

Case No. 20PL103

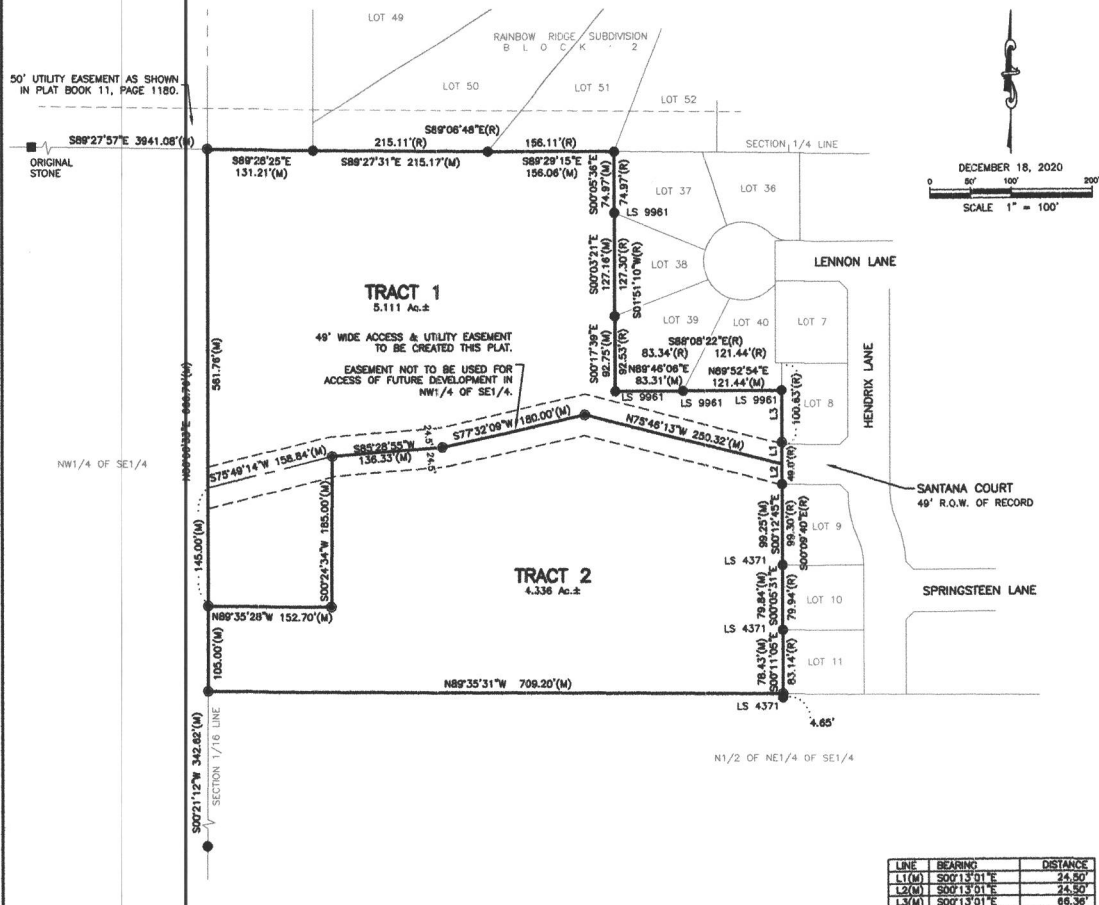
**Existing Legal Description:**

A portion of the N1/2 of the NE1/4 of the SE1/4 of Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

Proposed Tract 1 and 2 of Rockinon Ranch Estates

PLAT OF  
**TRACTS 1 & 2,**  
**ROCKINON RANCH ESTATES**  
 (formerly a portion of the N1/2 of the NE1/4 of the SE1/4)  
 LOCATED IN SECTION 23, T2N, R7E, BHM,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

**LEGEND**

- Denotes set rebar with survey cap marked "Renner - Assoc. 9213".
- Denotes Found 5/8" Rebar Survey Monument, unless otherwise noted.
- (R) Denotes Recorded in previous plat or description.
- (M) Denotes Measured in this survey.

**BASIS OF BEARINGS:** GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM. (GPS) WGS 84.

**CERTIFICATE OF OWNERSHIP**

State of South Dakota  
 County of Pennington

I, William C. Freytag, Member of KTLDCO, LLC, 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 purpose indicated hereon; that we do hereby approve the survey and within plot of said land; and that the development of the 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, forever, but such dedication shall not be construed to be a donation of the fee of such land.

