

**AGENDA**  
**CUSTER COUNTY PLANNING COMMISSION**  
**REGULAR MEETING OCTOBER 7, 2025**  
**4:00 PM, COMMISSIONERS' ROOM, CUSTER COUNTY**  
**COURTHOUSE**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

The Chairman may change the order of agenda items during the meeting for the convenience of the meeting attendees.

**A. Approval of Minutes.**

Approval of the Draft Minutes for September 9<sup>th</sup>, 2025 Meeting

**B. Conflict of Interest Declaration**

**C. Public Comment**

**D. PERMIT, PETITION AND PLAT REVIEW:**

**AGENDA ITEM #1:**

**SECTION LINE VACATION:**

N ½ SE ¼ SE ¼, & S ½ SE ¼ SE ¼, OF SECTION 22, T3S, R4E, & SW ¼ SW ¼ OF SECTION 23, T3S, R4E AND

GOV LOT 12 OF SECTION 23, T3S, R4E, & PT NE ¼ NE ¼ & LOT 1 OF BAUER-2 OF SAXTON SUBDIVISION IN THE NE ¼ & TRACT 2 OF LOT 2 OF BAUER-2 OF SAXTON SUBDIVISION IN THE NE ¼ IN SECTION 27, T3S, R4E AND

W ½ SE ¼ OF SECTION 22, T3S, R4E & LOTS 5, 4, 3 LOCATED IN THE NW ¼ NE ¼ OF SECTION 27 T3S, R4E AND

S ½ SE ¼ SE ¼ OF SECTION 22, T3S, R4E & PT NE ¼ NE ¼ IN SECTION 27, T3S, R4E AND

SW ¼ SW ¼ OF SECTION 23, T3S, R4E & GOVERNMENT LOT 12 IN SECTION 26 T3S, R4E

ALL LOCATED IN CUSTER COUNTY, SOUTH DAKOTA.

**Applicants:** Daniel & Amy Scherer & Cleveland Trimble  
**Current Parcel ID:** 000619, 000620, 015470, 015471, 000637, 000618

**AGENDA ITEM #2:**

PRELIM/FINAL PLAT OF: BAUMFALK TRACT 1 AND BAUMFALK TRACT 2 OF HES #89 SUBDIVISION, LOCATED IN THE SE ¼ NE ¼ OF SECTION 33, T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants:** Erin Baumfalk  
**Current Parcel ID:** 005427

**AGENDA ITEM #3:**

PRELIM/FINAL PLAT OF: CRANEWOOD TRACTS 1, 2 AND 3 OF BOX CANYON SUBDIVISION, LOCATED IN THE S ½ NW ¼ OF SECTION 4, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants:** Alan Sherwood  
**Current Parcel ID:** 10711 & 10712

**AGENDA ITEM #4:**

PRELIM/FINAL PLAT OF: HALONEN TRACT 1 AND HALONEN TRACT 2 OF MEYER'S SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 27, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants:** Jacob & Carmen Halonen  
**Current Parcel ID:** 015759

**AGENDA ITEM #5:**

PRELIM/FINAL PLAT OF: SHIELDS TRACTS 1 THRU 4, LOCATED IN THE N ½ NE ¼ OF SECTION 7, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

**Applicants:** Heath & Shannon Shields  
**Current Parcel ID:** 002446

**AGENDA ITEM #6:**

PRELIM/FINAL PLAT OF: TRIPLE S TRACT OF BOWMAN RANCH SUBDIVISION PHASE 2, LOCATED IN THE SE ¼ SE ¼ OF SECTION 7, T5S, R5D, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants:** Todd Suess  
**Current Parcel ID:** 10790, 10789, 10788 & 10786

**AGENDA ITEM #7:**

PRELIM/FINAL PLAT OF: UNBUILDABLE TRACT AND START TRACT 2RR OF STAR VALLEY ESTATES SUBDIVISION, LOCATED IN THE NE ¼ OF SECTION 14, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants:** Mark Nielsen  
**Current Parcel ID:** 001627

**AGENDA ITEM #8:**

PRELIM/FINAL PLAT OF: WEGNER TRACT OF RAVEN SUBDIVISION, LOCATED IN THE W ½ OF SECTION 8, AND SE ¼ OF SECTION 7, T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

**Applicants:** Dianne Wegner  
**Current Parcel ID:** 004304 & 004305

**E. Discussion Items:**

- Live streaming the meeting on County FB page

**F. Items from Members:****Meeting Adjourned**

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday November 4, 2025 in the Commissioners' Room of the Custer County Courthouse Facility.

