

SPEARFISH PLAT  
ROGER RILEY

PLAT OF LOT 6 OF THE MEADOWS OF HIGGINS GULCH  
PART OF TRACT A OF THE MEADOWS OF HIGGINS GULCH  
LOCATED IN THE NE1/4SW1/4 AND THE NW1/4SE1/4 AND THE  
S1/2SW1/4NE1/4 OF SECTION 12, T6N, R1E, B.H.M.,  
LAWRENCE COUNTY, SOUTH DAKOTA

LINE	BEARING	DISTANCE
L1	S 172°40'04" E	1245.29
L2	S 77°27'22" W	182.73
L3	S 64°59'38" E	35.92
L4	S 09°24'48" E	199.97
L5	S 89°41'31" W	118.44
L6	S 09°23'39" E	1180.08
L7	N 65°13'26" E	125.45

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	162.31	141.03	136.63	S 89°33'05" E	49°46'58"
C2	84.67	55.49	54.50	S 83°48'07" E	37°33'02"
C3	1529.41	178.05	177.98	N 61°00'01" E	08°26'50"

NOTES:

- 1) A 5' UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE INTERIOR SIDES OF ALL LOT LINES.
- 2) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ZONE AE SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FIRM OF LAWRENCE COUNTY, SOUTH DAKOTA AND INCORPORATED AREAS. COMMUNITY PANEL NUMBER: 46081C0152F EFFECTIVE DATE: 4/17/2012
- 3) BASIS OF BEARING - WGS84-GEODETIC TRUE NORTH

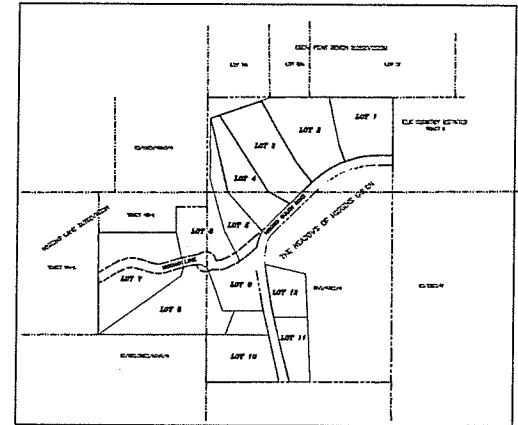
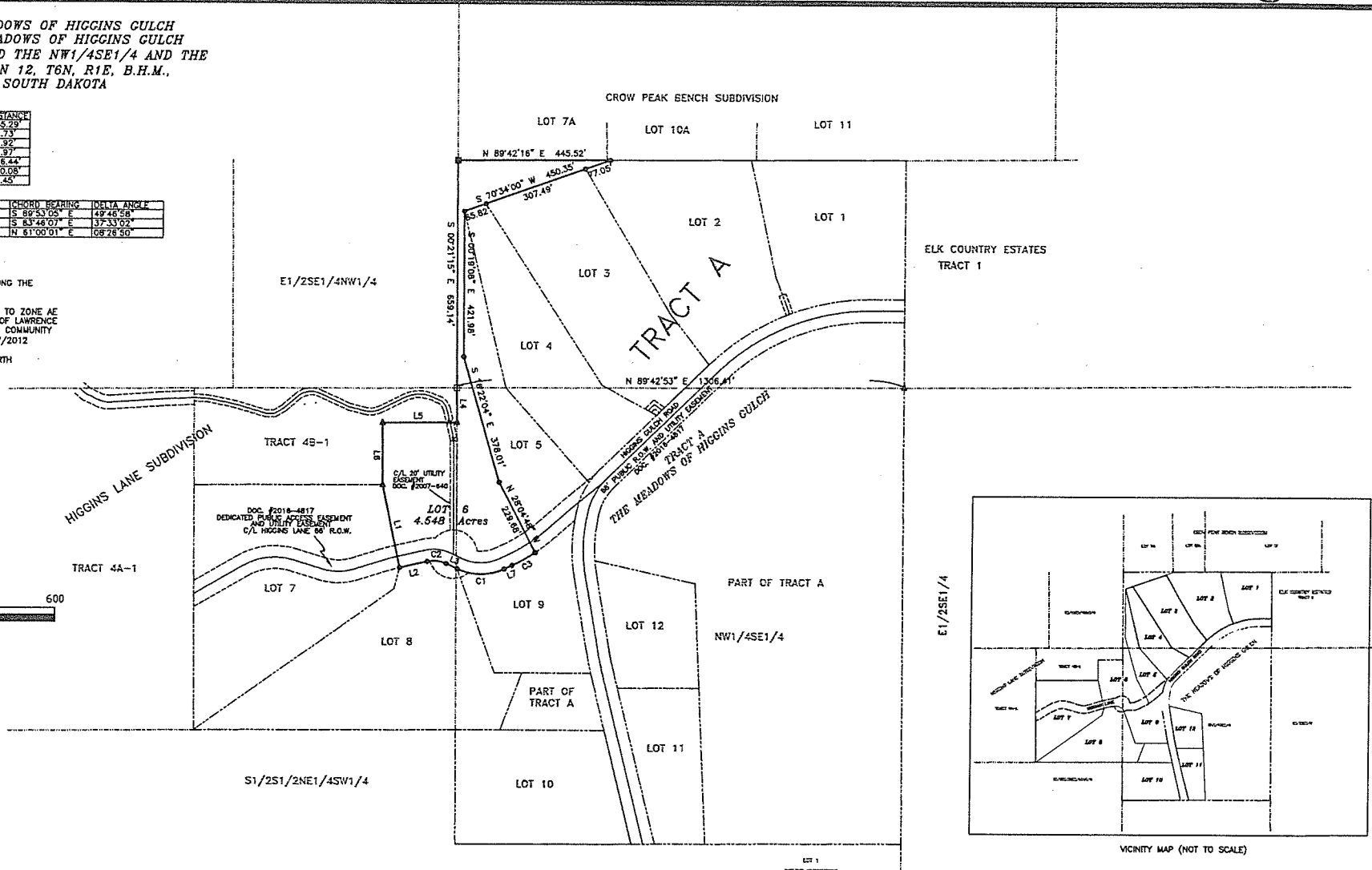
OWNER/SUBOWNER:  
HOMES IN THE HILLS, LLC  
PO BOX 101  
SPEARFISH, SD 57783  
605-641-0960

AREA SUMMARY TABLE

TOTAL PLATTED AREA: 4.548 ACRES  
REMAINING ACREAGE IN TRACT A: 22.956 ACRES



- REBAR & CAP (VREM LS6577)
- REBAR & CAP (WENDLAND LS4224)
- ▲ REBAR & CAP (ARLETH LS3977)
- REBAR & CAP (SIMONS LS5837)



VICINITY MAP (NOT TO SCALE)

Prepared By: <b>PONDEROSA LAND SURVEYS, L.L.C.</b> 332A WEST MAIN STREET LEAD, SOUTH DAKOTA 57754 (605) 722-3840	Date: 2/11/2022
Drawn By: L. D. Vrem	Project No.: 22-60
Drop No.: 22-60.dwg	