

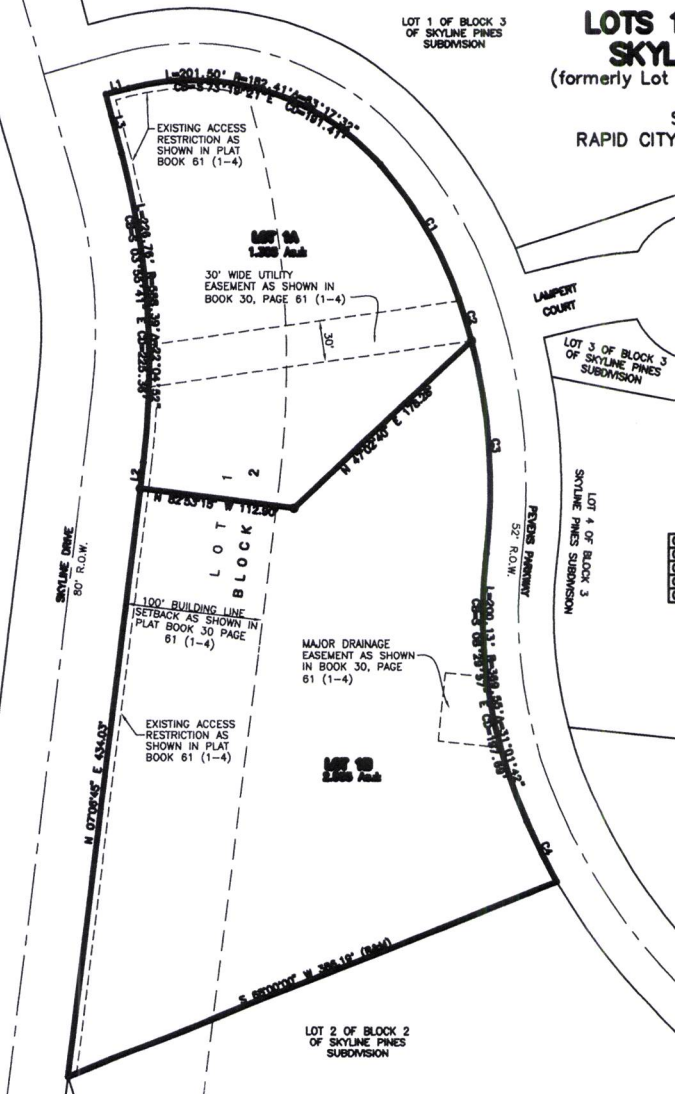
Case No. 17PL027

**Existing Legal Description:**

Lot 1 of Block 2 of Skyline Pines Subdivision, located in the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

Lots 1A and 1B of Block 2 of Skyline Pines Subdivision



PLAT OF  
**LOTS 1A AND 1B OF BLOCK 2,  
SKYLINE PINES SUBDIVISION**  
(formerly Lot 1 of Block 2 of Skyline Pines Subdivision)  
LOCATED IN THE SW1/4,  
SECTION 11, T1N, R7E, B.H.M.,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LINE	BEARING	DISTANCE
L1	N 79°01'53" E	17.37'
L2	S 07°08'48" W	18.91'
L3	S 14°58'07" E	44.17'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	113.81	291.75	222°11'00"	N 37°30'54" W	113.09
C2	32.31	408.05	04°31'52"	N 17°33'49" E	32.30
C3	155.75	408.05	21°48'54"	S 03°53'33" E	154.81
C4	48.85	487.04	09°44'49"	N 28°53'13" W	48.83

**NOTES:**  
BUILDINGS ON ANY LOTS HAVING DRIVEWAYS EXCEEDING 15% SLOPE SHALL BE EQUIPPED WITH AN AUTOMATED RESIDENTIAL SPRINKLER SYSTEM SUBJECT TO APPROVAL BY THE RAPID CITY FIRE DEPARTMENT.  
MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED THE LIMITS ESTABLISHED IN THE RAPID CITY STREET CRITERIA MANUAL WITHOUT WRITTEN APPROVAL OF THE CITY OF RAPID CITY.  
SPECIFIC GEOTECHNICAL AND SLOPE STABILITY INFORMATION MUST BE SUBMITTED TO THE CITY OF RAPID CITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

**NOTES:**  
● Denotes set 1/4" rebar with survey cap marked "Jonia LS 11700"  
⊙ Denotes Found Survey Monument marked LS 2052 unless otherwise noted  
(R) 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 Positioning (GPS)  
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 OWNERSHIP**  
State of South Dakota  
County of Pennington s.s.

