

PLAT OF LOT 2A, 2B AND 2C OF HUFFMAN SUBDIVISION AND AREA DEDICATED TO PUBLIC RIGHT OF WAY (FORMERLY LOT 2 OF HUFFMAN SUBDIVISION) LOCATED IN THE NW/2 OF THE SW1/4 OF SECTION 32 T2N, R0E, B.H.M., RAPID CITY PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1" = 60' DECEMBER 10, 2009

| PROPERTY CURVE DIMENSION (MEASURED) | CHORD BEARING | CHORD DISTANCE |
|-------------------------------------|---------------|----------------|
| 105.45' (1) | 133.24' | 133.24' |
| 105.45' (1) | 133.24' | 133.24' |

| PROPERTY CURVE DIMENSION (RECORD & CALCULATE) | CHORD BEARING | CHORD DISTANCE |
|---|---------------|----------------|
| 105.45' (1) | 133.24' | 133.24' |
| 105.45' (1) | 133.24' | 133.24' |

| LINE DIMENSIONS (MEASURED) | BEARING | DISTANCE |
|----------------------------|-----------------|----------|
| 11.88' | S 89° 35' 36" W | 12.44' |
| 11.88' | S 00° 00' 00" E | 20.71' |
| 11.88' | N 00° 00' 00" E | 20.71' |
| 11.88' | N 44° 59' 12" E | 15.84' |

| LINE DIMENSIONS (RECORD) | BEARING | DISTANCE |
|--------------------------|-----------------|----------|
| 11.88' | S 89° 35' 36" W | 12.44' |
| 11.88' | S 00° 00' 00" E | 20.71' |
| 11.88' | N 00° 00' 00" E | 20.71' |
| 11.88' | N 44° 59' 12" E | 15.84' |

SEE SHEET 2 OF 2 FOR ADDITIONAL EASEMENTS ESTABLISHED BY THE RECORDING OF THIS PLAT.

LEGEND

- INDICATES FOUND SURVEY MONUMENT, 3/4" PIPE, UNLESS OTHERWISE NOTED.
- INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THIMMELSTAD LS 4371", UNLESS OTHERWISE NOTED.
- INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THIMMELSTAD LS 4371" FOR R.O.W.'S & P.T.'S
- (M) INDICATES MEASURED DIMENSION THIS SURVEY.
- (R) INDICATES RECORD DIMENSION PREVIOUSLY RECORDED IN PLAT BOOK 24, PAGE 127.

BASE OF BEARINGS BY GPS OBSERVATION - BASE UNIT SET AT SOUTH EAST CORNER OF LOT 2 REFERENCED WITH A 3/4" PIPE. 10' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ALONG ALL INTERIOR FRONT, SIDE AND BACK LOT LINES.

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES AND BUSHES. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, IMPROVE AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

OWNER'S CERTIFICATE

I, STEVEN O. THIMMELSTAD, REGISTERED LAND SURVEYOR, SO NO. 4371, DO HEREBY CERTIFY THAT I AM REPRESENTING FRONTIERA CHOICES LLC OWNER OF LAND SHOWN AND DESCRIBED HEREON, THAT THE SURVEY WAS DONE AT OUR REQUEST FOR THE PURPOSE INDICATED HEREON THAT WE DO APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND; AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS.

ANY LAND SHOWN ON THE WITHIN PLAT AS DEDICATED TO PUBLIC RIGHT-OF-WAY IS HEREBY DEDICATED TO PUBLIC USE AND PUBLIC UTILITY USE AS SUCH FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEZ OF SUCH LAND.

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON, a.s.

ON THIS _____ DAY OF _____, 2010, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID OWNER EXECUTED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, STEVEN O. THIMMELSTAD, REGISTERED LAND SURVEYOR, SO NO. 4371, DO HEREBY CERTIFY THAT AT THE DISCRETION OF THE OWNER OF THE HEREIN DESCRIBED LAND I HAVE MADE THE SURVEY AND WITHIN PLAT OF LAND DESCRIBED AND SHOWN HEREON, THE LOCATION AND DIRECTIONS ARE AS SHOWN ON THE PLAT AND SAID PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

DATE _____ REGISTERED LAND SURVEYOR LS #4371

CERTIFICATE OF TREASURER

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON, a.s.

