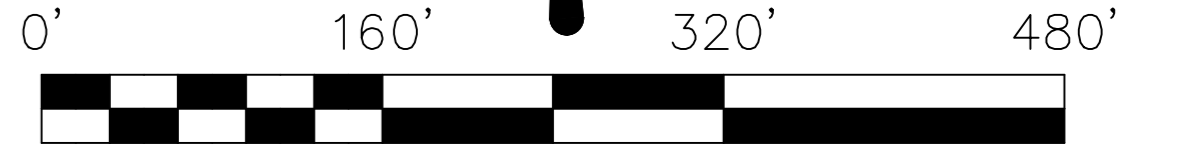
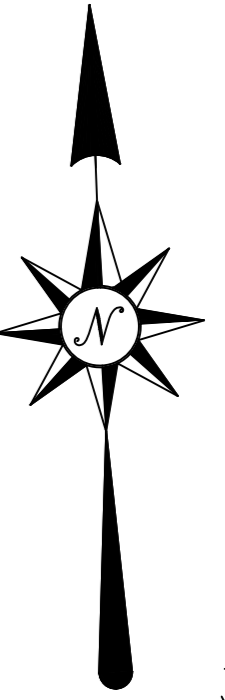


**PLAT OF
LOTS 1 THRU 34 INCLUSIVE, WELL LOT AND DEDICATED PUBLIC RIGHT-OF-WAY FOR
139th PLACE, 220th STREET AND RIATA LOOP OF AR RANCH ESTATES.**

Formerly the Unplatted S 1/2 of the SE 1/4 of Section 16,
Township 3 North, Range 7 East, Black Hills Meridian, Meade County, South Dakota.



