

X:\1350-1399\1379 Minnesota Park Lot Split BHFCU\NEW SURVEYORS PROJECT FOLDER\Drawings\BHFCU Survey Map1\9-21-22

PRELIMINARY

Lot 1

Lot 19
Block 6

Lot 1

Fifth Street

Minnesota Street

10' Wide Strip
Dedicated
Right-of-Way
3,665 SF

L3
L2
L1

L6

L7

L4

L5

L6

L7

L4

L5

L6

L7

L4

L5

L6

L7

L4

L5

L6

L7

L4

L5

L6

L7

Lot A
1.54 Ac
67261 SF

Building

Covered

Drive-Thru
Stacking

Asphalt Parking

Asphalt Circulation

S89°46'57"E

272.31'

112'

NE 1/4 SW 1/4 SE 1/4

Lot B
1.40 Ac
60896 SF

Detention Pond

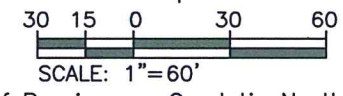
Weir

234.33'

506.64'

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N89°13'16"E | 12.30' |
| L2 | S 1°43'15"E | 9.98' |
| L3 | S89°43'33"W | 14.96' |
| L4 | N89°04'19"E | 44.78' |
| L5 | S 1°24'29"W | 10.22' |
| L6 | N89°32'10"E | 27.05' |
| L7 | S22°19'29"E | 50.00' |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C1 | 33°04'52" | 349.04' | 604.52' | N72°41'19"E | 344.21' |
| C2 | 33°01'23" | 354.18' | 614.52' | N72°43'19"E | 349.30' |
| C3 | 21°33'29" | 231.22' | 614.52' | N78°27'16"E | 229.86' |
| C4 | 11°27'54" | 122.97' | 614.52' | N61°56'34"E | 122.76' |



Basis of Bearings - Geodetic North (GPS)

LEGEND

- ⊙ Sanitary Sewer Manhole
- ⊙ Sanitary Sewer Cleanout
- ⊙ Storm Sewer Junction Box
- ⊙ Storm Sewer Inlet
- ⊙ Water Valve
- ⊙ Fire Hydrant
- ⊙ Curb Stop
- ⊙ Electrical Cabinet
- ⊙ Electrical Junction Box
- ⊙ Electrical Transformer
- ⊙ Telecommunications Pedestal
- ⊙ Telecommunications Vault
- ⊙ Traffic Light
- ⊙ Light Pole
- ⊙ Gas Meter
- ⊙ Sign

Lot A
of Lot 2

Lot B
of Lot 2

Lot 4

REVISIONS:

September 8, 2022

Internal Job No: 22-1379
CDD
Surveyed By: CDD
Survey Date: 9-1-22
Drawn By: RWF
11" X 17" PLAN SET

Proposed Lot Split
Lots A & B of Lot 1, Block 2
Minnesota Park Subdivision
Rapid City, South Dakota

18 E Kansas City Street, Suite 3, Rapid City, SD 57701
Phone: (605) 791-5866 | Fax: (605) 791-5863
www.ktmdesignsolutions.com
CIVIL ENGINEERING | LAND SURVEYING
LAND PLANNING | PROJECT MANAGEMENT
CONSTRUCTION ADMINISTRATION

SITE MAP

SHEET NO.
1 of 1



**Plat of Lots A and B of Lot 1, Block 2 of Minnesota Park Subdivision
and Dedicated Right-of-Way**
(formerly all of Lot 1 of Block 2 of Minnesota Park Subdivision)
located in the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 13, T1N, R7E, BHM,
Rapid City, Pennington County, South Dakota

