

SANITARY SEWER MANHOLES INFORMATION

Table with 2 columns: MH-1 to MH-10, listing RIM EL., IN/W, IN/S, and OUT/E values.

LEGEND

Legend table listing symbols for spot elevation, control point, manhole, fire hydrant, water valve, power pole, guy wire, telephone box, cable box, property line, section line, wire fence, silt fence, curb & gutter, water line, over head power, fiber line, telephone line, sanitary sewer line, storm sewer line, gas line, minor contour, major contour, asphalt surface, concrete surface, gravel or riprap, cable concrete.

STORM SEWER INLET INFORMATION

Table with 2 columns: SFI-1 to SFI-10, listing RIM EL., IN/W, IN/S, and OUT/E values.

UTILITIES

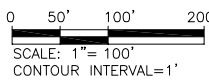
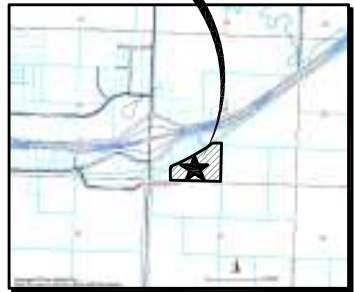
Table with 2 columns: SFI-1 to SFI-10, listing RIM EL., IN/W, IN/S, and OUT/E values.

SOUTH DAKOTA ONE CALL NOTIFICATION CENTER 115 EVERGREEN HEIGHTS DRIVE PITTSBURGH, PA 15229 1-800-781-7474

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owners or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

LOT 1 REVISED ATLANTIS SUBDIVISION OWNER: ATLANTIS, LLC

PROJECT LOCATION



SCALE: 1" = 100' CONTOUR INTERVAL=1'

LOT 2 OWNER: WAL-EAST DEVELOPMENT, INC

LOT 3 OWNER: G/GSA, INC.

LOT 4 OWNER: WILLARD WERTH

LOT 5 OWNER: G/GSA, INC.

