07PL067

PLAT
OF
TRACTS 1 THRU 5 OF BLOCK 1, LOTS 1 THRU 3 OF BLOCK 2:
LOT 1 AND LOT 2 OF BLOCK 3 OF TOWER RIDGE #2,
LOT 1 THRU 3 OF TRACT AR2 OF NEEDLES SUBDIVISION; LOT H1 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 26:
PROMISE ROAD RIGHT-OF-WAY, PROMISE COURT RIGHT-OF-WAY AND DAKOTA CANYON RIGHT-OF-WAY.

(TRACT 1 OF BLOCK 1 OF TOWER RIDGE 2 FORMERLY A PORTION OF THE UNPLATTED PORTION OF THE SW 1/4 OF SECTION 23;
TRACT 2 OF BLOCK 1 OF TOWER RIDGE 2 FORMERLY THE REMAINDER OF LOTS 2 AND 3 OF BLOCK 2 AND A PORTION
OF SILVER NUGGET DRIVE R.O.W. OF ALADDIN HEIGHTS SUBDIVISION AND LOTS 1 THRU 4, A PORTION OF LOTS 5 THRU 7,
LOTS 8 THRU 12 OF BLOCK 1 AND TABLEROCK ROAD R.O.W. OF TOWER RIDGE 2 AND A PORTION OF THE UNPLATTED PORTION
OF THE SW 1/4 OF SECTION 23; TRACT 3 OF BLOCK 1 OF TOWER RIDGE 2 FORMERLY A PORTION OF LOT 7 OF BLOCK 1 OF
TOWER RIDGE 2 AND A PORTION OF THE UNPLATTED PORTION OF THE SW 1/4 OF SECTION 23; TRACT 4 OF BLOCK 1 OF
TOWER RIDGE 2 FORMERLY A PORTION OF THE UNPLATTED PORTION OF THE SW 1/4 OF SECTION 23 & A PORTION OF THE
UNPLATTED PORTION OF THE NW 1/4 OF SECTION 26; TRACT 5 OF BLOCK 1 OF TOWER RIDGE 2 FORMERLY A PORTION OF
TRACT 1 OF TUCKER SUBDIVISION; LOT 1 OF BLOCK 2 OF TOWER RIDGE 2 FORMERLY A PORTION OF LOT H3 AND THE
UNPLATTED PORTION OF THE SW 1/4 OF SECTION 23; LOT 2 OF BLOCK 2 OF TOWER RIDGE 2 FORMERLY A PORTION OF
LOT H4, A PORTION OF LOT H3, A PORTION OF THE UNPLATTED PORTION OF THE SW 1/4 OF SECTION 23, A PORTION OF THE
UNPLATTED PORTION OF THE NW 1/4 OF SECTION 26 AND A PORTION OF LOT 1 OF SHIPMAN HEIGHTS SUBDIVISION:
LOT 3 OF BLOCK 2 OF TOWER RIDGE 2 FORMERLY A PORTION OF THE UNPLATTED PORTION OF THE NW 1/4 OF SECTION 26,
A PORTION A PORTION OF LOT 1, LOT H3, A PORTION OF TUCKER STREET RIGHT-OF-WAY AND LOT 1 OF SHIPMAN HEIGHTS SUBDIVISION:
LOT H1 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 26 FORMERLY A PORTION OF TRACT 1 OF TUCKER SUBDIVISION:
LOTS 1 THRU 3 OF TRACT AR2 OF NEEDLES SUBDIVISION FORMERLY TRACT AR2 LESS PROMISE ROAD R.O.W. AND LESS PROMISE COURT R.O.W.:
LOTS 1 AND 2 OF BLOCK 3 OF TOWER RIDGE 2 FORMERLY A PORTION OF THE UNPLATTED PORTION OF THE NW 1/4 OF SECTION 26:
PROMISE ROAD R.O.W. FORMERLY A PORTION OF LOT H3 IN THE SW 1/4 OF SECTION 23, A PORTION OF LOTS H4 IN THE
NW 1/4 OF SECTION 26, A PORTION OF TRACT 1 OF TUCKER SUBDIVISION AND A PORTION OF TRACT AR2 OF NEEDLES SUBDIVISION,
A PORTION OF THE UNPLATTED PORTION OF THE SW 1/4 OF SECTION 23, AND A PORTION OF THE UNPLATTED PORTION OF THE
NW 1/4 OF SECTION 26; DAKOTA CANYON ROAD R.O.W. FORMERLY A PORTION OF THE UNPLATTED PORTION OF THE SW 1/4 OF SECTION 23;
PROMISE COURT R.O.W. FORMERLY A PORTION OF TRACT AR2 OF NEEDLES SUBDIVISION AND A PORTION OF THE UNPLATTED
PORTION OF THE NW 1/4 OF SECTION 26.)

