

**OFFICIAL MINUTES  
SUMMERSET PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7055 LEISURE LANE  
SEPTEMBER 28, 2021 @ 6:00 P.M.**

The meeting was called to order by Commissioner Oldfield at 6:00 p.m.

**ROLL CALL:** Brody Oldfield, Dustin Hirsch, Casey Kenrick, John Hough, and Mike Martin-present. Also, present was the City Administrator.

**CALL FOR CHANGES:** Motion by Hirsch, second by Kenrick to approve the agenda of the meeting for September 28th, 2021. Motion carried.

**CONSENT CALENDAR:** Motion by Kenrick, second by Martin to approve the minutes of the regular meeting of September 14<sup>th</sup>, 2021. Motion carried.

**RAY THOMPSON (BUR OAKS LLC – LAYOUT PLAN**

NW1/4 SW1/4 of Section 36, all located in Township 3 North, Range 6 East, Black Hills Meridian, Meade County SD – Proposed to Plat into four (4) 10 acre lots.

Present was Ray Thompson of Bur Oaks LLC and Shanon Vasknetz from Baseline Surveying.

The engineering comments from HDR stated:

1. The proposed layout exceeds the City's maximum 1,500 ft cul-de-sac requirement. A 30' emergency access easement is not a secondary egress. The secondary egress would need to be a public right-of-way and designed to the City's roadway design standards.
2. The proposed road would be considered a Lane / Place roadway as there would be less than 12 residences. Minimum paved street width would be 20' with no on street parking. It appears that the portion of Anderson Rd. indicated "to be left as is" does not meet the 20' minimum paved width. It would need to be improved to the minimum approved section.
3. Summerset requires curb and gutter and sidewalks. The developer will need an approved variance to do a rural section (paved roadway with ditches). 4. Summerset requires a streetlight every 400 ft. The developer will need an approved variance to not install streetlights

The Board addressed the matters with Mr. Thompson. Mr. Thompson expressed his intentions with the property. The Board's consensus were most items a variance could be applied for, but the safety issue of the second way out would need to be a public right away. The Board suggested that Mr. Thompson go back and visit with the owner of the property to see if something could be negotiated regarding the same.

**REZONING REQUEST – JAMES TAYLOR**

Summerset Sub, Lots 25 thru 32, Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summerset SD. Said lots are currently zoned Planned Development. Their intention is to rezone them R1-Single Family Residential.

Motion by Kenrick, second by Hirsch, to set the Rezoning hearing for October 12th, 2021 @ 6:00 p.m. Motion carried.

**ADJOURNMENT**

Motion by Kenrick, second by Hough to adjourn the meeting at 7:15 p.m. Motion carried.

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Candace Sealey, Finance Officer

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Brody Oldfield, Chairman

Published once October 2, 2021 at a cost of \$57.69.

**CITY OF SUMMERSET  
NOTICE OF PUBLIC HEARING  
LAND/ZONING DESIGNATION**

Notice is hereby given that the following petitioner has applied to the City of Summerset Planning and Zoning Board under the provisions of the City of Summerset Zoning Ordinance **§155.357** - Rezoning as follows:

Current Zoning – PD/Planned Development  
Summerset Sub, Lots 25 thru 32, Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summerset SD.

Applicant: James Taylor

Rezoning request: R1/Residential

Notice is further given that said application will be heard and considered by the City of Summerset Planning and Zoning Commission at Summerset City Hall, 7055 Leisure Lane, Summerset, South Dakota at 6:00 p.m. on the 12th day of October 2021. At that time, any person, persons, or their attorney who are interested in the approval or rejection of said application may appear and be heard at said scheduled public hearing.

Dated this 24th day of September 2021.

Lisa Schieffer  
Summerset City Administrator

Published once October 1, 2021 at the cost of \$26.28.



## COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset

7055 Leisure Lane, Summerset, SD 57718

Phone: (605) 718-9858

Fax: (605) 718-9883

Web: www.summerset.us

## APPLICATION FOR DEVELOPMENT REVIEW

### REQUEST (please check all that apply)

- ☐ Annexation  
☐ Comprehensive Plan Amendment  
☐ Fence Height Exception  
☐ Planned Development (Overlay)  
☐ Designation  
☐ Initial Plan ☐ Final Plan  
☐ Major Amendment  
☐ Minimal Amendment

- ☐ Subdivision  
☐ Layout Plan  
☐ Preliminary Plat  
☐ Final Plat  
☐ Minor Plat  
☒ Rezoning  
☐ Road Name Change

\$ 300.00

- ☐ Conditional Use Permit  
☐ Major Amendment  
☐ Minimal Amendment  
☐ Vacation  
☐ Utility / Drainage Easement  
☐ R.O.W. / Section Line Highway  
☐ Access / Non-Access  
☐ Planting Screen Easement  
☐ OTHER (specify) \_\_\_\_\_

### LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING		
PROPOSED <u>Rezone 7 lots for residential construction</u>		
LOCATION		
Size of Site-Acres	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST: <u>↓</u>		Utilities: Private / Public
		Water
		Sewer

### APPLICANT

Name James Taylor Phone 605-430-1641  
Address 3975 Sturgis Rd E-mail jtaylor@simon-team.com  
City, State, Zip Rapid City SD 57702 Signature [Signature] Date 9/9/21

### PROJECT PLANNER - AGENT

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ E-mail \_\_\_\_\_  
City, State, Zip \_\_\_\_\_ Signature \_\_\_\_\_

### OWNER OF RECORD (If different from applicant)

Date \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ E-mail \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

James Taylor - Agent 9/9/21  
Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_ Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name: James Taylor  
Title\*: Manager  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title\*: \_\_\_\_\_

\*required for Corporations, Partnerships, etc.

### FOR STAFF USE ONLY

ZONING
Current
North
South
East
West
Planner
File No.
Comp Plan
Received By:

- ☐ Sewer Utility  
☐ Fire Department  
☐ Public Works  
☐ Planning  
☐ Building Inspector  
☐ Engineering  
☐ City Code Enforcement  
☐ Police  
☐ City Attorney
- ☐ BHP&L  
☐ Finance Officer  
☐ Register of Deeds  
☐ County - Planning  
☐ SD DOT  
☐ SD DENR  
☐ Auditor - Annexation  
☐ Drainage  
☐ Parks & Recreation

- ☐ Diamond D Water  
☐ Black Hills Water  
☐ Quaal Road District  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_

Planning and Zoning Meeting Date: \_\_\_\_\_  
Commission Meeting Date: \_\_\_\_\_  
Date Paid: \_\_\_\_\_

Payment Type: Cash ☐ Check ☐ Credit Card ☐







## COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset  
7055 Leisure Lane, Summerset, SD 57718

Phone: (605) 718-9858

Fax: (605) 718-9883

Web: [www.summerset.us](http://www.summerset.us)

## CONDITIONAL USE PERMIT

### The Filing Fee for a Conditional Use Permit is \$300.00

#### Information and actions required:

##### Petitioner:

1. Petitioner shall file application for a conditional use permit, in writing, on a form furnished by the city with associated fee.
2. **Application shall include:**
  - Preliminary development/redevelopment plan
  - location and legal description of the property
  - position, size and use of all structures, improvements and facilities to be constructed/reconstructed
  - location of all points of ingress and egress and internal traffic circulation pattern
  - if applicable, landscape, lighting parking and drainage plan
  - such other architectural and engineering data as may be required by the Planning and Zoning Commission
3. **Notification of surrounding property owners:**
  - A sign noting that a conditional use permit request is pending shall be posted by petitioner on the site not less than ten (10) days before the public hearing. Sign to be maintained until final action on request or request withdrawn.
  - Sign shall be secured from the city and deposit of \$75 shall be collected to cover cost of replacement. Location and number of signs to be determined by city.
  - Petitioner shall submit postal receipts to city to demonstrate good faith attempt to notify by certified letter with return receipt all property owners within two hundred fifty feet (250) of the site measured from the perimeter of the lot, or lots of proposed use.
  - Certified mailing notice shall include date, place and time of public hearing and conditional use requested.
  - Mailing list prepared by City of Summerset
  - Notices to be sent by applicant no less than ten (10) days prior to the public hearing

