



*Planning Commission  
Agenda*

The City of Sturgis Planning Commission will hold a special meeting on Tuesday, July 17, 2018 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, South Dakota.

**5:30pm - Call to Order**

**Approval of the Minutes from the July 5, 2018 regular meeting**

**Agenda Items** (subject to changes announced at meeting time)

**1. Plat – Scott and Rena Hymans**

Applicants have submitted a plat application of Lot 1 Revised in Block 6 of Comstock's Addition.

**Location:** 709 & 715 12<sup>th</sup> Street (Lots 1-6 in Block 6 of Comstock Addition)

**Zoning:** Highway Service

**Action Required:** Consider the request and make a recommendation to the Sturgis City Council.

**2. Plat – Amy Richards**

Applicant has submitted a plat application of Lot 23 of Vista Estates Subdivision.

**Location:** 2634 Moose Drive (Lots 19R, 20R, 21A, and 21B of Vista Estates Subdivision)

**Zoning:** Medium-Density Residential

**Action Required:** Consider the request and make a recommendation to the Sturgis City Council.

**3. Plat – Robin Zebroski**

Applicant has submitted a plat application of Lot 8C2-A and Lot 8C2-B of Rodebank's 2<sup>nd</sup> Addition to the City of Sturgis.

**Location:** 1611 Ballpark Road (Lot 8C2 of Rodebank's Addition)

**Zoning:** Medium-Density Residential Housing

**Action Required:** Consider the request and make a recommendation to the Sturgis City Council.

**4. Final Plat – Tim and Peggy Heuston (Wildflower Apartments)**

Applicants have submitted a final plat application of Lots PS-2A-1, PS-2A-2, PS-2A-3 and PS-2A-4 in Block 10 of Potter's Second Addition.

**Location:** 751 Boulevard Street (Lot PS-2A in Block 10 of Potter's Second Addition)

**Zoning:** Planned Unit Development

**Action Required:** Consider the request and make a recommendation to the Sturgis City Council.

**5. Final Plat – GSGS, LLC**

Applicant has submitted a plat application of Lots 1R, 2A, 2B, 3A, 3B, 4A, 4B, 5R, 6, 7A, 7B, 8A, 8B, 9A, 9B, 10 of Block 3 of Palisades Subdivision.

**Location:** 2200 Block Split Rock Drive (Lots 1-5 in Block 3 of Palisades Subdivision)

**Zoning:** Planned Unit Development

**Action Required:** Consider the request and make a recommendation to the Sturgis City Council.

**All other items brought before the Planning and Zoning Commission by the public.**



## Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Thursday, July 5, 2018 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

### Present:

Chairman Kyle Treloar

Commissioner Mark Norstegaard

Commissioner Jon Olson

Commissioner Cody Weber

### Absent:

Vice-Chair John Gerberding

Commissioner Courtney Mack

Commissioner Suzanne Nelson

### Also Present:

Daniel Ainslie (City Manager)

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Steve Keszler (City Council)

Mike Bachand (City Council)

Dustin Williams

Brandon Jones (Baseline Surveying)

Patti Donney

William Meirose

Treloar called the meeting to order at 5:28pm. Motion by Olson, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, June 5, 2018. Motion passed.

### Agenda Item #1 – Zoning Amendment – William Meirose

The applicant has submitted a zoning amendment to rezone a portion of his property at 170 Old Stone Road (Grandpre Plat Lots 1-8 and 31-40 in Lot A). The property was recently annexed, and the applicant would like to continue the adjacent 100' wide Billboard 1 overlay zone along the southern portion of his property along Interstate 90. A one-sided Lamar billboard currently exists on the property, and if zoned correctly, improvements to the billboard would be allowed. If no other action is made, the remainder of the property will be zoned as Medium-Density Residential zoning after six months of annexation.

**Motion by Olson to recommend approval of the zoning amendment. Second by Weber. Motion passed unanimously.**

### Agenda Item #2 – Use on Review – Tom and Patti Donney (Saab Heritage Museum)

The applicants have submitted a Use on Review to request dry RV camping at 940 Dickson Drive (Tract A – Lots 2 & 3 in the N ½ SW ¼ less Lots H1, H2 and Lot Y). The applicants are in the process of starting a car museum at this location and would like to utilize the property for camping for the annual motorcycle rally and special events. Patti Donney was present to answer questions. She stated at the time of application, the original request included dry camping, but they had considered the idea of installing

permanent spots, but would need to have a survey done to map the location of the flood zone to determine where camping would be allowable. Treloar asked if they wanted to have camping full-time or only for special events. Donney responded that they were not considering full-time camping. Olson asked if they had a number of campsites in mind. Donney said until they had a survey done, they would be unable to determine the total number of spots. Ainslie advised the Commission that they could set parameters, such as camping duration and number of spaces, to control the amount of camping on the property. The Commission discussed the temporary vending period during the rally, in which vendors can buy up to two 12-day permits for a total of 24 days within a calendar year, and considered this as a guideline for setting a limited timeframe for camping on the property. Olson asked if they would be required to hook into city sewer if they installed wet hookups, Ainslie said they would be required to hook into city services. The Commission also discussed the existing RV campground ordinance in relation to the request. The existing floodplain on the property was also discussed, and that camping would not be allowed within the floodway per FEMA regulations. **Weber made a motion to approve the request, contingent on a detailed site plan being submitted and matching the camping timeframe to the temporary rally vending period. Second by Olson. Motion passed.**

### **Agenda Item #3 – Preliminary Plat – Dale Punt**

The applicant has submitted a preliminary plat application of Lot 17R in Block 29 of Original Town of Sturgis, and a Dedicated Public Right-of-Way lot for Dudley Street (formerly Lots 17, 18 and 19R in Block 29 of Original Town). The property is addressed as 1060 Dudley Street. The landowner will swap a 281 sq. ft. portion of his land located on Dudley Street (denoted on the plat as Dedicated Public Right-of-Way) for a 652 sq. ft. portion of City property (Lot 19R). The purpose of the land swap is to reflect actual land uses between the City and the applicant. **Motion by Olson to approve the preliminary plat. Second by Weber. Motion passed.**

### **Agenda Item #4 – Preliminary Plat – Tim and Peggy Heuston (Wildflower Apartments)**

The applicants have submitted a preliminary plat application of Lots PS-2A-1, PS-2A-2, PS-2A-3, and PS-2A-4. This is currently zoned as a Planned Unit Development (PUD). This is the location of the 12-unit Wildflower Townhome development on Lots PS-2A, PS-2B, and PS-2C. The first phase of construction, which included a 4-plex on 751 Boulevard Street, or Lot PS-2A, is nearing completion. The applicants would like to plat each unit as an individual lot now that the footprint is complete, and would like to be prepared to sell the units individually at some point in the future. An amendment to the PUD agreement was included in the commissioners' report, which addresses the 24.5' frontage and 3,100 sq. ft. lot size for Lots PS-2A-2 and PS-2A-4. The Commission discussed how the Meade County five-year tax abatement on improvements over \$30,000 may be affected when individual lots are platted and sold. Abernathy said the applicant has been made aware and were advised to contact the County for more information. **Motion by Norstegaard to approve the preliminary plat and PUD amendment. Second by Weber. Motion passed unanimously.**

### **Agenda Item #5 – Preliminary Plat – GSGS, LLC**

The applicant has submitted a plat of Lots 1R, 2A, 2B, 3A, 3B, 4A, 4B, 5R, 6, 7A, 7B, 8A, 8B, 9A, 9B, 10 of Block 3 of Palisades Subdivision. The property is undeveloped and zoned as a Planned Unit Development. It is currently platted as Lots 1 through 5 in Block 3 of Palisades Subdivision. The plat reflects 12 townhome lots (Lots 2A, 2B, 3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 9A, 9B) and four single-family lots (Lots 1R, 5R, Lot 6, and Lot 10). This block is the last undeveloped block within Palisades Subdivision and was originally intended for multi-family residential development. The plat was reviewed and the existing utility infrastructure was discussed. The utilities were installed with a manifold system,

designed for one owner of several multi-family units. The Commission discussed potential issues this may pose for future owners of the units. The applicant had stated that an agreement will be attached to the deed that states that the property owners will need to collaborate to fix any issues between the master curb stop and the manifold. **Motion by Norstegaard to approve the preliminary plat, provided a note referring to the agreement is added on the plat. Second by Weber. Motion passed 3-1 (Olson).**

**Agenda Item #6 – Plat – Randy & Connie Berg/Brandon and Maranda McGillivray**

Applicants have submitted a plat application of Lots 54A-1 and 54A-2 of Fritz Subdivision and Dedicated Public Right-of-Way for Bear Butte Lake Road. The property is currently described as Lot 54A of Fritz Subdivision, located within Area #2 of the 3-Mile Platting Jurisdiction. The Meade County Equalization and Planning Department requested a review from the Planning Commission as per the 3-Mile Platting Jurisdiction agreement. The Commission reviewed the plat with no comment.

**Agenda Item #7 – Plat – Lou Ann Herrmann**

Applicant has submitted a plat application of Lot 1 of Samuelson Subdivision and Dedicated Public Right-of-Way for Avalanche Road. The property is located at 20289 Avalanche Road, which is currently described as the unplatted S ½ of the SE ¼ of Section 19-6-5. It is located within Area #2 of the 3-Mile Platting Jurisdiction. The Commission reviewed the plat with no comment.

**Agenda Item #8 – Plat – Curtis Stockert**

Applicant has submitted a plat application of Tract 1 of Peaceful Valley Subdivision. The property is located at 13079 Cattail Road, which is currently described as the unplatted S ½ of the SE ¼ of 18-5-6. The property is located with Area #2 of the 3-Mile Platting Jurisdiction. The Commission reviewed the plat and noted that the dedicated public easement does not serve the properties on the north as there is a gap between the easement and the property boundary.

The meeting was adjourned at 6:49pm.

A special meeting is scheduled for Tuesday, July 17, 2018.

Respectfully submitted,  
Laura Abernathy

*\*Minutes are not considered official until approved by the Planning Commission*

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1040 Harley-Davidson Way  
Sturgis, SD 57785  
www.sturgis-sd.gov

Ph: (605) 347-4422 ext. 212  
Fax: (605) 347-4861  
labernathy@sturgisgov.com

## Planning Commission Staff Report

July 17, 2018  
Laura Abernathy, Planning Coordinator  
Plat – Scott and Rena Hymans, 709 & 715 12<sup>th</sup> Street

