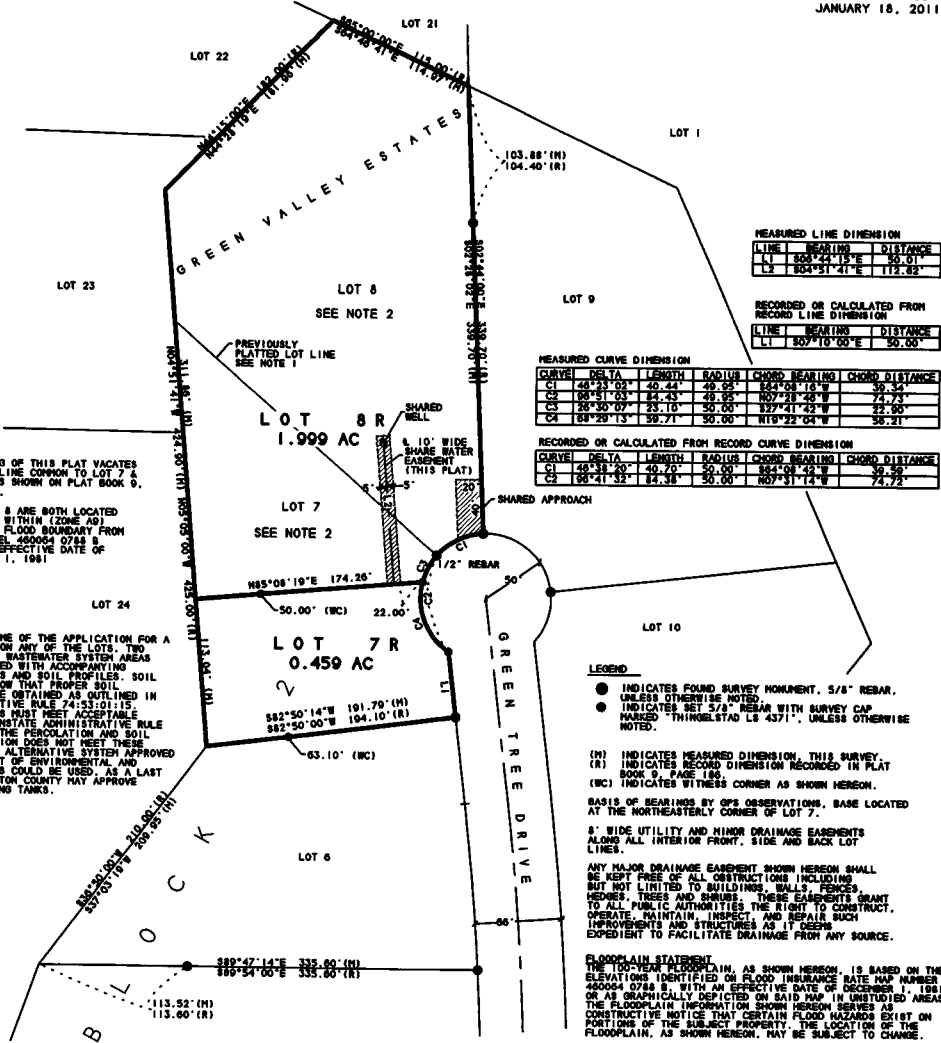


11SV005

PLAT OF LOTS 7R AND 8R OF BLOCK 2 OF GREEN VALLEY ESTATES (FORMERLY LOTS 7 AND 8 OF BLOCK 2 OF GREEN VALLEY ESTATES) LOCATED IN THE SE 1/4 OF SECTION 23, T1N, R8E, BHM PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1" = 60' JANUARY 18, 2011



MEASURED LINE DIMENSION table with columns: LINE, BEARING, DISTANCE. Rows: L1 500°44'15"E 50.01', C2 500°51'41"E 113.95'

RECORDED OR CALCULATED FROM RECORD LINE DIMENSION table with columns: LINE, BEARING, DISTANCE. Row: L1 507°10'05"E 50.00'

MEASURED CURVE DIMENSION table with columns: CURVE, DELTA, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Rows: C1 43°27'10", C2 06°01'03", C3 26°50'07", C4 84°29'13"

RECORDED OR CALCULATED FROM RECORD CURVE DIMENSION table with columns: CURVE, DELTA, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Rows: C1 48°31'20", C2 06°41'32"

- NOTE 1: RECORDING OF THIS PLAT VACATES THE LOT LINE COMMON TO LOT 7 & LOT 9, AS SHOWN ON PLAT BOOK 9, PAGE 180.
NOTE 2: LOTS 7 & 8 ARE BOTH LOCATED ENTIRELY WITHIN (ZONE A) 100-YEAR FLOOD BOUNDARY FROM FIRM PANEL 460004 0788 B WITH AN EFFECTIVE DATE OF DECEMBER 1, 1981.

