

04SV036

N89°38'51"W - 554.63'

N 89°38'51" W - 145.05'

S89°38'51"E - 586.09'

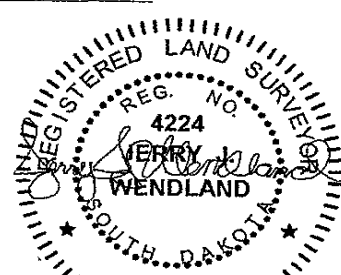
# Plat of Lot 1R, Block 4, Tyler Kneue Subdivision

Formerly Lot 1, Block 4,  
Tyler Kneue Subdivision and  
a portion of the NW¼ NW¼  
of Section 24, T2N, R7E, BHM,  
Rapid City, Pennington County,  
South Dakota



1"=30'

Prepared By:  
Angie Surveys  
Jerry J. Wendland  
6909 Ridgeview Drive  
Black Hawk, SD 57718



## Lot 1R

19158 Sq. Ft.  
0.7508 Acres

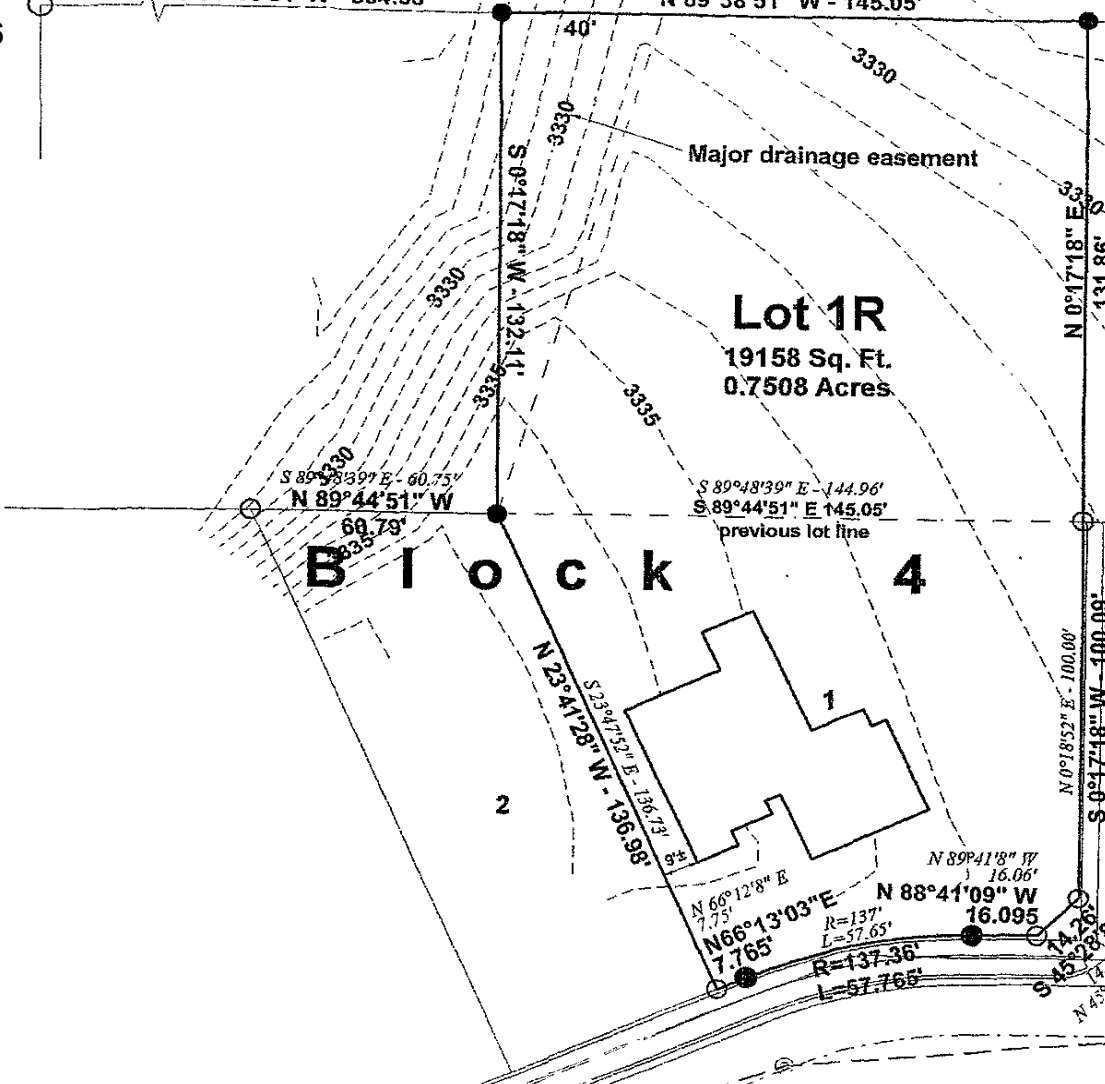
Major drainage easement

Future Right-of-Way

# Block 4

# Brooke Street

# Nicole Street



S 89°38'51" E - 60.75'  
N 89°44'51" W - 60.79'

