

**OFFICIAL MINUTES  
SUMMERSET PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7055 LEISURE LANE  
APRIL 12, 2022 @ 6:00 P.M.**

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

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

**CALL FOR CHANGES:** Motion by Kenrick, second by Martin to approve the agenda of the meeting for April 12th, 2022. Motion carried.

**CONSENT CALENDAR:** Motion by Hirsch, second by Kenrick to approve the minutes of the regular meeting of March 22nd, 2022. Motion carried.

**CROPLEY RV PARK – PRELIMINARY DISCUSSION**

Motion by Martin, second by Kenrick to open the discussion. Motion carried.

Mark Cropley came before the Board to give an overview of the proposed RV Park. Cropley discussed with the Board his four (4) phases of construction.

- Phase 1 – construction of 15-16 full-service sites including water, sewer, and electrical on all sites.
- Phase 2 – rehab of the existing structure into an office and services facility, including bathrooms and laundry facilities.
- Phase 3 – construction of 30-35 full-service sites including water, sewer and electrical on all sites.
- Phase 4 – asphalt the road in the park. They would ask for a developer’s agreement to complete the same over two (2) years.

Discussion was had on the right-of-way that needs to be sixty-six-foot (66’) instead of fifty feet (50’) and the manager’s quarters located upon the property having access through the campground.

The Board had the general consensus that Cropley could continue to the next phase of presenting the preliminary plat and will receive a review from HDR engineering on items that will need to be addressed.

Motion by Martin, second by Kenrick, to close the discussion. Motion carried

**ADJOURNMENT**

Motion by Kenrick, second by Hirsch, to adjourn the meeting at 6:34 p.m. Motion carried.

\_\_\_\_\_  
Candace Sealey, Finance Officer

\_\_\_\_\_  
Brody Oldfield, Chairman

Published once \_\_\_\_\_ at a cost of \$ \_\_\_\_\_.



# 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)

<b>EXISTING</b> Lot 2 of Lenlu Estates, Located in the SW1/4 & SW1/4SE1/4 of Section 24, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.		
<b>PROPOSED</b> Same		
<b>LOCATION</b> Exit 48, I-90 and Stagestop Road, Summerset, SD		
Size of Site—Acres	52.55	Square Footage 2,288,875.24
		Proposed Zoning C-1
<b>DESCRIPTION OF REQUEST:</b> Rezone parcel from AG to C-1 General Commercial District		Utilities: Private / Public
		Water Private
		Sewer Future Public

### APPLICANT

Name Dakota Cable Solutions - Chad Gollnick Phone 605-415-5090  
 Address PO BOX 825 E-mail cgollnick@ironoutfitter.com  
 City, State, Zip Black Hawk, SD 57718 Signature *Chad Gollnick* Date 3/30/22  
**PROJECT PLANNER - AGENT**

Name Affordably Creative Engineering Services, Inc. - ACES, Leah M. Berg, P.E. Phone 605-716-4646  
 Address 324 Saint Joseph Street, Suite 200 E-mail LBerg@proacesinc.com  
 City, State, Zip Rapid City, SD 57701 Signature *Leah M. Berg* Date 3-30-22  
**OWNER OF RECORD (If different from applicant)**

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

*Chad Gollnick* 3/30/22  
 Property Owner Signature Date Property Owner Signature Date

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Title\*: \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Title\*: \_\_\_\_\_

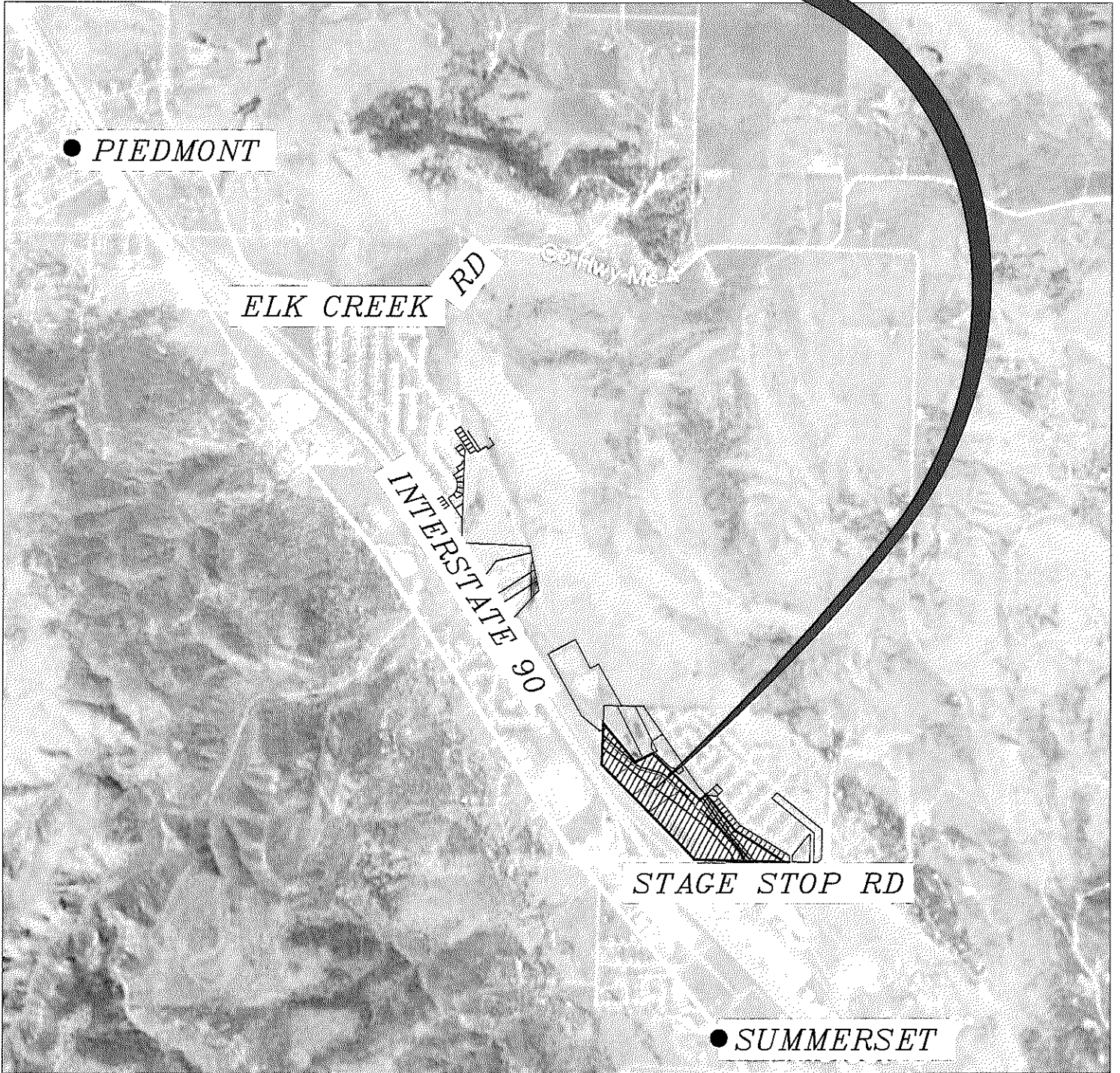
\*required for Corporations, Partnerships, etc.

### FOR STAFF USE ONLY

<b>ZONING</b>	<input type="checkbox"/> Sewer Utility	<input type="checkbox"/> BHP&L
Current	<input type="checkbox"/> Fire Department	<input type="checkbox"/> Finance Officer
North	<input type="checkbox"/> Public Works	<input type="checkbox"/> Register of Deeds
South	<input type="checkbox"/> Planning	<input type="checkbox"/> County - Planning
East	<input type="checkbox"/> Building Inspector	<input type="checkbox"/> SD DOT
West	<input type="checkbox"/> Engineering	<input type="checkbox"/> SD DENR
Planner	<input type="checkbox"/> City Code Enforcement	<input type="checkbox"/> Auditor - Annexation
File No.	<input type="checkbox"/> Police	<input type="checkbox"/> Drainage
Comp Plan	<input type="checkbox"/> City Attorney	<input type="checkbox"/> Parks & Recreation
Received By:		<input type="checkbox"/> Diamond D Water
		<input type="checkbox"/> Black Hills Water
		<input type="checkbox"/> Other: _____
		<input type="checkbox"/> Other: _____
		<input type="checkbox"/> Other: _____
		<input type="checkbox"/> Other: _____

Planning and Zoning Meeting Date: \_\_\_\_\_ Covenants filing fee? Yes  No   
 Commission Meeting Date: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_ Payment Type: Cash  Check  Credit Card