ALL LOCATED IN THE SW 1/4 OF SECTION 23 AND IN THE NW 1/4 OF SECTION 26 TIN, R7E, BHM.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SCALE: 1" = 200'
JANUARY 28, 2008

① - LOT H3 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, TIN, R7E, BHM AND SHOWN IN PLAT BOOK 11, PAGE 13, TO BE VACATED THIS PLAT.

② - LOT H4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 26, TIN, R7E, BHM AND SHOWN IN PLAT BOOK 11, PAGE 13, TO BE VACATED THIS PLAT.

③ - LOTS 1 THRU 12 OF BLOCK 1 AND TABLEROCK ROAD R.O.W. OF TOWER RIDGE #2 AND SHOWN IN PLAT BOOK 31, PAGE 43 TO BE VACATED THIS PLAT.

④ - REMAINDER OF LOTS 2 AND 3 OF BLOCK 2 AND A PORTION OF SILVER NUGGET DRIVE R.O.W. OF ALADDIN HEIGHTS SUBDIVISION AND SHOWN IN PLAT BOOK 12, PAGE 158 , TO BE VACATED THIS PLAT.

⑤ - ACCESS AND UTILITY EASEMENT AS RECORDED IN MISCELLANEOUS BOOK 62, PAGE 815 , TO BE VACATED THIS PLAT.

⑥ - PORTION OF UTILITY EASEMENT AS RECORDED IN MISCELLANEOUS BOOK 7, PAGE 670, TO BE VACATED THIS PLAT. THE NORTH 5' ALONG THE SOUTHERLY LOT LINES OF LOT 1 AND LOT 2 OF BLOCK 1 OF ALADDIN HEIGHTS SUBDIVISION TO REMAIN IN EFFECT. ALL OTHER REFERENCED LOCATIONS TO BE VACATED WITH THIS PLAT.

LINE DATA TABLE

NUM	BEARING	DISTANCE
L1	N07°11'46"E	29.83'
L2	N82°48'38"W	85.34'
L3	N07°11'46"E	29.83'
L4	N07°11'46"E	29.48'
L5	N07°54'03"E	24.08'
L6	N38°42'28"E	101.19'
L7	N89°59'53"E	157.85'
L8	N89°59'53"E	149.88'
L9	S86°48'33"W	50.04'
L10	S89°59'53"W	50.00'
L11	S89°59'16"E	175.49'
L12	N07°09'11"E	40.38'
L13	N07°09'11"E	29.48'
L14	N89°59'22"E	62.02'
L15	S58°51'26"E	74.54'
L16	S58°51'26"E	74.54'
L17	S46°53'41"E	49.12'
L18	S46°53'41"E	118.39'
L19	S58°51'26"E	74.54'
L20	S46°53'41"E	65.85'
L21	S46°53'41"E	65.85'
L22	N30°27'03"E	66.81'
L23	N30°27'03"E	70.79'
L24	S85°11'30"E	101.59'
L25	S73°21'49"E	267.36'
L26	N58°51'26"W	267.36'
L27	N89°59'08"E	187.67'
L28	N82°47'42"E	197.35'

