

PLAT OF
**TRACT 1 & LOTS 1 THROUGH 9 OF BLOCK 1,
 LOTS 1 THROUGH 12 OF BLOCK 2,
 PARK HILL SUBDIVISION NO. 7**
 (formerly a portion of the unplatted balance of the NE 1/4 of the NE 1/4 of the SE 1/4 and
 a portion of the unplatted balance of the SE 1/4 of the NE 1/4 less Right-Of-Way)
 LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4,
 SECTION 7, T1N, R8E, B1M.,
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

NOTES:

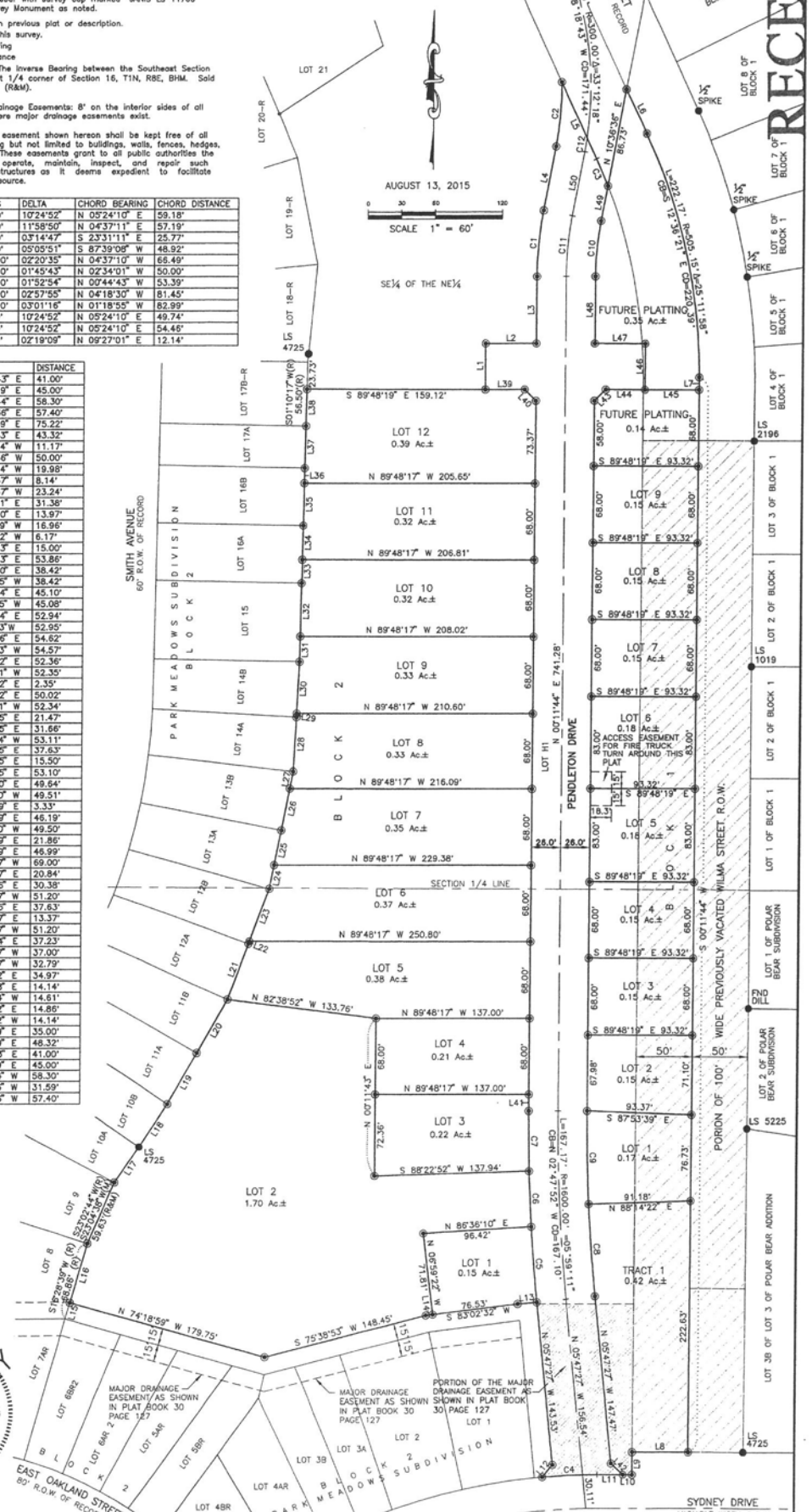
- Denotes set 5/8" rebar with survey cap marked "JANS LS 11700"
 - Denotes Found Survey Monument as noted.
 - (R) Denotes Recorded in previous plat or description.
 - (M) Denotes Measured this survey.
 - CB Denotes Chord Bearing
 - CD Denotes Chord Distance
- Basis of Bearings: The Inverse Bearing between the Southeast Section Corner and the East 1/4 corner of Section 16, T1N, R8E, B1M. Said Bearing being North (R&M).

