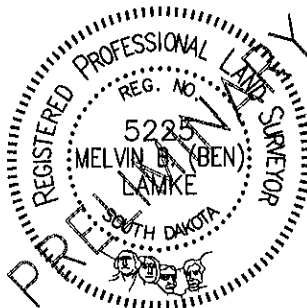
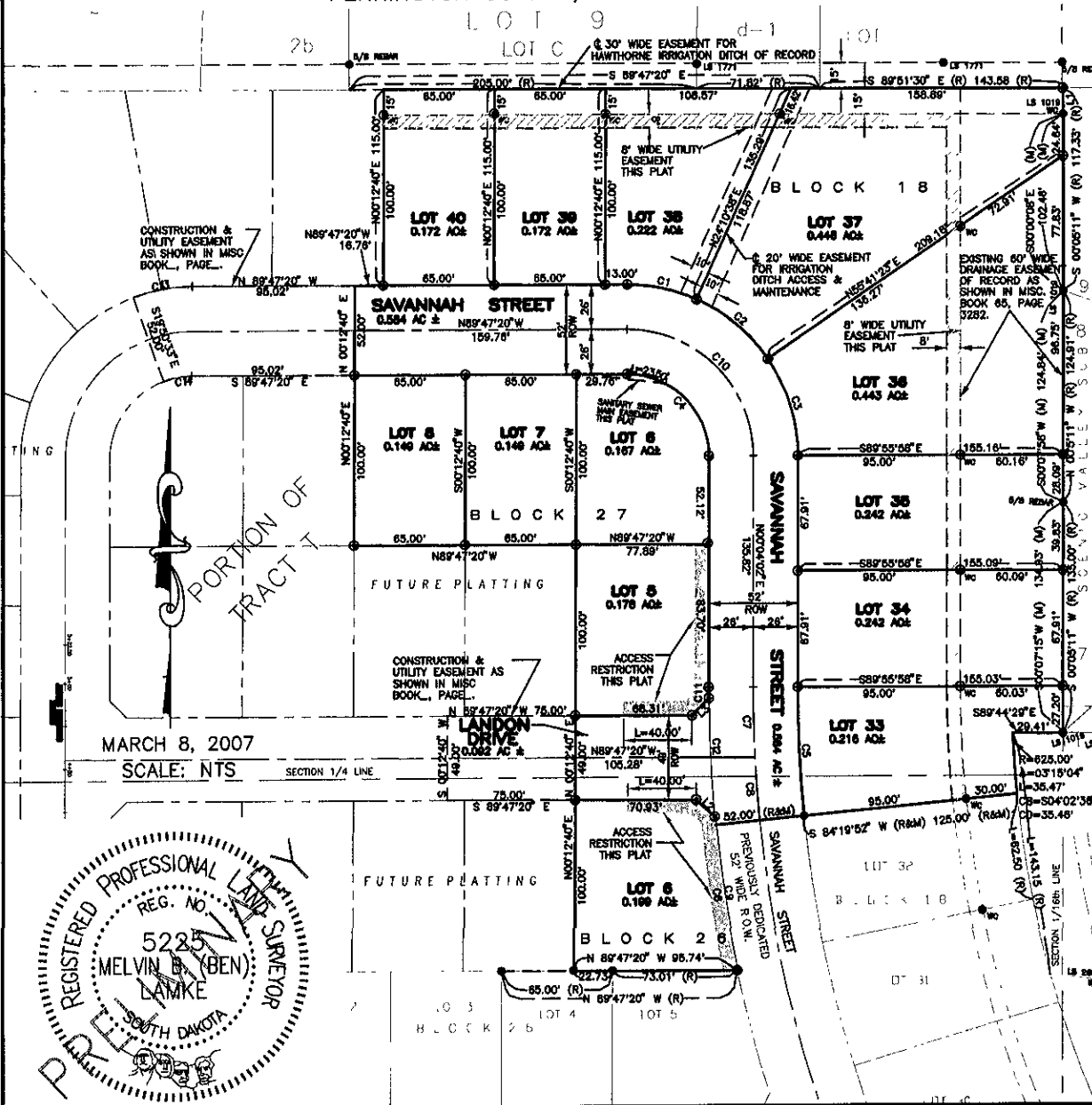


08SV043



PLAT OF  
**LOTS 33 THROUGH 40 OF BLOCK 18,**  
**LOT 6 OF BLOCK 26, LOTS 5 THROUGH 8 OF BLOCK 27,**  
**TRAILWOOD VILLAGE**

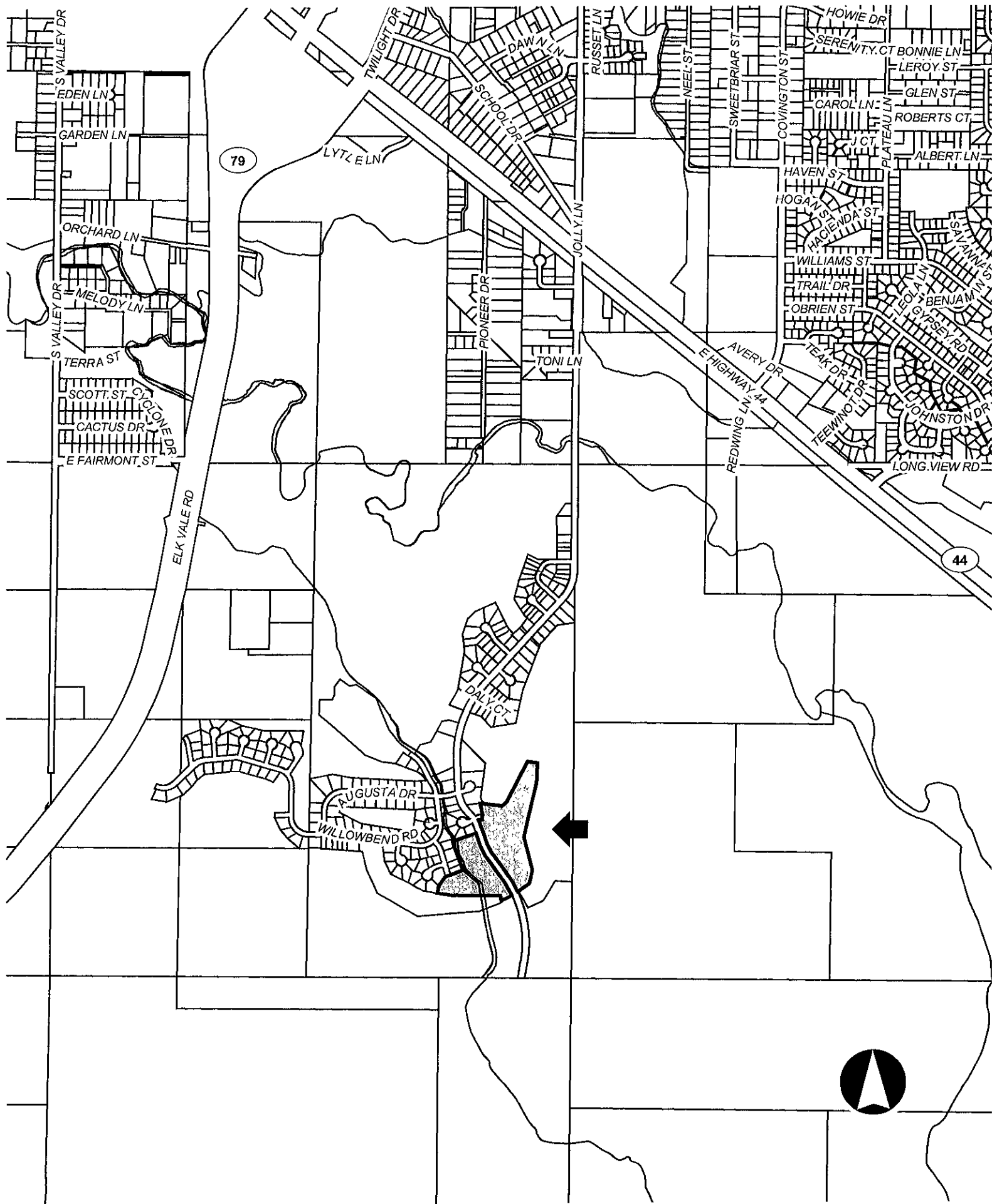
(FORMERLY A PORTION OF TRACT T OF TRAILWOOD VILLAGE)  
 LOCATED IN THE NW<sup>1</sup>/<sub>4</sub> OF THE SE<sup>1</sup>/<sub>4</sub>, AND IN THE SW<sup>1</sup>/<sub>4</sub> OF THE NE<sup>1</sup>/<sub>4</sub>,  
 SECTION 10, T1N, R8E, B.H.M.,  
 PENNINGTON COUNTY, SOUTH DAKOTA



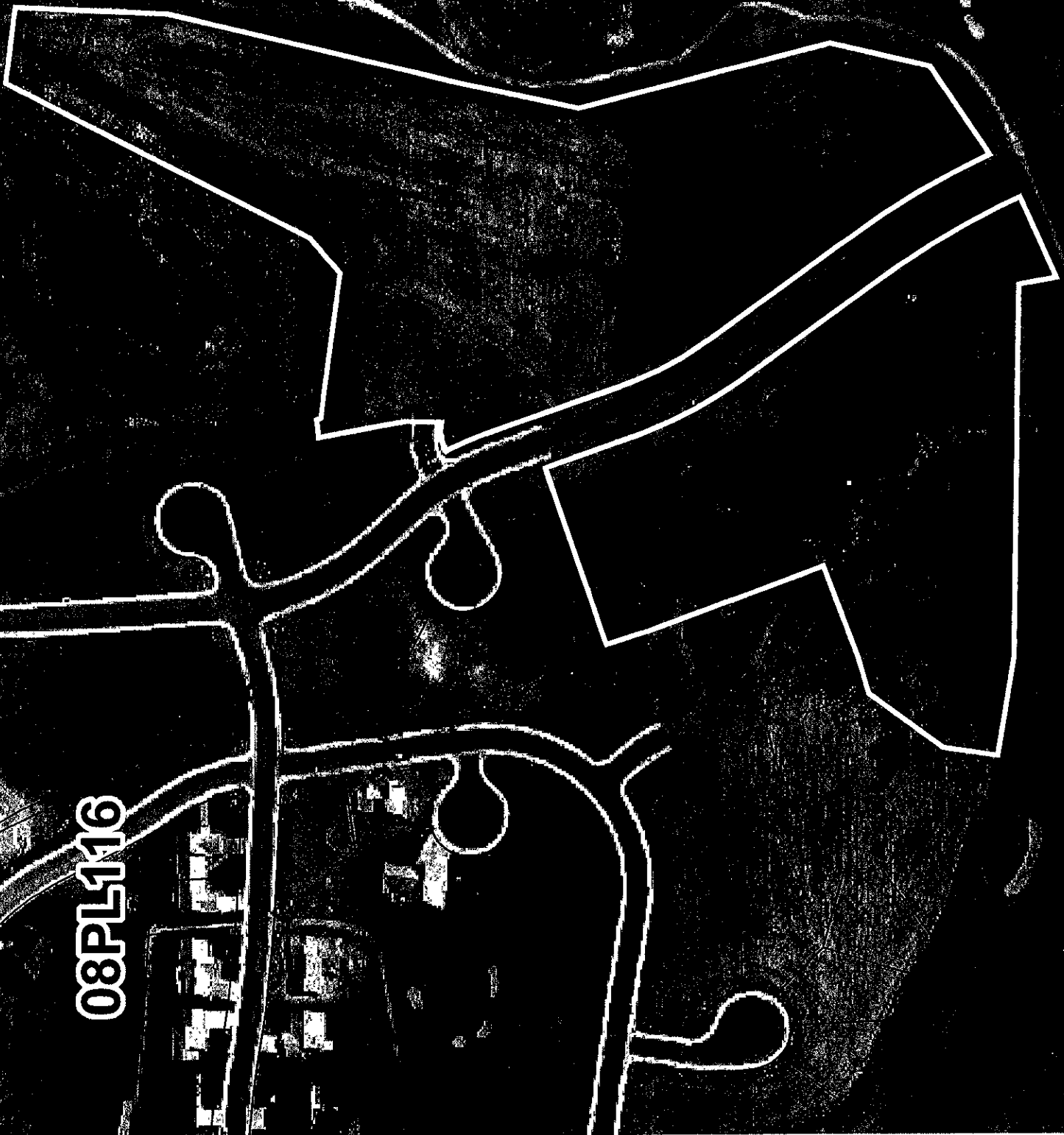
PREPARED BY: SPERLICH CONSULTING, INC. \* 821 COLUMBUS STREET RAPID CITY SD 57701 \* (605) 721-4040

