

Case No. 18PL045

**Existing Legal Description:**

Lot 1 of Randall Subdivision, located in the NW1/4 of the SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

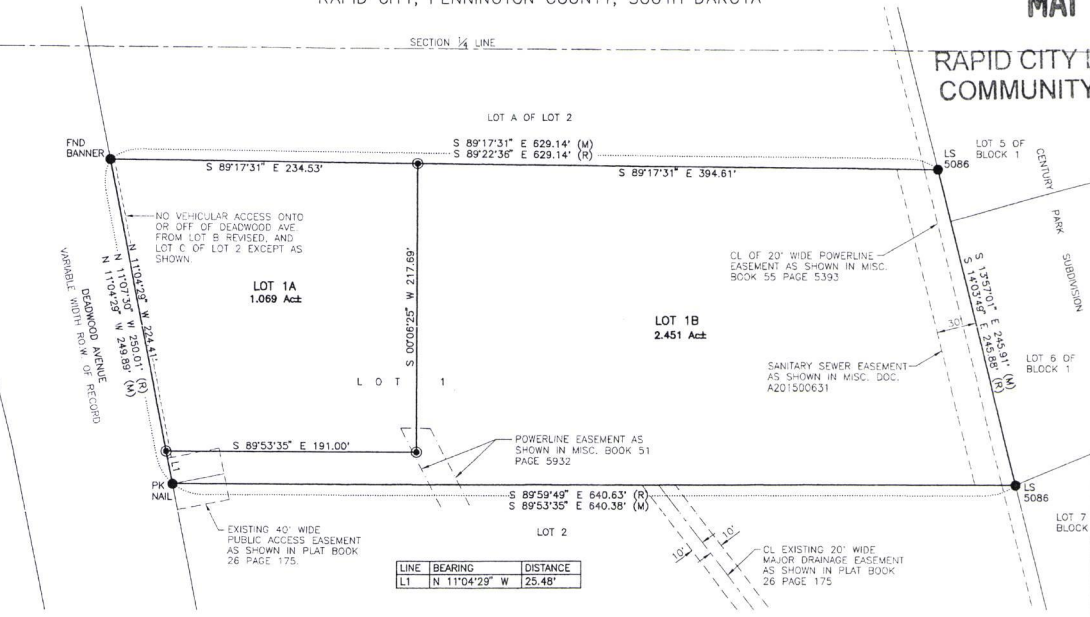
Proposed Lot 1A and 1B of Randall Subdivision

PLAT OF  
LOT 1A AND LOT 1B  
RANDALL SUBDIVISION  
(formerly Lot 1 of Randall Subdivision)  
LOCATED IN THE NW¼ OF THE SW¼  
SECTION 27, T2N, R2E, B.H.M.,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

MAY 25 2018

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT



LINE	BEARING	DISTANCE
L1	N 11°04'29" W	25.48'

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.



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

We, the undersigned, do hereby certify that we are the owners of the land shown and described hereon; that the survey was done at our request for the purposes indicated hereon; that we 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 plat 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, we have set our hand and seal.

Owner: \_\_\_\_\_  
Donnell J. Wieseler  
Owner: \_\_\_\_\_  
Gloria J. Wieseler

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared Donnell J. & Gloria J. Wieseler, 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 18.08.080 of the Rapid City Municipal Code and as such I have approved this Plat as 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 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 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: \$ \_\_\_\_\_

JUN 07 2018

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

### 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.  
821 Columbus St., Suite 1 Rapid City SD  
TEL: (605) 721-4040  
E-MAIL: info@sperrlichconsulting.com  
\*Engineering \*Surveying \*Planning



REVISIONS	
DATE	REVISION

**LEGAL DESCRIPTION:**

EXPOSED LOT 1A AND LOT 1B  
HOMALL SUBDIVISION  
FORMERLY LOT 1 of Mendall Subdivision)  
LOCATED IN THE NW 1/4 OF THE SW  
SECTION 27, T2N, R7E, B1M.,  
AND CITY, PENNINGTON COUNTY, SOUTH DAKOTA  
SURVEYED BY: SCI