We, the undersigned, 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 plot as dedicated to public right of way is hereby dedicated to public use and public utility use as such, however, 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: \_\_\_\_\_  
Karl Guthrie

Owner: \_\_\_\_\_  
Cynthia Guthrie

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared Karl & Cynthia Guthrie, 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 16.05.050 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. Jonia, 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. Jonia, Registered Land Surveyor

**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 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 \_\_\_\_ o'clock \_\_\_\_ M.

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

\_\_\_\_\_  
Register of Deeds

RECEIVED  
MAR 24 2017  
RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES







17PL027

PEVANS PKWY

LAMPERT CT

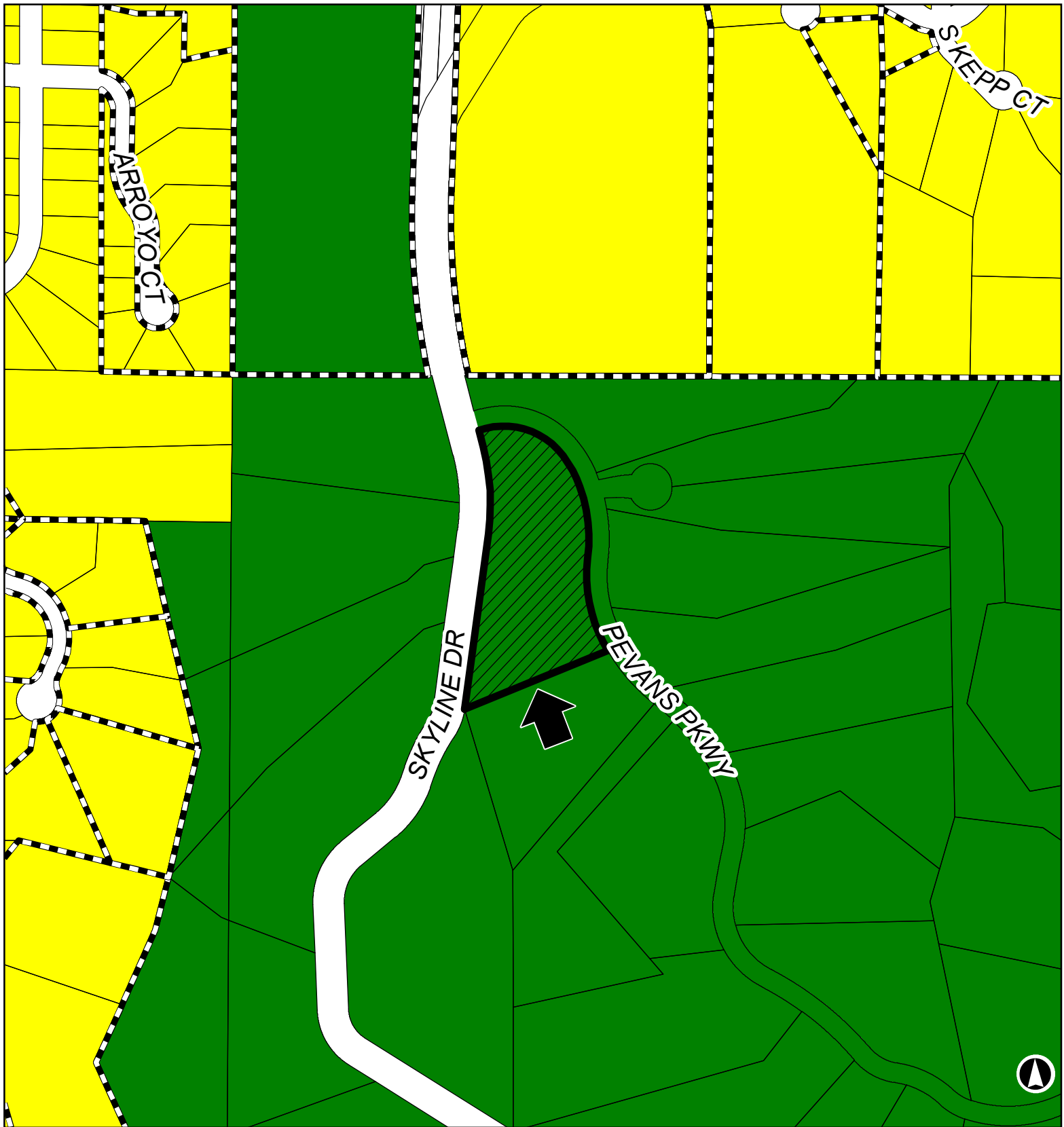
SKYLINE DR










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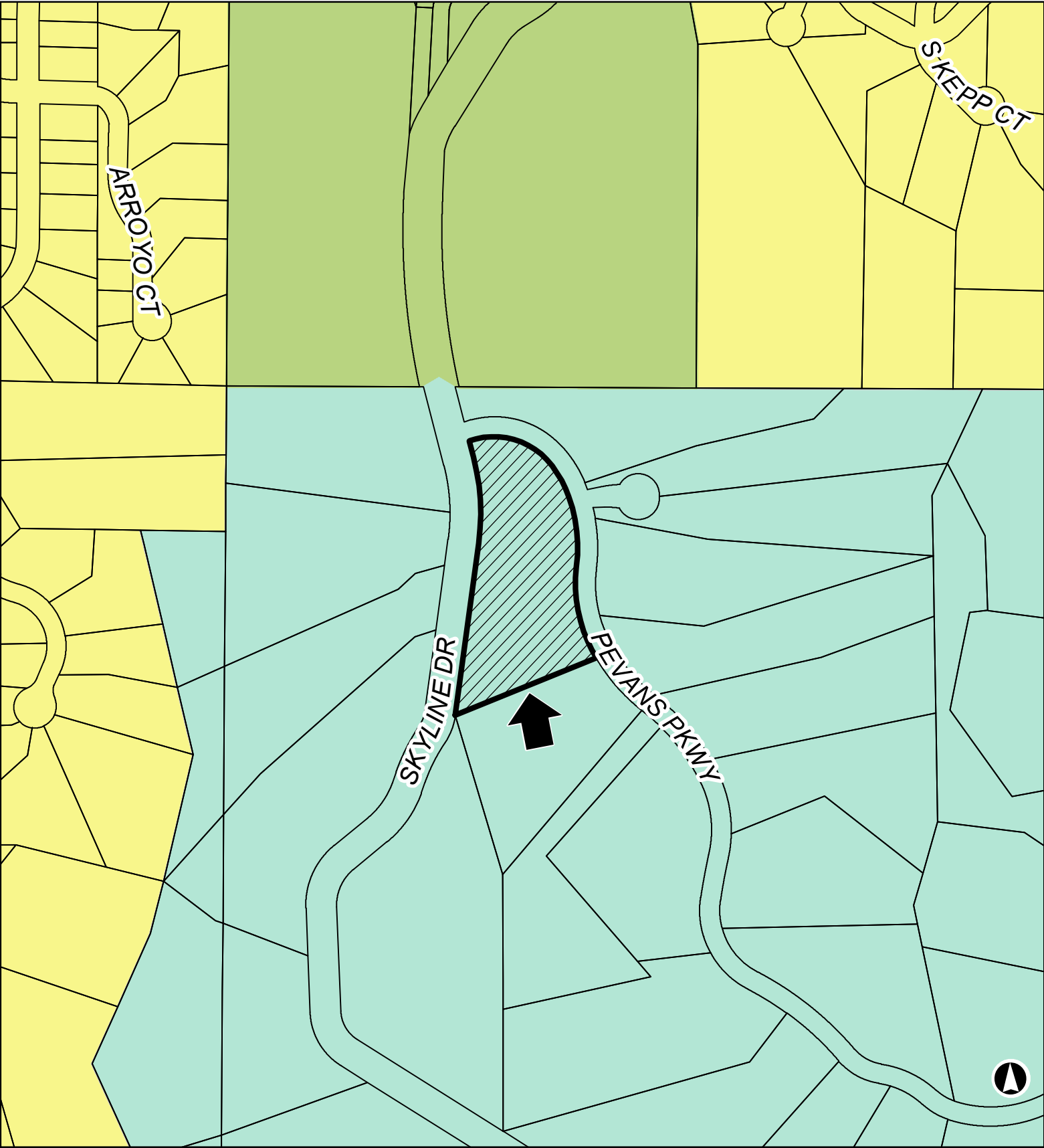
Southeast of the intersection of Skyline Drive and Pevans Parkway



## Rapid City Zoning

- |                                                                                                     |                                                                                                                     |                                                                                                                 |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|  Subject Property |  Planned Development             |  Low Density Residential-1 |
|                                                                                                     |  Planned Development Designation |  Park Forest               |

