



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

CITY OF BOX ELDER

MEADE COUNTY

STATE OF SOUTH DAKOTA

RESOLUTION NO. 24-28

A RESOLUTION TO APPROVE A PLAT FOR LOTS 22 – 25 OF BLOCK 1, LOTS 22 – 36 OF BLOCK 5, LOTS 16 – 34 OF BLOCK 6, FREEDOM LANDING SUBDIVISION WITHIN THE PLATTING JURISDICTION OF THE CITY OF BOX ELDER, MEADE COUNTY, SOUTH DAKOTA

WHEREAS, THE PROPERTY LEGALLY DESCRIBED AS: *Lots 22 through 25 of Block 1, Lots 22 through 36 of Block 5, Lots 16 through 34 of Block 6, and Dedicated Right-of-Way, Freedom Landing Subdivision (formerly a portion of E½ of the NW¼ of the SE¼ and the W½ of the NE¼ of the SE¼ of Section 8, T2N, R9E, B.H.M.) Located in the NW¼ of the SE¼ and the NE¼ of the SE¼, Section 8, T2N, R9E, B.H.M., Meade County, South Dakota,* is located within the platting jurisdiction of the City of Box Elder, South Dakota; and

WHEREAS, 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;

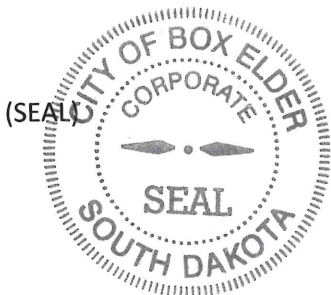
NOW, THEREFORE, BE IT RESOLVED by the **Common Council of the City of Box Elder**, that the above-described plat be, and the same is, hereby approved and the Mayor of the City of Box Elder is hereby authorized to endorse on such plat a copy of this resolution and certify its correctness.

PASSED, APPROVED AND ADOPTED this 17th day of December, 2024.

Larry Larson, Mayor

ATTEST:

Renee Baker, Interim Finance Officer



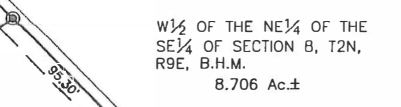
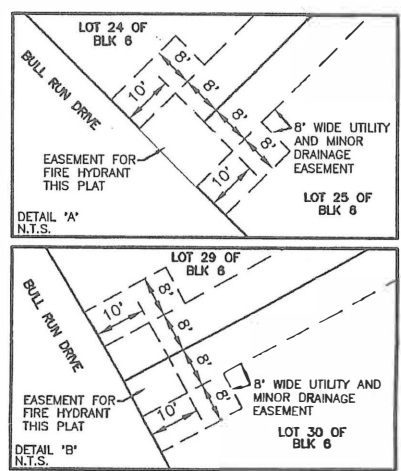
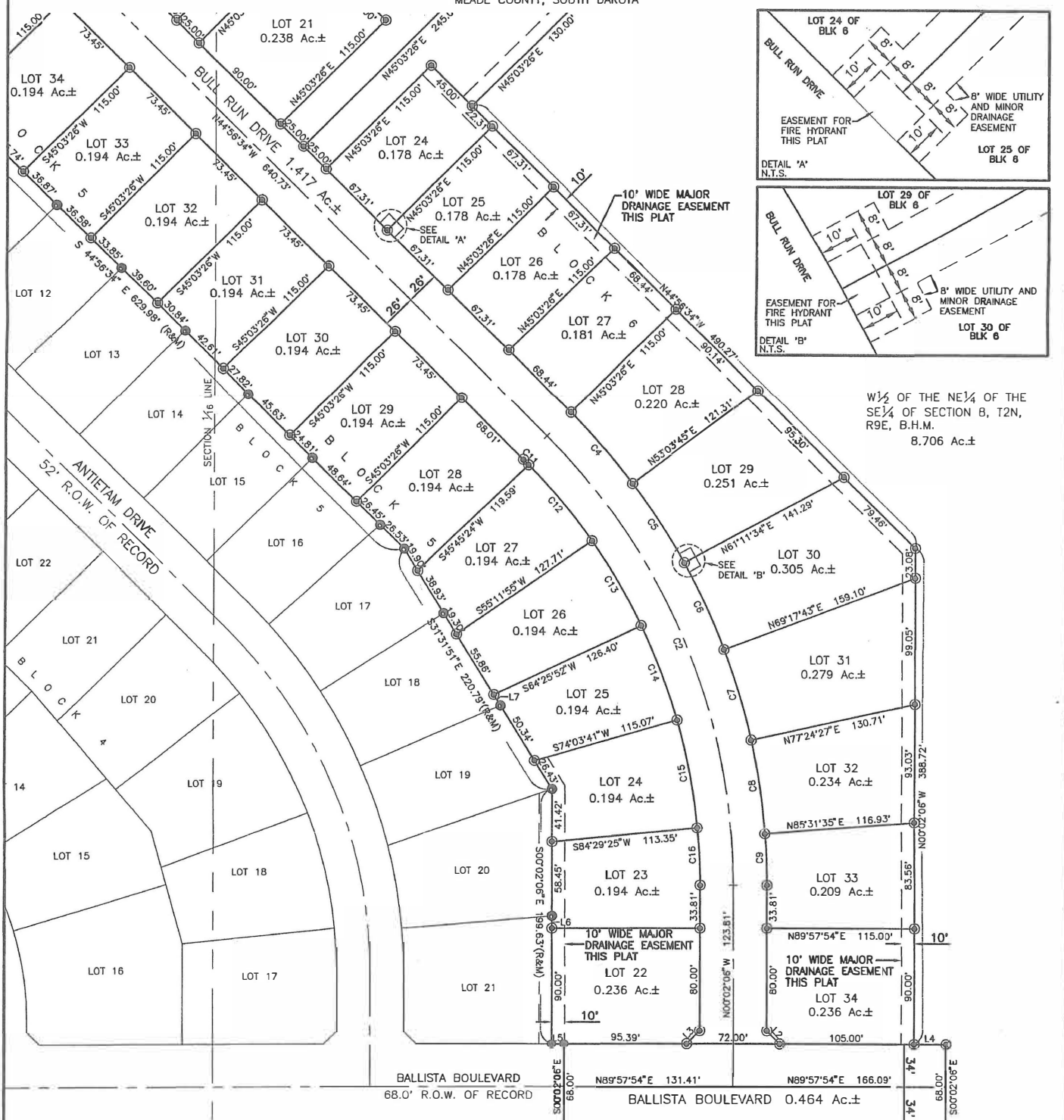


