

Case No. 16PL077

Existing Legal Description:

A portion of Tract 2 of the E1/2 of Section 16, T1N, R8E and Lot 19 of Block 11 of Elks Country Estates, all located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Lot 2 of Elks Golf Course Subdivision

PLAT OF
LOT 2
ELKS GOLF COURSE SUBDIVISION

(formerly a portion of Tract 2 of the E $\frac{1}{2}$ of Section 16, T1N, R8E, B.H.M., and,
Lot 19 of Block 11, Elks Country Estates)

LOCATED IN THE E $\frac{1}{2}$ OF
SECTION 16, T1N, R8E, BHM
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



JULY 15, 2016
SCALE 1" = 200'

LINE	BEARING	DISTANCE
L1(M)	S 89°59'06" E	126.89'
L1(R)	N 90°00'00" E	126.90'
L2(M)	N 31°00'26" E	233.69'
L2(R)	N 31°00'39" E	233.56'
L3(M)	S 85°22'03" W	168.39'
L3(R)	S 85°23'12" W	168.39'
L4(M)	S 65°32'54" W	20.22'
L4(R)	S 65°23'12" W	20.36'
L5(M)	S 65°28'49" W	64.65'
L5(R)	S 65°23'12" W	64.64'
L6(M)	N 53°20'57" E	32.29'
L6(R)	N 53°23'47" E	32.20'
L7(M)	N 53°26'50" E	52.80'
L7(R)	N 53°23'47" E	52.80'
L8(M)	S 53°22'19" W	133.96'
L8(R)	S 53°22'59" W	134.03'
L9(M)	S 1°30'50" W	137.36'
L9(R)	S 1°26'40" W	137.50'
L10(M)	S 18°11'22" E	549.91'
L10(R)	S 18°10'36" E	549.69'
L11(M)	S 08°24'40" W	157.53'
L11(R)	S 08°33'51" W	157.28'
L12(M)	S 1°22'18" W	412.21'
L12(R)	S 1°31'8" W	412.59'
L13(M)	S 00°58'50" W	200.22'
L13(R)	S 00°58'47" W	200.21'
L14(M)	S 82°09'52" E	103.97'
L14(R)	S 82°05'08" E	104.08'
L15(M)	S 53°28'44" E	70.91'
L15(R)	N 53°28'48" E	70.73'
L16(M)	S 83°59'27" E	211.29'
L16(R)	S 83°55'18" E	211.17'
L17(M)	S 19°25'31" E	73.84'
L17(R)	S 19°43'13" E	73.73'
L18(M)	S 07°05'46" W	357.70'
L18(R)	S 07°08'10" W	357.56'
L19(M)	S 45°27'27" E	330.56'
L19(R)	S 45°58'02" E	339.60'
L20(M)	N 71°16'47" W	129.58'
L20(R)	N 71°12'58" W	129.25'
L21(M)	N 41°53'47" W	146.54'
L21(R)	N 41°51'16" W	146.63'
L22(M)	S 80°13'54" W	254.67'
L22(R)	S 80°15'14" W	254.61'
L23(M)	S 11°40'04" W	347.33'
L23(R)	S 11°17'28" E	347.46'
L24(M)	S 41°54'42" W	247.22'
L24(R)	S 41°54'33" W	247.19'
L25(M)	S 80°44'57" W	161.04'
L25(R)	S 80°49'55" W	161.28'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(M)	183.10'	1200.00'	0°44'32"	N 20°28'10" W	182.92'
C1(R)	183.19'	1200.00'	0°44'47"	N 20°27'32" W	183.01'
C2(M)	285.38'	1097.25'	14°54'06"	N 15°51'21" E	284.67'
C2(R)	285.61'	1096.15'	14°55'46"		

NOTES

- Denotes set 5/8" rebar with survey cap marked "Jonia LS 117700"
- Denotes Found 5/8" rebar 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: The Inverse Bearing between the Southeast Section-corner and the East 1/4 of Section 16, T1N, R8E, B.H.M. side Bearing being North (B.M.).

Utility and Minor Drainage Easements: 8" on the interior side 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, hedging, 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.

RECEIVED

JUL 28 2016

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

15' WIDE ACCESS EASEMENT
AS SHOWN IN PLAT BOOK 30,
PAGE 1 (TO BE VACATED THIS PLAT)

PREVIOUS LOT LINE

8" WIDE UTILITY & MINOR
DRAINAGE EASEMENT AS SHOWN
IN PLAT BOOK 36, PAGE 36
(TO BE VACATED THIS PLAT)

DETAIL

PLAT OF
LOT 2
ELKS GOLF COURSE SUBDIVISION

(formerly a portion of Tract 2 of the E $\frac{1}{2}$ of Section 16, T1N, R8E, B.H.M., and,
Lot 19 of Block 11, Elks Country Estates)

LOCATED IN THE E $\frac{1}{2}$ OF
SECTION 16, T1N, R8E, BHM
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

JUL 28 2016

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES



CERTIFICATE OF OWNERSHIP

State of South Dakota
County of Pennington s.s.

