

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

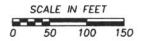
Proposed Legal Description:

Pproposed Lot 1 and Lot 2 of Little A & M Subdivision



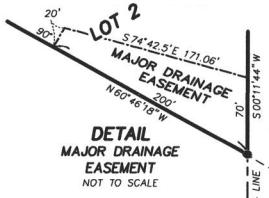
SURVEY PLAT OF LOT 1 AND LOT 2 OF LITTLE A & M SUBDIVISION (FORMERLY LOT G OF THE SE1/4 NW1/4 AND OF THE NE1/4 SW1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE BLACK HILLS MERIDIAN) LOCATED IN THE SE1/4 NW1/4 AND IN THE NE1/4 SW1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE BLACK HILLS MERIDIAN, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

JULY, 2017



LINE TABLE

- L1 N56°03'45" W 60.13'
L2 N60°43'30" W 47.56'



LEGEND

- FOUND PROPERTY BOUNDARY MONUMENT AS DESCRIBED.
SET 5/8" IRON ROD WITH CAP MARKED "DEAN SCOTT, L.S. 4897".
I.R. IRON ROD.
P.C.R.D. PENNINGTON COUNTY REGISTER OF DEEDS.
SUBJECT PROPERTY LINE.
OTHER PROPERTY LINE.
EASEMENT LINE.

NOTES

- 1. AREA OF DEDICATED PUBLIC R.O.W. = 0.084 ACRE.
2. UTILITY AND MINOR DRAINAGE EASEMENTS ARE RESERVED EIGHT FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES.
3. ANY MAJOR DRAINAGE 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 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.
4. THE NORTHERN BOUNDARY OF LOT 1 OF LITTLE A & M SUBDIVISION, AS SHOWN HEREON, HAS BEEN LOCATED AS SPECIFIED BY SDCL 31-3-1.
5. BEARING ORIENTATION IS BASED ON GPS OBSERVATION, ON-SITE.

SURVEYOR'S STATEMENT

I, Dean G. Scott, Registered Land Surveyor, do hereby state that, at the request of the Owner 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. Certain easements, restrictions, or other property rights of public record or private agreement may not be shown.

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

Registered Land Surveyor No. 4897

FOR REVIEW SUBJECT TO REVISION PRINTED JULY 17, 2017

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 'Lot Line Adjustment/Consolidation 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 16.08.100 of the Rapid City Municipal Code and as such I have approved this plat as a 'Lot Line Adjustment/Consolidation 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 16.08.100 of the Rapid City Municipal Code and as such I have approved this plat as a 'Lot Line Adjustment/Consolidation Plat'.

Dated this ___ day of ___, 20__.

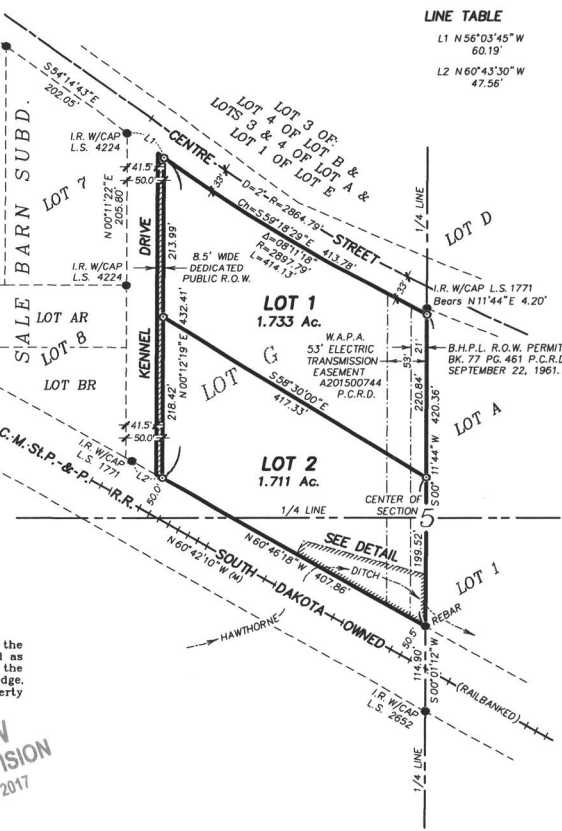
Public Works Director, City of Rapid City

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed lot lines with respect to the Highway or Street as shown 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



OWNER'S CERTIFICATE

I, James Muellenberg, do hereby certify that Little A & M 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 Little A & M LLC. I 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__.