**NOTE:** More than two commissioners may be in attendance at this meeting.

## CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday September 9th, 2025

Planning Commission members present:

Eric Lewis, Peg Ryan, Juliann Gramkow, Roland Bauer, Jeremiah Witcher, Frank Urrutia, Mark Hartman, Phillip Abernathy

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Dan Scherer, Damien Mahony, Ray Bogle, Fred & Wendy Hlava, Cheryl Urrutia, Patricia Conway, Terri Morgan

Roland Bauer called the meeting to order at 4:00 PM in the Commissioner's room of the Custer County Courthouse.

Motion by Ryan, seconded by E. Lewis, to approve the agenda. Unanimous vote of approval.

Motion by Gramkow, seconded by Abernathy, to approve the minutes of the Regular Meeting of July 1st, 2025, as presented. Unanimous vote of approval with Mark Hartman abstained because he wasn't at the previous meeting.

Conflict of Interest Declaration: None

**\*\*Chair Roland Bauer, moved item #6 to the 1<sup>st</sup> item since there were many guests in attendance for item #6\*\***

### **Permit Petition and Plat Review:**

#### **1. SECTION LINE VACATION:**

N ½ SE ¼ SE ¼, & S ½ SE ¼ SE ¼, OF SECTION 22, T3S, R4E, & SW ¼ SW ¼ OF SECTION 23, T3S, R4E AND

GOV LOT 12 OF SECTION 23, T3S, R4E, & PT NE ¼ NE ¼ & LOT 1 OF BAUER-2 OF SAXTON SUBDIVISION IN THE NE ¼ & TRACT 2 OF LOT 2 OF BAUER-2 OF SAXTON SUBDIVISION IN THE NE ¼ IN SECTION 27, T3S, R4E AND

W ½ SE ¼ OF SECTION 22, T3S, R4E & LOTS 5, 4, 3 LOCATED IN THE NW ¼ NE ¼ OF SECTION 27 T3S, R4E AND

S ½ SE ¼ SE ¼ OF SECTION 22, T3S, R4E & PT NE ¼ NE ¼ IN SECTION 27, T3S, R4E AND

## **CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES**

**Tuesday September 9th, 2025**

SW ¼ SW ¼ OF SECTION 23, T3S, R4E & GOVERNMENT LOT 12 IN SECTION 26  
T3S, R4E

ALL LOCATED IN CUSTER COUNTY, SOUTH DAKOTA.

- Discussion "FOR the section line vacation" was had about the section lines won't be able to be improved because of the terrain and then they won't have to meet the setback requirements from section lines.
- Discussion "AGAINST section line vacation" was had about leaving them open for EMS purposes and for future possible access to 150+ acres.

Motion by Ryan, seconded by E. Lewis to deny this section line vacation. Unanimous vote of denial.

2. CELL TOWER MODIFICATION: NW4SW4 SECTION 34, T2S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by E. Lewis to recommend approval of this cell tower modification to the Custer County Commission without conditions. Unanimous vote of approval.

