

Case No. 17PL026

Existing Legal Description:

Lot 5 of North 80 Subdivision, less Lots A through D of Lot 5 and less right-of-way, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

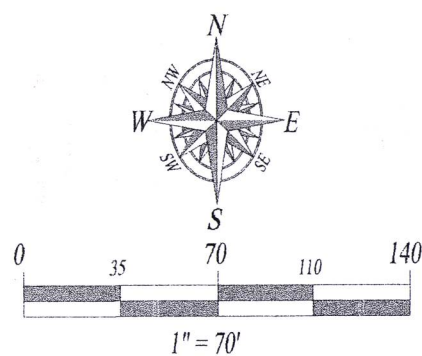
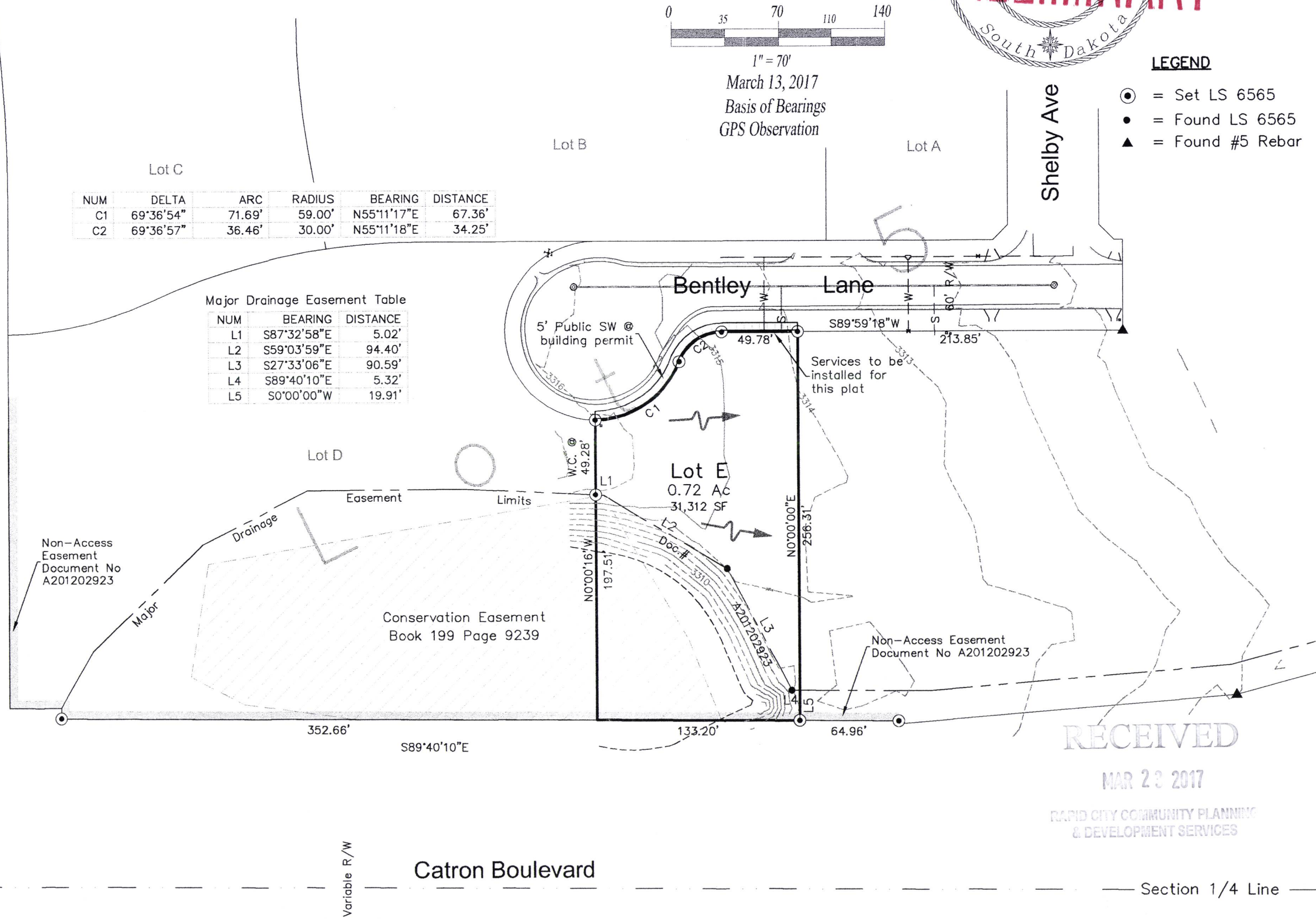
Proposed Legal Description:

Proposed Lot E of Lot 5 of North 80 Subdivision

Section 24
Section 19

Fifth Street

Variable R/W



Fisk Land Surveying & Consulting Engineers, Inc.
1022 Main Street (P.O. Box 8154)
Rapid City, South Dakota 57709
(605) 348-1538
(605) 341-1112 (fx)

Plat of Lot E of Lot 5 of North 80 Subdivision
(formerly a portion of Lot 5 of North 80 Subdivision)
located in "Govt." Lot 2 of S 19, T1N, R8E, BHM,
Rapid City, Pennington County, South Dakota

Surveyed by:
CDD, JH

Date
3/17

Drawn by:
RWF

Checked by:
JF

Revisions

Site Map

1 of 1

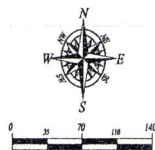
Project No.
17-02-06

Plat of Lot E of Lot 5 of North 80 Subdivision

(formerly a portion of Lot 5 of North 80 Subdivision)

Located in "Government" Lot 2 of Section 19, T1N, R8E, BHM,
Rapid City, Pennington County, South DakotaPrepared by:
Fisk Land Surveying & Consulting Engineers, Inc.
P.O. Box 8154
Rapid City, SD 57709
(605) 348-1538
Project No. 17-02-06**EASEMENTS & NOTES**Utility and Minor Drainage Easements:
8' on the interior side of all lot lines.

All major drainage easements 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.



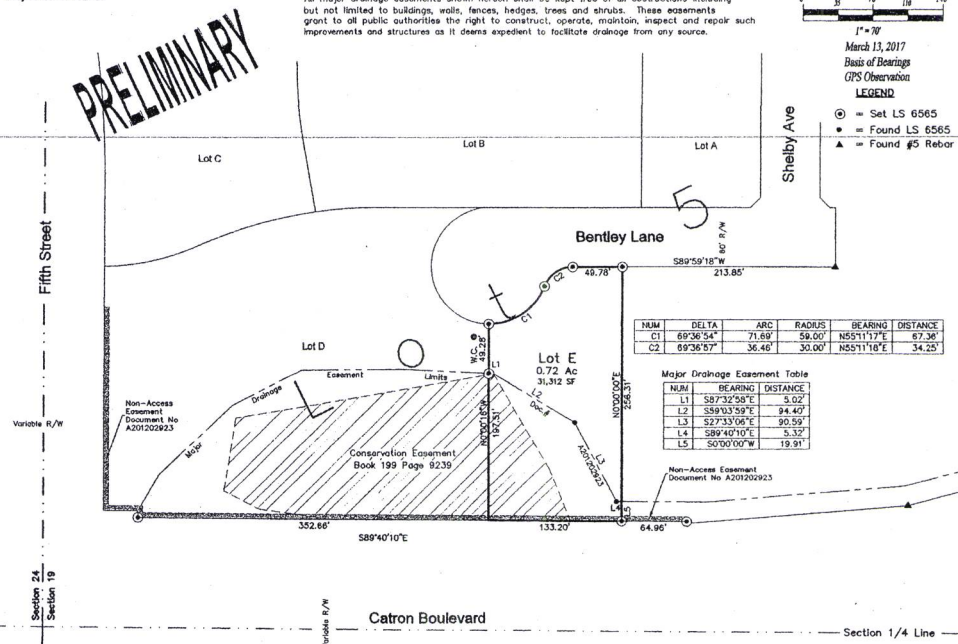
March 13, 2017

Basis of Bearings

GPS Observation

LEGEND

- ⊙ = Set LS 6565
- = Found LS 6565
- ▲ = Found #5 Rebar

**CERTIFICATE OF SURVEYOR**
State of South Dakota County of Pennington

I, Ronald W. Fisk, Registered Land Surveyor No. 6565 in the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plot of the land shown and described hereon and that the same is, in all things, true and correct to the best of my knowledge and belief.

In Witness Whereof, I have hereunto set my hand and official seal

Dated this _____ day of _____, 20 ____

Registered Land Surveyor No. 6565
Ronald W. Fisk**CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP**
State of South Dakota County of Pennington

I, Rick Bentley, do hereby certify that Ferdinand Dri LLC is an owner of the above described land, and that on it's behalf, I did authorize and do hereby approve the survey and within plot of said land, and that development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Rick Bentley - Member
Ferdinand Dri LLC - Owner

On this _____ day of _____, 20 ____, before me, a Notary Public, personally appeared Rick Bentley, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public: _____

My Commission Expires _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION
State of South Dakota County of Pennington

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.

