



PETITION FOR ANNEXATION

We, the undersigned, hereby state that we constitute not less than three-fourths of the legal voters and further constitute the owners of not less than three-fourths in value of the described territory contiguous to the City of Summerset and hereby petition the council of commissioners of the City of Summerset to annex the following described territory pursuant to SDCL 9-4-1.

Legal description of the territory sought to be annexed below:

RICHARDSON PLAT LOT M LESS LOT M-1, LOT N REVISED, LOT A

Section 6, T2N, R7E, B4M

also known as 7935 Captain Soelzer, Black Hawk

Property Assessed Valuation: \$378,221

(PLEASE PRINT)

Owner Name: Robert G. Hatch POA Date: 10/07/2021

Owner Address: 6739 W ELMWOOD DR, Black Hawk

Owner Signature: Robert G Hatch POA dotloop verified
10/07/21 1:12 PM MDT
DUFR-3NUF-GJIN-JLFU

Voter Name: _____ Date: _____

Voter Address: _____

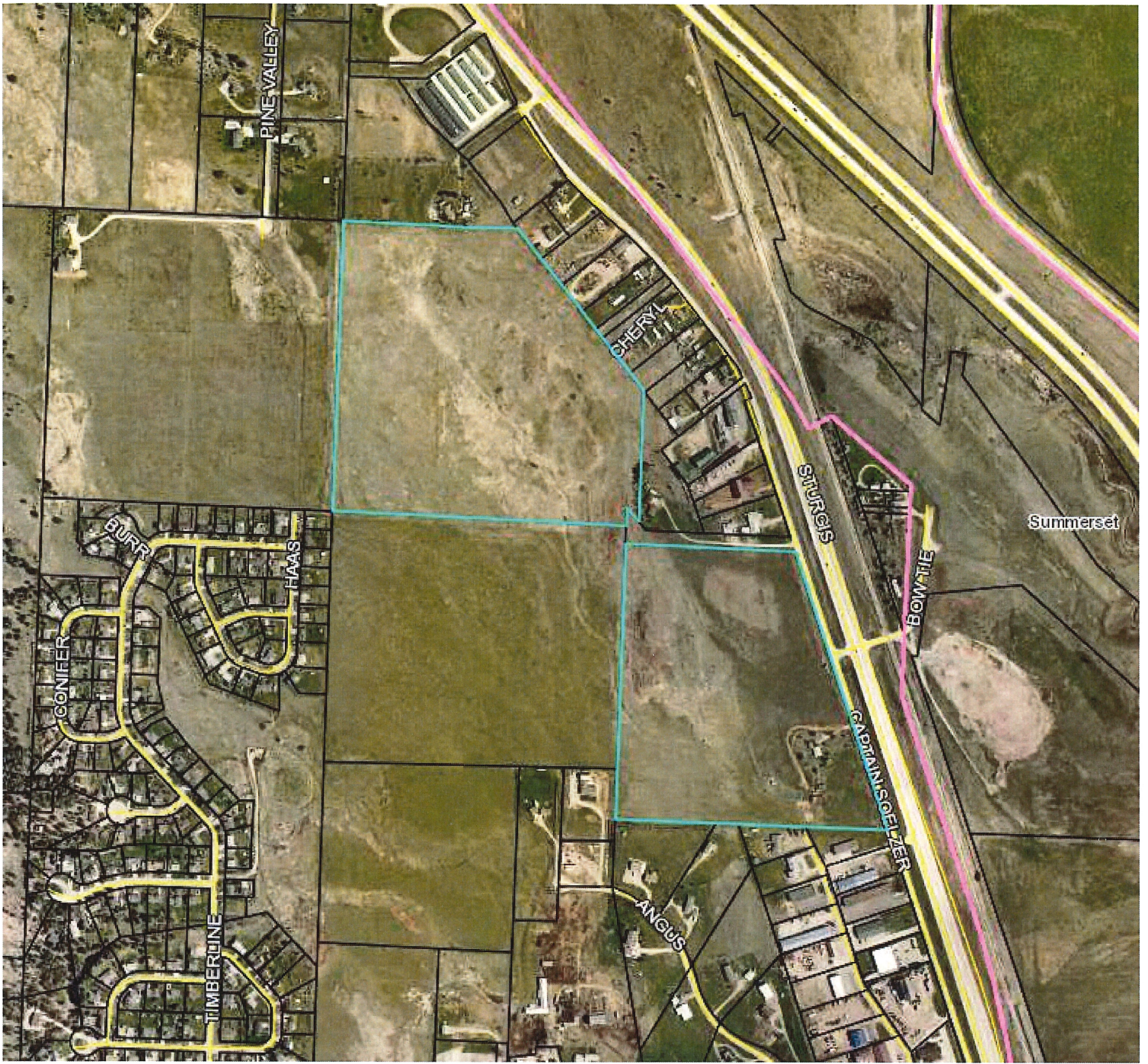
Voter Signature: _____

.....
City of Summerset Office Use Only

Petition Received by Lisa Schuppi Date Received 10.07.2021

Mayor's Signature: _____

Meeting Date of Approval: _____



§ 151.020 GENERAL REQUIREMENTS.

(A) *Violation.* It shall be a violation of this chapter for any person having an interest in any land within the jurisdiction of the city to subdivide or resubdivide such land into lots other than in accordance with the provisions of this chapter.

(B) *Subdivision plats subject to review.* Any subdivision of land within the platting jurisdiction of the city containing two or more lots, no matter how described, shall be platted or replatted, and said plat must be submitted to the Planning Commission for its consideration and recommendation to the Board of Commissioners for approval or rejection.

(C) *Platting required prior to sale/transfer.* Any parcel of land of less than 40 acres which is located within the extraterritorial platting jurisdiction of the city must be platted prior to the sale or transfer of the land. The Register of Deeds may not record any document of any sale or transfer of unplatted property that does not comply with this chapter.

