



Planning & Zoning Staff Report

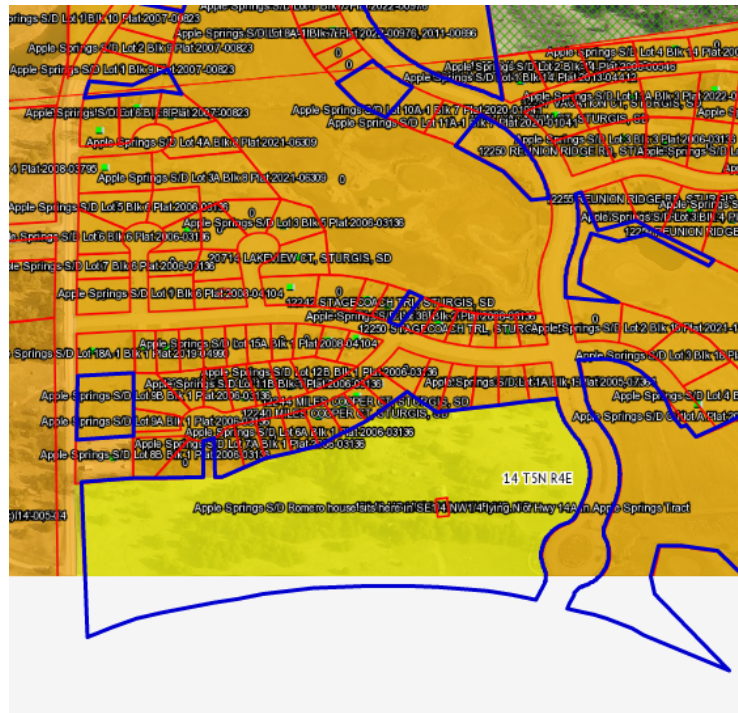
PZ Meeting: February 2, 2023 @ 1:30 p.m.

CC Meeting: no CC

Prepared by: Amber Vogt, P & Z Director

OVERVIEW:

FINAL PLAT ~ APPLICANT: 4 Bears in the Hills LLC
LEGAL DESCRIPTION: Lot 12, Blk 7 of Apple Springs Subdivision; being a part of the Apple Springs Tract of the NE ¼ NW ¼ and the unplatted balance of the W ½ NE ¼ and SE ¼ NW ¼ of Section 14, T5N, R4E.
VICINITY LOCATION: Boulder Canyon
SUMMARY: New lots
ZONING: SRD
PARCEL ID: 18010-00000-000-00
ACTION REQUIRED: Approval/Denial (CC not required to go to County Commission)



Links:

- 5. FINAL Lot 12, Blk 7 Apple Spring...

SUMMARY/INFRASTRUCTURE:

This subdivision already has a fire plan; roads & utilities are in place to this lot. They have an HOA; with a community water system and community wastewater treatment facility. The final plat matches the preliminary plat.

STAFF RECOMMENDATION:

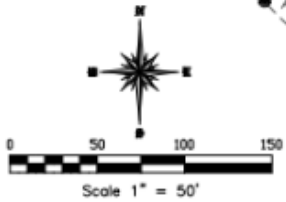
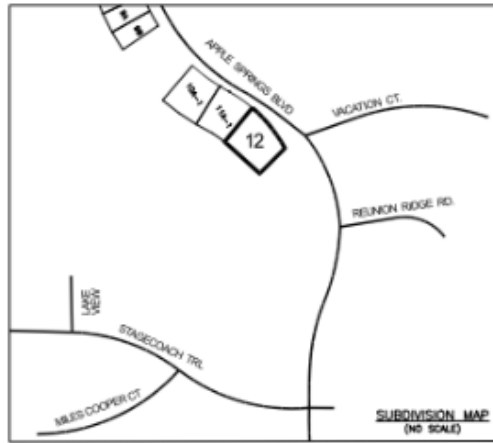
Staff recommends approval of the final plat as submitted.

BOARD & COMMISSION RECOMMENDATIONS:

PZ Meeting: February 2, 2023 @ 1:30 p.m.

