

Case No. 18PL038

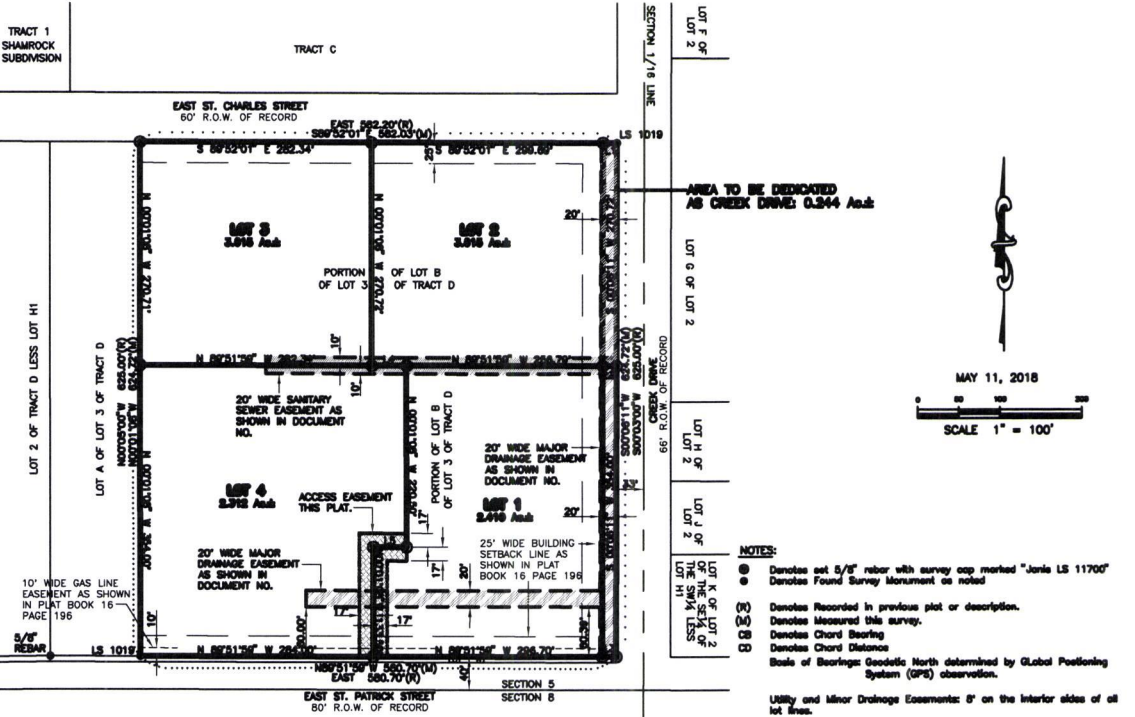
Existing Legal Description:

Lot B of Lot 3 of Tract D, located in the SW1/4 of the SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 1 thru 4 of Market Square Subdivision

PLAT OF
LOTS 1 THROUGH 4,
MARKET SQUARE SUBDIVISION, AND DEDICATED CREEK DRIVE RIGHT OF WAY,
(formerly Lot B of Lot 3 of Tract D)
LOCATED IN THE SW¼ OF THE SW¼
SECTION 5, T1N, R8E, B.H.M.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	N 89°51'30" W	17.00
L2	N 89°51'30" W	17.00
L3	N 89°51'30" W	17.00
L4	N 89°51'30" W	42.33
L5	S 89°51'30" E	40.67

CERTIFICATE OF OWNERSHIP
State of South Dakota
County of Pennington

I, Jim Letner, do hereby certify that I am a Member of PARK MEADOWS, L.L.C., a corporation, 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 plot of said lands 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: PARK MEADOWS L.L.C.

Owner: Jim Letner, Member

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

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR

I, Growth Management Director of the City of Rapid City, have reviewed this plat and have found it to conform to the Subdivision requirements of Chapter 18.06.035 of the Rapid City Municipal Code and as such I have approved this Plat as a Final Plat.

Dated this _____ day of _____, 20____.

Growth Management 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 Growth Management 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

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 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 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 plot.

Dated this _____ day of _____, 20____.

