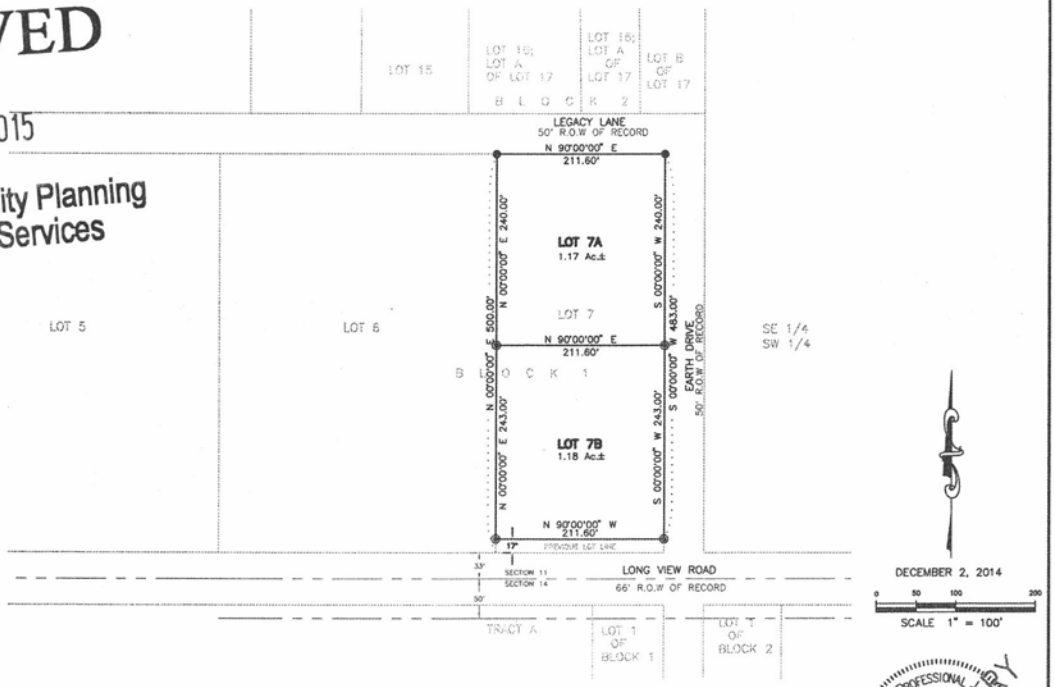
15PL018

PLAT OF
LOTS 7A & 7B OF BLOCK 1, EASTERN ACRES SUBDIVISION

(formerly Lot 7 of Block 1 of Eastern Acres Subdivision), LOCATED IN THE W1/2 OF THE SW1/4, SECTION 11, T1N, R8E, B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED
FEB 17 2015
Rapid City Community Planning & Development Services



DECEMBER 2, 2014

0 50 100 200

SCALE 1" = 100'

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 11700
JEFFREY L. JANIS
SOUTH DAKOTA

NOTES:

- ◉ Denotes set 5/8" rebar with survey cap marked "JANIS LS 11700" unless otherwise noted.
- ● Denotes Found Survey Monument as noted
- CB Denotes Chord Bearing
- CD Denotes Chord Distance

Basis of Bearings: Geodetic North determined by Global Positioning (GPS)

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 OWNERSHIP
State of South Dakota
County of Pennington s.s.

We, the undersigned, 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 purposes 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, we have set our hand and seal.

Owner: _____
Paul E. Sauser

Owner: _____
Lori Sauser

On the _____ day of _____, 20_____, before me, a Notary Public, personally appeared Paul E. and Lori Sauser, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that they signed the same.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR

I, Community Planning and 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 16.08.090 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 and Development Services Director of the City of Rapid City

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, Public Works Director of the City of Rapid City, have reviewed this plat and have found it to conform to the Subdivision requirements of Chapter 16.08.090 of the Rapid City Municipal Code and as such I have approved this plat as a Final Plat.

Dated this _____ day of _____, 20_____.

_____
Public Works Director 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 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
State of South Dakota
County of Pennington s.s.

I, Jeffrey L. Janis, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the owner(s) 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.

_____ _____
Jeffrey L. Janis, Registered Land Surveyor Date

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning and Development Services Director and Public Works Director of the City of Rapid City have approved this Final Plat as shown hereon.

Dated this _____ day of _____, 20_____.

_____
Finance Officer of the City of Rapid City

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 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 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 REGISTER OF DEEDS
State of South Dakota
County of Pennington s.s.

Filed this _____ day of _____, 20_____, at _____o'clock____M.

in Document No. _____.

_____ Fee: $_____
Register of Deeds

PREPARED BY: SPERLICH CONSULTING, INC. * 821 COLUMBUS STREET., SUITE 1 RAPID CITY SD 57701 * (605) 721-4040

C:\acad-projects\3441 LONGVIEW ROAD\3441 plat.dwg

BCW

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