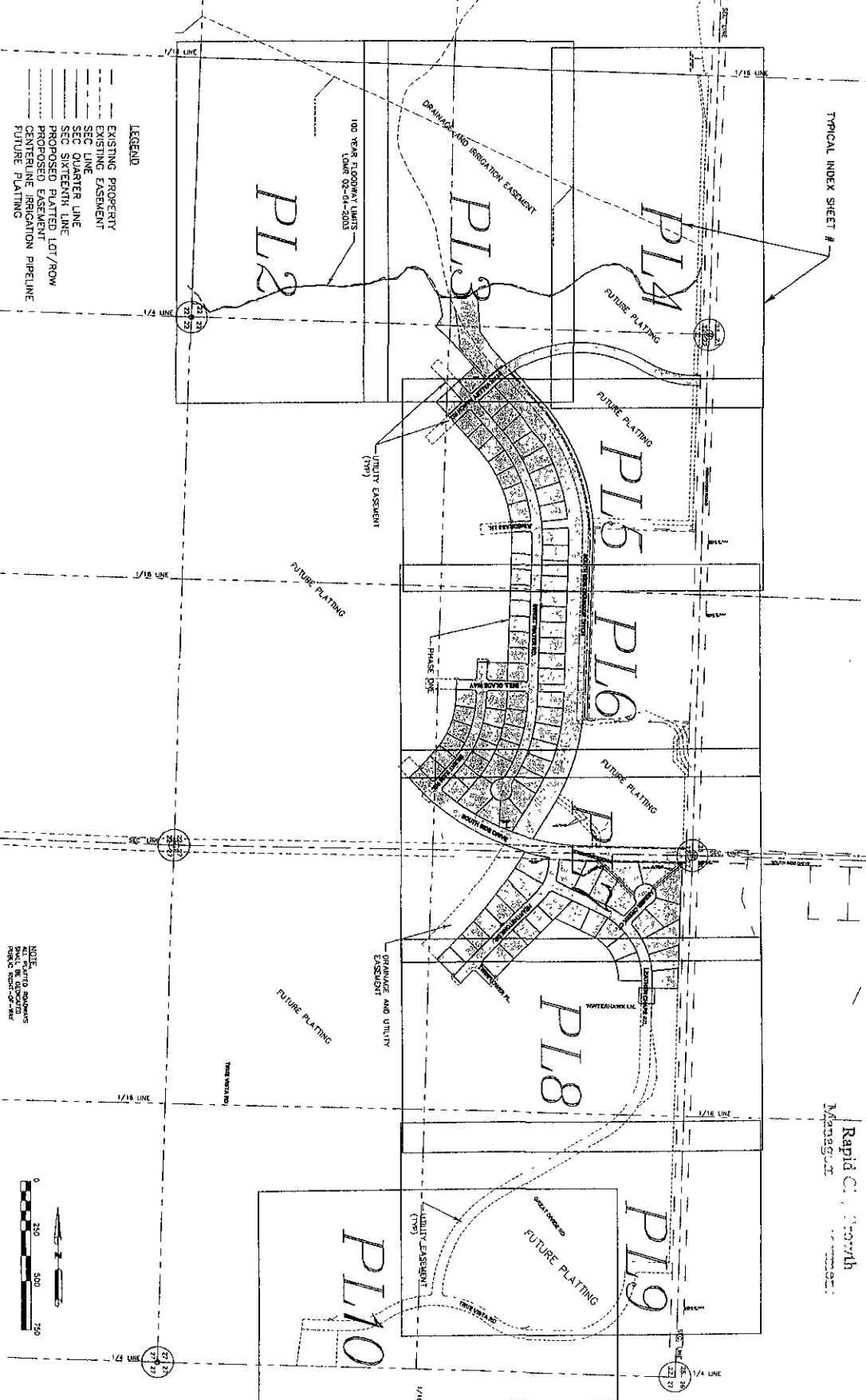


INDEX OF PRELIMINARY PLAT

RECEIVED

AUG 15 2008

Rapid City Growth
Management



LEGEND

- EXISTING PROPERTY
- - - EXISTING EASEMENT
- SEC LINE
- - - SEC QUARTER LINE
- - - SEC SIXTEENTH LINE
- - - PROPOSED PLATED LOT/ROW
- - - CENTERLINE RESERVATION PIPELINE
- - - FUTURE PLATING

SCALE

ALL PLATED SQUARES
ARE TO BE 1/4 AC. IN AREA
PER SEC. 10, CHAPTER 10-10, R.C.M.C.

SHEET
A

PROJECT
MORNINGSTAR
PHASE ONE
RAPID CITY, SOUTH DAKOTA

SHEET DESCRIPTION
INDEX OF PRELIMINARY
PLAT-PHASE 1
SHEETS

DESIGNED MS
DETAILED ACC
CHECKED TS
APPROVED
DATE AUGUST 2008

cetec
ENGINEERING SERVICES, INC.

