

Case No. 21PL013

Existing Legal Description:

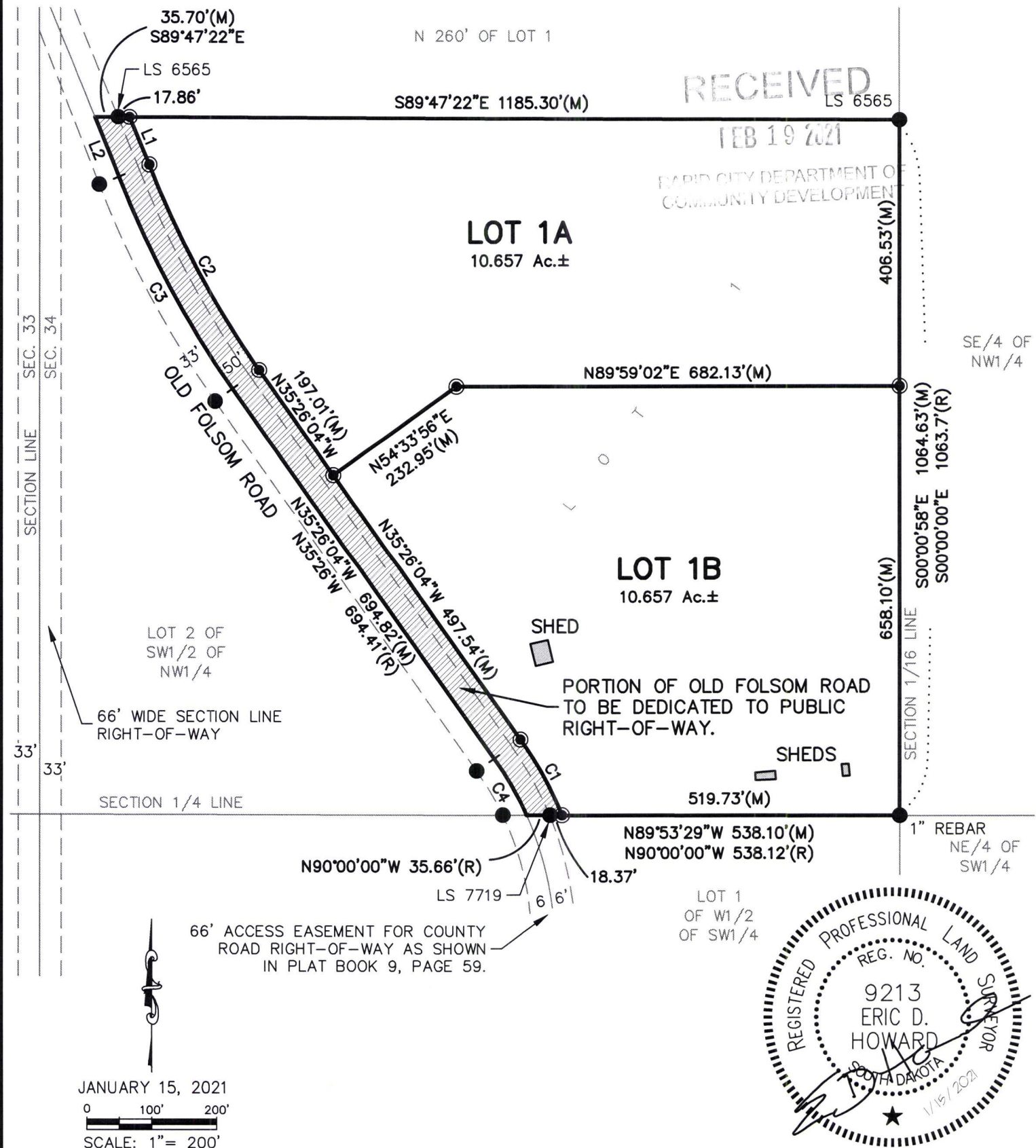
Lot 1 of the SW1/4 of the NW1/4 less the N260 feet of Lot 1 of Section 34, T1N, R8E, BHM, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 1A and Lot 1B of Section 34, T1N, R8E