I, Steve Zandstra, do hereby certify that I am a member of ZCO INCORPORATED, a corporation, and the owner 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: ZCO INCORPORATED

Owner: _____
Steve Zandstra, Member

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared Steve Zandstra, 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 OWNERSHIP

State of South Dakota
County of Pennington s.s.

Re: the RAPID CITY LODGE, NO. 1187, BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA; 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: RAPID CITY LODGE, NO. 1187, BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA

By: _____, Chairman of Board

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared _____, Chairman of Board of Rapid City Lodge, No. 1187, Benevolent and Protective Order of Elks of the United States of America, 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 15.08.080 of the Rapid City Municipal Code and as such I have approved this as a 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 an 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.

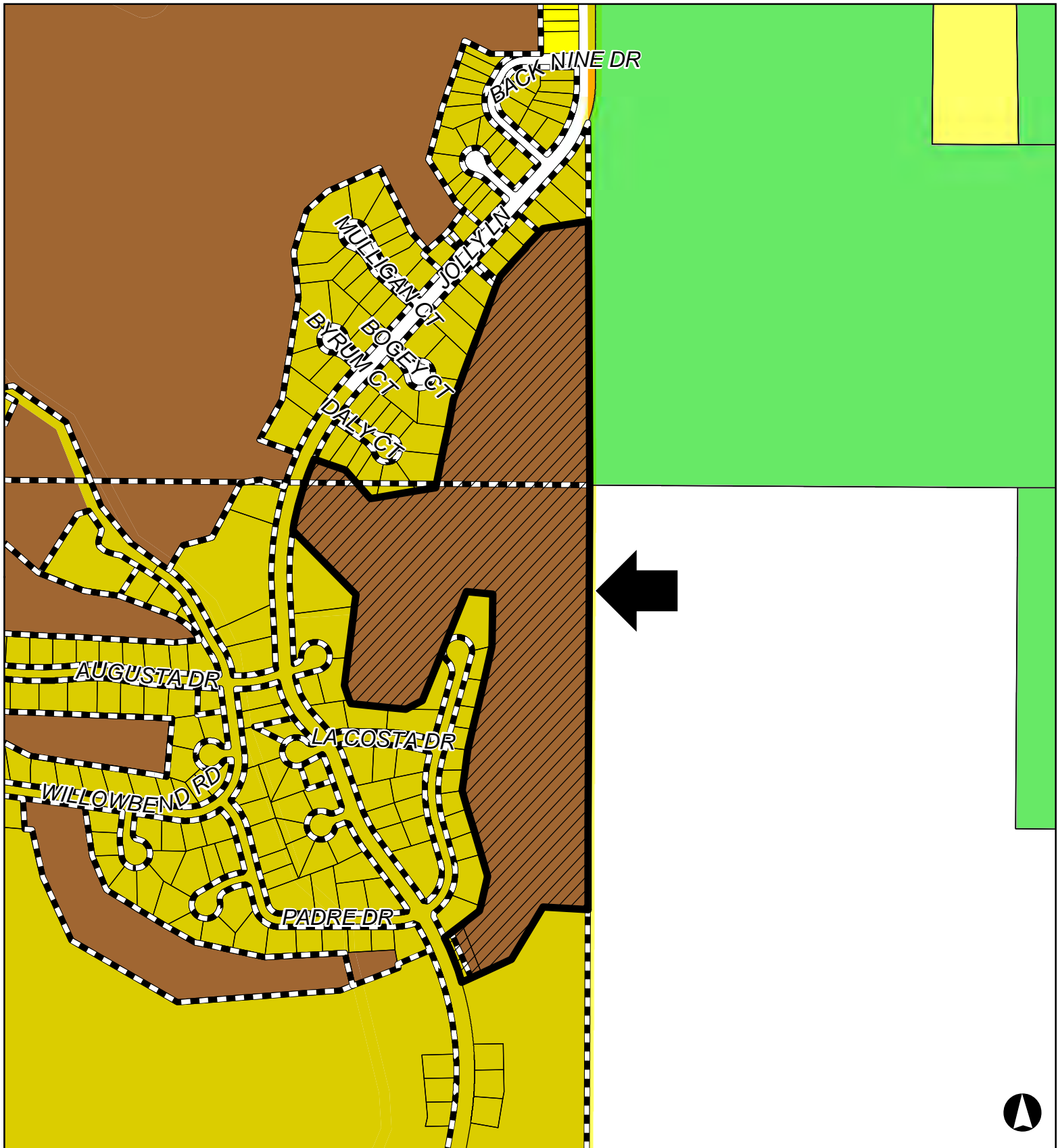
Filed this _____ day of _____, 20____ at _____.

