

Case No. 21PL019

Existing Legal Description:

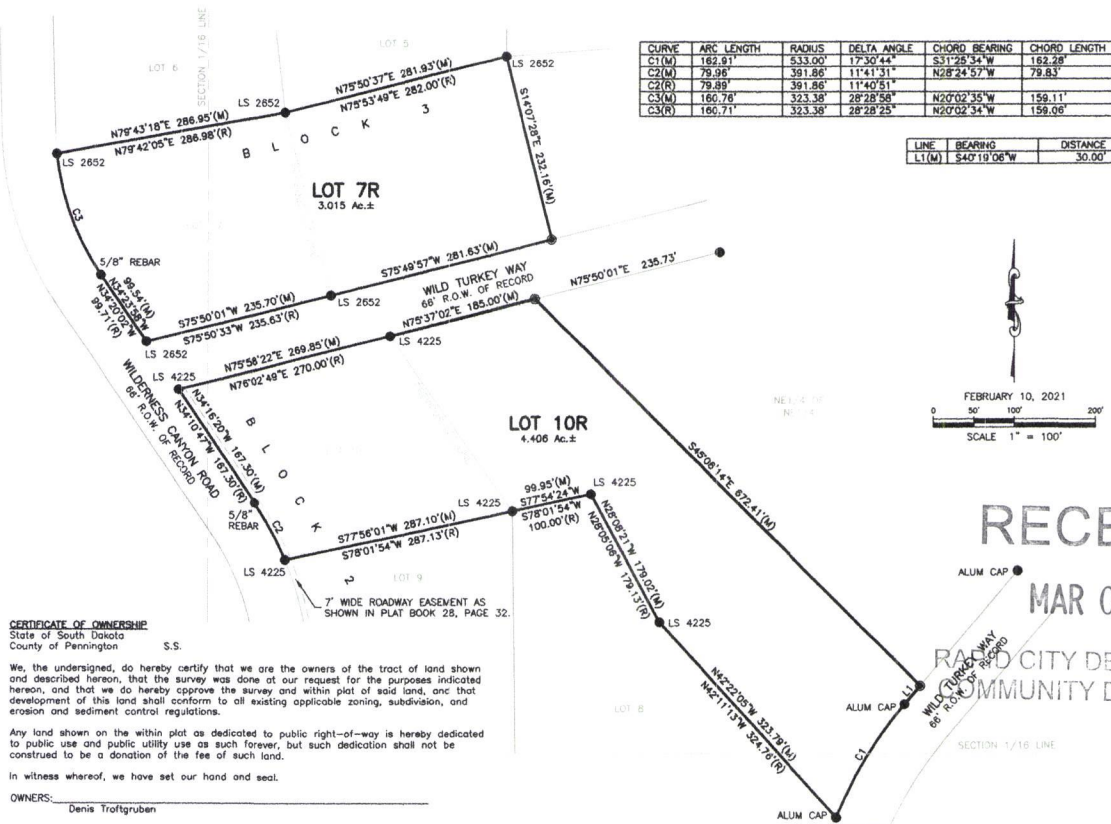
Lot 10 of Block 2 and Lot 7 of Block 3 of Copper Oaks #3 and a portion of the NE1/4 of Section 7, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 10R of Block 2 and Lot 7R of Block 3 of Copper Oaks #3 Subdivision

LOT 10R OF BLOCK 2 & LOT 7R OF BLOCK 3, COPPER OAKS #3 SUBDIVISION

(formerly Lot 10 of Block 2 and Lot 7 of Block 3 of Copper Oaks #3, and a portion of the NE1/4 of Section 7)
LOCATED IN SECTION 7, T1S, R7E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA

**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, one 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: _____
Denise Troftgruben

Tammy Troftgruben

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared Denise and Tammy Troftgruben, 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: _____

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State of South Dakota
County of Pennington S.S.

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In witness whereof, we have set our hand and seal.

OWNER: PETE & BETH MAZZELLA LIVING TRUST

By: _____
Peter Mazzella, Jr., Trustee

By: _____
Carolyn Mazzella, Trustee

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared Peter Mazzella, Jr. and Carolyn Mazzella, Trustees, 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 OWNERSHIP

State of South Dakota
County of Pennington S.S.

