

Case No. 19PL007

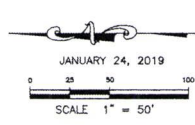
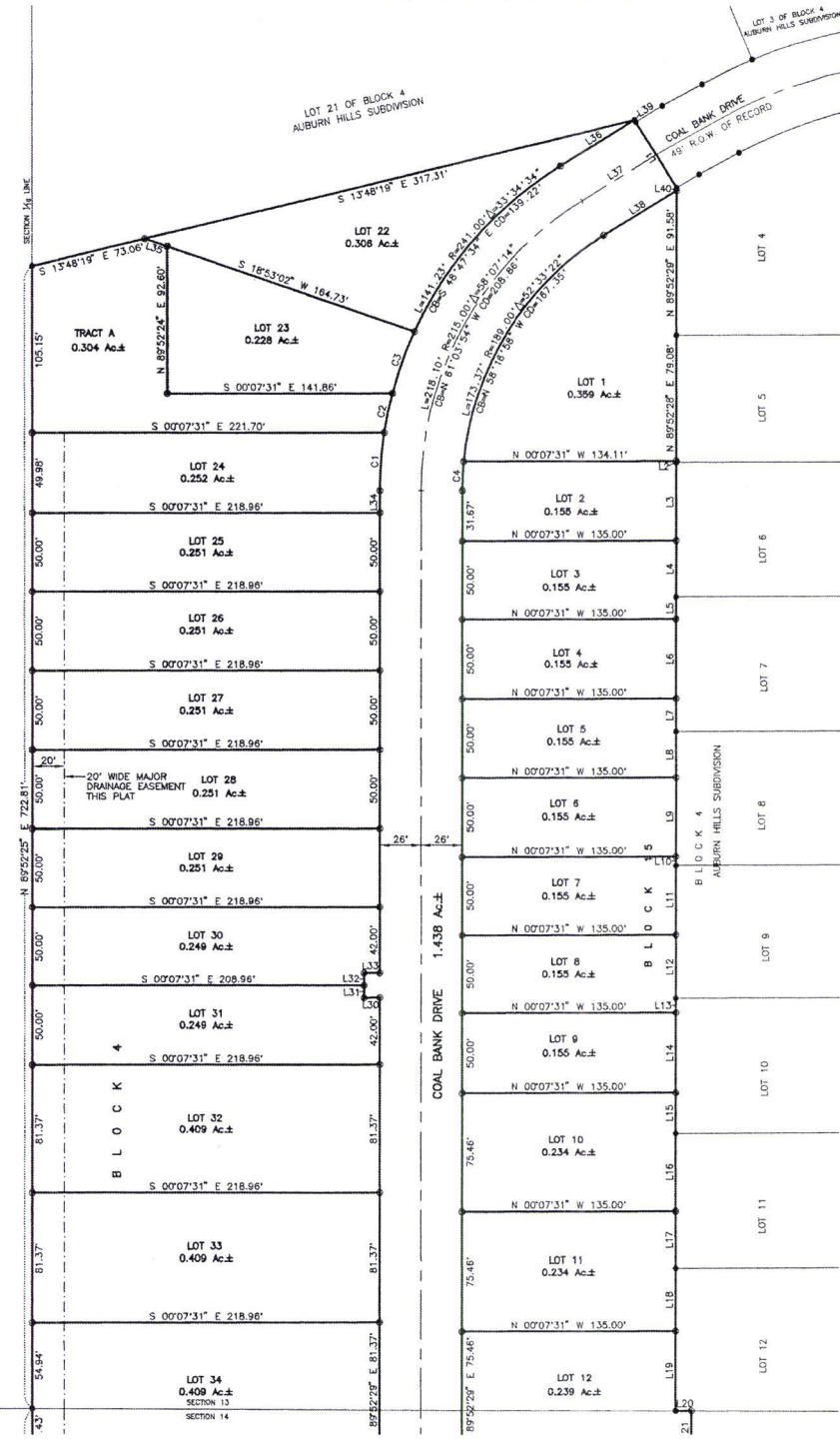
Existing Legal Description:

The unplatted portion of the SW1/4 of the NW1/4 of Section 13, T2N, R7E, and a portion of the SE1/4 of the NE1/4 of Section 14, T2N, R7E, all located in Sections 13 and 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Tract A, Lots 22 thru 40 of Block 4, Lot 2 and Lot 3 of Block 11 and Lots 1 thru 14 of Block 15 of Auburn Hills Subdivision

