

Case No. 16PL104

**Existing Legal Description:**

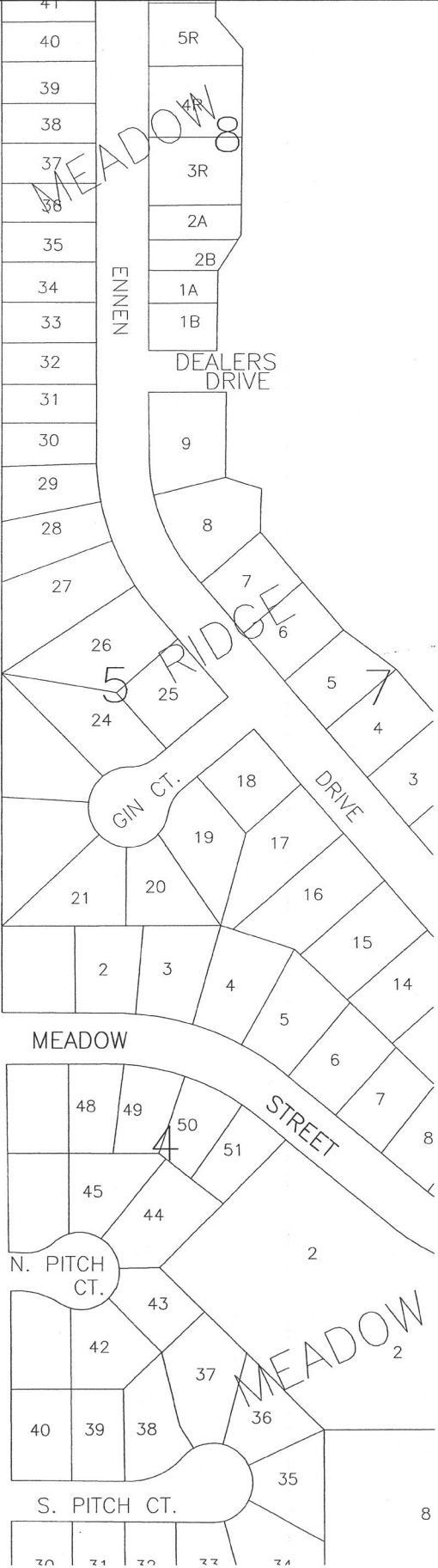
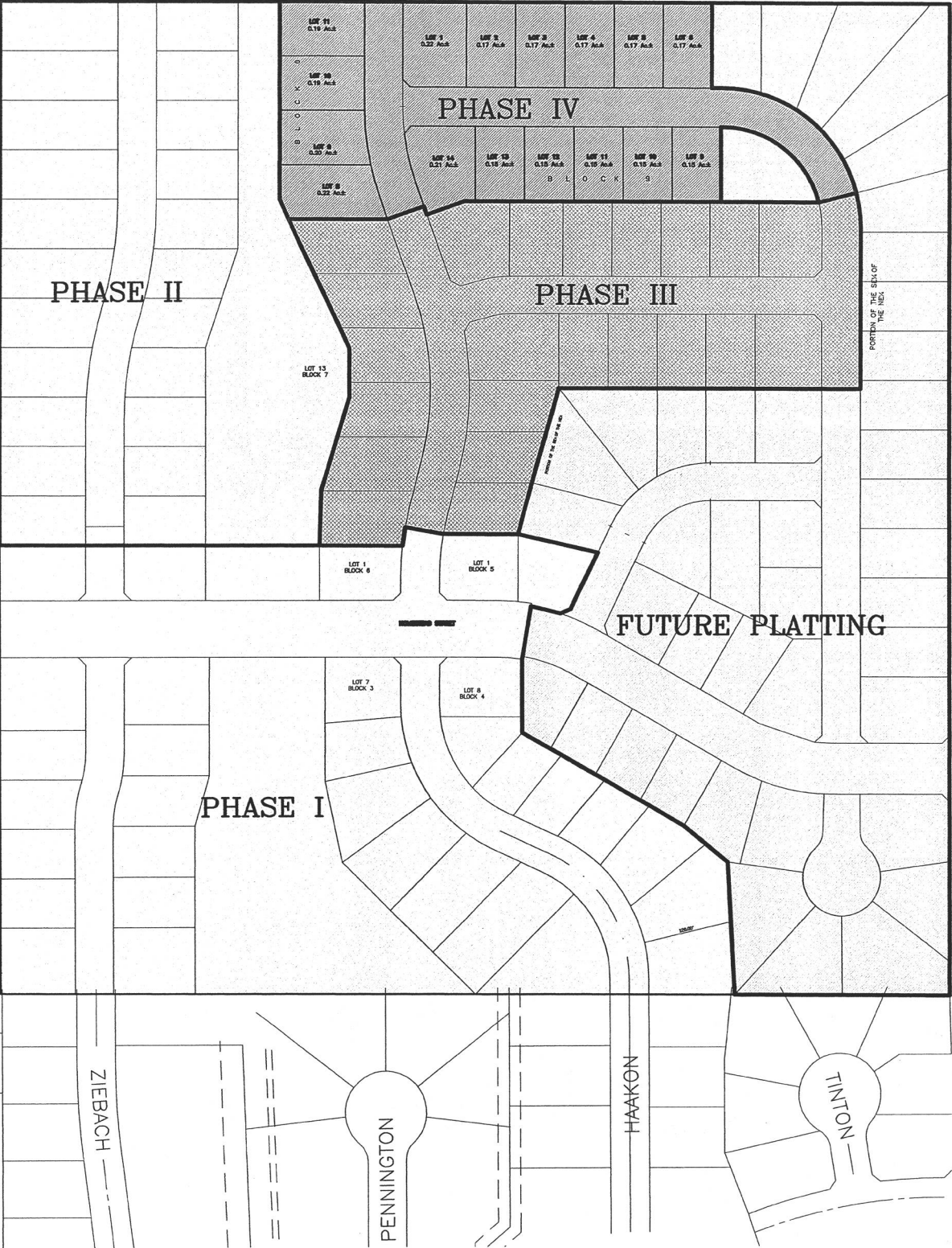
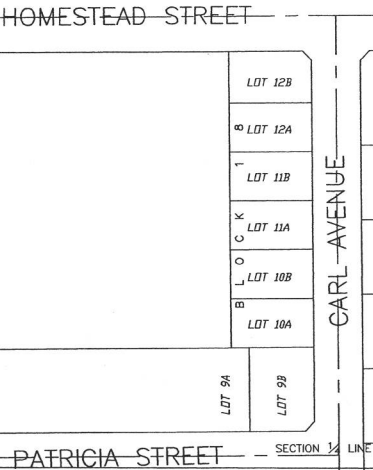
A portion of the SE1/4 of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