SCALE: 1" = 160 FEET
80.852 TOTAL PLATTED ACRES±
MAY 2020

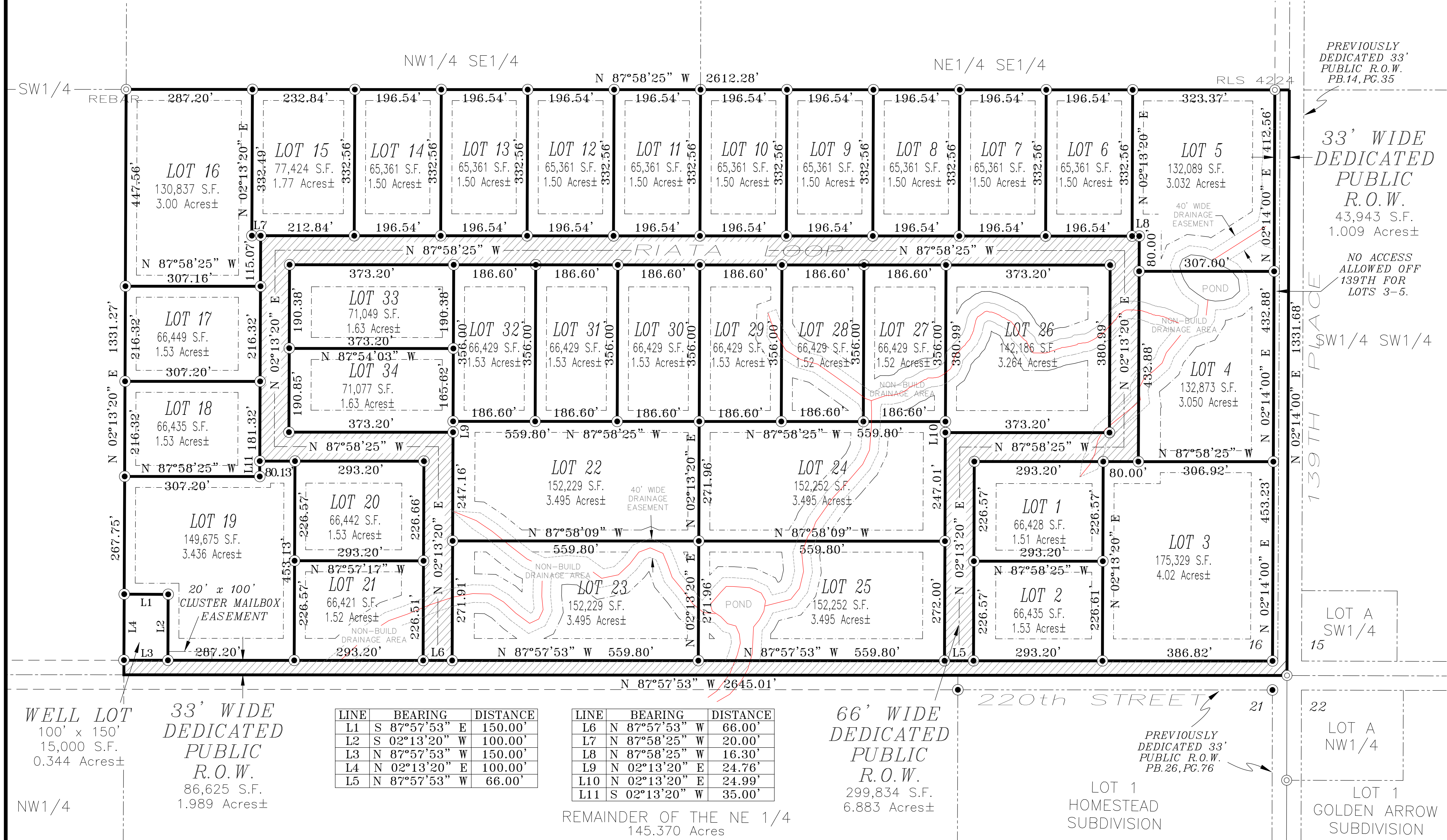
LEGEND

- Found or Set 5/8" Rebar with Cap Marked "VASKNETZ RLS 7719".
- ◎ Found Rebar with Cap Marked "FMG LS 1019" Unless Otherwise Noted.
- (R) Denotes Information of Record, if not noted, distances are shown as Determined by this Survey.
- (M) Denotes Measured Information this Survey.

Reference Documents; Plat Book 9 at Page 84, Plat Book 14 at Page 35, Plat Book 21 at Page 280 and Plat Book 26 at Pages 76-77 as recorded at the Meade County Register of Deeds Office in Sturgis, South Dakota.

SURVEYOR'S NOTES

- 1) Building Restrictions: Per Latest Adopted International Building Code (IBC).
- 2) Utility & Minor Drainage Easements: 8' Wide on the interior side of all lot lines.
- 3) Building Setbacks: 50' Front and 25' Rear and Side Lot Line.
- 4) Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).
- 5) Area of Minimal Flood Hazard, Zone X, per FEMA Map Panel 46093C1800F, Effective Date 09/16/2011, Not Printed.
- 6) 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.
- 7) No structures of any type are allowed within the Drainage Areas as shown on this Plat except culverts for road crossings. A minimum 30" CMP is required for all roadway crossing pipes.
- 8) NO ACCESS to any lot will be allowed along 139th Place or 220th Street except thru the access points for Riata Loop.



LINE	BEARING	DISTANCE
L1	S 87°57'53" E	150.00'
L2	S 02°13'20" W	100.00'
L3	N 87°57'53" W	150.00'
L4	N 02°13'20" E	100.00'
L5	N 87°57'53" W	66.00'

LINE	BEARING	DISTANCE
L6	N 87°57'53" W	66.00'
L7	N 87°58'25" W	20.00'
L8	N 87°58'25" W	16.30'
L9	N 02°13'20" E	24.76'
L10	N 02°13'20" E	24.99'
L11	S 02°13'20" W	35.00'

REMAINDER OF THE NE 1/4
145.370 Acres

WELL LOT
100' x 150'
15,000 S.F.
0.344 Acres±

33' WIDE DEDICATED PUBLIC R.O.W.
86,625 S.F.
1.989 Acres±

66' WIDE DEDICATED PUBLIC R.O.W.
299,834 S.F.
6.883 Acres±

PREVIOUSLY DEDICATED 33' PUBLIC R.O.W. PB.14, PG.35

33' WIDE DEDICATED PUBLIC R.O.W.
43,943 S.F.
1.009 Acres±

NO ACCESS ALLOWED OFF 139TH FOR LOTS 3-5.

LOT A SW1/4 15

LOT A NW1/4

LOT 1 GOLDEN ARROW SUBDIVISION