NOTE: AT THE TIME OF THE APPLICATION FOR A BUILDING PERMIT ON ANY OF THE LOTS, TWO SUITABLE ON-SITE WASTEWATER SYSTEM AREAS MUST BE IDENTIFIED WITH ACCOMPANYING PERCOLATION TESTS AND SOIL PROFILES. SOIL PROFILES MUST SHOW THAT PROPER SOIL SEPARATION CAN BE OBTAINED AS OUTLINED IN STATE ADMINISTRATIVE RULES 74:53-01:15. PERCOLATION TESTS MUST MEET ACCEPTABLE RATES AS SHOWN IN STATE ADMINISTRATIVE RULE 74:53-01:32. IF THE PERCOLATION AND SOIL PROFILE INFORMATION DOES NOT MEET THESE REQUIREMENTS, AN ALTERNATIVE SYSTEM APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES COULD BE USED, AS A LAST RESORT. PENNINGTON COUNTY MAY APPROVE THE USE OF HOLDING TANKS.

- LEGEND:
● INDICATES FOUND SURVEY MONUMENT, 5/8" REBAR, UNLESS OTHERWISE NOTED.
● INDICATES SET 5/8" REBAR WITH SURVEY CAP NUMBER 10 THIRTEEN/14 4371, UNLESS OTHERWISE NOTED.
(H) INDICATES MEASURED DIMENSION, THIS SURVEY.
(R) INDICATES RECORD DIMENSION RECORDED IN PLAT BOOK 9, PAGE 180.
(WC) INDICATES WITNESS CORNER AS SHOWN HEREON.

BASIS OF BEARINGS BY GPS OBSERVATIONS, BASE LOCATED AT THE NORTHEASTERLY CORNER OF LOT 7.
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 CONSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, TREES, TREES AND BURNING. 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.

FLOODPLAIN STATEMENT: THE 100-YEAR FLOODPLAIN, AS SHOWN HEREON, IS BASED ON THE ELEVATIONS IDENTIFIED ON FLOOD INSURANCE RATE MAP NUMBER 460004 0788 B WITH AN EFFECTIVE DATE OF DECEMBER 1, 1981, OR AS GRAPHICALLY DEPICTED ON SAID MAP IN NOTED AREAS. THE FLOODPLAIN INFORMATION SHOWN HEREON SERVES AS CONSTRUCTIVE NOTICE THAT CERTAIN FLOOD HAZARDS EXIST ON PORTIONS OF THE SUBJECT PROPERTY. THE LOCATION OF THE FLOODPLAIN, AS SHOWN HEREON, MAY BE SUBJECT TO CHANGE.
WATER PROTECTION STATEMENT: PURSUANT TO SDCL 11-3-1.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED ADJACENT TO THIS PLATTED AREA FROM POLLUTION; FROM SEWAGE; FROM SUCH SUBDIVISION; AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME.

OWNER'S CERTIFICATE: STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON, s.s.

WE, FREDERICK AND ARLINE WHITE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, THAT THE SURVEY WAS DONE AT OUR REQUEST FOR THE PURPOSE INDICATED HEREON, THAT WE DO APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND, AND THAT THE DISPOSITION 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: _____
OWNER: _____

STATE OF SOUTH DAKOTA: COUNTY OF PENNINGTON, s.s.

ON THIS DAY OF 2011, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED FREDERICK AND ARLINE WHITE, THAT SAID OWNER EXECUTED THE SAME.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, STEVEN O. THINGSTAD, REGISTERED LAND SURVEYOR, SO NO. 4371, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNER OF THE HEREIN DESCRIBED LAND I HAVE MADE THE SURVEY AND WITHIN PLAT OF LAND DESCRIBED AND SHOWN HEREON, THE LOCATION AND DIRECTIONS ARE AS SHOWN ON THE PLAT AND SAID PLAT IS IN ALL RESPECT TRUE AND CORRECT.

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

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT THE GROWTH MANAGEMENT DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE CITY OF RAPID CITY, HAS APPROVED THIS MINOR PLAT AS SHOWN HEREON.

DATE: _____ FINANCE OFFICER OF THE CITY OF RAPID CITY

OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA: COUNTY OF PENNINGTON, s.s. FILED THIS DAY OF 2011, AT O'CLOCK M. IN BOOK PAGE

PENNINGTON COUNTY REGISTER OF DEEDS

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY LINES ADJACENT TO 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



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 20.02.035 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT.

DATE: _____ GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

OFFICE OF DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA: COUNTY OF PENNINGTON, s.s. 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 ALL SPECIAL ASSIGNMENTS 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

PREPARED BY: STEVEN O. THINGSTAD, BRITTON ENGINEERING & LAND SURVEYING, INC., 3035 BLACK HAWK ROAD, SUITE 9, BLACK HAWK, SOUTH DAKOTA 57718 (605) 798-7988