

# ELKS CROSSING

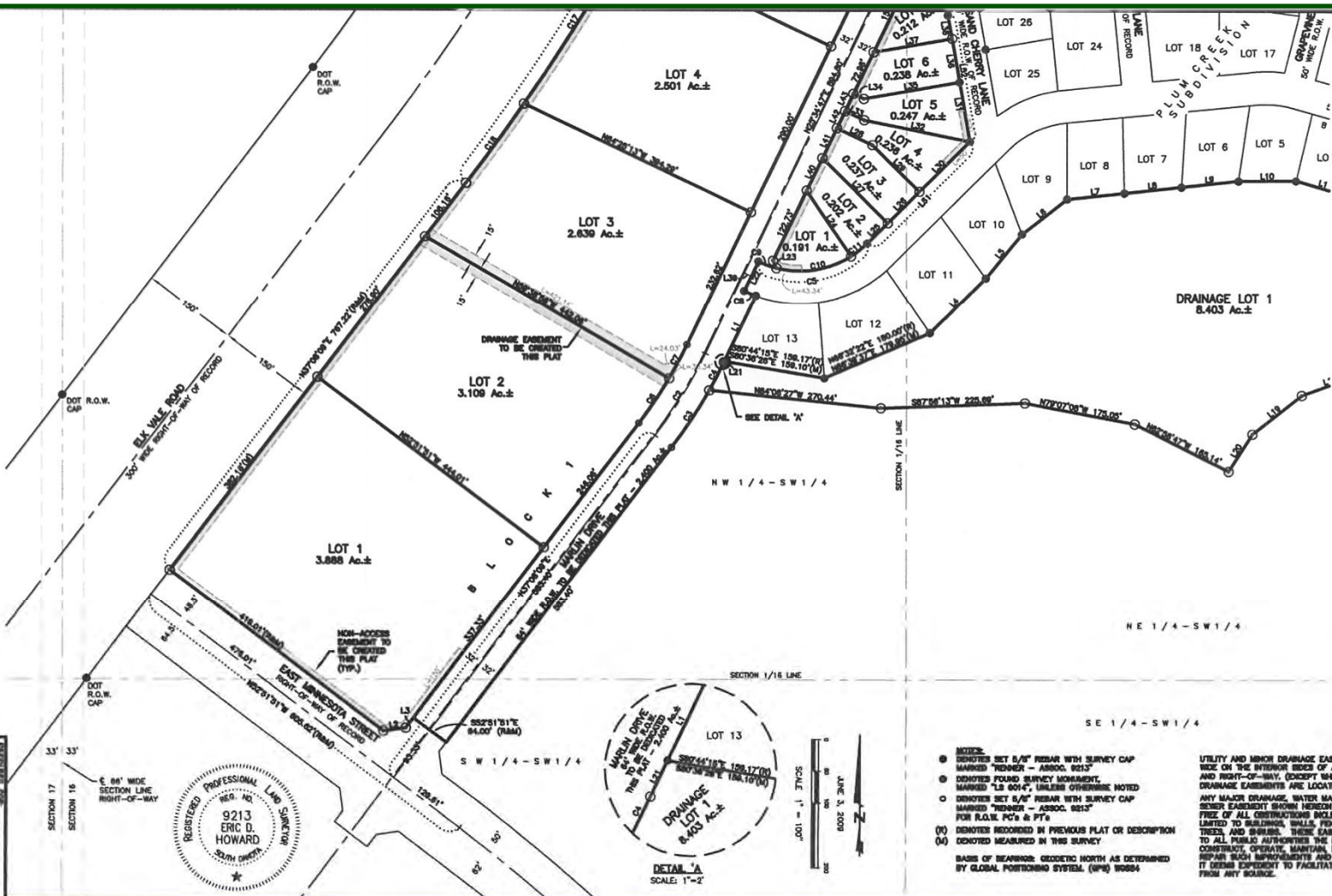
Vacation of Non-Access Easement  
SSST, LLC



