11PL002 PRELIMINARY PLAT OF LOT 89 OF BLOCK 1 OF CANYON SPRINGS RESERVE. (FORMERLY A PORTION OF COMMON AREA 1 OF BLOCK 1 OF CANYON SPRINGS RESERVE) LOCATED IN THE NE1/4SW1/4 OF SECTION 23, T.2N,R.6E, OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SOUTH DAKOTA SHEET 1 OF 2 (THAT PORTION OF COMMON AREA 1 DESCRIBED IN DEED, BOOK 199 PAGE 3106) (COMMON AREA 1 PLAT BOOK 33 PAGE 190) BASIS OF BEARING N88\*32'42"E 734.42 FND ALUM, CAP MEADOR 1019 L=55.091 R=620.00' Δ =5'05'26' REMAINDER OF COMMON AREA 1,BLOCK 1 OF THE NE1/4SW1/4 (TOTAL AREA REMAINING 46.35 ACRES) LOT 1 ROB 1/16 UNE **EXISTING** WEST LINE NE1/4SW1/4 20' UTILITY EASEMENT 8. S 76'37'57" E RO.W NON-ACCESS & PLANTING SCREEN 706.87 EASEMENT LOT 12 **LOT 89** 5.11 Acres ± LOT GENERAL NOTES 1) AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED, A RESERVE LOT 9 DRAINFIELD AREA FOR ON-SITE WASTEWATER TREATMENT WILL BE IDENTIFIED AND HELD IN RESERVE UNLESS A PUBLIC SEWER SYSTEM IS PROVIDED. NON-ACCESS & LOT 8 PLANTING SCREEN 2. PRIOR TO OBTAINING A BUILDING PERMIT FOR A RESIDENCE ON ANY OF THE LOTS, TWO EASEMENT SUITABLE ON-SITE WASTEWATER SYSTEM AREAS SHALL BE IDENTIFIED WITH ACCOMPANYING LOT PERCOLATION TESTS AND SOIL PROFILES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER ANY SEPTIC SYSTEM TO BE LOCATED ON ANY OF THE PROPERTIES SHALL BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER BASED ON SPECIFIC SOIL AND GEOLOGIC REMAINOER OF COMMON L=89.91' R=3611.17' CONDITIONS SOIL PROFILES SHALL SHOW THAT PROPER SOIL SEPARATION CAN BE OBTAINED AS AREA 1,BLOCK 1 LOT OUT INFO IN STATE ADMINISTRATIVE RULE 74:53:01:32, IF THE PERCOLATION AND SOIL PROFILE OF THE NE1/4SW1/4  $\Delta = 1^{\circ}25'36'$ INFORMATION DO NOT MEET THESE REQUIREMENTS AN ALTERNATIVE SYSTEM APPROVED BY THE (TO BE DEDICATED A PEDESTRIAN ACCESS SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES MAY BE USED, AS A BY SEPARATE DOCUMENT) LAST RESORT, PENNINGTON COUNTY MAY APPROVE THE USE OF HOLDING TANKS UTILITY EASEMENT FOUND PLASTIC CAP KLJ 5436 DEDICATED THIS PLAT **EXISTING** O SET CORNER LS 5086 (EXISTING UTILITIES Plot prepared by: 20' UTILITY LOCATED IN FOUR FRONT LINE BEARING DISTANCE EASEMENT EASEMENT INCLUDES: DESIGN, INC. 517 7th street rapid city ed 57701 ph: 605.342.9470 S 78'39'53" W 108.03 1" WATER LINÉ REMAINDER OF COMMON 200 200 100 NATURAL GAS LINE AREA 1,BLOCK 1 S 42'01'21" W 44.61 CABLE TELEVISION CONDUIT THE NE1/4SW1/4 N 76'31'39" W 93.39 (TO BE DEDICATED AS N 25'47'27" E 46.28 HORIZ. SCALE: 1"=200' DRAINAGE EASEMENT ARCHITECTURE | ENGINEERING N 13'46'00" E 35.08 BY SEPARATE DOCUMENT) LOT **GISTSURVEYING** 10-1672-VulcanFormhouse PRELIMINARY PLAT12-7-10.0WG 11PL002 PRELIMINARY PLAT OF LOT 89 OF BLOCK 1 OF CANYON SPRINGS RESERVE. (FORMERLY A PORTION OF COMMON AREA 1 OF BLOCK 1 OF CANYON SPRINGS RESERVE) LOCATED IN THE NE1/4SW1/4 OF SECTION 23, T.2N,R.6E, OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SOUTH DAKOTA SHFFT 1 OF 2 RECEIVED (THAT PORTION OF COMMON AREA 1 DESCRIBED IN DEED, BOOK 199 PAGE 3106) (COMMON AREA 1 PLAT BOOK 33 PAGE 190) BASIS OF BEARING N88'32'42"E JAN 1 2 2011 734.42 FND ALUM, CAP MEADOR 1019 L=55.09' Rapid City Growth R=620.00'  $\Delta = 5.05'26''$ Management Department REMAINDER OF COMMON AREA 1,BLOCK 1 OF THE NE1/4SW1/4 (TOTAL AREA REMAINING 46.35 ACRES) APPROXIMATE LOT 1 ROAD 1/16 LINE FLOODPLAIN WEST LINE NE1/4SW1/4 20' UTILITY BOUNDARY EASEMENT

