

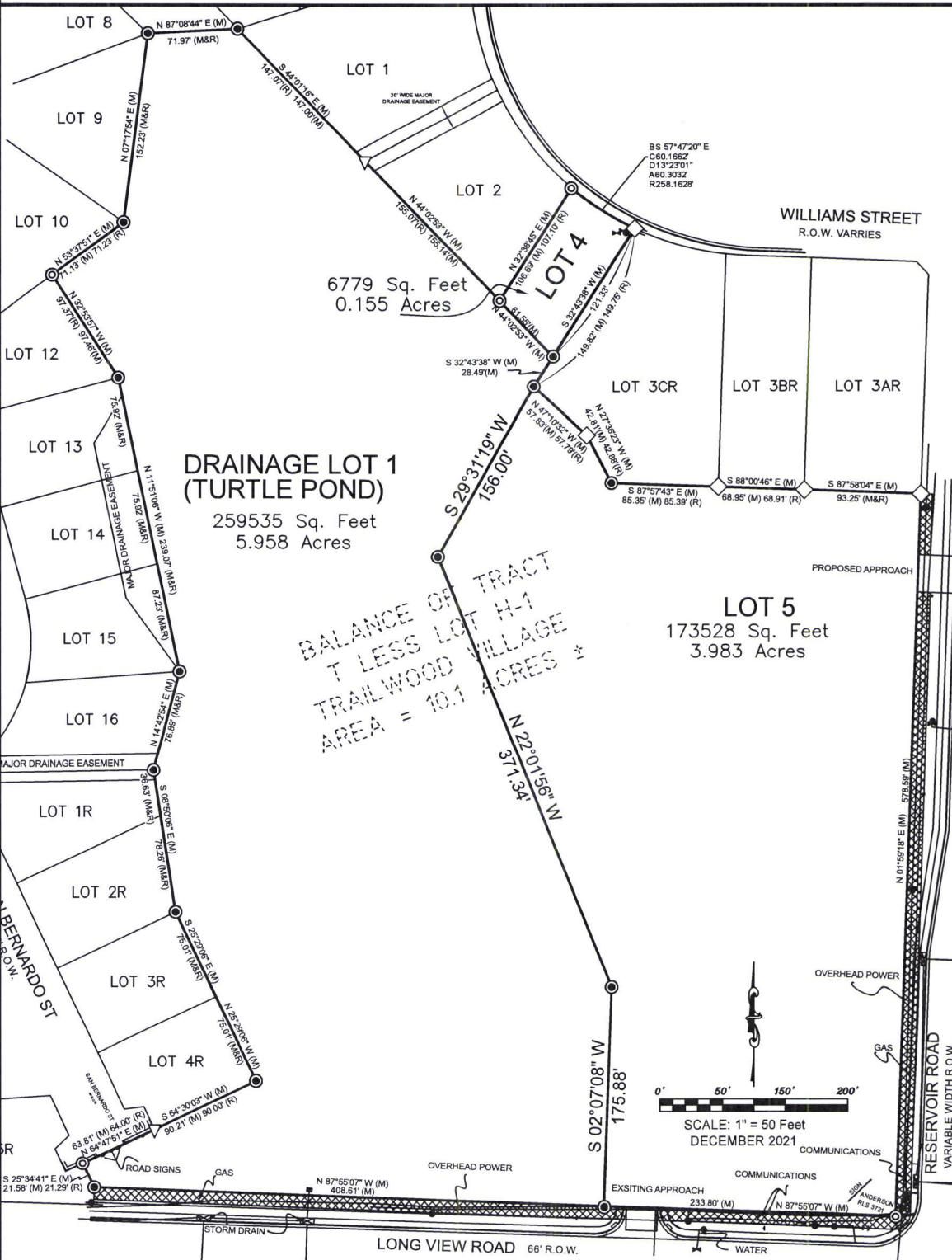
Case No. 21PL145

Existing Legal Description:

Balance of Tract T, less Lot H-1 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 4, 5 and Drainage Lot 1 of Trailwood Village



SURVEYOR'S NOTES

- 1.) Utility and Drainage Easement:
An Eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lot lines. (Except where Major Drainage Easements are located.) Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.
- 2.) Reference Plat: Plat Document A201207685 and 32-19. Plats and Easements of Record as shown hereon are previously recorded with the Pennington County Register of Deeds.
- 3.) Basis of Bearings for this Plat using Geodetic North Determined from Global Positioning System (GPS).