**DREAM DESIGN**  
— INTERNATIONAL INC. —

**PLAT OF**  
**LOTS 1-5 OF BLOCK 1, LOTS 1-7 OF BLOCK 2, LOT 1 OF BLOCK 3,**  
**DRAINAGE LOT 1, & MARLIN DRIVE RIGHT-OF-WAY,**  
**ELKS CROSSING**

(formerly a portion of the N1/2 of the SW1/4  
 and a portion of the SW1/4 of the SW1/4)  
 SECTION 16, T1N, R3E, B1M  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



- NOTES:**
- SHOOTER SET 5/8" PEGS WITH SURVEY CAP MARKED "RENNER - ASSOC. 9213"
  - SHOOTER FOUND SURVEY MONUMENT, MARKED "LS 804", UNLESS OTHERWISE NOTED
  - SHOOTER SET 5/8" PEGS WITH SURVEY CAP MARKED "RENNER - ASSOC. 9213"
  - (X) SHOOTER RECORDED IN PREVIOUS PLAT OR DESCRIPTION
  - (O) SHOOTER MEASURED IN THIS SURVEY
- BASES OF BEARINGS: GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WGS84
- UTILITY AND MINOR DRAINAGE EASEMENTS IF WIDE ON THE INTERIOR SIDES OF ALL LOT LINES AND RIGHT-OF-WAY, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED)  
 ANY MAJOR DRAINAGE, WATER MAIN, OR SANITARY SEWER EASEMENT SHOWN HEREIN SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, 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.



PREPARED BY: RENNER & ASSOCIATES, LLC • 616 SIXTH STREET • RAPID CITY SD 57701 • 605/721-7310

RENNER & ASSOCIATES, LLC  
 1000 14TH STREET, SUITE 200  
 RAPID CITY, SD 57701  
 (605) 249-0046 FAX: 1 OF 3



**DREAM DESIGN**  
 INTERNATIONAL INC.

**PLAT OF  
 LOTS 1-5 OF BLOCK 1, LOTS 1-7 OF BLOCK 2, LOT 1 OF BLOCK 3,  
 DRAINAGE LOT 1, & MARLIN DRIVE RIGHT-OF-WAY,  
 ELKS CROSSING  
 (formerly a portion of the N1/2 of the SW1/4  
 and a portion of the SW1/4 of the SW1/4)  
 SECTION 16, T1N, R8E, B1M  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**

ALL MEASURED, UNLESS OTHERWISE NOTED

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	115.17	N89°29'30"E	L101	48.18	N44°20'00"E
L2	115.04	N89°28'47"E	L102	70.00	N44°20'00"E
L3	20.96	N89°28'30"E	L103	144.80	S49°20'00"E
L4	19.82	N89°28'20"E	L104	81.88	S49°20'00"E
L5	17.24	N89°27'25"E	L105	103.85	S49°20'00"E
L6	183.24	N89°18'30"E	L106	111.88	N45°20'00"E
L7	90.00	N89°18'30"E	L107	84.73	S69°1'20"E
L8	89.81	N89°18'30"E	L108	189.81	S70°20'00"E
L9	90.00	N89°18'30"E	L109	84.18	S44°20'00"E
L10	90.00	N89°18'30"E	L110	70.00	N89°20'00"E
L11	90.00	N89°18'30"E	L111	70.00	N89°20'00"E
L12	90.00	N89°18'30"E	L112	70.00	N89°20'00"E
L13	90.00	N89°18'30"E	L113	70.00	N89°20'00"E
L14	90.00	N89°18'30"E	L114	70.00	N89°20'00"E
L15	90.00	N89°18'30"E	L115	70.00	N89°20'00"E
L16	90.00	N89°18'30"E	L116	70.00	N89°20'00"E
L17	90.00	N89°18'30"E	L117	70.00	N89°20'00"E
L18	90.00	N89°18'30"E	L118	70.00	N89°20'00"E
L19	90.00	N89°18'30"E	L119	70.00	N89°20'00"E
L20	90.00	N89°18'30"E	L120	70.00	N89°20'00"E
L21	90.00	N89°18'30"E	L121	70.00	N89°20'00"E
L22	90.00	N89°18'30"E	L122	70.00	N89°20'00"E
L23	90.00	N89°18'30"E	L123	70.00	N89°20'00"E
L24	90.00	N89°18'30"E	L124	70.00	N89°20'00"E

