

PLAT OF LOTS 1, 2 AND 3 OF FISH HATCHERY SUBDIVISION
FORMERLY PORTIONS OF LOT F-2 AND LOT R REVISED OF FISH HATCHERY SUBDIVISION

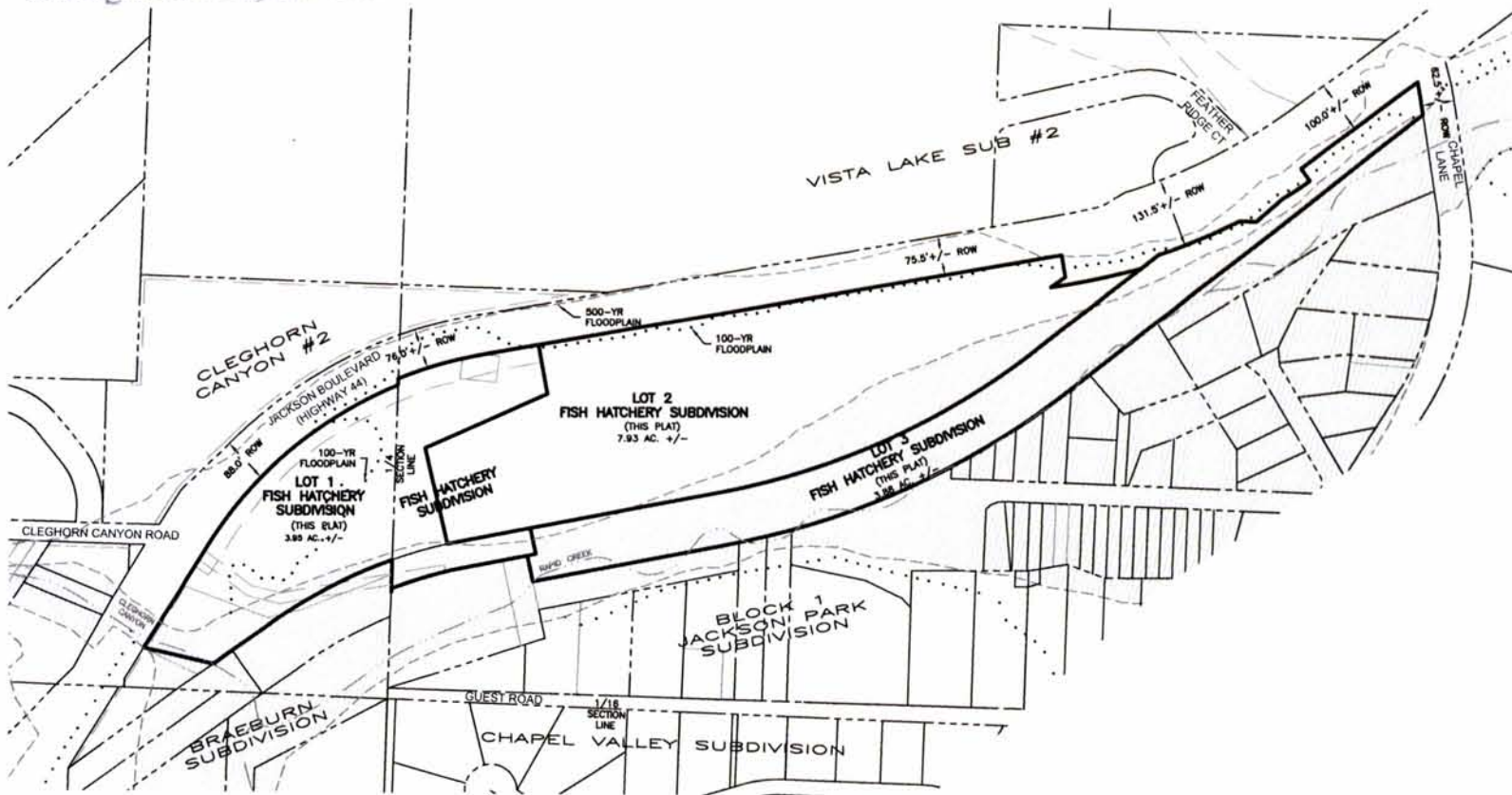
LOCATED IN THE S 1/2 OF SECTION 8, T1N, R7E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

JUL 30 2010

Rapid City Growth
Management Department

June 30, 2010



VICINITY MAP--N.T.S.

