



Doc # 25000585 Recording Fee \$30.00

MEADE COUNTY REGISTER OF DEEDS

Miscellaneous Book 987 Page 1645 thru 1648 4 Pages

Recorded 2/5/2025 at 10:45 AM

Lana Anderson, Register of Deeds

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. 24-29

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

WHEREAS, the City of Box Elder has received a written petition for voluntary annexation signed by not less than three-fourths of the registered voters and by the owners of not less than three-fourths of the value of the territory sought to be annexed to the municipality; and

WHEREAS, certain territory, hereinafter more particularly described, is contiguous to the City of Box Elder, South Dakota; and

WHEREAS, the Common Council of the City of Box Elder deems that said area be annexed thereto as follows:

As part of the General Residential 2 (GR2) Zoning District: 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.

NOW, THEREFORE, BE IT RESOLVED by the **Common Council of the City of Box Elder**, that the boundaries of said City of Box Elder, South Dakota, be and they hereby are extended to include the area contiguous to the City of Box Elder, described as follows:

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.

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

Larry Larson

Larry Larson, Mayor

ATTEST:

Renee Baker

Renee Baker, Interim Finance Officer



ATTESTATION

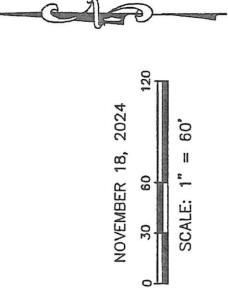
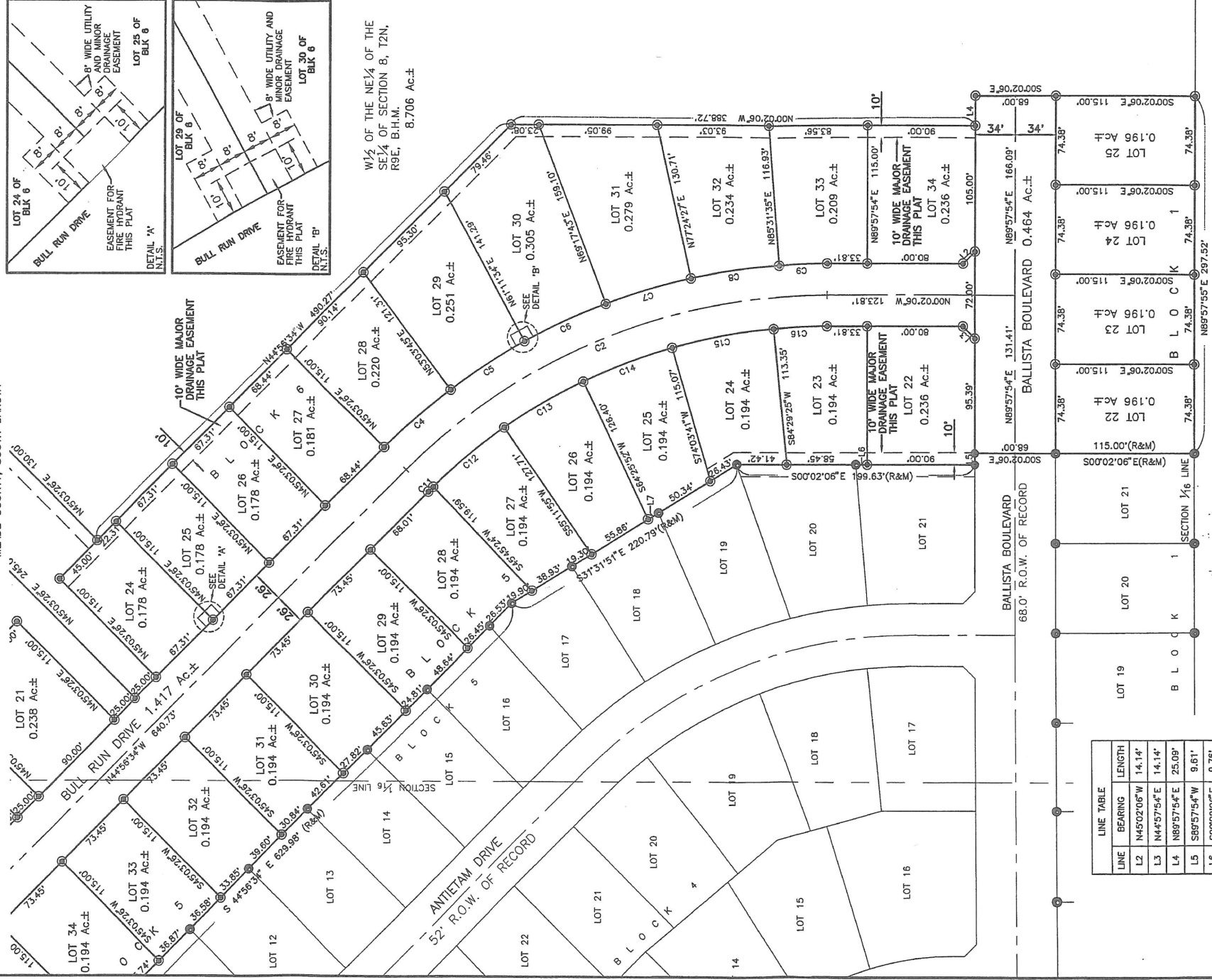
I, Chaz Kokesh, the City Clerk of the City of Box Elder, South Dakota, do hereby attest and state the above resolution was published on December 26, 2024, in the manner required by law and that all procedures required by the State of South Dakota law were complied with. This resolution shall become effective 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 E½ of the NW¼ of the SE¼ and the W½ of the NE¼ 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



