

Case No. 19PD049

**Legal Description:**

Lot 3, Lot AB2 and Lot AB3, located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PLAT OF  
**LOTS 1 THROUGH 15**  
**BRIELLE SUBDIVISION**

(formerly a portion of Lot 3 of the SE $\frac{1}{4}$  of Section 11, T1N, R7E, B.H.M., Lot AB2 of the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 11, T1N, R7E, B.H.M., and Lot AB3 of the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 11, T1N, R7E, B.H.M.)  
 LOCATED IN THE E $\frac{1}{2}$  OF THE SE $\frac{1}{4}$   
 SECTION 11, T1N, R7E, B.H.M.,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

AREA OF RIGHT-OF-WAY TO BE DEDICATED TO THE PUBLIC THIS PLAT:  
 0.463 Ac.± HORIZON POINT  
 1.575 Sq.Ft.± TOWER ROAD

\*\*NOTE 1:  
 PORTION OF NON-ACCESS EASEMENT AS SHOWN IN PLAT BOOK 34 PAGE 139 TO BE VACATED THIS PLAT.  
 \*\*NOTE 2:  
 PORTION OF ACCESS RESTRICTION AS SHOWN IN PLAT BOOK 34 PAGE 139 TO BE VACATED THIS PLAT.

NOTES:

- Denotes set 5/8" rebar with survey cap marked "Janis LS 11700"
- Denotes Found Survey Monument marked "LS 2652" unless otherwise noted
- (R) Denotes Recorded in previous plat or description.
- (M) Denotes Measured this survey.
- CB Denotes Chord Bearing
- CD Denotes Chord Distance

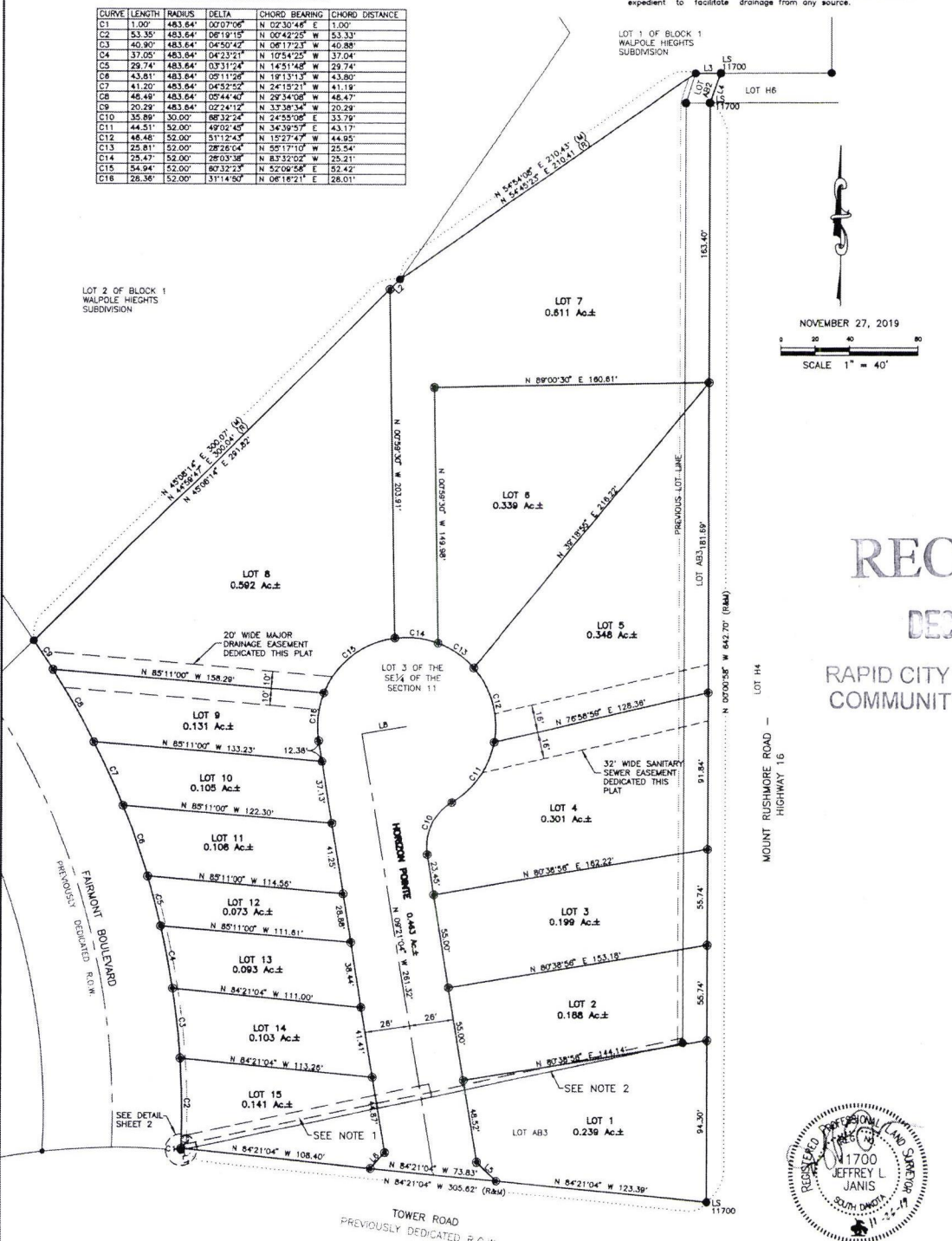
Basis of Bearings: Geodetic North determined by Global Positioning (GPS)

