

**SUMMERSET CITY COMMISSION  
REGULAR MEETING  
SUMMERSET MUNICIPAL BUILDING  
7055 LEISURE LANE  
THURSDAY SEPTEMBER 17, 2020 6:00 P.M.**

Mayor Lutz called the Regular Meeting to order at 6:00 p.m. Commissioners Kitzmiller, McCoy, Butler and Hirsch were present. City Attorney and City Administrator were absent.

Mayor Lutz led the Pledge of Allegiance.

**Motion** by Hirsch, second by McCoy to approve the Agenda for September 17, 2020. Motion carried

**Motion** by Butler, second by Kitzmiller to approve the September 3, 2020 Minutes as presented. Motion carried.

**APPROVAL OF CLAIMS**

**Motion** by Kitzmiller, second by McCoy to approve the claims and hand checks in the amount of \$94,009.82, from September 2, 2020 through September 16, 2020 as presented or amended. Motion carried.

A & B Business Solutions	Monthly Invoice	\$361.89
Black Hawk Water User District	Monthly Usage	\$30.00
C Haveman Business Services	August Billing	\$850.00
CBH Co-op	Govt Fuel	\$1,111.66
Clemmons Asphalt	Asphalt Work	\$10,769.82
Debra Buck	WWDEP Refund	\$50.00
Demersseman Jensen	Legal Services	\$700.00
Diamond D Water	Sun Valley Park Usage	\$157.90
Electrical Engineering Equipment	Repair Generator	\$989.73
Elliott Equipment Co	Garbage Truck	\$60,000.00
GenPro	PW building lights	\$1,875.00
Golden West	Managed Services	\$1,855.50
Hawkins, Inc.	Aqua hawk	\$444.40
Hay Creek Properties	Erosion Control Deposit	\$1,000.00
MDU	Utilities	\$150.25
Meade County Auditor	August Dispatch	\$2,449.23
Midcontinent	WWTP Phone	\$195.80
Midcontinent Testing Labs	Mid Continent Testing	\$247.00
Midwest Radar & Equipment	Radar Certification	\$160.00
Rapid City Journal	Publications	\$191.92
Royal Wheel Alignment	LE Auto Expense	\$479.04
SD One Call	August Notifications	\$44.10
SDRS	Employee Retirement	\$5,238.85
Servall Uniform & Linen Supply	Monthly Fees	\$261.02
South Dakota State Treasurer	Sales Tax	\$912.33
Stephanie McCoy	Phone Stipend	\$100.00
Taylor, Justin	Phone Stipend	\$100.00
Teledyne Instruments	WWTP Repair & Maint.	\$265.00
TNT Construction	Erosion Control Deposit Refund	\$1,000.00
USPS	Postage	\$1,000.00
Wilbur, Chaelynne	WWDEP Refund	\$50.00
Wilson Contracting	Motorgrader Work	\$969.38
SDRS	Supplemental Contribution Aug.	\$400.00

**SECOND READING OF ORDINANCE TSO 2020-02**

**Motion** by McCoy, second by Butler to approve the request for rezoning from R3 to GC for: New Leaf LLC Plat of Tract 1 of Pine Hills Subdivision (Formerly the remainder of Lot B of the NE ¼ of the SE ¼ of Section 36, Less Sturgis Road & Emerald Heights Road ROW) Located Section 36, T3N, R6E, BHM, Summerset, Meade County, South Dakota. Roll call vote, all ayes.

**SECOND READING BUDGET ORDINANCE TSO 2021-01**

**Motion** by Kitzmiller, second by Hirsch to approve budget ordinance TSO 2021-01. An ordinance appropriating funds for the fiscal year 2020 Roll call vote, all ayes.

**STREET LIGHTING DISCUSSION**

GenPro gave a presentation on solar street lighting option for the City.

**ITEMS FROM CITY ATTORNEY**

**Motion** by Hirsch, second by Butler to enter executive session at 6:31.

**Motion** by McCoy, second by Hirsch to exit executive session at 6:39.

**CITIZENS INPUT**

None

**ADJOURNMENT**

**Motion** for adjournment at 6:48 p.m. by Kitzmiller, second by Hirsch. Motion carried.

ATTEST:

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

\_\_\_\_\_  
Bryce Lutz  
Mayor

(SEAL)

Published once at the approximate cost of \$XX.XX



Dated at Summerset, South Dakota this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date”

Need to add the following certifications:

“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 \_\_\_\_\_, 2020.

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

“Certificate of City Finance Officer

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that all special assessments which are liens upon the described lands are fully paid according to the records of my office.

\_\_\_\_\_  
Finance Officer

\_\_\_\_\_  
Date”

Need to provide on the plat or through a separate document an access and utility easement for the water service line from the existing well on Lot 6A to Lot 6B.



Gary Anderson, LS 12000

hdrinc.com

601 Metz Dr. Gillette WY. 82717



# SHADOWLAND RANCH SUBDIVISION

## SURVEY PLAT OF

LOT 6A AND LOT 6B OF TRACT 3  
 (FORMERLY LOT 6 OF TRACT 3 OF SHADOWLAND RANCH SUBDIVISION)  
 LOCATED IN THE NE $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 36,  
 TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE BLACK HILLS MERIDIAN,  
 MEADE COUNTY, SOUTH DAKOTA.