PLAT OF
TRACT A, LOTS 22 THROUGH 40 OF BLOCK 4, LOT 2 AND LOT 3 OF BLOCK 11,
AND LOTS 1 THROUGH 14 OF BLOCK 15,
AUBURN HILLS SUBDIVISION,
LOCATED IN THE SW¹/₄ OF THE NW¹/₄ OF SECTION 13, T2N, R7E, B.H.M.,
AND IN THE SE¹/₄ OF THE NE¹/₄ OF SECTION 14, T2N, R7E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



RECEIVED
JAN 25 2019
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

LINE	BEARING	DISTANCE
L1	N 57°59'43" E	49.00'
L2	N 89°52'29" E	0.92'
L3	N 89°52'29" E	49.08'
L4	N 89°52'29" E	35.92'
L5	N 89°52'27" E	14.08'
L6	N 89°52'29" E	50.00'
L7	N 89°52'30" E	20.92'
L8	N 89°52'28" E	29.08'
L9	N 89°52'29" E	50.00'
L10	N 89°52'33" E	5.92'
L11	N 89°52'28" E	44.08'
L12	N 89°52'29" E	40.92'
L13	N 89°52'25" E	9.08'
L14	N 89°52'29" E	50.00'
L15	N 89°52'30" E	25.92'
L16	N 89°52'28" E	49.54'
L17	N 89°52'30" E	35.46'
L18	N 89°52'28" E	40.00'
L19	N 89°52'29" E	51.02'
L20	N 00°10'27" E	10.00'
L30	S 00°07'31" E	10.00'
L31	S 89°52'29" W	8.00'
L32	S 89°52'29" W	8.00'
L33	S 00°07'31" E	10.00'
L34	N 89°52'29" E	13.82'
L35	S 18°53'03" W	14.82'
L36	N 32°00'17" W	54.89'
L37	S 32°00'17" E	54.89'
L38	N 32°00'17" W	54.89'
L39	N 57°59'42" E	1.50'
L40	N 89°52'29" E	1.77'

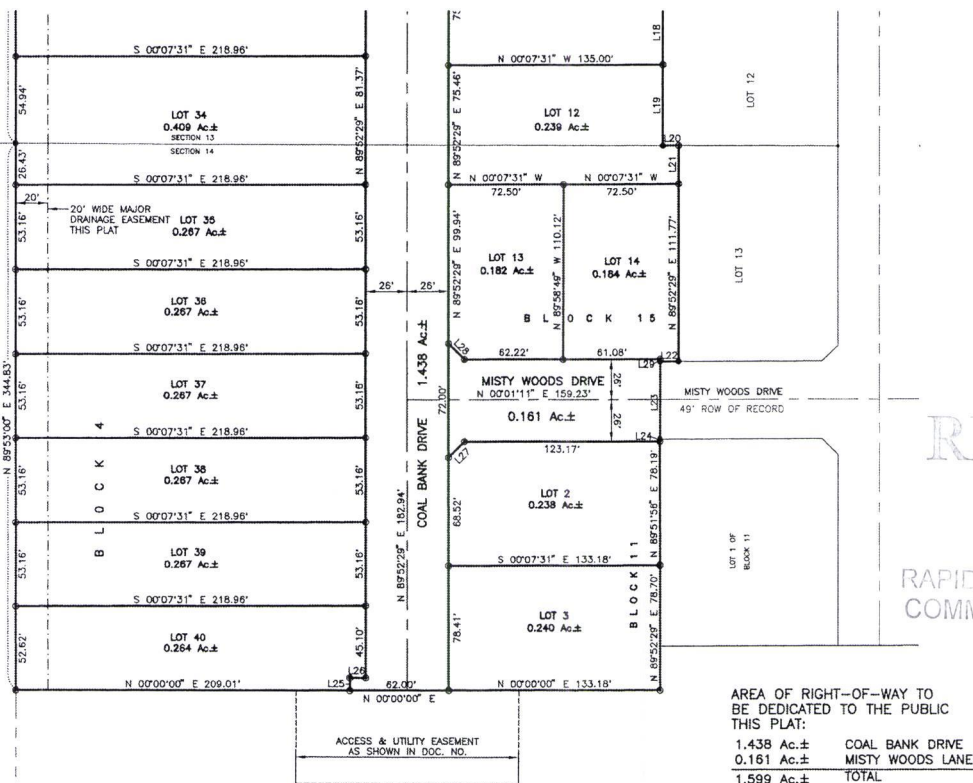
CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	38.30	241.00	D6°37'52"	S 85°48'35" E 36.27
C2	25.54	241.00	D6°04'18"	S 78°27'30" E 25.53
C3	41.40	241.00	D6°50'30"	S 70°30'06" E 41.35
C4	18.36	189.00	D8°33'53"	N 87°20'35" W 18.35