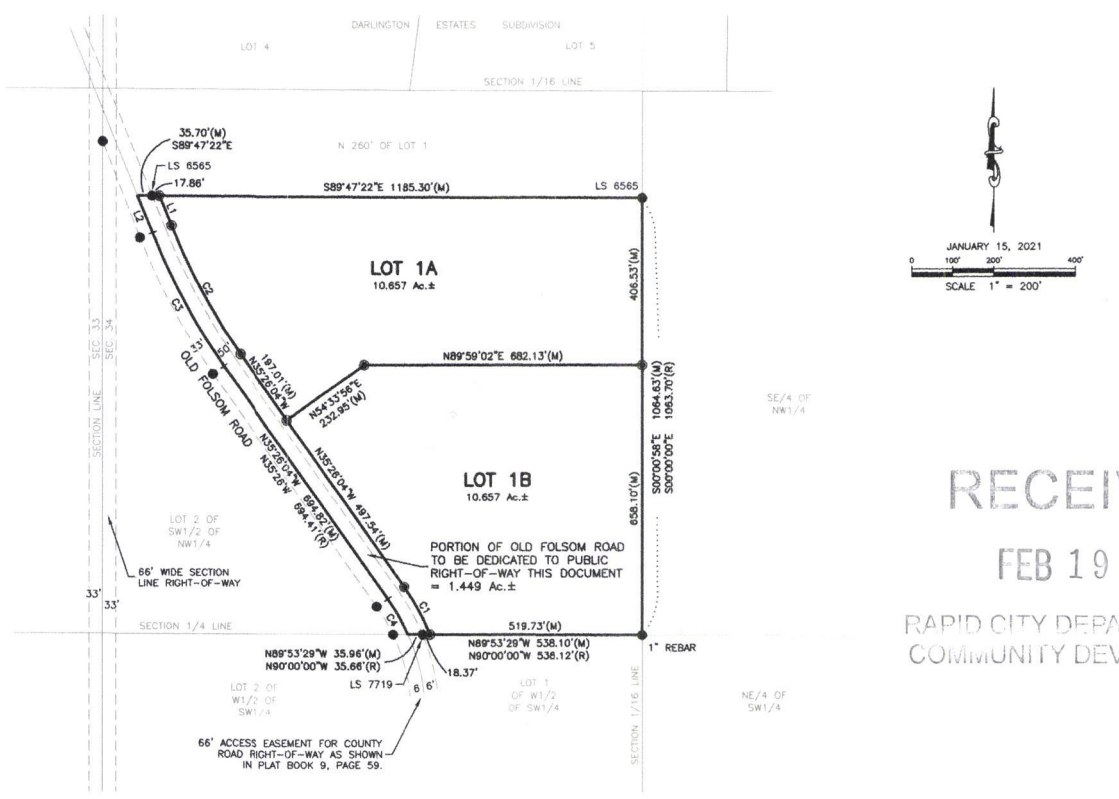
STRUCTURAL LOCATION SURVEY
LOT 1A & LOT 1B OF SW1/4 OF NW1/4

LOCATED IN SECTION 34, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA



PLAT OF
LOT 1A & LOT 1B
OF SW1/4 OF NW1/4

(formerly Lot 1 of the SW1/4 of the NW1/4 less the N260' of Lot 1, of Section 34, T1N, R8E, BHM)
LOCATED IN SECTION 34, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1(M)	N22°33'31\"W	78.76'
L2(M)	N22°12'15\"W	98.40'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	133.20'	546.59'	1°37'44\"	N28°45'41\"W	132.87'
C2(M)	356.52'	1444.67'	14°08'23\"	N28°22'50\"W	355.62'
C3(M)	368.85'	1494.67'	14°08'21\"	N28°22'49\"W	367.91'
C3(R)	368.70'	1494.67'	14°08'		
C4(M)	100.78'	495.59'	11°37'28\"	N29°55'48\"W	100.58'
C4(R)	101.7'	495.59'	11°44\"		

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 tract of land shown and described hereon, that the survey was done at our request for the purposes indicated hereon, and that we 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.
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, we have set our hand and seal.

