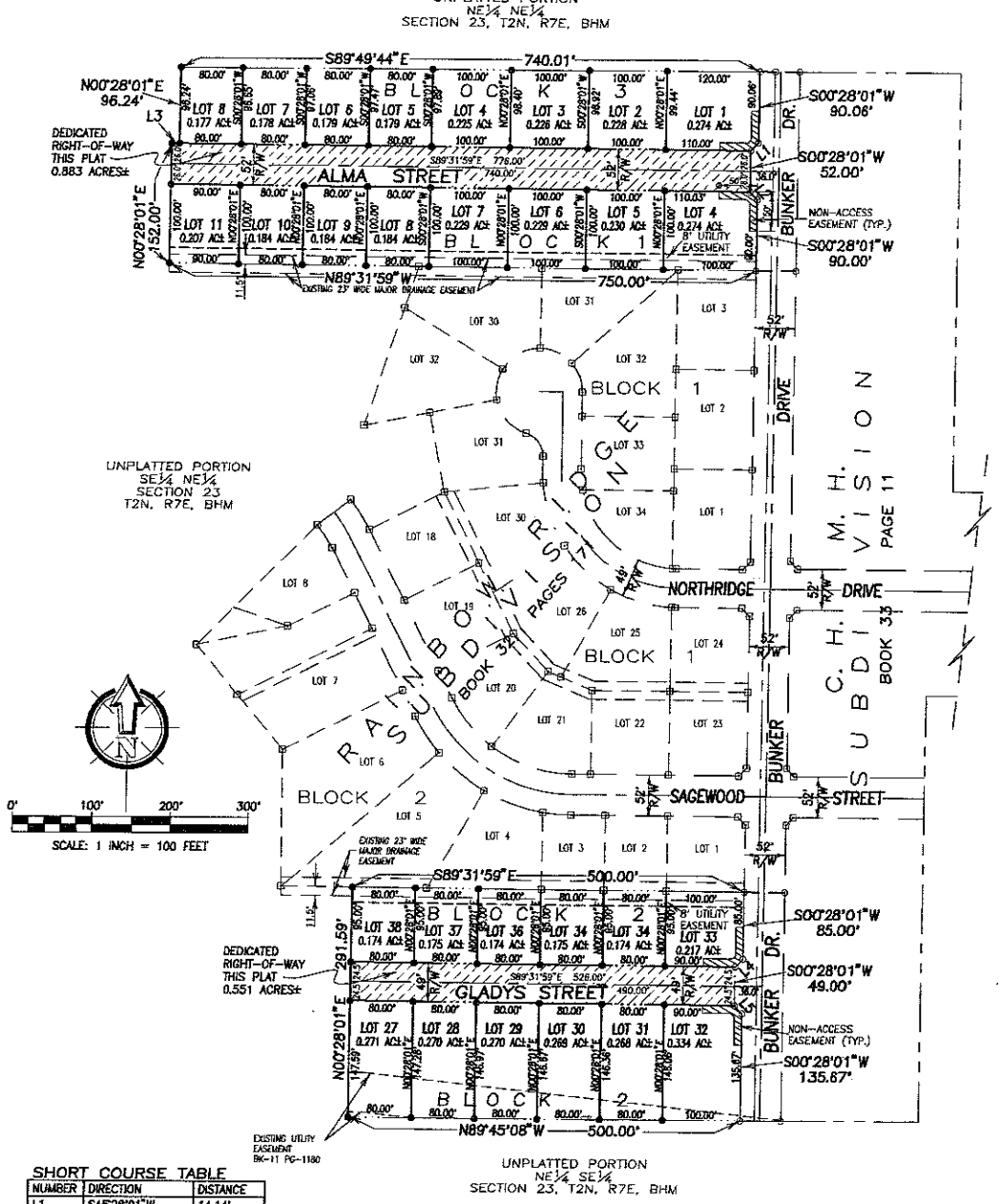
PW122711-07

RAINBOW RIDGE SUBDIVISION

LOTS 4 THRU 11, BLOCK 1; LOTS 27 THRU 38, BLOCK 2
AND LOTS 1 THRU 8, BLOCK 3
LOCATED IN THE SE¼ NE¼ SECTION 23, T2N, R7E, B.H.M.,
CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



SHORT COURSE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S45°28'01"W	14.14'
L2	S44°31'59"E	14.14'
L3	S89°31'59"E	10.00'
L4	S45°28'01"W	14.14'
L5	S44°31'59"E	14.14'

LEGEND

- ● DENOTES SET 5/8" REBAR WITH SURVEY CAP MARKED "RLS3977"
- □ DENOTES FOUND SURVEY MONUMENT
- ○ DENOTES FOUND SURVEY MONUMENT
- ▨ DENOTES NON-ACCESS EASEMENT AS SHOWN

BASIS OF BEARING: PER PREVIOUSLY RECORDED PLAT(S).