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
L2	N45°02'06\"	14.14'
L3	N44°57'54\"	14.14'
L4	N89°57'54\"	25.09'
L5	S89°57'54\"	9.61'
L6	S00°02'06\"	9.78'
L7	S31°31'51\"	10.03'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	391.89'	500.00'	44°54'27\"	N22°29'20\"	381.94'
C4	73.49'	526.00'	8°00'18\"	N40°56'24\"	73.43'
C5	74.54'	526.00'	8°07'50\"	N32°52'21\"	74.58'
C6	74.38'	526.00'	8°06'08\"	N24°45'21\"	74.32'
C7	74.47'	526.00'	8°08'44\"	N16°38'55\"	74.41'
C8	74.54'	526.00'	8°07'08\"	N08°31'59\"	74.47'
C9	40.75'	526.00'	4°26'18\"	N02°15'15\"	40.74'
C11	5.79'	474.00'	0°41'58\"	N44°35'35\"	5.79'
C12	78.11'	474.00'	9°26'30\"	N39°31'20\"	78.02'
C13	76.38'	474.00'	9°13'57\"	N30°11'07\"	76.30'
C14	79.57'	474.00'	9°37'48\"	N20°45'14\"	79.58'
C15	86.28'	474.00'	10°25'44\"	N10°43'27\"	86.16'
C16	45.23'	474.00'	5°28'29\"	N02°46'21\"	45.27'