ALL MEASURED, UNLESS OTHERWISE NOTED

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L101	48.18	N44°20'00"E	L125	150.86	S22°34'47"E
L102	70.00	N44°20'00"E	L126	15.89	S89°3'24"E
L103	144.80	S49°20'00"E	L127	49.00	N47°20'00"E
L104	81.88	S49°20'00"E	L128	49.00	N47°20'00"E
L105	103.85	S49°20'00"E	L129	15.87	S17°1'13"E
L106	111.88	N45°20'00"E	L130	154	S69°1'20"E
L107	84.73	S69°1'20"E	L131	154.66	S69°1'20"E
L108	189.81	S70°20'00"E	L132	105.11	S69°2'23"E
L109	84.18	S44°20'00"E	L133	22.72	N44°9'03"E
L110	70.00	N89°20'00"E	L134	22.72	N44°9'03"E
L111	70.00	N89°20'00"E	L135	20.50	S67°1'00"E
L112	70.00	N89°20'00"E	L136	20.50	S67°1'00"E
L113	70.00	N89°20'00"E	L137	14.80	N49°2'30"E
L114	70.00	N89°20'00"E	L138	14.80	N49°2'30"E
L115	70.00	N89°20'00"E	L139	118.24	S69°1'20"E
L116	70.00	N89°20'00"E	L140	52.00	S69°1'20"E
L117	70.00	N89°20'00"E	L141	52.00	S69°1'20"E
L118	70.00	N89°20'00"E	L142	52.00	S69°1'20"E
L119	70.00	N89°20'00"E	L143	52.00	S69°1'20"E
L120	70.00	N89°20'00"E	L144	52.00	S69°1'20"E
L121	70.00	N89°20'00"E	L145	52.00	S69°1'20"E
L122	70.00	N89°20'00"E	L146	52.00	S69°1'20"E
L123	70.00	N89°20'00"E	L147	52.00	S69°1'20"E
L124	70.00	N89°20'00"E	L148	52.00	S69°1'20"E

ALL MEASURED, UNLESS OTHERWISE NOTED

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L125	150.86	S22°34'47"E	L151	189.81	S70°20'00"E
L126	15.89	S89°3'24"E	L152	189.81	S70°20'00"E
L127	49.00	N47°20'00"E	L153	189.81	S70°20'00"E
L128	49.00	N47°20'00"E	L154	189.81	S70°20'00"E
L129	15.87	S17°1'13"E	L155	189.81	S70°20'00"E
L130	154	S69°1'20"E	L156	189.81	S70°20'00"E
L131	154.66	S69°1'20"E	L157	189.81	S70°20'00"E
L132	105.11	S69°2'23"E	L158	189.81	S70°20'00"E
L133	22.72	N44°9'03"E	L159	189.81	S70°20'00"E
L134	22.72	N44°9'03"E	L160	189.81	S70°20'00"E
L135	20.50	S67°1'00"E	L161	189.81	S70°20'00"E
L136	20.50	S67°1'00"E	L162	189.81	S70°20'00"E
L137	14.80	N49°2'30"E	L163	189.81	S70°20'00"E
L138	14.80	N49°2'30"E	L164	189.81	S70°20'00"E
L139	118.24	S69°1'20"E	L165	189.81	S70°20'00"E
L140	52.00	S69°1'20"E	L166	189.81	S70°20'00"E
L141	52.00	S69°1'20"E	L167	189.81	S70°20'00"E
L142	52.00	S69°1'20"E	L168	189.81	S70°20'00"E
L143	52.00	S69°1'20"E	L169	189.81	S70°20'00"E
L144	52.00	S69°1'20"E	L170	189.81	S70°20'00"E
L145	52.00	S69°1'20"E	L171	189.81	S70°20'00"E
L146	52.00	S69°1'20"E	L172	189.81	S70°20'00"E
L147	52.00	S69°1'20"E	L173	189.81	S70°20'00"E
L148	52.00	S69°1'20"E	L174	189.81	S70°20'00"E

