

Case No. 19PL078

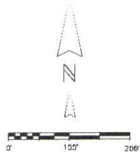
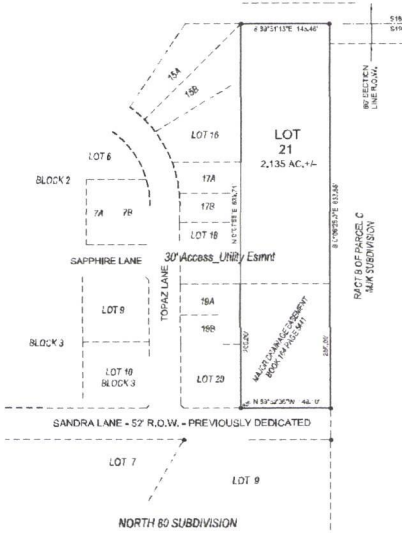
Existing Legal Description:

The unplatted portion of Government Lot 1, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 21 of Gemstone Subdivision

LOT 21 IN BLOCK 1 OF GEMSTONE SUBDIVISION
 FORMERLY UNPLATTED PORTION OF GOVT. LOT 1 OF SECTION 19, T1N, R8E, B.H.M.
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



Prepared by:
 Hanson Surveying & Mapping
 532 Horace Mann Drive
 Rapid City, SD 57701
 605-346-6632
 February 12, 2018

CERTIFICATE OF OWNERSHIP
 State of South Dakota, County of Pennington

I, Drill Davis, President of Lazy PG Land Company Inc., do hereby certify that I am the owner of the tract of land shown and described hereon; that the survey was done at my request for the purposes indicated hereon; and that I do hereby approve the survey and within plat 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 plat 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.

Drill Davis - President: Lazy PG Land Company Inc.

On the _____ day of _____, 2018, before me, a Notary Public, personally appeared the above signed persons described in the foregoing instrument, and acknowledged to me that they signed this same.

Notary Public: _____

My Commission Expires: _____

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 16.05.030 of the Rapid City Municipal Code and as such I have approved this Plat as a Minor Plat.

Dated this _____ day of _____, 2018.

Community Planning & Development Services of the City of Rapid City

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 16.05.030 of the Rapid City Municipal Code and as such I have approved this plat as a Minor Plat.

Dated this _____ day of _____, 2018

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 the Community Planning & Development Services Director and the Public Works Director of the City of Rapid City, has approved this Minor Plat as shown hereon.

Dated this _____ day of _____, 2018.

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 _____, 2018.

Finance Officer of the City of Rapid City

- LEGEND**
- Found Survey Monument
 - 5/8" rebar with "Hanson 80251 cap.

CERTIFICATE OF SURVEYOR
 State of South Dakota, County of Pennington

I, Michael R. Hanson, Registered Land Surveyor No. 5251 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 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.

Registered Land Surveyor _____ Date _____

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

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

Dated this _____ day of _____, 2018.

Director of Equalization of Pennington County

APPROVED:
Director of Equalization of Pennington County

CERTIFICATE OF COUNTY TREASURER
 State of South Dakota, County of Pennington

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 _____, 2018.

Treasurer of Pennington County

CERTIFICATION OF REGISTER OF DEEDS
 State of South Dakota, County of Pennington

Filed this _____ day of _____, 2018.

Document Number _____

Register of Deeds

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 _____, 2018.