I, TREASURER OF PENNINGTON COUNTY, CERTIFY THAT ALL TAXES WHICH ARE DUE UPON THE TRACT AS SHOWN HEREON AND BY RECEIPTS OF MY OFFICE HAVE BEEN PAID TO DATE.

PENNINGTON COUNTY TREASURER

CERTIFICATE OF FINANCE OFFICER

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.

DATE _____ FINANCE OFFICER OF THE CITY OF RAPID CITY

OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON, a.s.

FILED THIS _____ DAY OF _____, 2010, AT _____ O'CLOCK _____ M. BOOK _____ PAGE _____

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY OR CITY STREET AS SHOWN HEREON IS HEREBY APPROVED BY _____ CITY ENGINEER

DATE _____ FINANCE OFFICER OF THE CITY OF RAPID CITY

WARRANTY REFERENCE



OFFICE OF DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON, a.s.

I, DIRECTOR OF EQUALIZATION, PENNINGTON COUNTY, CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT, AND IS FILED IN MY OFFICE.

DATE _____ PENNINGTON COUNTY DIRECTOR OF EQUALIZATION

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS WHICH ARE DUE UPON THE WITHIN-DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATE _____ FINANCE OFFICER OF THE CITY OF RAPID CITY

SHEET 1 OF 2

PREPARED BY STEVEN O. THIMMELSTAD, SURVEYOR ENGINEERING & LAND SURVEYING, 1015 SOUTH BLACK AVE. ROAD, SUITE 200, RAPID CITY, SOUTH DAKOTA 57701-1118