C:\Boppe\del1079\_15\1079\_15\ELAT.dwg, 8/19/2008, 2:45:08 PM

# 08PL116



08PL116

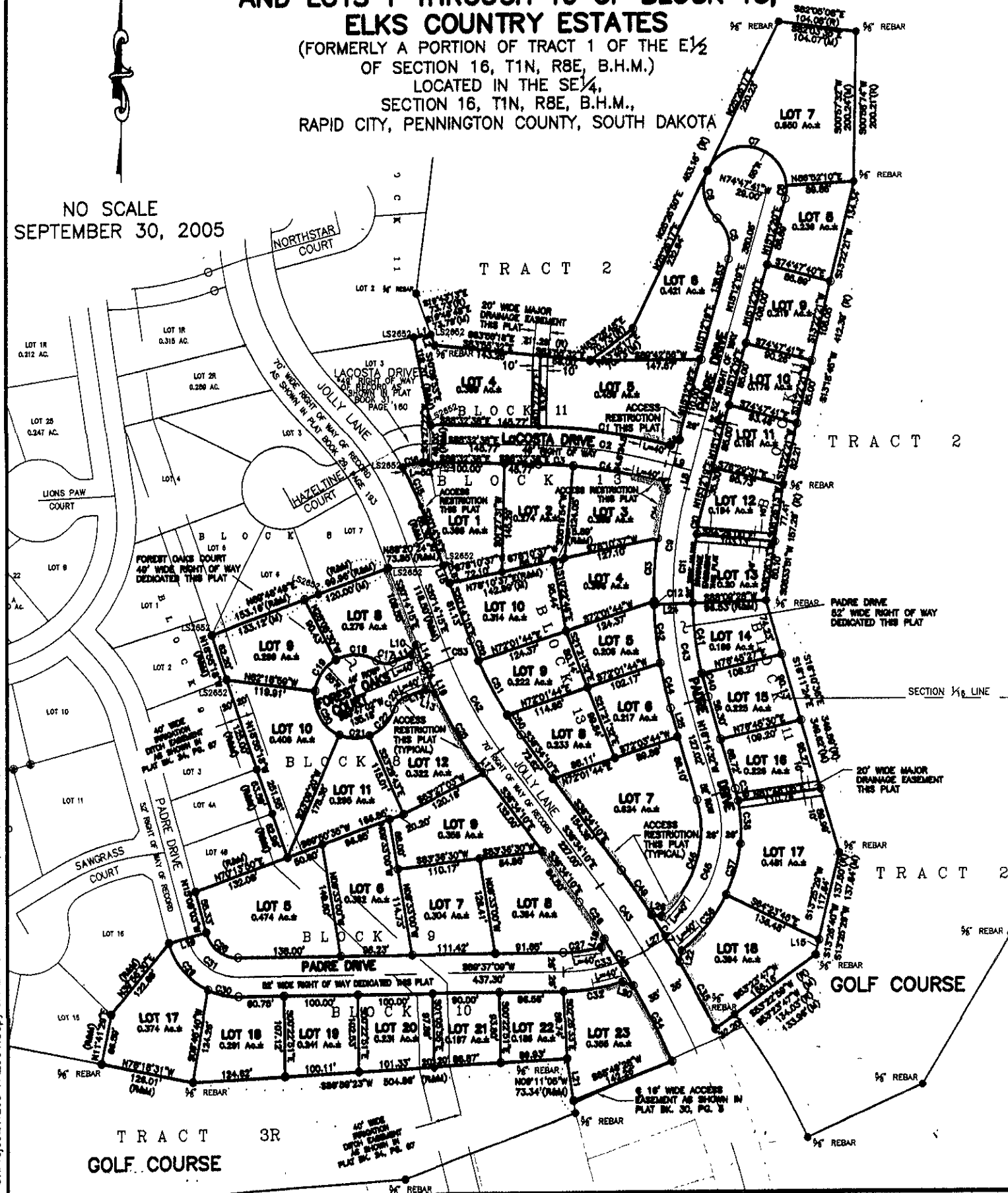


PLAT OF  
**LOTS 8 THROUGH 12 OF BLOCK 8, LOTS 5 THROUGH 9 OF BLOCK 9,  
 LOTS 17 THROUGH 23 OF BLOCK 10, LOTS 4 THROUGH 18 OF BLOCK 11,  
 AND LOTS 1 THROUGH 10 OF BLOCK 13,**

**ELKS COUNTRY ESTATES**  
 (FORMERLY A PORTION OF TRACT 1 OF THE E $\frac{1}{2}$   
 OF SECTION 16, T1N, R8E, B.H.M.)  
 LOCATED IN THE SE $\frac{1}{4}$ ,  
 SECTION 16, T1N, R8E, B.H.M.,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

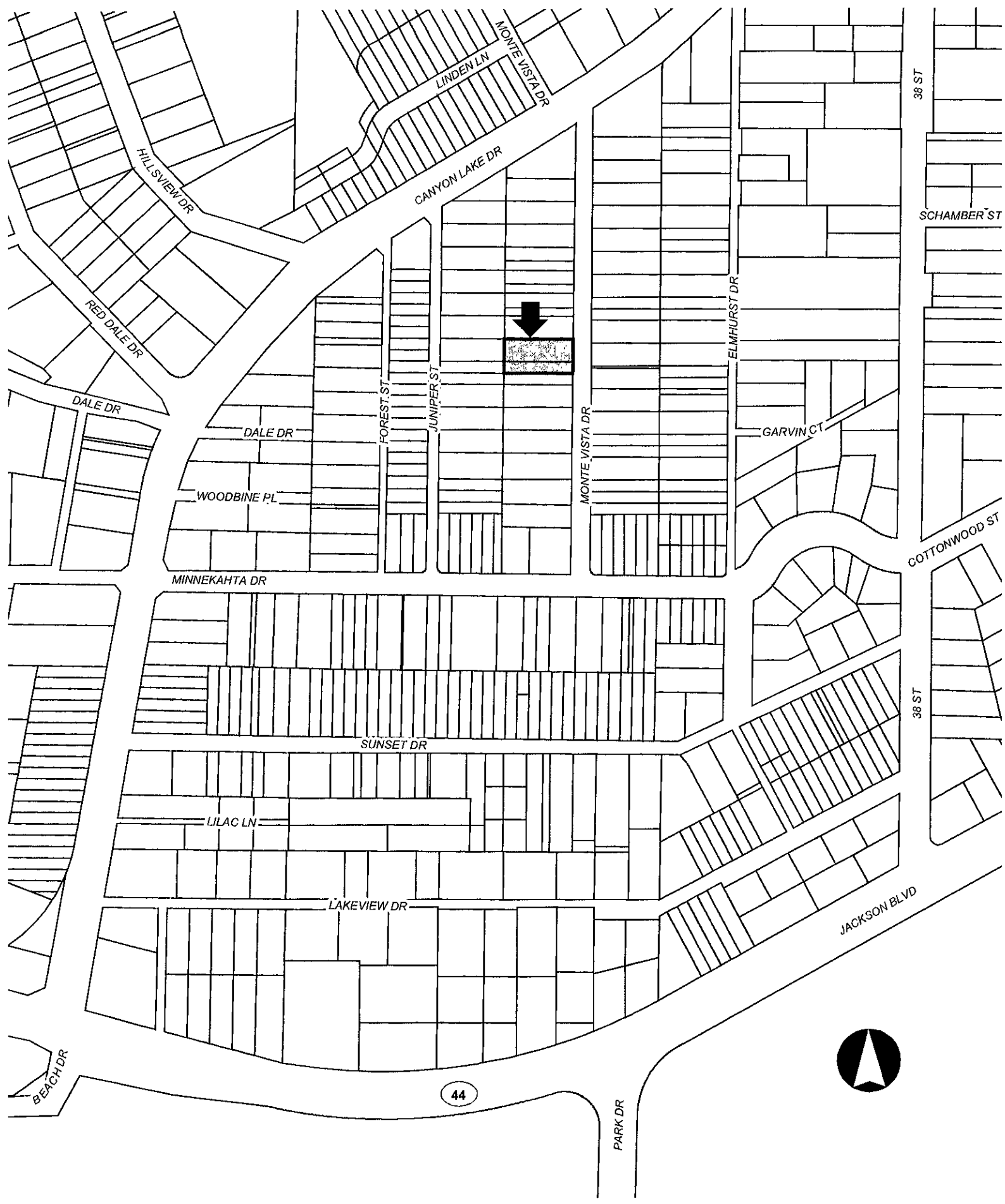


NO SCALE  
 SEPTEMBER 30, 2005



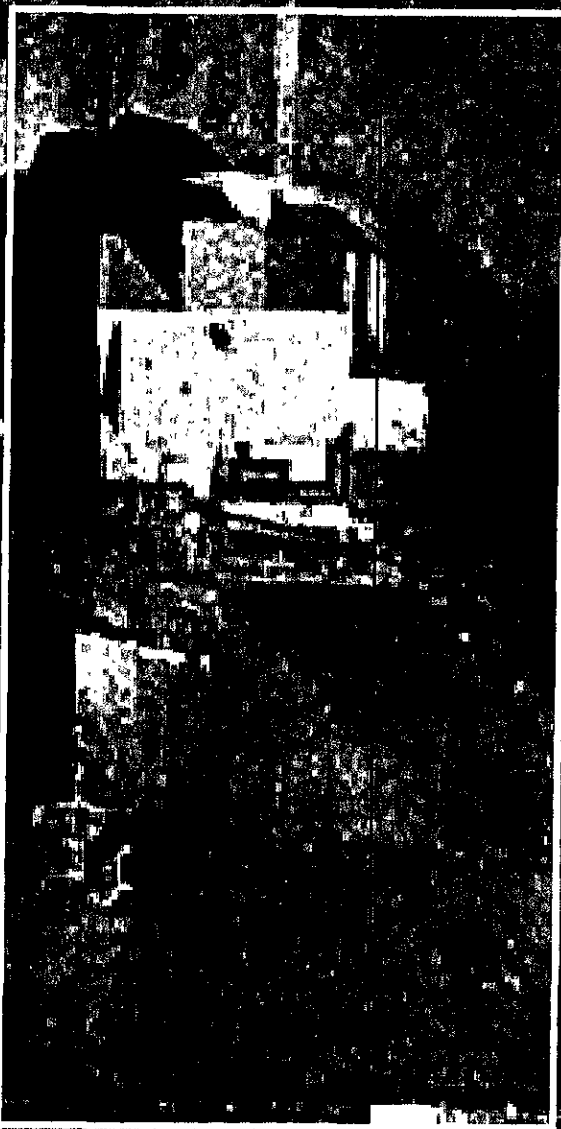
C:\Projects\1260-YR2004\Copy of PLATSH-T-PADRE.DWG, 8/8/2008 10:13:03 AM

08PD044





08PD044



**RECEIVED**

**AUG 0 6 2008**

**Rapid City Growth Management Department**

**SPEKRLICH Consulting, Inc.**  
 621 Commerce St. Suite 1 Rapid City SD 57701  
 TEL: (605) 724-0400 FAX: (605) 721-4949  
 E-MAIL: drosper@spekrlich.com  
 "Engineering. Surveying. Planning."



