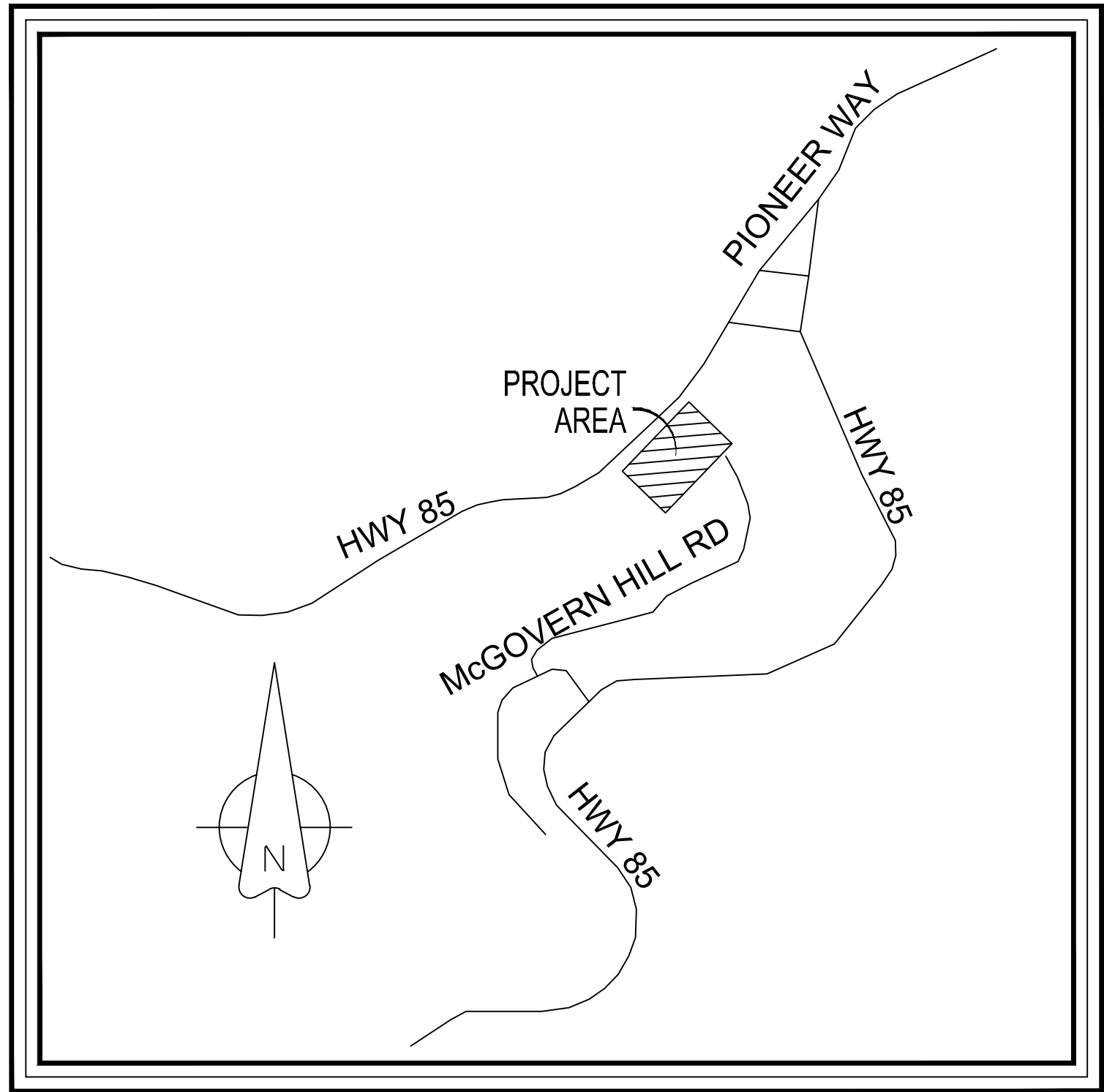
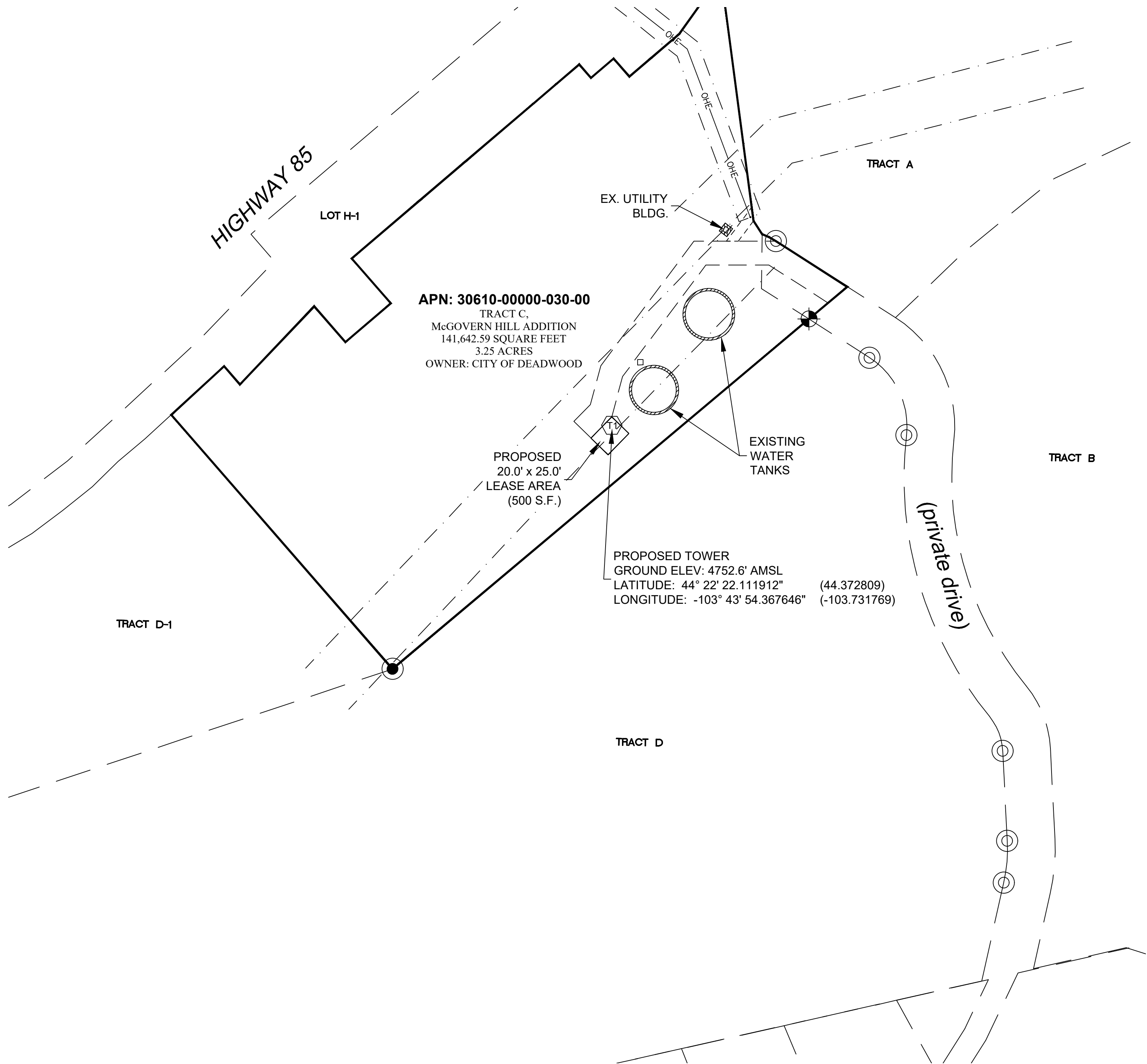
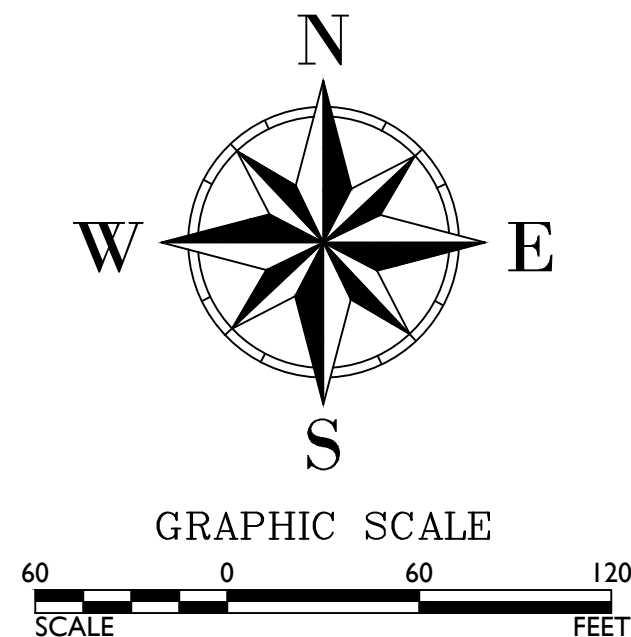




