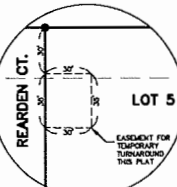
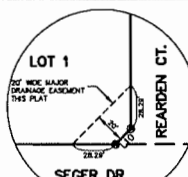
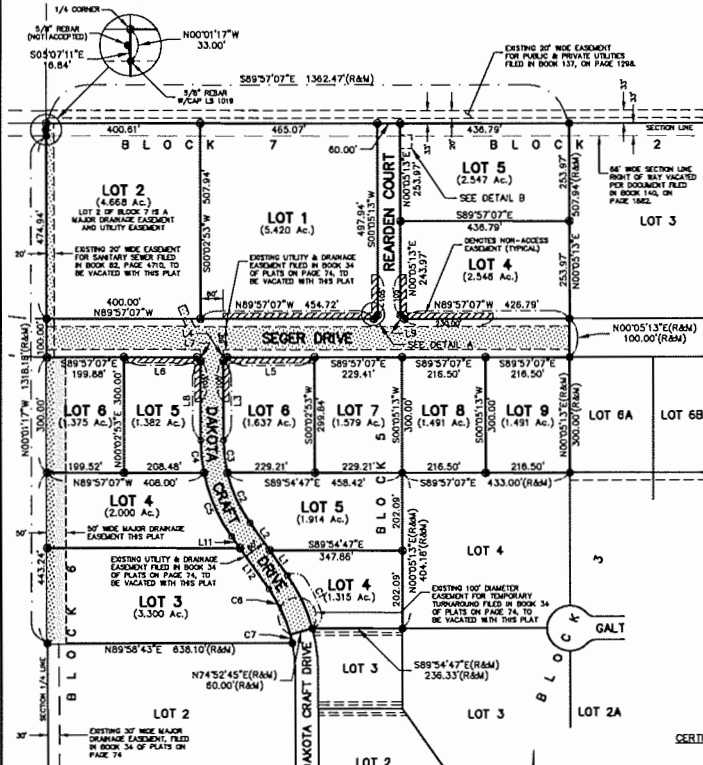


Prepared by:
FMG Engineering
3700 Sturgis Road
Rapid City, SD 57702
605/342-4105

Plot of Lots 4 and 5 of Block 2, Lots 4 through 9 of Block 5, Lots 3 through 6 of Block 6 and Lots 1 and 2 of Block 7; all of I-90 Heartland Business Park, and dedicated public right-of-way shown as Seger Drive, Rearden Court and Dakota Craft Drive located in W1/2 of NE1/4 of Section 28, T2N, R5E, 61W, Rapid City, Pennington County, South Dakota.



- NOTES
Denotes set 5/8" rebar with survey cap marked "FMG Inc. LS 50 8119"
Denotes Found Survey Monument (5/8" rebar with survey cap marked "5119" unless otherwise noted)
Denotes Set 5/8" rebar (no cap) at right-of-way line PC's and PT's
Denotes Recorded previous plat or description
Denotes Measured in the survey
Denotes Calculated
Scale of Bearing: Per previously recorded plat of I-90 Heartland Business Park
Building setback requirements are as stated in the zoning and/or platting regulations
Any major drainage easement shown hereon 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.
Utility and Minor Drainage Easements: 5' on the interior sides of all lot lines.
Temporary Turnaround Easement will be vacated at the time the future platting and construction of Rearden Court north of this plot is completed.
Total area of Seger Drive, Rearden Court and Dakota Craft Drive dedicated as public right of way on this plot: 4.655 acres.

- Denotes Major Drainage Easement this plot.
Denotes Non-Access Easement this plot.
Denotes existing Easement to be vacated with this plot.

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR

I, Growth Management Director of the City of Rapid City, have reviewed this plot and have found it to conform to the Subdivision requirements of Chapter 16.08.035 of the Rapid City Municipal Code and as such I have approved this Plot as Final Plot.

Dated this \_\_\_ day of \_\_\_, 20\_\_
Growth Management Director of the City of Rapid City

CERTIFICATE OF HIGHWAY OF STREET AUTHORITY

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

CERTIFICATE OF DIRECTOR OF EQUALIZATION

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

Dated this \_\_\_ day of \_\_\_, 20\_\_
Director of Equalization of Pennington County
APPROVED:
Director of Equalization of Pennington County

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Growth Management Director of the City of Rapid City has approved this Final Plot 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 within 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

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within 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
Filed this \_\_\_ day of \_\_\_, 20\_\_ at \_\_\_ o'clock \_\_\_ M., in Book \_\_\_ of Plats, on Page \_\_\_

LINE TABLE
LINE NO. BEARING DISTANCE
L1 N43°30'27"W 79.45'
L2 N35°30'27"W 88.13'
L3 N00°02'53"E 205.00'
L4 N45°02'53"E 14.14'
L5 S89°57'07"E 229.03'
L6 S89°57'07"E 190.00'
L7 S44°57'07"E 14.14'
L8 S00°02'53"W 205.00'
L9 N44°55'57"W 14.14'
L10 S45°34'03"W 14.15'
L11 N35°30'27"W 37.68'
L12 N35°30'27"W 129.93'

CURVE TABLE
CURVE NO. CHORD BEARING CHORD DISTANCE DELTA RADIUS LENGTH
C1 N25°19'51"W(R&M) 152.19(R&M) 20°23'12"(R&M) 430.00'(R&M) 153.50'(R&M)
C2 N24°20'44"W 143.25' 22°19'26" 370.00' 144.16'
C3 N06°34'04"W 85.26' 13°13'54" 370.00' 85.45'
C4 S05°39'09"E 85.42' 11°24'04" 430.00' 85.58'
C5 S23°59'49"E 179.94' 24°59'15" 430.00' 181.29'
C6 S25°18'15"E(R&M) 130.98(R&M) 20°23'12"(R&M) 370.00'(R&M) 131.65'(R&M)
C7 S13°18'35"E(R&M) 23.39(R&M) 03°37'19"(R&M) 370.00'(R&M) 23.39'(R&M)

CERTIFICATE OF OWNERSHIP
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

We, the undersigned corporation and authorized corporate officer(s), do hereby certify that said corporation is the owner of the land shown and described hereon; that the survey was done at our request for the purposes indicated hereon; that we do hereby approve the survey and within plot 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 within plot 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, we have hereunto set our hand and seal.

Owner: BY-PASS DEVELOPMENT, LLC
By: PAT TLUSTOS Title: Member
MIKE TENNYSON Title: Member

On the \_\_\_ day of \_\_\_, 20\_\_\_, before me, a Notary Public, personally appeared Pat Tlustos and Mike Tennyson, known to me to be members of the corporation described in the foregoing instrument and acknowledged to me that such corporation signed the same.

Notary Public:
My commission expires: \_\_\_

CERTIFICATE OF SURVEYOR
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, Oarek J. Weidensee, Registered Land Surveyor No. 6119 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed hereon, I have surveyed that tract of land shown, and to the best of my knowledge and belief, the within plot is a representation of said survey. Easements or Restrictions of miscellaneous 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.

Oarek J. Weidensee Date