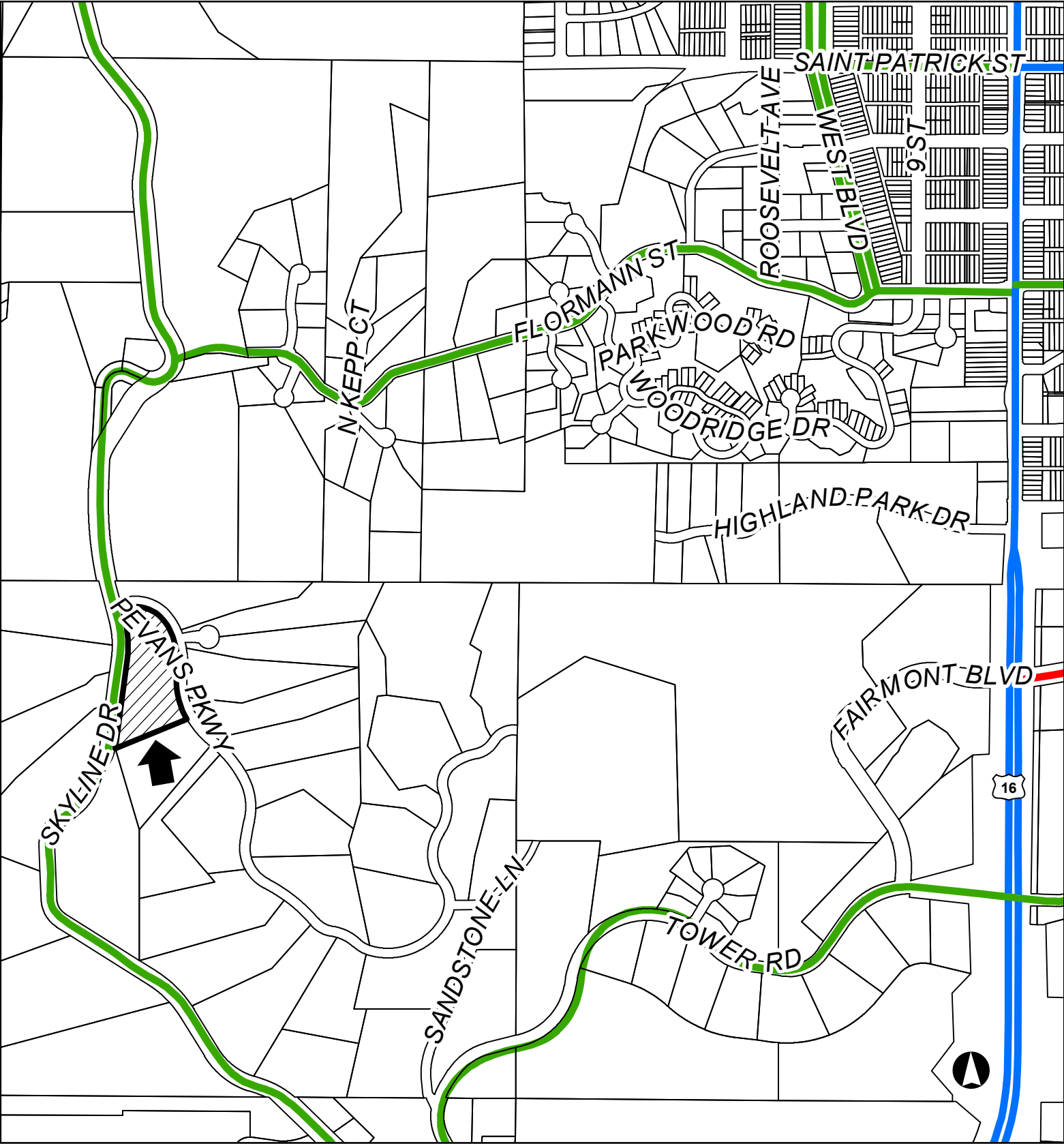
Southeast of the intersection of Skyline Drive and Pevans Parkway



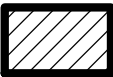
**Future Land Use Categories**

-  Subject Property
-  Low Density Neighborhood
-  Parks and Greenway
-  Forest Conservation

Southeast of the intersection of Skyline Drive and Pevans Parkway



Major Street Plan



Subject Property



Collector



Minor arterial



Principal arterial

17PL027