James Muellenberg, President of Little A & M LLC

ACKNOWLEDGEMENT OF OWNER

STATE OF SOUTH DAKOTA } COUNTY OF PENNINGTON } SS

On this ___ day of ___, 20___, before me, the undersigned officer, personally appeared James Muellenberg, 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 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 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

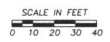
Filed for record this ___ day of ___, 20___, at ___, and recorded as Document No. _____

fee: _____ Pennington County Register of Deeds

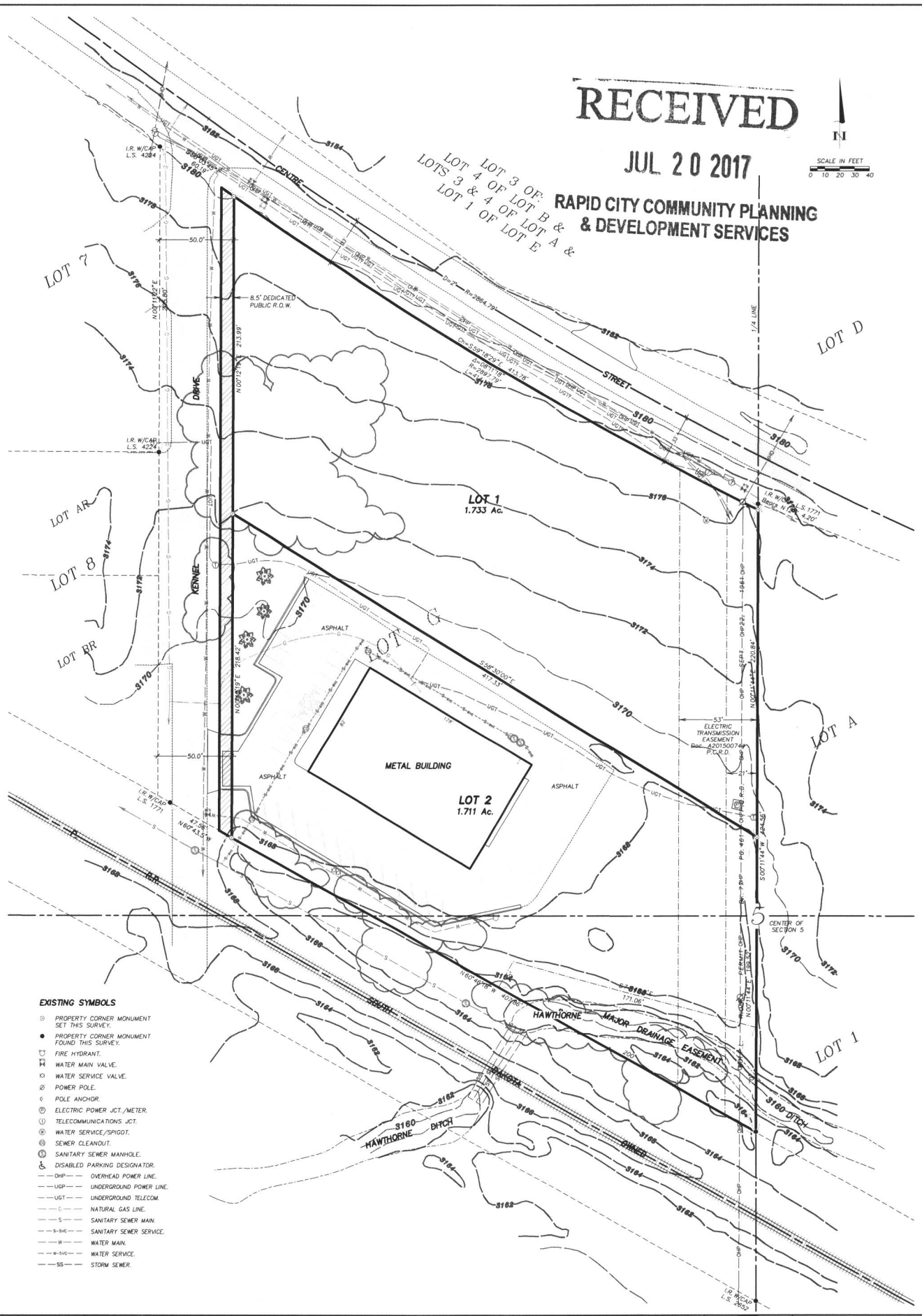
RECEIVED

JUL 20 2017

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES



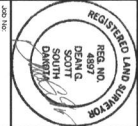
LOT 3 OF LOT B &
 LOTS 3 & 4 OF LOT A &
 LOT 1 OF LOT E



