

Case No. 17PL075

Existing Legal Description:

All of the NE1/4 of the SE1/4 of Section 28, T1N, R8E, located in the NE1/4 of the SE1/4 of Section 28, T1N, R8E, BHM, Pennington County, South Dakota

Proposed Legal Description:

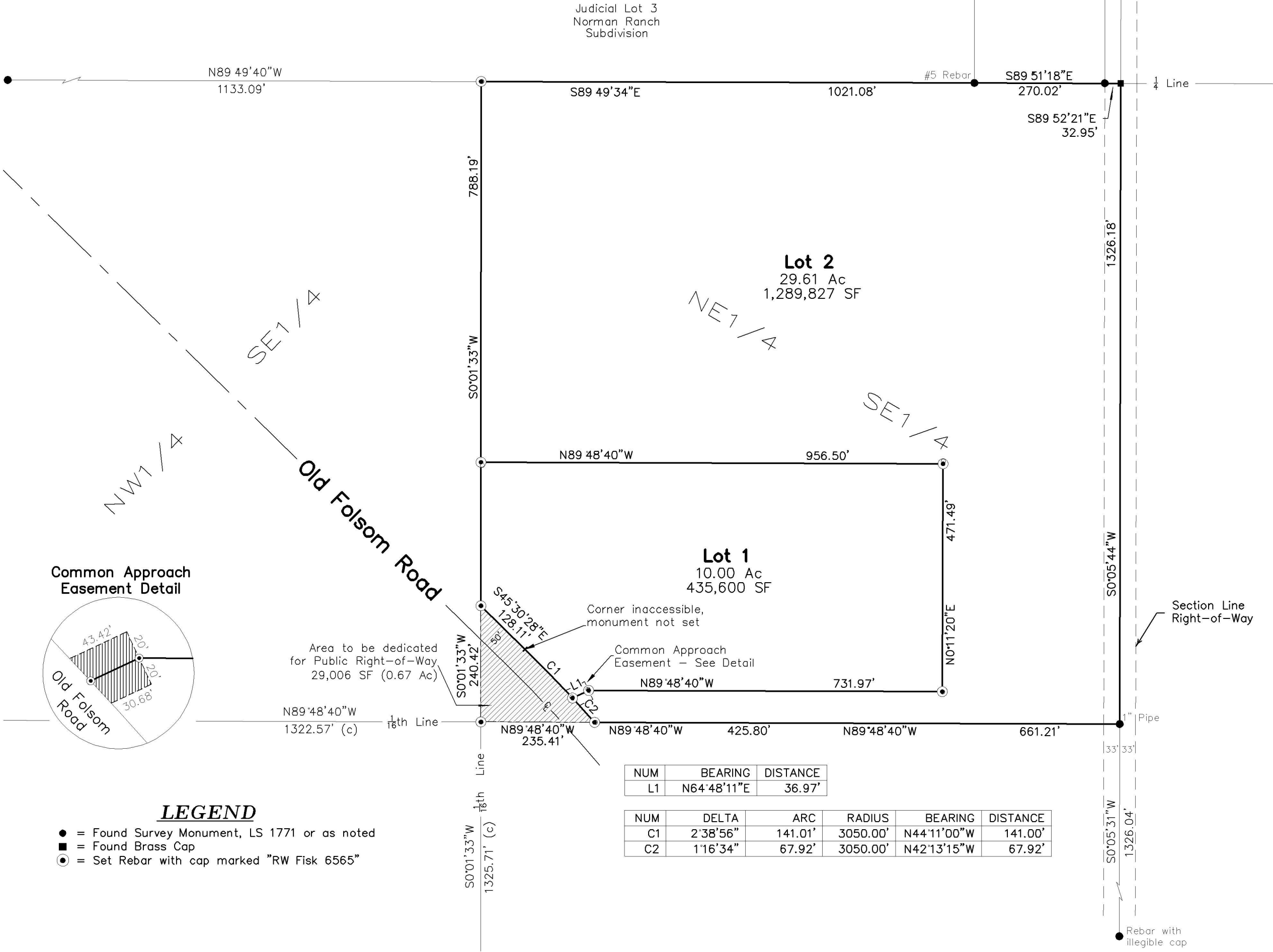
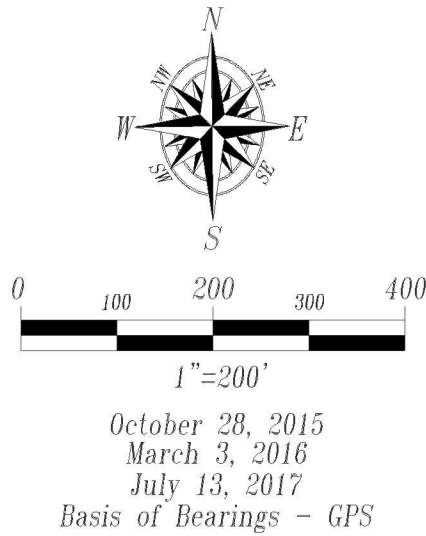
Proposed Lots 1 and 2 of Old Folsom Subdivision