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

OWNER: KTLDCO, LLC

By: William C. Freytag, Member

On this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared William C. Freytag, Member, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC:

My commission expires: \_\_\_\_

**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 16.08.080 of the Rapid City Municipal Code and as such I have approved the Plat as Final Plat.

Dated this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_.

Community Development Director of the 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, has approved this Final Plat as shown hereon.

Dated this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_.

Finance Director of the 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 liens upon the within described lands are fully paid according to the records of my office.

Dated this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_.

Finance Director of the City of Rapid City

**CERTIFICATE OF SURVEYOR**

State of South Dakota  
 County of Pennington

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plot 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.

Eric D. Howard, Registered Land Surveyor

Date: \_\_\_\_

**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 this Highway or Street will require additional approval.

Dated this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_.

Highway or 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 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: \_\_\_\_ Date: \_\_\_\_

**CERTIFICATE OF REGISTER OF DEEDS**

State of South Dakota  
 County of Pennington

Filed this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_ at \_\_\_\_ o'clock \_\_\_\_ M.,

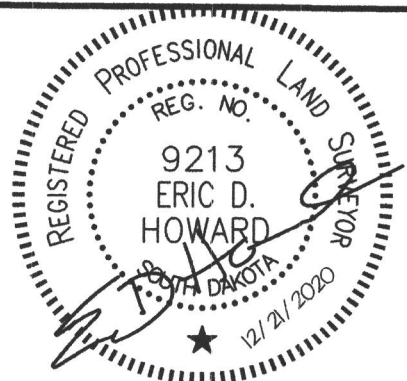
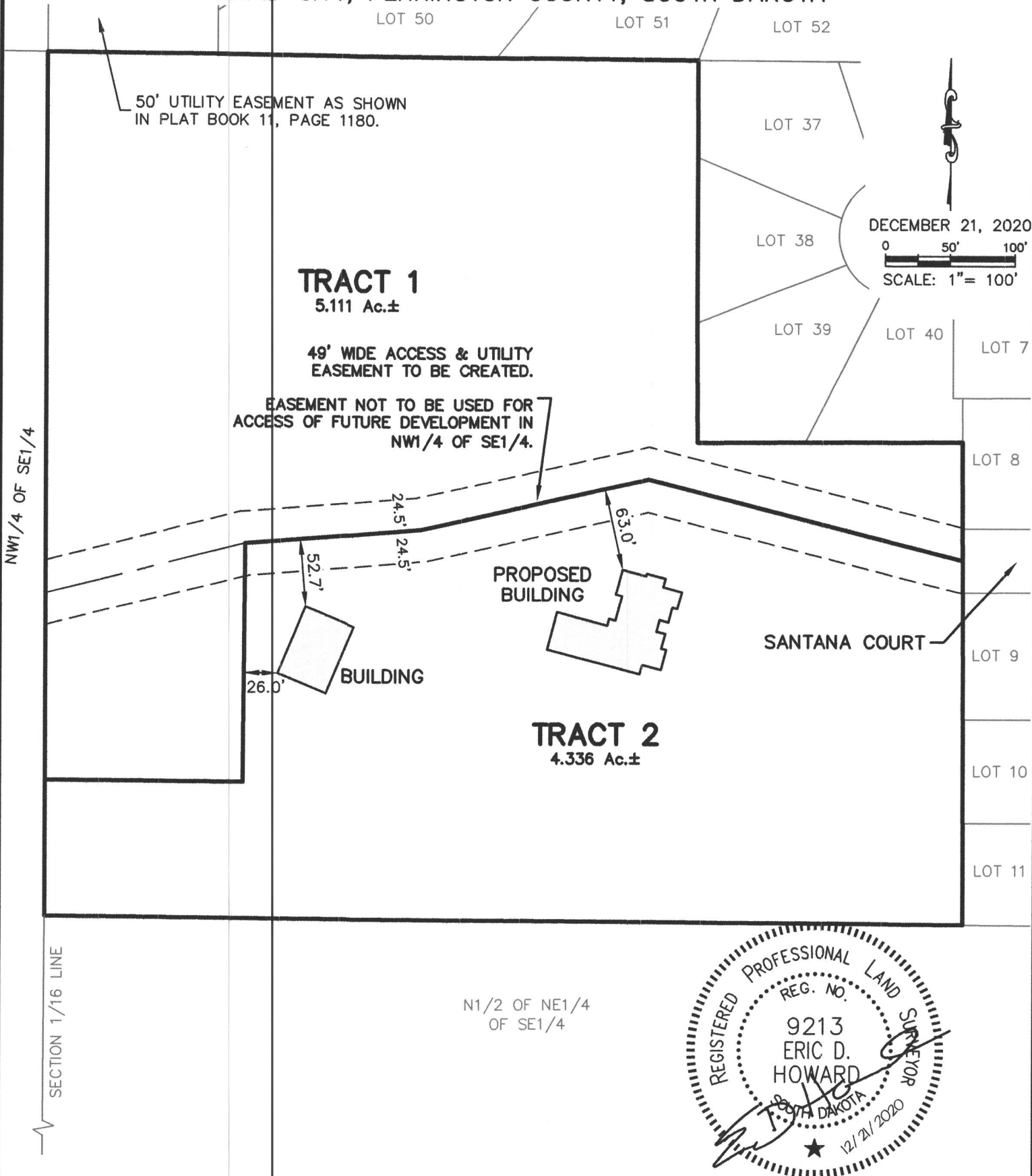
Document Number \_\_\_\_