(SEE SHEET 2 OF 2 FOR DETAILS)

LEGEND

- FOUND SURVEY MONUMENT
- FOUND RIGHT-OF-WAY MARKER
- SET 5/8" REBAR W/CAP STAMPED "MUCK LS# 6960" THIS SURVEY
- △ *CALCULATED CORNER LOCATION NOT SET DUE TO OBSTRUCTION OR WATER BODIES
- FLOODWAY
- 100-YR FLOODPLAIN
- 500-YR FLOODPLAIN
- STREAM CHANNEL CENTERLINE
- NON ACCESS EASEMENT

1. PLAT BEARINGS ARE RELATIVE TO SOUTH DAKOTA STATE PLANE, SOUTH ZONE, NAD 83(96). PLAT DISTANCES ARE GRID DISTANCES. PROJECT SCALE FACTOR IS 0.9998398.
2. PLAT AREAS WERE CALCULATED BASED ON GRID COORDINATES AND CONVERTED TO GROUND MEASUREMENTS BY DIVIDING GRID AREA BY THE SQUARE OF THE PROJECT SCALE FACTOR.
3. THE BEARING OF THE SOUTH RIGHT-OF-WAY LINE OF GUEST ROAD WAS ESTABLISHED BY SOUTHEAST CORNER OF LOT F-3 AND THE NORTHEAST CORNER LOT B OF LOT 1R OF BLOCK 8 OF CHAPEL VALLEY SUBDIVISION (N=842032.08, E=1189553.43). ACCEPTED AS 1/16TH SECTION LINE IN 1947 PLAT BOOK 3 PAGE 252.
4. BUILDING SETBACK IS 25 FEET FROM ALL PROPERTY LINES.
5. FLOODPLAIN AND FLOODWAY SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. BOUNDARIES WERE OBTAINED FROM FEMA FIRM PANEL 485420 0011F EFFECTIVE DATE FEBRUARY 16, 1996.
6. CITY RETAINED A PUBLIC UTILITY RIGHT-OF-WAY OVER THE ENTIRETY OF LOT R IN THE SE 1/4 AND SW 1/4 OF SECTION 8, T1N, R7E, BHM, PENNINGTON COUNTY WHEN IT QUIT CLAIMED LOT R TO THE STATE OF SOUTH DAKOTA IN AUGUST 1950. SEE BOOK 90 PAGE 61 IN THE OFFICE OF THE REGISTER OF DEEDS.

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

THE STATE OF SOUTH DAKOTA, DEPARTMENT OF GAME, FISH & PARKS, OWNER OF LOT 1 OF JACKSON SPRINGS SUBDIVISION, AS SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT THE PLAT WAS DONE AT OUR REQUEST FOR THE PURPOSES INDICATED HEREON, AND DOES HEREBY APPROVE THE 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.

IN WITNESS WHERE OF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2010.

TITLE

STATE OF SOUTH DAKOTA:
COUNTY OF PENNINGTON:

ON THIS _____ DAY OF _____, 2010, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE SIGNED 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 16.08.035 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT AS FINAL PLAT.
_____ DAY OF _____, 2010.

GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

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 PLAN AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2010.

FINANCE OFFICER OF THE CITY OF RAPID CITY

CERTIFICATE OF SURVEYOR
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, DAVID M. MUCK, REGISTERED LAND SURVEYOR, NO. 6960 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER LISTED HEREON, I HAVE SURVEYED THE TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY. EASEMENTS OR RESTRICTIONS OF MISCELLANEOUS RECORD OR PRIVATE AGREEMENTS THAT ARE NOT KNOWN TO ME ARE NOT SHOWN HEREON.

DAVID M. MUCK, REGISTERED LAND SURVEYOR 6960

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS _____ DAY OF _____, 2010.

HIGHWAY/STREET AUTHORITY

CERTIFICATE OF COUNTY TREASURER

I, TREASURER OF PENNINGTON COUNTY, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATED THIS _____ DAY OF _____, 2010.

TREASURER OF PENNINGTON COUNTY

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 WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATED THIS _____ DAY OF _____, 2010.

FINANCE OFFICER OF THE CITY OF RAPID CITY

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION, PENNINGTON COUNTY, DO HERE BY CERTIFY THAT I HAVE ON RECORD IN MY OFFICE A DATED THIS COPY OF THE WITHIN DESCRIBED PLAT.

DATED THIS _____ DAY OF _____, 2010.

DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY

APPROVED _____ DATE _____
DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY

CERTIFICATE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA:
COUNTY OF PENNINGTON:

FILED THIS _____ DAY OF _____, 2010, AT

_____ M. M.T. IN BOOK _____ OF PLATS, ON PAGE _____

REGISTER OF DEEDS

BY: _____ FEE: \$ _____

OWNER:

STATE OF SOUTH DAKOTA
DEPARTMENT OF GAME FISH & PARKS
523 E CAPITOL AVENUE
PIERRE, SD 57501
PHONE: 605-773-3718

PREPARED BY:

FERBER ENGINEERING COMPANY INC.
729 EAST WATERTOWN STREET
RAPID CITY, SD 57701
PHONE: 605-343-3311



LOT 1 CURVE TABLE

CURVE #	DELTA ANGLE	R (FT)	L (FT)	CHORD BEARING	LC (FT)
C1	17°31'48"	813.38	278.46	S61°50'58"W	278.37
C2	35°24'21"	775.18	478.02	N46°51'54"E	471.44
C3	12°27'05"	778.95	186.50	N74°14'54"E	186.16
C4	1°11'21"	1027.79	21.33	N77°42'54"E	21.33
C5	0°39'36"	858.85	144.80	S74°07'58"W	144.83

LOT 1 OF LOT R REVISED CURVE TABLE

CURVE #	DELTA ANGLE	R (FT)	L (FT)	CHORD BEARING	LC (FT)
C6	27°21'27"	1382.50	680.12	N85°37'56"E	653.86
C8	7°48'43"	1228.63	167.52	N87°17'43"E	167.39
C9	2°52'48"	1228.63	61.78	N87°11'22"E	61.75
C10	27°21'27"	1482.50	707.88	S85°37'56"W	701.16

LOT F-2 REVISED CURVE TABLE

CURVE #	DELTA ANGLE	R (FT)	L (FT)	CHORD BEARING	LC (FT)
C4	1°11'21"	1027.79	21.33	N77°42'54"E	21.33
C6	27°21'27"	1382.50	680.12	N85°37'56"E	653.86
C7	6°41'54"	1240.72	145.05	S77°13'02"W	144.87

LOT 1 LINE TABLE

LINE #	DIRECTION	L (FT)
L1	N01°58'33"E	156.09
L2	N02°21'36"E	47.78
L3	N01°54'33"E	6.84
L4	N01°54'33"E	53.90
L5	S54°50'01"W	115.49
L6	N77°12'14"W	135.98
L7	N32°07'38"E	231.57
L8	N01°55'02"E	12.54
L9	N80°12'51"E	105.46
L10	S09°59'32"E	94.64
L11	S88°52'53"W	254.45
L12	S12°58'47"E	186.50
L13	N79°18'40"E	139.79
L14	S11°57'47"E	50.01
L15	S79°18'22"W	16.46
L16	S79°18'22"W	121.53

LOT 1 OF LOT R REVISED LINE TABLE

LINE #	DIRECTION	L (FT)
L14	S11°57'47"E	50.01
L15	S79°18'22"W	16.46
L17	N79°18'40"E	371.01
L18	N81°57'13"E	253.07
L23	N81°57'13"E	41.53
L24	S86°44'18"E	30.81
L25	N48°58'39"E	66.29
L26	N36°29'49"W	29.05
L27	N53°30'11"E	275.92
L28	S08°42'18"E	62.89
L29	S51°57'13"W	652.85
L30	S79°18'40"W	385.20
L31	N12°00'37"W	50.01