AUGUST, 2020

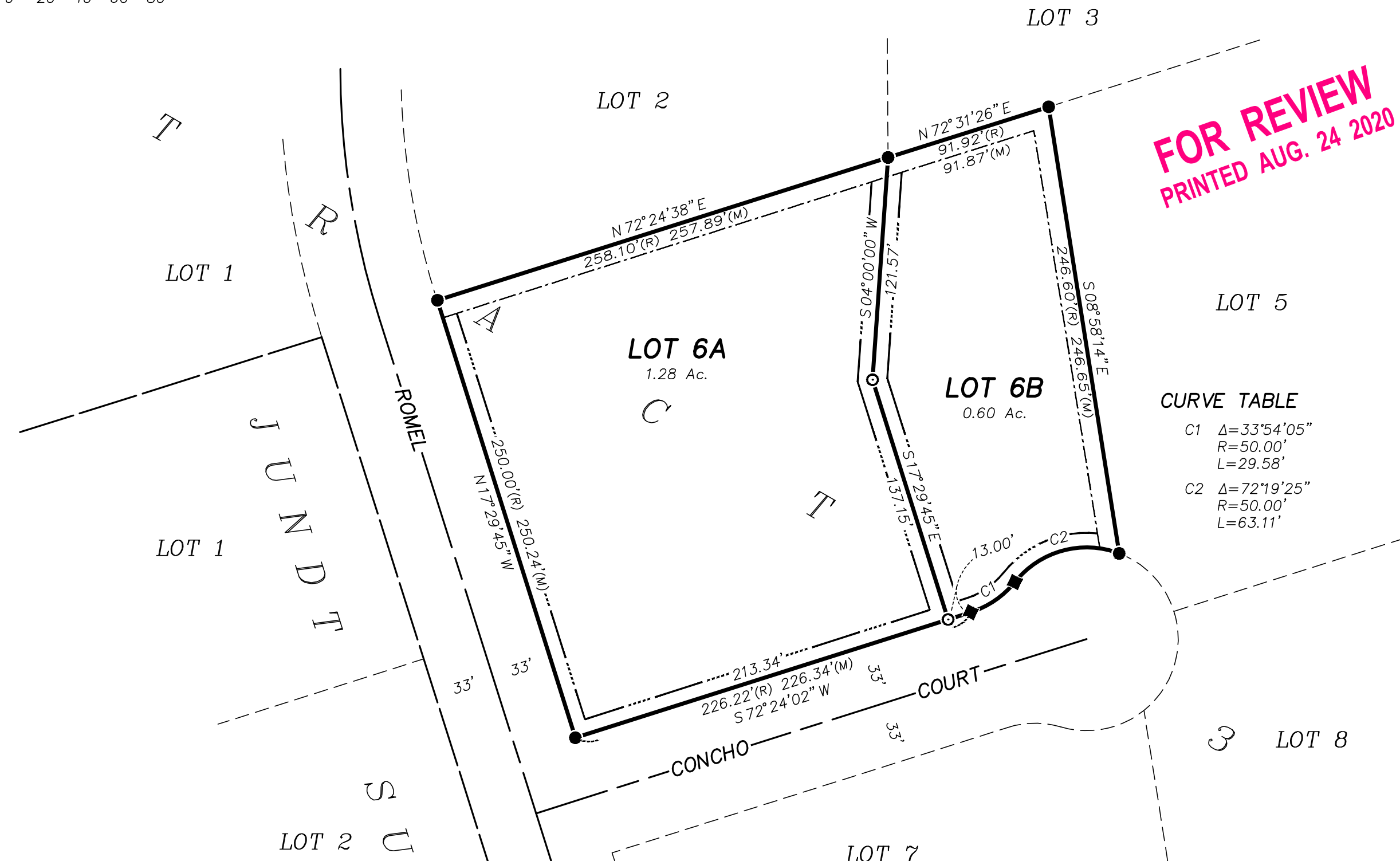


**D.C. Scott**  
 SURVEYORS, INC.  
 3153 ANDERSON ROAD  
 RAPID CITY, SD 57703  
 (605) 393-2400



SCALE IN FEET  
 0 20 40 60 80

**FOR REVIEW**  
 PRINTED AUG. 24 2020



### CURVE TABLE

C1	$\Delta=33^{\circ}54'05''$
	R=50.00'
	L=29.58'
C2	$\Delta=72^{\circ}19'25''$
	R=50.00'
	L=63.11'

### LEGEND

- I.R. IRON ROD.
- (M) MEASURED THIS SURVEY.
- (R) DIMENSION OF RECORD.
- FOUND IRON ROD WITH L.S. 1019 CAP.
- ◆ FOUND IRON ROD WITH NO CAP.
- SET IRON ROD WITH ALUMINUM CAP MARKED "DEAN SCOTT, L.S. 4897".
- EASEMENT LINE OF RECORD (SEE NOTE 1).
- - - - - EASEMENT LINE ESTABLISHED THIS SURVEY (SEE NOTE 2).

### NOTES

1. UTILITY AND DRAINAGE EASEMENTS WERE RESERVED TEN FEET WIDE ON THE INTERIOR SIDE OF ALL SIDE AND REAR LOT LINES BY THE PLAT FILED IN PLAT BK. 9, PG. 118 IN THE OFFICE OF THE MEADE COUNTY REGISTER OF DEEDS.
2. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY RESERVED EIGHT FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES EXCEPT WHERE TEN FOOT EASEMENTS WERE ESTABLISHED AS DESCRIBED IN NOTE 1.
3. THESE PROPERTIES ARE SHOWN ON FIRM PANELS 46093C 1787F, AND 46093C 1800F, INDEX AND MAPS DATED SEPT 16, 2011, AND ARE DEPICTED THEREON AS SITUATED OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREA.
4. BUILDING SETBACKS - PER MEADE COUNTY ORDINANCE REQUIREMENTS: 25' FRONT AND REAR, 8' SIDE LOT LINES, AND 25' FROM PUBLIC R.O.W. (SEE NOTE 1, 10' EASEMENTS).