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### Overview

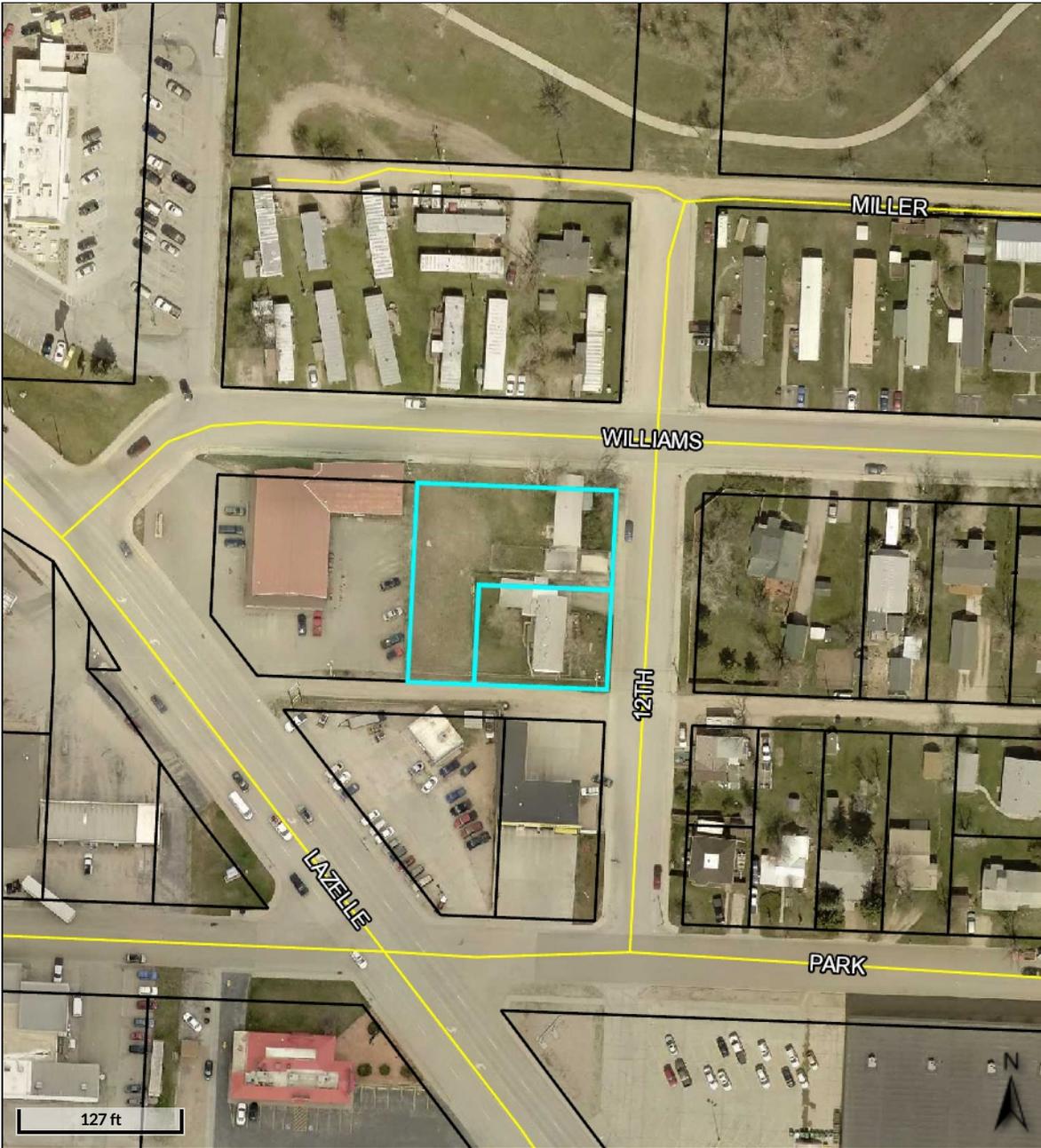
The applicant has submitted a plat application of Lot 1 Revised in Block 6 of Comstock Addition. The property is currently described as the S ½ of Lots 1-4 (709 12<sup>th</sup> Street) and the N ½ of Lots 1-4, and all of Lots 5 and 6 (715 12<sup>th</sup> St), all in Block 6 of Comstock Addition. Two small homes are currently located on the property. The plat submitted will consolidate the properties into one lot for the purpose of constructing a new office commercial building with four office suites. The property is currently zoned as Highway Service. It is located within the 100-year flood zone, or zone AO.

### Recommendations

City staff has reviewed the request and feels that re-platting the property to accommodate a new office building will be the best use of this property as it will be a better fit for its Highway Service zoning designation. Prior to construction, City staff will require that the applicant obtain a floodplain development permit as the majority of the property is within the 100-year floodplain. An elevation certificate will also be required. If the applicant complies with FEMA building specifications, City staff recommends approval of the plat.

### Budget Impact

After the new office building is built, the property would be taxed at a commercial rate. It would provide new office space for expanding businesses. The City would collect water tap and building permit fees.



Overview



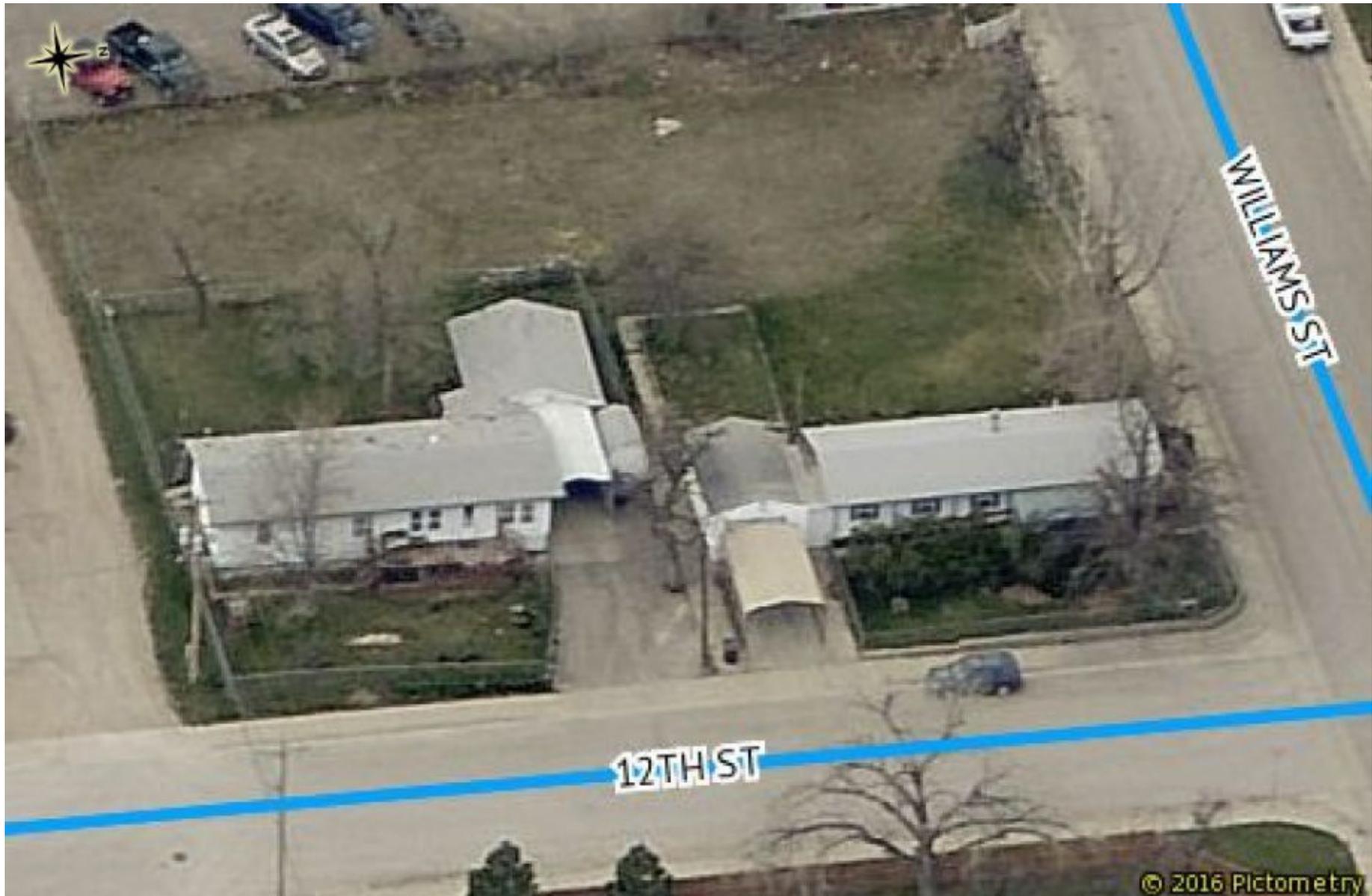
Legend

-  Parcels
-  Roads
-  Box Elder City Lim
-  Buffalo Chip City Limits
-  Faith City Limits
-  Piedmont City Lim
-  Sturgis City Limits
-  Summerset City Limits

Date created: 7/10/2018  
Last Data Uploaded: 7/10/2018 1:03:22 AM

Developed by 

# 709 & 715 12th Street - Hymans



WILLIAMS ST

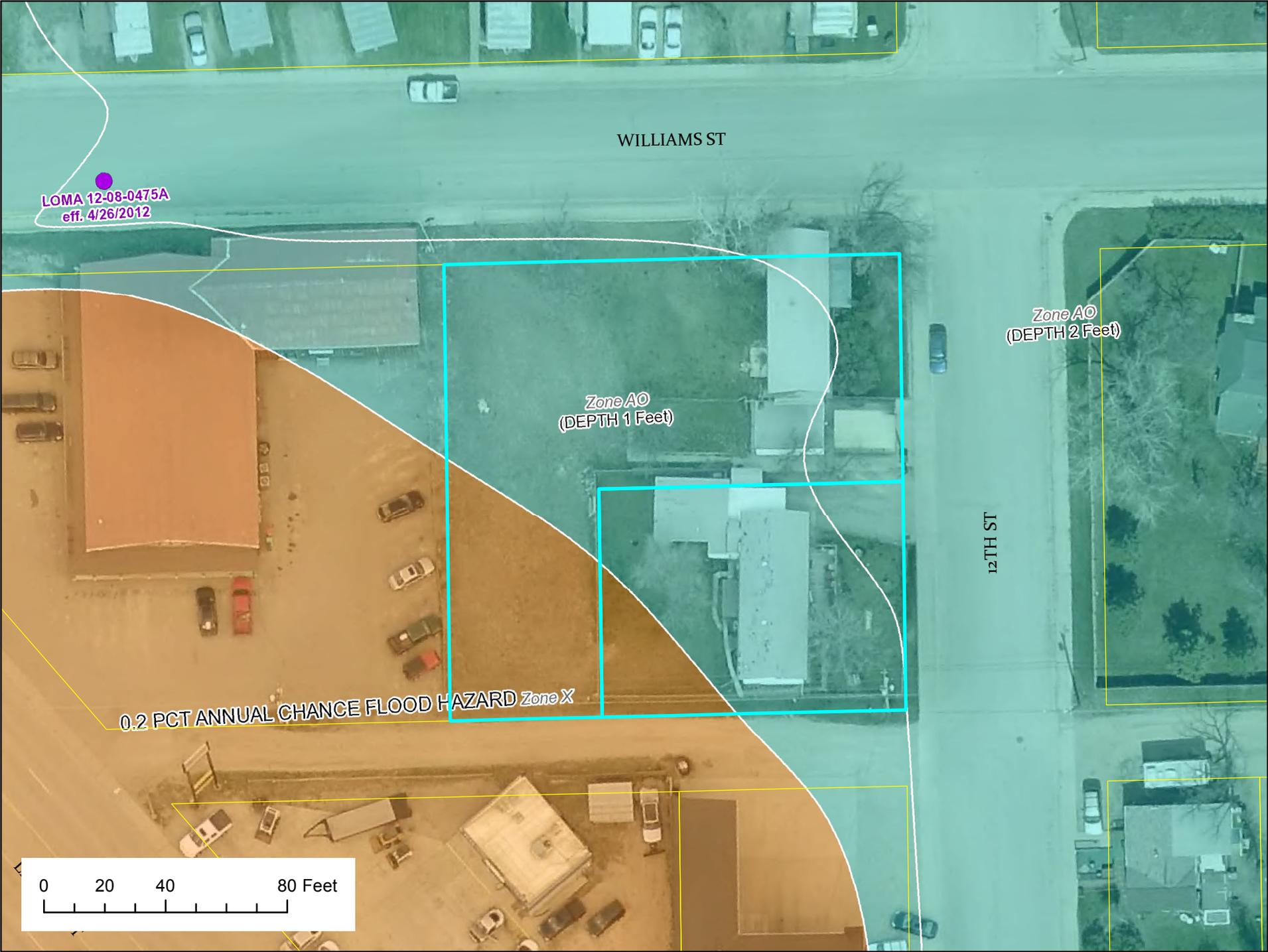
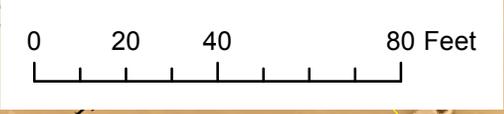
12TH ST

Zone AO  
(DEPTH 2 Feet)

Zone AO  
(DEPTH 1 Feet)

0.2 PCT ANNUAL CHANCE FLOOD HAZARD Zone X

LOMA 12-08-0475A  
eff. 4/26/2012



**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

**STURGIS COMMON COUNCIL**

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that We did Approve this Plat.