**CERTIFICATE OF OWNERSHIP**  
 State of South Dakota  
 County of Pennington S.S.

I, **ERIC D. HOWARD**, Member of SSS, LLC, do hereby certify that I am the owner of the tract of land described herein, that said land is free from any encumbrances, that I did authorize and do hereby approve the survey and within and of said land, and that the development of the land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on this plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such herein, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, I have set my hand and seal.

OWNER: SSS, LLC  
 By: Eric D. Howard  
 Member

On this 5th day of June, 2009, before me, a Notary Public, personally appeared Eric D. Howard, known to me to be the person described in the foregoing instrument and acknowledged to me that she signed the same.

NOTARY PUBLIC: Annabel L. Drango  
 My commission expires 06-27-2018



**CERTIFICATE OF SURVEYOR**  
 State of South Dakota  
 County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owner's listed herein, 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. Encumbrances or restrictions of whatsoever kind or nature are hereby shown that are not shown, to the best of my knowledge.

In witness whereof, I have hereunto set my hand and seal.

Eric D. Howard Date: 6-3-09  
 Eric D. Howard, Registered Land Surveyor

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

The location of the proposed property lines with respect to the Highway or Street as shown herein is hereby approved. Any encumbrances or access to the Highway or Street may require additional approval, unless the City of Pennington, S.D.

Eric D. Howard  
 Highway or Street Authority

**CERTIFICATE OF COUNTY TREASURER**

I, Treasurer of Pennington County, do hereby certify that all taxes which are here upon the within described lands are fully paid, according to the records of my office.

Dated this 3rd day of June, 2009  
Eric D. Howard Deputy  
 Treasurer of Pennington County

**CERTIFICATE OF EQUALIZATION**

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this 2nd day of July, 2009  
James H. Hensley Deputy  
 Director of Equalization of Pennington County

APPROVED: Sharon Thorsen 6/3/09  
 Director of Equalization of Pennington County

**CERTIFICATE OF REGISTER OF DEEDS**  
 State of South Dakota  
 County of Pennington S.S. # 161.57

I have on this 23rd day of June, 2009, at 10:18 A.M. in Book 25 of Deeds, Page 134 (1, 1, 5)

Donna M. Mays Deputy  
 Register of Deeds

**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 14.02005 of the Rapid City Municipal Code and as such I have approved this Plat as a Final Plat.

Dated this 23rd day of June, 2009

Michelle  
 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 Plat as shown herein.

Dated this 22nd day of June, 2009  
James D. Buehler  
 Finance Officer of the City of Rapid City