### OWNER'S CERTIFICATE

We, Jerry L. Schmidt and Julie A. Schmidt, do hereby certify that We are the Owners of the land shown and described hereon, and that We did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

IN WITNESS WHEREOF, We hereunto set our hands

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

\_\_\_\_\_  
 Jerry L. Schmidt, Owner

\_\_\_\_\_  
 Julie A. Schmidt, Owner

### SURVEYOR'S STATEMENT

I, Dean G. Scott, Registered Land Surveyor, do hereby state that, at the request of the Owners listed hereon, I have surveyed the tract of land as shown hereon, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge, information and belief. Certain easements, restrictions, or other property rights of public record or private agreement may not be shown hereon.

IN WITNESS WHEREOF, I hereunto set my hand and seal

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

\_\_\_\_\_  
 Registered Land Surveyor No. 4897

### ACKNOWLEDGEMENT OF OWNERS

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Jerry L. Schmidt and Julie A. Schmidt, known to me to be the persons who executed the foregoing Owner's Certificates, and acknowledged to me that they executed the same for the purposes therein contained.

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

\_\_\_\_\_  
 Notary Public my commission expires:

### RESOLUTION OF GOVERNING BOARD

WHEREAS there has been presented to the Governing Board of the City of SUMMERSET, South Dakota, the within plat of the above described lands, and it appears to this Council that:

- a. the system of streets conforms to the system of streets of existing plats and Section lines of the city,
- b. adequate provision is made for access to adjacent unplatted lands by public dedication or physically accessible section line,
- c. all provisions of the City Subdivision Regulations have been complied with,
- d. all taxes and special assessments upon the property have been fully paid, and
- e. the plat and survey have been lawfully executed,

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

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

\_\_\_\_\_  
 Mayor, City of Summerset

\_\_\_\_\_  
 Attest:  
 Finance Officer, City of Summerset

### COUNTY TREASURER'S CERTIFICATE

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

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

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

### CERTIFICATE OF HIGHWAY AUTHORITY

Per SDCL 11-3-12.1 access to this property from the abutting Highway or Street is approved. Specific approach location and configuration must conform to all current Highway and/or Street regulations.

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

\_\_\_\_\_  
 Highway Authority

### CERTIFICATE OF DIRECTOR OF EQUALIZATION

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

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

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

### CERTIFICATE OF 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)

**EXISTING** Lot 6 of Tract 3 of Shadowland Ranch Subdivision in NE 1/4 NW 1/4 Sec. 36 T3N R6E BHM.

**PROPOSED** Lot 6A and Lot 6B of Tr. 3 of Shadowland Ranch Subd.

**LOCATION** 1/8 mile South of High Meadows Dr. on Romel Drive

Size of Site-Acres	Square Footage	Proposed Zoning
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<b>DESCRIPTION OF REQUEST:</b> Lot Split - 1.88 acres into two lots - 1.30 and 0.58 ac. <span style="margin-left: 100px;">1.28                      0.60</span>	Utilities: Private / Public
	Water
	Sewer

### APPLICANT

Name Clyde Straatmeyer Phone 605-391-2670  
 Address 24587 Outback Trail E-mail cstraatmeyer@bc.net  
 City, State, Zip Hermosa SD Signature [Signature] Date 8-25-20

### PROJECT PLANNER - AGENT

Name D.C. Scott Surveyors, Inc. Phone 605-393-2400  
 Address 3153 Anderson Road E-mail surveyor@enetis.net  
 City, State, Zip Rapid City SD 57703 Signature [Signature] Date 08-23-20

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

Name Jerry and Julie Schmidt Phone 605-390-2461  
 Address 11578 High Valley Drive E-mail hockley567@hotmail.com  
 City, State, Zip Rapid City, SD 57702

Property Owner Signature <u>[Signature]</u> Date <u>8-25-2020</u> Signature _____ Date _____ Print Name: _____ Title*: _____	Property Owner Signature <u>[Signature]</u> Date <u>8-25-20</u> Signature _____ Date _____ Print Name: _____ Title*: _____
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\*required for Corporations, Partnerships, etc.

### FOR STAFF USE ONLY

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

- |  |   |  |
|--|---|--|
| <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   |  |

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

Covenants filing fee? Yes  No

Payment Type: Cash  Check  Credit Card



September 18, 2020

**Final Plat Review**  
 PLAT OF SUN VALLEY ESTATES  
 LOTS 161R AND GLENGARRIFF PARK 3 REVISED  
 BEING A REPLAT OF LOT 161 AND GLENGARRIFF PARK 3  
 LOCATED IN THE NE1/4SW1/4  
 IN SECTION 14 TOWNSHIP 3 NORTH- RANGE 6 EAST OF THE B.H.M., CITY OF  
 SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

**General Information:**

Parcel Acreage                    1.04 ACRES  
 Location                            City of Summerset  
 Date of Application            September 4, 2020  
 Surveyors Project Number    S20 S791

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

**Purpose:**                            Add area to Lot 161 and make the park smaller

**Access and Utilities:**        Same as before

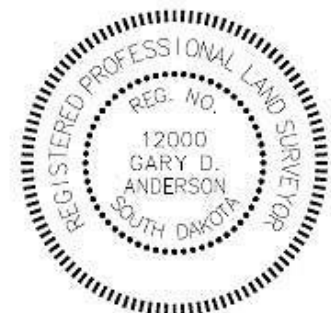
**Fire Protection:**              Same as before

**Drainage:**                        Same as before

**Final Plat Review:**

This plat meets the requirements.