In Document No. _____

Register of Deeds Fee: \$ _____

16PL077

South of the Jolly Lane and Padre Drive Intersection



Rapid City/Pennington County Zoning

Subject Property	Planned Development	General Agriculture	Low Density Residential-2	Low Density Residential, PC
Rapid City Limits	Low Density Residential-1	Medium Density Residential	Limited Ag., PC	

16PL077

JOLLY LN

BYRUM CT

BOGEY CT

DALY CT

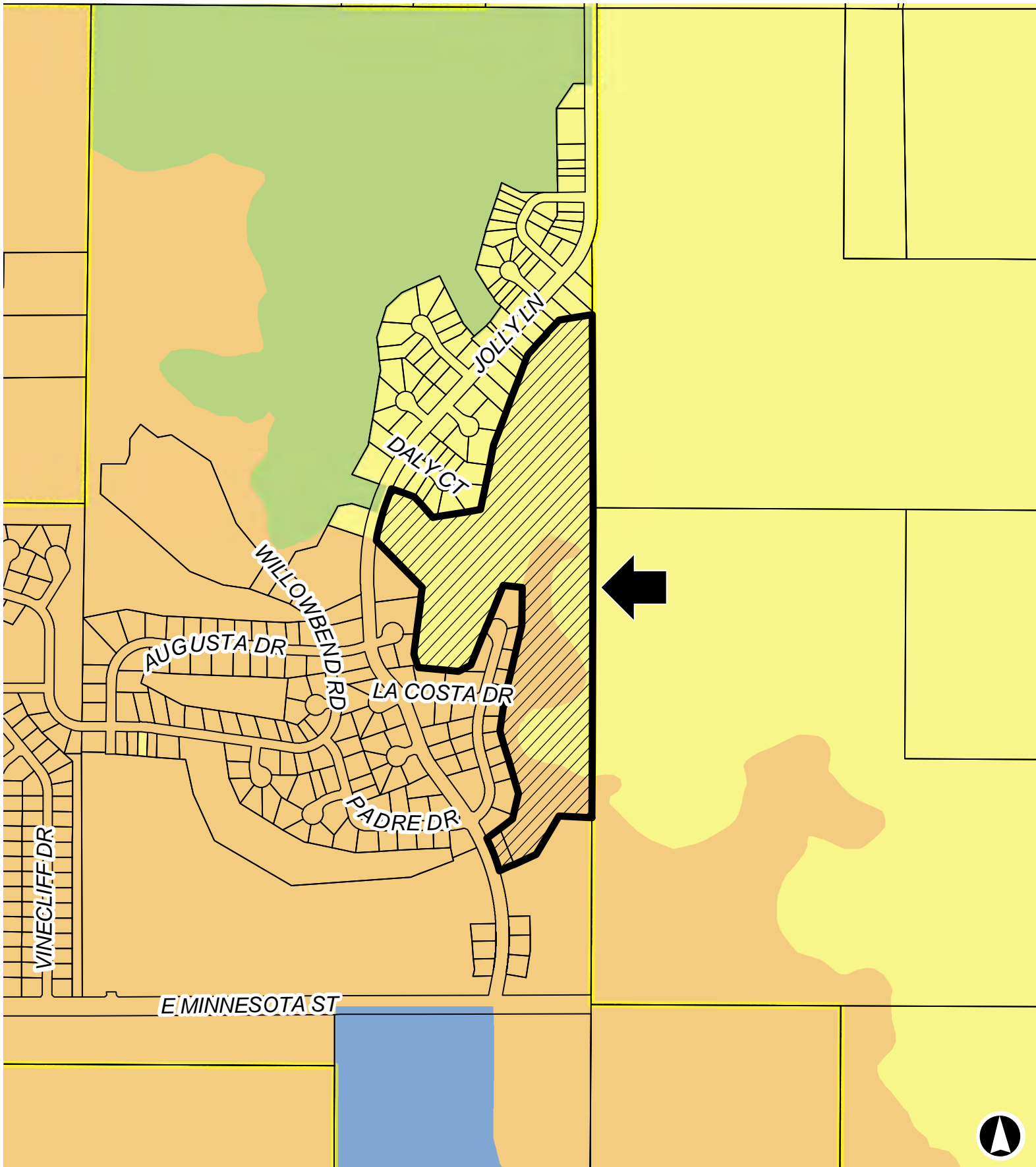
AUGUSTA DR

LA COSTA DR

PADRE DR

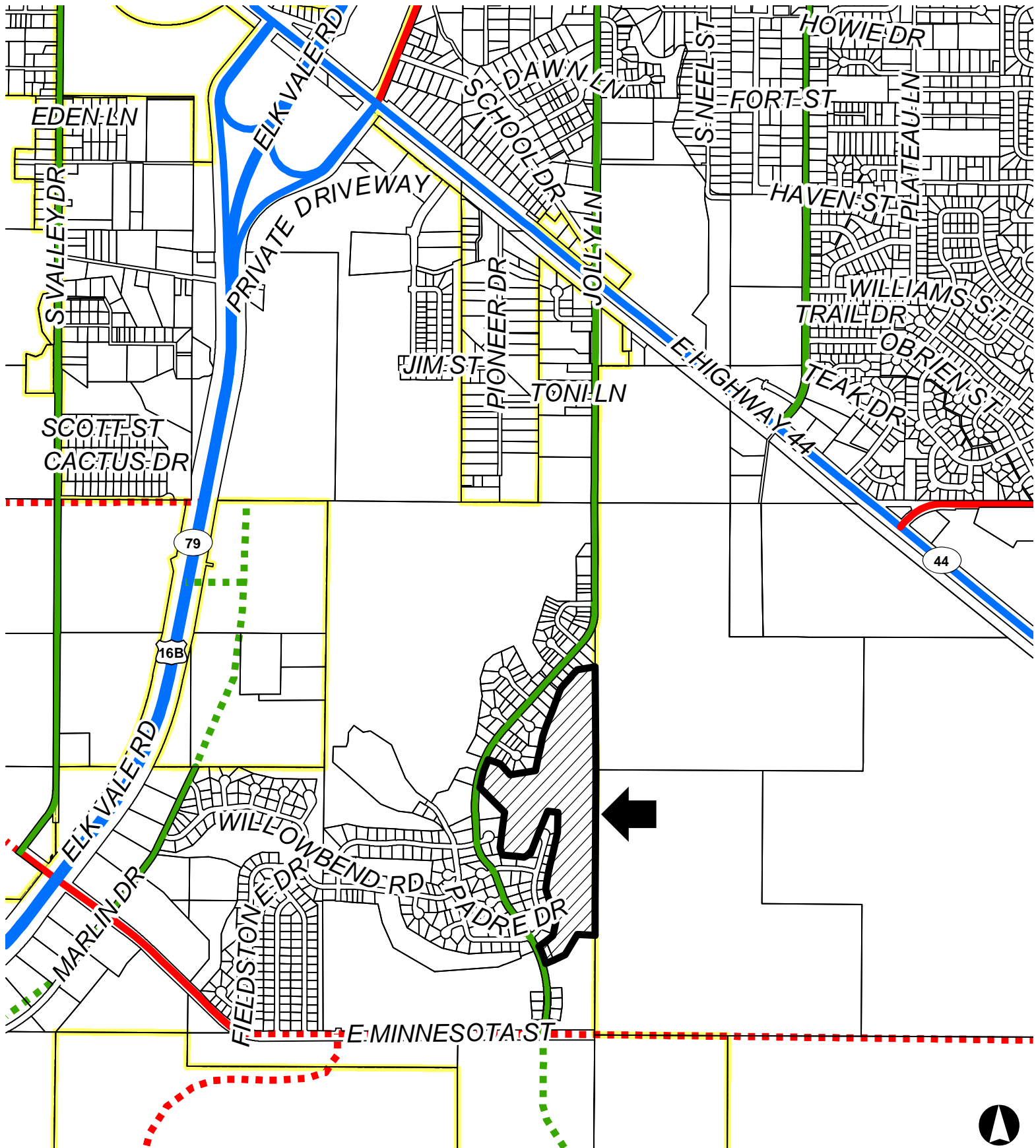


South of the Jolly Lane and Padre Drive Intersection



- | | | | |
|--|-----------------------------------|--|---|
|  Subject Property | Future Land Use Categories |  Urban Neighborhood |  Public/Quasi-Public |
|  Rapid City Limits | |  Low Density Neighborhood |  Parks and Greenway |

South of the Jolly Lane and Padre Drive Intersection



- Major Street Plan**
- Subject Property
 - Rapid City Limits
 - Collector
 - Principal arterial
 - Minor arterial
 - Proposed collector
 - Proposed minor arterial

16PL077