(D) *Minimum lot sizes.* The subdivider shall conform to lot densities established by Chapter 155 or, if the subdivision is outside of the city's municipal limits, not be less than the minimum lot sizes established by SDAR 74:53:01, which establishes regulations for individual and small on-site wastewater systems.

(E) *Annexation.* The subdivider shall be required to submit a petition for voluntary annexation of his or her subdivision into the city with the final or minor plat application if any portion of the subdivision is adjacent to the city's municipal boundary. For the purposes of this chapter, the term "adjacent" ignores any right-of-way or dedication that lies between the municipal boundary and the subdivision boundary.

(F) *Adjacent access and street extension.* Land adjacent to a proposed subdivision shall not have its access left land-locked by a proposed subdivision. Sufficient proposed streets shall be extended as far as the boundary line of the parcel being subdivided, and provided with a temporary cul-de-sac in order to ensure normal circulation of traffic within the vicinity.

(G) *Street maintenance.* Maintenance of public streets that have not been accepted for maintenance purposes by the city shall be the responsibility of the subdivider until said maintenance is accepted by the Board of Commissioners, in the case of streets outside of the municipal limits of the city, the Board of Commissioners approves a street maintenance plan that provides for said maintenance.

(H) *Lot monuments, numbering, and naming.* All property corners, including the beginning (point of curvature) and ending (point of tangency) of curves along property lines, shall be accurately marked on the ground with a five-eighths inch to one-and-one-quarter-inch diameter iron rod at least 18 inches in length. Each bar is to be capped with an aluminum or plastic cap indicating the license number of the surveyor who placed the bar in the ground. The monumentation of all corners required by SDCL § 11-3-2 shall be fixed in the ground at the locations shown on the approved preliminary plat before the final plat application is submitted to the Planning Official for review. Lots shall be numbered or named in accordance with SDCL § 11-3-3.

