

PLAT OF

ALL IN SECTION 21, T2N, R9E, B.H.M.,

LEGEND

- DENOTES SET 5/8" REBAR MARKED "LS-6117"
 ● DENOTES FOUND SURVEY MONUMENT AS DESCRIBED HEREON
 ALL DIMENSIONS ON THIS PLAT ARE MEASURED.
 ALL RECORD MEASUREMENTS PER DOC.# A202018433

BASIS OF BEARING:
RAPID CITY CONTROL NETWORK - SOUTH DAKOTA STATE PLANE SOUTH ZONE
(NAD83-2011).

UTILITY AND MINOR DRAINAGE EASEMENTS:
A TEN FOOT (10') UTILITY AND MINOR DRAINAGE EASEMENT IS HEREBY GRANTED ON THE INTERIOR OF ALL FRONT AND REAR LOT LINES, AND AN EIGHT FOOT (8') UTILITY AND MINOR DRAINAGE EASEMENT IS HEREBY GRANTED ON THE INTERIOR OF ALL SIDE LOT LINES. REMOVAL OR MODIFICATION OF ANY OBSTRUCTION OR IMPEDIMENT TO SUCH AN EASEMENT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDOWNERS.

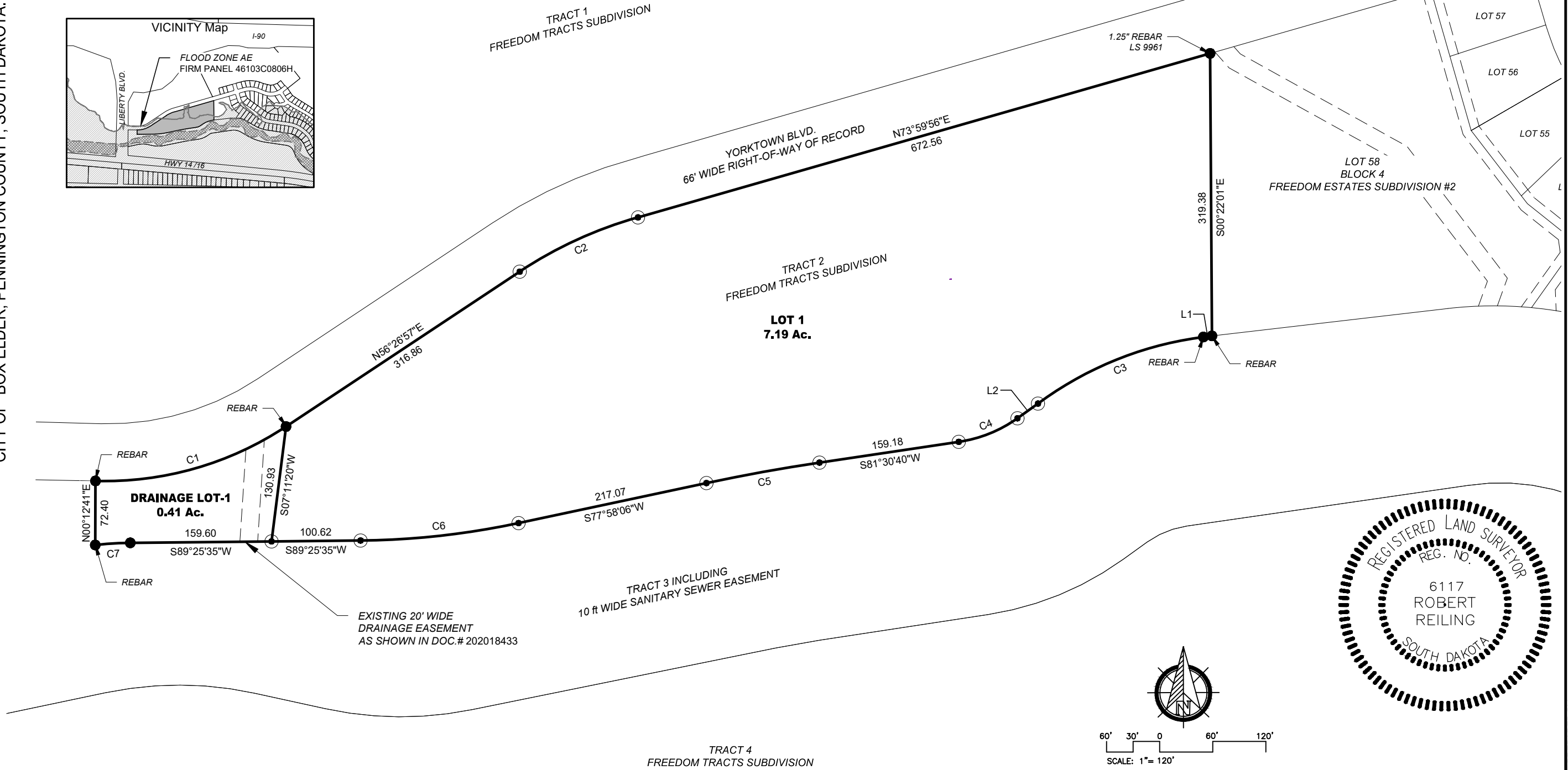
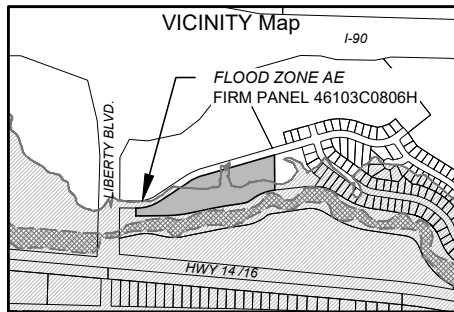
MAJOR DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIONS. MAJOR DRAINAGE EASEMENTS PROVIDE THE CITY'S PUBLIC WORKS DEPARTMENT THE RIGHTS OF ENTRY, CONSTRUCTION, AND MAINTENANCE IN ORDER TO FACILITATE DRAINAGE THROUGH THESE EASEMENTS."