Plat of Lots 1 and 2 of Old Folsom Subdivision and Dedicated Right-of-Way

(Formerly all of the NE1/4 SE1/4 Section 28, T1N, R8E, BHM)
located in the NE1/4 SE1/4 Section 28, T1N, R8E, BHM
Pennington County, South Dakota

Prepared by:
Fisk Land Surveying & Consulting Engineers, Inc.
P.O. Box 8154
Rapid City, SD 57709
(605) 348-1538
Project No. 15-10-04
8' Utility and Minor Drainage Easements on the interior sides of all lot lines.

All Major Drainage Easements shown hereon shall be kepte 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 necessary to facilitate drainage from any source.



NUM	BEARING	DISTANCE
L1	N64°48'11"E	36.97'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°38'56"	141.01'	3050.00'	N44°11'00"W	141.00'
C2	1°16'34"	67.92'	3050.00'	N42°13'15"W	67.92'

CERTIFICATE OF SURVEYOR State of South Dakota County of Pennington ss

I, Ronald W. Fisk, Registered Land Surveyor No. 6565 in the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plat of the land shown and described hereon and that the same is, in all things, true and correct to the best of my knowledge and belief. In Witness Whereof, I have hereunto set my hand and official seal

this _____ day of _____, 20__.

Ronald W. Fisk, Registered Land Surveyor No. 6565



CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP
State of South Dakota County of Pennington ss

We, Markus C. Haubrich, Ann V. Haubrich and Frances Haubrich, do hereby certify that we are the owners of the above described land and that We did authorize and do hereby approve the survey and within plat of said land, and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Markus C. Haubrich - (owner) Frances Haubrich - (owner)

Ann V. Haubrich - (owner)

On this _____ day of _____, 20__, before me, a Notary Public, personally appeared Markus C. Haubrich, Ann V. Haubrich and Frances Haubrich, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

Notary Public

My Commission Expires

CERTIFICATE OF STREET AUTHORITY State of South Dakota County of Pennington ss

The location of the proposed access road to the County of State highway or City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Street Authority Date

Street Authority Date

CERTIFICATE AND COUNTY TREASURER State of South Dakota County of Pennington ss

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands have been fully paid according to the records of my office.

Dated this _____ day of _____, 20__.

Pennington County Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION
State of South Dakota County of Pennington ss

I, Director of Equalization of Pennington County, do hereby certify that I have on file in my office a copy of the within plat.

Signed this _____ day of _____, 20__

Pennington County Director of Equalization

APPROVED: DATE:

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss

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__

Rapid City Finance Officer

CERTIFICATE OF COMMUNITY PLANNING & DEVELOPEMENT SERVICES DIRECTOR
State of South Dakota County of Pennington ss

I, Community Planning & Developement 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 Final Plat.

Dated this _____ day of _____, 20__

Rapid City Growth Management Director

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning & Development Services Director of the City of Rapid City, has approved this Final Plat as shown hereon.

