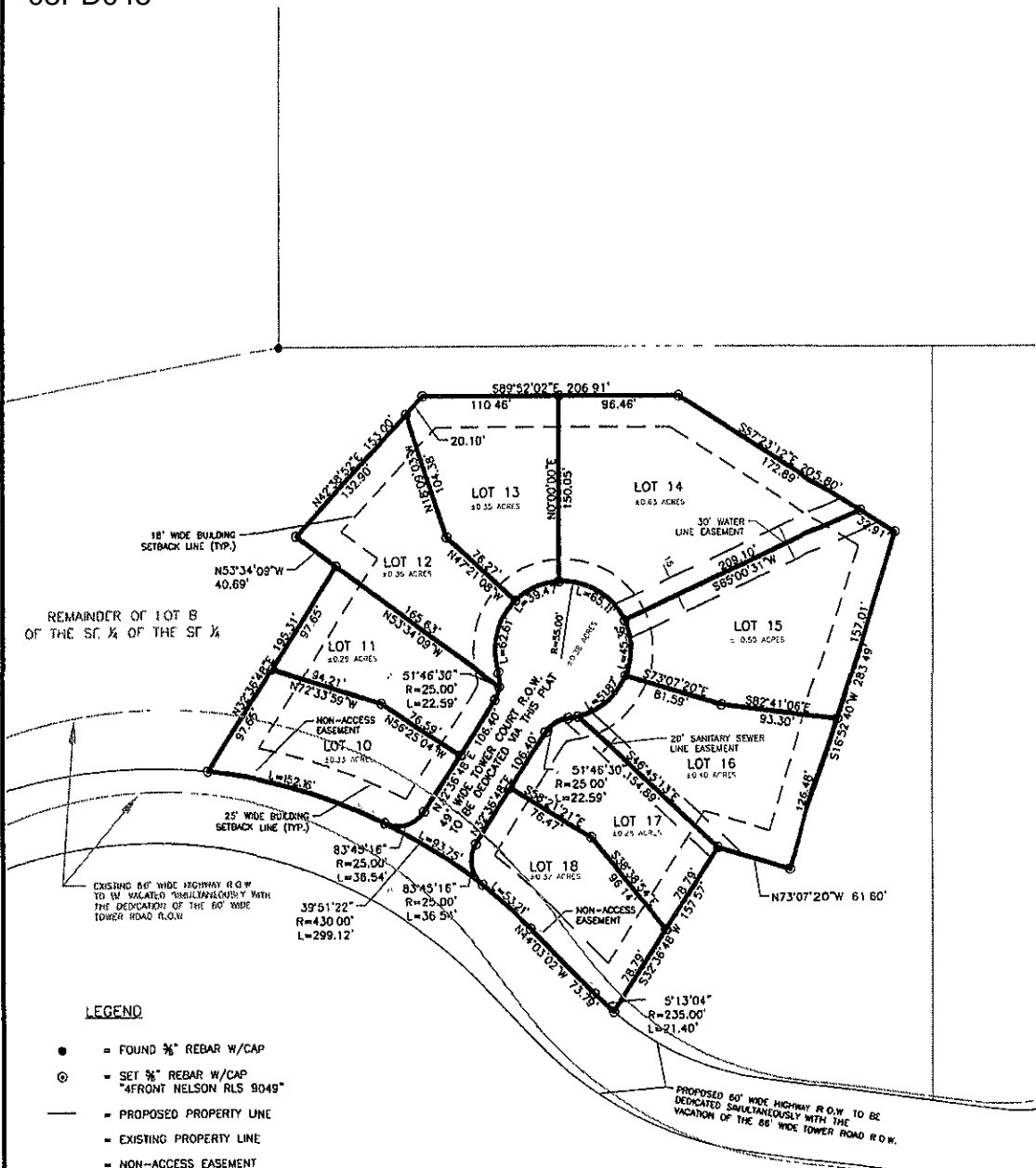


# PRELIMINARY PLAT OF LOTS 10 THRU 18 AND 49' WIDE TOWER COURT RIGHT-OF-WAY OF SKYLINE PINES EAST SUBDIVISION

LOCATED IN LOT B OF THE SW ¼ OF THE SE ¼ SECTION 11, T1N, R7E OF THE B.H.M.,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

