

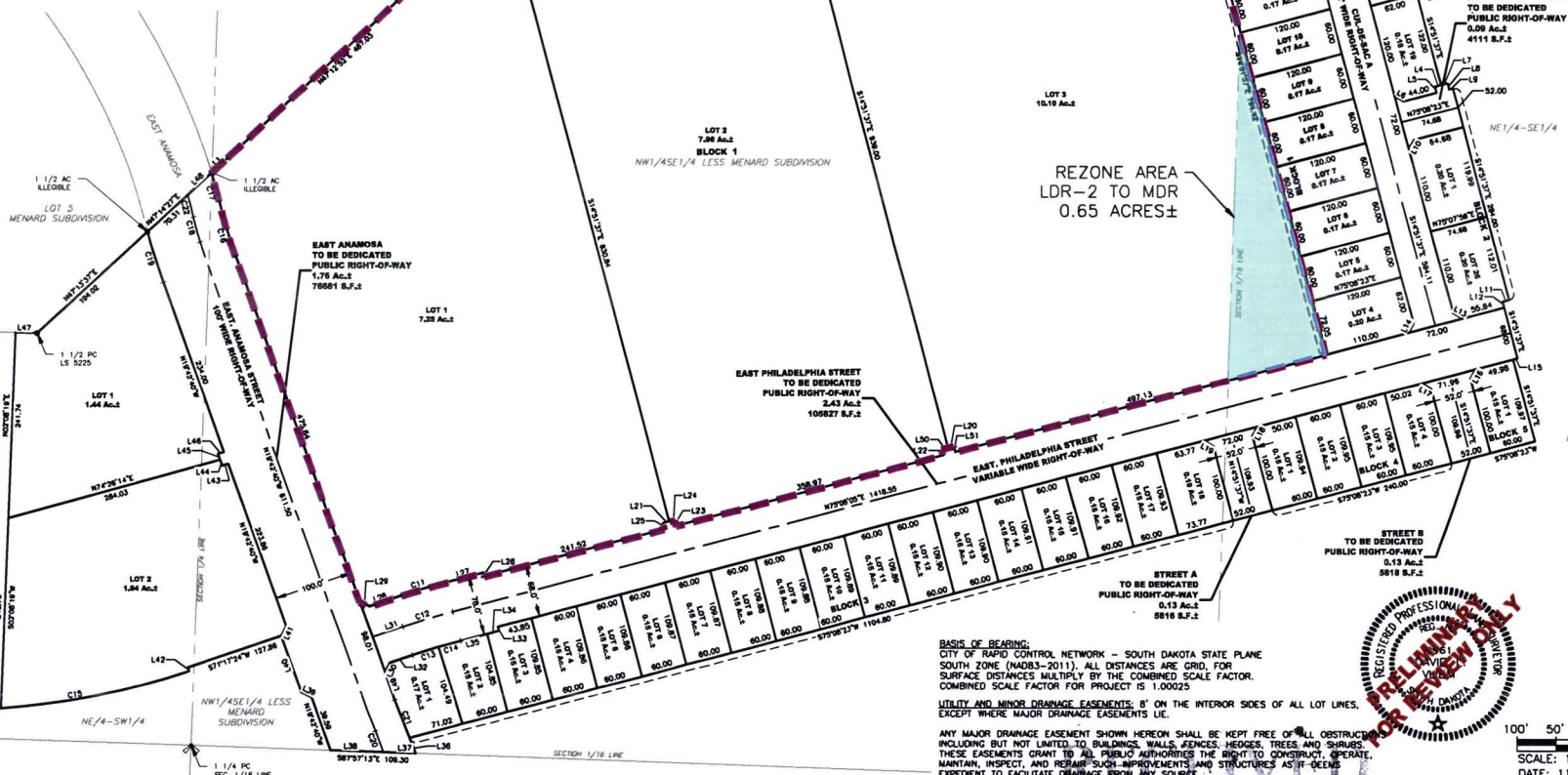
Case No. 19RZ026

Legal Description:

a portion of the NE1/4SE1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest corner of the NE1/4SE1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; Thence (1) South 2°06'13" West, 351.19 feet to a point of non-tangency to the point of beginning; Thence (2) South 14°51'37" East, 431.44 feet to a point of non-tangency; Thence (3) South 75°08'05" West, 131.61 feet to a point of non-tangency; Thence (4) North 2°06'13" East, 451.07 feet to the point of beginning