**PARCEL LOCATION  
FOR REZONE**



NOT TO SCALE



*PROJECT LOCATION MAP*

# ACES

AFFORDABLY CREATIVE ENGINEERING SERVICES

March 30, 2022

City of Summerset  
Attn: Lisa Schieffer, City Administrator  
7055 Leisure Lane  
Summerset, SD 57718

RE: Lot 2 of Lenlu Estates at Stagesop Road, Summerset, SD  
Chad Gollnick  
Written Intent for Rezone application

Dear Lisa,

As additional information for the current rezone application that is requesting the AG (Agricultural District) zoning to be rezoned to C-1 (General Commercial District) the planned uses are included for the Planning and Zoning Board and City Commission. Following advisement from the City G1 (General Industrial District) zoning was applied for which was denied on March 22, 2022 due to ordinance process conflicts. The current comprehensive plan shown this parcel as "Commercial". The current rezone application is based on direction received from the Planning and Zoning Board, Staff and legal counsel. C-1 General Commercial District is being requested with the current planned future uses from the uses permitted by ordinance of:

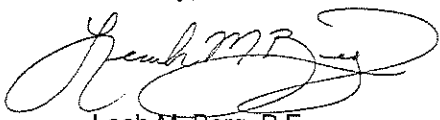
- Service and repair establishments
- Parking lots and garages
- Gasoline, diesel, propane, and CNG service stations
- Building material sales
- Truck and trailer rental and sales
- Light manufacturing and office park uses
- Agricultural uses

Following the approval of the rezone application and completed process, conditional use permits will likely be requested for the following uses that are uses permitted within the General Industrial District – G1:

- Wholesale distributing companies
- Assembling and packaging, freight handling, light manufacturing, storage and warehousing, and similar operations
- Service and research and development establishments
- Contractor's shop/storage yard
- Mini storage facility
- Motor vehicle repair
- Carwashes
- Bus garaging and equipment maintenance

Please let me know if you have any questions or need anything additional.

Sincerely,



Leah M. Berg, P.E.  
ACES President / Project Agent

**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 – AG Agriculture

Lot 2 of Lenlu Estates, Located in the SW1/4 & SW1/4SE1/4 of Section 24, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD.

Rezoning request: C1 General Commercial

Applicant: Chad Gollnick

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 26th day of April 2022. 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 1st day of April 2022.

Lisa Schieffer  
Summerset City Administrator

Published once \_\_\_\_\_ at the cost of \$\_\_\_\_\_.

7021 2720 0001 4022 6844

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Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

Total Postage and Fees  
\$

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 Street and Apt. No., or PO Box No. PO BOX 825  
 City, State, ZIP+4® Black Hawk, SD 57718

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

Total Postage and Fees  
\$

Sent To Gingras Family  
 Street and Apt. No., or PO Box No. 7765 Elk Creek Rd  
 City, State, ZIP+4® Piedmont SD 57769

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

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Total Postage and Fees  
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Sent To Burns / La Hood  
 Street and Apt. No., or PO Box No. 12017 Sturgis Rd  
 City, State, ZIP+4® Black Hawk, SD 57718

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

Total Postage and Fees  
\$

Sent To Dakota Cable Solutions  
 Street and Apt. No., or PO Box No. PO Box 825  
 City, State, ZIP+4® Black Hawk, SD 57718

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

## **C-1 GENERAL COMMERCIAL DISTRICT**

### **§ 155.115 GENERAL DESCRIPTION.**

This Commercial District is for personal and business services and the city's general retail business.  
(Ord. passed 2-3-2011, § 2.18.010)

### **§ 155.116 USES PERMITTED.**

The following uses shall be permitted in the C-1 General Commercial District:

(A) 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;

(B) Eating and drinking establishments;

(C) Service and repair establishments;

(D) Personal service establishments;

(E) Hotel, motel, rooming and boarding house, bed and breakfast;

(F) Entertainment services;

(G) Parking lots and garages;

(H) Offices;

(I) Financial institutions;

(J) Private clubs and lodges;

(K) Newspaper and printing firms;

(L) Residential uses subject to the requirements and regulations of §§ 155.055 through 155.060, 155.075 through 155.080, and 155.095 through 155.102;

(M) Places of worship;

(N) Signs;

(O) Libraries, museums, art galleries, planetarium, aquariums, historic and monument sites;

(P) Governmental services;

(Q) Gasoline, diesel, propane, and CNG service stations;

(R) Building material sales;

(S) Garden centers, greenhouses, and nurseries;

(T) New and used vehicle sales;

(U) Farm implement and machinery, new and used sales;

(V) Truck and trailer rental and sales;

(W) Monument sales;

(X) Sales of prefabricated houses;

(Y) Auction houses;

(Z) Manufactured home sales and services;

(AA) Taxidermists;

(BB) Open storage uses which shall comply with the following requirements:

(1) All open storage and display of merchandise, material, and equipment shall be screened by a solid fence seven feet high at the side and rear of the lot which abuts any residential district;

(2) Driveways used for ingress and egress shall not exceed 40 feet in width, exclusive of curb returns; and

(3) Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets.

(CC) Small animal veterinary clinics, subject to the following requirements:

(1) Outdoor runs shall maintain a minimum setback of 40 feet from all property lines, and 100 feet from residential uses;

(2) The clinic facility shall be constructed and operated in such a manner as to minimize the transmission of sound to neighboring properties; and

(3) Fenced outdoor runs and exercise areas shall be used only during normal business hours, and shall be screened to a height of eight feet.

(DD) Inpatient and outpatient health care facilities and clinics;

(EE) Long-term care, congregate and assisted living facilities;

(FF) Educational facilities and institutions;

(GG) Light manufacturing and office park uses;

(HH) Public and private recreation facilities and their ancillary services;

(II) Public and private transportation, neighborhood utility facility, and public safety facilities;

(JJ) Agricultural uses; and

(KK) Parking lots and garages.

(Ord. passed 2-3-2011, § 2.18.020)

### **§ 155.117 CONDITIONAL USES.**

After the provisions of §§ 155.240 through 155.242 relating to conditional uses have been fulfilled, the Planning and Zoning Board may permit as permitted conditional uses:

(A) Video lottery;

(B) Radio, television, and telecommunication or wireless communication towers;

(C) Day care center;

(D) Utility facility, public; and

(E) Other uses may be allowed, provided they are not found to be contrary to intended uses of the district.

(Ord. passed 2-3-2011, § 2.18.030; Ord. passed 2-16-2017)



**§ 155.118 AREA REGULATIONS.**

All setbacks shall be measured from the owner's property lines as follows:

- (A) *Front setback.* None;
- (B) *Side setback.* None;
- (C) *Rear setback.* None;
- (D) *Lot width.* No minimum requirement;
- (E) *Minimum lot size.* No minimum requirement; and
- (F) *Lot coverage.* No maximum percentage of lot coverage except that, for buildings serviced from the rear, space shall be provided either inside or outside the building for loading or unloading goods and materials. Such space shall have access to a street or other public way.

(Ord. passed 2-3-2011, § 2.18.040)

**§ 155.119 HEIGHT REGULATIONS.**

There shall be a maximum of five stories or 60 feet.

(Ord. passed 2-3-2011, § 2.18.050)

**§ 155.120 OTHER REGULATIONS.**

Development within the General Commercial District (C-1) shall be regulated in conformance with the provisions of §§ 155.175 through 155.183, 155.255 through 155.257, 155.270 through 155.280, and 155.295 through 155.304.