(I) *Ghost platting.* Ghost platting shall be required for all subdivisions within the platting jurisdiction of the city that create one or more lots of one or more acres that may be resubdivided in the future. Those subdivisions utilizing the minor plat procedure that have not previously been subject to ghost platting may be exempted from this requirement by the Board of Commissioners. The ghost plat shall be included as part of the developer's agreement for the proposed subdivision and shall not be subject to expiration.

(J) *Additional administrative rules.* The Board of Commissioners may formulate additional written administrative rules that govern the procedure for processing subdivisions. These procedures may outline the responsibility of parties concerned with subdivisions and subdivision processing, and may contain other information necessary to systematize handling and processing.

(K) *Fees.* Application fees shall be set by resolution by the Board of Commissioners. At no time shall a plat or other subdivision regulations application be brought before the Board of Commissioners without the proper fees being collected.

(Ord. #115, passed 2-16-2017)

Statutory reference:

Related provisions, see SDCL § 11-6-31



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

- ☐ 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 richardson plat lot m less m-1, lot NREV, Lot A		
PROPOSED Proposal tract A of Lot N reused in The E 1/2 of section 6 T2N R7E B1M		
LOCATION mead county SD		
Size of Site-Acres <u>3 acres</u>	Square Footage <u>130,756</u>	Proposed Zoning <u>R1</u>
DESCRIPTION OF REQUEST: 3 acre plat off of existing property 7935 Captain Soelzer Black Hawk SD		Utilities: Private / Public Water <u>Black Hawk water</u> Sewer <u>septic</u>

APPLICANT

Name Brittany and Adam Nemec Phone 605 645-2971
Address PO Box 596 E-mail Brittanynemec@hotmail.com
City, State, Zip Black Hawk SD 57718 Signature B. Nemec Date _____

PROJECT PLANNER - AGENT

Name Bob Phone _____
Address _____ E-mail _____
City, State, Zip _____ Signature _____ Date _____

OWNER OF RECORD (If different from applicant)

Name Robert Hatch Phone _____
Address 6739 W Elmwood Drive E-mail _____
City, State, Zip Black Hawk SD 57718

Property Owner Signature _____ Date _____
Property Owner Signature _____ Date _____

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 ☐

PLAT OF

LOT TRACT A OF LOT N REVISED
CITY OF SUMMERSET, MEADE COUNTY,
SOUTH DAKOTA.

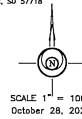
FORMERLY: Part of Lot N Revised
The plat for Lot N Revised is filed as
Document #J02587 at the Meade County
Register of Deeds office.

LOCATED IN: NE 1/4 OF SE 1/4 OF SECTION 6, T2N, R7E, B1M.
SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

DRAINAGE NOTES:

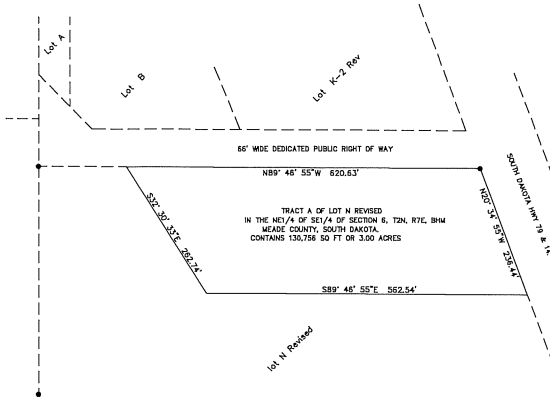
All major drainage easements shown hereon shall be kept free of all obstructions including but not limited to, buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

NOTICE OF HEARING MAY BE SENT TO:
Robert Hatch
8730 W. Emerald Drive
Black Hawk, SD 57718



- - Found 5/8 Rebar
- - Set 5/8 rebar with survey cap marked "Davis Eng 3095"
- (M) - Measured this survey
- (R) - Record measurement