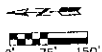
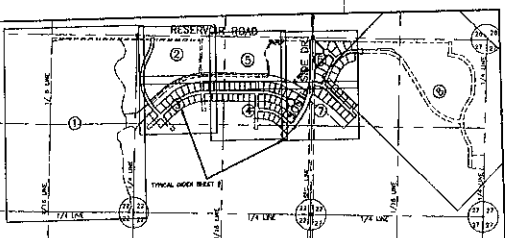
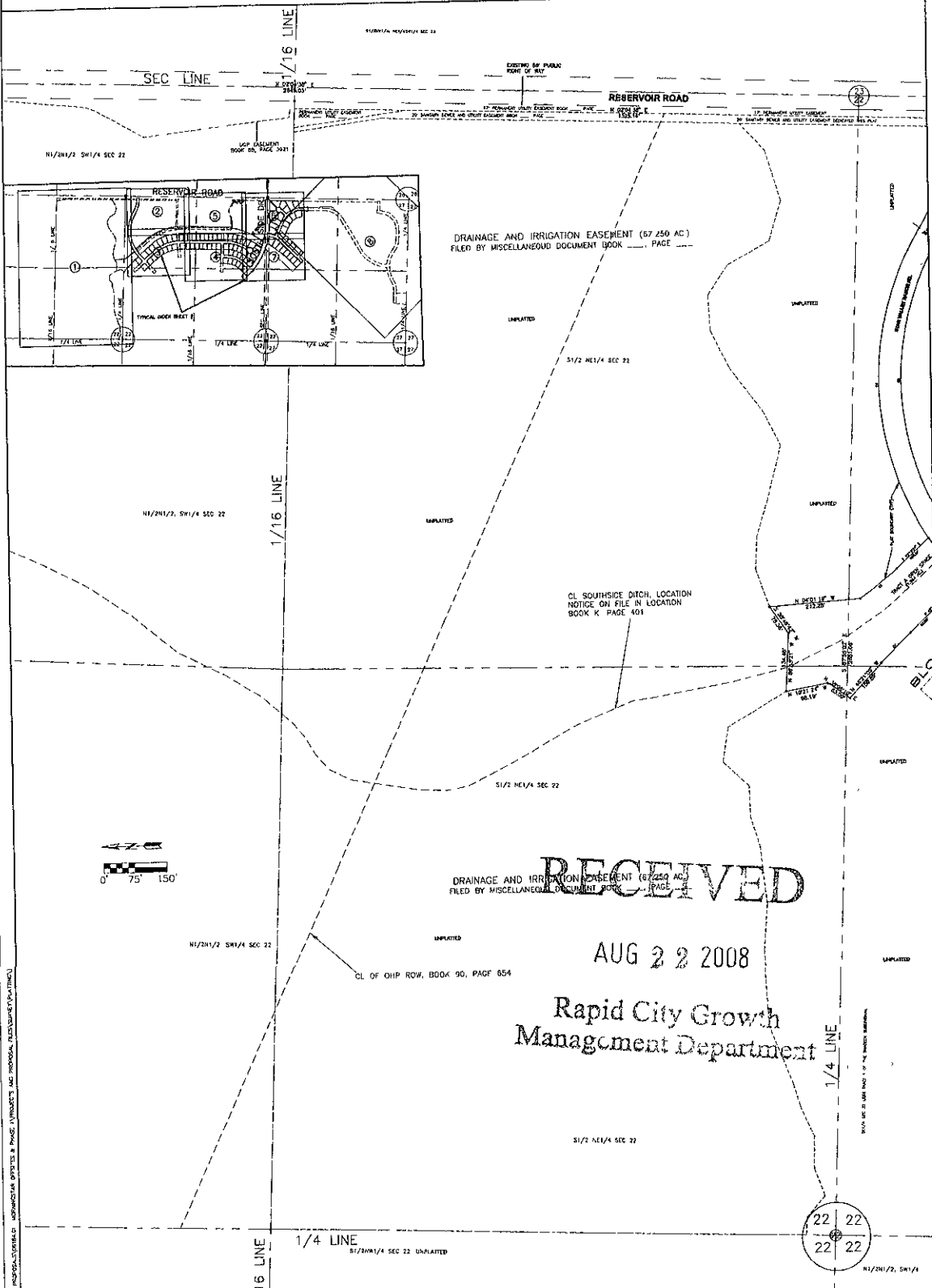
1580 Concourse Drive
Rapid City, SD 57703
Phone: (605) 341-7800
Fax: (605) 341-7864
www.cetecengineering.com

PLAT OF MORNINGSTAR SUBDIVISION

LOT 1 OF BLOCK 1; LOT 1 OF BLOCK 2; LOTS 1-40 OF BLOCK 3; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 5; LOTS 1-6 OF BLOCK 6; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 9; TRACTS A, AND B; AND DEDICATED PUBLIC RIGHT-OF-WAY.

LOCATED IN THE SW1/4 NE1/4, SE1/4 NE1/4, SE1/4 OF SECTION 22 AND NE1/4 NE1/4, SE1/4 NE1/4, SW1/4 NE1/4 OF SECTION 27

T1N, R8E, B14M, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



RECEIVED
 AUG 22 2008
 Rapid City Growth
 Management Department

NOTES

- 1 All major drainage easements 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.
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- 3 Utility and Minor Drainage Easements - 8' on the interior side of all front, side and rear lot lines.
- 4 Total right-of-way dedicated by this plat 11 012 acres.
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- 6 All platted Roadways shall be dedicated Public Right-of-Way.
- 7 All easements outside of platted boundary will be filed by miscellaneous documents.

- LEGEND**
- SET 5/8" REBAR W/ CAP MARKED CETEC LS 4725
 - FOUND SURVEY MONUMENT
 - ▨▨▨▨▨▨ NON ACCESS EASEMENT

cetec

1630 Concourse Drive
 Rapid City, SD 57702
 Phone: (605) 241-7800
 Fax: (605) 241-7804
 www.cetec-engineering.com
 Date: 6/10/08

