Case No. 19PL052

Existing Legal Description:

Lot 8 of Hills View Subdivision, located in the NE1/4 of the SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 8A and 8B of Hills View Subdivision
SURVEY PLAT OF: HILLS VIEW SUBDIVISION
INCLUDING: LOT 8A & 8B

FORMERLY, LOTS AB-1 and AB-2 OF GOVERNMENT LOT 1, AND LOT 2 OF

ALL LOCATED IN SECTION 5, TOWNSHIP 1 NORTH, RANGE 8 EAST, 18-M.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

DRAINAGE NOTES:
All major drainage easements shown hereon shall be kept free of all
obstructions building but not limited to, buildings, walls, fences,
hedges, trees, and shrubs. Such easements grant to all public
authorities the right but not the duty to construct, operate, maintain, inspect, and
repair such improvements and structures as it deems necessary to
facilitate drainage from any source.

CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP:
State of South Dakota
County of Pennington S.S.

We, Ron and Vivian Reud of Reud Family Trust, owners of the land
shown and described hereon, do hereby certify that this plat was done
at our request for the purposes indicated hereon, that we do hereby
approve the survey and within lot 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 lands
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
dedicated shall not be construed as a donation of the fee of said
lands.

OWNERS:
Ron Reud & Vivian Reud of Reud Family Trust

On this__ day of ____________, 2019, before me, a Notary Public
personally appeared Ron Reud & Vivian Reud, known to me to be the
person described in the foregoing instrument and acknowledged me
that being so authorized, signed his name as Personal Representative
for the purposes hereof contained.

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 ____________, 2019.
Highway Street Authority

CERTIFICATE OF FINANCE OFFICER:
I, Finance Officer of the City of Rapid City, do hereby certify that all
special assessments which are fore upon the described lands are fully
paid according to the records of my office.

Dated this__ day of ____________, 2019.
Finance Officer of the City of Rapid City

NOTARY PUBLIC:

My commission expires:

CERTIFICATE OF COUNTY TREASURER:
I, Treasurer of Pennington County, do hereby certify that all taxes which are
levy upon the within described lands are fully paid according to the
records of my office.

Dated this__ day of ____________, 2019.
Treasurer of Pennington County

CERTIFICATE OF DIRECTOR OF EQUILIZATION:
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 ____________, 2019.
Approved:

Director of Equalization of Pennington County

PREPARED BY:
DAVIS ENGINEERING, INC. 1060 KINGS ROAD, RAPID CITY, SD (605) 341-3095

CERTIFICATE OF SURVEYOR:
State of South Dakota
County of Pennington S.S.

I, Ronald D. Dox, Registered Land Surveyor (3995) of the State of
South Dakota, do hereby certify that the request of the
owner(s) listed herein 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
miscalculation or private agreements that are not known to
me are not shown hereon.

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

Dated this__ day of ____________, 2019.

Ronald D. Dox, RLS # 3995

CERTIFICATE OF FINANCE OFFICER:
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 ____________, 2019.

Finance Officer of the City of Rapid City

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 18.08.08 of the Rapid City
Municipal Code and as such I have approved this plat as Final Plat.

Dated this__ day of ____________, 2019.

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

CERTIFICATE OF THE REGISTER OF DEEDS:
State of South Dakota
County of Pennington S.S.

Filed for record this__ day of ____________, 2019 at
__o'clock M. as Document No._

Register of Deeds

NOTE:
Prior to obtaining a permit or constructing any structure, petitioner,
his heirs, assigns or successors in interest agree to install an on-site
wastewater treatment system for each lot. Prior to installation of
such system, plans prepared by a qualified person shall be submitted
and approved as required by the City of Rapid City or Pennington
County. No structure shall be placed on the premises hereby
designated. Prior to construction or improvements on the premises,
plana for a conventional or alternative on-site
wastewater system may be approved by the City of Pennington
or Pennington County, whichever has jurisdiction, subject to the
review and approval of a complete report of the soils and geological
investigation performed by a qualified person to demonstrate that
the proposed conventional or alternative system meets all State, City,
and local regulations.
EXISTING SITE PLAN

LEGAL DESCRIPTION:
LOTS 8 OF HILLS VIEW SUBDIVISION
LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 5, T2S,
T1N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

SITE TOPOGRAPHY: 1171 VALLEY DRIVE.

RECEIVED
JUN 06 2019

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: 06-07-2019
SCALE: 1"=40'
JOB: 2019-24

I. Ronald D. Davis, Registered Land Surveyor No. 3095 of the State of South Dakota, do hereby certify that the measurements shown hereon were done by me or under my direct supervision. The building(s) shown hereon have been located using information shown on the plot of this land as recorded at the Register of Deeds office.

DAVIS ENGINEERING INC.—1060 KINGS ROAD—RAPID CITY, SD —605–341–3095
19PL052
1171 Valley Drive

Rapid City Zoning

- Subject Property
- Medium Density Residential
- General Agricultural
- Heavy Industrial
- Low Density Residential-1
- Planned Development
- Planned Development Designation