VICINITY MAP
N.T.S.



FAA COORDINATE LOCATION

(T1) NAD 83
LATITUDE: 44° 22' 22.111912" (44.372809)
LONGITUDE: -103° 43' 54.367646" (-103.731769)
NAVD 88
ELEVATION: 4752.6' +/- AMSL

TEMPORARY BENCHMARK

⊕ NAD 83
LATITUDE: 44° 22' 23.064943" (44.37307360)
LONGITUDE: -103° 43' 52.153387" (-103.73115372)
NAVD 88
ELEVATION: 4766.6' +/- AMSL
FOUND 5/8" REBAR

GENERAL NOTES

- GLOBAL POSITIONING SYSTEM (G.P.S.) INSTRUMENTATION WAS USED DURING THE COURSE OF THE FIELD SURVEY. ALL DISTANCES ARE GROUND DISTANCES.
- MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE SOUTH DAKOTA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE NOTED.
- DISTANCES AND BEARINGS ARE MEASURED VALUES UNLESS NOTED OTHERWISE.
- THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE ORDER FILE NO. UST79214, REFERENCE NO. 16125488, PREPARED BY US TITLE SOLUTIONS, DATED DECEMBER 11, 2024. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- THIS PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.), MAP NO. 46081C0326F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 17, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.).
- THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. A UTILITY "ONE-CALL" LOCATE WAS NOT PERFORMED.

