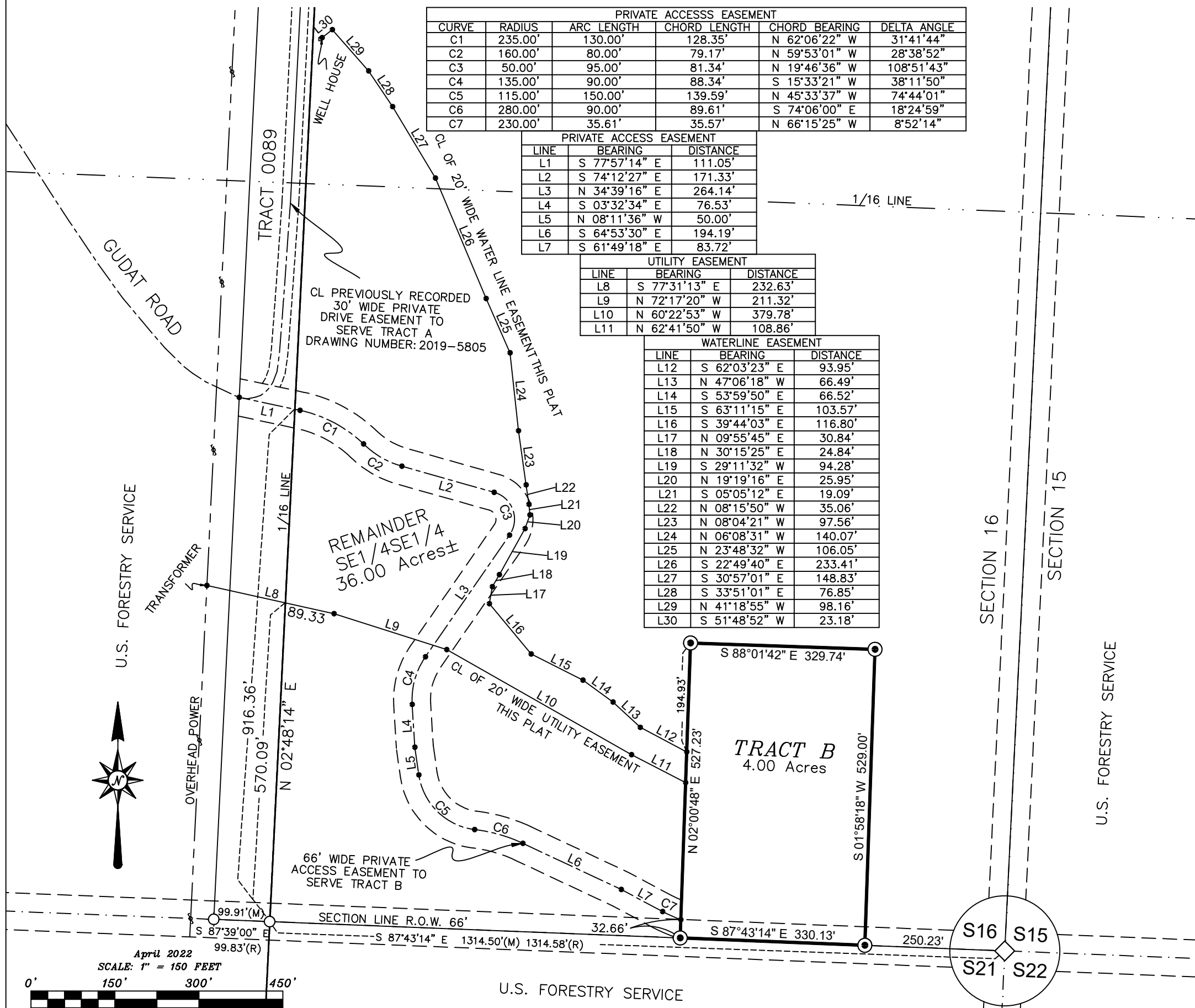


Preliminary Plat of
Tract B of the SE1/4SE1/4 of Section 16.
 A portion of the SE1/4SE1/4 of Section 16, Township 3 North, Range 3 East, Black Hills Meridian, Lawrence County, South Dakota.