NOTES:

1. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 8' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY. (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
2. TOTAL PLATTED AREA: 7.592 ACRES±
   TOTAL AREA OF 28 LOTS: 6.158 ACRES±
   DEDICATED PUBLIC RIGHT-OF-WAYS: 1.434 ACRES±
3. 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.
4. NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST FIFTY FEET OF CORNER LOTS OR AS INDICATED HEREON.

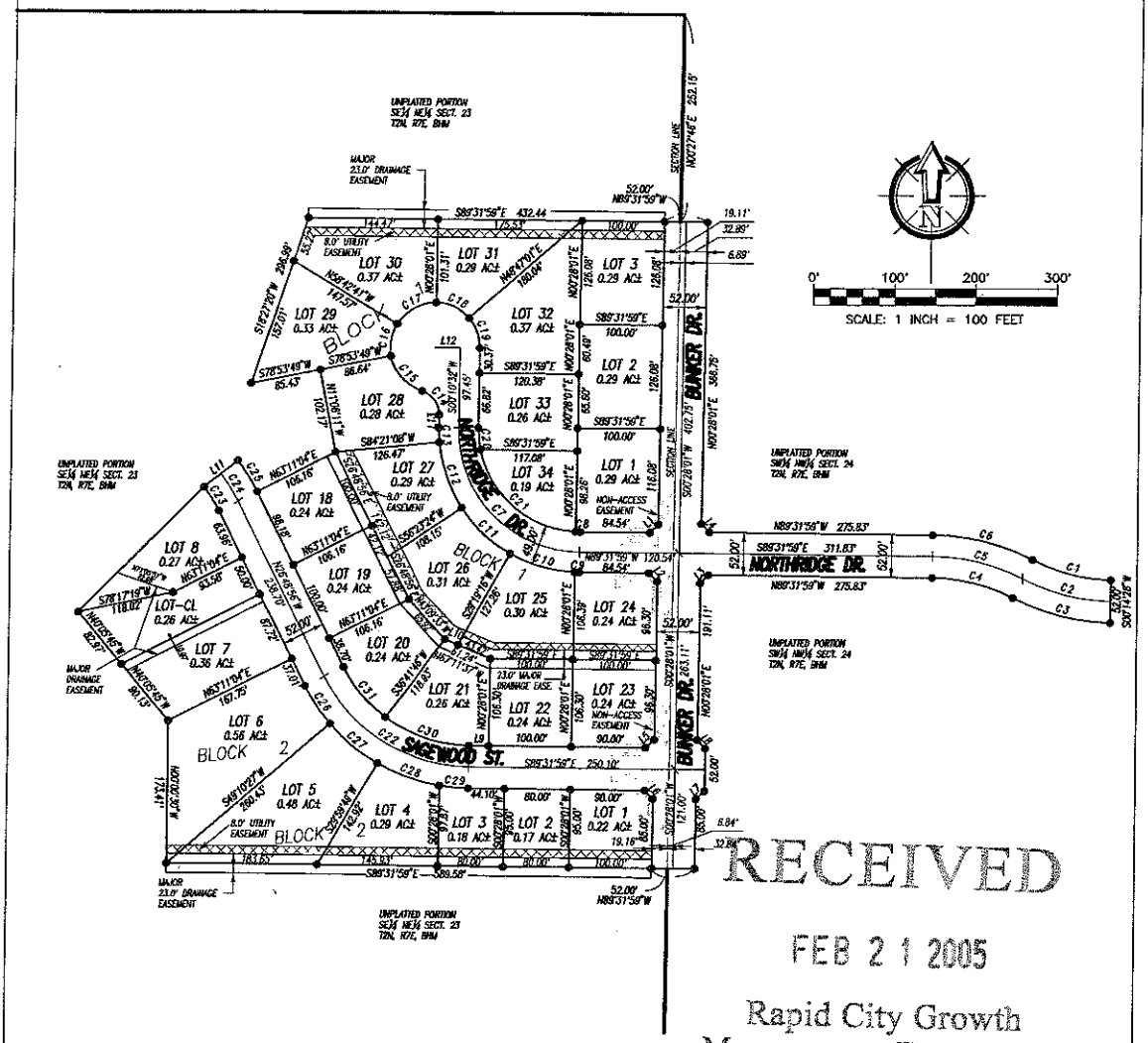
RECEIVED
MAY 20 2005
Rapid City Growth Management Department

PREPARED BY: ARLETH & ASSOCIATES	382 MAINSTREET DEADWOOD, SD 57732 605-578-1637	JOB NO. 03-0069	DATE: APRIL 22, 2005 SCALE: 1"=100' DRAWN: B.DIDIER	APPROVED: JMA DWG: PLAT-RainbowRidge7.dwg	PREPARED FOR: DREAM DESIGN INTERNATIONAL, INC. 528 KANSAS CITY STREET, SUITE 4 RAPID CITY, SOUTH DAKOTA 57701 (605) 348-0538

