Case No. 16PL092

Existing Legal Description:

A portion of the SW1/4 of the NW1/4 less Auburn Hills Subdivision, located in the SW1/4 of the NW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 21 of Block 4 of Auburn Hills Subdivision

16PL092

PLAT OF

LOT 21 OF BLOCK 4
AUBURN HILLS SUBDIVISION

(formerly a portion of SW¼ of the NW¼ less Auburn Hills Subdivision,)
LOCATED IN THE SW¼ OF THE NW¼
SECTION 13, T2N, R7E, BHM
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



NOTES:

- ● Denotes set 5/8" rebar with survey cap marked "Janis LS 11700"
- ● Denotes Found Survey Monument marked "Lemke LS 5225"
- (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 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.

OCTOBER 20, 2016

0 20 40 100

SCALE 1" = 40'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(R&M)	43.53	324.50	07°41'19"	N 23°00'50" W	43.79
C2(R&M)	35.00	324.50	06°10'47"	N 29°30'46" W	34.98
C3(R&M)	19.27	324.50	03°24'07"	N 30°15'13" W	19.28

LINE	BEARING	DISTANCE
L1(R&M)	N 83°07'01" E	48.00'
L2(R&M)	N 28°36'08" W	28.62'
L3	S 57°56'42" W	1.50'
L4(R&M)	S 57°56'43" W	48.00'

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR
NES. NO. 11700
JEFFREY L. JANIS
SOUTH DAKOTA

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

I, Joe Muth, do hereby certify that I am a Member of DOEDX, L.L.C., a South Dakota Limited Liability Corporation, and the owner 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 plat of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

In witness whereof, I have set my hand and seal.

Owner: DOEDX, L.L.C.

_____
Member

On the _____ day of _____, 20_____, before me, a Notary Public, personally appeared Chad Zandstra, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that they signed the same.

Notary Public: _____

My Commission Expires: _____

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 plat 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 COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR

I, Community Planning and Development Services Director of the City of Rapid City, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 16.08.080 of the Rapid City Municipal Code and as such I have approved this as a Final Plat.

Dated this _____ day of _____, 20_____.

_____
Community Planning and 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 and Development Services Director of the City of Rapid City has approved this Final 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 liens 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

CERTIFICATE 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 plat.

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 liens 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 RECORDER OF DEEDS
State of South Dakota
County of Pennington s.s.