LEGAL DESCRIPTION  
 REVISIONS  
 M.C.  
 DATE

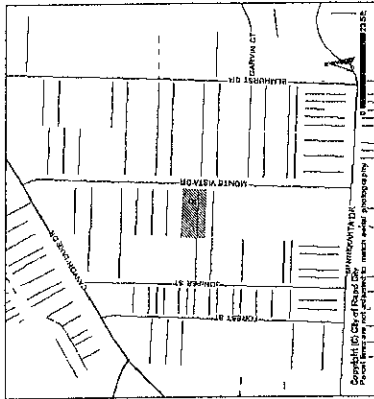
LOT 2 AND THE NORTH 25 OF LOT 10  
 OF SECTION 10, T23S, R10E, S22E  
 MECHANIC COUNTY, SOUTH DAKOTA

**SITE PLAN**  
**Monte Vista**

PROJECT NUMBER: **5770**  
 SHEET: **1** / **4**

**INDEX OF SHEETS**

SHEET NO.	TITLE
1	SITE PLAN
2	CONVULSION PLAN
3	LANDSCAPING PLAN
4	DETAILS



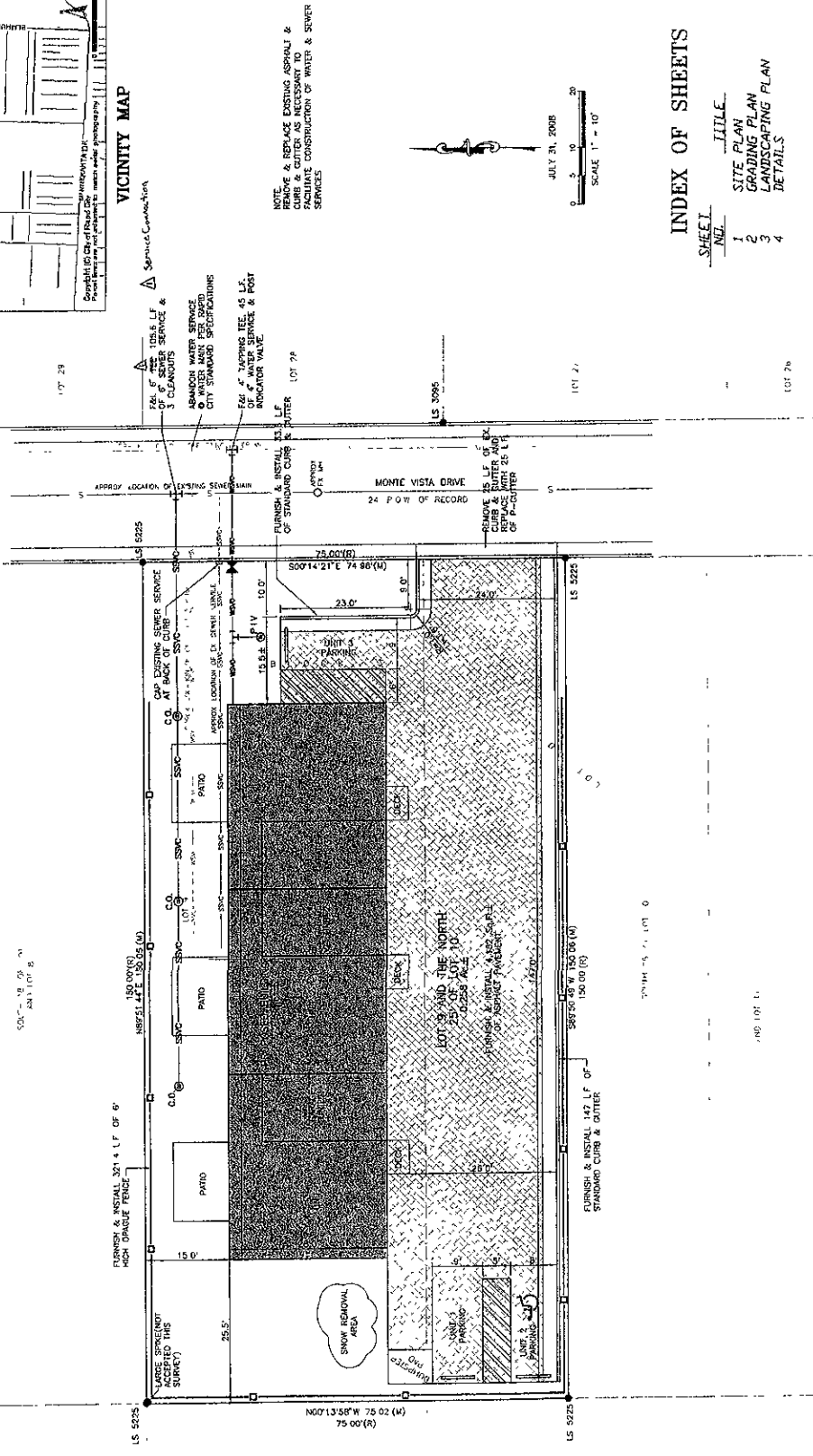
**VICINITY MAP**

Source: City of Rapid City

NOTE:  
 REMOVE & REPLACE EXISTING ASPHALT &  
 CURB & GUTTER AS NECESSARY TO  
 ACCOMMODATE CONSTRUCTION OF WATER & SEWER  
 SERVICES



JULY 21, 2008  
 SCALE: 1" = 10'



Small text at the bottom right corner, likely a reference or copyright notice.

Kelly Development, LLC  
4314 Wonderland Drive  
Rapid City SD 57702

To whom it may concern:

Kelly Development, LLC would like to build a 3 Plex Apartment unit on the vacant lot on Monte Vista Drive which is in the Canyon Lake overlay. This apartment would be constructed by Dean Kelly Construction, Inc. And would have the highest quality materials and craftsman used on this project. I would use James Hardi-Plank (concrete) siding. It would be Timber bark in color. The shingles would be 30 year laminate asphalt and would be weathered wood in color. The soffit and fascia is going to be mocha color by Rolex and the entrance doors, windows and garage doors are going to be almond on color. An example of these colors can be seen by visiting [www.deankellyhomes.com](http://www.deankellyhomes.com). The home on our home page has utilized these colors.

We need to ask for an exception to the lot front width minimum of 100 feet. This lot measures 75' across the front. We have put together a wonderful site plan which meets all other minimum requirements and would ask for this exception to the minimum lot frontage of 100'.

Keep in mind; I intend to keep this apartment building for myself as an investment rental type of property so it is going to be constructed to the high standards of Dean Kelly Construction, Inc.

Thank you for your consideration. If you have any questions, contact me directly at 391-3203.