(Ord. passed 2-3-2011, § 2.18.060)



# COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset  
12150 Siouxland Dr., 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
  - Minor Boundary Change
  - 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 Plat of Summerset Meadows Estates formerly Tract 2 of Richardson Subdivision located in the SW 1/4 of Sec 31 Township 3 N Range 7 E-54 Black Hills Meadows City of Summerset Meade Co. SD

### PROPOSED

### LOCATION

Size of Site—Acres

Square Footage

Proposed Zoning

### DESCRIPTION OF REQUEST:

Utilities: Private / Public

Water

Sewer

### APPLICANT

Name Justin Rudland  
Address 4992 N Elk Vale  
City, State, Zip Rapid City, SD 57701

Phone 605-484-7631  
E-mail justin.superiorcustomhomes@gmail.com

### PROJECT PLANNER - AGENT

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_  
E-mail \_\_\_\_\_

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

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_  
E-mail \_\_\_\_\_

Property Owner Signature

Date

Property Owner Signature

Date

Signature

Date

Signature

Date

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title\*: \_\_\_\_\_

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

- Other: \_\_\_\_\_
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

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

Date Paid: \_\_\_\_\_

Sign Deposit Received: \_\_\_\_\_ Amount: \_\_\_\_\_ Sign returned: \_\_\_\_\_

Payment Type: Cash  Check  Credit

# Memo

Date: Wednesday, April 13, 2022

Project: Lots 1-10 Summerset Meadows

To: Lisa Schieffer, City Administrator

From: HDR, Inc

Subject: Preliminary Plat Review

## General

1. Per Summerset IDCM shared approached for driveways are not permitted for single family residences. (Section 2.16)
2. Need to provide a street plan (Summerset Ordinance 151.052.F)
  - a. See Summerset IDCM for Street and Right-of-way design criteria.
  - b. Right-of-way for at circular turnaround need to be a minimum of 118 foot diameter. (Summerset IDCM 2.13.2 Table 2-4)
  - c. See Summerset IDCM Figure 2-1 for street and right-of-way criteria.
3. Need to provide a soil erosion and sediment plan (Summerset Ordinance 151.052.A)
4. Will need to update the provided water distribution plan (Summerset Ordinance 151.052.B)
5. Will need to provide an updated stormwater management plan (Summerset Ordinance 151.052.D)
  - a. See Summerset IDCM for Stormwater design criteria (Section 4).
6. Need to complete a geotechnical evaluation per Meade County Ordinance 20, Section 5.1.2.4.

4/22/2022

**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are due upon the land described herein, as shown by the records of my office, are duly paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Meade County Treasurer

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as recorded in the office of the City of Summerset, South Dakota at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Finance Officer

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Summerset, do hereby certify that all special assessments which are due upon the within described lands are duly paid according to the records of my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Finance Officer

**CERTIFICATE OF PLANNING COMMISSION**

The City of Summerset Planning and Zoning Commission certifies that the proposed subdivision is in accordance with the City of Summerset, South Dakota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning Commission Member

**RESOLUTION OF CITY COMMISSION**

Whereas there has been presented to the City Commission of the City of Summerset, South Dakota, for approval the proposed subdivision described herein, and it appears to this Council of Commissioners that:

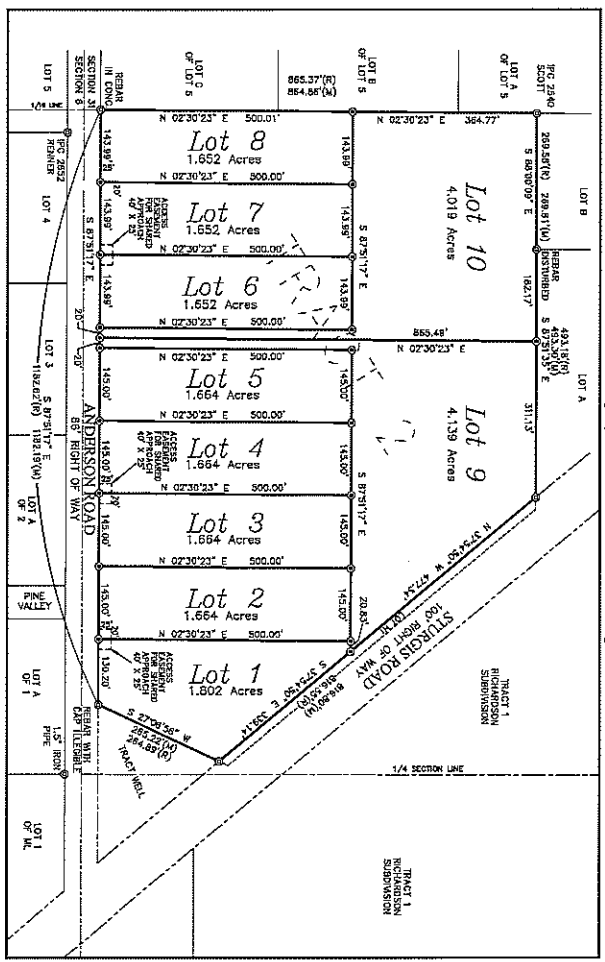
- The system of streets set forth therein conforms to the system of streets of the City of Summerset.
- All portions of the City Subdivision Regulations have been complied with.
- All lots and special assessments upon the Tract or Subdivision have been duly paid.
- Now THEREFORE, BE IT RESOLVED that said plat is hereby approved in and to the effect herein, South Dakota.

Dated at Summerset, South Dakota

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PREPARED BY: BASELINE SURVEYING, INC.,  
2305 JUNCTION AVENUE, SIOUX FALLS, S.D. 57105

**Plat of**  
**Lots 1-10 of Summerset Meadows.**  
**Formerly Tract 2 of Richardson Subdivision, Excepting Tract Well and Lot H1, Located in the SW/4SW/4 of Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.**



**SUBJECTOR'S NOTES**

- Utility & Minor Encumbrance Easements: An eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lots shown on this plat. The grantee shall be the financial responsibility of the landowner.
- Plat of Record as Reference: Plat Book 22 Page 409; Plat Book 19 Page 408; Plat Book 19 Page 408. Register of Deeds Office in Sioux Falls, South Dakota.
- Building Restrictions per the most recently adopted International Building Code and Building Subcode Requirements per Meade County Ordinance.
- Base of Bearings Using Geodetic North Determined from Global Positioning System (GPS).
- Per FTA Map, RFD Plat 46993C 1787F, Designated in an Area of Medium Flood Hazard, Zone X, Effective Date 9/19/2011.

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Meade County Director of Equalization

**APPROVAL BY HIGHWAY OR STREET AUTHORITY**

The location of the proposed access to the highway or street as shown on this plat is in accordance with the location of the proposed access and requires additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Highway or Street Authority

**DRAINAGE NOTES**

All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, wells, fences, trees, shrubs, etc. The grantee shall be responsible to all public authorities the right to construct, operate, maintain, inspect and repair such improvements and structures on it and to indemnify and hold harmless any and all parties.

PHONE: 605-690-1401 EMAIL: bsheline@baselineurveying.com JOB NUMBER: 21-144

**SURVEYOR'S CERTIFICATE**

I, Sharon E. Vaska, 2000 Junction Avenue, Sioux Falls, SD, being a Registered Land Surveyor in the State of South Dakota, do hereby certify that I am the owner of the land shown and described herein, and that I have prepared this plat in accordance with the laws of the State of South Dakota. I have surveyed and located the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief. Agreements have not been made to me on this date herein.

I HEREBY SET MY HAND AND SEAL

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Sharon E. Vaska  
Registered Land Surveyor No. 7719

**OWNER'S CERTIFICATE**

I, Justin Rudolph, President of Superior Custom Homes LLC, do hereby certify that I am the owner of the land shown and described herein, and that I have prepared this plat in accordance with the laws of the State of South Dakota. I have surveyed and located the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief. Agreements have not been made to me on this date herein.

I HEREBY SET MY HAND THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Superior Custom Homes LLC Owner (President) Justin Rudolph

**ACKNOWLEDGEMENT OF OWNERS**

STATE OF SOUTH DAKOTA }  
COUNTY OF \_\_\_\_\_ }  
SS \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned authority, personally appeared \_\_\_\_\_, known to me to be the person who executed the foregoing Owner's Certificate and who acknowledged to me that they executed the same for purposes therein IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

**OFFICE OF REGISTER OF DEEDS**

Meade County Register of Deeds

**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are due upon the land described herein, as shown by the records of my office, are fully paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Meade County Treasurer

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Summit, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears on the records of the City of Summit, South Dakota at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Finance Officer

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Summit, 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 Officer

**CERTIFICATE OF PLANNING COMMISSION**

The City of Summit Planning and Zoning Commission certifies that the City of Summit hereby recommends approval to the City Commission of the City of Summit, South Dakota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Planning Commission Member

**RESOLUTION OF CITY COMMISSION**

Whereas there has been presented to the City Commission of the City of Summit, South Dakota, a plat of subdivision of the lands described herein, and it appears to the Council of Commissioners that:

- The system of streets and foot paths conforms to the system of streets of the existing plat of the City and
- All provisions of the City Subdivision Regulations have been complied with and
- All taxes and special assessments upon the tract or subdivision have been fully paid
- And such plat and survey thereof have been executed according to law.