Director of Equalization of Pennington County

APPROVED:

Director of Equalization of Pennington County

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

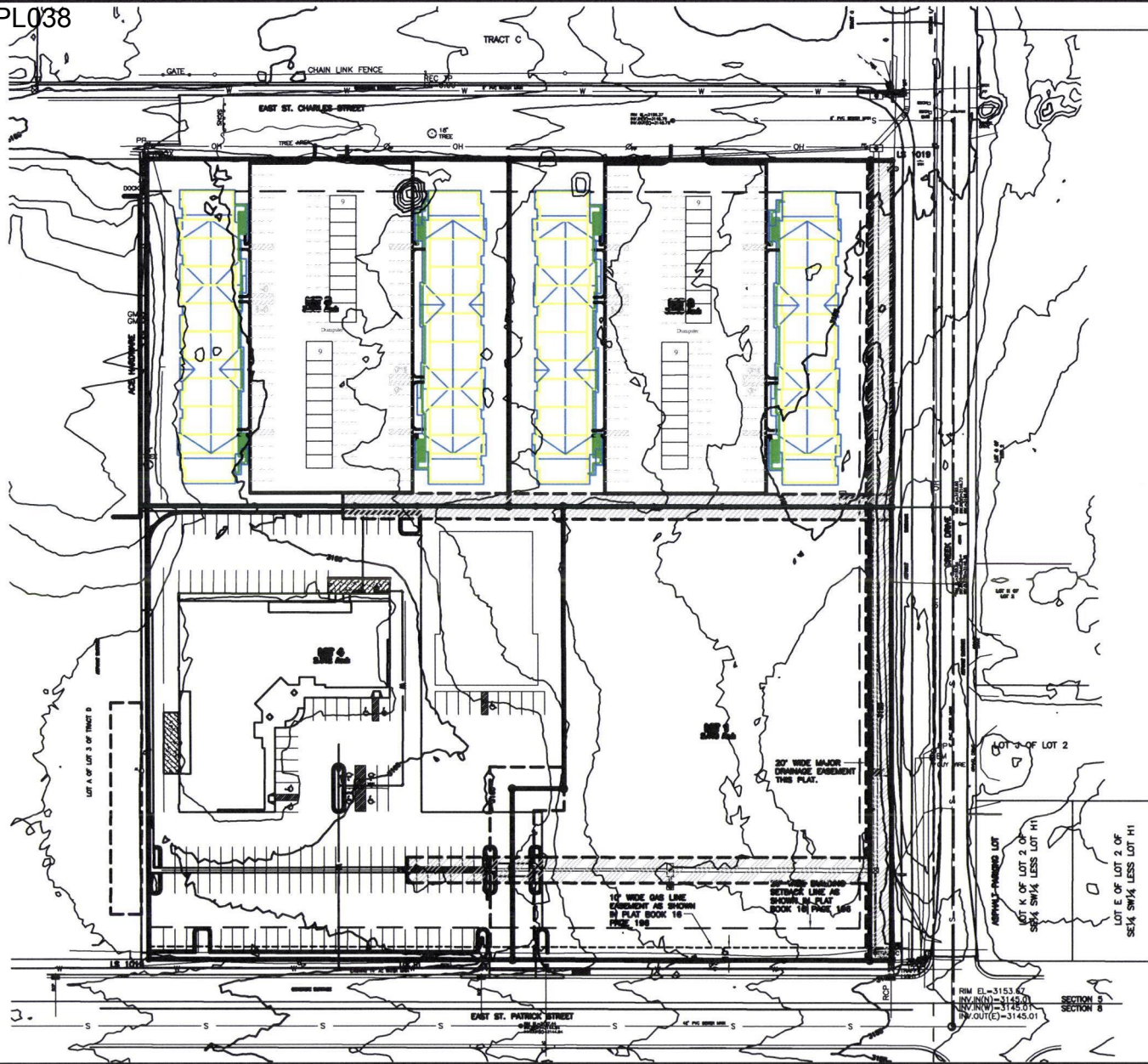
Filed this _____ day of _____, 20____, at _____ o'clock _____ M.

In Book _____ of Plots, on Page _____.

Register of Deeds

Fee: \$





SPERLICH
Consulting, Inc.
821 Columbia
TEL: (602) 721-4040
E-MAIL: info@sperrlichconsulting.com
"Engineering...Surveying...Planning"

LAYOUT PLAN
MARKET SQUARE SUBDIVISION

REVISIONS
DATE
BY
REVISION

LEGAL DESCRIPTION

LOT 1 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 2 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 3 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 4 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 5 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 6 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 7 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 8 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 9 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 10 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

LOT 11 OF LOT 2 OF SECTION 8, T4S, R10E, S4E14, SW1/4, LESS LOT H1, AREA 1.00 AC.

