

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 10th, 2024 @ 6:00 P.M.

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

ROLL CALL: Dustin Hirsch, Mitchell Woldt (via zoom), Brittni Bjorum, Casey Kenrick and Brody Oldfield were present. Also present was the City Administrator and City Attorney.

CALL FOR CHANGES: Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for September 10th, 2024. Motion carried.

CONSENT CALENDAR: Motion by Hirsch, second by Bjorum to approve the minutes of the regular meeting of August 27th, 2024. Motion carried.

PRELIMINARY/FINAL PLAT – BLACK RIVER RE, LLC.

Motion by Kenrick, second by Hirsch, to open discussion. Motion carried.

City Administrator Lisa Schieffer presented the preliminary/final plat to the Board. All comments have been addressed in the review by the engineer. Sam Crittenden and Ethan Peterson from Black River RE, LLC were on hand to answer any questions.

Motion by Kenrick, second by Bjorum to close discussion. Motion carried.

Motion by Kenrick, second by Hirsch to recommend approval of the preliminary/final plat to the Board of Commissioners. Motion carried.

ANNEXATION PETITION – BLACK RIVER RE, LLC.

Motion by Hirsch, second by Kenrick, to open discussion on the petition. Motion carried.

City Administrator Lisa Schieffer presented the petition to the Planning and Zoning Board.

Motion by Kenrick, second by Hirsch to close discussion. Motion carried.

Motion by Bjorum, second by Kenrick to recommend approval of the voluntary annexation petition to the Board of Commissioners. Motion carried.

VARIANCE FOR NON-ANNEXATION INTO THE CITY OF SUMMERSET – MICHAEL GOOSEN

Motion by Bjorum, second by Kenrick, to open discussion on the variance. Motion carried.

City Administrator Lisa Schieffer stated that Mr. Goosen has a total of four variances and that each one will be acted on separately, along with a minor plat. Schieffer asked Mr. Goosen if he had any representation at the meeting or if he was presenting by himself. Mr. Goosen indicated he was presenting by himself.

Mr. Goosen addressed the Board and stated that he did not want to be in the city limits of Summerset due to the fact that currently he would not be able to comply with our ordinances. Discussion ensued on what would be expected per ordinance if he were to be annexed into the city.

The Board then opened up the comment period to the public. Phil Olsen stated he was a designated spokesperson for variance people that had property in and outside of the city limits of Summerset.

Olsen talked about the process of the variances with the Board. He expressed his concerns about the ongoing disregard of the property from permitting to the junked cars, mobile homes, and animals.

Mike Paulsen expressed his concerns about the dogs and that they hear them all the time. Paulsen stated that the mobile homes that were on the property looked unlivable. He is concerned about the valuation of his property. Paulsen is in favor of annexation so there is governance to oversee the same.

Eric Mack works for the City of Rapid City and deals with permitting. Mr. Mack presented pictures to the Board regarding the property and the grading that has taken place at the Goosen property. Mack is for the annexation in order to clean up the property, to follow ordinances, and to obtain proper permitting.

Justin Rudland owns the property that is being developed across from Mr. Goosen. Rudland had to go through processes in order to develop in the city. Rudland encourages the Board to not grant the variance. Rudland referred to the property and stated that values will go down around that area and it will be hard for developers to want to invest in the city.

Mr. Goosen came up to give rebuttal. Goosen gave the background on visiting with Meade County and why the mobile homes were on the property and explained why the inoperable cars are located on the same. He feels the variances he is asking for are appropriate for his needs as to how his property sits. Goosen feels like he is being forced into a position to be annexed and he does not want to be annexed. Goosen stated he got permission from Meade County to put that mobile home on the plotted area.

Mr. Wheeler stated that if he is annexed in, the mobile home would not comply with the city ordinances.

Board Member Casey Kenrick stated that it has been the precedent of this Board to annex if the property is contiguous to the city boundaries and in only one case has the Board not recommended the same and that was because it was setting in the Black Hawk area. Other Board Members felt the same way about the annexation.

Board Member Mitchell Woldt asked for clarification on the subdividing of the lots regarding the septic needs for the property. Mr. Goosen stated that was one of the reasons for adjusting the lot lines and this would solve all the problems for getting septic. City Administrator Lisa Schieffer read an email from Tonya Vig, Meade County Planning Director, "If Mr. Goosen replats he will not be able to get a septic permit from Meade County. He would likely have to design a septic system and ask SD DANR and Meade County for a variance." Schieffer went on to state what the City of Summerset would need, per the review of HDR, to get septic.

Mr. Goosen was under the impression he could put a septic in there at this time and he is unsure of what was going on. City Attorney Mike Wheeler stated to Mr. Goosen that if he would like to table this matter, until he can verify the information, that he can do that.

Mr. Goosen stated that he wanted to table the remaining items.

Motion by Bjorum, second by Kenrick to close discussion. Motion carried.
Motion by Hirsch, second by Bjorum to table the following items:

- 1) VARIANCE FOR ANNEXATION
 - 2) VARIANCE FOR SETBACKS

 - 3) VARIANCE ON 8' MINOR DRAINAGE & UTILITY EASEMENT THROUGHOUT BOTH LOTS
 - 4) VARIANCE FOR SHARED DRIVEWAY ACCESS
 - 5) MINOR PLAT
- Motion carried.

ADJOURNMENT

Motion by Hirsch, second by Kenrick to adjourn the meeting at 7:10 p.m. Motion carried.

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman

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

You are hereby notified that there will be additions to the Summerset Zoning Ordinances, and the Summerset Zoning Map, considered at public hearings to be held by the Summerset Planning and Zoning Commission and the Summerset Board of Commissioners. The proposed zoning addition will create a zoning district and pertain to the real property recently annexed by the City of Summerset as follows:

Plat of Lot A1 of the Black Rock Subdivision and dedicated 10' public right of way to Norman Avenue. Formerly a portion of the N1/2 of the SW1/4 of Section 5, Township 2 North, Range 7 East, Black Hills Meridian and Lot U3 all located in the N1/2 of the SW1/4 of Section 5, Township 2 North, Range 7 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota – C1 General Commercial.

A public hearing will be held by the Summerset Planning and Zoning Commission on October 7th, 2024, at 6:00 p.m., and by the Summerset Board of Commissioners on October 17th, at 6:00 p.m., both of such public hearings to be held at the Summerset City Administration building, at 7055 Leisure Lane, Summerset, South Dakota.

This Notice of Public Hearing concerns the zoning designation to be given the property recently annexed by the City of Summerset. The legal description and a map of the recently annexed property is located at the Summerset City Administration building, and is available for inspection on request.

This hearing is open to the public and interested parties are encouraged to attend. Any person having any objections to any proposed zoning designations may appear before the Planning and Zoning Commission and the City Board of Commissioners on the above said dates for the public hearings and show cause why the proposed zoning should not be approved. Written protest against the proposed zoning may be filed with the office of the City of Summerset, at 7055 Leisure Lane, Summerset, South Dakota.

Dated: September 19th, 2024.

