10PL064

PLAT OF
LOT 2 AND LOT 3
VISTA RIDGE SUBDIVISION
(Formerly a portion of the NW¼ of the SW¼)
SECTION 32, T2N, R6E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LS 2199(NOT ACCEPTED THIS SURVEY)
N 89°59'01" E 195.39'(M)
S 89°53'36" E 193.64'(M)
PREVIOUSLY VACATED ALLEY
LS 5086
LS 2199(NOT ACCEPTED THIS SURVEY)
SECTION ¼ LINE
LS HIGHWAY 16 AND I-90 BUSINESS LOOP
LOT H1 OF LOTS 3, 4, 5, AND 6 OF THE NW¼ OF THE SW¼
LOT 3 LESS H1
N 40°18'16" E 248.11' (M)
N 40°42'19" E 250.64'
PREVIOUSLY VACATED ALLEY
LS 4371
LOT 2
BLOCK 2
NORTH CREEK DRIVE
60' R.O.W. OF RECORD
S 90°00'00" E(M)
S 89°46'26" E(M)
160.31'(M)
160.30'(M)
FUTURE LOT 6
LOT 2
1.637 Ac.±
LOT 1
OF VISTA RIDGE SUBDIVISION
VISTA RIDGE SUBDIVISION
N 00°00'44" E 262.89'
S 00°00'44" E 318.22'
N 00°00'44" E 246.43'
SECTION LINE
LOT 3
1.165 Ac.±
CENTURY ROAD
60' R.O.W. OF RECORD
0.331 Ac.± CENTURY ROAD
FUTURE LOT 7
FUTURE LOT 8
BLOCK 1
MEINHARD SUBDIVISION
POWER LINE EASEMENT AS SHOWN IN MISC. BOOK 79 PAGE 19
FUTURE LOT 5
POWER LINE EASEMENT AS SHOWN IN MISC. BOOK 55 PAGE 124
FUTURE LOT 4
MARCH 31, 2010
SCALE: 1" = 60'

LINE	BEARING	DISTANCE
L1	N 89°53'36" W	1.70'
L2(M)	S 79°11'44" E	66.36'
L3(M)	S 72°34'26" E	66.36'
L3	S 00°00'44" W	66.89'
L4	S 89°59'16" E	46.22'
L5(M)	S 89°07'01" W	66.89'
L6(M)	S 89°01'59" W	60.00'
L6	S 89°07'01" W	10.40'
L7	S 89°59'16" E	46.22'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(M)	46.73	500.00	05°11'16"	S 17°54'10" W	46.69
C1(R)	46.73	500.00	05°11'16"		
C2(M)	153.83	418.83	20°39'00"	S 81°24'33" E	152.77
C2(R)	153.81	418.83	20°39'00"	S 81°24'04" E	152.76
C3	42.72	369.10	06°37'38"	S 86°18'07" E	42.69
C4	174.30	369.81	26°04'24"	S 76°57'04" E	174.54

NOTES
- Denotes set 5/8" rebar with survey cap marked "Lewis LS 5026"
- Denotes Found Survey Monument as noted
- (R) Denotes Recorded in previous plat or description.
- (M) Denotes Measured in this survey.
- CB Denotes Chord Bearing
- CD Denotes Chord Distance
- Basis of Bearings Solar Observation
- Utility and Minor Drainage Easements 6' on the interior sides of all lot lines, except where major drainage easements exist.
- Any major drainage easement shown herein shall at least line of all adjacent and abutting lots and easements grant to the public authorities the right to construct, operate, maintain, inspect, and repair such

OWNER OF RECORD
State of South Dakota
County of Pennington ss.

I, Donald Wunder, do hereby certify that I am a Partner of Vantage Properties, L.L.C., a Corporation, the owner of the tract of land shown and described herein; that the survey was done at my request for the purposes hereinset forward; that I do hereby approve the survey and white 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 white 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 fee of such land.

In witness whereof, I have set my hand and seal.

Owner Vantage Properties, L.L.C.

Donald Wunder – Partner

On the ____ day of _____, 20____, before me, a Notary Public, personally appeared Donald Wunder, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public _____

My Commission Expires _____

SURVEYOR OF RECORD
State of South Dakota
County of Pennington ss.

I, Mable D.(Sue) Lewis, Registered Land Surveyor No. 5026 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed herein, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the white plat is a representation of said survey. Easements or restrictions of encumbrances record or private agreements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and seal.

