

Case No. 21PL018

Existing Legal Description:

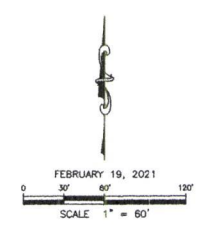
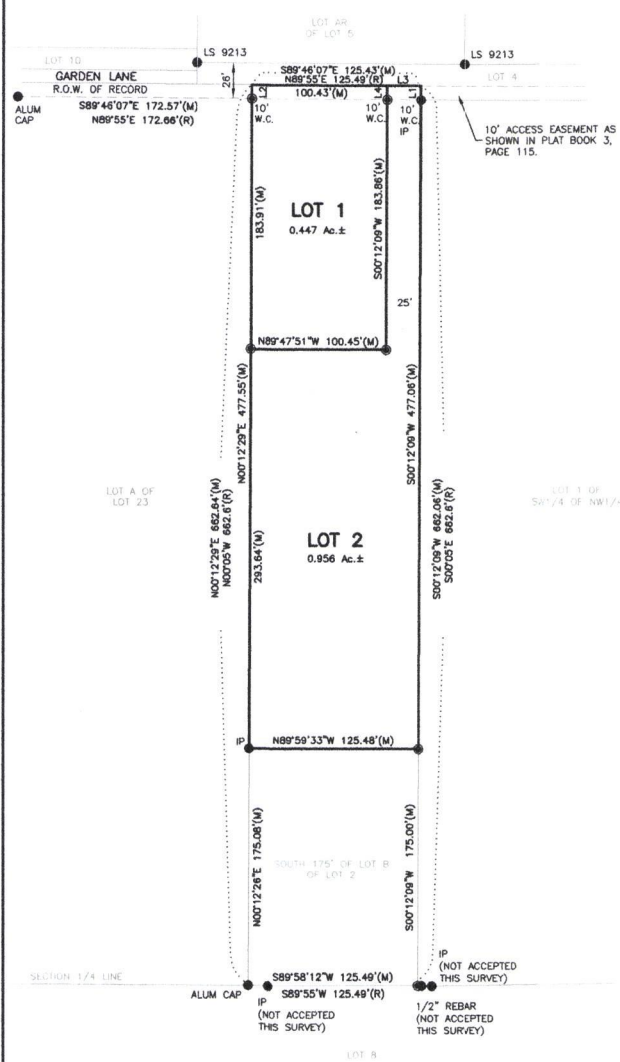
Lot B of Lot 2, less the south 175 feet of Lot B of Lot 2 in the SW1/4 of the NW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 1 and 2 of Garden Lane Subdivision

PLAT OF
LOTS 1 & 2,
GARDEN LANE SUBDIVISION

(formerly Lot B of Lot 2, less the south 175' of Lot B of Lot 2 in the SW1/4 of the NW1/4, Section 9, T1N, R8E, BHM)
LOCATED IN SW1/4 OF NW1/4 OF SECTION 9, T1N, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
1(M)	S00°12'09"W	10.00'
2(M)	N00°12'28"E	10.00'
3(M)	S89°46'07"E	25.00'
4(M)	S00°12'09"W	10.00'

LEGEND

- Denotes set rebar with survey cap marked "Renner - Assoc. 9213".
- Denotes Found Survey Monument marked as noted.
- (R) Denotes Recorded in previous plat or description.
- (M) Denotes Measured in this survey.
- W.C. Witness Corner

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

NOTES:

UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT WHERE STRUCTURES EXIST.

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT 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 EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

RECEIVED
MAR 05 2021
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

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

I, the undersigned, do hereby certify that I am the owner of the land shown and described hereon, that the survey was done at my request for the purpose indicated hereon; that I do hereby approve the survey and within plot of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, 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: EILEEN SZARKOWSKI

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared Eileen Szarkowski, owner, 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____.

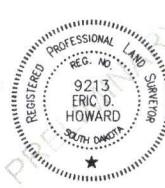
Finance Director of the City of Rapid City

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 S.S.

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 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.

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 the 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 S.S.

