

PREPARED BY:

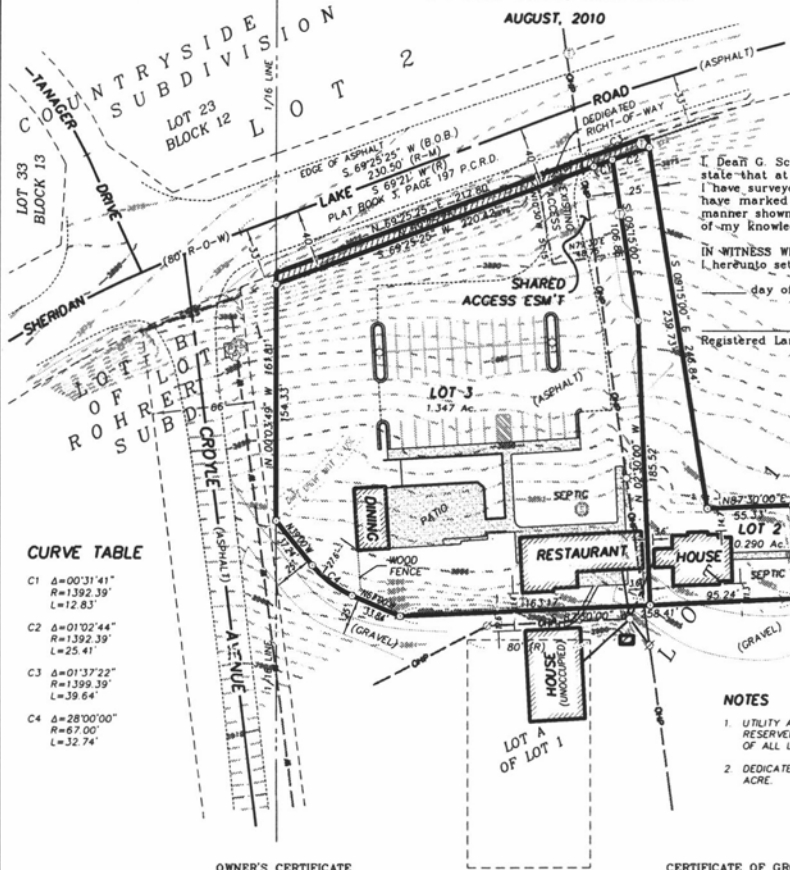
D.C.Scott
SURVEYORS, INC.
3183 ANDERSON ROAD
RAPID CITY, SD 57703
(605) 393-2400

LAYOUT PLAT OF
PROPOSED LOT 2 AND LOT 3 OF FLANNERY SUBDIVISION;
(FORMERLY A PORTION OF LOT 1 OF THE SE1/4 SE1/4 OF SECTION 29)
LOCATED IN THE SE1/4 SE1/4 OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN,
PENNINGTON COUNTY, SOUTH DAKOTA.

AUGUST, 2010



SCALE: 1" = 50'
0 10 20 30 40 50 60 70



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.

IN WITNESS WHEREOF,
I, hereunto set my hand and seal this _____ day of _____, 20____

Registered Land Surveyor No. 4897

LEGEND

- SET 5/8" IRON ROD WITH CAP MARKED 'DEAN SCOTT, L.S. 4897'
- FOUND PROPERTY BOUNDARY MONUMENT AS DESCRIBED
- I.R. IRON ROD.
- (R) RECORDED DIMENSION.
- (M) MEASURED DIMENSION.
- B.O.B. BASIS OF BEARINGS.
- ▬ DEDICATED RIGHT-OF-WAY
- ▨ CONCRETE PAVING.

CURVE TABLE

- C1 Δ=00°31'41"
R=1392.39'
L=12.83'
- C2 Δ=01°02'44"
R=1392.39'
L=25.41'
- C3 Δ=01°37'22"
R=1399.39'
L=39.64'
- C4 Δ=28°00'00"
R=67.00'
L=32.74'

NOTES

- UTILITY AND MINOR DRAINAGE EASEMENTS RESERVED 8 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES
- DEDICATED RIGHT-OF-WAY ON THIS PLAT: 0.041 ACRE.

OWNER'S CERTIFICATE

I, David T. Pzanka, Partner in Ripple Gee, LLC, do hereby certify that said Ripple Gee, 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 said Ripple Gee, LLC. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations. Dedicated Right-of-Way, as shown hereon, is hereby dedicated to public use.

IN WITNESS WHEREOF, I hereunto set my hand this _____ day of _____, 20____

David T. Pzanka, Partner
Ripple Gee, LLC

ACKNOWLEDGEMENT OF OWNER

STATE OF SOUTH DAKOTA }
COUNTY OF PENNINGTON } SS
On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared David T. Pzanka, 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: _____

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
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 the Final Plat as shown hereon.

Dated this _____ day of _____, 20____

Finance Officer
of the City of Rapid City

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 a Final Plat.

Dated this _____ day of _____, 20____

Growth Management Director
of the City of Rapid City

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____

Highway or Street Authority

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 in my office a copy of the within described plat.

Dated this _____ day of _____, 20____

Pennington County
Director of Equalization

approved

CERTIFICATE OF REGISTER OF DEEDS

Filed for record this _____ day of _____, 20____, at _____ o'clock _____ m. and recorded in book of plats _____ on page _____.

Pennington County
Register of Deeds