

Case No. 16PL111

Existing Legal Description:

The balance of Tract B of the Ranch of Black Gap, located in the E1/2 of the SE1/4 of Section 8, T1S, R8E, BHM and the W1/2 of the SW1/4 of Section 9, T1S, R8E, BHM, Pennington County, South Dakota

Proposed Legal Description:

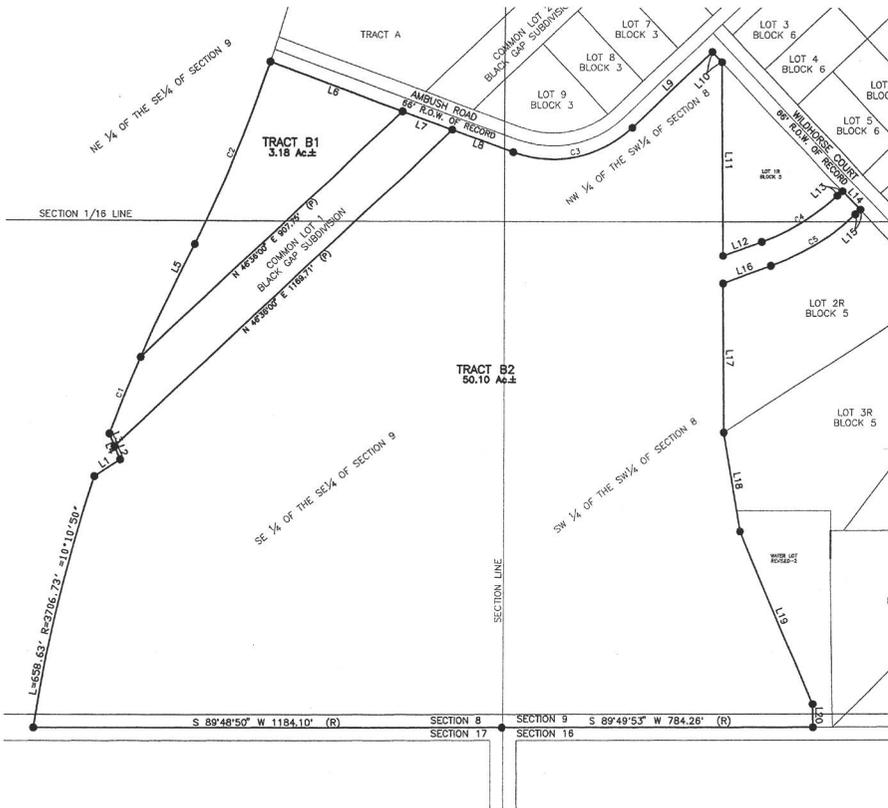
Proposed Tract B1 and Tract B2 of the Ranch at Back Gap

PLAT OF
TRACT B1 AND TRACT B2
OF THE RANCH AT BLACK GAP
 (formerly the Balance of Tract B of the Ranch at Black Gap.)
 LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 8, T1S, R8E, B.H.M.,
 AND THE W 1/2 OF THE SW 1/4 OF SECTION 9, T1S, R8E, B.H.M.,
 PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

OCT 28 2016

RAPID CITY COMMUNITY PLANNING
 & DEVELOPMENT SERVICES



LINE	BEARING	DISTANCE
L1	N 58°48'07" E	77.53'
L2	N 22°45'15" W	36.12'
L3	N 22°45'15" W	34.34'
L4	N 22°45'15" W	70.46'
L5	N 26°01'50" E	147.25'
L6	S 89°54'00" E	336.34'
L7	S 89°54'00" E	134.09'
L8	S 89°54'00" E	163.73'
L9	N 46°36'00" E	275.82'
L10	S 43°24'00" E	35.79'
L11	S 00°33'00" E	487.59'
L12	N 69°44'00" E	105.00'
L13	N 46°36'00" E	17.66'
L14	S 43°24'00" E	66.00'
L15	N 46°36'00" W	17.66'
L16	S 89°44'00" W	128.65'
L17	S 00°33'00" E	377.32'
L18	S 09°42'37" E	251.20'
L19	S 22°42'00" E	477.64'
L20	S 01°03'00" E	59.37'

CURVE	LENGTH	RADIUS	DELTA
C1	209.39	3706.57	03°14'12"
C2	496.68	3897.54	07°18'05"
C3	323.13	291.56	63°30'00"
C4	223.41	553.33	23°08'00"
C5	250.06	619.33	23°08'00"

- NOTES:**
- Denotes set 5/8" rebar with survey cap marked "Janis LS 11700"
 - Denotes Found Survey Monument as 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 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.