Proposed Lots 8 thru 11 of Block 6, Lots 9 thru 14 of Block 9 and Lots 1 thru 6 of Block 10 of Homestead Subdivision

GOVERNMENT LOT 2 OF SECTION 3  
(OWNER: RAPID CITY AREA SCHOOL DISTRICT 51-4)

TRACT C  
(OWNER: RAPID CITY AREA SCHOOL DISTRICT 51-4)



SPERLICH  
Consulting, Inc.

821 Columbus St. Suite 1 Rapid City SD 57701  
TEL: (605) 721-4040  
E-MAIL: info@sperrlichconsulting.com  
\*Engineering \*Surveying \*Planning

REVISIONS	
DATE	REVISION

LEGAL DESCRIPTION:  
LOTS 6 THROUGH 11 OF BLOCK 6, LOTS 9  
THROUGH 10 OF BLOCK 8, AND LOTS 1 THROUGH 6  
OF BLOCK 10,  
HOMESTEAD SUBDIVISION  
LOCATED IN THE NE1/4  
SECTION 3, T1N, R24E, B1M,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA  
SURVEYED BY: SCJ  
DRAWN BY: DMW

MASTER PLAN  
HOMESTEAD SUBDIVISION  
PHASE 4

PROJECT  
NUMBER

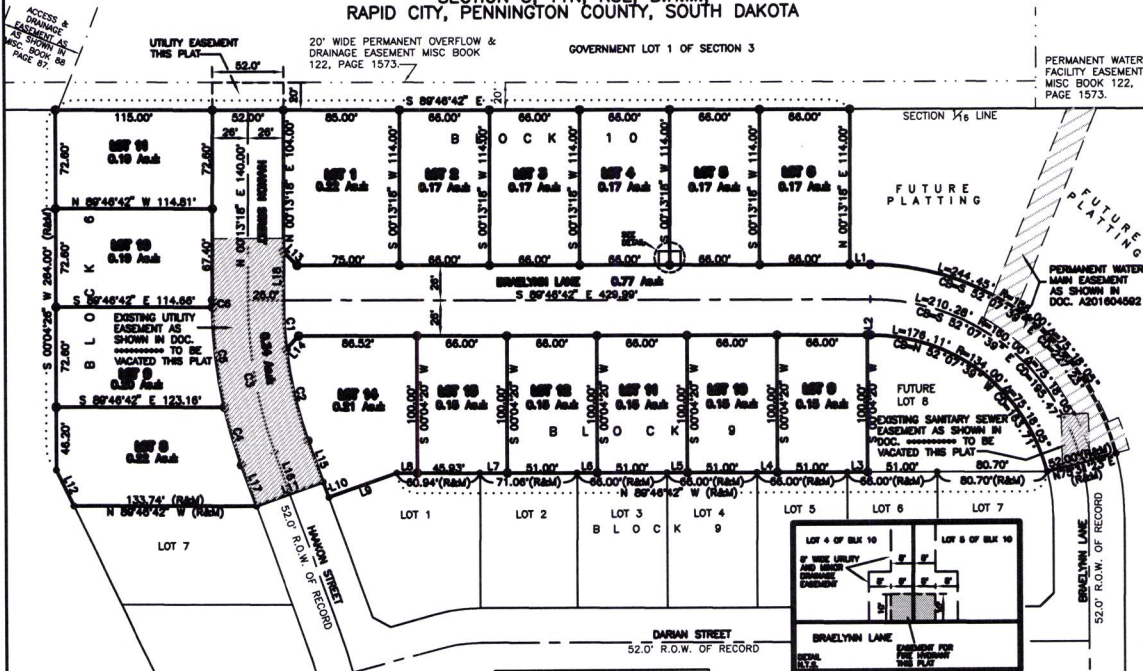
1658.04

SHEET

2.1

# PLAT OF **LOTS 8 THROUGH 11 OF BLOCK 6, LOTS 9 THROUGH 14 OF BLOCK 9, AND LOTS 1 THROUGH 6 OF BLOCK 10, HOMESTEAD SUBDIVISION**

(formerly a portion of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 3)  
 LOCATED IN THE SE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$ ,  
 SECTION 3, T1N, R8E, B.H.M.,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	36.00	299.48	02°33'38"	S 03°13'31" E	36.01
C2	66.30	299.48	13°04'03"	S 13°12'21" E	66.16
C3	44.00	351.48	07°10'23"	S 16°09'11" E	43.97
C4	73.25	351.48	11°56'25"	S 06°30'47" E	73.12

AREA OF RIGHT-OF-WAY TO BE DEDICATED TO THE PUBLIC THIS PLAT:

0.34 Ac.± HAakon STREET  
 0.77 Ac.± BRAEVLIN LANE  
 1.11 Ac.± TOTAL

OCTOBER 11, 2016

SCALE 1" = 60'

LINE	BEARING	DISTANCE
L1	S 89°48'42" E	114.89'
L2	N 89°48'29" W	2.35'
L3	N 89°48'42" W	15.00'
L4	N 89°48'42" W	15.00'
L5	N 89°48'42" W	15.00'
L6	N 89°48'42" E	15.00'
L7	N 89°48'42" W	20.07'
L8	S 89°48'42" E	15.00'
L9(RAM)	N 70°15'37" E	52.90'
L10(RAM)	N 19°44'23" W	12.14'
L11(RAM)	S 70°15'37" W	52.00'
L12	N 25°32'05" W	29.31'
L13	S 44°48'42" E	14.14'
L14	N 42°19'11" E	13.59'
L15	N 19°44'23" W	32.35'
L16	N 19°44'23" W	32.35'
L17	S 19°44'23" E	32.35'
L18	S 00°13'18" W	36.00'

## NOTES:

- Denotes set 5/8" rebar with survey cap marked "Janis LS 11700"
- Denotes Found Survey Monument marked "Janis LS 5225", unless otherwise noted
- (V) Denotes Recorded in previous plat or description.
- (M) Denotes Measured this survey.
- CB Denotes Chord Bearing
- CD Denotes Chord Distance
- Scale of Bearings: Geodetic North determined by Global Position System
- Utility and Minor Drainage Easements: If on the interior sides 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, 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, Ronald L. Shope, do hereby certify that I am President of SODAK DEVELOPMENT COMPANY, a corporation, the owner of the land shown and described hereon; that the survey was done at my request for the purposes indicated hereon; that I 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 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, I have set my hand and seal.