Lisa Schieffer
Summerset City Administrator

7022 2410 0001 5814 1974

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Black Hawk, SD 57718

OFFICIAL USE

Certified Mail Fee	\$4.85	0718
	\$4.10	04
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	09/20/2024
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Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

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

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Black Hawk, SD 57718

OFFICIAL USE

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	\$4.10	04
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	09/20/2024
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

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

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Pierre, SD 57701

OFFICIAL USE

Certified Mail Fee	\$4.85	0718
	\$4.10	04
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	09/20/2024
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

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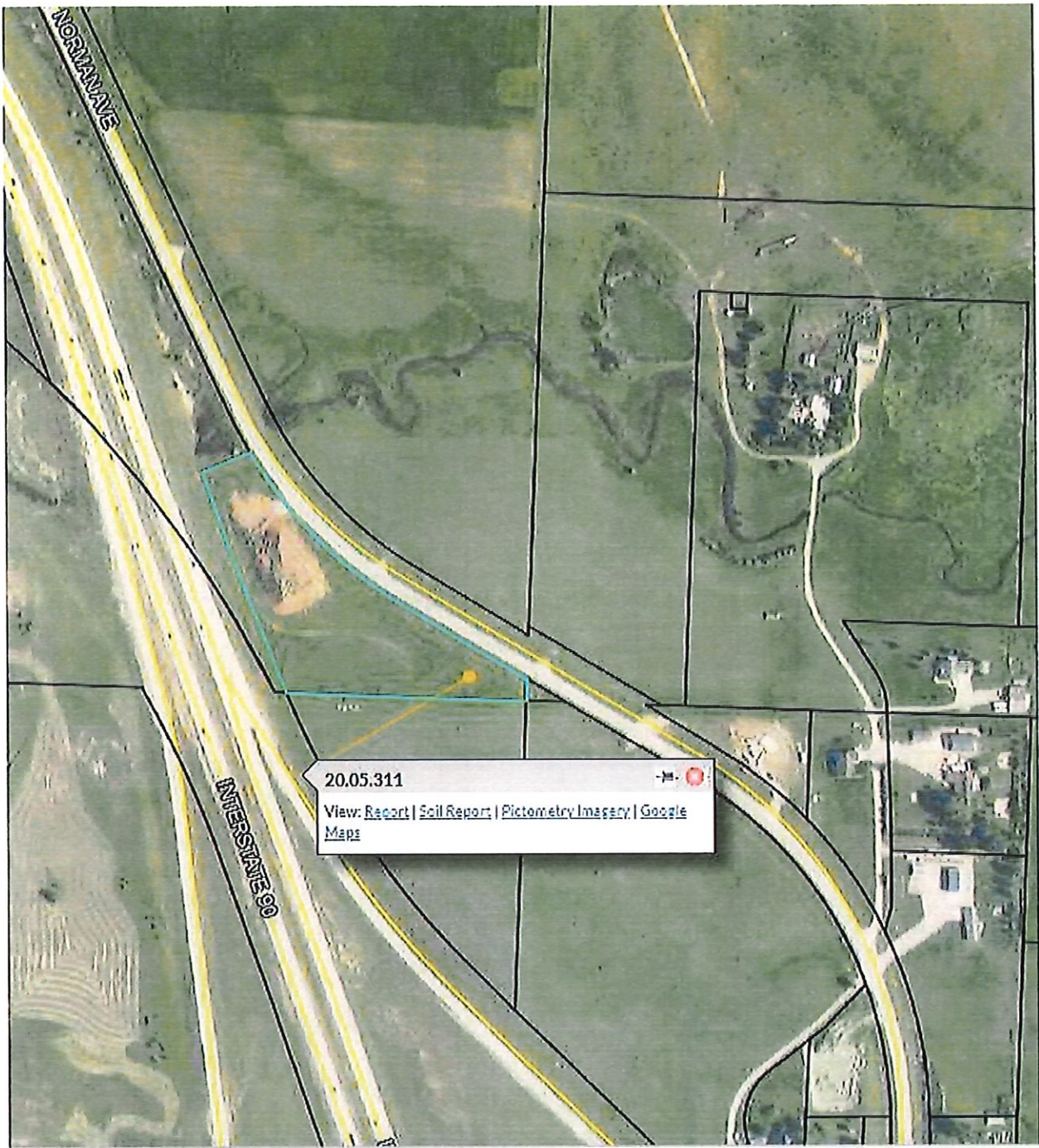
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Rapid, SD 57702

OFFICIAL USE

Certified Mail Fee	\$4.85	0718
	\$4.10	04
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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City, State, ZIP+4®		

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



Alternate ID n/a
Class NAC
Acreage n/a

Owner Address BLACK RIVER RE LLC
623 DAKOTA DR
RAPID CITY SD 57702

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
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
- Variance
- 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 LOT A OF SW1/4 OF SW1/4 OF SE1/4 OF SECTION 31 T3N, R7E, BHM AND LOT U OF NW1/4 OF NW1/4 OF NE1/4 OF SECTION 6, T2N, R7E, BHM, MEADE COUNTY, SOUTH DAKOTA

PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION

LOCATION Intersection of Sturgis Rd & Anderson Rd

Size of Site-Acres 1.95 Square Footage 84,942 Proposed Zoning N/A

DESCRIPTION OF REQUEST: Variance to not be annexed into the City of Summerset

Utilities: Private / Public
Water
Sewer

HARDSHIP: Current Property Use Does Not Comply with Summerset Ordinances

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701

OWNER OF RECORD (If different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

Michael Stone
 Property Owner Signature _____ Date Aug 08 2011

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:	

- | | | |
|--|---|--|
| <input type="checkbox"/> Sewer Utility | <input type="checkbox"/> BHP&L | <input type="checkbox"/> Diamond D Water |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Finance Officer | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> |
| <input type="checkbox"/> Planning | <input type="checkbox"/> County - Planning | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DENR | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Police | <input type="checkbox"/> Drainage | <input type="checkbox"/> |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Parks & Recreation | |

Board of Adjustments Meeting Date: _____
 Date Paid: _____
 Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check 02/2024

§ 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.



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- Road Name Change

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- 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 LOT A OF SW1/4 OF SW1/4 OF SE1/4 OF SECTION 31 T3N, R7E, BHM AND LOT U OF NW1/4 OF NW1/4 OF NE1/4 OF SECTION 6, T2N, R7E, BHM, MEADE COUNTY, SOUTH DAKOTA			
PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION			
LOCATION Intersection of Sturgis Rd & Anderson Rd			
Size of Site-Acres	1.95	Square Footage	84,942
		Proposed Zoning	N/A
DESCRIPTION OF REQUEST: Variance on setbacks for garage on Lot 1 & shed on Lot 2 for not meeting the 25' setback			Utilities: Private / Public
			Water
HARDSHIP: Structures are existing			Sewer

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701

OWNER OF RECORD (If different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

Michael Shane Goosen Aug 15 / 2024
 Property Owner Signature _____ Date _____

Signature _____ Date _____
 Print Name: _____ Signature _____ Date _____
 Title*: _____ 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
- Other: _____
- Other: _____
- Other: _____
- Other: _____

Board of Adjustments Meeting Date: _____
 Date Paid: _____
 Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check 02/2024

§ 155.058 AREA REGULATIONS.

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

- (A) *Front setback.* All structures: 25 feet;
 - (B) *Side setback.*
 - (1) All structures: eight feet; and
 - (2) Exception for portable accessory buildings: two feet.
 - (C) *Rear setback.*
 - (1) Primary uses: 25 feet;
 - (2) (a) Unattached buildings of accessory use: eight feet; and
 - (b) Exception for portable accessory buildings: two feet.
 - (D) *Lot width.* There shall be a minimum lot width of 75 feet at the front building line;
 - (E) *Minimum lot size.* Eight thousand and five hundred square feet; for any non-residential use and their accessory buildings, 30,000 square feet; and
 - (F) *Maximum lot coverage.* Thirty five percent.
- (Ord. passed 2-3-2011, § 2.10.040; Ord. passed 2-16-2017)



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PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION

LOCATION Intersection of Sturgis Rd & Anderson Rd

Size of Site-Acres 1.95 Square Footage 84,942 Proposed Zoning N/A

DESCRIPTION OF REQUEST: Variance not to have an 8' Minor Drainage and Utility easement throughout both lots

15.25
 Utilites: Private / Public
 Water
 Sewer

HARDSHIP: Existing Structures are within the 8' where the easement would lie

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701

OWNER OF RECORD (if different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

Michael Goosen Aug 15/2004
 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: _____

Board of Adjustments Meeting Date: _____
 Date Paid: _____
 Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check 02/2024

§ 151.021 GENERAL DESIGN REQUIREMENTS.

The design requirements set forth below shall be considered as minimum standards and may be exceeded by the subdivider.

(A) *Preservation of existing features.* Existing features that would enhance the development of the area as a whole, such as trees, historic sites, or striking physical features, shall be preserved in the design of the subdivision.

(B) *Grading permit required.* No trees shall be removed from any subdivision nor any change of grade of land be made until an approved grading permit has been issued by a Building Official. Engineering reports may be required from the developer before issuance of the grading permit.