OWNERS:
TIM KOBES
MYRNA KOBES

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared Tim Kobes and Myrna Kobes, owners, known to me to be the persons described in the foregoing instrument and acknowledged to me that they 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 plot 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 the Plat as Final Plat.
Dated this _____ day of _____, 20____
Community Development Director of the City of Rapid City

CERTIFICATE OF FINANCE DIRECTOR
I, Finance Director 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 Director of the City of Rapid City

CERTIFICATE OF FINANCE DIRECTOR
I, Finance Director 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 Director of the City of Rapid City



LEGEND
● Denotes set 5/8" rebar with survey cap marked "Renner Associates - 9213"
● Denotes Found Survey Monument marked LS 3977, unless otherwise noted.
(R) Denotes Recorded in previous plat or description.
(M) Denotes Measured in this survey.
BASIS OF BEARINGS: GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM. (GPS) WGS 84.

NOTES:
UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES.
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 SURVEYOR
State of South Dakota
County of Pennington S.S.
I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners 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.
Eric D. Howard, 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 or 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 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: _____ Date: _____

CERTIFICATE OF REGISTER OF DEEDS
State of South Dakota
County of Pennington S.S.
Filed this _____ day of _____, 20____, at _____ o'clock _____ M.,
Document Number _____
Register of Deeds Fee: \$ _____

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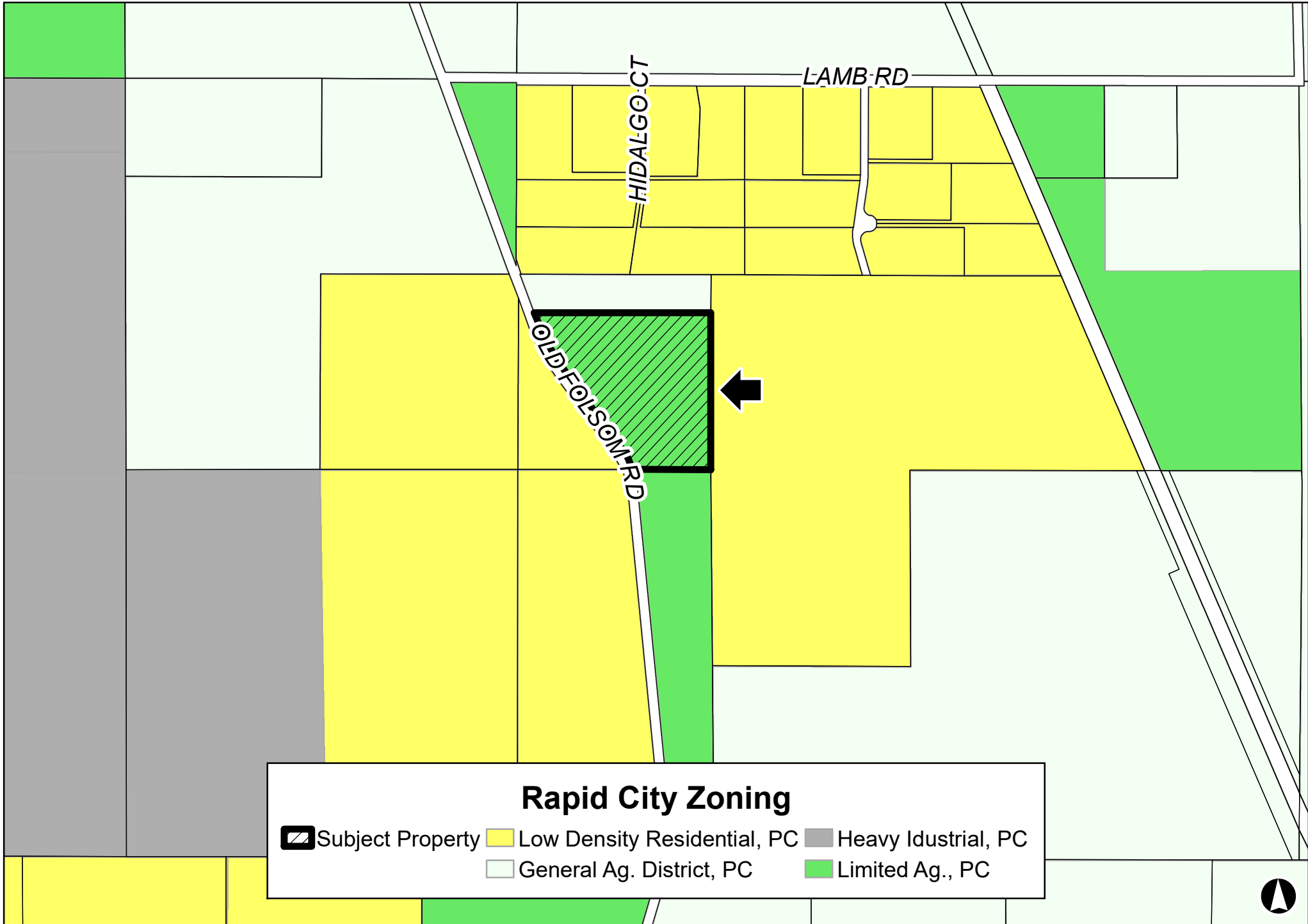
LAMB RD

