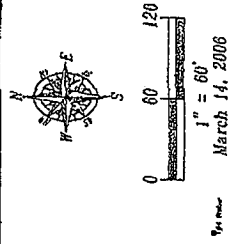


06PL040

Plat of Lots 1 and 2 of Pitman Subdivision
Formerly all of Lot 5 (less the East 25')
located in NW1/4 NE1/4 Section 31, T1N, R7E, BHM.
Pennington County, South Dakota

Prepared by
Fisk Land Surveying
& Consulting Engineers, Inc.
P.O. Box 8154
Rapid City, SD 57709
Project # 06-01-01



Sheridan Lake Road

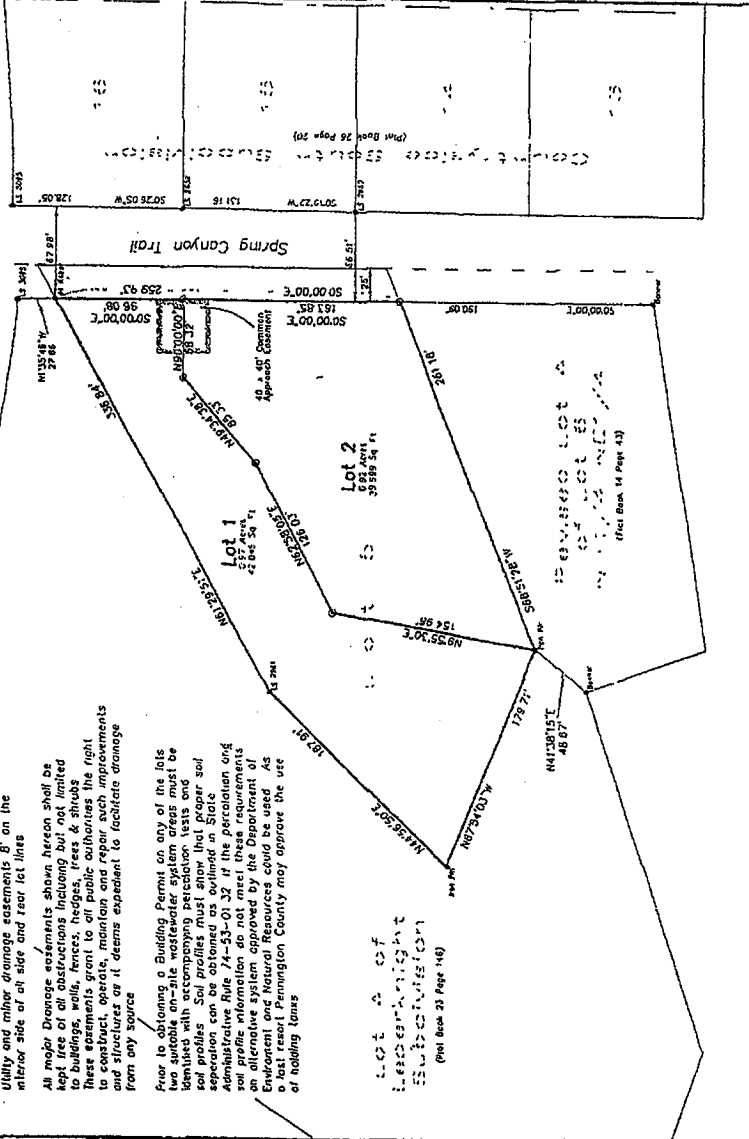
- = Found survey monument as noted
- ⊙ = Set rebar with plastic cap marked RWF LS 6555

Utility and minor drainage easements 8' on the interior side of oil side and rear lot lines

All major drainage easements shown herein shall be subject to the provisions of the Uniform Easement Act, to buildings, walls, fences, hedgerows, trees & shrubs. These easements grant to all public authorities the right to construct, operate, maintain and repair such improvements and structures as it deems expedient to facilitate drainage from any source.

Prior to obtaining a Building Permit on any of the lots shown herein, the applicant must be furnished with accompanying percolation tests and soil profiles. Soil profiles must show that proper soil separation can be obtained as outlined in State Administrative Rule 74-53-01.32. If the percolation and soil profile information do not meet these requirements, the applicant must obtain approval from the Department of Environment and Natural Resources prior to the use of lot 1 or 2. Pennington County may approve the use of holding tanks.

Lot 1 & 2
Easement
See Easement Map
(Plot Book 23 Page 146)





CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Vicki L. Fisher, Planner III
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: Vicki.fisher@rcgov.org

MEMORANDUM

TO: Public Works Committee
City Council

FROM: Vicki Fisher, Planner III

DATE: April 7, 2008

RE: A request by Britton Engineering & Land Surveying Inc. on behalf of Land & Marines Development Inc. to authorize the construction of drainage pipes and to grant drainage easements for drainage improvements on Lot 2, New Park Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

Land & Marines Development Inc. is currently developing Rockinon Ranch Estates, a residential development located directly west of the City's property. Construction plans have been submitted showing the installation of two drainage pipes across Bunker Drive onto the City's property to carry drainage flows at historic flows. As such, this request has been submitted to allow the drainage pipes on City property and to obtain drainage easements as needed. Please note that the pipes have already been installed.