(C) *Lot access.* Each lot within the subdivision shall be provided with access to a street.

(D) *Easements.* Easements for utilities and minor drainage ways shall be provided on every lot within the subdivision.

(E) *Development of areas subject to flooding.* Low areas within the subdivision subject to periodic flooding shall not be developed except for such uses that are compatible with such an area. FEMA Floodway Maps and Flood Insurance Rate Maps may provide a guide to determining areas with flooding potential.

(F) *Avoidance of improvements prohibited.* Land shall not be subdivided in a manner which omits part of the original tract to avoid otherwise necessary improvements, such as (but not limited to) stormwater management facilities or streets.

(G) *Street or subdivision names.* Street or subdivision names shall not duplicate by spelling or sound or otherwise be confused with the names of existing streets or subdivisions. Such names are subject to approval of the Planning Official after consultation with the appropriate Emergency Services Communication (911) Official and Register of Deeds.

(H) *Block lengths.* Block lengths shall not exceed 800 feet and shall normally be wide enough to allow two tiers of lots of appropriate depth.

(I) *Commercial and industrial lots.* Lots in commercial and industrial zoning districts shall be designed to have sufficient depth and width to provide off-street loading, unloading, and parking for the proposed use.

(J) *Lot configuration and buffering.* Double-frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from arterial streets, to overcome specific disadvantages of topography, or to provide mitigation from the effects of adjoining commercial or industrial zoning districts. The Board of Commissioners may require that a planting screen or an earth berm be constructed by the subdivider along the line of lots abutting an arterial street, topographic feature, or adjoining commercial or industrial zoning district.

(K) *Side lot lines.* Side lot lines shall be designed at right angles to streets except on curves, where they shall be radial.

(L) *Exterior street connections.* Subdivisions shall be provided with street connections to at least two exterior public streets unless otherwise first approved by the Board of Commissioners.

(M) *Improvement of abutting streets.* If the land to be subdivided abuts an existing street that is surfaced but not paved, the subdivider shall improve the street in compliance with the city's specifications.

(N) *Mail delivery.* Installation of gang mailboxes and a vehicle turnout will be required if so requested by the Postmaster.



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
- Variance
- Rezoning
- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacallon
 - 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 LOT A OF SW1/4 OF SW1/4 OF SE1/4 OF SECTION 31 T3N, R7E, BHM AND LOT U OF NW1/4 OF NW1/4 OF NE1/4 OF SECTION 6, T2N, R7E, BHM, MEADE COUNTY, SOUTH DAKOTA		
PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION		
LOCATION Intersection of Sturgis Rd & Anderson Rd		
Size of Site--Acres 1.95	Square Footage 84,942	Proposed Zoning N/A
DESCRIPTION OF REQUEST: Variance to allow for shared driveway access		Utilities: Private / Public
		Water
HARDSHIP: SD DOT will only grant an approach in this location		Sewer

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701

OWNER OF RECORD (If different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

Michael Stone
 Property Owner Signature Date 8/25/2024

Property Owner Signature _____ Date _____

Signature _____ Date _____
 Print Name: _____
 Title*: _____

Signature _____ Date _____
 Print Name: _____
 Title*: _____

*required for Corporatlons, 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: _____

Board of Adjustments Meeting Date: _____
 Date Paid: _____
 Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check 02/2024

§ 151.021 GENERAL DESIGN REQUIREMENTS.

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(N) *Mail delivery.* Installation of gang mailboxes and a vehicle turnout will be required if so requested by the Postmaster.

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATIONS FOR VARIANCES BEFORE THE CITY OF SUMMERSET BOARD OF PLANNING & ZONING

Notice is hereby given that the following petitioner has applied to the City of Summerset Board of Adjustments under the provisions of the City of Summerset Zoning Ordinance as follows:

Applicant: MICHAEL SHANE GOOSEN

Legal Description:

Existing: Lot A of SW1/4 of SW1/4 of SE1/4 of Section 31, Township 3 North, Range 7 East, Black Hills Meridian, and Lot U of NW1/4 of NW1/4 of NE1/4 of Section 6, Township 2 North, Range 7 East, Black Hills Meridian, Meade County SD.

Proposed: Lot 1 & Lot 2 of Goosen Subdivision.

Variance:

- 1) Variance request for ordinance 151.021(C) Lot access. *Asking for shared driveway.
- 2) Variance request for ordinance 151.021 (D) Easements for utilities and minor drainage ways. *Asking for the interior minor drainage and utility easement to not be 8' throughout both lots.
- 3) Variance request for ordinance 155.058 Area Regulations on setbacks. *Garage on Lot 1 not meeting 8' minimum setback and shed on Lot 2 not meeting minimum 25' setback.
- 4) Variance request for ordinance 151.020(E) Annexation. *Asking for no annexation.

Notice is further given that said applications will be heard and considered by the City of Summerset Planning & Zoning Board at Summerset City Hall, 7055 Leisure Lane, Summerset, SD 57718 at 6:00 p.m. on the 10th day of September 2024. 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 16th day of August, 2024.

City of Summerset

7021 2720 0002 3412 1916

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To **BLACK HAWK WATER USER DISTRICT**
 Street and Apt. **PO BOX 476**
 City, State, ZIP **BLACK HAWK, SD 57718**

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

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To **JEFF ERICKSON & PENNY CALL**
 Street and Apt. **8950 PINE VALLEY RD**
 City, State, ZIP **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 fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To **MICHAEL GOOSEN**
 Street and Apt. **9010 STURGIS RD**
 City, State, ZIP **BLACK HAWK, SD 57718**

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

7021 2720 0002 3409 0436

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To **NEW LEAF**
 Street and Apt. **PO BOX 742**
 City, State, ZIP **BLACK HAWK, SD 57718**

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

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To **RECREATIONAL STORAGE LLC**
 Street and Apt. **13117 S GULCH RD**
 City, State, ZIP **PIEDMONT, SD 57769**

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

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To **STEVEN SKILLINGSTAD**
 Street and Apt. **PO BOX 723**
 City, State, ZIP **BLACK HAWK, SD 57718**

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

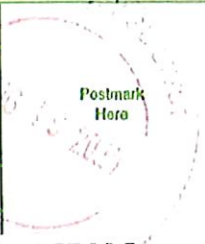
7021 2720 0002 3412 1871

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To	SUMMERSET STORAGE LLC
Street and Apt. No., P.O. Box, or other address	ATTN: TIM TAYLOR
City, State, ZIP+4®	8237 KITT PEAK RD RAPID CITY, SD 57702

PS Form 3800, April 2015

Instructions

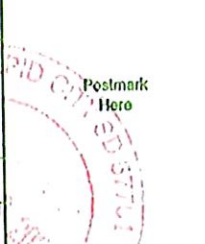
7021 2720 0002 3412 1864

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To	SUPERIOR CUSTOM HOMES LLC
Street and Apt. No., P.O. Box, or other address	4992 N ELK VALE RD
City, State, ZIP+4®	RAPID CITY, SD 57701

PS Form 3800, April 2015 PSN 753002-000-9007

See Reverse for Instructions



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 LOT A OF SW1/4 OF SW1/4 OF SE1/4 OF SECTION 31 T3N, R7E, BHM AND LOT U OF NW1/4 OF NW1/4 OF NE1/4 OF SECTION 6, T2N, R7E, BHM, MEADE COUNTY, SOUTH DAKOTA		
PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION		
LOCATION		
Size of Site-Acres 1.95	Square Footage 84,942	Proposed Zoning N/A
DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT - MINOR PLAT		Utilities: Private / Public
		Water
		Sewer

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718 Signature *Michael Goosen* Date _____
PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701 Signature *EDH* Date 7-31-24
OWNER OF RECORD (If different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

Property Owner Signature *Michael Goosen* Date 7/31/24 Property Owner Signature _____ Date _____

Signature _____ Date _____ Signature _____ Date _____
 Print Name: Michael Goosen 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: _____ Covenants filing fee? Yes No
 Commission Meeting Date: _____ Payment Type: Cash Check Credit Card
 Date Paid: _____



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

MINOR PLAT

The filing fee for a Minor Plat application is \$250.00.

