

08PL088

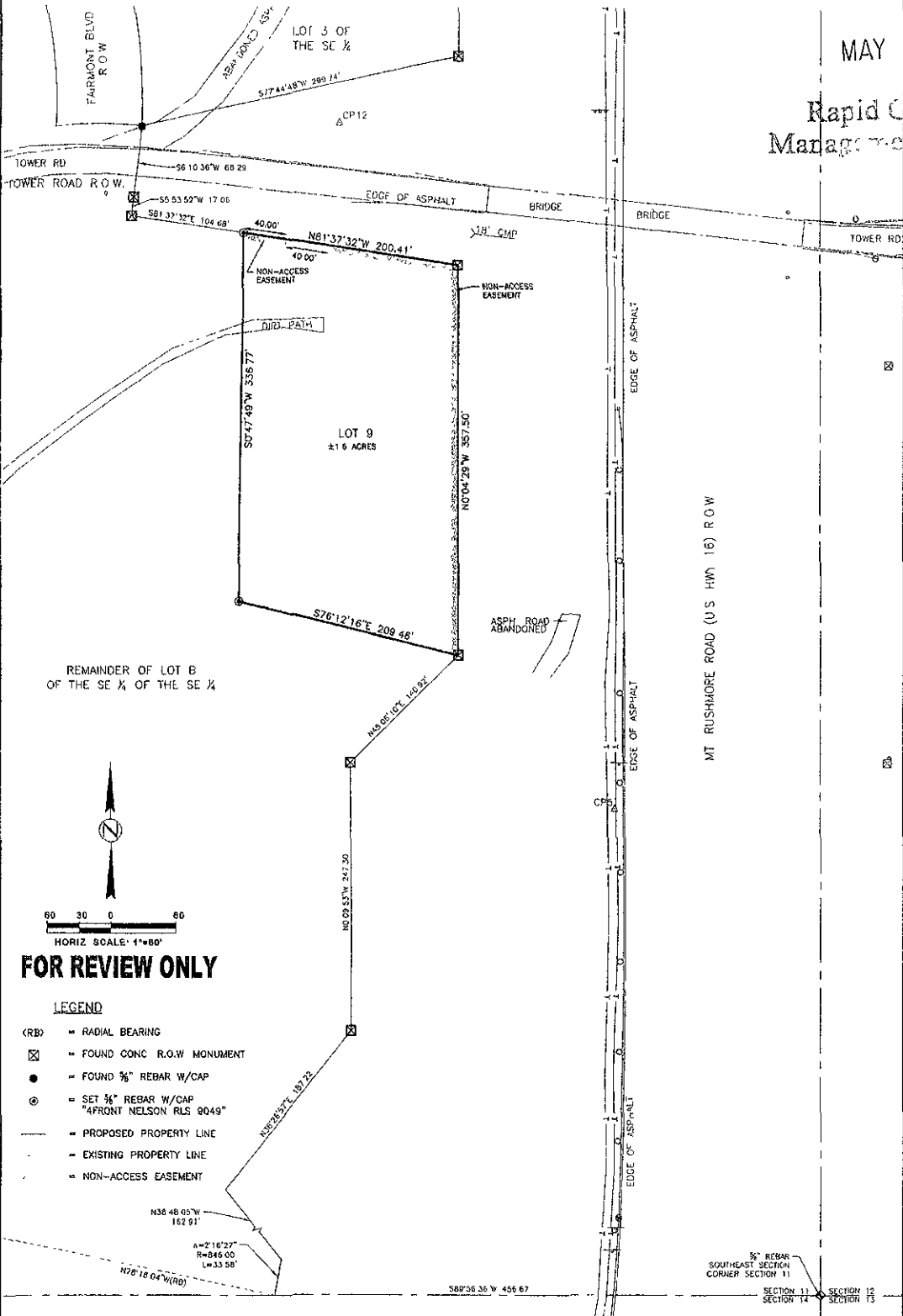
PRELIMINARY PLAT OF LOT 9 OF SKYLINE PINES EAST SUBDIVISION

LOCATED IN LOT B OF THE SE ¼ OF THE SE ¼ SECTION 11, 11N, R7E OF THE B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