Dated this _____ day of _____, 20__

Rapid City Finance Officer

CERTIFICATE OF THE REGISTER OF DEEDS
State of South Dakota County of Pennington ss

Filed for record this ____day of _____, 20__ at ____o'clock ____M., and recorded as

Document Number _____

Pennington County Register of Deeds Fees

Parcel 3828400007

Parcels

Contours

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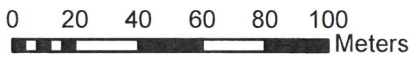
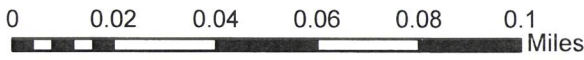
Intermediate

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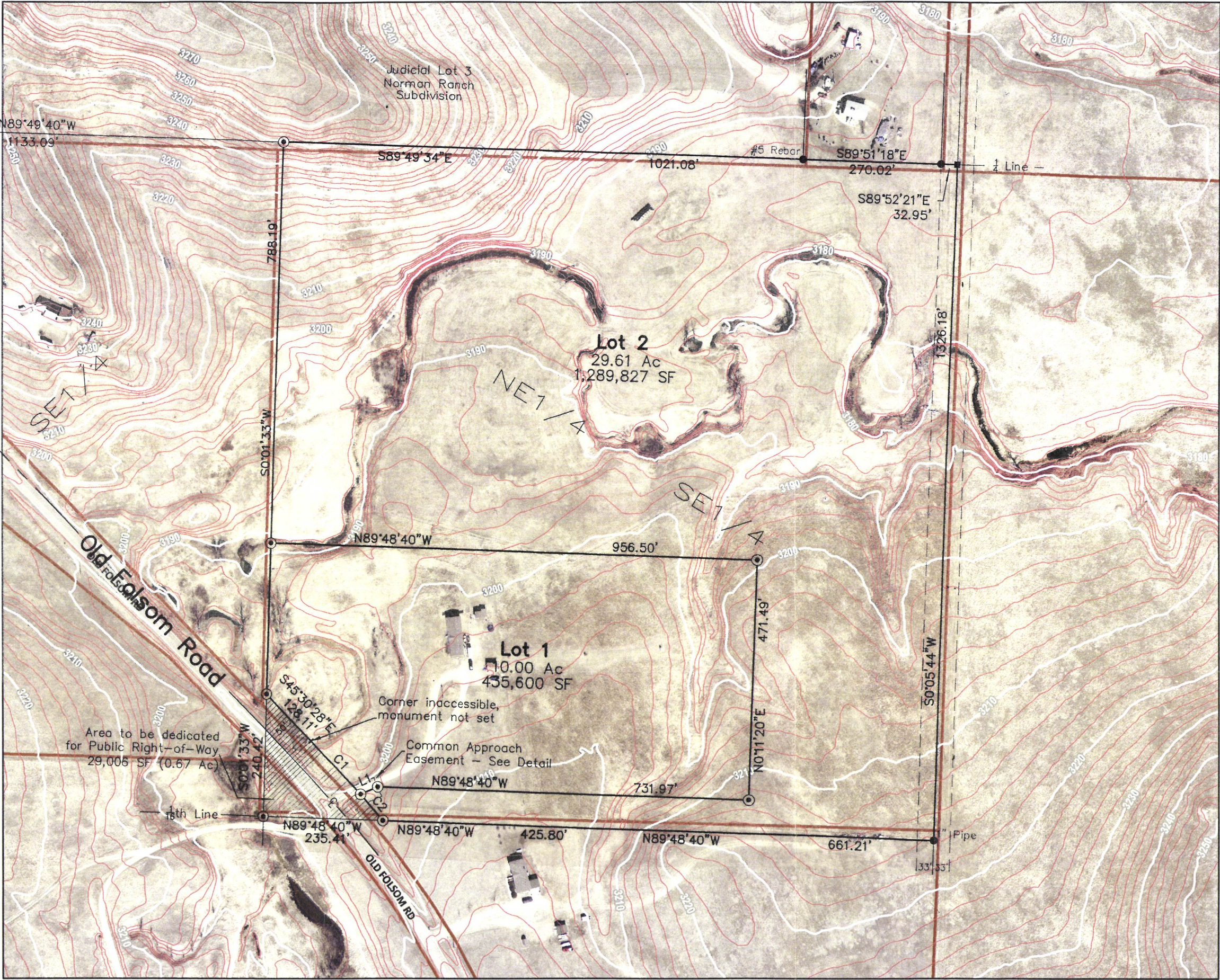
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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