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	59°44'28"	49.59'	50.00'	N30°03'40"E	47.38'
C2	18°00'12"	53.56'	169.30'	N18°32'10"E	53.33'
C3	117°24'19"	102.60'	50.00'	N84°29'38"E	85.92'
C4	43°07'53"	353.36'	469.34'	N68°11'49"E	345.01'
C5	74°19'57"	444.13'	342.34'	N48°16'18"E	413.64'
C6	37°48'05"	290.31'	440.02'	N10°47'43"E	285.09'
C7	28°42'05"	221.84'	442.34'	N33°08'46"E	219.50'
C8	37°48'05"	227.39'	344.68'	S10°47'43"W	223.39'
C9	54°26'57"	95.61'	100.00'	S18°51'34"W	92.01'
C10	59°44'28"	107.05'	169.30'	N30°03'40"E	102.30'
C11	12°50'08"	60.60'	270.30'	S08°23'14"E	60.47'
C12	46°55'15"	81.31'	100.00'	S30°46'42"W	79.08'
C13	33°03'43"	258.30'	447.66'	S23°19'50"W	254.80'
C14	10°48'53"	107.18'	568.05'	S34°16'50"W	107.03'
C15	23°21'53"	257.08'	630.99'	N09°27'54"E	255.38'
C16	20°47'53"	357.47'	590.00'	N10°06'54"E	355.50'
C17	00°47'23"	4.54'	330.30'	N18°50'10"E	4.54'
C18	12°27'09"	39.13'	172.91'	S83°30'34"W	39.06'
C19	12°27'09"	54.04'	231.83'	S83°30'34"W	53.92'
C20	19°29'38"	94.73'	278.30'	N08°13'20"E	94.26'
C21	3°13'49"	15.19'	269.34'	N01°05'08"E	15.18'
C22	3°13'49"	15.20'	269.34'	N01°05'08"E	15.19'
C23	46°41'41"	210.81'	322.04'	S24°32'50"E	213.48'
C24	84°50'08"	51.04'	35.00'	S86°41'15"E	46.11'
C25	12°27'09"	71.67'	329.70'	S83°30'34"W	71.52'
C26	2°53'12"	49.76'	2207.88'	S82°48'18"E	49.76'
C27	18°21'08"	739.38'	739.38'	S68°24'38"E	214.93'
C28	54°44'08"	130.42'	273.30'	S36°39'18"E	129.21'
C29	54°44'08"	130.42'	273.30'	S36°39'18"E	129.21'
C30	54°24'12"	139.14'	239.50'	N46°39'20"E	137.00'
C31	84°50'08"	56.74'	280.30'	N89°18'49"E	56.66'
C32	83°49'13"	56.61'	38.00'	N89°18'49"E	51.69'
C33	19°28'34"	99.09'	292.01'	N40°10'24"E	98.62'
C34	90°00'00"	86.65'	55.00'	N89°41'14"E	78.03'
C35	2°53'12"	49.76'	2207.88'	S82°48'18"E	49.76'
C36	54°24'11"	103.37'	170.30'	S40°39'20"W	101.79'
C37	46°55'15"	252.05'	307.66'	S30°46'42"W	245.11'
C38	37°50'00"	356.65'	539.98'	S18°56'19"W	350.26'
C39	30°28'23"	383.23'	720.38'	S01°50'13"W	378.69'
C40	97°16'54"	84.82'	50.00'	S18°49'39"W	75.01'
C41	12°09'34"	43.10'	186.31'	S37°10'00"W	43.01'
C42	120°00'00"	121.57'	58.00'	N33°17'15"E	100.19'
C43	48°41'48"	48.09'	58.00'	N65°55'52"E	46.67'
C44	73°18'14"	75.49'	59.00'	N06°43'38"E	70.44'

PROMISE ROAD R.O.W. AREAS

R.O.W. AREA FROM UNPLATTED PORTION:	3.2107 Ac.
R.O.W. AREA FROM TRACT 1:	0.5420 Ac.
R.O.W. AREA FROM TRACT AR2:	1.5728 Ac.
TOTAL AREA PROMISE ROAD R.O.W.	5.6257 Ac.