RECEIVED
DEC 17 2009
Rapid City Growth Management Department

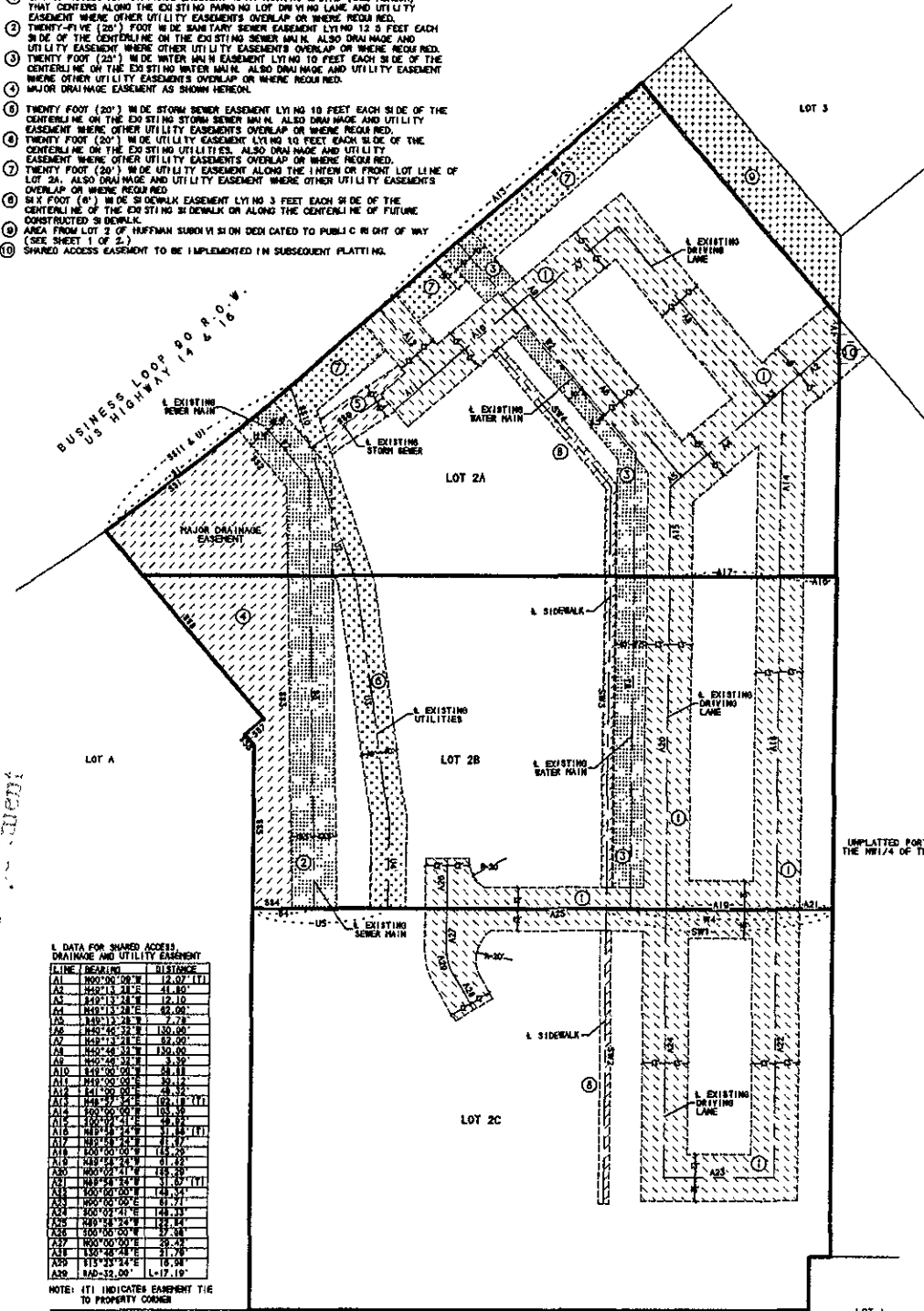
PLAT OF LOT 2A, 2B AND 2C OF HUFFMAN SUBDIVISION AND AREA DEDICATED TO PUBLIC RIGHT OF WAY (FORMERLY LOT 2 OF HUFFMAN SUBDIVISION) LOCATED IN THE N1/2 OF THE SW1/4 OF SECTION 32 T2N, R8E, B.H.M., RAPID CITY PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1" = 40'
DECEMBER 10, 2009

LIST OF EASEMENTS SET FORTH BY RECORDING OF THIS PLAT

- ① SHARED ACCESS AND DRAINAGE EASEMENT WITH VARYING WIDTHS (SEE HEREON) THAT CENTERS ALONG THE EXISTING PARALLEL LOT DRIVE LANE AND UTILITY EASEMENT WHERE OTHER UTILITY EASEMENTS OVERLAP OR WHERE REQUIRED.
- ② TWENTY-FIVE (25') FOOT WIDE SANITARY SEWER EASEMENT LYING 12.5 FEET EACH SIDE OF THE CENTERLINE ON THE EXISTING SEWER MAIN. ALSO DRAINAGE AND UTILITY EASEMENT WHERE OTHER UTILITY EASEMENTS OVERLAP OR WHERE REQUIRED.
- ③ TWENTY FOOT (20') WIDE WATER MAIN EASEMENT LYING 10 FEET EACH SIDE OF THE CENTERLINE ON THE EXISTING WATER MAIN. ALSO DRAINAGE AND UTILITY EASEMENT WHERE OTHER UTILITY EASEMENTS OVERLAP OR WHERE REQUIRED.
- ④ MAJOR DRAINAGE EASEMENT AS SHOWN HEREON.
- ⑤ TWENTY FOOT (20') WIDE STORM SEWER EASEMENT LYING 10 FEET EACH SIDE OF THE CENTERLINE ON THE EXISTING STORM SEWER MAIN. ALSO DRAINAGE AND UTILITY EASEMENT WHERE OTHER UTILITY EASEMENTS OVERLAP OR WHERE REQUIRED.
- ⑥ TWENTY FOOT (20') WIDE UTILITY EASEMENT LYING 10 FEET EACH SIDE OF THE CENTERLINE ON THE EXISTING UTILITIES. ALSO DRAINAGE AND UTILITY EASEMENT WHERE OTHER UTILITY EASEMENTS OVERLAP OR WHERE REQUIRED.
- ⑦ TWENTY FOOT (20') WIDE UTILITY EASEMENT ALONG THE INTERIOR FRONT LOT LINE OF LOT 2A. ALSO DRAINAGE AND UTILITY EASEMENT WHERE OTHER UTILITY EASEMENTS OVERLAP OR WHERE REQUIRED.
- ⑧ SIX FOOT (6') WIDE SIDEWALK EASEMENT LYING 3 FEET EACH SIDE OF THE CENTERLINE OF THE EXISTING SIDEWALK OR ALONG THE CENTERLINE OF FUTURE CONSTRUCTED SIDEWALK.
- ⑨ AREA FROM LOT 2 OF HUFFMAN SUBDIVISION DEDICATED TO PUBLIC RIGHT OF WAY (SEE SHEET 1 OF 2.)
- ⑩ SHARED ACCESS EASEMENT TO BE IMPLEMENTED IN SUBSEQUENT PLATTING.



