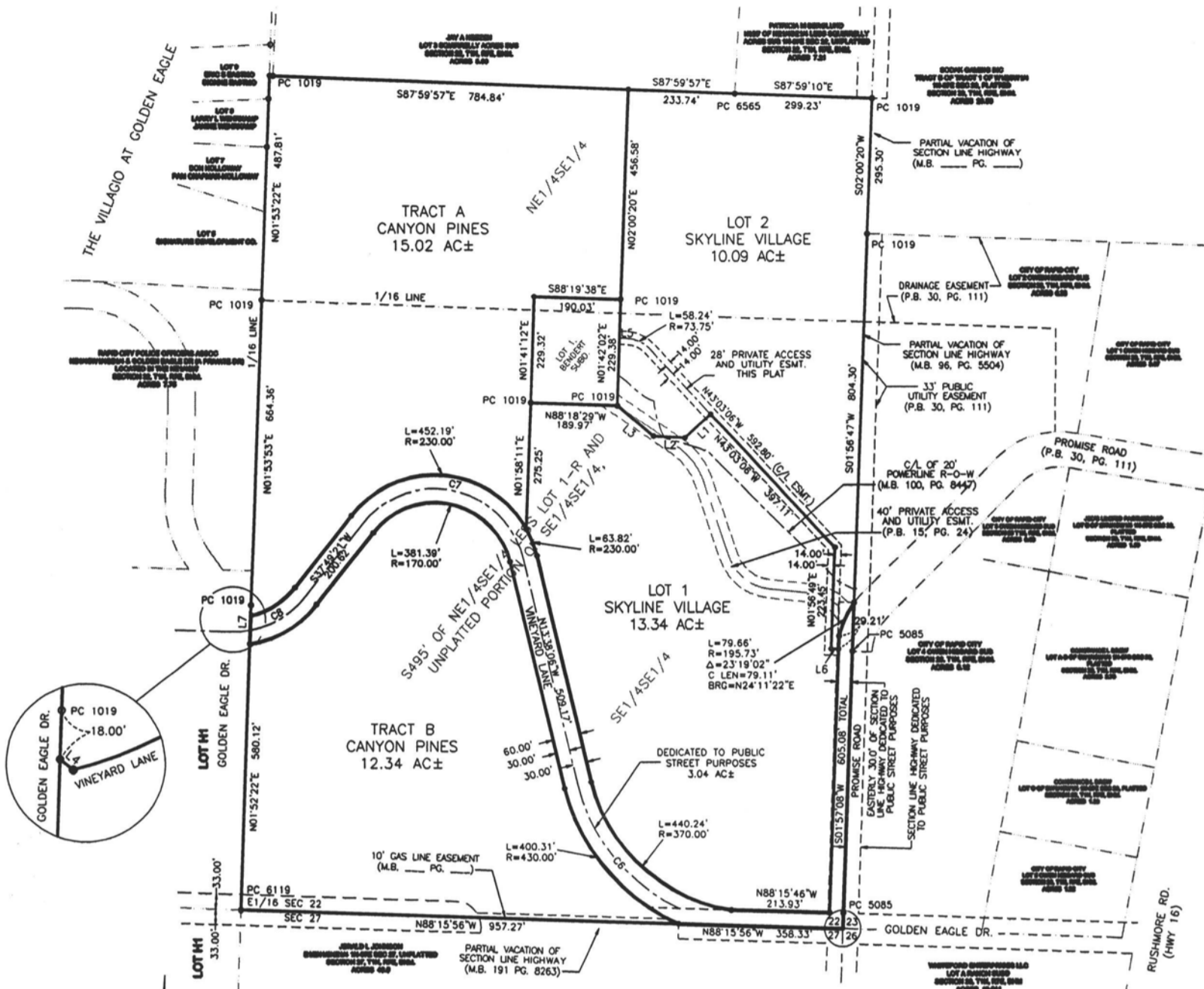


12PL004

**PRELIMINARY PLAT OF LOTS 1 AND 2 OF SKYLINE VILLAGE SUBDIVISION,
TRACTS A AND B OF CANYON PINES SUBDIVISION,
AND
DEDICATED RIGHTS-OF-WAY,
FORMERLY A PART OF THE SOUTH 49S' OF NE1/4SE1/4, LESS LOT 1 OF BENDERT SUBDIVISION
AND THE UNPLATTED PORTION OF SE1/4SE1/4,
ALL LOCATED IN THE SE1/4SE1/4 AND NE1/4SE1/4 OF SECTION 22, T.1N, R.7E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**