Owner: SODAK DEVELOPMENT COMPANY

Owner:

Ronald L. Shope, President

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared Ronald L. Shope, 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 16.08.080 of the Rapid City Municipal Code and as such I have approved this Plat 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 hereon 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 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.

Jeffrey L. Janis, 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/Street Authority

## 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:

Director of Equalization of Pennington County

## CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are hereon 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 MEMBER OF NEWS

State of South Dakota

County of Pennington s.s.

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_.

In Document No. \_\_\_\_\_.

Fee: \$ \_\_\_\_\_

Register of Deeds

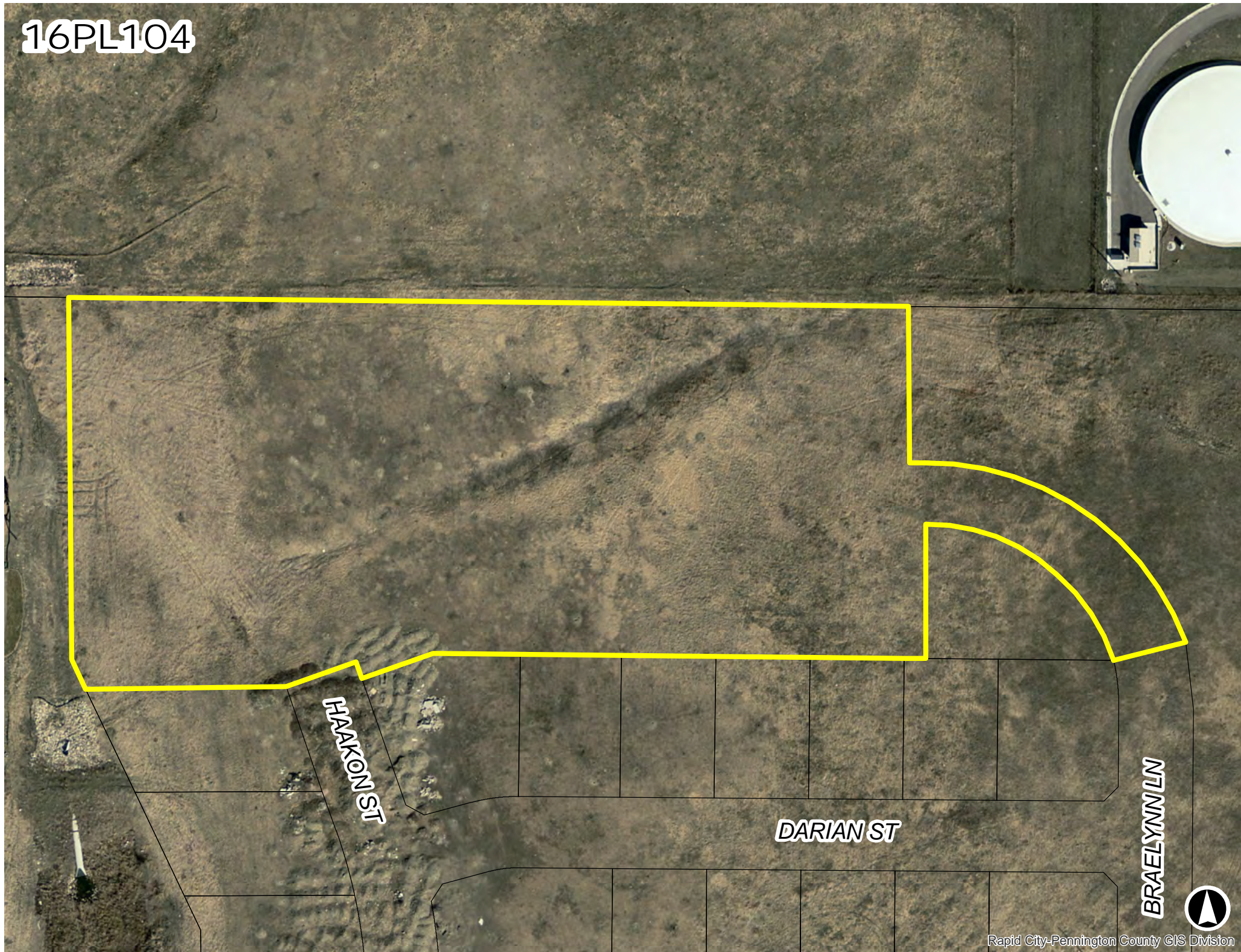
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OCT 14 2016