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SHEET 1/1

18PL038

E SAINT CHARLES ST

CREEK DR

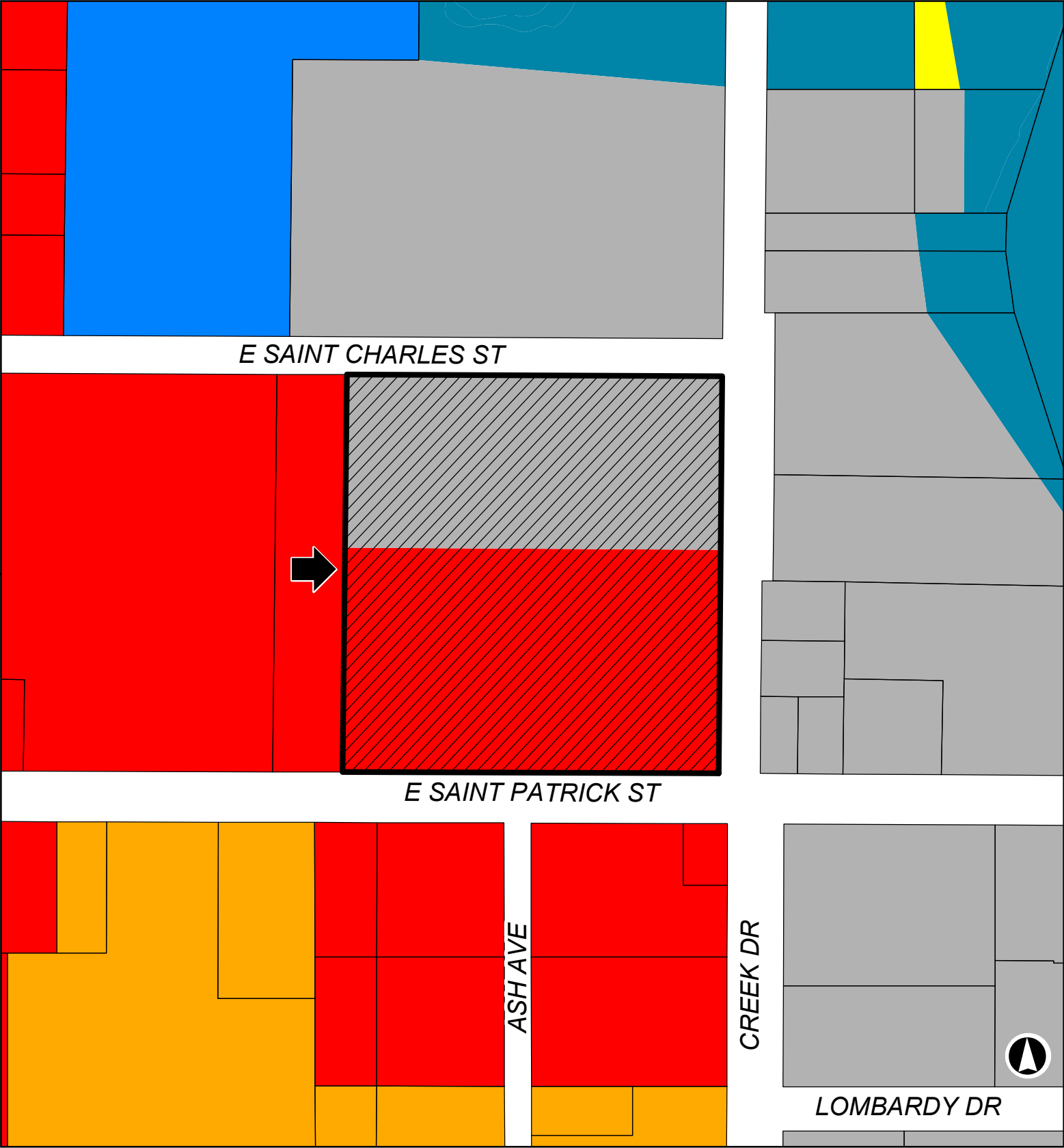
E SAINT PATRICK ST

ASH AVE










18PL038

NW of the intersection of Creek Drive and E. St. Patrick Street