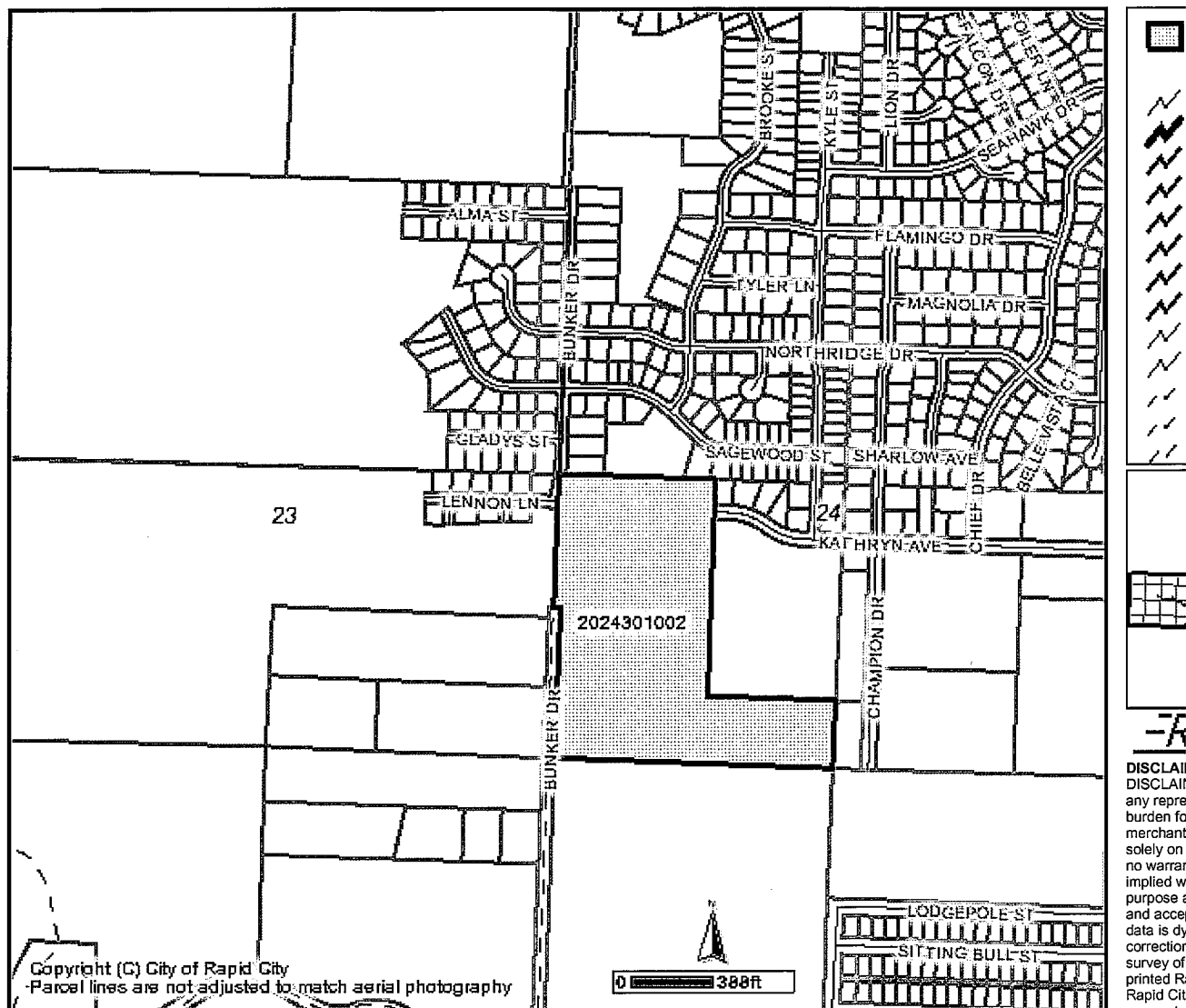
The Parks & Recreational Department Director, Jerry Cole, has reviewed the location of the existing pipes and indicated that he does not oppose the request. In particular, Mr. Cole has indicated that the pipes do not appear to interfere with the future development on the property as long as the drainage does not exceed historic flows as proposed.

Recommendation: Staff recommends that the request to authorize the construction of drainage pipes and to grant drainage easements for the existing drainage pipes on Lot 2, New Park Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota be approved.



EQUAL OPPORTUNITY EMPLOYER

Pennington County - Rapid City Geographic Information S



Britton Engineering & Land Surveying, Inc

8035 Black Hawk Road, Suite #5
PO Box 649
Black Hawk, South Dakota 57718
(605) 716-7988

April 4, 2008

RE: Drainage Easement

Rapid City Public Works Director
Rapid City Council
300 6th Street
Rapid City, South Dakota 57701

To Whom It May Concern:

We are formally requesting your consideration and authorization for two storm sewer drainage easements, located on the City of Rapid City's property at Lot 2 of New Park Subdivision and located in the NW ¼ of Section 24, T2N, R7E along the easterly side of the future Bunker Drive right-of-way. For your reference we have provided a drawing showing the actual location of the two easements, please see the enclosed Exhibit "A".

Sincerely,



Steven O. Thingelstad, PE/LS
President

Enclosure (1)

cc: Land & Marine Development, Inc.
file

RECEIVED

APR 4 2008

RAPID CITY
PUBLIC WORKS

LENNON LANE

BUNKER
DRIVE

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

69.00.

69.00.

SECTION 23

SECTION 24-168.76

-SECTION LINE

20' WIDE MAJOR
DRAINAGE EASEMENT

N89°51'3
43.11

59°55'33"W
47.31'

W-61.10.05

265.22.

LOT 2 OF
NEW PARK SUBDIVISION

NW 1/4

SECTION
R.O.W. LINE

-SECTION LINE

389°54'06"W
29.19'

20' WIDE MAJOR
DRAINAGE EASEMENT

N60°16'27"W
72.81'

SECTION 1/64 LINE

PREPARED BY: STEVEN O. THINGELSTAD
BRITTON ENGINEERING & LAND SURVEYING, INC.
8035 BLACK HAWK ROAD, SUITE 5,
BLACK HAWK, SOUTH DAKOTA 57718
TELEPHONE: (605) 716-7988