Register of Deeds

Fee: \$ \_\_\_\_

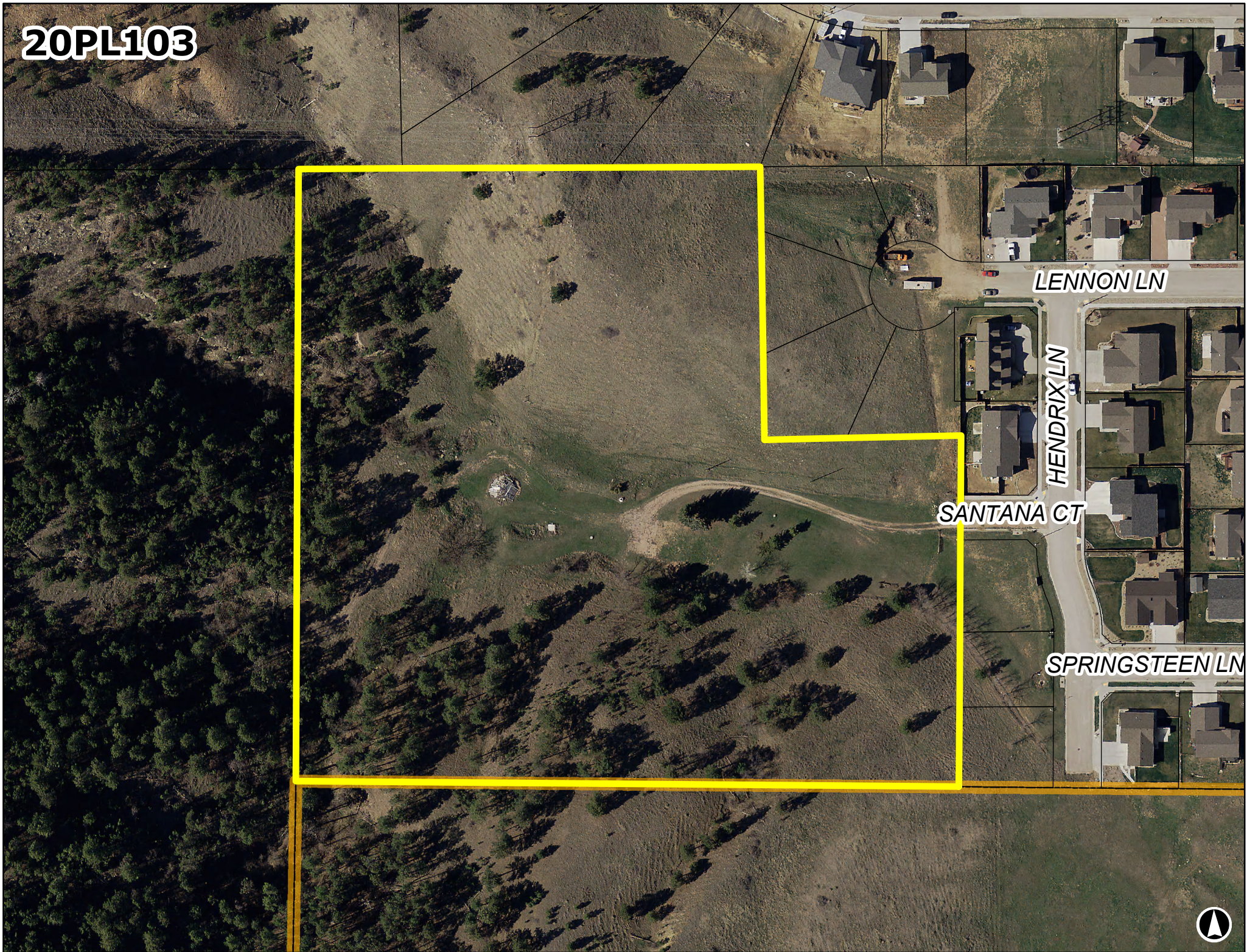
# TRACTS 1 & 2 OF ROCKINON RANCH ESTATES

