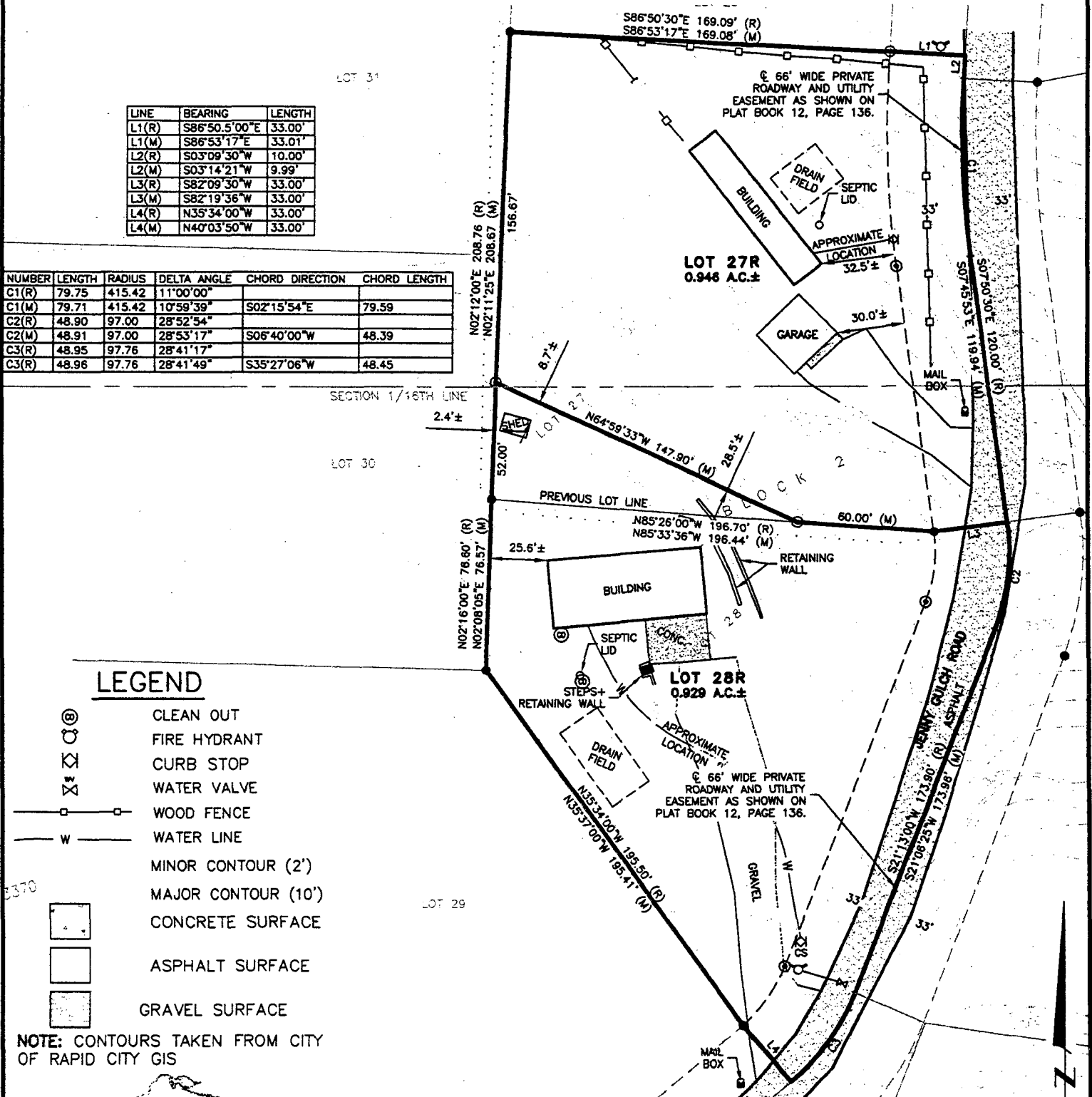


**SITE LAYOUT**  
**LOTS 27R AND 28R OF BLOCK 2,**  
**SPRINGBROOK ACRES**  
 (formerly Lot 27 and 28 of Block 2 of Springbrook Acres)  
 LOCATED IN THE E1/2 OF THE NW1/4,  
 SECTION 22, T1N, R7E, BHM  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LINE	BEARING	LENGTH
L1(R)	S86°50.5'00"E	33.00'
L1(M)	S86°53'17"E	33.01'
L2(R)	S03°09'30"W	10.00'
L2(M)	S03°14'21"W	9.99'
L3(R)	S82°09'30"W	33.00'
L3(M)	S82°19'36"W	33.00'
L4(R)	N35°34'00"W	33.00'
L4(M)	N40°03'50"W	33.00'