3. PRELIM/FINAL PLAT OF: MILLS TRACT NORTH AND MILLS TRACT SOUTH OF CROOKED CANYON ESTATES SUBDIVISION, LOCATED IN THE SW ¼ NW ¼ OF SECTION 36, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by E. Lewis, seconded by Ryan to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

4. PRELIM/FINAL PLAT OF: GRASS TRACTS 1, 2 & 3, AND SHALE TRACT, ALL LOCATED IN THE S ½ NW ¼ AND SW ¼ OF SECTION 29, T5S, R8E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Gramkow to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

## CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday September 9th, 2025

5. PRELIM/FINAL PLAT OF: LOTS 5R AND 12R, OF WESTWIND PINES SUBDIVISION, LOCATED IN THE N ½ S ½ OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Ryan, seconded by E. Lewis to recommend approval of this plat to the Custer County Commission contingent on either removing the northern right-of-way from this plat, put down a bond to build the road to county spec or build it before the plat gets approved. Unanimous vote of approval.

6. CELL TOWER MODIFICATION: HERMAN RAUSCH SUB - LOT 1N SECTION 2, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Ryan, seconded by E. Lewis, to recommend approval of this cell tower modification to the Custer County Commission without conditions. Unanimous vote of approval.

7. PRELIM/FINAL PLAT OF: SHUPE TRACT NORTH AND SHUPE TRACT SOUTH, LOCATED IN THE NW ¼ SE ¼ OF SECTION 5, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by E. Lewis, seconded by Gramkow to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

8. PRELIM/FINAL PLAT OF: STREETER RANCH TRACT NORTH AND STREETER RANCH TRACT SOUTH, LOCATED IN SECTIONS 2 AND 11, T6S, R6E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Abernathy to recommend approval of this plat to the Custer County Commission contingent that the private access needs to be public and built to county spec and all red marks corrected. Unanimous vote of approval.

**Public Comment:** A question was asked by a member of the audience whether Custer County has a nuisance ordinance? They have a neighbor who has multiple broken down vehicles in their yard and they were concerned about possible fire hazards or other hazards for fellow neighbors and general safety for the public. It was stated by the commission that Custer County doesn't have a nuisance ordinance because we don't have zoning.

# **CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES**

**Tuesday September 9th, 2025**

**Discussion:** None

**Items from Members:** None

**Adjourn.**

Motion by Ryan, and seconded by Abernathy, to adjourn the meeting at 4:51 p.m.

Terri Kester  
Planning Director

Attest  
Laura Rosane

**CUSTER COUNTY PLANNING COMMISSION**  
**October 7, 2025**

**STAFF REPORT**

**Agenda Item No.1**

**\*\* Section Line was denied at the September 9<sup>th</sup> Planning Meeting. \*\***  
**Applicant Cleve Trimble would like to speak as he was not available at the September meeting. \*\***

**REQUEST:** Section Line Vacation

**CURRENT PARCEL ID:** 000619, 000620, 015470, 015471, 000637, 000618

**PROPERTY CLASSIFICATION** Agricultural & Residential

**APPLICANTS:** Daniel & Amy Scherer & Cleveland Trimble

**DEED HOLDER:** Daniel & Amy Scherer & Cleveland Trimble

**GENERAL INFORMATION:**

Applicants are petitioning to vacate a portion of a 66' wide Section Line Highway Right-of-Way running North to South between N  $\frac{1}{2}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , & S  $\frac{1}{2}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , of section 22, T3S, R4E, & SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of section 23, T3S, R4E and

Gov Lot 12 of section 23, T3S, R4E, & PT NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  & Lot 1 of Bauer-2 of Saxton Subdivision in the NE  $\frac{1}{4}$  & Tract 2 of lot 2 of Bauer-2 of Saxton Subdivision in the NE  $\frac{1}{4}$  in section 27, T3S, R4E and

Running West to East- Balance of W  $\frac{1}{2}$  SE  $\frac{1}{4}$  of section 22, T3S, R4E & Lots 5, 4, 3 located in the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of section 27 T3S, R4E and

S  $\frac{1}{2}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of section 22, T3S, R4E & PT NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  in section 27, T3S, R4E and

SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of section 23, T3S, R4E & Government Lot 12 in section 26 T3S, R4E  
All located in Custer County, South Dakota.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "It does not appear that any of these will affect DOT."