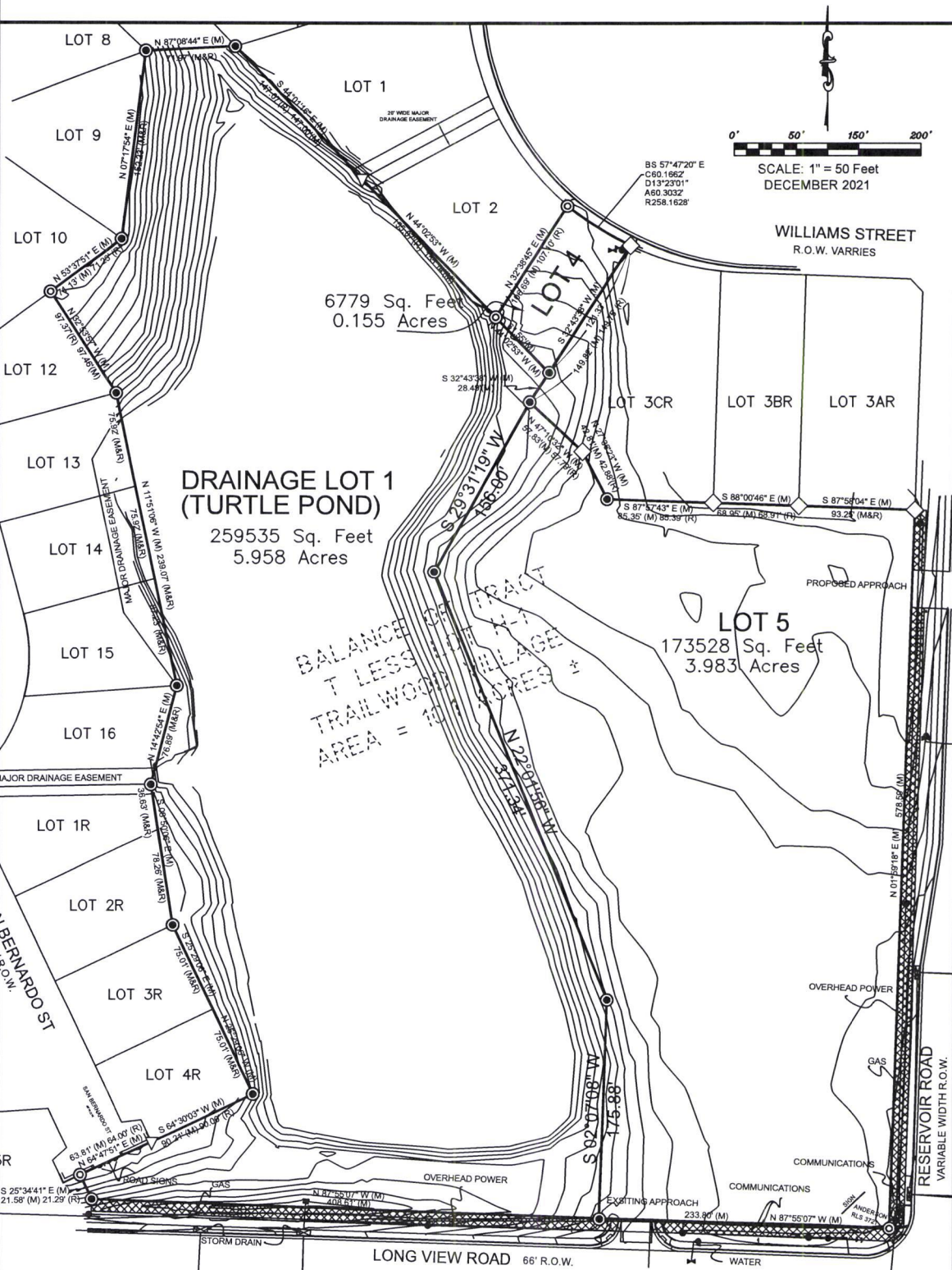
LEGEND

- Found or Set 5/8" Rebar with Cap 'VASKNETZ RLS 7719'.
- Found IR with illegible or no Cap unless otherwise marked.
- ▽ Found 5/8 Rebar with Cap Marked 'Hanson RLS 6251'
- ◇ Found 5/8 Rebar with Cap Marked 'Lamke RLS 6251'
- ☐ Non Access area.
- ⊗ FIRE HYDRANT
- ⊕ WATER VALVE
- POWER POLE