Resolution and plat recording fee of \$90.00 must also accompany Minor Plat Application. Actual review costs exceeding the minimum plat fees will be charged to the applicant prior to approval of the City Commission. Covenants being recorded with the plat will be charged a recording fee as per Meade County.

Information and submission requirements follow:

1. The purpose of a Minor Plat is to allow, without being subject to the requirements of a Preliminary Plat Review: consolidation of up to three (3) previously platted parcels of land; the adjustment of common lot line between up to three (3) previously platted parcels of land; or the resubdivision of a previously platted parcel into three (3) or fewer lots.
2. No lot created by a Minor Plat shall be included in another subdivision plat for a period of two (2) years from the Register of Deeds filing date of the Minor Plat.
3. Minor Plats shall not be allowed if extension of community water, city sanitary sewer, drainage facilities, or public streets would be required if the Minor Plat is approved.
4. Applicant shall submit a complete Minor Plat application (below) including non-refundable fee more than **three (3) weeks** before a regular meeting of the Planning Commission and shall submit copies as follows:
 - (1) Copies of Minor Plat Application and Minor Plat, prepared by a registered land surveyor, (on fifteen by twenty-six inch (15" x 26") paper)
 - (1) Electronic copy of Minor Plat(submitted by disk, e-mail or other approved electronic media)
 - (1) Copy of Minor Plat on 8 1/2" x 11 paper

Minor Plat shall include the following:

- Plat title, centered at the top of the page, consisting of the proposed name of the subdivision and a description of the land being subdivided. This should include former description if applicable.
- A scaled map of the proposed subdivision showing the location, dimension and area of the subdivision, lot(s), street(s) and dedicated boundaries. Include subdivisions, lots, and streets of adjoining subdivisions.
- A north arrow, scale, creation date, preparer name, and address legend.
- The location, width, and purpose of all easements and reserve strips.
- The location and dimension of lands to be dedicated or reserved for streets, parks, open space, and other public use.
- The lot and (if needed) block number that clearly identifies each parcel of land.
- A floodplain note addressing if any FEMA-defined Flood Hazard Area is present in the subdivision.
- A note (if there are any major drainage easements shown on the plat) stating that "Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the Summerset Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements."
- A note stating "An eight foot (8') utility 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."
- All certifications and signature lines that are required on the Final Plat (see Subdivision Ordinance 115, Section 4, Paragraph D, for required certifications and signatures).

City of Summerset Ordinance #115 Subdivision Regulations can be found online at:

http://www.summerset.us/City_Ordinances.html

The City of Summerset has adopted the current Rapid City Infrastructure Design Criteria Manual, the Rapid City Stormwater Quality Manual and the Standards and Specifications for Public Works Construction for Rapid City.



COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
7055 Leisure Lane, Summerset, SD 57718

Phone: (605) 718-9858

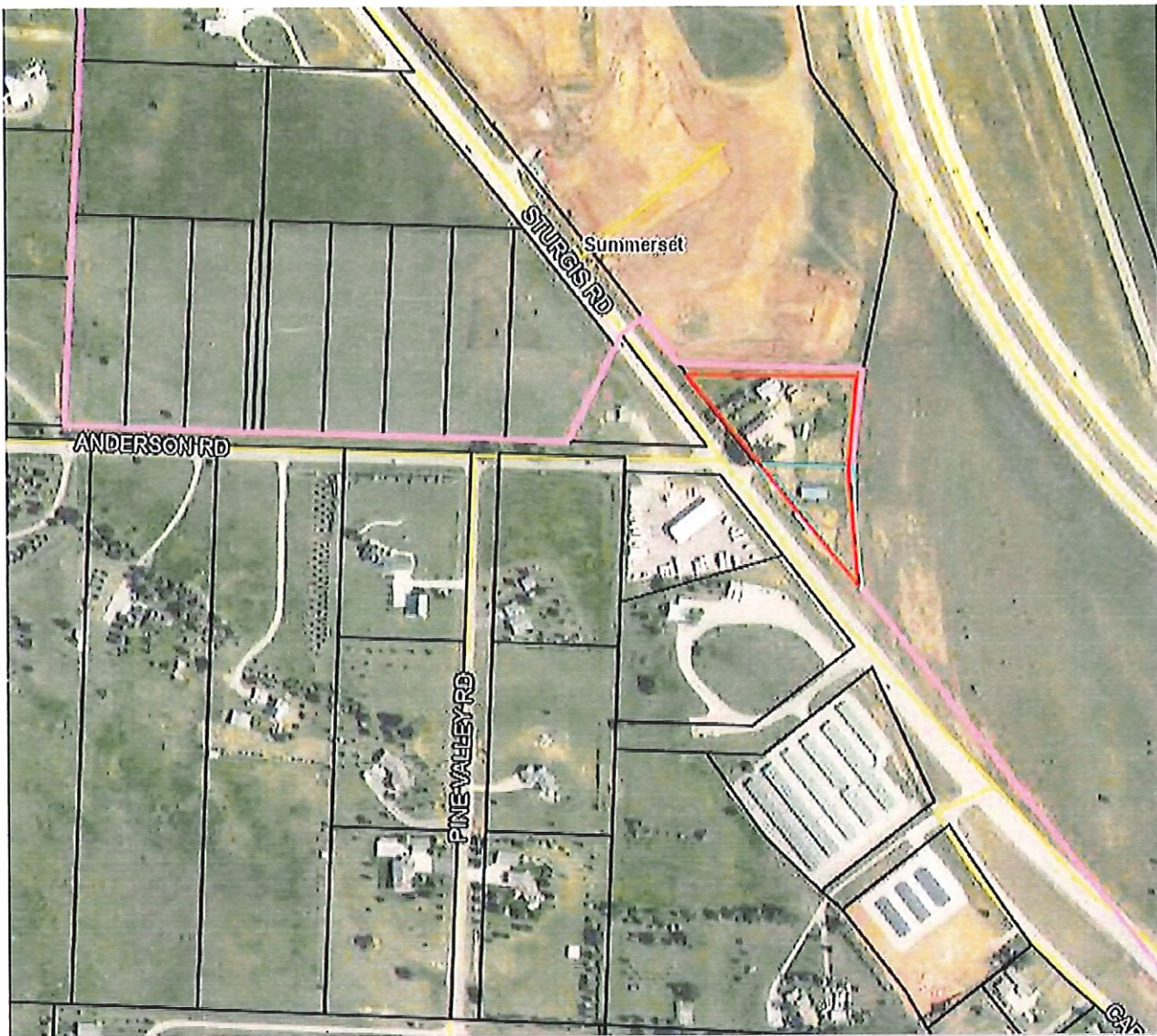
Fax: (605) 718-9883

Web: www.summerset.us

MINOR PLAT

Minor Plat Procedures:

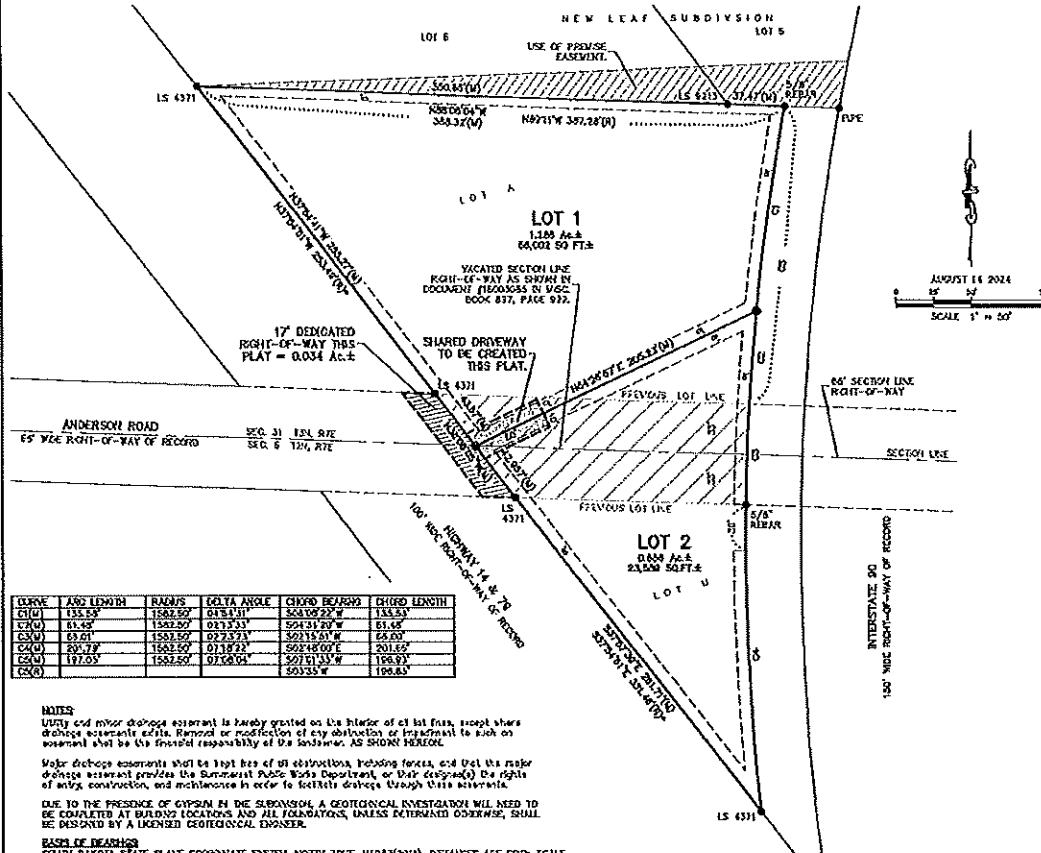
1. The Minor Plat Application shall be submitted **three (3) weeks (inclusive)** before a regularly scheduled meeting of the Planning and Zoning Commission. Upon receipt of a complete application and fee the Planning Department will inform the subdivider of the date, time and location of the Planning Commission meeting.
2. The Planning and Zoning Commission shall review the Minor Plat Application and make a recommendation to the City Commission within thirty (30) days of the receipt of a completed Minor Plat Application. **The subdivider shall not submit a mylar original of the Minor Plat to the Planning Department until after the Planning Commission has made its recommendation to the City Commission. The mylar should have all the signatures required in Article 3, Section 3, Paragraph J, when submitted to the City Commission for review.**
3. The City Commission at its next regular meeting after the Planning Commission makes its recommendation and after receipt by the Planning Department of the signed original mylar(s), shall review the Minor Plat Application and the Planning Commission's recommendation and act upon said recommendation. If the Minor Plat is approved by the City Commission, the Planning Department shall, within fifteen (15) days of said approval, submit the signed mylar original(s) of the Minor Plat to the office of the Register of Deeds to be recorded. No building or other applicable permit shall be issued within the newly-platted subdivision until the Register of Deeds has recorded the mylar original(s) of the approved Minor Plat.



Alternate ID n/a
Class NACS
Acreage n/a

Owner Address GOOSEN, MICHAEL
9010 STURGIS RD
BLACK HAWK SD 57718

**PLAT OF
LOT 1 & LOT 2 OF GOOSEN SUBDIVISION
AND SHARED DRIVEWAY**
(formerly Lot A, Less Lot III of Lot A, of SW1/4 of SW1/4 of SE1/4 of Section 31, T3N, R7E, BHM and
Lot U, Less Lot HI of Lot U, of NW1/4 of NW1/4 of NE1/4 of Section 6, T2N, R7E, BHM)
LOCATED IN SECTION 31, T3N, R7E, BHM AND SECTION 6, T2N, R7E, BHM,
MEADE COUNTY, SOUTH DAKOTA



CURVE	ANG LEIGH	RADIUS	DELTA ANGLE	CHORD BEARINGS	CHORD LENGTH
CU1	153.65°	1562.50'	0133.23°	S43°00'27" W	153.83'
CU2	63.26°	1562.50'	0233.23°	S24°31'29" W	63.62'
CU3	63.61°	1562.50'	0233.23°	S23°15'07" W	66.00'
CU4	20.73°	1562.50'	0118.22°	S22°18'00" E	201.62'
CU5	197.93°	1562.50'	0233.23°	S23°15'07" W	153.83'
CU6				S23°23' W	196.83'

NOTES:
Utility and other easements are hereby granted on the interior of all lot lines, except where easements exist. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner, AS SHOWN HEREON.
Water discharge easements shall be kept free of all obstructions, including fences, and that the water discharge easement provides the Surrogate Public Works Department or their designees the right of access, construction, and maintenance in order to facilitate drainage through this easement.
DUE TO THE PRESENCE OF GYPSUM IN THE SUBSTRATA, A GEOTECHNICAL INVESTIGATION SHALL BE COMPLETED AT BUILDING LOCATIONS AND ALL FOUNDATIONS, UNLESS DETERMINED OTHERWISE, SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER.
BOUNDARY DATA:
SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011), DISTANCES ARE GRID; SCALE FACTOR = 0.999991112 GRID TO GROUND, CONVERSION ANGLE OF -02°21'01" GRID TO GEODETIC NORMAL.
FLOODPLAIN STATEMENT:
BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 44020C1071E, EFFECTIVE DATE SEPTEMBER 16, 2011, INDICATES THE SUBJECT PROPERTY IS LISTED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CERTIFICATE OF OWNERSHIP
I, the undersigned, do hereby certify that I own the entire of the tract of land above and described hereby that is shown on this plat, and that I do hereby approve the survey and this plat of said land for the purposes indicated herein, and further certify that the development of this land shall conform to all existing applicable zoning, subdivision, section and national control regulations.
Any land shown on this plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use on such terms, but such dedication shall not be construed to be a donation of the fee of such land.
In witness whereof, I have set my hand and seal.

OWNER: Michael Gossett

ACKNOWLEDGMENT OF OWNERSHIP
State of South Dakota
County of Meade S.S.

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared Michael Gossett known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC
My commission expires: _____

CERTIFICATE OF PLANNING COMMISSION
The City of Sursumatt, Planning and Zoning Commission hereby has reviewed the final plat and hereby recommends approval to the City Commission of the City of Sursumatt, South Dakota.
Dated this _____ day of _____, 20____.

CERTIFICATE OF DEPUTY OF REGISTRATION
I, Director of Registration 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____.

CERTIFICATE OF CITY PLANNING DIRECTOR
I, Planning Director of the City of Sursumatt, 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 Sursumatt, South Dakota, at a meeting held on the _____ day of _____, 20____.

CERTIFICATE OF CITY PLANNING COMMISSION
I, Planning Director of the City of Sursumatt, South Dakota, do hereby certify that all special assessments which are first upon the within described lands are duly paid according to the records of my office.
Dated this _____ day of _____, 20____.



LEGEND
 (R) Denotes set rebar with survey cap marked "Renner - Assoc. 9213".
 (F) Denotes Found Survey Monument marked LS 4565 unless otherwise noted.
 (B) Denotes Recorded in previous plat or description.
 (W) Denotes Measured in this survey.
 (A) Denotes Recorded in previous plat or description. Readings are State Plane Coordinate System, Zone North.

CERTIFICATE OF SURVEYOR
State of South Dakota
County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the herein titled parties, 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 instruments that are not known to me are not shown hereon.
In witness whereof, I have hereunto set my hand and seal.

Eric D. Howard, Registered Land Surveyor Date: _____

RESOLUTION OF CITY COMMISSION
Whereas there has been presented to the City Commission of the City of Sursumatt, South Dakota, the within plat of the above described lands, and it appears to the Council of Commissioners that:
 a. The system of streets and forth therein conforms to the system of streets of the existing plat of the City.
 b. All provisions of the City subdivision regulations have been complied with.
 c. All taxes and special assessments upon the tract or subdivision have been fully paid, and
 d. such plat 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 Sursumatt, South Dakota this _____ day of _____, 20____.