1 inch = 200 feet



CONTOUR INTERVAL 2 FEET

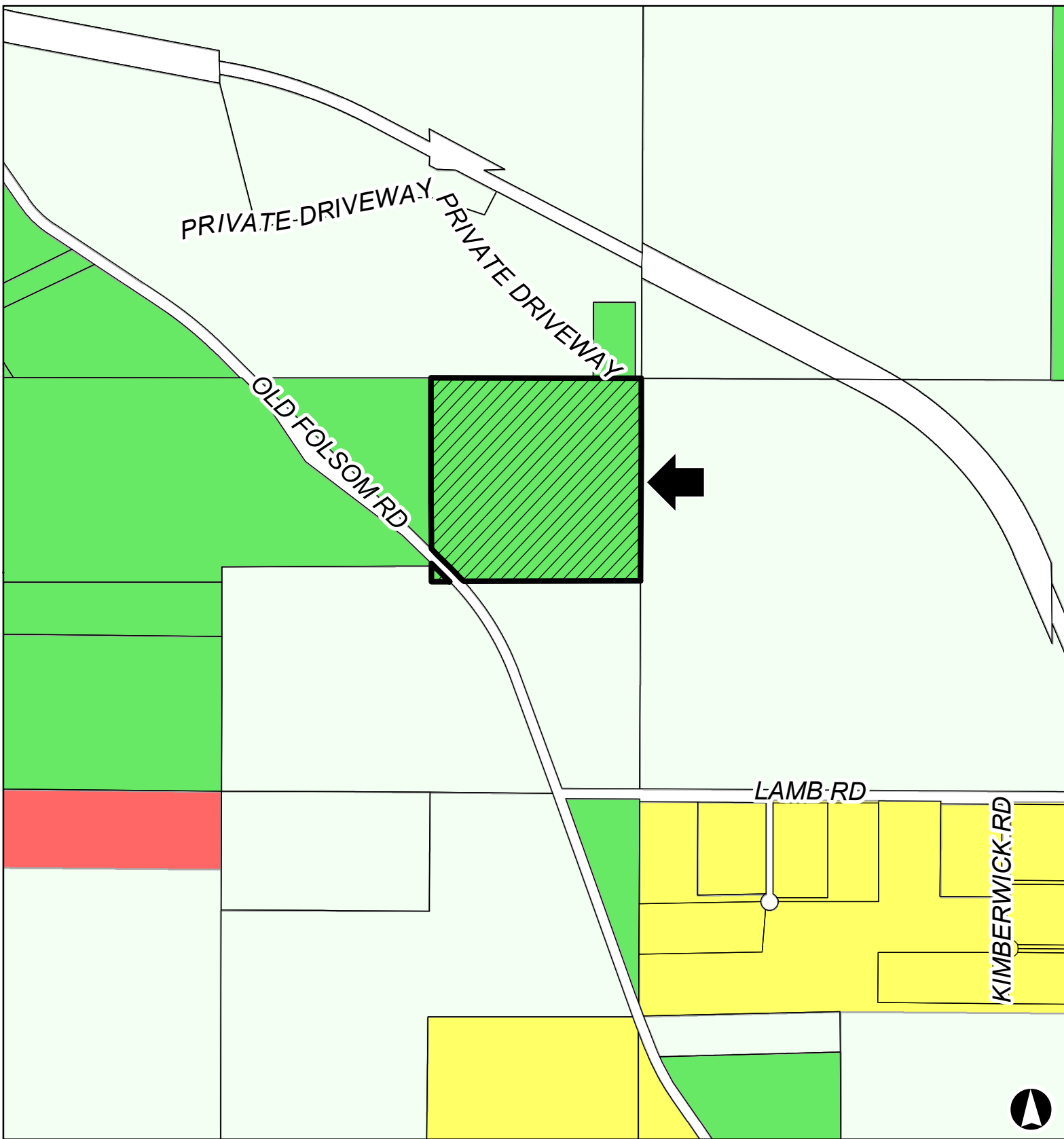


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OLD FOLSOM RD



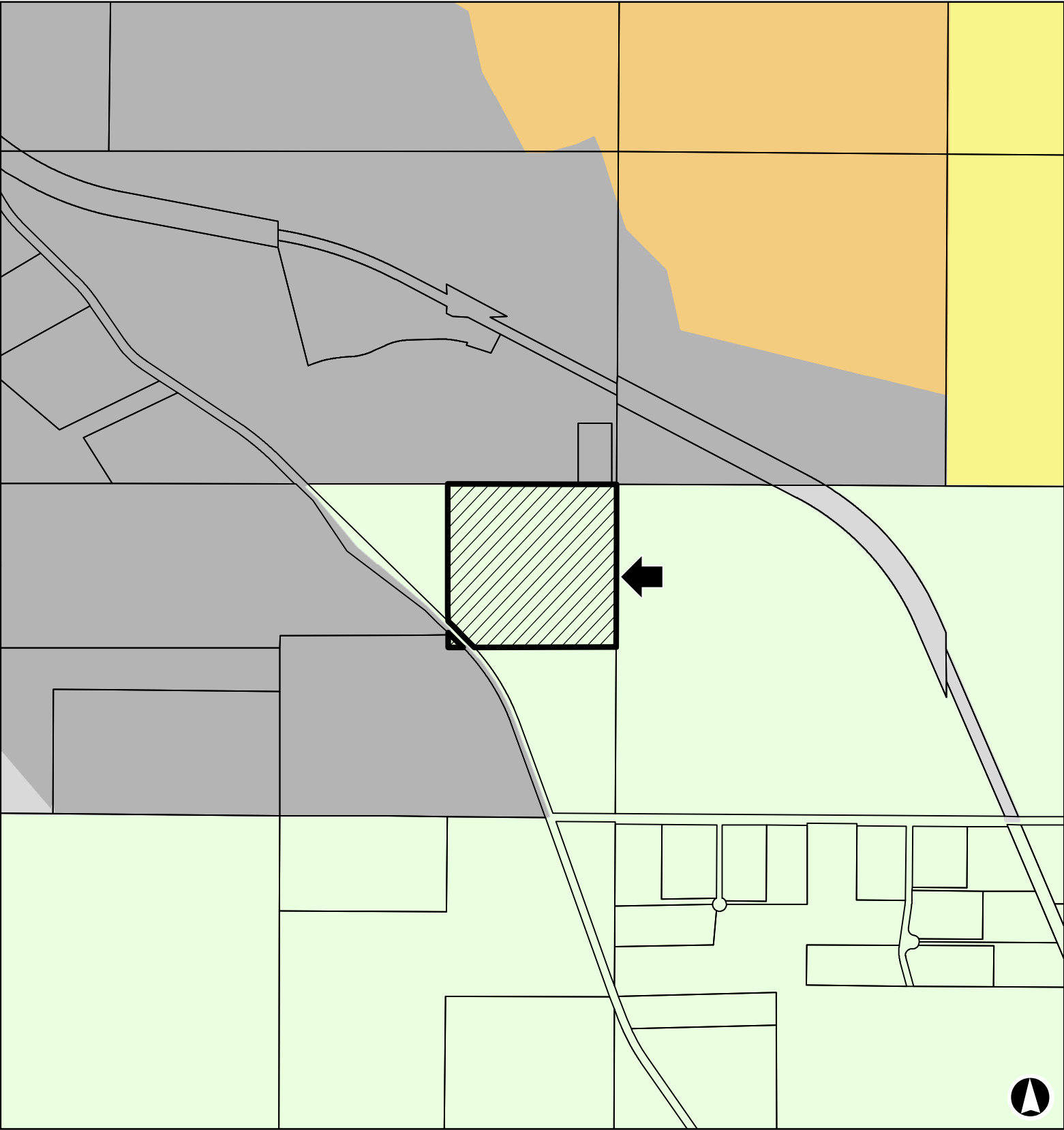
17PL075
7756 Old Folsom Road



Rapid City/Pennington County Zoning

- Subject Property
- General Commercial, PC
- General Ag. District, PC
- Low Density Residential, PC
- Limited Ag., PC