AREA OF RIGHT-OF-WAY TO
BE DEDICATED TO THE PUBLIC
THIS PLAT:
1.438 Ac.± COAL BANK DRIVE
0.161 Ac.± MISTY WOODS LANE
1.599 Ac.± TOTAL



NOTES:
● Denotes set 5/8" rebar with survey cap marked "Janis LS 11700"
● Denotes Found Survey Monument marked "LS 5225" unless otherwise 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.

TRACT A, LOTS 22 THROUGH 40 OF BLOCK 4, LOT 2 AND LOT 3 OF BLOCK 11,
AND LOTS 1 THROUGH 14 OF BLOCK 15,
AUBURN HILLS SUBDIVISION,
LOCATED IN THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 13, T2N, R7E, B.H.M.,
AND IN THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 14, T2N, R7E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



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

I, the undersigned, do hereby certify that I am a member of DOECK, L.L.C., a 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.

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, I have set my hand and seal.

Owner: DOECK, L.L.C.

By: _____
Joe Muth, Member

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared Joe Muth 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 COMMUNITY DEVELOPMENT DIRECTOR

I, Community Development Director of the City of Rapid City, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 16.06.080 of the Rapid City Municipal Code and as such I have approved this Plat as Final Plat.

Dated this _____ day of _____, 20____.

Community Development 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 Development 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

