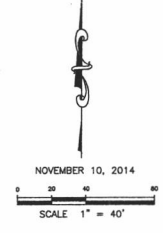
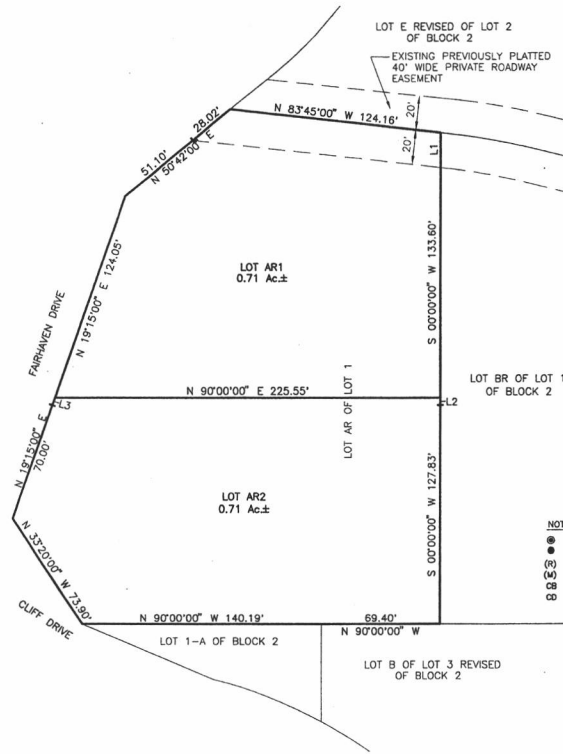


14PL087

PLAT OF
LOT AR1 AND LOT AR2 OF LOT 1 OF BLOCK 2,
CANYON LAKE HEIGHTS
(formerly Lot AR Of Lot 1 Of Block 2 of Canyon Lake Heights)
LOCATED IN THE NW¼ OF THE NW¼
SECTION 16, T1N, R7E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	S 00°00'00" W	20.12'
L2	S 00°00'00" W	4.50'
L3	N 19°15'00" E	4.77'

NOTES:
● Denotes set 5/8" rebar with survey cap marked "Lumke LS 5225"
● Denotes Found Survey Monument as noted
(R) Denotes Recorded in previous plat or description.
(M) Denotes Measured this survey.
CB Denotes Chord Bearing
CD Denotes Chord Distance
Basis of Bearings: Geodetic North determined by Global Positioning (GPS)
Utility and Minor Drainage Easements: 8' on the interior sides of all lot lines, except where major drainage easements exist.
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 OWNERSHIP
State of South Dakota
County of Pennington s.s.

We, the undersigned, 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 purposes 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, we have set our hand and seal.

Owner: _____
Dean H. Kelly
Owner: _____
Peggy J. Kelly
On the _____ day of _____, 20____, before me, a Notary Public, personally appeared Dean H. & Peggy J. Kelly, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that they 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 here 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 \$ _____

PREPARED BY: SPERLICH CONSULTING, INC. * 821 COLUMBUS STREET, SUITE 1 RAPID CITY SD 57701 * (605) 721-4040

RECEIVED

DEC 02 2014

Rapid City Community Planning & Development Services