UTILITY & MINOR DRAINAGE EASEMENT:
8' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ON THE INTERIOR SIDE OF ALL LOT LINES EXCEPT THE COMMON LOT LINES BETWEEN LOT S REV. AND LOT T REV. AND BETWEEN LOT T REV. AND LOT U REV.
BUILDING RESTRICTIONS: Per Zoning Requirements



CERTIFICATE OF SUMMERSET CITY FINANCE OFFICER:

I, Finance Officer of the City of SummerSet, do hereby certify that all special assessments that are liens upon any land included within such plot, as shown by the records of this office, have been paid in full.

Finance Officer of the City of SummerSet

CERTIFICATE OF ACKNOWLEDGMENT OF OWNERSHIP:

State of South Dakota
County of Meade S.S.

I, Robert Hatch, Power of Attorney for Jo Anne Davis, do hereby certify that Jo Anne is the owner of the land shown and described hereon, and that this plat was done at her request for the purposes indicated hereon; that she does 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.

OWNERS: BY: Robert Hatch, Power of Attorney for Jo Anne Davis

On this ____ day of _____, 2021, before me, a Notary Public, personally appeared Robert Hatch, Power of Attorney for Jo Anne Davis, known to me to be the person described in the foregoing instrument and acknowledged to me that being so authorized, he signed this plat for the purposes herein contained.

NOTARY PUBLIC: _____
My commission expires: _____

CERTIFICATE OF COUNTY TREASURER:

I, Treasurer of Meade 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 _____, 2021
Treasurer of Meade County

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County do hereby certify that I have on record in my office a copy of the within described plat.

Dated this ____ day of _____, 2021
APPROVED: _____
Director of Equalization of Meade 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 _____, 2021
City of SummerSet Street Authority,
South Dakota Department of Transportation
Meade County Highway Department

PARCEL ID: 20.60.0M

PREPARED BY:



DAVIS ENGINEERING, INC. 1060 KINGS ROAD, RAPID CITY, SD (605) 341-3095

RESOLUTION OF APPROVAL: SummerSet City Commission (SDSL 11-3-6)

Whereas there has been presented to the City Commission of the City of SummerSet, South Dakota, the within plat of the above-described lands, and it appears to this Council of Commissioners that:

Whereas the system of streets set forth therein conforms to the system of streets of the existing plots of the City;

Whereas all provisions of the City subdivision regulations have been complied with;

Whereas all taxes and special assessments upon the tract or subdivision have been fully paid;

Whereas such plot and the survey thereof have been executed according to law;

NOW THEREFORE, BE IT RESOLVED that said plot is hereby approved in all respects.

Signed: _____ on the ____ day of _____, 2021.
Mayor of the City of SummerSet

CERTIFICATE OF SUMMERSET CITY FINANCE OFFICER:

I, Finance Officer of the City of SummerSet, do hereby certify that this plat was signed by the Mayor of the City of SummerSet on the date shown above.

Finance Officer of the City of SummerSet

CERTIFICATE OF PLANNING COMMISSION MEMBER:

I, _____, member of the Planning Commission of the City of SummerSet, do hereby certify that the SummerSet Planning and Zoning Commission reviewed such minor plat on the ____ day of _____, 2021, and recommends approval of the minor plat to the City Commission of the City of SummerSet.

Member of SummerSet Planning and Zoning Commission.

CERTIFICATE OF THE REGISTER OF DEEDS

State of South Dakota
County of Meade s.s.

Filed for record this ____ day of _____, 2021 at
o'clock ____ M. as Document No. _____
in Book ____ page _____
Register of Deeds

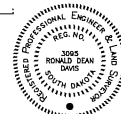
CERTIFICATE OF SURVEYOR:

State of South Dakota
County of Pennington s.s.

I, Ronald D Davis, Registered Land Surveyor #3095 of 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.

