

PRELIMINARY PLAT OF LOT 89 OF BLOCK 1 OF CANYON SPRINGS RESERVE,
(FORMERLY A PORTION OF COMMON AREA 1 OF BLOCK 1 OF CANYON SPRINGS RESERVE)

LOCATED IN THE NE1/4SW1/4 OF SECTION 23, T.2N,R.6E,
OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SOUTH DAKOTA

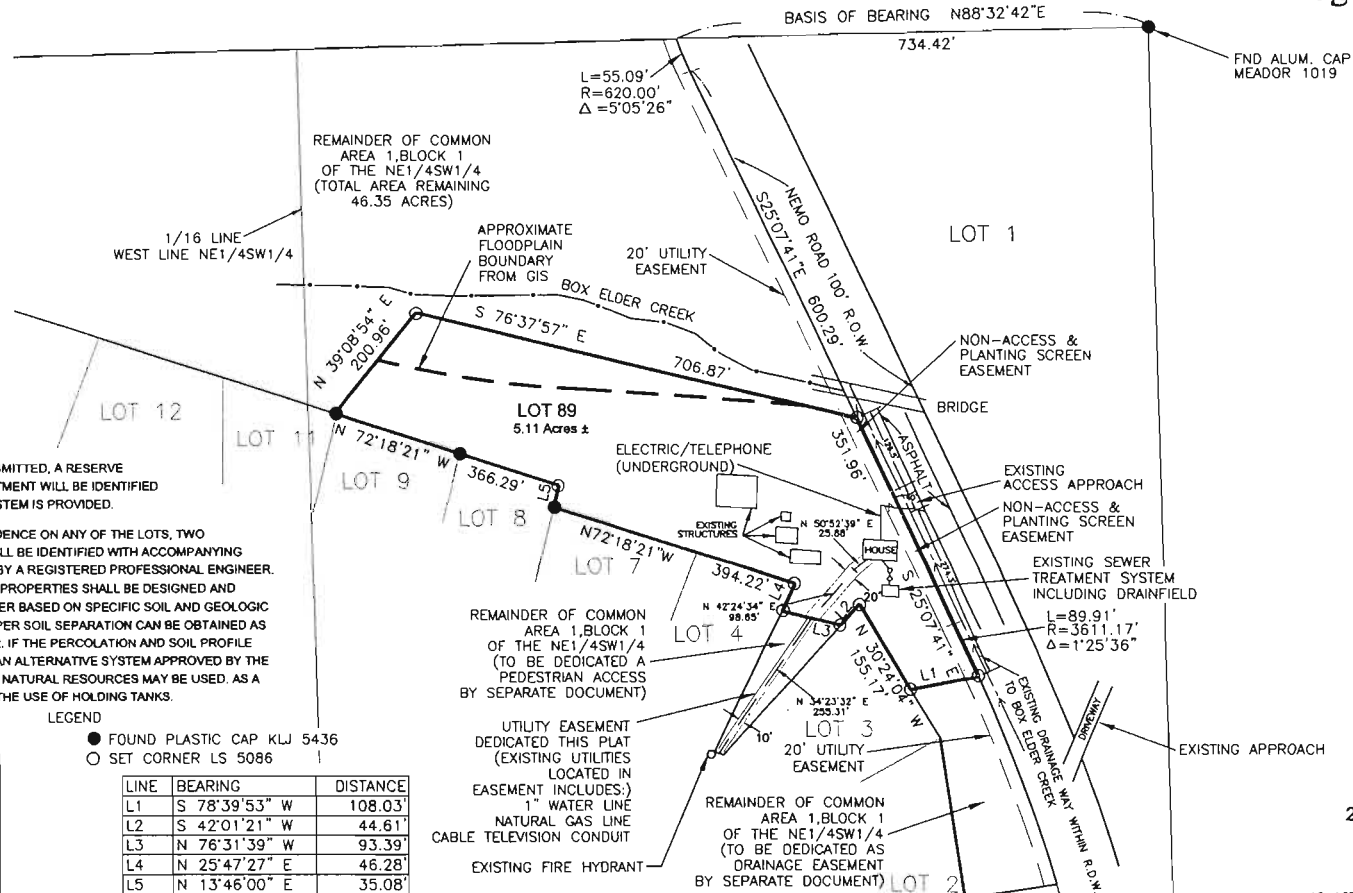
SHEET 1 OF 2

(THAT PORTION OF COMMON AREA 1 DESCRIBED IN DEED, BOOK 199 PAGE 3106)
(COMMON AREA 1 PLAT BOOK 33 PAGE 190)