DATA FOR SHARED ACCESS DRAINAGE AND UTILITY EASEMENT

| LINE | BEARING | DISTANCE |
|------|-------------|------------|
| A1 | N00°00'00"W | 12.07 (TT) |
| A2 | S00°13'48"E | 41.00 |
| A3 | S40°13'28"E | 12.10 |
| A4 | S49°13'28"E | 66.06 |
| A5 | S40°13'28"E | 12.78 |
| A6 | N00°13'28"E | 132.78 |
| A7 | N49°13'28"E | 62.00 |
| A8 | N00°13'28"E | 130.00 |
| A9 | S49°00'00"E | 41.11 |
| A10 | S00°00'00"E | 32.12 |
| A11 | S00°00'00"E | 32.12 |
| A12 | S49°59'24"E | 62.18 (TT) |
| A13 | S00°00'00"E | 103.39 |
| A14 | S00°00'00"E | 103.39 |
| A15 | S00°00'00"E | 32.12 (TT) |
| A16 | S00°00'00"E | 32.12 |
| A17 | S00°00'00"E | 32.12 |
| A18 | S00°00'00"E | 103.39 |
| A19 | S00°00'00"E | 103.39 |
| A20 | N00°02'31"E | 48.29 |
| A21 | S00°00'00"E | 31.07 (TT) |
| A22 | S00°00'00"E | 31.07 |
| A23 | S00°00'00"E | 31.07 |
| A24 | S00°00'00"E | 31.07 |
| A25 | S00°00'00"E | 31.07 |
| A26 | S00°00'00"E | 31.07 |
| A27 | S00°00'00"E | 31.07 |
| A28 | S00°00'00"E | 31.07 |
| A29 | S00°00'00"E | 31.07 |
| A30 | S00°00'00"E | 31.07 |
| A31 | S00°00'00"E | 31.07 |
| A32 | S00°00'00"E | 31.07 |
| A33 | S00°00'00"E | 31.07 |
| A34 | S00°00'00"E | 31.07 |
| A35 | S00°00'00"E | 31.07 |
| A36 | S00°00'00"E | 31.07 |
| A37 | S00°00'00"E | 31.07 |
| A38 | S00°00'00"E | 31.07 |
| A39 | S00°00'00"E | 31.07 |
| A40 | S00°00'00"E | 31.07 |
| A41 | S00°00'00"E | 31.07 |
| A42 | S00°00'00"E | 31.07 |
| A43 | S00°00'00"E | 31.07 |
| A44 | S00°00'00"E | 31.07 |
| A45 | S00°00'00"E | 31.07 |
| A46 | S00°00'00"E | 31.07 |
| A47 | S00°00'00"E | 31.07 |
| A48 | S00°00'00"E | 31.07 |
| A49 | S00°00'00"E | 31.07 |
| A50 | S00°00'00"E | 31.07 |
| A51 | S00°00'00"E | 31.07 |
| A52 | S00°00'00"E | 31.07 |
| A53 | S00°00'00"E | 31.07 |
| A54 | S00°00'00"E | 31.07 |
| A55 | S00°00'00"E | 31.07 |
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| A58 | S00°00'00"E | 31.07 |
| A59 | S00°00'00"E | 31.07 |
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| A64 | S00°00'00"E | 31.07 |
| A65 | S00°00'00"E | 31.07 |
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| A67 | S00°00'00"E | 31.07 |
| A68 | S00°00'00"E | 31.07 |
| A69 | S00°00'00"E | 31.07 |
| A70 | S00°00'00"E | 31.07 |
| A71 | S00°00'00"E | 31.07 |
| A72 | S00°00'00"E | 31.07 |
| A73 | S00°00'00"E | 31.07 |
| A74 | S00°00'00"E | 31.07 |
| A75 | S00°00'00"E | 31.07 |
| A76 | S00°00'00"E | 31.07 |
| A77 | S00°00'00"E | 31.07 |
| A78 | S00°00'00"E | 31.07 |
| A79 | S00°00'00"E | 31.07 |
| A80 | S00°00'00"E | 31.07 |
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| A82 | S00°00'00"E | 31.07 |
| A83 | S00°00'00"E | 31.07 |
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| A85 | S00°00'00"E | 31.07 |
| A86 | S00°00'00"E | 31.07 |
| A87 | S00°00'00"E | 31.07 |
| A88 | S00°00'00"E | 31.07 |
| A89 | S00°00'00"E | 31.07 |
| A90 | S00°00'00"E | 31.07 |
| A91 | S00°00'00"E | 31.07 |
| A92 | S00°00'00"E | 31.07 |
| A93 | S00°00'00"E | 31.07 |
| A94 | S00°00'00"E | 31.07 |
| A95 | S00°00'00"E | 31.07 |
| A96 | S00°00'00"E | 31.07 |
| A97 | S00°00'00"E | 31.07 |
| A98 | S00°00'00"E | 31.07 |
| A99 | S00°00'00"E | 31.07 |
| A100 | S00°00'00"E | 31.07 |