Highway / Street Authority

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E ENCHANTED PINES DR

TOPAZ LN

SAPPHIRE LN

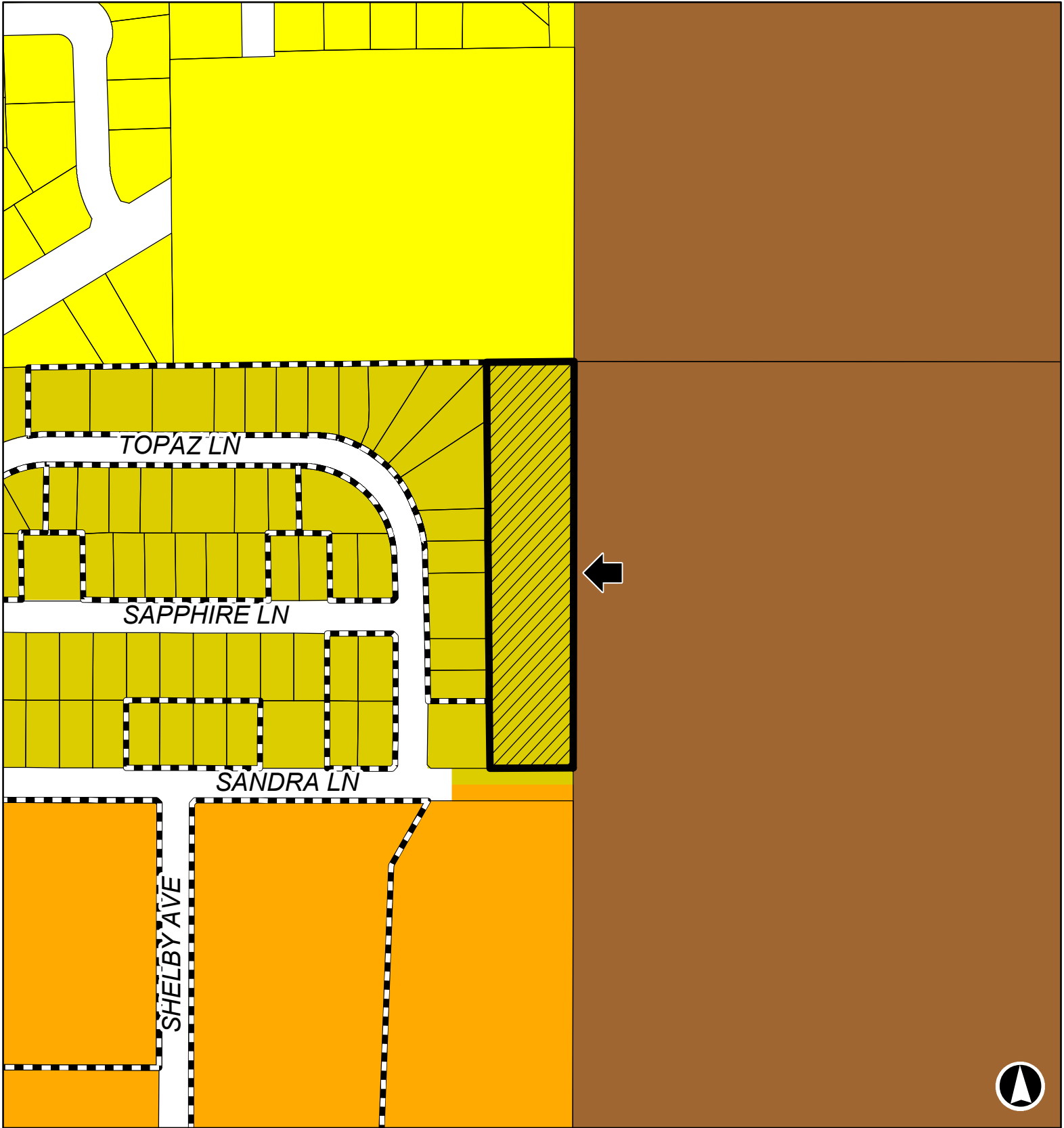
SANDRA LN

SHELBY AVE








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East of 5th Street & North of Sandra Lane