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

I, Jennifer S. Landguth, do hereby certify that I am a member of DAKOTA LAND CATTLE COMPANY, LLC., a corporation, the owners 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 plot of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right of way is hereby dedicated to public use and public utility use as such, forever, but such dedication shall not be construed to be a donation of the fee of such land.

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

Owner: DAKOTA LAND CATTLE COMPANY, LLC.

Jennifer S. Landguth, member

On the ____ day of _____, 20____, before me, a Notary Public, personally appeared _____, 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 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 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 plot 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 DIRECTOR 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 REGISTER OF DEEDS
State of South Dakota
County of Pennington s.s.

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

In Document No. _____

Register of Deeds Fee: \$ _____

Legend

Roads

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- Unpaved road
- Trail
- Driveway
- Alley
- Unimproved road
- Airport Runway
- Not yet coded

Section Lines 0-25k

- 0
- 7

Tax Parcels

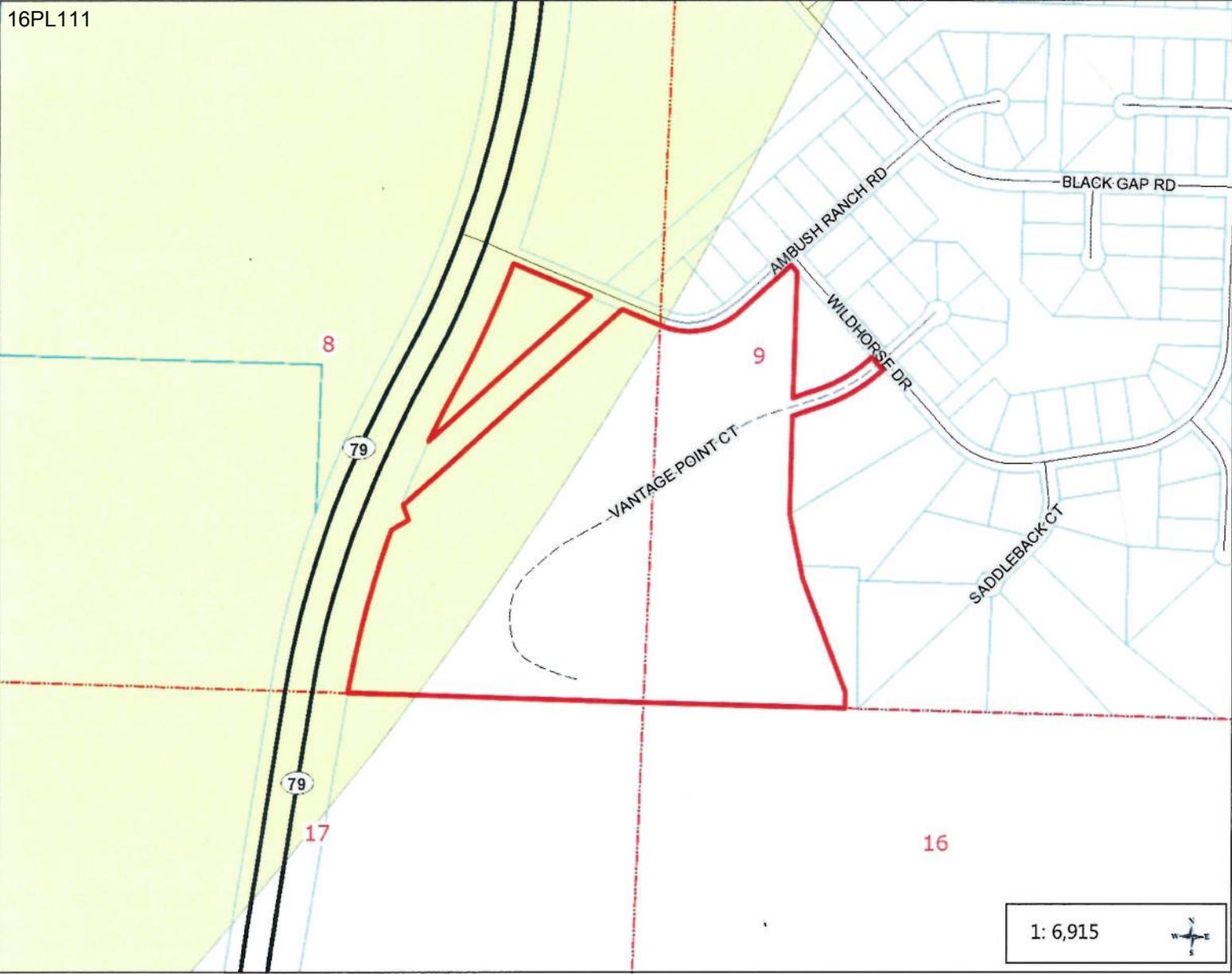
Lot Lines

- <Null>
- Lot Line
- Parcel Line

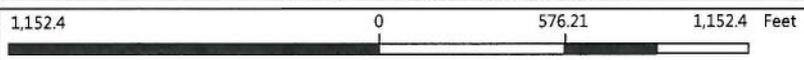
Rapid City/Box Elder 3-Mile Pl:

- BOX ELDER
- RAPID CITY

16PL111



1: 6,915

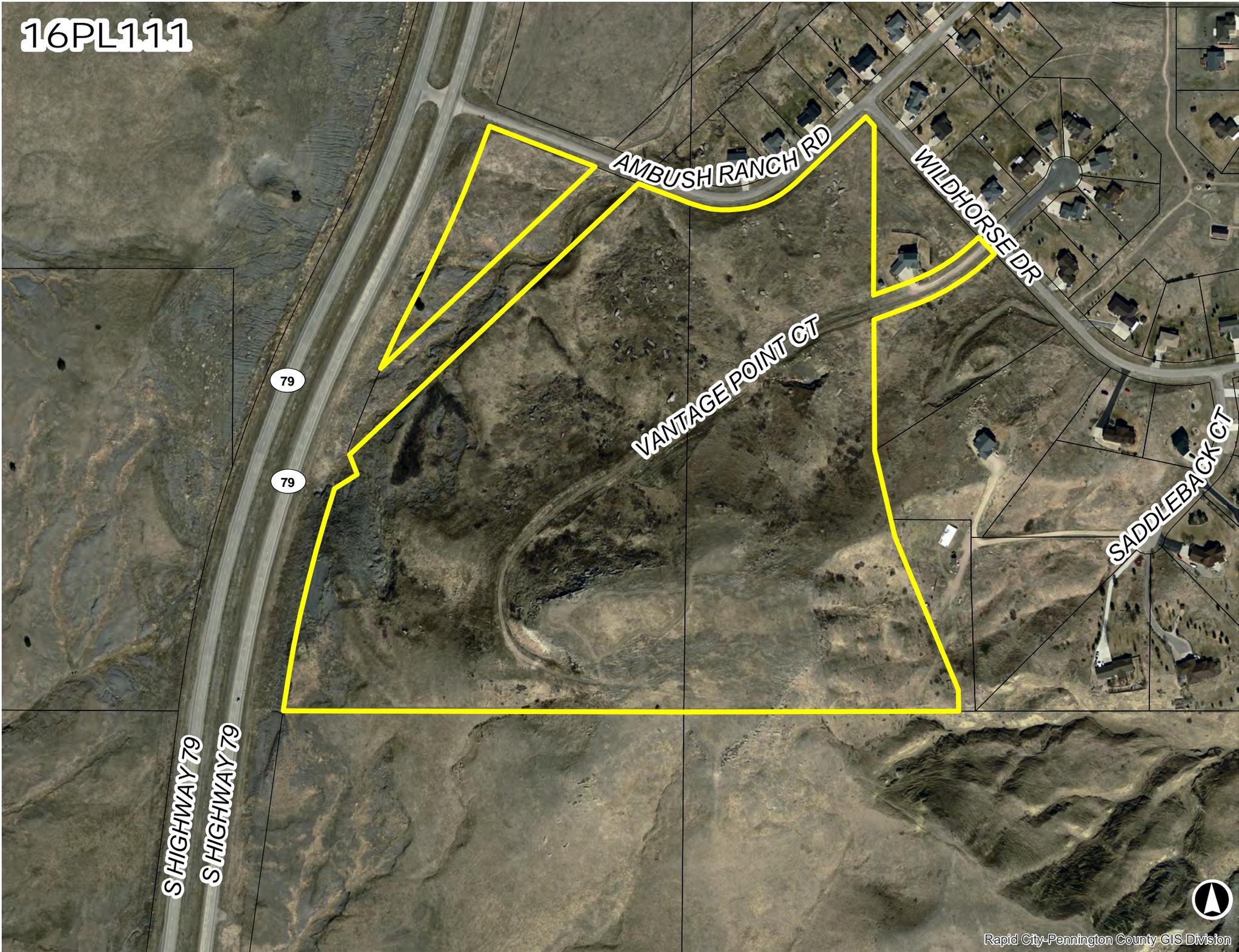


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Map Notes:

16PL111



AMBUSH RANCH RD

WILDHORSE DR

VANTAGE POINT CT

SADDLEBACK CT

79

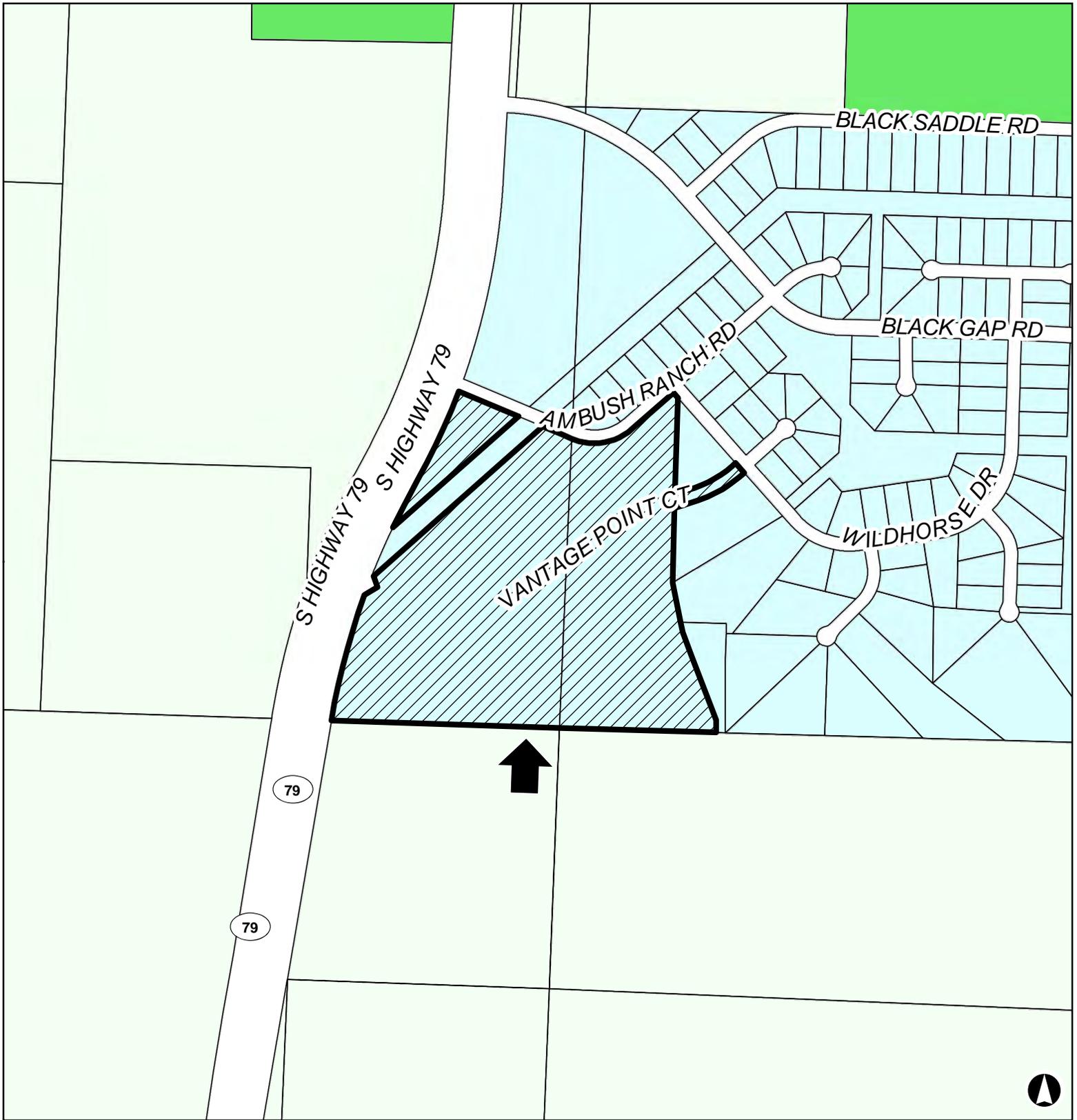
79

S HIGHWAY 79
S HIGHWAY 79



16PL111

South of the intersection of Ambush Ranch Road and Wildhorse Dr