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: \$ _____

125 48 0313AM	125 48 0313AM
REVISIONS	DESCRIPTION
DATE	DATE
REVISIONS	DESCRIPTION

AUBURN HILLS
MASTER PLAN

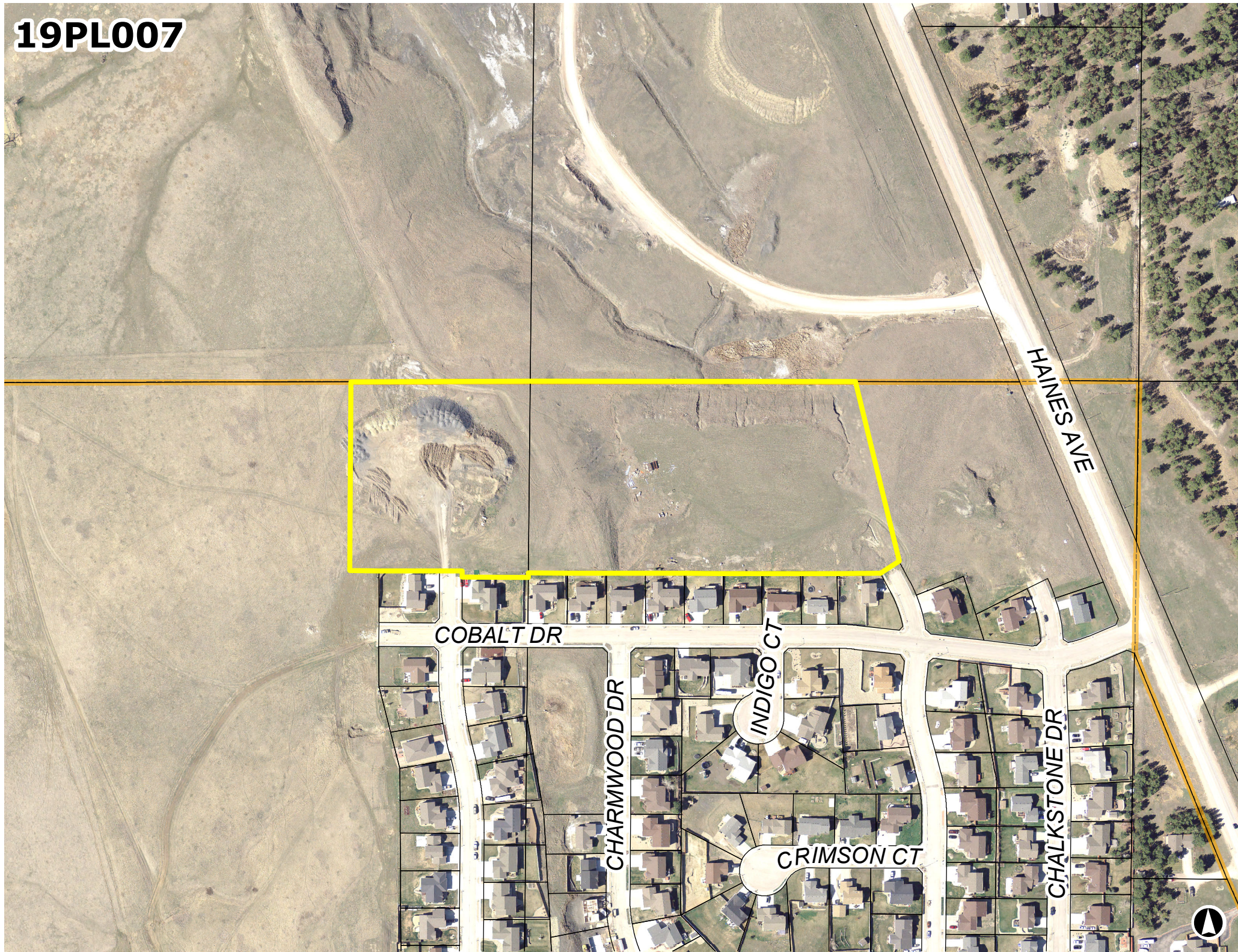
AUGUST 1, 2017

PROJECT NUMBER	1851.09
SHEET	2.1



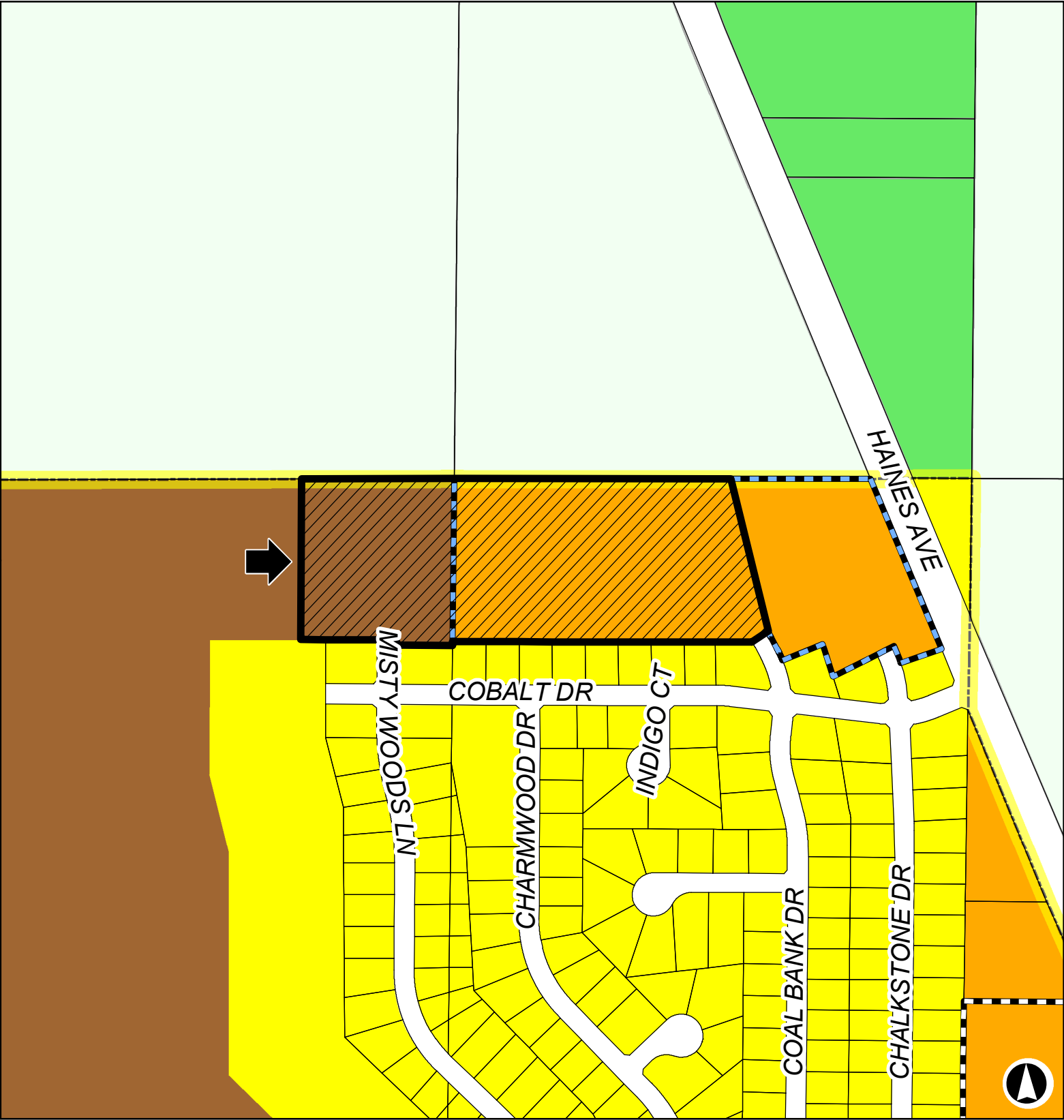
11. See 25 *et seq.* (1992-1993). The existence of an objective standard is undisputed.