Gary Anderson, LS 12000



**PLAT OF SUN VALLEY ESTATES  
 LOTS 161R AND GLENGARRIFF PARK 3 REVISED  
 BEING A REPLAT OF LOT 161 AND GLENGARRIFF PARK 3  
 LOCATED IN THE NE1/4 SW1/4  
 IN SECTION 14 - TOWNSHIP 3 NORTH - RANGE 6 EAST OF THE B.H.M., CITY OF SUMMERSET,  
 MEADE COUNTY, SOUTH DAKOTA**

**CERTIFICATE OF OWNERS**

We, City of Summerset, John Adam Hough and Samantha Hough do hereby certify that we are the owners of the tracts of land shown and described herein, that said land is free from any encumbrance, that we did authorize and do hereby approve the survey and within plat of said land for the purposes indicated herein. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Any land shown on the within plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

OWNERS:

City of Summerset John Adam Hough Samantha Hough  
 Bryce Lutz - Mayor

**ACKNOWLEDGMENT OF OWNERSHIP**

State of South Dakota County of Meade

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public, personally appeared John Adam Hough, Samantha Hough and Bryce Lutz known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

My Commission Expires: \_\_\_\_\_  
 Notary Public

OWNERS:

City of Summerset John Adam Hough Samantha Hough  
 Bryce Lutz - Mayor

**CERTIFICATE OF SURVEYOR**

I, Michael A. Jordan, Registered Land Surveyor No. 5353 in the State of South Dakota, on the basis of my knowledge, information and belief, do hereby certify that at the request of said Owner(s) the survey represented by this plat is in all respects correct and was made under my supervision, on the ground, to the normal standard 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 or by Brosz Engineering.

IN WITNESS WHEREOF, I have set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Michael A. Jordan  
 Registered Land Surveyor No. 5353

**APPROVAL BY HIGHWAY OR STREET AUTHORITY**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Highway or Street Authority

**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 \_\_\_\_\_, 2020.

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 this Council of Commissioners that:

- a. The system of streets set forth therein conforms to the system of streets of the existing plats 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 Summerset, South Dakota this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor Date

**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 City of Summerset, South Dakota at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Finance Officer Date

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that all special assessments which are liens upon the described lands are fully paid according to the records of my office.

Finance Officer Date

**CERTIFICATE OF COUNTY TREASURER**

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are liens upon the within described lands are fully paid according to the records in my office.

Meade County Treasurer Date

**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.

Meade County Director of Equalization Date

OFFICE OF REGISTER OF DEEDS

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREIN SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES, AND SHRUBS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, AND REPAIR SUCH STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

FEMA NOTE: AREA OF MINIMAL FLOOD HAZARD (ZONE X) PANEL 46093C1776F DATE 9/16/2011

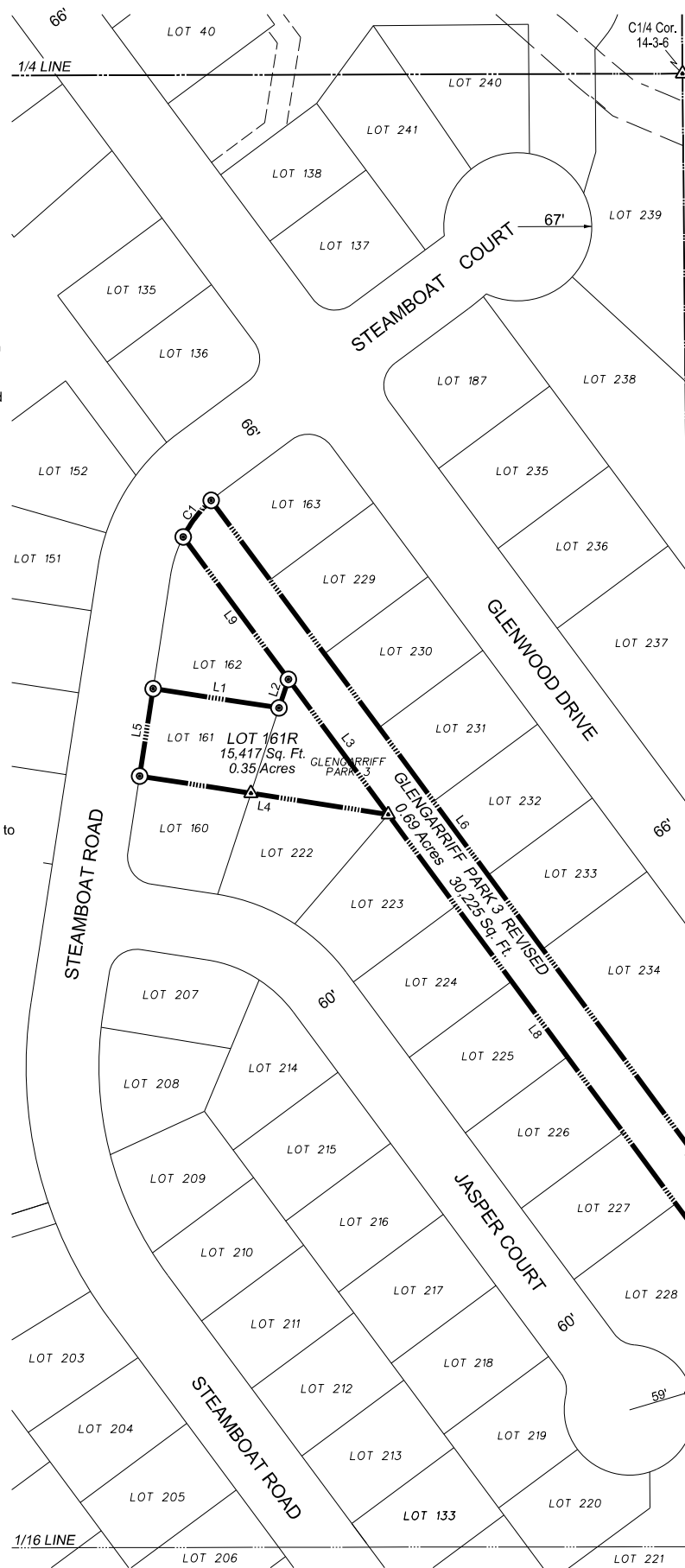
A 8' UTILITY AND MINOR DRAINAGE EASEMENT ON THE INTERIOR SIDE OF ALL LOT LINES DEPICTED HEREIN ARE HEREBY DEDICATED AS UTILITY AND DRAINAGE EASEMENTS. REMOVAL OR MODIFICATION OF ANY OBSTRUCTION OR IMPEDIMENT TO SUCH AN EASEMENT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDOWNER.