ATTESTATION

I, Chaz Kokesh, the City Clerk of the City of Box Elder, South Dakota, do hereby attest and state the above resolution was published on December 16, 2024, in the manner required by law and that all procedures required by the State of South Dakota law were complied with. This resolution shall become effective on the twentieth day after its publication, that date being January 15, 2025.

Chaz Kokesh
Chaz Kokesh, City Clerk

PLAT OF
**LOTS 22 THROUGH 25 OF BLOCK 1, LOTS 22 THROUGH 36 OF BLOCK 5,
 LOTS 16 THROUGH 34 OF BLOCK 6, AND DEDICATED RIGHT-OF-WAY,
 FREEDOM LANDING SUBDIVISION,**
 (formerly a portion E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, T2N, R9E, B.H.M.)
 LOCATED IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND IN THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$,
 SECTION 8, T2N, R9E, B.H.M.,
 MEADE COUNTY, SOUTH DAKOTA



W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF THE
 SE $\frac{1}{4}$ OF SECTION 8, T2N,
 R9E, B.H.M.
 8.706 Ac.±

LINE	BEARING	LENGTH
L2	N45°02'06"W	14.14'
L3	N44°57'54"E	14.14'
L4	N89°57'54"E	25.09'
L5	S89°57'54"W	9.61'
L6	S00°02'06"E	9.76'
L7	S31°31'51"E	10.03'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	391.89'	500.00'	44°54'27"	N22°29'20"W	381.94'
C4	73.49'	526.00'	8°00'18"	N40°56'24"W	73.43'
C5	74.64'	526.00'	8°07'50"	N32°52'21"W	74.58'
C6	74.38'	526.00'	8°06'09"	N24°45'21"W	74.32'
C7	74.47'	526.00'	8°06'44"	N16°38'55"W	74.41'
C8	74.54'	526.00'	8°07'08"	N08°31'59"W	74.47'
C9	40.75'	526.00'	4°26'18"	N02°15'15"W	40.74'
C11	5.79'	474.00'	0°41'58"	N44°35'35"W	5.79'
C12	78.11'	474.00'	9°26'30"	N39°31'20"W	78.02'
C13	76.38'	474.00'	9°13'57"	N30°11'07"W	76.30'
C14	79.67'	474.00'	9°37'49"	N20°45'14"W	79.58'
C15	86.28'	474.00'	10°25'44"	N10°43'27"W	86.18'
C16	45.29'	474.00'	5°28'29"	N02°46'21"W	45.27'

AREA OF RIGHT-OF-WAY
 TO BE DEDICATED TO THE
 PUBLIC THIS PLAT:
0.464 Ac.± BALLISTA BOULEVARD
1.417 Ac.± BULL RUN DRIVE
1.881 Ac.± TOTAL