Mable D.(Sue) Lewis, Registered Land Surveyor — Date

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5026
MABLE D. LEWIS
PRELIMINARY ONLY

SURVEYOR OF RECORD OR CHIEF ENGINEER

The location of the proposed lot lines with respect to the Highway or Street as shown hereon is hereby approved. Any approaches or access to the Highway or Street will require additional approval.

Dated this ____ day of _____, 20____.

Highway/Street Authority

SURVEYOR OF RECORD OF SUBDIVISION

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the white described plat.

Dated this ____ day of _____, 20____.

Director of Equalization of Pennington County

APPROVED
Director of Equalization of Pennington County

SURVEYOR OF RECORD TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the white described lands are fully paid according to the records of my office.

Dated this ____ day of _____, 20____.

Treasurer of Pennington County

SURVEYOR OF RECORD OF SEED
State of South Dakota
County of Pennington ss.

Filed this ____ day of _____, 20____, at ____o'clock___M.

In Book _____ of Plats, on Page _____

Register of Deeds — Fee $_____

PREPARED BY: SPERLICH CONSULTING, INC. * 821 COLUMBUS STREET., SUITE 1 RAPID CITY SD 57701 * (605) 721-4040

3196

RECEIVED
AUG 27 2010
Rapid City Growth

SHEET 2 OF 2 — PRELIMINARY PLAT — 3196

PRELIMINARY PLAT
LOTS 2 AND 3
OF VISTA RIDGE SUBDIVISION

LEGAL DESCRIPTION:
SURVEYED BY: SC
DRAWN BY: DMW

REVISIONS

DATE	REVISION

PRELIMINARY ONLY

SPERLICH
Consulting, Inc.
821 Columbus St., Suite 1 Rapid City SD 57701
TEL (605) 721-4040 * FAX (605) 721-4048
E-MAIL: doug@sperlich@rushmore.com
*Engineering *Surveying *Planning

10PL064

PLAT OF
LOT 2 AND LOT 3,
VISTA RIDGE SUBDIVISION
(Formerly a portion of the NW¼ of the SW¼)
SECTION 32, T2N, R5E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LS 2199(NOT ACCEPTED THIS SURVEY)
N 89°59'01" E 195.36'(M)
S 89°57'26" E 193.64'(M)
LS 5086
PREVIOUSLY VACATED ALLEY
LS 2199(NOT ACCEPTED THIS SURVEY)
SECTION ¼ LINE
US HIGHWAY 16 AND I-90 BUSINESS LOOP
LOT A1 OF LOTS 3, 4, 5, AND 6 OF THE VISTA OF THE SWM
LOT 3 LESS H1
N 30°00'00" E 5.00'
N 46°18'18" E 246.11' (M)
N 42°27'18" E 222.24'
PREVIOUSLY VACATED ALLEY
LOT Z
B L O C K 2
NORTH CHEYENNE 60' R.O.W. OF RECORD
FUTURE LOT 6
LS 4371
LOT 2
1.637 Ac.±
LOT 1 OF VISTA RIDGE SUBDIVISION
VISTA RIDGE SUBDIVISION
N 00°00'44" E 265.89'
N 00°00'44" W 300.57'
S 89°56'16" E 218.72'
N 00°00'44" E 271.81'
LOT 3
1.169 Ac.±
SECTION 1/16 LINE
N 00°00'44" E 265.89'
0.331 Ac.± CENTURY ROAD
FUTURE LOT 7
FUTURE LOT 8 BLOCK 1 MEINHARDT SUBDIVISION
CENTURY ROAD 60' R.O.W. OF RECORD
POWER LINE EASEMENT AS SHOWN IN MISC. BOOK 79 PAGE 19
FUTURE LOT 5
POWER LINE EASEMENT AS SHOWN IN MISC. BOOK 86 PAGE 124
FUTURE LOT 4