**HWY:** "I strongly disagree with closing any of these Section Lines. There already exists and ingress/ingress problem with subdivisions surrounding these properties. Further limitations on public ROW's has a potential to create hazardous conditions for residents of the area."



**ROD:** "need signatures from all other parties

If it's only 33' on one side then legals need rewrote to describe better

Not sure we should vacate when the easement touches the section line? See patent pg. 1 exhibit."

**Emergency Mgmt:** "I do have issues with the Schere - Trimble section line vacation. I believe that with the possibility and potential for future development that the north south section lines should not be vacated.

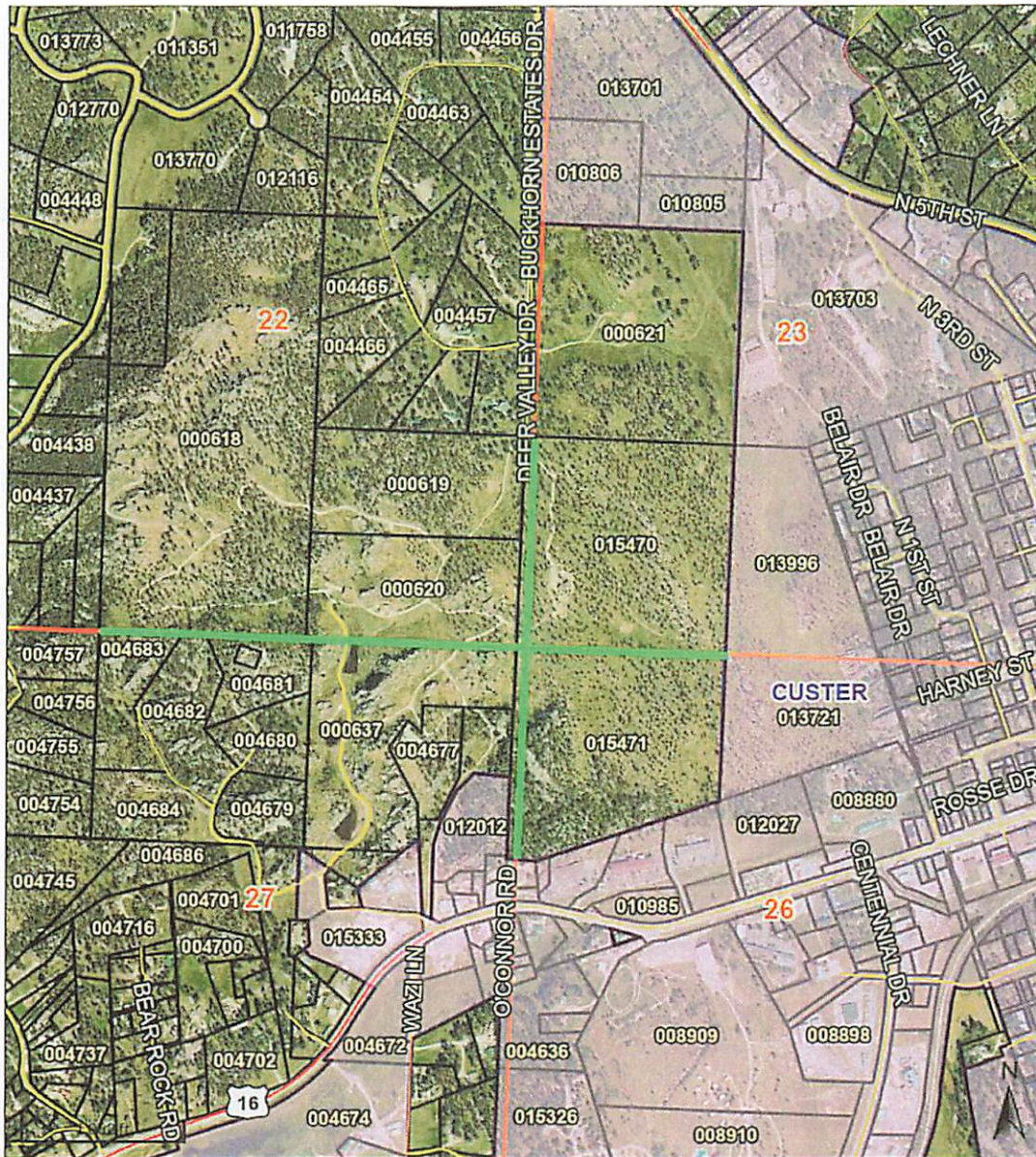
Access and egress for the public and responders in this area is poor already. With the potential for growth in the area I think that critical access and egress for residents and first responders needs to be available for the future."