Attest: \_\_\_\_\_ Mayor: \_\_\_\_\_  
City Auditor

**PLANNING COMMISSION**

Approved by the City of Sturgis Planning Commission, Meade County, South Dakota.

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

Signed: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

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

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

Highway or Street Authority

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

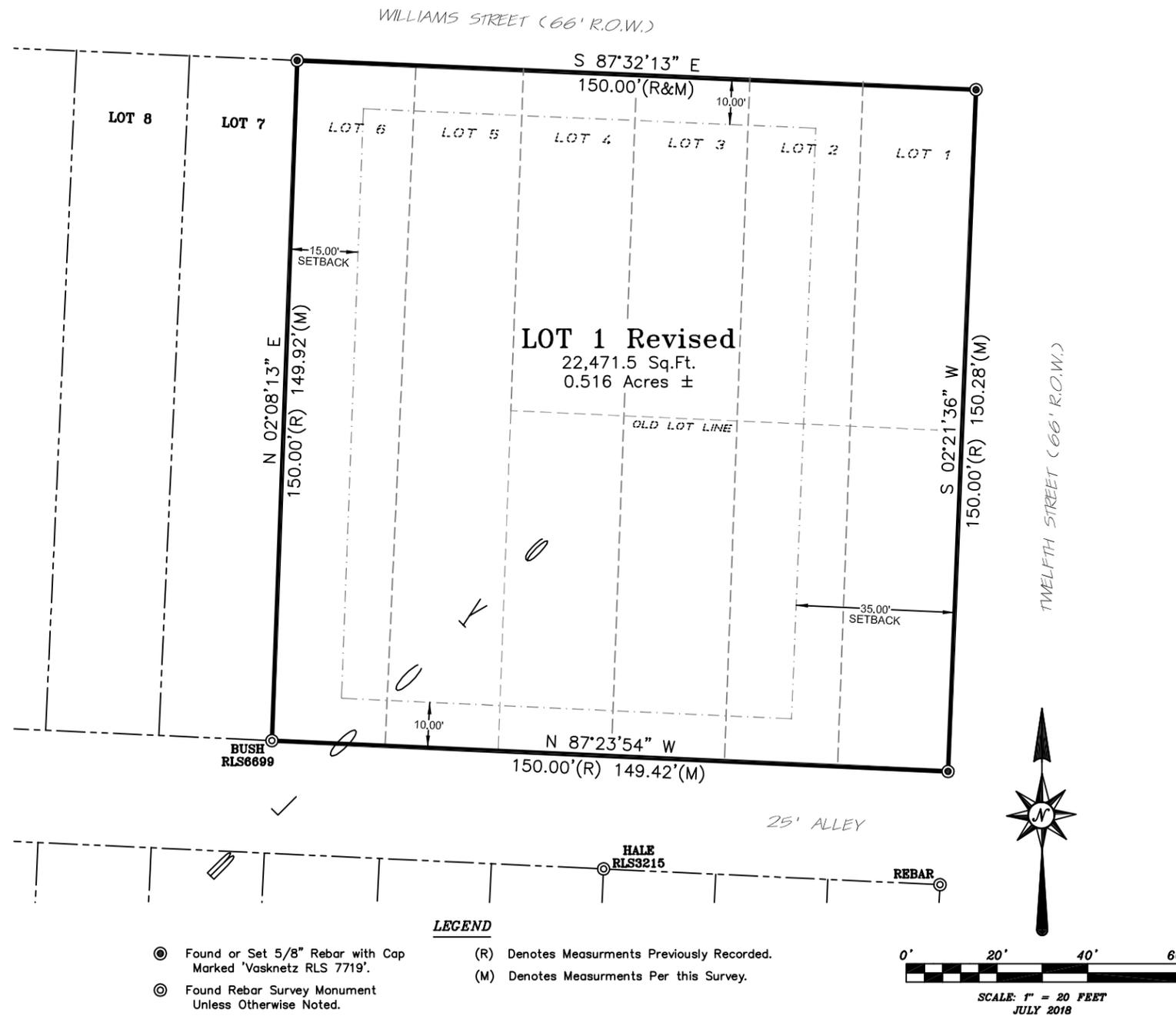
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Meade County  
Director of Equalization

**SURVEYOR'S NOTES**

- Recorded Information: Plat Book 1 at Pages 40-41 as recorded with the Meade County Register of Deeds, Sturgis, South Dakota. All Previous Plats Vacated per Recording of this Plat.
- Utility & Minor Drainage Easements:  
8' Wide on the interior side of all lot lines.
- Building Restrictions:  
Per the Latest Adopted International Building Code (IBC).
- Building Setbacks:  
Per the City of Sturgis Title 18 Zoning Codes. 35' on the Front, 15' the Rear and 10' on All Side Lot Lines.

**Plat of**  
**Lot 1 Revised, Block 6 of Comstock's Addition to the City of Sturgis.**  
 Formerly the North 1/2 of Lots 1 thru 4, Lots 5 and 6 - AND - the S 1/2 of Lots 1 thru 4, Block 6  
 of Comstock's Addition to the City of Sturgis.  
 All Located in the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 4,  
 Township 5 North, Range 5 East, Black Hills Meridian,  
 City of Sturgis, Meade County, South Dakota.



**SURVEYOR'S CERTIFICATE**

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF  
I hereunto set my hand and seal

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

Shanon E. Vasknetz  
Registered Land Surveyor No. 7719

**OWNER'S CERTIFICATE**

We, Scott A. Hymans and Rena M. Hymans, 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. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF  
We hereunto set our hands

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

Scott A. Hymans, Owner      Rena M. Hymans, Owner

**ACKNOWLEDGEMENT OF OWNERS**

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Scott A. Hymans and Rena M. Hymans known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

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

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

**OFFICE OF REGISTER OF DEEDS**

Meade County Register of Deeds  
EMAIL: baseline7719@gmail.com    JOB NO. 18-152

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## Planning Commission Staff Report

July 17, 2018  
Laura Abernathy, Planning Coordinator  
Plat – Amy Richards, 2634 Moose Drive

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### **Overview**

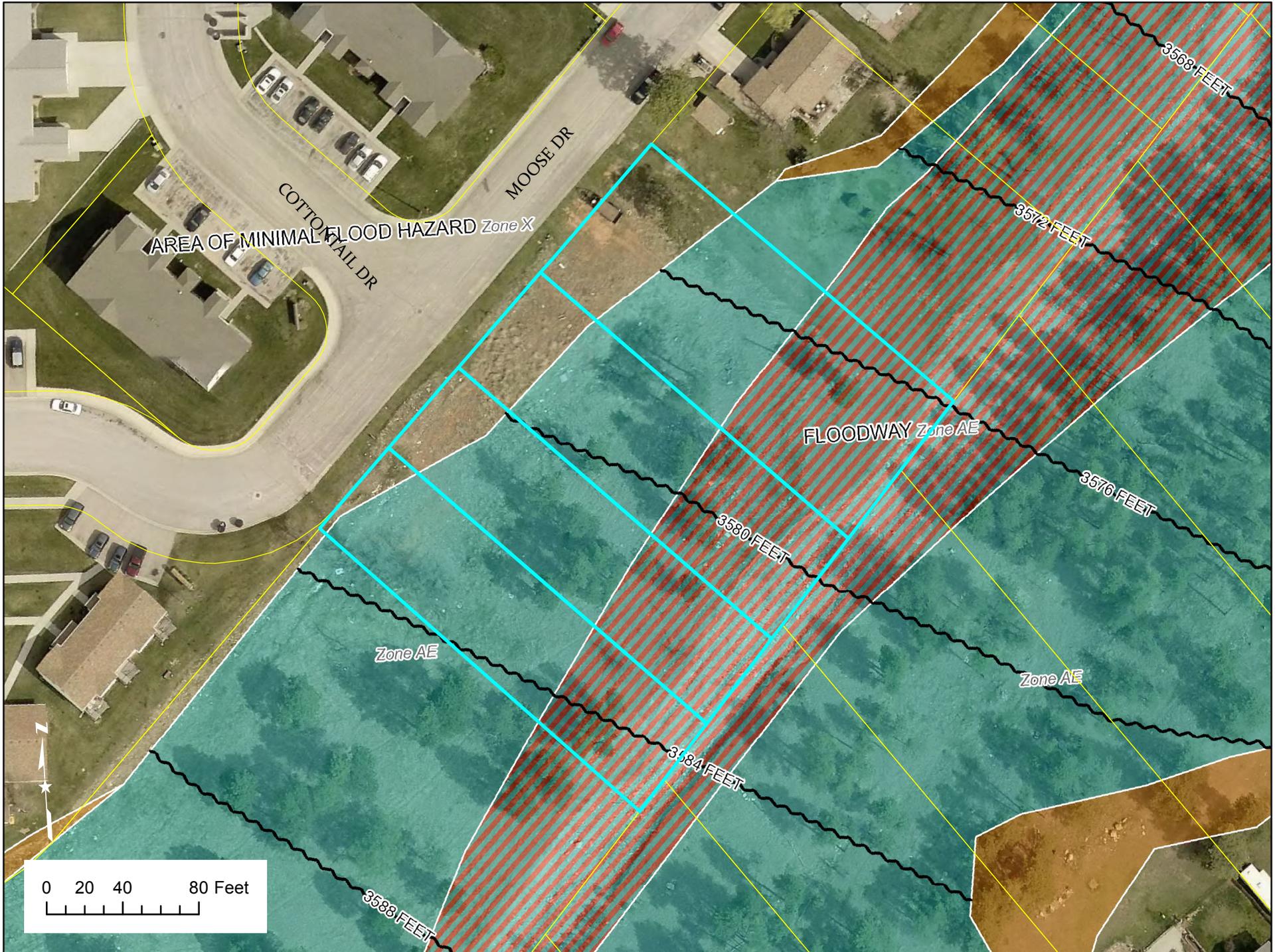
The applicant has submitted a plat application of Lot 23 in Vista Estates Subdivision. The plat will consolidate Lots 19R, 20R, 21A, and 21B into one lot for the purpose of building a single-family residence on the property. The lots are currently zoned as Medium-Density Residential Housing. A portion of the property is located in the 100-year floodplain, or zone AE, and regulatory floodway. A preliminary site plan has been submitted that shows the location of the proposed one-story home in relation to the existing floodplain. Any construction within the special flood hazard area is required to meet FEMA building requirements, including meeting elevation requirements. Aside from the floodway, a designated no-build debris basin by the U.S. Army Corps of Engineers is present on the property. The applicant has been working with Baseline Surveying and is aware of the floodplain restrictions on the property.

### **Recommendations**

Prior to construction, City staff will require that the applicant obtain a floodplain development permit as the site plan indicates a portion of the home will be within the 100-year floodplain. An elevation certificate is also required. If applicable, there shall be no positive connection of any decks or patios to the residential structure. To comply with FEMA regulations, no construction of any type shall take place in the floodway. The no-build debris basin should also not be disturbed. Seeing how the applicant is aware of these criteria and has been working with a registered surveyor on the project, City staff recommends approval of the plat.

### **Budget Impact**

When the property is developed, the City will see a positive impact by means of additional property taxes and municipal utility revenue.