MAJOR DRAINAGE

- 1.) IDCM 4.1.6: Drainage easements shall be established for the 100 year runoff when the drainage way conveys the runoff from two or more lots.
- 2.) A minimum 20' wide major drainage easement is a City Standard Minimum width to allow for maintenance.
- 3.) No obstructions are allowed within major drainage easements including building, walls, fences, hedges, trees, and shrubs so that access to the MDE can be maintained, and runoff can flow unimpeded.

All Access Easements, Major Drainage Easements and Sanitary Sewer 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 the City of Rapid City and all public authorities the right to enter upon the property to construct, operate, maintain, inspect and repair such improvements and structures as reasonably necessary to effectuate its purpose.



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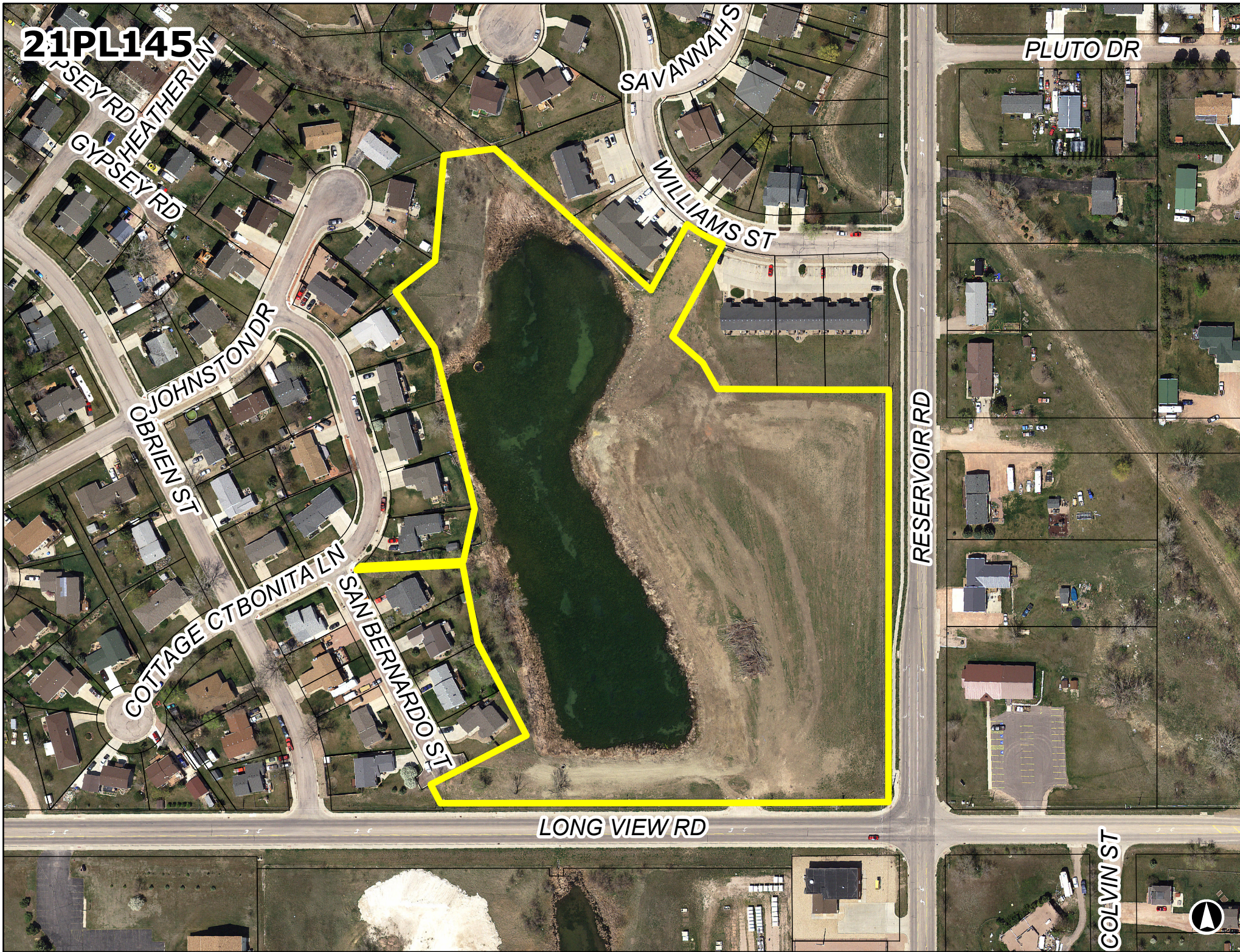
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21PL145



