

Case No. 21PL150

Existing Legal Description:

Government Lot 3 less dedicated right-of-way located in Section 6, T1N, R9E, BHM, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 1 thru 3 of Hidden Springs Ranchettes No. 3

**Plat of Lots 1 through 3 of Hidden Springs Ranchettes #3
and Dedicated Right-of-Way
(formerly all of Government Lot 3 less Road Right-of-Way of Section 6, T1N, R9E, B.H.M.)
located in the NW $\frac{1}{4}$ of Section 6, T1N, R9E, B.H.M.,
Pennington County, South Dakota.**

EASEMENTS

Utility & Minor Drainage Easements: 8' on the interior side of all lot lines established this document.

All major drainage easements 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 other source.

That portion of 229th Street (containing 0.49 Acres - 21,304 SF) and as shown hereon is hereby dedicated as public rights-of-way, however, such dedication shall not be construed to mean a donation of the fee of said land.

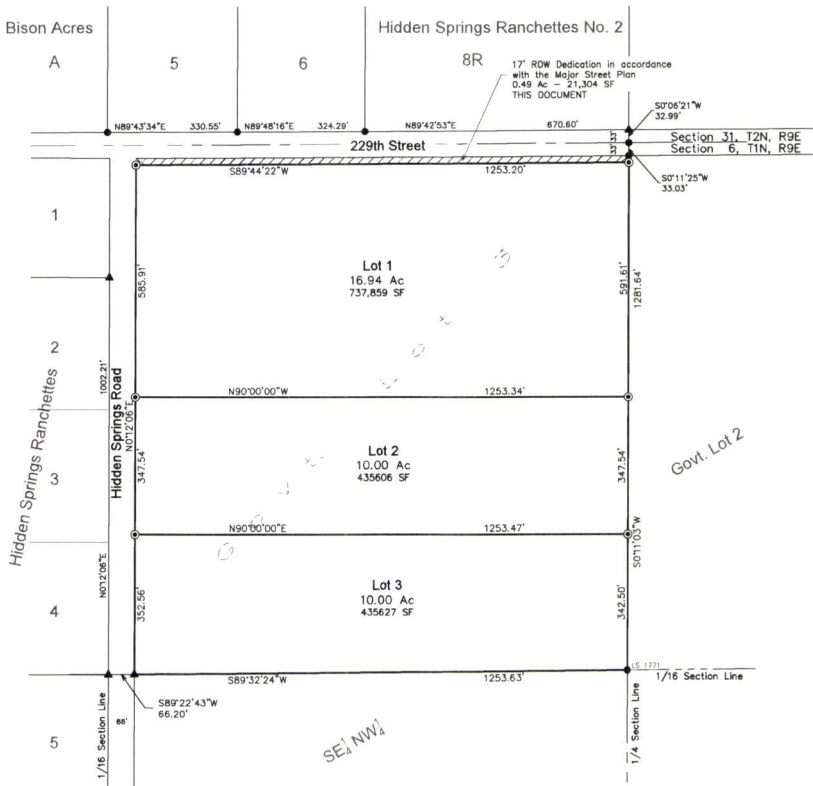
WATER PROTECTION STATEMENT

Pursuant to SDCL 11-3-8.1 and 11-3-2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in production of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same.

200 100 0 200
SCALE: 1" = 200
Basis of Bearings - Geodetic North (GPS)
12-16-21

LEGEND

- ▲ = Found #5 Rebar
- = Found Pipe (or as noted)
- ⊙ = Set Rebar with cap marked "RW Fisk 6565"

**CERTIFICATE OF SURVEYOR**

State of South Dakota County of Pennington §

I, Ronald Fisk, Registered Land Surveyor No. 6565 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 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.

Ronald Fisk, Registered Land Surveyor

Date: _____

**CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR**

State of South Dakota County of Pennington §

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 16.08.080 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

State of South Dakota County of Pennington §

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

State of South Dakota County of Pennington §

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

State of South Dakota County of Pennington §

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____.

Approved: _____

Director of Equalization of Pennington County

CERTIFICATE OF THE REGISTER OF DEEDS

State of South Dakota County of Pennington §

I, Register of Deeds, do hereby certify that the within described plat is a true and correct copy of the original as filed in my office.

Dated this _____ day of _____, 20____.