**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

**STURGIS COMMON COUNCIL**

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that We did Approve this Plat.

Attest: \_\_\_\_\_ Mayor: \_\_\_\_\_  
City Auditor

**PLANNING COMMISSION**

Approved by the City of Sturgis Planning Commission, Meade County, South Dakota.

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

Signed: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

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

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

Highway or Street Authority

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

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

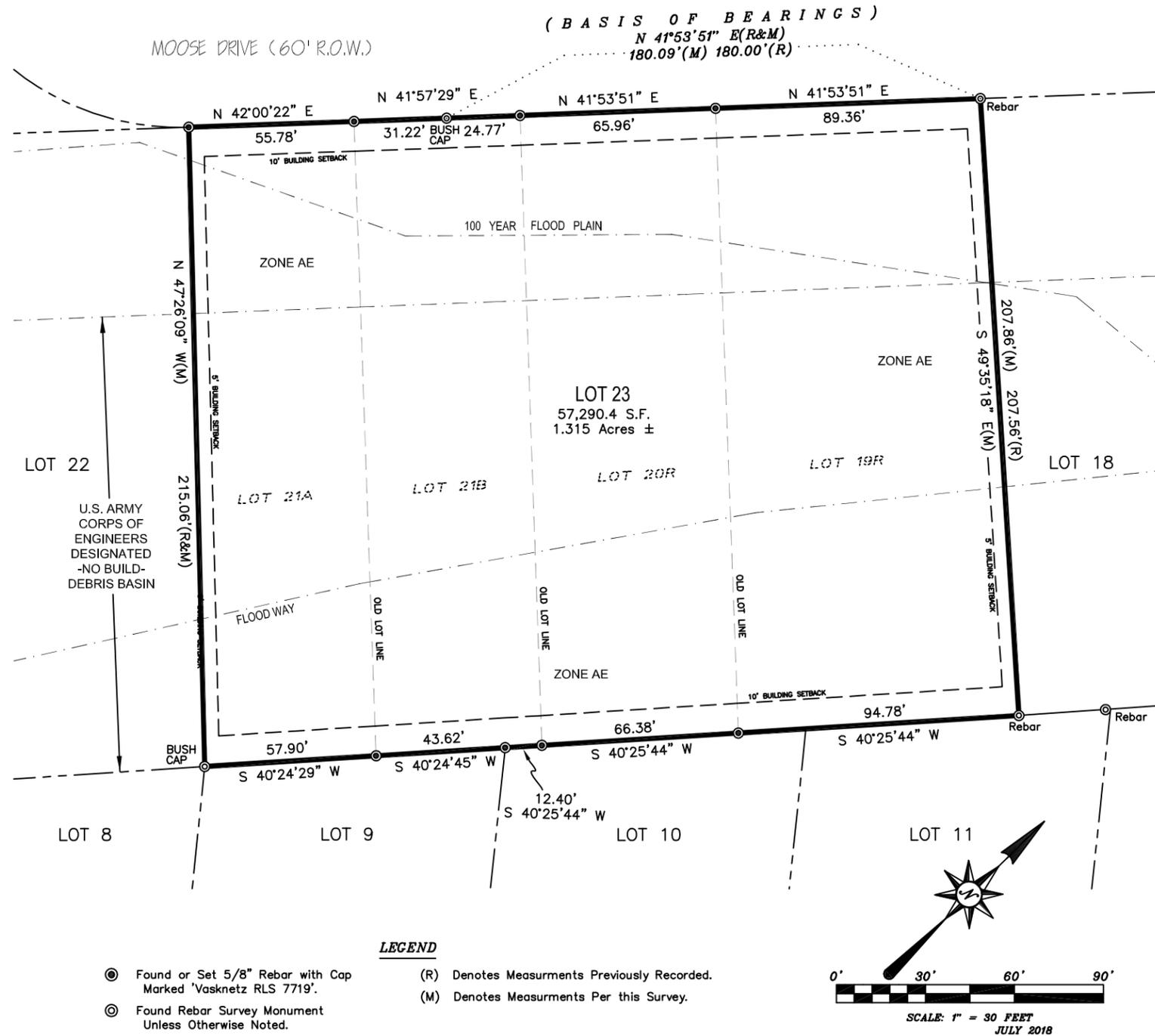
Meade County  
Director of Equalization

**SURVEYOR'S NOTES**

- 1) Recorded Information: Plat Book 25 at Page 103 as recorded with the Meade County Register of Deeds, Sturgis, South Dakota. All Previous Plats Vacated per Recording of this Plat.
- 3) Utility & Minor Drainage Easements:  
8' Wide on the interior side of all lot lines.
- 4) Building Restrictions:  
Per the Latest Adopted International Building Code (IBC).
- 5) Building Setbacks:  
Per City of Sturgis Title 18 Zoning Codes. 10' on Front, 10' Rear and 5' on All Side Lot Lines.

PREPARED BY: BASELINE SURVEYING, INC., 1921 LAZELLE STREET, STURGIS, S.D. 57785 605-490-1401

**Plat of  
Lot 23 of Vista Estates Subdivision.**  
*Formerly Lot 19R, Lot 20R, Lot 21B and Lot 21A of Vista Estates Subdivision.*  
*All Located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 16*  
*Township 5 North, Range 5 East, Black Hills Meridian,*  
*City of Sturgis, Meade County, South Dakota.*



**SURVEYOR'S CERTIFICATE**

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF  
I hereunto set my hand and seal

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

Shanon E. Vasknetz  
Registered Land Surveyor No. 7719

**OWNER'S CERTIFICATE**

I, Amy Lee Richards, do hereby certify that I am the Owner of the land shown and described hereon and that I did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF  
We hereunto set our hands

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

Amy Lee Richards, Owner

**ACKNOWLEDGEMENT OF OWNERS**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Amy Lee Richards known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that she executed the same for purposes therein contained.

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

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

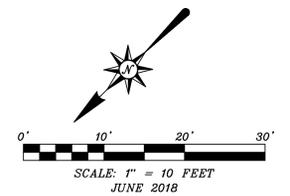
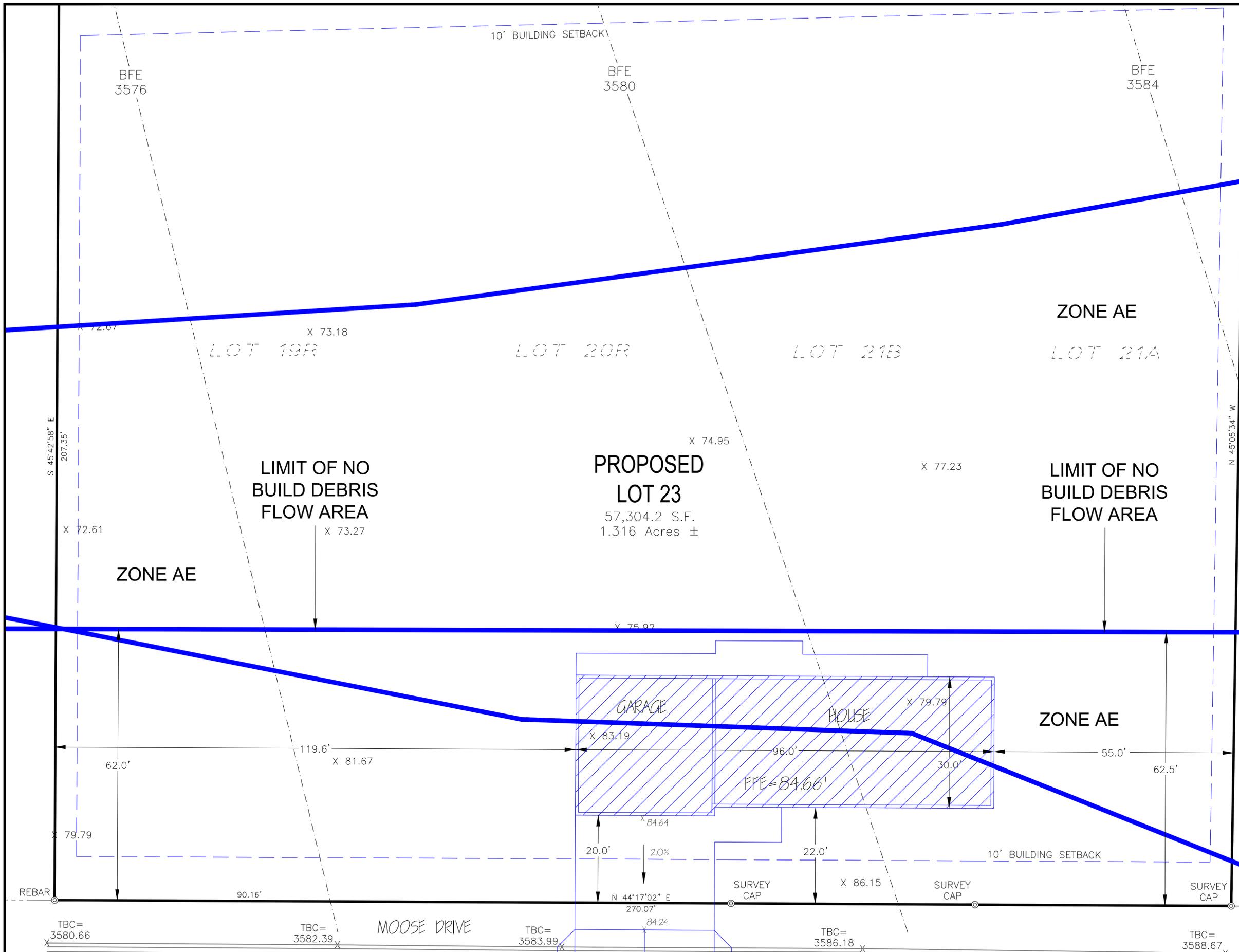
**OFFICE OF REGISTER OF DEEDS**

Meade County Register of Deeds  
EMAIL: baseline7719@gmail.com JOB NO. 18-148

*SITE PLAN*  
*LOTS 19R, 20R, 21A and 21B*  
*Vista Estates Subdivision.*

*All Located in the SW 1/4 of the*  
*NE 1/4 of and the NW 1/4 of the*  
*SE 1/4 of Section 16,*  
*Township 5 North, Range 5 East,*  
*Black Hills Meridian, City of Sturgis,*  
*Meade County, South Dakota.*

*PREPARED FOR AMY RICHARDS,*  
*SHOWING THE PROPOSED*  
*RESIDENTIAL CONSTRUCTION.*  
*2634 MOOSE DRIVE,*  
*STURGIS SD 57785*



**LEGEND & SURVEY NOTES**

- FOUND OR SET 5/8" REBAR W/ CAP MARKED 'VASKNETZ RLS7719'.
- FOUND SURVEY MONUMENT AS NOTED.
- (1) BASIS OF BEARINGS USING GEODETIC NORTH DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).
- (2) REFERENCE PLAT: PLAT BOOK 25 AT PAGES 103 AS RECORDED AT THE MEADE COUNTY REGISTER OF DEEDS OFFICE.
- (3) BUILDING RESTRICTIONS: PER LATEST ADOPTED INTERNATIONAL BUILDING CODE (IBC).
- (4) BUILDING SETBACK REQUIREMENTS PER CITY OF STURGIS ZONING CODE.

