Case No. 16PL094

**Existing Legal Description:**

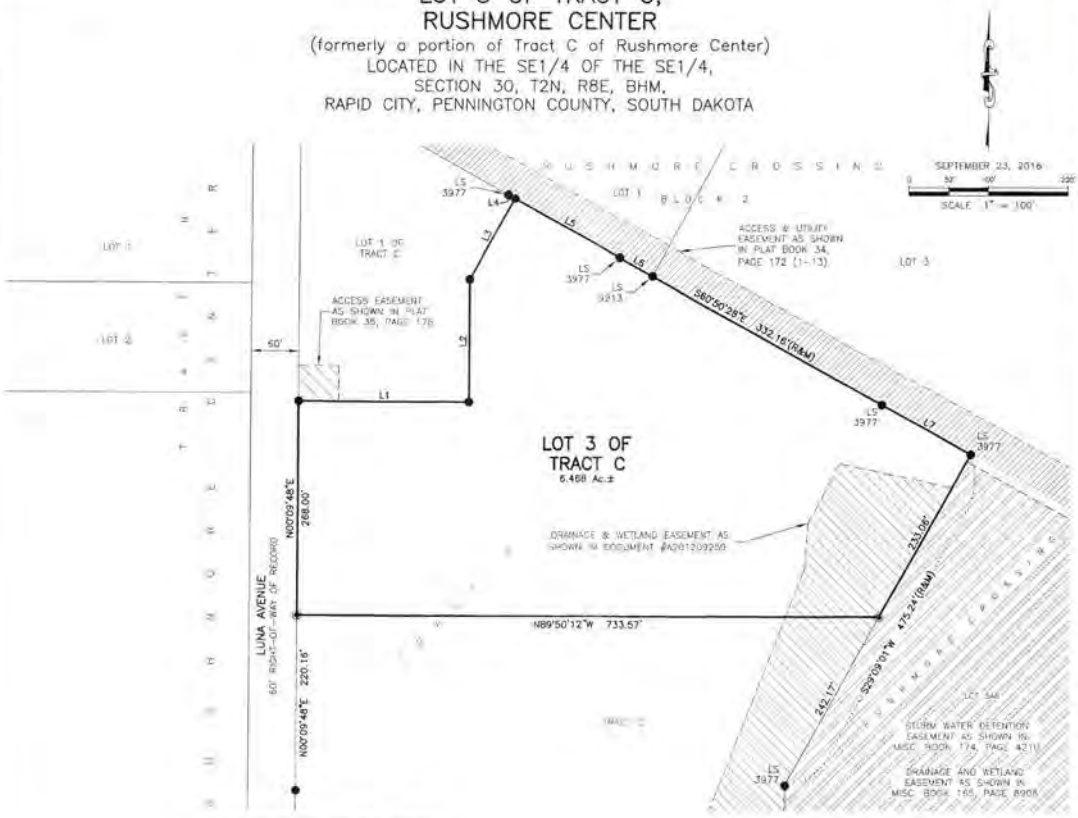
A portion of Tract C of Rushmore Center, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

Proposed Lot 3 of Tract C of Rushmore Center

16PL094

# PLAT OF
# LOT 3 OF TRACT C,
# RUSHMORE CENTER
(formerly a portion of Tract C of Rushmore Center)
LOCATED IN THE SE1/4 OF THE SE1/4,
SECTION 30, T2N, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1(R&M) | S89°50'08"E | 214.75' |
| L2(R&M) | N00°06'45"E | 153.92' |
| L3(R&M) | N29°09'15"E | 115.47' |
| L4(R&M) | S60°52'33"E | 9.77' |
| L5 | S60°52'33"E | 157.42' |
| L6(R&M) | S60°50'28"E | 47.54' |
| L7(M) | S60°51'21"E | 127.28' |
| L7(R) | S60°50'08"E | 127.28' |

RECEIVED
SEP 29 2016
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

**LEGEND**
- ◉ Denotes set 5/8" rebar with survey cap marked "Renner Associates – 9213"
- ● Denotes Found Survey Monument marked LS 9213, 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) WCS 34.