Register of Deeds

CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP

State of South Dakota County of Pennington §

We, Shawn and Cathy Walz, do hereby certify that we are the owners as shown and described hereon; that the survey was done at our request for the purpose indicated hereon; that we do hereby approve the survey and within plat of said land, and that the development of this and shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

In witness whereof, we have set our hand.

Shawn Walz - Owner

Cathy Walz - Owner

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared John Shawn and Cathy Walz, 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 FINANCE DIRECTOR

State of South Dakota County of Pennington §

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

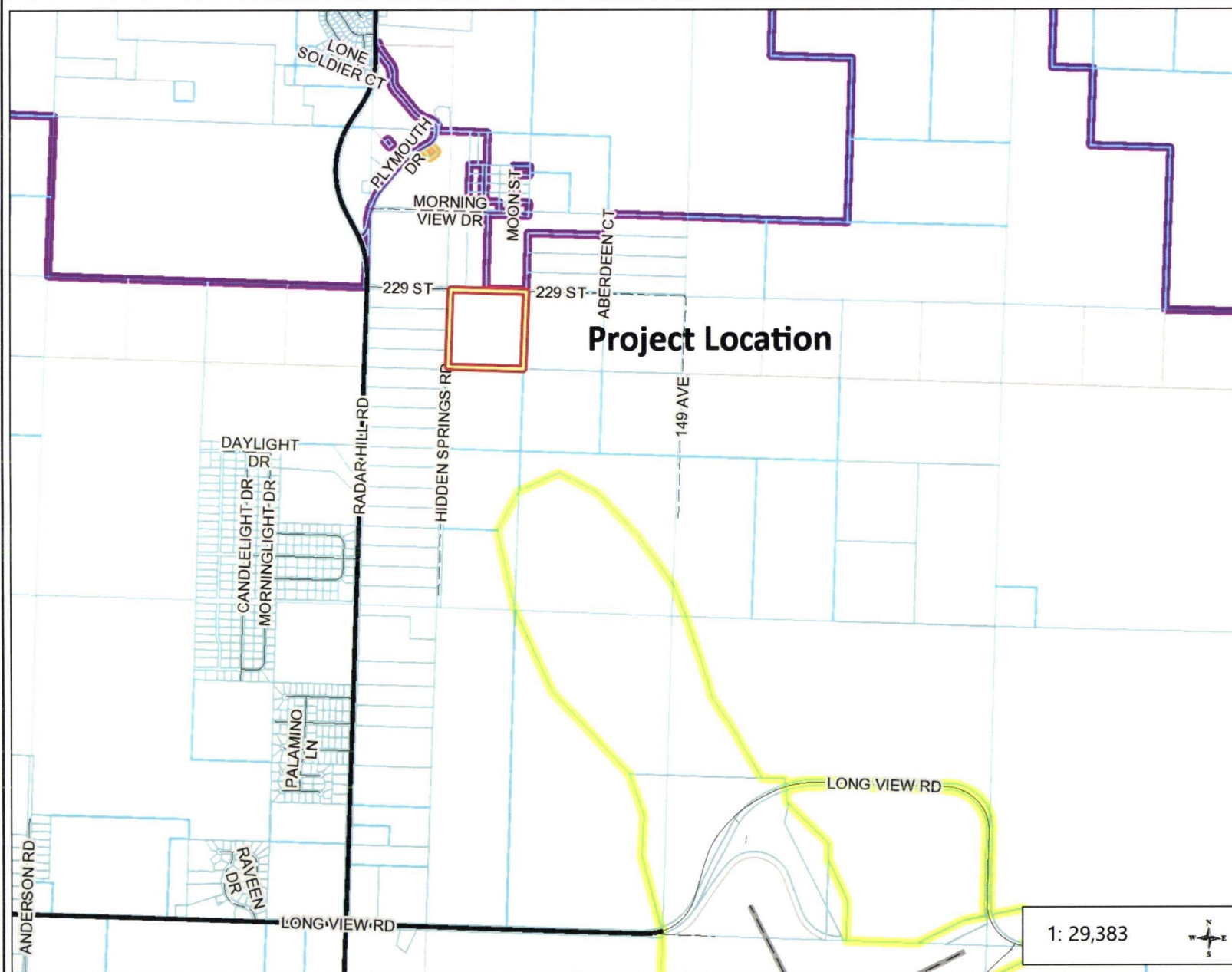
CERTIFICATE OF FINANCE DIRECTOR

State of South Dakota County of Pennington §

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

Roads

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- Unpaved road
- Unimproved road
- Trail
- Airport Runway
- Not yet coded