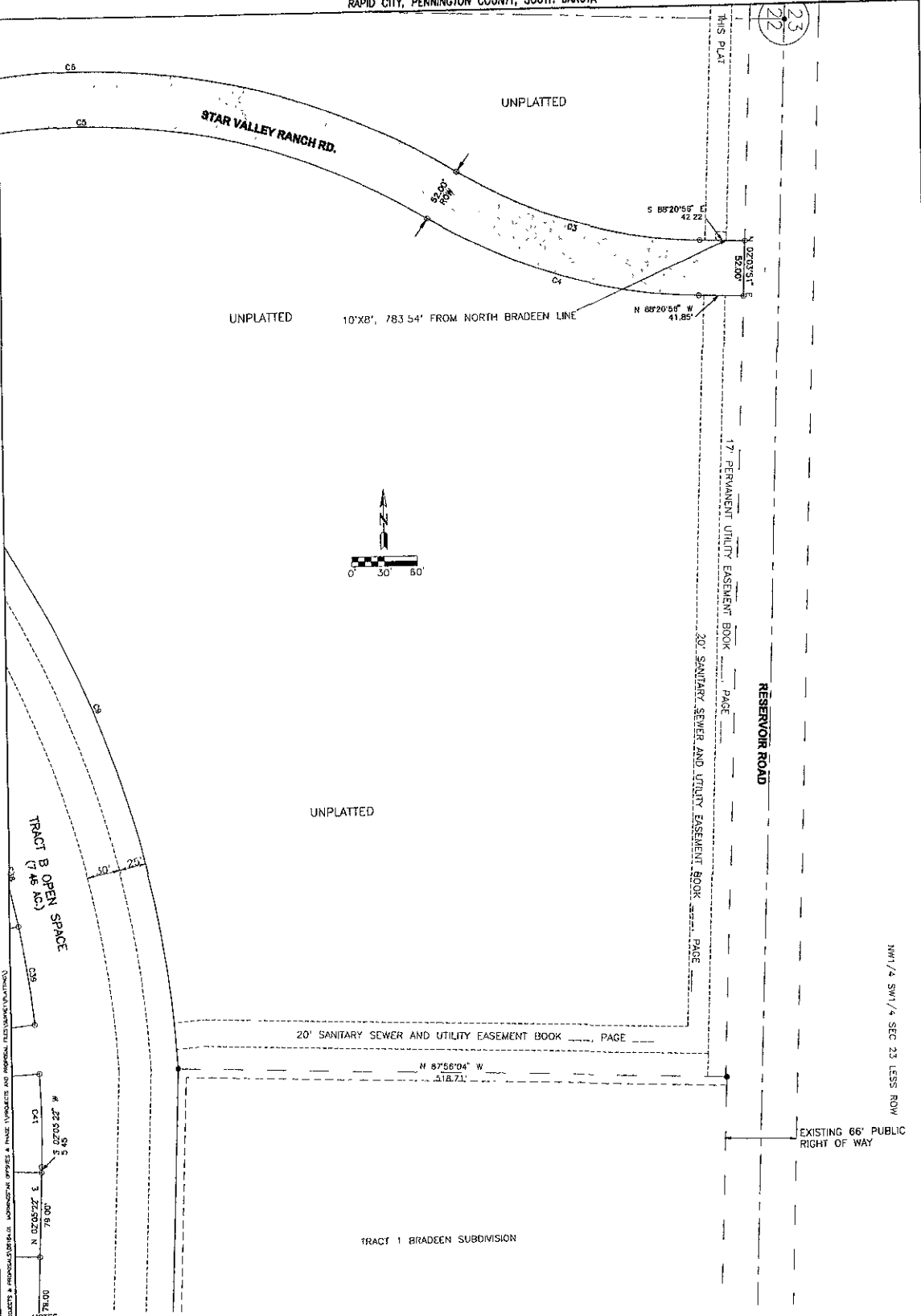
APPROVED FOR THE STATE OF SOUTH DAKOTA: _____
 REGISTERED PROFESSIONAL SURVEYOR: _____
 LICENSE NO.: _____
 DATE OF EXPIRATION: _____
 APPROVED FOR THE DEVELOPER: _____
 REGISTERED PROFESSIONAL SURVEYOR: _____
 LICENSE NO.: _____
 DATE OF EXPIRATION: _____

PLAT OF MORNINGSTAR SUBDIVISION

LOT 1 OF BLOCK 1; LOT 1 OF BLOCK 2; LOTS 1-40 OF BLOCK 3; LOTS 1-7 OF BLOCK 4; LOTS 1-10 OF BLOCK 5; LOTS 1-6 OF BLOCK 6; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 9; TRACTS A, AND B; AND DEDICATED PUBLIC RIGHT-OF-WAY.

LOCATED IN THE SW1/4 NE1/4, SE1/4 NE1/4, SE1/4 OF SECTION 22 AND NE1/4 NE1/4, SE1/4 NE1/4, SW1/4 NE1/4 OF SECTION 27 T1N, R8E, B3LM.

RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



- NOTES:**
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LEGEND

- SET 5/8" REBAR W/ CAP MARKED CETEC LS 4725
- FOUND SURVEY MONUMENT
- ▨ NON-ACCESS EASEMENT

cetec

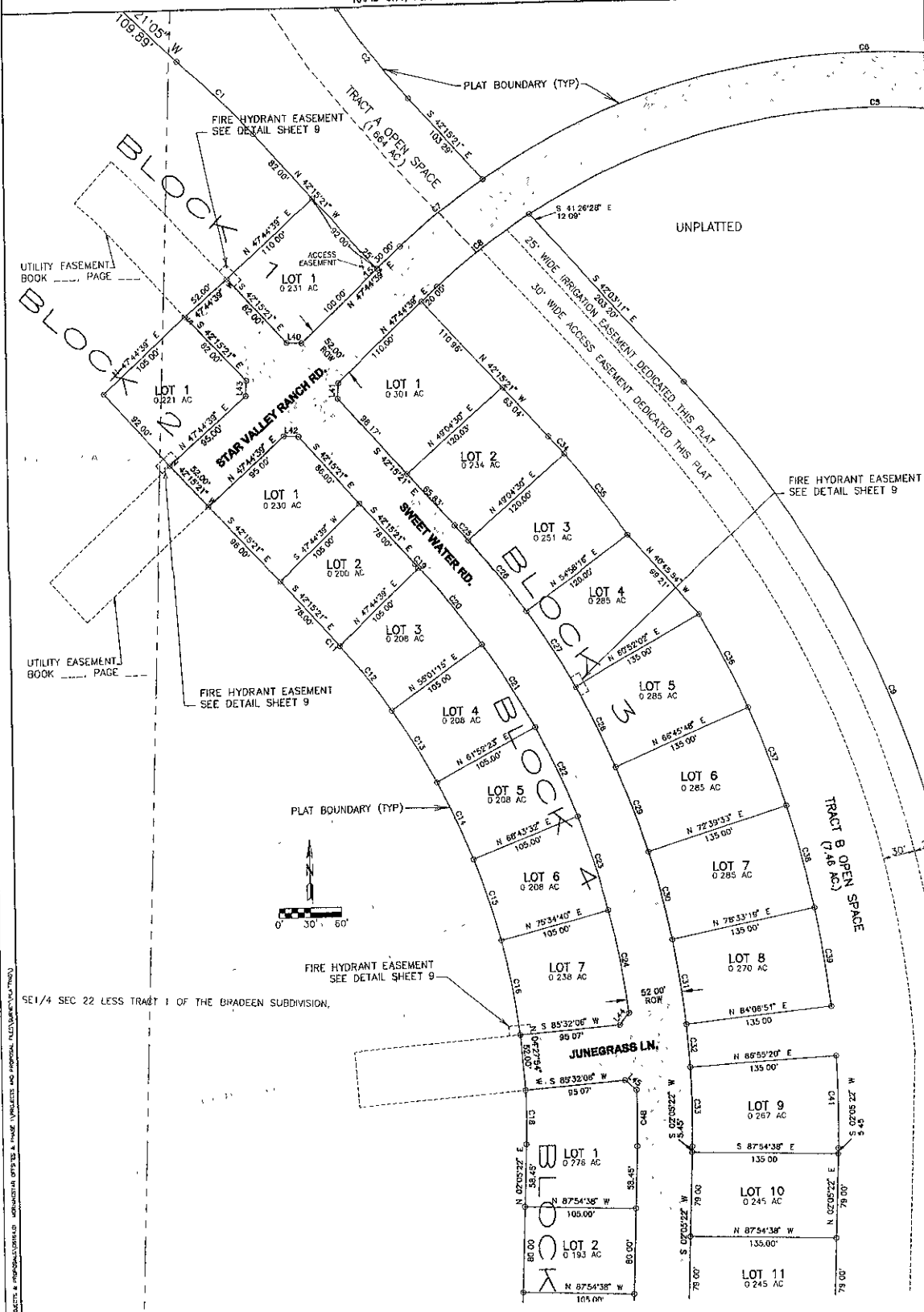
1500 California Drive
 Rapid City, SD 57703
 Phone: (605) 341-1800
 Fax: (605) 341-2004
 www.cetecsurveying.com
 Date: 8/15/08

PLAT OF MORNINGSTAR SUBDIVISION

LOT 1 OF BLOCK 1; LOT 1 OF BLOCK 2; LOTS 1-40 OF BLOCK 3; LOTS 1-7 OF BLOCK 4; LOTS 1-10 OF BLOCK 5; LOTS 1-6 OF BLOCK 6; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 9; TRACTS A, AND B; AND DEDICATED PUBLIC RIGHT-OF-WAY.

LOCATED IN THE SW1/4 NE1/4, SE1/4 NE1/4, SE1/4 NE1/4 OF SECTION 22 AND NE1/4 NE1/4, SE1/4 NE1/4, SW1/4 NE1/4 OF SECTION 27 T1N, R8E, B.H.M.

RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



SE1/4 SEC 22 LESS TRACT 1 OF THE CHADEEN SUBDIVISION.

NOTES

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- LEGEND**
- SET 5/8" REBAR W/ CAP MARKED CETEC LS 4725
 - FOUND SURVEY MONUMENT
 - ▭ NON-ACCESS EASEMENT

cetec

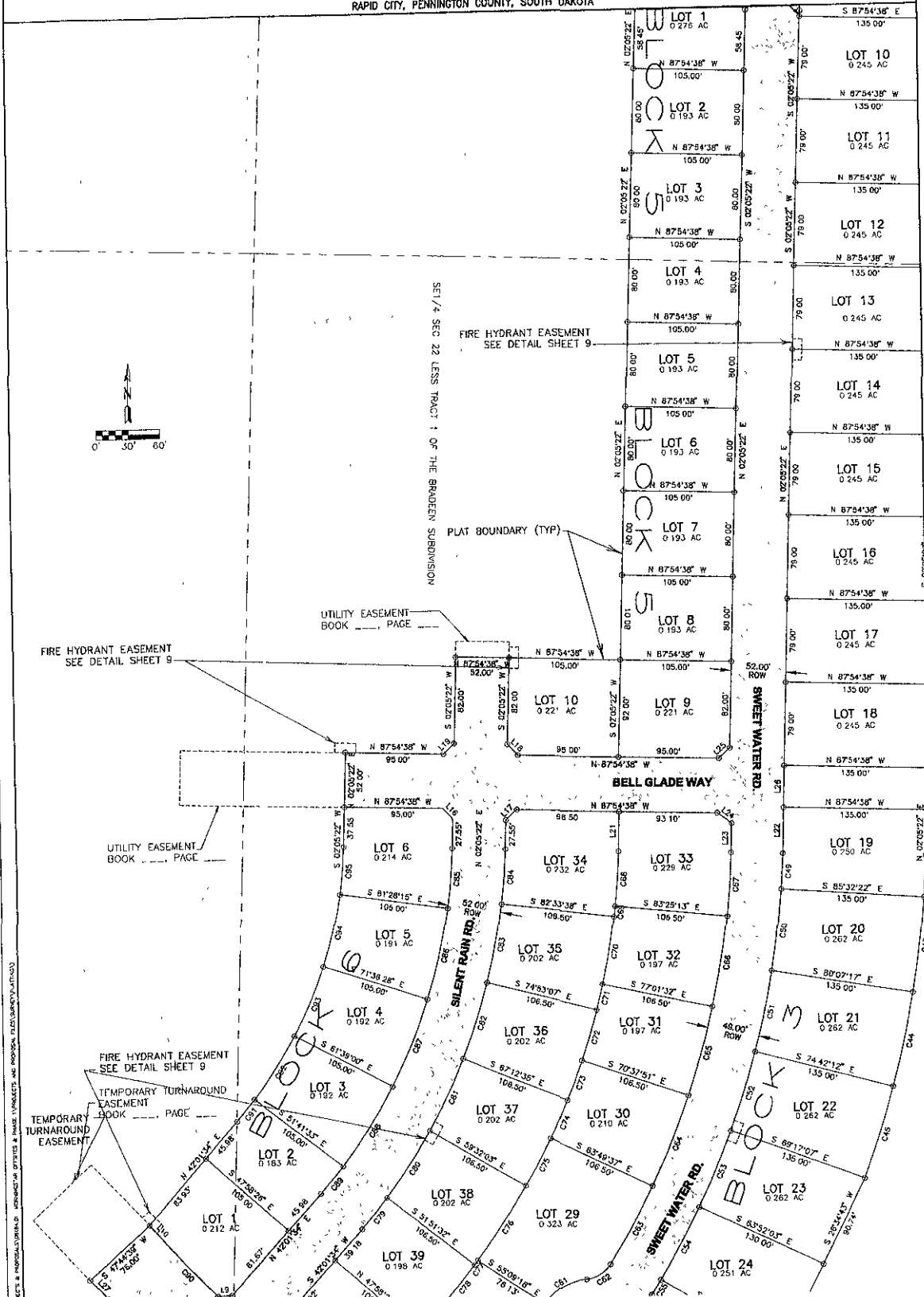
1550 Brookside Drive
Rapid City, SD 57701
Phone: (605) 341-7822
Fax: (605) 341-7844
www.cetecsurvey.com
Date: 8/1/2008

