

PRELIMINARY PLAT OF LOT 1 OF WORD OF HOPE SUBDIVISION, LOCATED IN THE NE1/4 SE1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE BLACK HILLS MERIDIAN, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA. FEBRUARY, 2007

RECEIVED

FEB 09 2007

Rapid City Growth Management Department

- LEGEND**
- 1" IRON ROD WITH CAP MARKED "DEAN SCOTT L.S. 4897"
  - BOUND PROPERTY BOUNDARY DIMENSIONS AS DESCRIBED
  - 1" IRON ROD 1/2" IRON PIPE
  - COMPUTED DIMENSION
  - SECTION LINE
  - 1/4 SECTION LINE
  - 1/16 SECTION LINE
  - OTHER PROPERTY LINE
  - EASEMENT LINE

**NOTES**

- 1 UTILITY AND MINOR DRAINAGE EASEMENTS RESERVED 10 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES EXCEPTING UNDERGROUND UTILITIES OR POLES WITHIN A 2.5 FOOT RADIUS AROUND EACH PROPERTY CORNER OR WITNESS CORNER MONUMENT.
- 2 BEARING ORIENTATION IS WGS84 BASED ON GPS OBSERVATION
- 3 TOTAL AREA OF DEDICATED RIGHT-OF-WAY ON THIS PLAT = 0.163 ACRE
- 4 SURFACE EVIDENCE OF UNDERGROUND UTILITIES OR IMPROVEMENTS MAY BE SHOWN HEREON WITHOUT EXTENDING ANY WARRANTY OR LIABILITY TO THE SURVEYOR AS TO THE ACTUAL EXISTENCE OF ANY UNDERGROUND OR OBSCURED FEATURES
- 5 PRELIMINARY PLAT CONTOURS AND UTILITY LINES OBTAINED FROM SURVEY BY OTHERS AND CHECKED DURING THIS SURVEY - VERTICAL DATUM NAD83/29 BASED ON CITY OF RAPID CITY CONTROL

**OWNER'S CERTIFICATE**

I, Duane C Pankratz, do hereby certify that I am the Owner of the land shown and described hereon, and that I authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations

IN WITNESS WHEREOF I hereunto set my hand

this \_\_\_ day of \_\_\_\_\_ 20\_\_\_ Duane C Pankratz, Owner

**ACKNOWLEDGEMENT OF OWNER** STATE OF SOUTH DAKOTA } ss COUNTY OF PENNINGTON }

On this \_\_\_ day of \_\_\_\_\_ 20\_\_\_ before me the undersigned officer personally appeared Duane C Pankratz, 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 \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer of Pennington County, South Dakota do hereby certify that all taxes which are liens upon the land described herein as shown by the records of my office are fully paid

Dated this \_\_\_ day of \_\_\_\_\_ 20\_\_\_

Pennington County Treasurer

**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 16.08 025 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 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 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 land described hereon, as shown by the records of my office, are fully paid

Dated this \_\_\_ day of \_\_\_\_\_ 20\_\_\_

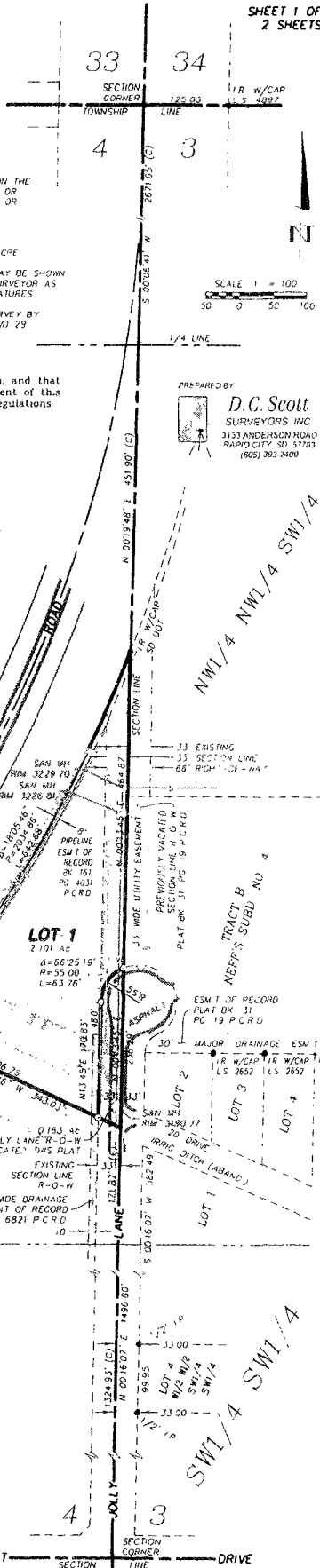
Finance Officer of the City of Rapid City

**SURVEYOR'S STATEMENT**

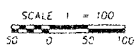
I, Dean G Scott, Registered Land Surveyor, do hereby state that, at the request of the Owner listed hereon, I have surveyed the tract of land as shown hereon, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge information, and belief

IN WITNESS WHEREOF, I hereunto set my hand and seal

this \_\_\_ day of \_\_\_\_\_ 20\_\_\_



PREPARED BY D.C. Scott SURVEYORS INC 3133 ANDERSON ROAD RAPID CITY SD 57703 (605) 393-1400



TWILIGHT SECTION DRIVE