LEGEND

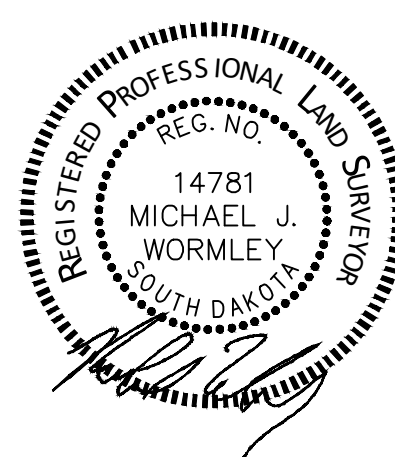
L.C.R. LAWRENCE COUNTY RECORDER
P.U.E. PUBLIC UTILITY EASEMENT
A.P.N. ASSESSOR'S PARCEL NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FND FOUND
⊕ WATER VALVE
⊗ WATER MANHOLE
⊞ ELECTRIC TRANSFORMER
⊙ FOUND REBAR W/ ORANGE PLASTIC CAP RLS-6577
⊙ FOUND REBAR W/ YELLOW PLASTIC CAP RLS-3977
⊕ TEMPORARY BENCHMARK 5/8" REBAR
— BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - - - EDGE OF ROAD
- - - - - BHP RIGHT OF WAY EASEMENT
- - - - - PROPOSED 20'x25' LEASE AREA
- - - - - PROPOSED 8' UTILITY EASEMENT
- - - - - PROPOSED 20' ACCESS / UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I, MICHAEL J. WORMLEY, BEING A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY DIRECT SUPERVISION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

MICHAEL J. WORMLEY, R.L.S. 14781

2/19/26
DATE



PREPARED FOR:



PREPARED FOR:



PREPARED FOR:



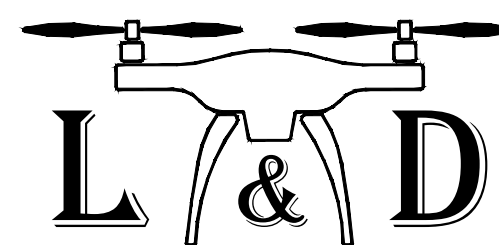
604 FOX GLEN
BARRINGTON, IL 60010
PHONE: 847-277-0070
EMAIL: AE@Westchesterservices.com

PREPARED FOR:

**JOHN M. BANKS
ARCHITECT**

604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

SURVEYED BY:



SURVEYING, LLC
(701) 300-4702

2030 105TH AVE SW
MANNING, NORTH DAKOTA
58642

PROJ. NO: 24007-004

SITE SURVEY			
REV.	DATE	DESCRIPTION	BY
1	12/24/24	ISSUED FOR REVIEW	MW
2	2/19/26	ISSUED FOR REVIEW	MW
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

SITE NUMBER: NDL94929
SITE NAME: DEADWOOD CRK
FA# 16125488
McGOVERN HILL RD.
DEADWOOD, SD. 57732

DRAWN BY: MJW
CHECKED BY: MJW
SURVEYED ON: 12/03/2024
SUBMITTED ON: 2/19/2026

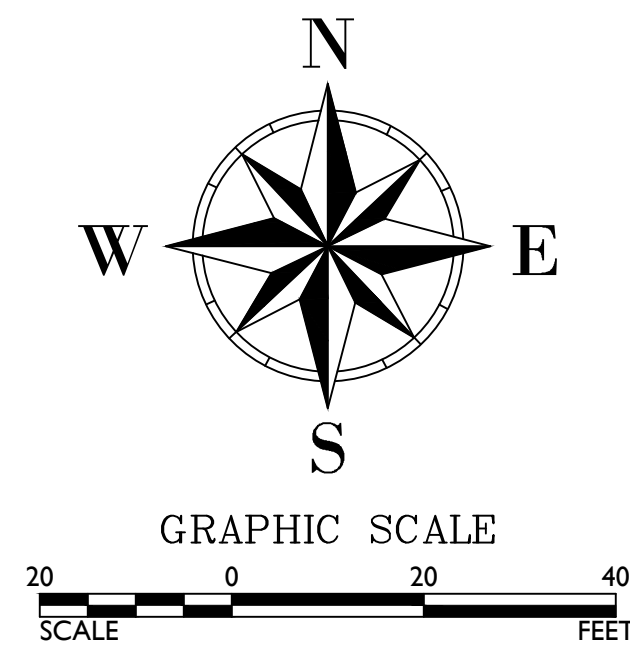
SHEET TITLE

SITE SURVEY

THIS DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.

