

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" = 60' DECEMBER 10, 2009

| CURVE DATA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|------------|-----------|---------|---------------|----------------|
| 1 | 159.39 FT | 170.33' | N10°35'12"E | 131.37' |

| CURVE DATA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|------------|-----------|---------|---------------|----------------|
| 2 | 159.39 FT | 170.33' | N10°35'12"E | 131.37' |

| LINE DIMENSIONS (MEASURED) | LINE BEARING | DISTANCE |
|----------------------------|---------------|----------|
| 1 | N 00°00'00" W | 12.35' |
| 2 | S 00°07'30" E | 26.71' |
| 3 | N 11°30'12" E | 7.84' |
| 4 | N 46°05'34" E | 15.84' |

| LINE DIMENSIONS (RECORD) | LINE BEARING | DISTANCE |
|--------------------------|---------------|----------|
| 1 | N 00°00'00" W | 12.35' |
| 2 | S 00°00'00" E | 29.00' |
| 3 | N 11°00'00" E | 1.00' |
| 4 | N 49°00'00" E | 13.60' |

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 3/4" REBAR WITH SURVEY CAP MARKED "TRINKESTAD LS 4371", UNLESS OTHERWISE NOTED.
- INDICATES SET 3/4" REBAR WITH SURVEY CAP MARKED "TRINKESTAD LS 4371" FOR R.O.W. PC'S & PT'S
- (M) INDICATES MEASURED DIMENSION, THIS SURVEY.
- (R) INDICATES RECORD DIMENSION PREVIOUSLY RECORDED IN PLAT BOOK 24, PAGE 127.

BASIS OF BEARINGS BY OPS 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, TILES AND SHROUBS. 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.

OWNER'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

THAT I AM REPRESENTING FRONTIER CROSS 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 FEES OF SUCH LAND.

OWNER:

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

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

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR

I, GROWTH MANAGEMENT DIRECTOR BY THE CITY OF RAPID CITY HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 26-03.05 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATE:

GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

SURVEYOR'S CERTIFICATE

I, STEVEN O. TRINKESTAD, REGISTERED LAND SURVEYOR, SD NO. 4371, DO HEREBY CERTIFY THAT AT THE DIRECTION 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

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

OFFICE OF DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

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 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

CERTIFICATE OF FINANCE OFFICER

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

DATE FINANCE OFFICER OF THE CITY OF RAPID CITY

OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

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

PENNINGTON COUNTY REGISTER OF DEEDS

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY LINES ADJUTING THE COUNTY OR STATE HIGHWAY OR CITY STREET AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATE: HIGHWAY AUTHORITY

SHEET 1 OF 2

PREPARED BY: STEVEN O. TRINKESTAD BRITTON ENGINEERING & LAND SURVEYING, INC. 3035 BLACK HAWK ROAD, SUITE 3, BLACK HAWK, SOUTH DAKOTA 57130 (605) 716-7388

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