Dated this ____ day of _____, 2021
Ronald D. Davis, RLS # 3095



J0251-94 TRACT A OF LOT N REVISED



November 2, 2021

Final Plat Review
Tract A of Lot N Revised
City of Summerset, Meade County,
South Dakota

General Information:

Parcel Acreage 3.00 acres

Location NE1/4 of the SE1/4 Section 6. T2N R7E

Date of Application October 28, 2021

Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Create a smaller tract from a larger parcel

Access and Utilities: Water from Black Hawk Water User District and sewer will be septic. Access will be from the unnamed road to the north of the property.

Fire Protection: Black Hawk Volunteer Fire Department

Drainage: No major drainages on the tract

Final Plat Review:

Check the statement referring to interior side lot line easements, remove the exceptions
Remove the word LOT from the title and center title on the page.
Lot corners need to be monumented, show dimensions to monuments beyond the tract as ties.
(one to the west and one to the SE)
Add a floodplain note addressing if any FEMA-defined flood hazard area is present with in the subdivision.
Bearings and distance close.

Gary Anderson, LS 12000



PLAT OF

LOT TRACT A OF LOT N REVISED
CITY OF SUMMERSET, MEADE COUNTY,
SOUTH DAKOTA.

FORMERLY: Part of Lot N Revised

The plat for Lot N Revised is filed as
Document J2021-94 of the Meade County
Register of Deeds Office.

LOCATED IN: NE 1/4 OF SE 1/4 OF SECTION 6, T2N, R7E, B1M,
SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

DRAINAGE NOTES:

All major drainage easements 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 necessary to
facilitate drainage from any source.

NOTICE OF HEARING MAY BE SENT TO:
Robert Hatch
6738 W. Eyrewood Drive
Black Hawk, SD 57718

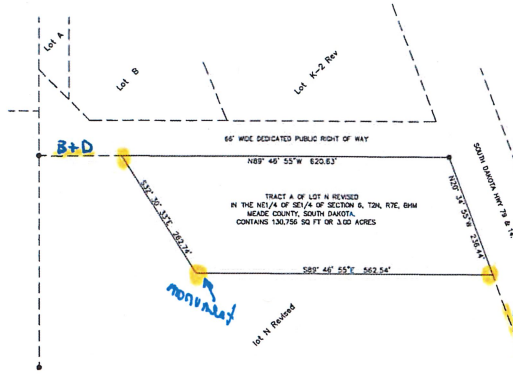


SCALE 1" = 100'
October 26, 2021

- - Found 5/8 Rebar
- - Set 5/8 rebar with survey cap marked "Davis Eng 2021"
- (M) - Measured this survey
- (R) - Record measurement

UTILITY & MINOR DRAINAGE EASEMENTS:
8" WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ON THE
INTERIOR SIDE OF ALL LOT LINES EXCEPT THE COMMON LOT
LINES BETWEEN LOT 2 REV. AND LOT 1 REV. AND BETWEEN
LOT 1 REV. AND LOT 3 REV.

BUILDING RESTRICTIONS: Per Zoning Requirements



CERTIFICATE OF SUMMERSET CITY FINANCE OFFICER.

I, Finance Officer of the City of SummerSet, do hereby certify that all special
assessments that are liens upon any land included within such plot, as shown
by the records of this office, have been paid in full.

Finance Officer of the City of SummerSet

CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP:

State of South Dakota
County of Meade S.S.

I, Robert Hatch, Power of Attorney for Jo Anne Davis, do hereby certify
that Jo Anne is the owner of the land shown and described hereon, and
that this plat was done at her request for the purposes indicated
herein; that she does 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.

OWNERS: BY: Robert Hatch, Power of Attorney for Jo Anne Davis

On this ____ day of ____, 2021, before me, a Notary Public,
personally appeared Robert Hatch, Power of Attorney for Jo Anne Davis,
known to me to be the person described in the foregoing instrument and
acknowledged to me that being so authorized, he signed this plat for the
purposes herein contained.