PLAT OF MORNINGSTAR SUBDIVISION

LOT 1 OF BLOCK 1; LOT 1 OF BLOCK 2; LOTS 1-40 OF BLOCK 3; LOTS 1-7 OF BLOCK 4; LOTS 1-10 OF BLOCK 5; LOTS 1-6 OF BLOCK 6; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 9; TRACTS A, AND B; AND DEDICATED PUBLIC RIGHT-OF-WAY.

LOCATED IN THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 OF SECTION 22 AND NE 1/4 NE 1/4, SE 1/4 NE 1/4, SW 1/4 NE 1/4 OF SECTION 27 T1N, R8E, B.H.M.

RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



NOTES

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LEGEND

- SET 5/8" REBAR W/ CAP MARKED CETEC LS 4725
- FOUND SURVEY MONUMENT
- ▨ NON-ACCESS EASEMENT

cetec

1260 Concordia Dr E
Rapid City, SD 57702
Phone: (605) 541-8800
Fax: (605) 541-7064
www.cetecsurvey.com
Date: 8/16/08

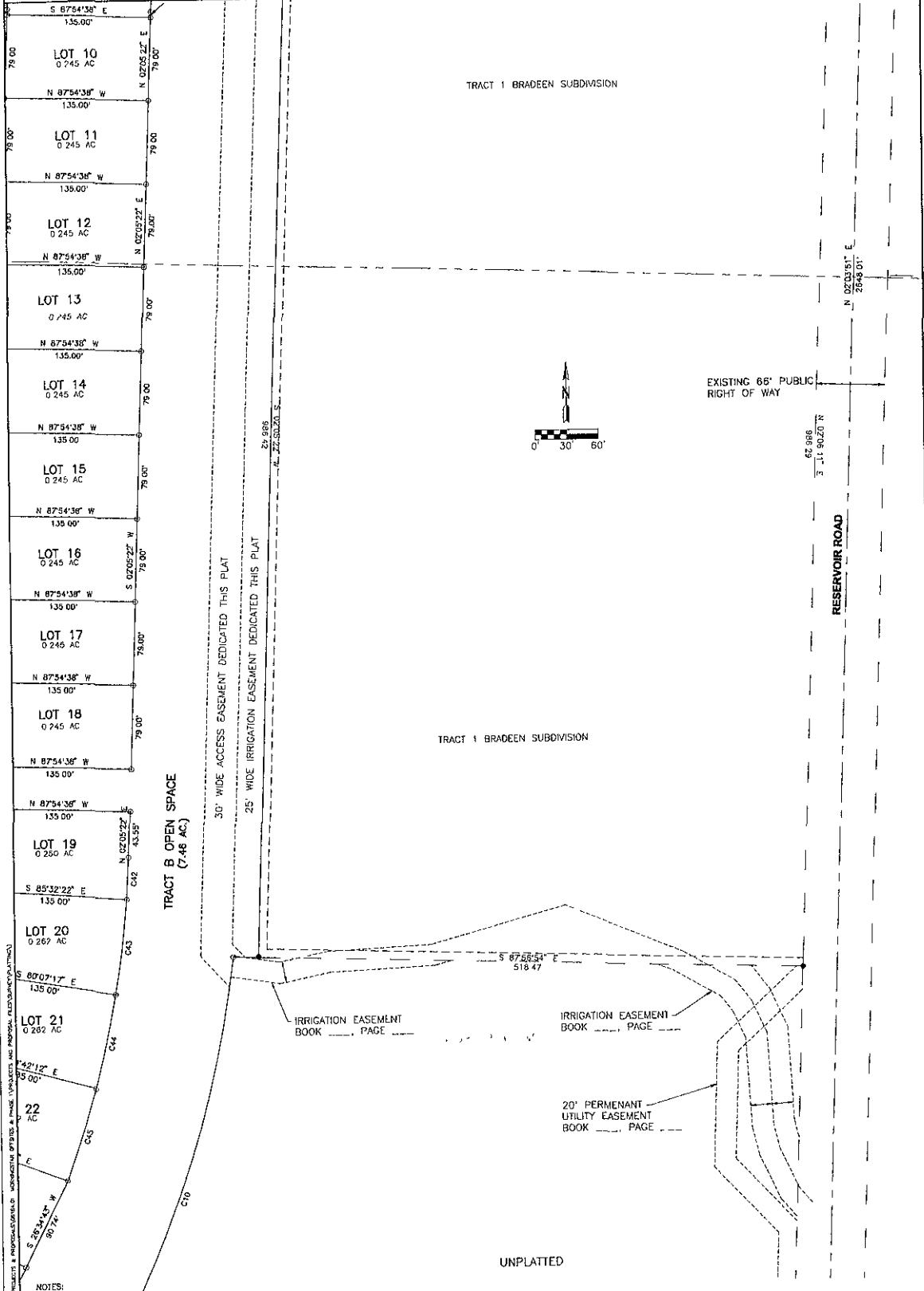
PLAT OF MORNINGSTAR SUBDIVISION

LOT 1 OF BLOCK 1; LOT 1 OF BLOCK 2; LOTS 1-40 OF BLOCK 3; LOTS 1-7 OF BLOCK 4; LOTS 1-10 OF BLOCK 5; LOTS 1-6 OF BLOCK 6; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 9; TRACTS A, AND B; AND DEDICATED PUBLIC RIGHT-OF-WAY.