Mayor Date: _____

APPROVAL BY HIGHWAY OR STREET AUTHORITY
The location of the proposed access to the Highway or Street as shown hereby 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

CERTIFICATE OF COUNTY TREASURER
I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are first upon the within described lands are duly paid according to the records in my office.
Dated this _____ day of _____, 20____.

Meade County Treasurer

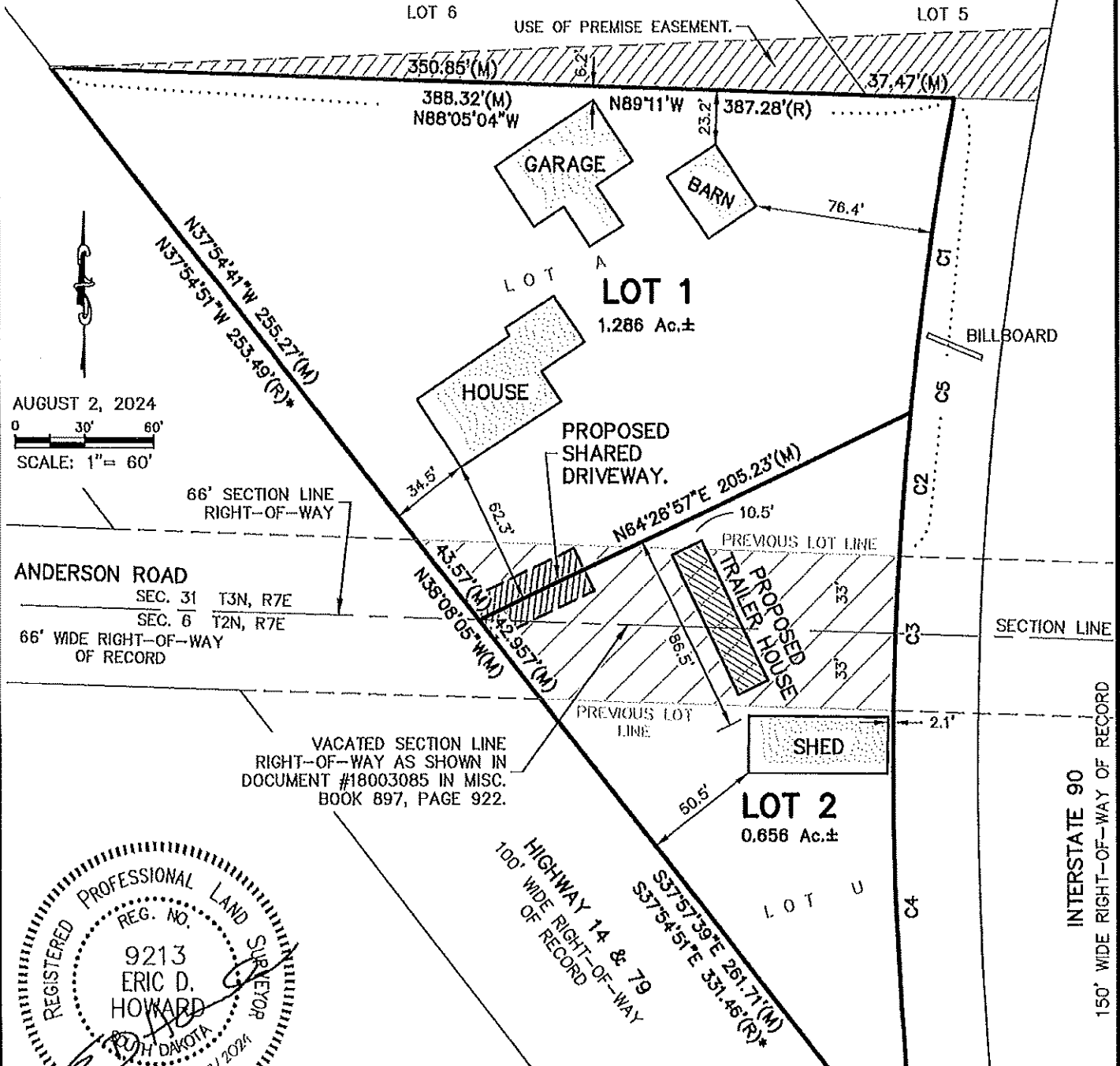
CERTIFICATE OF REGISTER OF DEEDS
State of South Dakota
County of Meade S.S.
Filed for record this _____ day of _____, 20____, at _____ o'clock _____ P.M. in Book _____ of Filed, Page _____
Register of Deeds Fax: _____

STRUCTURAL LOCATION

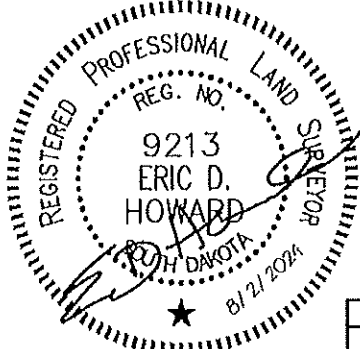
LOT 1 & 2 OF GOOSEN SUBDIVISION

LOCATED IN NE1/4 OF SECTION 6, T2N, R7E & SE1/4 OF SECTION 31, T3N, R7E BHM, MEADE COUNTY, SOUTH DAKOTA

NEW LEAF SUBDIVISION



AUGUST 2, 2024
 0 30' 60'
 SCALE: 1"= 60'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	135.58'	1582.50'	04°54'31"	S08°08'22"W	135.53'
C2(M)	61.48'	1582.50'	02°13'33"	S04°34'20"W	61.48'
C3(M)	66.01'	1582.50'	02°23'23"	S02°15'51"W	66.00'
C4(M)	201.79'	1582.50'	07°18'22"	S02°48'00"E	201.66'
C5(M)	197.05'	1582.50'	07°08'04"	S07°01'35"W	196.93'
C5(R)				S03°35'W	196.85'



Plat Review

Lot 1 & Lot 2

Of Goosen Subdivision and Shared Driveway

Prepared By:	Renner Associates
Submitted On:	Tuesday, August 6, 2024
Reviewed By:	Lindsay Shagla, HDR Engineering, Inc.
Review Date:	Wednesday, August 14, 2024

The contents of this checklist are based upon the content outlined in the City's Subdivision Ordinances 151 and 155.

Note that according to Ordinance 151.038 no lot created by a minor plat shall be included in another subdivision plat for a period of two years from the Register of Deeds' filing date of the minor plat.

The following items have been reviewed for the Plat as defined above:

Plat Content

<input checked="" type="checkbox"/>	Subdivision name shall not duplicate, be the same in spelling, or alike in pronunciation with the name of any other recorded subdivision, unless it is an extension of or adjacent to said subdivision	
Comments	Platting these lots would trigger voluntary annexation into Summerset, unless a variance is granted by the City.	Variance ✓
<input checked="" type="checkbox"/>	Includes a Scale & North Arrow	
Comments		
<input checked="" type="checkbox"/>	All Lot and Block Lines are illustrated	
Comments		3. OK ✓
<input checked="" type="checkbox"/>	Bearing & Distances check	
Comments		4. OK ✓
<input checked="" type="checkbox"/>	Lot & Block numbering pattern is systematic (not scattered)	
Comments		
<input checked="" type="checkbox"/>	Areas of all Lots is identified in both square footage and acres	
Comments		6. OK ✓
<input checked="" type="checkbox"/>	Lots meet lot width and area requirements	
Comments	Would need to get approved variance for Garage on Lot 1 not meeting 8' minimum setback and Shed on Lot 2 not meeting minimum 25' setback.	Variance ✓
<input type="checkbox"/>	For R-3 zoned properties, all required greenspaces are provided	
Comments	N/A	
<input checked="" type="checkbox"/>	All Easements are identified & Include Dimensions	
Comments	Would need an approved variance for the interior minor drainage and utility easement to not be 8' throughout both lots. Renner said a book and page number will be added to the plat when the Use of Premise Easement is filed.	9. Variance ✓



