



Lana Anderson, Register of Deeds

Prepared By:
City of Box Elder
420 Villa Drive
Box Elder, SD 57719
(605) 923-1404

RESOLUTION 23-11

A RESOLUTION APPROVING A PLAT WITHIN THE PLATTING JURISDICTION OF THE CITY OF BOX ELDER, MEADE COUNTY AND PENNINGTON COUNTY, SOUTH DAKOTA.

WHEREAS, THE PROPERTY LEGALLY DESCRIBED AS : *Plat of Lots 1R – 4R & 6R – 8R of Block 2, Innovation Way Right-of-Way, and Metal Way Right-of-Way, Freedom Park Subdivision (formerly Lots 1 – 4 & 6-8 of Block 2 of Freedom Park Subdivision) Located in SW¼ of SW¼ of Section 8, T2N, R9E, BHM, City of Box Elder, Meade County, Pennington County, South Dakota.*

WHEREAS, IT APPEARS; that all provisions of any subdivision regulations have been complied with, that all taxes and special assessments upon the tract or subdivision have been fully paid, and that such plat and the survey thereof have been executed according to law;

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Box Elder, South Dakota, that the above-described plat be, and the same is, hereby approved and the Mayor of the City of Box Elder is hereby authorized to endorse on such plat a copy of this resolution and certify its correctness.

Dated at Box Elder, South Dakota, this **6th** day of **February, 2023**.

BOX ELDER COMMON COUNCIL

Seal:
Attest:

Larry Larson
Mayor

Nicole Schneider
Finance Officer

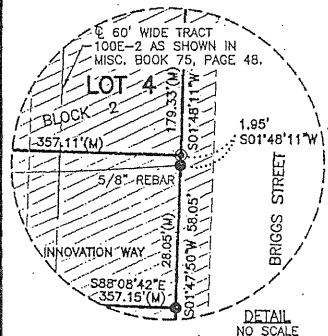
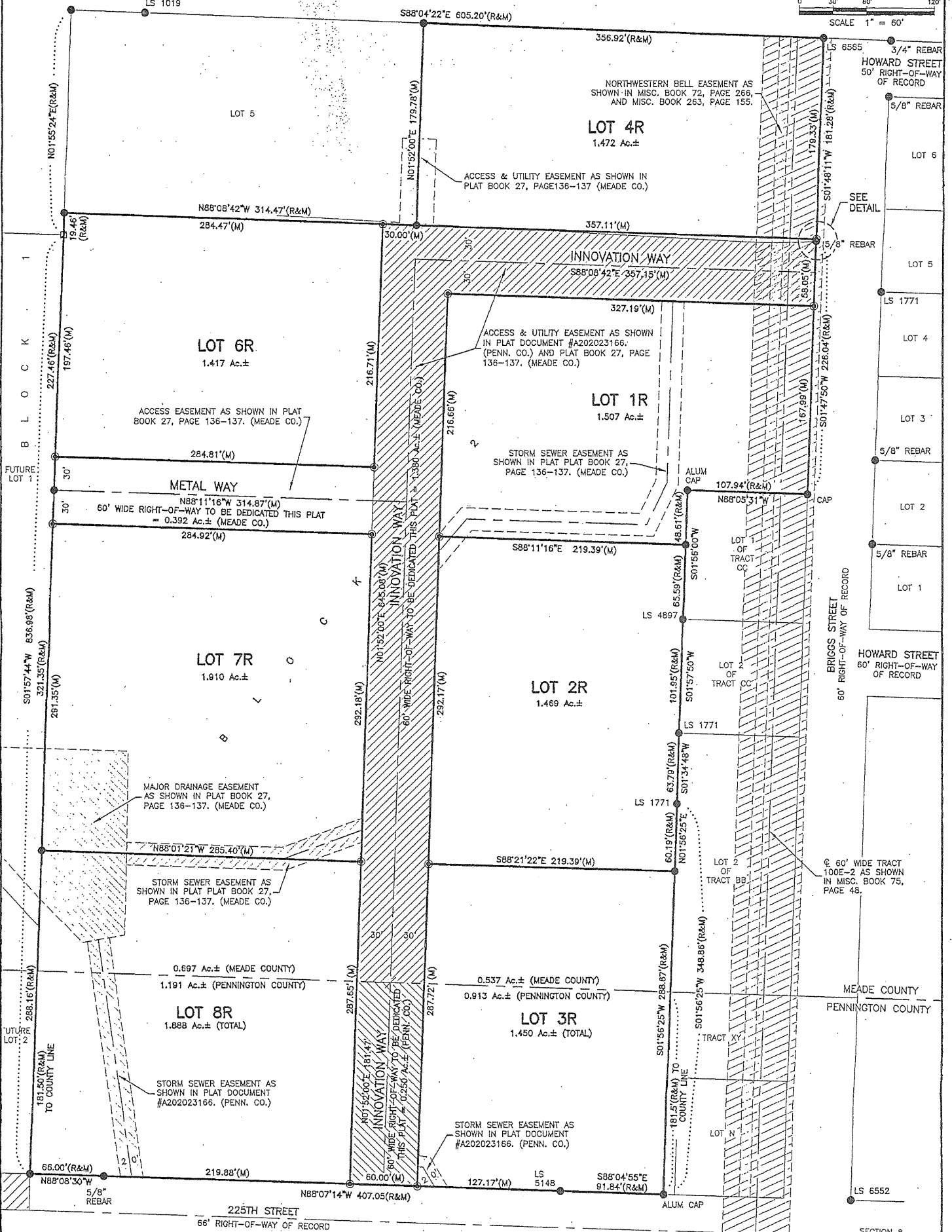