SHEET NUMBER

B-1



FAA COORDINATE LOCATION

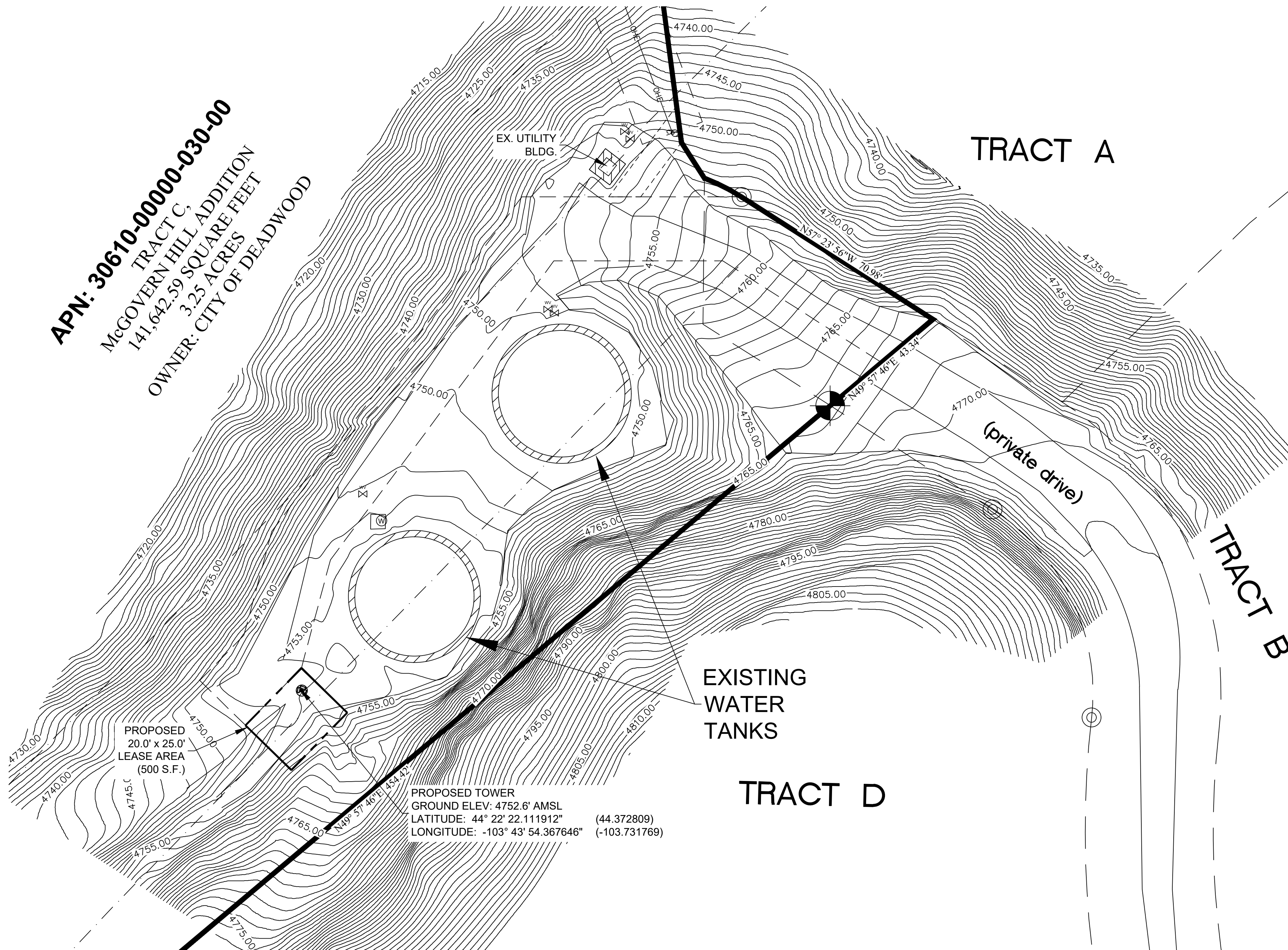
T1 NAD 83
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FOUND 5/8" REBAR

LEGEND

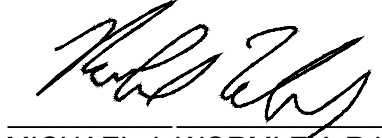
L.C.R. LAWRENCE COUNTY RECORDER
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A.P.N. ASSESSOR'S PARCEL NUMBER
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P.O.C. POINT OF COMMENCEMENT
FND FOUND
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⊙ WATER MANHOLE
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BOUNDARY LINE
ADJACENT BOUNDARY LINE
EDGE OF ROAD
BHP RIGHT OF WAY EASEMENT
PROPOSED 20'x25' LEASE AREA
PROPOSED 8' UTILITY EASEMENT
PROPOSED 20' ACCESS / UTILITY EASEMENT



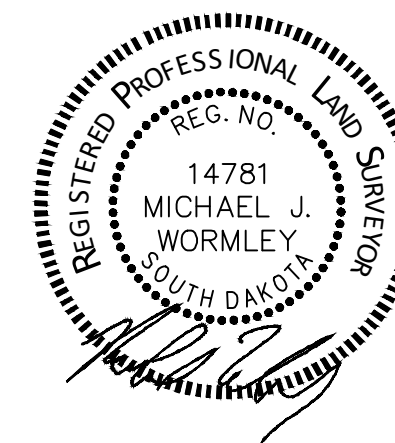
SITE SURVEY

SURVEYOR'S CERTIFICATION

I, MICHAEL J. WORMLEY, BEING A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY DIRECT SUPERVISION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.


MICHAEL J. WORMLEY, R.L.S. 14781

2/19/26
DATE



PREPARED FOR:



PREPARED FOR:



PREPARED FOR:



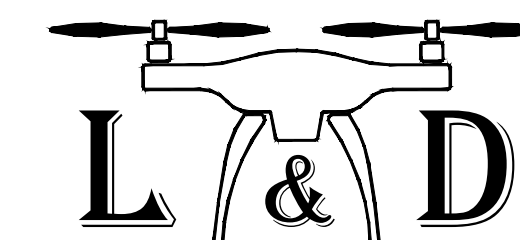
604 FOX GLEN
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PHONE: 847-277-0070
EMAIL: AE@Westchesterservices.com

PREPARED FOR:

**JOHN M. BANKS
ARCHITECT**

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SURVEYED BY:



