

Case No. 17PL133

**Existing Legal Description:**

Lot A of Lot 11, Lot B of Lot 11 and Lot 12 less Lot H1 thereof of Una-Del Acres No.2, located in the NE1/4 of the SE1/4 of Section 21, T1N, R7E, HM, Rapid City, Pennington County, South Dakota

**Proposed Legal Description:**

Proposed Lot 1, Lot 2, Lot 3 and Lot 4 of Una-Del Acres No. 3

**SURVEY PLAT OF**  
**LOT 1, LOT 2, LOT 3, AND LOT 4 OF**  
**UNA-DEL ACRES No. 3**

(FORMERLY LOT A OF LOT 11, LOT B OF LOT 11, AND  
LOT 12 LESS LOT H1 THEREOF OF UNA-DEL ACRES No. 2)  
LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 21,  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

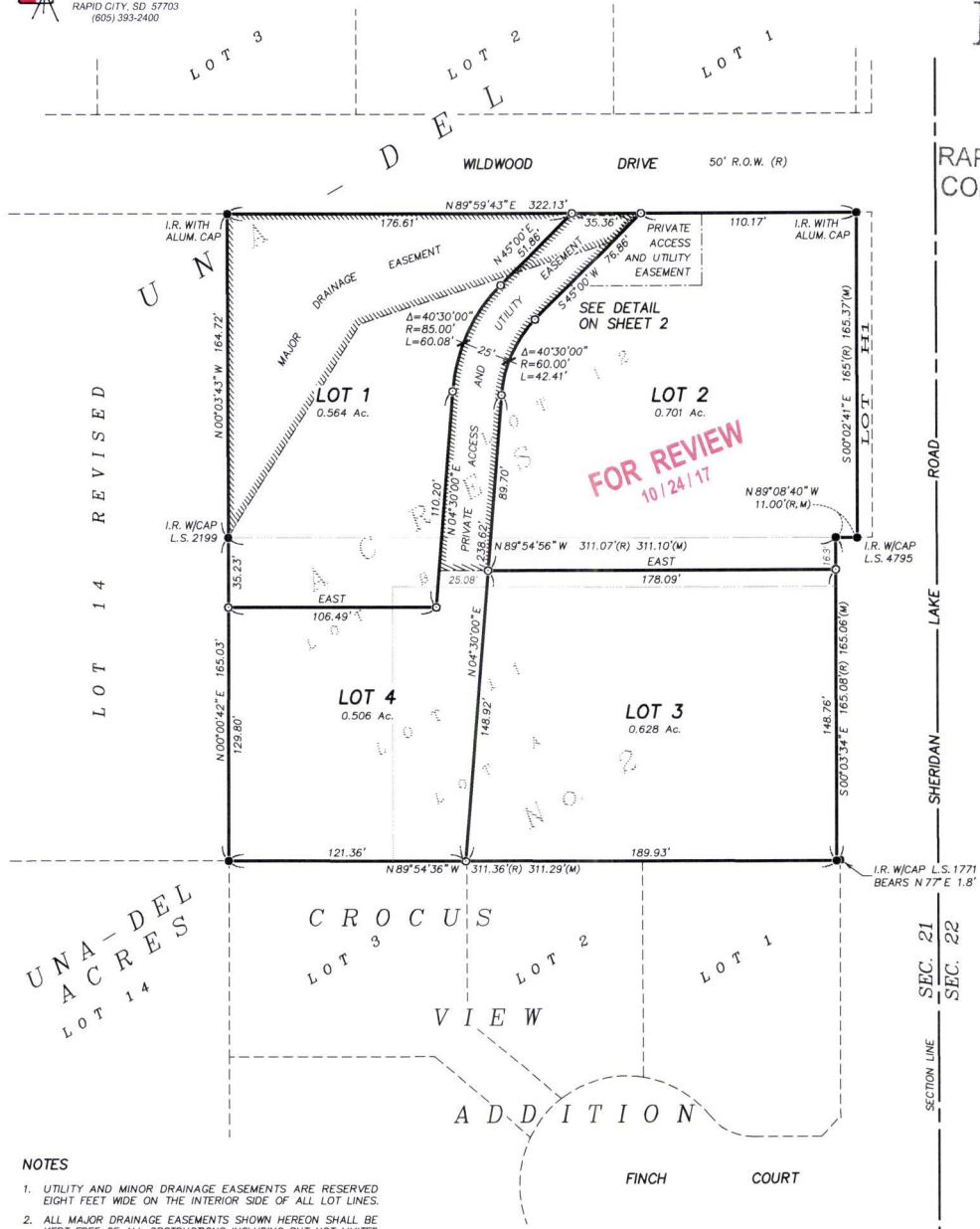
OCTOBER, 2017

**LEGEND**

- SET 5/8" IRON ROD WITH ALUMINUM CAP MARKED "DEAN SCOTT, L.S. 4897".
- FOUND IRON ROD PROPERTY CORNER MONUMENT UNLESS OTHERWISE NOTED.
- (R) RECORDED DIMENSION.
- (M) MEASURED DIMENSION.
- I.R. IRON ROD.
- R.O.W. RIGHT-OF-WAY.

