



June. 7, 2021

# Final Plat Review Future Block 4 and the Remainder of Future Block 5, and Dedicated Patriot Drive Right of Way, Summerset USA

*Proposed Vacation of the 66' Wide Patriot Drive and a Portion of the 15' Utility and Drainage Easements.*

*Located in the NE1/4 of the SW1/4, Section 25, Township 3 North, Range 6 East, Black Hills Meridian,  
City of Summerset, Meade County, South Dakota*

**General Information:**

Parcel Acreage                      0.440 Acres

Location                              Northeast of the Intersection of Patriot Drive and SD Hwy 79

Date of Application                May 27, 2021

Surveyor's Job Number

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

**Purpose:**                              Vacate Patriot Drive and the corresponding utility/minor drainage easements.

**Access and Utilities:**            NA

**Fire Protection:**                NA

**Drainage:**                          NA

**Preliminary Plat Review:**

- Provide correspondence with Black Hawk Water and City of Summerset to confirm water and sanitary sewer lines/manholes are not located within the proposed ROW vacation.
- Missing creation date.

Gary Anderson, LS 12000







June. 7, 2021

## Final Plat Review Lot 4, Block 5 Summerset USA

*Formerly a portion of Tract 3 of the S1/2 of Section 25, and a portion of Lot B of the E1/2 of the NW1/4 of Section 25, and portion of the Patriot Drive Right-of-Way*

*Located in the NE1/4 of the SW1/4, and the SE1/4 of the NW1/4, and in the NW1/4 of the SE1/4 of Section 25, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota*

### **General Information:**

Parcel Acreage                      6.451 Acres

Location                              Northeast of the Intersection of Patriot Drive and SD Hwy 79

Date of Application                May 27, 2021

Surveyor's Job Number

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

**Purpose:**                              Create Lot 4 from a portion of former Tract 3, Lot B, and Patriot Drive Right of Way.

**Access and Utilities:**            Water and sewer are both public with access off Republic Road.

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

**Drainage:**                            40' wide major drainage easement

### **Final Plat Review:**

- The bearings and distances close on the plat.
- It appears the description of a cap at the south end of L4 was cut off and would like to see the LS #.
- Missing creation date
- Change the utility and minor drainage easements note to: "An eight-foot utility and minor drainage easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner."

- Add the following certificate:

“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 \_\_\_\_\_, 2021.

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



Gary Anderson, LS 12000

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