

14PL067

PLAT OF LOT 1 OF, VISTA RIDGE SUBDIVISION

(Formerly a portion Lot 3 of the NW 1/4 of the SW 1/4, Less Lot H1, of Section 32, T2N, R8E, B.H.M., a portion of the alley adjacent to Lot 3 of the NW 1/4 of the SW 1/4, less Lot H1, of Section 32, T2N, R8E, B.H.M., a portion of the NW 1/4 of the SW 1/4 of Section 32, T2N, R8E, B.H.M., all of Lot 4 of the NW 1/4 of the SW 1/4, less Lot H1, of Section 32, T2N, R8E, B.H.M., a portion of the alley adjacent to Lot 4 of the NW 1/4 of the SW 1/4, Less Lot H1, of Section 32, T2N, R8E, B.H.M., LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 32, T2N, R8E, B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

- NOTES:
Denotes set 5/8" rebar with survey cap marked "JANIS LS 11700"
Denotes Found Survey Monument as noted
(R) Denotes Recorded in previous plat or description.
(M) Denotes Measured in this survey.
CB Denotes Chord Bearing
CD Denotes Chord Distance
Basis of Bearings: Solar Observation

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

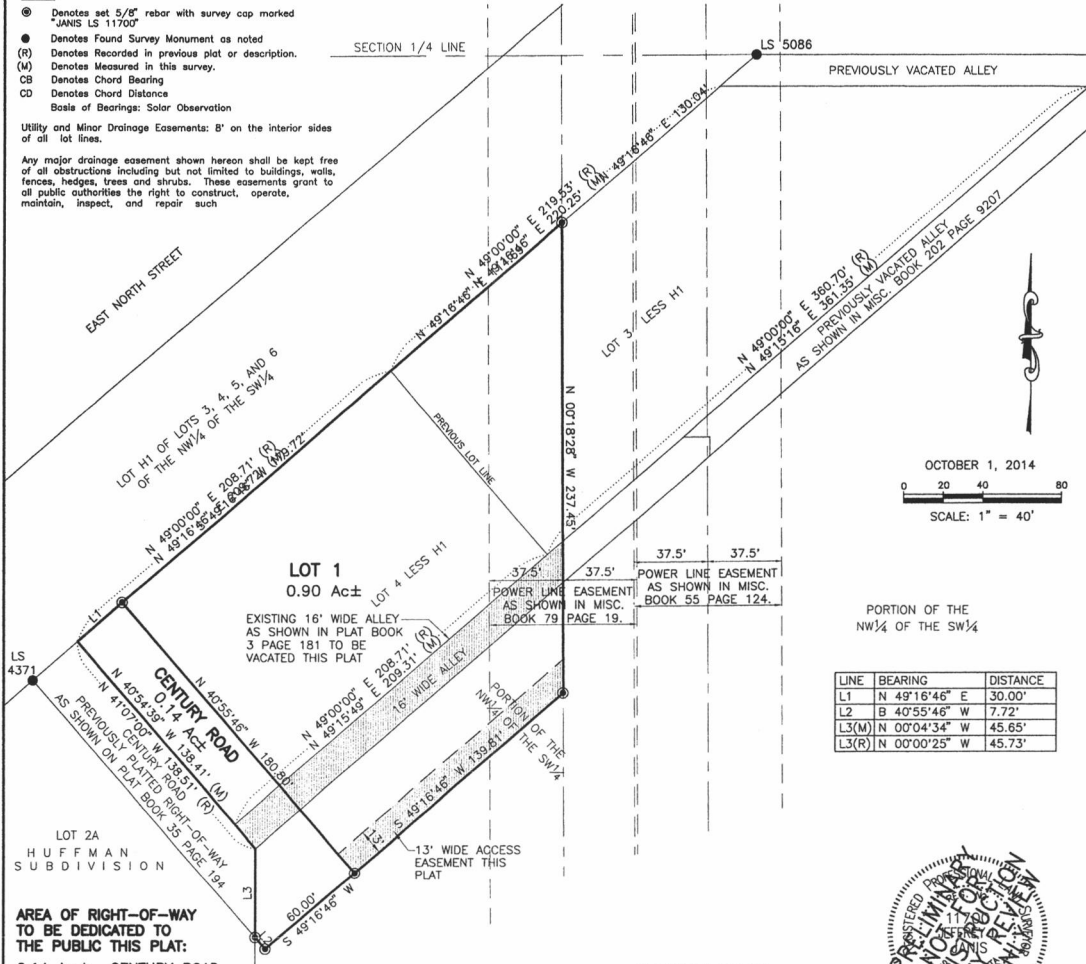


Table with 3 columns: LINE, BEARING, DISTANCE. It lists four line segments with their respective bearings and distances.



CERTIFICATE OF OWNERSHIP
State of South Dakota
County of Pennington s.s.
I, Donald Wieseler, do hereby certify that I am a Member, of Vantage Properties, L.L.C., a Corporation, the owner of the tract of land shown and described hereon, that the survey was done at my request for the purposes indicated hereon; that I do hereby approve the survey and within plot 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 my hand and seal.
Owner: Vantage Properties, L.L.C.
Donald Wieseler - Member
On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared Donald Wieseler, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that he 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 16.08.080 of the Rapid City Municipal Code and as such I have approved this as a Final Plat.
Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
Community Planning and Development Services Director 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 and 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 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 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. \_\_\_\_
Register of Deeds Fee: \$

RECEIVED

OCT 17 2014