



Doc #25001683 Recording Fee \$30.00

**MEADE COUNTY REGISTER OF DEEDS**

**Miscellaneous Book 995 Page 157 thru 158 2 Pages**

Recorded 4/1/2025 at 9:34 AM

Lana Anderson, Register of Deeds

Prepared By:  
City of Box Elder  
420 Villa Drive  
Box Elder, SD 57719  
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**CITY OF BOX ELDER**

**MEADE COUNTY**

**STATE OF SOUTH DAKOTA**

**RESOLUTION NO. 25-07**

**A RESOLUTION TO APPROVE A PLAT FOR TRACTS 2A AND 2B OF ALBEN SUBDIVISION WITHIN THE  
PLATTING JURISDICTION OF  
THE CITY OF BOX ELDER, MEADE COUNTY, SOUTH DAKOTA**

**WHEREAS, THE PROPERTY LEGALLY DESCRIBED AS:** *Tracts 2A and 2B of Alben Subdivision (formerly Tract 2 of Alben Subdivision) Located in the NW¼ SW¼ of Section 11, T2N, R8E, BHM, 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;

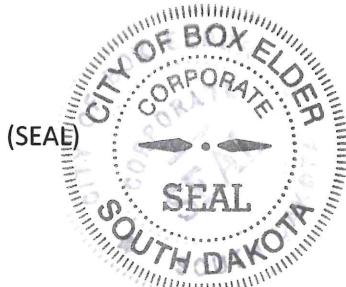
**NOW, THEREFORE, BE IT RESOLVED** by the **Common Council of the City of Box Elder**, that the above-described plat be, and the same is, hereby approved and the Mayor of the City of Box Elder is hereby authorized to endorse on such plat a copy of this resolution and certify its correctness.