**CERTIFICATE OF FINANCE OFFICER**

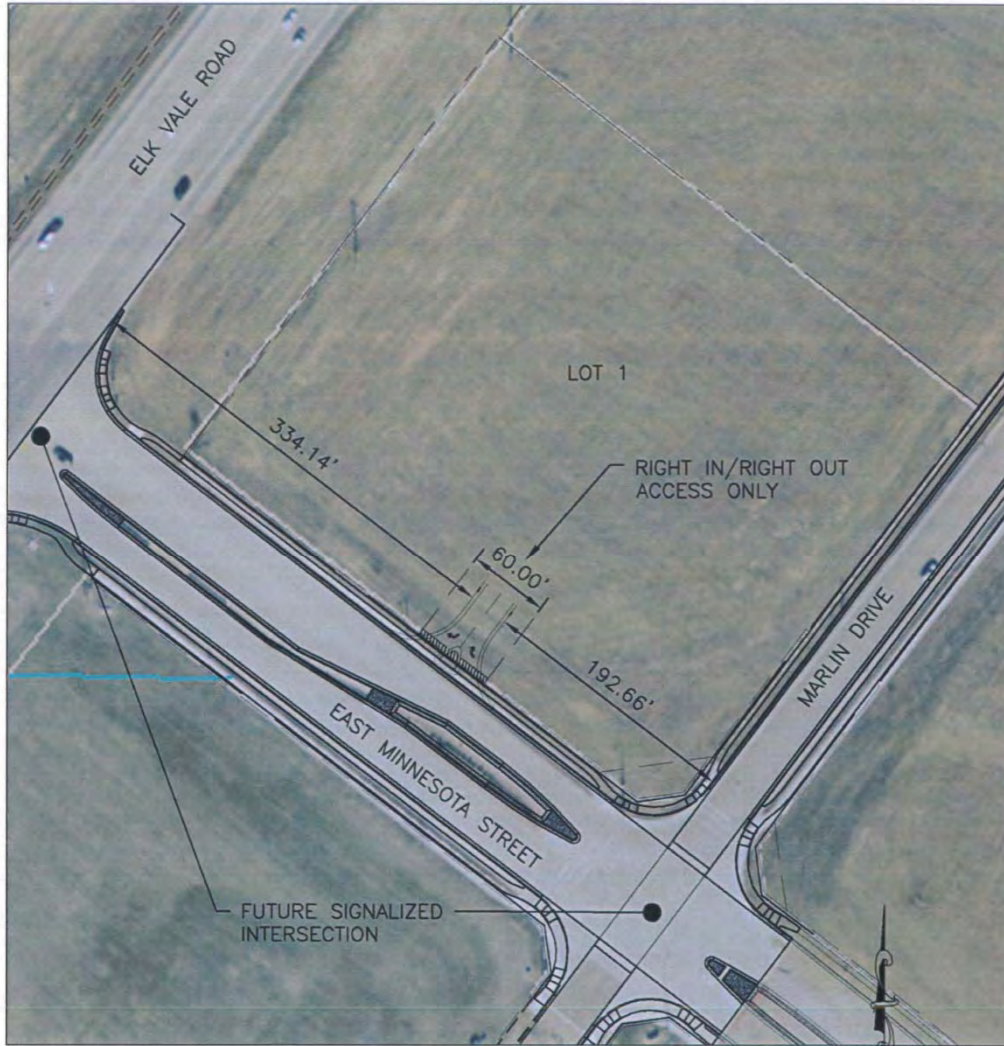
I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are here upon the within described lands are fully paid according to the records of my office.

Dated this 8th day of June, 2009  
James D. Buehler  
 Finance Officer of the City of Rapid City



**VACATION OF NON-ACCESS EASEMENT EXHIBIT 'B'**

LOCATED IN LOT 1 OF BLOCK 1 OF ELKS CROSSING  
SECTION 16, T1N, R8E  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA  
MAY 2014



**DREAM DESIGN**  
INTERNATIONAL, INC.  
ENGINEERING LAND PLANNING  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION OBSERVATION



**PRELIMINARY  
FOR REVIEW ONLY**



**DREAM DESIGN**  
INTERNATIONAL, INC.

# MASTER PLAN



**DREAM DESIGN**  
INTERNATIONAL INC.

**ELKS CROSSING  
RAPID CITY, SOUTH DAKOTA  
TRAFFIC IMPACT ANALYSIS**

**Prepared for:**

**Dream Design International, Inc.**  
528 Kansas City Street  
Rapid City, South Dakota 57701



**Prepared by:**

**Felsburg Holt & Ullevig**  
6300 South Syracuse Way, Suite 600  
Centennial, CO 80111  
303/721-1440

1-30-09

Project Manager: Lyle E. DeVries, PE, PTOE  
Project Engineer: Steven C. Marfitano, EI

