

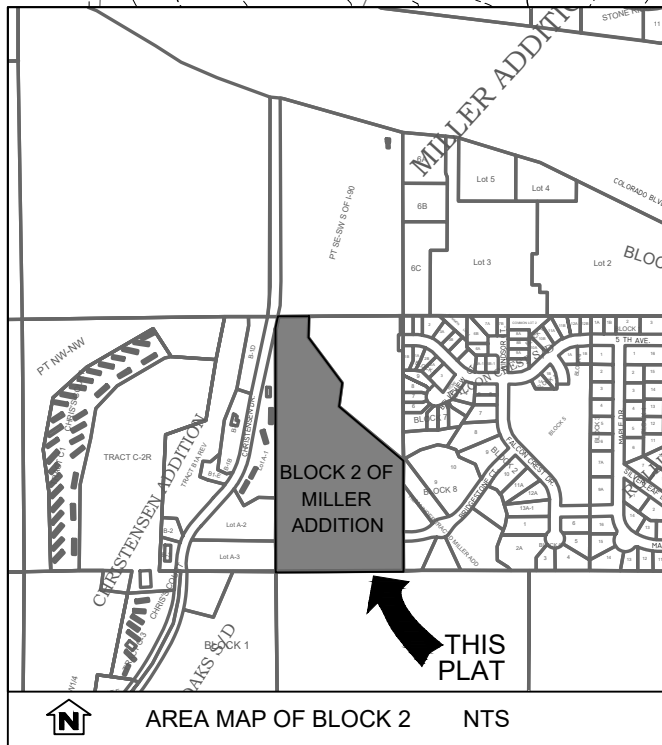
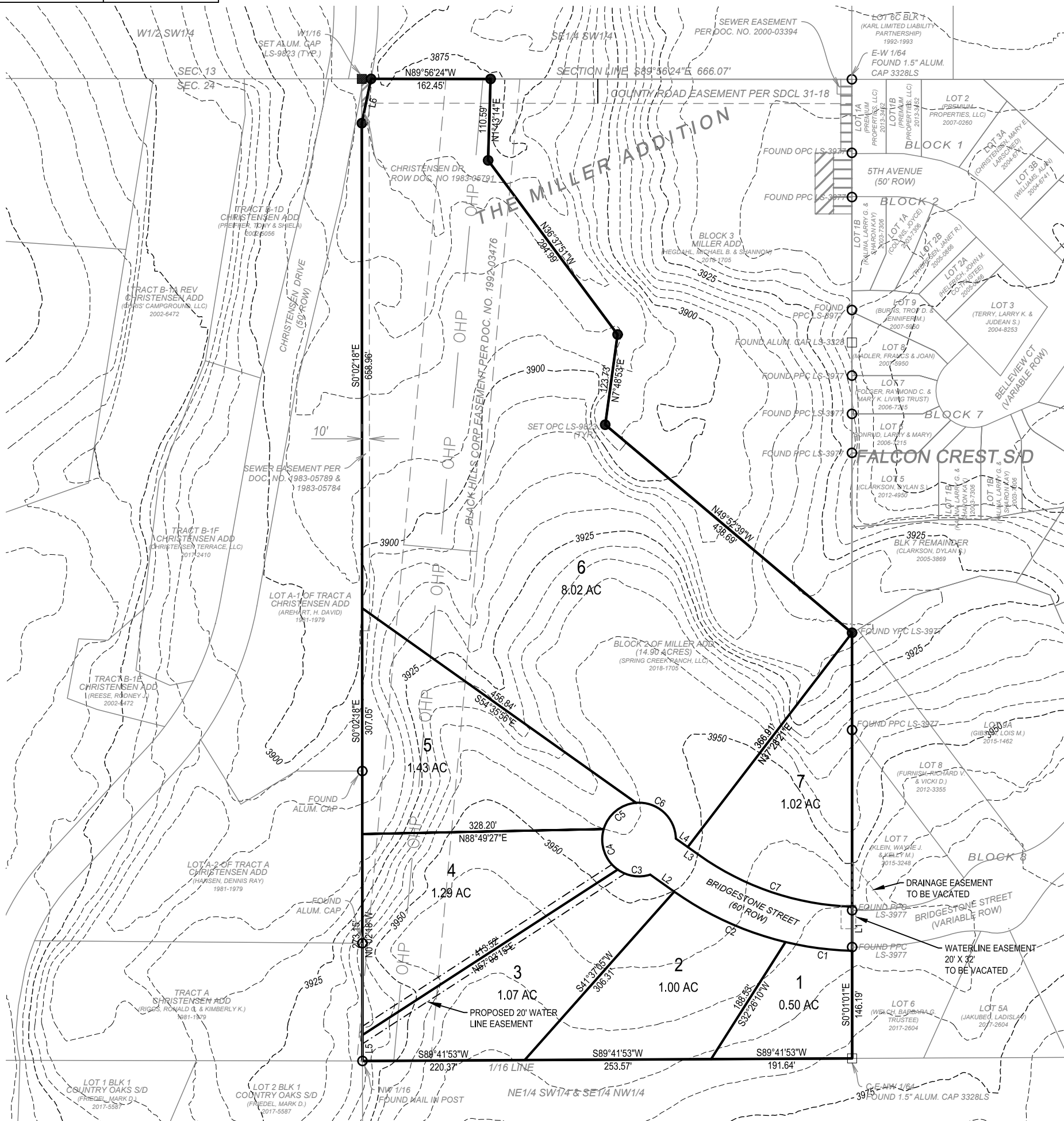
CURRENT ZONING:	CITY AGRICULTURE
POSTAL AREA:	SPEARFISH, 57783
SCHOOL DISTRICT:	SPEARFISH
ADJACENT OWNERS:	SHOWN IN PARENTHESES
CONTOUR LINES:	SURVEY BY INTERSTATE ENG, MARCH 2018
DATE PREPARED:	6/28/2021