- EXISTING SYMBOLS**
- PROPERTY CORNER MONUMENT SET THIS SURVEY.
 - PROPERTY CORNER MONUMENT FOUND THIS SURVEY.
 - ⊕ FIRE HYDRANT.
 - ⊕ WATER MAIN VALVE.
 - ⊕ WATER SERVICE VALVE.
 - ⊕ POWER POLE.
 - ⊕ POLE ANCHOR.
 - ⊕ ELECTRIC POWER JCT./METER.
 - ⊕ TELECOMMUNICATIONS JCT.
 - ⊕ WATER SERVICE/SPIGOT.
 - ⊕ SEWER CLEANOUT.
 - ⊕ SANITARY SEWER MANHOLE.
 - ⊕ DISABLED PARKING DESIGNATOR.
 - OHP --- OVERHEAD POWER LINE.
 - UGP --- UNDERGROUND POWER LINE.
 - UGT --- UNDERGROUND TELECOM.
 - G --- NATURAL GAS LINE.
 - S --- SANITARY SEWER MAIN.
 - S-SVC --- SANITARY SEWER SERVICE.
 - W --- WATER MAIN.
 - W-SVC --- WATER SERVICE.
 - SS --- STORM SEWER.

LOT 1 AND LOT 2
 LITTLE A & M SUBDIVISION
 RAPID CITY, SD