Filed this _____ day of _____, 20____, at _____ o'clock _____ M.,

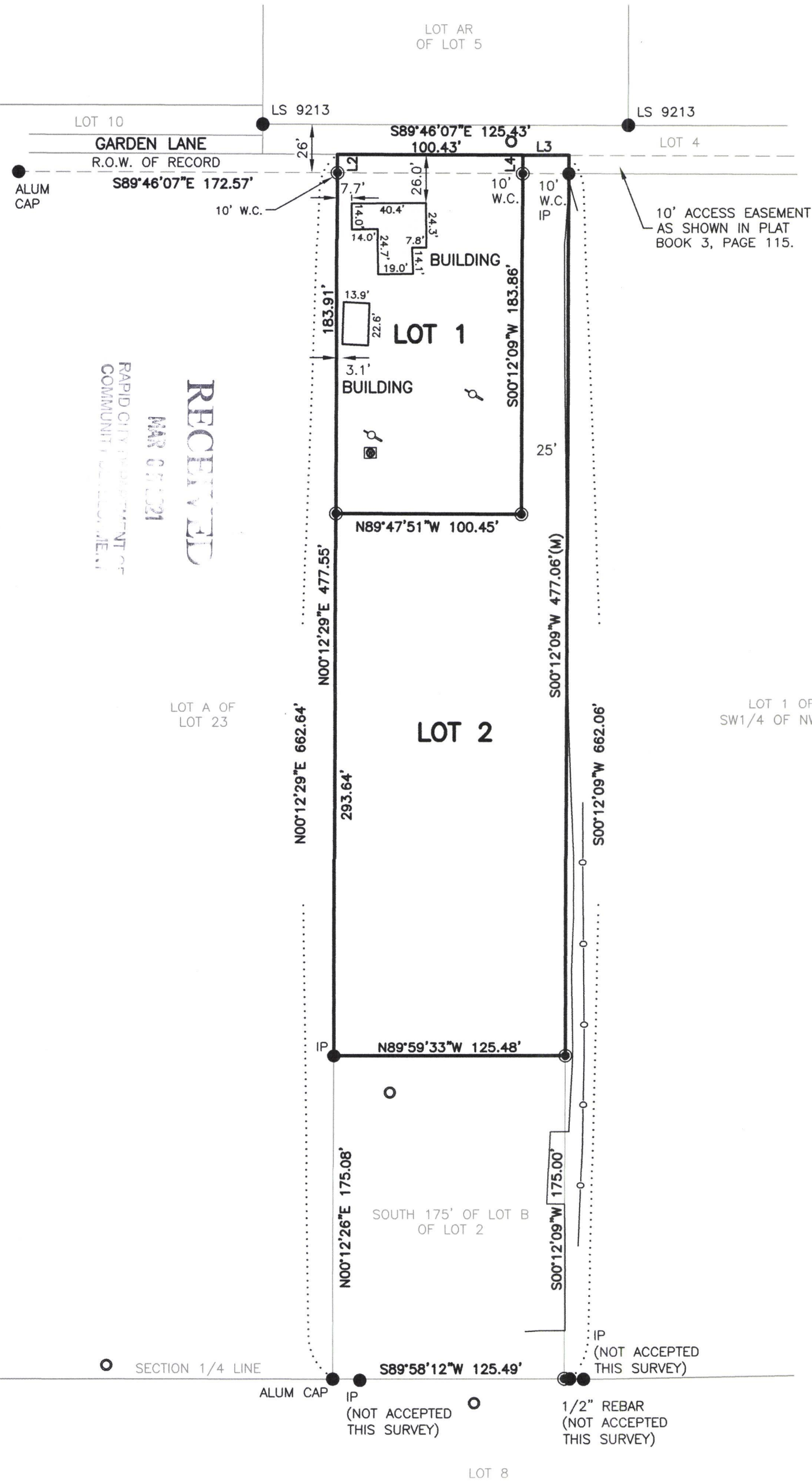
Document Number _____

Register of Deeds

Fee: \$ _____

EXHIBIT 'A'
STRUCTURAL LOCATION SURVEY
LOTS 1 & 2,
GARDEN LANE SUBDIVISION

LOCATED IN SW1/4 OF NW1/4 OF SECTION 9, T1N, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	S00°12'09\"W	10.00'
L2	N00°12'28\"E	10.00'
L3	S89°46'07\"E	25.00'
L4	S00°12'09\"W	10.00'