**PASSED, APPROVED AND ADOPTED** this 4<sup>th</sup> day of March, 2025.

**ATTEST:**

Larry Larson, Mayor

Renee Baker, Interim Finance Officer





#### ATTESTATION

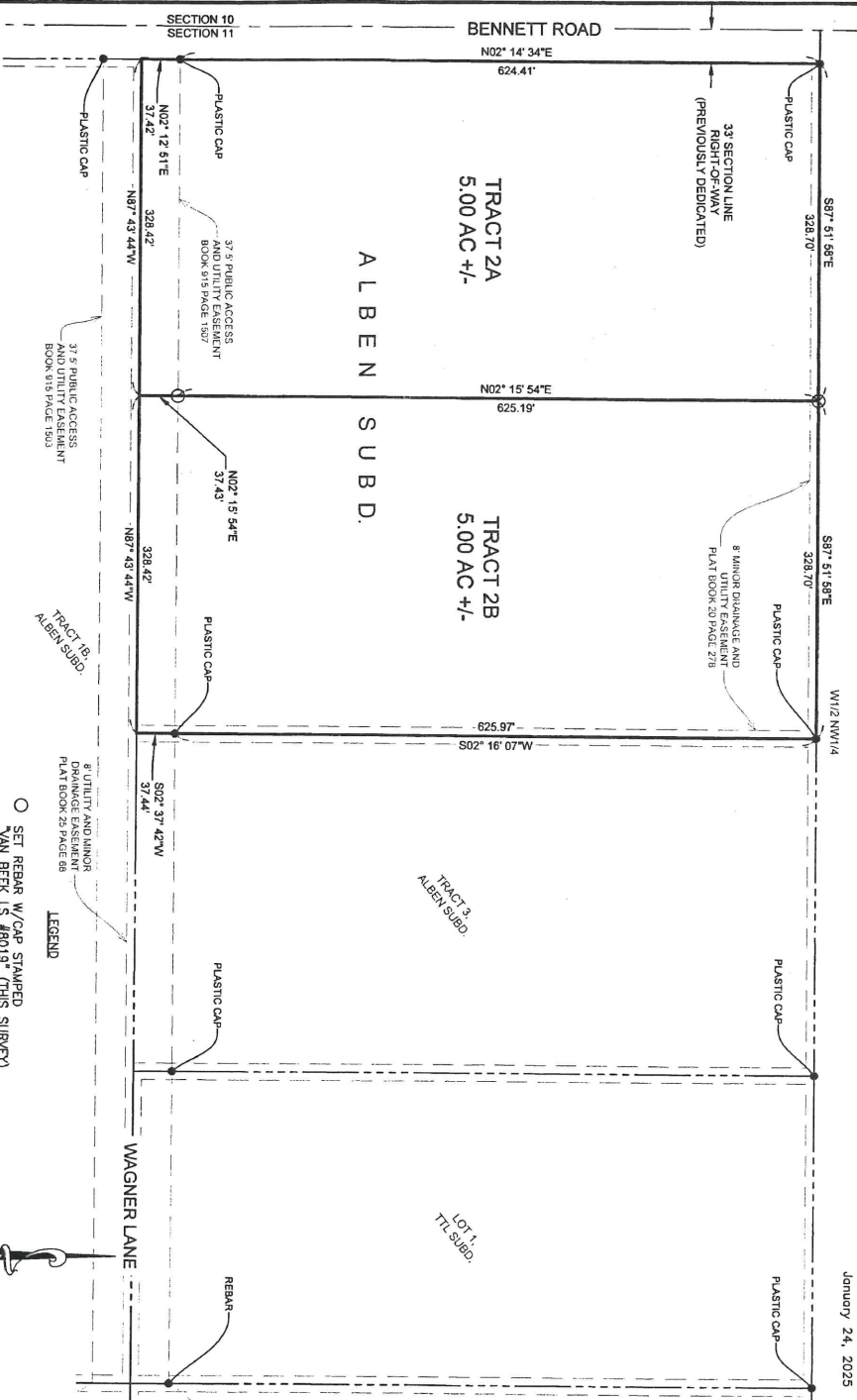
I, Chaz Kokesh, the City Clerk of the City of Box Elder, South Dakota, do hereby attest and state the above resolution was published on March 13, 2025 in the manner required by law and that all procedures required by the State of South Dakota law were complied with. This resolution shall become effective on the twentieth day after its publication, that date being: April 1, 2025.

A handwritten signature in blue ink, reading "Chaz Kokesh", is written over a horizontal line.

Chaz Kokesh, City Clerk

PLAT OF TRACTS 2A AND 2B OF ALBEN SUBDIVISION  
(FORMERLY TRACT 2 OF ALBEN SUBDIVISION)  
LOCATED IN THE NW1/4SW1/4 OF SECTION 11, T2N, R8E, BHM, MEADE COUNTY, SOUTH DAKOTA.

January 24, 2025



NOTES:

1. 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 LANDOWNER.
2. BEARINGS AND COORDINATES SHOWN ARE IN SOUTH DAKOTA STATE PLANE, NORTH ZONE, NAD83(2011).

CERTIFICATE OF OWNERSHIP  
STATE OF SOUTH DAKOTA  
COUNTY OF MEADE S.S.

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT TIL HOLDINGS, LLC AND ARS, LLC, ARE THE OWNERS OF TRACT 2A AND TRACT 2B OF THE ALBEN SUBDIVISION, FORMERLY TRACT 2 OF THE ALBEN SUBDIVISION, AS SHOWN ON THE SURVEY AND WITHIN PLAT OF SAID LAND, 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 TRUST AND SHALL REMAIN SUCH DEDICATION SHALL NOT BE CONTINUED TO BE DONATION OF THE FEE OF SUCH LAND.

OWNER: TIL HOLDINGS, LLC

NOTARY PUBLIC, January 24, 2025, BEFORE ME, A  
NOTARY PUBLIC, PERSONALLY APPEARED Wendy Wehner, KNOWN TO  
ME TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME.

ITS

MY COMMISSION EXPIRES: 11/23/25

OWNER: ARS, LLC

NOTARY PUBLIC, January 24, 2025, BEFORE ME, A  
NOTARY PUBLIC, PERSONALLY APPEARED Chris Smith, KNOWN TO  
ME TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME.

