

Plat of Lots 1 and 2 of Bauer Subdivision

(formerly Lot 1 of Lot C in the E1/2 NW1/4 less Lots A and B of Lot 1 of Lot C, Lot H 1 of Lot 1 of Lot C and Lot 1 of Thompson Tower Subdivision)
located in the E1/2 NW1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Prepared by:
Flak Land Surveying & Consulting Engineers, Inc.
P.O. Box 8154
Rapid City, SD 57709
(605) 348-1538
Project No. 12-04-02



April 12, 2012 - Rev. May 17, 2012
Basis of Bearings - Grid North from GPS

- = Found Survey Monument #5 Rebar or as noted
- ◆ = Found Concrete ROW Monument
- ⊙ = Found Survey Monument #5 Rebar or as noted (used as crossing closing corner)
- ⊕ = Set Rebar with cap marked "RW Flak 6565"

Tower Road is a previously dedicated 66' wide ROW. See Sheet 2 for further details regarding monuments recovered, accepted and rejected for this retracement

8' Utility and Minor Drainage Easements on the interior sides of all lot lines

All 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.

CERTIFICATE OF SURVEYOR State of South Dakota County of Pennington ss
I, Ronald W. Flak, Registered Land Surveyor No. 6565 in the State of South Dakota, do hereby certify that being as authorized, I made the survey and within plot of the land shown and described hereon and that the same is, in all things, true and correct to the best of my knowledge and belief. In Witness Whereof, I have hereunto set my hand and official seal this

_____ day of _____, 2012.

Ronald W. Flak, Registered Land Surveyor No. 6565

CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP State of South Dakota County of Pennington ss

I, Cathy J. Koch, do hereby certify that I am the owner of the above described land and that I did authorize and do hereby approve the survey and within plot of said land and that development shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Cathy J. Koch - (owner)

On this _____ day of _____, 2012, before me, a Notary Public, personally appeared Cathy J. Koch, 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 STREET AUTHORITY State of South Dakota County of Pennington ss

The location of the proposed access road to the County or State highway or City Street as shown is hereby approved. Any change in the location of the proposed access shall require additional approval.

Street Authority _____ Date: _____

CERTIFICATE AND COUNTY TREASURER State of South Dakota County of Pennington ss

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands have been fully paid according to the records of my office, records of my office.

Dated this _____ day of _____, 20____.

Pennington County Treasurer _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION State of South Dakota County of Pennington ss

I, Director of Equalization of Pennington County, do hereby certify that I have on file in my office a copy of the within plot.

Signed this _____ day of _____, 20____.

Pennington County Director of Equalization _____

APPROVED: _____

DATE: _____

Lot C
Skyview Subdivision

Lot 2B
Eastridge Subdivision

Lot 2A

Lot 2
Trimble Subdivision

Tower Road

U S Highway 10

Skyline Drive

Tower Road

Balance of Lot B of Lot C

Lot 2
1.85 Ac
80,549 SF

Lot A
of Lot C

Easement for Access & Utilities
Misc Ord 102,
Pg 4506

Section 1/4 Line

Section 1/4 Line

Section 1/4 Line

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss

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____.

Rapid City Finance Officer _____

CERTIFICATE OF COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR State of South Dakota County of Pennington ss

I, Community Planning & Development Services Director of the City of Rapid City, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 16.08.030 of the Rapid City Municipal Code and as such I have approved this Plat as a Final Plat.

Dated this _____ day of _____, 20____.

Community Planning & Development Services Director _____

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Pennington ss

Filed for record this _____ day of _____, 20____ at _____ o'clock _____ M., and recorded

as Document No. _____

Pennington County Register of Deeds _____

Fees _____

RECEIVED

JUN 18 2012

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

Section 14,
T1N, R7E, BHM,
Center 1/4

Sheet 1 of 2