LEGEND

WELL

MANHOLE

YARD HYDRANT

STUMP

PROPERTY LINE

WIRE FENCE

CHAIN LINK FENCE

WOOD FENCE

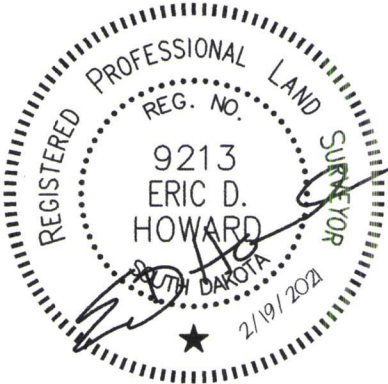
WOOD POST FENCE

WATER LINE

SANITARY SEWER LINE

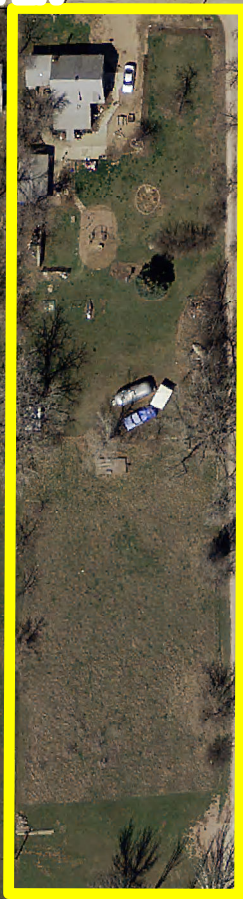
CONCRETE SURFACE

GRAVEL SURFACE

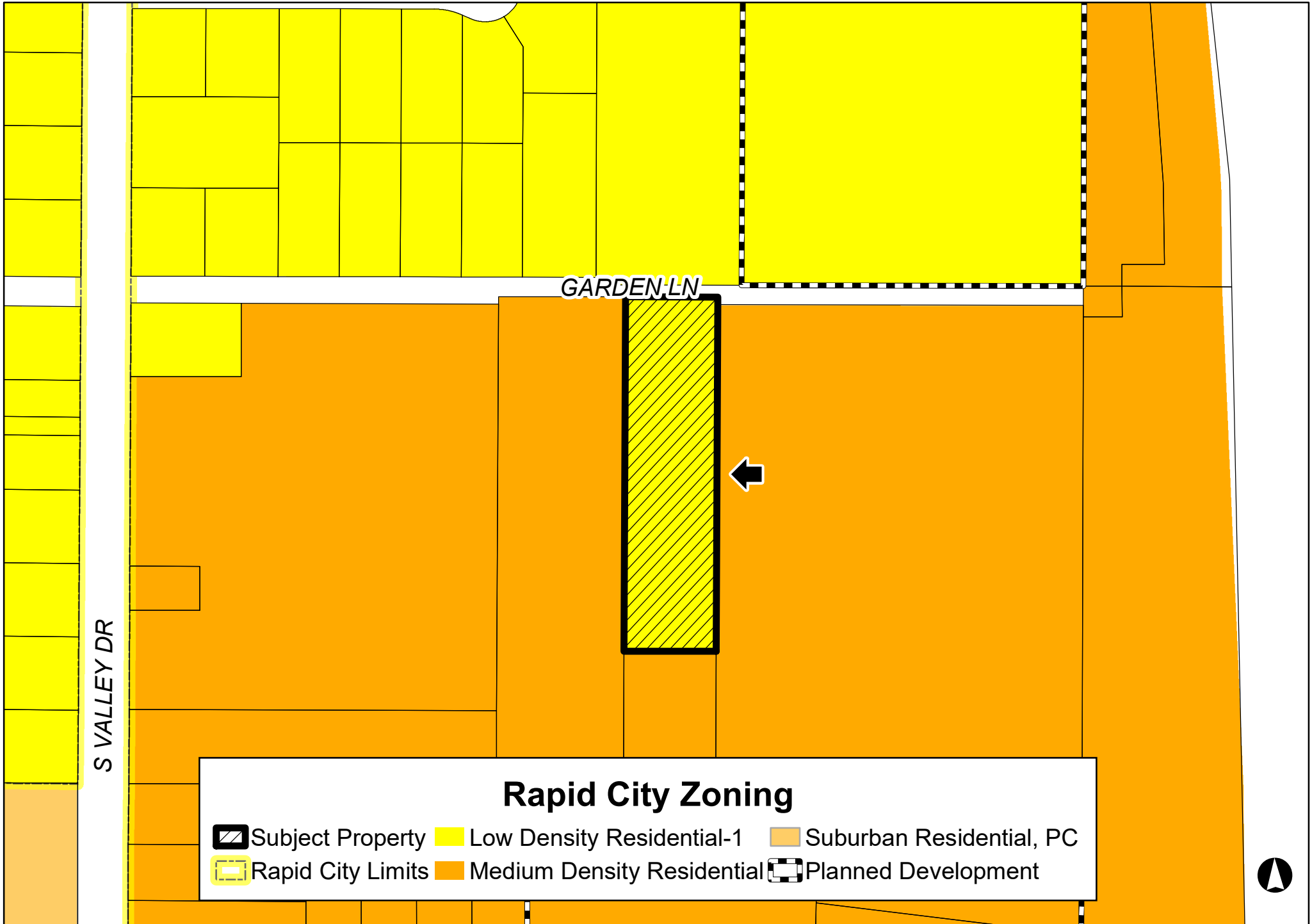


21PL018

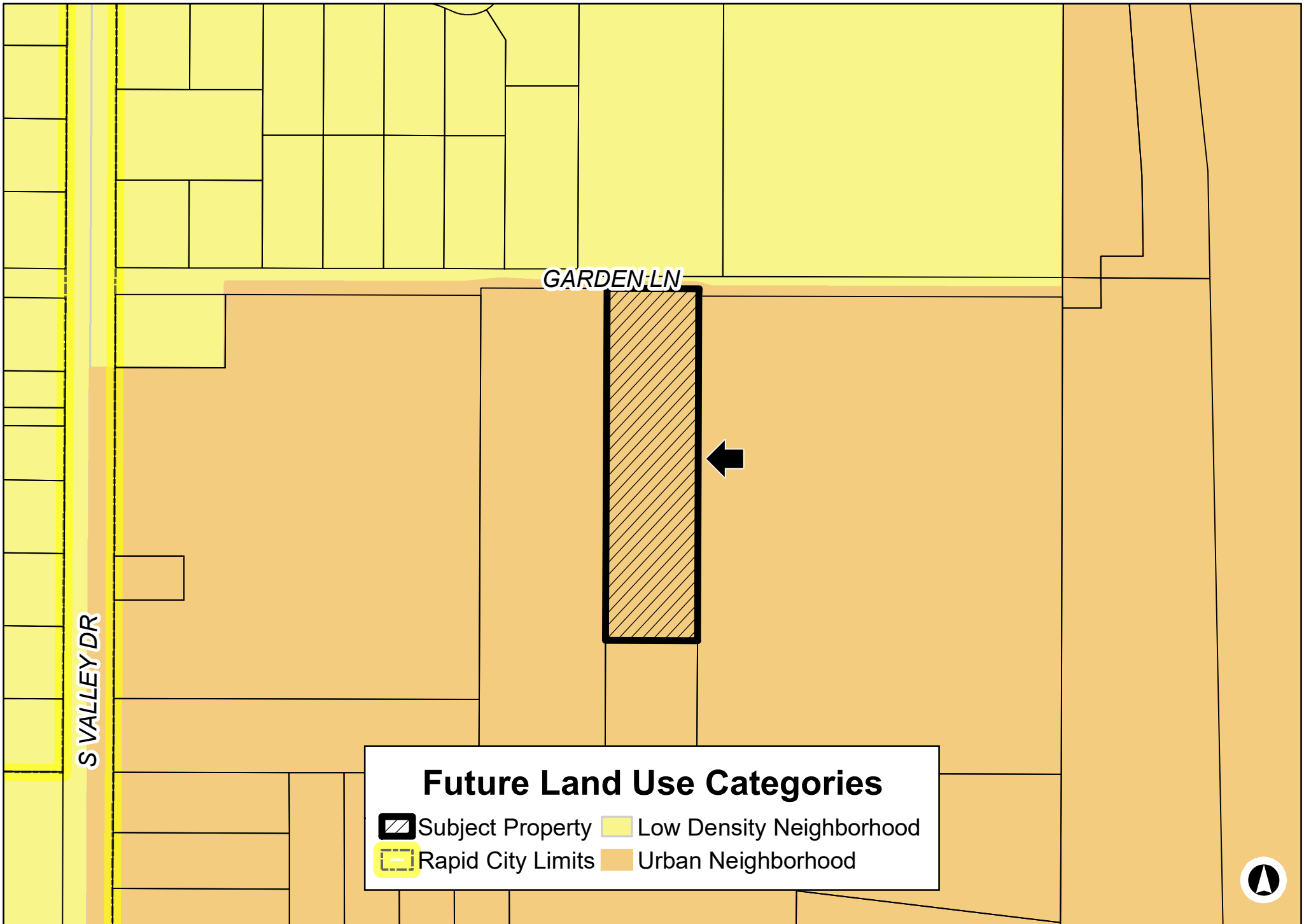
GARDEN LN



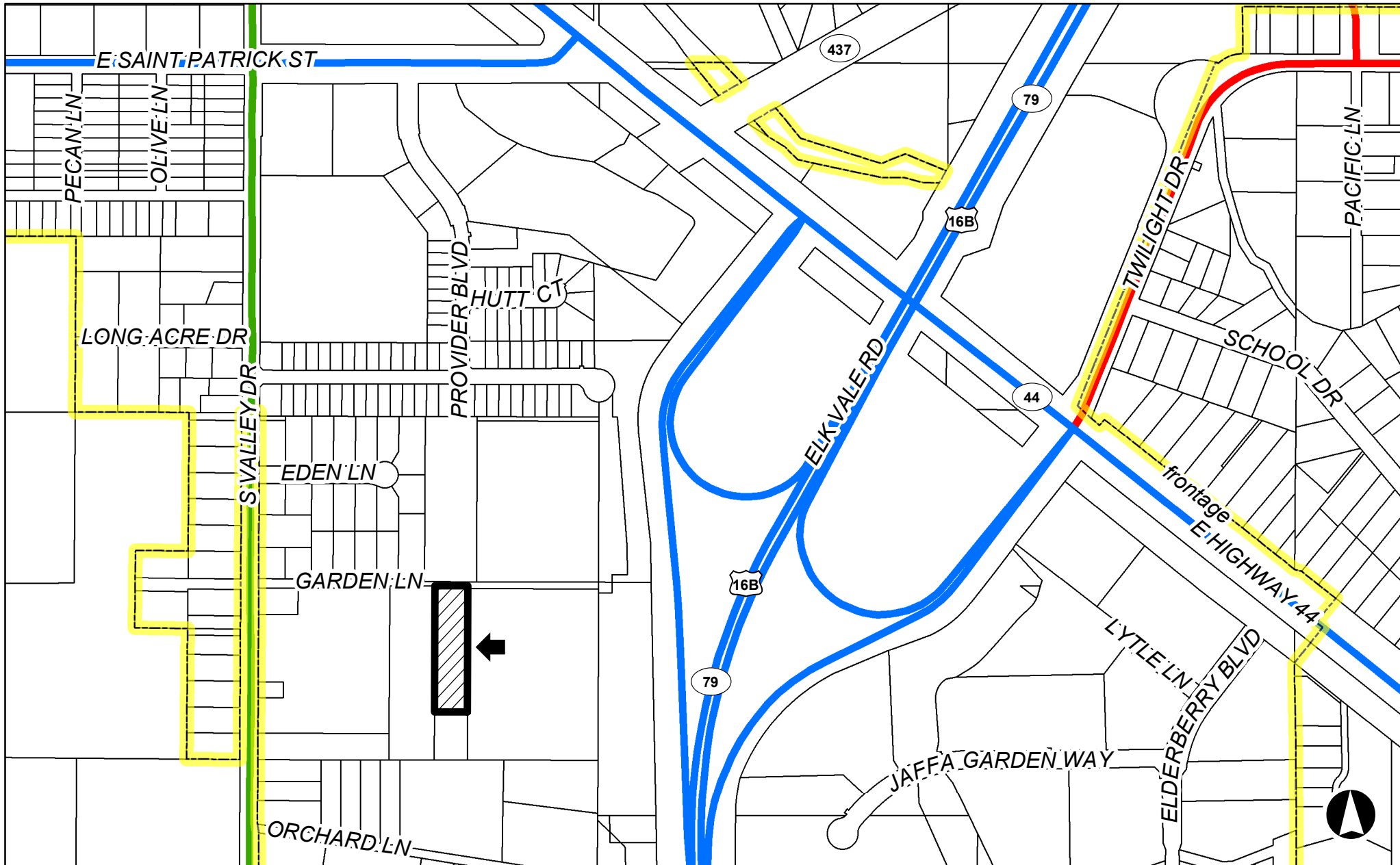
21PL018
2905 Garden Lane



21PL018
2905 Garden Lane



21PL018
2905 Garden Lane



Major Street Plan

 Subject Property  Rapid City Limits  Collector  Minor arterial  Principal arterial

21PL018

