Plat of
Tracts Lots 1, 2 and 3 of River Front Estates.

Formerly the NW1/4NE1/4 lying North and East of the Belle Fourche River, the S1/2N1/2S1/2NE1/4NE1/4 and S1/2S1/2NE1/4NE1/4 Less Riverside Tract, the S1/4NE1/4 lying North and East of the Belle Fourche River
Section 11, Township 8 North, Range 5 East, Black Hills Meridian, Butte County, South Dakota.

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Butte County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

Dated this_____day of _____, 20____.

Butte County Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Equalization and Planning Director of Butte County, South Dakota, do hereby certify that I have received a copy of the within described plat.

Dated this_____day of _____, 20____.

Butte County Director of Equalization

PLANNING COMMISSION

Approved by the Planning Commission, Butte County, South Dakota.

Dated this _____day of _____, 20____.

Chairman

Secretary

COUNTY BOARD OF COMMISSIONERS

Be It Resolved that the Butte County Board of Commissioners having examined the within plat, do hereby approve the same for recording in the Office of the Register of Deeds, Butte County, South Dakota.

Dated this_____day of _____, 20____.

Chairman

Auditor

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____day of _____, 20 ____.

Highway or Street Authority

OFFICE OF REGISTER OF DEEDS

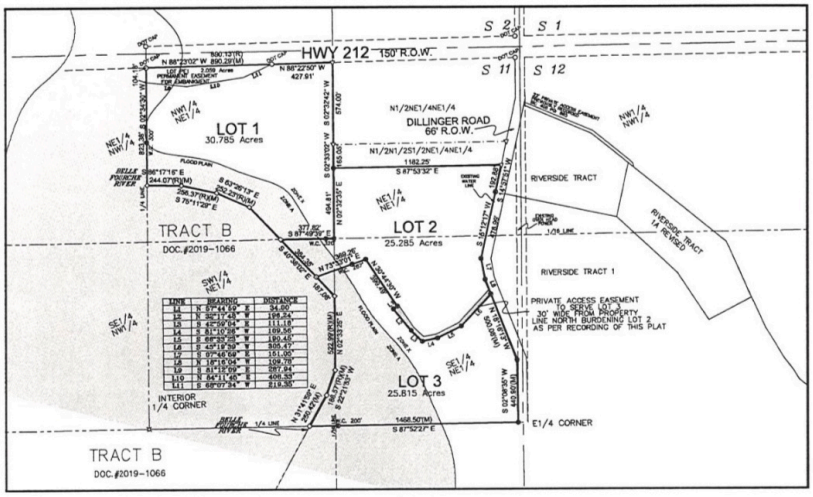
Filed for Record this _____day of _____, 20____.

Recorded in Document _____, Plat Book _____at page_____.

Butte County Register of Deeds

DRAINAGE NOTES

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.



LINE	BEARING	DISTANCE
L1	N 09°44'59" W	34.80'
L2	N 40°31'49" W	169.24'
L3	N 67°09'54" W	111.16'
L4	N 81°10'38" W	189.56'
L5	S 64°39'25" W	189.45'
L6	S 49°18'39" W	305.47'
L7	S 07°46'08" W	151.00'
L8	N 18°16'04" W	109.78'
L9	N 81°15'09" W	287.84'
L10	N 54°11'45" W	406.33'
L11	S 09°07'31" W	213.30'

SURVEYOR'S NOTES

1) Utility & Minor Drainage Easements:
12' Wide on all interior lot lines, 6' either side of the lot line.

2) Building Setbacks: Per Butte County Ordinance 2017-3,
50' from Front lot lines, 25' from Rear and Side lot lines.

3) Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).

4) Per FEMA Map Panel 46019C 1325D, Located in an Area of Minimal Flood Hazard, Zone X, Effective Date 01/6/2012.

5) Documents of Record: Plat Book: 14 Page: 19;
Deed Book: 441 Page: 589

6) Subject to Easements and Reservations of Record.

0' 400' 800' 1200'
SCALE: 1" = 200 FEET
January 2022

LEGEND

- Found or Set 5/8" Rebar with Cap Marked 'VASKNETZ RLS7719'.
- Found Rebar with Cap Marked 'VORE RLS4328'
- Found Survey Monument unless otherwise noted.
- Found Rebar with Cap Marked 'ARLETH RLS3977'
- Found Rebar with Cap Marked 'NJS'
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.

Platted Acreage
Lot 1: 6.367 Acres
Lot 2: 23.625 Acres

APPROVAL OF ACCESS BY ROAD 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.

Dated this_____day of _____, 20____.

SDDOT Authority

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

OWNER'S CERTIFICATE

I, Karen Seaman, do hereby certify that I am the Owner of the land shown and described hereon and that I did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands

this _____day of_____, 20____.

Karen Seaman, Owner

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA
} SS
COUNTY OF _____

On this_____day of_____, 20 ____, before me, the undersigned officer, personally appeared Karen Seaman, known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public

My commission expires:

Written reports on water and sewer systems required by Article V, Section 2 establishing compliance with DENR requirements including, but not limited to, those contained in ARSD 74:53:01 and 74:03:01, and,

Reports or certifications establishing compliance with all design and plan standards contained in Article V, and any conditions or requirements of the preliminary approval.

PREPARED BY: BASELINE SURVEYING,INC., 2305 JUNCTION AVENUE, STURGIS, S.D. 57785 PHONE: 605 490-1401 EMAIL: BASELINE@STURGISSURVEYING.COM JOB NO. 21-302