PREPARED BY:

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



**NOTES**

1. UTILITY AND MINOR DRAINAGE EASEMENTS ARE RESERVED EIGHT FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES.
2. ALL MAJOR DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES, SHRUBS AND FIREWOOD STORAGE PILES. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT AND REPAIR SUCH IMPROVEMENTS AS THEY DEEM EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.
3. PRIVATE ACCESS AND UTILITY EASEMENT CROSSING LOT 4 IS FOR THE USE AND BENEFIT OF LOT 1, LOT 2, AND LOT 4.
4. PRIVATE ACCESS AND UTILITY EASEMENT CROSSING LOT 2 IS FOR THE USE AND BENEFIT OF LOT 1, LOT 2, AND LOT 4.

**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. 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

**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**

**DEC 08 2017**

**RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT**

**FOR REVIEW**  
10/24/17

**UNA-DEL  
ACRES**  
LOT 14

**CROCUS  
VIEW**

**ADDITION**

**FINCH COURT**

**SECTION LINE**  
**SEC. 21**  
**SEC. 22**

**FOR REVIEW**  
10/24/17  
DEAN G. SCOTT  
REGISTERED LAND SURVEYOR  
NO. 4897  
SOUTH DAKOTA





17PL133

WILDWOOD DR

CATRON BLVD

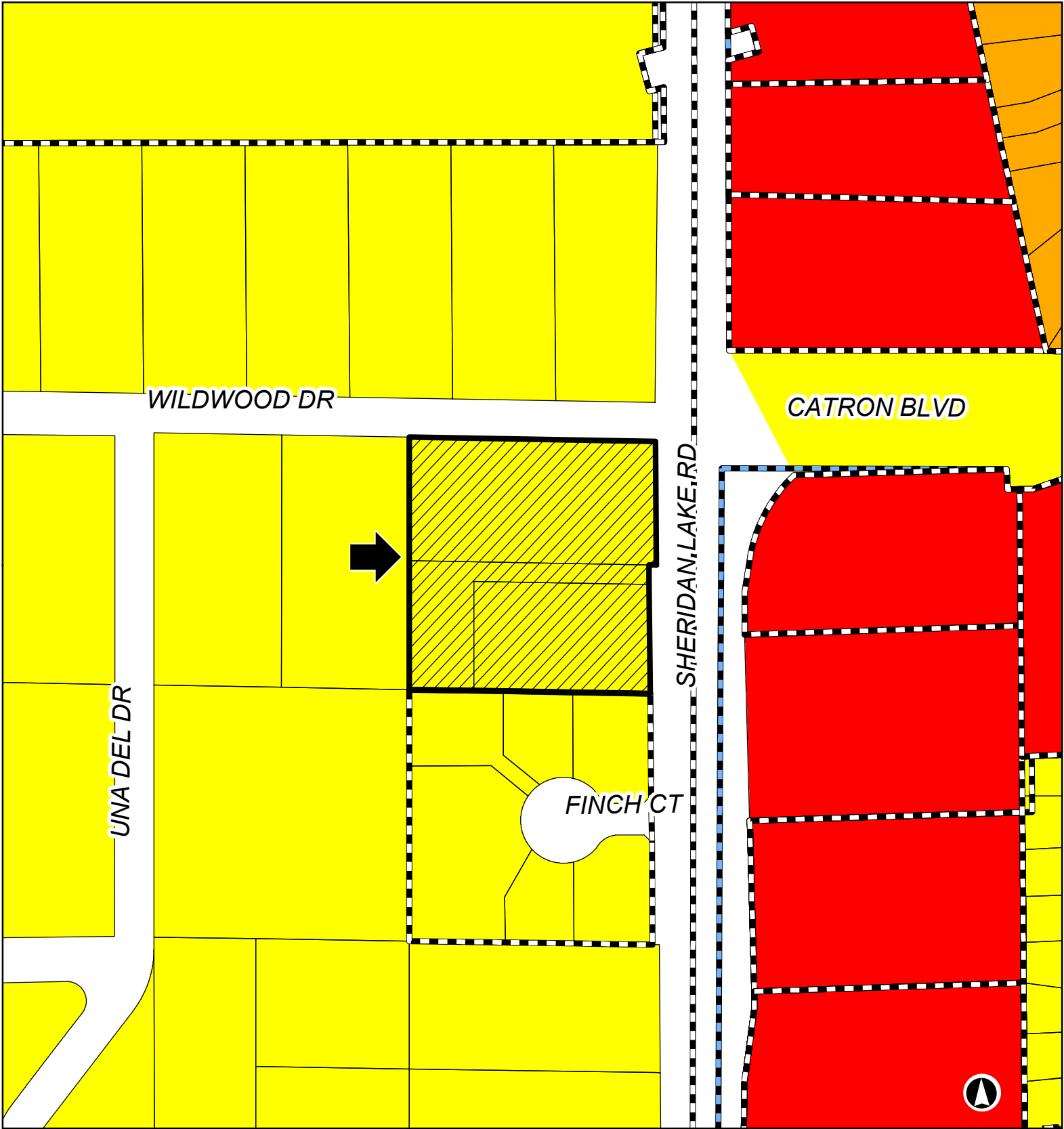
SHERIDAN LAKE RD











17PL133

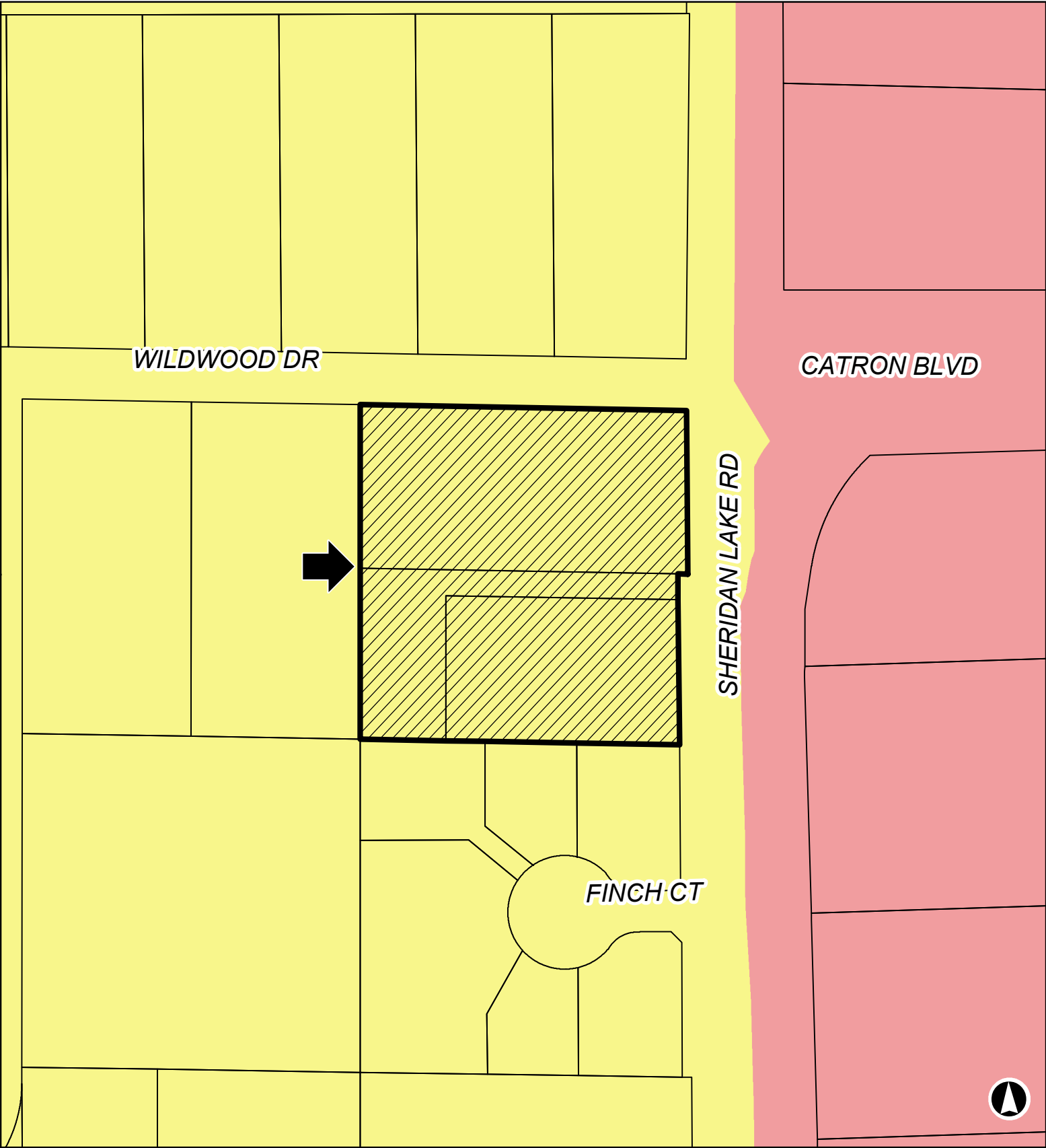
SW corner of the Sheridan Lake Road and Wildwood Drive intersection