- Section Lines 0-25k
- Section Labels 0-25k

Tax Parcels

Lot Lines

- <Null>
- Lot Line
- Parcel Line

- OtherCitieslargerscale

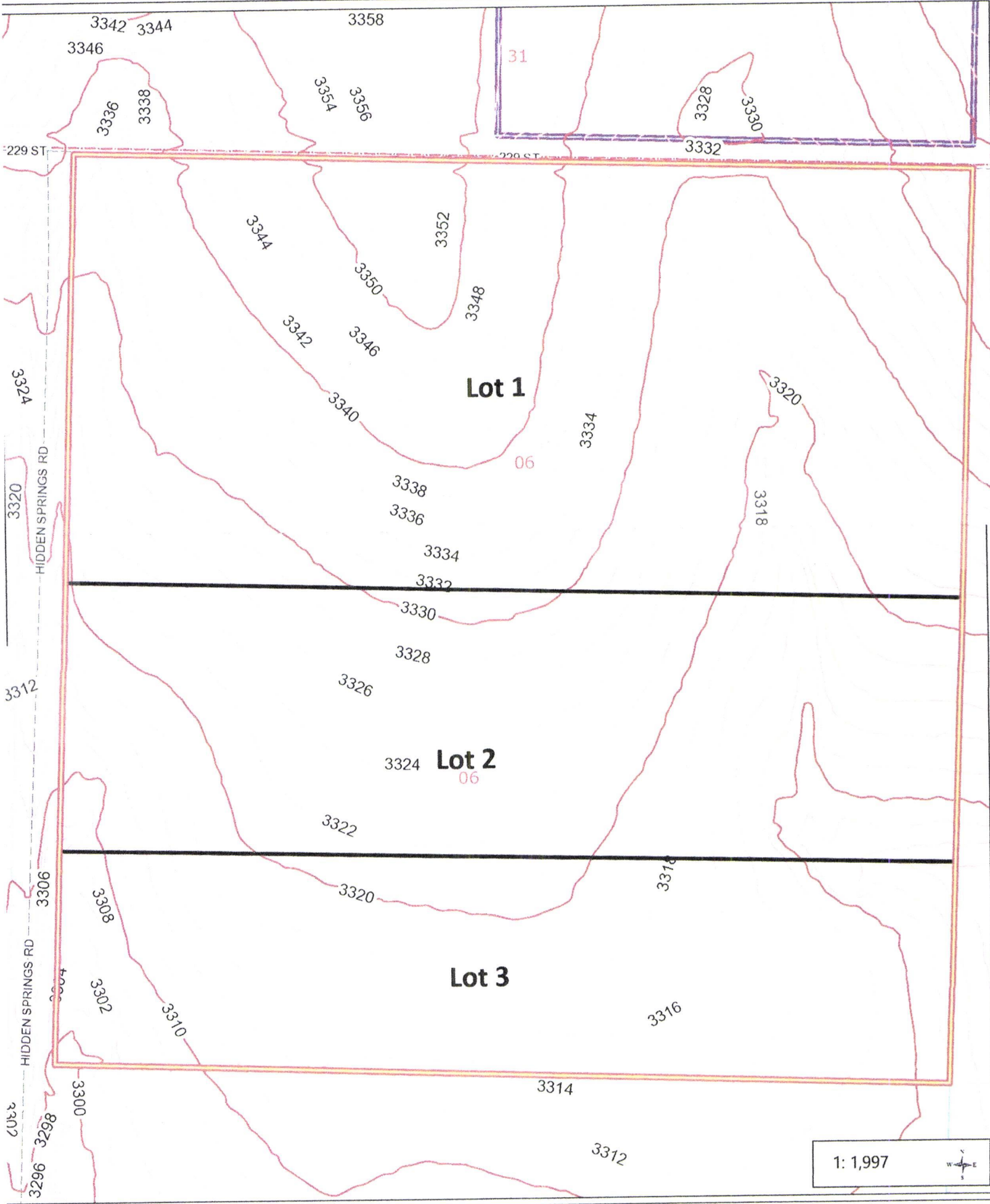
Map Notes:

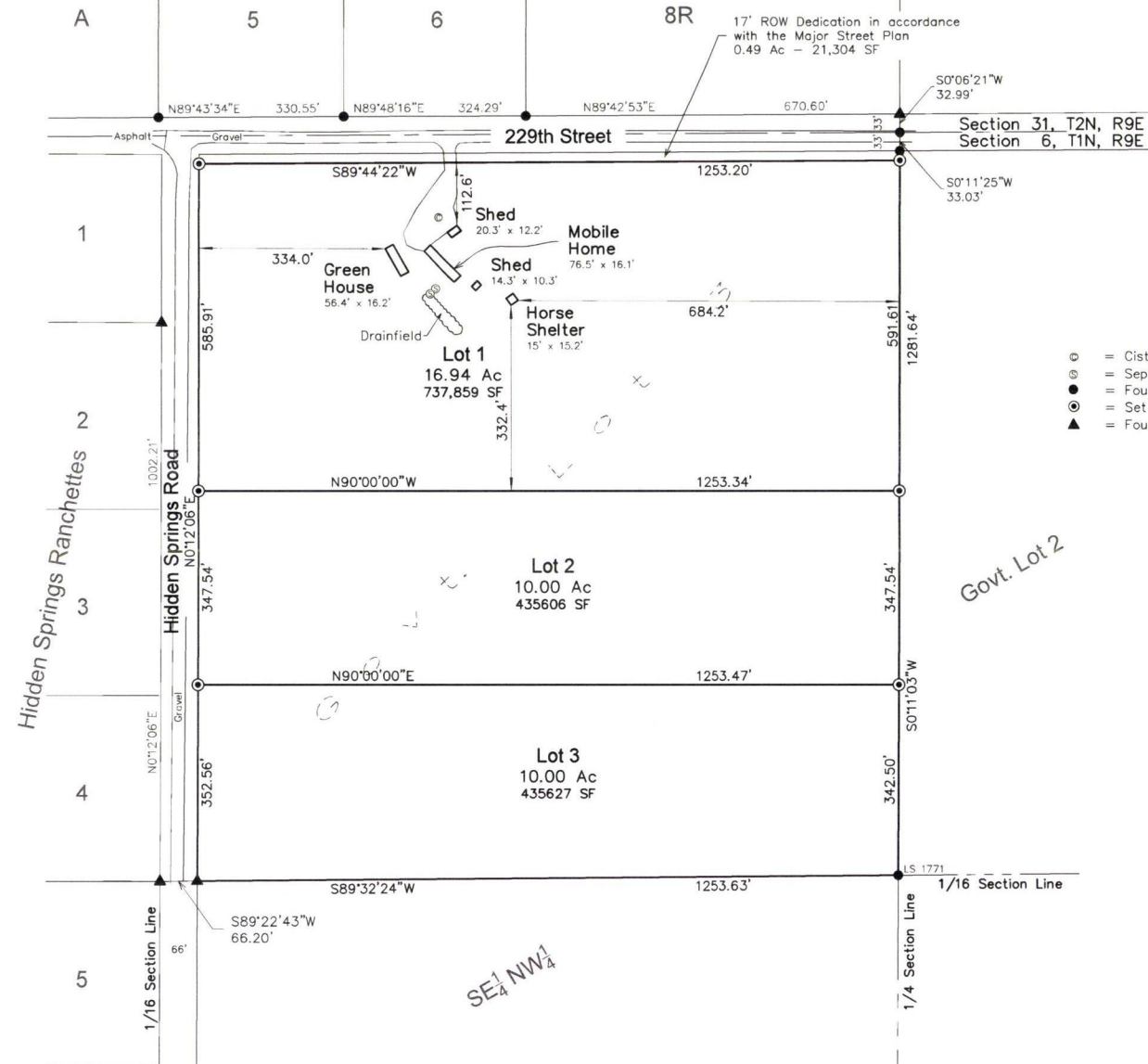
4,897.2 0 2,448.59 4,897.2 Feet

NAD_1983_StatePlane_South_Dakota_South_FIPS_4002_Feet
© Rapid City-Pennington County GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