**LEGEND**

- ⊙ SET 5/8" X 24" REBAR WITH CAP "BROSZ ENG RLS 5353"
- △ FOUND REBAR WITH CAP
- PROPOSED LOT LINE THIS PLAT
- EXISTING PLATTED LOT LINE



SCALE 1" = 100'



Line Table		
Name	Length	Direction
L1	115.22	S 81°19'06" E
L2	27.22	N 18°12'34" E
L3	151.94	S 36°27'37" E
L4	227.55	N 81°14'08" W
L5	80.00	N 8°45'52" E

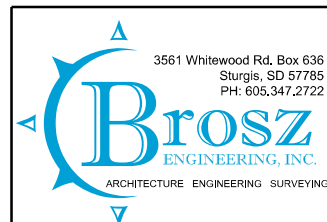
Line Table		
Name	Length	Direction
L6	732.52	S 36°27'37" E
L7	68.15	S 0°31'22" E
L8	464.02	N 36°27'37" W
L9	160.17	N 36°27'37" W

Curve Table							
Name	Radius	Arc	Chord	Tangent	Middle	External	Chord
		Length	Length	Length	Ordinate	Distance	Direction
C1	117.00	41.86	41.64	21.16	1.87	1.90	N 37°25'19" E

PLAT OF SUN VALLEY ESTATES, GLENGARRIFF PARK 3 IS RECORDED IN BOOK 23 OF PLATS, PAGES 281-285, FILED NOVEMBER 4TH, 2011.

PLAT OF SUN VALLEY ESTATES, LOT 161 IS RECORDED IN BOOK 23 OF PLATS, PAGE 40, FILED NOVEMBER 3RD, 2008.

BASIS OF BEARINGS: THE MONUMENTED NORTH - SOUTH QUARTER LINE, AS SHOWN ON PREVIOUS PLATS OF SUNVALLEY ESTATES



Project: S20 S791  
 Date: 9/1/2020  
 Sheet: 1 of 1  
 Prepared by: Michael A. Jordan  
 Brosz Engineering  
 3561 Whitewood Rd. Box 636  
 Sturgis, SD 57785



September 18, 2020

## Final Plat Review

PLAT OF SUN VALLEY ESTATES LOT 125 R-1, LOT 125 R-2 AND LOT 125 R-3 LOCATED IN LOT 125R OF THE SE1/4 OF THE SW1/4 OF SECTION 14 TOWNSHIP 3 NORTH RANGE 6 EAST OF THE B.H.M, CITY OF SUMMERSSET, MEADE COUNTY, SOUTH DAKOTA

### **General Information:**

Parcel Acreage                      0.88 ACRES

Location                              City of Summersset

Date of Application                September 9, 2020

Surveyors Project Number        S20 S792

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

**Purpose:**                              Subdivide Lot 125R

**Access and Utilities:**        Same as before

**Fire Protection:**              Same as before

**Drainage:**                         Same as before

### **Final Plat Review:**

All bearings and distances close.

Edit title to "Plat of Sun Valley Estates Lot 125 R-1, Lot 125 R-2 and Lot 125 R-3 Formerly Lot 125R Located in the SE1/4 of the SW1/4 of Section 14 Township 3 North Range 6 East of the B.H.M., City of Summersset, Meade County, South Dakota"

Remove the building setback note.

Lots 125 R-2 and 125 R-3 do not meet the minimum lot width of 75' per ordinance 155.058.D.

Gary Anderson, LS 12000







# 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 125R		
<b>PROPOSED</b> Lot 125R-1, Lot 125R-2, Lot 125R-3		
<b>LOCATION</b>		
Size of Site—Acres	Square Footage	Proposed Zoning
<b>DESCRIPTION OF REQUEST:</b> <u>MINOR PLAT</u>		Utilities: Private / Public
		Water
		Sewer

### APPLICANT

Name Kelly and Darin McIntosh Phone (605) 341-2407  
 Address 13910 Telluride St E-mail Kellymcintosh79@gmail.com  
 City, State, Zip Summerset, SD 57769 Signature [Signature] Date \_\_\_\_\_  
 PROJECT PLANNER - AGENT

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 OWNER OF RECORD (if different from applicant)

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

[Signature] 9/9/2020 [Signature] 9/9/2020  
 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: 09-22-2020 Covenants filing fee? Yes  No   
 Commission Meeting Date: 10-01-2020  
 Date Paid: 09-09-2020 Payment Type: Cash  Check  Credit Card   
#1122 #340 11/2014

## Final Plat Review

Plat of Lot 1 through Lot 9 and Norpek Court Right of Way and Shadowland Road Right of Way  
of Shadowland Ranch Subdivision

Formerly Lot HG Revised Shadowland Ranch Subdivision in Tract 6 of the SW 1/4 of Section 25  
in Township 3 North Range 6 East of the Black Hills Meridian City of Summerset Meade County,  
South Dakota

### **General Information:**

Parcel Acreage                      18.94 acres

Location                              Shadowland Ranch Subdivision

Date of Application                August 27, 2020

Surveyor's Project Number      S19 S732

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

**Purpose:**                              Subdivide Lot HG Revised

**Access and Utilities:**            Access is off Shadowland Ranch Road and Norpek Court. Water is connecting to Black Hawk Water Users District water system. Sewer is onsite septic systems.