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58642

PROJ. NO: 24007-004

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FA# 16125488
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DRAWN BY: MJW
CHECKED BY: MJW
SURVEYED ON: 12/03/2024
SUBMITTED ON: 2/19/2026

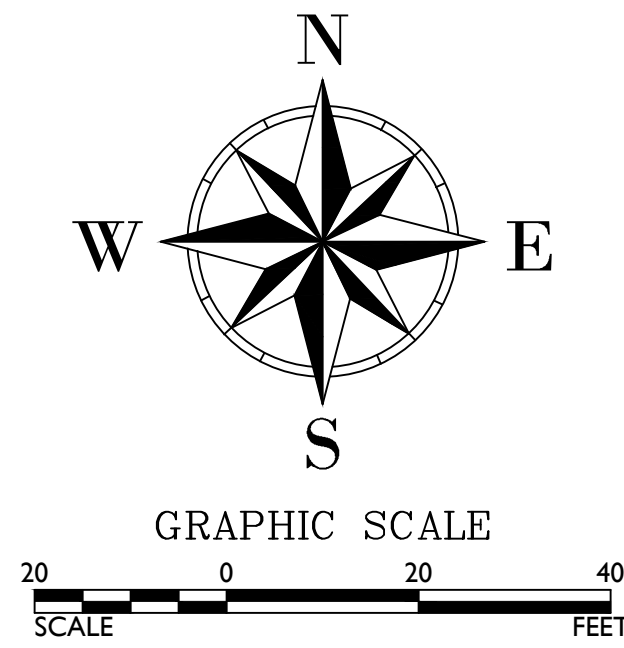
SHEET TITLE

SITE SURVEY

THIS DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.

SHEET NUMBER

B-1.1



AERIAL IMAGE PER UAV FLIGHT ON 12/02/2024 BY
L & D SURVEYING, LLC.

FAA COORDINATE LOCATION

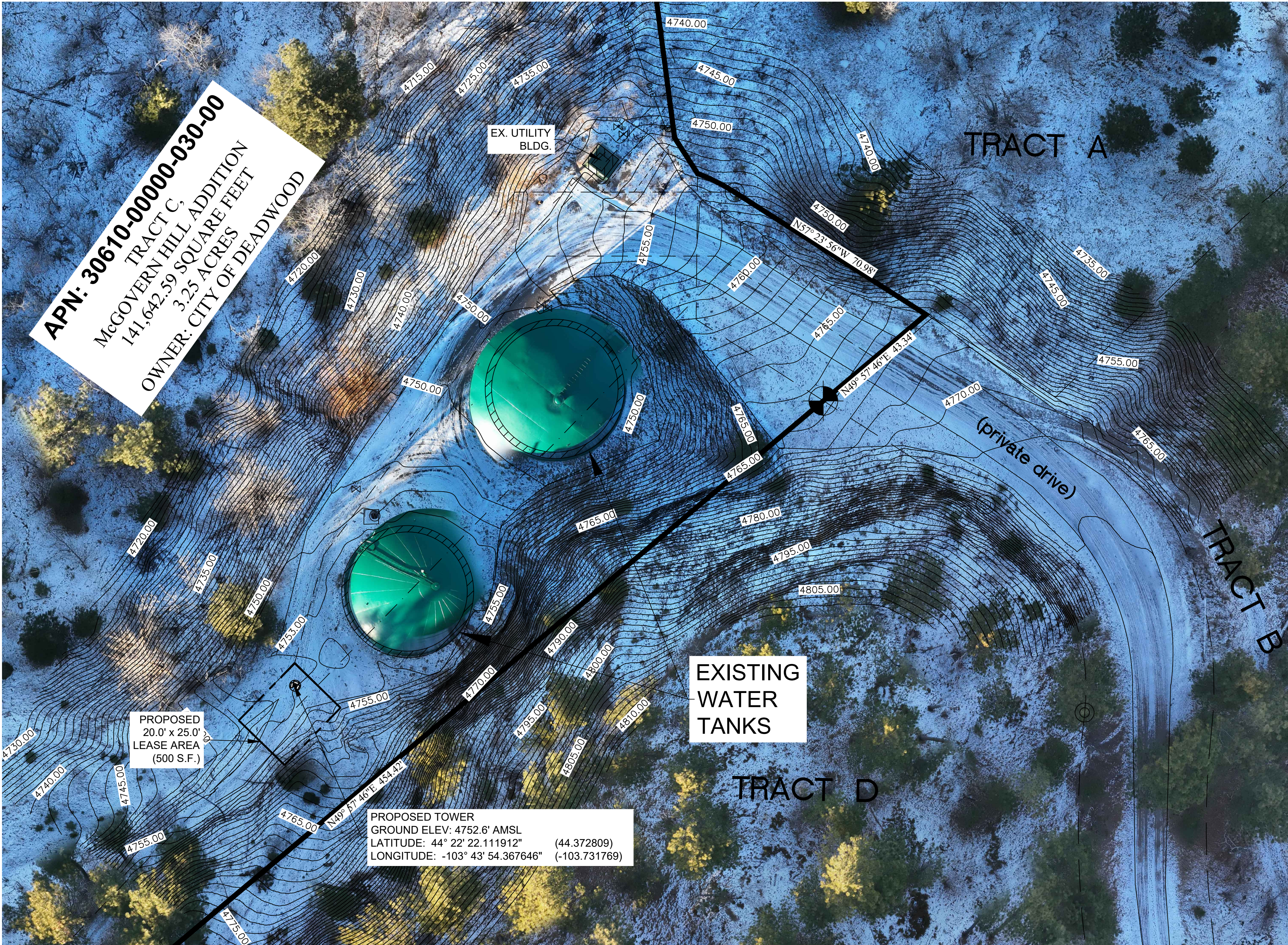
T1 NAD 83
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NAVD 88
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LEGEND

