

Preliminary Plat of
Deadwood Gulch's of Fun Lot 1B and Lot 1C, being a portion of Deadwood
Gulch Addition II.

Formerly Deadwood Gulch's of Fun Tract 1, Lot AB10 in the US Highway 85 right-of-way in M.S. 107, lying adjacent to Deadwood Gulch's of Fun Tract 1, being a portion of Deadwood Gulch Addition II, and "lying adjacent to Deadwood Gulch's of Fun Tract 1" (Plat Doc #2017-4517 Surveyor's Affidavit of Correction Doc #2019-840), Lot AB1 in the US Highway 85 right-of-way.
All located in the E1/2 and SE1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

CITY OF DEADWOOD PLANNING & ZONING COMMISSION

State of South Dakota County of Lawrence City of Deadwood
Approved by the Planning and Zoning Commission of the City of Deadwood
on this _____ day of _____, 20____.

Signed: _____
Chairman

Attest: _____
City Planner

CITY OF DEADWOOD COMMISSION

State of South Dakota County of Lawrence City of Deadwood
Approval of the Preliminary Plat is hereby granted by the City of
Deadwood Commission, South Dakota
on this _____ day of _____, 20____.

Signed: _____
Mayor

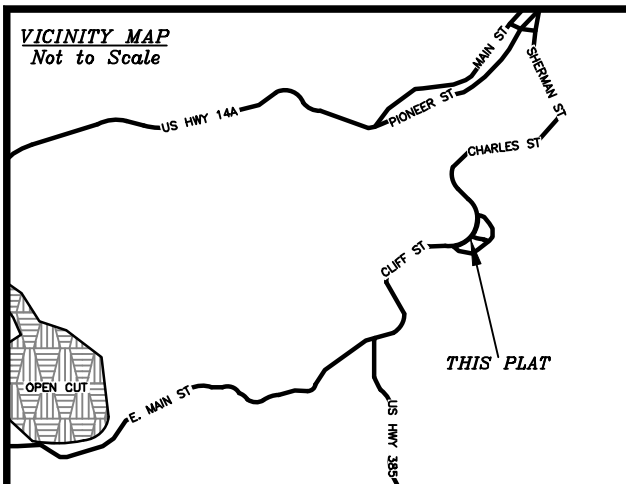
Attest: _____
City Finance Officer

SURVEYOR'S NOTES

- 1) Basis of Bearings shown hereon are based upon grid north us state plane NAD83/2011 coordinate system south Dakota state plane coordinate zone north, determined by GPS observations.
- 2) Vertical Datum:
NAVD-88 DATUM
CSF: 0.99979062
GEOID: GEOID 18
UNITS: US SURVEY FEET
- 3) Per FEMA Map Panel 46081C0326F, the Property is Located in Zone X/0.2% ANNUAL CHANCE FLOOD HAZARD, and Flood Hazard Zones: AE & AE/FLOODWAY. Effective Date 04/17/2012.
- 4) Fire District: Deadwood
- 5) School District: 40-1
- 6) Current Zoning: Commercial Highway
- 7) Current Setbacks: Ordinance 17.40.040
Principal Buildings: 15' Front, 10' Sides & 5' Back.
Accessory Buildings: 15' Front, 5' Sides & 5' Back.
- 8) Sanitary & Road District: City-Lead/Deadwood
- 9) Postal Code: 57732

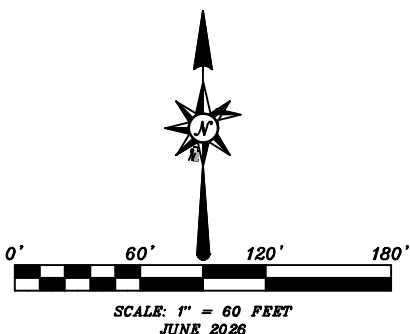
Shanon E. Vasknetz
Registered Land Surveyor No. 7719

VICINITY MAP
Not to Scale



LEGEND

- SET RLS 7719 ●
DOT CAP ○
BEARING & DISTANCE BREAK, ○
NOTHING SET DUE TO CREEK
WATER VALVE ⦿
WATER CURB STOP Ⓜ
SEWER MANHOLE Ⓢ
EASEMENT ---
STRM-LIN ---
SEWER ---S---S---
MDU ---G---G---
WATER ---W---W---
OHP ---OHP---OHP---
UDP ---E---E---
COMM ---T---T---
CONCRETE [Pattern]



Major Drainage Easement

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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	409.54'	14.48'	14.47'	N 87°43'50" E	2°01'31"
C2	554.01'	275.92'	273.07'	S 63°03'02" W	28°32'07"
C3	554.01'	78.69'	78.62'	N 44°13'38" E	8°08'17"
C4	551.34'	96.27'	96.14'	N 35°20'38" E	10°00'15"
C5	546.95'	314.86'	310.53'	N 11°23'19" E	32°58'58"

LINE	BEARING	DISTANCE
L1	S 28°40'51" W	20.77'
L2	S 61°26'17" E	14.73'
L3	N 08°10'04" W	6.24'
L4	N 08°11'13" E	2.80'
L5	N 40°09'29" E	9.35'
L6	S 18°39'17" W	25.79'
L7	N 11°26'13" W	3.62'
L8	N 79°38'11" E	43.52'
L9	S 83°47'46" E	42.75'
L10	N 45°13'36" W	44.53'
L11	N 50°40'06" E	29.44'
L12	S 67°16'57" E	65.41'
L13	N 22°43'03" E	30.00'
L14	N 22°43'03" E	30.00'
L15	S 67°16'57" E	83.91'

25' WIDE (12.5' EITHER SIDE OF EXISTING SEWER LINE)
SEWER UTILITY EASEMENT DEDICATED THIS PLAT.

60' WIDE ACCESS EASEMENT
DEDICATED THIS PLAT.

DEADWOOD GULCH ADD. II

HIGHWAY 85

DEADWOOD GULCH'S
OF FUN LOT 1C
124,441 Sq.Ft. ±
2.856 Acres ±

DEADWOOD GULCH'S
OF FUN LOT 1B
139,868 Sq.Ft. ±
3.210 Acres ±

MAIN BUILDING

RETAINING WALL

VAULT

PEDESTAL

TRANSFORMER

TRANSFORMER

EX. BUILDING

EX. BUILDING

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

VAULT

Platted Acreage

DEADWOOD GULCH'S OF FUN LOT 1B: 3.210 ACRES±

DEADWOOD GULCH'S OF FUN LOT 1C: 2.856 ACRES±

Reference Documents as shown on:
1. Plat Document No. 99-4799;
2. Plat Document No. 2017-04513;
3. Plat Document No. 2017-4517
4. Affidavit of Scrivener's Error as recorded in Document No. 2019-00840.
as recorded at the Lawrence County Register of Deeds Office.