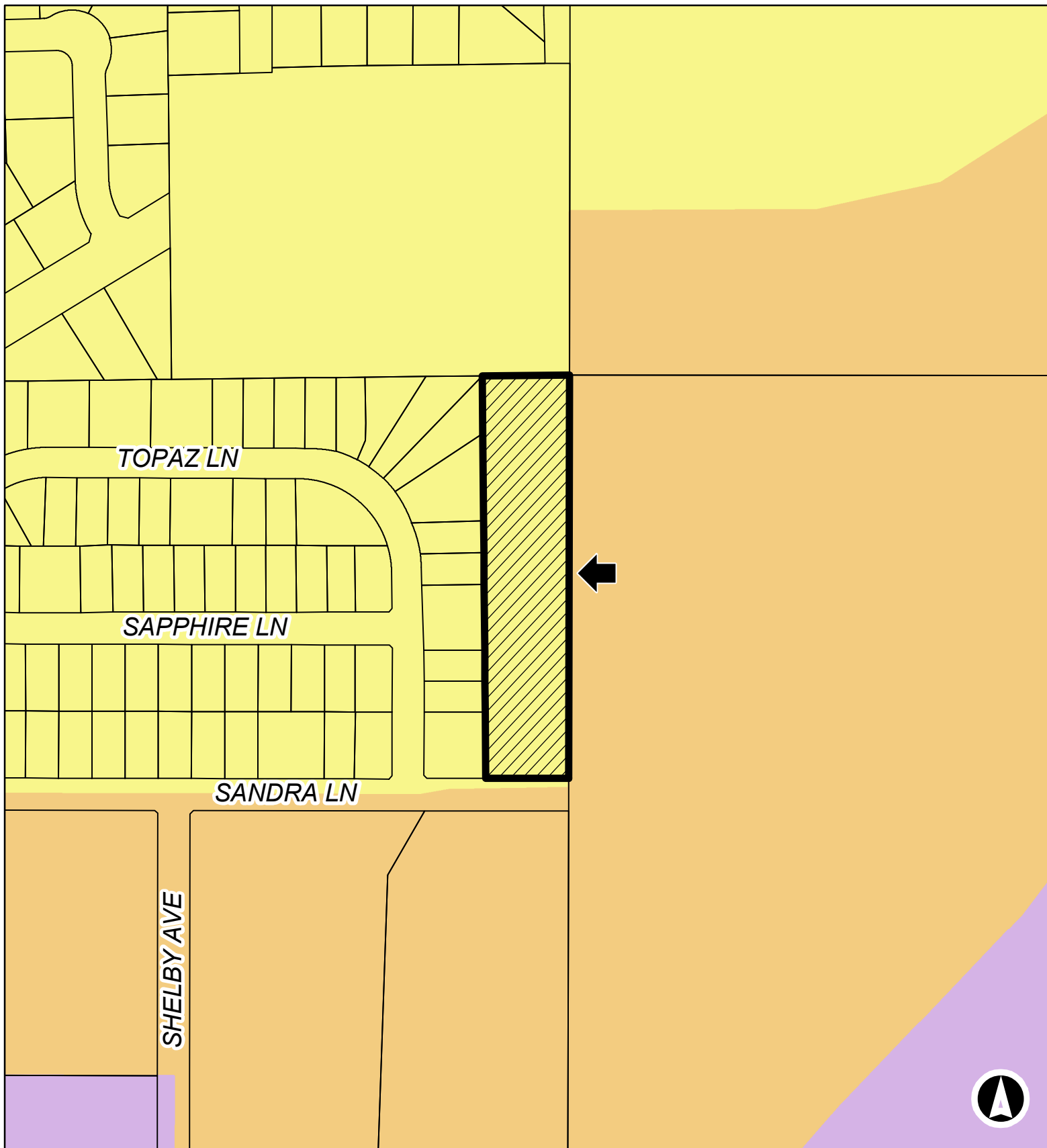


Rapid City Zoning

-  Subject Property
-  General Agricultural
-  Low Density Residential-2
-  Planned Development
-  Low Density Residential-1
-  Medium Density Residential

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East of 5th Street & North of Sandra Lane