PREPARED BY: BASELINE SURVEYING, INC.  
 1921 LAZELLE STREET, STURGIS SD 57785  
 (605) 490-3295 EMAIL: baseline7719@gmail.com

Site - Boundary Plan		
DRAWN	DATE	Richards Residence
RSH	6/14/2018	Pot Sigler
APPROVED	DATE	2634 Moose Drive
		Sturgis SD
SCALE	SHEET	PROJECT NO.
1"=10'	1 OF 1	18-148



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1040 Harley-Davidson Way  
Sturgis, SD 57785  
www.sturgis-sd.gov

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Ph: (605) 347-4422 ext. 212  
Fax: (605) 347-4861  
labernathy@sturgisgov.com

## Planning Commission Staff Report

July 17, 2018  
Laura Abernathy, Planning Coordinator  
Plat – Robin Zebroski, 1611 Ballpark Road

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### **Overview**

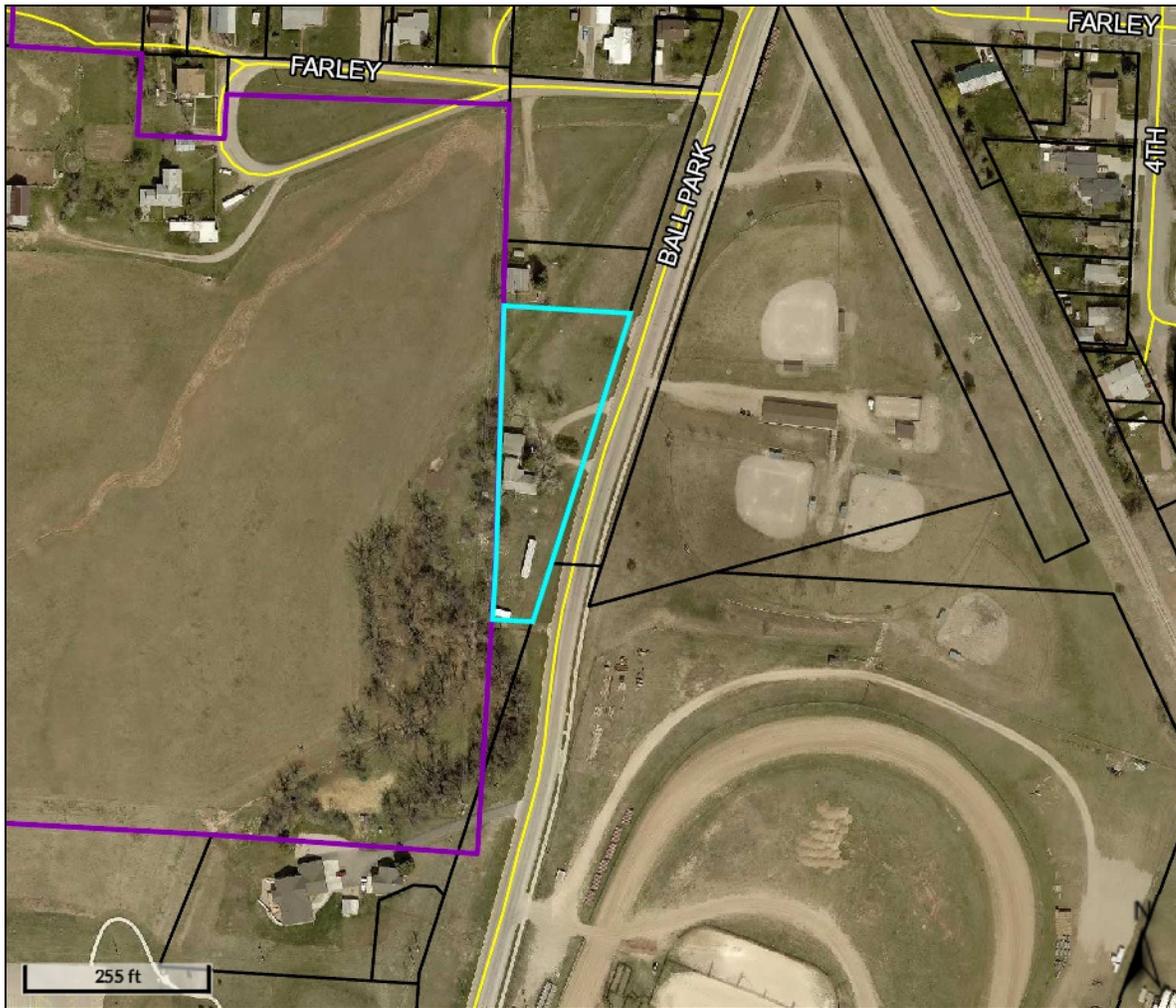
The applicant has submitted a plat application of Lot 8C2-A and 8C2-B in Rodebank's 2<sup>nd</sup> Addition. The property is currently described as Lot 8C2 in Rodebank's 2<sup>nd</sup> Addition. The property is currently zoned as Medium-Density Residential housing. Lot 8C2-B will be approximately 13,390.2 sq. ft with a 180.57 foot frontage to Ballpark Road. This portion of the property is currently undeveloped. Lot 8C2-A, which will contain the existing house and garage, will be 28,355.2 sq. ft with a 233.22 foot frontage to Ballpark Road.

### **Recommendations**

The proposed lots will meet the size and frontage requirements for its zoning district. The existing structures on proposed Lot 8C2-A are within the 500-year floodplain, but not negatively affected by FEMA regulations. Proposed Lot 8C2-B is not affected by the nearby floodplain, and is a suitable lot for potential development of a single-family residence. City staff recommends approval of the request.

### **Budget Impact**

There is no immediate impact on the City budget. If Lot 8C2-B were to be developed for residential use, the property value would increase. New construction would be subject to water tap and building permit fees collected by the City.



Overview



Legend

-  Parcels
-  Roads
-  Box Elder City Limi
-  Buffalo Chip City Limits
-  Faith City Limits
-  Piedmont City Limi
-  Sturgis City Limits
-  Summerset City Limits

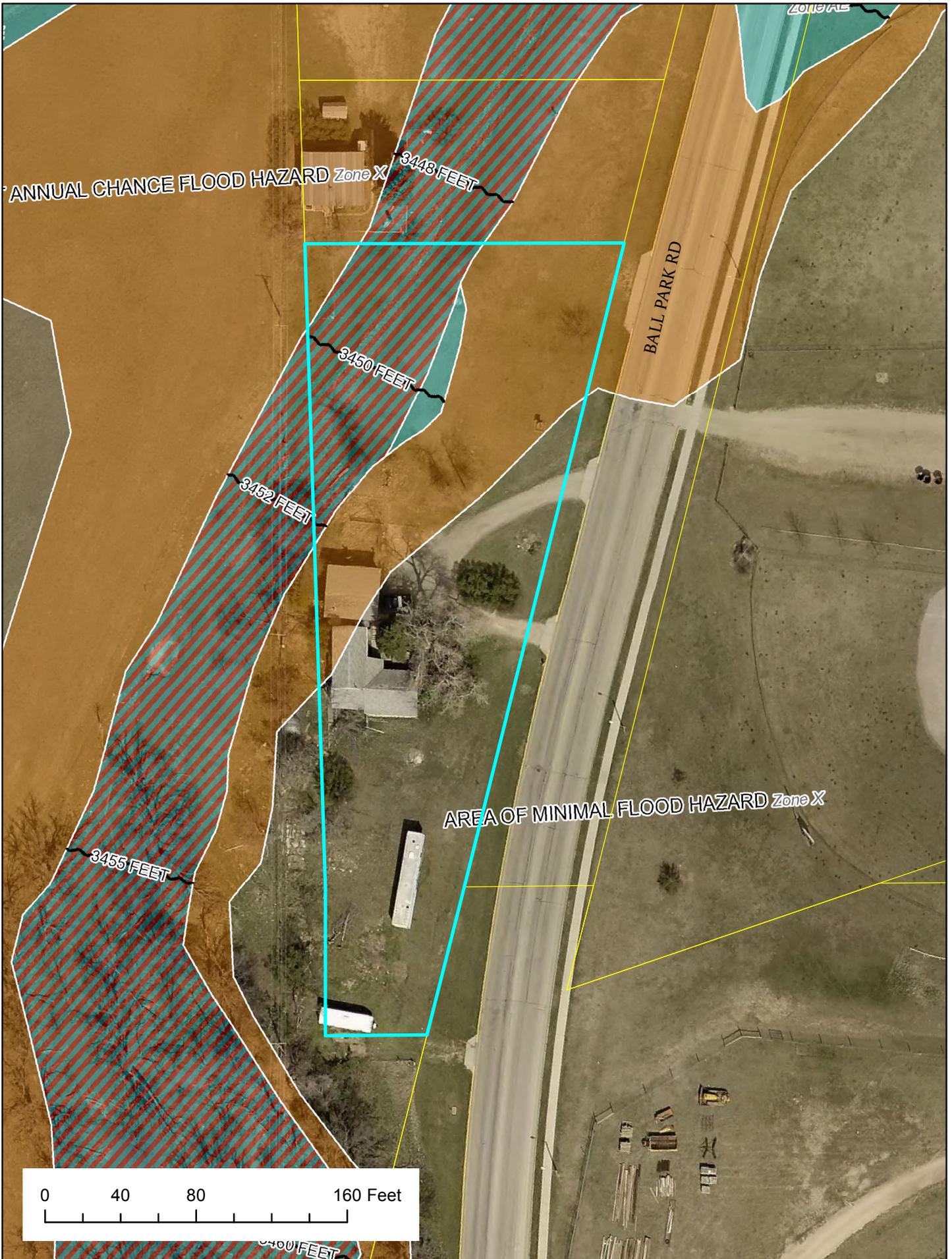
<b>Parcel ID</b>	01.77.00.085	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	ZEBROSKI,ROBIN L
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	NAD		1651 BALL PARK RD
<b>Property Address</b>	1611 BALLPARK RD	<b>Acreage</b>	n/a		STURGIS SD 57785
<b>District</b>	CS461				
<b>Brief Tax Description</b>	LOT 8C2, 9-5-5, (FILED IN RODEBANKS 2ND FOLDER)				
	(Note: Not to be used on legal documents)				

Date created: 7/11/2018  
 Last Data Uploaded: 7/10/2018 10:26:12 PM

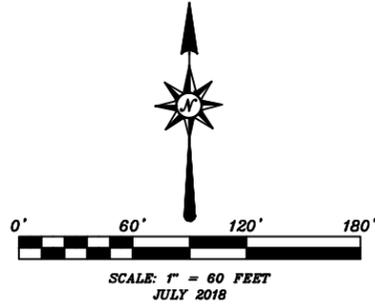
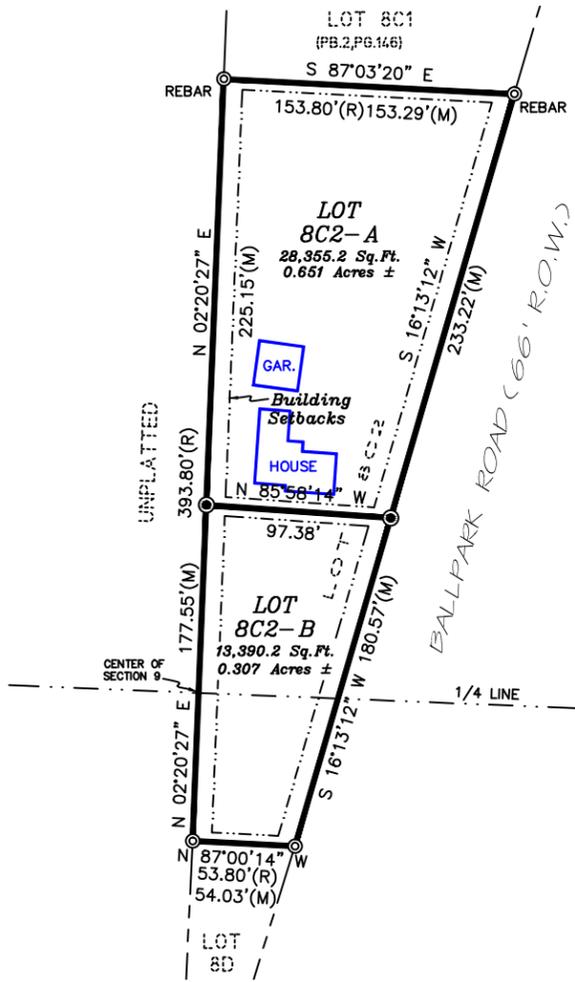
Developed by  Schneider  
 GEOSPATIAL

# Zebrowski 1611 Ballpark Road





**Preliminary Plat of**  
**Lot 8C2-A and Lot 8C2-B of Rodebank's 2nd Addition to the City of Sturgis.**  
 Formerly Lot 8C2 of Rodebank's Addition to the City of Sturgis.  
 All Located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 9,  
 Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota.