S 89°48'39" E - 144.96'  
S 89°44'51" E - 145.05'  
previous lot line

N 0°17'18" E - 131.86'

52'

N 0°18'52" E - 100.00'  
S 0°17'18" W - 100.09'

N 23°41'28" W - 136.98'

N 66°12'8" E - 7.75'  
N 66°13'03" E - 7.765'  
R=137'  
L=57.65'

N 89°41'8" W - 16.06'  
N 88°41'09" W - 16.095'

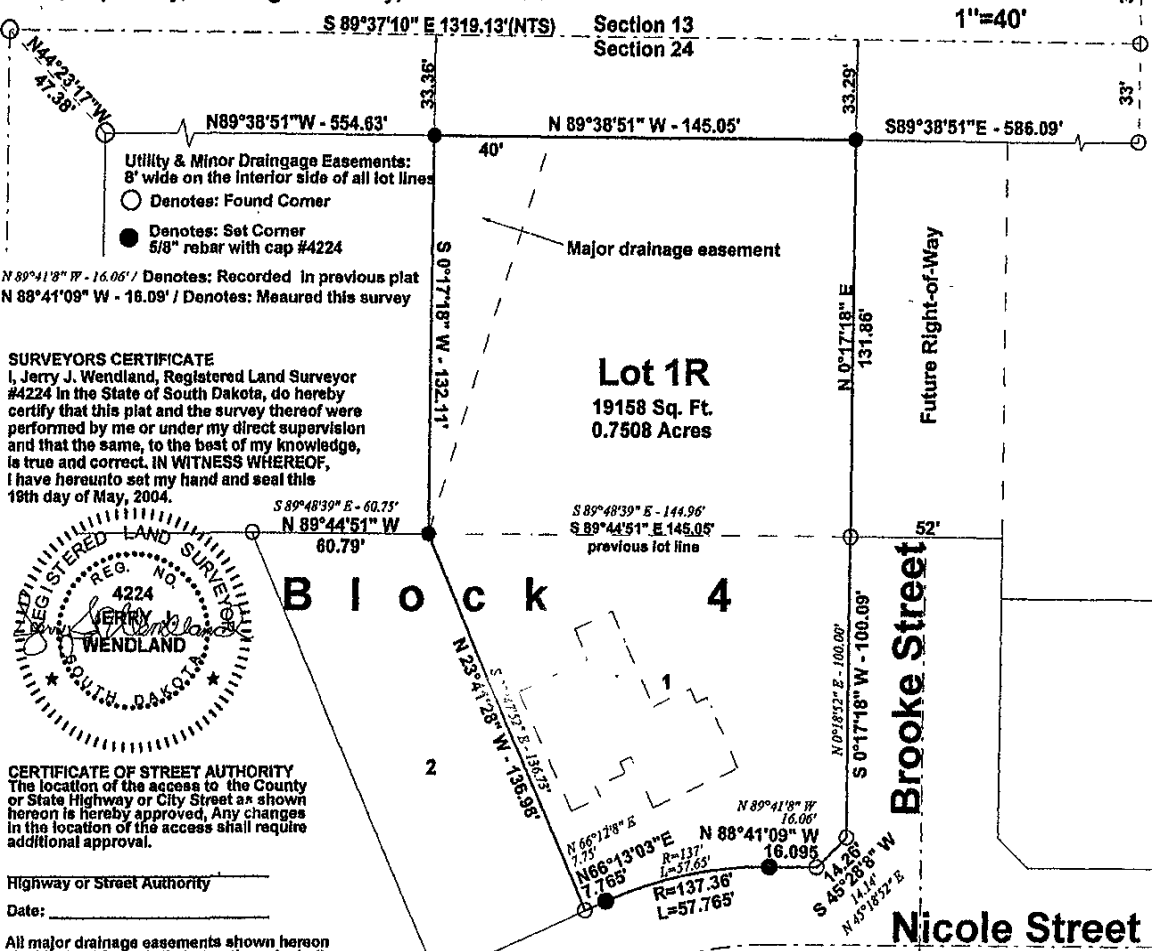
S 15°28'51" W - 14.220'  
N 43°14'51" E - 14.220'