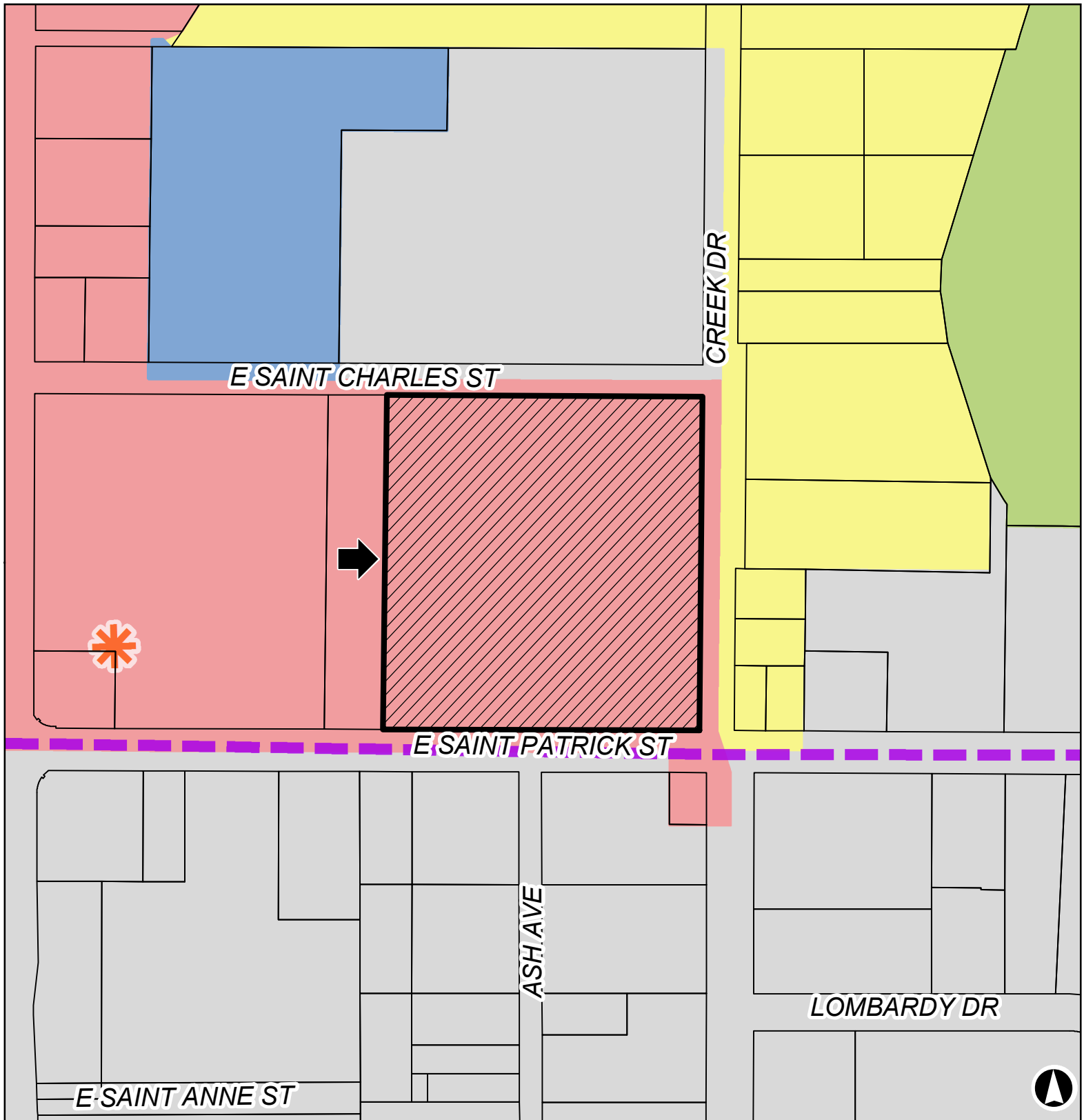


Rapid City Zoning

-  Subject Property
-  Medium Density Residential
-  Light Industrial
-  Flood Hazard
-  Low Density Residential-1
-  General Commerical
-  Public