NOTE: (TT) INDICATES EASEMENT TIE TO PROPERTY CORNER

DATA FOR WATER MAIN EASEMENT

| LINE | BEARING | DISTANCE |
|------|-------------|------------|
| B1 | S00°00'00"E | 12.07 (TT) |
| B2 | S00°13'48"E | 41.00 |
| B3 | S40°13'28"E | 12.10 |
| B4 | S49°13'28"E | 66.06 |
| B5 | S40°13'28"E | 12.78 |
| B6 | N00°13'28"E | 132.78 |
| B7 | N49°13'28"E | 62.00 |
| B8 | N00°13'28"E | 130.00 |
| B9 | S49°00'00"E | 41.11 |
| B10 | S00°00'00"E | 32.12 |
| B11 | S00°00'00"E | 32.12 |
| B12 | S49°59'24"E | 62.18 (TT) |
| B13 | S00°00'00"E | 103.39 |
| B14 | S00°00'00"E | 103.39 |
| B15 | S00°00'00"E | 32.12 (TT) |
| B16 | S00°00'00"E | 32.12 |
| B17 | S00°00'00"E | 32.12 |
| B18 | S00°00'00"E | 103.39 |
| B19 | S00°00'00"E | 103.39 |
| B20 | N00°02'31"E | 48.29 |
| B21 | S00°00'00"E | 31.07 (TT) |
| B22 | S00°00'00"E | 31.07 |
| B23 | S00°00'00"E | 31.07 |
| B24 | S00°00'00"E | 31.07 |
| B25 | S00°00'00"E | 31.07 |
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| B74 | S00°00'00"E | 31.07 |
| B75 | S00°00'00"E | 31.07 |
| B76 | S00°00'00"E | 31.07 |
| B77 | S00°00'00"E | 31.07 |
| B78 | S00°00'00"E | 31.07 |
| B79 | S00°00'00"E | 31.07 |
| B80 | S00°00'00"E | 31.07 |
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| B89 | S00°00'00"E | 31.07 |
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| B96 | S00°00'00"E | 31.07 |
| B97 | S00°00'00"E | 31.07 |
| B98 | S00°00'00"E | 31.07 |
| B99 | S00°00'00"E | 31.07 |
| B100 | S00°00'00"E | 31.07 |