**Rapid City Zoning**

- |   |  |  |
|---|--|--|
|  Subject Property   |  Low Density Residential-1  |  Planned Development             |
|  General Commercial |  Medium Density Residential |  Planned Development Designation |

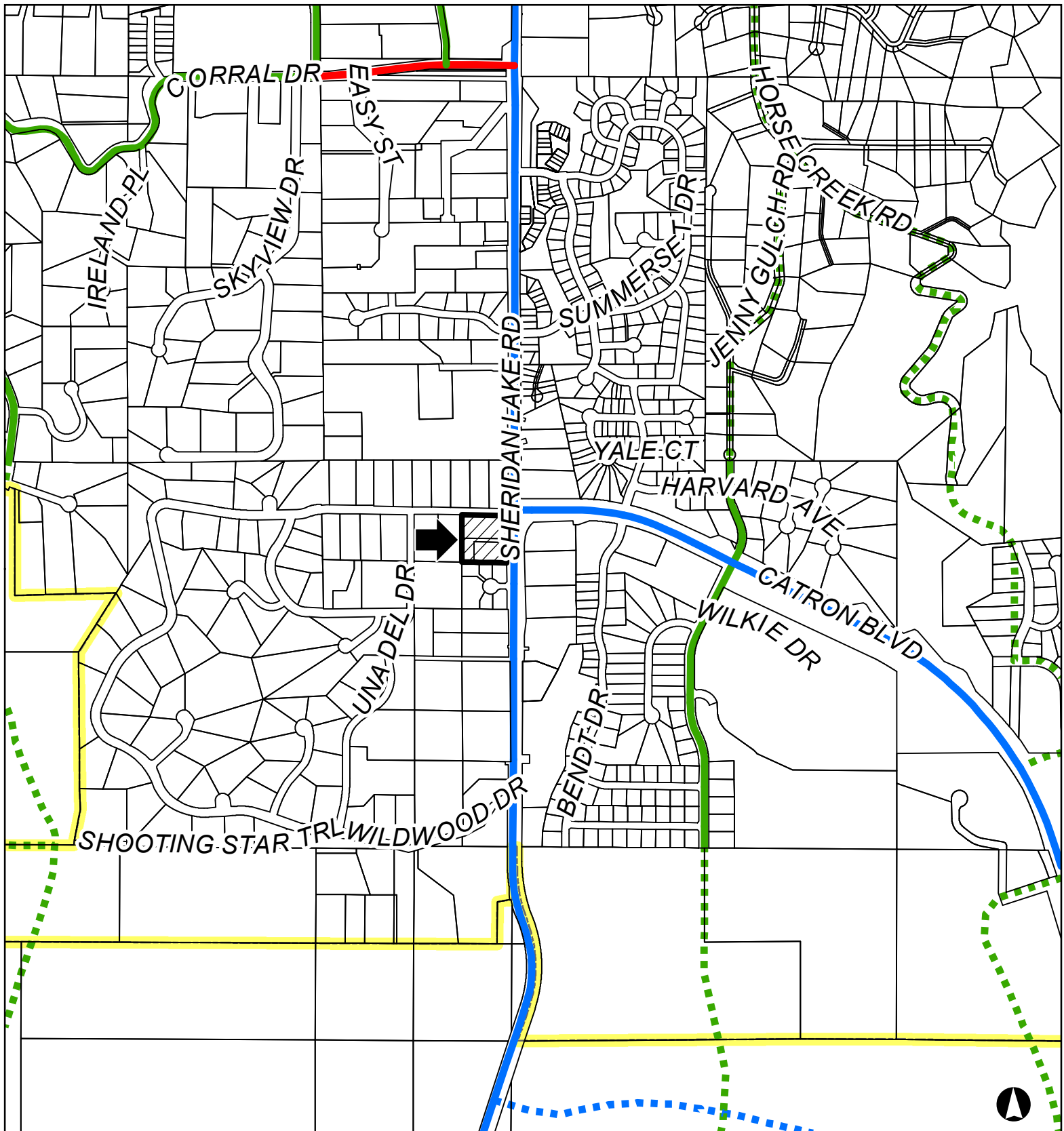
SW corner of the Sheridan Lake Road and Wildwood Drive intersection



Future Land Use Categories

-  Subject Property
-  Low Density Neighborhood
-  Mixed Use Commercial

## SW corner of the Sheridan Lake Road and Wildwood Drive intersection



## Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial
- Proposed principal arterial
- Proposed collector

17PL133