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

OWNER: REINKE FAMILY TRUST

By: _____
Ingrid Reinke, Trustee

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared Ingrid Reinke, Trustee, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC: _____

My commission expires: _____

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____

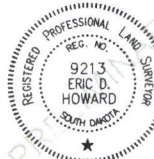
Finance Director of the City of Rapid City

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

**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 herein, 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 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 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 plot.

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.

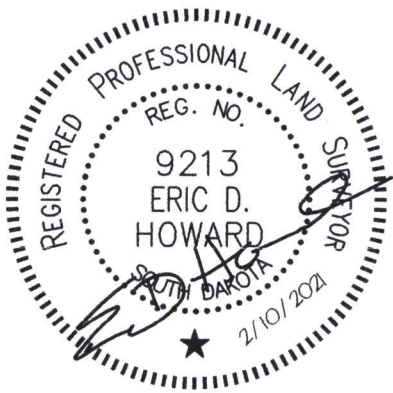
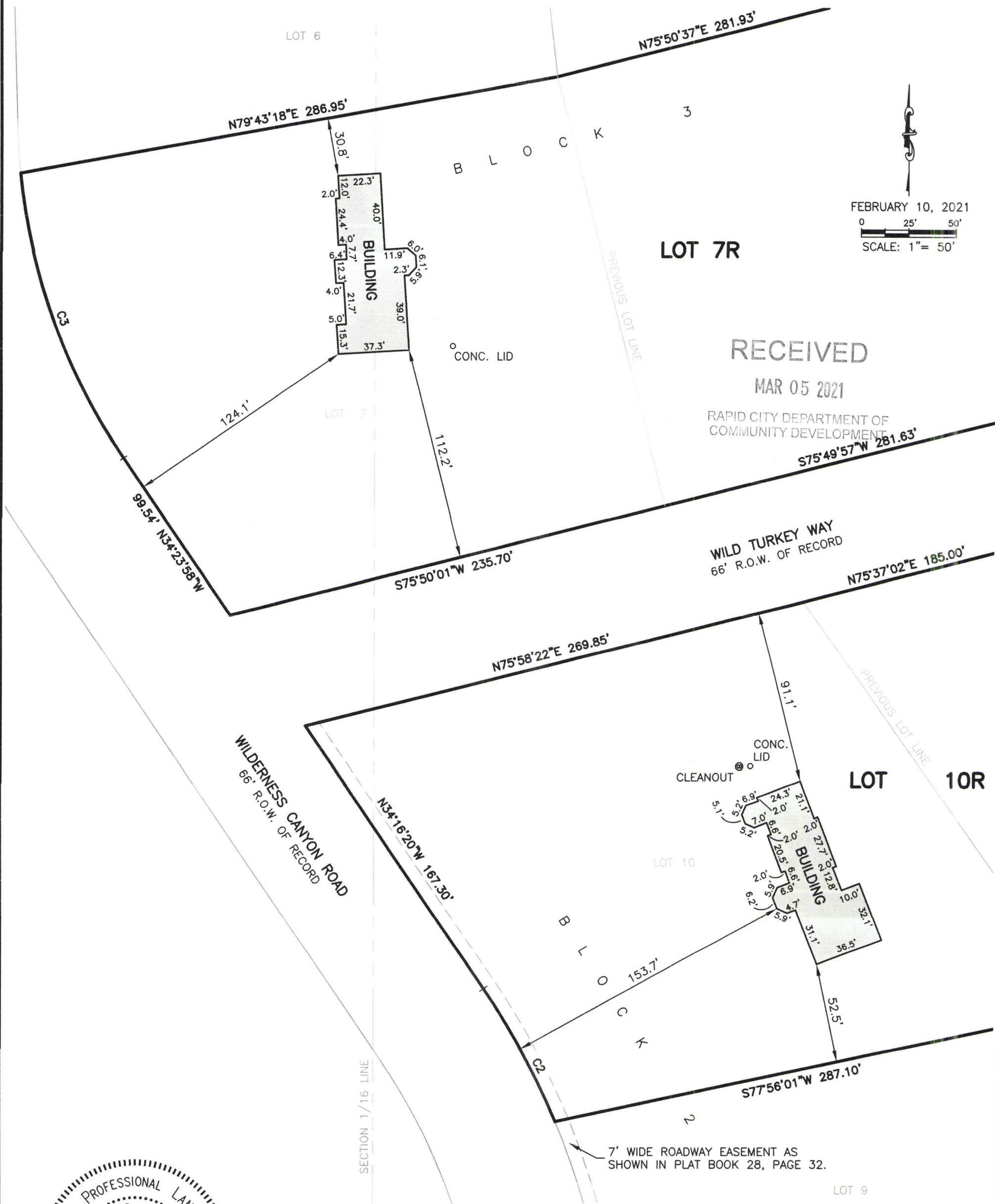
Filed this _____ day of _____, 20____, at _____ o'clock _____ M.,

