

Case No. 23RZ005

**Legal Description:**

Lots 1A and 2A of Lot J of Parcel No. 2 of Canyon Park Subdivision of Section 18, T1N, R7E, BHM, Pennington County, South Dakota

23RZ005 N.W. CORNER TRACT K-1 FOUND #4 REBAR (BENT)

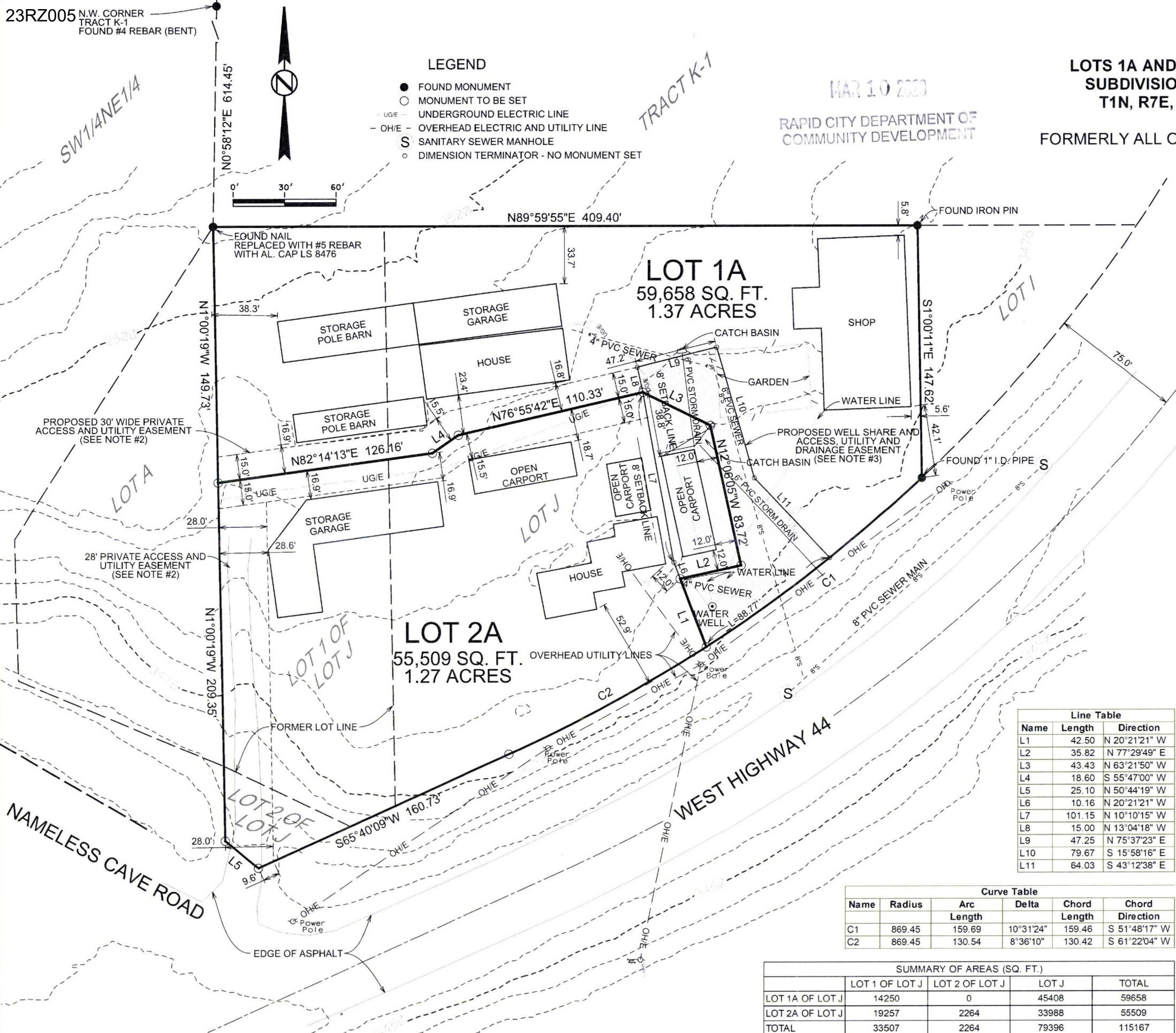
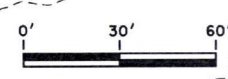
**PRELIMINARY PLAT OF LOTS 1A AND 2A OF LOT J OF PARCEL No. 2 OF CANYON PARK SUBDIVISION, LOCATED IN THE SE1/4NE1/4 OF SECTION 18, T1N, R7E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA**