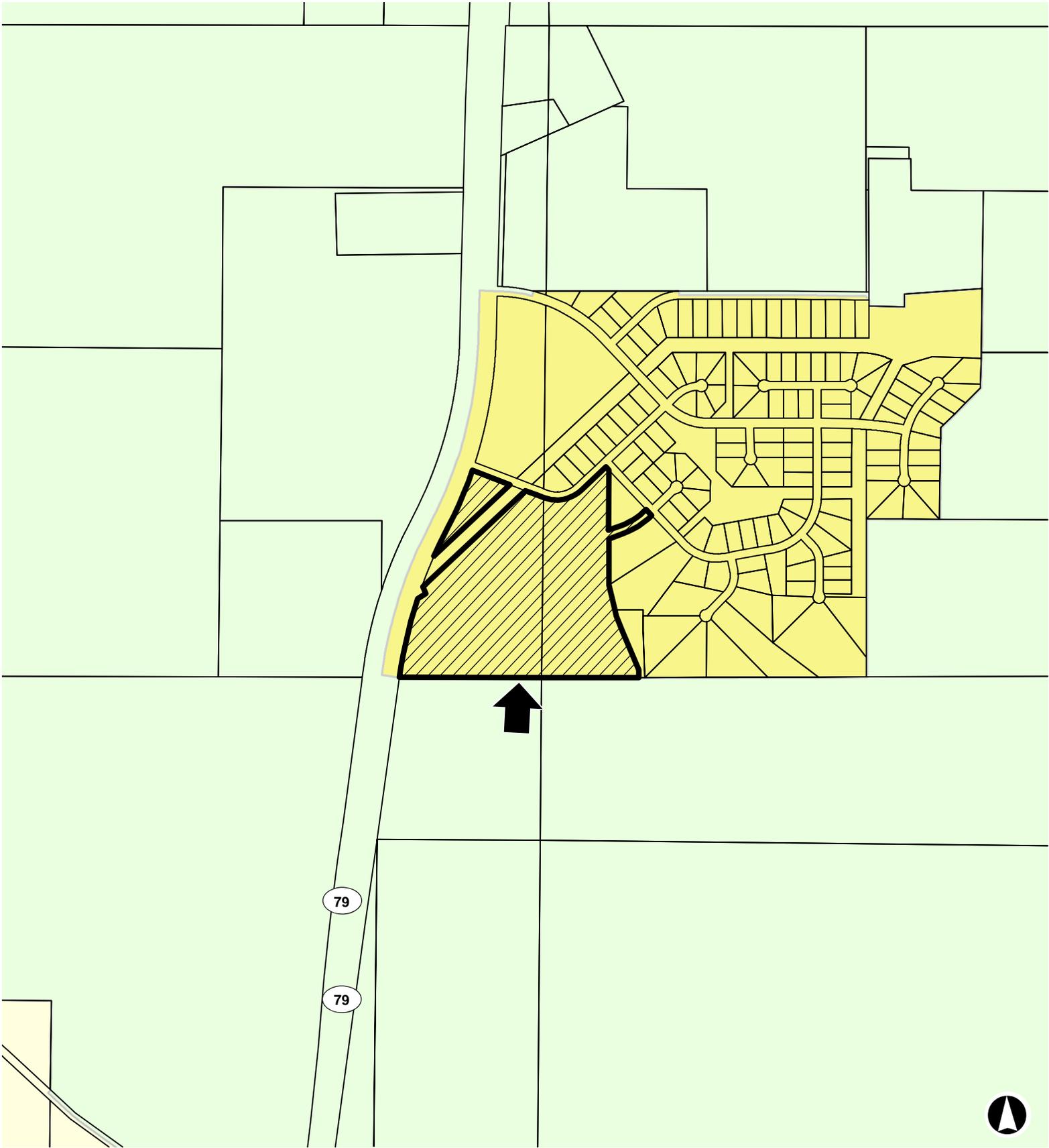


Rapid City/Pennington County Zoning

-  Subject Property
-  General Ag. District, PC
-  Planned Unit Development, PC
-  Limited Ag., PC