Sincerely,

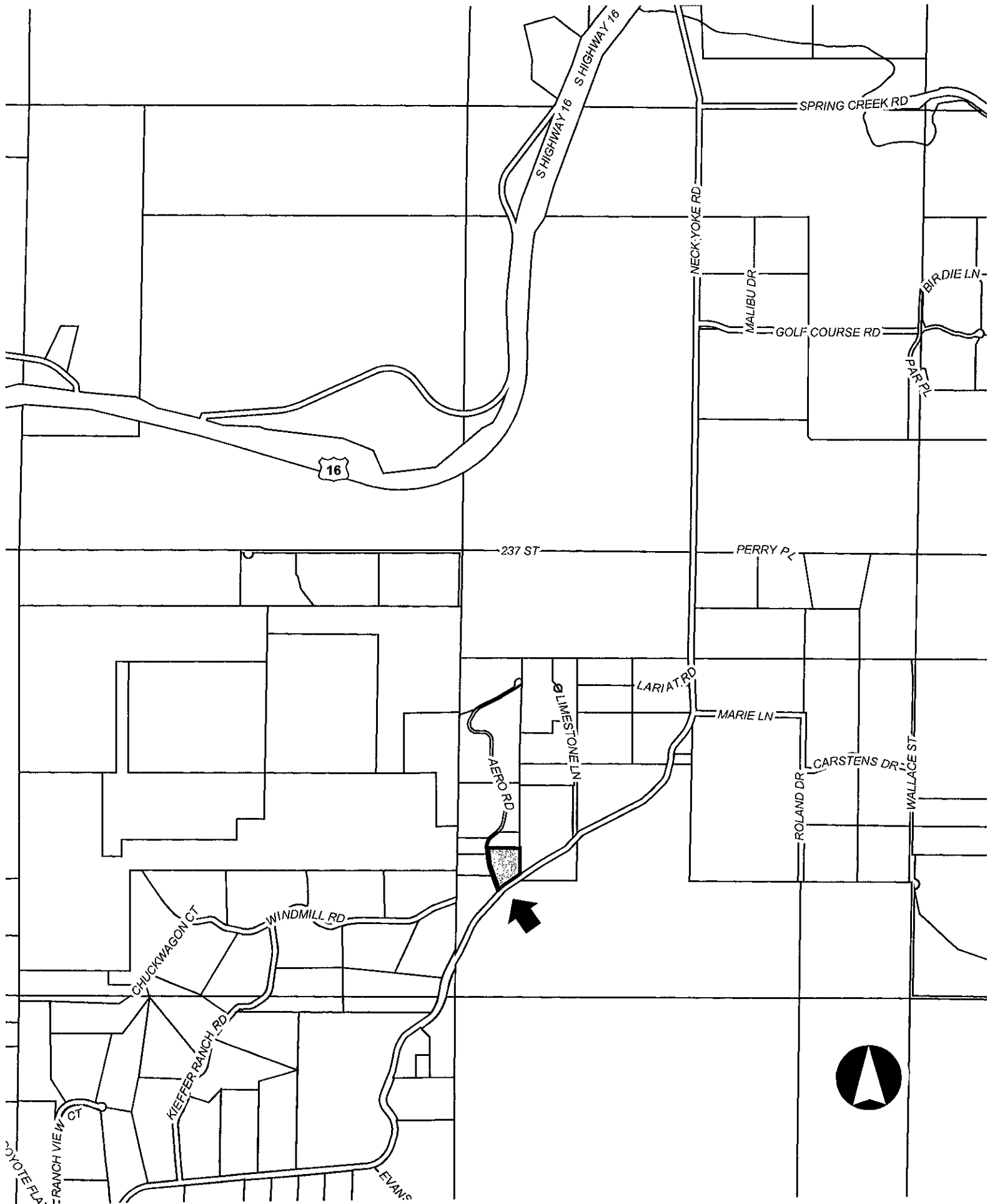
Ryan Kelly

RECEIVED

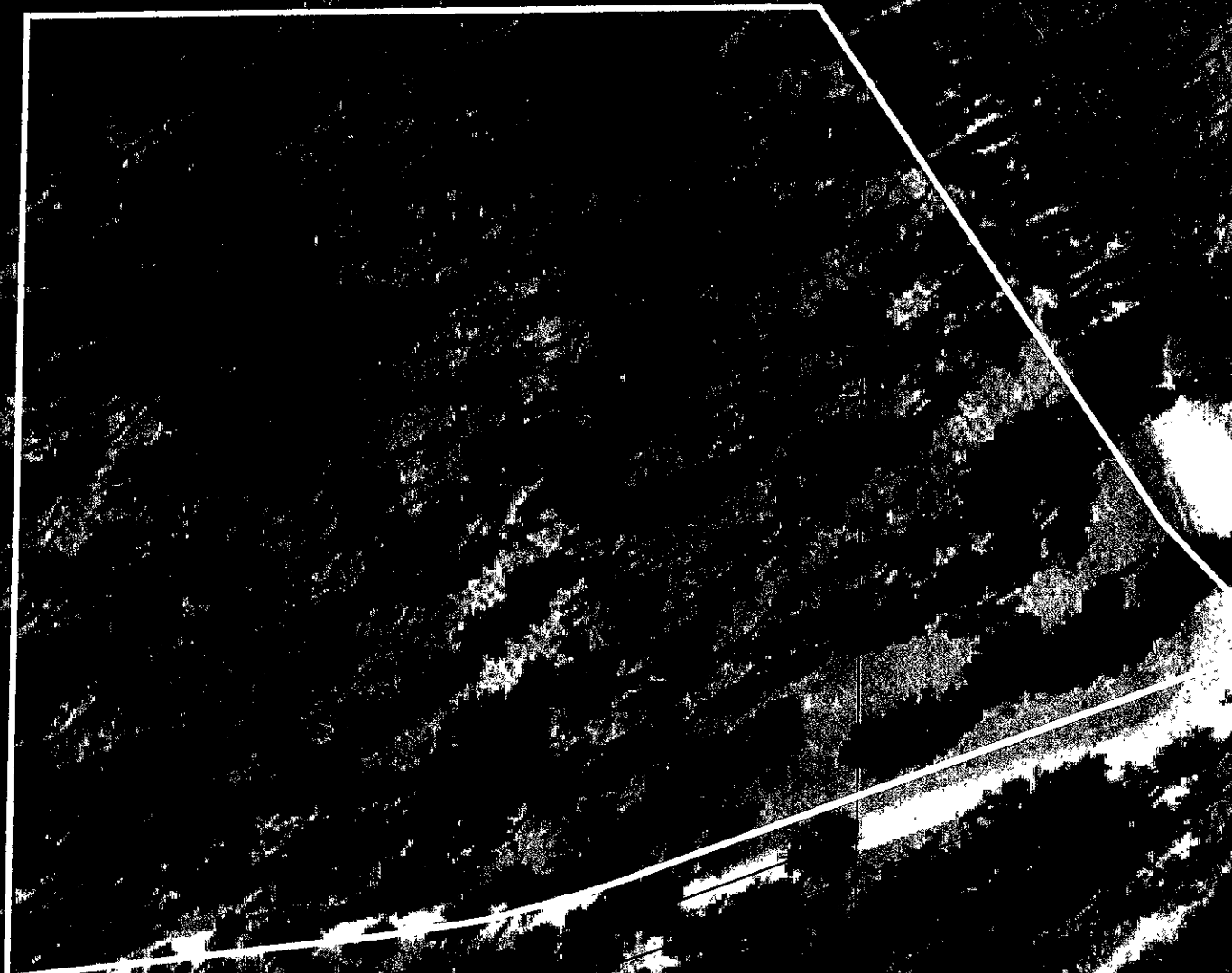
AUG 03 2008

Rapid City Growth  
Management Department

# 08PL115

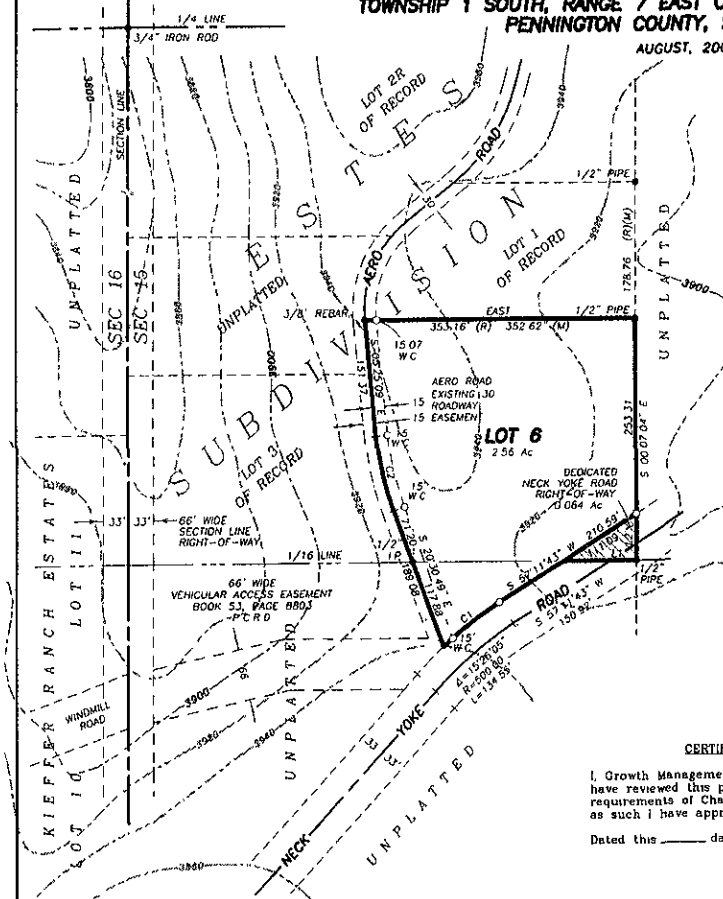


08PL1115



**SURVEY PLAT OF  
LOT 6 OF ESTES SUBDIVISION,  
AND DEDICATED NECK YOKE ROAD RIGHT-OF-WAY  
LOCATED IN THE W1/2 W1/2 SW1/4 OF SECTION 15,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,  
PENNINGTON COUNTY, SOUTH DAKOTA.**

AUGUST, 2008



**LEGEND**

- SET 3/8 IRON ROD WITH CAP MARKED "DEAN SCOTT L.S. 4897"
- FOUND PROPERTY BOUNDARY MONUMENT AS DESCRIBED
- P.C.R.D. PENNINGTON COUNTY REGISTER OF DEEDS
- (R) RECORDED DIMENSION
- (C) COMPUTED DIMENSION
- (M) MEASURED THIS SURVEY
- WC WITNESS CORNER
- 1R IRON PIPE
- 1P IRON PIPE
- RIGHT-OF-WAY DEDICATED BY THIS PLAT

N

SCALE 1" = 100  
50 0 50 100

PREPARED BY  
**D.C. Scott**  
SURVEYORS INC.  
3153 ANDERSON ROAD  
RAPID CITY, SD 57703  
(605) 393-2100

**NOTES**

- 1 MINOR DRAINAGE AND UTILITY EASEMENTS RESERVED 8 FEET WIDE ON THE INTERIOR SIDE OF ALL PROPERTY LINES
- 2 BASIS OF BEARINGS AERO ROAD CENTERLINE AS PLATTED

**CURVE TABLE**

- C1 Δ=09°59'29"  
R=533.00'  
L=92.94'
- C2 Δ=15°05'41"  
R=377.45'  
L=99.44'

**LINE TABLE**

- L1 N 89°53'05" E  
93.50'
- L2 S 00°07'04" E  
60.00'

**CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR**

I, Growth Management Director of the City of Rapid City, South Dakota, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 16 08 035 of the Rapid City Municipal Code and as such I have approved this plat as a Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Growth Management Director of  
the City of Rapid City

**CERTIFICATE OF FINANCE OFFICER**

I, Finance Officer of the City of Rapid City South Dakota, do hereby certify that the Growth Management Director of the City of Rapid City has approved this Plat as shown hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Finance Officer of  
the City of Rapid City

**CERTIFICATE OF FINANCE OFFICER**

I, Finance Officer of the City of Rapid City South Dakota, do hereby certify that all special assessments which are liens upon the land described hereon, as shown by the records of my office are fully paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Finance Officer of  
the City of Rapid City

**CERTIFICATE OF HIGHWAY AUTHORITY**

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Highway or Street Authority

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

I, Director of Equalization of Pennington County South Dakota, do hereby certify that I have a copy of the within described plat in my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Pennington County  
Director of Equalization

**CERTIFICATE OF REGISTER OF DEEDS**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_  
o'clock \_\_\_\_\_ m and recorded in book of plats \_\_\_\_\_ on page \_\_\_\_\_

\_\_\_\_\_  
Pennington County  
Register of Deeds

**SURVEYOR'S STATEMENT**

I, Dean C. Scott, Registered Land Surveyor, do hereby state that at the request of the Owners listed hereon, I have surveyed the tract of land as shown hereon, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge and belief.

IN WITNESS WHEREOF  
I hereunto set my hand and seal

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Registered Land Surveyor No. 4897

**OWNER'S CERTIFICATE**

I, Thomas L. Estes, do hereby state that I am Executor of the Estate of Thomas T. Estes and Marina B. Estes, the Owner of the land shown and described hereon, and that I did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning subdivision erosion and sediment control regulations. Dedicated right-of-way as shown hereon is hereby dedicated to public use.

IN WITNESS WHEREOF I hereunto set my hand

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Thomas L. Estes, Executor

**ACKNOWLEDGEMENT OF OWNER**

STATE OF SOUTH DAKOTA }  
COUNTY OF PENNINGTON } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned officer personally appeared Thomas L. Estes, known to me to be the person who executed the foregoing Owner's Certificate, and acknowledged to me that he executed the same for the purposes thereon contained.

IN WITNESS WHEREOF I hereby set my hand and official seal

\_\_\_\_\_  
Notary Public my commission expires \_\_\_\_\_

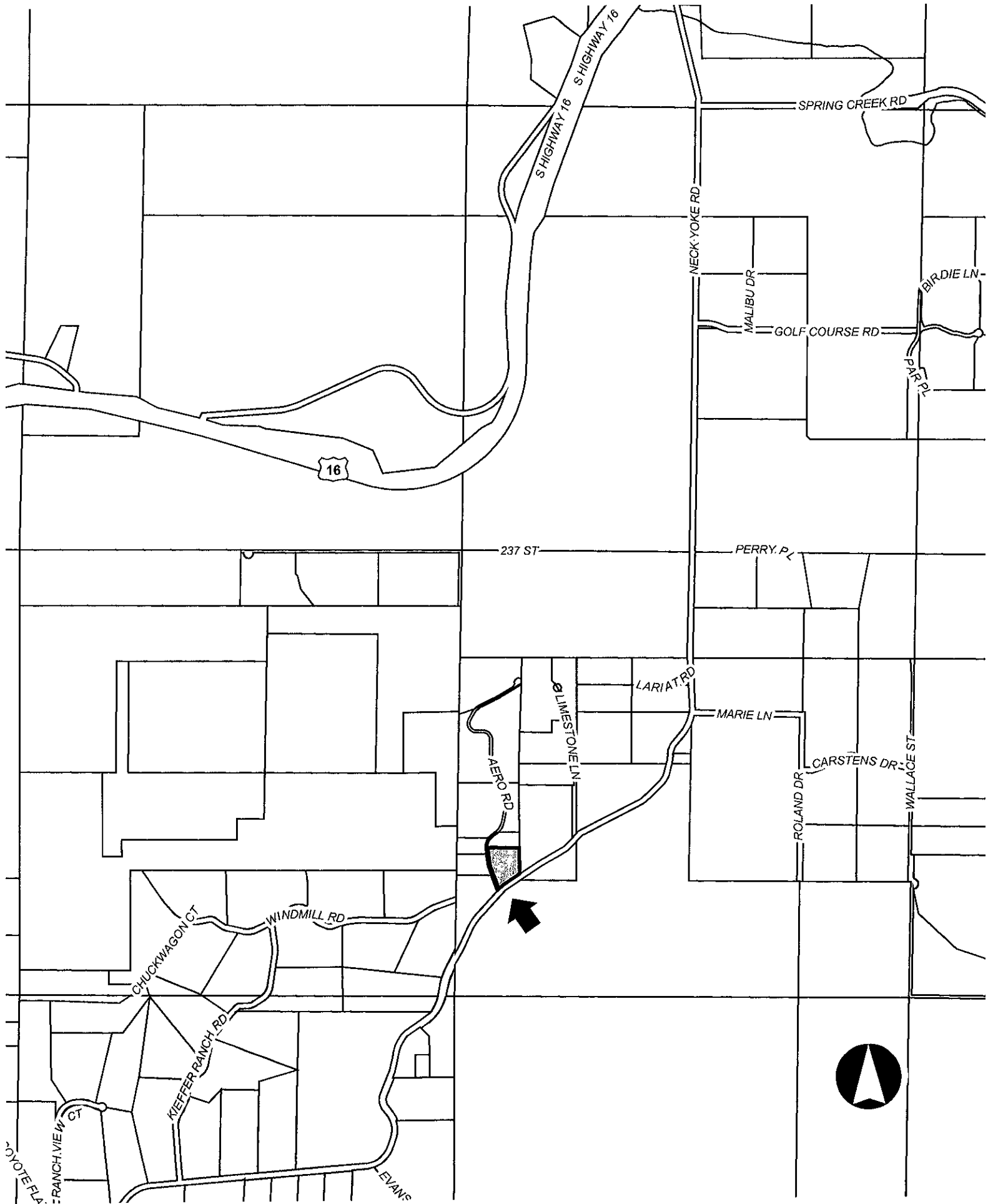
**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer of Pennington County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon as shown by the records of my office are fully paid.

