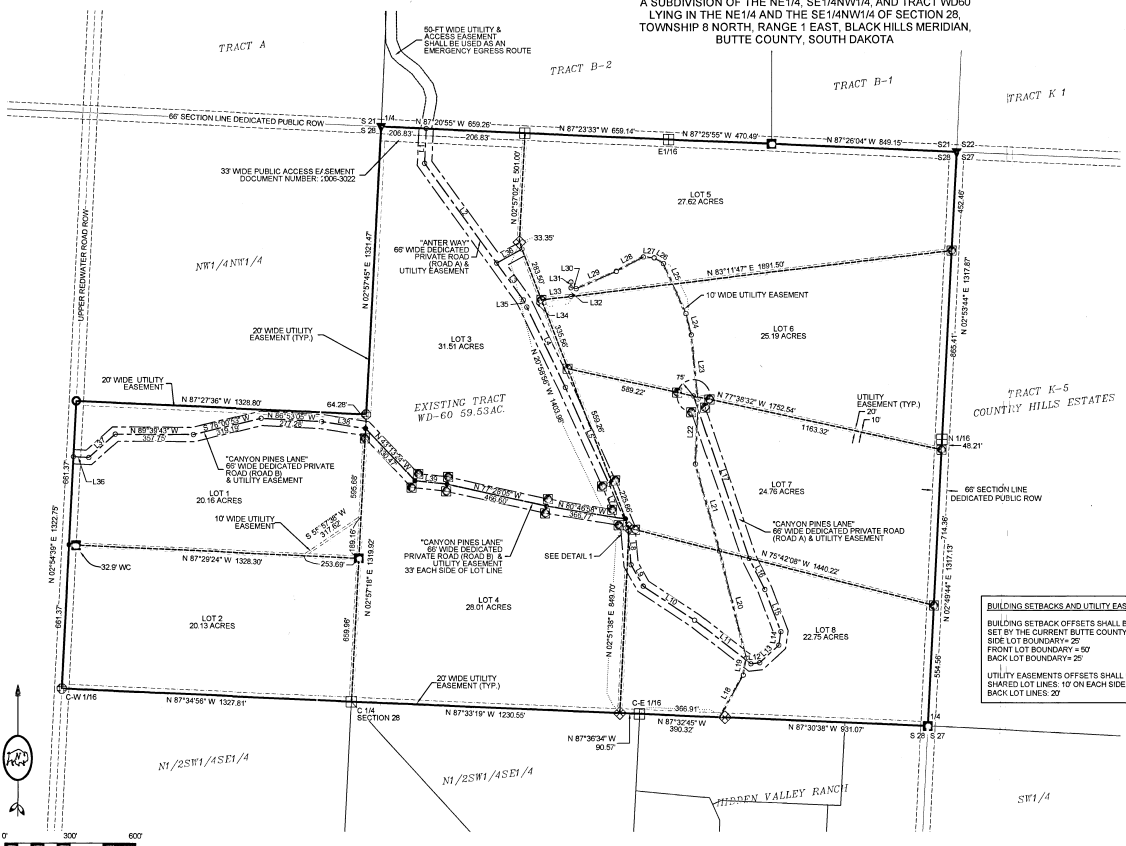


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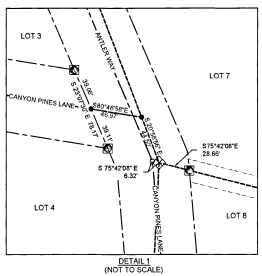
PLAT OF LOTS 1 THROUGH 8 OF BUCKHORN ESTATES  
 A SUBDIVISION OF THE NE1/4, SE1/4NW1/4, AND TRACT WD60  
 LYING IN THE NE1/4 AND THE SE1/4NW1/4 OF SECTION 28,  
 TOWNSHIP 8 NORTH, RANGE 1 EAST, BLACK HILLS MERIDIAN,  
 BUTTE COUNTY, SOUTH DAKOTA



- LEGEND**
- 1-1/2" ALUMINUM CAP STAMPED LS 12396
  - ORANGE PLASTIC CAP STAMPED 6555
  - ORANGE PLASTIC CAP STAMPED 6577
  - 1-1/2" ALUMINUM CAP STAMPED 6577
  - 1" CAP STAMPED ARLETH & ASSOC.
  - REBAR
  - STONE
  - ACTUAL CORNER POSITION
  - POINT OF INTERSECTION
  - SUBDIVISION BOUNDARY
  - LOT LINES
  - RIGHT OF WAY
  - ROAD CENTERLINE
  - PREVIOUSLY PLATTED LOT LINES
  - DEDICATED PUBLIC RIGHT OF WAY
  - UTILITY EASEMENT
  - SECTION LINE
  - QUARTER SECTION LINE
  - SIXTEENTH SECTION LINE
  - 1-1/2" CAP ALONG R.O.W. (TYP.) SET ON THE RIGHT-OF-WAY LINE. PROPERTY LINE IS THE CENTERLINE OF THE PRIVATE ROAD OR SECTION LINE RIGHT OF WAY