- LEGEND**
- Found or Set 5/8" Rebar with Cap Marked 'Vasknetz RLS 7719'.
  - ⊙ Found Survey Monument 'HALE CAP RLS 3215' Unless Otherwise Noted.
  - (R) Denotes Measurements Previously Recorded.
  - (M) Denotes Measurements Per this Survey.

**SURVEYOR'S NOTES**

- 1) Basis of Bearings Using Geodetic North Determined from Global Positioning System (GPS).
- 2) Information of Record as Reference: Plat Book 2 at Page 146 and Plat Book 2 at Page 160 as recorded with the Meade County Register of Deeds, Sturgis, South Dakota. All Previous Plats Superseded per Recording of this Plat.
- 3) Utility & Minor Drainage Easements: 8' Wide on the interior side of all lot lines.
- 4) Building Restrictions: Per the Latest Adopted International Building Code (IBC).
- 5) Building Setbacks: Current Zoning as Highway Service: Per the City of Sturgis Title 18 Zoning Codes. 35' on Front, 30' on Rear Except 15' with No Rear Deliveries, 10' on All Side Lot Lines Except 18' Corner Lot Frontage and 25' Abutting All Residential.

**SURVEYOR'S CERTIFICATE**

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF  
 I hereunto set my hand and seal

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

\_\_\_\_\_  
 Shanon E. Vasknetz  
 Registered Land Surveyor No. 7719

**OWNER'S CERTIFICATE**

I, Robin L. Zebroski do hereby certify that I am the Owner of the land shown and described hereon and that we did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF  
 I hereunto set my hand

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

\_\_\_\_\_  
 Robin L. Zebroski

**ACKNOWLEDGEMENT OF OWNERS**

STATE OF SOUTH DAKOTA }  
 COUNTY OF MEADE } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Robin L. Zebroski, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

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

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

**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

**STURGIS COMMON COUNCIL**

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that  
 We did Approve this Plat.

Attest: \_\_\_\_\_ Mayor: \_\_\_\_\_  
 City Auditor

**PLANNING COMMISSION**

Approved by the City of Sturgis Planning Commission,  
 Meade County, South Dakota.

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

Signed: \_\_\_\_\_  
 Chairman

Attest: \_\_\_\_\_  
 Secretary

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

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

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

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

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

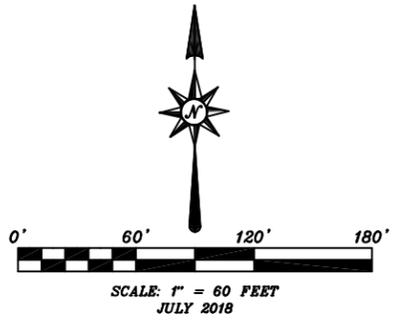
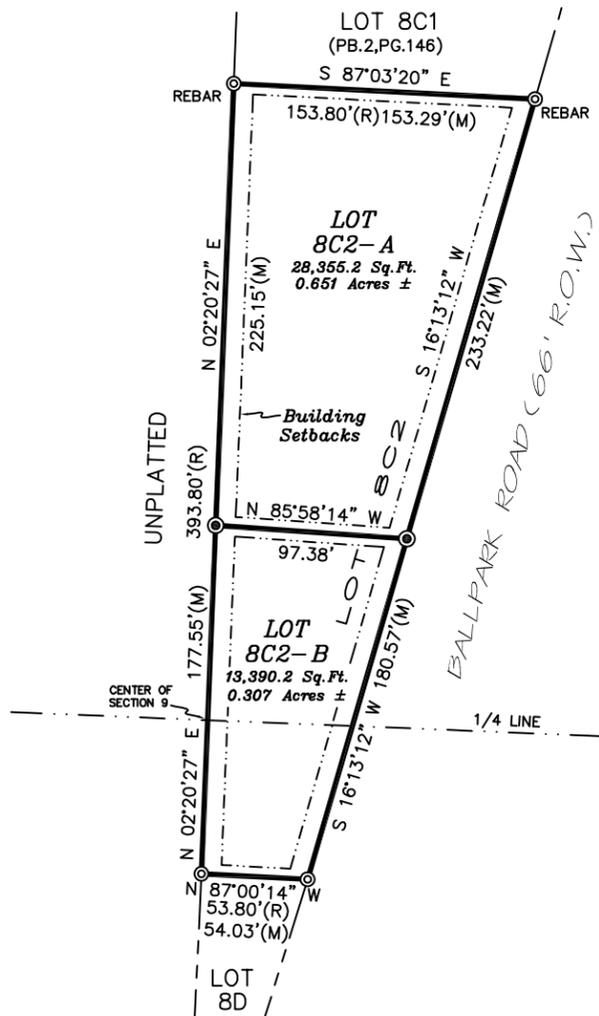
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**OFFICE OF REGISTER OF DEEDS**

\_\_\_\_\_  
 Meade County Register of Deeds

*Plat of*  
**Lot 8C2-A and Lot 8C2-B of Rodebank's 2nd Addition to the City of Sturgis.**  
*Formerly Lot 8C2 of Rodebank's Second Addition to the City of Sturgis.*  
*All Located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 9,*  
*Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota.*



**LEGEND**

- ⊙ Found or Set 5/8" Rebar with Cap Marked 'Vasknetz RLS 7719'.
- ⊙ Found Survey Monument 'HALE CAP RLS 3215' Unless Otherwise Noted.
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.

**SURVEYOR'S NOTES**

- 1) Basis of Bearings Using Geodetic North Determined from Global Positioning System (GPS).
- 2) Information of Record as Reference:  
Plat Book 2 at Page 146 and Plat Book 2 at Page 160 as recorded with the Meade County Register of Deeds, Sturgis, South Dakota.  
All Previous Plats Superseded per Recording of this Plat.
- 3) Utility & Minor Drainage Easements:  
8' Wide on the interior side of all lot lines.
- 4) Building Restrictions:  
Per the Latest Adopted International Building Code (IBC).
- 5) Building Setbacks:  
Per the City of Sturgis Title 18 Zoning Codes. 10' on Front, 10' on Rear and 5' on All Side Lot Lines

**SURVEYOR'S CERTIFICATE**

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF  
 I hereunto set my hand and seal

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

\_\_\_\_\_  
 Shanon E. Vasknetz  
 Registered Land Surveyor No. 7719

**OWNER'S CERTIFICATE**

I, Robin L. Zebroski, do hereby certify that I am the Owner of the land shown and described hereon and that I did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF  
 We hereunto set our hands

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

\_\_\_\_\_  
 Robin L. Zebroski, Owner

**ACKNOWLEDGEMENT OF OWNERS**

STATE OF SOUTH DAKOTA }  
 COUNTY OF MEADE } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Robin L. Zebroski, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that she executed the same for purposes therein contained.

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

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

**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

**STURGIS COMMON COUNCIL**

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that  
 We did Approve this Plat.

Attest: \_\_\_\_\_ Mayor:  
 \_\_\_\_\_ City Auditor

**PLANNING COMMISSION**

Approved by the City of Sturgis Planning Commission,  
 Meade County, South Dakota.

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

Signed: \_\_\_\_\_  
 Chairman

Attest: \_\_\_\_\_  
 Secretary

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

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

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

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

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

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

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

**OFFICE OF REGISTER OF DEEDS**

\_\_\_\_\_  
 Meade County Register of Deeds

## Planning Commission Staff Report

July 17, 2018

Laura Abernathy, Planning Coordinator

Final Plat – Wildflower Townhomes (Tim & Peggy Heuston), 751 Boulevard Street

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### Overview

The applicant has submitted a plat of Lots PS-2A-1, PS-2A-2, PS-2A-3, and PS-2A-4. This is currently zoned as a Planned Unit Development (PUD). This is the location of the 12-unit Wildflower Townhome development on Lots PS-2A, PS-2B, and PS-2C. The first phase of construction, which included a 4-plex on 751 Boulevard Street, or Lot PS-2A, is nearing completion. The applicants would like to plat each unit as an individual lot now that the footprint is complete, and would like to be prepared to sell the units individually at some point in the future.

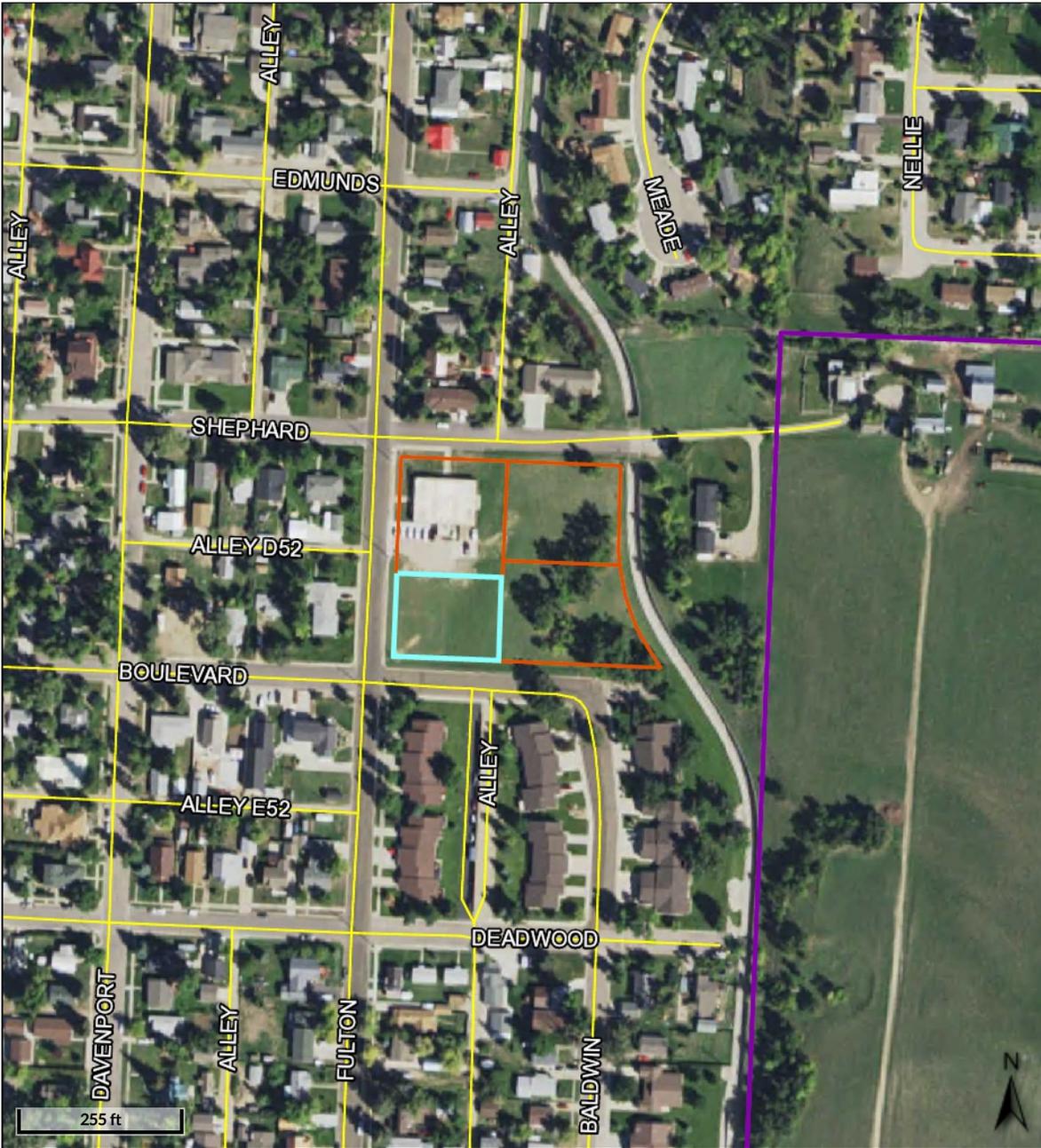
The Planning Commission reviewed and approved the preliminary plat and the first amendment to the PUD at the July 5 meeting. The Meade County five-year tax abatement for improvements over \$30,000 was discussed, and how private ownership of the new lots may affect the abatement. City staff has advised the applicant to contact Meade County to discuss this in detail. The PUD amendment was also reviewed. It will address the minimum lot frontage and size required for the development, as Lot PS-2A-2 and PS-2A-3 will not meet the minimum criteria as designated in a Medium-Density Residential zoning district.