MAR 10 2023  
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

FORMERLY ALL OF LOTS 1 AND 2 OF LOT J AND LOT J OF PARCEL No. 2 OF CANYON PARK SUBDIVISION

**LEGEND**

- FOUND MONUMENT
- MONUMENT TO BE SET
- UG/E - UNDERGROUND ELECTRIC LINE
- OH/E - OVERHEAD ELECTRIC AND UTILITY LINE
- S SANITARY SEWER MANHOLE
- DIMENSION TERMINATOR - NO MONUMENT SET



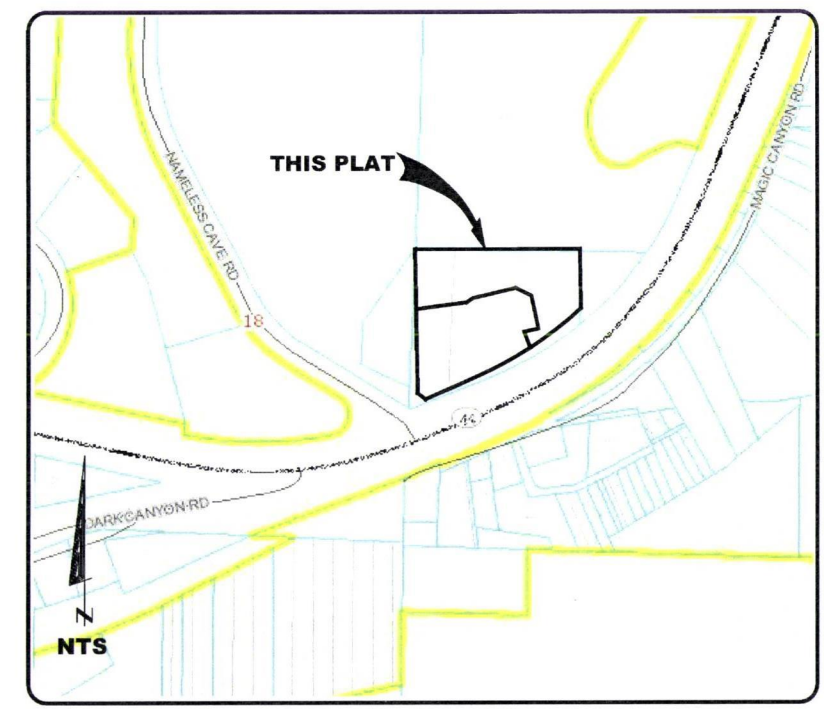
**Notes:**

1. Basis of Bearings: GPS observed north at Latitude: 44°02'51.4845N, Longitude: 103°18'59.257\"W NAD83 (2011).
2. The proposed 28' wide access and utility easement and the 30' wide access and utility easement shown hereon are for the use and benefit of Lots 1A and 2A of Lot J and Lot A and will be more specifically detailed and recorded under a separate document simultaneously with the final plat.
3. The Well Share and Utility and Drainage Easement shown here on is for the use and benefit of Lots 1A and 2A of Lot J and will be more specifically detailed and recorded under a separate document simultaneously with the final plat.
4. Contours: 5' interval acquired from USGS Lidar data.
5. Park Forest Zoning Yard Setbacks: Front 25', Side 40' and Rear 50'.
6. Total area this plat: 115,167 Sq. Ft. (2.64 acres).

Line Table		
Name	Length	Direction
L1	42.50	N 20°21'21\" W
L2	35.82	N 77°29'49\" E
L3	43.43	N 63°21'50\" W
L4	18.60	S 55°47'00\" W
L5	25.10	N 50°44'19\" W
L6	10.16	N 20°21'21\" W
L7	101.15	N 10°10'15\" W
L8	15.00	N 13°04'18\" W
L9	47.25	N 75°37'23\" E
L10	79.67	S 15°58'16\" E
L11	64.03	S 43°12'38\" E

Curve Table					
Name	Radius	Arc Length	Delta	Chord Length	Chord Direction
C1	869.45	159.69	10°31'24\"	159.46	S 51°48'17\" W
C2	869.45	130.54	8°36'10\"	130.42	S 61°22'04\" W

SUMMARY OF AREAS (SQ. FT.)				
	LOT 1 OF LOT J	LOT 2 OF LOT J	LOT J	TOTAL
LOT 1A OF LOT J	14250	0	45408	59658
LOT 2A OF LOT J	19257	2264	33988	55509
TOTAL	33507	2264	79396	115167



**AREA MAP**

Prepared By:

Surveyed By: WHM Date: 9/08/2022  
 Drawn By: WHM Date: 12/08/2022  
 Checked By: WHM Date: 12/09/2022  
 Revised By: WHM Date: 3/08/2023



Interstate Engineering, Inc.  
 P.O. Box 226  
 120 Industrial Drive, Suite 2  
 Spearfish, S.D., 57783  
 Ph (605) 642-4772  
 Fax (605) 642-4773  
 www.interstateeng.com  
 Offices in ND, MN, MT, SD and WY

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