Plat Review

<input checked="" type="checkbox"/>	Right-of-Ways are dimensioned and widths meet Somerset IDCM requirements
Comments	
<input checked="" type="checkbox"/>	Names of all adjoining subdivisions, other unplatted properties, and easements are labeled
Comments	11. ✓
<input checked="" type="checkbox"/>	Boundary Lines of the area being subdivided are tied to the nearest established street line, section corner, other previously described subdivision, or other recognized permanent monuments accurately described per SDCL-43-18, 43-20, and 43-21
Comments	
<input checked="" type="checkbox"/>	Location of all monuments and permanent control points, and all survey pins, either set of located as required by SDCL 43-18, 43-20, and 43-21.
Comments	
<input type="checkbox"/>	Plat identifies and delineates any portions of the property intended to be dedicated or granted for public use such as drainage facilities, schools or park land.
Comments	N/A
<input checked="" type="checkbox"/>	All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision lots, streets/roads, alleys, easements, and other areas for public or private use are shown to the nearest 1/100 of a foot.
Comments	
<input checked="" type="checkbox"/>	Dimensions are identified for the radii, chords, length of curve, point of tangency, and central angles for all curvilinear streets/roads and radii for rounded corners.
Comments	
<input checked="" type="checkbox"/>	The boundary lines of the floodway and 100-year flood zones, along with the base flood elevation on each lot as delineated on the Flood Insurance Rate Maps (FIRM) are illustrated.
Comments	Lots located in Zone X.
<input checked="" type="checkbox"/>	Water Service
Comments	Owner has indicated the plan is to install a well for Lot 2.
<input checked="" type="checkbox"/>	Sanitary Sewer Service
Comments	Owner has indicated the plan is to use a septic system for Lot 2. Per SDCL 74:53:01:16. Minimum lot size required. A water-carriage wastewater system may not be installed or operated on a lot which is smaller than 20,000 square feet in surface area. A water-carriage wastewater system may not be installed or operated on a lot which is smaller than 43,560 square feet (1 acre) when potable water is supplied by a private water supply system located on the lot. A water-carriage wastewater treatment system may be installed and operated on a lot which is 20,000 square feet in surface area or larger if the requirements of § 74:53:01:19 are met and the premises are supplied by a public water supply system, a private water supply system not located on the lot, or by hauling and storage of potable water in a cistern. The requirements of this section do not apply if wastewater is emptied into a holding tank or an unconventional system is used.
<input checked="" type="checkbox"/>	Lot Access
Comments	Would need an approved variance for a shared driveway. Variance ✓

Certifications



Plat Review

- Acknowledgment of the Owner or Owners of the plat of any restrictions, including dedication to public use of all streets/roads, alleys, parks or other open spaces shown thereon and the granting of easements required; as well as the use of any required common areas is included. 20. ✓

Comments

- Acknowledgement of Registered Land Surveyor

Comments

- Acknowledgement of City Finance Officer

Comments

- Acknowledgement of County Treasurer

Comments

- Acknowledgement of County Official of Equalization

Comments

- Acknowledgement of all relevant Street and/or Highway Authorities

Comments

- Acknowledgement of Planning Commission

Comments

- Board of Commissioners Resolution, signed by the Mayor and the Finance Officer

Comments

- Register of Deeds Recording area

Comments

Comments from the City Council and the Planning & Zoning Committee may also be included with this review.

The next City Council Meeting is scheduled for: Thursday, September 5, 2024

The next Planning & Zoning Meeting is scheduled for: Tuesday, August 27, 2024

The following additional comments have been shared by various members of the City's Planning & Zoning Committee and City Council:

Lisa Schieffer

From: Eric Howard <eric@rennerassoc.com>
Sent: Wednesday, August 14, 2024 9:37 AM
To: Lisa Schieffer
Subject: RE: M. Goosen Plat
Attachments: 3324 PLAT_LOT 1 & 2, GOOSEN SUBD PLAT (1).pdf; 3324 STRUCT_LOT 1 & 2 - GOOSEN SUBD__SIGNED.pdf; T2N-R7E - SEC 6_LOT H1, LOT U.tif; T3N-R7E - SEC 31_LOT H1, LOT A.tif

Lisa,

I will review the annexation, variances, and septic items with Mr. Goosen.

In the meantime, I want to address the other comments and see if there is any additional variances he may need. I have them numbered in order of the comments.

- 3) The copy you received must have got cut off. I have included a copy of the plat that shows all of Lot 2.
- 4) I reviewed Lot 1 and it does close.
- 6) Added the square footage. See attached plat.
- 9) The Use of Premise Easement is being filed by the property owner to the north. I was working with Nooney & Solay on the easement. Once this is filed I will place to book and page on the plat.
Please see the Structural Location Exhibit as to the reason for the 30' Gap. There currently a building lying within the 8'. Same with the north lot line.
- 11) Yes, there was an H-Lot taken out of both Lot A and Lot U. I have included a copy of these plats, as well as modified the formerly description to reflect this.
- 20) Use of Premise easement being created by separate document as noted in item 9.

Please let me know.

Thank you,

****We've MOVED locations ** Our new address is – 4241 Triple Crown Dr, Rapid City, SD 57701****

ERIC D. HOWARD, RLS
4241 TRIPLE CROWN DR.
605-721-7310 (215) ERIC@RENNERASSOC.COM

 **RENNER ASSOCIATES, LLC**
CIVIL ENGINEERING · LAND SURVEYING

From: Lisa Schieffer <lschieffer@summerset.us>
Sent: Tuesday, August 13, 2024 10:37 AM
To: Eric Howard <eric@rennerassoc.com>
Subject: M. Goosen Plat

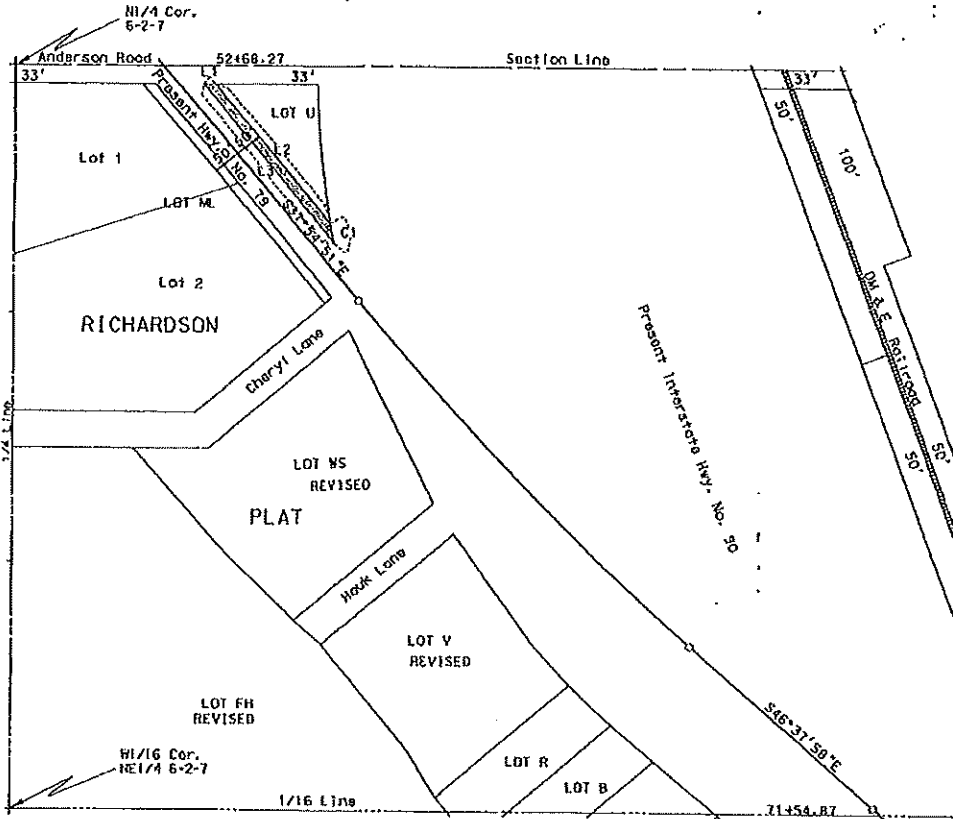
PLAT OF LOT HI

Showing a parcel of land to be acquired for highway purposes in
 Lot U in the NW1/4 NE1/4 of Section 6 -
 Township 2 North - Range 7 East of the B.N.W.
 for construction of Project No. P-PHO078(49)86
MEADE COUNTY, SOUTH DAKOTA
 Scale: 1 Inch = 200 Feet

LEGEND
 ● = found corner
 ○ = set corner
 ■ = reset found corner
 All monumentation will be set upon project completion

Lot Hi
 Containing 0.14 ac
 6082 sq ft.
 more or less.