Published Date: 02/14/2023
Effective Date: 03/06/2023

PLAT OF
**LOTS 1R-4R & 6R-8R OF BLOCK 2 AND
 INNOVATION WAY & METAL WAY RIGHT-OF-WAYS,**
FREEDOM PARK SUBDIVISION
 (formerly Lots 1-4 & 6-8 of Block 2 of Freedom Park Subdivision)
 LOCATED IN SW1/4 OF SW1/4 OF SECTION 8, T2N; R9E, BHM,
 CITY OF BOX ELDER, MEADE COUNTY, PENNINGTON COUNTY, SOUTH DAKOTA

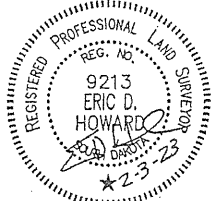
ELLSWORTH AIR FORCE BASE

FEBRUARY 3, 2023
 SCALE 1" = 60'



- LEGEND**
- ⊙ Denotes set 5/8" rebar with survey cap marked "Renner - Assoc. 9213".
 - ⊙ Denotes found PK.
 - ⊙ Denotes Found Survey Monument marked LS 9213, unless otherwise noted.
 - (R) Denotes Recorded in previous plat or description.
 - (M) Denotes Measured in this survey.
 - (R*) Denotes Recorded in previous plat or description. Bearings are State Plane Coordinate System.

NOTES:
 BASIS OF BEARINGS:
 SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(2011), FROM
 RAPID CITY CONTROL POINT SYSTEM.
 UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES OR ACCESS
 EASEMENT LINES.
 ANY MAJOR DRAINAGE EASEMENT 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 EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.



S:\2286-13 Misc. Examination\PLAN\2286-13 PLAT (2023)_LOT 1R-4R, 6R-8R, 2/3/2023 7:46:42 AM

PLAT OF
**LOTS 1R-4R & 6R-8R OF BLOCK 2 AND
 INNOVATION WAY & METAL WAY RIGHT-OF-WAYS,
 FREEDOM PARK SUBDIVISION**
 (formerly Lots 1-4 & 6-8 of Block 2 of Freedom Park Subdivision)
 LOCATED IN SW1/4 OF SW1/4 OF SECTION 8, T2N, R9E, BHM,
 CITY OF BOX ELDER, MEADE COUNTY, PENNINGTON COUNTY, SOUTH DAKOTA



CERTIFICATE OF OWNERSHIP
 State of South Dakota
 County of Pennington S.S.

I, Deanna B. Lien, President of BHL CAPITAL CORPORATION, do hereby certify that we are the owners of the tract of land shown and described hereon, that the survey was done at our request for the purposes indicated hereon, and that we do hereby approve the survey and within plat of said land, and that development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, we have set our hand and seal.