## FROM GIS BOX ELDER CREEK S 76:37'57" E NON-ACCESS & PLANTING SCREEN EASEMENT BRIDGE OT 12 **LOT 89** 5.11 Acres ± LOT GENERAL NOTES: ELECTRIC/TELEPHONE 1) AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED, A RESERVE (UNDERGROUND) **EXISTING** OT 9 ACCESS APPROACH DRAINFIELD AREA FOR ON-SITE WASTEWATER TREATMENT WILL BE IDENTIFIED AND HELD IN RESERVE UNLESS A PUBLIC SEWER SYSTEM IS PROVIDED. NON-ACCESS & PLANTING SCREEN 2. PRIOR TO OBTAINING A BUILDING PERMIT FOR A RESIDENCE ON ANY OF THE LOTS. TWO EASEMENT SUITABLE ON-SITE WASTEWATER SYSTEM AREAS SHALL BE IDENTIFIED WITH ACCOMPANYING EXISTING SEWER LOT PERCOLATION TESTS AND SOIL PROFILES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. TREATMENT SYSTEM ANY SEPTIC SYSTEM TO BE LOCATED ON ANY OF THE PROPERTIES SHALL BE DESIGNED AND INCLUDING DRAINFIELD CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER BASED ON SPECIFIC SOIL AND GEOLOGIC N 42'24'34" 98.65" REMAINDER OF COMMON L=89.91' -R=3611.17 CONDITIONS, SOIL PROFILES SHALL SHOW THAT PROPER SOIL SEPARATION CAN BE OBTAINED AS AREA 1.BLOCK 1 4 OUTLINED IN STATE ADMINISTRATIVE RULE 74:53:01:32. IF THE PERCOLATION AND SOIL PROFILE OF THE NE1/4SW1/4 $\Delta = 1^{2}5'36'$ INFORMATION DO NOT MEET THESE REQUIREMENTS AN ALTERNATIVE SYSTEM APPROVED BY THE (TO BE DEDICATED A PEDESTRIAN ACCESS SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES MAY BE USED, AS A BY SEPARATE DOCUMENT) LAST RESORT, PENNINGTON COUNTY MAY APPROVE THE USE OF HOLDING TANKS.

Plot prepared by: FOUR FRONT DESIGN, INC. 517 7th street rapid city ad 57701 ph: 605.342.9470 fax: 605.342.2377

ARCHITECTURE I ENGINEERING GIS I SURVEYING

● FOUND PLASTIC CAP KLJ 5436 O SET CORNER LS 5086

	0510010	010711105
LINE	BEARING	DISTANCE
L1	S 78'39'53" W	108.03
L2	S 42°01'21" W	44.61
L3	N 76'31'39" W	93.39
L4	N 25'47'27" E	46.28'
L5	N 13°46'00" E	35.08

UTILITY EASEMENT DEDICATED THIS PLAT (EXISTING UTILITIES LOCATED IN **FASEMENT INCLUDES:**) 1" WATER LINÉ NATURAL GAS LINE CABLE TELEVISION CONDUIT EXISTING FIRE HYDRANT

20' UTILITY EXISTING APPROACH EASEMENT REMAINDER OF COMMON AREA 1,BLOCK 1 OF THE NE1/4SW1/4 (TO BE DEDICATED AS DRAINAGE EASEMENT BY SEPARATE DOCUMENT) | OT

200 100 200 HORIZ. SCALE: 1"=200"

10-1672-VulcanFarmhouse PRELIMINARY PLAT12-7-10.DWG

## PRELIMINARY PLAT OF LOT 89 OF BLOCK 1 OF CANYON SPRINGS RESERVE, (FORMERLY A PORTION OF COMMON AREA 1 OF BLOCK 1 OF CANYON SPRINGS RESERVE)

## LOCATED IN THE NE1/4SW1/4 OF SECTION 23, T.2N,R.6E, OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SOUTH DAKOTA