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 87°42'36" W	158.01
L2	S 39°21'48" E	773.49
L3	S 39°47'48" E	255.19
L4	S 24°43'36" E	442.99
L5	S 31°18'00" E	490.99
L6	S 33°05'36" E	215.49
L7	S 33°05'36" E	188.74
L8	S 33°05'36" E	113.59
L9	S 33°05'36" E	113.59
L10	S 33°05'36" E	113.59
L11	S 33°05'36" E	113.59
L12	S 33°05'36" E	113.59
L13	S 33°05'36" E	113.59
L14	S 33°05'36" E	113.59
L15	S 33°05'36" E	113.59
L16	S 33°05'36" E	113.59
L17	S 33°05'36" E	113.59
L18	S 33°05'36" E	113.59
L19	S 33°05'36" E	113.59
L20	S 33°05'36" E	113.59
L21	S 33°05'36" E	113.59
L22	S 33°05'36" E	113.59
L23	S 33°05'36" E	113.59
L24	S 33°05'36" E	113.59
L25	S 33°05'36" E	113.59
L26	S 33°05'36" E	113.59
L27	S 33°05'36" E	113.59
L28	S 33°05'36" E	113.59
L29	S 33°05'36" E	113.59
L30	S 33°05'36" E	113.59
L31	S 33°05'36" E	113.59
L32	S 33°05'36" E	113.59
L33	S 33°05'36" E	113.59
L34	S 33°05'36" E	113.59
L35	S 33°05'36" E	113.59
L36	S 33°05'36" E	113.59
L37	S 33°05'36" E	113.59
L38	S 33°05'36" E	113.59
L39	S 33°05'36" E	113.59
L40	S 33°05'36" E	113.59
L41	S 33°05'36" E	113.59
L42	S 33°05'36" E	113.59
L43	S 33°05'36" E	113.59
L44	S 33°05'36" E	113.59
L45	S 33°05'36" E	113.59
L46	S 33°05'36" E	113.59
L47	S 33°05'36" E	113.59
L48	S 33°05'36" E	113.59
L49	S 33°05'36" E	113.59
L50	S 33°05'36" E	113.59



**BUILDING SETBACKS AND UTILITY EASEMENTS**

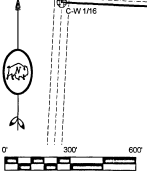
BUILDING SETBACK OFFSETS SHALL BE AS FOLLOWS OR SET BY THE CURRENT BUTTE COUNTY ORDINANCE:  
 SIDE LOT BOUNDARY - 25'  
 FRONT LOT BOUNDARY - 50'  
 BACK LOT BOUNDARY - 25'

UTILITY EASEMENTS OFFSETS SHALL BE AS FOLLOWS:  
 SHARED LOT LINES: 10' ON EACH SIDE  
 BACK LOT LINES: 20'

PREPARED BY:  
**BEAR LODGE ENGINEERING & SURVEYING**  
 P.O. BOX 130, 420 CLEVELAND STREET  
 GUIDANCE, WY 82729 (307) 255-9353

**BUCKHORN ESTATES**  
 A SUBDIVISION OF THE NE1/4, SE1/4NW1/4, AND TRACT WD60 LYING IN THE NE1/4 AND THE SE1/4NW1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 1 EAST, BLACK HILLS MERIDIAN, BUTTE COUNTY, SOUTH DAKOTA

DRAWN BY:	CAS	DATE:	6/1/2022	SCALE:	1" = 300'	DRAWING NO.:	21653 NEW BUCK
REVISED BY:	CJH	DATE:	6/05/2023	SHEET:	1 OF 2	MAP NO.:	



P  
A SUBDIVISI  
NE 1/4 AND 1  
EAST,

BUCKHORN ESTATES, LOTS 1 - 8

A SUBDIVISION OF THE NE 1/4, SE 1/4 NW 1/4, AND TRACT WD 60. LYING IN THE NE 1/4 AND THE SE 1/4 NW 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 1 EAST, BLACK HILLS MERIDIAN, BUTTE COUNTY, SOUTH DAKOTA

200.13 ACRES TO BE SUBDIVIDED INTO 8 LOTS.

CURRENT CONDITIONS: PROPOSED MEADOW ESTATE IS CURRENTLY UNDEVELOPED PASTURE LAND. THE ADJACENT LAND TO THE WEST ACROSS THE COUNTY ROAD IS AGRICULTURAL WITH CATTLE RUNNING ON THE LAND. THE LAND TO THE NORTH AND SOUTH IS SUBDIVIDED IN THE SAME MANNER AS THIS PROPOSED SUBDIVISION. THE WEST BOUNDARY OF THIS PROPOSED SUBDIVISION IS COUNTY ROAD UPPER REDWATER ROAD.