PRELIMINARY PLAT OF
LOTS 1-7 OF BLOCK 2 OF
THE MILLER ADDITION TO THE CITY OF SPEARFISH
A SUBDIVISION OF W1/2 NE1/4 NW1/4 OF SECTION 12, T6N, R2E, B.H.M.
LAWRENCE COUNTY, SOUTH DAKOTA

Sheet 1 of 1

AREA SUMMARY

RIGHT-OF-WAY..... 0.53 ACRES
 RESIDENTIAL LOTS (7)..... 14.37 ACRES
 TOTAL SUBDIVISION AREA..... 14.90 ACRES



NOTES:

1. Basis of Bearing: GPS Observed North at Latitude: N44°29'44.82750", Longitude: W103°49'56.78723 NAD83(Cors96)
2. Unless previously dedicated, a 5' wide utility easement is hereby dedicated along the interior of all lot lines of this plat.
3. All road rights-of-way shown hereon are 60' in width and cul-de-sacs have a 50' radius. These roads are also to function as utility easements and shall be dedicated to public use.
4. The property on this plat is subject to Special Flood Zone Hazard areas as shown on the flood insurance rate map of Lawrence County, South Dakota and incorporated areas. Community panel number 46081C0177F, effective date April 17, 2012.
5. Property subject to Utility Easement to Butte Electric Cooperative across the NE1/4NW1/4 & NW1/4NE1/4 of Sec. 24 per Document No. 2000-02932 (Not graphically shown on this plat)
6. Property subject to 5' Easement to South Dakota Cable across the NW1/4NE1/4 of Sec. 24 per Document No. 1990-02749 (Not graphically shown on this plat)
7. Property subject to Utility Easement to Northwestern Bell Telephone Company across the NE1/4NW1/4 & NW1/4NE1/4 of Sec. 24 Recorded in Book 361 Page 167 (Not graphically shown on this plat)
8. Property subject to Utility Easement to Black Hills Power and Light Company across Sec. 24 Recorded in Book 276 Page 582.
9. Plat of Block 2, Recorded as Document No. 2018-1705.

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- SET #5 REBAR W/ ALUMINUM CAP - LS 9823
- FOUND SURVEY MONUMENT AS NOTED
- SET SURVEY MONUMENT ORANGE PLASTIC CAP - LS 9823
- PPC - PINK PLASTIC CAP
- OPC - ORANGE PLASTIC CAP
- YPC - YELLOW PLASTIC CAP
- R - RECORD DISTANCE
- M - MEASURED DISTANCE
- ROW - RIGHT-OF-WAY

Curve Table			
Curve #	Length	Radius	Delta
C1	91.43	438.00	11° 57' 36"
C2	167.07	436.29	21° 56' 26"
C3	46.33	50.00	53° 05' 28"
C4	62.12	50.00	71° 11' 21"
C5	60.25	50.00	69° 02' 23"
C6	81.11	50.00	92° 56' 25"
C7	222.30	377.93	33° 42' 07"

Line Table		
Line #	Length	Direction
L1	30.00	S0° 01' 02"E
L2	40.00	S54° 40' 41"E
L3	19.18	N54° 46' 53"W
L4	20.00	S54° 40' 41"E
L5	35.18	N0° 02' 18"W
L6	61.54	S11° 42' 37"W

OWNER/DEVELOPER
 BRIDGESTONE ESTATES, LLC
 1130 N. MAIN STREET, SUITE 4
 SPEARFISH, SD 57783