NOW THEREFORE BE IT RESOLVED that said plat is hereby approved in and to the effect:

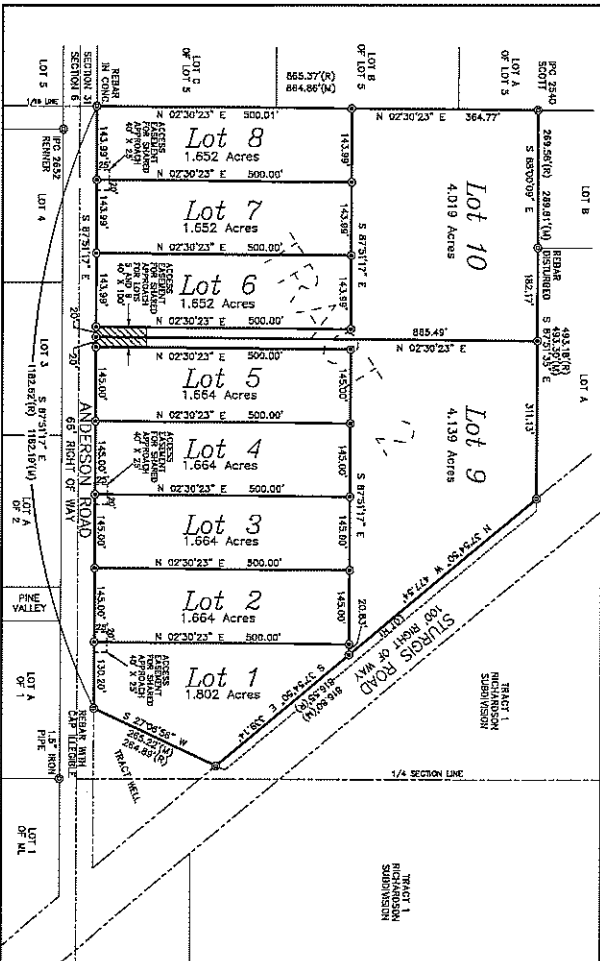
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Mayor

PREPARED BY: BASRELNE SURVEYING, INC.,  
2306 JUNCTION AVENUE, STURGIS, S.D. 57785

**Plat of**  
**Lots 1-10 of Summitset Meadows.**

Formerly Tract 2 of Richardson Subdivision, Excepting Tract 8 and Lot 11, located in the SE1/4SW1/4 of Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summit, Meade County, South Dakota.



**SURVEYOR'S NOTES**

- Curbs & Street Drainage Exemplified by right hand side utility and minor drainage easement is hereby granted on the interior side of all lots.
- Removal of construction of any structure or fence, removal of any fence, or any other encumbrance on the land shall be the financial responsibility of the owner.
- Plat of Record on Reference Plat Book 17 Page 227
- Per FEMA Mapping Plat Book 48393, 1975, designated in an area of National Flood Hazard, Zone X, Effective Date 9/19/2011.
- Register of Deeds Office in Sturgis, South Dakota.

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Meade County Director of Equalization

**APPROVAL BY HIGHWAY OR STREET AUTHORITY**

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Highway or Street Authority

**DEEDMAN'S NOTES**

All major drainage easements shown hereon shall not be subject to any construction, including, but not limited to, utility lines, power lines, fences, trees and shrubs. These easements shall be subject to the right of the State of South Dakota to take any action necessary to facilitate drainage from any

Meade County Register of Deeds  
PHON: 605-480-1401 EMAIL: basrelne@sturgisurveying.com JOB NUMBER: 21-144

**SURVEYOR'S CERTIFICATE**

I, Sharon E. Vashnetz, 2305 Junction Avenue, Sturgis, SD, being a Registered Land Surveyor in the State of South Dakota, do hereby certify that I am the owner of the land shown and described herein, and that I am the owner of the plat shown and described herein, and that I have not and do not intend to join in and execute the survey and plat of the property shown and described herein. I have marked upon the ground the boundaries in the manner shown, and that the same are shown to the best of my knowledge, information and belief. I have caused to be recorded hereon a true and correct copy of the foregoing instrument, and I have caused to be recorded hereon a true and correct copy of the plat shown herein. I have caused to be recorded hereon a true and correct copy of the plat shown herein. I have caused to be recorded hereon a true and correct copy of the plat shown herein.

I HEREBY SET MY HAND AND SEAL  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Sharon E. Vashnetz  
Registered Land Surveyor No. 7719



**OWNER'S CERTIFICATE**

I, Justin Roland, President of Superior Custom Homes LLC, do hereby certify that I am the owner of the land shown and described herein, and that I am the owner of the plat shown and described herein, and that I have not and do not intend to join in and execute the survey and plat of the property shown and described herein. I have marked upon the ground the boundaries in the manner shown, and that the same are shown to the best of my knowledge, information and belief. I have caused to be recorded hereon a true and correct copy of the foregoing instrument, and I have caused to be recorded hereon a true and correct copy of the plat shown herein. I have caused to be recorded hereon a true and correct copy of the plat shown herein.

I HEREBY SET MY HAND THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Superior Custom Homes LLC, Owner (President) Justin Roland

**ACKNOWLEDGEMENT OF OWNERS**

STATE OF SOUTH DAKOTA } SS  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ before me, the undersigned officer, personally appeared Superior Custom Homes LLC, a limited liability company, by its authorized officer, Justin Roland, who acknowledged to me that they executed the same for purposes therein contained. IN WITNESS WHEREOF, I hereby set my hand and official seal.

**OFFICE OF REGISTER OF DEEDS**

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

4/16/2022

3/24/2022

**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer of Meade County, South Dakota, do hereby certify that the taxes which are here upon the land described herein, as shown by the record of my office, on July 20, 2021, are as follows:

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Meade County Treasurer  
 \_\_\_\_\_  
 CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Sunmead, South Dakota, do hereby certify that the resolution adopted by the City Commission on the 17th day of Sunmead, South Dakota at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Finance Officer  
 \_\_\_\_\_  
 CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Sunmead, 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 \_\_\_\_\_, 2021.

Finance Officer  
 \_\_\_\_\_  
 CERTIFICATE OF PLANNING COMMISSION

The City of Sunmead Planning and Zoning Commission certifies that it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Sunmead, South Dakota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Planning Commission Member  
 \_\_\_\_\_  
 CERTIFICATE OF DIRECTOR OF EVALUATION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Meade County Director of Evaluation  
 \_\_\_\_\_  
 RESOLUTION OF CITY COMMISSION

Whereas there has been presented to the City Commission of the City of Sunmead, South Dakota, a proposed subdivision of the within described lands, and it appears to the Council of Commissioners that:

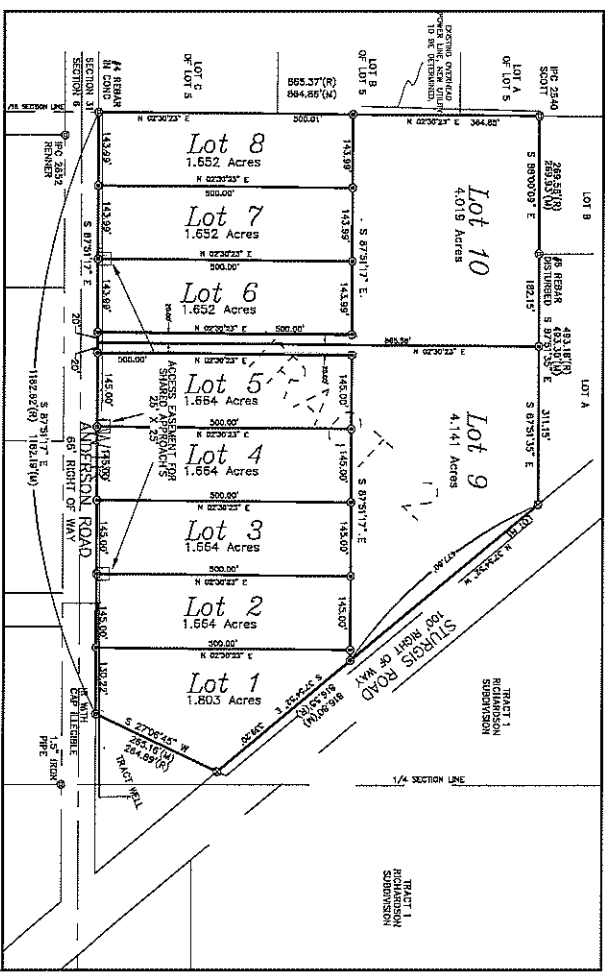
- The system of streets and foot travel conforms to the system of streets of the City of Sunmead.
- All provisions of the City Subdivision Regulations have been complied with.
- All taxes and special assessments upon the tract or subdivision have been fully paid.
- And such plot and survey thereof have been executed according to law.