**Plat of Lot 1R, Block 4, Tyler Knue Subdivision**  
 Formerly Lot 1, Block 4, Tyler Knue Subdivision and  
 a portion of the NW¼ NW¼ of Section 24, T2N, R7E,  
 BHM, Rapid City, Pennington County, South Dakota

Prepared By:  
 Angle Surveys  
 Jerry J. Wendland  
 6909 Ridgeview Drive  
 Black Hawk, SD 57718



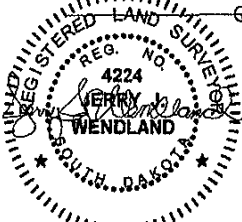
1"=40'



Utility & Minor Drainage Easements:  
 8' wide on the interior side of all lot lines  
 ○ Denotes: Found Corner  
 ● Denotes: Set Corner  
 5/8" rebar with cap #4224

N 89°41'18" W - 16.06' / Denotes: Recorded in previous plat  
 N 88°41'09" W - 16.09' / Denotes: Measured this survey

**SURVEYORS CERTIFICATE**  
 I, Jerry J. Wendland, Registered Land Surveyor #4224 in the State of South Dakota, do hereby certify that this plat and the survey thereof were performed by me or under my direct supervision and that the same, to the best of my knowledge, is true and correct. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of May, 2004.



**CERTIFICATE OF STREET AUTHORITY**  
 The location of the access to the County or State Highway or City Street as shown hereon is hereby approved. Any changes in the location of the access shall require additional approval.

Highway or Street Authority \_\_\_\_\_  
 Date: \_\_\_\_\_

All major drainage easements shown hereon 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.

**OWNERS CERTIFICATE AND ACKNOWLEDGEMENT**  
 State of South Dakota - County of Pennington - ss I, William C. Freytag, do hereby certify that I am the owner of the unplatted portion of the NW¼ NW¼ of Section 24 as shown and described hereon, and that I did authorize and do hereby approve the survey and within plat of said land and that development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Owner: William C. Freytag  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me a Notary Public personally appeared William C. Freytag, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.  
 Notary Public \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**OWNERS CERTIFICATE AND ACKNOWLEDGEMENT**  
 State of South Dakota - County of Pennington - ss We Charles C. Bateman & Etta Mae Bateman do hereby certify that we are the owners of Lot 1 of Block 4 as shown and described hereon, and that we did authorize and do hereby approve the survey and within plat of said land and that development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Owner: Charles C. Bateman      Owner: Etta Mae Bateman  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me a Notary Public personally appeared Charles C. Bateman & Etta Mae Bateman, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.  
 Notary Public \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**Lot 1R**  
 19158 Sq. Ft.  
 0.7508 Acres

S 89°48'39" E - 60.75'  
 N 89°44'51" W - 60.79'  
 S 89°48'39" E - 144.96'  
 S 89°44'51" E - 145.05'  
 previous lot line

**CERTIFICATE OF COUNTY TREASURER**  
 I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands have been fully paid according to the records of my office.

Pennington County Treasurer \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**  
 I, Director of Equalization, do hereby certify that I have on file in my office a copy of the within plat of land.

Director of Equalization \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF FINANCE OFFICER**  
 I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments against the within described property have been fully paid according to the records of my office.

Rapid City Finance Officer \_\_\_\_\_ Date: \_\_\_\_\_

**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 16.08.030 of the Rapid City Municipal Code and as such I have approved this plat as a Minor Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2004,  
 Growth Management Director of the City of Rapid City

**CERTIFICATE OF PUBLIC WORKS DIRECTOR**  
 I, Public Works Director of the City of Rapid City, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 16.08.030 of the Rapid City Municipal Code and as such I have approved this plat as a Minor Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2004,  
 Public Works 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 and Public Works Director of the City of Rapid City, have approved this Minor Plat as shown hereon.

Rapid City Finance Officer \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF THE REGISTER OF DEEDS**  
 State of South Dakota - County of Pennington - ss

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ M. and recorded in Book \_\_\_\_\_ of Plats on Page \_\_\_\_\_ Fees: \_\_\_\_\_  
 Pennington County Register of Deeds