



**LEGEND**

- MANNHOLE
- CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- UNIT POLE
- TREE
- BUSH
- SHRUB
- REFLECTOR
- SIGN
- TELEPHONE BOX
- ELECTRIC BOX
- PROPERTY LINE
- CURB & GUTTER
- WATER LINE
- POWER LINE
- TELEPHONE LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE
- FIBER LINE
- HOOR CONTOUR (3')
- MAJOR CONTOUR (3')
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPE

- DOWNS FOUND SURVEY MONUMENT MARKED L 2892
- UNLESS OTHERWISE NOTED
- MONUMENT SET BY MEASUREMENTS "HORIZONTAL-ANGULAR-360"
- MONUMENT SET BY MEASUREMENTS "HORIZONTAL-ANGULAR-360"
- MEASURED THIS SURVEY
- RECORDED IN A PREVIOUS PLAT OR DESCRIPTION

NUMBER	DATE	LENGTH	BEARING
1	1887 44' 20"	18.82	S 10° 14' 20" E
2	1887 44' 20"	18.82	S 10° 14' 20" E
3	1887 44' 20"	18.82	S 10° 14' 20" E
4	1887 44' 20"	18.82	S 10° 14' 20" E
5	1887 44' 20"	18.82	S 10° 14' 20" E
6	1887 44' 20"	18.82	S 10° 14' 20" E
7	1887 44' 20"	18.82	S 10° 14' 20" E
8	1887 44' 20"	18.82	S 10° 14' 20" E
9	1887 44' 20"	18.82	S 10° 14' 20" E
10	1887 44' 20"	18.82	S 10° 14' 20" E
11	1887 44' 20"	18.82	S 10° 14' 20" E
12	1887 44' 20"	18.82	S 10° 14' 20" E
13	1887 44' 20"	18.82	S 10° 14' 20" E
14	1887 44' 20"	18.82	S 10° 14' 20" E
15	1887 44' 20"	18.82	S 10° 14' 20" E
16	1887 44' 20"	18.82	S 10° 14' 20" E
17	1887 44' 20"	18.82	S 10° 14' 20" E
18	1887 44' 20"	18.82	S 10° 14' 20" E
19	1887 44' 20"	18.82	S 10° 14' 20" E
20	1887 44' 20"	18.82	S 10° 14' 20" E

NUMBER	FRANK'S LAC	LENGTH	BEARING	BEARING	BEARING
C(10)	1915.00	443.60	448.87	39°24'14"	87°59'24.24"
C(10)	1915.00	443.57	448.84	39°24'07"	87°59'25.90"

**UTILITIES**  
SOUTH DAKOTA ONE CALL NOTIFICATION CENTER  
115 EVERGREEN HEIGHTS DRIVE  
PITTSBURGH, PA 15228  
1-800-781-7424

The location of existing underground utilities are shown in as appropriate only and have not been independently verified by the owner or his representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which may be occasioned by the contractor's failure to locate and preserve any of all underground utilities.



**LEGAL DESCRIPTION**

TRACT THREE (3) OF DISCOVERY SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA.

**CERTIFICATE OF SURVEY**

TO CARLEA'S WHOLESALE INC. PENNINGTON TITLE COMPANY CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE VARIOUS STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2006. THE SURVEY WAS CONDUCTED BY ERIC D. HOWARD, REGISTERED LAND SURVEYOR, STATE OF SOUTH DAKOTA, ON FEBRUARY 14, 2008. THE DATE OF THIS CERTIFICATION, UNLESS OTHERWISE FURTHER CERTIFIED THAT BY MY PROFESSIONAL OPINION, AS A LAND SURVEYOR, I BELIEVE THAT THE SURVEY ON WHICH THIS CERTIFICATION IS BASED IS ACCURATE AND THAT THE RELATIVE ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ERIC D. HOWARD REGISTERED LAND SURVEYOR  
STATE OF SOUTH DAKOTA, REGISTRATION NO. 6283

**SURVEYOR NOTES**

- 1 FLOOD ZONE DESIGNATION
- 2 ZONE 2: AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD AS SHOWN IN FEMA FIRM PANEL 46542Z-0000-DATED FEBRUARY 16, 1998
- 3 ZONE 3: AREAS OF MINIMAL FLOODING AS SHOWN IN FEMA FIRM PANEL 46542Z-0797-B DATED DECEMBER 1, 1981
- 4 TRACT 3 OF DISCOVERY SUBDIVISION CONTAINS 1,413,873.50 SQ. FT. OR 32.456 ACRES, MORE OR LESS.
- 5 DATUM ELEVATIONS ARE BASED ON CITY OF RAPID CITY BENCH MARK JOINT WITH A PUBLIC BENCH ELEVATION OF 5060.203 3173.14'
- 6 EXISTING ZONING: GENERAL COMMERCIAL DISTRICT
- 7 SETBACKS: GENERAL COMMERCIAL
- 8 FRONT YARD: ALL BUILDINGS SHALL SET BACK A MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE.
- 9 SIDE YARD: NO SIDE YARD IS REQUIRED EXCEPT THAT THE WIDTH OF A SIDE YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL NOT BE LESS THAN 25 FEET.
- 10 REAR YARD: WHERE A COMMERCIAL BUILDING IS TO BE SERVICED FROM THE REAR, THERE SHALL BE PROVIDED AN ALLEYSIDE SERVICE COURT, REAR YARD OR COMBINATION THEREOF OF NOT LESS THAN 30 FEET IN DEPTH, THE DEPTH OF A REAR YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL BE NOT LESS THAN 15 FEET IN ALL OTHER CASES. NO REAR YARD SETBACKS SHALL BE OBSERVED.
- 11 SETBACK FROM SECTION LINES: PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES SHALL BE SET BACK NO LESS THAN 10 FEET FROM ANY SECTION LINE. NO SETBACK IS REQUIRED FROM ANY LEGALLY VACATED SECTION LINE. HOWEVER, IF THE VACATED SECTION LINE FORMS A PROPERTY LINE, THE APPLICABLE SIDE, REAR OR FRONT YARD SETBACKS SHALL BE OBSERVED.
- 12 NARROW LOT COVERAGE: MAIN AND ACCESSORY BUILDINGS SHALL COVER NOT MORE THAN 70% OF THE LOT AREA.
- 13 NO BUILDING OR STRUCTURE SHALL EXCEED 4 STORIES OR 45 FEET IN HEIGHT EXCEPT AS PROVIDED IN § 17.30.280
- 14 THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL CONTAINS 12,863 SQ. FT., MORE OR LESS.
- 15 THERE ARE A TOTAL OF 110 REGULAR PARKING SPACES AND 8 REGULAR HANDICAP PARKING SPACES LOCATED WITHIN TRACT 3 OF DISCOVERY SUBDIVISION
- 16 THERE ARE A TOTAL OF 27 RV/BRAILER PARKING SPACES AND 1 RV/BRAILER HANDICAP PARKING SPACE LOCATED WITHIN TRACT 3 OF DISCOVERY SUBDIVISION
- 17 BASE OF MEASUREMENT: GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) MONUMENT
- 18 POND ENDOGRACHES INTO NORTH ELK VALE ROAD NORTH-OF-WAY