### Recommendations

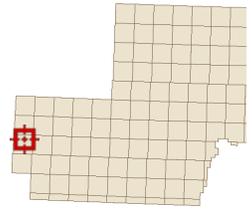
City staff recommends approval of the final plat. The first amendment to the PUD will be effective for the remainder of the development, and the units were built for individual ownership, including individual utility service lines, firewalls, and so on. A note has been added to the final plat acknowledging the PUD amendment.

### Budget Impact

The property is currently classified as a residential commercial project. It is eligible for the Meade County five-year tax abatement for improvements over \$30,000, which includes the townhome structures. If the property is subdivided and the units are sold individually within that five-year timeframe, the tax abatement could possibly be no longer valid and the property could be subject to a full tax assessment.



Overview

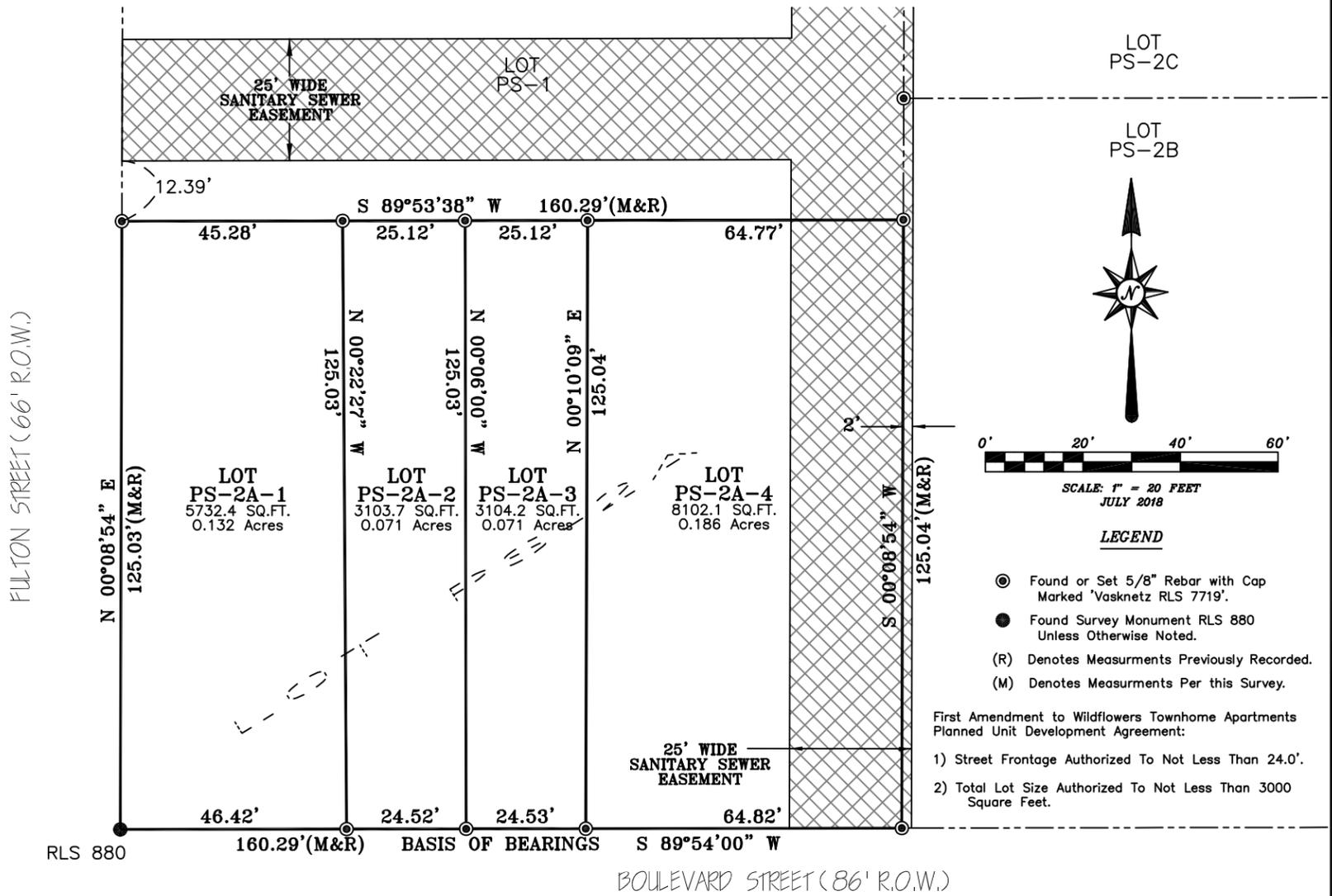


Legend

-  Future Parcels
-  Roads
-  Box Elder City Lim
-  Buffalo Chip City Limits
-  Faith City Limits
-  Piedmont City Lim
-  Sturgis City Limits
-  Summerset City Limits

Date created: 6/27/2018  
 Last Data Uploaded: 6/26/2018 10:28:13 PM

*Plat of  
Lots PS-2A-1, PS-2A-2, PS-2A-3 and PS-2A-4,  
Block 10 of Potter's Second Addition  
Formerly Lot PS-2A, Block 10 of Potter's Second Addition.  
All Located in the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 10,  
Township 5 North, Range 5 East, Black Hills Meridian,  
City of Sturgis, Meade County, South Dakota.*



**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

**STURGIS COMMON COUNCIL**

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that  
We did Approve this Plat.

Attest: \_\_\_\_\_ Mayor: \_\_\_\_\_  
City Auditor

**PLANNING COMMISSION**

Approved by the City of Sturgis Planning Commission,  
Meade County, South Dakota.

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

Signed: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**

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

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

Meade County  
Director of Equalization

**CERTIFICATE OF HIGHWAY OR STREET AUTHORITY**

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

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

Highway or Street Authority

**OFFICE OF REGISTER OF DEEDS**

Meade County Register of Deeds

**SURVEYOR'S NOTES**

- 1) Geodetic North Determined from Global Positioning System (GPS).
- 2) Recorded Information:  
Plat Book 26 at Pages 97-98 as recorded with the Meade County Register of Deeds, Sturgis, South Dakota.
- 3) Utility & Minor Drainage Easements:  
8' Wide on the interior side of all lot lines. No Easements are Required on Town Home Common Wall Lot Lines.
- 4) Building Restrictions:  
Per the Latest Adopted International Building Code (IBC).
- 5) Building Setbacks:  
Current Zoning as Medium Density Residential Housing:  
Per the City of Sturgis Title 18 Zoning Codes. 25' on Front, 10' Rear and 5' on All Side Lot Lines including an 18' Corner Lot Frontage. No Setback is Required on Town Home Common Wall Lot Lines.

**SURVEYOR'S CERTIFICATE**

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF  
I hereunto set my hand and seal

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

Shanon E. Vasknetz  
Registered Land Surveyor No. 7719

**OWNER'S CERTIFICATE**

We, Timothy J. Heuston and Peggy J. Heuston, 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. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF  
We hereunto set our hands

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

Timothy J. Heuston, Owner      Peggy J. Heuston, Owner

**ACKNOWLEDGEMENT OF OWNERS**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Timothy J. and Peggy J. Heuston known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

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

Notary Public

My commission expires:

JOB NO. 17-276

**FIRST AMENDMENT TO WILDFLOWERS TOWNHOME  
APARTMENTS PLANNED UNIT DEVELOPMENT AGREEMENT**

THIS First Amendment to the Development Agreement by and between the CITY OF STURGIS (“CITY”) and WILDFLOWERS TOWNHOME APARTMENTS, LLC (the “Developer”) is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**WHEREAS**, The City of Sturgis and Wildflowers Townhome Apartments, LLC entered into a Developer Agreement dated August 2017.

**WHEREAS**, The City of Sturgis and Wildflowers Townhome Apartments, LLC, desire to amend said Agreement.

**NOW THEREFORE**, the parties hereto in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged and agreed, do hereby agree as follows:

1. **Street Frontage of Parcels**  
To allow for a smaller than required frontage for parcels fronting City streets, the City will authorize City street frontage of not less than 24 feet.
2. **Lot Size**  
The City will authorize total parcel size of parcels within this planned unit subdivision of not less than 3,000 square feet.
3. **This FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT** shall become effective, following execution, when the original AMENDMENT is attached as “Exhibit A” to the original WILDFLOWERS PLANNED UNIT DEVELOPMENT AGREEMENT now on file with Sturgis City Finance Office pursuant to SDCL 9-14-17.

Except as hereby amended, the Agreement previously entered into shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment to the Wildflowers

Planned Unit Development Agreement as of the date first above written.

Dated this \_\_\_\_\_ day of July 2018.

---

Tim Heuston  
Managing Member, Wildflowers Townhome  
Apartments, LLC

---

Peggy Heuston  
Managing Member, Wildflowers Townhome  
Apartments, LLC

---

Daniel Ainslie  
City Manager – City of Sturgis

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## Planning Commission Staff Report

July 17, 2018

Laura Abernathy, Planning Coordinator

Final Plat – GSGS, LLC, Lots 1-5 in Block 3 of Palisades Subdivision

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### Overview

The applicant has submitted a plat of Lots 1R, 2A, 2B, 3A, 3B, 4A, 4B, 5R, 6, 7A, 7B, 8A, 8B, 9A, 9B, 10 of Block 3 of Palisades Subdivision. The property is undeveloped and zoned as a Planned Unit Development. The plat reflects 12 townhome lots (Lots 2A, 2B, 3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 9A, 9B) and four single-family lots (Lots 1R, 5R, Lot 6, and Lot 10). This block is the last undeveloped block within Palisades Subdivision and was originally intended for multi-family residential development.