FHU Reference No. 08-261  
January 2009



**DREAM DESIGN**  
INTERNATIONAL INC.

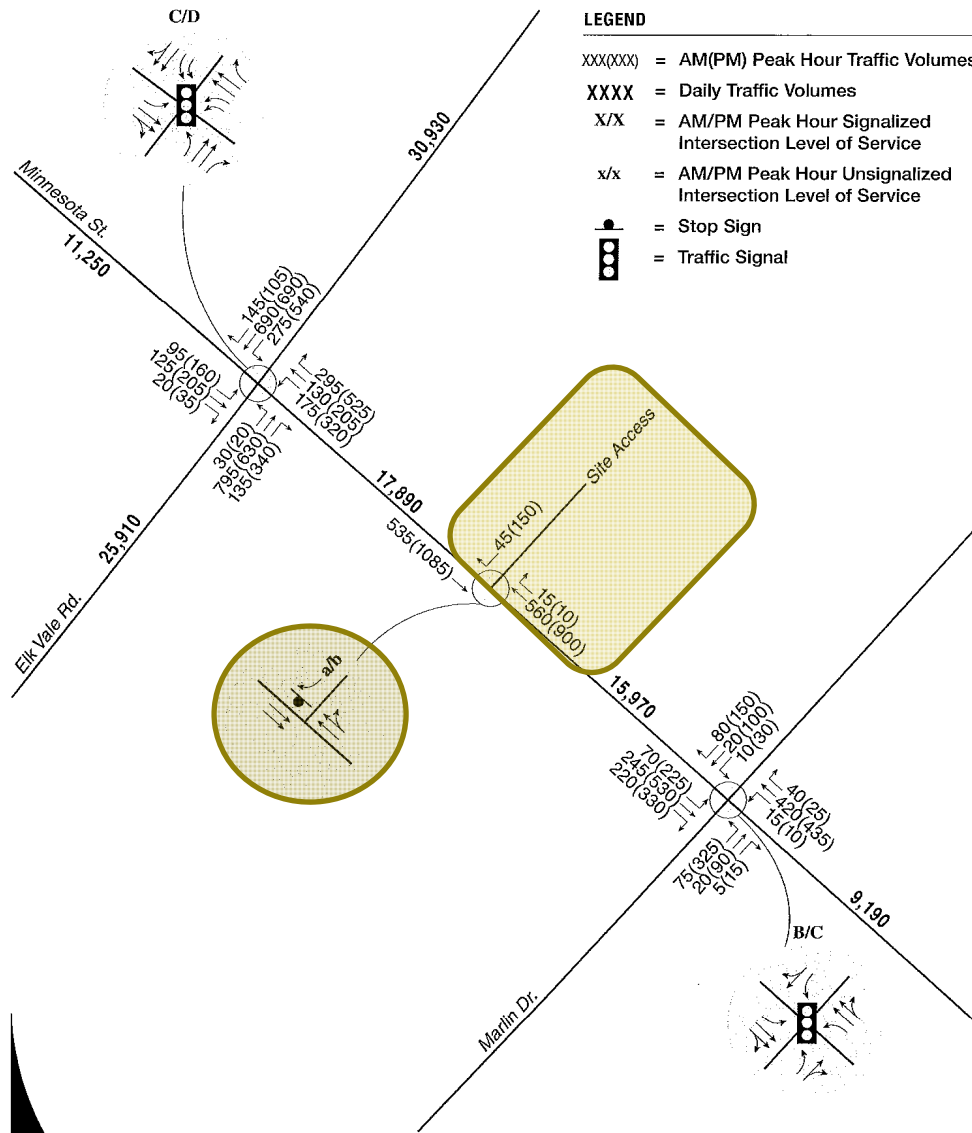


Figure 12  
Long Term (2030) Total Traffic Volumes,  
Lane Geometry and Level of Service