NOW HEREBY BE IT RESOLVED that said plat is hereby approved in and approved.

Dated at Sunmead, South Dakota this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor  
 \_\_\_\_\_  
 PREPARED BY: BASELINE SURVEYING, INC.,  
 2305 JUNCTION AVENUE, STURGIS, S.D. 57785

Plat of  
**Lots 1 thru 10 of Sunmead Meadows Estates**  
 Formerly Tract 2 of Richardson Subdivision,  
 located in the SW 1/4 of Section 31, Township 3 North, Range 7 East,  
 Black Hills Meridian, City of Sunmead, Meade County, South Dakota.



**SURVEYOR'S NOTES**

- Utility & Meter Discharge Encumbrance for each lot.
- Side utility and meter discharge easement is hereby granted on the interior side of all lots.
- Removal or modification of any obstruction from the interior side of all lots shall be the financial responsibility of landowners.
- Per FEMA Mapping Final Report APPX 1/19/15, Designated in an area of Minimal Flood Hazard, Zone X, Effective Date 9/16/2011.
- Building Regulations per the most recently adopted International Building Code and Building Standards Requirements per Meade County Ordinance.
- Basin of Burials Using granite North Belknap Island Public Burial System (GPS).
- Per FEMA Mapping Final Report APPX 1/19/15, Designated in an area of Minimal Flood Hazard, Zone X, Effective Date 9/16/2011.

**APPROVAL BY HIGHWAY OR STREET AUTHORITY**

The location of the proposed access to the Highway or Street on shown herein is hereby approved and accepted in and approved.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Highway or Street Authority  
 \_\_\_\_\_

**MARKERS NOTES**

All marker discharge easements shown herein are hereby approved and accepted in and approved. All markers shall be set in accordance with the International Surveying Standards and Specifications for Boundary Markers. All markers shall be set in accordance with the International Surveying Standards and Specifications for Boundary Markers. All markers shall be set in accordance with the International Surveying Standards and Specifications for Boundary Markers.

SCALE: 1" = 130 Feet  
 February 2021

SECTION	TRACT	AREA	TOTAL	PERCENT	PLATTED	REMARKS
31	1	1.803	1.803	100.00	100.00	
31	2	1.564	3.367	100.00	100.00	
31	3	1.564	4.931	100.00	100.00	
31	4	1.564	6.495	100.00	100.00	
31	5	1.564	8.059	100.00	100.00	
31	6	1.562	9.621	100.00	100.00	
31	7	1.562	11.183	100.00	100.00	
31	8	1.562	12.745	100.00	100.00	
31	9	4.141	16.886	100.00	100.00	
31	10	4.019	20.905	100.00	100.00	
31	TOTAL	20.905	20.905	100.00	100.00	

STATE OF SOUTH DAKOTA }  
 COUNTY OF MEADE }

Superior Custom Homes LLC Owner (President) Judith Rudloff  
 I herewith set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ACKNOWLEDGEMENT OF OWNERS

I, Superior Custom Homes President, Judith Rudloff, do hereby certify that I am the owner of the within described lands and that I have read and approved the survey and plat. I further certify that the development of this land shall conform to all applicable zoning, subdivision, and other local, state, and federal laws, rules, regulations, codes, ordinances, and other laws that may apply to the development of this land. I have read and approved the survey and plat. I further certify that the development of this land shall conform to all applicable zoning, subdivision, and other local, state, and federal laws, rules, regulations, codes, ordinances, and other laws that may apply to the development of this land.

IN WITNESS WHEREOF  
 I have set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Superior Custom Homes LLC Owner (President) Judith Rudloff  
 Registered Land Surveyor No. 7719

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned, a Notary Public in and for the State of South Dakota, the foregoing Owner, Judith Rudloff, personally appeared and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

Notary Public  
 \_\_\_\_\_  
 My commission expires \_\_\_\_\_

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds





# 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)

<b>EXISTING</b> <u>SEE ATTACHED EXHIBIT A</u>		
<b>PROPOSED</b> <u>LOTS 1-3 BLOCK 6, SUMMERSET USA, SUMMERSET, BHM, MEADE COUNTY, SD</u>		
<b>LOCATION</b> <u>BETWEEN 190 &amp; REFUGEE AND BETWEEN DEMOCRACY &amp; INDEPENDENCE</u>		
Size of Site-Acres	Square Footage	Proposed Zoning
<u>16.06 AC</u>		<u>GC</u>
<b>DESCRIPTION OF REQUEST:</b> <u>PROCESS SUBDIVISION OF BLOCK 6, USA INTO 3 SMALLER LOTS.</u>		Utilities: Private / <u>Public</u>
		Water <u>BH WATER</u>
		Sewer <u>SUMMERSET</u>

**CHARLES ARBEITER, VP APPLICANT**

Name INDEPENDENCE PROPERTIES, INC. Phone (605) 342-1212

Address 3430 CERRAL DRIVE E-mail BEJARCA@AOL.COM

City, State, Zip RAPID CITY, SD 57102 Signature [Signature] Date 4/1/22

**PROJECT PLANNER - AGENT**

Name PHIL ASSEN, PRESIDENT / PRECO Phone (605) 390 9869

Address PO BOX 195 E-mail PHILASSEN2@MCCO.VNET

City, State, Zip BLACKHAWK, CO 57119 Signature [Signature] Date 4/1/22

**OWNER OF RECORD (if different from applicant)**

Name CAME Phone \_\_\_\_\_

Address \_\_\_\_\_ E-mail \_\_\_\_\_

City, State, Zip \_\_\_\_\_

[Signature] 4/1/2022 Property Owner Signature Date

Property Owner Signature Date

Signature _____ Date _____	Signature _____ Date _____
Print Name: <u>CHARLES ARBEITER</u>	Print Name: _____
Title*: <u>VIC PRESIDENT</u>	Title*: _____

\*required for Corporations, Partnerships, etc.

### FOR STAFF USE ONLY

<b>ZONING</b>	<input type="checkbox"/> Sewer Utility	<input type="checkbox"/> BHP&L	<input type="checkbox"/> Diamond D Water
Current	<input type="checkbox"/> Fire Department	<input type="checkbox"/> Finance Officer	<input type="checkbox"/> Black Hills Water
North	<input type="checkbox"/> Public Works	<input type="checkbox"/> Register of Deeds	<input type="checkbox"/> Quaal Road District
South	<input type="checkbox"/> Planning	<input type="checkbox"/> County - Planning	<input type="checkbox"/> Other: _____
East	<input type="checkbox"/> Building Inspector	<input type="checkbox"/> SD DOT	<input type="checkbox"/> Other: _____
West	<input type="checkbox"/> Engineering	<input type="checkbox"/> SD DENR	<input type="checkbox"/> Other: _____
Planner	<input type="checkbox"/> City Code Enforcement	<input type="checkbox"/> Auditor - Annexation	<input type="checkbox"/> Other: _____
File No.	<input type="checkbox"/> Police	<input type="checkbox"/> Drainage	<input type="checkbox"/>
Comp Plan	<input type="checkbox"/> City Attorney	<input type="checkbox"/> Parks & Recreation	

Received By: \_\_\_\_\_

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

Commission Meeting Date: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Payment Type: Cash  Check  Credit Card



**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**EXHIBIT "A"  
LEGAL DESCRIPTION**

That portion of Lot A of the Northeast Quarter (NE $\frac{1}{4}$ ) 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 of the northerly Independence Loop right-of-way, and lying southerly and westerly of Outlot 2 and the vacated right-of-way adjacent thereto, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Pages 1-4 (referred to on said plats as "Future Block 6").

-AND-

That portion of Lot B of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$ ) 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 easterly of the northerly Independence Loop right-of-way, and lying northerly and easterly of the Republic Road right-of-way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Pages 1-4 (referred to on said plats as "Future Block 6").

-AND-

That portion of Tract 3 of the South Half (S $\frac{1}{2}$ ) 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 7 on Page 28, lying northerly and westerly of the southerly Independence Loop right-of-way, lying northerly and easterly of the Republic Road right-of-way, and lying southerly and westerly of Outlot 2 and the vacated right-of-way adjacent thereto, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Pages 1-4 (referred to on said plats as "Future Block 6").

\*Note: This Title Commitment is for informational purposes only. No coverage is insured or given until a buyer and purchase price are determined and given to the title company.

