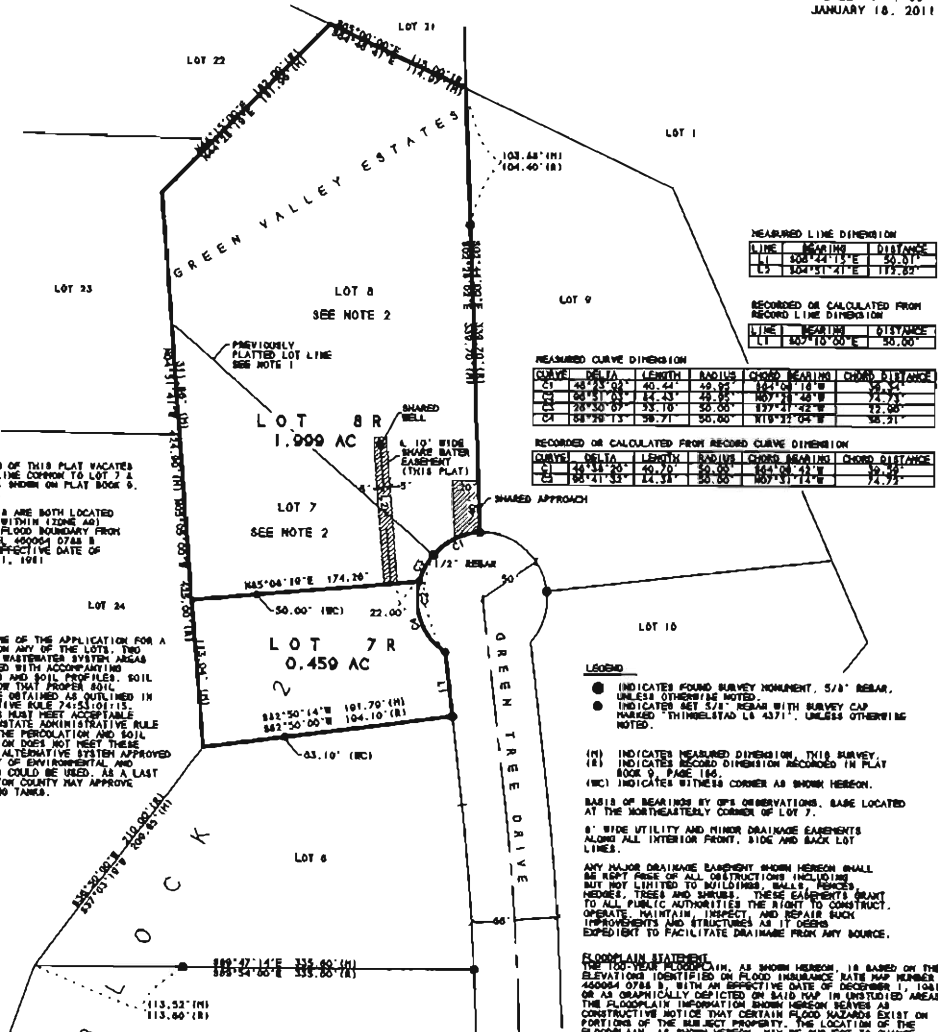


11PL017

PLAT OF
LOTS 7R AND 8R OF BLOCK 2
OF GREEN VALLEY ESTATES
(FORMERLY LOTS 7 AND 8 OF BLOCK 2 OF GREEN VALLEY ESTATES)
LOCATED IN THE SE 1/4 OF SECTION 23, T1N, R8E, BHM
PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1" = 60'
JANUARY 18, 2011



MEASURED LINE DIMENSION table with columns: LINE, BEARING, DISTANCE. Rows: L1, L2, L3.

RECORDED OR CALCULATED FROM RECORD LINE DIMENSION table with columns: LINE, BEARING, DISTANCE. Row: L1.

MEASURED CURVE DIMENSION table with columns: CURVE, DELTA, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Rows: C1, C2, C3, C4.

RECORDED OR CALCULATED FROM RECORD CURVE DIMENSION table with columns: CURVE, DELTA, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Rows: C1, C2, C3.

NOTE
1 RECORDING OF THIS PLAT VACATES THE LOT LINE CORNER TO LOT 7 & LOT 8, AS SHOWN ON PLAT BOOK 6, PAGE 186.
2 LOTS 7 & 8 ARE BOTH LOCATED ENTIRELY WITHIN 120M 40' 100-YEAR FLOOD BOUNDARY FROM FIRM PANEL 15006A WITH AN EFFECTIVE DATE OF DECEMBER 1, 1981

NOTE: AT THE TIME OF THE APPLICATION FOR A BUILDING PERMIT ON ANY OF THE LOTS, TWO SUITABLE ON-SITE WASTEWATER SYSTEM AREAS MUST BE IDENTIFIED WITH ACCOMPANYING PERCOLATION TESTS AND SOIL PROFILES. SOIL PROFILES MUST SHOW THAT PROPER SOIL SEPARATION CAN BE MAINTAINED AS OUTLINED IN STATE ADMINISTRATIVE RULE 74:53:01:13. PERCOLATION TESTS MUST MEET ACCESSIBLE RATES AS SHOWN INSTANT ADMINISTRATIVE RULE 74:53:01:13. IF THE PERCOLATION AND SOIL PROFILE INFORMATION DOES NOT MEET THESE REQUIREMENTS, AN ALTERNATIVE SYSTEM APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES COULD BE USED. AS A LAST RESORT, PENNINGTON COUNTY MAY APPROVE THE USE OF HOLDING TANKS.