Director of Equalization of Pennington County

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY
State of South Dakota County of Pennington

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 FINANCE OFFICER
State of South Dakota County of Pennington

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 COUNTY TREASURER
State of South Dakota County of Pennington

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 COMMUNITY PLANNING & DEVELOPMENT DIRECTOR
State of South Dakota County of Pennington

I, Community Planning & Development Services Director of the City of Rapid City, have reviewed this plot and have found it to conform to the subdivision requirements of Chapter 16.08.060 of the Rapid City Municipal Code and as such I have approved this Plat as a Final Plat.

Dated this _____ Day of _____, 20 ____

Community Planning & Development
Services Director of the City of Rapid City**CERTIFICATE OF FINANCE OFFICER**
State of South Dakota County of Pennington

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning & 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 THE REGISTER OF DEEDS
State of South Dakota County of Pennington

Filed this _____ day of _____, 20 ____

Document Number _____

Register of Deeds of Pennington County

RECEIVED

MAR 23 2017

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

17PL026

SHELBY AVE

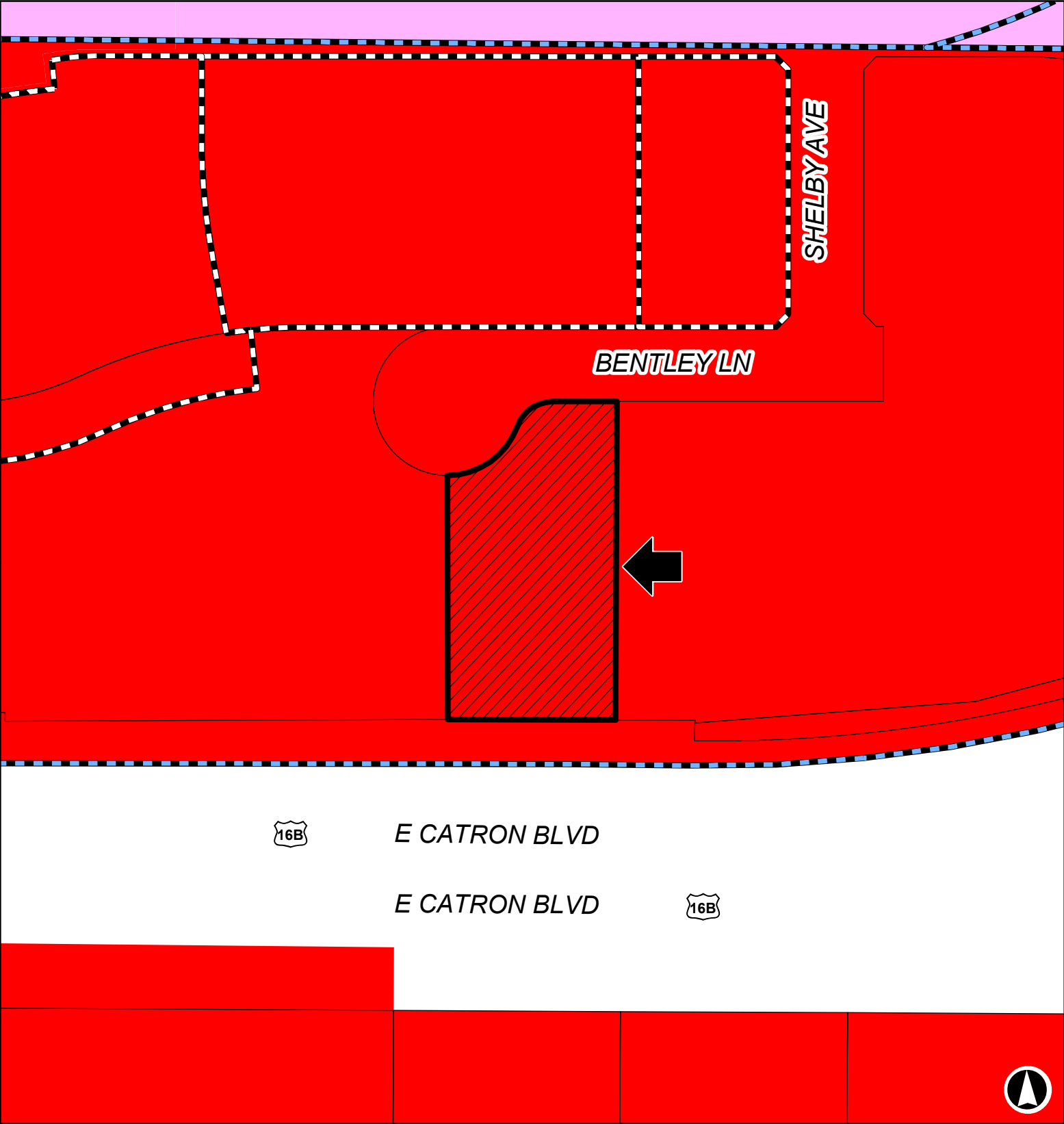
BENTLEY LN

E CATRON BLVD








17PL026

South of the western terminus of Bentley Lane

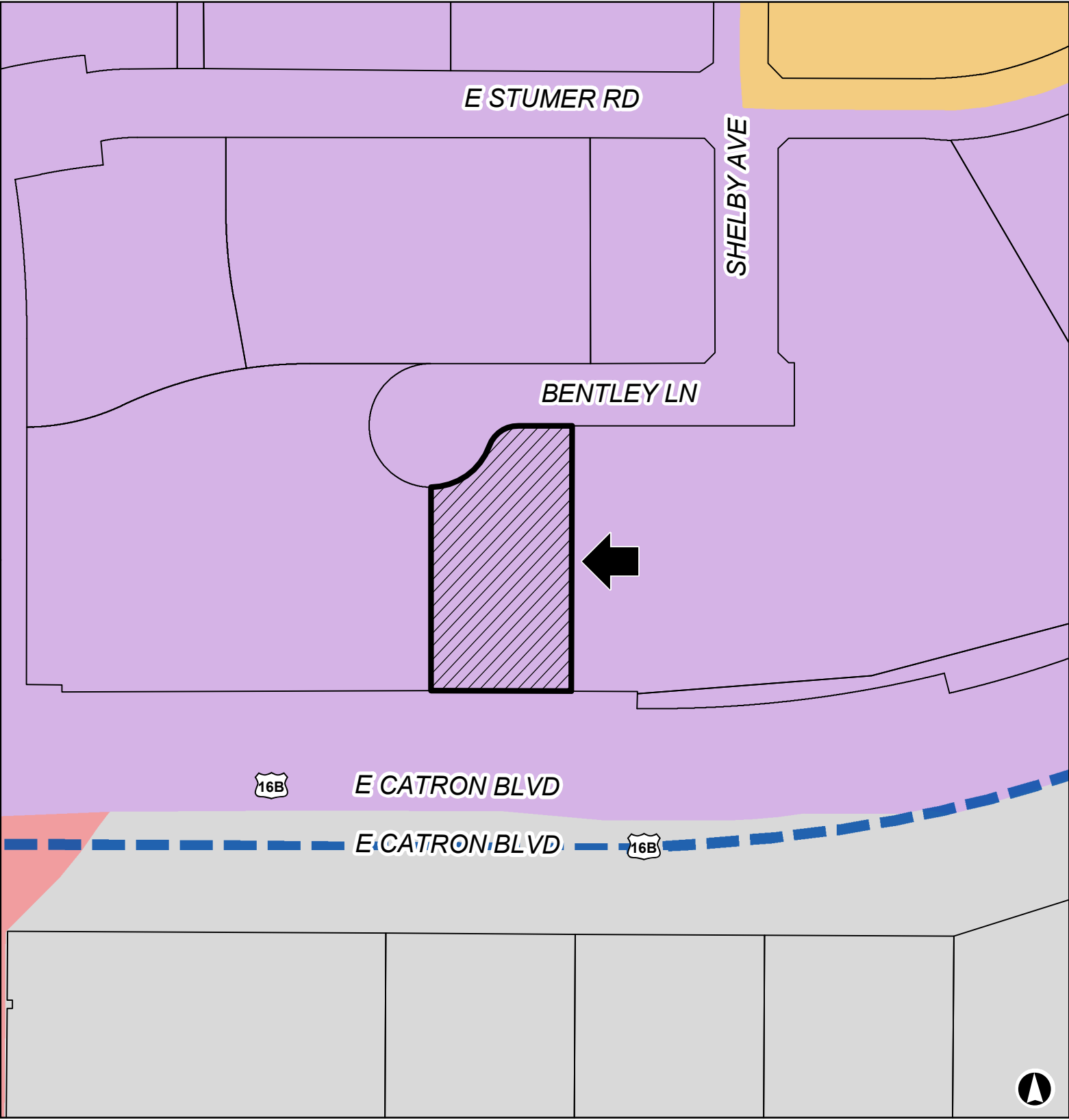


Rapid City Zoning







- | | | |
|---|---|--|
|  Subject Property |  Planned Development |  General Commercial |
| |  Planned Development Designation |  Office Commercial |