**NOTES:**
**UTILITY AND MINOR DRAINAGE EASEMENTS:** 8' ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED.

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 OWNERSHIP**
State of South Dakota
County of Pennington S.S.

We, the undersigned do hereby certify that we are the owners of the lands 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 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: HDRK Properties, LLC.

BY: _____
Richard E. Huffman, Member

BY: _____
Hani Shafai, Member

On this 23rd day of September, 2016, before me, a Notary Public, personally appeared Richard E. Huffman, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC: Patti Mills
My commission expires: 10/28/2021

On this 23rd day of September, 2016, before me, a Notary Public, personally appeared Hani Shafai, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC: Patti Mills
My commission expires: 10/28/2021

PATTI MILLS NOTARY PUBLIC SEAL STATE OF SOUTH DAKOTA My Commission Expires October 28, 2021

**CERTIFICATE OF COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR**
I, Community Planning & 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 16.08.090 of the Rapid City Municipal Code and as such I have approved this Plat as a Minor Plat.

Dated this _____ day of _____, 20____

Community Planning & Development Services Director of the City of Rapid City

**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: Luana Thoreson, Cartographer 9/29/2016

**CERTIFICATE OF FINANCE OFFICER**
I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning & Development Services Director and the Public Works Director of the City of Rapid City, has approved this Minor 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 29th day of September, 20 16

Darlene Symonds by: KH
Finance Officer 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 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 easements that are not known to me are not shown hereon.

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

_____ 9-23-16
Eric D. Howard, Registered Land Surveyor Date:

REGISTERED PROFESSIONAL LAND SURVEYOR 9213 ERIC D. HOWARD SOUTH DAKOTA

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**
The location of the proposed property 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 29th day of SEPT., 20 16

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 29th day of September, 20 16

_____ Deputy
Treasurer of Pennington County

COUNTY TREASURER PENNINGTON COUNTY, SOUTH DAKOTA SEAL

**CERTIFICATE OF PUBLIC WORKS DIRECTOR**
I, Public Works Director of the City of Rapid City, have reviewed this plat and have found it to conform to the the Subdivision requirements of Chapter 16.08.090 of the Rapid City Municipal Code and as such I have approved this Plat as a Minor Plat.

