

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

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

Certification by the County Director of Equalization

\_\_\_\_\_(Director Name) that  
he/she has received a copy of the plat.

Signed: \_\_\_\_\_  
Lawrence County Director of Equalization

APPROVAL OF ACCESS BY HIGHWAY AUTHORITY

The location of the existing access to the Highway or Street as shown herein is hereby approved. This approval does not replace the need for any permits required by law, including Administrative Rule of South Dakota 70.09.01.02.

SDDOT Highway Authority \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER:

Certification by the County Treasurer \_\_\_\_\_

(Treasurer Name) that all \_\_\_\_\_ taxes, which are liens upon any land included in such plat, as shown by the records of his or her office have been fully paid.

Signed: \_\_\_\_\_  
Lawrence County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota, County of Lawrence Filed for record

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
\_\_\_\_\_ at o'clock \_\_\_\_\_ m., and recorded as Document No. \_\_\_\_\_.

Register of Deeds: \_\_\_\_\_

Fee: \$ \_\_\_\_\_

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.

| 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 | 85.41'   |
| L13  | N 22°43'03" E | 30.00'   |
| L14  | N 22°43'03" E | 30.00'   |
| L15  | S 67°16'57" E | 83.91'   |

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.

CERTIFICATE OF SURVEYOR

I, \_\_\_\_\_ (surveyor name), A Registered Land Surveyor in the State of South Dakota, on the basis of my knowledge, information and belief, certify to the above Owner(s), that at the request of said Owner(s), the survey represented by this plat was made under my supervision, on the ground to the normal standard of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership easements of record as performed by myself or by Baseline Surveying, INC.

Name \_\_\_\_\_ RLS # \_\_\_\_\_ Date \_\_\_\_\_

CITY OF DEADWOOD COMMISSION

State of South Dakota County of Lawrence City of Deadwood

Approval of the Plat is hereby granted by the City of Deadwood Commission, South Dakota

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Finance Officer

OWNERSHIP CERTIFICATE

We do hereby certify that we are the owner(s) \_\_\_\_\_ or/are the landowner's duly authorized agent(s) of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the

purposes \_\_\_\_\_ (indicated herein), and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Owner \_\_\_\_\_

Owner \_\_\_\_\_

Acknowledgment:

State of \_\_\_\_\_ }

County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me,

\_\_\_\_\_ (notary name) the undersigned officer,

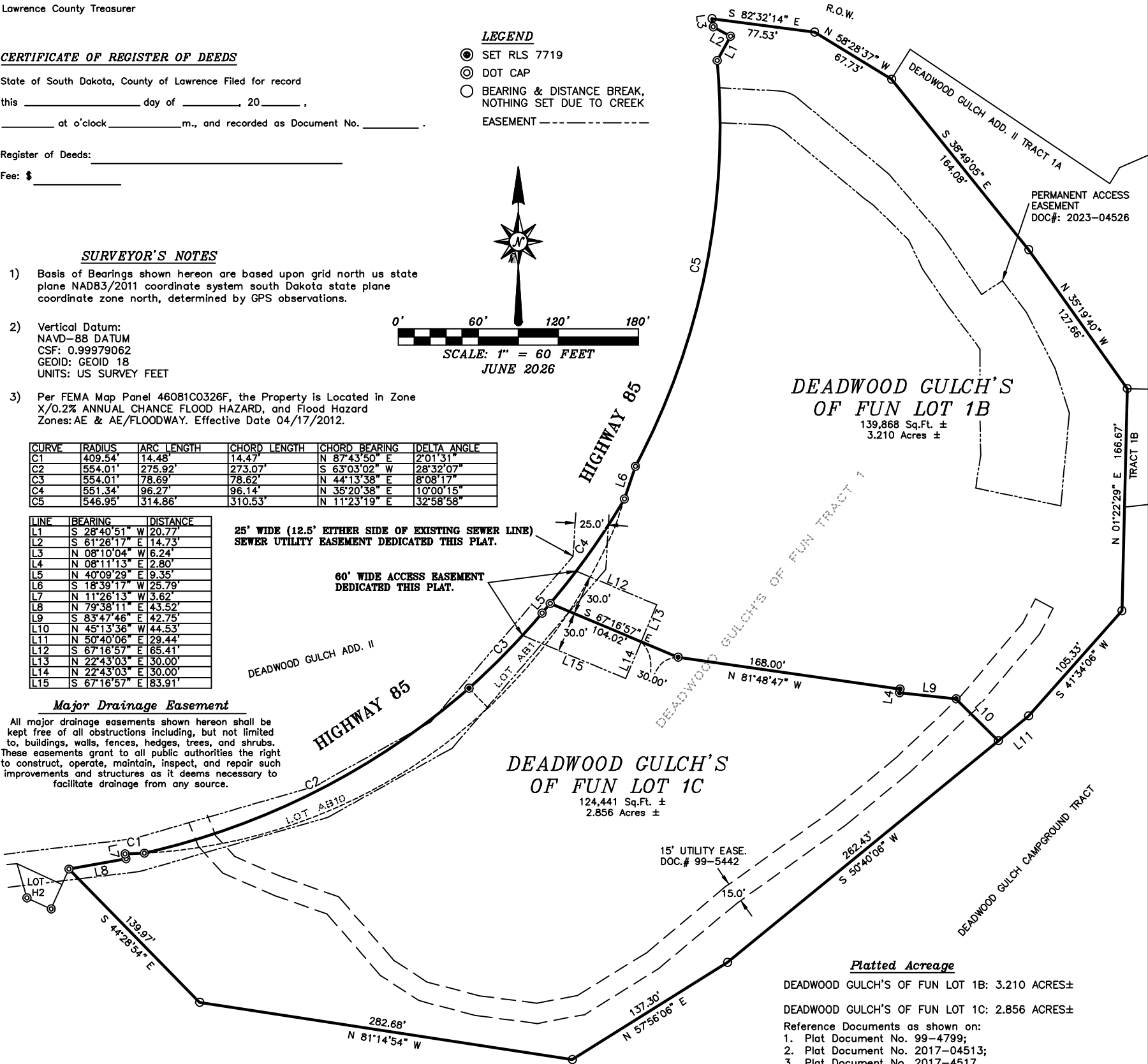
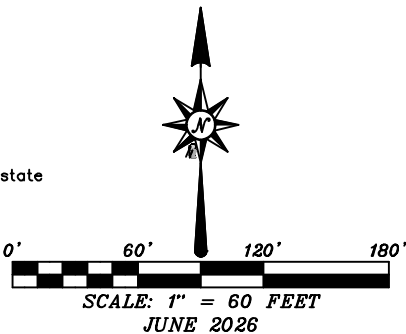
personally appeared \_\_\_\_\_ (owner name), known to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same for the purposes therein contained. In witness thereof, I have hereunto set my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public

LEGEND

- SET RLS 7719
- DOT CAP
- BEARING & DISTANCE BREAK, NOTHING SET DUE TO CREEK EASEMENT



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.