*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. 63480

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

Page 2 of 2

AMERICAN  
LAND TITLE  
ASSOCIATION





April 19, 2022

## Preliminary/Final Plat Review Lots 1 thru 3 of Block 6 Summerset USA

Formerly a Portion of Lot B of the E1/2NW1/4 and a portion of Lot A of the NE1/4 and a portion of Tract 3 of the S1/2 and a portion of the Vacated R.O.W. of Independence Loop. All located in Sec. 25, T3N, R6E, Black Hills Meridian, Meade County, City of Summerset, SD

### **General Information:**

Parcel Acreage                      16.505 Acres  
Location                              Section 25 T.3N.,R.6E., Black Hills Meridian City of Summerset  
Date of Application                April 1, 2022  
Surveyor Project Number        22-076  
Reviewed By:                        **Gary Anderson, LS, HDR Engineering, Inc.**

**Purpose:**                              Split 1 lot into 3

**Access and Utilities:**            Access off Republic Road, water from Black Hawk Water Users District, sewer from City of Summerset

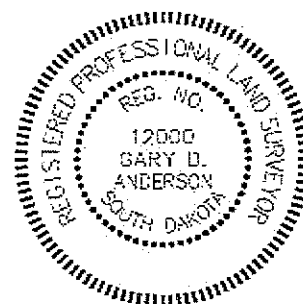
**Fire Protection:**                Black Hawk Volunteer Fire Department

**Drainage:**                            Minimal Flood Hazard

### **Final Plat Review:**

Surveyor's note 1 "fifteen foot (15')" shall be "eight foot (8)".  
The west line of Lot 3 needs a distance annotation.

Gary Anderson, LS 12000



**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are hereon due on the land described herein, as shown by the records of my office, are duly paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Meade County Treasurer \_\_\_\_\_

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of the City of Summerset, South Dakota at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Finance Officer of the City of Summerset \_\_\_\_\_

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Summerset, do hereby certify that all special assessments which are hereon due upon the within described lands are duly paid according to the records of my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Finance Officer of the City of Summerset \_\_\_\_\_

**CERTIFICATE OF PLANNING COMMISSION**

The City of Summerset Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Summerset, South Dakota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning Commission Member \_\_\_\_\_

**RESOLUTION OF CITY COMMISSION**

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 the Council of Commissioners that:

- The system of streets set forth therein conforms to the system established by the City of Summerset, South Dakota;
  - All provisions of the City Subdivision Regulations have been complied with, and
  - There are no outstanding assessments upon the tract or subdivision.
- And such plot and survey thereof have been executed according to law.

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

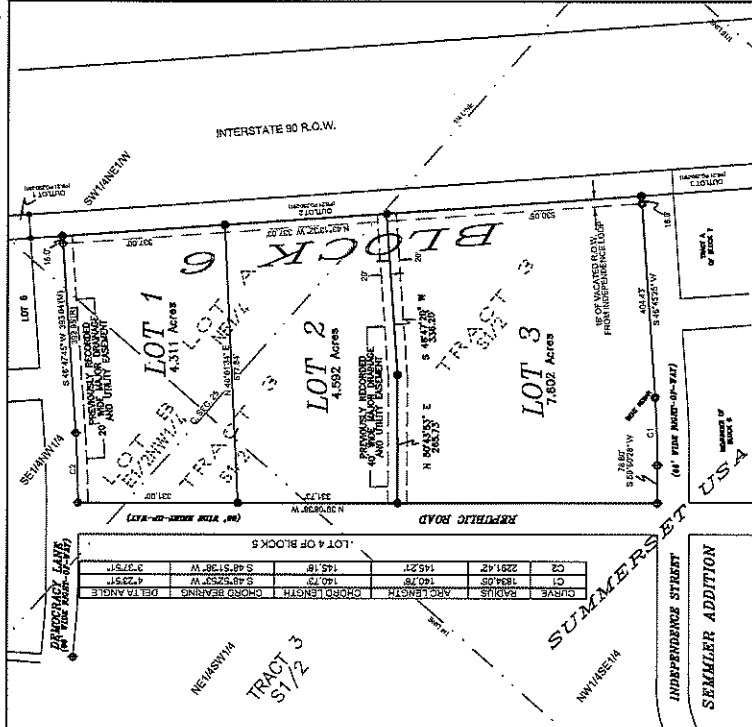
Dated at Summerset, South Dakota

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

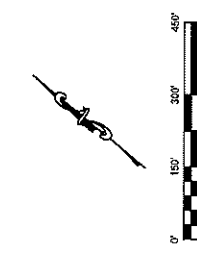
Mayor of the City of Summerset \_\_\_\_\_

**Plat of Lots 1 thru 3 of Block 6 of Summerset USA.**  
Formerly a Portion of Lot B of the S1/2NW1/4 and a portion of Tract 3 of the S1/2 and a portion of the Vacated R.O.W. of Independence Loop.

All Located in Sec. 25 Township 3 North, Range 6 East, Block Hills Meridian, Meade County, City of Summerset, South Dakota.



LINE	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
1	145.21'	145.21'	145.21'	90°00'00"	90°00'00"
2	2281.42'	2281.42'	2281.42'	90°00'00"	90°00'00"
3	145.21'	145.21'	145.21'	90°00'00"	90°00'00"
4	145.21'	145.21'	145.21'	90°00'00"	90°00'00"



18.505 ACRES ± TOTAL PLATTED AREA  
SCALE: 1" = 150 Feet  
March 2022

- LEGEND**
- Found or S4, 9/16" Brass, with Cop
  - Marked "WASHERS R.L.7719"
  - Found "WASHERS R.L.7719"
  - Linear dimensions marked "1117"
  - (X) indicates dimensions previously recorded.
- For FEMA Mapping, Field Point of Reference  
440025  
National Flood Hazard Zone X  
Effective Date 9/16/2011.

**SURVAYOR'S NOTES**

- UNB & Meter Implants Estimated. A drainage easement is hereby created on the land shown and recorded in this instrument to such an extent as may be necessary to fulfill the responsibility of the landowner.
- Plat of Record on Reference: Plat Book 21 of Page 290-291 and Plat Book 21 of Page 1-4 on previously recorded instrument. The original instrument is on file in the Office of the Surveyor in South Dakota.
- Building Regulations per the most recently adopted International Building Code and City of Summerset Ordinance.
- Block of Meade County being filed with the Meade County Register of Deeds.

**DISCLAIMER NOTES**

All major distance measurements shown hereon shall be based on the ground surface. Measurements shall not include buildings, water, fences, trees, etc. The surveyor does not warrant the location or accuracy of any utility lines shown hereon. The surveyor does not warrant the accuracy of any measurements shown hereon. The surveyor does not warrant the accuracy of any measurements shown hereon.

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

I, Director of Equalization of Meade County, South Dakota, do hereby certify that there is no record in my office of a copy of the instrument described herein, and that the location of the proposed access does not require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Meade County Director of Equalization \_\_\_\_\_

**APPROVAL BY HIGHWAY OR STREET AUTHORITY**

The location of the proposed access to the Highway or Street as shown on this plat is hereby approved by the City of Summerset. The location of the proposed access does not require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Summerset Highway or Street Authority \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Sharon E. Valenzik, 2305 Junction Avenue, Sturgis, SD, being a Registered Land Surveyor in the State of South Dakota, do hereby certify that the boundaries shown and described hereon, as shown on the ground the boundaries in the manner shown, and that the same are in accordance with the records of the Office of the Surveyor and the records of the Meade County Register of Deeds or Records of the Meade County Register of Deeds. I have not been furnished with any records of the Meade County Register of Deeds or Records of the Meade County Register of Deeds. I have not been furnished with any records of the Meade County Register of Deeds or Records of the Meade County Register of Deeds.

IN WITNESS WHEREOF  
I have set my hand and seal

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Sharon E. Valenzik  
Registered Land Surveyor No. 7719

**OWNER'S CERTIFICATE**

We, Independence Properties LLC, do hereby certify that we are the owners of the land shown and described hereon, and that we do hereby certify that the development of the land shall conform to all applicable zoning, subdivision, and erosion and sediment control public use.