LOCATED IN THE SW1/4 NE1/4, SE1/4 NE1/4, SE1/4 OF SECTION 22 AND NE1/4 NE1/4, SE1/4 NE1/4, SW1/4 NE1/4 OF SECTION 27 T1N, R8E, B.H.M.

RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RIGH



Vertical text on the left margin: '08PL124' and 'PLAT OF MORNINGSTAR SUBDIVISION'.

- NOTES:**
- 1 All major drainage easements 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 utilities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient to facilitate drainage from any source.
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 - 6 All platted Roadways shall be dedicated Public Right-of-Way.
 - 7 All easements outside of platted boundary will be filed by miscellaneous documents.

- LEGEND**
- SET 5/8" REBAR #1 CAP
 - MARKED CIRCLES 4725
 - FOUND SURVEY MONUMENT
 - NON-ACCESS EASEMENT

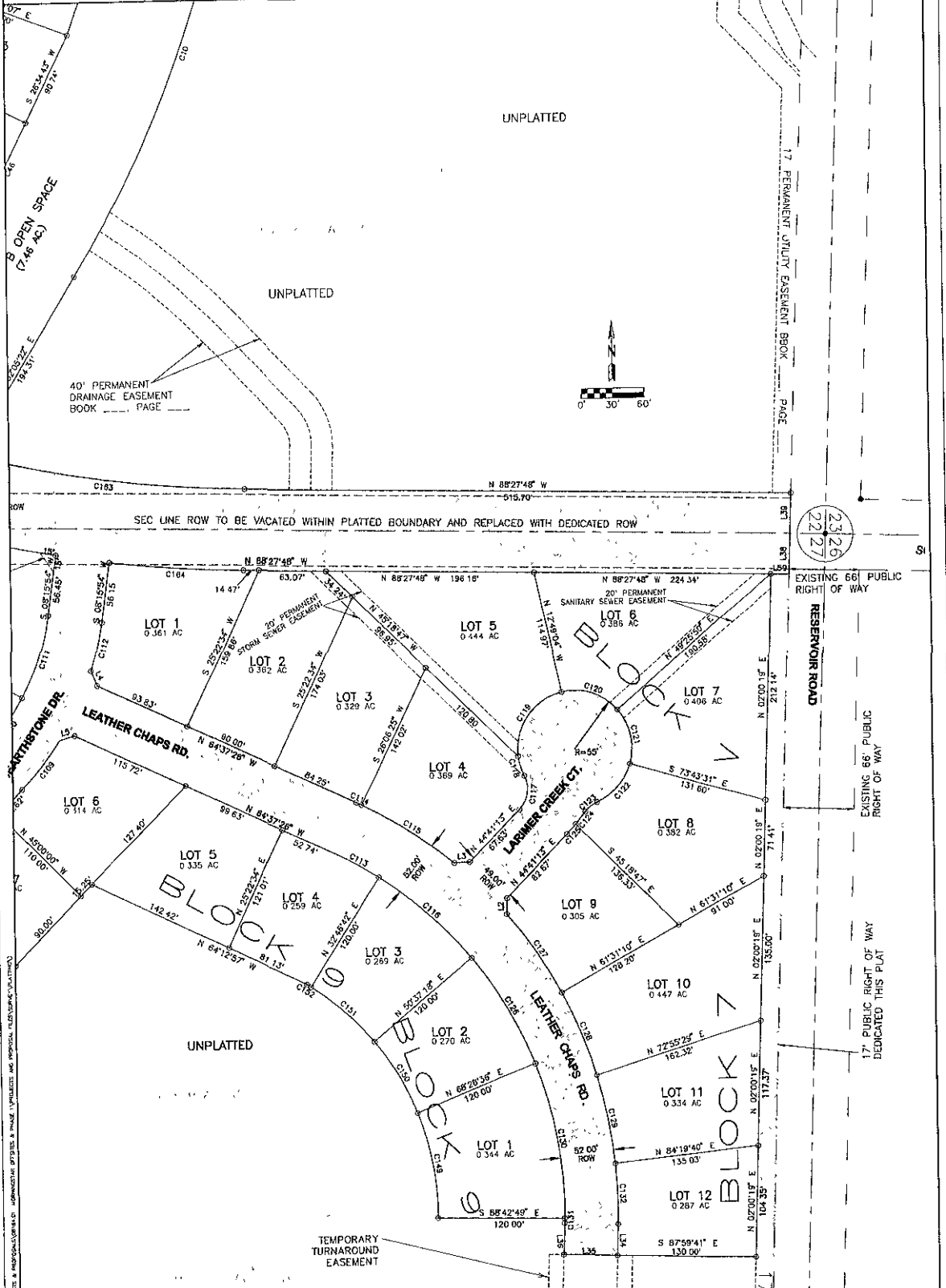
cetec
 1366 Concourse Drive
 Rapid City, SD 57702
 Phone: (605) 241-7800
 Fax: (605) 241-7861
 www.cectecsurveying.com
 Date: 8/19/05

PLAT OF MORNINGSTAR SUBDIVISION

LOT 1 OF BLOCK 1; LOT 1 OF BLOCK 2; LOTS 1-40 OF BLOCK 3; LOTS 1-7 OF BLOCK 4; LOTS 1-10 OF BLOCK 5; LOTS 1-6 OF BLOCK 6; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 9; TRACTS A, AND B; AND DEDICATED PUBLIC RIGHT-OF-WAY.