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

**Drainage:**                            Located outside flood hazard. No major drainages are indicated.

### **Final Plat Review:**

All bearings and distances close.

Plat Note 1 needs to indicate an 8' utility and drainage easement.

Before Final Plat can be filed a final walk-through of the new roadway needs to be conducted with the City of Summerset and the following need to be submitted:

- As-recorded plans
- All geotechnical testing results from roadway and utility construction

Gary Anderson, LS 12000





**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 HG Revised of Shadowland Ranch Subdivision in Tract 6 of SW 1/4 25-3-6

**PROPOSED**  
 Lot 1 through Lot 89 and Nerpeck Court R.O.W and Shadowland Road R.O.W of Shadowland Ranch Subdivision

**LOCATION** City of Summerset

Size of Site—Acres 18.94 (more or less) Square Footage \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

**DESCRIPTION OF REQUEST:**  
 Final Platting

	Utilities: Private / Public
	Water
	Sewer

**APPLICANT**

Name Jeff Weidenbach / Tal Petersen Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
**PROJECT PLANNER - AGENT**

Name Brosz Engineering Phone 347-2722  
 Address PO Box 636 E-mail mikej@broszeng.com  
 City, State, Zip Sturgis SD Signature [Signature] Date 8/27/20  
**OWNER OF RECORD** (If different from applicant)

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

<b>Property Owner Signature</b> _____	<b>Property Owner Signature</b> _____
<b>Date</b> _____	<b>Date</b> _____
<b>Signature</b> _____	<b>Signature</b> _____
<b>Print Name:</b> _____	<b>Print Name:</b> _____
<b>Title*:</b> _____	<b>Title*:</b> _____

\*required for Corporations, Partnerships, etc.

**FOR STAFF USE ONLY**

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

Planning and Zoning Meeting Date: \_\_\_\_\_ Covenants filing fee? Yes  No

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

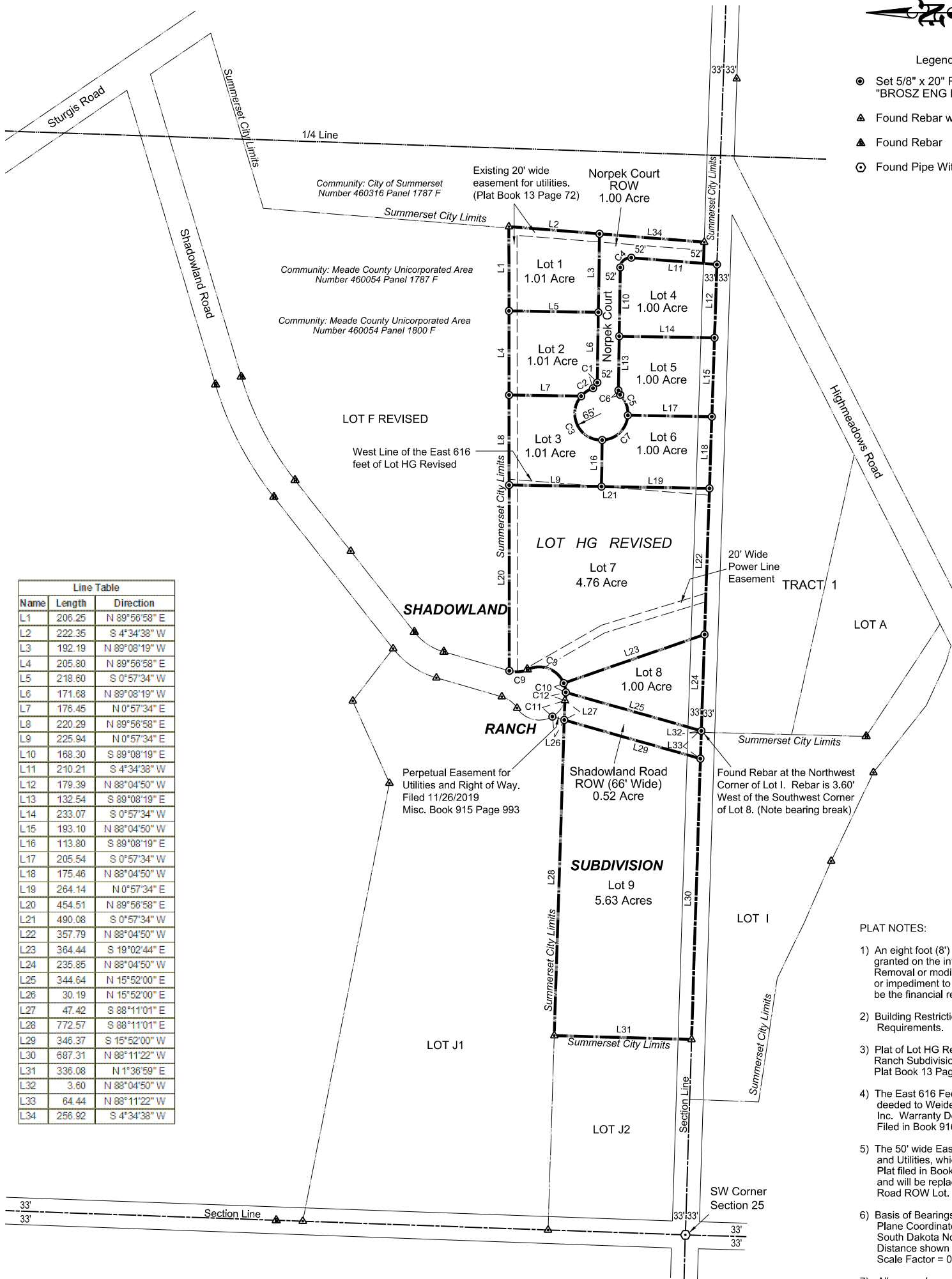
Date Paid: \_\_\_\_\_ Payment Type: Cash  Check  Credit Card