EASEMENTS

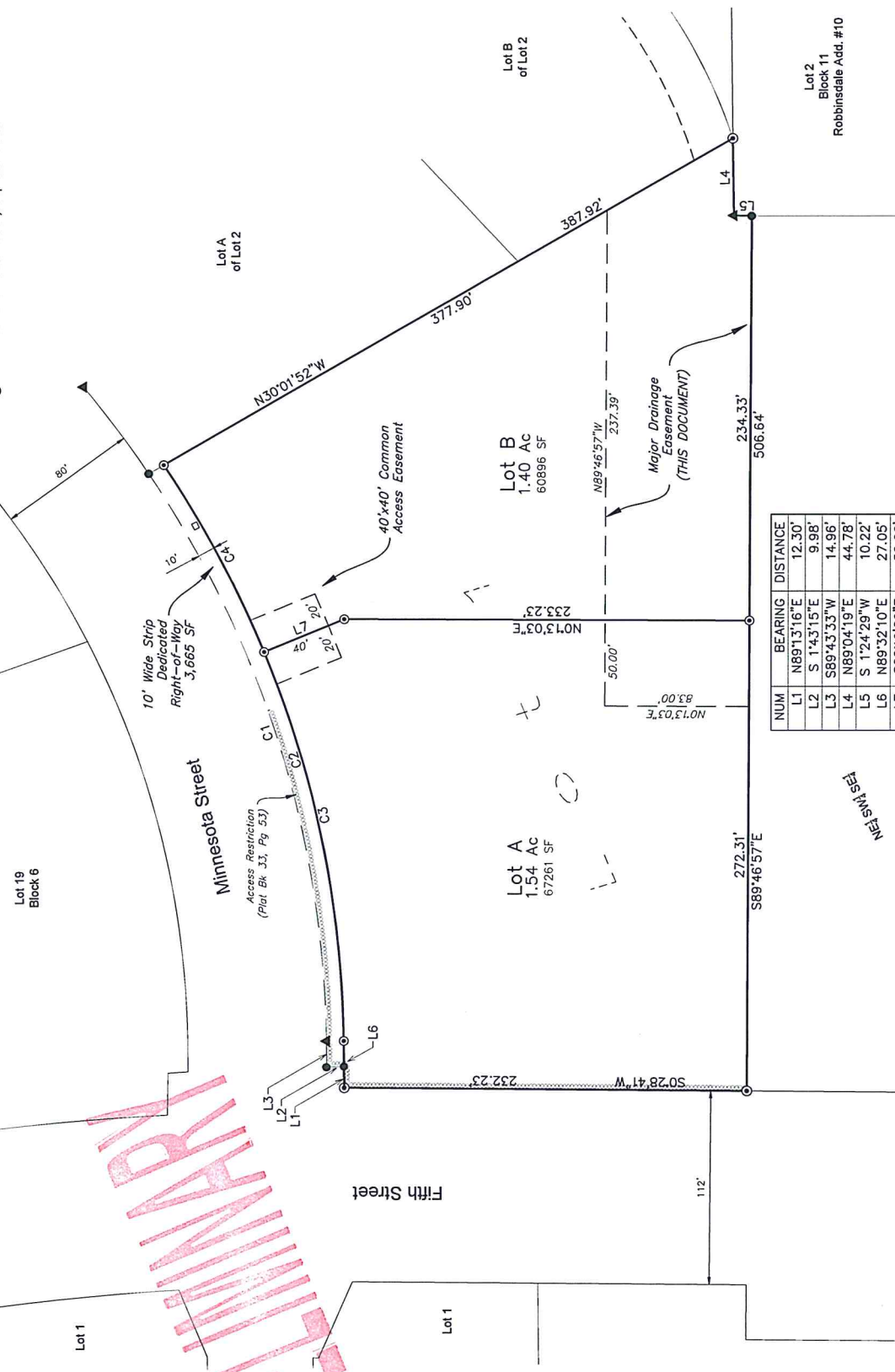
Utility and Minor Drainage Easements: 8' on the interior side of all lot lines this document.

All major drainage easements shown herein shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees & 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.

Basis of Bearings - Geodetic North (GPS)

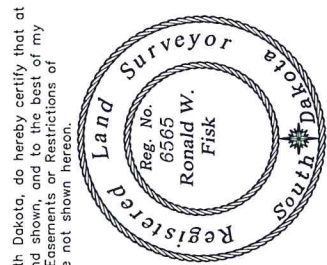
LEGEND

- = Found Survey Monument LS 9225 or as noted
- ▲ = Found Survey Monument #5 Rebar
- ⊙ = Found or Set Rebar/Cap LS 6565



| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N89°13'16"E | 12.30' |
| L2 | S 1°43'15"E | 9.98' |
| L3 | S89°43'33"W | 14.96' |
| L4 | N89°04'19"E | 44.78' |
| L5 | S 1°24'29"W | 10.22' |
| L6 | N89°32'10"E | 27.05' |
| L7 | S22°19'29"E | 50.00' |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C1 | 33°04'52" | 349.04' | 604.52' | N72°41'19"E | 344.21' |
| C2 | 33°01'23" | 354.18' | 614.52' | N72°43'19"E | 349.30' |
| C3 | 21°33'29" | 231.22' | 614.52' | N78°27'16"E | 229.86' |
| C4 | 11°27'54" | 122.97' | 614.52' | N61°56'34"E | 122.76' |



CERTIFICATE OF SURVEYOR
State of South Dakota County of Pennington §
I, Ronald W. Fisk, Registered Land Surveyor No. 6565 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 official seal
Dated this _____ day of _____, 20____

Ronald W. Fisk
Registered Land Surveyor No. 6565

CERTIFICATE OF DIRECTOR OF EQUALIZATION
State of South Dakota County of Pennington §
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.
Director of Equalization of Pennington County _____ Date _____
Approved _____ Date _____

CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP
State of South Dakota County of Pennington §
I, Holly Jones, Chief Administrative Officer of Black Hills Federal Credit Union, do hereby certify that Black Hills Federal Credit Union, the owner of the within described land, has approved the survey and the easements shown on 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 such I have approved this Plat as Final Plat.

Holly Jones, Chief Administrative Officer, Black Hills Federal Credit Union - Owner
On this _____ day of _____, in the year 20____, before me, a Notary Public, personally appeared Holly Jones, attested to me to be the officer of the corporation that is described in and that executed the within instrument and acknowledged to me such corporation executed the same.
Notary Public _____
My Commission Expires _____

X:\1350-1399\1379 Minnesota Park Lot Split BHF\CU\NEW SURVEYERS PROJECT FOLDER\Drawings\BHF\CU Survey Map\9-21-22

CERTIFICATE OF FINANCE DIRECTOR
State of South Dakota County of Pennington §
I, Finance Director of the City of Rapid City, do hereby certify that the Community Development Director of the City of Rapid City has approved this Final Plat as shown hereon, or Consolidation Plat as shown hereon.
Dated this _____ day of _____, 20____
Finance Director of the City of Rapid City _____

CERTIFICATE OF FINANCE DIRECTOR
State of South Dakota County of Pennington §
I, Finance Director 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 Director of the City of Rapid City _____

CERTIFICATE OF COUNTY TREASURER
State of South Dakota County of Pennington §
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 HIGHWAY OR STREET AUTHORITY
State of South Dakota County of Pennington §
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 _____ Date _____