**DETAILED TOPOGRAPHIC MAP**  
LOT 1 OF RANDALL SUBDIVISION

Plans are reviewed for general conformance with applicable governmental regulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

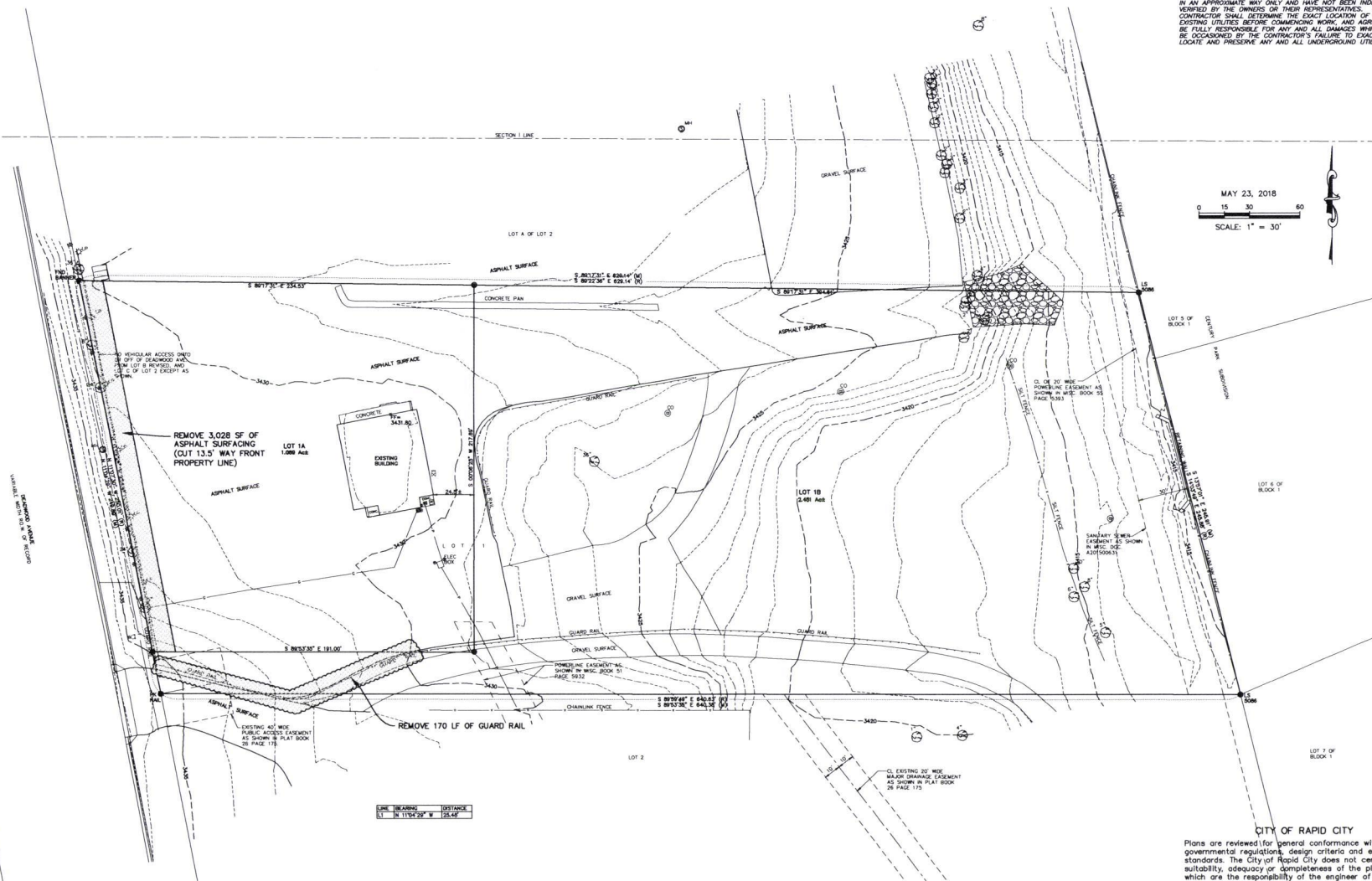
Engineering Reviewer

Date \_\_\_\_\_

COMMENTS.