LOT 6 OWNER: R & S LANDHOLDINGS, LLC

LOT 7 OWNER: R & S LANDHOLDINGS, LLC

LOT 8 OWNER: R & S LANDHOLDINGS, LLC

LOT 9 OWNER: R & S LANDHOLDINGS, LLC

LOT 10 OWNER: R & S LANDHOLDINGS, LLC

LOT 11 OWNER: R & S LANDHOLDINGS, LLC

LOT 12 OWNER: R & S LANDHOLDINGS, LLC

LOT 13 OWNER: R & S LANDHOLDINGS, LLC

LOT 14 OWNER: R & S LANDHOLDINGS, LLC

LOT 15 OWNER: R & S LANDHOLDINGS, LLC

LOT 16 OWNER: R & S LANDHOLDINGS, LLC

LOT 17 OWNER: R & S LANDHOLDINGS, LLC

LOT 18 OWNER: R & S LANDHOLDINGS, LLC

LOT 19 OWNER: R & S LANDHOLDINGS, LLC

LOT 20 OWNER: R & S LANDHOLDINGS, LLC

LOT 21 OWNER: R & S LANDHOLDINGS, LLC

LOT 22 OWNER: R & S LANDHOLDINGS, LLC

LOT 23 OWNER: R & S LANDHOLDINGS, LLC

LOT 24 OWNER: R & S LANDHOLDINGS, LLC

LOT 25 OWNER: R & S LANDHOLDINGS, LLC

LOT 26 OWNER: R & S LANDHOLDINGS, LLC

LOT 27 OWNER: R & S LANDHOLDINGS, LLC

LOT 28 OWNER: R & S LANDHOLDINGS, LLC

LOT 29 OWNER: R & S LANDHOLDINGS, LLC

LOT 30 OWNER: R & S LANDHOLDINGS, LLC

LOT 31 OWNER: R & S LANDHOLDINGS, LLC

LOT 32 OWNER: R & S LANDHOLDINGS, LLC

LOT 33 OWNER: R & S LANDHOLDINGS, LLC

LOT 34 OWNER: R & S LANDHOLDINGS, LLC

LOT 35 OWNER: R & S LANDHOLDINGS, LLC

LOT 36 OWNER: R & S LANDHOLDINGS, LLC

LOT 37 OWNER: R & S LANDHOLDINGS, LLC

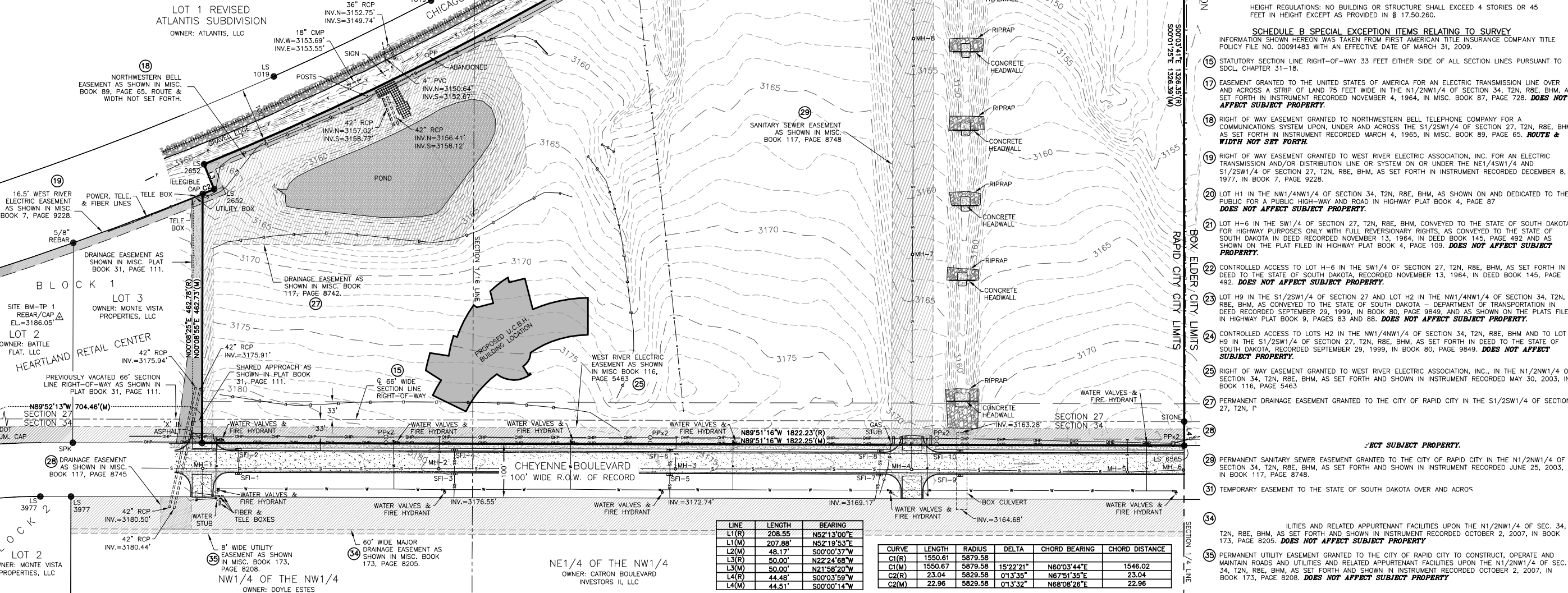


Table with 3 columns: LINE, LENGTH, BEARING. Lists line segments L1(R) through L4(M) with their respective lengths and bearings.

Table with 5 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Lists curve data C1(R) through C2(M) with their respective lengths, radii, delta angles, chord bearings, and chord distances.

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) AND THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2SW1/4) OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE BLACK HILLS MERIDIAN, IN THE CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA, LYING SOUTH OF LOT H7 AS CONVEYED TO THE CHICAGO AND NORTH WESTERN RAILROAD COMPANY IN DEED BOOK 145, PAGE 192 AND AS SHOWN ON THE PLAT FILED IN HIGHWAY PLAT BOOK 4, PAGE 90, EXCEPTING THEREFROM LOT A OF TRACT B, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 10, PAGE 4; EXCEPTING THEREFROM THAT PORTION OF LOTS 1, 2, AND 3 IN BLOCK 1 OF HEARTLAND RETAIL CENTER LOCATED IN THE SW1/4SW1/4 OF SECTION 27, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 31, PAGE 111;

-AND- THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE BLACK HILLS MERIDIAN, IN THE CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA, LYING NORTH OF LOT H3 (CHEYENNE BOULEVARD), AS SHOWN ON PLAT FILED IN PLAT BOOK 11, PAGE 126 AND LYING NORTH OF CHEYENNE BOULEVARD, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 31, PAGE 111, EXCEPTING THEREFROM LOTS 1, 2, AND 3 IN BLOCK 1 OF HEARTLAND RETAIL CENTER, ALL AS SHOWN ON THE PLAT FILED IN PLAT BOOK 31, PAGE 111.

-AND- THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE BLACK HILLS MERIDIAN, IN THE CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA, LYING NORTH OF LOT H3 (CHEYENNE BOULEVARD), AS SHOWN ON THE PLAT FILED IN HIGHWAY PLAT BOOK 11, PAGE 162.