IN WITNESS WHEREOF

I have set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Independence Properties LLC, Owner  
Charles D. Kreiter, Vice President

**ACKNOWLEDGEMENT OF OTHERS**

STATE OF SOUTH DAKOTA  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of South Dakota, as Vice President of Independence Properties LLC, known to me to be the person who executed the foregoing Owner's Certificate and who appeared to me that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

Notary Public \_\_\_\_\_ by commission expires: \_\_\_\_\_

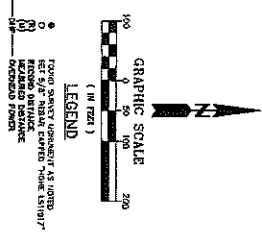
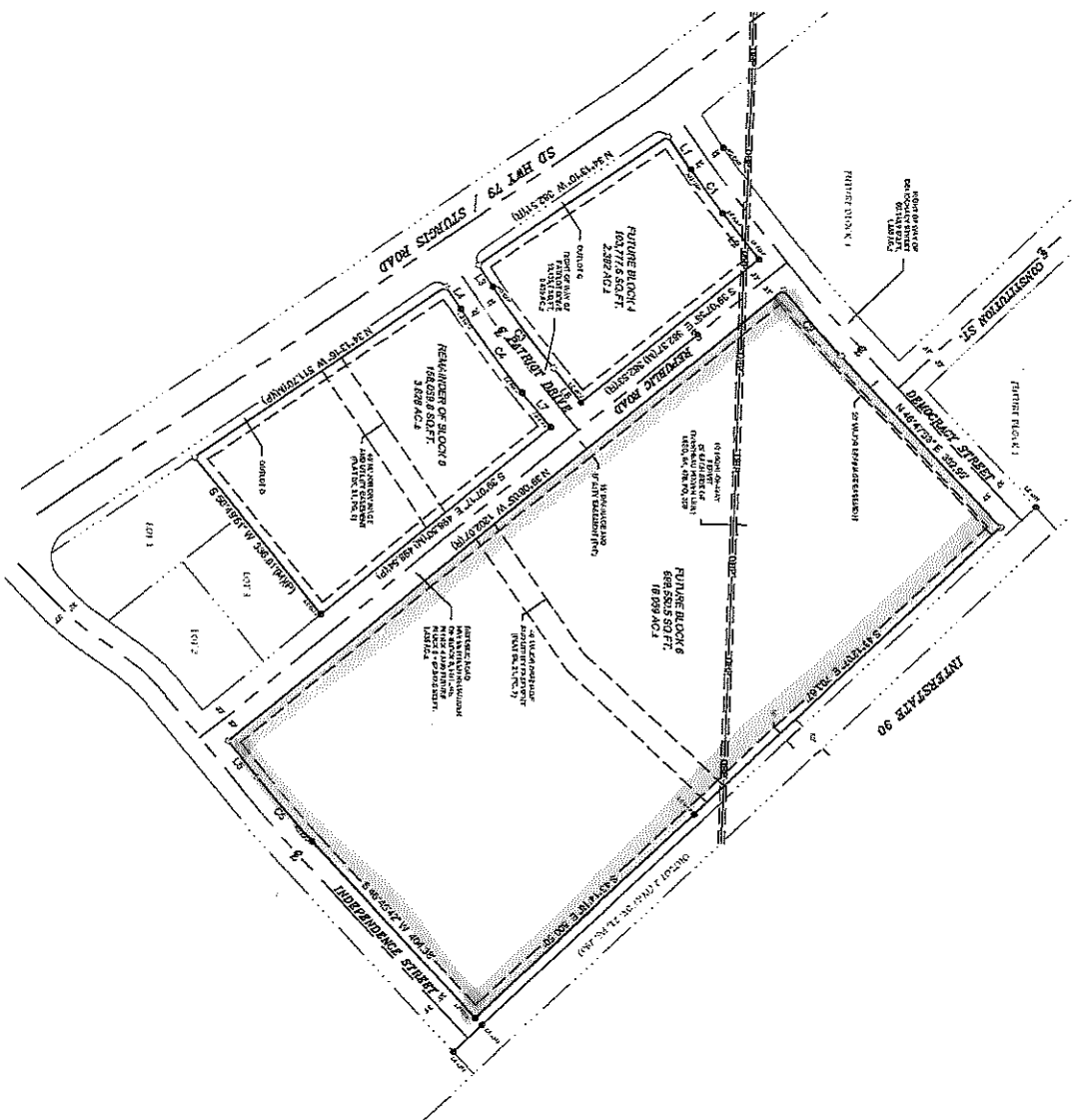
**OFFICE OF REGISTER OF DEEDS**

Meade County Register of Deeds

Baseline@SturgisSurveying.com JOB NUMBER: 22-076

PREPARED BY: BASELINE SURVEYING, INC.,  
2305 JUNCTION AVENUE, STURGIS, S.D. 57785

PHONE: 605-490-1401



LEGEND  
 ○ FUTURE BLDG. FOOTPRINT AS SHOWN  
 ○ FUTURE BLDG. FOOTPRINT "CHECK LISTED"  
 ○ FUTURE BLDG. FOOTPRINT "CHECK LISTED"  
 ○ FUTURE BLDG. FOOTPRINT "CHECK LISTED"

NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMIT	11/11/10	AM	1
2	REVISED PER PLAN NO. 1017	11/11/10	AM	2
3	REVISED PER PLAN NO. 1017	11/11/10	AM	3
4	REVISED PER PLAN NO. 1017	11/11/10	AM	4
5	REVISED PER PLAN NO. 1017	11/11/10	AM	5
6	REVISED PER PLAN NO. 1017	11/11/10	AM	6
7	REVISED PER PLAN NO. 1017	11/11/10	AM	7
8	REVISED PER PLAN NO. 1017	11/11/10	AM	8
9	REVISED PER PLAN NO. 1017	11/11/10	AM	9
10	REVISED PER PLAN NO. 1017	11/11/10	AM	10

NO.	DESCRIPTION	DATE	BY	REVISION
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4	REVISED PER PLAN NO. 1017	11/11/10	AM	4
5	REVISED PER PLAN NO. 1017	11/11/10	AM	5
6	REVISED PER PLAN NO. 1017	11/11/10	AM	6
7	REVISED PER PLAN NO. 1017	11/11/10	AM	7
8	REVISED PER PLAN NO. 1017	11/11/10	AM	8
9	REVISED PER PLAN NO. 1017	11/11/10	AM	9
10	REVISED PER PLAN NO. 1017	11/11/10	AM	10

**REGISTERED LAND SURVEYOR**  
 JOHN A. HOWE  
 LICENSE NO. 1035  
 EXPIRES 12/31/11

**Howe**  
 Land Services, Inc.  
 10150 West 10th Avenue, Suite 100  
 Denver, CO 80231  
 (303) 751-1000  
[www.howeland.com](http://www.howeland.com)

**PREPARED FOR:**  
 INDEPENDENT PROPERTIES, INC.

**PROJECT DESCRIPTION:**  
 DEVELOPMENT OF FUTURE BLOCKS 4, 6, 8 & 9  
 TRACT 1035, SECTION 10, TOWNSHIP 10N, RANGE 10W, COUNTY OF DAWSON

**APPROVED FOR:** \_\_\_\_\_ **CHECKED BY:** AM  
**DATE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



# 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 <u>LOT N Revised in the</u>		
<u>NW 1/4 of SE 1/4 of section 6, T2N, R7E, B.H.M., Meade County, South DAKOTA</u>		
PROPOSED <u>9 acre split from south east corner</u>		
LOCATION _____		
Size of Site—Acres <u>9 acres</u>	Square Footage _____	Proposed Zoning <u>Conditional</u>
DESCRIPTION OF REQUEST:		Utilities: Private / Public
		Water <u>Black Hawk</u>
		Sewer <u>Septic</u>

### APPLICANT

Name Mark & Francine Cropley Phone (605) 981-0075  
 Address 514 Americas way PMB 15152 E-mail Francinecropley@gmail.com  
 City, State, Zip Box ELDER, SD, 57719 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 PROJECT PLANNER - AGENT

Name Mark & Francine Cropley Phone (605) 981-0075  
 Address 514 Americas way PMB 15152 E-mail Francinecropley@gmail.com  
 City, State, Zip Box ELDER, SD, 57719 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 OWNER OF RECORD (if different from applicant)

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

\* See docu sign  
 Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_ Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Title\*: \_\_\_\_\_ 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

# Memo

Date: Wednesday, April 13, 2022  
Project: Lot N Revised Layout Review  
To: Lisa Schieffer, City Administrator  
From: HDR, Inc  
Subject: Preliminary Plat Review

## General

1. Proposed 50' Access and Utility Easement needs to be a 66' public right-of-way.
2. Need to provide a street plan (Summerset Ordinance 151.052.F)
  - a. See Summerset IDCM for Street and Right-of-way design criteria.
  - b. See Summerset IDCM Figure 2-1 for street and right-of-way criteria.
3. Need to provide a soil erosion and sediment plan (Summerset Ordinance 151.052.A)
4. Need to provide water distribution plan (Summerset Ordinance 151.052.B)
5. Need to provide a stormwater management plan (Summerset Ordinance 151.052.D)
  - a. See Summerset IDCM for Stormwater design criteria (Section 4).
6. Need to provide a utility distribution plan (Summerset Ordinance 151.052.E)
  - a. See Summerset IDCM for Street Light location and spacing requirements (Secion 2.19.2).
7. Need to complete a geotechnical evaluation per Meade County Ordinance 20, Section 5.1.2.4.
8. Proposed residential lot can go away as it is the City's understanding that the intended residence will be the manager's quarters for the campground.
9. Need to submit a letter of approval from Black Hawk Water Users District.