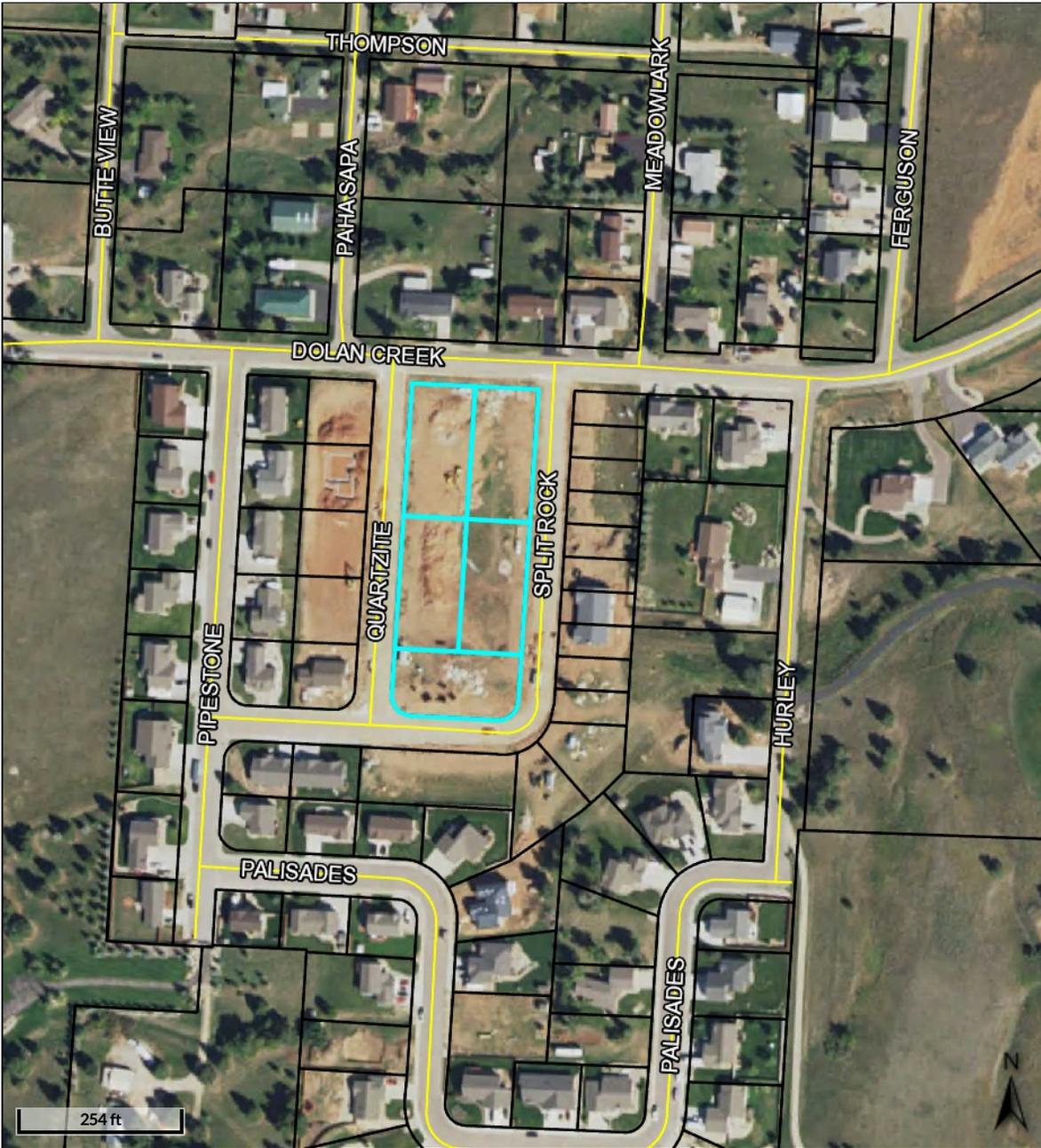
The Planning Commission reviewed the preliminary plat at the July 5 Planning Commission meeting in which the existing utility setup was discussed. The utilities currently in place had been designed for one owner of several multi-family units. The water utilities were installed with one service line and master curb stop with a manifold system that separates services to each unit with individual curb stops. As it is designed currently, if there were to be a leak in the service line between the master curb stop and the individual curb stops, it would be difficult to trace the source of leak, affecting the entire building rather than one homeowner. Since the plat application would reflect private ownership of these units, the applicant has stated he will provide an agreement that will be attached to the deed stating that the property owners will collaborate to fix any issues between the master curb stop and the manifold in such an event. The Planning Commission voted to recommend approval, given that a note is added to the plat referring to this agreement.

### Recommendations

As per the Planning Commission's request, a note has been added on the plat that refers to the utility service agreement. City staff recommends approval of the final plat.

### Budget Impact

When the property is developed, the City will see a positive impact by means of additional property taxes and municipal utility revenue. Any repairs made to utilities between the building and the master curb stop will be the joint responsibility of the landowners.



Overview



Legend

-  Parcels
-  Roads
-  Box Elder City Lim
-  Buffalo Chip City Limits
-  Faith City Limits
-  Piedmont City Lim
-  Sturgis City Limits
-  Summerset City Limits

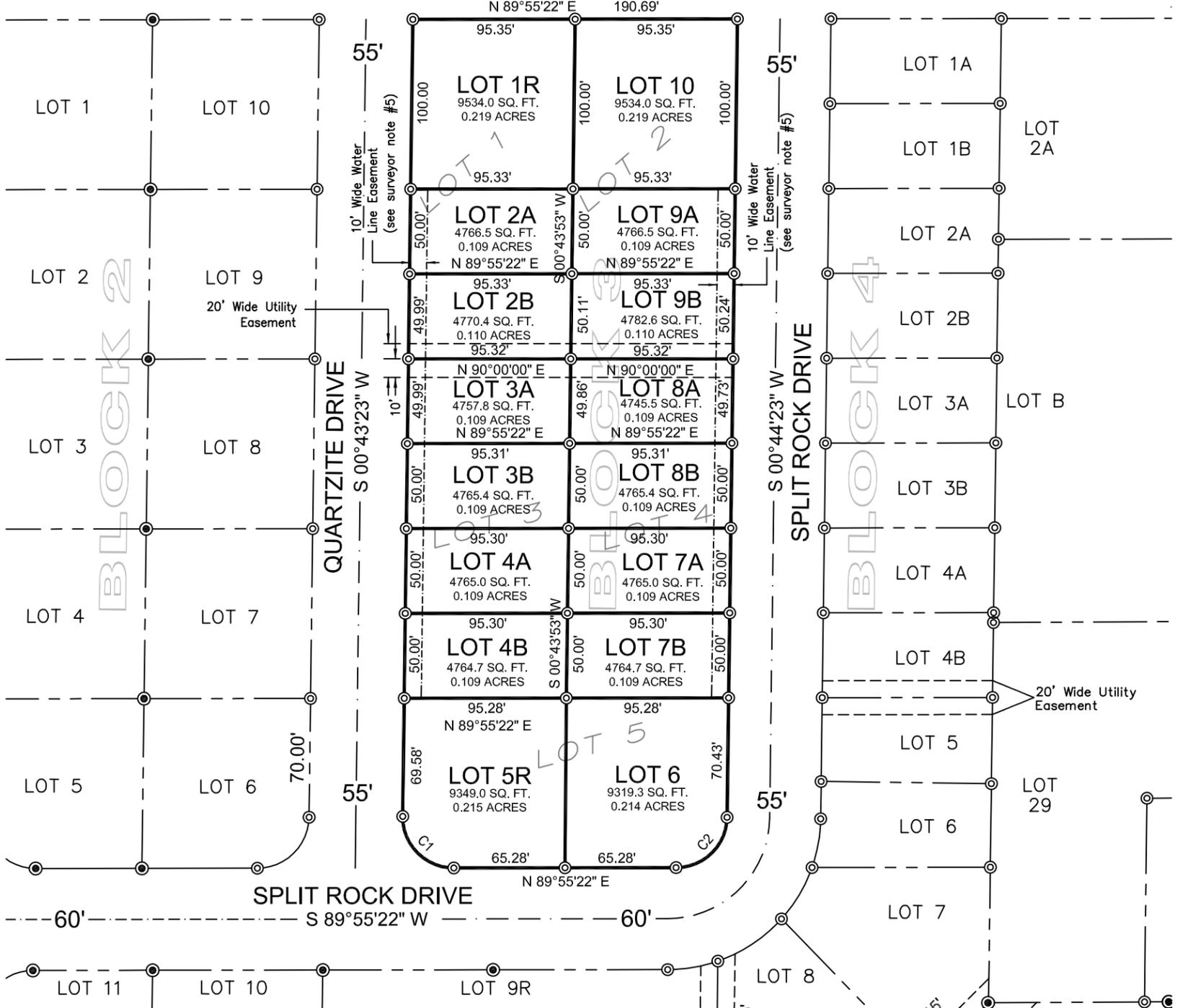
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**PLAT OF**  
**LOTS 1R, 2A, 2B, 3A, 3B, 4A, 4B, 5R,**  
**6, 7A, 7B, 8A, 8B, 9A, 9B AND 10,**  
**BLOCK 3 OF PALISADES SUBDIVISION.**  
 FORMERLY LOTS 1, 2, 3, 4 AND 5, BLOCK 3 OF PALISADES SUBDIVISION.  
 LOCATED IN THE N1/2 NW1/4 NW1/4, SEC. 16, T5N, R5E, BHM,  
 CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA.

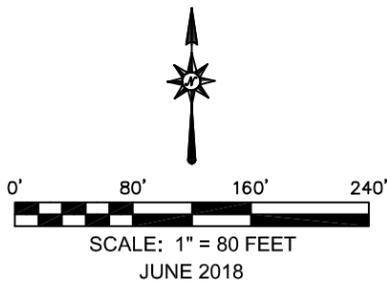
**MURRAY ADDITION**

**DOLAN CREEK ROAD**

**BASIS OF BEARINGS**



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.54'	42.72'	N 44°40'37" W	90°48'01"
C2	30.00'	46.70'	42.12'	S 45°19'52" W	89°10'59"



**SURVEYOR'S NOTES**

- 1) BASIS OF BEARING IS N 89°55'22" E ALONG THE NORTH SECTION LINE OF SECTION 16, T5N, R5E, BHM, MEADE COUNTY AS SHOWN BY THE PLAT FILED AS PB 25 PAGE 141-142.
- 2) UTILITY & MINOR DRAINAGE EASEMENTS:  
8' WIDE ON ALL INTERIOR LOT LINES.
- 3) BUILDING RESTRICTIONS:  
PER LATEST ADOPTED INTERNATIONAL BUILDING CODE (IBC).
- 4) PLATS AS REFERENCE:  
PLAT BOOK 25 AT PAGES 141-142 AS RECORDED AT THE MEADE COUNTY REGISTER OF DEEDS OFFICE IN STURGIS, SOUTH DAKOTA.
- 5) PER DEVELOPER, A 10' WIDE WATER LINE EASEMENT FOR WATER LINE MAINTENANCE AND REPAIR BY LOT OWNERS.

PLAT OF  
LOTS 1R, 2A, 2B, 3A, 3B, 4A, 4B, 5R,  
6, 7A, 7B, 8A, 8B, 9A, 9B AND 10,  
BLOCK 3 OF PALISADES SUBDIVISION.  
FORMERLY LOTS 1, 2, 3, 4 AND 5 , BLOCK 3 OF PALISADES SUBDIVISION.  
LOCATED IN THE N1/2 NW1/4 NW1/4, SEC. 16, T5N, R5E, BHM,  
CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA.

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

STURGIS COMMON COUNCIL

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held on this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that We did Approve this Plat.

Attest: \_\_\_\_\_ Mayor: \_\_\_\_\_  
City Auditor

PLANNING COMMISSION

Approved by the City of Sturgis Planning Commission, Meade County, South Dakota.

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

Signed: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

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

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

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

CERTIFICATE OF DIRECTOR OF EQUALIZATION

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

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

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

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owners listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF  
I hereunto set my hand and seal

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

\_\_\_\_\_  
Shanon E. Vasknetz  
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, GSGS, LLC. 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 this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. The Dedicated Right-of-Way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF  
I hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Michael W. Strain, GSGS, LLC., General Manager

ACKNOWLEDGEMENT OF OWNERS

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Michael W. Strain, known to me to be the person who executed the foregoing Owners' Certificate and acknowledged to me that he executed the same for purposes therein contained.

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

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

OFFICE OF REGISTER OF DEEDS

\_\_\_\_\_  
Meade County Register of Deeds