100 50 0 100 20
SCALE: 1" = 200'

LEGEND

- = Cistern
- ⊙ = Septic Tank Access
- = Found Pipe (or as noted)
- ⦿ = Set Rebar with cap marked "RW Fisk 6565"
- ▲ = Found #5 Rebar

PROPOSED SUBDIVISION LAYOUT

**Proposed Lots 1-4 of
Hidden Springs Ranchettes #3**
Government Lot 3 less Road Right-of-Way
Section 6, T1N, R9E, BHM,

VISION LAYOUT
328 1/2 6th Street, Suite 201, Rapid City, SD 57701
Phone: (605) 791-5866 Fax: (605) 791-5863
www.civildesignsolutions.com
CIVIL ENGINEERING • LAND SURVEYING

SHEET NO.
2 of 2

December 16, 2021	Internal Job No: CDD 21-1232	Surveyed By: xx-xx-21	Survey Date: xx-xx-21
		Drawn By:	

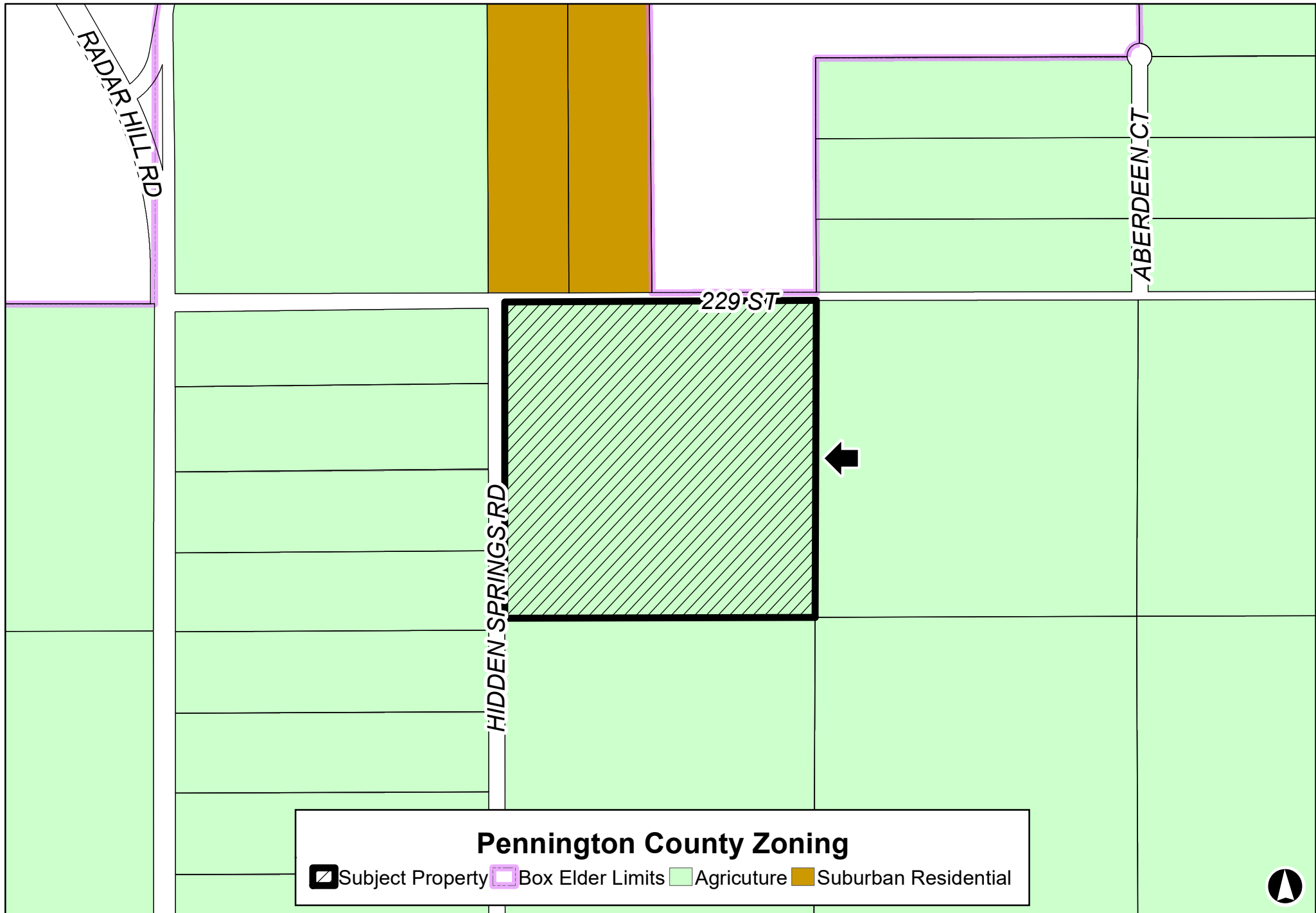
21PL150

229 ST

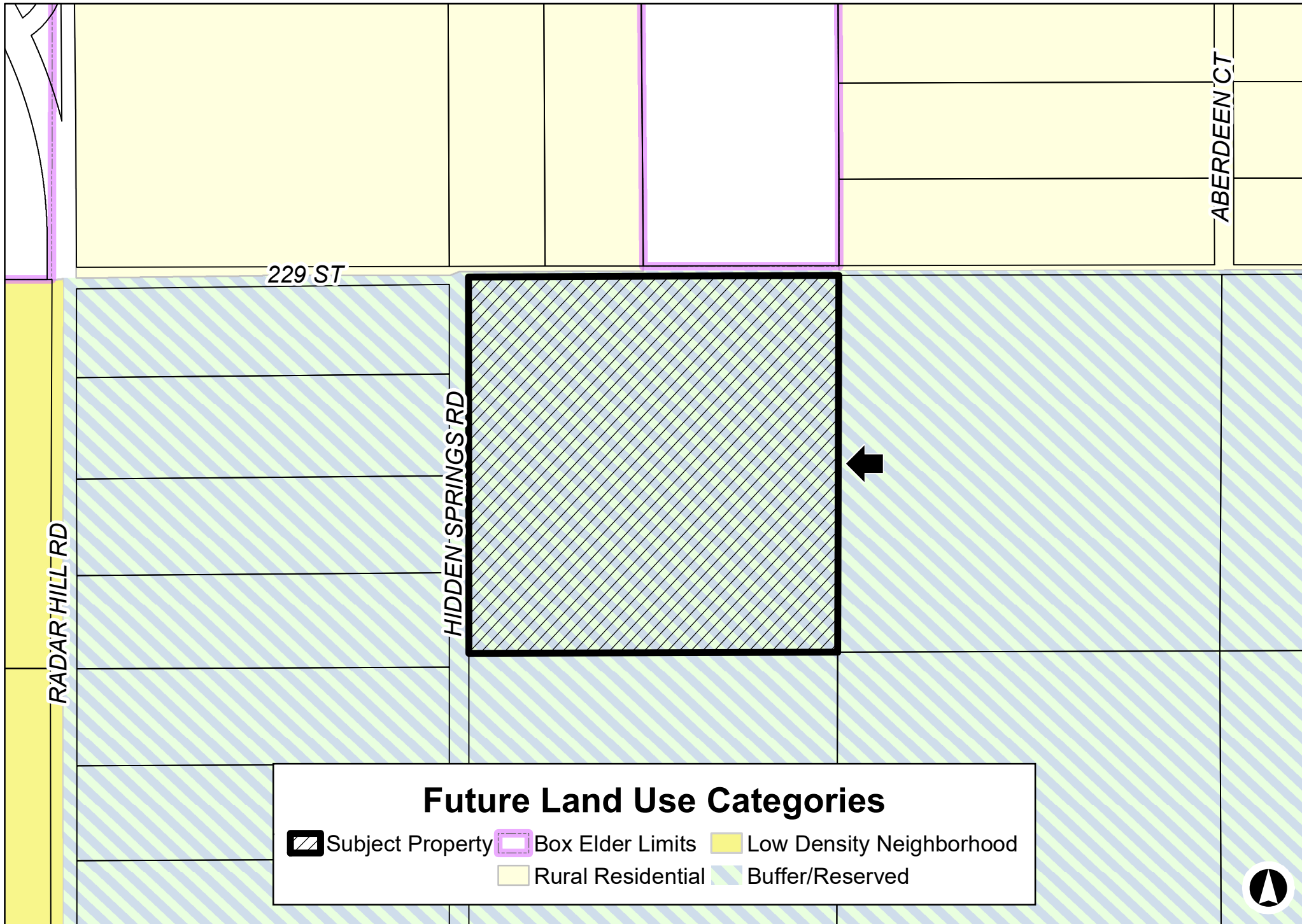
HIDDEN SPRINGS RD



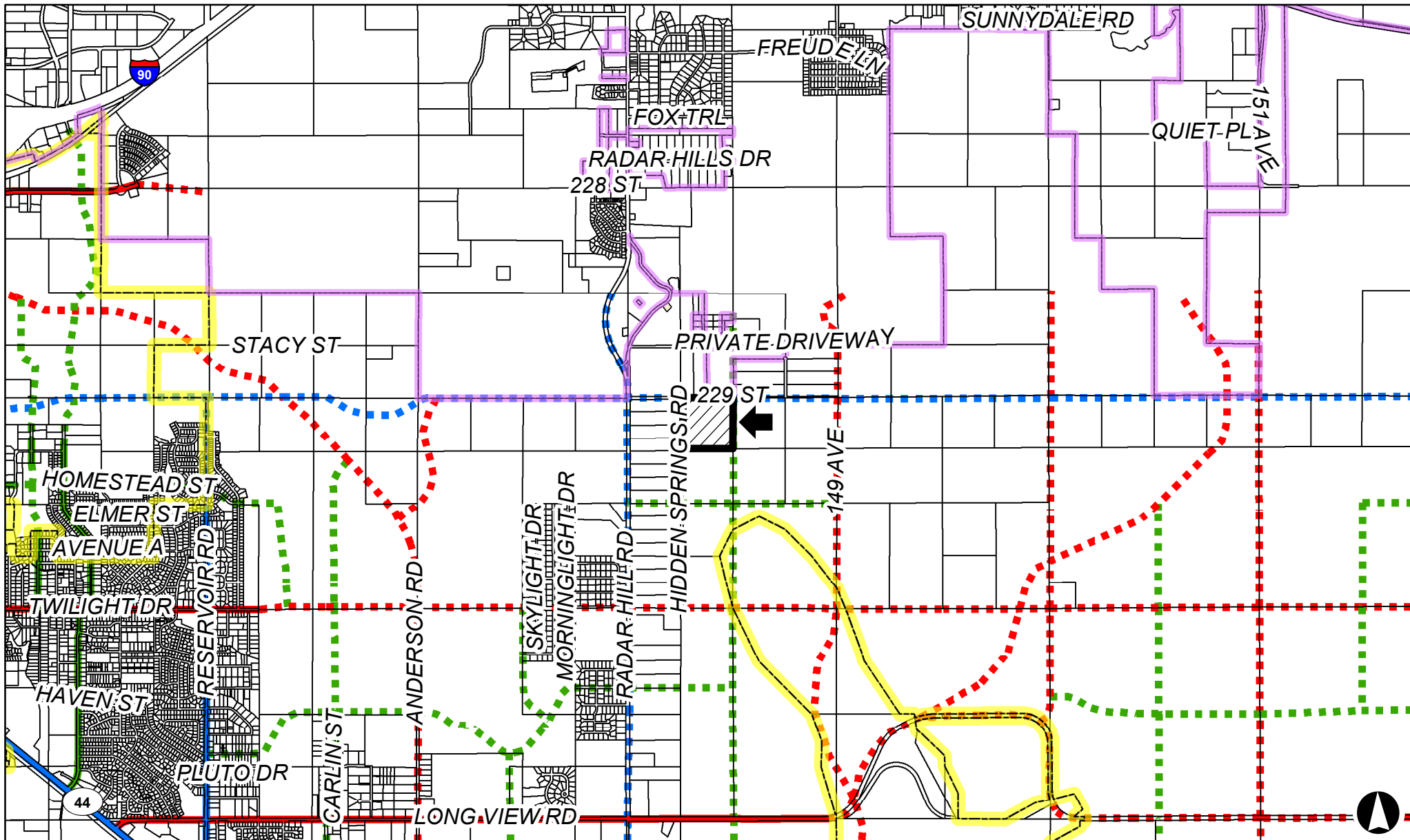
21PL150
14831-229th Street












21PL150
14831-229th Street



21PL150
14831-229th Street



Major Street Plan

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