CERTIFICATE OF SURVEYOR

TO: OFFICE OF THE STATE ENGINEER OF SOUTH DAKOTA FIRST AMERICAN TITLE COMPANY OF SOUTH DAKOTA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 10, 11A, 11B, 12, 13, AND 17 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED THERE CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF SOUTH DAKOTA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

SURVEYORS NOTES

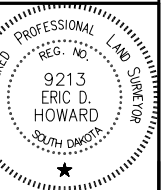
- (A) FLOOD ZONE DESIGNATION: ZONE C, AREA OF MINIMAL FLOODING BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP. (FIRM) COMMUNITY-PANEL NUMBER: 460064 0757B EFFECTIVE DATE: DECEMBER 1, 1981
(B) SUBJECT PROPERTY CONTAINS 1,828,818 SQ. FT. OR 41.984 ACRES, MORE OR LESS
(C) BASIS OF BEARING: GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) BASIS OF ELEVATION: RAPID CITY BENCHMARK #2049, WITH A PUBLISHED ELEVATION OF 3173.14' (NGVD29)

- (D) EXISTING ZONING: GENERAL COMMERCIAL
SETBACKS:
FRONT: ALL BUILDINGS SHALL SET BACK A MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE.
SIDE: NO SIDE YARD IS REQUIRED EXCEPT THAT THE WIDTH OF A SIDE YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL NOT BE LESS THAN 25 FEET.
REAR: WHERE A COMMERCIAL BUILDING IS TO BE SERVICED FROM THE REAR, THERE SHALL BE PROVIDED AN ALLEYWAY, SERVICE COURT, REAR YARD OR COMBINATION THEREOF OF NOT LESS THAN 30 FEET IN DEPTH. THE DEPTH OF A REAR YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL BE NOT LESS THAN 15 FEET. IN ALL OTHER CASES NO REAR YARD IS REQUIRED.
MAXIMUM LOT COVERAGE: MAIN AND ACCESSORY BUILDINGS SHALL COVER NOT MORE THAN 75% OF THE LOT AREA.
HEIGHT REGULATIONS: NO BUILDING OR STRUCTURE SHALL EXCEED 4 STORIES OR 45 FEET IN HEIGHT EXCEPT AS PROVIDED IN § 17.50.260.