PROJECT NUMBER	3545
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SHEET 1 / 2



JUN 07 2018

## RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

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BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY  
LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MAY 23, 2018  
SCALE: 1" = 30'

**SPERLICH**  
Consulting, Inc.  
822 Columbia St., Suite 100, Rapid City, SD 57701  
TEL: (605) 721-4040  
E-MAIL: info@sperrlichconsulting.com  
"Engineering" "Surveying" "Planning"



REVISION	DATE	REVISION

LEGAL DESCRIPTION
PROPOSED LOT 1A AND LOT 1B RANDED BY THE CITY OF RAPID CITY SECTION 27, T1N, R10E, S10W SOUTH DAKOTA SHEET 2 OF 2

## LANDSCAPING AND PARKING LOT 1 OF RANDALL SUBDIVISION

### CITY OF RAPID CITY

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necessary permits shall be obtained prior to construction  
of the proposed public improvements.

Engineering Reviewer \_\_\_\_\_ Date \_\_\_\_\_

COMMENTS \_\_\_\_\_

PROJECT  
NUMBER 3545  
SHEET 2 OF 2

### LANDSCAPING POINTS PROVIDED - LOT 1A

46,566 Sq. Ft. LOT SIZE  
2,604 Sq. Ft. BUILDING AREA  
43,962 POINTS REQUIRED

### LANDSCAPING POINTS PROVIDED - LOT 1A

336.44 Sq.Yd @ 100 pts/Sq.Yd = 33,644 pts (GROUND COVER WITHIN PROPERTY - BAR HARBOR JUNIPER)  
109.81 Sq.Yd @ 100 pts/Sq.Yd = 10,981 pts (GROUND COVER WITHIN R.O.W. - BAR HARBOR JUNIPER)  
4 @ 500 pts/Each = 2,000 pts (SMALL TREES - 15' MIN WIDTH)  
46,625 pts

### PARKING CALCULATIONS:

COMMERCIAL USE 2,604 Sq. Ft. @ (5 STALLS / 1,000 Sq. Ft.)