Line No.	Bearing/Radius	Feet
L1	S 87°59'18" E	21.87
L2	S 37°54'51" E	331.46
C1	-1582.50	36.16
L3	N 37°48'27" W	377.15



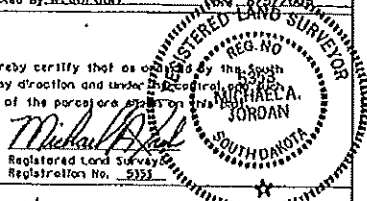
PI 62160.78	PI 74497.33
N 139576.14	N 138725.88
E 1097792.06	E 1098692.21
Dol 8°43'07" L	Dol 28°16'04" R
Dc 1°00'00"	Dc 4°00'00"
T 436.77	T 360.69
L 871.86	L 705.69
R 5729.58	R 1432.39

Note: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - North Zone NAD 83/96 SF = 0.51187929

Drawn By: R. Mickel Date: 6/2/2004
 Checked By: M. Jordan Date: 6/19/2005

SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as shown on this plat the parcel of land as shown on this plat has been surveyed at my direction and under my supervision and that the location and dimensions of the parcel are as shown on this plat. In witness whereof, I have set my hand and seal this 29th day of September, A.D., 2005.



Michael A. Jordan
 Registered Land Surveyor
 Registration No. 2323



State of South Dakota
 County of Meade

OFFICE OF REGISTER OF DEEDS Doc # 003864

Filed for record this 18th day of July, A.D., 2006, at 10:12 A.M., and recorded in Books of Plats 22 on Page 213 therein.

Angela M. Ross
 Register of Deeds

G. Weis Gadel
 Deputy

6951 FEE \$10.00

053p79-1

005766 JUL-08

PLAT OF LOT H1

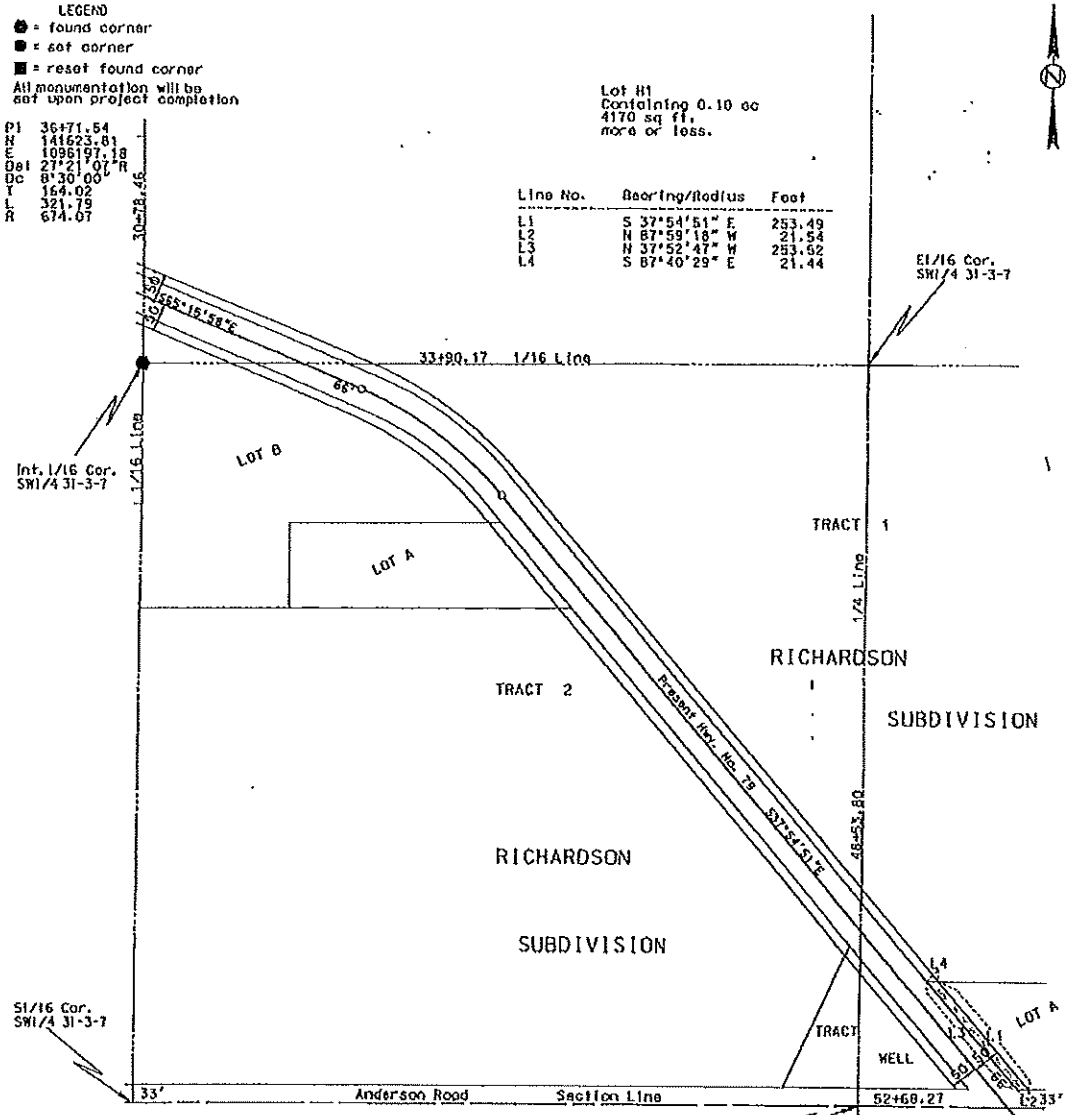
Showing a parcel of land to be acquired for Highway purposes in
 Lot A in the SW1/4 SW1/4 SE1/4 of Section 31 -
 Township 3 North - Range 7 East of the 8th M.,
 for construction of Project No. P-PH0079149186
MEADE COUNTY, SOUTH DAKOTA
 Scale: 1 Inch = 200 Feet

LEGEND
 ● = found corner
 ○ = set corner
 ■ = reset found corner
 All monumentation will be set upon project completion

P1 36+71.54
 H 141623.81
 E 1096197.18
 Del 27° 21' 01" N
 Uc 8° 30' 00" N
 L 164.02
 R 321.79
 674.07

Lot H1
 Containing 0.10 ac
 4170 sq ft,
 more or less.

Line No.	Bearing/Radius	Feet
L1	S 37° 54' 51" E	253.49
L2	N 87° 59' 18" W	21.54
L3	N 37° 52' 47" W	253.52
L4	S 87° 40' 29" E	21.44



Note: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - North Zone NAD 83/96 SF = 0.333187929

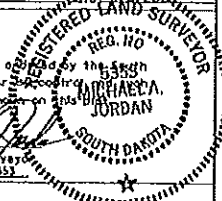
Drawn By: B. Mickal Date: 6/2/2004
 Checked By: M. Jordan

SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as shown by the South Dakota State Transportation Commission the parcel of land as shown on this plat has been surveyed by my direction and under my supervision and the location and dimensions of the parcel are shown on this plat.

In witness whereof, I have set my hand and seal this 29th day of September, A.D., 2005.

Michael A. Jordan
 Registered Land Surveyor
 Registration No. 5353



State of South Dakota
 County of Meade

OFFICE OF REGISTER OF DEEDS Doc # 003862

Filed for record this 18th day of July, A.D., 2005, at 10:08 A.M., and recorded in Books of Plats 32 on Page 211 therein.

Angela M. Ross
 Register of Deeds
 by *Gulwick Bedal*
 Deputy

6951 FEE \$10.00

005764 JUL-08

031p79-4