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MEADE COUNTY REGISTER OF DEEDS

Miscellaneous Book 995 Page 1239 thru 1240 2 Pages

Recorded 7/28/2025 at 8:48 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. 25-24

A RESOLUTION TO APPROVE A PLAT FOR LOTS 1, 2, 3, 4, AND 5 OF WYNGARD SUBDIVISION WITHIN THE PLATTING JURISDICTION OF THE CITY OF BOX ELDER, MEADE COUNTY, SOUTH DAKOTA

WHEREAS, THE PROPERTY LEGALLY DESCRIBED AS: *Lots 1, 2, 3, 4, and 5 of Wyngard Subdivision (Formerly a Portion of the N½ of the NW¼) All in Section 8, Township 2 North, Range 9 East, Black Hills Meridian, 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 1 day of July, 2025.

ATTEST:

Renee Baker, Finance Officer

Larry Larson, Mayor

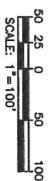


ATTESTATION

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 July 8, 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: July 27, 2025.

Chaz Kokesh
Chaz Kokesh, City Clerk

Plat of Lots 1, 2, 3, 4, and 5 of Wyngard Subdivision
(formerly a portion of the N1/2 of the NW1/4)
All in Section 8, T2N, R9E, B.H.M.,
Meade County, South Dakota



The Basis of Bearings for this survey is NAD 83/2011 (epoch 2010.00) South Dakota State Plane coordinate system, South Zone in U.S. Survey Feet. Distances and Bearings shown hereon are grid distances and grid bearings. The combined scale factor to convert from grid distance to ground distance is 1.00019864985 and the Convergence is -1.6549°

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 including fences. Major Drainage Easements provide the Box Elder Public Works Department, or their designee(s), the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

LEGEND

- = Found Survey Monument LS 3095 or as noted
 - ⊙ = Set Rebar with cap marked "RW Flak 6565"
- June 5, 2025



Plat of Lots 1, 2, 3, 4, and 5 of Wyingard Subdivision
(formerly a portion of the N1/2 of the NW1/4)
All in Section 8, T2N, R9E, B.H.M.,
Meade County, South Dakota



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

I, Steve Roy Wynn, Managing Member of Wyingard Investments, LLC, do hereby certify that we are the owners as shown and described hereon; that the survey was done at our request for the purpose indicated hereon; that we do hereby approve the survey and within plat of said land; and that the development of this land shall conform to all 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 shall be subject to public use, but such dedication shall not be construed to be a donation of the fee of such land.

By: Steve Roy Wynn
Steve Roy Wynn, Managing Member of Wyingard Investments, LLC.

On this 09 day of July, 2025, before me, a Notary Public, personally appeared Steve Roy Wynn, Managing Member of Wyingard Investments, LLC, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that he executed the same for the purposes therein contained.

NOTARY PUBLIC: Kelli Eleeson
My commission expires: 03/13/31



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 liens upon the described lands are fully paid according to the records of my office.

Dated this 10 day of July, 2025.
PJB
Finance Officer of the City of Box Elder



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 09 day of July, 2025
Aimee Foster
Planning & Zoning Director of the City of Box Elder

RESOLUTION OF THE 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:

- 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 this plat and survey have been lawfully executed.

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

Dated this 14 day of July, 2025.

Shirley Johnson
Mayor of the City of Box Elder
PJB
City of Box Elder Finance Officer



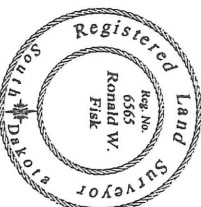
CERTIFICATE OF SURVEYOR
State of South Dakota
County of Meade S.S.

I, Ronald W. Fisk, Registered Land Surveyor No. 6595 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 same is a true and correct representation of said survey, and I am not aware of any person or persons who are not shown hereon, that are not known to me are not shown hereon.

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

Ronald W. Fisk
Ronald W. Fisk, Registered Land Surveyor

Date: 6-16-25



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.

6/15/25
Highway or Street Authority Date

CERTIFICATE OF COUNTY TREASURER
State of South Dakota
County of Meade S.S.

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. 2024 before AD

Dated this 18th day of July, 2025.
Colleen Callaway, Dep
Treasurer of Meade County



CERTIFICATE OF DIRECTOR OF EQUALIZATION
State of South Dakota
County of Meade S.S.

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

Dated this 18th day of July, 2025.
Approved: Aimee Foster
Director of Equalization of Meade County
Received: Aimee Foster

CERTIFICATE OF REGISTER OF DEEDS
State of South Dakota
County of Meade S.S.

Doc #25004283 Recording Fee \$60.00
MEADE COUNTY REGISTER OF DEEDS
Plat Book 29 Page 93 thru 94 2 Pages
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Lana Anderson, Register of Deeds



PREPARED BY:

ADVANCED DESIGN Engineering & Surveying, Inc.

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CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
PROJECT MANAGEMENT • CONSTRUCTION ADMINISTRATION