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES



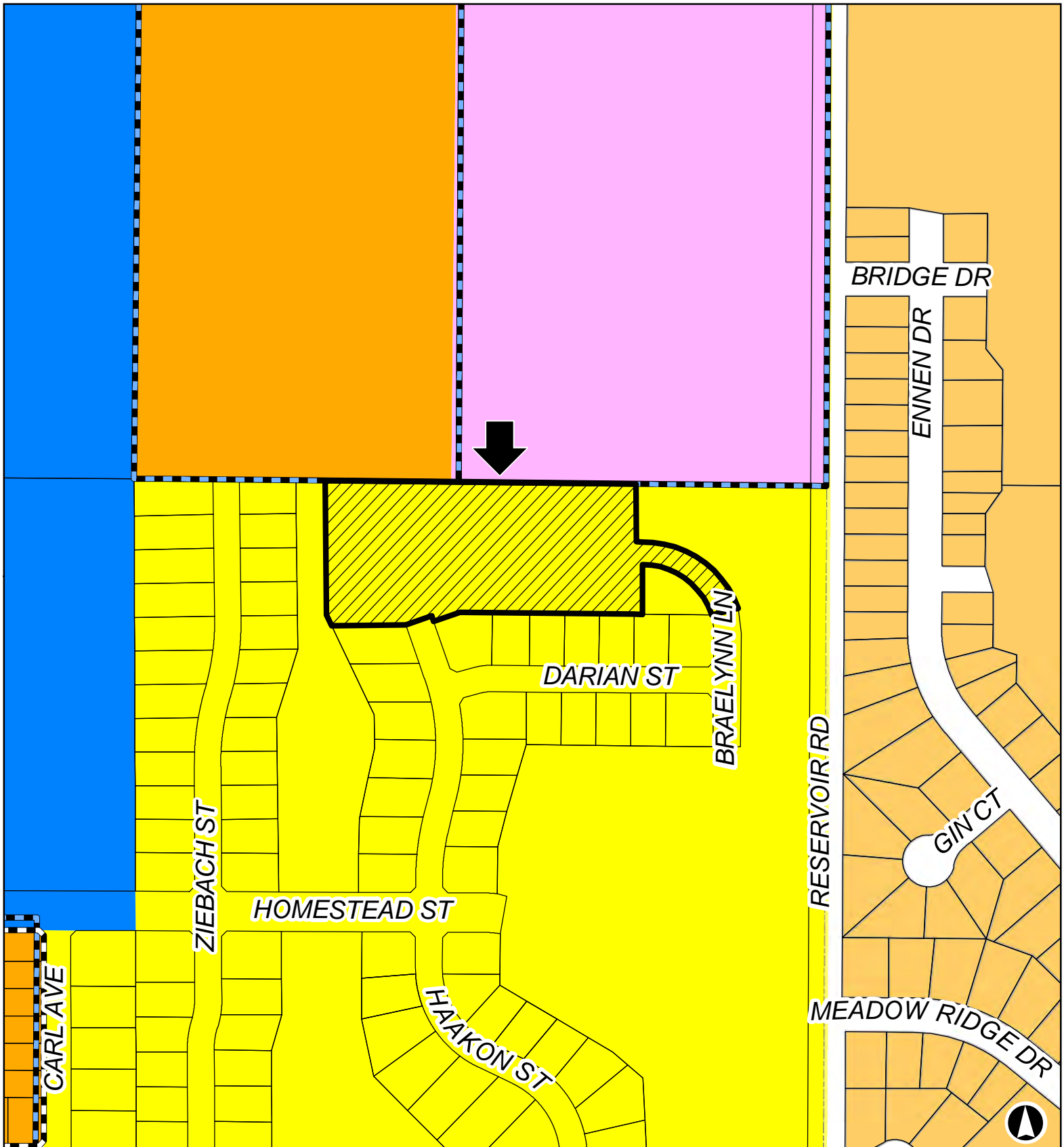
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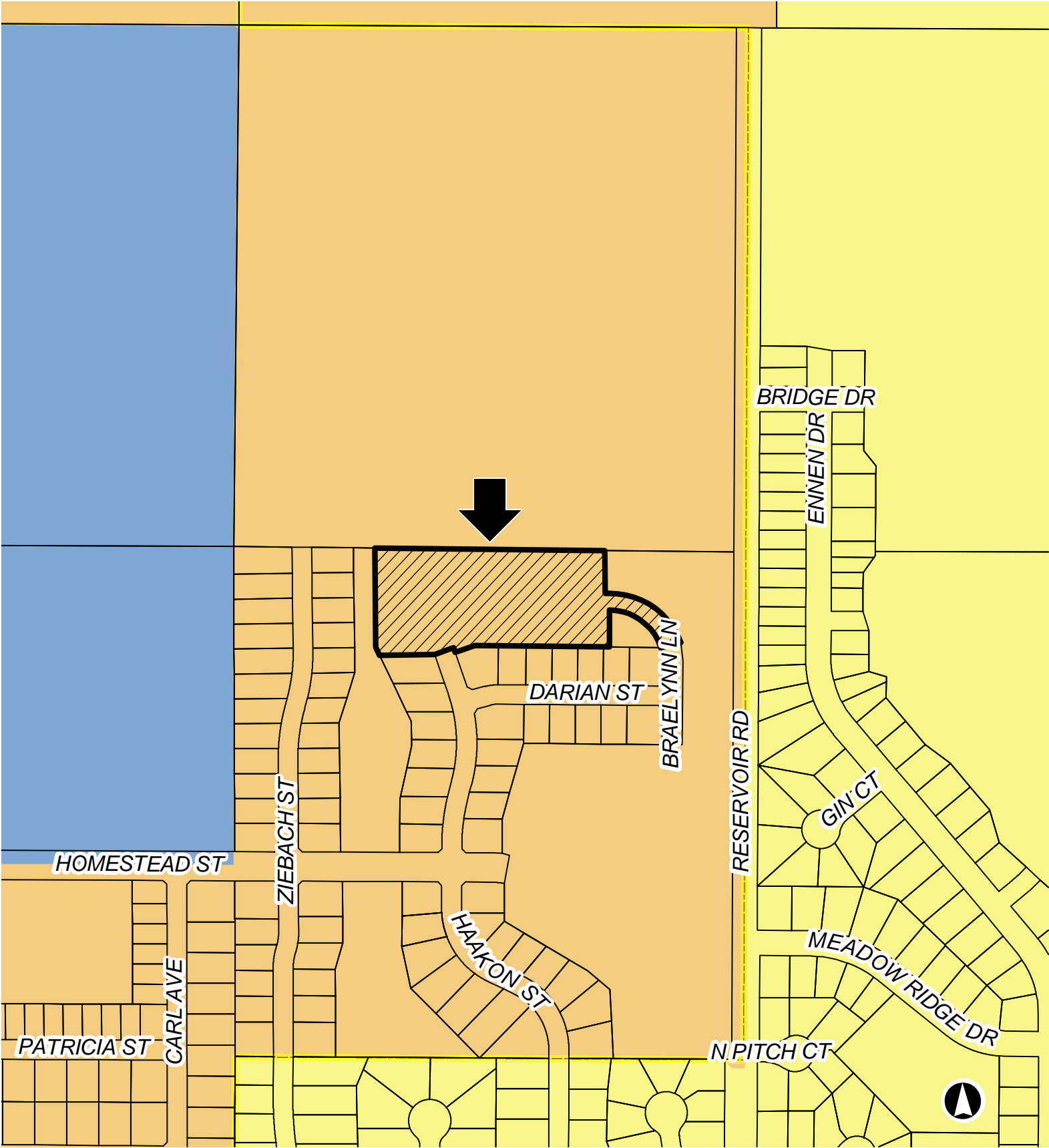
North of the intersection of Haakon Street & Darian Street



### Rapid City/Pennington County Zoning

	Subject Property		Planned Development		Low Density Residential-1		Office Commercial		Suburban Residential, PC
	Rapid City Limits		Planned Development Designation		Medium Density Residential		Public		

