

PRELIMINARY

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Rapid City Community Planning
& Development Services

Plat of Lots 4, 5A and 5B of Founders Park Subdivision and Dedicated Right of Way

(formerly a portion of the remainder of Block 1 of Riverside Addition and a portion of the unplatted portion of the $\frac{1}{2}$ NW $\frac{1}{4}$ Sec 35 in Section 35, T2N, R7E, B.H.M.) located in the $\frac{1}{2}$ NW $\frac{1}{4}$ Sec 35 of Section 35, T2N, R7E, B.H.M., Rapid City, Pennington County, South Dakota

Prepared by:
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Project # 15-10-10

EASEMENTS

Utility and Minor Drainage Easements:
8' on the interior side of all lot lines.
All major drainage easements shown herein 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.
A utility of land as shown herein (4.50' in width) adjoining the property, including Founders Park Drive, and containing 0.04 Acres (1015 S.F.) is hereby dedicated as Public Right-of-Way. Such dedication shall not be construed to mean a donation of the fee or title land.

LEGEND

- = Found Survey Monument, LS 6251 or as noted
- ⊙ = Set survey monument "LS 6565"
- ⊕ = 3/8" Rebar

Property Line Tables

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	372°47'	257.27'	394.00'	S30°32'08"E	252.73'
C2	272°31'	18.56'	394.00'	S58°20'45"E	18.56'
C3	56°36'37"	209.04'	193.23'	N30°30'06"E	193.29'
C4	25°44'14"	86.80'	193.23'	N81°07'32"E	86.07'
C5	167°3'50"	81.84'	216.29'	S80°00'05"E	81.63'
C6	167°2'50"	81.75'	216.29'	S80°35'55"E	81.55'
C7	91°23'44"	436.78'	274.56'	S12°09'35"W	393.54'

NUM	BEARING	DISTANCE
L1	S25°55'09"W	86.32'
L2	N62°00'00"E	91.04'
L3	N25°46'36"W	186.84'
L4	N62°00'00"E	130.50'
L5	N37°39'00"W	81.00'
L6	S0°48'48"E	93.10'
L7	S89°59'51"W	261.94'

Easement Tables

NUM	BEARING	DISTANCE
E1	S57°39'00"E	28.24'
E2	N29°46'36"W	96.52'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
E3	56°48'14"	186.56'	186.00'	N41°07'24"E	159.82'
E4	387°7'35"	113.26'	186.00'	N86°50'18"E	111.13'
E5	10°40'50"	48.23'	248.00'	S21°41'17"E	46.17'
E6	83°03'03"	273.42'	248.00'	S15°41'10"W	256.78'
E7	87°2'44"	61.04'	294.00'	S22°18'00"E	60.88'
E8	57°43'37"	25.93'	274.56'	S25°10'09"W	25.82'
E9	81°58'29"	45.30'	32.00'	N27°20'0"W	41.61'
E10	63°33'51"	318.87'	286.00'	S63°35'8"W	294.92'
E11	47°30'35"	23.91'	280.00'	S22°39'44"E	23.80'
E12	58°58'51"	33.46'	32.00'	N24°54'5"E	31.08'
E13	87°31'58"	31.99'	218.29'	S80°07'20"E	31.83'
E14	87°8'18"	33.37'	218.29'	S84°09'30"E	33.26'
E15	40°22'47"	23.09'	32.62'	S23°49'43"W	22.61'
E16	45°54'59"	21.24'	27.00'	N65°15'37"E	20.70'
E17	202°27'27"	71.27'	186.00'	N78°08'31"E	70.88'
E18	74°20'28"	45.41'	35.00'	S89°35'35"W	42.29'
E19	79°30'07"	26.82'	193.23'	N12°40'21"E	26.80'

