

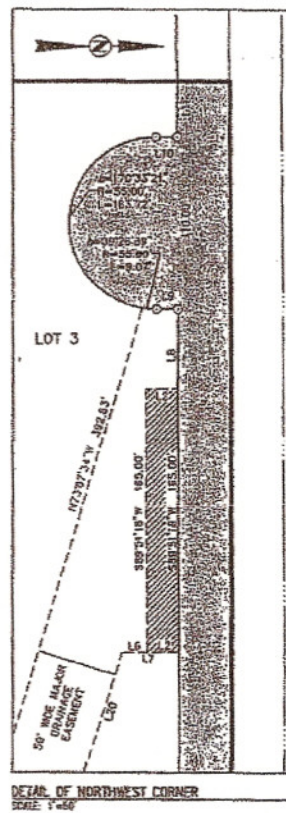
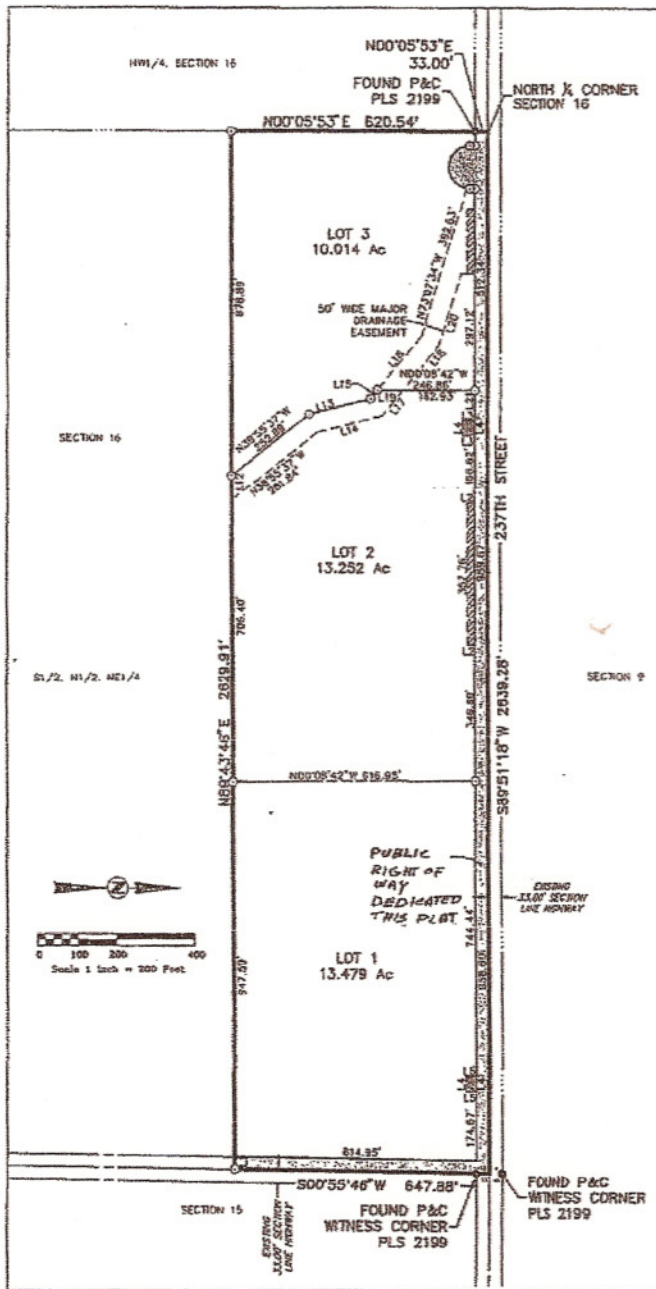
PLAT OF COLLINS ESTATES
 LOTS 1, 2, AND 3, BLOCK 1
 NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4,
 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST, BLACK HILLS MERIDIAN
 PENNINGTON COUNTY, SOUTH DAKOTA

NOTES:

- Denotes set 5/8" rebar with survey cap marked "ARLETH 3577".
- ◊ Denotes Found Survey Monument w/cap as noted.
- ▣ Denotes turn-around easement
- ▤ Denotes roadway easement
- ▥ Denotes ROW dedication per this plat

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | N 89°43'46" E | 33.01' |
| L2 | N 00°08'42" W | 20.00' |
| L3 | N 00°08'42" W | 32.41' |
| L4 | N 89°51'18" E | 40.00' |
| L5 | N 00°08'42" W | 27.82' |
| L6 | N 00°08'42" W | 18.08' |
| L7 | N 00°08'42" W | 38.08' |
| L8 | N 89°51'18" E | 50.22' |
| L9 | N 00°08'42" W | 13.24' |
| L10 | S 00°08'42" E | 13.24' |
| L11 | N 89°51'18" E | 34.67' |
| L12 | N 89°43'46" E | 184.03' |
| L13 | S 14°00'15" E | 1181.69' |
| L14 | S 14°00'15" E | 167.86' |
| L15 | S 51°35'50" E | 28.27' |
| L16 | S 51°35'50" E | 176.01' |
| L17 | S 51°35'50" E | 85.13' |
| L18 | S 51°35'50" E | 145.58' |
| L19 | N 00°08'42" W | 63.93' |
| L20 | N 73°07'34" W | 191.58' |
| L21 | N 89°51'18" E | 76.29' |

1 of 2
32
167



NOTES:

1. MINOR DRAINAGE AND UTILITY EASEMENTS ARE HEREBY ESTABLISHED IF NOT ON THE SUPERIOR SIDE OF ALL LOT LINES AND BORN-OF-BACK, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS ARE LOCATED.
2. TOTAL PLATED AREA: 39,352 AC. LOTS: 32,744 AC. DEDICATED PUBLIC RIGHT-OF-WAY: 2,608 AC.
3. ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, Hedges, POLES, AND SHEDS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.
4. NON-ACCESS EASEMENTS ARE HEREBY ESTABLISHED ALONG THE FIRST FIFTY FEET OF CORNER LOTS OR AS INDICATED HEREON.
5. ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED CONSTRUCTION PLANS. (RAPID CITY END. DIR. REQUESTED HERE)
6. ALL ON-SITE WASTE WATER DISPOSAL SYSTEMS SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER.
7. ACREAGE SHOWN ON LOTS INCLUDE EASEMENTS.
8. AT THE TIME A BUILDING PERMIT IS APPLIED FOR, A RESERVE DRAINFIELD AREA SHALL BE IDENTIFIED AND HELD IN RESERVE UNLESS A PUBLIC SEWER SYSTEM IS PROVIDED.



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PREPARED BY:
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 605-578-1637

JOB NO.
 03-0974

DATE: 08/11/2024
 SCALE: 1" = 200'
 DRAWN: RDC

APPROVED:

DWG: X:\03-0074\DRAWINGS\PLAT.DWG

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