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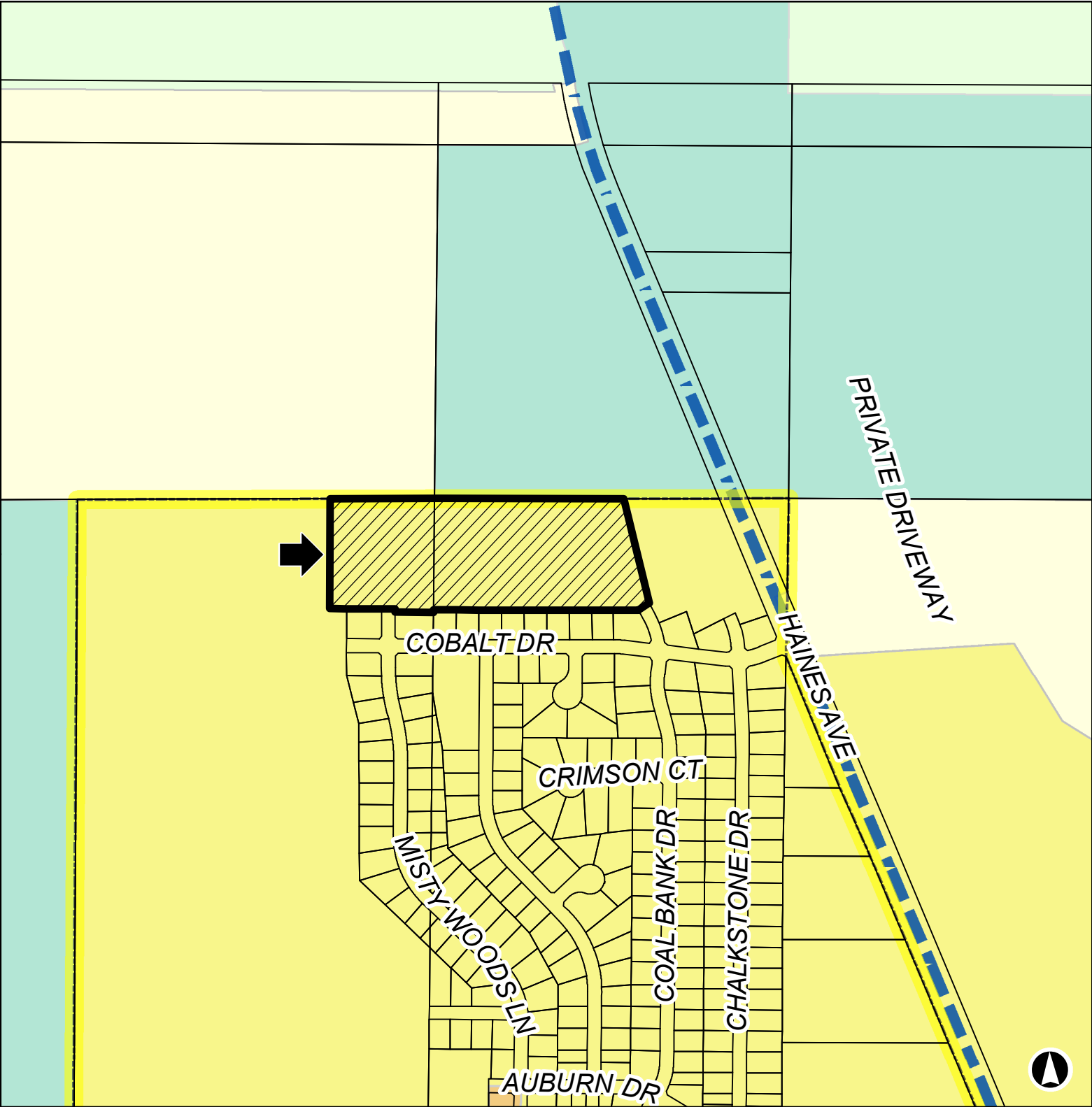
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N of the intersection of Cobalt Dr and Coal Bank Dr