PLUTO DR

SAVANNAHS

WILLIAMS ST

JOHNSTONDR

COTTAGE CT
BONITA LN

SAN BERNARDO ST

RESERVOIR RD

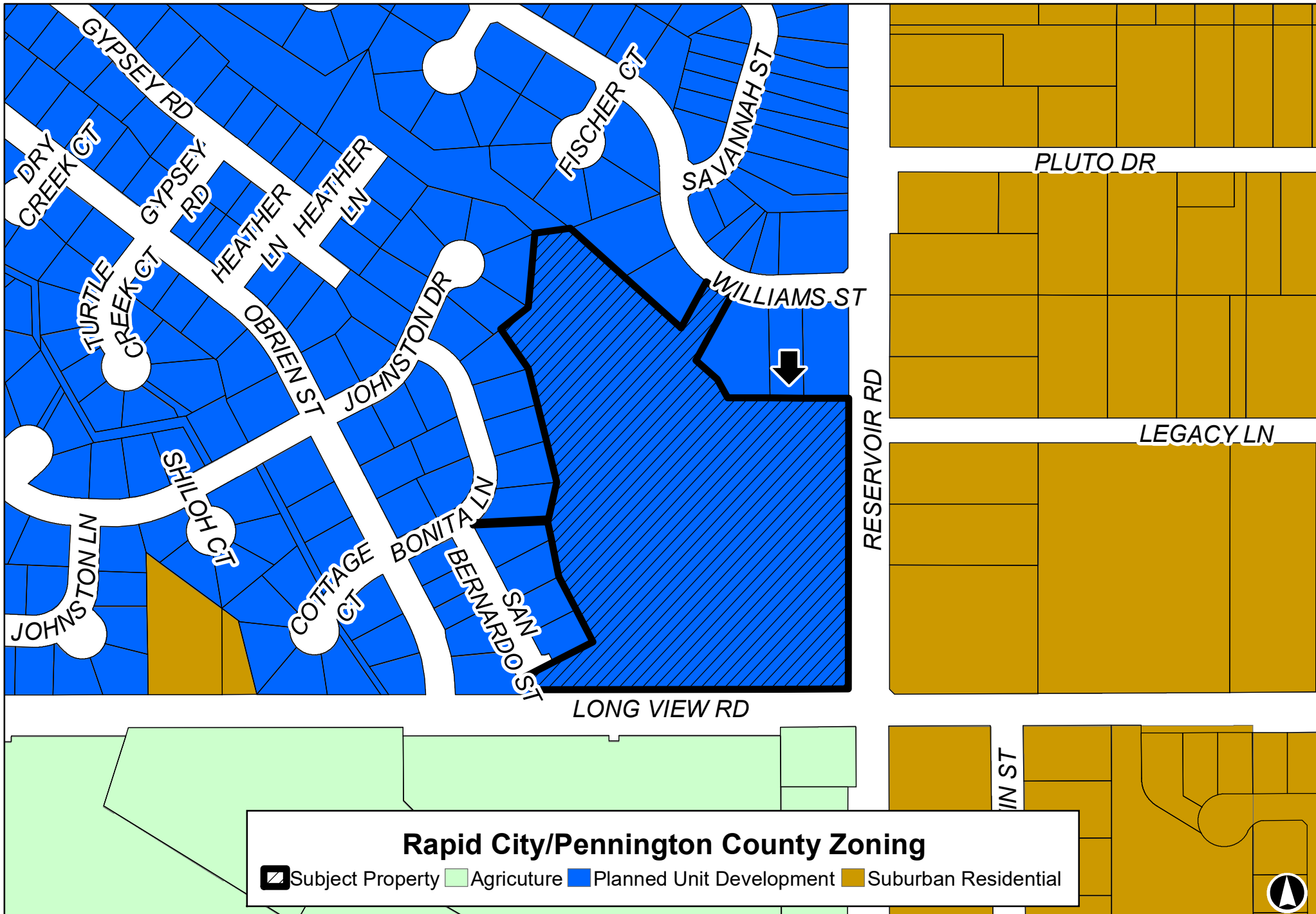
LONG VIEW RD

COLVIN ST



