

PLAT OF  
 LOTS 20 THROUGH 33 OF BLOCK 1, LOTS 3 THROUGH 23 OF BLOCK 3,  
 AND LOTS 14 THROUGH 26 OF BLOCK 4,  
 PRAIRIE MEADOWS SUBDIVISION

(formerly a portion of "Government" Lot 4 of Section 18, T2N, R8E, B.H.M.)  
 LOCATED IN "GOVERNMENT" LOT 4,  
 SECTION 18, T2N, R8E, B.H.M.,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



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RAPID CITY COMMUNITY PLANNING  
 & DEVELOPMENT SERVICES

LINE	BEARING	DISTANCE
L1	S 89°52'35" E	52.00'
L2	N 00°07'25" E	34.69'
L3	N 00°07'25" E	35.31'
L4	S 89°56'00" W	24.54'
L5	S 71°25'00" E	15.37'
L6	S 71°25'00" E	17.93'
L7	S 69°00'00" W	15.60'
L8	S 69°00'00" W	20.03'
L9	S 60°00'00" E	9.59'
L10	S 59°57'27" E	36.77'
L11	S 60°06'42" E	33.78'
L12	N 60°00'00" W	3.01'
L13	N 60°00'00" W	9.64'
L14	N 60°00'00" W	26.26'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C18	115.63	74.00	89°31'59"	S 44°49'49" E	104.22
C19	156.18	100.00	89°29'54"	S 44°52'52" E	140.79
C20	18.18	126.00	08°15'58"	S 04°11'59" E	18.16
C21	81.15	126.00	27°48'26"	S 27°14'11" E	80.55
C22	28.44	126.00	12°01'15"	S 42°09'10" E	28.39
C23	31.58	126.00	14°21'30"	S 50°20'24" E	31.49
C24	59.54	126.00	27°04'29"	S 76°03'24" E	58.99

AREA OF RIGHT-OF-WAY TO  
 BE DEDICATED TO THE PUBLIC  
 THIS PLAT:

0.49 Ac.±	COUNTRY ROAD
1.37 Ac.±	GIANTS DRIVE
0.66 Ac.±	ELI DRIVE
0.50 Ac.±	MARINO DRIVE
3.02 Ac.±	TOTAL

NOTES:

- ⊙ Denotes set 5/8" rebar with survey cap marked "JUNIS LS 11700"
  - Denotes Found Survey Monument marked LS 7719 unless otherwise noted
  - (R) Denotes Recorded in previous plat or description.
  - (M) Denotes Measured this survey.
  - CB Denotes Chord Bearing
  - CD Denotes Chord Distance
- Base of Bearings: Geodetic North determined by Global Positioning (GPS)
- Utility and Minor Drainage Easements: 8' on the interior sides of all lot lines, except where major drainage easements exist.
- Any major drainage easement shown hereon shall be kept free of all obstructions including but not limited to buildings, wells, 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.



SHEET 1 OF 3

PREPARED BY: SPERLICH CONSULTING, INC. \* 821 COLUMBUS STREET., SUITE 1 RAPID CITY SD 57701 \* (605) 721-4040

3211.03



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LOTS 20 THROUGH 33 OF BLOCK 1, LOTS 3 THROUGH 23 OF BLOCK 3,  
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**CERTIFICATE OF SURVEYOR**  
State of South Dakota  
County of Pennington s.s.

I, Jeffrey L. Janis, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plot 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.

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

Jeffrey L. Janis, Registered Land Surveyor

Date

**CERTIFICATE OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR**

I, Community Planning and Development Services Director of the City of Rapid City, have reviewed this plot and have found it to conform to the subdivision requirements of Chapter 16.08.080 of the Rapid City Municipal Code and as such I have approved this as a Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Community Planning and Development Services Director of the City of Rapid City

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

The location of the proposed lot lines with respect to the Highway or Street as shown hereon is hereby approved. Any approaches or access to the Highway or Street will require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Highway/Street Authority

**CERTIFICATE OF DIRECTOR 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 plot.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Director of Equalization of Pennington County

APPROVED: \_\_\_\_\_  
Director of Equalization of Pennington County

**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 \_\_\_\_\_, 20\_\_\_\_.

Treasurer of Pennington County

**CERTIFICATE OF REGISTER OF DEEDS**

State of South Dakota  
County of Pennington s.s.

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

In Document No. \_\_\_\_\_

Register of Deeds Fee: \$ \_\_\_\_\_

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

I, \_\_\_\_\_ do hereby certify that I am a Member of FREELAND MEADOWS L.L.C., a South Dakota Limited Liability Corporation, and the owner of the land shown and described hereon; that the survey was done at my request for the purposes indicated hereon; that I do hereby approve the survey and within plot of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

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

Owner: FREELAND MEADOWS, L.L.C.

Member

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_ known to me to be the person(s) described in the foregoing instrument and acknowledged to me that they signed the same.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF FINANCE OFFICER**

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning and Development Services Director of the City of Rapid City has approved this Final Plat as shown hereon.

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 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 \_\_\_\_\_, 20\_\_\_\_.

Finance Officer of the City of Rapid City

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SHEET 3 OF 3

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