

Case No. 17RZ038

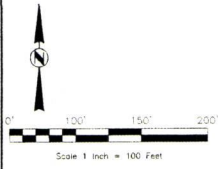
**Legal Description:**

Lot 1 of Block 1 of Fifth Street Office Plaza Subdivision, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

34-22

# PLAT OF FIFTH STREET OFFICE PLAZA

LOT 1, BLOCK 1;  
LOCATED IN THE NE1/4 OF SECTION 24,  
T.1N., R.7E., B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



- NOTES:
- MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 5 FEET ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED).
  - TOTAL PLATTED AREA: 1.72 ACRES; LOTS: 1.72 ACRES.
  - NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST FIFTY FEET OF OWNER LOTS UP AS INDICATED HEREON.
  - ACREAGE SHOWN ON LOTS INCLUDE EASEMENTS.

LEGEND

- Denotes  $5/8"$  rebar with survey cap marked "ARLETH 3977"

LINE NUMBER	BEARING	DISTANCE	AREA	AREA	AREA
1	N 62°28'28" E	277.37'	1.72		
2	S 28°43'45" E	288.77'		1.72	
3	S 89°58'00" W	128.42'			1.72
4	N 27°00'00" W	128.42'			1.72

### SURVEYOR'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 I, JOHN M. ARLETH, REGISTERED LAND SURVEYOR No. 3977 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT BEING SO AUTHORIZED, THE SURVEY AND WITHIN PLAT OF THE LAND SHOWN AND DESCRIBED HEREON WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT TO THE BEST OF KNOWLEDGE AND BELIEF THE WITHIN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL ACRE AREA AMOUNTS SHOWN ON THE WITHIN PLAT ARE TO BE CONSIDERED AS HAVING THE WORDS "MORE OR LESS" FOLLOWING DUE TO MATHEMATICAL "ROUNDING".  
 IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL THIS 29 DAY OF JULY, 2006.

JOHN M. ARLETH - REGISTERED LAND SURVEYOR No. 3977

### OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS ONE OF THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, THAT THE SURVEY WAS DONE AT ITS REQUEST FOR THE PURPOSES INDICATED HEREON, AND THAT IT DOES HEREBY APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND, AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS. ANY LAND SHOWN ON THE WITHIN PLAT AS DEDICATED TO PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO PUBLIC USE AND SEWER UTILITY USE AS SUCH, FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND.  
 IN WITNESS I HERETO SET MY HAND AND SEAL.

STONERIDGE LLC  
 BY: Patrick Hall  
 PATRICK HALL, ITS MEMBER



### ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 ON THIS 29 DAY OF JULY, 2006 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAT HALL, MEMBER OF STONERIDGE, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME.  
 NOTARY PUBLIC: Virginia Small MY COMMISSION EXPIRES: July 27th, 2011

### CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 I, GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 16.08.025 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT AS A FINAL PLAT.  
 DATED THIS 27th DAY OF June, 2006  
 GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY: Marian Elkins

### CERTIFICATE OF FINANCE OFFICER

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT THE GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY, HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.  
 DATED THIS 29 DAY OF July, 2006  
 FINANCE OFFICER OF THE CITY OF RAPID CITY: James F. Preston

### CERTIFICATE OF FINANCE OFFICER

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS WHICH ARE DUES UPON THE WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.  
 DATED THIS 19th DAY OF July, 2006  
 FINANCE OFFICER OF THE CITY OF RAPID CITY: James F. Preston Jay TKS

### CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 I, Patty Jager Deputy, PENNINGTON COUNTY TREASURER, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID.  
 DATED THIS 10 DAY OF August, 2006  
 PENNINGTON COUNTY TREASURER: Patty Jager Deputy

### CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 THE LOCATION OF THE PROPOSED PROPERTY 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 19 DAY OF July, 2006  
 HIGHWAY OR STREET AUTHORITY: James Hall

### OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss  
 I, PENNINGTON COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.  
 DATED THIS 17th DAY OF August, 2006 Approved: Luzanne Thomson, Cartographic Tech 5-5-2006  
 PENNINGTON COUNTY DIRECTOR OF EQUALIZATION: James Schumberg - Staff Assistant

### OFFICE OF THE REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON ss # 4485  
 FILED FOR RECORD THIS 14th DAY OF August, 2006 AT 10:30 CLOCK, A.M., AND RECORDED IN BOOK 34  
 OF PLATS, PAGE 22  
 PENNINGTON COUNTY REGISTER OF DEEDS: Donna Mayer by Darlene Fife FEES: \$9.00



# RECEIVED

## DEC 08 2017

### RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT



PREPARED BY:  
**ARLETH & ASSOCIATES**  
 25 KIRK ROAD  
 DEADWOOD, SD 57732  
 605-578-1637

JOB NO.  
 7116

REVISED:  
 DATE: APRIL 26TH, 2006  
 SCALE: 1" = 100'

DRAWN: JR  
 APPROVED: JMA  
 DWG: LOT#BLOCK#REV 4-24

PREPARED FOR:  
**DEAN W. DESIGN INTERNATIONAL, INC.**  
 528 KANSAS CITY STREET, SUITE 4  
 RAPID CITY, SOUTH DAKOTA 57701  
 (605) 348-0538