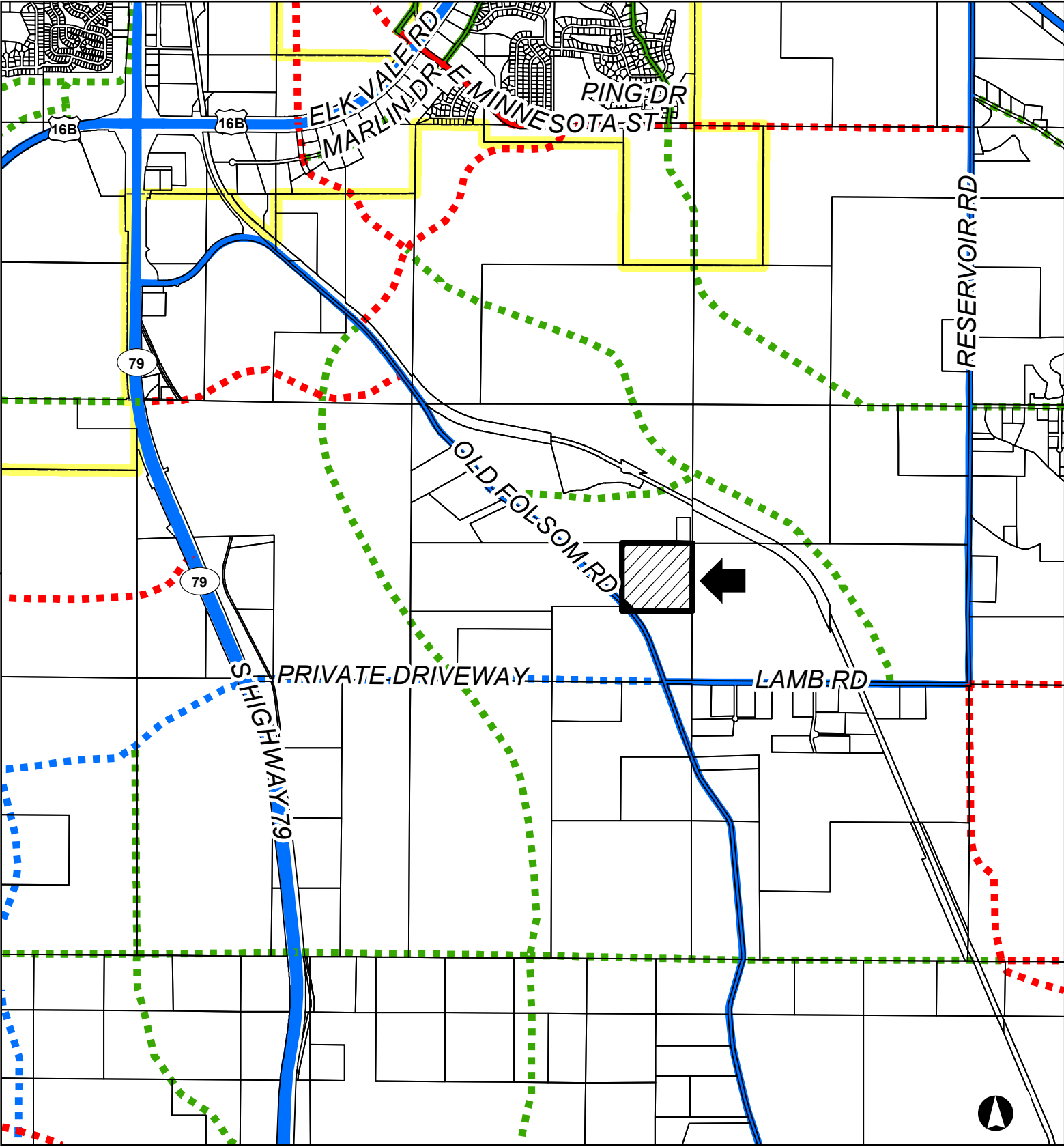
17PL075
7756 Old Folsom Road











Future Land Use Categories

- | | | |
|--|--|--|
|  Subject Property |  Urban Neighborhood |  Heavy Industrial |
|  Low Density Neighborhood |  Light Industrial |  Agriculture |

17PL075
7756 Old Folsom Road



Major Street Plan

- | | | | |
|---|--|--|---|
|  Subject Property |  Collector |  Principal arterial |  Proposed minor arterial |
|  Rapid City Limits |  Minor arterial |  Proposed collector |  Proposed principal arterial |

17PL075