Dated this _____ day of _____, 20____

Public Works Director of the City of Rapid City

**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 Number _____

Fee: $

Register of Deeds

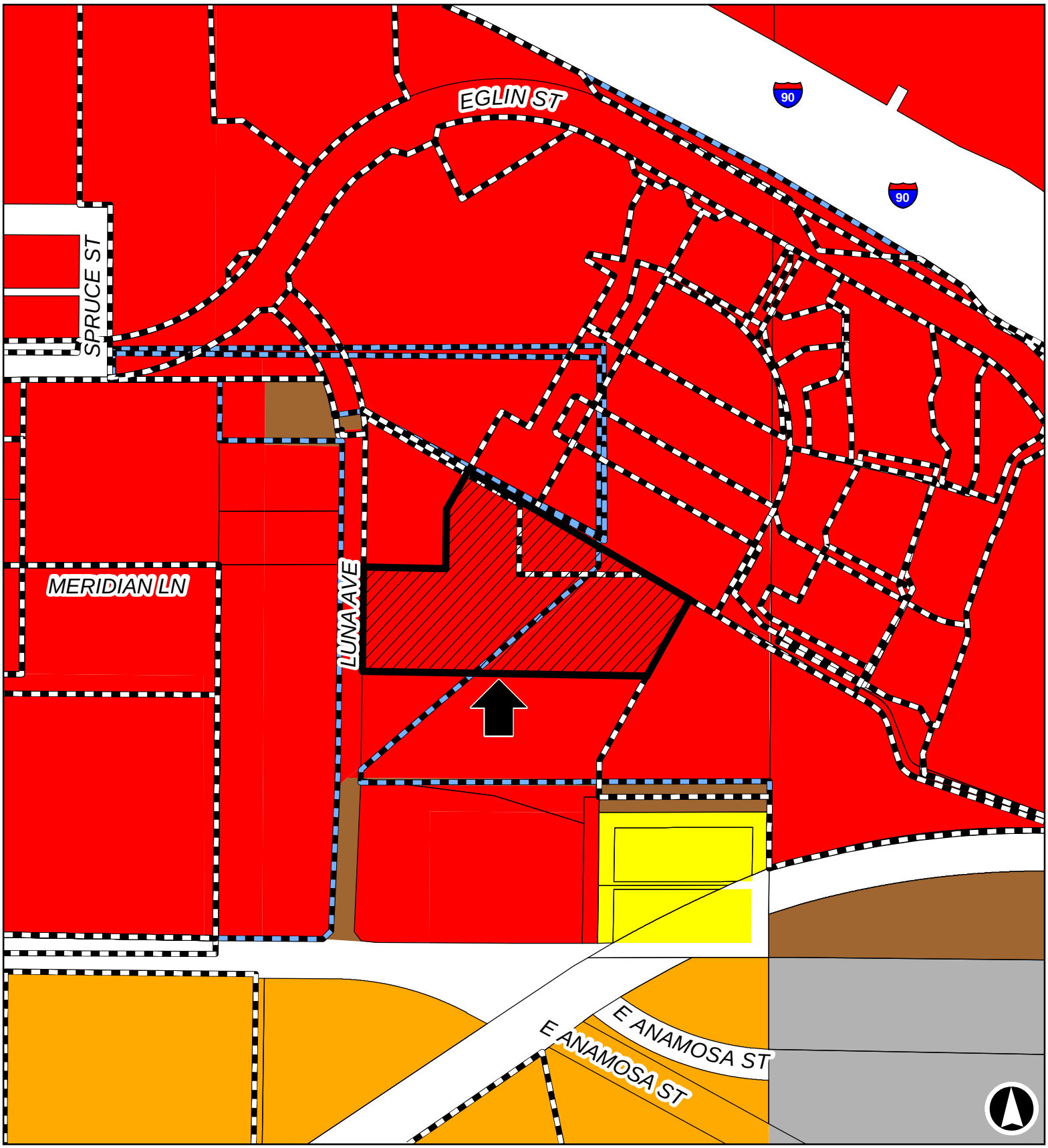
PREPARED BY: RENNER & ASSOCIATES, LLC • 616 SIXTH STREET • RAPID CITY, SD 57701 • 605/721-7310

