

RECEIVED

JAN 07 2015

Rapid City Community Planning & Development Services

PLAT OF
**LOTS 4R AND 5R OF TRACT G-1,
 MCMAHON SUBDIVISION**
 (formerly Lots 4 and 5 of Tract G-1 of McMahon Subdivision)
 LOCATED IN THE NE1/4 OF THE SW1/4 OF
 SECTION 24, T2N, R7E, BHM
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

JANUARY 6, 2015
 SCALE 1" = 60'

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

I, Doyle Estes, Manager of DTH LLC, do hereby certify that we are the owners of the tract of land shown and described hereon, the survey was done at our request for the purpose indicated hereon, the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations, and hereby approve the survey and within plot of said land.

Any land shown on the within plot 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: DTH LLC.

By: _____
 Doyle Estes, Manager

On this ____ day of _____, 20____, before me, a Notary Public, personally appeared Doyle Estes, 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 16.08.100 of the Rapid City Municipal Code and as such I have approved this Plat as a Lot Line Adjustment-Consolidation Plat.

Dated this ____ day of _____, 20____.

Community Planning & 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 & Development Services Director and the Public Works Director of the City of Rapid City, have approved this Lot Line Adjustment-Consolidation 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 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: _____

NOTES:

- ⊙ Denotes set 5/8" rebar with survey cap marked "Renner Associates - 9213"
- Denotes Found Survey Monument marked LS 3977 unless otherwise noted
- (R) Denotes Recorded in previous plat or description.
- (M) Denotes Measured in this survey.

Bole of Bearings: Geodetic North as determined by Global Positioning System: (GPS) NGS 84.

Utility and Minor Drainage Easements: 8' on the interior sides of all lot lines, (except where Major Drainage Easements are located.)

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. 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 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 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 16.08.100 of the Rapid City Municipal Code and as such I have approved this as a Lot Line Adjustment-Consolidation Plat.

Dated this ____ day of _____, 20____.

Public Works Director 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 Doc. # _____

Register of Deeds

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