NOVEMBER 18, 2024
 0 30 60 120
 SCALE: 1" = 60'

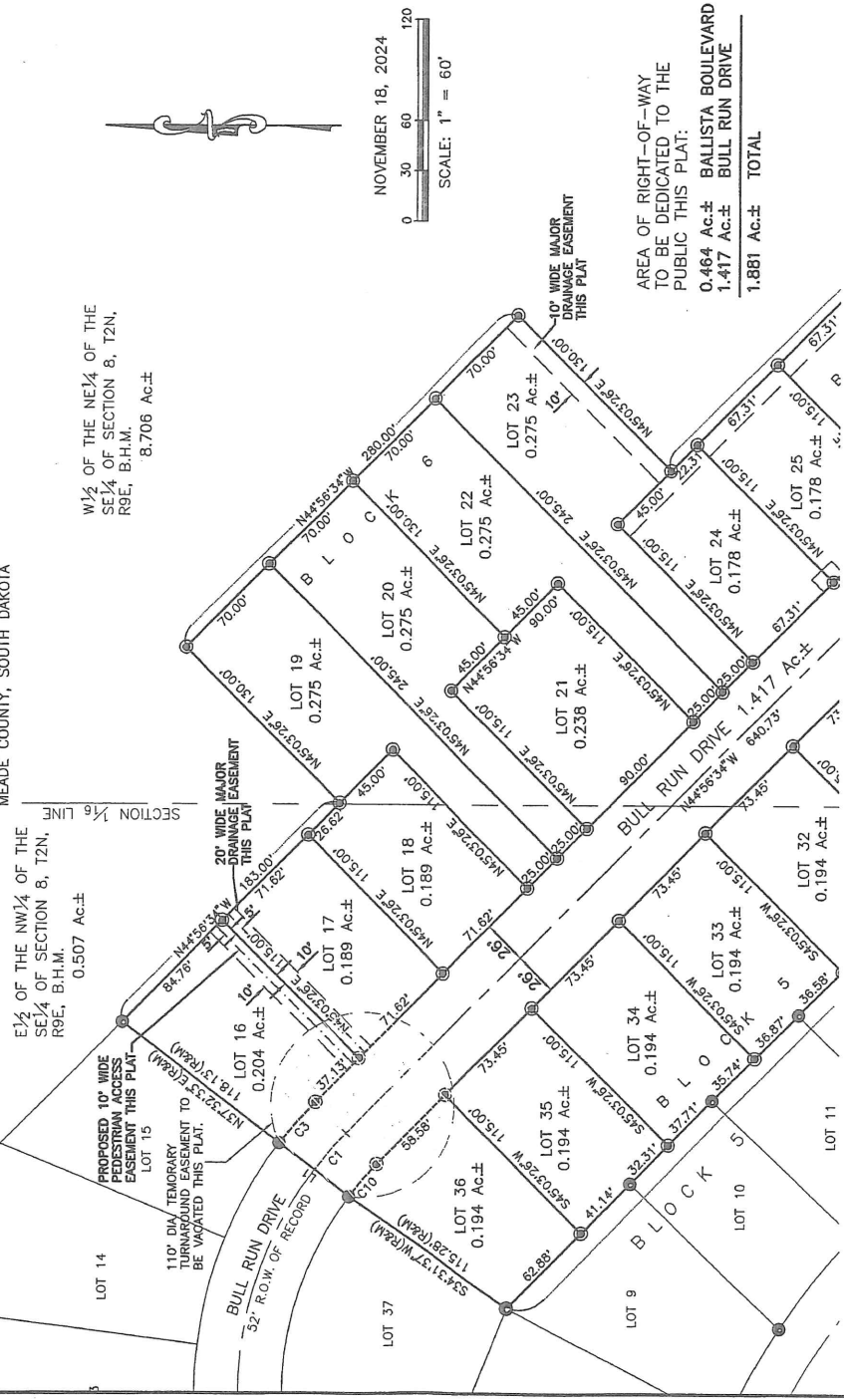
- NOTES:**
- ⊙ Denotes set 5/8" rebar with survey cap marked "Janis LS 11700"
 - Denotes Found Survey Monument marked "Dean Scott LS 4897" unless otherwise noted
 - (R) Denotes Recorded in previous plat or description.
 - (M) Denotes Measured this survey.
 - CB Denotes Chord Bearing
 - CD Denotes Chord Distance
 - Basis of Bearings: Geodetic North Determined by Global Positioning System (GPS) Observations



An eight foot (8') utility and minor drainage easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowners.
 Major drainage easements shall be kept free of all obstructions. Major drainage easements provide the City's Public Works Department the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