MAY 30 2008

Rapid City Growth Management Department



REMAINDER OF LOT B OF THE SE ¼ OF THE SE ¼



HORIZ SCALE: 1"=80'

FOR REVIEW ONLY

LEGEND

- (RB) = RADIAL BEARING
- ☒ = FOUND CONC. R.O.W. MONUMENT
- = FOUND 5/8" REBAR W/CAP
- ⊙ = SET 3/8" REBAR W/OAP "4FRONT NELSON RLS 9049"
- = PROPOSED PROPERTY LINE
- - - = EXISTING PROPERTY LINE
- - - = NON-ACCESS EASEMENT

N38°48'05"W
162.91'

α=2°16'27"
R=846.00
L=33.58'

N78°18'04"W (R.O.W.)

5/8" REBAR
SOUTHEAST SECTION
CORNER SECTION 11

SECTION 11 SECTION 12
SECTION 14 SECTION 13

Plat prepared by:
517 7th street rapid city sd 57701
ph: 605.342.9470 fax: 605.342.2377
www.4front.biz

ARCHITECTURE | ENGINEERING
GIS | SURVEYING

FOURFRONT
DESIGN INC.

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

Filed this _____ day of _____, 20____, at _____ o'clock
_____ M in Book _____ of Plats, Page _____

Register of Deeds _____ Fee: \$ _____

PRELIMINARY PLAT OF LOT 9 OF SKYLINE PINES EAST SUBDIVISION

LOCATED IN LOT B OF THE SE 1/4 OF THE SE 1/4 SECTION 11, T1N, R7E OF THE B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

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NOTES.

- 1.) 8' UTILITY AND MINOR DRAINAGE EASEMENTS ARE HEREBY GRANTED ON THE INTERIOR OF ALL LOT LINES, EXCEPT AS NOTED
2.) ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, WALLS, 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.

CERTIFICATE OF OWNERSHIP STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON

§ 5

I, BRIAN BANGS, MANAGING MEMBER OF SKYLINE PINES EAST L.L.P., DO HEREBY CERTIFY THAT SKYLINE PINES EAST L.L.P. IS THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, THAT THE PLAT WAS DONE AT MY REQUEST FOR THE PURPOSES INDICATED HEREON, AND THAT I DO HEREBY APPROVE THE WITHIN PLAT OF SAID LAND, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, 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.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL

OWNER

BRIAN BANGS MANAGING MEMBER SKYLINE PINES EAST L.L.P.

CERTIFICATE OF SURVEYOR

I, JONATHAN J. NELSON, REGISTERED LAND SURVEYOR NO. 9049 OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS LISTED HEREON, 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.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL



JONATHAN J. NELSON, REGISTERED LAND SURVEYOR DATE

CERTIFICATION OF GROWTH MANAGEMENT DIRECTOR

STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON § 5

I, GROWTH MANAGEMENT DIRECTOR OF CITY OF RAPID CITY, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 18.08.035 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT AS FINAL PLAT

GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

NOTARY PUBLIC: MY COMMISSION EXPIRES

RESOLUTION BY GOVERNING BOARD STATE OF SOUTH DAKOTA COUNTY OF PENNINGTON § 5

I, FINANCE OFFICER OF CITY OF RAPID CITY, DO HEREBY CERTIFY THAT GROWTH MANAGEMENT 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 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 PLAT

DATED THIS DAY OF 20

DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY

APPROVED: DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY 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 OR STREET AUTHORITY

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

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

FOR REVIEW ONLY

Plot prepared by: 517 7th street rapid city sd 57701 ph: 605.342.9470 fax: 605.342.2377 www.4front.biz ARCHITECTURE | ENGINEERING GIS | SURVEYING FOURFRONT DESIGN INC

CERTIFICATE OF REGISTER OF DEEDS State of South Dakota County of Pennington § 5 Filed this day of 20 at o'clock M In Book of Plots, Page Register of Deeds Fee \$