08PD045

SHEET 1 OF 2



**LEGEND**

- = FOUND 3/8" REBAR W/CAP
- ⊙ = SET 3/8" REBAR W/CAP "FRONT NELSON RLS 9049"
- = PROPOSED PROPERTY LINE
- - - = EXISTING PROPERTY LINE
- - - = NON-ACCESS EASEMENT

**NOTES**

- 1) 8' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ARE HEREBY GRANTED ALONG THE INTERIOR OF ALL LOT LINES EXCEPT ON LINES WITH COMMON INTERIOR BEARING WALLS OF TOWNHOMES SAID EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, BUILDINGS WALLS, FENCES HEDGES TREES, AND SHRUBS
- 2) THE 30' WIDE WATER LINE EASEMENT AND THE 20' WIDE SANITARY SEWER EASEMENT ARE HEREBY GRANTED AS DEPICTED HEREON
- 3) THE BASIS OF BEARING FOR THIS PLAT IS N89°56'36"E A DISTANCE OF 2664.58 FROM A FOUND STONE MARKED "1/4" LOCATED IN THE SW CORNER OF THE SE 1/4 SECTION 11 TO A FOUND 5/8" REBAR LOCATED IN THE SE CORNER OF SECTION 11



60 30 0 30 60  
HORIZ SCALE 1"=60'

**FOR REVIEW ONLY**

RECEIVED

Aug 8 2008

Rapid City Growth  
Management Department

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



2. - FRONT

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

Filed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ of \_\_\_\_\_ o'clock  
M in Book \_\_\_\_\_ of Plats Page \_\_\_\_\_

Register of Deeds

Fee \$ \_\_\_\_\_

**PRELIMINARY PLAT OF LOTS 10 THRU 18 AND 49' WIDE TOWER COURT  
RIGHT-OF-WAY OF SKYLINE PINES EAST SUBDIVISION**

08PD045

LOCATED IN LOT B OF THE SW ¼ OF THE SE ¼ SECTION 11, T1N, R7E OF THE B.H.M,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SHEET 2 OF 2

TREES, AND SHRUBS

- 2.) THE 30' WIDE WATER LINE EASEMENT AND THE 20' WIDE SANITARY SEWER EASEMENT ARE HEREBY GRANTED AS DEPICTED HEREON
- 3.) THE BASIS OF BEARING FOR THIS PLAT IS N89°56'36"E A DISTANCE OF 2664.58' FROM A FOUND STONE MARKED "1/4" LOCATED IN THE SW CORNER OF THE SE 1/4 SECTION 11 TO A FOUND 5/8" REBAR LOCATED IN THE SE CORNER OF SECTION 11

CERTIFICATE OF OWNERSHIP

CERTIFICATE OF OWNERSHIP  
STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

S.S.

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED BRIAN BANGS, MANAGING MEMBER OF SKYLINE PINES EAST L.L.P. 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 \_\_\_\_\_

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\_\_\_\_

APPROVED \_\_\_\_\_  
DIRECTOR OF EQUALIZATION OF PENNINGTON COUNTY

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 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 HEREUNTO SET MY HAND AND SEAL



\_\_\_\_\_  
JONATHAN J. NELSON, REGISTERED LAND SURVEYOR DATE

CERTIFICATION OF GROWTH MANAGEMENT DIRECTOR

STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

S.S.

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 16.08.035 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT AS FINAL PLAT

DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

RESOLUTION BY GOVERNING BOARD

STATE OF SOUTH DAKOTA  
COUNTY OF PENNINGTON

S.S.

I, FINANCE OFFICER OF 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 HEREON

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
FINANCE OFFICER OF THE CITY OF RAPID CITY

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 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  
FRONT

CERTIFICATE OF REGISTER OF DEEDS  
State of South Dakota  
County of Pennington  
S.S.  
Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock  
\_\_\_\_\_  
V in Book \_\_\_\_\_ of Plots, Page \_\_\_\_\_  
Register of Deeds Fee \$ \_\_\_\_\_

RECEIVED  
AUG 29 2008  
Rapid City Growth  
Department