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RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



NOTES

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LEGEND

- SET 5/8" REBAR W/ CAP MARKED CETER LS 4722
- FOUND SURVEY MONUMENT
- ▨ NON-ACCESS EASEMENT

cetec

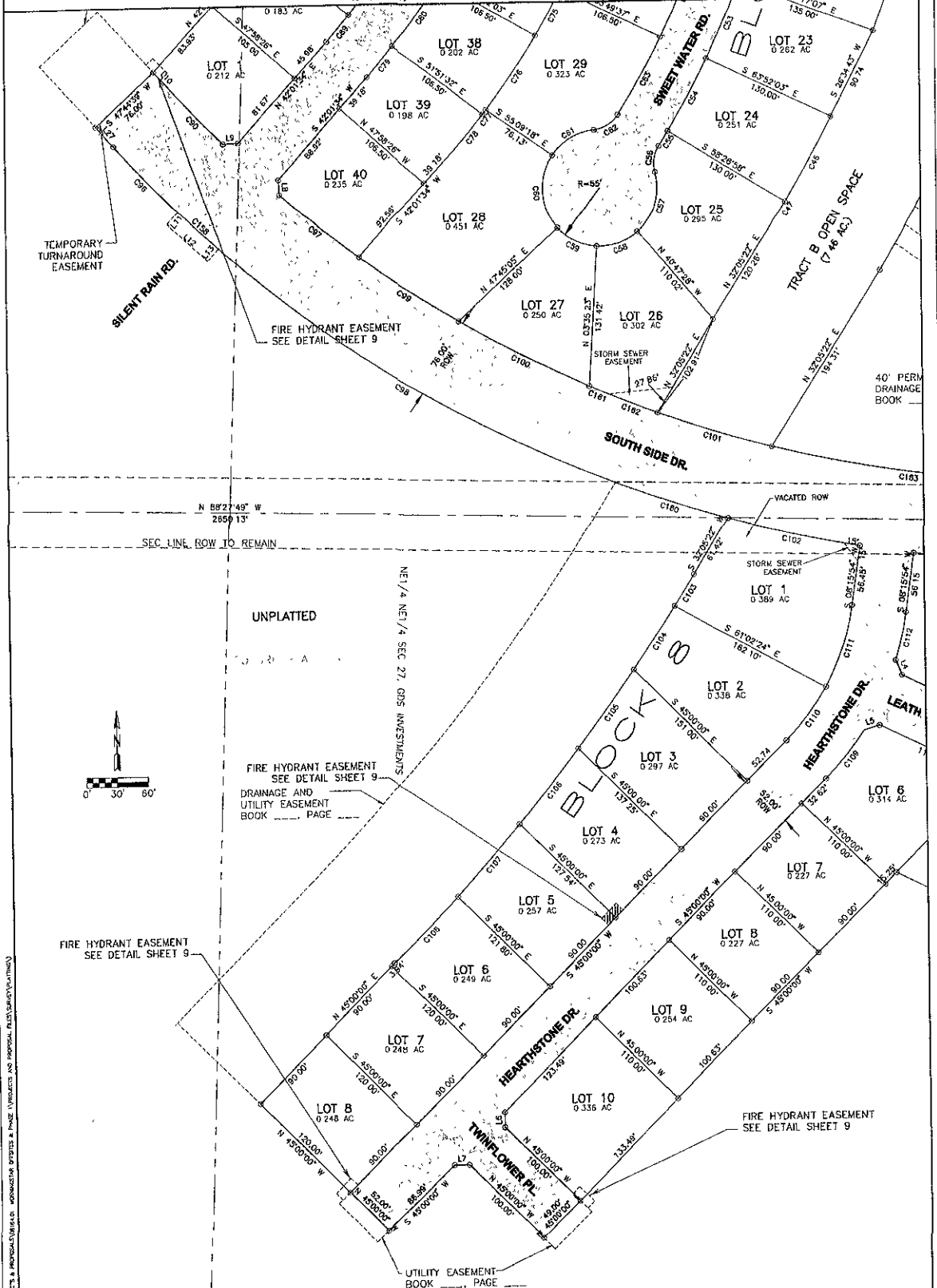
1560 Concourse Drive
Rapid City, SD 57702
Phone: 605/341-7800
Fax: 605/341-7868
www.cetecsurvey.com
Date: 6/16/09

PLAT OF MORNINGSTAR SUBDIVISION

LOT 1 OF BLOCK 1; LOT 1 OF BLOCK 2; LOTS 1-40 OF BLOCK 3; LOTS 1-7 OF BLOCK 4; LOTS 1-10 OF BLOCK 5; LOTS 1-6 OF BLOCK 6; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 9; TRACTS A, AND B; AND DEDICATED PUBLIC RIGHT-OF-WAY.

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RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



NOTES:

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LEGEND

- SET 5/8" REBAR W/ CAP MARKED CETER LS 4725
- FOUND SURVEY MONUMENT
- ▭ NON-ACCESS EASEMENT

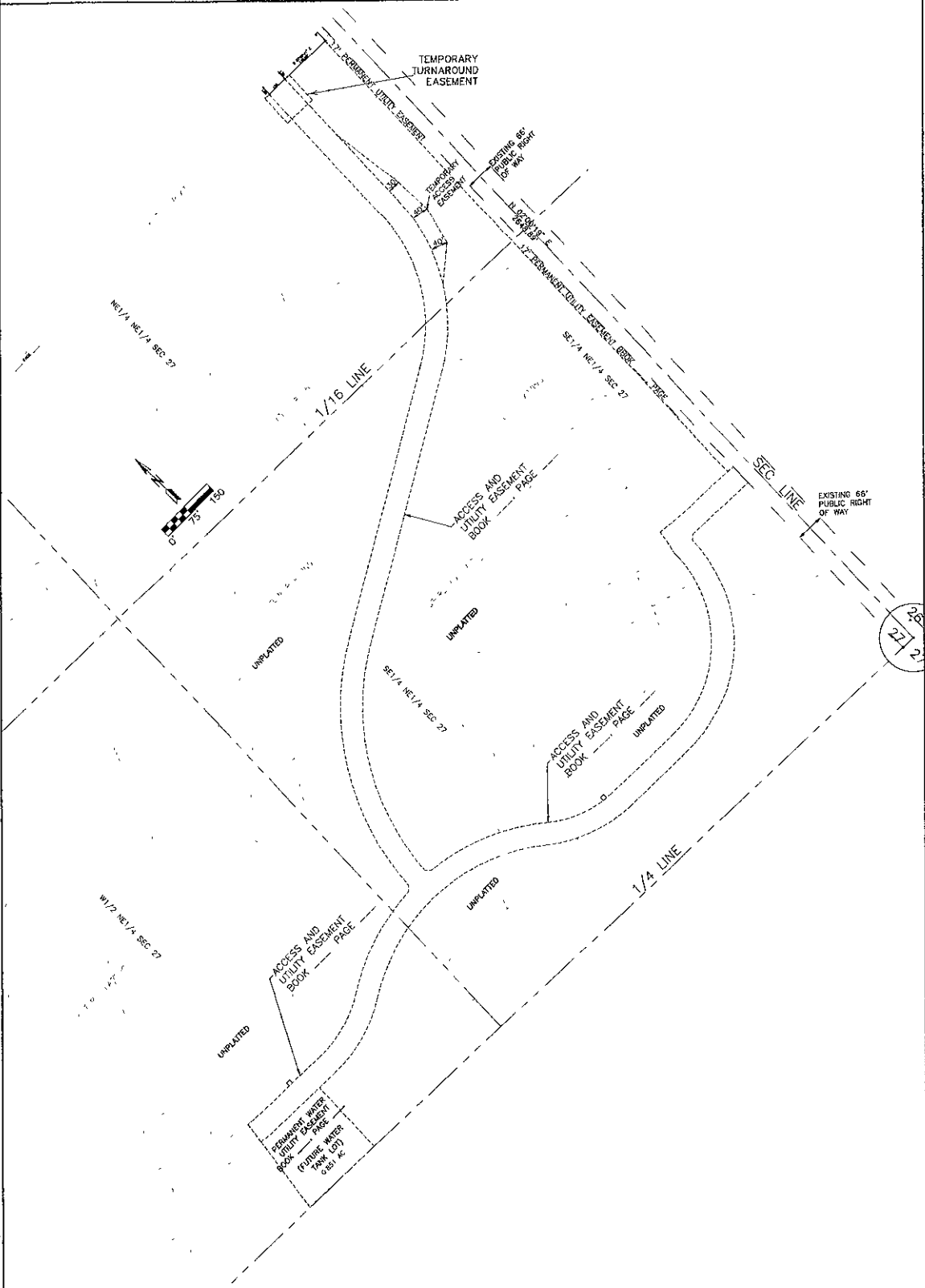
cetec

1500 Concourse Drive
 Rapid City, SD 57702
 Phone: (605) 341-7600
 Fax: (605) 341-7554
 www.cetecsurvey.com
 Date: 8/1/06

LOT 1 OF BLOCK 1; LOT 1 OF BLOCK 2; LOTS 1-40 OF BLOCK 3; LOTS 1-7 OF BLOCK 4; LOTS 1-10 OF BLOCK 5; LOTS 1-6 OF BLOCK 6; LOTS 1-12 OF BLOCK 7; LOTS 1-8 OF BLOCK 8; LOTS 1-10 OF BLOCK 9; TRACTS A, AND B; AND DEDICATED PUBLIC RIGHT-OF-WAY.

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T1N, R8E, B.H.M.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



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LEGEND

- SET 5/8" REBAR W/ CAP MARKED CETEC LS 4725
- FOUND SURVEY MONUMENT
- ▬▬▬▬▬▬ NON-ACCESS EASEMENT

cetec
 1933 Concourse Drive
 Rapid City, SD 57703
 Phone: (605) 341-7600
 Fax: (605) 341-7604
 www.cetecsurvey.com
 Date: 8/19/08

08PL124-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

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T1N, R0E, S14M RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 125 curve entries.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 10 curve entries.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 5 curve entries.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 1 curve entry.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 5 curve entries.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains 13 line entries.

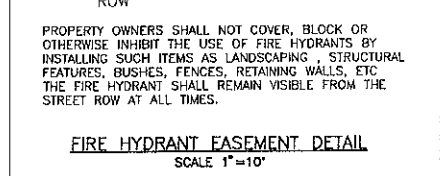
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Table with columns: LINE, BEARING, DISTANCE. Contains 10 line entries.

Table with columns: LINE, BEARING, DISTANCE. Contains 5 line entries.

Table with columns: LINE, BEARING, DISTANCE. Contains 13 line entries.

Table with columns: LINE, BEARING, DISTANCE. Contains 13 line entries.



PROPERTY OWNERS SHALL NOT COVER, BLOCK OR OTHERWISE INHIBIT THE USE OF FIRE HYDRANTS BY INSTALLING SUCH ITEMS AS LANDSCAPING, STRUCTURAL FEATURES, BUSHES, FENCES, RETAINING WALLS, ETC. THE FIRE HYDRANT SHALL REMAIN VISIBLE FROM THE STREET ROW AT ALL TIMES.

FIRE HYDRANT EASEMENT DETAIL SCALE 1"=10'

NOTES

- 1 All major drainage easements shown herein shall be kept free of all obstructions including but not limited to buildings, wells, 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.
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6 All platted Rightways shall be dedicated Public Right-of-Way.
7 All easements outside of platted boundary will be filed by miscellaneous documents.

LEGEND

- Symbol for SET 8"/8" REBAR W/ CAP MARKED CETEC LS 4725
Symbol for FOUND SURVEY MONUMENT
Symbol for NON-ACCESS EASEMENT