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JAN 12 2011

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Management Department



GENERAL NOTES:
 1) AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED, A RESERVE DRAINFIELD AREA FOR ON-SITE WASTEWATER TREATMENT WILL BE IDENTIFIED AND HELD IN RESERVE UNLESS A PUBLIC SEWER SYSTEM IS PROVIDED.
 2) PRIOR TO OBTAINING A BUILDING PERMIT FOR A RESIDENCE ON ANY OF THE LOTS, TWO SUITABLE ON-SITE WASTEWATER SYSTEM AREAS SHALL BE IDENTIFIED WITH ACCOMPANYING PERCOLATION TESTS AND SOIL PROFILES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. ANY SEPTIC SYSTEM TO BE LOCATED ON ANY OF THE PROPERTIES SHALL BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER BASED ON SPECIFIC SOIL AND GEOLOGIC CONDITIONS. SOIL PROFILES SHALL SHOW THAT PROPER SOIL SEPARATION CAN BE OBTAINED AS OUTLINED IN STATE ADMINISTRATIVE RULE 74:53.01.32. IF THE PERCOLATION AND SOIL PROFILE INFORMATION DO NOT MEET THESE REQUIREMENTS AN ALTERNATIVE SYSTEM APPROVED BY THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES MAY BE USED. AS A LAST RESORT, PENNINGTON COUNTY MAY APPROVE THE USE OF HOLDING TANKS.

LEGEND
 ● FOUND PLASTIC CAP KLJ 5436
 ○ SET CORNER LS 5086

LINE	BEARING	DISTANCE
L1	S 78°39'53" W	108.03'
L2	S 42°01'21" W	44.61'
L3	N 76°31'39" W	93.39'
L4	N 25°47'27" E	46.28'
L5	N 13°46'00" E	35.08'

Plot prepared by:
FOUR FRONT DESIGN, INC.
 517 7th street
 rapid city sd 57701
 ph: 605.342.9470
 fax: 605.342.2377
 www.4front.biz

FOUR FRONT DESIGN, INC.
 ARCHITECTURE | ENGINEERING
 GIS SURVEYING

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SHEET 2 OF 2

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(THAT PORTION OF COMMON AREA 1 DESCRIBED IN DEED, BOOK 199 PAGE 3100)

(COMMON AREA 1 PLAT BOOK 33 PAGE 190)

CERTIFICATE OF OWNERSHIP
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON S.S.

I/WE

DO HEREBY CERTIFY THAT I/WE ARE THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED
HEREON, THAT THE PLAT WAS DONE AT OUR REQUEST FOR THE PURPOSES INDICATED HEREON,
AND THAT WE DO HEREBY APPROVE THE WITHIN PLAT OF SAID LAND, AND THAT
THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING,
SUBDIVISION, 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

OWNERS: _____

OWNERS: _____

ADDRESS: _____

ADDRESS: _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME.

A NOTARY PUBLIC, PERSONALLY APPEARED _____
MANAGING MEMBER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY
THAT THE GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY, HAS
APPROVED THIS FINAL PLAT AS SHOWN

DATED THIS _____ DAY OF _____, 20____

FINANCE OFFICER OF THE CITY OF RAPID CITY

CERTIFICATE OF SURVEYOR

I, RANDY L. DEIBERT, REGISTERED LAND SURVEYOR NO. 5086 OF
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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

RANDY L. DEIBERT, REGISTERED LAND SURVEYOR DATE _____

CERTIFICATION OF GROWTH MANAGEMENT DIRECTOR
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON S.S.

I, GROWTH MANAGEMENT DIRECTOR OF CITY OF RAPID CITY,
HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM
TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 16.02.035
OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE
APPROVED THIS PLAT AS FINAL PLAT
_____ DAY OF _____, 20____

GROWTH MANAGEMENT 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 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 PROPERTY 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
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON S.S.

FILED _____ DAY OF _____, 20____

IN BOOK _____ OF PLATS, ON PAGE _____

REGISTER OF DEEDS

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

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