Case No. 16PL048

Existing Legal Description:

Lot A of Tract C revised of S. G. Interstate Plaza and unplatted land located in the N1/2 of the SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Lot 1, Lot 2, Lot 3 and Lot 4 of Fountain Springs Square
SURVEY PLAT OF
LOT 1, LOT 2, LOT 3, AND LOT 4 OF
— FOUNTAIN SPRINGS SQUARE —
(FORMERLY LOT A OF TRACT C REVISED OF S. G. INTERSTATE PLAZA,
AND A PORTION OF UNPLANNED LAND IN THE N/S 56% OF SECTION 27)
LOCATED IN THE N/S 56% OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.
MAY, 2016

PROJECTED STATIONEMENT
L. Dean G. Scott, Registered Land Surveyor, de laurly stets that, at the
request of the owner listed herein, 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. Einechsch, restrictions or other property rights
of public record or private agreements may not be shown.
IN WITNESS WHEREOF, I hereunto set my hand.
and real this ___ day of ___, 20___.
Registered Land Surveyor No. 4827

LEGEND

CURVE TABLE

LOT 1
3.20 Ac.
LOT 2
3.15 Ac.
LOT 3
1.40 Ac.
LOT 4
1.13 Ac.
LOT 5
0.20 Ac.
LOT A
0.15 Ac.
LOT B
0.15 Ac.
LOT C
0.15 Ac.
LOT D
0.15 Ac.
LOT E
0.15 Ac.
LOT F
0.15 Ac.
SURVEY PLAT OF
LOT 1, LOT 2, LOT 3, AND LOT 4 OF
FOUNTAIN SPRINGS SQUARE
(FORMERLY LOT A OF TRACT C REVIDED OF S. G. INTERSTATE PLAZA,
AND A PORTION OF UNPLATTED LAND IN THE NW 1/4, SE 1/4, OF SECTION 27,
LOCATED IN THE N 1/2, SE 1/4, OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.
MAY, 2016

DETAIL "A"
NOT TO SCALE

OWNERS CERTIFICATE

I, Franklin O. Simpson, the owner, certify that I am the owner of the land shown and described herein, and that I did authorize and do join in and approve the survey and plat and further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

IN WITNESS WHEREOF, I hereunto set my hand.

this _____ day of __________, 20 ________

Franklin O. Simpson, Owner

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

On this _____ day of __________, 20 ________, before me, the undersigned officer, personally appeared Franklin O. Simpson, known to me to be the person who executed the foregoing Owners Certificate, and acknowledged to me that he executed the same for the purpose therein contained.

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

Notary Public

my commission expires

OWNERS CERTIFICATE

I, Curtis S. Jensen, do hereby certify that Great Western Bank is the owner of the land shown and described herein, and that I did authorize and do join in and approve the survey and plat and further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

IN WITNESS WHEREOF, I hereunto set my hand.

this _____ day of __________, 20 ________

Curtis S. Jensen

authorized representative

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

On this _____ day of __________, 20 ________, before me, the undersigned officer, personally appeared Curtis S. Jensen, known to me to be the person who executed the foregoing Owners Certificate, and acknowledged to me that he executed the same for the purpose therein contained.

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

Notary Public

my commission expires

COUNTY TREASURER’S CERTIFICATE

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

Date this _____ day of __________, 20 ________

Pennington County Treasurer

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the proposed access to the Highway or Street as shown herein is hereby approved. Any change in the location of the proposed access shall require additional approval.

Date this _____ day of __________, 20 ________

Highway or Street Authority

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer, do hereby certify that the City of Rapid City has approved this plat as shown herein.

Date this _____ day of __________, 20 ________

Finance Officer
City of Rapid City

CERTIFICATE OF DIRECTOR OF REGISTRATION

I, Director of Registration, do hereby certify that I have a copy of the within described plat in my office.

Date this _____ day of __________, 20 ________

Pennington County Director of Registration

CERTIFICATE OF OWNERSHIP

Filed for record this _____ day of __________, 20 ________, and recorded as Document No. __________, in the Register of Deeds of Pennington County, South Dakota.
Northeast of the intersection of Fountain Plaza Drive and South Plaza Drive

Rapid City Zoning

Subject Property
Planned Development
Planned Development Designation
General Agriculture
Light Industrial
Business Park
General Commercial
Office Commercial
Northeast of the intersection of Fountain Plaza Drive and South Plaza Drive
Northeast of the intersection of Fountain Plaza Drive and South Plaza Drive