OWNER/DEVELOPER:
OLSEN DEVELOPMENT COMPANY, INC.
P.O. BOX 795
BLACK HAWK, SD 57718
1-605-787-9263

LINE	BEARING	DISTANCE
L1	S48°09'38"W	74.23'
L2	N87°03'55"W	72.38'
L3	N49°30'43"W	104.88'
L4	N50°18'28"W	6.20'
L5	N88°17'44"W	14.96'
L6	N88°03'05"W	16.26'
L7	N01°52'22"E	66.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	400.00'	359.05'	347.12'	S39°21'01"E	51°25'49"
C7	200.00'	448.70'	360.34'	S77°54'23"E	128°32'33"
C8	200.00'	144.86'	141.71'	N58°34'20"E	41°29'58"

- NOTES:**
- PROPOSED LOT AREA = 50.79 ACRES±;
PROPOSED R-O-W AREA = 3.04 ACRES±;
TOTAL PLATTED AREA: 53.83 ACRES±
 - LOTS WILL BE SERVED BY PUBLIC UTILITIES AND CITY WATER AND SEWER.
 - FLOOD DATA - THE SUBJECT PROPERTY IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY-PANEL NUMBER 460064 0744 B.
 - ANY MAJOR DRAINAGE EASEMENTS 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.
 - ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS.
 - ACREAGE SHOWN ON LOTS INCLUDES ANY EASEMENTS.
 - 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.



LOCATION MAP
NOT TO SCALE

RECEIVED
JAN 27 2012
Rapid City Community Planning
& Development Services



ARLETH & ASSOCIATES
25 KIRK ROAD
DEADWOOD, SD 57732
605-578-1637

PROJECT:
SKYLINE VILLAGE
JOB NO. 8056

REV:	
DATE:	JANUARY 25, 2012
SCALE:	NOTED
DRAWN BY:	SE/FD
APPROVED:	JMA
DRAWING:	8056-PRELIM.dwg

**PRELIMINARY PLAT OF LOTS 1 AND 2 OF SKYLINE VILLAGE SUBDIVISION,
TRACTS A AND B OF CANYON PINES SUBDIVISION,
AND
DEDICATED RIGHTS-OF-WAY,
FORMERLY A PART OF THE SOUTH 495' OF NE1/4SE1/4, LESS LOT 1 OF BENDERT SUBDIVISION
AND THE UNPLATTED PORTION OF SE1/4SE1/4,
ALL LOCATED IN THE SE1/4SE1/4 AND NE1/4SE1/4 OF SECTION 22, T.1N, R.7E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**

CERTIFICATE OF SURVEYOR
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, JOHN M. ARLETH, REGISTERED LAND SURVEYOR NO. 3977 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S) LISTED HEREON I HAVE SURVEYED THAT 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.

DATE: _____
JOHN M. ARLETH, REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, PHIL OLSEN, PRESIDENT, OLSEN DEVELOPMENT COMPANY, INC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON; THAT THE SURVEY WAS DONE AT MY REQUEST FOR THE PURPOSE INDICATED HEREON; THAT I SO 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.

OWNER: _____
OLSEN DEVELOPMENT COMPANY, INC.
P.O. BOX 795
BLACK HAWK, SD 57718

ACKNOWLEDGMENT OF OWNER

ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JIM MEIER, VICE PRESIDENT, GLM LAND CORP. 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 LIFE ESTATE HOLDER
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, EVERETT W. CALL, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A LIFE ESTATE ON THE LAND SHOWN AND DESCRIBED HEREON; THAT THE SURVEY WAS DONE AT MY REQUEST FOR THE PURPOSE INDICATED HEREON; THAT I SO 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.

HOLDER: _____
EVERETT W. CALL
2000 GOLDEN EAGLE DRIVE
RAPID CITY, SD 57701

ACKNOWLEDGMENT OF LIFE ESTATE HOLDER

ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JIM MEIER, VICE PRESIDENT, GLM LAND CORP. 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 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 16.08.035 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT.

_____ DAY OF _____, 20____.
GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

THE LOCATION OF THE PROPOSED LOT 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/STREET AUTHORITY

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 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 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, THE 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

CERTIFICATE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON


FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN BOOK _____ OF PLATS, ON PAGE _____.

REGISTER OF DEEDS

Rapid City Community Planning & Development Services

JAN 27 2012

RECEIVED

	ARLETH & ASSOCIATES 25 KIRK ROAD DEADWOOD, SD 57732 605-578-1637	PROJECT: SKYLINE VILLAGE	REV: _____ DATE: JANUARY 26, 2012 SCALE: NOTED DRAWN BY: SE/FPD APPROVED: JMA DRAWING: 8056-PRELIM.dwg
		JOB NO. 8056	