WITH THE ACCEPTANCE OF THIS PLAT THE EXISTING 20' WIDE DRAINAGE EASEMENT AS SHOWN IN
DOC #A202018433 WILL BE VACATED

"FLOOD INSURANCE RATE MAP PANEL 46103C0806H WITH AN EFFECTIVE DATE OF 06/03/2013 INDICATES THE PRESENCE OF A FLOOD HAZARD AREA WITHIN THE AREA REPRESENTED ON THIS PLAT."

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.76	S82°30'47"W
L2	28.53	S54°20'15"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	227.51	370.00	035°13'51"	N74°03'04"E	223.94
C2	147.65	475.63	017°47'12"	S65°20'33"W	147.06
C3	203.69	399.84	029°11'16"	S68°03'45"W	201.50
C4	72.17	149.94	027°34'37"	N68°07'33"E	71.47
C5	129.79	2099.18	003°32'33"	S79°44'23"W	129.77
C6	179.91	899.65	011°27'28"	N83°41'50"E	179.61
C7	39.71	400.00	005°41'14"	S86°28'52"W	39.69



60' 30' 0 60' 120'

SCALE: 1" = 120'

DATE: 26 March 2026

PLAT OF
LOT 1 AND DRAINAGE LOT-1 OF FREEDOM TRACTS SUBDIVISION
(Formerly Tract 2 of Freedom Tracts Subdivision)
ALL IN SECTION 21, T2N, R9E, B.H.M.,
CITY OF BOX ELDER, PENNINGTON COUNTY, SOUTH DAKOTA.



CERTIFICATE OF OWNERSHIP

State of South Dakota
County of Pennington S.S.

I/We, the undersigned do hereby certify that I/We are the owner of the land as shown and described hereon; that the plat was done at the request and direction of the owner for the purpose indicated hereon; and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

This plat is subject to all easements, restrictions, and rights-of-way of record. Any easements or rights-of-way dedicated by the plat are indicated on the drawing for the purposes specified.

Owner: _____
South Dakota Ellsworth Development Authority

On this ____ day of _____, 20____, before me, a Notary Public, personally appeared _____, known to me to be the person described in the foregoing instrument and acknowledged to me that he/she signed the same.

NOTARY PUBLIC: _____

My commission expires: _____

CERTIFICATE OF FINANCE OFFICER

State of South Dakota
County of Pennington S.S.

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

Dated this ____ day of _____, 20 ____.

Finance Officer of the City of Box Elder

CERTIFICATE OF PLANNING AND ZONING DIRECTOR

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 ____ day of _____, 20 ____.

Planning and Zoning Director of the City of Box Elder

RESOLUTION OF THE GOVERNING BOARD

State of South Dakota
County of Pennington 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:

- 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 the plat and survey have been lawfully executed.

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

Dated this ____ day of _____, 20 ____.

Mayor of the City of Box Elder

Attest: Finance Officer, City of Box Elder

CERTIFICATE OF SURVEYOR

State of South Dakota
County of Pennington S.S.

I, Robert A. Reiling, Registered Land Surveyor No. 6117 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed hereon I have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge, information, and belief. Certain easements, restrictions, or other title matters of public record or private agreement may not be shown.

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

Robert A. Reiling, Registered Land Surveyor Date: _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION

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

Dated this ____ day of _____, 20 ____.

Director of Equalization of Pennington County

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, South Dakota 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 ____ day of _____, 20 ____.

Treasurer of Pennington County

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access and property lines relative to the abutting Highway or Street as shown hereon, is hereby approved. Any changes to the approved access location shall require additional approval.

Dated this ____ day of _____, 20 ____.

Highway / Street Authority

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Pennington S.S.

Filed this ____ day of _____, 20____.
Document Number _____

Register of Deeds

PREPARED BY:

TDG

Engineers@ToweyDesignGroup.com * 147 Chisholm Drive * P.O. BOX 67 * Box Elder, SD 57719 * Phone 605.600.3758

PAGE 2 OF 2

#TDG-024-039

P:\24-039 - Freedom Estates Survey\24-039-501\Drawings\plat\24-039 SDEA PLAT.dwg 3/26/2026 10:43am