LOT F-2 REVISED LINE TABLE

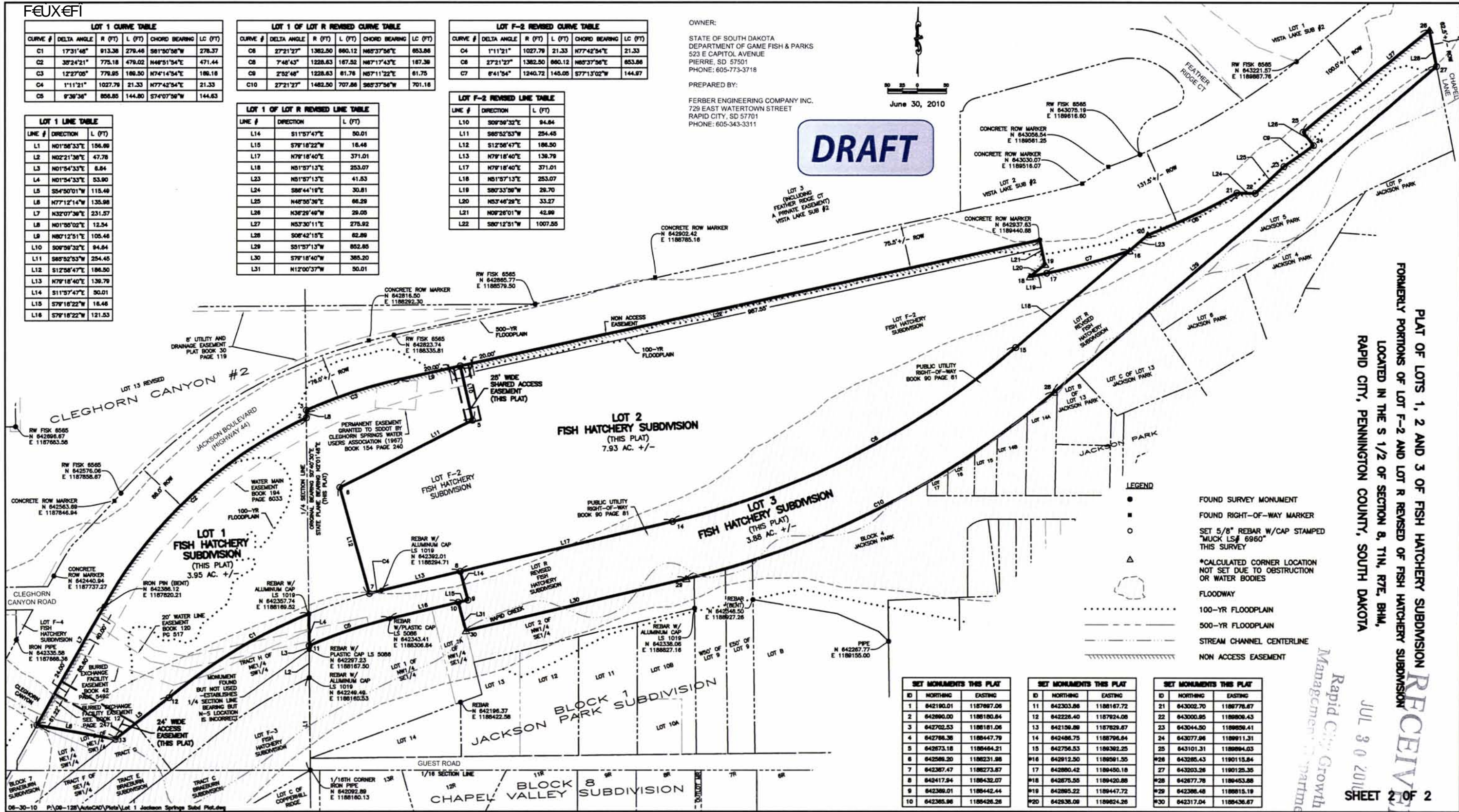
LINE #	DIRECTION	L (FT)
L10	S09°59'32"E	94.64
L11	S88°52'53"W	254.45
L12	S12°58'47"E	186.50
L13	N79°18'40"E	139.79
L17	N79°18'40"E	371.01
L18	N81°57'13"E	253.07
L19	S80°33'58"W	29.70
L20	N53°46'29"E	33.27
L21	N08°26'01"W	42.99
L22	S80°12'51"W	1007.55

OWNER:
STATE OF SOUTH DAKOTA
DEPARTMENT OF GAME FISH & PARKS
523 E CAPITOL AVENUE
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June 30, 2010

DRAFT



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 - 100-YR FLOODPLAIN
 - 500-YR FLOODPLAIN
 - STREAM CHANNEL CENTERLINE
 - NON ACCESS EASEMENT

SET MONUMENTS THIS PLAT

ID	NORTHING	EASTING
1	842190.01	1187697.06
2	842890.00	1188180.84
3	842702.53	1188181.06
4	842788.38	1188447.79
5	842873.18	1188464.21
6	842588.20	1188231.98
7	842387.47	1188273.87
8	842417.94	1188432.07
9	842389.01	1188442.44
10	842385.98	1188426.26

SET MONUMENTS THIS PLAT

ID	NORTHING	EASTING
11	842303.86	1188167.72
12	842228.40	1187924.08
13	842158.89	1187829.67
14	842486.75	1188798.84
15	842756.53	1188382.25
16	842912.50	1188981.35
17	842880.42	1188450.18
18	842875.55	1188420.88
19	842895.22	1188447.72
20	842838.08	1188624.26

SET MONUMENTS THIS PLAT

ID	NORTHING	EASTING
21	843002.70	1188776.87
22	843000.95	1188806.43
23	843044.50	1188859.41
24	843077.96	1188911.31
25	843101.31	1188984.03
26	843285.43	1190115.84
27	843203.28	1190125.35
28	842877.78	1188453.88
29	842386.48	1188815.19
30	842317.04	1188436.87

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 SHEET 2 OF 2

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