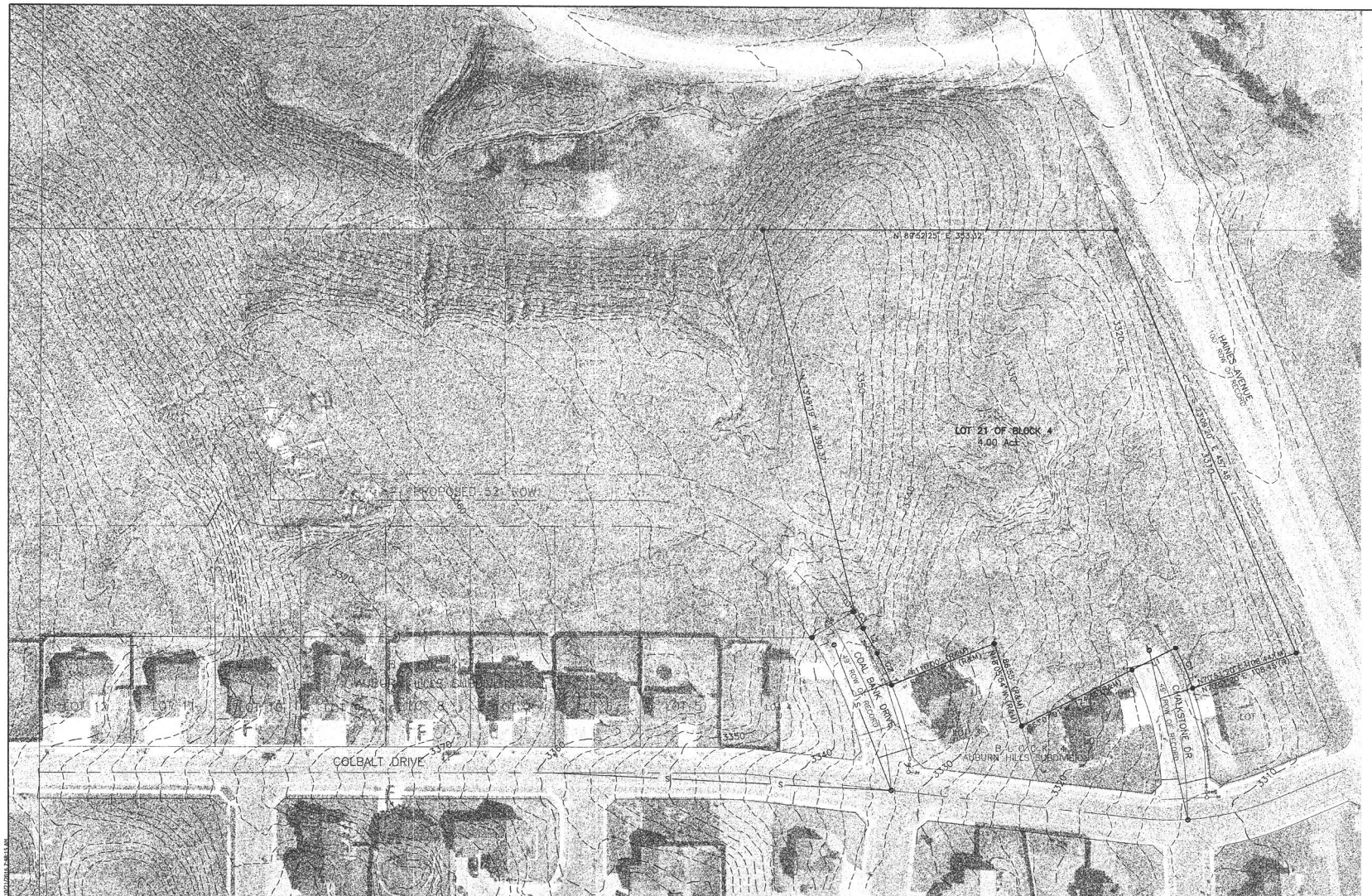
Filed this _____ day of _____, 20_____, at _____ o'clock ____ M.

In Document No. _____.

_____ Fee: $_____
Register of Deeds

PREPARED BY: SPERLICH CONSULTING, INC. * 821 COLUMBUS STREET., SUITE 1 RAPID CITY SD 57701 * (605) 721-4040

16PL092



OCTOBER 20, 2016

0 25 50 100

SCALE: 1" = 50'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(R&M)	43.83	324.50	07°44'19"	N 23°00'50" W	43.79
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LINE	BEARING	DISTANCE
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L3	S 57°59'42" W	1.50'
L4(R&M)	S 57°59'43" W	49.00'

UTILITIES

LOCATE UTILITIES: SOUTH DAKOTA ONE CALL
115 Evergreen Heights Drive
Pittsburgh PA 15229
(800) 781-7474

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNERS OR THEIR REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SPERLICH
Consulting, Inc.
201 Columbus St. Suite 1 Rapid City, SD 57701
PH: (605) 721-4040
E-MAIL: info@sperlichconsulting.com
Engineering Surveying Planning

REGISTERED PROFESSIONAL ENGINEER
7198
KALE R. McNABOE
WITH OWNER

REVISIONS

DATE	REVISION

LEGAL DESCRIPTION:

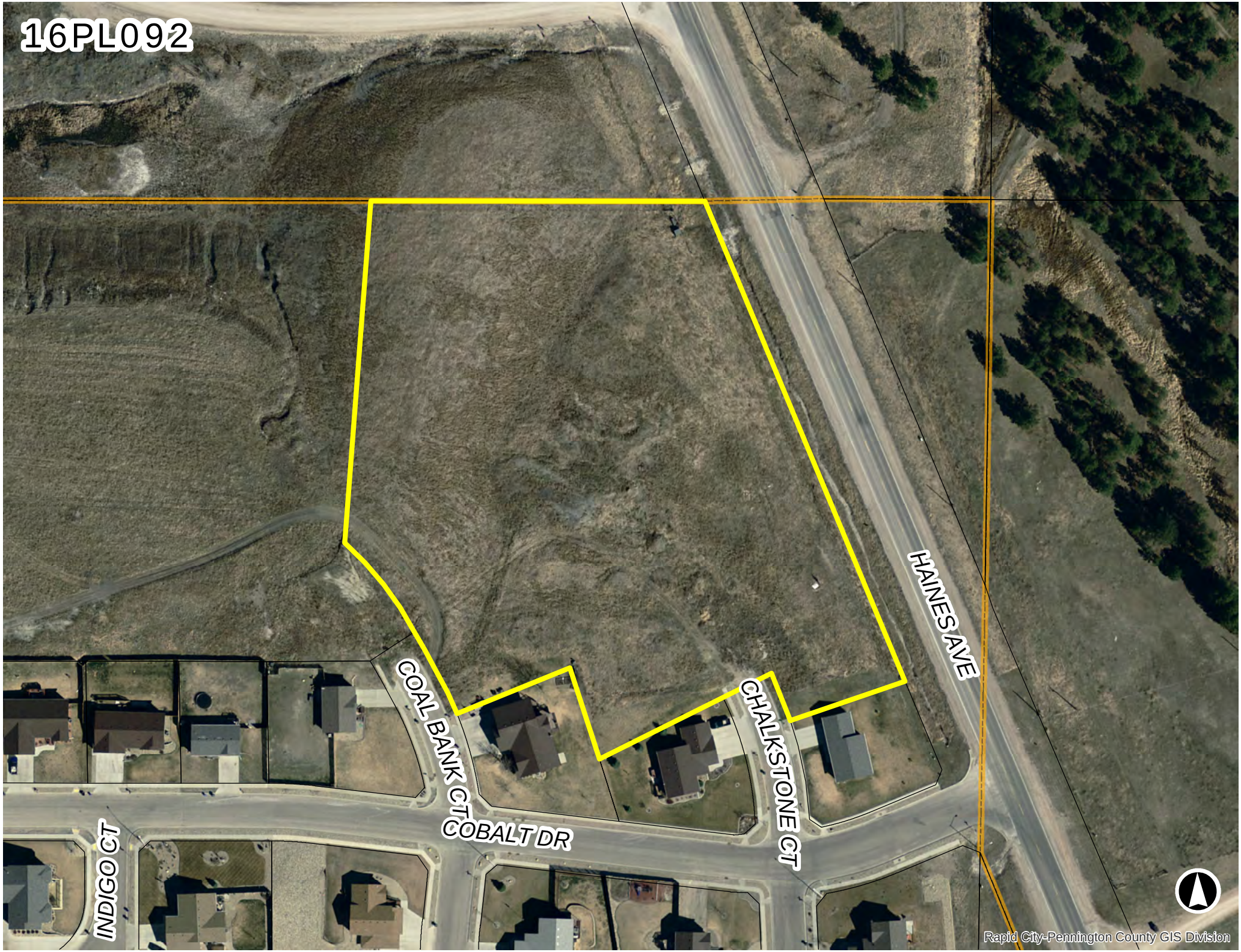
SURVEYED BY: RCC
DRAWN BY: DMW

SITE PLAN
PROPOSED LOT 21 OF BLOCK 4
AUBURN HILLS SUBDIVISION

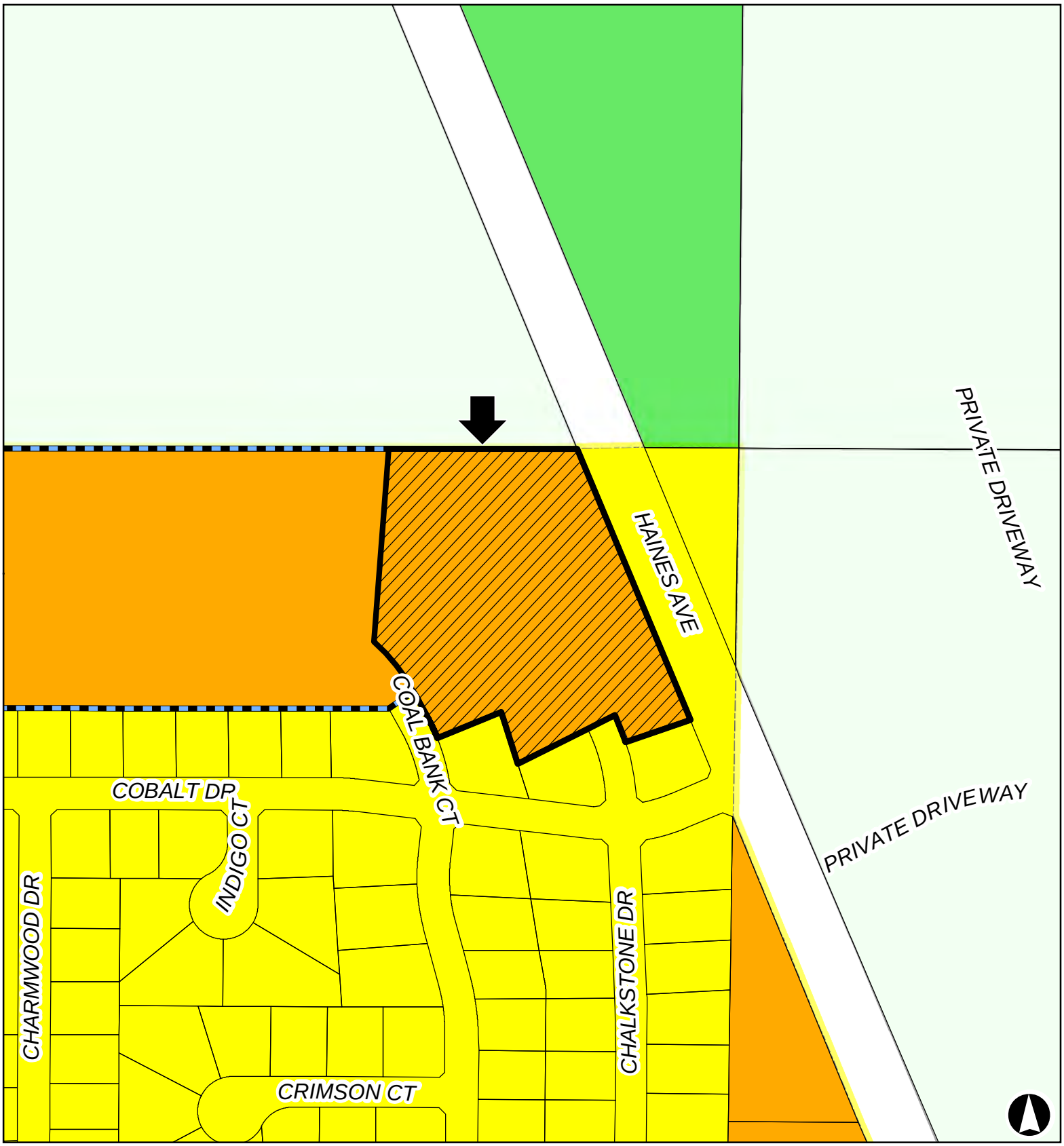
PROJECT NUMBER 3515

SHEET 1 / 1

RECEIVED
OCT 21 2016
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES


16PL092
HAINES AVE
COAL BANK CT
COBALT DR
CHALKSTONE CT
INDIGO CT
Rapid City-Pennington County GIS Division