DWG

2778


16PL094
LUNA AVE
Rapid City-Pennington County GIS Division

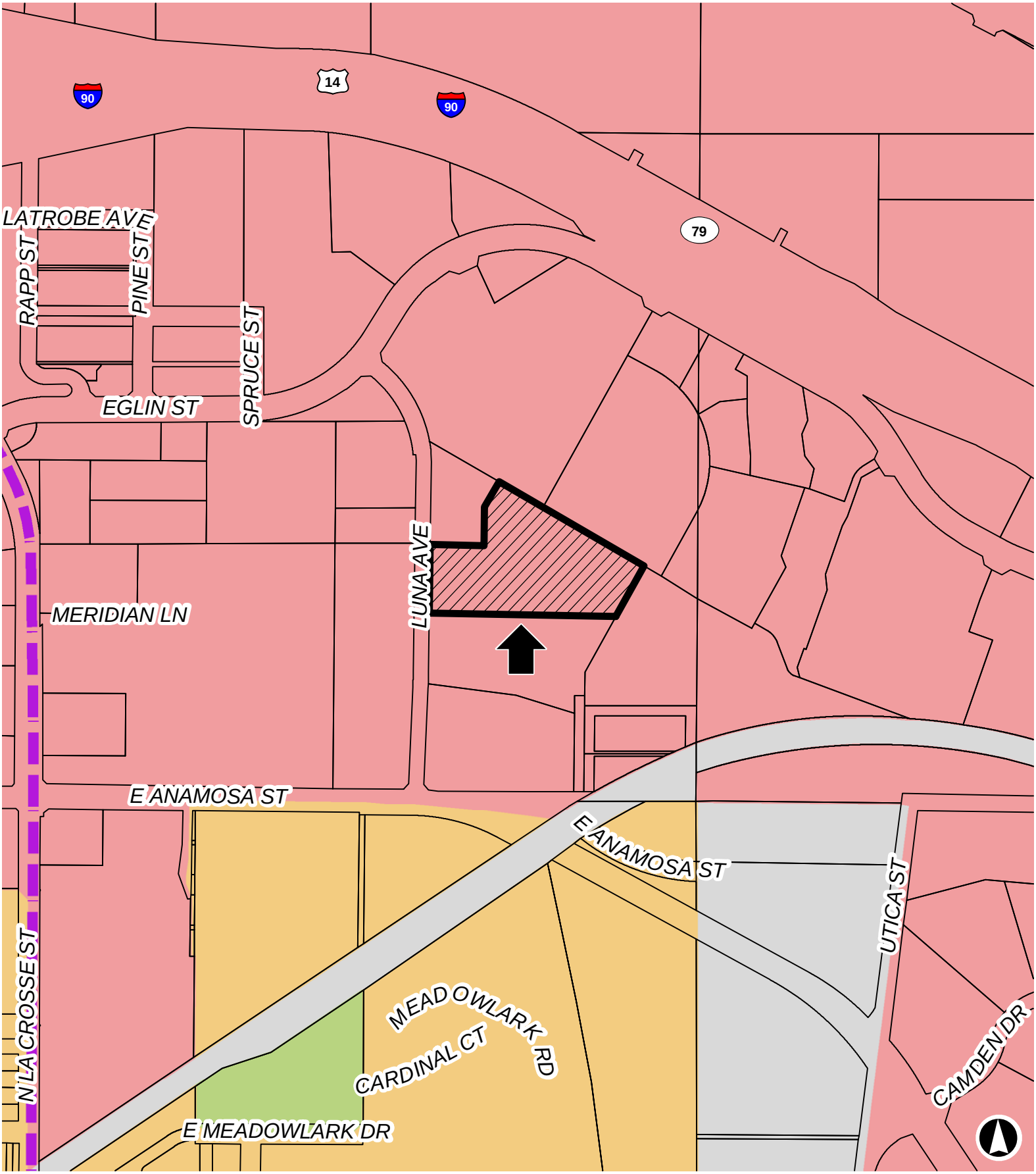
16PL094
East of Luna Avenue




## Rapid City Zoning

Subject Property
Planned Development
Planned Development Designation
General Agriculture
General Commercial
Low Density Residential-1
Light Industrial
Medium Density Residential
No Code