JIM MUELLENBERG
 LITTLE A & M LLC
 RAPID CITY, SD



D.C. Scott
 SURVEYORS, INC.
 3183 ANDERSON ROAD
 RAPID CITY, SD 57703
 (605) 393-2400

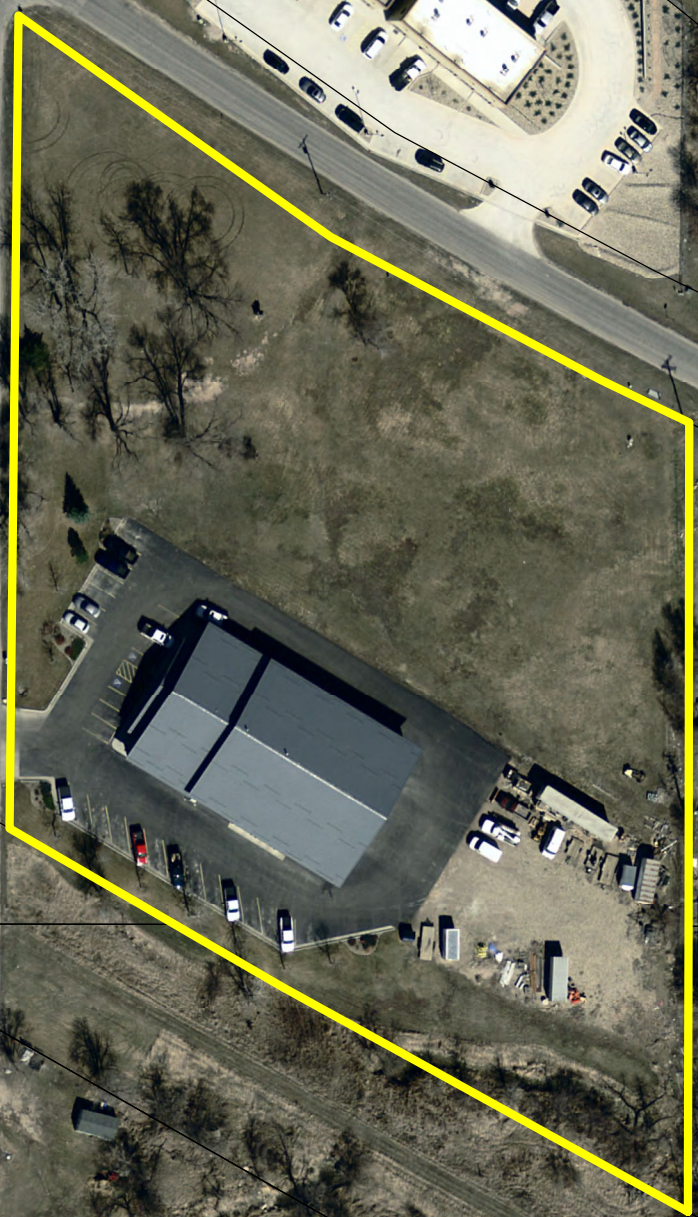
17PL082

CENTRE ST

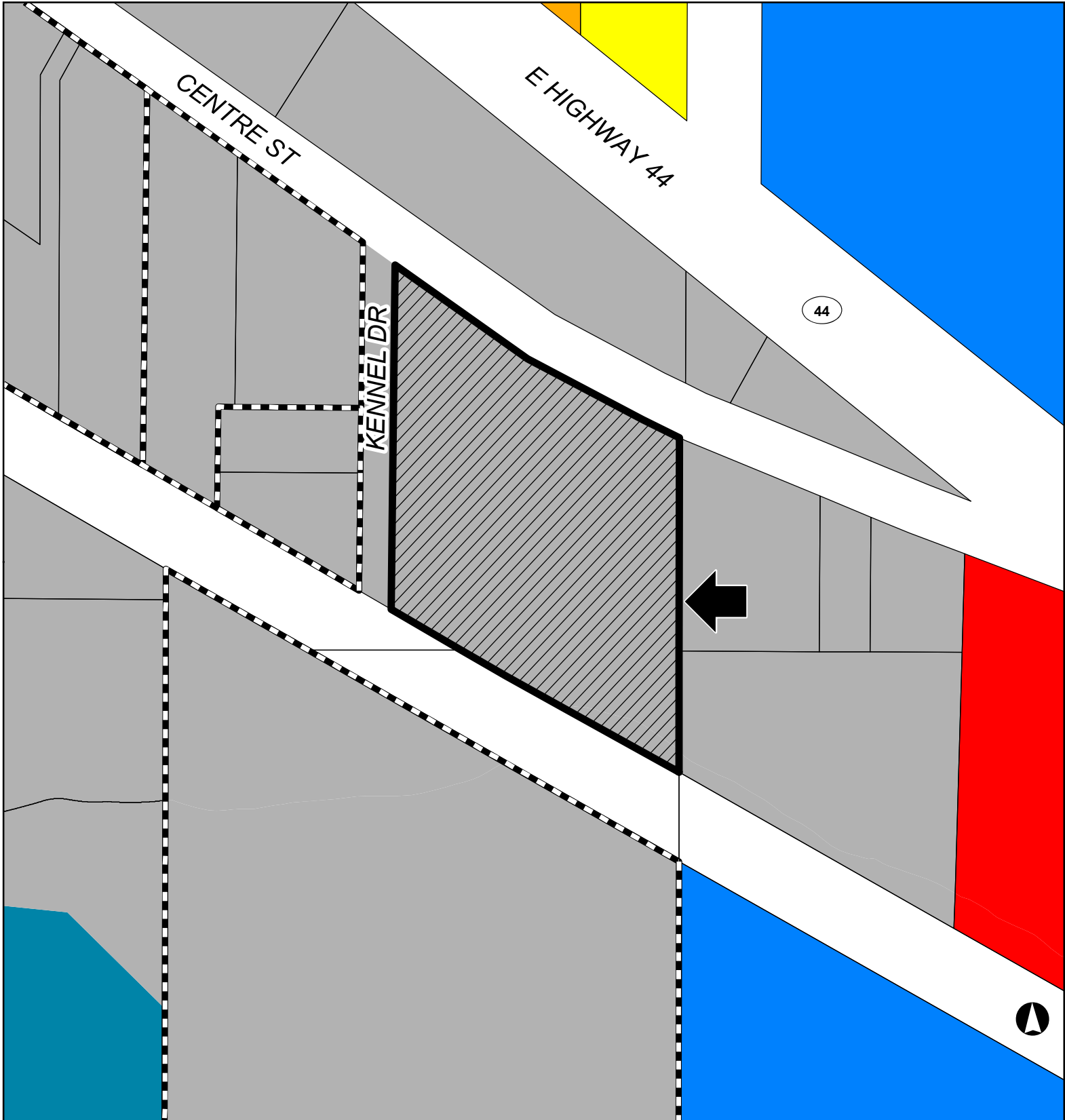
HIGHWAY 44

44

KENNEL DR



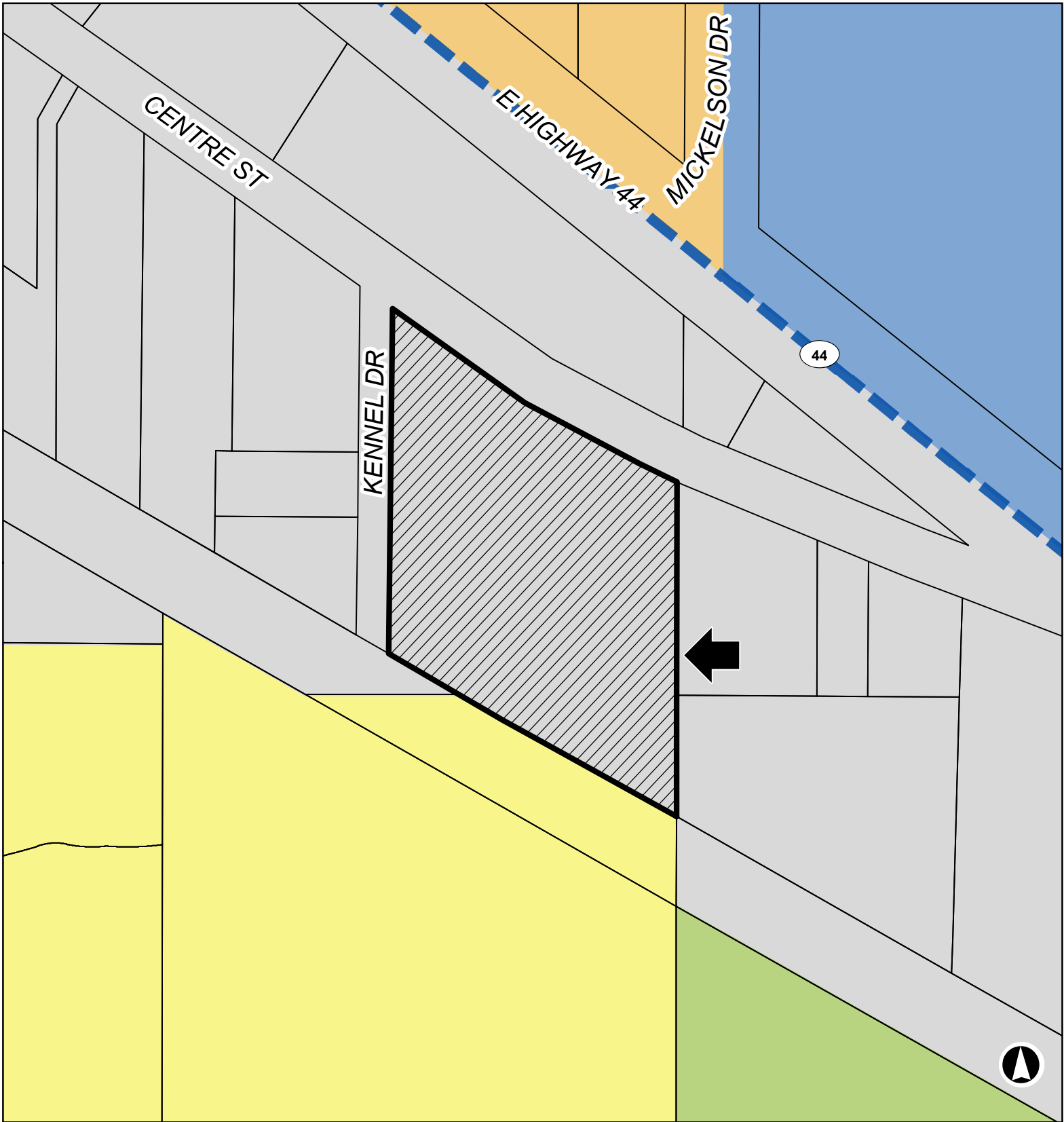
17PL082
1080 Kennel Drive