Utility and Minor Drainage Easements: 8' on the interior sides of all lot lines, except where major drainage easements exist.

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.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	59.26'	326.00'	107°24'52"	N 09°24'10" E	59.18'
C2	57.29'	274.00'	11°58'50"	N 04°37'11" E	57.19'
C3	25.77'	454.90'	0°31'44"	S 2°33'11" E	25.77'
C4	48.93'	550.00'	05°05'51"	S 87°39'06" W	48.92'
C5	68.49'	1626.00'	02°20'35"	N 04°37'10" W	68.49'
C6	63.00'	1626.00'	01°43'43"	N 02°34'01" W	50.00'
C7	53.40'	1626.00'	01°52'54"	N 07°44'43" W	53.39'
C8	81.46'	1574.00'	02°57'55"	N 04°18'30" W	81.45'
C9	83.00'	1574.00'	0°30'16"	N 01°18'55" W	82.99'
C10	49.80'	274.00'	10°24'52"	N 09°24'10" E	49.74'
C11	54.53'	300.00'	10°24'52"	N 09°24'10" E	54.46'
C12	12.14'	300.00'	02°19'09"	N 09°27'01" E	12.14'

LINE	BEARING	DISTANCE
L1	N 00°11'43" E	41.00'
L2	S 89°48'19" E	45.00'
L3	N 00°11'44" E	58.30'
L4	N 10°36'36" E	57.40'
L5	S 24°43'49" E	75.22'
L6	S 25°12'35" E	43.32'
L7	S 00°11'44" W	11.17'
L8	N 89°45'36" W	50.00'
L9	S 00°11'44" W	19.98'
L10(M)	N 89°47'57" W	8.14'
L11(M)	N 89°47'57" W	23.24'
L10&L11(R)	S 89°49'51" E	31.36'
L12	N 39°53'07" E	13.97'
L13	S 85°05'50" W	18.96'
L14	S 83°02'32" W	6.17'
L15	N 16°30'33" E	15.00'
L16	N 16°30'33" E	53.86'
L17(M)	N 39°41'20" E	38.42'
L17(R)	S 33°23'25" W	38.42'
L18(M)	N 33°42'14" E	45.10'
L18(R)	S 33°39'25" W	45.08'
L19(M)	N 29°27'24" E	52.94'
L19(R)	S 29°35'33" W	52.95'
L20(M)	N 29°48'26" E	54.62'
L20(R)	S 29°33'35" W	54.57'
L21(M)	N 20°25'32" E	52.36'
L21(R)	S 20°28'01" W	52.35'
L22(M)	N 20°25'32" E	2.35'
L23(M)	N 20°25'32" E	50.02'
L22&L23(R)	S 20°28'01" W	52.34'
L24(M)	N 11°15'15" E	21.47'
L25(M)	N 11°15'15" E	31.66'
L24&L25(R)	S 11°12'44" W	53.11'
L26(M)	N 11°15'15" E	37.63'
L27(M)	N 11°15'15" E	15.50'
L26&L27(R)	N 11°15'15" E	53.10'
L28(M)	N 03°01'10" E	49.84'
L28(R)	S 02°53'00" W	49.81'
L29(M)	N 02°55'29" E	3.33'
L30(M)	N 02°55'29" E	46.19'
L29&L30(R)	S 02°53'00" W	49.50'
L31(M)	N 01°06'39" E	21.86'
L32(M)	N 01°06'39" E	48.99'
L31&L32(R)	S 01°10'17" W	69.00'
L33(M)	N 01°12'47" E	20.84'
L34(M)	N 01°10'16" E	30.38'
L33&L34(R)	S 01°10'17" W	51.20'
L35(M)	N 01°08'15" E	37.63'
L36(M)	N 07°48'17" E	13.37'
L35&L36(R)	S 01°10'17" W	51.20'
L37(M)	N 01°19'54" E	37.23'
L37(R)	S 01°10'17" W	37.00'
L38(M)	S 01°12'47" W	32.79'
L39	S 89°50'02" E	34.97'
L40	S 44°48'16" E	14.14'
L41	S 00°11'44" W	14.61'
L42	S 47°47'42" E	14.86'
L43	S 45°11'42" W	14.14'
L44	S 89°48'19" E	35.00'
L45	S 89°48'19" E	46.32'
L46	N 00°11'43" E	41.00'
L47	S 89°48'19" E	45.00'
L48	S 00°11'44" W	58.30'
L49	S 10°36'36" W	31.59'
L50	S 10°36'36" W	57.40'