City of Rapid City



INFRASTRUCTURE  
DESIGN CRITERIA

2012 EDITION

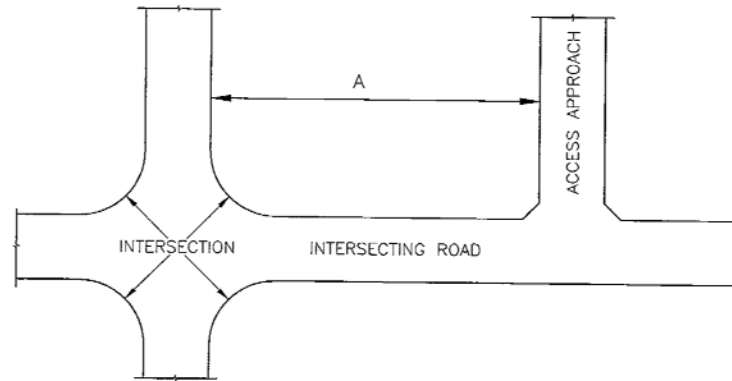


**DREAM DESIGN**  
INTERNATIONAL INC.



FIGURE 2-9

MINIMUM ACCESS APPROACH CLEARANCES



INTERSECTION CONTROL	CLASSIFICATION OF INTERSECTING ROAD							
	ARTERIAL		MINOR ARTERIAL		COLLECTOR		LOCAL & LANE/PLACE	
	SIGNALIZED	UNSIGNALIZED	SIGNALIZED	UNSIGNALIZED	SIGNALIZED	UNSIGNALIZED	SIGNALIZED	UNSIGNALIZED
MINIMUM CORNER CLEARANCE A (FEET)	250	150	200	125	175	90	100	50



CITY of RAPID CITY  
DESIGN CRITERIA MANUAL

JANUARY 2012

NOT TO SCALE

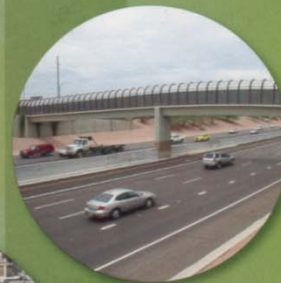


**DREAM DESIGN**  
INTERNATIONAL INC.

GREEN BOOK

# A Policy on Geometric Design of Highways and Streets

2011  
6th Edition



**DREAM DESIGN**  
INTERNATIONAL INC.

9-4 | A Policy on Geometric Design of Highways and Streets

Ideally, driveways should not be located within the functional area of an intersection, as described above and shown in Figure 9-1, or in the influence area of an adjacent driveway.

Subjective Terminology



**DREAM DESIGN**  
INTERNATIONAL INC.

















**VACATION OF NON-ACCESS EASEMENT EXHIBIT 'B'**

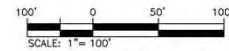
LOCATED IN LOT 1 OF BLOCK 1 OF ELKS CROSSING  
SECTION 16, T1N, R8E  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA  
JULY 2014



X:\650-890\653\_Enr\_Maps\653\_Enr\_Vacation\CHG\167\_1\_VACATION\_167.dwg 7/21/2014 10:00am



**DREAM DESIGN**  
INTERNATIONAL, INC.  
ENGINEERING LAND PLANNING      LANDSCAPE ARCHITECTURE  
CONSTRUCTION OBSERVATION



**PRELIMINARY  
FOR REVIEW ONLY**



**DREAM DESIGN**  
INTERNATIONAL, INC.







Full Access

320'