#### Procedure:

1. Upon filing of complete application city shall set date of public hearing on date when Planning and Zoning is regularly scheduled to meet and allows for necessary noticing requirements.
2. Legal notice of public hearing shall be placed in general circulation paper by City of Summerset Finance Officer.
3. Planning and Zoning Commission shall make its decision, fully setting forth its findings and conditions, if any, for approval as per 155.336.
4. Appeals of the Planning and Zoning decision must be made in writing and filed with the city by close of business on the fifth working day from the Planning Commission's decision.
5. Upon filing of any appeal, the applicant shall pay to the city an administration fee of one hundred (\$100) dollars.
6. Upon filing of any appeal, the city shall set a date for public hearing of the request. Said date shall be within thirty (30) days of the appeal and shall be a day when the City Commission is regularly scheduled to meet.
7. The city shall mail a notification of the appeal to all land owners as identified in the original mailing by first class mail no less than ten (10) days prior to the public hearing.
8. The City Commission shall review the decision and recommendations of the Planning and Zoning Commission as provided for in Chapter 155.336. In making its determination of such application, the City Commission, may make changes in accordance with or in rejection or modification of the recommendation of the Planning and Zoning Commission. Any modification shall in compliance to the conditional use permit criteria stated in section 155.336.E inclusivley.





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# APPLICATION FOR DEVELOPMENT REVIEW

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☐ Comprehensive Plan Amendment  
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☐ Preliminary Plat  
☐ Minor Boundary Change  
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☐ Minor Plat  
☐ Rezoning  
☐ Road Name Change

- ☒ Conditional Use Permit  
☐ Major Amendment  
☐ Minimal Amendment  
☐ Vacation  
☐ Utility / Drainage Easement  
☐ R.O.W. / Section Line Highway  
☐ Access / Non-Access  
☐ Planting Screen Easement  
☐ OTHER (specify) \_\_\_\_\_

## LEGAL DESCRIPTION (Attach additional sheets as necessary)

**EXISTING** see attached Title Commitment

**PROPOSED** Shanon Vasknetz, L.S. will be platting this 5.341 acres into 3 lots, legal description TBD.

**LOCATION** South of Black Hills Polaris on SE side of Constitution St.

Size of Site-Acres 5.341	Square Footage	Proposed Zoning GC - no change
<b>DESCRIPTION OF REQUEST:</b> Zoning use through conditional use for Milliron Granite and Quartz new business location.		Utilities: Private / Public
		Water BH Water District
		Sewer Summerset

## APPLICANT

Name Spring Valley Entertainment, LLC Phone 605-431-8852  
 Address 517 7th St. E-mail bryan.vulcan@fourfrontdesign.com  
 City, State, Zip Rapid City, SD 57701 curt.huus@gmail.com

## PROJECT PLANNER - AGENT

Name Olsen Development Co., Inc. ATTN: Phil Olsen, President Phone 605-390-8868  
 Address PO Box 795 E-mail philolsen2@rap.midco.net  
 City, State, Zip Black Hawk, SD 57718

## OWNER OF RECORD (If different from applicant)

Name Same as Applicant Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

DocuSigned by: Bryan Vulcan

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
 9/27/2021 | 8:44 AM PDT

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name: Bryan Vulcan  
 Title\*: Managing Member

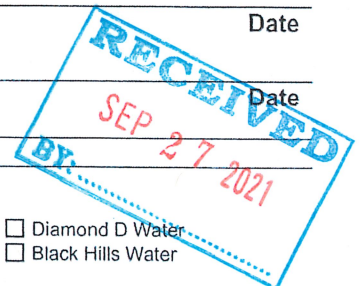
\*required for Corporations, Partnerships, etc.

## FOR STAFF USE ONLY

ZONING
Current
North
South
East
West
Planner
File No.
Comp Plan
Received By:

- ☐ Sewer Utility  
☐ Fire Department  
☐ Public Works  
☐ Planning  
☐ Building Inspector  
☐ Engineering  
☐ City Code Enforcement  
☐ Police  
☐ City Attorney
- ☐ BHP&L  
☐ Finance Officer  
☐ Register of Deeds  
☐ County - Planning  
☐ SD DOT  
☐ SD DENR  
☐ Auditor - Annexation  
☐ Drainage  
☐ Parks & Recreation

- ☐ Diamond D Water  
☐ Black Hills Water  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_



Planning and Zoning Meeting Date: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_  
 Sign Deposit Received: \_\_\_\_\_ Amount: \_\_\_\_\_ Sign returned: \_\_\_\_\_

Payment Type: Cash ☐ Check ☐ Credit ☐

## ADDENDA TO THE CONDITIONAL USE REQUEST

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TO: The City of Summerset, SD  
RE: Conditional Use Permit  
PURPOSE: New corporate expansion for Milliron Granite and Quartz  
ZONING: General Commercial  
LOCATION: Just south of Black Hills Polaris dealership, SE side of Constitution Street

Milliron Granite and Quartz was started by John Milliron in year 2010 to serve the greater Sioux Falls, SD area with his creative and high-quality construction services. Milliron Granite and Quartz is a closely held corporation owned by John Milliron who started early on in the tile business with Syverson Tile in Sioux Falls. Acting on his vision to be self-employed married with his vision for designing and building custom granite and quartz applications for home and business new builds as well as replacements, John has grown his business to its' current location at I90 Exit 73 in Sioux Falls, SD.