ENGINEER AND SURVEYOR

BEAR LODGE ENGINEERING AND SURVEYING  
420 CLEVELAND STREET  
PO BOX 130  
SUNDANCE, WYOMING 82729  
(307) 283-3633

SUBDIVIDER

SANTA MARIA LAND AND CATTLE CORPORATION  
10151 SOUTH DAKOTA HIGHWAY 34  
BELLE FOURCHE, SD 57717  
(707) 499-5575

PRIVATE ROAD EASEMENT ACREAGE

66' WIDE PRIVATE DRIVE = 7.02 ACRES  
ROAD A = 4.02 ACRES  
ROAD B = 4.02 ACRES  
TOTAL = 11.04 ACRES

APPROVED OF THE BUTTE COUNTY PLANNING COMMISSION  
STATE OF SOUTH DAKOTA, COUNTY OF BUTTE

THIS PLAT IS HEREBY APPROVED BY THE BUTTE COUNTY PLANNING COMMISSION.

DATED ON THIS 12<sup>th</sup> DAY OF December, 2023

SECRETARY \_\_\_\_\_  
CHAIRMAN Ned Lewis

APPROVAL OF ACCESS BY ROAD AUTHORITY  
STATE OF SOUTH DAKOTA, COUNTY OF BUTTE

THE LOCATION OF THE EXISTING ACCESS TO THE HIGHWAY OR STREET AS SHOWN HEREIN IS HEREBY APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW, INCLUDING ADMINISTRATIVE RULE OF SOUTH DAKOTA 70.09.01.02.

DATED ON THIS Dec DAY OF 9 - 2023

Dwaine Kester  
SDDOT AUTHORITY

APPROVAL OF THE COUNTY DIRECTOR OF EQUALIZATION  
STATE OF SOUTH DAKOTA, COUNTY OF BUTTE

I, Christina Wilson, BUTTE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.

DATED ON THIS 7 DAY OF December, 2023

Christina Wilson  
BUTTE COUNTY DIRECTOR OF EQUALIZATION

OFFICE OF THE REGISTER OF DEEDS  
STATE OF SOUTH DAKOTA, COUNTY OF BUTTE

FILED FOR RECORD THIS 17<sup>th</sup> DAY OF January, 2024 AT 9:25 am  
O'CLOCK \_\_M., AND

RECORDED IN DOCUMENT 020240088 PB19 page 72

Mary Beth Kindstater, Deputy  
BUTTE COUNTY REGISTER OF DEEDS



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PLAT OF LOTS 1 THROUGH 8 OF BUCKHORN ESTATES

DIVISION OF THE NE1/4, SE1/4NW1/4, AND TRACT WD60 LYING IN THE  
AND THE SE1/4NW1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 1  
AST, BLACK HILLS MERIDIAN, BUTTE COUNTY, SOUTH DAKOTA

CERTIFICATE OF COUNTY TREASURER  
STATE OF SOUTH DAKOTA, COUNTY OF BUTTE

Debbi Kensegraw, BUTTE COUNTY TREASURER, DO HEREBY CERTIFY THAT 2022 TAXES WHICH  
RE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID.



DATED ON THIS 4th DAY OF December, 2023.

Debbi Kensegraw  
BUTTE COUNTY TREASURER

APPROVAL OF THE BUTTE COUNTY BOARD OF COMMISSIONERS  
STATE OF SOUTH DAKOTA, COUNTY OF BUTTE

IT IS RESOLVED THAT THE BUTTE COUNTY BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO  
HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, BUTTE COUNTY,  
SOUTH DAKOTA.

DATED ON THIS 13 DAY OF December 2023

Stan Harms  
CHAIRMAN

OWNER'S CERTIFICATE  
STATE OF SOUTH DAKOTA, COUNTY OF BUTTE

Elaina Parker Pies DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE  
PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT  
DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION,  
EROSION AND SEDIMENT CONTROL REGULATIONS. WE HEREBY DEDICATE TO PRIVATE USE, ANY RIGHT OF WAY  
S SHOWN HEREON, AND HEREBY DEDICATE ANY UTILITY EASEMENTS SHOWN OR NOTED HEREON TO SUCH USE.