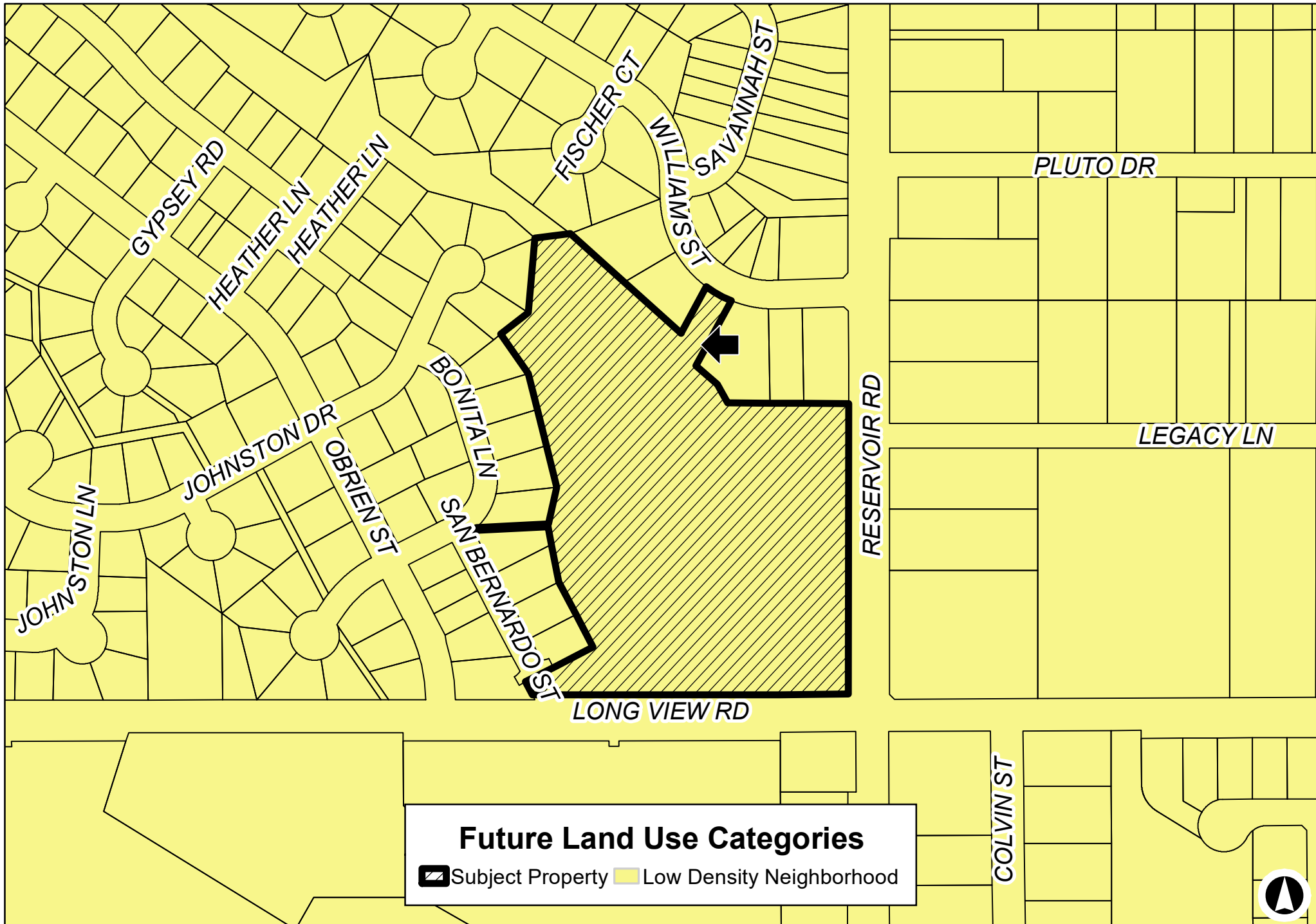
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Northwest intersection of Reservoir Road and Long View Drive