**USFS:** No Response

**BHE:** No Response

**DOE:** No Response

**BH COOP:** No Response



Overview



Legend

-  Corporate Limits
- Highways
  -  SD Hwy
  -  US Hwy
  -  Roads
-  Parcels
-  Sections

Parcels are not adjusted to match aerial background. GIS information is for reference purposes only and is not a legal document. Data may contain errors.

Date created: 8/12/2025

Last Data Uploaded: 8/12/2025 3:14:14 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL

**Terri Kester**

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**From:** mgaulke@santel.net  
**Sent:** Friday, September 5, 2025 2:56 PM  
**To:** Terri Kester  
**Subject:** vacate section line

We vote NO to vacate section line.

Reason for no: Public need to have access for emergency needs. A right of way is public property for the benefits of citizens and nearby landowners. We want to be able to walk a section line and property owners may need to pass thru property that has a right of way.

Mark and Becky Gaulke

## **Terri Kester**

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**From:** Steven Esser  
**Sent:** Friday, September 26, 2025 9:16 AM  
**To:** Terri Kester  
**Cc:** Jesse Doyle  
**Subject:** Trimble Section Line

Teri,

After comments about my concerns with potential first responder and public access and egress issues if the section lines were abandoned I Received a call from Mr. Trimble inviting me to visit the property.

I visited the property on Wednesday the 24<sup>th</sup> and Mr. Trimble showed me the work that has been done with hazardous fire fuels reduction, roads and trails on the property, and access and egress points on the property for emergency responders.

There used to be one basic access and egress route on the property, now there are three. These routes could be used by first responders for access, and would also provide potential egress routes for the public in adjoining subdivisions during an emergency. I apologize if my previous input has caused complications for the board.

However after an in person review of the area, I feel that emergency services access and public emergency egress would not be hindered by abandonment of the section lines in question.

Please let me know if you have any questions.

Respectfully

Steve Esser

Steve Esser  
Emergency Management Director  
Custer County Emergency Services  
420 Mt. Rushmore Rd.  
Custer, Sd 57730  
Phone: 605.673.8152



**CUSTER COUNTY**

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## Terri Kester

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**From:** Tessah Behlings <tessahb@cityofcuster.com>  
**Sent:** Friday, September 5, 2025 9:27 AM  
**To:** Terri Kester  
**Subject:** Re: IRC Comments

Hello!

015471 was de-annexed from the City in 2023 with the understanding that city utilities and access was impracticable for the lot. The City has no comments on this request.

Thanks!

Tessah

## Tessah Behlings

### City Planner

City of Custer

622 Crook Street

Custer, SD 57730

605-673-4824

[tessahb@cityofcuster.com](mailto:tessahb@cityofcuster.com)

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**From:** Terri Kester <tkester@custercountysd.com>  
**Sent:** Thursday, September 4, 2025 4:29 PM  
**To:** Tessah Behlings <tessahb@cityofcuster.com>  
**Subject:** FW: IRC Comments

Thanks,

*Terri - Ann Kester*

Planning Director

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**From:** Terri Kester  
**Sent:** Friday, August 22, 2025 12:51 PM  
**To:** DIRT Meeting <DIRTMeeting@custercountysd.com>  
**Subject:** IRC Comments