L.C.R. LAWRENCE COUNTY RECORDER
P.U.E. PUBLIC UTILITY EASEMENT
A.P.N. ASSESSOR'S PARCEL NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FND FOUND
⊗ WATER VALVE
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____ BOUNDARY LINE
____ ADJACENT BOUNDARY LINE
____ EDGE OF ROAD
____ BHP RIGHT OF WAY EASEMENT
____ PROPOSED 20'x25' LEASE AREA
____ PROPOSED 8' UTILITY EASEMENT
____ PROPOSED 20' ACCESS / UTILITY EASEMENT



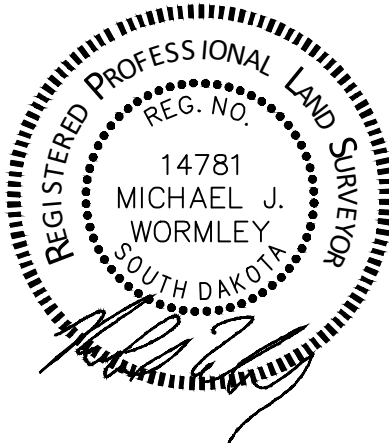
AERIAL SURVEY

SURVEYOR'S CERTIFICATION

I, MICHAEL J. WORMLEY, BEING A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY DIRECT SUPERVISION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

MICHAEL J. WORMLEY, R.L.S. 14781

2/19/26
DATE



PREPARED FOR:



PREPARED FOR:



PREPARED FOR:



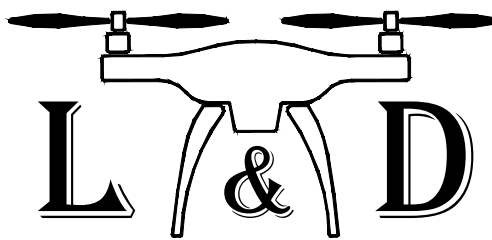
604 FOX GLEN
BARRINGTON, IL 60010
PHONE: 847-277-0070
EMAIL: AE@Westchesterservices.com

PREPARED FOR:

JOHN M. BANKS
ARCHITECT

604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

SURVEYED BY:



SURVEYING, LLC
(701) 300-4702

2030 105TH AVE SW
MANNING, NORTH DAKOTA
58642

PROJ. NO: 24007-004

SITE SURVEY			
REV.	DATE	DESCRIPTION	BY
1	12/24/24	ISSUED FOR REVIEW	MW
2	2/19/26	ISSUED FOR REVIEW	MW
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

SITE NUMBER: NDL94929
SITE NAME: DEADWOOD CRK
FA# 16125488
McGOVERN HILL RD.
DEADWOOD, SD. 57732

DRAWN BY: MJW
CHECKED BY: MJW
SURVEYED ON: 12/03/2024
SUBMITTED ON: 2/19/2026

SHEET TITLE

SITE SURVEY

THIS DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.

SHEET NUMBER

B-1.2

PARENT PARCEL - LEGAL DESCRIPTION (PER TITLE REPORT)

TRACT C, MCGOVERN HILL ADDITION TO THE CITY OF DEADWOOD, LOCATED IN SECTIONS 22 & 27, T5N, R3E, B.H.M., CITY OF DEADWOOD, AS SHOWN ON THE CERTAIN PLAT RECORDED IN THE OFFICE OF THE LAWRENCE COUNTY REGISTER OF DEEDS AS PLAT DOCUMENT NUMBER 2003-4122 AND COMPRISING 2.78 ACRES, MORE OR LESS.

REPORT OF TITLE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY L & D SURVEYING, LLC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY U.S. TITLE SOLUTIONS, COMMITMENT DATE OF DECEMBER 11, 2024, BEING COMMITMENT FILE NO. UST79214, REFERENCE NO. 16125488, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

4.3 RIGHT OF WAY BY CITY OF DEADWOOD, A MUNICIPAL CORPORATION TO BLACK HILLS POWER, INC., DATED SEPTEMBER 10, 2007, RECORDED SEPTEMBER 13, 2007, IN INSTRUMENT NO: 2007-05373.

NOTES: RIGHT OF WAY PERMIT FOR ELECTRIC UTILITY

4.4 RIGHT OF WAY BY HOMESTAKE MINING COMPANY, A CALIFORNIA CORPORATION TO BLACK HILLS POWER AND LIGHT COMPANY, A CORPORATION, DATED AUGUST 31, 1976, RECORDED SEPTEMBER 28, 1976, IN INSTRUMENT NO: 76-2341.