## SHEET 2 OF 2

	ATTIAT DODTION OF COMMON AREA A PERCENTER IN PERE DOCK AND DACE 2400	
CERTIFICATE OF OWNERSHIP	(THAT PORTION OF COMMON AREA 1 DESCRIBED IN DEED, BOOK 199 PAGE 3106)  (COMMON AREA 1 PLAT BOOK 33 PAGE 190)	
STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON S.S.	(00000000000000000000000000000000000000	
	CERTIFICATE OF SURVEYOR	CERTIFICATE OF HIGHWAY OR STREET AUTHORITY
J/WE.  HEREBY CERTIFY THAT I/WE ARE THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED FROM, THAT THE PLAT WAS DONE AT OUR REQUEST FOR THE PURPOSES INDICATED HEREON, I THAT WE DO HEREBY APPROVE THE WITHIN PLAT OF SAID LAND, AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING. SIDVISION, EROSION, AND SEDMENT CONTROL REQUESTIONS.	THE STATE OF SOUTH DAKOTA, DO PEREBY CERTIFY THAT AT THE REDUEST OF THE OWNERS LISTED HEREON, I HAVE SUPPLYED THE TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE WITHIN PLAY IS A REPRESENTATION OF SAID SURVEY.	THE LOCATION OF THE PROPOSED PROPERTY 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
ANY LAND SHOWN ON THE WITHIN PLAT AS DEDICATED TO PUBLIC IT—OF—WAY IS HEREBY DEDICATED TO PUBLIC USE AND PUBLIC ITY USE AS SUCH FOREVER, BUT SUCH DEDICATION SHALL NOT BE ISTRUED TO BE A DONATION OF THE FEE OF SUCH LAND	IN WITNESS WHEREOF. I HAVE HEREUNTO SET MY HAND AND SEAL.	HIGHWAY OR STREET AUTHORITY
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL		CERTIFICATE OF COUNTY TREASURER
OWNERS		A TREASURER OF PENNINGTON COUNTY, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE WITHIN-DESCRIBED LANDS ARE FULLY
OWNERS:	RANDY L DEBERT, REGISTERED LAND SURVEYOR. DATE	PAID ACCORDING TO THE RECORDS OF MY OFFICE
ADDRESS:	DESCRIPTION OF SAME SAME SAME SAME	
ADDRESS		DATED THIS DAY OF 20
ON THIS DAY OF		TREASURER OF PENNINGTON COUNTY
YTARY PUBLIC, PERSONALLY APPEARED	CERTIFICATION OF GROWTH MANAGEMENT DIRECTOR	mersoner remnission course
AGING MEMBER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING RUMENT AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME.	STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON S.S.	
PERSONAL MINISTER PARE THE STATE STATES THE SAME		CERTIFICATE OF REGISTER OF DEEDS STATE OF SOUTH DAKOTA
	I. GROWTH MANAGEMENT DIRECTOR OF CITY OF RAPID CITY.	COUNTY OF PENNINGTON S.S.
NOTARY PUBLIC	HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM	
MY COMMISSION EXPIRES	TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 16.08.035 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE	FILEDDAY_OF
TNESS WHEREOF, I HAVE SET MY HAND AND SEAL.	APPROVED THIS PLAT AS FINAL PLAT	
	DAY_DF	IN BOOKOF PLATS, ON PAGE
TIFICATE OF FINANCE OFFICER		
I. FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THE GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY, HAS PROVED THIS FINAL PLAT AS SHOWN.	GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY	REGISTER OF DEEDS
DATED THIS DAY OF 20		CERTIFICATE OF DIRECTOR OF EQUALIZATION
FINANCE OFFICER OF THE CITY OF RAPID CITY RECEIV	CERTIFICATE OF FINANCE OFFICER  I. FINANCE OFFICER OF THE CITY OF RAPIO CITY, DO HEREBY CERTIFY	I, DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY, DO HEREBY CERTIFY THAT I HAVE ON RECORD IN MY OFFICE A COPY OF THE WITHIN-DESCRIBED PLAT.
d by:	THA ALL SPECIAL ASSESSMENTS WHICH ARE LIENS UPON THE WITHIN-DESCRIBE LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE	DATED THISDAY OF 20
ESIGN, INC. 517 7th street		DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY
city ad 57701 605.342.9470 605.342.2377 JAN 1 2 7	DATED THIS DAY OF	APPROVED:
www.4frant.biz  CTURE   ENGINEERING   FOUR FRONT   DESIGN. INC.	FINANCE OFFICER OF THE CITY OF RAPID CITY	DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY
GIST SURVEYING 10-1672-VulconFormholide PRELIMINARY RICL 12-7-10.	dwg	10-1672-VulcanFarmhause PRELIMINARY PL
- apic City ()	owth	

Managamani