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Rapid City Community Planning & Development Services

PRELIMINARY

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 $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 35, T2N, R7E, B.H.M.) located in the $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, T2N, R7E, B.H.M., Rapid City, Pennington County, South Dakota

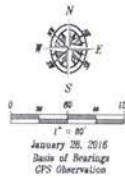
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Project # 15-10-10

EASEMENTS

Utility and Minor Drainage Easements:
If on the interior side of all lot lines.
All major drainage easements shown shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees and shrubs. These easements shall be subject to the right to construct, operate, maintain, repair and repair such easements and structures as it deems expedient to facilitate drainage from any source.
A strip of land on shown herein (4.50' in width) adjoining the roadway, dedicated Founders Park Drive, and containing 0.04 Acres (1,815.55') is hereby dedicated as Public Right-of-Way. Such dedication shall not be construed to mean a donation of the fee of said land.

LEGEND

- = Found Survey Monument, LS 8251 or as noted
- ⊙ = Set survey monument "LS 8365"
- ⊕ = 5/8" Rebar



Property Line Tables

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3724.43"	257.27'	394.00'	S36°32'06"E	252.73'
C2	274.31"	18.56'	394.00'	S59°26'45"E	18.56'
C3	5636.33"	201.04'	193.23'	N30°50'08"E	193.00'
C4	2544.14"	86.80'	193.23'	N61°57'32"E	86.07'
C5	1513.50"	81.84'	218.29'	S80°07'05"E	81.83'
C6	1612.50"	81.75'	218.29'	S83°55'50"E	81.55'
C7	9133.44"	436.78'	274.56'	S12°09'35"W	393.54'

NUM	BEARING	DISTANCE
L1	S23°55'09"W	86.32'
L2	N82°00'00"E	91.04'
L3	N29°48'36"W	166.84'
L4	N82°00'00"E	130.50'
L5	N57°39'00"W	87.00'
L6	S0°46'46"E	93.10'
L7	S88°58'31"W	261.94'

Easement Tables

NUM	BEARING	DISTANCE
E1	S57°39'00"E	28.24'
E2	N29°48'36"W	96.10'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
E3	5648.74"	166.56'	166.00'	N41°07'24"E	159.82'
E4	3837.33"	113.28'	188.00'	N68°07'18"E	111.13'
E5	1040.32"	46.23'	248.00'	S21°41'07"E	46.17'
E6	8370.03"	273.42'	248.00'	S15°14'10"W	258.78'
E7	8702.44"	81.84'	394.00'	S22°18'00"E	80.85'
E8	374.31"	25.93'	274.56'	S35°14'09"W	25.92'
E9	8158.29"	45.30'	32.00'	N07°20'20"W	41.61'
E10	8333.31"	310.83'	280.00'	S83°38'08"W	294.95'
E11	453.33"	23.91'	280.00'	S23°39'44"E	23.90'
E12	5878.55"	32.49'	32.00'	N07°36'51"E	31.08'
E13	8737.14"	31.98'	218.29'	S80°07'00"E	31.93'
E14	8789.14"	32.27'	218.29'	S84°51'35"E	32.28'
E15	4072.47"	23.09'	32.62'	S25°49'43"W	22.61'
E16	4554.59"	21.24'	27.00'	N88°51'07"E	20.70'
E17	2077.73"	71.27'	188.00'	N78°29'31"E	70.86'
E18	7420.28"	45.41'	35.00'	S84°59'35"W	42.29'
E19	7970.07"	26.82'	193.23'	N12°40'21"E	26.80'