CC Meeting: no CC

PLAT OF LOT 12, BLOCK 7 OF APPLE SPRINGS SUBDIVISION;
BEING A PART OF THE APPLE SPRINGS TRACT OF THE NE1/4NW1/4 AND
THE UNPLATTED BALANCE OF THE W1/2NE1/4 AND SE1/4NW1/4 OF
SECTION 14, T5N, R4E, BHM, LAWRENCE COUNTY, SOUTH DAKOTA



LEGEND:
○ FOUND MONUMENT STAMPED "LS11918" UNLESS NOTED
● SET P&C "LS11918"

OWNERS:
4 BEARS IN THE HILLS LLC,
PO BOX 271316
FLOWER MOUND, TX 75027

CERTIFICATE OF SURVEYOR
STATE OF SOUTH DAKOTA)
COUNTY OF PENNINGTON)
I, JOHN M. ARLETH, REGISTERED LAND SURVEYOR NO. 3977 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S) LISTED HEREON I HAVE SURVEYED THAT TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY, EASEMENTS OR RESTRICTIONS OF MISCELLANEOUS RECORD OR PRIVATE AGREEMENTS THAT ARE NOT KNOWN TO ME ARE NOT SHOWN HEREON. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

DATE: _____
JOHN M. ARLETH, REGISTERED LAND SURVEYOR

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

OWNER(S): 4 BEARS IN THE HILLS LLC
PO BOX 271316
FLOWER MOUND, TX 75027

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
ON THIS _____ DAY OF _____, 20____ BEFORE ME THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED _____
KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

- NOTES:**
- TOTAL AREA PLATTED THIS PLAT: 0.43 ACRES±.
TOTAL AREA R-0-W THIS PLAT: 0.00 ACRES±.
AVERAGE AREA PER LOT: 0.43 ACRES±.
REMAINING AREA APPLE SPRINGS TRACT: 162.58 ACRES±.
 - 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
 - PURSUANT TO SDCL 11-3-B.1 AND 11-3-B.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
 - WE CERTIFY THAT OWNERSHIP AND MAINTENANCE OF STREETS, ROADS, ALLEYS, PARKS, OTHER OPEN SPACE, DRAINAGEWAYS, DETENTION AREAS, INVASIVE SPECIES PLAN AND FIRE PLAN, IF ANY, AS SHOWN ON SAID PLAT, AND ANY IMPROVEMENTS THEREON, SHALL BE PROVIDED BY THE 4 BEARS IN THE HILLS APPLE SPRINGS HOMEOWNERS ASSOCIATION EXCEPT THOSE AREAS, IMPROVEMENTS, OR FACILITIES WITH RESPECT TO WHICH AN OFFER OF DEDICATION TO THE PUBLIC HAS BEEN ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.
 - LOTS 10A, 10B, 11A AND 11B RECORDED IN PLAT D0062011-696.
 - THE BASIS OF BEARING IS STATE PLANE NORTH.

APPROVAL OF THE COUNTY AUDITOR
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
BE IT RESOLVED THAT THE LAWRENCE COUNTY BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, S.D. DATED THIS _____ DAY OF _____, 20____.

AUDITOR: _____
CHAIRMAN: _____

APPROVAL OF THIS FINAL PLAT SHALL EXPIRE WITHIN 120 DAYS AFTER CERTIFICATE OF APPROVAL IS SIGNED BY THE PLANNING DIRECTOR OR THE COUNTY COMMISSION. ANY APPROVED FINAL PLAT NOT RECORDED WITHIN 120 DAYS IS NULL AND VOID. THIS PLAT WILL EXPIRE ON THE _____ DAY OF _____, 20____ AT 5:00 P.M.

CERTIFICATE STREET/ROAD AUTHORITY
APPROVAL OF THE ACCESS, IF ANY, TO AN ABUTTING POLITICAL SUBDIVISION HIGHWAY OR STREET:
HIGHWAY OR STREET AUTHORITY: _____
PURSUANT TO SDCL §11-3-12, THE COUNTY/STATE SHALL NOT BE REQUIRED TO OPEN, IMPROVE, OR MAINTAIN ANY SUCH DEDICATED RIGHT-OF-WAY, STREETS, ALLEYS, WAYS, COMMONS, OR OTHER PUBLIC GROUND SOLELY BY VIRTUE OF HAVING APPROVED A PLAT OR HAVING PARTIALLY ACCEPTED ANY SUCH DEDICATION, DONATION OR GRANT.
NO CERTIFICATION, APPROVAL OR ENDORSEMENT CONTAINED HEREIN SHALL BE CONSTRUED AS ACCEPTANCE OF ANY PUBLIC RIGHT-OF-WAY, DEDICATED STREET, ALLEY, OR ROAD DEPICTED OR DESCRIBED HEREIN, AS PART OF THE STATE OR LAWRENCE COUNTY HIGHWAY SYSTEM.

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT DATED THIS _____ DAY _____, 20____.