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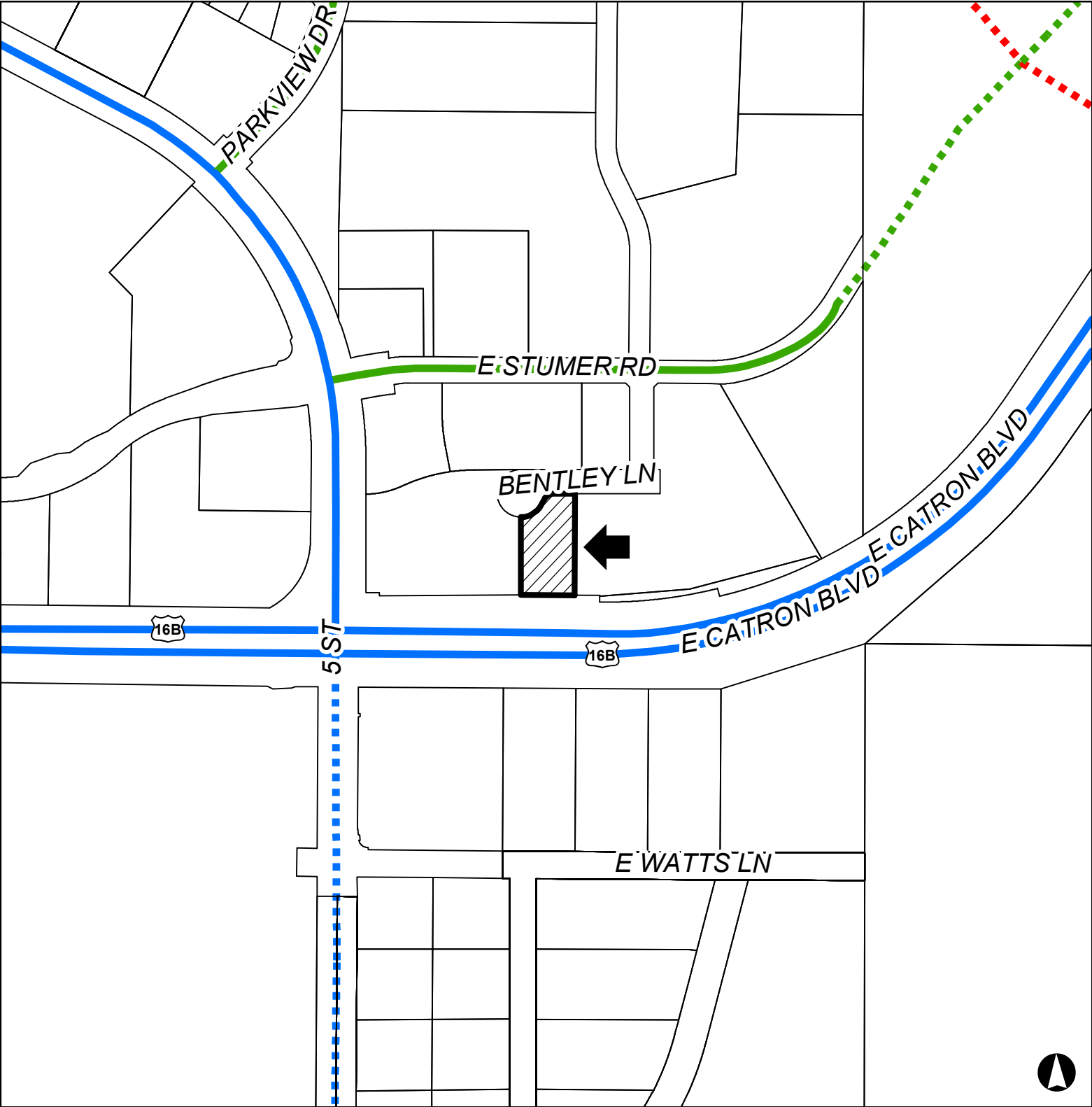
South of the western terminus of Bentley Lane



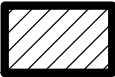
Future Land Use Categories

- | | | | |
|--|--|--|---|
|  Subject Property |  Urban Neighborhood |  Employment |  Entrance Corridor |
|  Mixed Use Commercial |  Light Industrial | | |

South of the western terminus of Bentley Lane



Major Street Plan



Subject Property



Principal arterial



Proposed minor arterial



Collector



Proposed collector



Proposed principal arterial

17PL026

