

PLAT OF
LOTS 11-20 OF BLOCK 22,
BIG SKY SUBDIVISION
(formerly Tract J of Big Sky Subdivision)
LOCATED IN THE SE1/4 OF THE NW1/4,
SECTION 3, T1N, R8E, BHM
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

AUG 12 2011

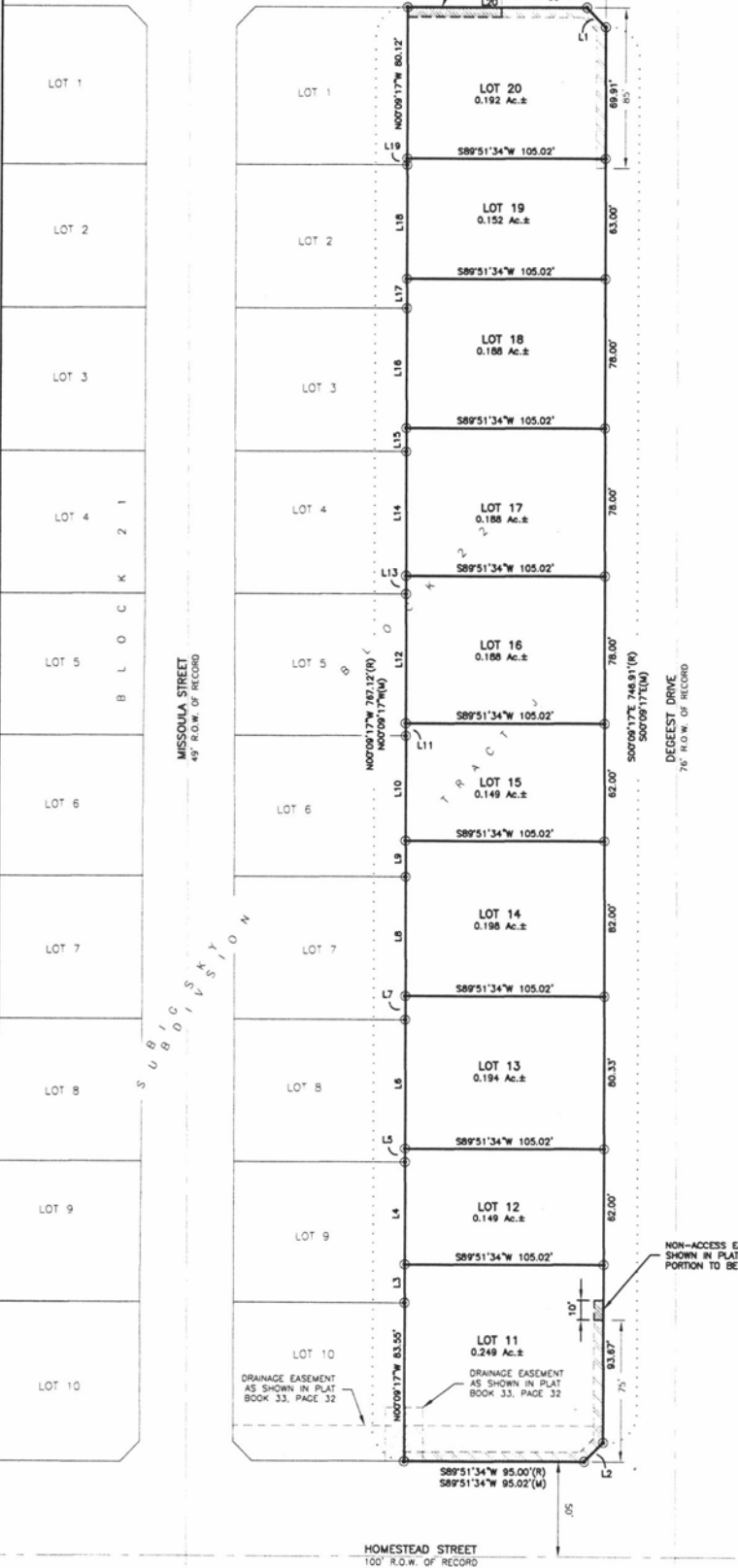
Rapid City Growth
Management Department

GOVERNMENT LOT 3

BERNIECE STREET
52' R.O.W. OF RECORD

NON-ACCESS EASEMENT
AS SHOWN IN PLAT
BOOK 33, PAGE 32
PORTION TO BE VACATED
THIS PLAT

SECTION 3, T1N, R8E



LINE	BEARING	LENGTH
L1(B)	S45°02'21\"	14.16
L1(M)	S45°02'51\"	14.15
L2	S44°51'08\"	14.14
L3	N00°09'17\"	20.12
L4	N00°09'17\"	54.88
L5	N00°09'17\"	7.12
L6	N00°09'17\"	67.88
L7	N00°09'17\"	12.45
L8	N00°09'17\"	62.55
L9	N00°09'17\"	19.45
L10	N00°09'17\"	55.55
L11	N00°09'17\"	6.45
L12	N00°09'17\"	68.55
L13	N00°09'17\"	9.45
L14	N00°09'17\"	65.55
L15	N00°09'17\"	12.45
L16	N00°09'17\"	62.55
L17	N00°09'17\"	15.45
L18	N00°09'17\"	56.55
L19	N00°09'17\"	13.45
L20(R)	N00°09'17\"	3.45
L20(M)	N00°09'17\"	3.45

TRACT A

NOTES:

- ⊙ DENOTES SET 5/8" REBAR WITH SURVEY CAP MARKED "RENNER - ASSOC. 9213"
- DENOTES FOUND SURVEY MONUMENT
- (R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION
- (M) DENOTES MEASURED IN THIS SURVEY

BASES OF BEARINGS: GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM. (GPS)

MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED 8' WIDE ON THE INTERIOR SIDE OF ALL LOT LINES AND RIGHT-OF-WAY. (EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED).

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.

NON-ACCESS EASEMENT AS SHOWN IN PLAT BOOK 33, PAGE 32. PORTION TO BE VACATED THIS PLAT

DRAINAGE EASEMENT AS SHOWN IN PLAT BOOK 33, PAGE 32

DRAINAGE EASEMENT AS SHOWN IN PLAT BOOK 33, PAGE 32



PREPARED FOR:
DREAM DESIGN INTERNATIONAL, INC
528 KANSAS CITY STREET, STE. 4
RAPID CITY, SD 57701
(605) 348-0638 PAGE 1 OF 2

11PL045

PLAT OF
LOTS 11-20 OF BLOCK 22 OF
BIG SKY SUBDIVISION
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LOCATED IN THE SE1/4 OF THE NW1/4,
SECTION 3, T1N, R8E, B1M
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

CERTIFICATE OF OWNERSHIP

State of South Dakota
County of Pennington S.S.

I, Hani Shafiq, Member of SYB2, LLC, do hereby certify that I am the owner of the tract of land shown and described hereon, that said land is free from any encumbrance, that I did authorize and do hereby approve the survey and within plat of said land, and that the development of this land shall conform to all existing applicable zoning, subdivision, and 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

BY: _____
Hani Shafiq, Member

On this ____ day of _____, 20____, before me, a Notary Public, personally appeared Hani Shafiq, 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 SURVEYOR

State of South Dakota
County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in 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 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

Eric D. Howard, Registered Land Surveyor _____ Date _____

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 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 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

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Pennington S.S.

Filed this ____ day of _____, 20____, at ____ o'clock
____ M in Doc. # of Plats _____

Fee \$ _____

Register of Deeds

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 18.08,035 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 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

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AUG 1 2 2011

Rapid City Growth
Management Department

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