NOTES: RIGHT OF WAY PERMIT FOR ELECTRIC POWER LINE

5.1 MCGOVERN HILL ADDITION RECORDED JUNE 23, 2003, IN INSTRUMENT NO: 2003-4122.

PROPOSED LEASE AREA:

A TWENTY FOOT (20') BY TWENTY-FIVE FOOT (25') LEASE AREA, BEING A PORTION OF TRACT C, MCGOVERN HILL ADDITION TO THE CITY OF DEADWOOD, LOCATED IN SECTIONS 22 & 27, TOWNSHIP 5 NORTH, RANGE 3 EAST, OF THE BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF TRACT C, MCGOVERN HILL ADDITION TO THE CITY OF DEADWOOD, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT C, S49°57'46"W, A DISTANCE OF 20.96 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, N57°23'54"W A DISTANCE OF 58.88 FEET;

THENCE N90°00'00"W A DISTANCE OF 52.79 FEET;

THENCE S36°47'50"W A DISTANCE OF 116.57 FEET;

THENCE S15°00'00"W A DISTANCE OF 35.00 FEET TO THE NORTHERLY CORNER OF THE LEASE AREA BEING THE POINT OF BEGINNING;

THENCE S45°39'17"E A DISTANCE OF 20.00 FEET;

THENCE S44°20'43"W A DISTANCE OF 25.00 FEET;

THENCE N45°39'17"W A DISTANCE OF 20.00 FEET;

THENCE N44°20'43"E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 500.00 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

PROPOSED 20' ACCESS / UTILITY EASEMENT:

A TWENTY FOOT (20') WIDE ACCESS / UTILITY EASEMENT, BEING A PORTION OF TRACT C, MCGOVERN HILL ADDITION TO THE CITY OF DEADWOOD, LOCATED IN SECTIONS 22 & 27, TOWNSHIP 5 NORTH, RANGE 3 EAST, OF THE BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER OF TRACT C, MCGOVERN HILL ADDITION TO THE CITY OF DEADWOOD, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT C, S49°57'46"W, A DISTANCE OF 20.96 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, N57°23'54"W A DISTANCE OF 58.88 FEET;

THENCE N90°00'00"W A DISTANCE OF 52.79 FEET;

THENCE S36°47'50"W A DISTANCE OF 116.57 FEET;

THENCE S15°00'00"W A DISTANCE OF 35.00 FEET;

THENCE S44°20'43"W A DISTANCE OF 25.00 FEET;

THENCE N45°39'17"W A DISTANCE OF 20.00 FEET;

THENCE N44°20'43"E A DISTANCE OF 19.76 FEET;

THENCE N15°00'00"E A DISTANCE OF 33.61 FEET;

THENCE N36°47'50"E A DISTANCE OF 130.44 FEET;

THENCE N90°00'00"E A DISTANCE OF 68.65 FEET;

THENCE S57°23'56"E A DISTANCE OF 70.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,116.87 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

PROPOSED 8' UTILITY EASEMENT:

A EIGHT FOOT (8') WIDE UTILITY EASEMENT, BEING A PORTION OF TRACT C, MCGOVERN HILL ADDITION TO THE CITY OF DEADWOOD, LOCATED IN SECTIONS 22 & 27, TOWNSHIP 5 NORTH, RANGE 3 EAST, OF THE BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF TRACT C, MCGOVERN HILL ADDITION TO THE CITY OF DEADWOOD, THENCE ALONG THE EAST LINE OF SAID TRACT C, N57°23'56"W, A DISTANCE OF 70.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°46'28", AN ARC LENGTH OF 13.00 FEET;

THENCE N32°49'19"W A DISTANCE OF 13.31 FEET TO THE POINT OF BEGINNING;

THENCE S36°47'50"W A DISTANCE OF 21.25 FEET;

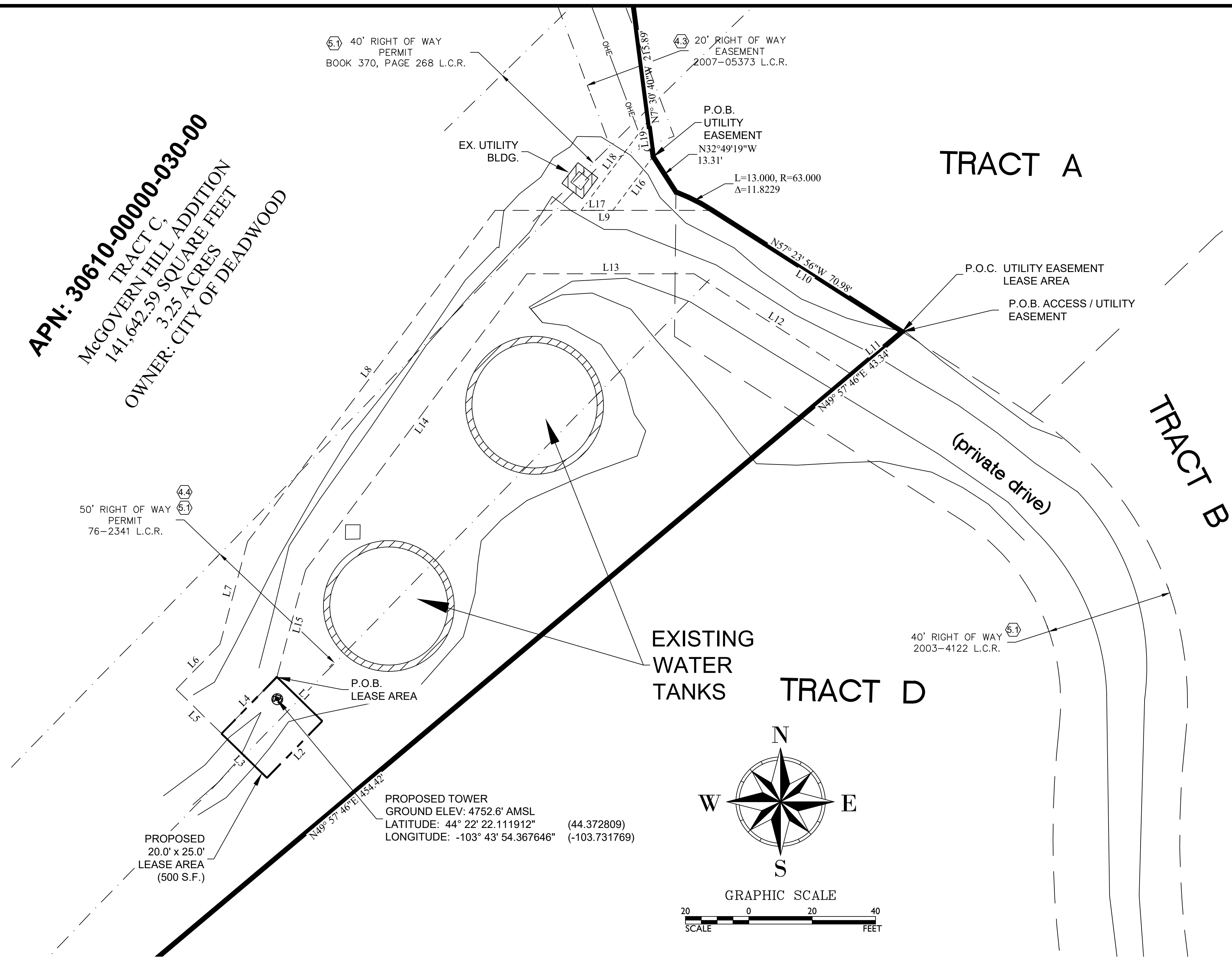
THENCE N90°00'00"W A DISTANCE OF 9.99 FEET;