LOCATED IN SECTION 23, T2N, R7E, BHM,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



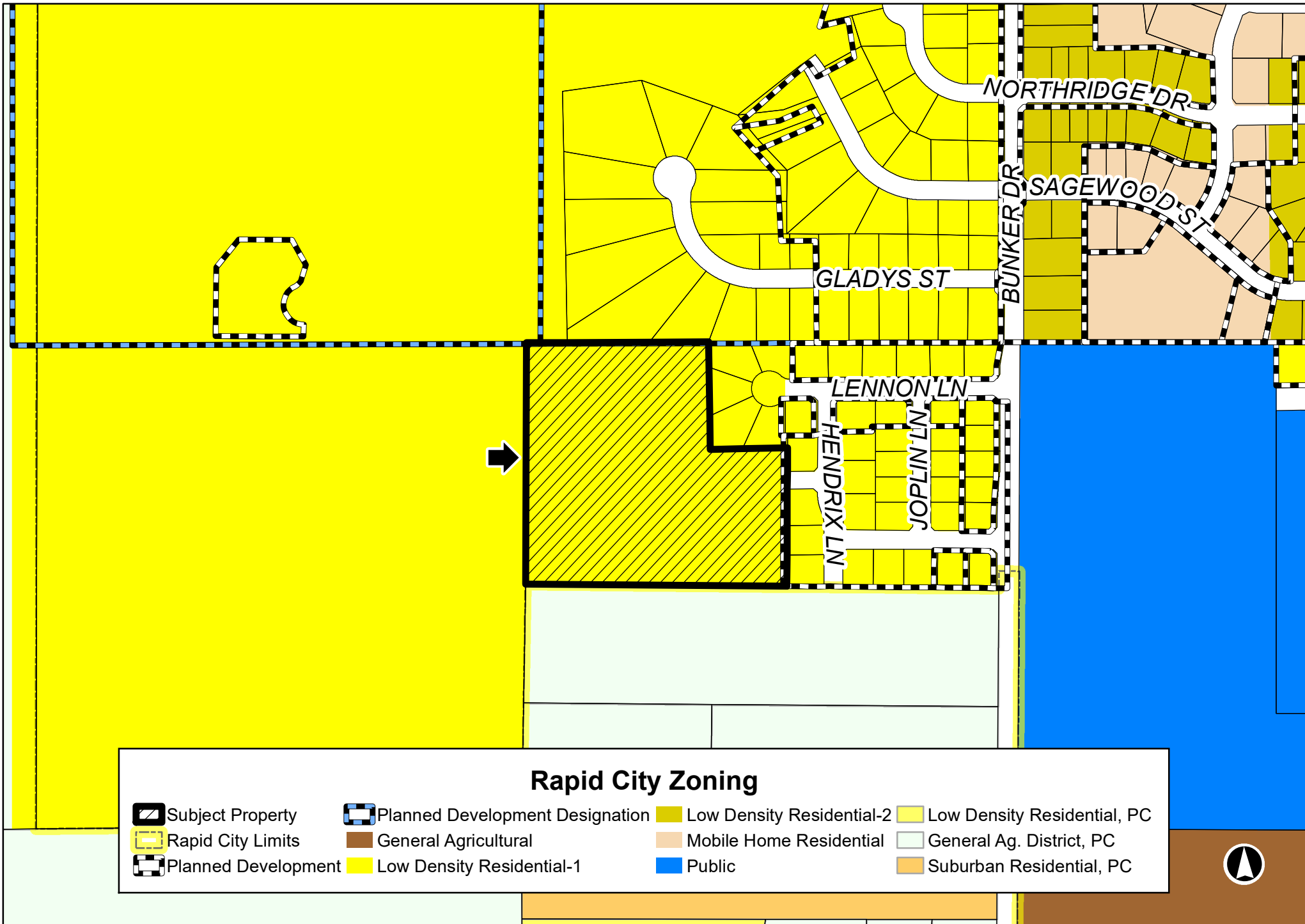