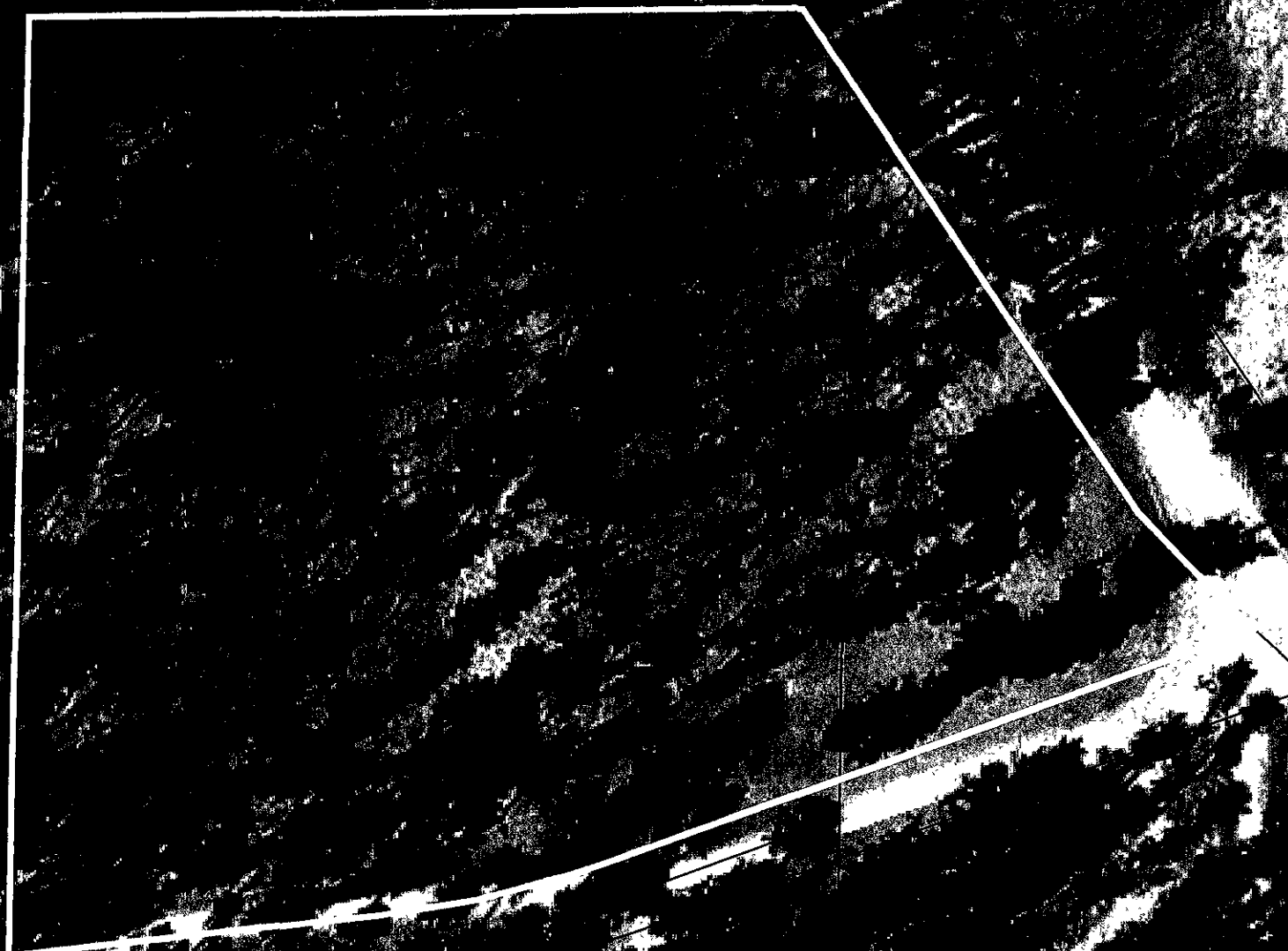
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Pennington County Treasurer

08SV044



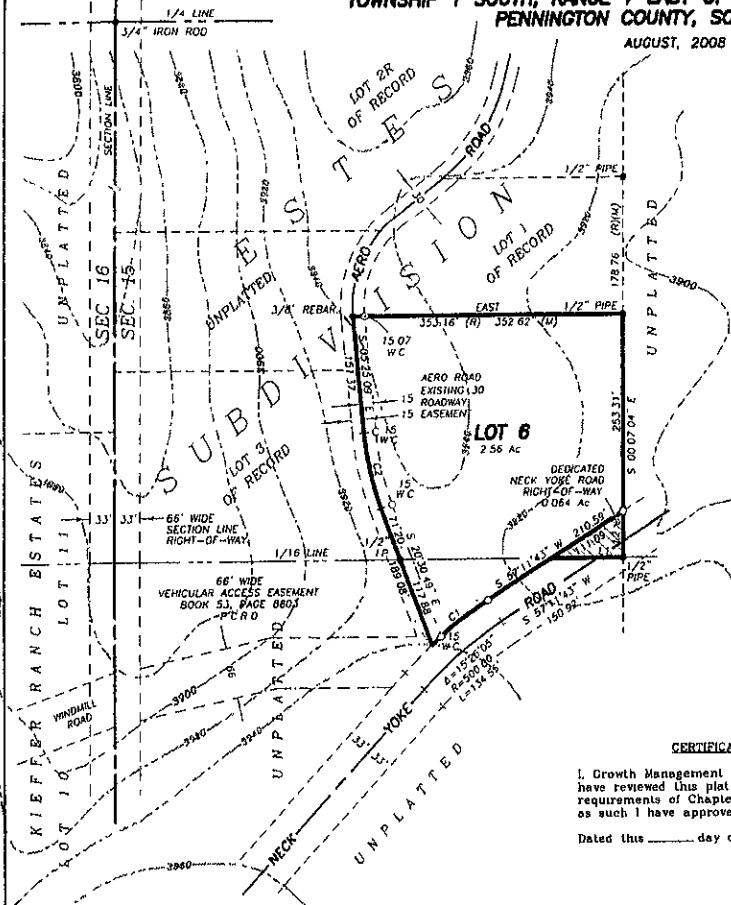
08SV044





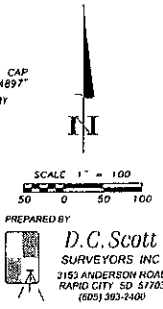
**SURVEY PLAT OF  
LOT 6 OF ESTES SUBDIVISION,  
AND DEDICATED NECK YOKE ROAD RIGHT-OF-WAY  
LOCATED IN THE W1/2 W1/2 SW1/4 OF SECTION 15,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,  
PENNINGTON COUNTY, SOUTH DAKOTA.**

AUGUST, 2008



**LEGEND**

- SET 5/8" IRON ROD WITH CAP MARKED "DEAN SCOTT, L.S. 4897"
- FOUND PROPERTY BOUNDARY MONUMENT AS DESCRIBED
- P C R D PENNINGTON COUNTY REGISTER OF DEEDS
- (R) RECORDED DIMENSION
- (C) COMPUTED DIMENSION
- (M) MEASURED THIS SURVEY
- W C WITNESS CORNER
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**NOTES**

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- 2 BASIS OF BEARINGS AERO ROAD CENTERLINE AS PLATTED

**CURVE TABLE**

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- C2 Δ=15°05'41" R=377.45' L=89.44'

**LINE TABLE**

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I, Growth Management Director of the City of Rapid City, South Dakota, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 18.08.035 of the Rapid City Municipal Code and as such I have approved this plat as a Final Plat

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Growth Management Director of the City of Rapid City

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Finance Officer of the City of Rapid City

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\_\_\_\_\_  
Pennington County Director of Equalization

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Pennington County Register of Deeds

**SURVEYOR'S STATEMENT**

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IN WITNESS WHEREOF  
I hereunto set my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Registered Land Surveyor No 4897

**OWNER'S CERTIFICATE**

I, Thomas L. Estes do hereby state that I am Executor of the Estate of Thomas T. Estes and Marina B. Estes, the Owner of the land shown and described hereon, and that I did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations. Dedicated right-of-way as shown hereon is hereby dedicated to public use

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\_\_\_\_\_  
Thomas L. Estes, Executor

**ACKNOWLEDGEMENT OF OWNER**

STATE OF SOUTH DAKOTA }  
COUNTY OF PENNINGTON } SS

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IN WITNESS WHEREOF, I hereby set my hand and official seal  
\_\_\_\_\_  
Notary Public my commission expires \_\_\_\_\_