Rapid City/Pennington County Zoning

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

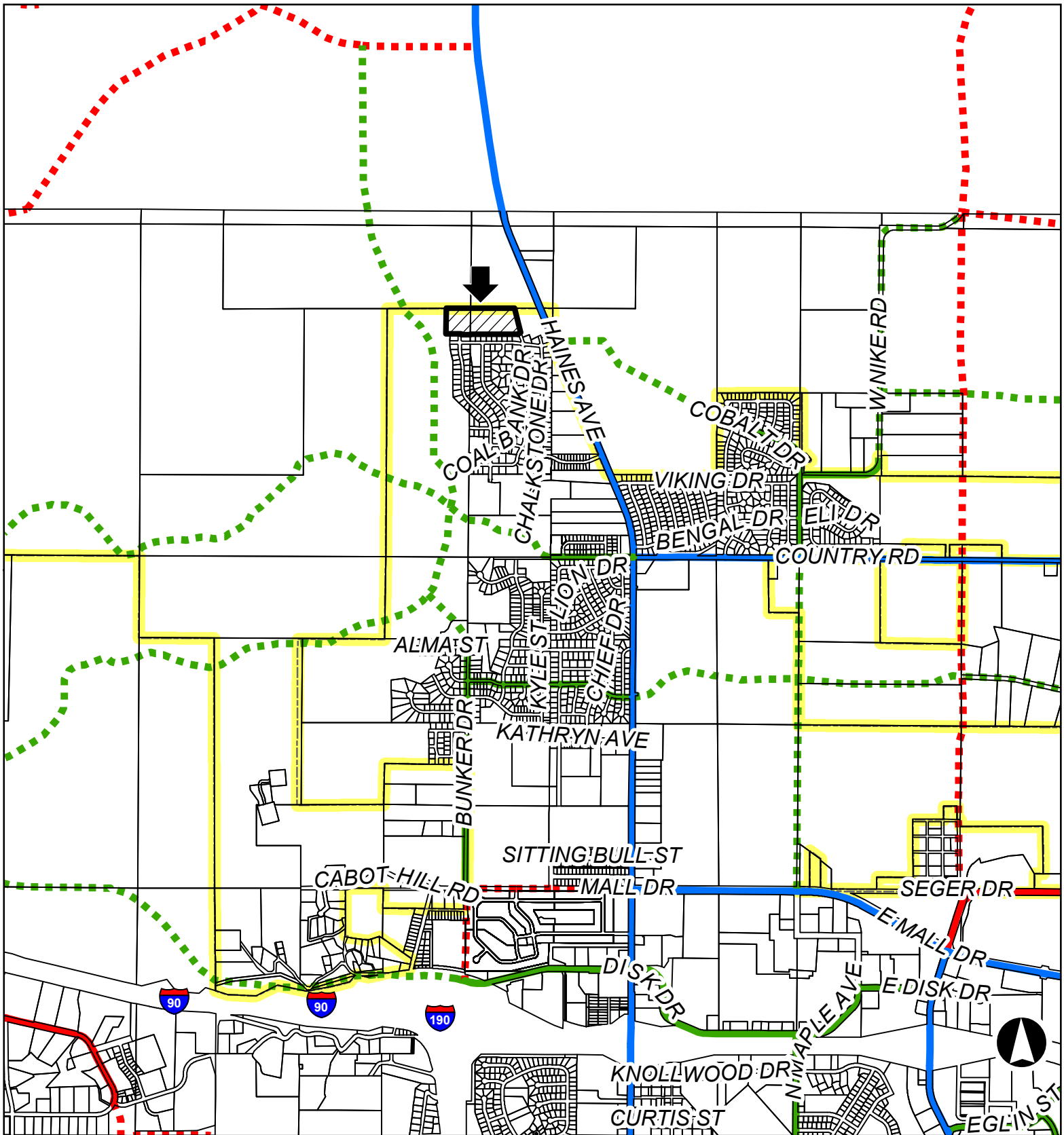


Future Land Use Categories








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|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  Subject Property |  Rural Residential |  Agriculture |
|  Rapid City Limits |  Low Density Neighborhood |  Forest Conservation |
|  Entrance Corridor |  Urban Neighborhood | |

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N of the intersection of Cobalt Dr and Coal Bank Dr



Major Street Plan

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

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