

Case No. 16PL083

**Existing Legal Description:**

The south 215 feet of Lot C of East Ten Acres Subdivision, located in the SE1/4 of the SW1/4 of Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

Proposed Lot C-3 and Lot C-4 of East Ten Acres Subdivision



### SURVEY PLAT OF

LOT C-3 AND LOT C-4 OF EAST TEN ACRES SUBDIVISION  
 (FORMERLY THE SOUTH 215 FEET OF LOT C OF EAST TEN ACRES SUBDIVISION)  
 LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 33,  
 TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

AUGUST, 2016

PREPARED BY:



**D.C. Scott**  
 SURVEYORS, INC.  
 3153 ANDERSON ROAD  
 RAPID CITY, SD 57703  
 (605) 393-2400

Rapid City Community Planning  
& Development Services

AUG 16 2016

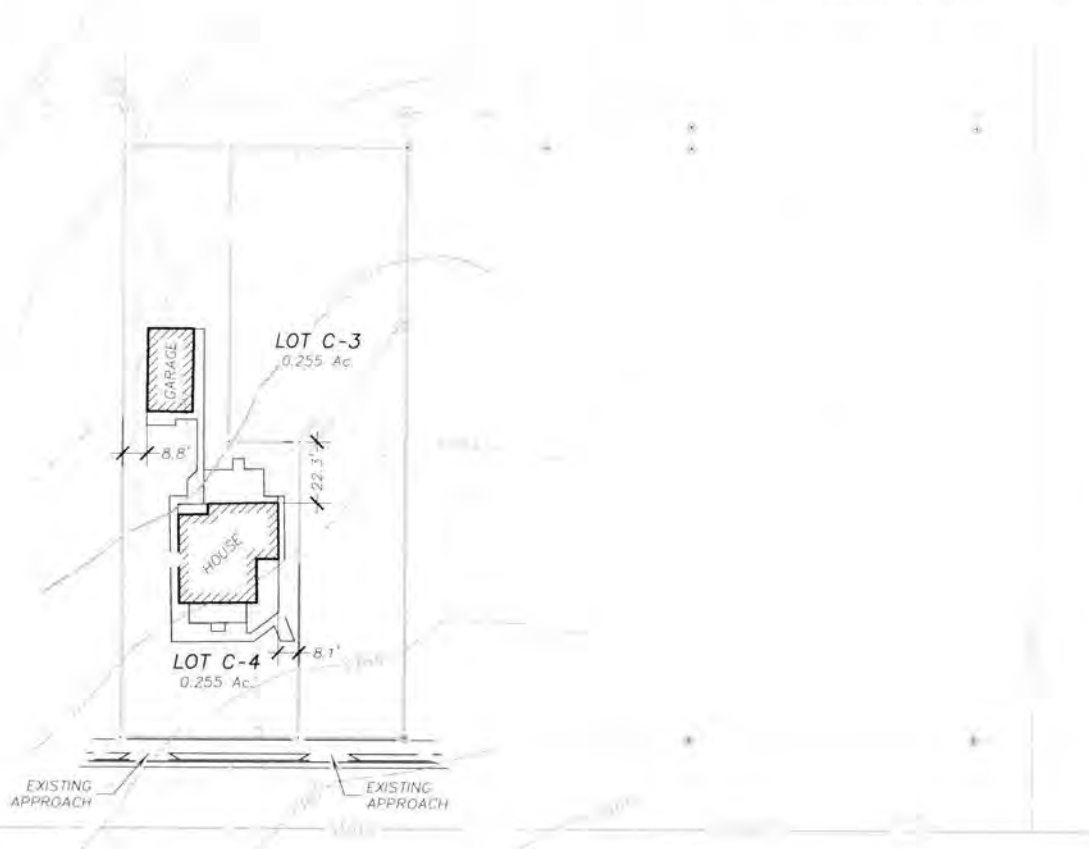
RECEIVED

**LEGEND**

- FOUND PROPERTY BOUNDARY MONUMENT AS DESCRIBED.
- ⊙ SET 5/8" IRON ROD WITH CAP MARKED "DEAN SCOTT L.S. 4897"
- P.C.R.D. PENNINGTON COUNTY REGISTER OF DEEDS.
- (R) DIMENSION OF RECORD.
- (M) MEASURED THIS SURVEY.
- IP. IRON PIPE
- SANITARY SEWER MANHOLE
- NATURAL GAS SERVICE
- WATER SERVICE VALVE
- × POWER POLE
- (OHP)— OVERHEAD POWER LINE.
- SANITARY SEWER.
- WATER LINE

**NOTES**

- 1) UTILITY AND MINOR DRAINAGE EASEMENTS ARE HEREBY RESERVED EIGHT FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES.