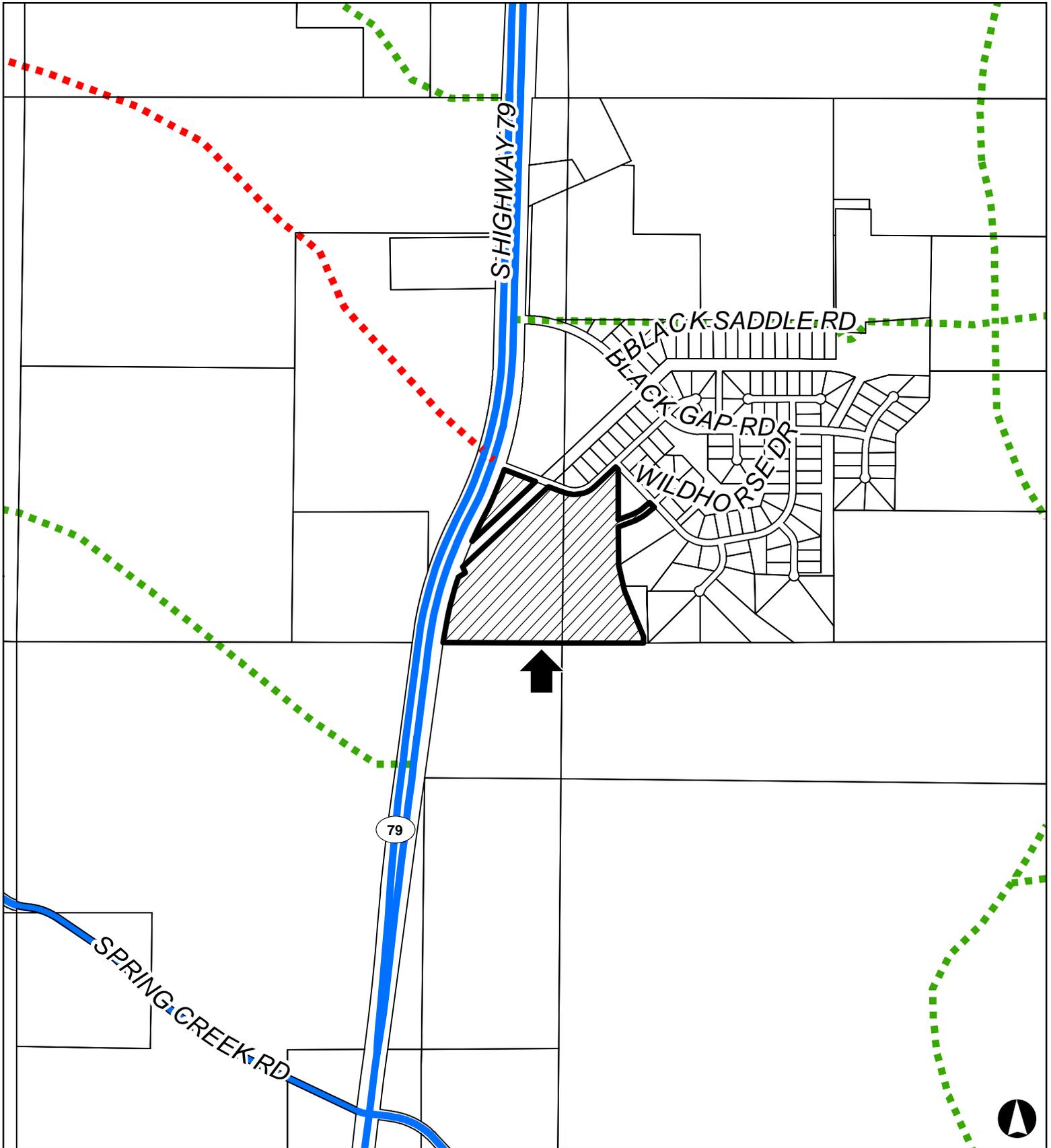
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South of the intersection of Ambush Ranch Road and Wildhorse Dr



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South of the intersection of Ambush Ranch Road and Wildhorse Dr



Major Street Plan

-  Subject Property
-  Principal arterial
-  Proposed collector
-  Proposed minor arterial

16PL111