**PLAT OF LOT 1 THROUGH LOT 9 AND NORPEK COURT RIGHT OF WAY  
AND SHADOWLAND ROAD RIGHT OF WAY  
OF SHADOWLAND RANCH SUBDIVISION  
FORMERLY LOT HG REVISED SHADOWLAND RANCH SUBDIVISION IN TRACT 6 OF THE SW1/4 OF SECTION 25  
IN TOWNSHIP 3 NORTH RANGE 6 EAST OF THE BLACK HILLS MERIDIAN  
CITY OF SUMMERSET  
MEADE COUNTY, SOUTH DAKOTA**

SCALE: 1 INCH = 200 FEET



- Legend:
- ⊙ Set 5/8" x 20" Rebar w/ cap "BROSZ ENG RLS 5353"
  - ▲ Found Rebar w/ cap
  - ▲ Found Rebar
  - ⊙ Found Pipe With Cap



Line Table		
Name	Length	Direction
L1	206.25	N 89°56'58" E
L2	222.35	S 4°34'38" W
L3	192.19	N 89°08'19" W
L4	205.80	N 89°56'58" E
L5	218.60	S 0°57'34" W
L6	171.68	N 89°08'19" W
L7	176.45	N 0°57'34" E
L8	220.29	N 89°56'58" E
L9	225.94	N 0°57'34" E
L10	168.30	S 89°08'19" E
L11	210.21	S 4°34'38" W
L12	179.39	N 88°04'50" W
L13	132.54	S 89°08'19" E
L14	233.07	S 0°57'34" W
L15	193.10	N 88°04'50" W
L16	113.80	S 89°08'19" E
L17	205.54	S 0°57'34" W
L18	175.46	N 88°04'50" W
L19	264.14	N 0°57'34" E
L20	454.51	N 89°56'58" E
L21	490.08	S 0°57'34" W
L22	357.79	N 88°04'50" W
L23	364.44	S 19°02'44" E
L24	235.85	N 88°04'50" W
L25	344.64	N 15°52'00" E
L26	30.19	N 15°52'00" E
L27	47.42	S 88°11'01" E
L28	772.57	S 88°11'01" E
L29	346.37	S 15°52'00" W
L30	687.31	N 88°11'22" W
L31	336.08	N 1°36'59" E
L32	3.60	N 88°04'50" W
L33	64.44	N 88°11'22" W
L34	256.92	S 4°34'38" W

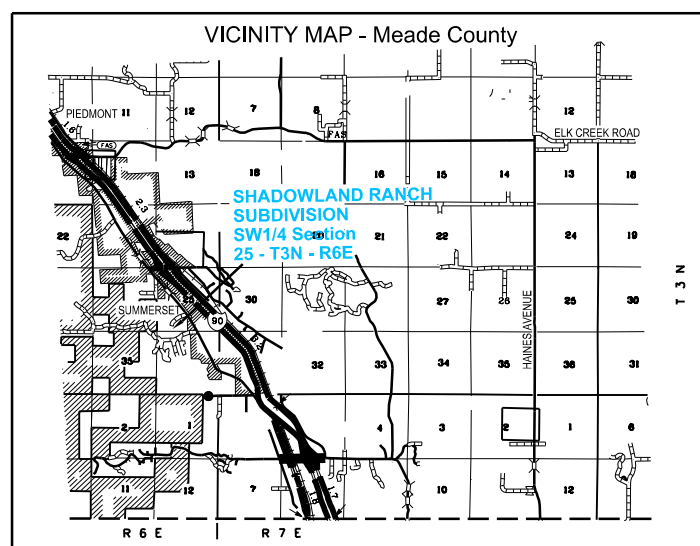
**PLAT NOTES:**

- 1) 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.
- 2) Building Restrictions: Per Ordinance Requirements.
- 3) Plat of Lot HG Revised of Shadowland Ranch Subdivision is filed for record in Plat Book 13 Page 72.
- 4) The East 616 Feet of Lot HG Revised was deeded to Weidenbach Brothers Construction Inc. Warranty Deed dated Jan 24th, 2020 Filed in Book 916 Page 938.
- 5) The 50' wide Easement for Public Access and Utilities, which was dedicated as per Plat filed in Book 12 Page 4, is vacated and will be replaced with the Shadowland Road ROW Lot.
- 6) Basis of Bearings: South Dakota State Plane Coordinate System South Dakota North Zone NAD 83/2011 Distance shown are Grid Scale Factor = 0.9998777
- 7) All areas shown on this plat are considered to be "More or Less"