LEGEND
1 INDICATES FOUND SURVEY MONUMENT, 5/8" REBAR, UNLESS OTHERWISE NOTED.
2 INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED 'THINELSTAD LS 4371', UNLESS OTHERWISE NOTED.

(N) INDICATES MEASURED DIMENSION, THIS SURVEY.
(R) INDICATES RECORD DIMENSION RECORDED IN PLAT BOOK 9, PAGE 186.
(WC) INDICATES WITNESS CORNER AS SHOWN HEREON.
BASIS OF BEARINGS BY GPS OBSERVATIONS, SAME LOCATED AT THE NORTHEASTERLY CORNER OF LOT 7.

8' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ALONG ALL INTERIOR FRONT, SIDE AND BACK LOT LINES.
ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE REPT RESE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, SHEDS, POLES, TREES AND SHRUBS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT AND REPAIR SUCH IMPROVEMENTS AND UTILITIES AS IT DEEM EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

FLOODPLAIN STATEMENT
THE 100-YEAR FLOODPLAIN, AS SHOWN HEREON, IS BASED ON THE ELEVATIONS IDENTIFIED ON FLOOD INSURANCE RATE MAP NUMBER 58584A 0781 WITH AN EFFECTIVE DATE OF DECEMBER 31, 1981, OR AS GRAPHICALLY DEPICTED ON SAID MAP IN UNDATED AREA. THE FLOODPLAIN INFORMATION SHOWN HEREON REVEALS AS CONSTRUCTIVE NOTICE TO CERTAIN FLOOD HAZARDS EXIST ON PORTIONS OF THE SUBJECT PROPERTY. THE LOCATION OF THE FLOODPLAIN, AS SHOWN HEREON, MAY BE SUBJECT TO CHANGE.

WATER PROTECTION STATEMENT
THE 100-YEAR FLOODPLAIN, AND 11-3-1.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY PORTIONS OF THE ESTATE, INCLUDING DRINKING WATER, LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION, AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FULFILL ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME.

CORRECTOR CERTIFICATE
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

ME, FREDERICK AND ARLENE WHITE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON THAT THE SURVEY WAS DONE AT OUR REQUEST FOR THE PURPOSE INDICATED HEREON, THAT WE DO APPROVE THE SURVEY AND WITHIN PLAT 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.

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

ON THIS DAY OF 2011, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED FREDERICK AND ARLENE WHITE, KNOWN TO ME TO BE THE OWNERS OF THE LAND DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID OWNER EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I, STEVEN O. THINELSTAD, REGISTERED LAND SURVEYOR, SO NO. 4371, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNER OF THE HEREIN DESCRIBED LAND I HAVE MADE THE SURVEY AND WITHIN PLAT OF LAND DESCRIBED AND SHOWN HEREON, THE LOCATION AND DISTANCES ARE AS SHOWN ON THE PLAT AND SAID PLAT IS IN ALL RESPECT TRUE AND CORRECT.

DATE REGISTERED LAND SURVEYOR LS #4371

CERTIFICATE OF TREASURER

I, TREASURER OF PENNINGTON COUNTY, CERTIFY THAT ALL TAXES WHICH ARE DUE UPON THE TRACT AS SHOWN HEREON AND BY RECEIPTS OF MY OFFICE HAVE BEEN PAID TO DATE.

PENNINGTON COUNTY TREASURER

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT THE GROWTH MANAGEMENT DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE CITY OF RAPID CITY, HAS APPROVED THIS MINOR PLAT AS SHOWN HEREON.

DATE FINANCE OFFICER OF THE CITY OF RAPID CITY

CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR

I, GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 10-03.03 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS PLAT.

GROWTH MANAGEMENT DIRECTOR OF THE CITY OF RAPID CITY

OFFICE OF DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, DIRECTOR OF EQUALIZATION, PENNINGTON COUNTY, CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT, AND IS FILED IN MY OFFICE.

DATE PENNINGTON COUNTY DIRECTOR OF EQUALIZATION

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS WHICH ARE DUE UPON THE WITHIN DESCRIBED TRACT HAVE BEEN PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATE FINANCE OFFICER OF THE CITY OF RAPID CITY

CERTIFICATE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON
FILED THIS DAY OF 2011, AT O'CLOCK M, IN BOOK PAGE

PENNINGTON COUNTY REGISTER OF DEEDS

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY LINES ADJOINING THE COUNTY OR STATE HIGHWAY OR CITY STREET AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATE HIGHWAY AUTHORITY



PREPARED BY: STEVEN O. THINELSTAD
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