North of the intersection of Haakon Street & Darian Street

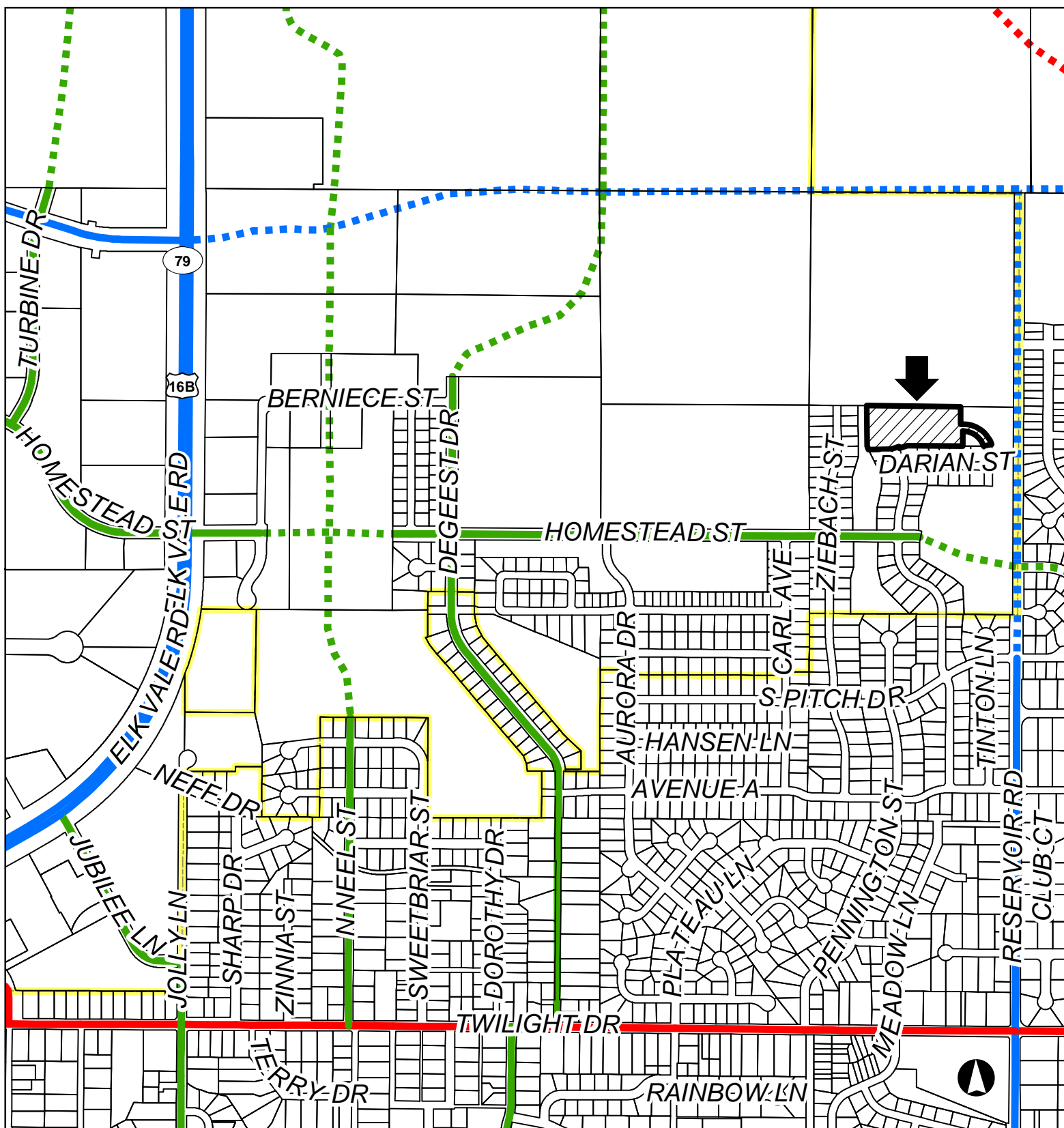


 Subject Property
  Rapid City Limits

**Future Land Use Categories**

 Low Density Neighborhood
  Public/Quasi-Public
  Urban Neighborhood

North of the intersection of Haakon Street &amp; Darian Street



## Major Street Plan



# 16PL104