THENCE N36°47'50"E A DISTANCE OF 35.43 FEET;

THENCE S7°30'40"E A DISTANCE OF 11.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 226.72 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

Parcel Line Table		
Line #	Direction	Length
L1	S45°39'17"E	20.00
L2	S44°20'43"W	25.00
L3	N45°39'17"W	20.00
L4	N44°20'43"E	25.00
L5	N45°39'17"W	20.00
L6	N44°20'43"E	19.76
L7	N15°00'00"E	33.61
L8	N36°47'50"E	130.44
L9	N90°00'00"E	68.65
L10	N57°23'56"W	70.98
L11	S49°57'46"W	20.96
L12	N57°23'54"W	58.88
L13	N90°00'00"W	52.79
L14	S36°47'50"W	116.57
L15	S15°00'00"W	35.00
L16	S36°47'50"W	21.25
L17	N90°00'00"W	9.99
L18	N36°47'50"E	35.43
L19	S7°30'40"E	11.45



LEGEND

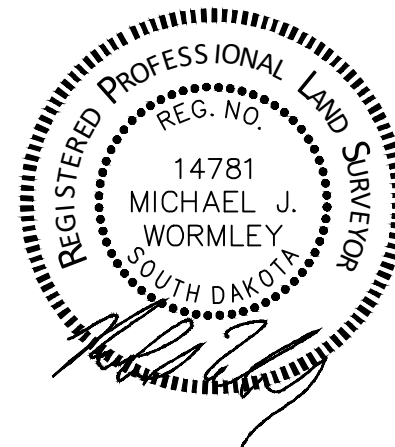
L.C.R.	LAWRENCE COUNTY RECORDER
P.U.E.	PUBLIC UTILITY EASEMENT
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
FND	FOUND
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⊗	WATER MANHOLE
⊞	ELECTRIC TRANSFORMER
●	FOUND REBAR W/ ORANGE PLASTIC CAP RLS-6577
⊙	FOUND REBAR W/ YELLOW PLASTIC CAP RLS-3977
⊕	TEMPORARY BENCHMARK 5/8\"/>
---	BOUNDARY LINE
- - -	ADJACENT BOUNDARY LINE
- · -	EDGE OF ROAD
- · - · -	BHP RIGHT OF WAY EASEMENT
- · - · - · -	PROPOSED 20'x25' LEASE AREA
- · - · - · - · -	PROPOSED 8' UTILITY EASEMENT
- · - · - · - · - · -	PROPOSED 20' ACCESS / UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

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2/19/26
DATE



PREPARED FOR:



PREPARED FOR:



PREPARED FOR:

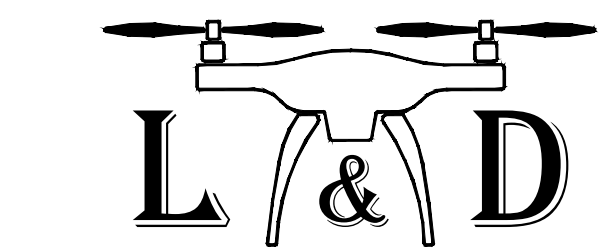


604 FOX GLEN
BARRINGTON, IL 60010
PHONE: 847-277-0070
EMAIL: AE@Westchesterservices.com

PREPARED FOR:



SURVEYED BY:



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DRAWN BY: MJW
CHECKED BY: MJW
SURVEYED ON: 12/03/2024
SUBMITTED ON: 2/19/2026

SHEET TITLE
SITE SURVEY
THIS DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.

SHEET NUMBER
B-1.3