LINE	BEARING	DISTANCE
L1	N 89°59'26" W	1.70'
L2(M)	S 79°11'42" E	66.56'
L3(M)	S 72°34'26" E	66.56'
L3	S 00°00'44" W	59.56'
L4	S 89°59'16" E	40.22'
L5(M)	S 28°07'01" W	59.56'
L6(M)	S 28°01'06" W	60.06'
L6	S 89°57'06" W	10.40'
L7	S 89°59'16" E	40.22'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(M)	46.73'	350.00'	08°11'16"	S 17°54'10" W	46.69'
C1(R)	46.73'	350.00'	08°11'16"		
C2(M)	153.63'	410.82'	20°59'00"	S 81°34'33" E	152.77'
C2(R)	153.81'	410.82'	20°57'53"	S 81°23'04" E	152.76'
C3	42.72'	350.10'	06°47'46"	S 86°18'07" E	42.69'
C4	176.30'	350.81'	28°04'24"	S 75°57'04" E	174.54'

NOTES
- Denotes set 5/8" rebar with survey cap marked "Landis LS 5035"
- Denotes Found Survey Monument as noted
- Denotes Recorded in previous plat or description.
- Denotes Measured in this survey.
- Denotes Chord Bearing
- Denotes Chord Distance
- Denotes Solar Observation

Utility and Minor Drainage Easements 6' on the interior sides of all lot lines, except where major drainage easements exist.

Any major drainage easement shown hereon shall be kept free of all obstructions, fences, but not limited to buildings, trees, hedges, shrubs and shrubbery. Such easements grant to the public authorities the right to construct, operate, maintain, inspect, and repair such drainage facilities.

MARCH 31, 2010
0 30 60 120
SCALE: 1" = 60'

OWNER'S CERTIFICATE
State of South Dakota
County of Pennington s.s.

I, Donald Wheeler, do hereby certify that I am a Partner of Vantage Properties, L.L.C., a Corporation, the owner of the tract of land shown and described hereon, that the survey was done at my request for the purposes indicated hereon, that I do hereby approve the survey and white plat of said tract, 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 white 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 fee of such land.

In witness whereof, I have set my hand and seal.

Owner Vantage Properties, L.L.C.

Donald Wheeler – Partner

On the ____ day of _____, 20__, before me, a Notary Public, personally appeared Donald Wheeler, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public _____
My Commission Expires _____

CERTIFICATE OF RAPID CITY MANAGEMENT DIRECTOR

I, Gerald Management Director of the City of Rapid City, have entered this plat and have found it to conform to the subdivision requirements of Chapter 1-4-2(B) of the Rapid City Municipal Code and on such I have approved this Plat as a Final Plat.

Dated this ____ day of _____, 20__.

Gerald Management Director of the City of Rapid City

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Gerald Management Director of the City of Rapid City, has approved this Final Plat as shown hereon.

Dated this ____ day of _____, 20__.

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 liens upon the white described lands are fully paid according to the records of my office.

Dated this ____ day of _____, 20__.

Finance Officer of the City of Rapid City

SURVEYOR'S CERTIFICATE
State of South Dakota
County of Pennington s.s.

I, Mehlin Gifford Landis, Registered Land Surveyor No. 5035 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the white plat is a representation of said survey. Easements or restrictions of encumbrances record or private agreements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and seal.

Mehlin Gifford Landis, Registered Land Surveyor — Date

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5035
MELVIN GIFFORD LANDIS
SOUTH DAKOTA
PRELIMINARY

CERTIFICATE OF RAPID CITY ENGINEER

The location of the proposed lot lines with respect to the highway or street as shown hereon is hereby approved. Any encroachment or excess to the highway or street will require additional approval.

Dated this ____ day of _____, 20__.

Highway/Street Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the white described plat.

Dated this ____ day of _____, 20__.

Director of Equalization of Pennington County

APPROVED
Director of Equalization of Pennington County

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the white described lands are fully paid according to the records of my office.

Dated this ____ day of _____, 20__.

Treasurer of Pennington County

CERTIFICATE OF REGISTER OF DEEDS
State of South Dakota
County of Pennington s.s.

Filed this ____ day of _____, 20__, at ____ o'clock ____M.
In Book _____ of Plats, on Page _____.