Document Number _____ Fee: \$ _____

Register of Deeds

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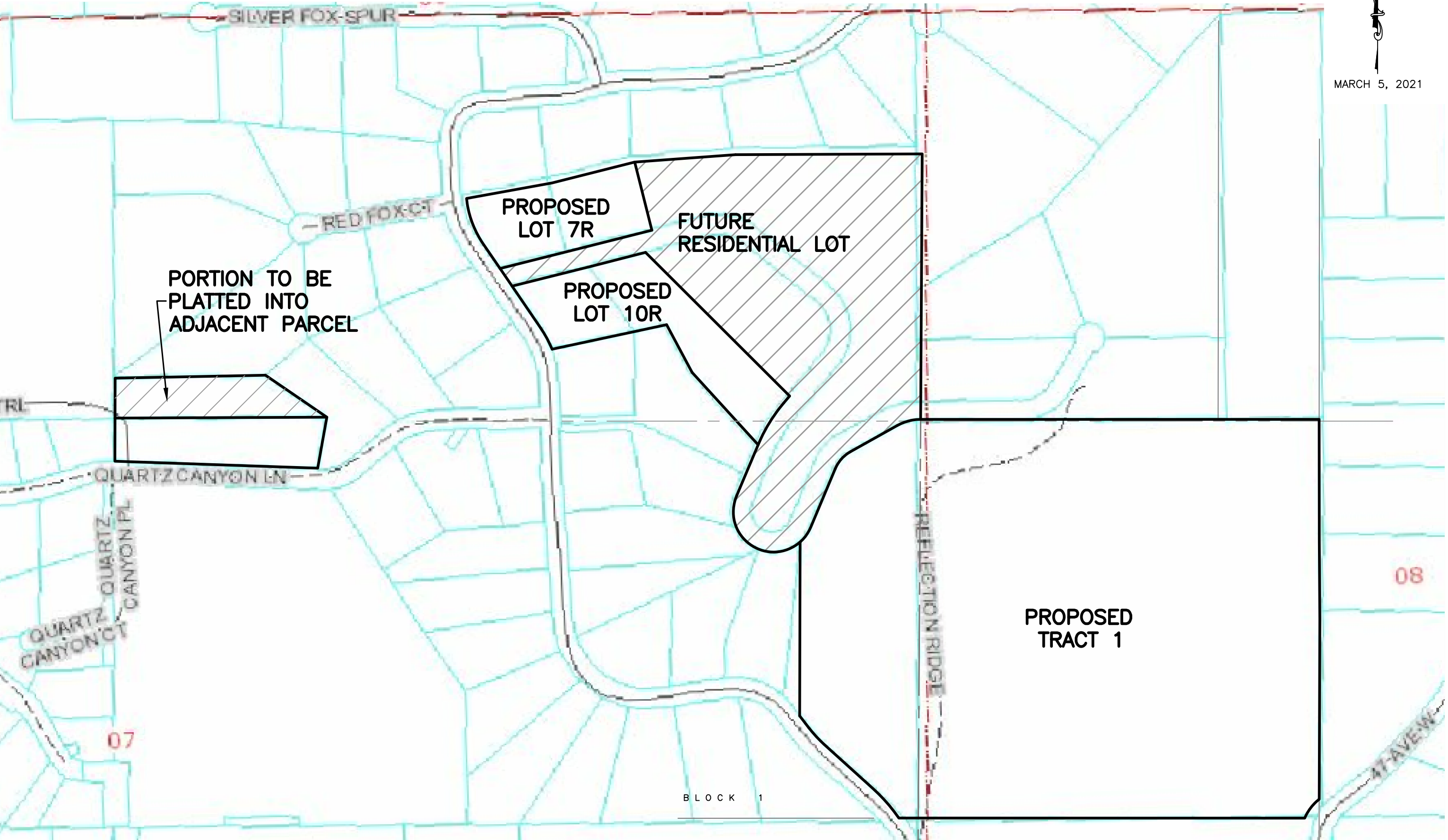
EXHIBIT 'A'
STRUCTURAL LOCATION SURVEY
LOT 10R OF BLOCK 2 & LOT 7R OF BLOCK 3 OF
COPPER OAKS #3 SUBDIVISION
LOCATED IN SECTION 7, T1S, R7E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	79.96'	391.86'	11°41'31"	N28°24'57"W	79.83'
C2	160.76'	323.38'	28°28'58"	N20°02'35"W	159.11'