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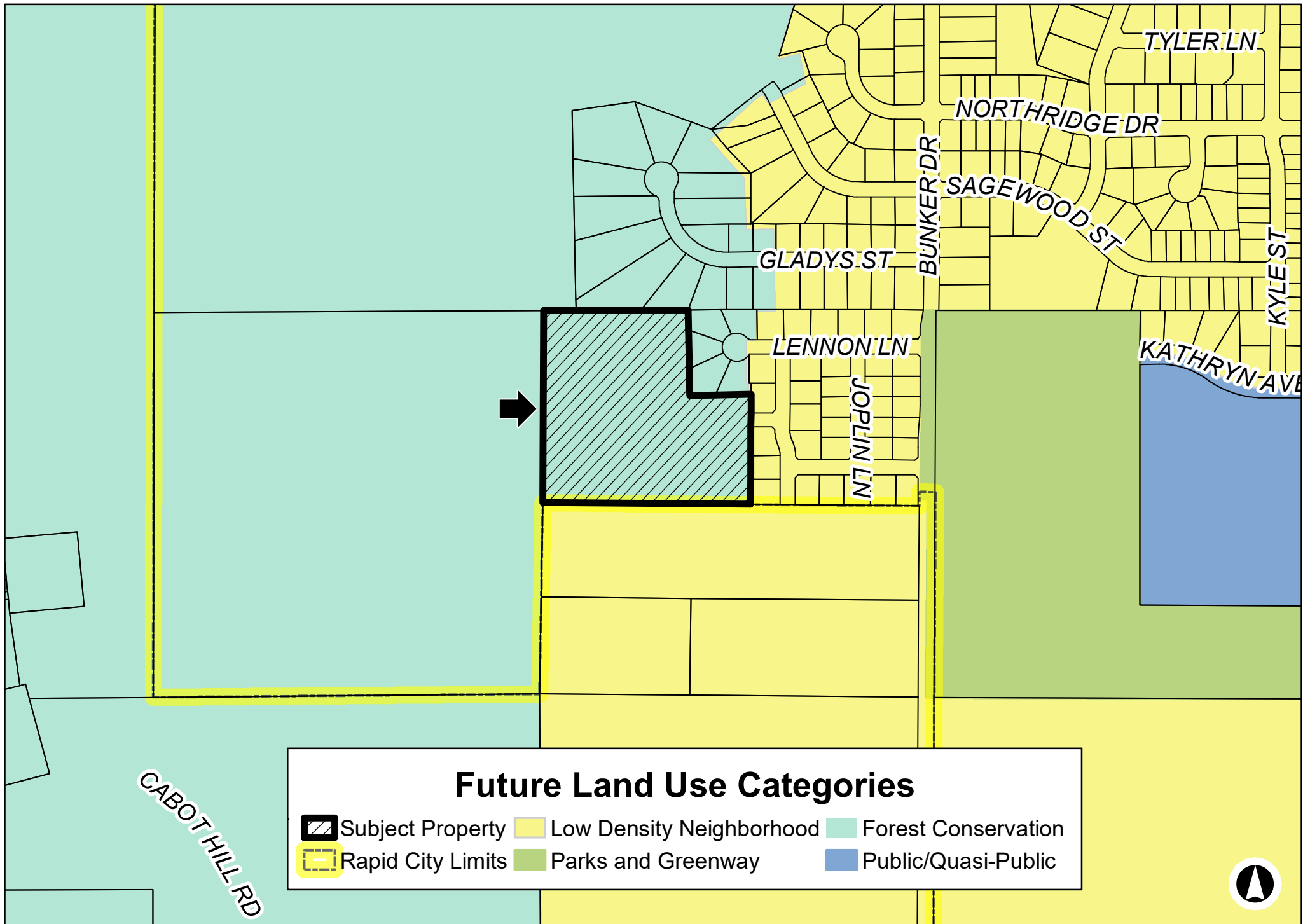