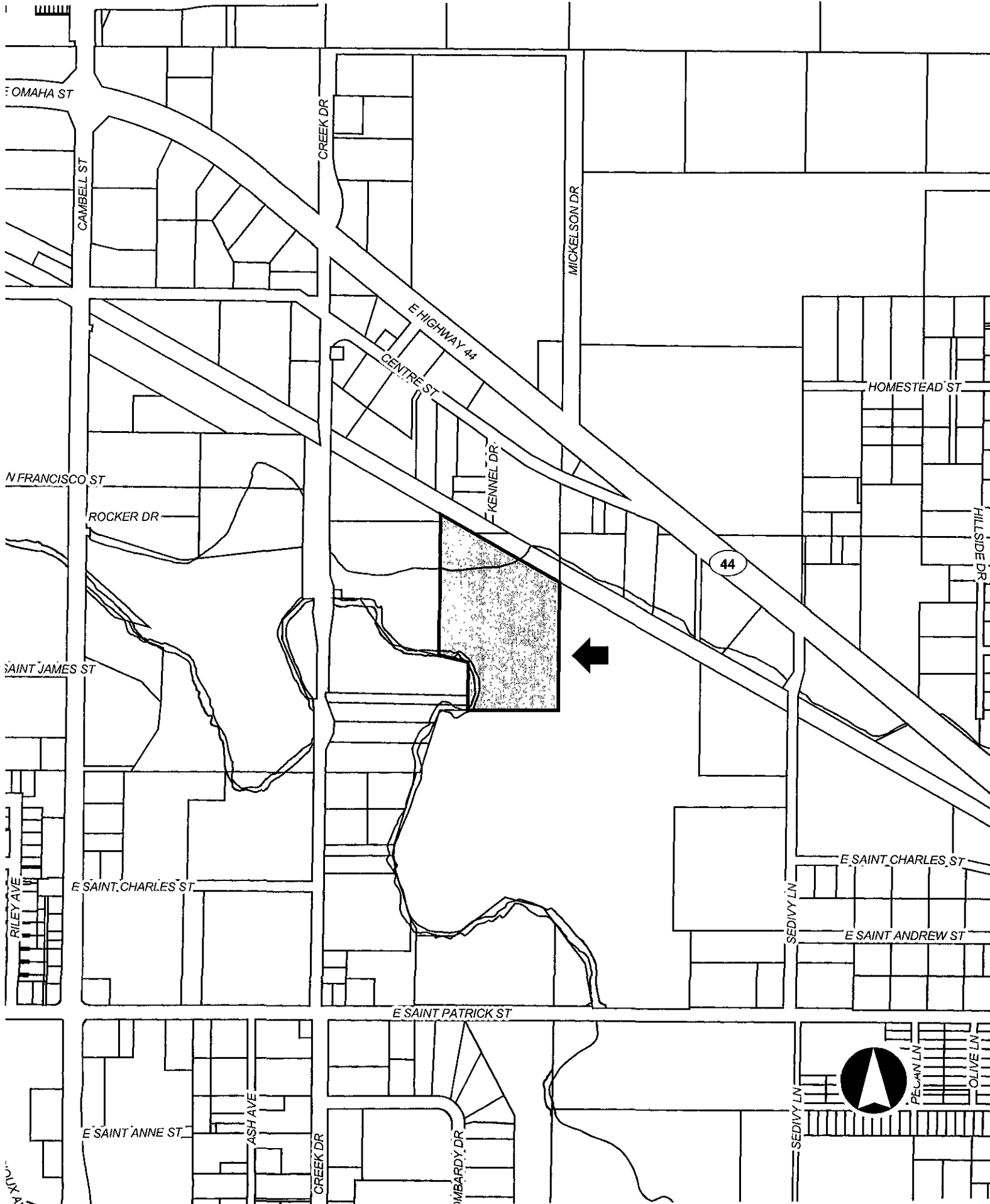
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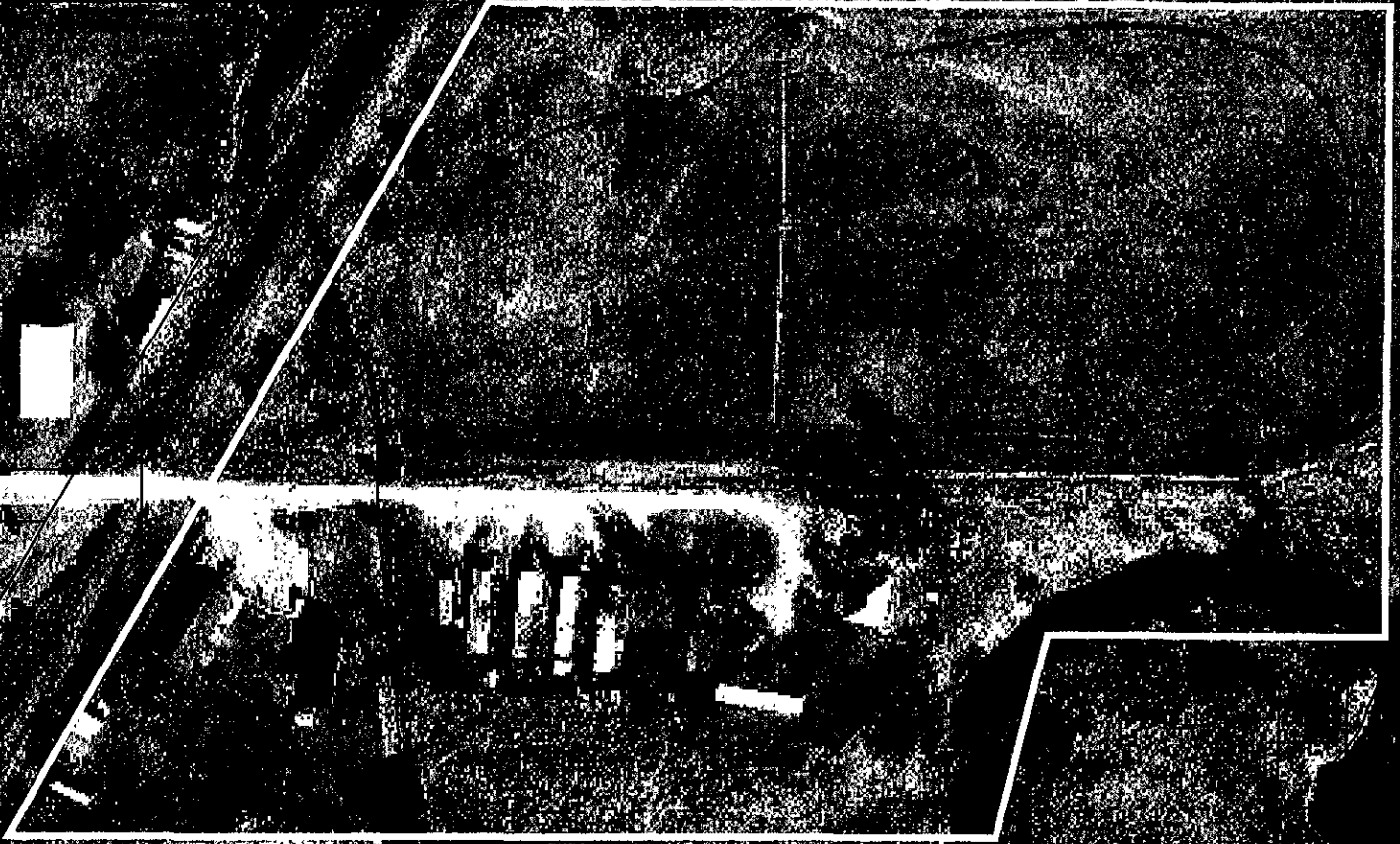
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Pennington County Treasurer

08UR012



08UR012

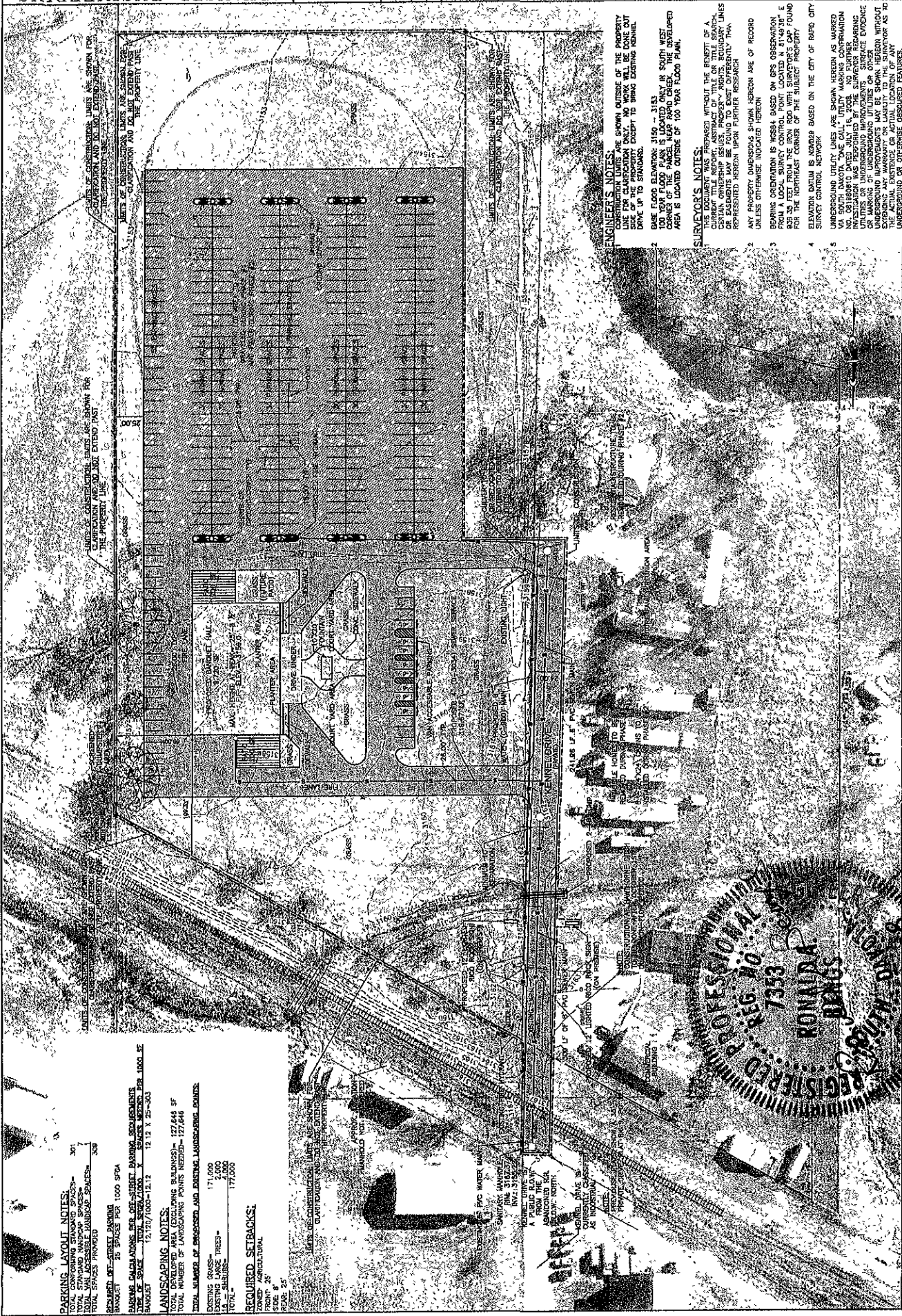




Project No.	10000
Client	ALUMINA
Site Name	
Address	
City	
State	
County	
Project Description	

**KENNEL DRIVE BANQUET FACILITY**

SITE PLAN  
 7-7



**PARKING LAYOUT NOTES:**  
 TOTAL PARKING SPACES= 301  
 TOTAL HANDICAPPED SPACES= 7  
 TOTAL STAIRWELL SPACES= 7  
 TOTAL SPACES PROVIDED= 308

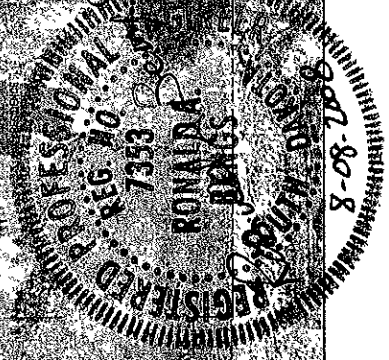
**REQUIRED OFF-STREET PARKING BANQUET:**  
 25 SPACES PER 1000 SFA

**PARKING CALCULATIONS PER OFF-STREET PARKING REQUIREMENTS:**  
 TYPE OF SPACE TOTAL SFA/1000 X SPACES NEEDED PER 1000 SF BANQUET  
 12,127/1000=12.12 12.12 X 25=303