Register of Deeds — Fee $_____

PREPARED BY: SPERLICH CONSULTING, INC. * 821 COLUMBUS STREET., SUITE 1 RAPID CITY SD 57701 * (605) 721-4040

3196

RECEIVED
AUG 27 2010

SHEET 1/1 — PROJECT NO. 3196

PRELIMINARY PLAT
LOTS 2 AND 3
OF VISTA RIDGE SUBDIVISION

LEGAL DESCRIPTION:
SURVEYED BY: SCI
DRAWN BY: DMM

REVISIONS

DATE	REVISION

PRELIMINARY NOT FOR CONSTRUCTION

SPERLICH
Consulting, Inc.
821 Columbus St. Suite 1 Rapid City SD 57701
TEL [605] 721-4040 * FAX [605] 721-1048
E-MAIL: doug@sperlich@sciinc.com
*Engineering *Surveying *Planning

10PL064

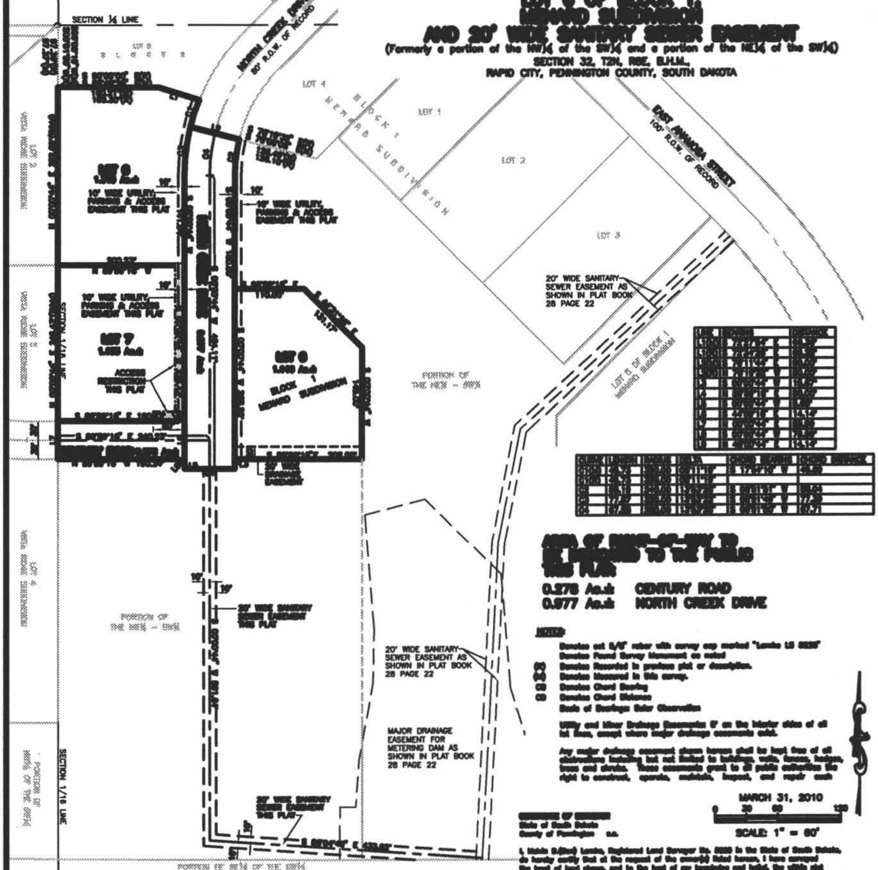
PLAT OF

LOT 6 AND LOT 7 VISTA RIDGE SUBDIVISION LOT 6 OF BLOCK 1, MENARD SUBDIVISION AND 20' WIDE SANITARY SEWER EASEMENT

(Formerly a portion of the NW1/4 of the SW1/4 and a portion of the NE1/4 of the SW1/4)

SECTION 32, T2N, R8E, B.H.M.,

RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



MARCH 31, 2010

SCALE: 1" = 60'

In witness whereof, I have hereunto set my hand and seal.

Owner: Vantage Properties, L.L.C.

Donald Wessler – Partner

PREPARED BY: SPERLICH CONSULTING, INC. * 821 COLUMBUS STREET., SUITE 1 RAPID CITY SD 57701 * (605) 721-4040

3196

RECEIVED AUG 2 7 2010

PRELIMINARY PLAT LOTS 6 AND 7 OF VISTA RIDGE SUBDIVISION AND LOT 6 OF BLOCK 1 OF MENARD SUBDIVISION

LEGAL DESCRIPTION:

SURVEYED BY: SCI

DRAWN BY: DMH

REVISIONS

DATE	REVISION

SHEET 4/8

SPERLICH Consulting, Inc.
821 Columbus St. Suite 1 Rapid City SD 57701
TEL:(605) 721-4040 * FAX:(605) 721-4046
E-Mail: dougsperlich@rushmore.com
*Engineering *Surveying *Planning