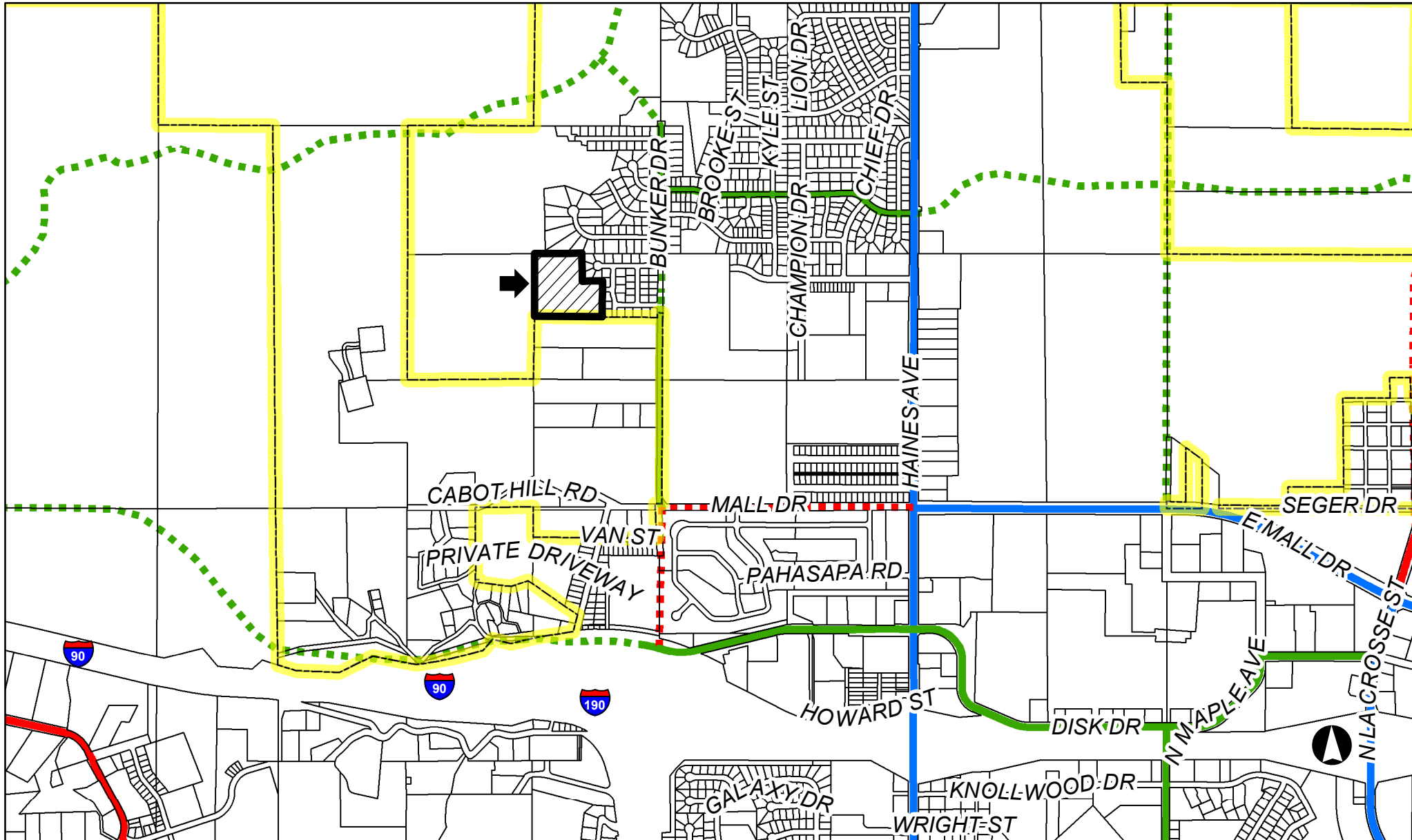
20PL103  
1221 Santana Court



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## Major Street Plan

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