SURVEY PLAT OF LOT C-3 AND LOT C-4 OF EAST TEN ACRES SUBDIVISION (FORMERLY THE SOUTH 215 FEET OF LOT C OF EAST TEN ACRES SUBDIVISION) LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

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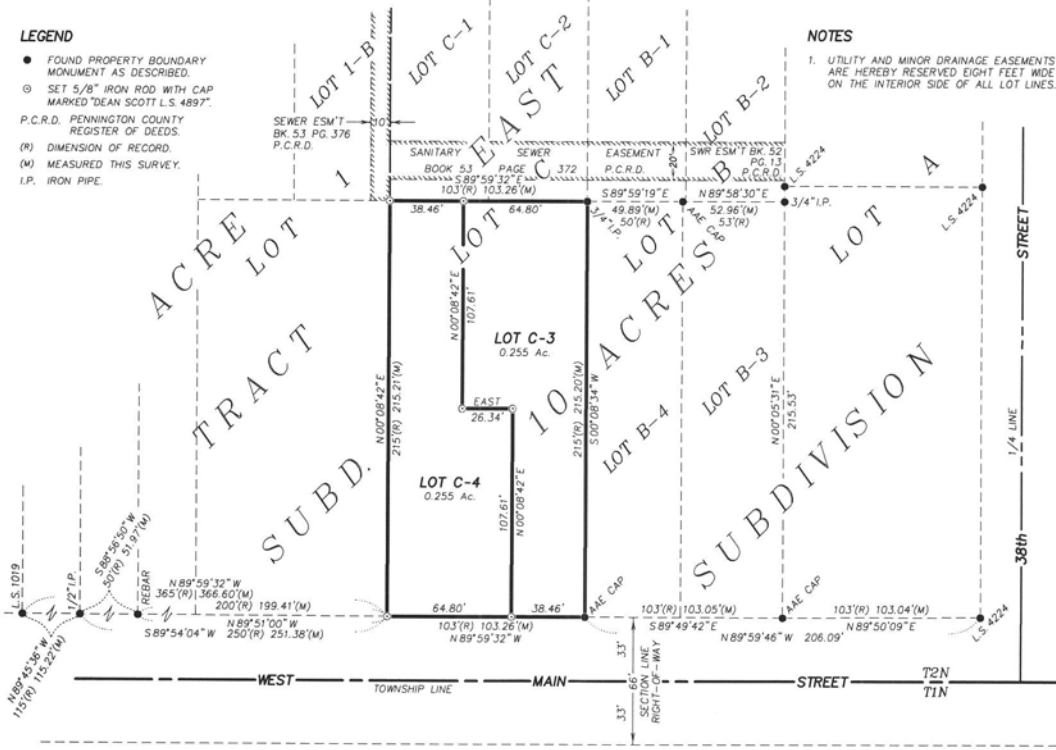
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Rapid City Community Planning & Development Services

- LEGEND
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(R) DIMENSION OF RECORD.
(W) MEASURED THIS SURVEY.
I.P. IRON PIPE.

NOTES

1. UTILITY AND MINOR DRAINAGE EASEMENTS ARE HEREBY RESERVED EIGHT FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES.



SURVEYOR'S STATEMENT

I, Dean G. Scott, Registered Land Surveyor, do hereby state that, at the request of the Owners listed hereon, I have surveyed the tract of land as shown hereon, 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.

IN WITNESS WHEREOF, I hereunto set my hand and seal this \_\_\_ day of \_\_\_, 20\_\_.

Registered Land Surveyor No. 4897



OWNER'S CERTIFICATE

I, Crystal McNenny, do hereby certify that Wind River LLC is the owner of the land shown and described hereon, and that I did authorize and do join in and approve the survey and plat for and on behalf of said Wind River LLC.

IN WITNESS WHEREOF, I hereunto set my hand this \_\_\_ day of \_\_\_, 20\_\_.

Crystal McNenny, Member

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }
COUNTY OF PENNINGTON } SS

On this \_\_\_ day of \_\_\_, 20\_\_ before me, the undersigned officer, personally appeared Crystal McNenny, known to me to be the person who executed the foregoing Owner's Certificate, and acknowledged to me that she executed the same for the purposes 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 liens upon the land described hereon, as shown by the records of my office, are fully paid.