DATA FOR SANITARY SEWER DRAINAGE AND UTILITY EASEMENT

| LINE | BEARING | DISTANCE |
|------|-------------|------------|
| C1 | S00°00'00"E | 12.07 (TT) |
| C2 | S00°13'48"E | 41.00 |
| C3 | S40°13'28"E | 12.10 |
| C4 | S49°13'28"E | 66.06 |
| C5 | S40°13'28"E | 12.78 |
| C6 | N00°13'28"E | 132.78 |
| C7 | N49°13'28"E | 62.00 |
| C8 | N00°13'28"E | 130.00 |
| C9 | S49°00'00"E | 41.11 |
| C10 | S00°00'00"E | 32.12 |
| C11 | S00°00'00"E | 32.12 |
| C12 | S49°59'24"E | 62.18 (TT) |
| C13 | S00°00'00"E | 103.39 |
| C14 | S00°00'00"E | 103.39 |
| C15 | S00°00'00"E | 32.12 (TT) |
| C16 | S00°00'00"E | 32.12 |
| C17 | S00°00'00"E | 32.12 |
| C18 | S00°00'00"E | 103.39 |
| C19 | S00°00'00"E | 103.39 |
| C20 | N00°02'31"E | 48.29 |
| C21 | S00°00'00"E | 31.07 (TT) |
| C22 | S00°00'00"E | 31.07 |
| C23 | S00°00'00"E | 31.07 |
| C24 | S00°00'00"E | 31.07 |
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| C32 | S00°00'00"E | 31.07 |
| C33 | S00°00'00"E | 31.07 |
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| C44 | S00°00'00"E | 31.07 |
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| C48 | S00°00'00"E | 31.07 |
| C49 | S00°00'00"E | 31.07 |
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| C62 | S00°00'00"E | 31.07 |
| C63 | S00°00'00"E | 31.07 |
| C64 | S00°00'00"E | 31.07 |
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| C70 | S00°00'00"E | 31.07 |
| C71 | S00°00'00"E | 31.07 |
| C72 | S00°00'00"E | 31.07 |
| C73 | S00°00'00"E | 31.07 |
| C74 | S00°00'00"E | 31.07 |
| C75 | S00°00'00"E | 31.07 |
| C76 | S00°00'00"E | 31.07 |
| C77 | S00°00'00"E | 31.07 |
| C78 | S00°00'00"E | 31.07 |
| C79 | S00°00'00"E | 31.07 |
| C80 | S00°00'00"E | 31.07 |
| C81 | S00°00'00"E | 31.07 |
| C82 | S00°00'00"E | 31.07 |
| C83 | S00°00'00"E | 31.07 |
| C84 | S00°00'00"E | 31.07 |
| C85 | S00°00'00"E | 31.07 |
| C86 | S00°00'00"E | 31.07 |
| C87 | S00°00'00"E | 31.07 |
| C88 | S00°00'00"E | 31.07 |
| C89 | S00°00'00"E | 31.07 |
| C90 | S00°00'00"E | 31.07 |
| C91 | S00°00'00"E | 31.07 |
| C92 | S00°00'00"E | 31.07 |
| C93 | S00°00'00"E | 31.07 |
| C94 | S00°00'00"E | 31.07 |
| C95 | S00°00'00"E | 31.07 |
| C96 | S00°00'00"E | 31.07 |
| C97 | S00°00'00"E | 31.07 |
| C98 | S00°00'00"E | 31.07 |
| C99 | S00°00'00"E | 31.07 |
| C100 | S00°00'00"E | 31.07 |

DATA FOR STORM SEWER AND MAJOR DRAINAGE EASEMENT