# **CUSTER COUNTY PLANNING COMMISSION**

**October 7, 2025**

## **STAFF REPORT**

### **Agenda Item No.2**

**REQUEST: Preliminary Plat of:**

BAUMFALK TRACT 1 AND BAUMFALK TRACT 2 OF HES #89 SUBDIVISION,  
LOCATED IN THE SE ¼ NE ¼ OF SECTION 33, T3S, R4E, BHM, CUSTER COUNTY,  
SOUTH DAKOTA

**CURRENT PARCEL ID:** 005427

**PROPERTY CLASSIFICATION** Residential

**APPLICANTS:** Erin Baumfalk

**DEED HOLDER:** Erin Baumfalk

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot split. Tract 1 will become 1.07 +/- Acres. Tract 2 will become 4.24 +/- acres. Access to both Tracts is from Lower French Creek Rd, which is a 42' wide public ROW.

**COMPREHENSIVE PLAN:** The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

**ORDINANCE 2 SUBDIVISION AND USE OF LAND** the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

**ORDINANCE 6 FLOOD DAMAGE PROTECTION:** Firm Panel 46033C0425F dated January 6<sup>th</sup>, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "I do not see anything that will affect DOT."

**Emergency Mgmt:** "no comments"

**BHE:** No Response

**DOE:** No Response

**BH COOP:** No Response

**USFS:** No Response

**ROD:** No Response

**Hwy:** No Response

5487

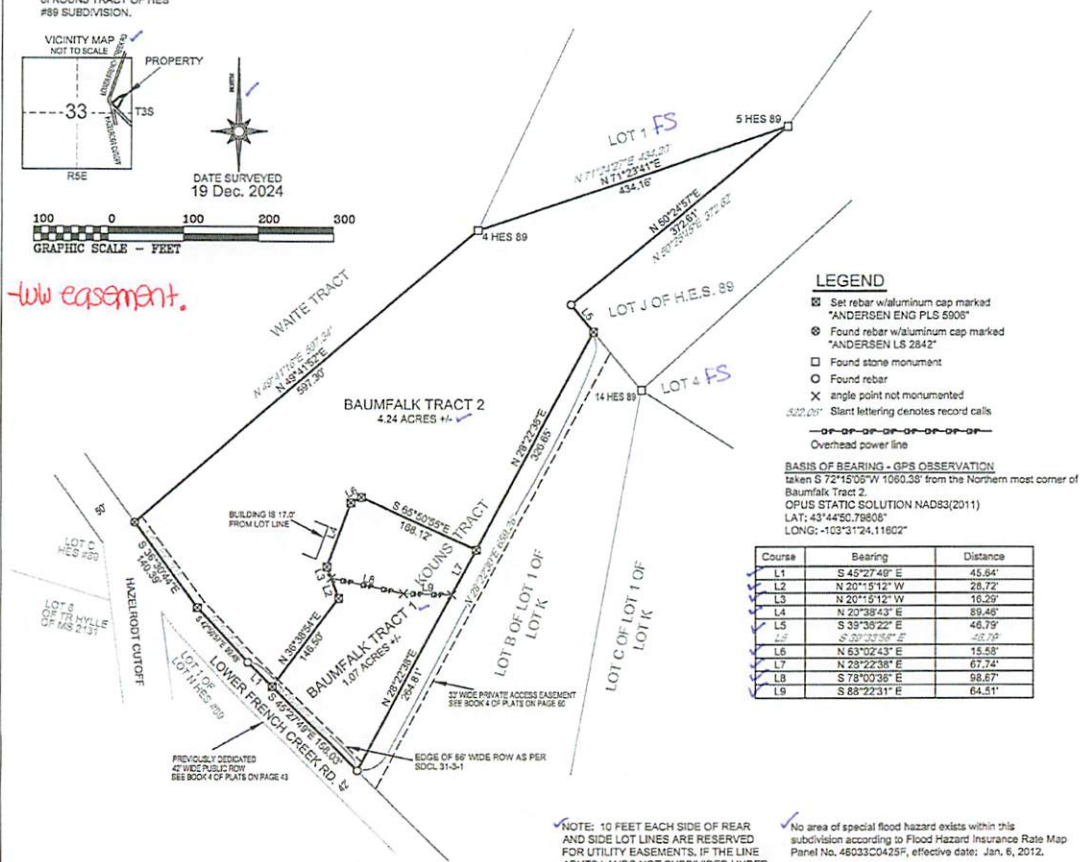
A PLAT OF  
BAUMFALK TRACT 1 AND BAUMFALK TRACT 2 OF HES #89  
SUBDIVISION, LOCATED IN THE SE 1/4 NE1/4 OF SECTION 33, T3S,  
R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA  
FORMERLY KOUNS TRACT