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

Pennington County Treasurer

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 FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

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

Finance Officer, City of Rapid City

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning and Development Services Director of the City of Rapid City and the Public Works Director of the City of Rapid City, have approved this Minor Plat as shown hereon.

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

Finance Officer, City of Rapid City

CERTIFICATE OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR

I, Community Planning and Development Services Director of the City of Rapid City, have reviewed this plat and have found it to conform to the Subdivision requirements of Chapter 16.08.090 of the Rapid City Municipal Code and as such I have approved this plat as a Minor Plat.

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

Community Planning and Development Services Director, City of Rapid City

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, Public Works Director of the City of Rapid City, have reviewed this plat and have found it to conform to the Subdivision requirements of Chapter 16.08.090 of the Rapid City Municipal Code and as such I have approved this plat as a Minor Plat.

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

Public Works Director, City of Rapid City

CERTIFICATE OF DIRECTOR OF EQUALIZATION

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

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

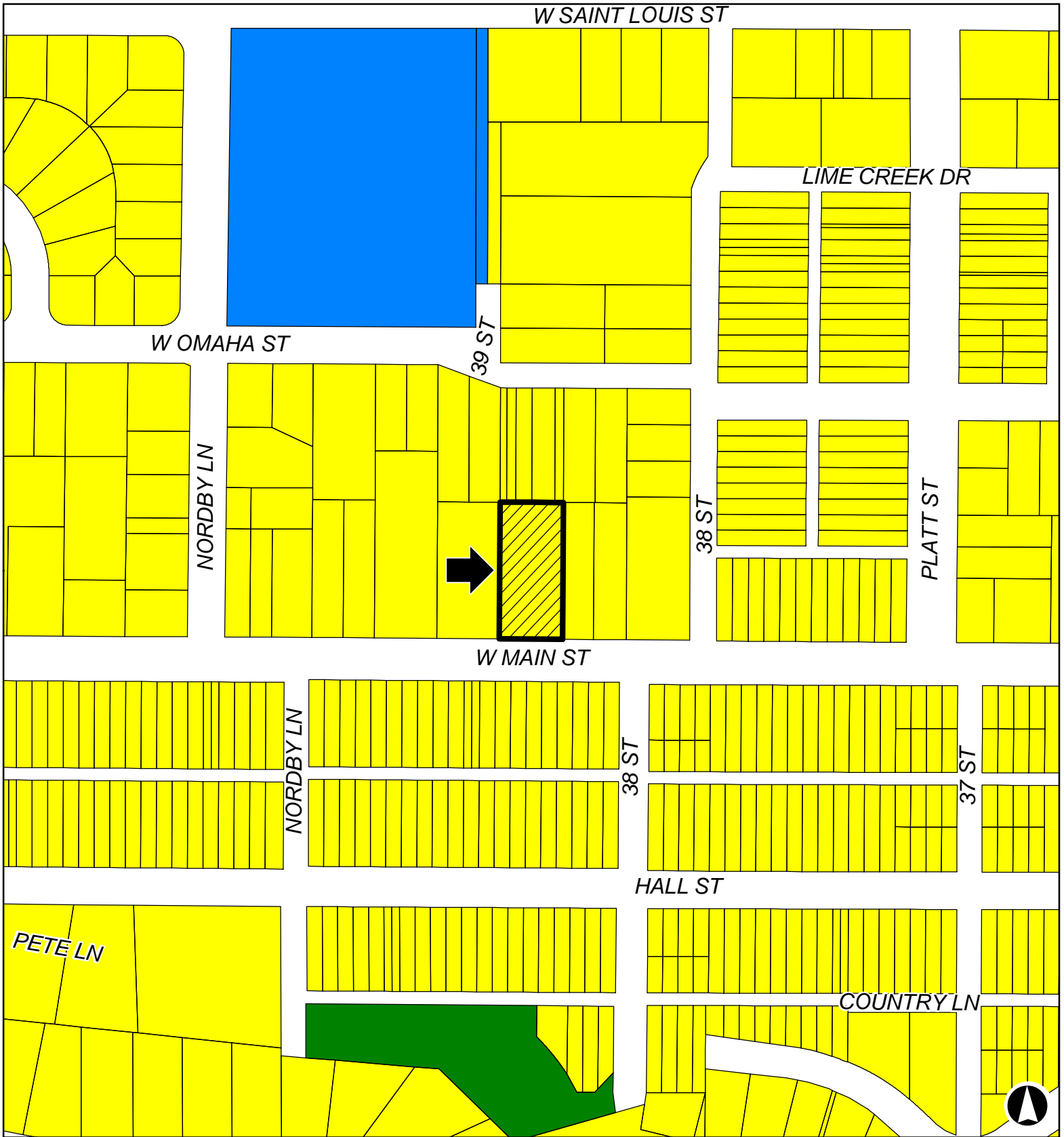
approved Pennington County Director of Equalization

CERTIFICATE OF REGISTER OF DEEDS

Filed for record this \_\_\_ day of \_\_\_, 20\_\_, at \_\_\_, and recorded as Document No. \_\_\_.

