

PREPARED BY: Sperlich Consulting, Inc.
821 Columbus Street, Suite 1
Rapid City, SD 57701
(605) 721-4040

STATE OF SOUTH DAKOTA) 25' WIDE PRIVATE ACCESS
)SS. AND UTILITY EASEMENT
COUNTY OF PENNINGTON)

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SIGNATURE DEVELOPMENT COMPANY LLC, Grantor, of 2843 Samco Road Suite F, Rapid City, South Dakota 57702, hereby grants to ARLIEN HAM, the Grantee, of 5617 Villaggio Lane, Rapid City, South Dakota, 57701 a 25' wide private access and private utility easement, subject to the conditions hereinafter set forth, as hereinafter described.

The property which is the subject of this 25' wide private access and private utility easement is legally described as:

A strip of land twenty-five feet (25') in width in, on, over, under, and across Lot 7 of Block 2 of the Villaggio at Golden Eagle, Located in the NW1/4 of the SE1/4 of Section 22, T1N, R7E, Black Hills Meridian, Pennington County, South Dakota, as shown upon 'Exhibit A' attached hereto and incorporated herein by reference.

Such easement shall include the right to enter upon the afore-said real property and otherwise to do those things reasonably necessary to effectuate its purpose, including but not limited to the construction and maintenance of private water and sewer service lines, and driveway access to the existing residence at 5617 Villaggio Lane.

This Grant of Easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns.

DATED this _____ day of _____, 2008.

Jennifer Landguth

RECEIVED

SEP 12 2008

Rapid City Growth
Management Department

State of South Dakota)
) SS.
County of Pennington)

On this the _____ day of _____, 2008, before me, the undersigned officer, personally appeared Jennifer Landguth, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

(SEAL)

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SEP 12 2008

Rapid City Growth
Management Department

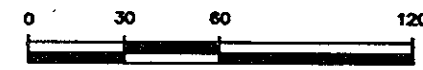
25' WIDE PRIVATE ACCESS & PRIVATE UTILITY EASEMENT

LOT 7 OF BLOCK 2, THE VILLAGGIO AT GOLDEN EAGLE

LOCATED IN THE NW¹/₄ OF THE SE¹/₄,
SECTION 22, T1N, R7E, BHM
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



SEPTEMBER 8, 2008



SCALE 1" = 60'

66' WIDE PRIVATE ACCESS &
UTILITY EASEMENT AS SHOWN
IN MISC. DOC. 158 PAGE 4785.

LOT 3 OF TRACT B OF
SPRINGBROOK ACRES

LOT 1R OF TRACT B OF
SPRINGBROOK ACRES

25' WIDE PRIVATE ACCESS
& PRIVATE UTILITY EASEMENT
THIS DOCUMENT

L1 L2

20' WIDE PRIVATE
ACCESS EASEMENT
AS SHOWN IN MISC.
BOOK 168 PAGE
8155 (1-3)

S21°32'36"E 151.13'

VILLAGGIO
LANE

LOT 10 AT
G I O
E A G L E
B L O C K 1

N00°04'39"W

112.55'

L3

S89°51'47"W 173.92'

LOT 6

68' WIDE PREVIOUSLY
DEDICATED RIGHT-OF-WAY

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PROPOSED LOT 8
OF BLOCK 2
SECTION 1464 LINE

LINE	LENGTH	BEARING
L1	69.01	N85°57'22"E
L2	49.90	N85°51'30"E
L3	19.96	N00°08'13"W