18PL038

NW of the intersection of Creek Drive and E. St. Patrick Street



Future Land Use Categories

 Subject Property


 Community Activity Center

 Low Density Neighborhood

 Mixed Use Commercial

 Light Industrial

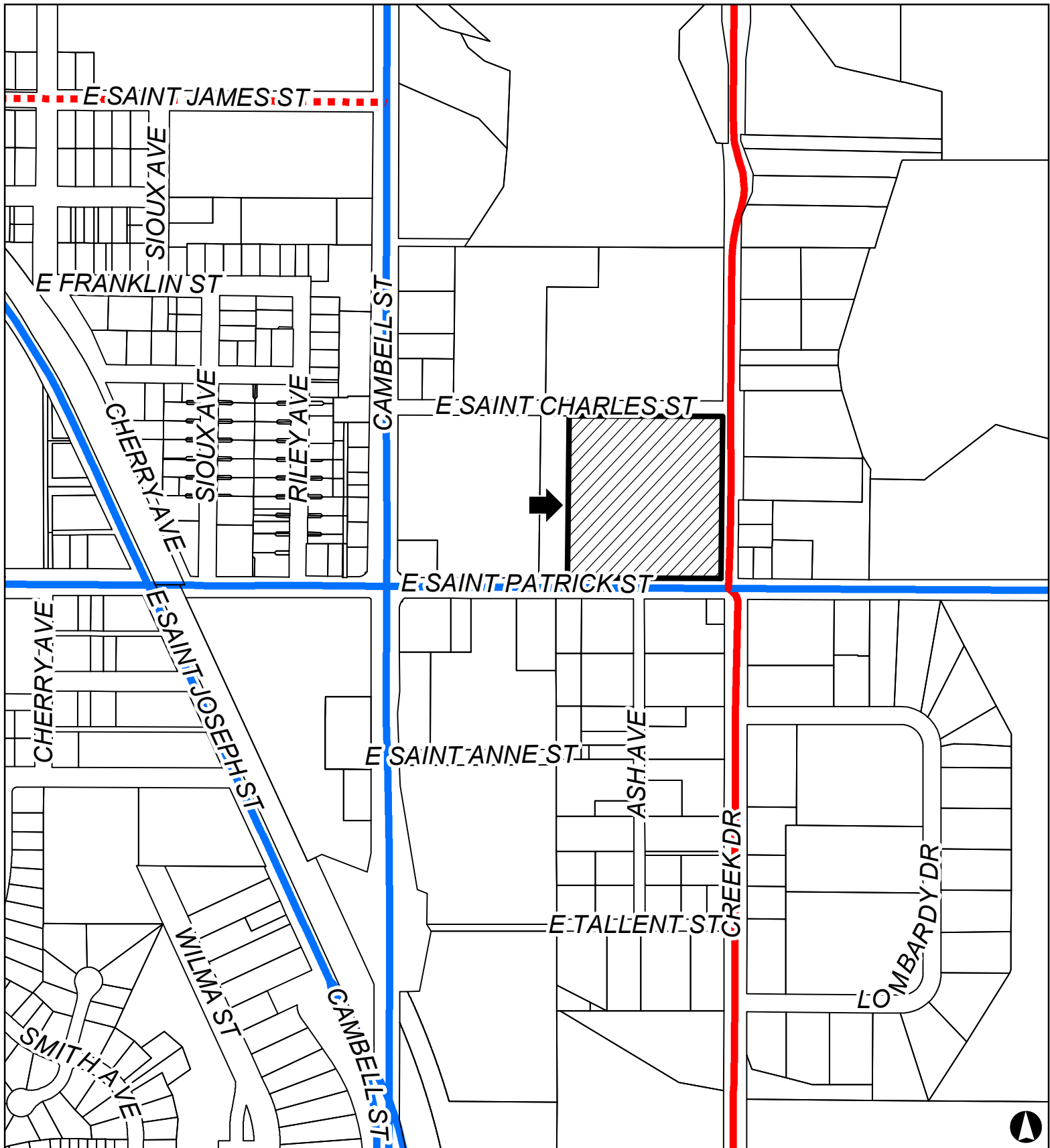
 Parks and Greenway

 Public/Quasi-Public

 Revitalization Corridor

18PL038

NW of the intersection of Creek Drive and E. St. Patrick Street



Major Street Plan

 Subject Property  Minor arterial  Principal arterial  Proposed minor arterial

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