NUMBER	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1(R)	79.75	415.42	11°00'00"		
C1(M)	79.71	415.42	10°59'39"	S02°15'54"E	79.59
C2(R)	48.90	97.00	28°52'54"		
C2(M)	48.91	97.00	28°53'17"	S06°40'00"W	48.39
C3(R)	48.95	97.76	28°41'17"		
C3(M)	48.96	97.76	28°41'49"	S35°27'06"W	48.45



**LEGEND**

- CLEAN OUT
- FIRE HYDRANT
- CURB STOP
- WATER VALVE
- WOOD FENCE
- WATER LINE
- MINOR CONTOUR (2')
- MAJOR CONTOUR (10')
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

NOTE: CONTOURS TAKEN FROM CITY OF RAPID CITY GIS



CITY HALL 1903

**RENNER & ASSOCIATES, LLC.**

616 SIXTH ST. \* RAPID CITY, SD 57701  
 PHONE: 605/721-7310 FAX: 605/721-7313  
 SPEARFISH OFFICE: 605/717-0016

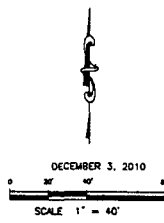


N.T.S.

**SITE LAYOUT**  
**LOTS 27R AND 28R OF BLOCK 2,**  
**SPRINGBROOK ACRES**  
 (formerly Lot 27 and 28 of Block 2 of Springbrook Acres)  
 LOCATED IN THE E1/2 OF THE NW1/4,  
 SECTION 22, T1N, R7E, BHM  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LINE	BEARING	LENGTH
L1(R)	S89°50'30"E	33.00'
L1(W)	S89°53'17"E	33.00'
L2(R)	S03°09'30"W	10.00'
L2(W)	S03°14'21"W	9.99'
L3(R)	S82°08'30"W	33.00'
L3(W)	S82°19'36"W	33.00'
L4(R)	N35°34'00"W	33.00'
L4(W)	N40°03'50"W	33.00'

NUMBER	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1(R)	79.75	415.42	111°00'00"		
C1(W)	79.71	415.42	107°59'59"	S02°15'54"E	79.59
C2(R)	48.90	97.00	28°52'54"		
C2(W)	48.91	97.00	28°53'17"	S06°40'00"W	48.39
C3(R)	48.95	97.76	28°41'17"		
C3(W)	48.98	97.76	28°41'49"	S35°27'06"W	48.45



**LEGEND**

- CLEAN OUT
- FIRE HYDRANT
- CURB STOP
- WATER VALVE
- WOOD FENCE
- WATER LINE
- MINOR CONTOUR (2')
- MAJOR CONTOUR (10')
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

**CERTIFICATE OF OWNERSHIP**  
 State of South Dakota  
 County of Pennington

We, John P. Lykken, and Susan K. Lykken, do hereby certify that we are the owners of the tract of land shown and described hereon, the survey was done at our request for the purpose indicated hereon, the development of the land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations, and hereby approve the survey and within plat of said land.

Any land shown on the within plat as dedicated to public use or as such, heretofore, 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, I have set my hand and seal.

OWNER: \_\_\_\_\_  
 John P. Lykken

OWNER: \_\_\_\_\_  
 Susan K. Lykken

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared John P. Lykken, and Susan K. Lykken, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

NOTARY PUBLIC: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

**CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR**

I, Growth Management Director of the City of Rapid City, have reviewed this plat and have found it to conform to the Subdivision requirements of Chapter 18.05.033 of the Rapid City Municipal Code and as such I have approved this Plat as a Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Growth Management Director of the City of Rapid City

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 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 Plat 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



**NOTES:**

- (R) Denotes Recorded in previous plat or description.
- (M) Denotes Measured in this survey.
- Denotes set 5/8" rebar with survey cap marked "Renner - Assoc. 9213"
- Denotes Found Survey 5/8" Rebar unless otherwise noted

Basis of Bearings: Geodetic North as determined by Global Positioning System, (GPS) WGS 84.

UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES.

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.

**CERTIFICATE OF SURVEYOR**  
 State of South Dakota  
 County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners stated hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat 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.

\_\_\_\_\_  
 Eric D. Howard, Registered Land Surveyor

Date: \_\_\_\_\_

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

The location of the proposed property 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 or Street Authority

**CERTIFICATE OF REGISTER OF DEEDS**  
 State of South Dakota  
 County of Pennington S.S.

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_.

\_\_\_\_\_  
 Register of Deeds

Fee: \$ \_\_\_\_\_