NOTARY PUBLIC: _____
My commission expires: _____

CERTIFICATE OF COUNTY TREASURER:

I, Treasurer of Meade 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 ____, 2021

Treasurer of Meade County

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County do hereby certify that I have on
record in my office a copy of the within described plat.

Dated this ____ day of ____, 2021

APPROVED: _____
Director of Equalization of Meade 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 ____, 2021

City of SummerSet Street Authority.

South Dakota Department of Transportation

Meade County Highway Department

PARCEL ID: 20.60.0M

PREPARED BY:



DAVIS ENGINEERING, INC. 1060 KINGS ROAD, RAPID CITY, SD (605) 341-3095

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Whereas there has been presented to the City Commission of the City of
SummerSet, South Dakota, the within plat of the above-described lands, and it
appears to this Council of Commissioners that:

Whereas the system of streets set forth therein conforms to the system of
streets of the existing plat of the City;

Whereas all provisions of the City subdivision regulations have been complied with;

Whereas all taxes and special assessments upon the tract or subdivision have been
fully paid;

Whereas such plat and the survey thereof have been executed according to law;

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Signed: _____ on the ____ day of ____, 2021.
Mayor of the City of SummerSet

CERTIFICATE OF SUMMERSET CITY FINANCE OFFICER.

I, Finance Officer of the City of SummerSet, do hereby certify that this plat
was signed by the Mayor of the City of SummerSet on the date shown above.

Finance Officer of the City of SummerSet

CERTIFICATE OF PLANNING COMMISSION MEMBER:

I, _____ member of the Planning Commission of the
City of SummerSet, do hereby certify that the SummerSet Planning and Zoning
Commission reviewed such minor plat on the ____ day of ____, 2021,
and recommends approval of the minor plat to the City Commission of the
City of SummerSet.

Member of SummerSet Planning and Zoning Commission.

CERTIFICATE OF THE REGISTER OF DEEDS

State of South Dakota
County of Meade S.S.

Filed for record this ____ day of ____, 2021 at
____ o'clock ____ M. as Document No. _____
In Book ____ page _____

Register of Deeds

CERTIFICATE OF SURVEYOR:

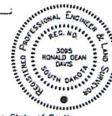
State of South Dakota
County of Pennington S.S.

I, Ronald D. Davis, Registered Land Surveyor #3095 of 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.

Dated this ____ day of ____, 2021

Ronald D. Davis, RLS # 3095



J2021-94 TRACT A OF LOT N REVISED



Brian S. Lewis
Utility Construction Planner
Brian.lewis@blackhillscorp.com

409 Deadwood Ave - P.O. Box 1400
Rapid City, SD 57709
P: 605-721-1111
F: 605-721-2574

September 3, 2021

RE: 7935 Captain Soelzer St.

To whom it may concern,

The property at 7935 Captain Soelzer St. is within the service territory of Black Hills Power. Black Hills Power has facilities in the area with adequate capacity to supply the electrical needs of the proposed usage of the property. Black Hills Power will be the electric service provider under the guidelines of the tariffs on file with the South Dakota Public Utilities Commission.

Sincerely,

Brian S. Lewis
Utility Construction Planner



BLACK HAWK WATER USER DISTRICT
5513 OAK STREET
PO BOX 476
BLACK HAWK, SD 57718

Serving Black Hawk since 1949

Phone 605-787-5777
Email: office@bhwud.com

September 3rd, 2021

Meade County Commissioners
1425 Sherman Street
Sturgis, SD 57785

Dear Board Members:

This letter shall act as notification that Black Hawk Water User District intends to serve water to 7935 CPT Solezer St Black Hawk, Meade County, South Dakota. This property is owned by Brittany Nemec. If you have any questions, please feel free to contact me.

Sincerely,

Ken LeBon
Manager.
Black Hawk Water User District.