

PREPARED BY: Renner and Sperlich Engineering Company  
616 6<sup>th</sup> Street  
Rapid City, SD 57701  
(605) 342-1191

STATE OF SOUTH DAKOTA     )  
  ) SS.       PERMANENT STORM SEWER EASEMENT  
COUNTY OF PENNINGTON    )

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the CITY OF RAPID CITY, a municipal corporation, the Grantor, of 300 Sixth Street, Rapid City, South Dakota, 57701, hereby grants to Broadmoor Association Inc., a corporation of South Dakota, a permanent storm sewer easement, subject to the conditions hereinafter set forth, in, on, over, under, and across the following described property:

The property, which is the subject of this permanent easement, is legally described as:

That portion of Lot 38 (Well Lot) of Broadmoor Subdivision  
Phase 1, Pennington County, South Dakota, as shown in  
**Exhibit A** attached hereto, comprising approximately 0.036  
acres, more or less.

Such easement shall include the right to construct, operate, maintain, inspect, and repair drainage structures upon said property.

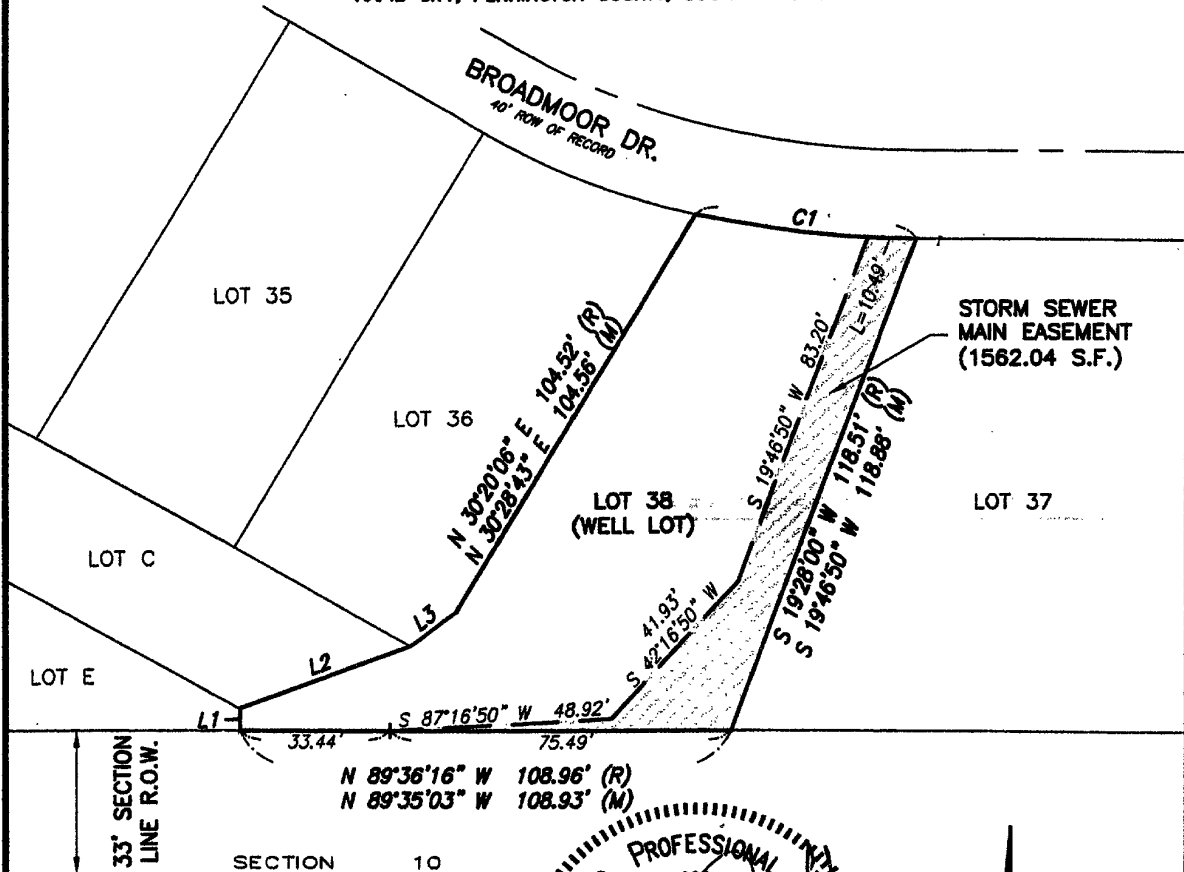
This easement shall include the right to enter upon the aforescribed real property and otherwise to do those things reasonably necessary to effectuate its purpose.

The Broadmoor Association Inc will perform all work in a workmanlike manner and, as nearly as reasonably possible, return the surface of the ground to the same condition as existed before any excavation was made.



# EXHIBIT "A"

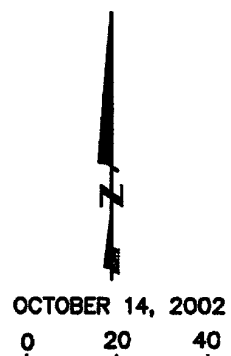
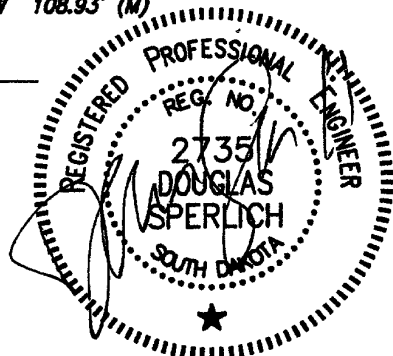
STORM SEWER EASEMENT LOCATED ON A PORTION OF  
 LOT 38 (WELL LOT) OF BROADMOOR SUBDIVISION  
 IN THE SW<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 10, T1N, R7E, BHM  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



33' SECTION  
 LINE R.O.W.

SECTION 10  
 SECTION 15

LINE	BEARING	DISTANCE
L1 (R)	N 00°23'44" E	5.21
L1 (M)	N 00°30'10" W	5.03
L2 (R)	N 69°19'08" E	40.44
L2 (M)	N 69°49'58" E	40.61
L3 (R)	N 52°57'20" E	12.64
L3 (M)	N 52°32'11" E	12.49



OCTOBER 14, 2002

0 20 40

SCALE: 1" = 40'

1664\FINALS\LOT38.DWG CKM

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1 (R)	48.98	12°45'22"	220.00	--	--
C1 (M)	48.57	12°38'53"	220.00	48.47	S 83°17'23" E