15 STALLS REQUIRED  
14 STALLS PROVIDED  
15 HANDICAP ACCESSIBLE STALL PROVIDED  
15 TOTAL STALLS PROVIDED

F&S: STRIPING AS DEPICTED

GROUND COVER - BAR HARBOR JUNIPERS



18PL045

445

DEADWOOD AVE

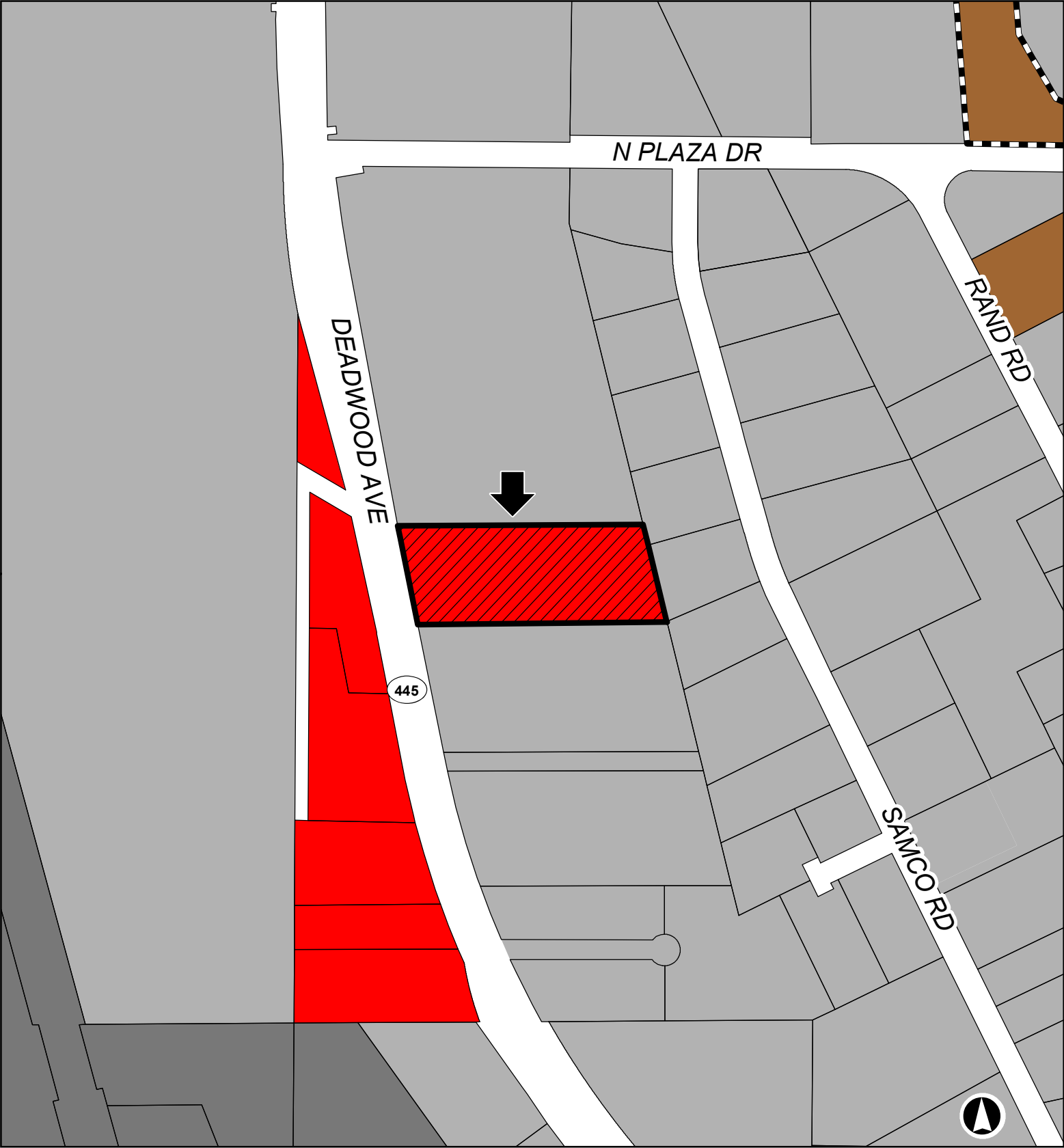
SAMCO RD





18PL045

South of the intersection of Deadwood Avenue and N. Plaza Drive



**Rapid City Zoning**

- |                     |                      |                  |
|---------------------|----------------------|------------------|
| Subject Property    | General Agricultural | Light Industrial |
| Planned Development | General Commerical   | Heavy Industrial |

