Case No. 21PL140

**Existing Legal Description:**

Lots A and A1 of Lot H2 of the SW1/4 of the SW1/4 all located in the SW1/4 of the SW1/4 of Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

Proposed Lots 1 and 2 of Rushmore Candy Acres
Preliminary Plat of
Lots 1 and 2 of Rushmore Candy Acres.
Formerly Lots A and A1 of the SW1/4SW1/4 All Located in The SW1/4SW1/4 of Section 3, Township 1 South, Range 7 East,
Black Hills Meridian, Pennington County, South Dakota.

LOT 1
269,550 Sq Feet
6.186 Acres

LOT 2
136,595 Sq Feet
3.155 Acres

SECTION 3
SW 1/4 OF SW 1/4
LESS LOT A & R.O.W

SECTION 10

MAJOR DRAINAGE
1.) IDCM 4.1.E: Drainage easements shall be established for the 100 year runoff when the drainage way conveys the runoff from two or more lots.
2.) A minimum 20' wide major drainage easement is a City Standard Minimum width to allow for maintenance.
3.) No obstructions are allowed within major drainage easements including building, walls, fences, hedges, trees, and shrubs so that access to the MOE can be maintained, and runoff can flow unimpeded.

LEGEND
\[ ... \]

SURVEYOR'S NOTES
1.) Utility and Drainage Easement:
An Eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lot lines. (Except where Major Drainage Easements are located.) Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.

2.) Reference Plot: Plot Document...
Plots and Easements of Record as shown hereon are previously recorded with the Pennington County Register of Deeds.

3.) Basis of Bearings for this Plot using Geodetic North Determined from Global Positioning System (GPS).

4.) Section Line Easement Previously Vested Between Sections 13 and 14 of Township 2 North, Range 7 East, Black Hills Meridian.

All Access Easements, Major Drainage Easements and Sanitary Sewer Easements 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 the City of Rapid City and all public authorities the right to enter upon the property to construct, operate, maintain, inspect and repair such improvements and structures as reasonably necessary to effectuate its purpose.
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 this Plat as a Lot Line Adjustment or Consolidation Plat.

Dated this _____ day of __________, 20__.

Community Development Director of the City of Rapid City

CERTIFICATE OF COUNTY TREASURER

I, the Treasurer of Pennington County, South Dakota, do hereby certify that all taxes, and 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 FINANCE DIRECTOR

I, Finance Director of the City of Rapid City, do hereby certify that the Community Development Director and the Public Works Director of the City of Rapid City has approved this Lot Line Adjustment or Consolidation Plot as shown hereon.

Dated this _____ day of __________, 20__.

Finance Officer of the City of Rapid City

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed property 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 SURVEYOR

I, Shannon E. Vosknez, Registered Land Surveyor No. 7719 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. Exemptions 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.

This _____ day of __________, 20__.

Shannon E. Vosknez

South Dakota Registered Land Surveyor No. 7719

Director of Equalization of Pennington County

CERTIFICATE OF DIRECTOR OF EQUALIZATION

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

Dated this _____ day of __________, 20__.

Director of Equalization of Pennington County

CERTIFICATE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON S.S.

Filed this _____ day of __________, 20__.

Document Number: __________________________

Register of Deeds: __________________________

PREPARED BY: BASELINE SURVEYING, INC.
2500 JUNCTION AVE., STEUBI, S.D. 606-490-1401
Baseline@virgiasurveying.com 208 #161-238

Public Works Director of the City of Rapid City
Future Land Use Categories

- Subject Property
- Mixed Use Commercial
- Forest Conservation
- Entrance Corridor