

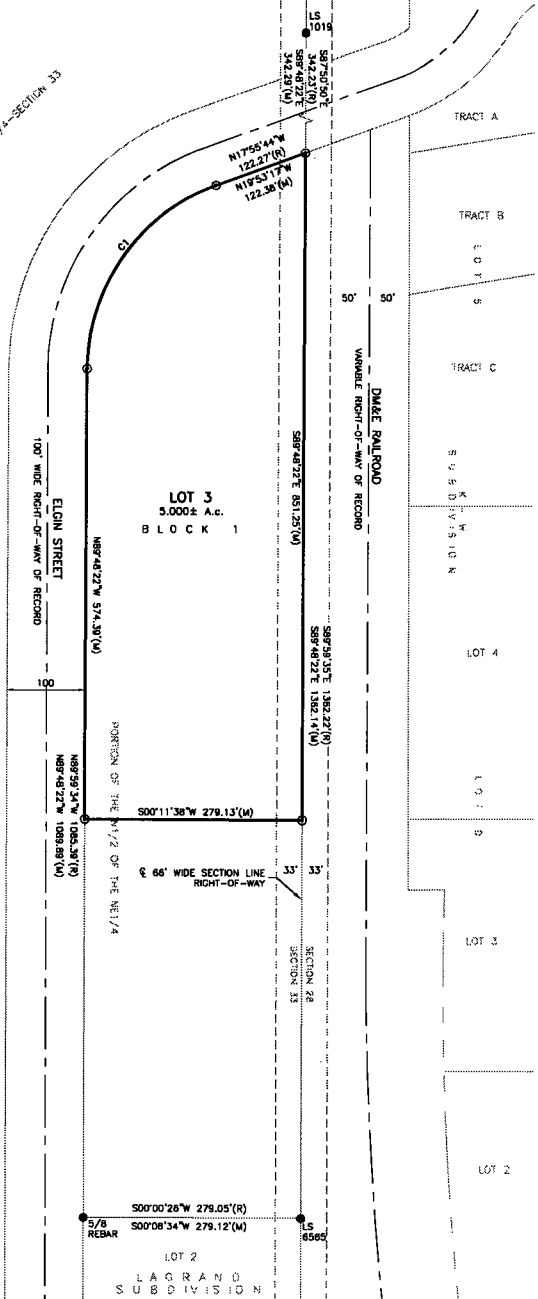
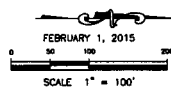
PLAT OF
**LOT 3 OF BLOCK 1,
 LAGRANO SUBDIVISION**
 (formerly a portion of the N1/2 of the NE1/4 of Section 33)
 LOCATED IN SECTION 33, T2N, R8E, B1M
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

FEB 06 2015

**Rapid City Community Planning
 & Development Services**

NE 1/4 SECTION 33



LEGEND
 ● Denotes Found Survey Monument as noted.
 ○ Denotes set nail with survey cap marked "Renner - 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: 6' 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 IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

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 18.08.080 of the Rapid City Municipal Code and as such I have approved the Plat as Final Plat.
 Dated this ___ day of ___, 20__.

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__.

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__.

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__.

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__.

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__.

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 REGISTER OF DEEDS
 State of South Dakota
 County of Pennington S.S.
 Filed this ___ day of ___, 20__, at ___ o'clock
 ___ M. In Document # _____
 Register of Deeds Fee: \$ _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(R)	305.08	250.00	69°55'05"	N32°53'17"W	286.50
C1(M)	305.12	250.04	69°55'05"	N54°50'49"W	286.55

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 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: 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: _____