18PL045

South of the intersection of Deadwood Avenue and N. Plaza Drive

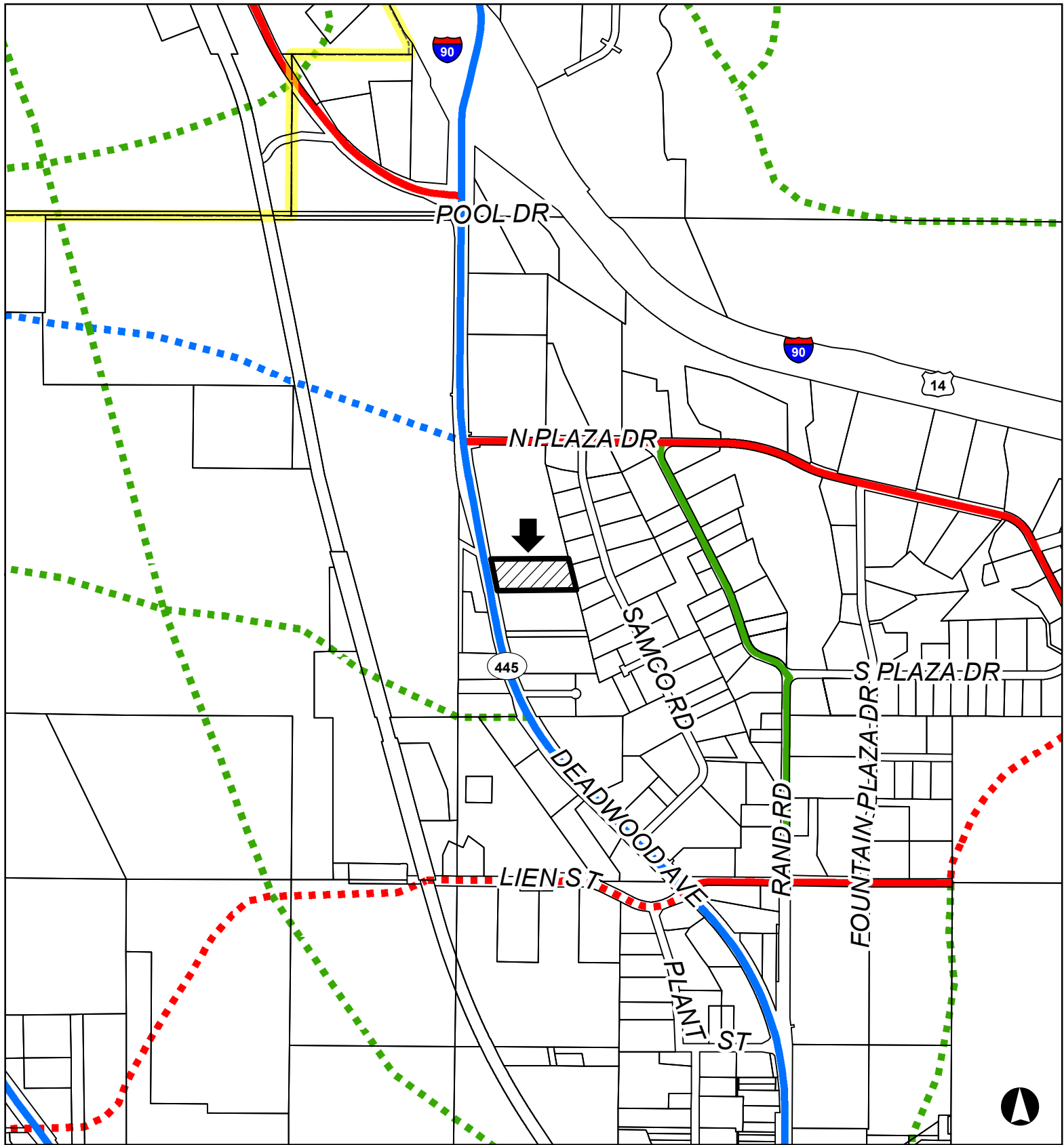


### Future Land Use Categories

- |                   |                  |                    |
|-------------------|------------------|--------------------|
| Subject Property  | Light Industrial | Mining/Extraction  |
| Entrance Corridor | Heavy Industrial | Parks and Greenway |

18PL045

South of the intersection of Deadwood Avenue and N. Plaza Drive



## Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Principal arterial
- Proposed minor arterial
- Proposed collector
- Proposed principal arterial
- Minor arterial



18PL045