KIMBERWICK RD

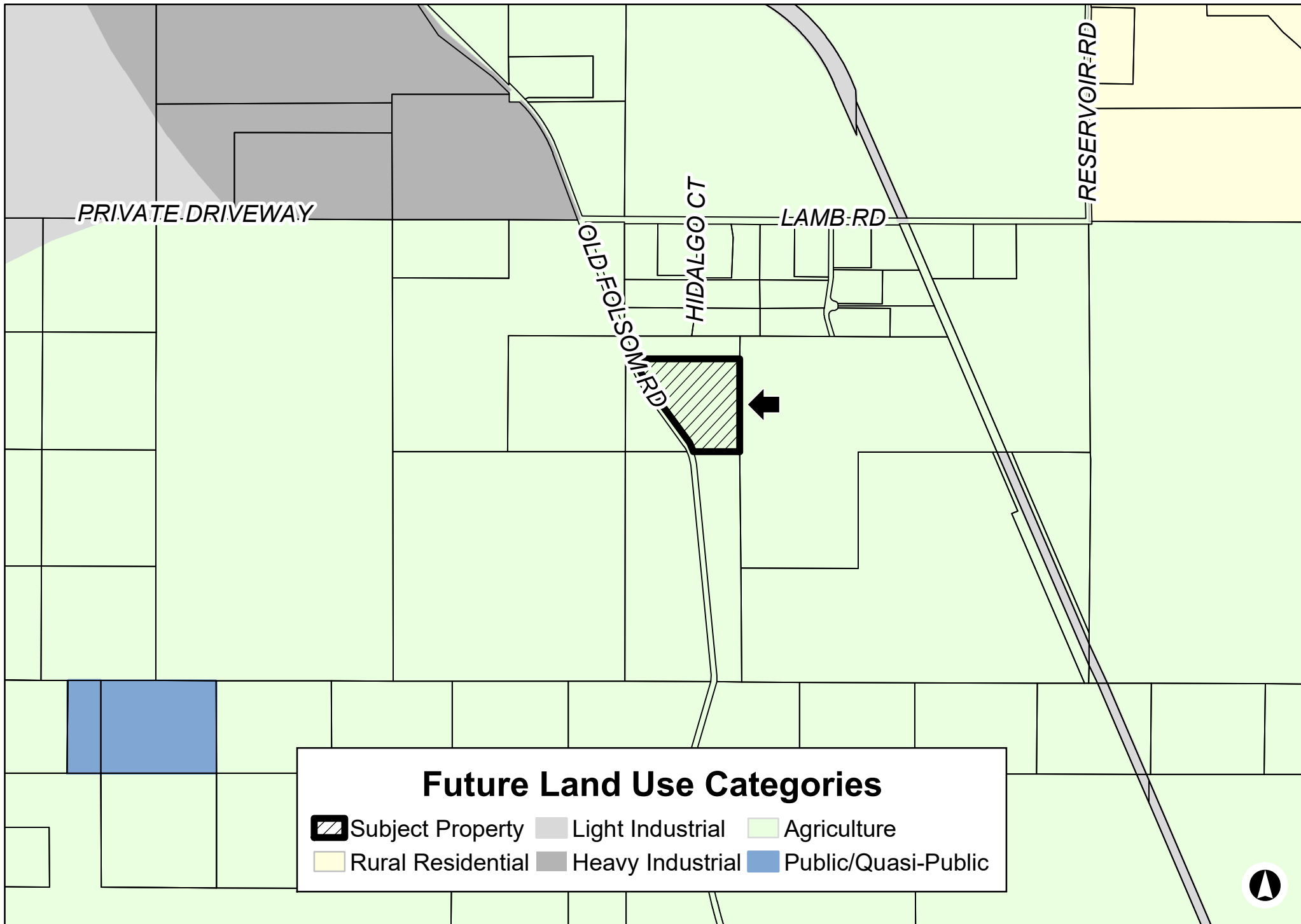
OLD FOLSOM RD



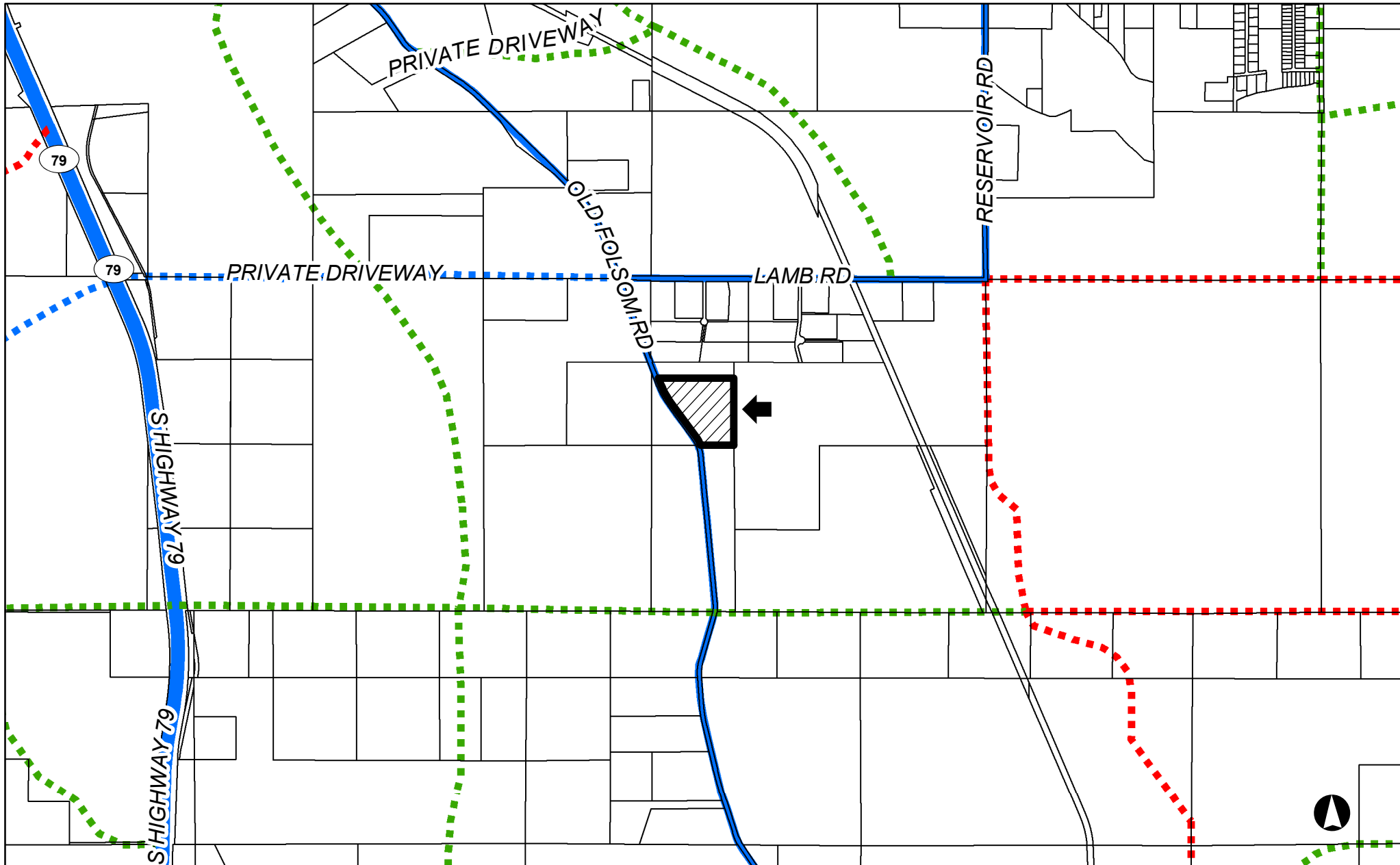
21PL013
East of Old Folsom Road



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East of Old Folsom Road



21PL013
East of Old Folsom Road



Major Street Plan

 Subject Property  Principal arterial  Proposed collector  Proposed minor arterial  Proposed principal arterial

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