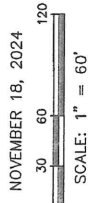
PLAT OF
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 LOTS 16 THROUGH 34 OF BLOCK 6, AND DEDICATED RIGHT-OF-WAY,
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(formerly a portion E½ of the NW¼ of the SE¼ and the W¼ of the NE¼ of the SE¼ of Section 8, T2N, R9E, B.H.M.)
 LOCATED IN THE NW¼ OF THE SE¼ AND IN THE NE¼ OF THE SE¼,
 SECTION 8, T2N, R9E, B.H.M.,
 MEADE COUNTY, SOUTH DAKOTA



W½ OF THE NE¼ OF THE
 SE¼ OF SECTION 8, T2N,
 R9E, B.H.M.
 8.706 Ac±

E½ OF THE NW¼ OF THE
 SE¼ OF SECTION 8, T2N,
 R9E, B.H.M.
 0.507 Ac±



AREA OF RIGHT-OF-WAY
 TO BE DEDICATED TO THE
 PUBLIC THIS PLAT:
 0.464 Ac± BALLISTA BOULEVARD
 1.417 Ac± BULL RUN DRIVE
 1.881 Ac± TOTAL

LINE	BEARING	LENGTH
L1	N37°32'33\"	52.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	28.88'	220.00'	7°30'54\"	N48°42'00\"W	28.83'
C3	32.27'	246.00'	7°30'54\"	N48°42'00\"W	32.24'
C10	25.45'	194.00'	7°30'54\"	N48°42'00\"W	25.43'

NOTES:
 ● Denotes set 5/8\" rebar with survey cap marked \"Janis LS 11700\"
 ○ E of Survey Monument marked \"Dan Scott LS 4897\" unless otherwise noted
 (R) Denotes Recorded in previous plat or description.
 (M) Denotes Measured this survey.
 CB Denotes Chord Bearing
 CD Denotes Chord Distance
 (GPS) Observations
 An eight foot (8') utility and minor drainage easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowners.
 Major drainage easements shall be kept free of all obstructions. Major drainage easements provide the City's Public Works Department the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.



CERTIFICATE OF SURVEYOR
 State of South Dakota
 County of Meade s.s.

I, Jeffrey L. Janis, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed herein, 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 agreements that are not known to me, are not shown herein.

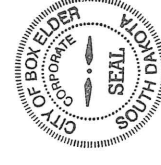
In witness whereof, I have hereunto set my hand and seal.

Jeffrey L. Janis
 Registered Land Surveyor
 Date: 1-23-25

RESOLUTION BY GOVERNING BOARD

State of South Dakota s.s.
 County of Meade
 Whereas, there has been presented to the Governing Board of the City of Box Elder, South Dakota, the within Plat of the above described lands, and it appearing to this Board that:
 a. The system of streets conforms to the system of streets and section lines of the City.
 b. Adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible
 c. All provisions of the City Subdivision Regulations have been complied with.
 d. All taxes and special assessments upon the property have been fully paid.
 e. And the plat and survey have been lawfully executed.
 NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Dawn Johnson
 Mayor, City of Box Elder
 Date: 1-23-25
 Attest: Finance Officer, City of Box Elder
 Date: 1-23-25



CERTIFICATE OF OWNERSHIP
 State of South Dakota
 County of Meade s.s.

I, Daene Boomsma, do hereby certify that I am a Member of JAEINIS, L.L.C., the owners of the tract of land shown and described hereon; that the survey was done at my request for the purposes indicated hereon; that the 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, however, but such dedication shall not be construed to be a donation of the fee of such land.
 In witness whereof, I have set my hand and seal.



Daene Boomsma
 Daene Boomsma, Member
 On the 21 day of January, 2025, before me, a Notary Public, personally appeared Daene Boomsma, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public: *James Larson*
 My Commission Expires: 04/20/28

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 27th day of January, 2025.

Rene Braun
 Director of Equalization of Meade County

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Box Elder, do hereby certify that all special assessments which are liens upon the within described lands are fully paid according to the records of my office.

Dated this 23 day of January, 2025.

Michelle
 Finance Officer of the City of Box Elder

Dated this 23rd day of January, 2025
Alan M. K...
 Planning & Zoning Director of the City of Box Elder

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 will require additional approval.

Dated this 23 day of January, 2025
Alan M. K...
 Highway 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 23rd day of January, 2025
Michelle
 Treasurer of Meade County



CERTIFICATE OF REGISTER OF DEEDS

Doc #25000584 Recording Fee \$60.00
 MEADE COUNTY REGISTER OF DEEDS
 Plats Book 29 Page 53 thru 56 2 Pages
 Recorded 2/5/2025 at 10:44 AM



Lana Anderson, Register of Deeds