Utility and Minor Drainage Easements: 8' on the interior sides of all lot lines, except the lot lines between Lot 9 and Lot 10, Lot 11, Lot 12, and Lot 13, and Lot 14 and Lot 15, these lot lines shall have a 6' wide exterior maintenance easement. These easement lines shall shorten or lengthen to conform to the 8' wide utility and minor drainage easements around the perimeter of the parent property.

Any major drainage easement and sanitary sewer 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.

LINE	BEARING	DISTANCE
L1	N 77°48'03" E	3.25'
L2	N 45°08'14" E	8.28'
L3(RAM)	N 80°40'07" W	14.49'
L4(RAM)	N 19°31'20" E	18.50'
L5	N 48°51'04" W	15.87'
L6	N 43°08'08" E	12.18'
L7	N 84°21'04" W	3.10'
L8	N 80°38'56" E	28.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1.99'	483.64'	0°07'06"	N 02°30'48" E	1.90'
C2	53.35'	483.64'	0°01'19"	N 00°42'25" W	53.33'
C3	40.90'	483.64'	0°45'04"	N 06°17'23" W	40.88'
C4	37.05'	483.64'	0°42'32"	N 10°54'25" W	37.04'
C5	29.74'	483.64'	0°33'12"	N 14°51'48" W	29.74'
C6	43.81'	483.64'	0°09'11"	N 19°13'13" W	43.80'
C7	41.20'	483.64'	0°45'52"	N 24°15'21" W	41.19'
C8	48.49'	483.64'	0°09'44"	N 29°34'06" W	48.47'
C9	20.29'	483.64'	0°22'41"	N 33°38'34" W	20.29'
C10	35.89'	30.00'	68°32'24"	N 24°55'08" E	33.79'
C11	44.51'	52.00'	49°02'45"	N 36°39'57" E	43.17'
C12	48.48'	52.00'	31°12'43"	N 15°27'47" W	44.95'
C13	25.81'	52.00'	28°28'04"	N 59°17'10" W	25.54'
C14	25.47'	52.00'	28°03'38"	N 83°32'02" W	25.21'
C15	54.94'	52.00'	80°32'23"	N 52°09'58" E	52.42'
C16	28.38'	52.00'	31°14'50"	N 06°18'21" E	28.01'



RECEIVED  
 DEC 13 2019  
 RAPID CITY DEPARTMENT OF  
 COMMUNITY DEVELOPMENT