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 | | |

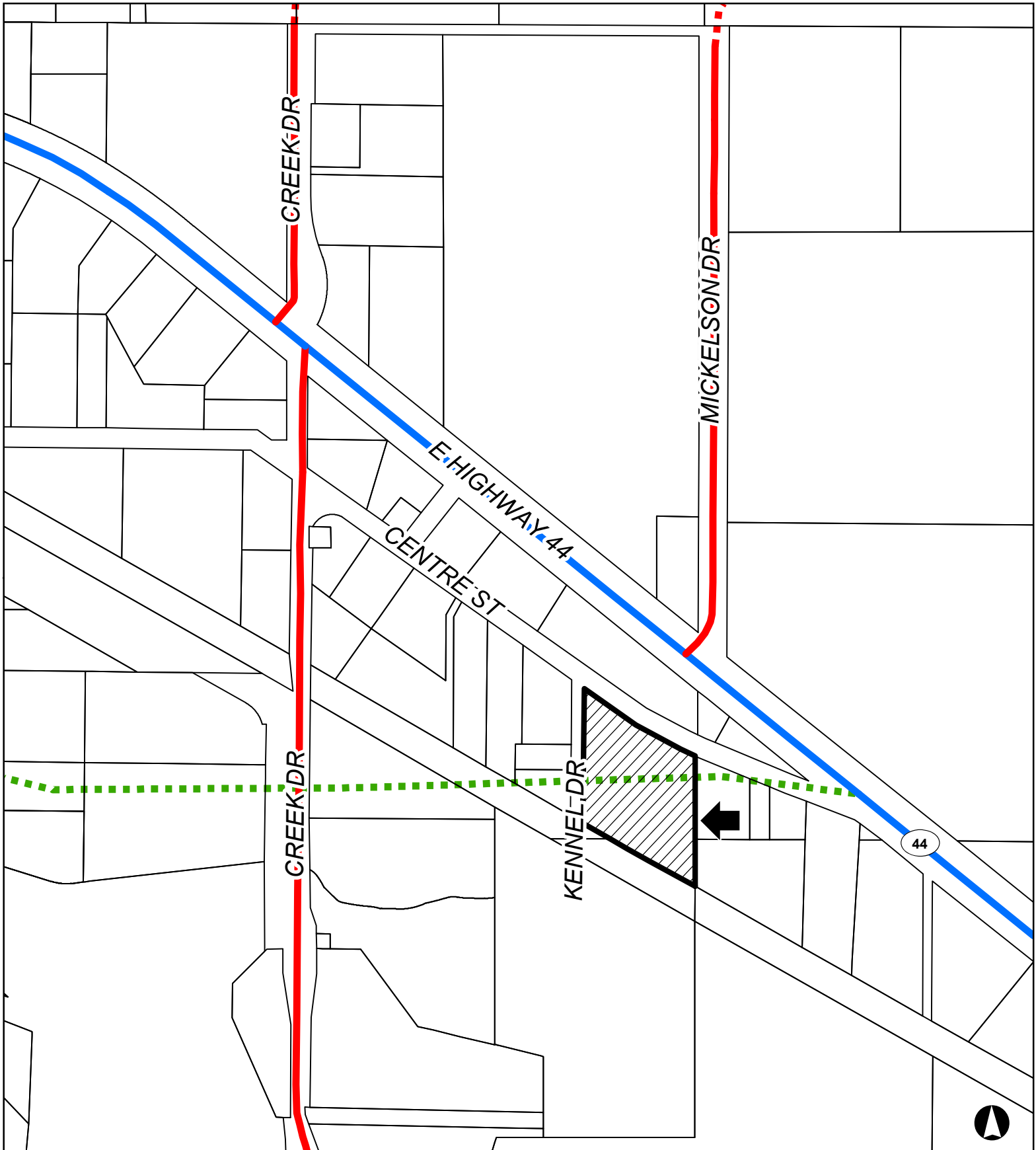
17PL082
1080 Kennel Drive



Future Land Use Categories

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

17PL082
1080 Kennel Drive



Major Street Plan

 Subject Property  Minor arterial  Principal arterial  Proposed collector  Proposed minor arterial

17PL082