**SCHEDULE B SPECIAL EXCEPTION ITEMS RELATING TO SURVEY INFORMATION**

- 1 INFORMATION SHOWN HEREON WAS TAKEN FROM PENNINGTON TITLE COMPANY TITLE COMMITMENT FILE NO. P-127778 WITH AN EFFECTIVE DATE OF AUGUST 6, 2006
- 2 BUILDING RESTRICTIONS FOR ZONING REQUIREMENTS AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
- 3 ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BRANCHES, WALLS, FENCES, HEDGES, TREES AND BUSHES AND SHALL BE MAINTAINED AND PRESERVED. THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA, AUTHORIZES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMES NECESSARY TO FACILITATE DRAINAGE FROM ANY SOURCE, AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
- 4 UTILITY AND DRAINAGE EASEMENT: EIGHT FEET (8') ON INTERIOR SIDES OF ALL LOT LINES AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
- 5 THIRTY FOOT (30') EASEMENT FOR SANITARY SEWER AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
- 6 FORTY-FIVE FOOT (45') EASEMENT FOR SANITARY SEWER AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
- 7 EASEMENT FOR MAJOR DRAINAGE AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
- 8 EASEMENT FOR SIDE ACCESS AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA
- 9 TEN FOOT (10') EASEMENT FOR RIGHT-OF-WAY AS NOTED ON THE PLAT RECORDED IN BOOK 34 OF PLATS ON PAGE 154 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA. THESE AREAS ARE BEING INCORPORATED INTO EAST MAIN STREET RIGHT-OF-WAY.
- 10 TEMPORARY EASEMENT DATED DECEMBER 1, 2006, GRANTED TO THE STATE OF SOUTH DAKOTA ACTING THROUGH ITS DEPARTMENT OF TRANSPORTATION, FILED DECEMBER 7, 2006 AND RECORDED IN BOOK 164 OF MISC. RECORDS ON PAGE(S) 8118 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA. INTEREST NOT SET FORTH.
- 11 TEMPORARY EASEMENT DATED NOVEMBER 16, 2006, GRANTED TO THE CITY OF RAPID CITY, FILED DECEMBER 8, 2006 AND RECORDED IN BOOK 164 OF MISC. RECORDS ON PAGE(S) 8337 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA. INTEREST NOT SET FORTH.
- 12 RIGHT-OF-WAY DATED JUNE 16, 1967, GRANTED TO RAPID CITY TELEVISION CORPORATION, FILED SEPTEMBER 28, 1967, AND RECORDED IN BOOK 77 OF MISC. RECORDS ON PAGE(S) 480 IN THE OFFICE OF THE REGISTER OF DEEDS, PENNINGTON COUNTY, SOUTH DAKOTA. INTEREST NOT SET FORTH.

**Remmer & Associates, L.L.C.**  
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Registered Surveyor: 605/771-7700



**PROFESSIONAL LAND SURVEYOR**  
ERIC D. HOWARD  
REGISTRATION NO. 6283  
STATE OF SOUTH DAKOTA

Scale: 1"=100'  
Designed By: Dawn Boy  
ADP  
Design Date: 9/16/08  
Reviewed By: Barry Giese  
B.G. 9/16/08  
Date: 9/16/08

**A.L.T.A./C.S.M. LAND TITLE SURVEY**  
RAPID CITY VISITORS INFORMATION CENTER - 1881 DISCOVERY CIRCLE  
TRACT 3 OF DISCOVERY SUBDIVISION  
LOCATED IN THE NE 1/4 OF THE SE 1/4  
AND IN THE SE 1/4 OF THE NE 1/4  
SECTION 26, 72N. 12R. E8E, B1M  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Location: RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Prepared For: SHAFER DESIGN BMT, INC  
2005 RAMBUS CITY STREET  
RAPID CITY, SD 57701  
605-344-0548

Internal Job No: #2239.36

Drawn By: A.L.T.A./C.S.M.  
LAND TITLE SURVEY  
RAPID CITY V.L.C.