EXHIBIT 'A'
MASTER PLAN

LOCATED IN SECTION 7 & 8, T1S, R7E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



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RED FOX CT

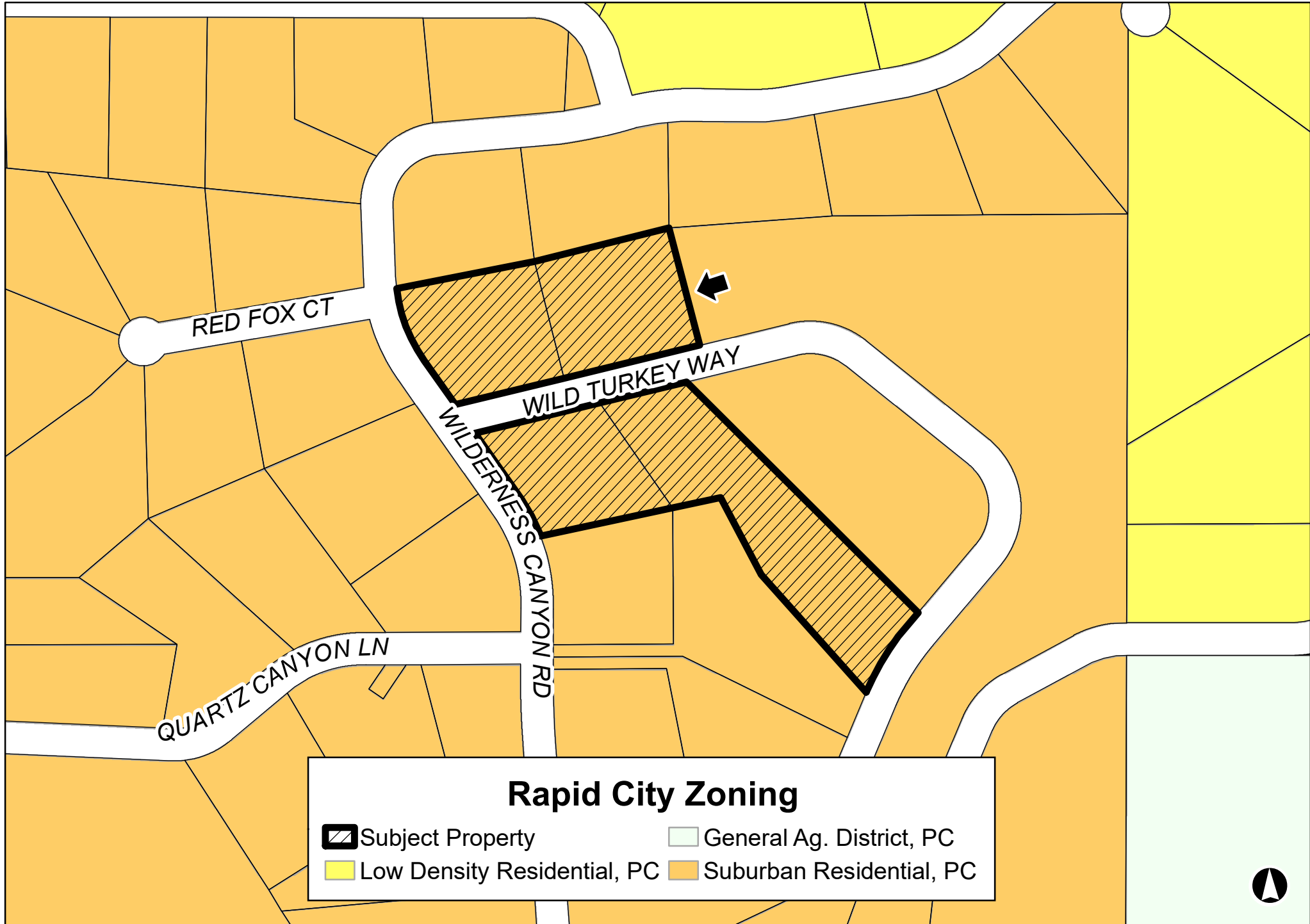