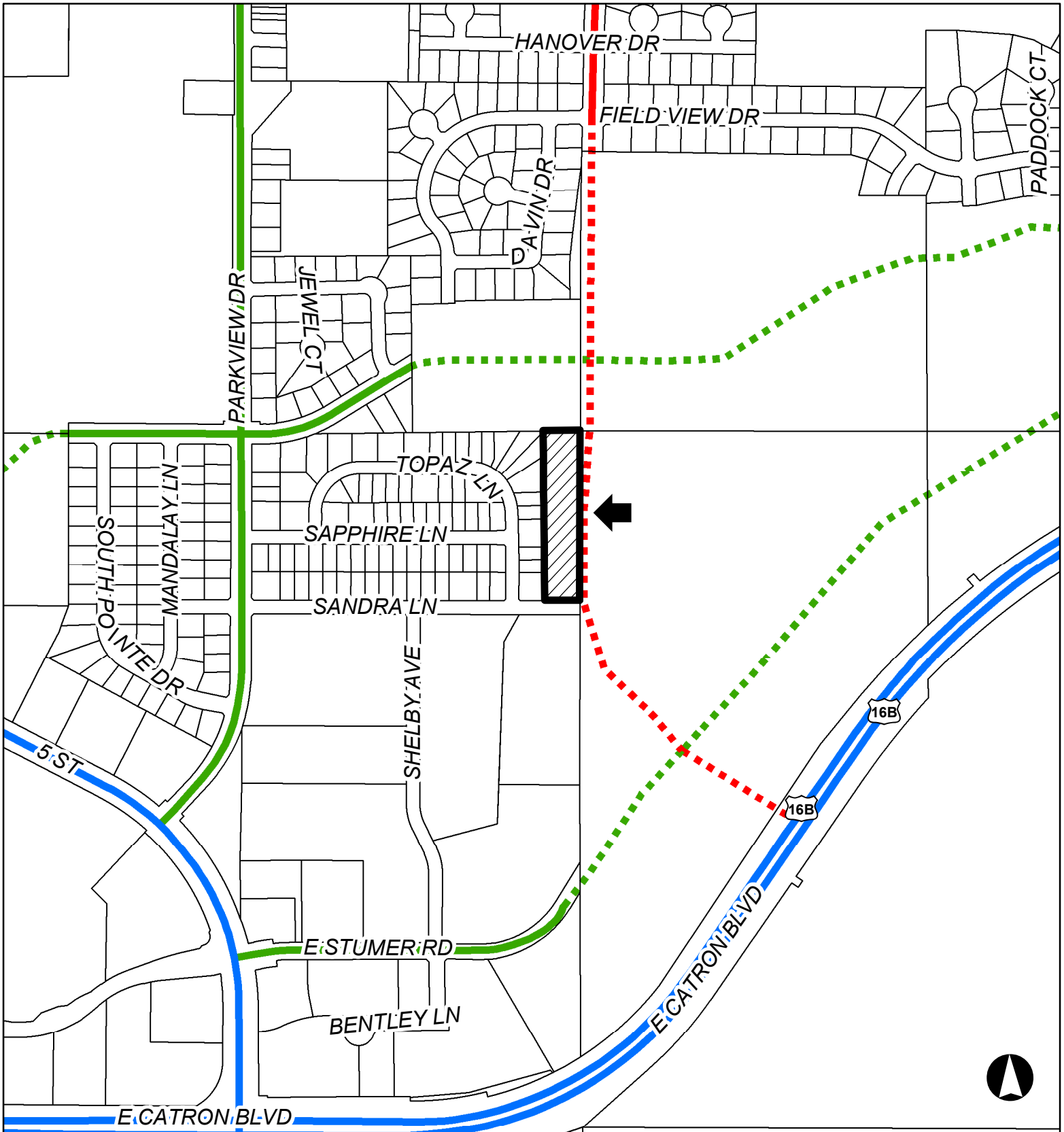


Future Land Use Categories







-  Subject Property
-  Low Density Neighborhood
-  Urban Neighborhood
-  Employment

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East of 5th Street & North of Sandra Lane



Major Street Plan

-  Subject Property
-  Minor arterial
-  Proposed collector
-  Collector
-  Principal arterial
-  Proposed minor arterial

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