NOTE: See Book 12 of  
Plats on Page 572 for plat  
of KOUNS TRACT OF HES  
#89 SUBDIVISION.



DATE SURVEYED  
19 Dec. 2024  
GRAPHIC SCALE - FEET  
100 0 100 200 300

low easement.



LEGEND

- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5908"
- Found rebar w/aluminum cap marked "ANDERSEN LS 2842"
- Found stone monument
- Found rebar
- angle point not monumented
- slant lettering denotes record calls
- Overhead power line

BASIS OF BEARING - GPS OBSERVATION  
taken S 72°15'00"W 1060.36' from the Northern most corner of  
Baumfalk Tract 2.  
OPUS STATIC SOLUTION NAD83(2011)  
LAT: 43°44'50.78606"  
LONG: -103°31'24.11602"

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | S 45°27'48" E | 45.64'   |
| L2     | N 20°15'12" W | 28.72'   |
| L3     | N 20°15'12" W | 16.29'   |
| L4     | N 20°38'43" E | 89.46'   |
| L5     | S 39°35'22" E | 46.79'   |
| L6     | S 20°15'12" E | 42.73'   |
| L7     | N 63°02'43" E | 15.58'   |
| L8     | N 28°22'38" E | 67.74'   |
| L9     | S 78°00'36" E | 98.67'   |
| L10    | S 88°22'31" E | 64.51'   |

CERTIFICATE OF SURVEYOR

I, John D. McBride Registered Land Surveyor No. 5908 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
Dated this \_\_\_ day of \_\_\_, 2025.

John D. McBride SDRLS No. 5908

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, Erin Baumfalk, do hereby certify that I am the owner of the within described lands and that the within plat was made at my direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
Dated this \_\_\_ day of \_\_\_, 2025.

Erin Baumfalk

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
On this \_\_\_ day of \_\_\_, 2025, before me, a Notary Public, personally appeared Erin Baumfalk, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public  
My commission expires \_\_\_\_\_

CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.  
Date: \_\_\_\_\_

Highway Authority

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.  
Dated this \_\_\_ day of \_\_\_, 2025.

Director of Equalization of Custer County

CERTIFICATE OF COUNTY TREASURER

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.  
Dated this \_\_\_ day of \_\_\_, 2025.

Custer County Treasurer

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Custer County, 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 existing plats and section lines of the county; adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible; all provisions of the county 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 and therefore,  
BE IT RESOLVED that said plat is hereby approved in all respects.  
Dated this \_\_\_ day of \_\_\_, 2025.

Chairperson, Custer County Board of Commissioners

CERTIFICATE OF COUNTY AUDITOR

I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the \_\_\_ day of \_\_\_, 2025.

Custer County Auditor

OFFICE OF THE REGISTER OF DEEDS

Filed for record this \_\_\_ day of \_\_\_, 2025, at \_\_\_ o'clock \_\_\_ M., and recorded in Book \_\_\_ of Plats on page \_\_\_.

