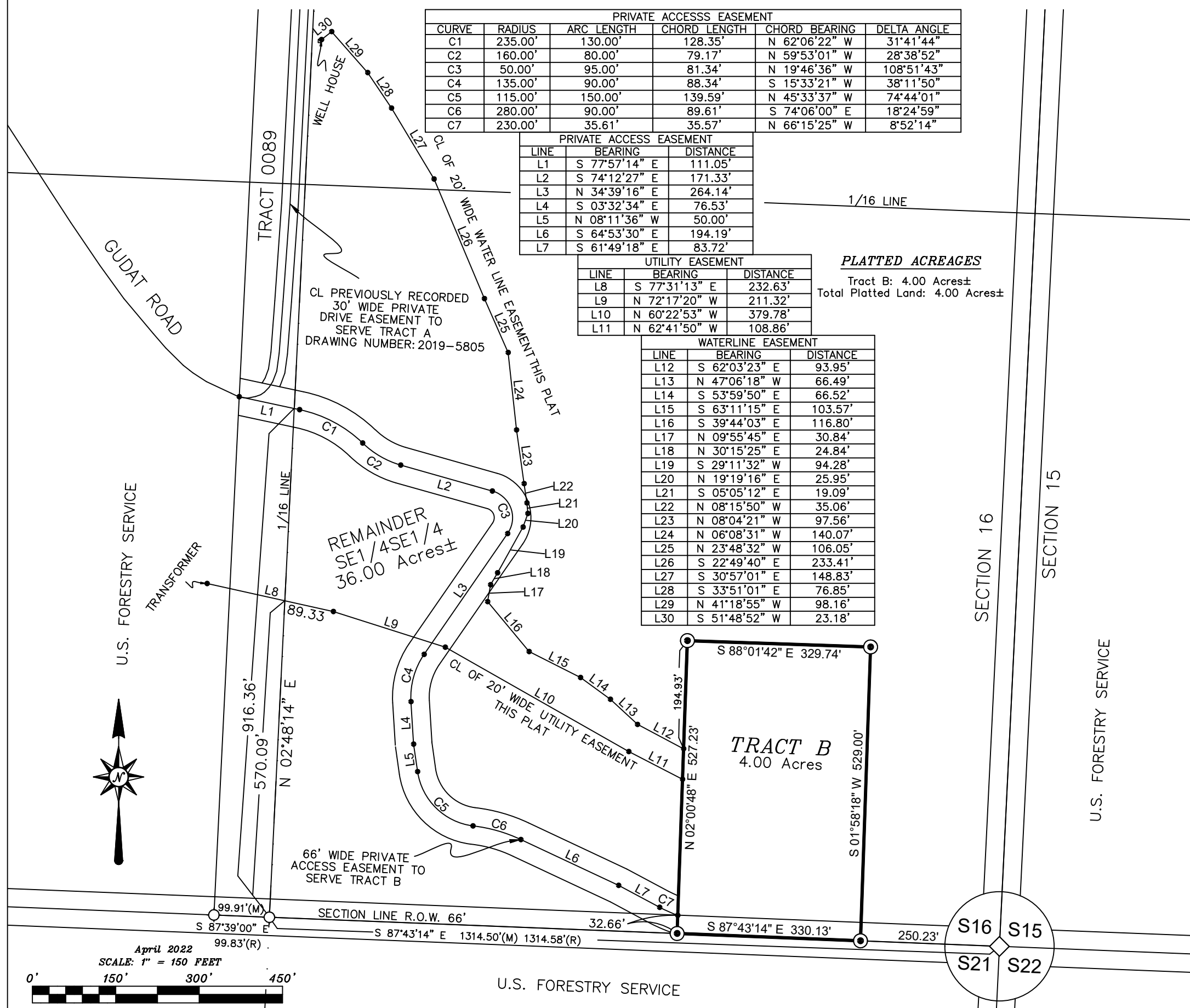


**Plat of**  
**Tract B of the SE1/4SE1/4 of Section 16.**  
 A portion of the SE1/4SE1/4 of Section 16, Township 3 North, Range 3 East, Black Hills Meridian, Lawrence County, South Dakota.



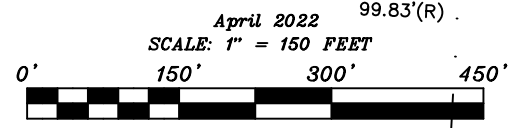
PRIVATE ACCESS EASEMENT					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	235.00'	130.00'	128.35'	N 62°06'22" W	31°41'44"
C2	160.00'	80.00'	79.17'	N 59°53'01" W	28°38'52"
C3	50.00'	95.00'	81.34'	N 19°46'36" W	108°51'43"
C4	135.00'	90.00'	88.34'	S 15°33'21" W	38°11'50"
C5	115.00'	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'

**PLATTED ACREAGES**  
 Tract B: 4.00 Acres±  
 Total Platted Land: 4.00 Acres±



- 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.

**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 final plat shall expire within 120 days after the certificate of approval is signed by the Planning Director of 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.

**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

**PLATTED ACREAGES**  
 Tract B: 4.00 Acres±  
 Total Platted Land: 4.00 Acres±

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

**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.

**OWNER'S CERTIFICATE**

We, Curtis M. and Danette L. Bauer, do hereby certify that we are the Owner's 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\_\_\_\_.

Curtis M. Bauer, Owner

DaNette L. Bauer, Owner

**ACKNOWLEDGEMENT OF OWNERS**

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

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Curtis M. and Danette L. Bauer, 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: \_\_\_\_\_