

*Preliminary Plat of
Lots 90 thru 94 of Block 1 of The Ridge Development.*

Formerly a Portion of Block 1 of The Ridge Development.

-AND-

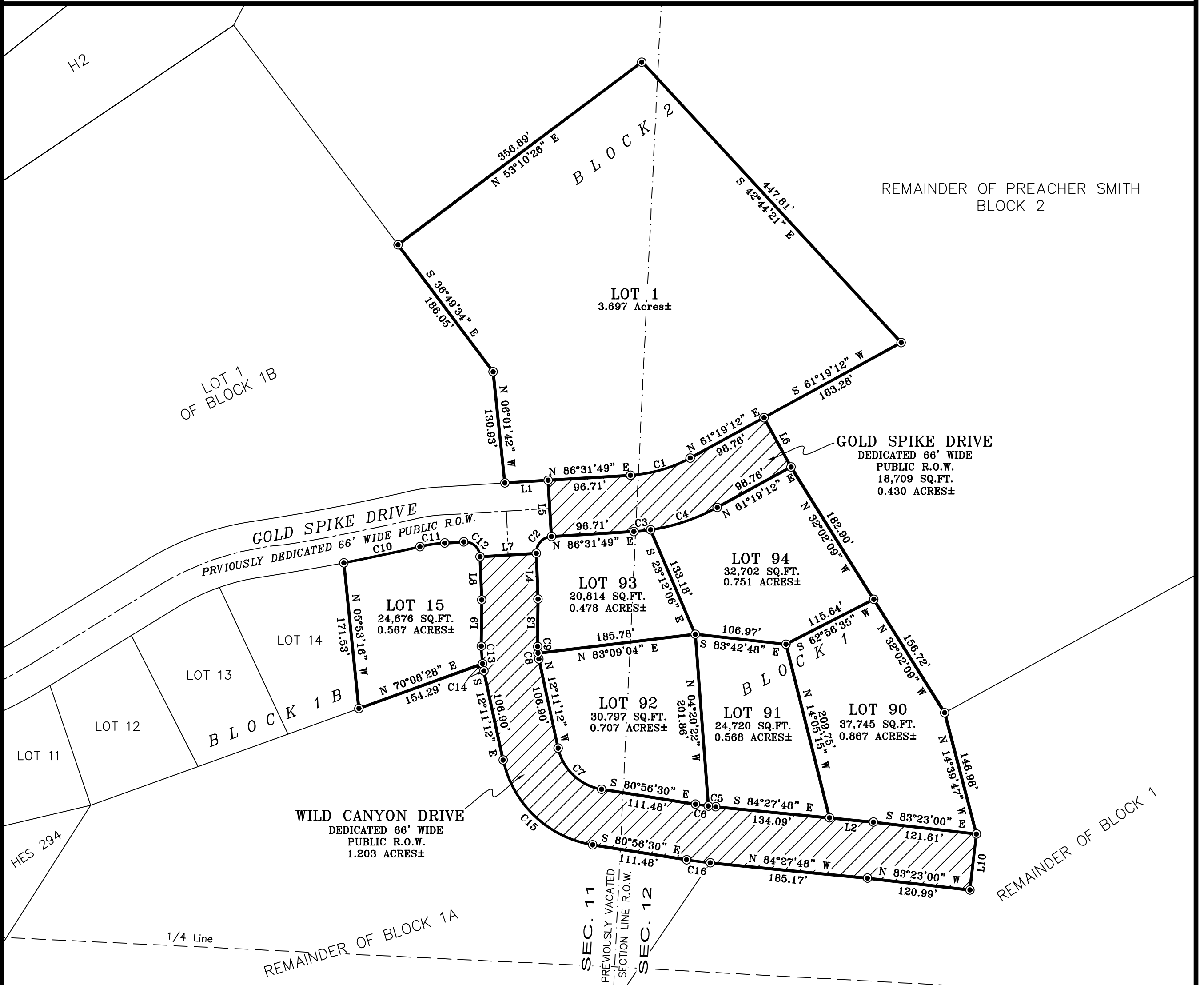
Lot 1 of Block 2 of The Ridge Development and Lot 15 of Block 1B of The Ridge Development.

