Case No. 17PL082

Existing Legal Description:

Lot G of the SE1/4 of the NW14/ and the NE1/4 of the SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 1 and Lot 2 of Little A & M Subdivision
SURVEY PLAT OF
LOT 1 AND LOT 2 OF LITTLE A & M SUBDIVISION
(TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE BLACK HILLS MERIDIAN,
LOCATED IN THE SE1/4 NW1/4 AND OF THE NE1/4 SW1/4 OF SECTION 5,
Rapid City, Pennington County, South Dakota.

July, 2017

NOTE:
1. FOUND PROPERTY BOUNDARY
   LINES AS DESCRIBED
   a. SW 1/4 NW 1/4 SW 1/4 NW 1/4
   b. NW 1/4 SE 1/4

2. UTILITIES AND MAJOR DRAINAGE EASEMENTS ARE RESERVED.
   NOT TO SCALE

3. CENTERLINE BOUNDARY OF LOT 1 AND LOT 2 ON FUTURITY OF LOT
   LINES MEASURED AS HOIST BUILDERS THREE POINT RULE AS SHOWN.

4. SURVEYOR'S DECLARATION AS PER THE LAW ON FILE.
   Surveyor's Signature

SURVEYOR'S STATEMENT
I, Dean G. Scott, Registered Land Surveyor, hereby state that, at the
request of the Owners 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. I hereby certify that all surveying
rights of property public record or private agreement may not be shown.

IN WITNESS WHEREOF, I hereunto set my hand

and seal this day of ______, ______.

Registered Land Surveyor No. 4497

CERTIFICATE OF FINANCE OFFICER
I, Finance Officer of the City of Rapid City, do hereby certify that all
special assessments which are taxes upon the land described herein, 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 Lot Line Adjustment/Consolidation Plan as shown herein.

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 19-06-010 of the Rapid City Municipal
Code and as such I have approved this plat as a Lot Line Adjustment/
Consolidation Plan.

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
19-06-010 of the Rapid City Municipal Code and as such I have approved
this plat as a Lot Line Adjustment/Consolidation Plan.

DATED this day of ______, 20__

Public Works Director, City of Rapid City

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY
The location of the proposed lot lines with respect to the Highway or
Street as shown herein 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

OWNERS' CERTIFICATE
I, James Wassenberg, do hereby certify that Little A & M LLC is the Owner
of the land shown and described herein, and that I did authorize and do join
to in and approve the survey and plat her and on behalf of Little A & M LLC.
I further certify that the development of the plat shall conform to all existing
approach zoning, subdivision, and erosion and sediment control regulations.

IN WITNESS WHEREOF, I hereunto set my hand

and seal this day of ______, 20__

James Wassenberg
President of Little A & M LLC

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

On this day of ______, 20__, before me, the undersigned officer,
personally appeared James Wassenberg, known to me to be the
person who executed the foregoing Owner's Certificate, and acknowledged
to me that he executed the same for the purpose therefor contained.

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

Notary Public

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

DATED this day of ______, 20__

Pennington County Treasurer

CERTIFICATE OF DIRECTOR OF EQUILIBRATION
I, Director of Equilibration 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__

Pennington County Director of Equilibration

CERTIFICATE OF REGISTER OF DEEDS
Filed for record this day of ______, 20__, at ______, and
recorded as Document No. ______

Register of Deeds
Pennington County

D.C. Scott
surveyor

17PL082
17PL082
1080 Kennel Drive

Rapid City Zoning

- Subject Property
- Low Density Residential-1
- No Code
- Planned Development
- Flood Hazard
- Light Industrial
- Public
- Planned Development Designation
- General Commercial
- Medium Density Residential
17PL082
1080 Kennel Drive

Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Light Industrial
- Urban Neighborhood
- Parks and Greenway
- Public/Quasi-Public
- Entrance Corridor

Future Land Use Categories for the Subject Property at 1080 Kennel Drive include:

- **Low Density Neighborhood**
- **Urban Neighborhood**
- **Parks and Greenway**