RECEIVED

APR 18 2016

Rapid City Community Planning & Development Services



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**TRACT 1 & LOTS 1 THROUGH 9 OF BLOCK 1,
 LOTS 1 THROUGH 12 OF BLOCK 2,
 PARK HILL SUBDIVISION NO. 7**
 (formerly a portion of the unplatted balance of the N¹/₂ of the NE¹/₄ of the SE¹/₄ and
 a portion of the unplatted balance of the SE¹/₄ of the NE¹/₄ less Right-Of-Way)
 LOCATED IN THE NE¹/₄ OF THE SE¹/₄ AND THE SE¹/₄ OF THE NE¹/₄.
 SECTION 7, T1N, R8E, B.H.M.,
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

APR 18 2016

Rapid City Community Planning & Development Services



CERTIFICATE OF SURVEYOR
 State of South Dakota
 County of Pennington s.s.

I, Jeffrey L. Janis, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plot 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.

Jeffrey L. Janis, Registered Land Surveyor _____ Date _____

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 plot.

Dated this _____ day of _____, 20____.

Director of Equalization of Pennington County

APPROVED: _____
 Director of Equalization of Pennington County

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed lot 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/Street Authority

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are hereon upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

Treasurer of Pennington County

CERTIFICATE OF REGISTER OF DEEDS

I, Register of Deeds of Pennington County, do hereby certify that the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____, at _____ o'clock _____ M.

In Document No. _____

 Register of Deeds

CERTIFICATE OF OWNERSHIP
 State of South Dakota
 County of Pennington s.s.

I, Anthony Marshall, do hereby certify that I am President of PARK HILL DEVELOPMENT INC., a corporation, and the owners of the land shown and described hereon; that the survey was done at my request for the purposes indicated hereon; that I do hereby approve the survey and within plot of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right of way 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: PARK HILL DEVELOPMENT INC.

Anthony Marshall, President

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared Anthony Marshall, known to me to be the person(s) described in the foregoing Instrument and acknowledged to me that he signed the same.

Notary Public: _____
 My Commission Expires: _____

CERTIFICATE OF COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR

I, Community Planning & Development Services Director of the City of Rapid City, have reviewed this plot and have found it to conform to the Sub-division requirements of Chapter 16.08.090 of the Rapid City Municipal Code and as such I have approved this Plot as a Minor Plat.

Dated this _____ day of _____, 20____.

Community Planning & Development Services Director of the City of Rapid City

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning & Development Services Director and the Public Works Director of the City of Rapid City, has approved this Minor 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 hereon 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

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