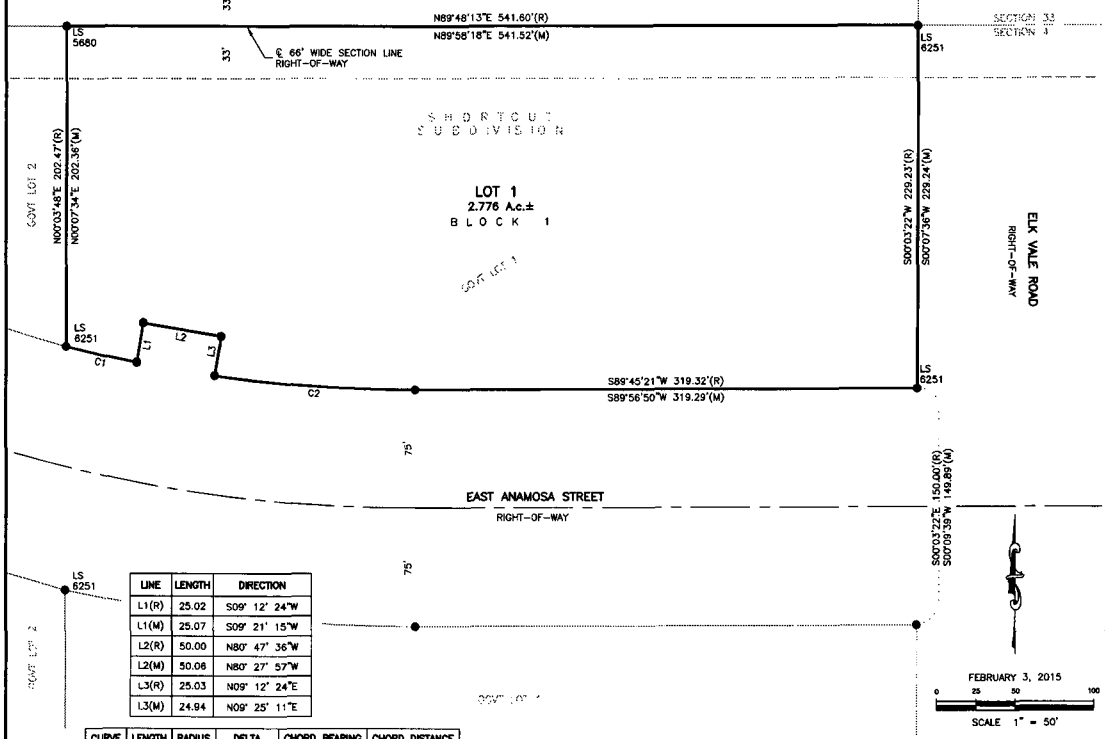


PLAT OF  
**LOT 1 OF BLOCK 1,  
 SHORTCUT SUBDIVISION**  
 (formerly a portion of Govt Lot 1 of the NE1/4 of Section 4)  
 LOCATED IN SECTION 4, T1N, R8E, B1M  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

NE 1/4 OF THE SE 1/4  
 SECTION 33



**LEGEND**  
 ● Denotes Found Survey Monument marked LS 6565, unless otherwise noted  
 ● Denotes set nail with survey cap marked "Banner - Assoc. 9213"  
 (R) Denotes Recorded in previous plat or description.  
 (M) Denotes Measured in this survey.  
 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, EXCEPT WHERE STORM SEWER AND MAJOR DRAINAGE EASEMENTS EXIST.

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.

I, Duane C. Pankratz, do hereby certify that I am the owner 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 that 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.

OWNER: Duane C. Pankratz  
 By: \_\_\_\_\_  
 Duane C. Pankratz

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me, a Notary Public, personally appeared Duane C. Pankratz, 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 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 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: \_\_\_\_\_



**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 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 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 REGISTER OF DEEDS**

I, Register of Deeds of Pennington County, do hereby certify that I have on record in my office a copy of the within described plat.  
 Filed this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, at \_\_\_ o'clock \_\_\_ M. in Document # \_\_\_\_\_

Register of Deeds  
 Fee: \$ \_\_\_\_\_