Case No. 22PL029

Existing Legal Description:

Lot 2 of Lot G of Forest Hills Subdivision, located in the N1/2 of the SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots A and B of Forest Hills Subdivision No. 2
Plat of Lots A and B of Forest Hills Subdivision No. 2
(formerly all of Lot 2 of Lot G of Forest Hills Subdivision)
located in the NE 1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Utility and drainage easements: 15' on the interior sides of all subject lots as shown on the plat of the subject property
(Plat No. 13, Pg 252, of which this plat is a part) may be used for all utility and minor drainage easements. 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.

See Plat No. 12, Pg 253 for record lot information.

Lot 1
Easement for Common Access and Utilities to Lots A & B (PHQ C0001W)

Lot 2

Lot B

Lot A

Tract A

Tract C

Forest Hills Subdivision

St Cloud Subdivision of Forest Hills Subdivision

CERTIFICATE OF SURVEYOR
State of South Dakota, County of Pennington

I, Joseph A. Tep, Registered Land Surveyor No. 5605 in the State of South Dakota, do hereby certify that the following is a true and accurate description of the land described in the accompanying instrument. The same is the product of my own labor and is accurate to the best of my knowledge and belief.

Joseph A. Tep
Registered Land Surveyor No. 5605

CERTIFICATE AND ACKNOWLEDGEMENT OF DIMINUTION
State of South Dakota, County of Pennington

We, Edna Joyce and Ronald Joyce, hereby certify that we are the owners of the above described land and that we do hereby sell and conveys the same to

Edna Joyce
Owner

Ronald Joyce
Owner

in consideration of the sum of $120,000

Received by me or my agent as a public officer, personal acquaintance or personal knowledge of the parties described in the foregoing instrument and acknowledged to me that they signed the same.

Name: __________________________
Title:____________________________

CERTIFICATE OF DIRECTOR OF GEOLIZATION
State of South Dakota, County of Pennington

I, Joseph A. Tep, Registered Land Surveyor No. 5605 in the State of South Dakota, do hereby certify that I have an on record in my office a copy of the above mentioned plat.

Date: __________________________

Director of Geolization of Pennington County

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY
State of South Dakota, County of Pennington

I, Joseph A. Tep, Registered Land Surveyor No. 5605 in the State of South Dakota, do hereby certify that the above described land is free of all encumbrances, easements, guarantees, restrictions, liens, or other encumbrances.

Date: __________________________

Highway/Street Authority

CERTIFICATE OF REDEVELOPMENT
State of South Dakota, County of Pennington

I, Joseph A. Tep, Registered Land Surveyor No. 5605 in the State of South Dakota, do hereby certify that the above described land is free of all encumbrances, easements, guarantees, restrictions, liens, or other encumbrances.

Date: __________________________

Redevelopment Authority

CERTIFICATE OF PRINCIPAL DRAINAGE
State of South Dakota, County of Pennington

I, Joseph A. Tep, Registered Land Surveyor No. 5605 in the State of South Dakota, do hereby certify that the above described land is free of all encumbrances, easements, guarantees, restrictions, liens, or other encumbrances.

Date: __________________________

Principal Drainage Authority

PREPARED BY:

KTM DESIGN SOLUTIONS, INC.

630 12th Street, Suite 201, Rapid City, SD 57701
Phone: 605-777-1300 Email: design@ktmsi.com
CIVIL ENGINEERING + LAND SURVEYING + LAND PLANNING + PROJECT MANAGEMENT + CONSTRUCTION ADMINISTRATION
Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Parks and Greenway
- Forest Conservation

22PL029
1539 Forest Hills Drive