253.5

126.76

253.5 Feet

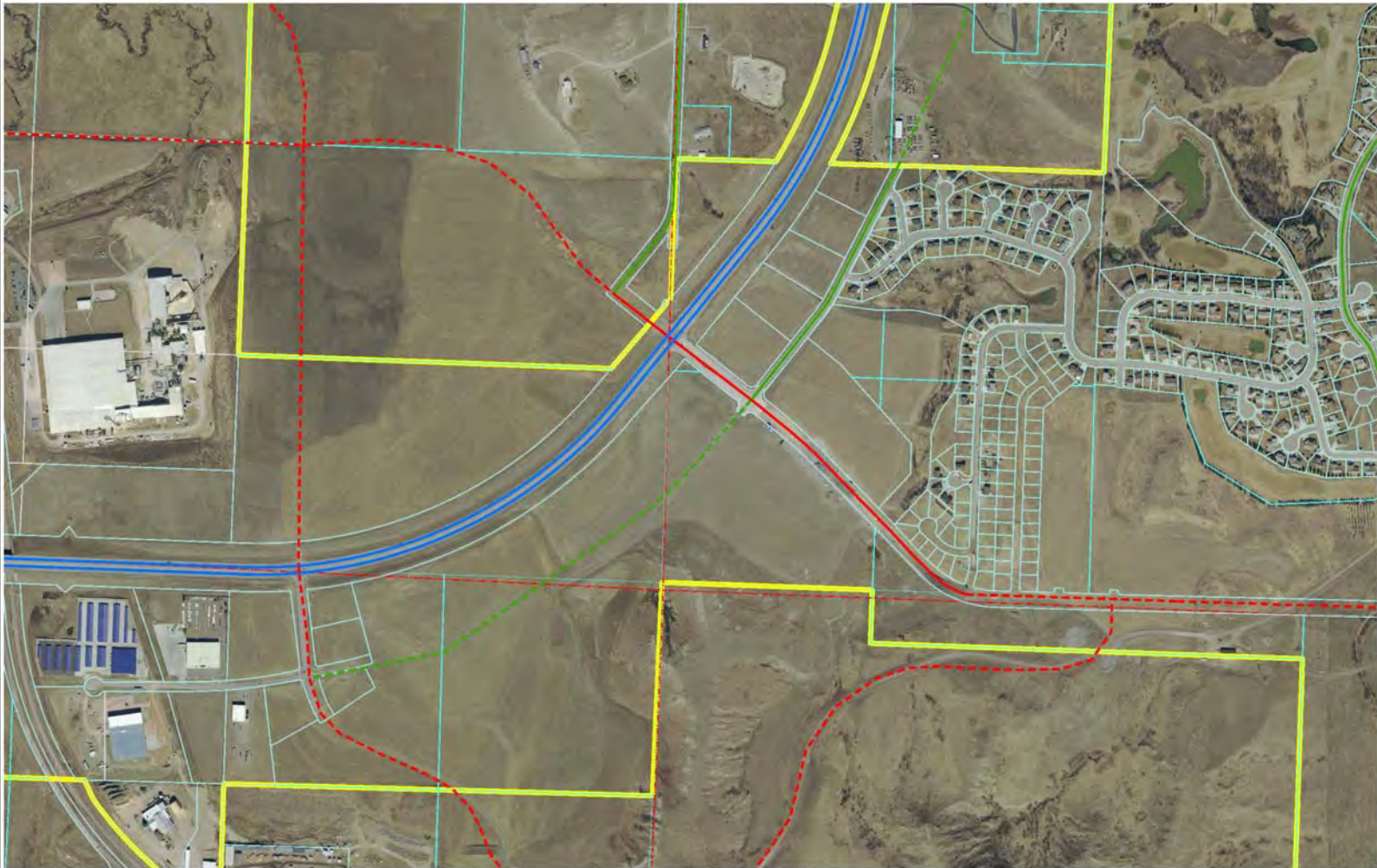


DREAM DESIGN INTERNATIONAL INC.









1,179.1 0 589.57 1,179.1 Feet

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