

09PL076

PLAT OF
LOT 1 OF VISTA RIDGE SUBDIVISION
(FORMERLY LOT 4, PORTION OF LOT 3 AND THE
UNPLATTED PORTION OF THE NW 1/4 OF THE SW 1/4)
LOCATED IN SECTION 32, T2N, R8E, B.H.M., RAPID CITY
PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1" = 100'
NOVEMBER 12, 2009

RECEIVED

NOV 18 2009

CURVE DATA	DELTA	RADIUS	ARC	GROUND BEARING	CHORD DISTANCE
CL	29°59'04"	359.61'	131.78'	351°29'16"E	131.65'

LINE DATA	BEARING	DISTANCE
L1	N 40°23'50"W	89.38'
L2	S 49°49'10"E	97.65'

60' R.O.S. AREA FOR CENTURY ROAD, 0.532 Ac.

LEGEND

- INDICATES FOUND SURVEY MONUMENT. "3/4" PIPE, UNLESS OTHERWISE NOTED
- INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THINGELSTAD LS 4371", UNLESS OTHERWISE NOTED
- INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THINGELSTAD LS 4371", FOR R.O.W., PC'S & PT'S
- (H) INDICATES MEASURED DIMENSION THIS SURVEY
- (R) INDICATES RECORD DIMENSION PREVIOUSLY RECORDED ON PLAT OR DEED.

BASIS OF BEARINGS BY OPS OBSERVATION - BASE UNIT SET AT SOUTH EAST CORNER OF LOT 2 OF LOT 2 OF HOFFMAN SUBDIVISION REFERENCED WITH A 3/4" PIPE.

8" WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ALONG ALL INTERIOR FRONT, SIDE AND BACK LOT LINES. ANY MAJOR DRAINAGE EASEMENT 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

OWNER'S CERTIFICATE

I, STEVEN O. THINGELSTAD, REGISTERED LAND SURVEYOR, SO NO. 4371, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE HEREIN DESCRIBED LAND I HAVE MADE THE SURVEY AND WITHIN PLAT OF SAID LAND; AND THAT THE 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 PUBLIC UTILITY USE AS SUCH, FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND.

OWNER: _____

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

ON THIS _____ DAY OF _____, 2009, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID OWNER EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR

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 18.03.01 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATE: _____

GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

SURVEYOR'S CERTIFICATE

I, STEVEN O. THINGELSTAD, REGISTERED LAND SURVEYOR, SO NO. 4371, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE HEREIN DESCRIBED LAND I HAVE MADE THE SURVEY AND WITHIN PLAT OF SAID LAND; AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATE _____ REGISTERED LAND SURVEYOR LS #4371



CERTIFICATE OF TREASURER

I, TREASURER OF PENNINGTON COUNTY, CERTIFY THAT ALL TAXES WHICH ARE DUE UPON THE TRACT AS SHOWN HEREON AND BY RECEIPTS OF MY OFFICE HAVE BEEN PAID TO DATE.

PENNINGTON COUNTY TREASURER

OFFICE OF DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, DIRECTOR OF EQUALIZATION, PENNINGTON COUNTY, CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT, AND IS FILED IN MY OFFICE.

DATE _____ PENNINGTON COUNTY DIRECTOR OF EQUALIZATION

CERTIFICATE OF FINANCE OFFICER

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

DATE _____ FINANCE OFFICER OF THE CITY OF RAPID CITY

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS WHICH ARE DUE UPON THE WITHIN-DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATE _____ FINANCE OFFICER OF THE CITY OF RAPID CITY

OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

FILED THIS _____ DAY OF _____, 2009, AT _____ O'CLOCK _____ M.
IN BOOK _____ PAGE _____

PENNINGTON COUNTY REGISTER OF DEEDS

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY LINES ADJOINING THE COUNTY OR STATE HIGHWAY OR CITY STREET AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATE: _____

HIGHWAY AUTHORITY

PREPARED BY STEVEN O. THINGELSTAD
SRITON ENGINEERING & LAND SURVEYING, INC.
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BLACK HAWK, SOUTH DAKOTA 57718
(605) 718-7888