

Case No. 16PL129

**Existing Legal Description:**

Lot 2 of John Roberts Subdivision, located in the NW1/4 of the NE1/4 of Section 27,  
T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

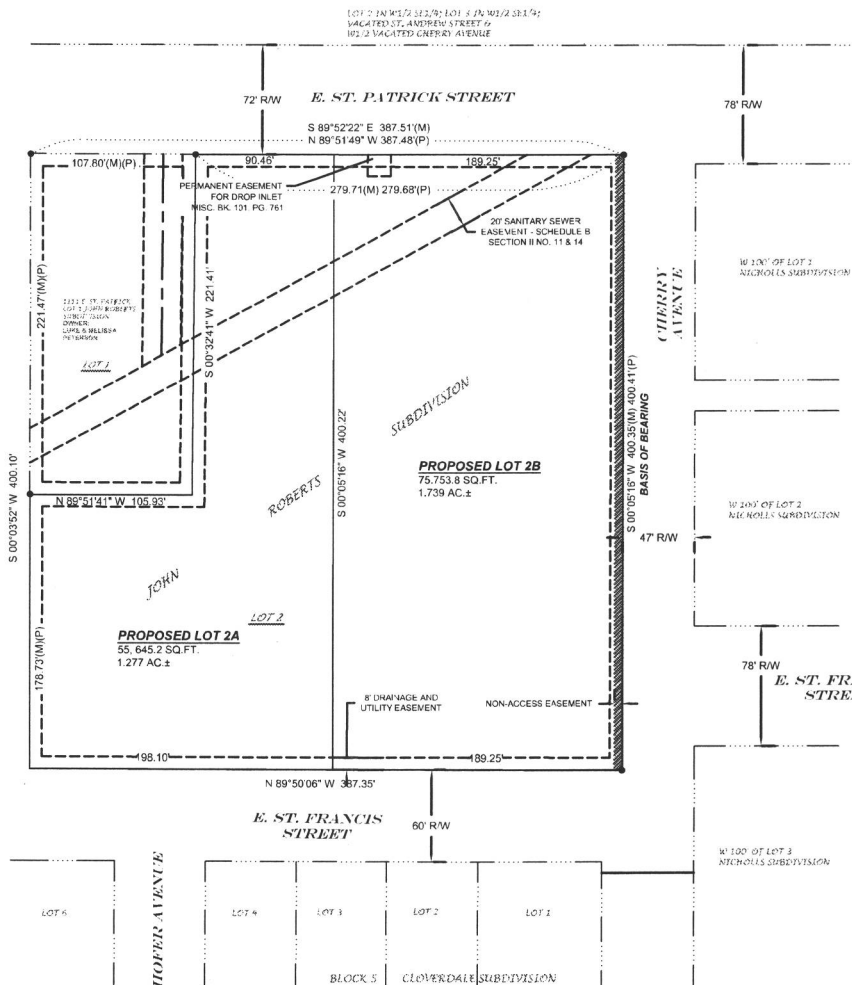
**Proposed Legal Description:**

Proposed Lots 2A and 2B of John Roberts Subdivision

PLAT OF LOTS 2A AND 2B OF JOHN ROBERTS SUBDIVISION,  
(FORMERLY LOT 2 OF JOHN ROBERTS SUBDIVISION)

LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 27, T1N, R8E, BHM,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

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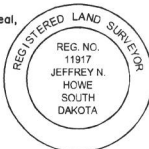


**CERTIFICATE OF SURVEYOR**

State of South Dakota  
County of Pennington S.S.

I, Jeffrey N. Howe, Registered Land Surveyor No. 11917 in the State of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed that 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 N. Howe - Registered Land Surveyor No. 11917 Date: \_\_\_\_\_

**CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP**

I, the undersigned do hereby certify that I am the owner of the land shown and described hereon; that the survey was done at my request for the purpose 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 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.

OWNER: XXXXX

State of South Dakota  
County of Pennington S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared XXXXXXX, known to me to be the person described in the foregoing instrument and acknowledged to me that such corporation executed the same.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**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 Subdivision requirements of Chapter 16.08.100 of the Rapid City Municipal Code and as such I have approved this as a Lot Line Adjustment-Consolidation Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Public Works Director 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 described lands are fully paid according to the records in my office.

