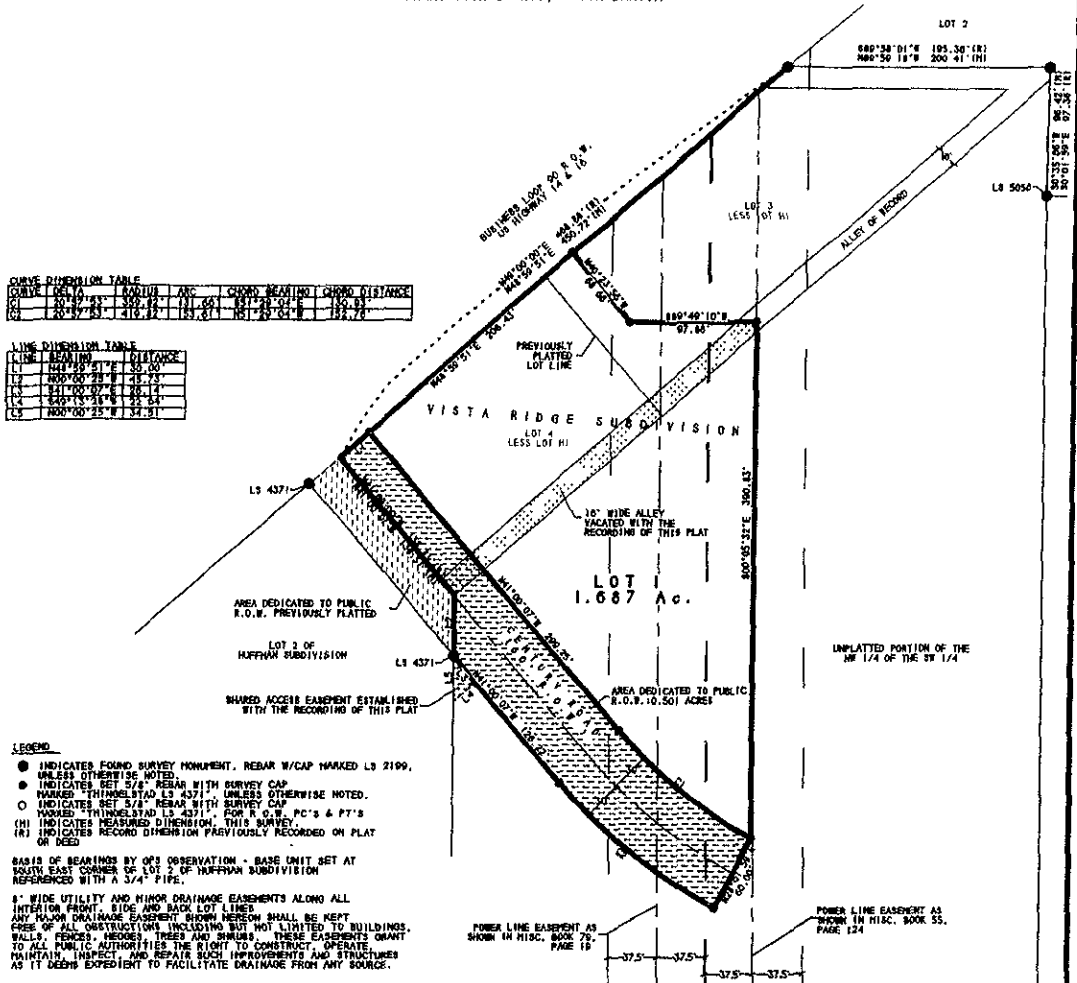


09SV027

PLAT OF LOT 1 OF VISTA RIDGE SUBDIVISION (FORMERLY LOT 4 LESS HW, A PORTION OF LOT 3 LESS HW, A PORTION OF THE 16' WIDE ALLEY AND A PORTION OF UNPLATTED PORTION OF THE NW 1/4 OF THE SW 1/4) LOCATED IN SECTION 32, T2N, R8E, B.H.M., RAPID CITY PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1" = 60' NOVEMBER 12 2009



CURVE DIMENSION TABLE

CURVE IDENTIFICATION	CHORD BEARING	CHORD DISTANCE
C1	S88°58'01\"	195.30' (R)
C2	N80°50'18\"	200.41' (R)

LINE DIMENSION TABLE

LINE IDENTIFICATION	DISTANCE
L1	100'00\"
L2	100'00\"
L3	100'00\"
L4	100'00\"
L5	100'00\"

- LEGEND**
- INDICATES FOUND SURVEY MONUMENT, REBAR W/CAP MARKED LS 2199, UNLESS OTHERWISE NOTED.
 - INDICATES SET 5/8" REBAR WITH SURVEY CAP, UNLESS OTHERWISE NOTED.
 - INDICATES SET 5/8" REBAR WITH SURVEY CAP, MARKED WITH PLASTIC LS 4371 - FOR R.O.W., P.C.'S & P.T.'S.
 - (H) INDICATES MEASURED DIMENSION, THIS SURVEY.
 - (R) INDICATES RECORD DIMENSION PREVIOUSLY RECORDED ON PLAT OR DEED.

BASIS OF BEARINGS BY OP'S OBSERVATION - BASE UNIT SET AT SOUTH EAST CORNER OF LOT 2 OF HUFFMAN SUBDIVISION REFERENCED WITH A 3/4" PIPE.

8" 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 SHRUBS. 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.

TOWN'S CERTIFICATE
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

THAT I AM REPRESENTING VANTAGE PROPERTIES LLC OWNER OF LAND SHOWN AND DESCRIBED HEREIN THAT THE SURVEY WAS DONE AT OUR REQUEST FOR THE PURPOSE INDICATED HEREON AND 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 A DONATION OF THE FEEL OF SUCH LAND.

OWNER: _____

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

ON THIS _____ DAY OF _____ 2009, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO BE 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. THINGELSTAD, 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 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

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

FILED THIS _____ DAY OF _____ 2009, AT _____ O'CLOCK _____ M.
IN BOOK _____ PAGE _____

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR

I, GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 18-02-03 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

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 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

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY LINES ADJOINING THE COUNTY HIGHWAY OR CITY STREET SHOWN HEREON IS HEREBY APPROVED BY THE CITY ENGINEER AND THE CITY PLANNING COMMISSION AS BEING IN ACCORDANCE WITH THE CITY ENGINEERING AND PLANNING DEPARTMENT RECORDS.

DATE _____

RECEIVED
DEC 11 2009
Rapid City Growth Management Department

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON
FILED THIS _____ DAY OF _____ 2009, AT _____ O'CLOCK _____ M.
IN BOOK _____ PAGE _____