PLAT OF
LOT 1 THRU 19 OF BLOCK 1, LOT 1 AND 26 OF BLOCK 2,
LOT 1 THRU 4 OF BLOCK 4 AND LOT 1 OF BLOCK 5, AND LOT 1 AND 2 OF BLOCK 13
AND DEDICATED PUBLIC RIGHT-OF-WAY OF SHEPHERD HILLS SUBDIVISION
(formerly a portion of the NE1/4SW1/4 and the NW1/4SE1/4
Less Menard Subdivision and less Right-of-way)
ALL IN SECTION 32, T2N, R8E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	16.61	25.00	030°33'37"	S33°33'36"W	16.31	C17	50.56	900.00	06°13'14"	N19°19'15"W	50.56
C2	4.56	25.00	010°27'21"	S09°00'14"W	4.56	C18	66.82	636.00	00°00'00"	N16°42'36"W	66.79
C3	73.38	32.00	08°44'32"	S27°00'36"W	67.36	C19	69.13	700.00	00°38'29"	N16°52'56"W	68.10
C4	24.82	32.00	02°27'29"	N31°20'12"E	24.80	C20	56.59	1500.00	00°14'17"	N00°44'48"W	56.59
C5	8.02	60.00	00°38'44"	N49°49'34"E	8.02	C21	92.51	1442.00	00°03'29"	N00°44'25"W	92.51
C6	8.02	60.00	00°38'44"	N07°29'38"E	8.02						
C7	44.74	32.00	04°18'03"	N07°00'47"E	43.36						
C8	92.43	32.00	10°13'03"	S17°15'48"E	80.74						
C9	7.69	25.00	01°37'34"	S24°30'34"W	7.66						
C10	13.46	25.00	03°03'44"	S00°20'19"W	13.32						
C11	66.74	1036.00	00°30'46"	S73°12'43"W	66.73						
C12	67.13	1000.00	00°30'46"	N73°12'43"E	67.11						
C13	34.84	961.00	00°03'34"	N72°19'17"E	34.84						
C14	29.87	961.00	00°14'63"	N74°14'40"E	29.87						
C15	248.46	965.99	01°44'17"	N78°47'11"E	247.80						
C16	62.84	600.00	00°00'00"	N16°42'36"W	62.81						



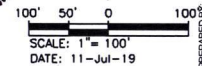
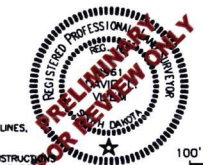
LOT 2
7.96 Ac.±
BLOCK 1
NW1/4SE1/4 LESS MENARD SUBDIVISION

REZONE AREA
LDR-2 TO MDR
0.65 ACRES±

BASIS OF BEARING:
CITY OF RAPID CONTROL NETWORK - SOUTH DAKOTA STATE PLANE
SOUTH ZONE (NAD83-2011). ALL DISTANCES ARE GRID. FOR
SURFACE DISTANCES MULTIPLY BY THE COMBINED SCALE FACTOR.
COMBINED SCALE FACTOR FOR PROJECT IS 1.00023

UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES,
EXCEPT WHERE MAJOR DRAINAGE EASEMENTS LIE.

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTION
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 DEEMES
EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.



LINE #	LENGTH	DIRECTION
L1	29.21	N47°12'52"E
L2	8.00	N30°20'17"W
L3	8.00	N30°20'17"W
L4	8.00	N75°08'32"E
L5	8.00	S14°31'32"E
L6	14.14	S26°51'32"E
L7	8.00	N75°08'32"E
L8	8.00	S14°31'32"E
L9	4.88	N75°08'32"E
L10	14.14	N30°08'32"E
L11	8.83	S75°08'32"E
L12	8.03	N14°31'37"W
L13	14.17	N09°45'10"W
L14	14.17	N30°07'52"E
L15	5.84	N75°07'38"E
L16	14.13	N30°18'30"E
L17	14.10	S08°30'18"E
L18	14.10	N30°18'18"E
L19	14.08	S60°03'34"E
L20	8.00	N75°08'32"E
L21	8.00	N75°08'32"E
L22	8.00	N14°31'36"W
L23	8.00	S14°31'36"W
L24	8.00	N75°08'32"E
L25	8.00	N14°31'36"W
L26	3.00	N14°30'32"E
L27	31.28	S75°08'32"E
L28	32.52	S71°17'30"W
L29	14.27	S64°12'40"E
L30	14.02	S25°47'30"W
L31	41.84	N71°17'30"E
L32	31.16	N71°17'30"E
L33	3.00	N14°31'36"W
L34	16.15	N75°08'32"E
L35	34.82	N75°08'32"E
L36	21.56	S27°11'28"E
L37	109.30	S87°37'13"E
L38	109.30	S87°37'13"E
L39	14.27	S64°12'40"W
L40	78.01	N18°48'45"W
L41	14.02	S25°47'30"W
L42	3.00	S18°42'40"E
L43	8.00	N74°28'14"E
L44	8.02	N18°42'40"W
L45	8.02	N18°42'40"W
L46	8.00	N74°28'14"E
L47	28.30	S87°36'18"E
L48	42.44	N67°14'27"E
L49	37.85	N18°42'40"W
L50	8.00	N75°08'32"E
L51	8.00	S14°31'36"W