Formerly a Portion of Preacher Smith Tract.

-AND-

The Dedicated Public Right-of-Way of Wild Canyon Drive and Gold Spike Drive

All Located in Gov't Lot 5 in Section 12 and Gov't Lots 10 & 12 IN Section 11 of Township 5 North, Range 3 East, Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

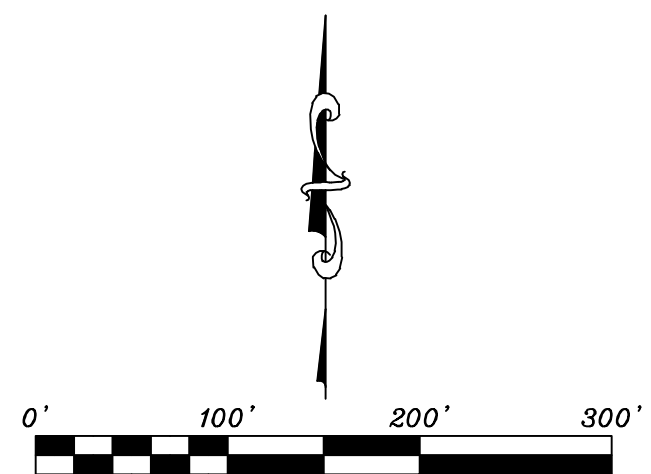


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	167.00'	73.48'	72.89'	N 73°55'30" E	25°12'37"
C2	19.00'	29.40'	26.55'	S 42°12'05" W	88°39'52"
C3	233.00'	19.71'	19.70'	N 84°06'24" E	4°50'49"
C4	233.00'	82.81'	82.37'	S 71°30'06" W	20°21'48"
C5	390.00'	8.70'	8.70'	S 83°49'27" E	1°16'42"
C6	390.00'	15.27'	15.27'	S 82°03'48" E	2°14'36"
C7	61.99'	74.40'	70.02'	S 46°33'54" E	68°45'55"
C8	67.00'	6.94'	6.93'	S 09°13'14" E	5°55'56"
C9	67.00'	7.80'	7.80'	S 02°55'05" E	6°40'23"
C10	2316.88'	91.22'	91.22'	N 77°57'06" E	2°15'21"
C11	173.31'	29.36'	29.32'	N 81°40'39" E	9°42'20"
C12	18.13'	28.83'	25.89'	N 47°41'18" W	91°06'59"
C13	133.00'	20.75'	20.73'	N 04°03'07" W	8°56'26"
C14	133.00'	8.51'	8.50'	S 10°21'16" E	3°39'52"
C15	128.00'	153.60'	144.55'	S 46°33'51" E	68°45'18"
C16	456.00'	28.03'	28.02'	N 82°42'09" W	3°31'18"

LINE	BEARING	DISTANCE
L1	N 86°31'49" E	50.80'
L2	S 84°27'48" E	51.70'
L3	S 00°25'06" W	55.55'
L4	S 02°07'40" E	53.71'
L5	N 03°28'11" W	66.00'
L6	N 28°40'48" W	66.00'
L7	S 86°31'52" W	66.02'
L8	N 02°07'40" W	50.70'
L9	N 00°25'06" E	54.09'
L10	S 06°37'00" W	66.00'

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.



SCALE: 1" = 100 FEET
JUNE 2023

LEGEND

● Found or Set 5/8" Rebar with Cap Marked 'VASKNETZ RLS7719'.

PLATTED LAND

Platted Lots: 7.635 Acres±
Gold Spike Drive: 0.430 Acres±
Wild Canyon Drive: 1.203 Acres±
Total land Platted: 9.268 Acres±

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

SURVEYOR'S NOTES

- Utility & Minor Drainage Easements:
8' Wide on the interior side of all lot lines.
- Building Setbacks: Per City of Deadwood Ordinance.
Principal uses and Building Set back 20' from front lot lines, 15' from side lot lines and 10' from rear lot lines..
- Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).
- Per Fema map panel 46081C0225F effective 4/17/2012. This property is located in an area of minimal flood hazard Zone X.