WILD TURKEY WAY

QUARTZ CANYON LN

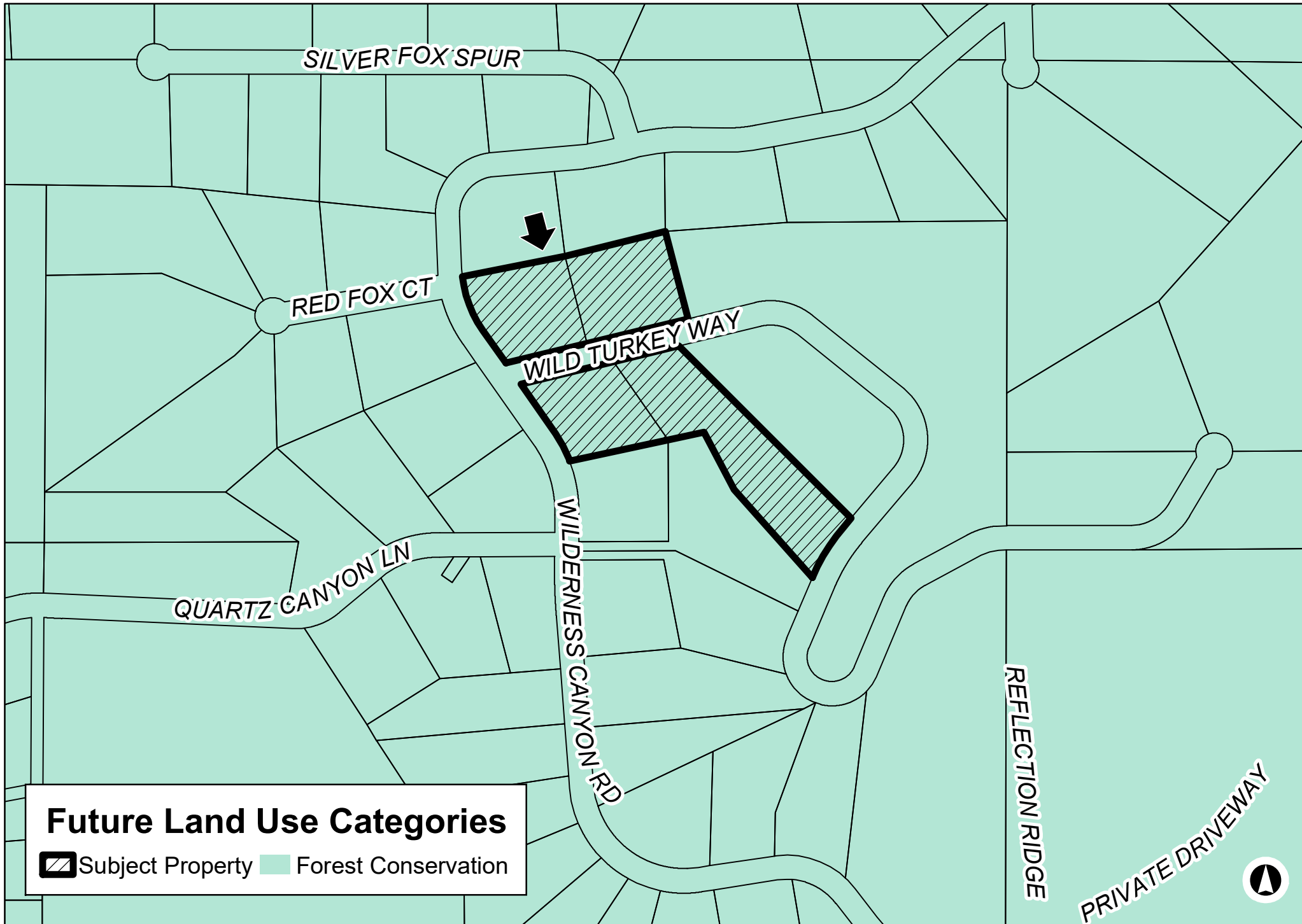
WILDERNESS CANYON RD



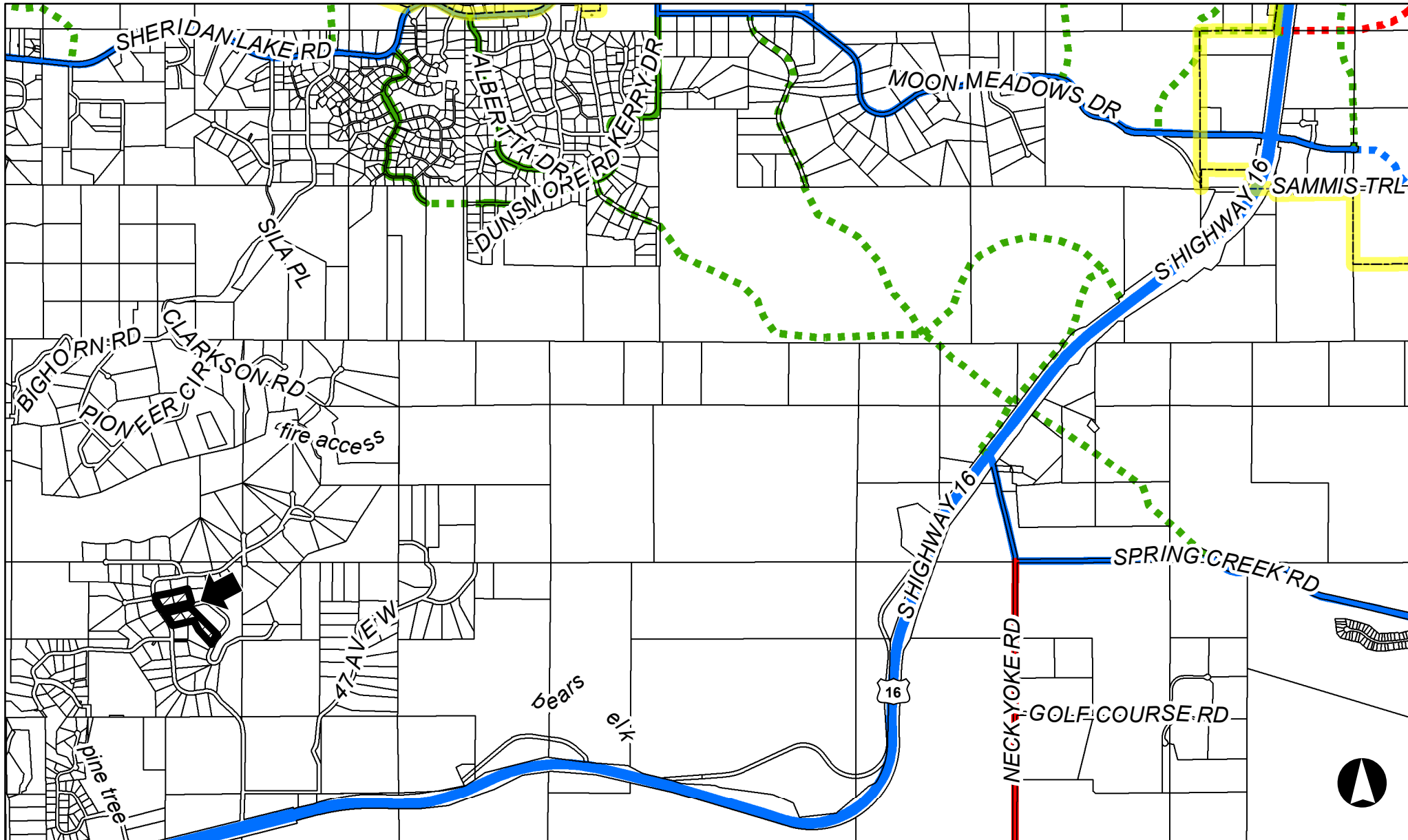
21PL019
23614 and 23620 Wilderness Canyon Road



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21PL019
23614 and 23620 Wilderness Canyon Road



Major Street Plan

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

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