April 21, 2022

# Preliminary/Final Plat Review Lots 1 and 2 and Dedicated Public Right-of-Way for Black Hawk Road of the Cropley Subdivision

Formerly Lot N Revised, Located in the NW1/4SE1/4 of Section 6, T2N, R7E, BHM, Meade County, SD

**General Information:**

Parcel Acreage                      28.77 Acres  
Location                              NW1/4SE1/4 of Section 6 T.2N.,R.7E., BHM  
Date of Application                NA  
Reviewed By:                        Gary Anderson, LS, HDR Engineering, Inc.

**Purpose:**                              Split 1 lot into 2

**Access and Utilities:**            Access off Captain Soelzer St., water from Black Hawk Water Users District, septic sewer

**Fire Protection:**                Black Hawk Volunteer Fire Department

**Drainage:**                            Minimal Flood Hazard

**Final Plat Review:**

Bearings and distances do not close.

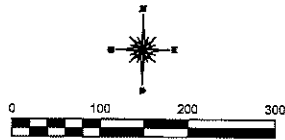
If survey was not completed in grid coordinate system, this should be indicated on the plat along with conversion to ground coordinate system.

Gary Anderson, LS 12000



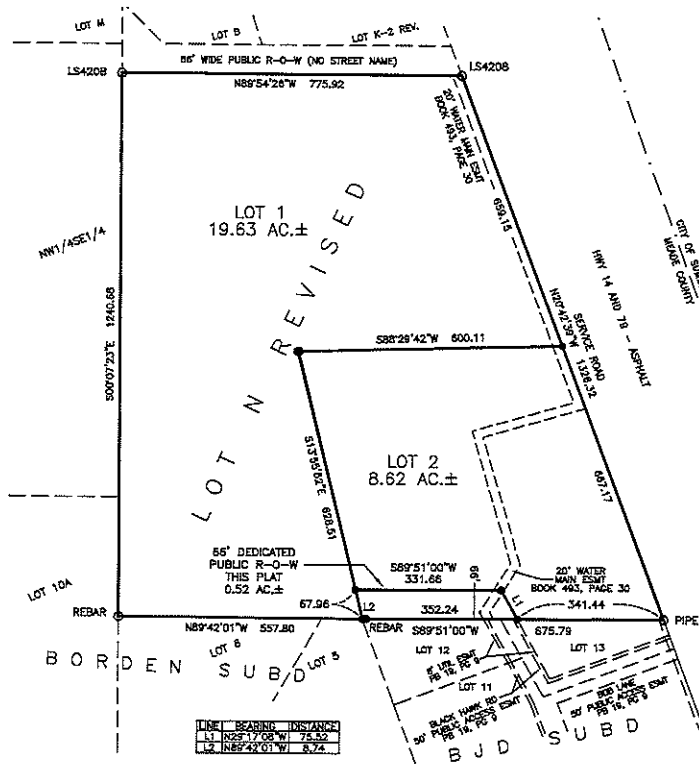
PLAT OF LOTS 1 AND 2 AND DEDICATED PUBLIC RIGHT-OF-WAY  
FOR BLACK HAWK ROAD OF THE CROPLEY SUBDIVISION;  
FORMERLY LOT N REVISED, LOCATED IN THE NW 1/4 SE 1/4 OF SECTION 6 T2N, R7E, BHM,  
MEADE COUNTY, SOUTH DAKOTA

OWNER:  
JO ANNE DAVIS ETAL  
C/O ROBERT HATCH  
5739 W ELMWOOD DR  
BLACK HAWK SD 57718



LEGEND:  
○ FOUND MONUMENT AS NOTED  
● SET PIN AND CAP "LS11918"

- NOTES:
- TOTAL AREA THIS PLAT: 28.77 ACRES±.  
TOTAL LOT AREA THIS PLAT: 28.25 ACRES±.  
AVERAGE AREA PER LOT: 14.12 ACRES±.  
TOTAL AREA R-O-W THIS PLAT: 0.52 ACRES±.
  - 6" UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES. REMOVAL OR MODIFICATION OF ANY OBSTRUCTION OR IMPEDIMENT TO SUCH AN EASEMENT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LAND OWNER.
  - PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
  - WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON AS EASEMENTS.
  - SUBJECT PROPERTIES ARE WITHIN THE THREE MILE ETJ OF THE CITY OF SUMMERSET.



**SURVEYOR'S CERTIFICATE**

I, BRADLEY J. LIMBO, REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO THE ABOVE NAMED OWNER(S), THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF SOUTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF.

BRADLEY J. LIMBO RLS # 11918 DATE

**OWNER'S CERTIFICATE**

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss  
I/WE, JO ANNE DAVIS, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THIS PLAT WAS MADE AT MY/OUR REQUEST AND THAT I/WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

SIGNATURE(S): \_\_\_\_\_  
6739 W ELMWOOD DR. BLACK HAWK SD 57718

**ACKNOWLEDGMENT OF OWNER**

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**PLANNING COMMISSION**

THE CITY OF SUMMERSET PLANNING AND ZONING COMMISSION CERTIFIES IT HAS REVIEWED THIS FINAL PLAT AND HEREBY RECOMMENDS APPROVAL TO THE CITY COMMISSION OF THE CITY OF SUMMERSET, SOUTH DAKOTA.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COMMISSION MEMBER: \_\_\_\_\_

**BOARD OF COMMISSIONERS**

WHEREAS THERE HAS BEEN PRESENTED TO THE BOARD OF COMMISSIONERS, THE WITHIN PLAT OF THE ABOVE-DESCRIBED LANDS, AND IT APPEARS TO THIS BOARD OF COMMISSIONERS THAT:

- THE SYSTEM OF STREETS SET FORTH THEREIN CONFORMS TO THE SYSTEM OF STREETS OF THE EXISTING PLATS OF THE CITY;
  - ALL PROVISIONS OF THE CITY'S SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH;
  - ALL TAXES AND SPECIAL ASSESSMENTS UPON THE TRACT OR SUBDIVISION HAVE BEEN FULLY PAID; AND
  - 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.

MAYOR \_\_\_\_\_

FINANCE OFFICER \_\_\_\_\_

**CERTIFICATE OF FINANCE OFFICER**

I, FINANCE OFFICER OF THE CITY OF SUMMERSET, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE CITY COMMISSION OF THE CITY OF SUMMERSET, SOUTH DAKOTA AT A MEETING HELD ON THE \_\_\_\_\_

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FINANCE OFFICER: \_\_\_\_\_

**CERTIFICATE OF FINANCE OFFICER**

I, FINANCE OFFICER OF THE CITY OF SUMMERSET, DO HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS WHICH ARE LIENS UPON THE DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FINANCE OFFICER: \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss  
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 \_\_\_\_\_, 20\_\_\_\_.

TREASURER OF MEADE COUNTY \_\_\_\_\_

**CERTIFICATE STREET/ROAD AUTHORITY**

THE LOCATION OF THE PROPOSED ACCESS TO THE HIGHWAY OR STREET AS SHOWN HEREON IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIGHWAY OR STREET AUTHORITY \_\_\_\_\_

**CERTIFICATE OF EQUALIZATION AND PLANNING**

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss  
I, MEADE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE ON RECORD IN MY OFFICE A COPY OF THE WITHIN DESCRIBED PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MEADE COUNTY DIRECTOR OF EQUALIZATION \_\_\_\_\_

OFFICE OF THE REGISTER OF DEEDS \_\_\_\_\_

PREPARED BY: \_\_\_\_\_ SHEET 1 OF 1  
**ALL ASPECTS INC.**  
SURVEYORS  
Project: All-23-044 All Aspects Inc.  
Date: APRIL 16, 2022 444 Saint Joe St.  
New 506-497-2544  
Spearfish SD 57785  
Surveyed by: JLS 605-497-2544  
Prepared by: JLS mroblood@aol.com