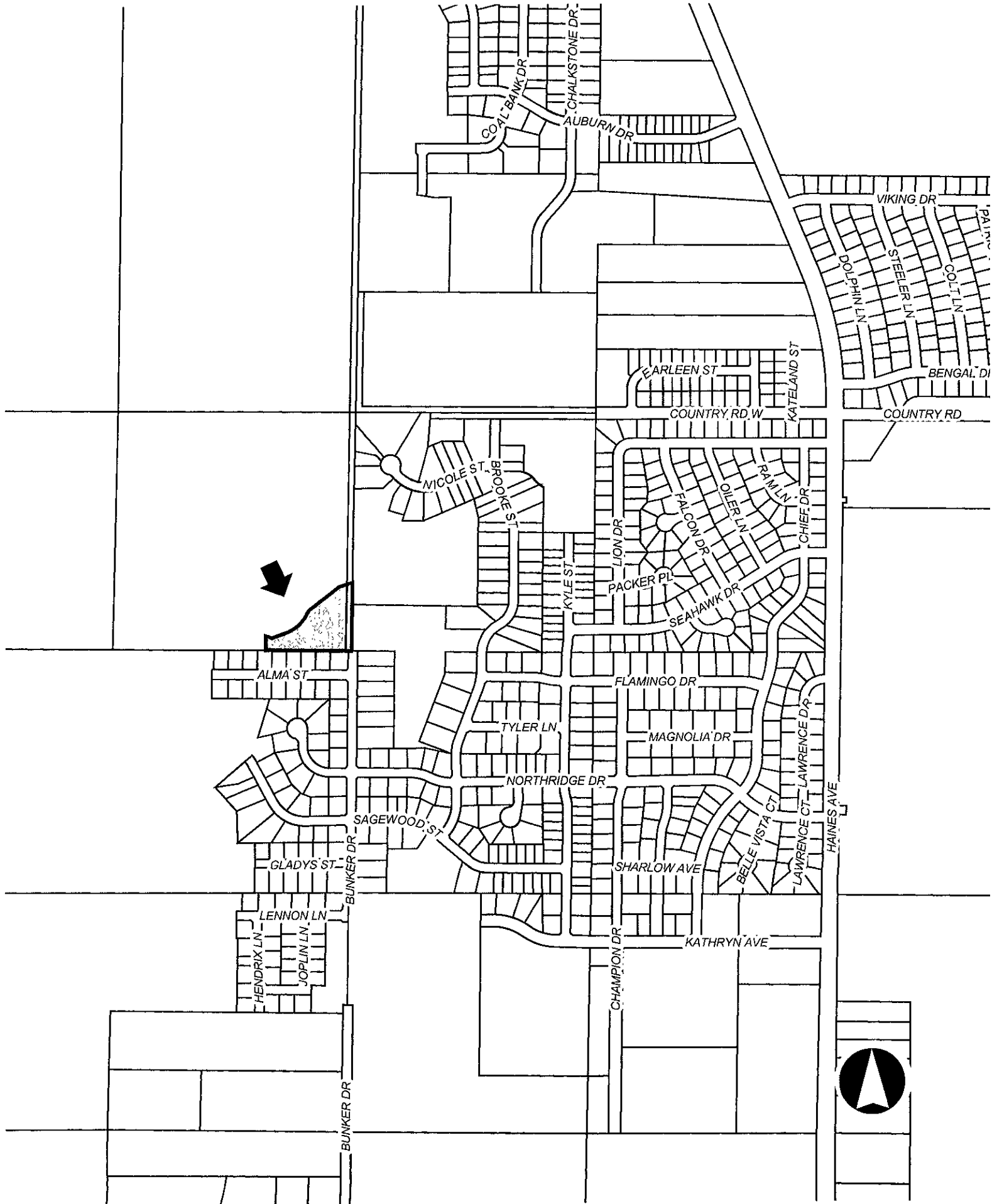
**LANDSCAPING NOTES:**  
 TOTAL NUMBER OF ENCLOSED AND EXISTING LANDSCAPING POINTS:  
 EXISTING TREES= 171,000  
 EXISTING LARGE TREES= 2,000  
 LA= SUBSTR= 4,000  
 1074= 177,000

**REQUIRED SETBACKS:**  
 FRONT= 25'  
 REAR= 25'  
 SIDE= 25'

**ENGINEER'S NOTES:**  
 1. CONSTRUCTION LIMITS ARE SHOWN FOR CLARIFICATION AND DO NOT EXTEND TO THE PROPERTY LINE.  
 2. LIMITS OF CONSTRUCTION ARE SHOWN FOR CLARIFICATION AND DO NOT EXTEND TO THE PROPERTY LINE.  
 3. BASE FLOOD ELEVATION: 3150 - 3153  
 100 YEAR FLOOD PLAN IS LOCATED ONLY IN SOUTH WEST CORNER OF THE PROPERTY AND DEVELOPED AREA IS LOCATED OUTSIDE OF 100 YEAR FLOOD PLAN.  
**SURVEYOR'S NOTES:**  
 1. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A SURVEYOR'S FIELD INVESTIGATION OF THE PROPERTY BOUNDARIES OR EXISTENCES MAY BE FOUND TO EXIST DIFFERENTLY THAN REPRESENTED HEREON UPON FURTHER RESEARCH.  
 2. ANY PROPERTY DIMENSIONS SHOWN HEREON ARE OF RECORD UNLESS OTHERWISE INDICATED HEREON.  
 3. BEARING ORIENTATION IS WORKS BASED ON GPS OBSERVATION FROM A LOCAL SURVEY CONTROL POINT LOCATED AT 3143.30' E FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY TOWARD THE NEAREST CORNER OF THE SUBJECT PROPERTY TOWARD SURVEY CONTROL NETWORK.  
 4. UNDERGROUND UTILITY LINES ARE SHOWN HEREON AS MARKED ON RECORD DATED JULY 16, 2008. NO FURTHER UTILITY OR UNDERGROUND IMPROVEMENTS SURFACE EVIDENCE OR MARKING OF UNDERGROUND UTILITIES OR OTHER EXTENDING ANY WARRANTY OR LIABILITY TO THE SURVEYOR AS TO THE ACTUAL EXISTENCE OR ACTUAL LOCATION OF ANY UNDERGROUND OR OTHERWISE DISBURSED FEATURES.

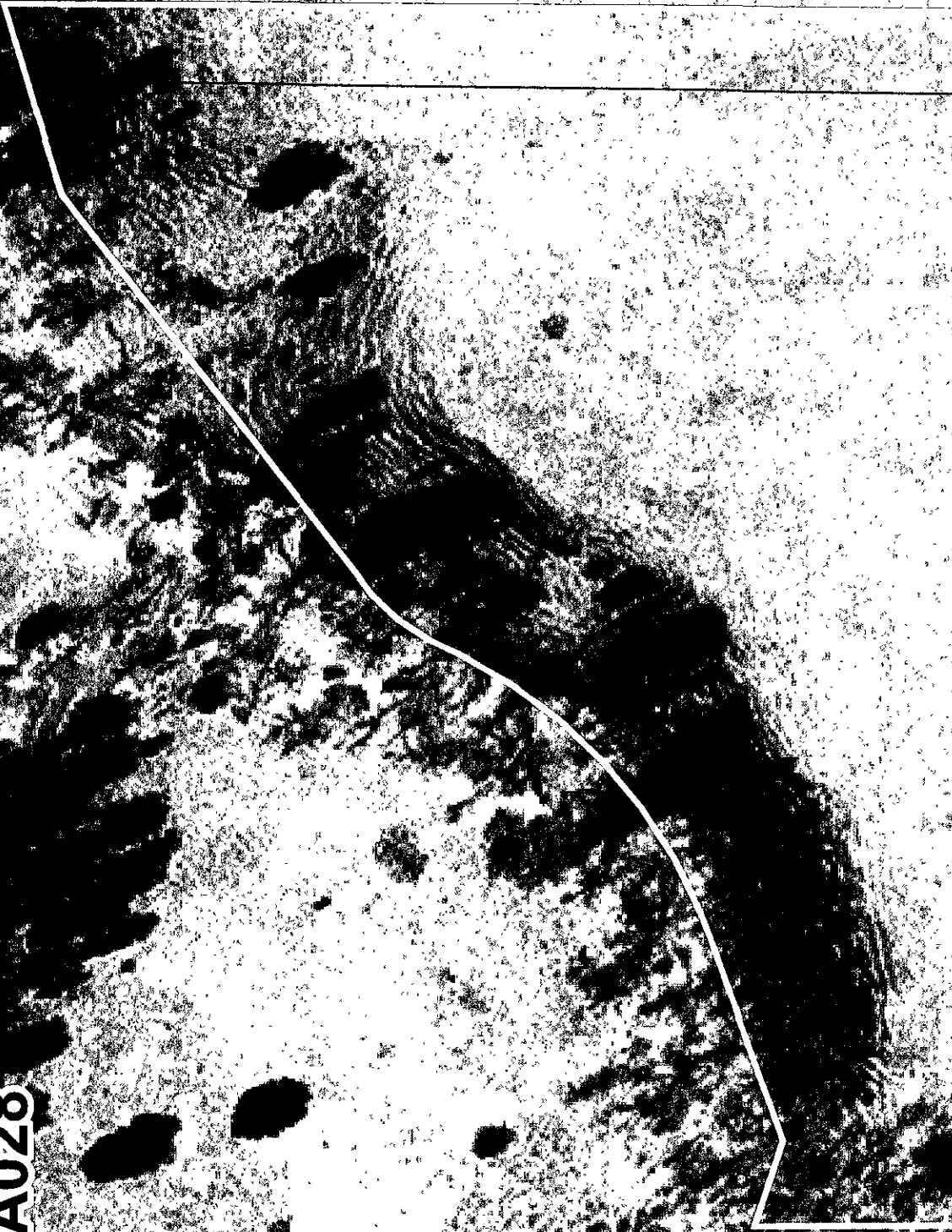


08CA028





08CA028



PLAT OF  
**LOT 1 BLOCK 13,**  
**AUBURN HILLS SUBDIVISION**  
 (formerly a portion of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, T2N, R7E, B.H.M.)  
 LOCATED IN THE NE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$   
 SECTION 23, T2N, R7E, BHM  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

A PORTION OF THE NE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$

RECEIVED

AUG 6 2008

Rapid City Growth  
 Management Department

VACATED 86' WIDE  
 SECTION LINE R.O.W.  
 AS SHOWN IN MISC.  
 BOOK 127 PAGE  
 6923-6924.

LOT 22R-1 OF BLOCK 1  
 TYLER KNUE SUBDIVISION

30' WIDE WATER  
 MAIN EASEMENT  
 THIS PLAT

LOT 1R OF BLOCK 1  
 TYLER KNUE SUBDIVISION

LOT 1 OF BLOCK 13  
 2.330 Ac.±

N 00°21'46" W 78.48'  
 L1 N 89°32'00" E 84.73'  
 C1  
 C2 N 51°39'57" E 183.84'  
 N 72°08'29" E 77.85'  
 S 89°39'19" E 455.23'

SECTION 23  
 SECTION 24  
 S 00°05'59" W 378.87'