OWNER: BHL CAPITAL CORPORATION

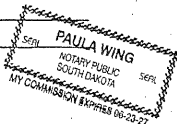
BY: Deanna Lien

On this 6th day of Feb, 2023 before me, a Notary Public,

personally appeared Deanna B. Lien, President of BHL CAPITAL CORPORATION, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

NOTARY PUBLIC: Paula Wing

My commission expires: 6/03/2027



CERTIFICATE OF OWNERSHIP
 State of South Dakota
 County of Pennington S.S.

I, Lee D. Kruse, Member of BOX ELDER INVESTORS, LLC., do hereby certify that we are the owners of the tract of land shown and described hereon, that the survey was done at our request for the purposes indicated hereon, and that we do hereby approve the survey and within plat of said land, and that development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, we have set our hand and seal.

OWNER: BOX ELDER INVESTORS, LLC.

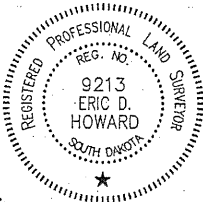
BY: Lee D. Kruse

On this 6th day of February, 2023 before me, a Notary Public,

personally appeared Lee D. Kruse, Member of BOX ELDER INVESTORS, LLC., known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

NOTARY PUBLIC: Jana Tschetter

My commission expires: 3/16/25



CERTIFICATE OF SURVEYOR
 State of South Dakota
 County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey. Easements or restrictions of miscellaneous record or private easements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and seal.

Eric D. Howard Registered Land Surveyor Date: 2-3-23

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed lot lines with respect to the Highway or Street as shown hereon, is hereby approved. Any approaches or access to the Highway or Street shall require additional approval.

Dated this 9th day of February, 2023.

[Signature]
 Highway or Street Authority

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Meade County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this 4th day of Feb, 2023.

[Signature]
 Treasurer of Meade County

CERTIFICATE OF DIRECTOR OF EQUALIZATION

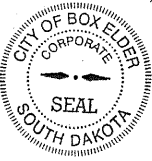
I, Director of Equalization of Meade County, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this 7th day of February, 2023.

[Signature]
 Director of Equalization of Meade County

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota S.S.
 County of Meade
 Doc #23001165 Recording Fee \$60.00
 MEADE COUNTY REGISTER OF DEEDS
 Plats Book 28 Page 94 thru 95 2 Pages
 Recorded 03/06/2023 at 8:21 AM
 Lana Anderson, Register of Deeds



CERTIFICATE OF FINANCE OFFICER

City of Box Elder
 County of Pennington S.S.

I, Finance Officer of the City of Box Elder, do hereby certify that all special assessments that are liens upon any land included within such plat are fully paid according to the records of my office.

Dated this 9th day of February, 2023.

[Signature]
 Finance Officer of the City of Box Elder

CERTIFICATE OF PLANNING COMMISSION

City of Box Elder
 County of Pennington S.S.

The Box Elder Planning Commission has reviewed this plat on the 30 day of JANUARY, 2023 and recommended approval of this plat to the Common Council of the City of Box Elder, South Dakota.

[Signature] Planning Commission Member, City of Box Elder Date: Feb-10-2023

RESOLUTION BY GOVERNING BOARD

City of Box Elder
 County of Pennington S.S.

WHEREAS there has been presented to the Common Council of the City of Box Elder, South Dakota, the within plat of the above described lands, and it appears to this Council that:

- The system of streets conforms to the system of streets of the existing plat and section lines of the City,
- Adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible,
- All provisions of the City Subdivision regulations have been complied with,
- All taxes and special assessments upon the property have been fully paid, and
- Such plat and survey thereof have been executed according to the law.

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

[Signature] Mayor, City of Box Elder Date: 2/9/23

[Signature] Finance Officer of the City of Box Elder Date: 2/9/2023

S:\2284.13 MEC Encumbrance\DATA\2284.13 PLAT (2023) LOTS 1R-4R, 6R-8R, BLK 2 & 3, 2ND ROW - FREEDOM PARK.DWG: 2/9/2023 7:51:07 AM