16PL094
East of Luna Avenue




Subject Property

**Future Land Use Categories**

Mixed Use Commercial

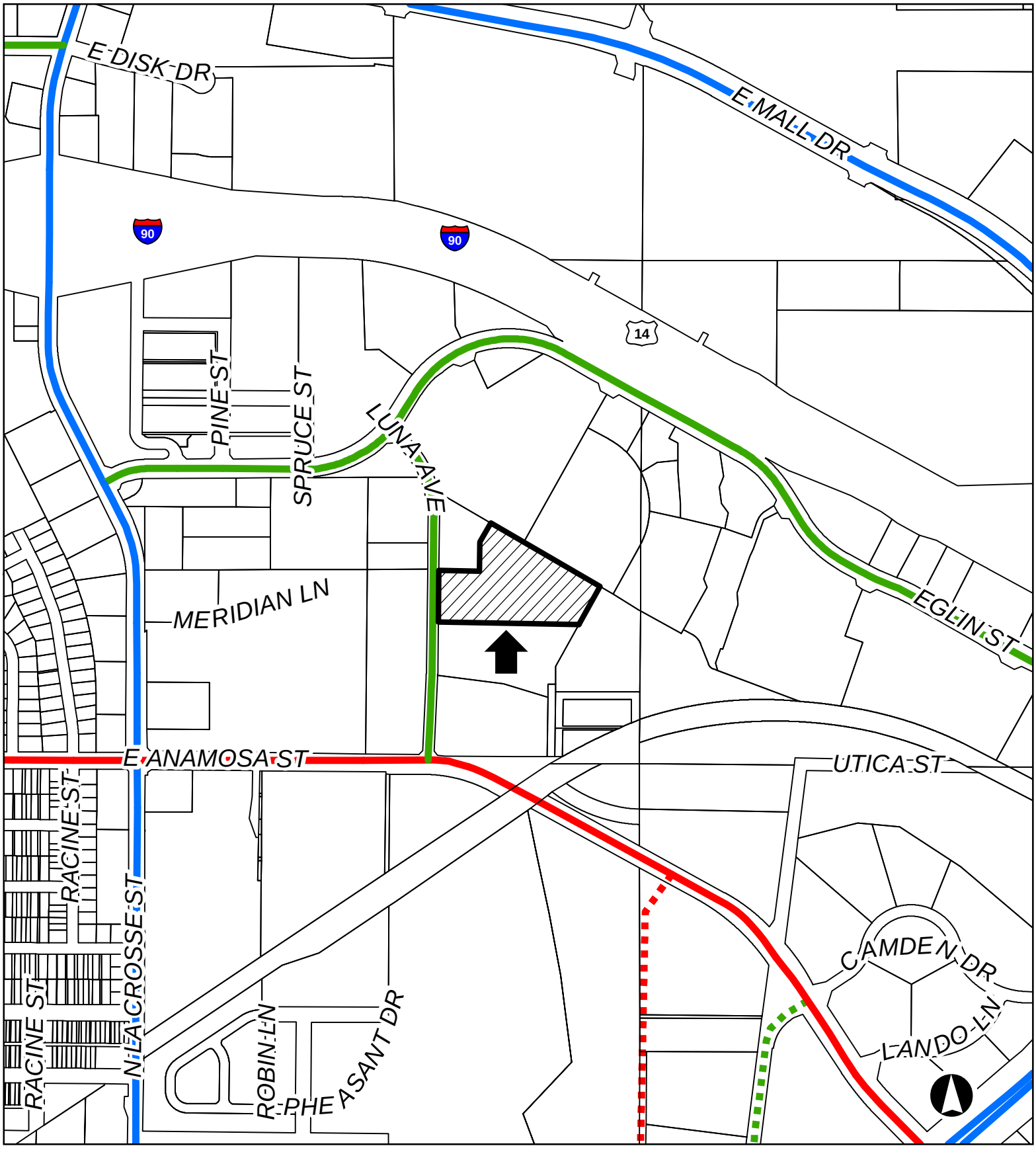
Parks and Greenway

Urban Neighborhood

Light Industrial

Revitalization Corridor

16PL094
East of Luna Avenue




Subject Property

**Major Street Plan**

Minor arterial

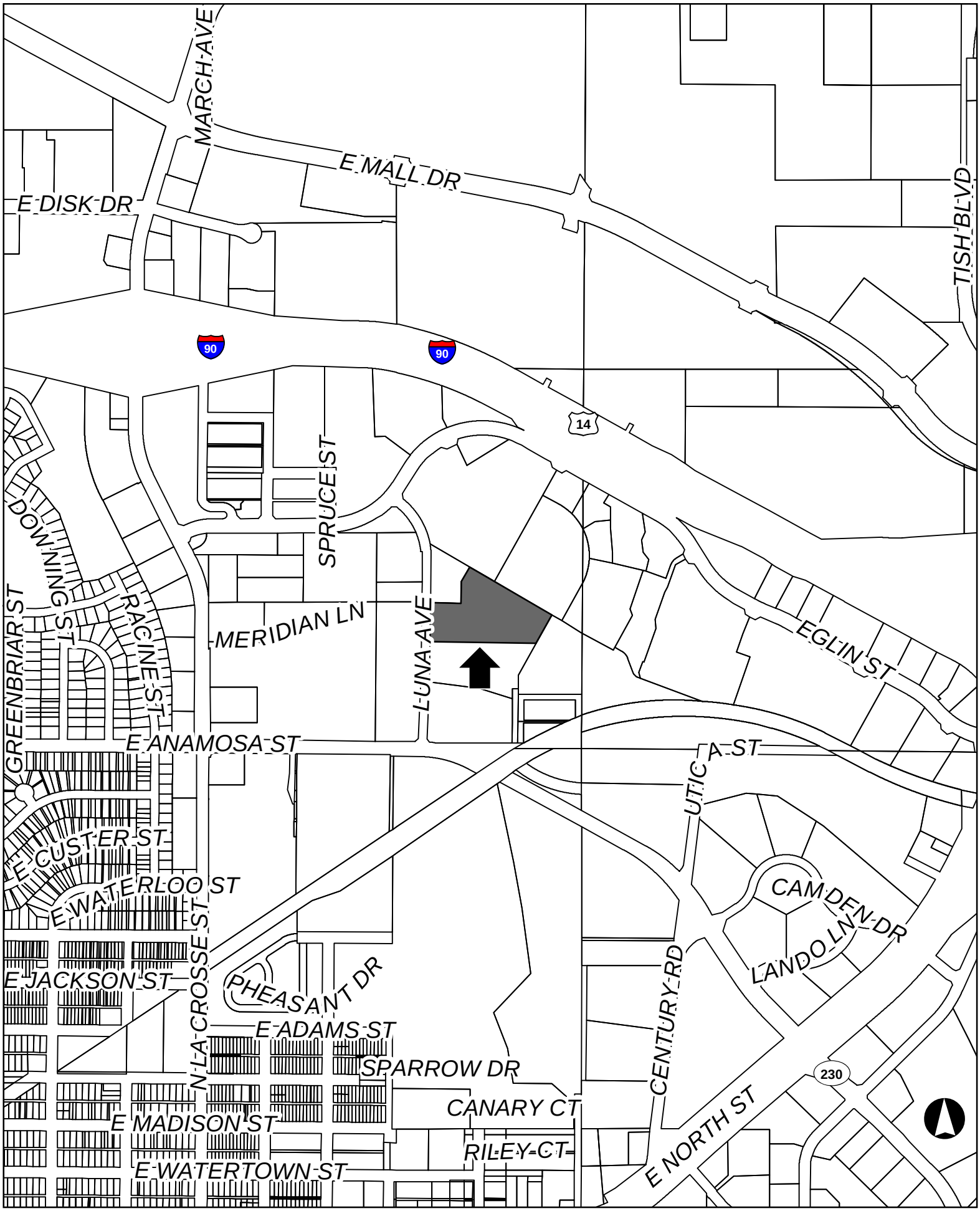
Proposed collector

Collector

Principal arterial

Proposed minor arterial

# 16PL094


MARCH AVE
E MALL DR
E DISK DR
TISH BLVD
90
90
14
SPRUCE ST
MEADOWLING ST
RACINE ST
GREENBRIAR ST
MERIDIAN LN
LUNA AVE
EGLIN ST
E ANAMOSA ST
A ST
UTIC
E CUSTER ST
E WATERLOO ST
CAMDEN DR
LANDO LN
N LA CROSSE ST
E JACKSON ST
PHEASANT DR
E ADAMS ST
SPARROW DR
CENTURY RD
230
CANARY CT
E MADISON ST
RILEY CT
E NORTH ST
E WATERTOWN ST