SECTION 1/6 LINE

LOT 17 OF BLOCK 5  
 RAINBOW RIDGE SUBDIVISION

LOT 5 LOT 4AR LOT 4R LOT 3R LOT 2R LOT 1R

BUNKER DRIVE  
 52' R.O.W. OF RECORD

LOT 16

ALMA STREET  
 52' R.O.W. OF RECORD

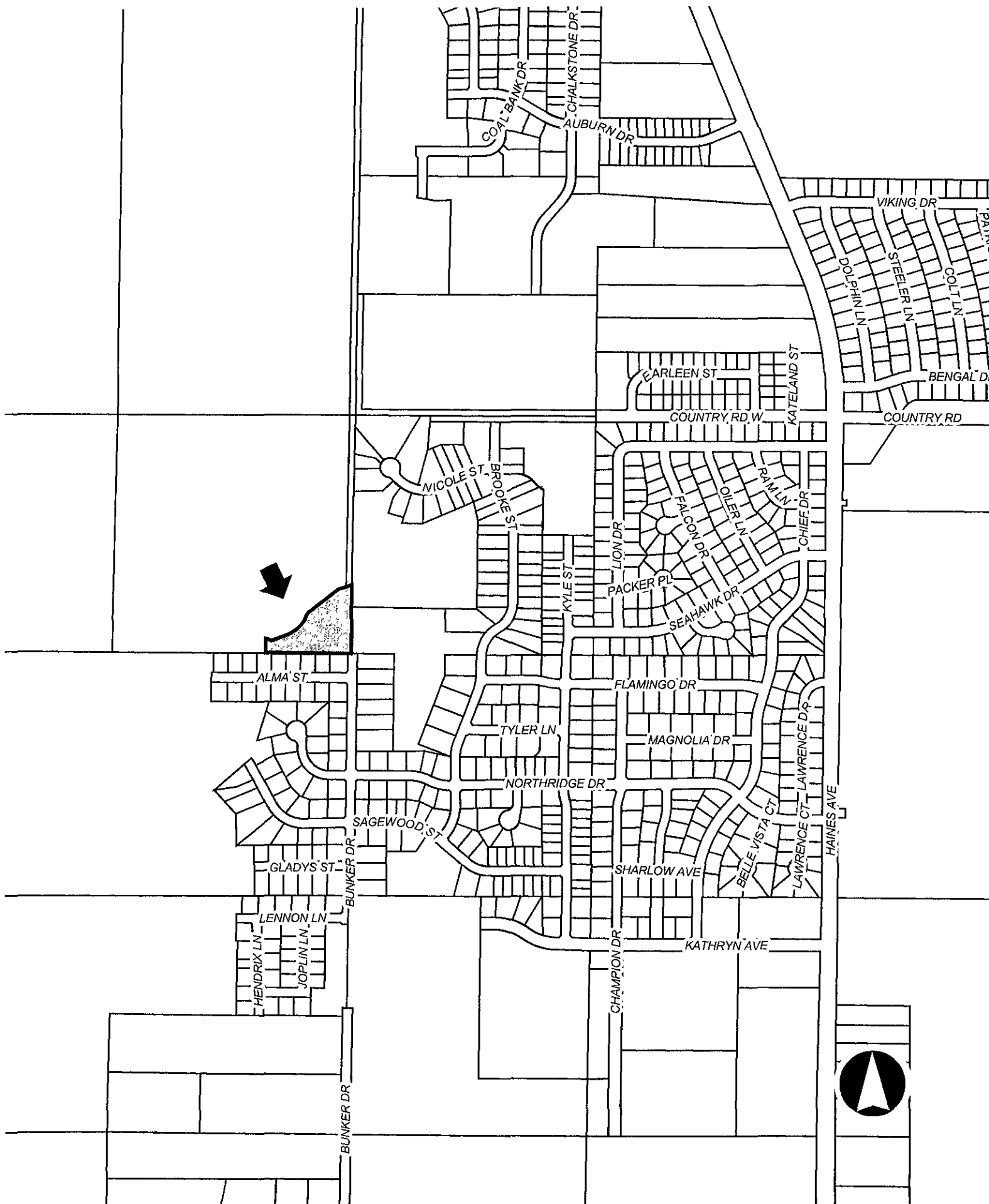
LOT 8 LOT 7AR LOT 7R LOT 6R LOT 5R LOT 4AR  
 BLOCK 1  
 RAINBOW RIDGE SUBDIVISION

LOT 15

JULY 25, 2008  
 N.T.S.

C:\engle\_point\_project\1851\_071\LOT 1 B13.dwg 8x11 7/25/2008 11:26:08 AM

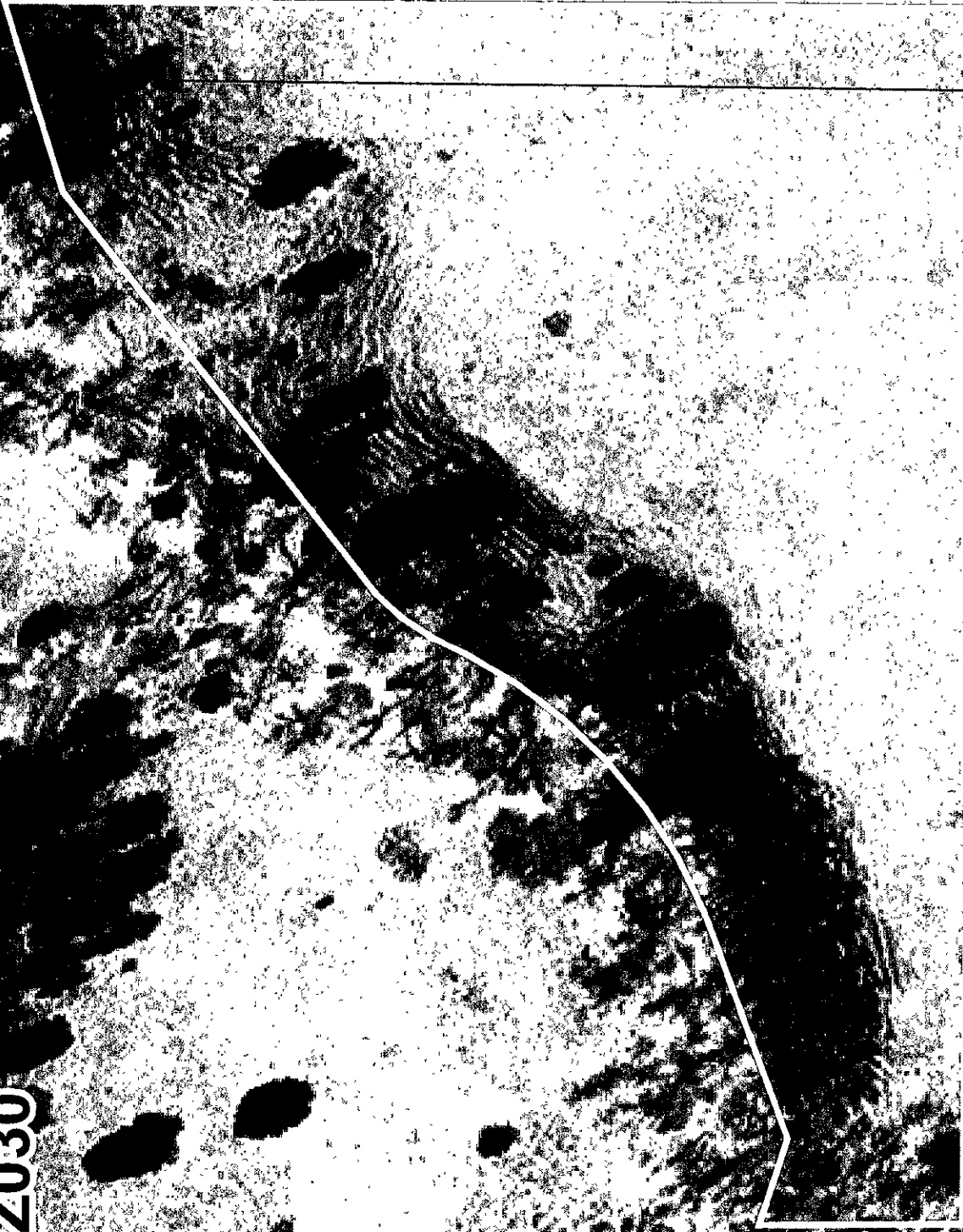
08RZ030







08RZ030



PLAT OF  
**LOT 1 BLOCK 13,**  
**AUBURN HILLS SUBDIVISION**

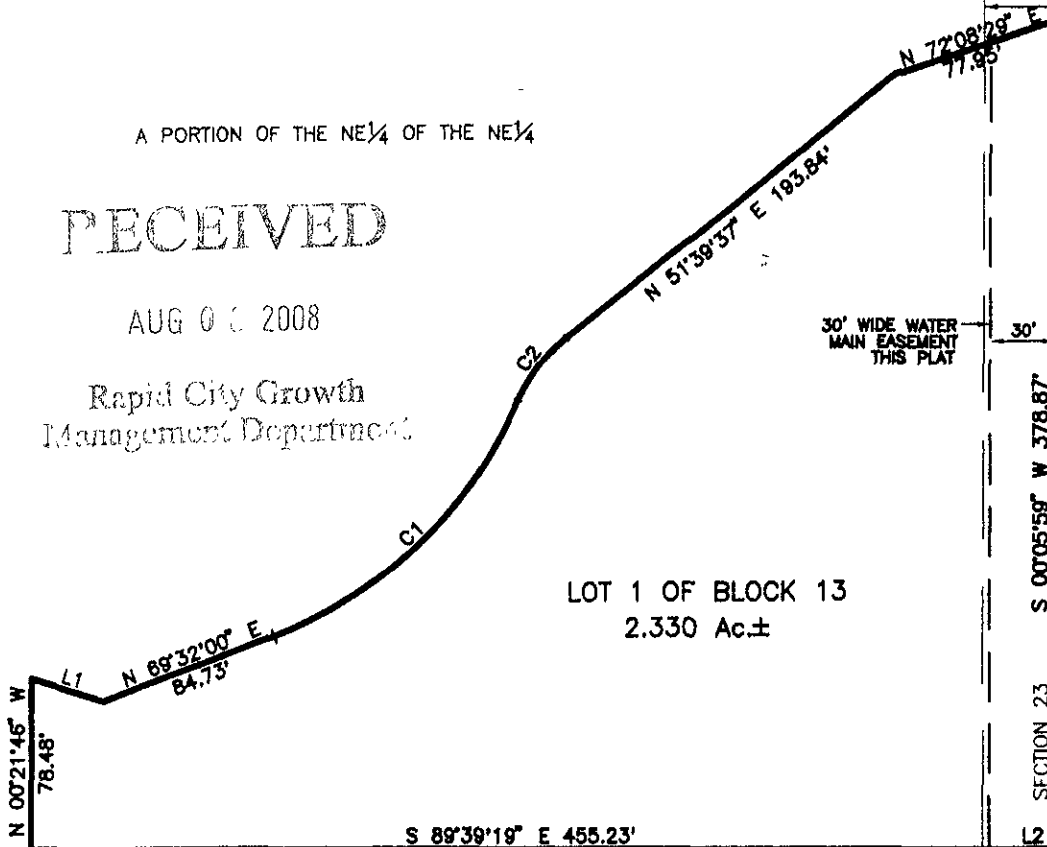
(formerly a portion of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, T2N, R7E, B.H.M.)  
 LOCATED IN THE NE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$   
 SECTION 23, T2N, R7E, BHM  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

A PORTION OF THE NE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$

RECEIVED

AUG 01 2008

Rapid City Growth  
 Management Department



VACATED 66' WIDE  
 SECTION LINE R.O.W.  
 AS SHOWN IN MISC.  
 BOOK 127 PAGE  
 6923-6924.

LOT 22R-1 OF BLOCK 1  
 TYLER KNUE SUBDIVISION

LOT 1R OF BLOCK 1  
 TYLER KNUE SUBDIVISION

LOT 1 OF BLOCK 13  
 2.330 Ac.±

30' WIDE WATER  
 MAIN EASEMENT  
 THIS PLAT

SECTION 23  
 SECTION 24  
 S 00°05'50" W 378.87'  
 52' R.O.W. OF RECORD  
 BUNKER DRIVE

SECTION 1/6 LINE

LOT 17 OF BLOCK 5  
 RAINBOW RIDGE SUBDIVISION

LOT 16

LOT 15

LOT 5	LOT 4AR	RAINBOW RIDGE BLOCK 3	SUBDIVISION BLOCK 3	LOT 4R	LOT 3R	LOT 2R	LOT 1R
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ALMA STREET  
 52' R.O.W. OF RECORD

LOT 8	LOT 7AR	LOT 7R	LOT 6R	LOT 5R	LOT 4AR
RAINBOW RIDGE BLOCK 1 SUBDIVISION					

JULY 25, 2008  
 N.T.S.

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