John now desires to expand his business to western SD. He has chosen the Summerset, SD site due to its' excellent exposure to the interstate traffic combined with its' proximity to building activity in and around Rapid City metro, the Piedmont corridor and Central and Northern Black Hills. His experience with Summerset City staff and management has been very welcoming and quite positive as well.

The Milliron operations shall include management and support staff, sales staff, on-site fabrication specialists and off-site installation specialists. At start up it is anticipated to have approximately 8 people working in their various job capacities. Over time that number could easily double. As example, in 11 years the original Sioux Falls, SD location has grown to employ 22 people.

Initially during start-up, a new building shall be constructed with a 14,000 sf footprint in size located on a 2.5 acre site. The building will have an interior showroom for quartz products and other retail natural stone products and offices. It will house all operations including a fabrication area roughly 7,000 sf in size. There will be a second floor used for break room, storage, laundry, showers, and an area for temporary overnight use. The paved parking area will become the outside showcase for granite slabs and natural product slabs to be used for countertops, fireplaces, etc.

Initially there could be up to 500 slabs of natural stone in different colors, types and sizes shown outside in the paved showcase area for customer selection. Depending on the growth of the business this amount shall be expected to increase over time. Due to safety concerns and customer presentation the entire outside area shall be kept in a clean, orderly and well-kept condition with product organized and stacked in A frames or pole racking. Any partial slabs that hold value for smaller applications are kept outside neatly placed in pole racking. Any waste product which holds no value shall be disposed of immediately in a dumpster which shall be emptied a minimum of once per week. In Sioux Falls the waste product is recycled in bituminous asphalt paving products.

The primary reason that this location makes business sense for the Milliron expansion is the frontage that the lot holds along Interstate 90. The use of signage combined with the presentation of natural stones along I90 is extremely valuable and necessary to the success of this new business location. The incentives from the tax abatement for new commercial construction combined with the welcoming attitude from Summerset placed a heavy emphasis when John made the decision to move forward on this site.

Current plans are in progress with RCS Construction showing the primary building to be constructed on the south end of the southerly lot. Those plans shall be forthcoming. It is planned to install a primary lighted business signage on the building facing NW to Constitution Street which will be the front of the building. Approximately 30 parking spaces are currently designed so parking will not be an issue with this business. Additionally, a lighted sign similar to the size of the Black Hills Polaris sign located immediately NE from this area shall be placed along the interstate corridor.

It is planned for the building to be constructed as a primary steel structure with colored steel siding and steel roof. The front of the building shall have natural stone veneer that will accent the main entrance and presentation to Constitution St. for curb appeal. The main entrance shall have a taller roof line in order to accommodate the second-floor interior uses of the building which shall break up the building elevations and architectural elevations.

The building size is currently set at 70' wide frontage running parallel to Constitution Street X 190' in depth. The front of the building shall become the main customer entrance with the second floor over the top at a size of 40' X 70'. It is planned to use a 35' building setback from the property line along Interstate 90, and from the southerly property line and from Constitution Street. A landscaping plan shall be prepared to accent the front of the property and the southerly side of the building with trees and zero-scape type landscaping with no requirement for irrigation. A storm water drainage feature shall be incorporated into the parking area at the north and east corner of the lot.

Constitution Street and Democracy Lane shall be constructed through the platting procedure with the City of Summerset. The final construction plans have been signed and published by Shane Matt, PE with Terrasite Design. Negotiations are ongoing with RCS Construction to build out Constitution and Democracy streets. Primary access shall be taken from Constitution Street via Democracy Lane, American Eagle Street or Sioux Land Road from Sturgis Road. The site engineering plan and any architectural components shall be provided by RCS Construction at the time of building approval and permitting. RCS Construction shall coordinate all horizontal site work and vertical building construction on behalf of John Milliron, Member, Milliron Leasing, LLC.