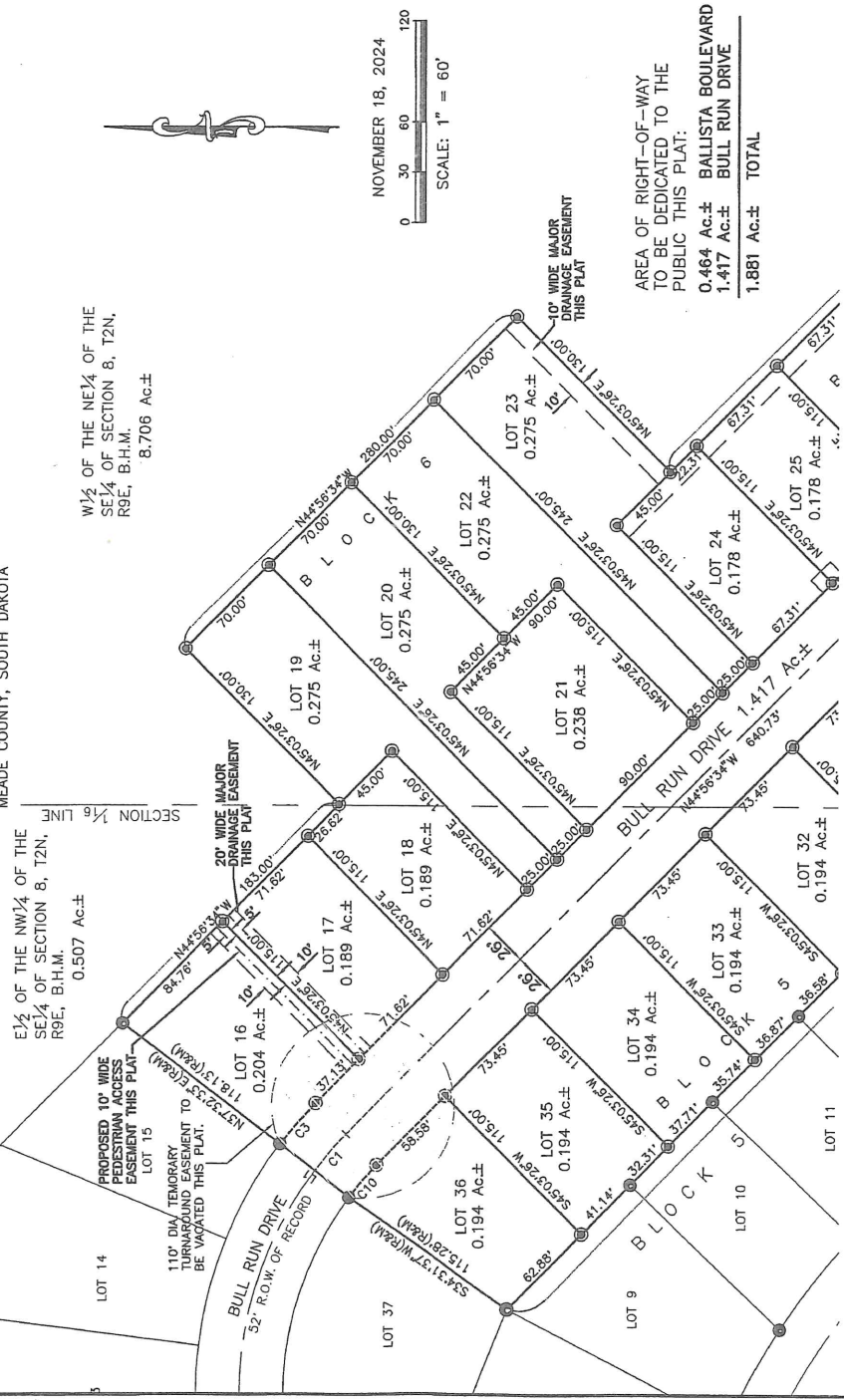


NOTES:
 ● Denotes set 5/8\" rebar with survey cap marked \"Janis LS 11700\"
 ○ Denotes Found Survey Monument marked \"Dean Scott LS 4697\" unless
 Otherwise Recorded in previous plat or description.
 (R) Denotes Recorded in previous plat or description.
 (M) Denotes Major easement.
 CB Denotes Chord 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
**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 E½ of the NW¼ of the SE¼ and the W½ of the NE¼ of Section 8, T2N, R9E, B.H.M.)
 LOCATED IN THE NW¼ OF THE SE¼ AND IN THE SE¼ OF THE SE¼ OF 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±

PROPOSED 10' WIDE
 PEDESTRIAN ACCESS
 EASEMENT THIS PLAT
 LOT 19

110' DIA. TEMPORARY
 TURNAROUND EASEMENT TO
 BE VACATED THIS PLAT.

20' WIDE MAJOR
 DRAINAGE EASEMENT
 THIS PLAT



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"E	52.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	28.68'	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"
 ○ Survey Monument marked "Ben Scott LS 4687" unless otherwise noted
 (F) Denotes Recorded in previous plat or description.
 (M) Denotes Measured this survey.
 CB Denotes Chord Bearing
 CD Denotes Chord Distance
 (GFS) 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, repair, maintenance and maintenance in order to facilitate drainage through these easements.



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

I, Daena Boomgans, do hereby certify that I am a Member of JAENNIS, 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 herein; that the survey and plat are true and correct in all respects and 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, forever, 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.

Owner: JAENNIS, L.L.C.
 Daena Boomgans, Member
 On the 21 day of January, 2025, before me, a Notary Public, personally appeared Daena Boomgans, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public: Janice Krause
 My Commission Expires: 04/28/2028

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 21st day of January, 2025.

Rene Krause
 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 23rd day of January, 2025.

Janice Krause
 Finance Officer of the City of Box Elder



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 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 agreements that are not known to me, are not shown hereon.

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

Jeffrey L. Janis Registered Land Surveyor
 Date: 1-22-25

RESOLUTION BY GOVERNING BOARD

State of South Dakota s.s.
 County of Meade s.s.
 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 conforming to the system of streets of existing plat 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.

Janice Krause
 Mayor, City of Box Elder
 Date: 1-23-25
Janice Krause
 Attest: Finance Officer, City of Box Elder
 Date: 1-23-25

CERTIFICATE OF PLANNING AND ZONING DIRECTOR

State of South Dakota s.s.
 County of Meade s.s.
 I, Planning and Zoning Director of the City of Box Elder, have reviewed this plat and have found it to conform to the Subdivision requirements of Chapter 36.120 of the Box Elder Municipal Code and as such I have approved this Plat as Final Plat

Dated this 23rd day of January, 2025.

Janice Krause
 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 23rd day of January, 2025.

Janice Krause
 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.

Janice Krause
 Treasurer of Meade County

CERTIFICATE OF REGISTER OF DEEDS

Doc #25000584 Recording Fee \$60.00
 MEADE COUNTY REGISTER OF DEEDS
 PLATE BOOK 29 Page 55 thru 56 2 Pages
 Recorded 2/5/2025 at 10:44 AM

Lana Anderson, Register of Deeds