SCHEDULE B SPECIAL EXCEPTION ITEMS RELATING TO SURVEY

- INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE POLICY FILE NO. 00091483 WITH AN EFFECTIVE DATE OF MARCH 31, 2008.
(15) STATUTORY SECTION LINE RIGHT-OF-WAY 33 FEET EITHER SIDE OF ALL SECTION LINES PURSUANT TO SDCL CHAPTER 31-18.
(17) EASEMENT GRANTED TO THE UNITED STATES OF AMERICA FOR AN ELECTRIC TRANSMISSION LINE OVER AND ACROSS A STRIP OF LAND 75 FEET WIDE IN THE N1/2NW1/4 OF SECTION 34, T2N, R8E, BHM, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 4, 1964, IN MISC. BOOK 87, PAGE 728. DOES NOT AFFECT SUBJECT PROPERTY.
(18) RIGHT OF WAY EASEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE COMPANY FOR A COMMUNICATIONS SYSTEM UPON, UNDER AND ACROSS THE S1/2SW1/4 OF SECTION 27, T2N, R8E, BHM, AS SET FORTH IN INSTRUMENT RECORDED MARCH 4, 1965, IN MISC. BOOK 89, PAGE 65. ROUTE & WIDTH NOT SET FORTH.
(19) RIGHT OF WAY EASEMENT GRANTED TO WEST RIVER ELECTRIC ASSOCIATION, INC. FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM ON OR UNDER THE NE1/4SW1/4 AND S1/2SW1/4 OF SECTION 27, T2N, R8E, BHM, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 8, 1977, IN BOOK 7, PAGE 9228.
(20) LOT H1 IN THE NW1/4NW1/4 OF SECTION 34, T2N, R8E, BHM, AS SHOWN ON AND DEDICATED TO THE PUBLIC FOR A PUBLIC HIGHWAY AND ROAD IN HIGHWAY PLAT BOOK 4, PAGE 87. DOES NOT AFFECT SUBJECT PROPERTY.
(21) LOT H-6 IN THE SW1/4 OF SECTION 27, T2N, R8E, BHM, CONVEYED TO THE STATE OF SOUTH DAKOTA FOR HIGHWAY PURPOSES ONLY WITH FULL REVERSIONARY RIGHTS, AS CONVEYED TO THE STATE OF SOUTH DAKOTA IN DEED RECORDED NOVEMBER 13, 1964, IN DEED BOOK 145, PAGE 492 AND AS SHOWN ON THE PLAT FILED IN HIGHWAY PLAT BOOK 4, PAGE 109. DOES NOT AFFECT SUBJECT PROPERTY.
(22) CONTROLLED ACCESS TO LOT H-6 IN THE SW1/4 OF SECTION 27, T2N, R8E, BHM, AS SET FORTH IN DEED TO THE STATE OF SOUTH DAKOTA, RECORDED NOVEMBER 13, 1964, IN DEED BOOK 145, PAGE 492. DOES NOT AFFECT SUBJECT PROPERTY.
(23) LOT H9 IN THE S1/2SW1/4 OF SECTION 27 AND LOT H2 IN THE NW1/4NW1/4 OF SECTION 34, T2N, R8E, BHM, AS CONVEYED TO THE STATE OF SOUTH DAKOTA - DEPARTMENT OF TRANSPORTATION IN DEED RECORDED SEPTEMBER 29, 1999, IN BOOK 80, PAGE 9849, AND AS SHOWN ON THE PLATS FILED IN HIGHWAY PLAT BOOK 9, PAGES 83 AND 88. DOES NOT AFFECT SUBJECT PROPERTY.
(24) CONTROLLED ACCESS TO LOTS H2 IN THE NW1/4NW1/4 OF SECTION 34, T2N, R8E, BHM AND TO LOT H9 IN THE S1/2SW1/4 OF SECTION 27, T2N, R8E, BHM, AS SET FORTH IN DEED TO THE STATE OF SOUTH DAKOTA, RECORDED SEPTEMBER 29, 1999, IN BOOK 80, PAGE 9849. DOES NOT AFFECT SUBJECT PROPERTY.
(25) RIGHT OF WAY EASEMENT GRANTED TO WEST RIVER ELECTRIC ASSOCIATION, INC. IN THE N1/2NW1/4 OF SECTION 34, T2N, R8E, BHM, AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED MAY 30, 2003, IN BOOK 116, PAGE 5463.
(26) PERMANENT DRAINAGE EASEMENT GRANTED TO THE CITY OF RAPID CITY IN THE S1/2SW1/4 OF SECTION 27, T2N, R8E, BHM, AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED OCTOBER 2, 2007, IN BOOK 173, PAGE 8205. DOES NOT AFFECT SUBJECT PROPERTY.
(29) PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RAPID CITY IN THE N1/2NW1/4 OF SECTION 34, T2N, R8E, BHM, AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED JUNE 25, 2003, IN BOOK 117, PAGE 8748.
(31) TEMPORARY EASEMENT TO THE STATE OF SOUTH DAKOTA OVER AND ACROSS
(34) LINES AND RELATED APPURTENANT FACILITIES UPON THE N1/2NW1/4 OF SEC. 34, T2N, R8E, BHM, AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED OCTOBER 2, 2007, IN BOOK 173, PAGE 8205. DOES NOT AFFECT SUBJECT PROPERTY.
(35) PERMANENT UTILITY EASEMENT GRANTED TO THE CITY OF RAPID CITY TO CONSTRUCT, OPERATE AND MAINTAIN ROADS AND UTILITIES AND RELATED APPURTENANT FACILITIES UPON THE N1/2NW1/4 OF SEC. 34, T2N, R8E, BHM, AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED OCTOBER 2, 2007, IN BOOK 173, PAGE 8208. DOES NOT AFFECT SUBJECT PROPERTY.

RENNER & ASSOCIATES, L.L.C. 616 SIXTH ST., RAPID CITY, SD 57701 PHONE: 605/721-7310 FAX: 605/721-7313 SPEARFISH OFFICE: 605/717-0016 CITY HALL 1903



Scale: 1"=100'
Designed By: ADP
Design Date: 6/23/09
Print Date: 6/23/09
Surveyed By: JID
Survey Date: 7/17/07
Revisions: 10/28/08-Correction of Elevations

ALTA/ACSM LAND TITLE SURVEY HIGHER EDUCATION CENTER WEST RIVER
Prepared For: OFFICE OF THE STATE ENGINEER JOE FOSS BUILDING 523 EAST CAPITOL AVENUE PIERRE, SD 57501-3182 ATTN: BILL ROEDERMEER
Internal Job No: #2421
Sheet Title: ALTA/ACSM LAND TITLE SURVEY
Sheet: 1 of 1