Pennington County Register of Deeds

16PL083  
3822 West Main Street



## Rapid City Zoning

-  Subject Property
-  Low Density Residential-1
-  Public
-  Park Forest

16PL083

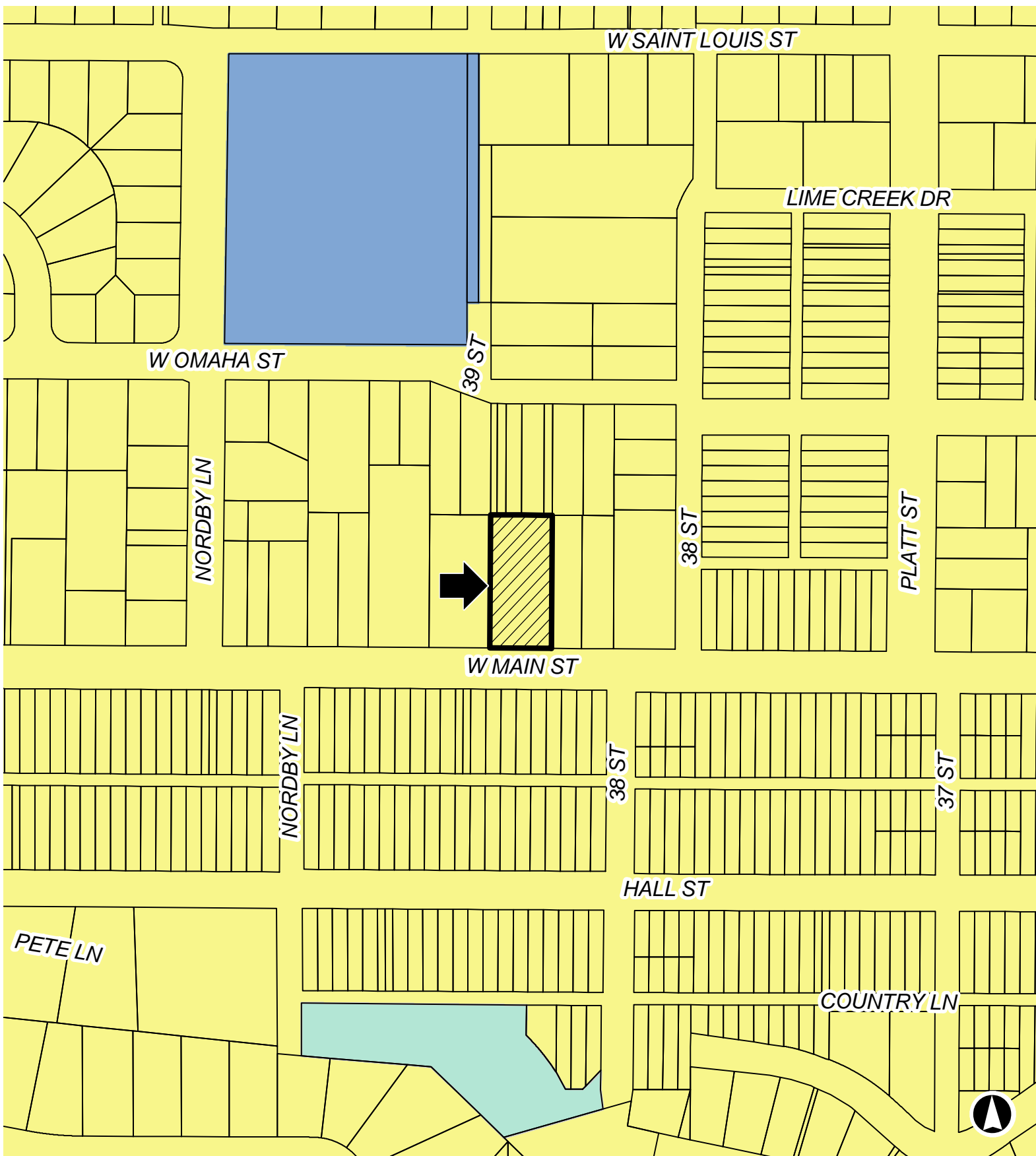


W MAIN ST

38 ST

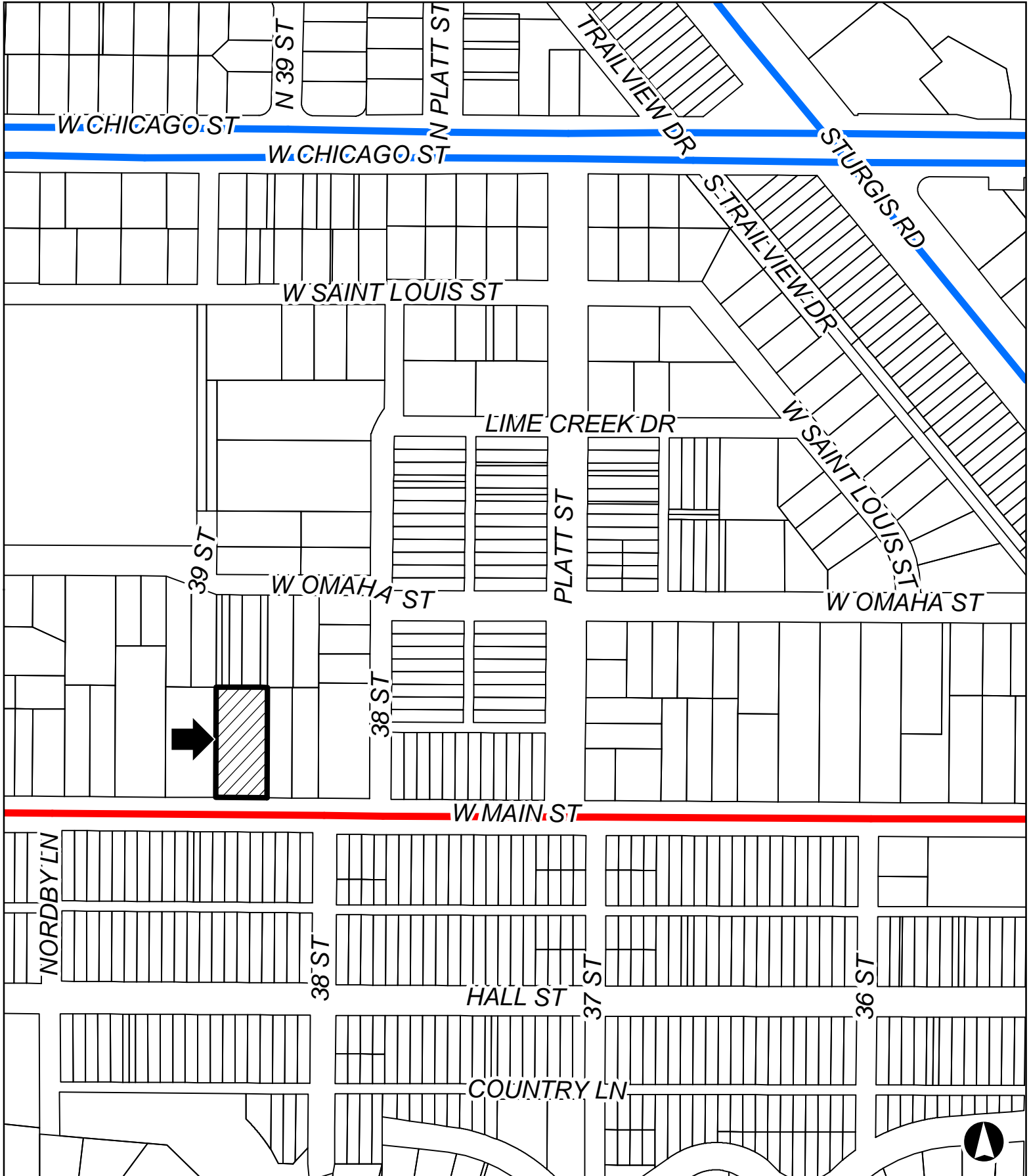


16PL083  
3822 West Main Street



|   |                          |                                   |   |                     |
|---|--------------------------|-----------------------------------|---|---------------------|
|   | Subject Property         | <b>Future Land Use Categories</b> |  | Forest Conservation |
|  | Low Density Neighborhood |                                   |  | Public/Quasi-Public |

16PL083  
3822 West Main Street



 Subject Property **Major Street Plan**  Minor arterial  Principal arterial



16PL083