MELANIE TORNO,  
MAYOR

COMMISSION:  
DAVID BUTLER  
MICHAEL KITZMILLER  
STEPHANIE MCCOY  
CLYDE HIRSCH

CITY OF  
SUMMERSET



CITY HALL  
7055 LEISURE LANE  
SUMMERSET, SD 57718

TEL: 605.718.9858  
FAX: 605.718.9883

WWW.SUMMERSET.US

August 31, 2021

Mr. John Milliron  
Milliron Granite & Quartz  
27068 Mueller Pl #1  
Sioux Falls SD 57108

Re: City of Summerset SD Zoning

Mr. Milliron:

Thank you for your continued interest in the property located in Summerset SD as a potential expansion of your business here in the Black Hills.

Currently, the property in question that you have put an offer in is zoned C-1 General Commercial under Summerset's Ordinances. Under the General Provisions and sub-section 155.116 Uses Permitted it states:

"Retail establishments, including incidental manufacturing of goods for sale at wholesale or retail on the premises, provided there are three or less employees engaged in the manufacture of the product."

Therefore, the scope of your business would align with the permitted use in C-1 General Commercial.

If you have any further questions, please feel free to contact us at any time.

Respectfully,

A handwritten signature in blue ink that reads 'Melanie Torno'.

Melanie Torno, Mayor  
City of Summerset



# LEGAL DESCRIPTION

## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### *Transaction Identification Data for reference only:*

Issuing Agent:	Black Hills Title, Inc.
Issuing Office:	1855 Ball Park Rd, Sturgis, SD 57785
Issuing Office's ALTA® Registry ID:	1057943
Loan ID Number:	
Commitment Number:	63298
Issuing Office File Number:	63298
Property Address:	Summerset, SD 57718
Revision Number:	

1. **Commitment Date:** September 09, 2021 at 8:00 A.M.

2. **Policy to be issued:**

**Proposed Policy Amount**

(a) 2006 ALTA Owner's Policy    Standard

**\$700,000.00**

Proposed Insured:        Milliron Leasing, LLC

(b) 2006 ALTA Loan Policy

Proposed Insured:

3. **The estate or interest in the Land described or referred to in this Commitment is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

Spring Valley Entertainment, L.L.C.

5. **The Land is described as follows:**

That portion of Lot B of the East Half of the Northwest Quarter (E½NW¼) of Section 25, Township 3 North, Range 6 East of the Black Hills Meridian, City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 15, lying southerly and westerly of Outlot 1, lying northerly and easterly of the Constitution Street right-of-way, lying southerly and easterly of Lot 4R in Block 1 of Summerset USA, and lying northerly and westerly of the northerly Independence Loop right-of-way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 1 (referred to on said plats as "Remainder of Block 1").

**NOTE (NOT A PART OF THE LEGAL DESCRIPTION):** When the plat is filed for subject property, Black Hills Title, Inc. reserves the right to amend this Commitment upon examination of the filed plat.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 63298