**FEMA FLOODPLAIN NOTE:**

The proposed Tract is located in Meade County Unincorporated Area. Number 460054 Panel 1787 F and Number 460054 Panel 1800 F

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	15.00	18.59	17.42	10.70	2.79	3.42	N 53°38'28" W
C2	65.00	35.37	34.94	18.14	2.39	2.48	N 33°14'05" W
C3	65.00	150.34	119.00	147.78	38.83	96.45	S 64°24'56" W
C4	25.00	40.22	36.02	25.97	7.66	11.05	S 41°30'56" E
C5	65.00	55.15	53.51	29.36	5.76	6.32	N 69°32'31" E
C6	15.00	11.94	11.63	6.31	1.17	1.27	N 68°03'07" E
C7	65.00	95.63	87.24	58.83	16.81	22.67	S 43°59'31" E
C8	65.00	104.42	93.55	67.36	19.86	28.61	N 21°03'29" E
C9	65.00	46.99	45.97	24.57	4.20	4.49	N 4°15'13" W
C10	65.00	23.25	23.13	11.75	1.04	1.05	N 77°19'38" E
C11	65.00	50.94	49.65	26.86	4.93	5.33	S 52°02'04" E
C12	65.00	20.35	20.27	10.26	0.79	0.80	S 83°27'19" E



Project: S19 S732

Date: 8/27/2020

Sheet: 1 of 2

Prepared by: Michael A. Jordan  
Brosz Engineering  
3561 Whitewood Rd. Box 636  
Sturgis, SD 57785

**PLAT OF LOT 1 THROUGH LOT 9 AND NORPEK COURT RIGHT OF WAY  
 AND SHADOWLAND ROAD RIGHT OF WAY  
 OF SHADOWLAND RANCH SUBDIVISION  
 FORMERLY LOT HG REVISED SHADOWLAND RANCH SUBDIVISION IN TRACT 6 OF THE SW1/4 OF SECTION 25  
 IN TOWNSHIP 3 NORTH RANGE 6 EAST OF THE BLACK HILLS MERIDIAN  
 CITY OF SUMMERSET  
 MEADE COUNTY, SOUTH DAKOTA  
 SCALE: 1 INCH = 200 FEET**

**CERTIFICATE OF OWNER**

We, Tal R. Petersen, Sheri A. Petersen and Weidenbach Brothers Construction, Inc. do hereby certify that we are the owners of the tract of land shown and described herein, that said land is free from any encumbrance, that we did authorize and do hereby approve the survey and within plat of said land for the purposes indicated herein. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Any land shown on the within plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

OWNER:

\_\_\_\_\_  
Tal R. Petersen

**ACKNOWLEDGMENT OF OWNERSHIP**

State of South Dakota      County of Meade

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public, personally appeared Tal R. Petersen known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

My Commission Expires: \_\_\_\_\_  
Notary Public

OWNER:

\_\_\_\_\_  
Sheri A. Petersen

**ACKNOWLEDGMENT OF OWNERSHIP**

State of South Dakota      County of Meade

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public, personally appeared Sheri A. Petersen known to me to be the person described in the foregoing instrument and acknowledged to me that she signed the same.

My Commission Expires: \_\_\_\_\_  
Notary Public

OWNER:

\_\_\_\_\_  
Jeff Weidenbach - Owner  
Weidenbach Brothers Construction, Inc.

**ACKNOWLEDGMENT OF OWNERSHIP**

State of South Dakota      County of Meade

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public, personally appeared Jeff Weidenbach known to me to be the person described in the foregoing instrument and acknowledged to me that she signed the same.

My Commission Expires: \_\_\_\_\_  
Notary Public

**CERTIFICATE OF SURVEYOR**

I, Michael A. Jordan, Registered Land Surveyor No. 5353 in the State of South Dakota, on the basis of my knowledge, information and belief, do hereby certify that at the request of said Owner the survey represented by this plat is in all respects correct and was made under my supervision, on the ground, to the normal standard 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 or by Brosz Engineering.

IN WITNESS WHEREOF, I have set my hand and seal

this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Michael A. Jordan  
Registered Land Surveyor No. 5353

**CERTIFICATE OF FINANCE OFFICER**

I, Finance Officer of Summerset, South Dakota, do hereby certify that all special assessments that are liens upon any land included within such plat, as shown by the records of my office have been fully paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Finance Officer

**CERTIFICATE OF COUNTY TREASURER**

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are liens upon the within described lands are fully paid according to the records in my office.

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

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

**APPROVAL BY HIGHWAY OR STREET AUTHORITY**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

This plat has been reviewed and approved by the Summerset Planning and Zoning Commission, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 and has recommended approval of the plat to the City Commission of the City of Summerset, South Dakota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chair, Planning and Zoning Commission

**RESOLUTION OF GOVERNING BOARD**

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

- a. The system of streets set forth therein conforms to the system of streets of the existing plats 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 the survey thereof have been executed according to law,

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor of Summerset      Finance Officer


**CERTIFICATE OF FINANCE OFFICER**

I, Finance Officer of Summerset, South Dakota, do hereby certify that at an official meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, the Summerset City Commission, by resolution, did approve the plat as shown hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Finance Officer

**OFFICE OF REGISTER OF DEEDS**

 <p>3561 Whitewood Rd, Box 636 Sturgis, SD 57785 PH: 605.347.2722</p> <p><b>Brosz</b> ENGINEERING, INC. ARCHITECTURE ENGINEERING SURVEYING</p>	Project: S19 S732
	Date: 8/27/2020
	Sheet: 2 of 2
	Prepared by: Michael A. Jordan Brosz Engineering 3561 Whitewood Rd. Box 636 Sturgis, SD 57785