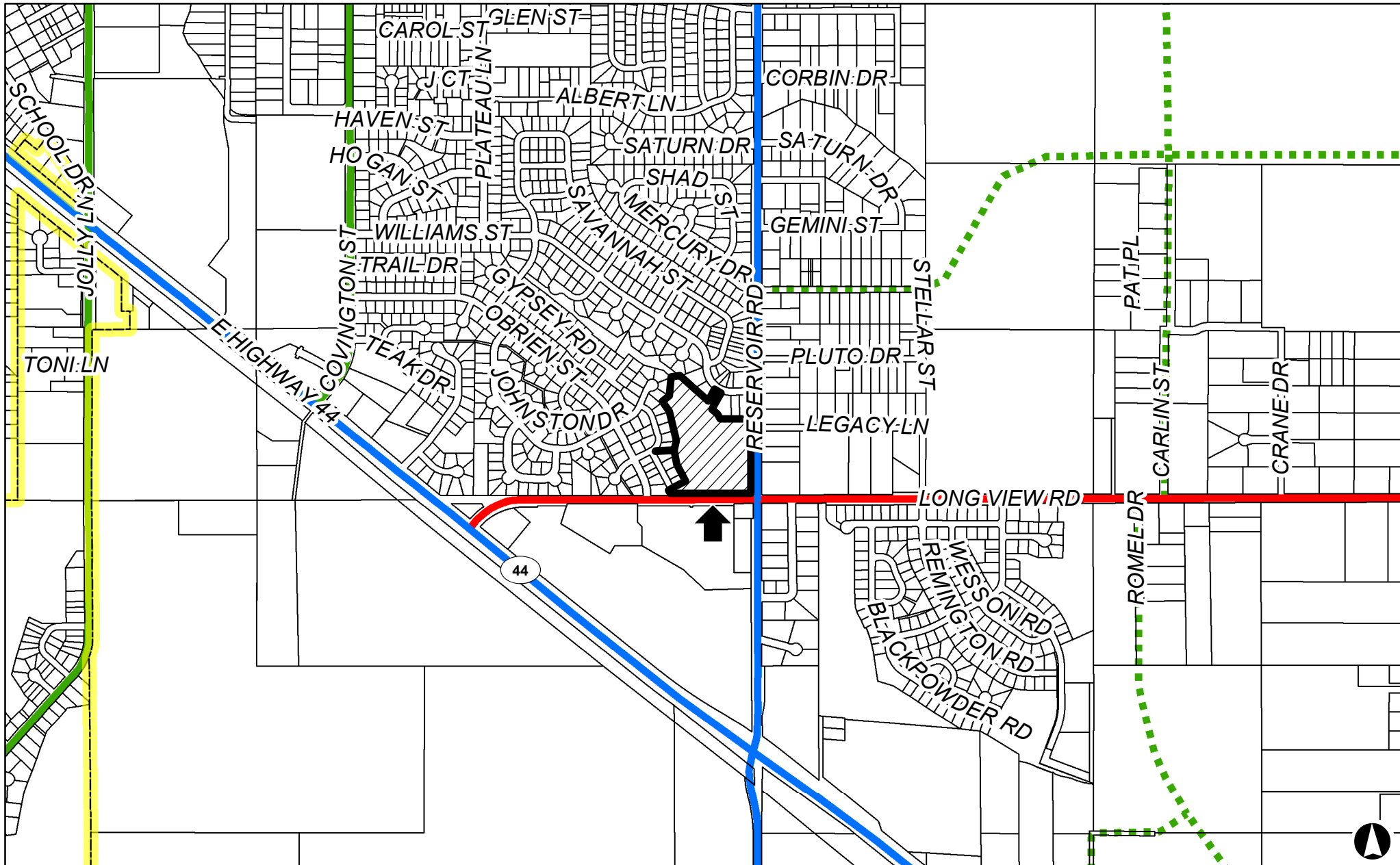
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Major Street Plan

 Subject Property  Rapid City Limits  Collector  Minor arterial  Principal arterial  Proposed collector