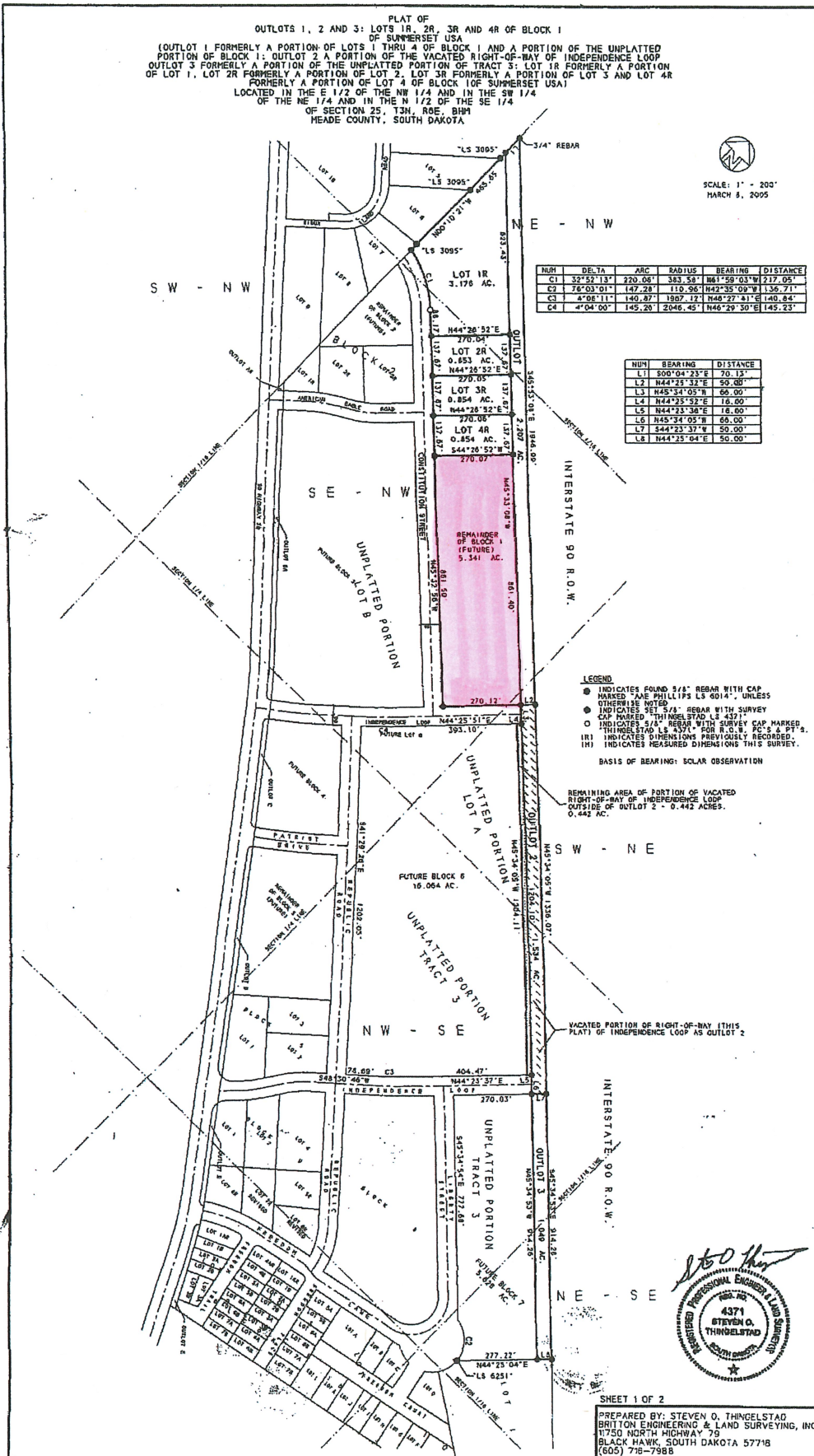
ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 1 of 2





## CURRENT PLAT



PLAT OF  
OUTLOTS 1, 2 AND 3: LOTS 1R, 2R, 3R AND 4R OF BLOCK 1  
OF SUMMERSET USA  
(OUTLOT 1 FORMERLY A PORTION OF LOTS 1 THRU 4 OF BLOCK 1 AND A PORTION OF THE UNPLATTED  
PORTION OF BLOCK 1; OUTLOT 2 A PORTION OF THE VACATED RIGHT-OF-WAY OF INDEPENDENCE LOOP  
OUTLOT 3 FORMERLY A PORTION OF THE UNPLATTED PORTION OF TRACT 3: LOT 1R FORMERLY A PORTION  
OF LOT 1, LOT 2R FORMERLY A PORTION OF LOT 2, LOT 3R FORMERLY A PORTION OF LOT 3 AND LOT 4R  
FORMERLY A PORTION OF LOT 4 OF BLOCK 10F SUMMERSET USA)  
LOCATED IN THE E 1/2 OF THE NW 1/4 AND IN THE SW 1/4  
OF THE NE 1/4 AND IN THE N 1/2 OF THE SE 1/4  
OF SECTION 25, T3N, R6E, B1M  
MEADE COUNTY, SOUTH DAKOTA

#### OWNER'S CERTIFICATE

I, RONALD A. BAKER, PRESIDENT OF AMERICAN WEST  
COMMUNITIES, DO HEREBY CERTIFY I AM THE OWNER OF THE  
TRACT OF LAND SHOWN AND DESCRIBED HEREON. THE SURVEY  
WAS DONE AT MY 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 PLAT OF SAID LAND.  
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND  
THIS 4th DAY OF April, 2005.