DATED ON THIS 28 DAY OF November, 2023

Elaina Parker Pies 10151 Hwy 34 Belle Fourche, SD 57117  
OWNER ADDRESS

10151 Hwy 34 Belle Fourche, SD 57117  
OWNER ADDRESS

ACKNOWLEDGMENT OF OWNER  
STATE OF South Dakota COUNTY OF Butte

ON THIS 28th OF November, 2023.

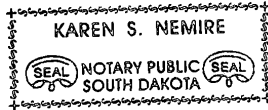
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Elaina Parker

KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO

EXECUTED THE FOREGOING CERTIFICATE.

NOTARY PUBLIC: Karen S. Nemire

MY COMMISSION EXPIRES: 4/4/24



CERTIFICATE OF SURVEYOR

STATE OF SOUTH DAKOTA )  
COUNTY OF BUTTE )

MATTHEW GOODSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA,  
REG. NO. 12396, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER AND UNDER MY  
SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND  
DESCRIBED HEREON. I ALSO CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE  
OWNERSHIP OR EASEMENTS OF RECORD. I FURTHER STATE THAT I DID NOT OBTAIN THE  
SIGNATURES FOR THE CERTIFICATES OTHER THAN THE SURVEYOR CERTIFICATE. IN WITNESS  
HEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

DATED ON THIS 30th DAY OF October, 2023

Matthew Goodson  
MATTHEW GOODSON L.S. 12396



PREPARED BY:	<b>BEARLOTT</b>
DRAWN BY:	CAS
REVISED BY:	CJH

IN THE RANGE 1  
OTA

2024 TAXES WHICH



THE WITHIN PLAT, DO  
EDS, BUTTE COUNTY,

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ISE, ANY RIGHT OF WAY  
D HEREON TO SUCH USE.

*Belle Fourche, SD 57117*  
*Belle Fourche, SD 57117*

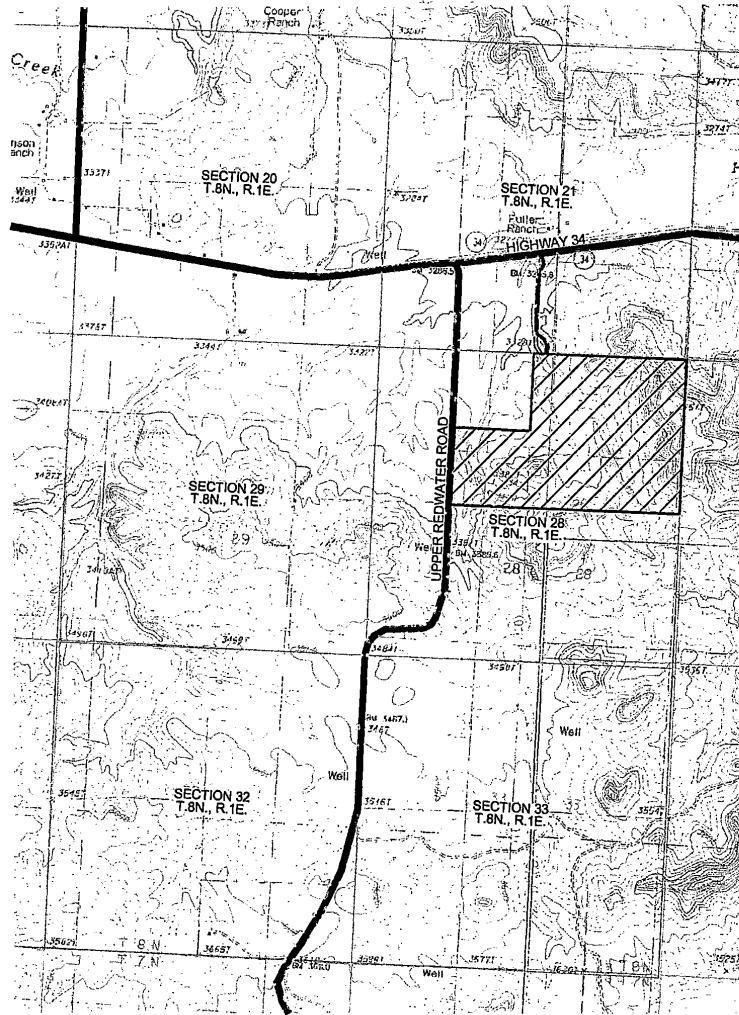
*Parker*

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LOCATION MAP  
1" = 2000'

PREPARED BY:

**BEARLODGE ENGINEERING & SURVEYING**

P.O. BOX 130, 420 CLEVELAND STREET  
SUNDANCE, WY 82729 (307) 283-3633

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