16PL092
Northern terminus of Chalkstone Drive

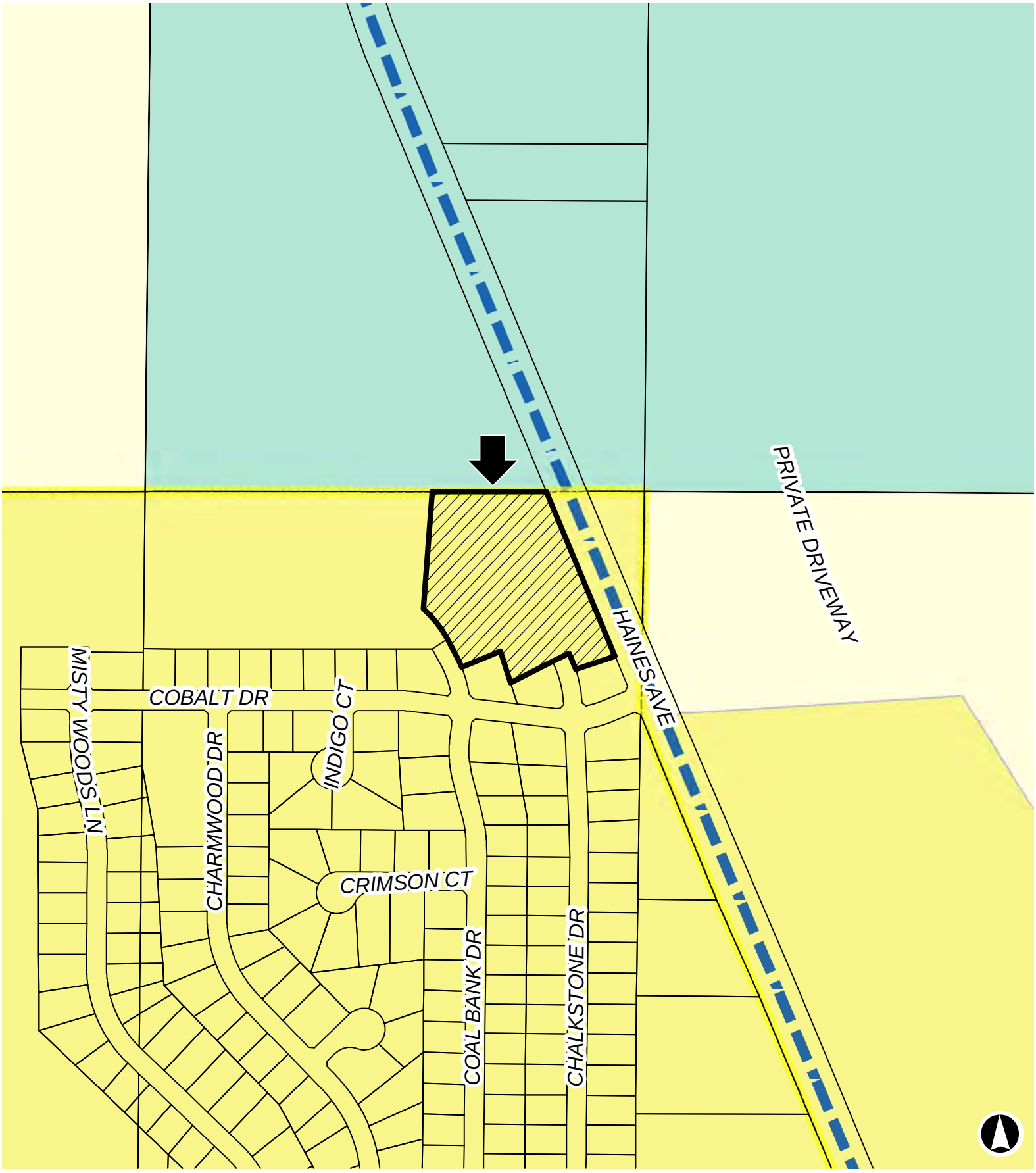


Rapid City/Pennington County Zoning

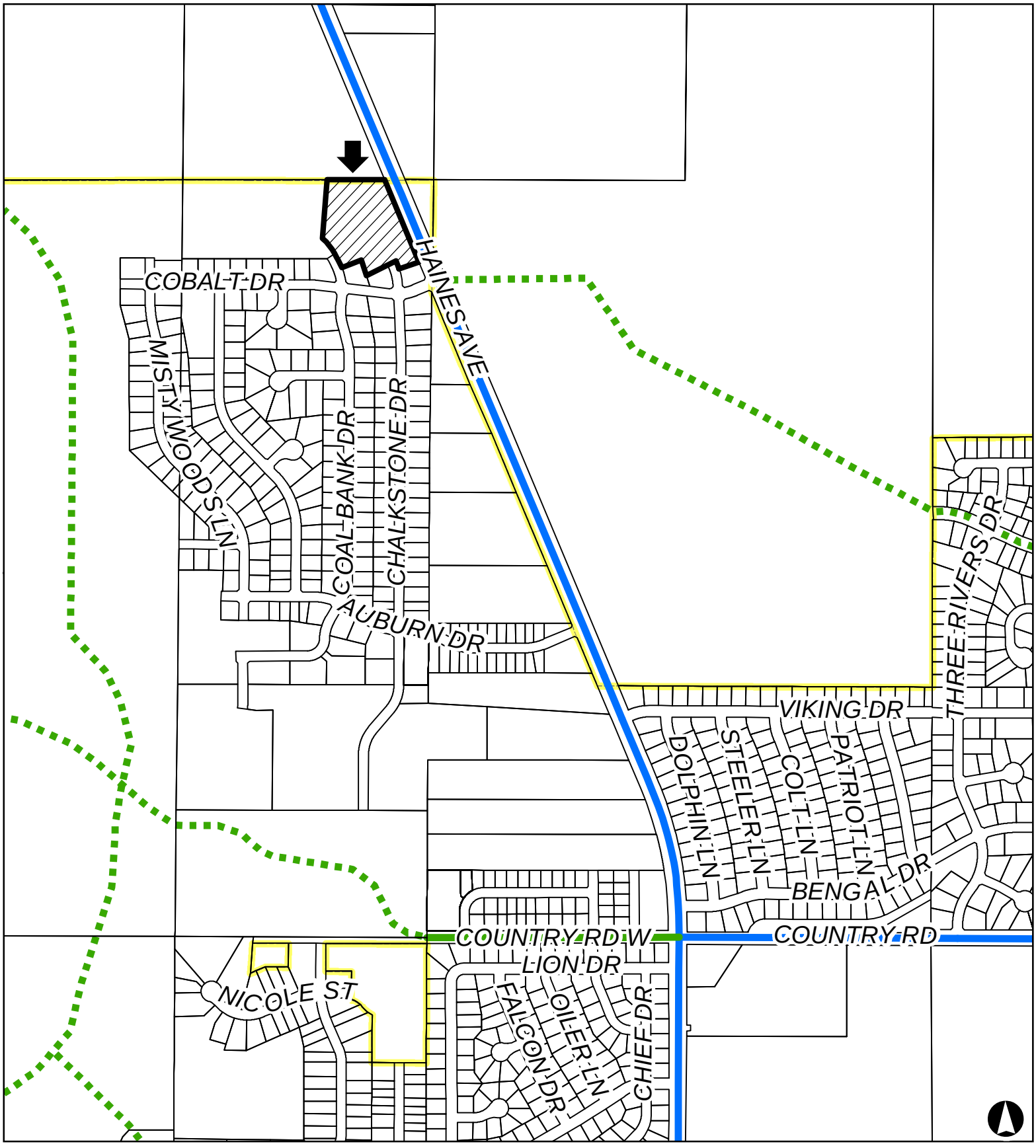
Subject Property
Planned Development Designation
Medium Density Residential
General Ag. District, PC
Rapid City Limits
Low Density Residential-1
Limited Ag., PC

16PL092

Northern terminus of Chalkstone Drive



16PL092
Northern terminus of Chalkstone Drive



Major Street Plan

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

16PL092


COBALT DR
CRIMSON CT
HAINES AVE
MISTY WOOD LN
COAL BANK DR
CHALKSTONE DR
AUBURN DR
HENDERSON DR
EL DENE LN
VIKING DR
DOLPHIN LN
STEELER LN
COLT LN
PATRIOT LN
BENGAL DR
EARLEEN ST
COUNTRY RD W
COUNTRY RD
LION DR
CHIEF DR
FALCON DR
RAM LN
NICOLE ST