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 the Community Planning & Development Services Director and the Public Works Director of the City of Rapid City has approved this Lot Line Adjustment - Consolidation Plat as shown hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Finance Officer of the City of Rapid City

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

State of South Dakota  
County of Pennington S.S.

The location of the proposed lot lines with respect to the Highway or Street as shown hereon is hereby approved. Any approach or access to the Highway or Street shall require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Highway / Street Authority

PREPARED BY:



1830 Harland Court  
Rapid City, SD 57702  
(605)938-4833  
www.howlandsurveying.com

RECEIVED

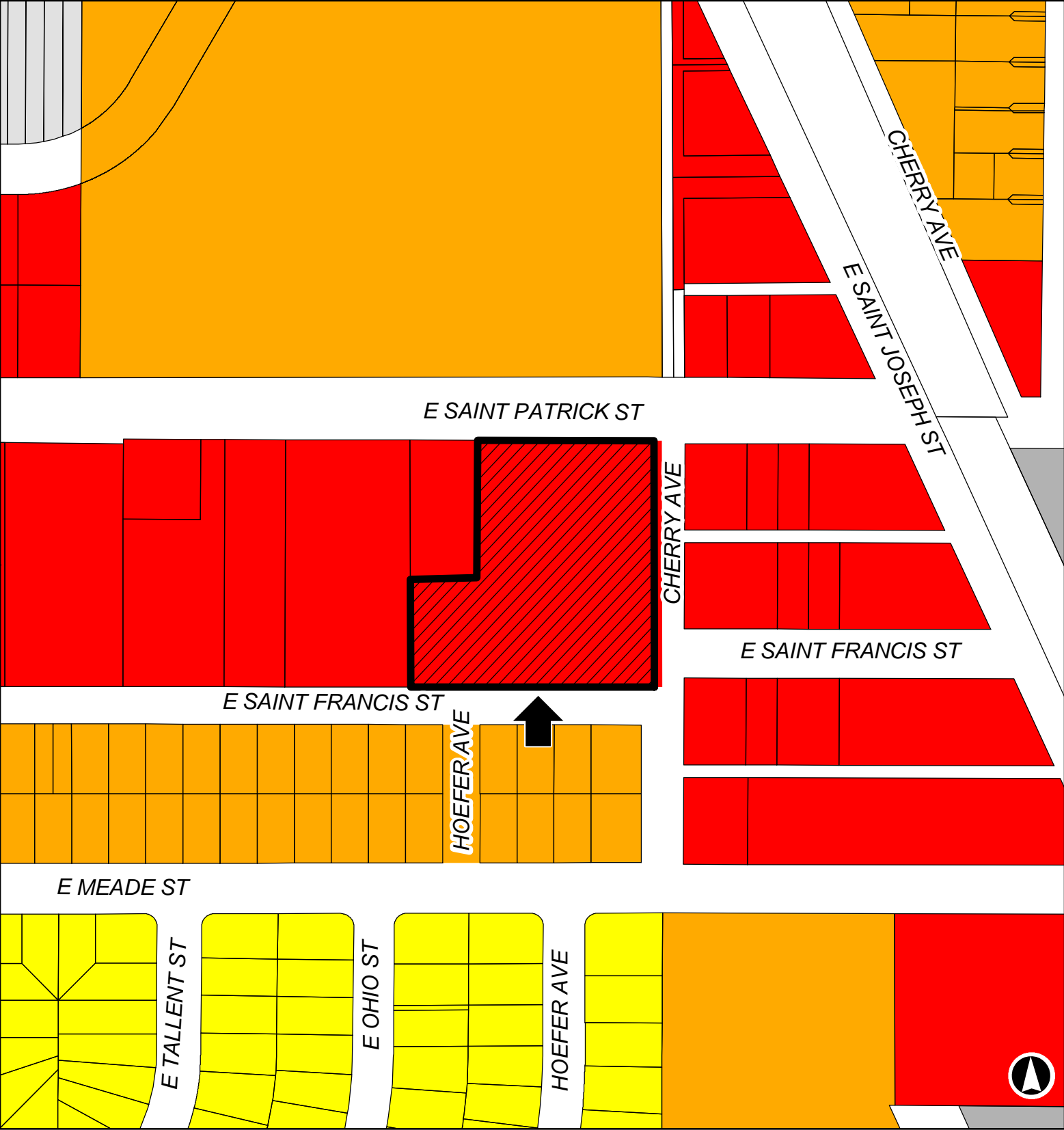
NOV 30 2016

RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES









16PL129

SW corner of E. St. Patrick Street and Cherry Avenue



## Rapid City Zoning

- |   |  |  |  |
|---|--|--|--|
|  Subject Property |  Low Density Residential-1  |  General Commercial |  Light Industrial |
|   |  Medium Density Residential |  Business Park      | No Code  |