PROMISE COURT R.O.W. AREAS

R.O.W. AREA FROM TRACT AR2:	0.6098 Ac.
R.O.W. AREA FROM UNPLATTED PORTION:	1.0127 Ac.
TOTAL AREA PROMISE COURT R.O.W.:	1.6225 Ac.
TOTAL AREA DAKOTA CANYON DRIVE R.O.W.:	0.7275 Ac.

LEGEND
- INDICATES FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "DAVIS 3005", UNLESS OTHERWISE NOTED.
- INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THRONDSTAD LS 4371", UNLESS OTHERWISE NOTED.
- INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THRONDSTAD LS 4371", FOR R.O.W. PC'S & PT'S
(M) INDICATES MEASURED DIMENSION, THIS SURVEY.
(R) INDICATES RECORD DIMENSION PREVIOUSLY RECORDED ON PLAT OR DEED.

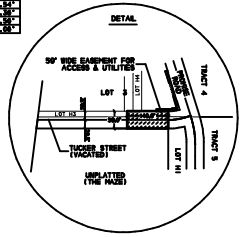
BASIS OF BEARINGS BY SOLAR OBSERVATION.

CENTERLINE DIMENSION DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
CL1	218.14'	62°36'39"	200.00'	207.40'	S 31°30'10" E
CL2	218.14'	62°36'39"	200.00'	207.40'	S 31°06'29" E
CL3	488.31'	46°45'38"	598.34'	474.90'	S 04°13'37" E
CL4	488.31'	46°45'38"	598.34'	474.90'	S 42°59'15" E
CL5	244.84'	46°45'38"	300.00'	238.16'	S 23°36'49" E
CL6	244.84'	46°45'38"	300.00'	238.16'	S 23°08'48" E
CL7	71.24'	34°31'05"	118.30'	70.79'	S 01°50'13" W
CL8	334.61'	81°41'06"	117.30'	293.51'	S 39°09'19" W
CL9	84.36'	14°48'18"	326.30'	84.12'	S 82°24'38" W
CL10	84.36'	14°48'18"	326.30'	84.12'	S 82°48'18" W
CL11	116.88'	28°40'48"	233.50'	115.68'	S 68°58'18" E

LINE	BEARING	DISTANCE
CL1	S 17°54'41" E	49.83'
CL2	S 89°59'53" E	283.34'
CL3	S 89°59'53" E	80.00'
CL4	S 89°59'53" E	80.00'
CL5	S 89°59'53" E	80.00'
CL6	S 89°59'53" E	176.88'
CL7	S 89°59'53" E	80.00'
CL8	S 89°59'53" E	80.00'
CL9	S 89°59'53" E	80.00'
CL10	S 89°59'53" E	74.54'
CL11	S 89°59'53" E	80.00'
CL12	S 89°59'53" E	80.00'
CL13	S 89°59'53" E	80.00'
CL14	S 89°59'53" E	176.88'

DETAIL



Project No:	06-01-704
Survey By:	mt
Drawn By:	jtl
Designed By:	mt
Checked By:	mt
Date:	01/28/08
Revisions:	

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PRELIMINARY PLAT
TOWER RIDGE #2 SUBDIVISION
RAPID CITY, SOUTH DAKOTA

LOCATED IN THE SI/2 OF SECTION 23
AND THE NI/2 OF SECTION 26,
TIN, R7E, BHM, RAPID CITY
PENNINGTON COUNTY, SOUTH DAKOTA

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