PRIVATE ACCESS EASEMENT					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	235.00'	130.00'	128.35'	N 62°06'22" W	31°41'44"
C2	160.00'	80.00'	79.17'	N 59°53'01" W	28°38'52"
C3	50.00'	95.00'	81.34'	N 19°46'36" W	108°51'43"
C4	135.00'	90.00'	88.34'	S 15°33'21" W	38°11'50"
C5	115.00'	150.00'	139.59'	N 45°33'37" W	74°44'01"
C6	280.00'	90.00'	89.61'	S 74°06'00" E	18°24'59"
C7	230.00'	35.61'	35.57'	N 66°15'25" W	8°52'14"

PRIVATE ACCESS EASEMENT		
LINE	BEARING	DISTANCE
L1	S 77°57'14" E	111.05'
L2	S 74°12'27" E	171.33'
L3	N 34°39'16" E	264.14'
L4	S 03°32'34" E	76.53'
L5	N 08°11'36" W	50.00'
L6	S 64°53'30" E	194.19'
L7	S 61°49'18" E	83.72'

UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L8	S 77°31'13" E	232.63'
L9	N 72°17'20" W	211.32'
L10	N 60°22'53" W	379.78'
L11	N 62°41'50" W	108.86'

WATERLINE EASEMENT		
LINE	BEARING	DISTANCE
L12	S 62°03'23" E	93.95'
L13	N 47°06'18" W	66.49'
L14	S 53°59'50" E	66.52'
L15	S 63°11'15" E	103.57'
L16	S 39°44'03" E	116.80'
L17	N 09°55'45" E	30.84'
L18	N 30°15'25" E	24.84'
L19	S 29°11'32" W	94.28'
L20	N 19°19'16" E	25.95'
L21	S 05°05'12" E	19.09'
L22	N 08°15'50" W	35.06'
L23	N 08°04'21" W	97.56'
L24	N 06°08'31" W	140.07'
L25	N 23°48'32" W	106.05'
L26	S 22°49'40" E	233.41'
L27	S 30°57'01" E	148.83'
L28	S 33°51'01" E	76.85'
L29	N 41°18'55" W	98.16'
L30	S 51°48'52" W	23.18'

MAJOR DRAINAGE NOTES

All major drainage easements shown hereon 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 improvements and structures as it deems necessary to facilitate drainage from any source.

SURVEYOR'S NOTES

- 1) Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).
- 2) Per FEMA Map Panel 46081 C0475F, Located in an Area of Minimal Flood Hazard, Zone X, Effective Date 04/17/2012
- 3) Documents of Record Drawing Number 2019-5805, 2020-04859 and 2019-03219.
- 4) All Roads and Driveways within this plat are gravel.
- 5) Per Lawrence County Title II-6.003 PF building setbacks are 25 feet from the front, side and rear lot lines.
- 6) Septic Systems shall be built to County and State Standards
- 7) Water will be sourced from the Well located on the NE1/4SE1/4 of Section 16.

Approval of this Preliminary Plat shall expire within two years after the certificate of approval is signed by the Planning Director of the County Commission. This plat will expire on the _____ day of _____, 20____ at 5:00 p.m.

U.S. FORESTRY SERVICE

LEGEND

- ⊙ Found or Set 5/8" Rebar with Cap Marked 'VASKNETZ RLS7719'.
- ⊙ Found Survey Monument
- ⊙ Found IR With Cap Marked 'USFS RLS3328'
- ⊙ Found IR With Cap Marked 'Interstate 9823'.
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.

PLANNING AND ZONING APPROVAL

Approval of the preliminary plat is hereby granted by the Lawrence County Planning and Zoning Board on this _____ day of _____, 20____.

Planning and Zoning, Chair

Planning and Zoning, Secretary

OWNERS:

Curtis M. and Danette L. Bauer
 11472 Gudat Rd, Lead, SD 57754

POSTAL AREA

LEAD

SCHOOL DISTRICT

DEADWOOD

CURRENT ZONING

PF

USE OF LOTS

RESIDENTIAL

COUNTY COMMISSION APPROVAL

Approval of the preliminary plat is hereby granted by the Lawrence County Commission.

Dated this _____ day of _____, 20____

Chairman, Lawrence County Commission

Lawrence County, Auditor

PLATTED ACREAGES

Tract B: 4.00 Acres±
 Total Platted Land: 4.00 Acres±

WATER PROTECTION STATEMENT

Pursuant to SDCL §§ 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same.

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 2305 Junction Ave., 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

PREPARED BY: BASELINE SURVEYING, INC.,
 2305 JUNCTION AVENUE, STURGIS, S.D. 57785
 EMAIL: Baseline@sturgissurveying.com
 PHONE: 605 490-1401 JOB NO. 22-070