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E SAINT PATRICK ST

CHERRY AVE

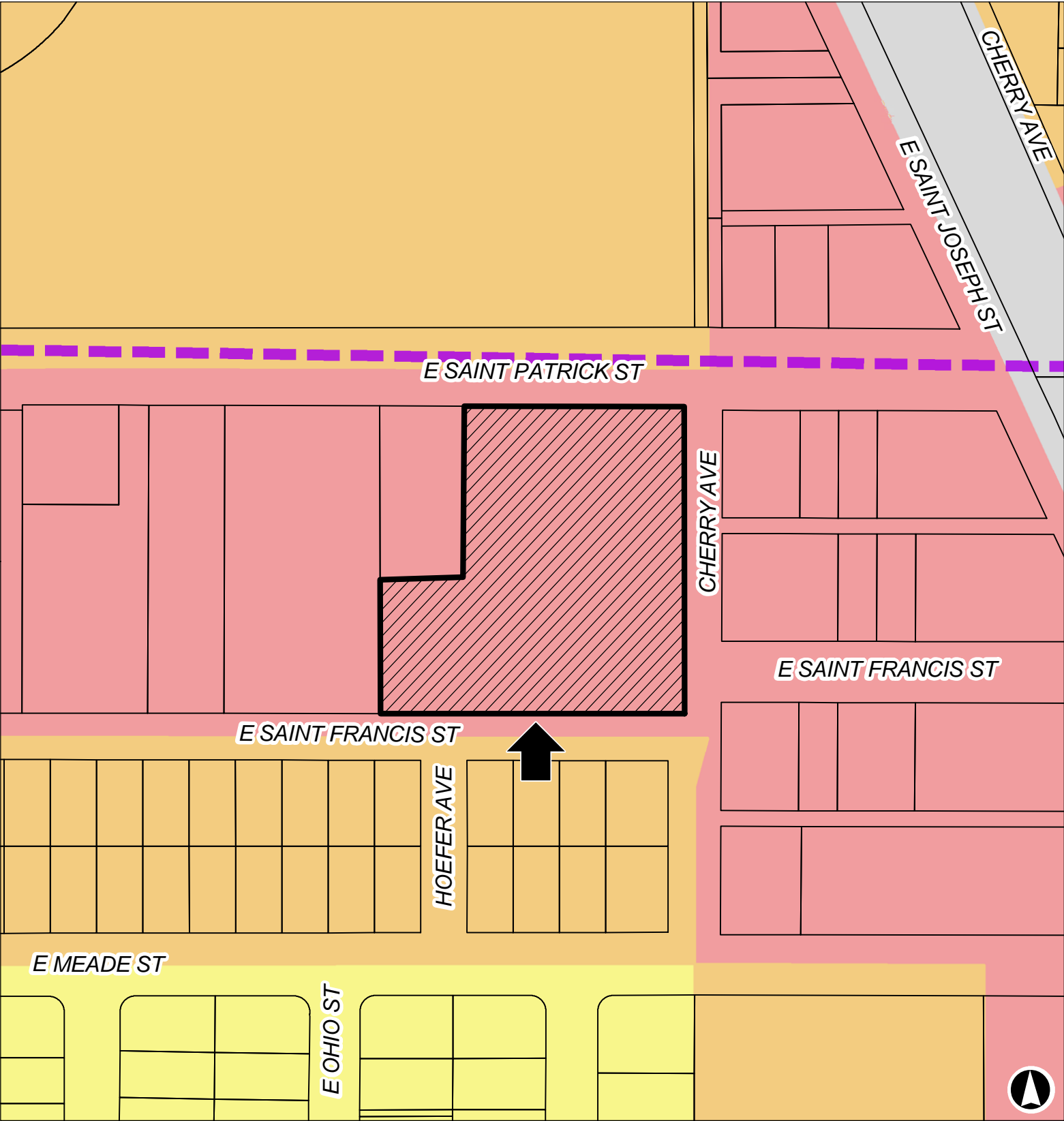
E SAINT FRANCIS ST

E SAINT FRANCIS ST









16PL129

SW corner of E. St. Patrick Street and Cherry Avenue

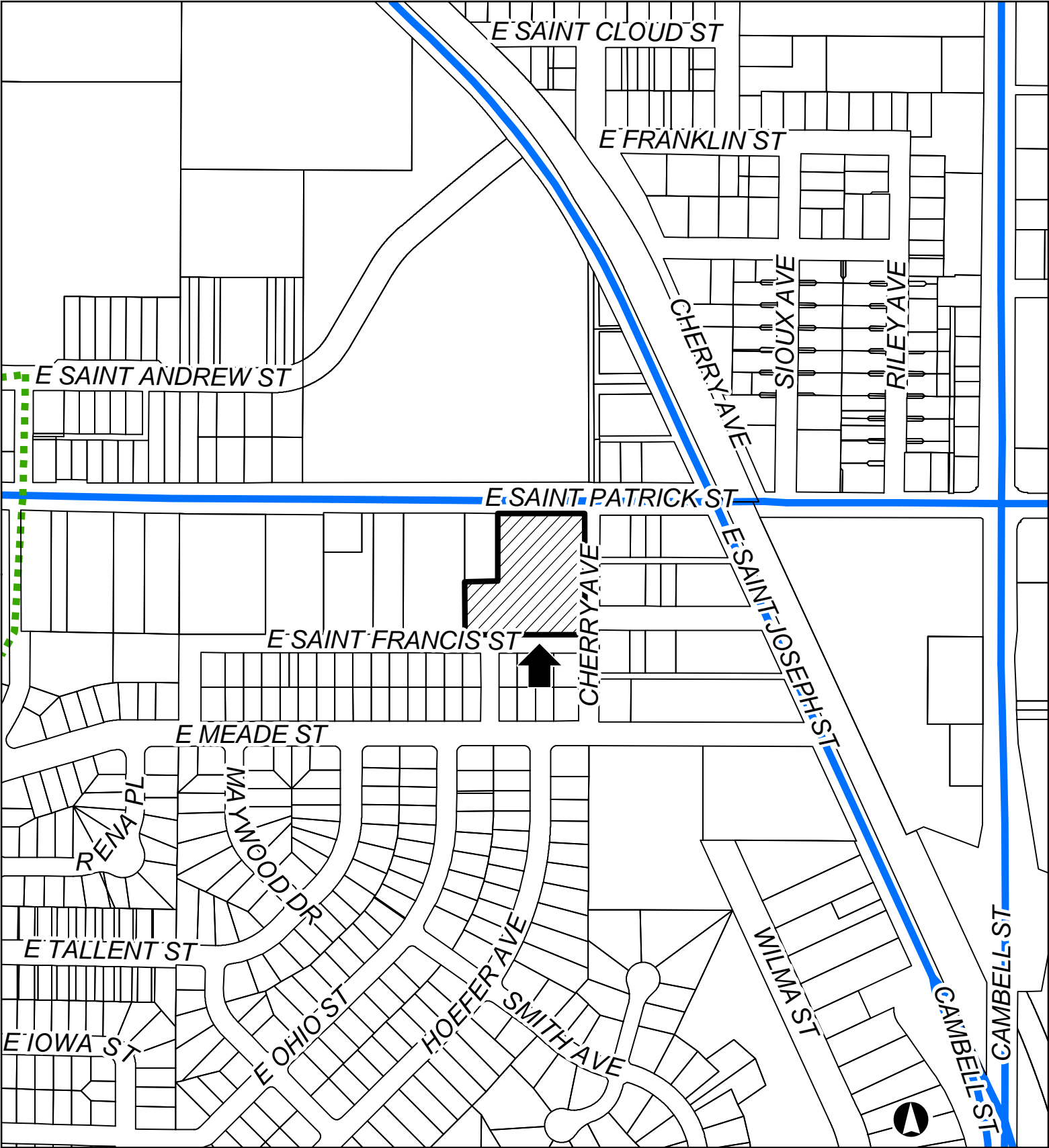


**Future Land Use Categories**

- |  |  |  |
|--|--|--|
|  Subject Property        |  Low Density Neighborhood |  Mixed Use Commercial |
|  Revitalization Corridor |  Urban Neighborhood       |  Light Industrial     |



SW corner of E. St. Patrick Street and Cherry Avenue



Major Street Plan

 Subject Property  Principal arterial  Proposed collector

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