13RZ020

PLAT OF

LOT 1 OF, BLUE MARLIN ESTATES

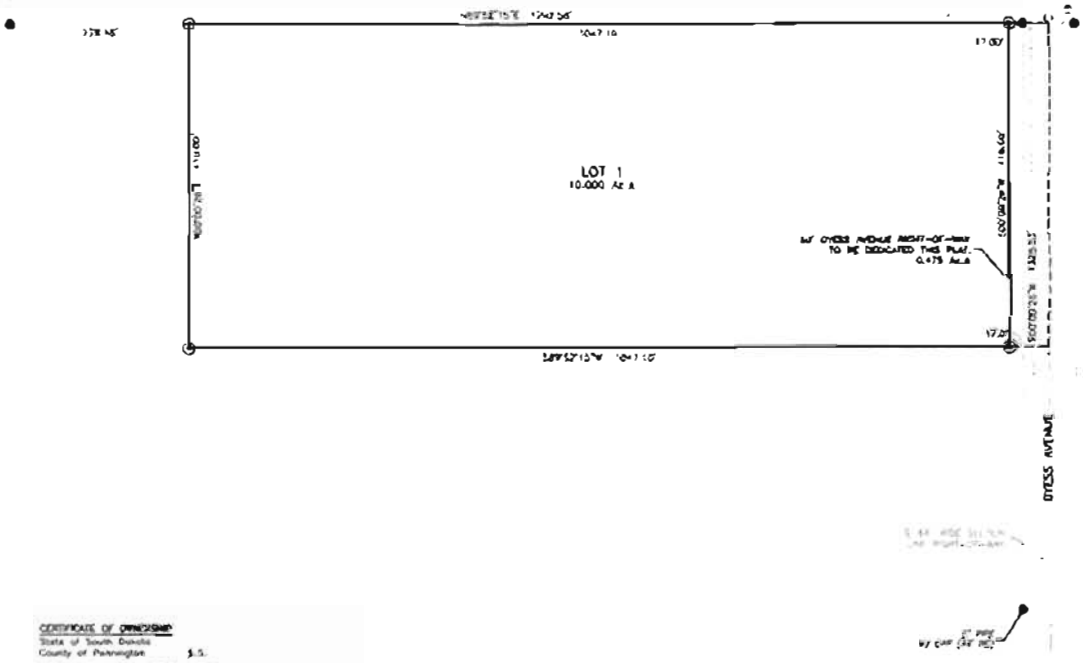
(formerly a Portion of the SE1/4 of the NE1/4 of Section 20)
LOCATED IN THE SE1/4 OF THE NE1/4,
SECTION 20, T2N, R8E, BHM
PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED
JUL 2 6 2013
Rapid City Community Planning & Development Services

MAY 22, 2013

SCALE 1" = 100'

LINE	BEARING	DISTANCE
L1	S89°43'07"E	65.73'



CERTIFICATE OF OWNERSHIP
State of South Dakota
County of Pennington S.S.

We, Cindy L. Mull and Richard Mull, do hereby certify that we are the owners of the land shown and described hereon; that the survey was done at our request for the purpose indicated hereon; that we 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 the hand and seal.

OWNER:

By: _____
Cindy L. Mull

By: _____
Richard Mull

On this ___ day of _____, 2013, before me, a Notary Public, personally appeared Cindy L. Mull and Richard Mull, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

NOTARY PUBLIC _____

My commission expires: _____

CERTIFICATE OF COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR

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 16.08.080 of the Rapid City Municipal Code and as such I have approved the Plat as Final Plat.

Dated this ____ day of _____, 20 ___.

_____
Community Planning & Development Services of the City of Rapid City

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning & Development Services 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 Document # _____

_____ Fee: $ _____
Register of Deeds

LEGEND

- Denotes set rebar with survey cap marked "Renner – Assoc. 9215"
- Denotes Found Survey Monument marked LS 3095 unless otherwise noted. Basis of Bearings: Geodetic North as determined by Global Positioning System (GPS) WGS 84.

NOTES:

UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES.

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 SURVEYOR
State of South Dakota
County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9215 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 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 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

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

PROFESSIONAL LAND SURVEYOR
REG. NO. 9215
ERIC D. HOWARD
SOUTH DAKOTA
PRELIMINARY

PREPARED BY: RENNER & ASSOCIATES, LLC • 616 SIXTH STREET • RAPID CITY SD 57701 • 605/721-7310