OWNER: Ronald A. Baker

STATE OF SOUTH DAKOTA : s.s.  
COUNTY OF PENNINGTON

ON THIS 4th DAY OF April, 2005, BEFORE ME, A NOTARY PUBLIC,  
PERSONAL AND KNOWN RONALD A. BAKER, PRESIDENT OF AMERICAN WEST  
COMMUNITIES, WE TO BE THE PERSON(S) DESCRIBED IN THE FOREGOING  
INSTRUMENT, I HAVE BEEN DULY CREDENTIALED TO ME THAT HE SIGNED THE SAME.

NOTARY PUBLIC Travis Lee Fisher  
MY COMMISSION EXPIRES 8-16-06



1' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ALONG ALL  
INTERIOR FRONT, SIDE AND BACK LOT LINES, EXCEPT ON LINES  
WITH COMMON INTERIOR BEARING WALLS OF TWINHOUSES.

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT  
FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS,  
WALLS, FENCES, REDUCES, 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.

#### SURVEYOR'S CERTIFICATE

I, STEVEN O. THINGELSTAD, REGISTERED LAND SURVEYOR, SD 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 DIMENSIONS ARE AS SHOWN ON THE PLAT AND SAID  
PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

Steven O. Thingelstad  
REGISTERED LAND SURVEYOR LS #4371



#### CERTIFICATE OF TREASURER

STATE OF SOUTH DAKOTA : s.s.  
COUNTY OF MEADE

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

DATE 4-4-05

Calvin Robinson  
MEADE COUNTY TREASURER



#### OFFICE OF DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA : s.s.  
COUNTY OF MEADE

I, DIRECTOR OF EQUALIZATION, MEADE COUNTY, CERTIFY THAT I HAVE  
RECEIVED A COPY OF THIS PLAT, AND ITS EASEMENTS.

DATE 4-6-05

Mark J. O'Brien  
MEADE COUNTY DIRECTOR OF EQUALIZATION

#### RESOLUTION OF APPROVAL - MEADE COUNTY BOARD OF COMMISSIONERS (SOCL 11-3-8)

WHEREAS, THE PLAT HAVING BEEN SUBMITTED FOR THE APPROVAL OF THE MEADE COUNTY BOARD OF COMMISSIONERS BY THE OWNERS OF  
THE WITHIN PLATTED LAND AND IT APPEARS THAT SAID LANDS ARE OUTSIDE THE BOUNDARIES OF ANY MUNICIPALITY AND THAT THE SYSTEM OF  
STREETS CONFORMS TO THE SYSTEM OF STREETS OF EXISTING PLATS AND SECTION LINES OF THE COUNTY, THAT ADEQUATE PROVISION IS MADE  
FOR ACCESS TO ADJACENT UNPLATTED LANDS BY PUBLIC DEDICATION OR SECTION LINES WHEN PHYSICALLY ACCESSIBLE THAT ALL PROVISIONS OF  
ANY SUBDIVISION REGULATIONS OF THE COUNTY HAVE BEEN COMPLIED WITH, THAT ALL TAXES AND SPECIAL ASSESSMENTS UPON THE TRACT OR  
SUBDIVISION HAVE BEEN FULLY PAID AND THAT THE PLAT AND SURVEY THEREOF HAVE BEEN LAWFULLY EXECUTED.  
NOW THEREFORE, BE IT RESOLVED: THAT THE PLAT BE APPROVED THIS 6th DAY OF April, 2005.

#### MEADE COUNTY AUDITOR

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION IS A TRUE AND CORRECT COPY OF THE  
RESOLUTION ADOPTED BY THE MEADE COUNTY BOARD OF COMMISSIONERS ON THE DATE INDICATED.

OFFICE OF REGISTER OF DEEDS Doc# 001598

STATE OF SOUTH DAKOTA : s.s.  
COUNTY OF MEADE

FILED THIS 7th DAY OF April

2005, AT 9:15 O'CLOCK A.M.

IN BOOK 21 PAGE 292-291 \$15.00 cash

Angela M. Reed  
MEADE COUNTY REGISTER OF DEEDS



#### CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY LINES  
ABUTTING 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.

Jim Muel  
HIGHWAY AUTHORITY

SHEET 2 OF 2

PREPARED BY: STEVEN O. THINGELSTAD  
BRITTON ENGINEERING & LAND SURVEYING, INC.  
1750 NORTH HIGHWAY 79  
BLACK HAWK, SOUTH DAKOTA 57718  
(605) 716-7888



# PROPOSED PLAT