ITS

MY COMMISSION EXPIRES: 11/23/25



CERTIFICATE OF SURVEYOR  
STATE OF SOUTH DAKOTA  
COUNTY OF MEADE S.S.

I, John R. Van Beek, REGISTERED LAND SURVEYOR, NO. 8019, IN THE STATE  
OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT  
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 AGREEMENTS THAT ARE NOT KNOWN TO  
ME ARE NOT SHOWN HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

John R. Van Beek REGISTERED LAND SURVEYOR 8019



CERTIFICATE OF FINANCE OFFICER  
STATE OF SOUTH DAKOTA  
COUNTY OF MEADE S.S.

I, FINANCE OFFICER OF THE CITY OF BOX ELDER, DO HEREBY CERTIFY THAT  
ALL SPECIAL ASSESSMENTS WHICH ARE LIES UPON THE DESCRIBED LANDS  
ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATED THIS 11 DAY OF February, 2025.

FINANCE OFFICER OF THE CITY OF BOX ELDER



CERTIFICATE OF REGISTER OF DEEDS  
STATE OF SOUTH DAKOTA  
COUNTY OF MEADE S.S.

Doc #25001684 Recording Fee \$60.00  
MEADE COUNTY REGISTER OF DEEDS  
Plat Book 29 Page 73 thru 75 1 Pages  
Recorded 4/12/2025 at 9:35 AM  
Lynn Anderson, Register of Deeds



- ☐ SET REBAR W/OAP STAMPED  
VAN BEEK IS #8019\* (THIS SURVEY)
- ☐ FOUND MONUMENT AS DESCRIBED
- PROPERTY AS DESCRIBED
- EXISTING EASEMENT LINE
- PROPERTY LINE
- SECTION LINE

CERTIFICATE OF DIRECTOR OF EQUALIZATION  
I, DIRECTOR OF EQUALIZATION OF MEADE COUNTY, DO HEREBY CERTIFY THAT I HAVE ON RECORD,  
IN MY OFFICE, A DATED COPY OF THE WITHIN DESCRIBED PLAT.

DATED THIS 5th DAY OF February, 2025.

Dir. Doe  
DIRECTOR OF EQUALIZATION OF MEADE COUNTY

CERTIFICATE OF PLANNING & ZONING DIRECTOR

I, PLANNING & 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 14th DAY OF February, 2025.

Dir. Taylor  
PLANNING & ZONING DIRECTOR OF THE CITY OF BOX ELDER

RESOLUTION OF GOVERNING BOARD

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 OF EXISTING PLAT AND  
SECTION LINES OF THE CITY.
- B. THE PROPOSED PLAT PROVIDES 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. THE PLAT AND THE SURVEY HAVE BEEN LAMFULLY EXECUTED.

NOW THEREFORE, BE IT RESOLVED THAT SAID PLAT IS HEREBY APPROVED IN ALL RESPECTS.

DATED THIS 11 DAY OF February, 2025.

Dir. Johnson  
MAYOR OF BOX ELDER

ATTEST: FINANCE OFFICER, CITY OF BOX ELDER

CERTIFICATE OF COUNTY TREASURER

I, TREASURER OF MEADE COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES,  
WHICH ARE DUE UPON THE WITHIN DESCRIBED LANDS, ARE FULLY PAID, ACCORDING TO  
THE RECORDS OF MY OFFICE.

DATED THIS 5th DAY OF February, 2025.

Marvin Smith  
TREASURER OF MEADE COUNTY



CERTIFICATE OF HIGHWAY OR STREET AUTHORITY  
THE LOCATION OF THE PROPOSED PROPERTY 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 14th DAY OF February, 2025.

Dir. Doe  
HIGHWAY STREET AUTHORITY

OWNERS:

TIL HOLDINGS, LLC  
4987 RECHANTED PINES ROAD  
RAPID CITY, SD 57701

ARS, LLC  
22470 BENNETT ROAD  
RAPID CITY, SD 57701

PREPARED BY:  
LAND ENGINEERING, INC.  
1805 54MICO ROAD  
RAPID CITY, SD 57702  
PHONE: 605-343-3311