Case No. 20PL101

Existing Legal Description:

Government Lot 4 of Section 7 less the N1/2 of the N1/2 thereof and less Lot H1 thereof, located in Section 7, T1N, R9E of BHM, Pennington County, South Dakota

Proposed Legal Description:

Proposed Tract A and Tract B of Lippert Addition
SURVEY PLAT OF
TRACT A AND TRACT B OF LIPPERT ADDITION
(Formerly Government Lot 4 of Section 7 less the N1/2 N1/2 thereof and less Lot 11 thereof)
Located in Government Lot 4 of Section 7, Township 1 North, Range 9 East of the Black Hills Meridian, Pennington County, South Dakota
December, 2020

SURVEYOR'S STATEMENT
I, Dean G. Scott, Registered Land Surveyor, do hereby state that, at the request of the Owners hereinafter named, I have surveyed the tract of land as shown herein, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge, information and belief. Certain easements, restrictions or other property rights of public record or private agreement may not be shown.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ___ day of _____, 20__

Registered Land Surveyor No. 4687

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR
I, Community Development Director of the City of Rapid City, have reviewed this plat and have found it to conform to the Subdivision Requirements of Chapter 18-08-000 of the Rapid City Municipal Code and as such I have approved this plat as a Final Plat.

Dated this ___ day of _____, 20__

Community Planning and Development Services Director,
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 18-08-000 of the Rapid City Municipal Code and as such I have approved this plat as a Final Plat.

Dated this ___ day of _____, 20__

Public Works Director,
City of Rapid City

CERTIFICATE OF FINANCE DIRECTOR
I, Finance Director of the City of Rapid City, do hereby certify that the Community Development Director of the City of Rapid City and the Public Works Director of the City of Rapid City have approved this Final Plat as shown herein.

Dated this ___ day of _____, 20__

Finance Director,
City of Rapid City

CERTIFICATE OF FINANCE DIRECTOR
I, Finance Director of the City of Rapid City, do hereby certify that all special assessments which are levied upon the land described herein, as shown by the records of my office, are fully paid.

Dated this ___ day of _____, 20__

Finance Director,
City of Rapid City

COUNTY TREASURER'S CERTIFICATE
I, Treasurer of Pennington County, South Dakota, do hereby certify that all taxes which are levied upon the land described herein, as shown by the records of my office, are fully paid.

Dated this ___ day of _____, 20__

Pennington County Treasurer

OWNERS CERTIFICATE
We, Lorn L. Lippert and Debra D. Lippert, do hereby certify that we are the Owners of the land shown and described herein, and that We did authorize and do pay for and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and transit and traffic control regulations.

IN WITNESS WHEREOF, We hereunto set our hands
the ___ day of _____, 20__

Lorn L. Lippert, Owner
Debra D. Lippert, Owner

ACKNOWLEDGMENT OF OWNERS
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

On this ___ day of _____, 20__, before me, the undersigned officer, personally appeared Lorn L. Lippert and Debra D. Lippert, known to me to be the persons who executed the foregoing Owner's Certificate, and acknowledged to me that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal

Notary Public

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY
Per SDCL 11-9-11, I have access to this property from the adjoining Highway or Street as approved. Specific approach location and configuration must conform to all current Highway and/or Street regulations.

Dated this ___ day of _____, 20__

Highway or Street Authority

CERTIFICATE OF DIRECTOR OF EQUILIZATION
I, Director of Equalization of Pennington County, South Dakota, do hereby certify that I have a copy of the within described plat in my office.

Dated this ___ day of _____, 20__

Director of Equalization

CERTIFICATE OF REGISTER OF DEEDS
Filed for record this ___ day of _____, 20__, at _____, and recorded as Document No. _____

Register of Deeds
SITE PLAN
PROPOSED TRACT A AND TRACT B
OF UPPERT ADDITION
(FORMERLY GOVERNMENT LOT 4 OF SECTION 7
LESS THE N1/2 N1/2 THEREOF AND LESS LOT H1 THEREOF)
LOCATED IN GOVERNMENT LOT 4 OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 9 EAST OF THE BLACK HILLS MERIDIAN,
PENNINGTON COUNTY, SOUTH DAKOTA.
DECEMBER, 2020

TRACT A
10.00 Ac.

LOT H1
H.P.B.11, PG.22, P.C.R.D.

TRACT B
17.39 Ac.

D.C. Scott
SURVEYORS, INC.
3153 ANDERSON ROAD
RAPID CITY, SD 57703
(605) 363-2400

SCALE IN FEET
0 80 160 240

2635.04' 2635.04' W 1310.99' 1310.99'

58°58'19"E 1311.09' 1291.08'

58°58'09"E 1311.09' 1291.08'

1/16 LINE

N1/2 N1/2 GOVT. LOT 4

ROAD

SECTION LINE

HILL

- RADAR

- LONG

12

13

18

1/4 LINE

33' W.G.

53' W.G.

1323.63'

1/4 LINE

STATUTORY SECTION LINE

RIGHT-OF-WAY

1/16 LINE

100'

1/16 LINE

75'

SHEED

SHEED

WASTEWATER

DRAINFIELD

HOUSE

DAM
Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Buffer/Reserved
- Rapid City Limits
- Employment
- Public/Quasi-Public