PW122711-07

RAINBOW RIDGE SUBDIVISIO

LC 3 & LOTS 18–34, BLK 1; LOTS 1–8 AND LOT–CL, BLK 2;
LOCATED IN THE S½ NE¼ SECTION 23 AND IN THE
SW¼ NW¼ IN SECTION 24, T2N, R7E, B.H.M.,
CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



RECEIVED

FEB 21 2005

Rapid City Growth
Management Department

CURVE TABLE

NO	RADIUS	DELTA ANGLE	ARC L.	TANGENT	CHORD DIRECTION	CHORD L.
C1	224.00	25°44'24"	100.63	51.18	S 75°52'14" E	99.79
C2	250.00	25°30'13"	111.28	56.58	S 75°45'08" E	110.36
C3	276.00	25°44'24"	123.98	63.06	S 75°52'14" E	122.95
C4	224.00	26°31'57"	103.73	52.81	N 76°16'00" W	102.81
C5	250.00	26°31'57"	115.77	58.94	S 76°16'00" E	114.74
C6	276.00	26°31'57"	127.81	65.07	S 76°16'00" E	126.67
C7	150.00	89°42'31"	234.86	149.24	N 44°40'43" W	211.59
C8	125.50	02°29'35"	5.46	2.73	N 88°17'11" W	5.46
C9	174.50	01°47'34"	5.46	2.73	S 88°38'12" E	5.46
C10	174.50	27°03'41"	82.42	41.99	N 74°12'34" W	81.65
C11	174.50	27°04'08"	82.44	42.00	S 47°08'40" E	81.68
C12	174.50	27°57'44"	85.16	43.45	N 19°37'44" W	84.32
C13	174.50	05°49'24"	17.74	8.88	S 02°44'10" E	17.73
C14	30.00	75°35'57"	38.54	22.44	S 36°37'26" E	35.94
C15	55.00	62°19'13"	58.82	33.26	N 42°15'48" W	55.92
C16	55.00	42°23'30"	40.69	21.33	N 10°05'34" E	39.77
C17	55.00	56°10'42"	55.81	31.23	N 60°52'40" E	54.32
C18	55.00	48°18'36"	46.37	24.67	S 65°22'41" E	45.01
C19	55.00	41°34'28"	39.91	20.88	N 20°26'08" W	39.04
C20	125.50	12°11'26"	26.70	13.40	N 05°55'08" W	26.65
C21	125.50	75°01'36"	164.34	96.35	N 49°31'35" W	152.85
C22	200.00	62°43'02"	218.92	121.88	S 58°10'28" E	208.16
C23	174.00	11°19'45"	34.41	17.26	N 32°28'49" W	34.35
C24	200.00	11°19'45"	39.55	19.84	N 32°28'49" W	39.48
C25	226.00	11°19'45"	44.69	22.42	N 32°28'49" W	44.61
C26	226.00	14°00'36"	55.26	27.77	N 33°49'14" W	55.12
C27	226.00	19°10'39"	75.64	38.18	S 50°24'52" E	75.29
C28	226.00	20°23'21"	80.42	40.64	S 70°11'52" E	80.00
C29	226.00	09°08'27"	36.06	18.07	N 84°57'46" W	36.02
C30	174.00	36°13'44"	110.02	56.92	N 71°25'07" W	108.20
C31	174.00	26°29'18"	80.44	40.95	N 40°03'35" W	79.73

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 45°28'01" E	10.00'
L2	N 44°31'59" W	10.00'
L3	S 45°28'01" W	14.14'
L4	N 44°31'59" W	14.14'
L5	N 45°28'01" E	14.14'
L6	S 44°31'59" E	14.14'
L7	N 45°28'01" E	14.14'
L8	N 44°31'59" W	14.14'
L9	N 89°31'59" W	24.10'
L10	N 67°11'57" W	17.81'
L11	S 51°51'18" W	52.00'
L12	N 89°49'28" W	30.50'
L13	N 00°10'32" E	15.82'

LEGEND

- ● DENOTES SET 5/8" REBAR WITH SURVEY CAP MARKED "RLS3977"
- □ DENOTES FOUND SURVEY MONUMENT
- NON-ACCESS EASEMENT
- 8.0' UTILITY EASEMENT

NOTES:

1. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 8' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT–OF–WAY. (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)
2. TOTAL PLATTED AREA: 11.45 ACRES; LOTS: 8.35 ACRES; DEDICATED PUBLIC RIGHT–OF–WAY: 3.10 ACRES.
3. 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.
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PREPARED BY: ARLETH & ASSOCIATES	382 MAINSTREET DEADWOOD, SD 57732 605–578–1637	JOB NO. 03–0069	DATE: JANUARY 2005 SCALE: 1"=100' DRAWN:	APPROVED: JMA DWG: RAINBOWRIDGE-PLAT.DWG	PREPARED FOR: DREAM DESIGN/INTERNATIONAL, INC. 530 KANSAS CITY STREET, SUITE A RAPID CITY, SOUTH DAKOTA 57701 (605) 348-0538

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