Custer County Register of Deeds

|                                                            |                   |                                                                                    |
|------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------|
| Prepared by<br><b>ANDERSEN ENGINEERS</b><br>Land Surveyors |                   |                                                                                    |
| Drawn by<br>DR                                             | Date<br>1/18/2025 | P.O. Box 448<br>Edgemont, SD 57735<br>(605)-662-5500<br>andersenengineers@grtc.net |
| Approved by<br>McB                                         | Date<br>1/18/2025 |                                                                                    |
| Scale<br>1"=100'                                           | Sheet<br>1 of 1   | File Name:<br>KOUNS_TR                                                             |

# CUSTER COUNTY PLANNING COMMISSION

October 7, 2025

## STAFF REPORT

### Agenda Item No.3

**REQUEST:** Preliminary Plat of:

CRANEWOOD TRACTS 1, 2 AND 3 OF BOX CANYON SUBDIVISION, LOCATED IN THE S ½ NW ¼ OF SECTION 4, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**CURRENT PARCEL ID:** 10711 & 10712

**PROPERTY CLASSIFICATION** Residential

**APPLICANTS:** Alan Sherwood

**DEED HOLDER:** Alan & Laura Sherwood & Cranewood Properties, LLC

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot split. Tract 1 will become 10.49 +/- Acres. Tract 2 will become 6.23 +/- acres and Tract 3 will become 4.63 +/- acres. Access to Tract 1 and 2 is from Timber Ridge Rd which is a 66' wide public ROW. Access to Tract 3 is from a 40' wide private access easement across Tract 2 dedicated with this plat.

**COMPREHENSIVE PLAN:** The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

**ORDINANCE 2 SUBDIVISION AND USE OF LAND** the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

**ORDINANCE 6 FLOOD DAMAGE PROTECTION:** Firm Panel 46033C0175F dated January 6<sup>th</sup>, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "I do not see anything that will affect DOT."

**Emergency Mgmt:** "no comments"

**BHE:** No Response

**DOE:** No Response

**BH COOP:** No Response

**USFS:** No Response

**ROD:** No Response

**Hwy:** No Response



10711  
10712

VICINITY MAP  
Not to Scale

EVENTIDE CT  
TRIPLE M RANCHING  
T3  
PROPERTY



# **CUSTER COUNTY PLANNING COMMISSION**

**October 7, 2025**

## **STAFF REPORT**

**Agenda Item No.4**

**REQUEST: Preliminary Plat of:**

HALONEN TRACT 1 AND HALONEN TRACT 2 OF MEYER'S SUBDIVISION,  
LOCATED IN THE SW ¼ OF SECTION 27, T2S, R7E, BHM, CUSTER COUNTY,  
SOUTH DAKOTA

**CURRENT PARCEL ID: 15759**

**PROPERTY CLASSIFICATION Residential**

**APPLICANTS: Jacob & Carmen Halonen**

**DEED HOLDER: Jacob & Carmen Halonen**

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot split. Tract 1 will become 2.00 +/- Acres. Tract 2 will become 3.50 +/- acres. Access to both Tracts is from Medicine Root Rd, which is a 66' wide public access and utility easement.

**COMPREHENSIVE PLAN:** The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

**ORDINANCE 2 SUBDIVISION AND USE OF LAND** the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

**ORDINANCE 6 FLOOD DAMAGE PROTECTION:** Firm Panel 46033C0175F dated January 6<sup>th</sup>, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "I do not see anything that will affect DOT."

**Emergency Mgmt:** "no comments"

**BHE:** No Response  
**DOE:** No Response  
**BH COOP:** No Response  
**USFS:** No Response  
**ROD:** No Response  
**Hwy:** No Response

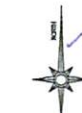
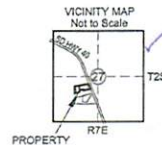


# A PLAT OF HALONEN TRACT 1 AND HALONEN TRACT 2 OF MEYER'S SUBDIVISION, LOCATED IN THE SW1/4 OF SECTION 27, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA FORMERLY LOT K-1 REVISED

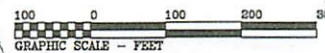
NOTE: See Book 13 of Plats on Page 5 for plat of Lot K-1 Revised.

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | S 68°06'33" W | 35.00'   |
| L2     | S 21°53'27" E | 50.00'   |
| L3     | N 68°06'33" E | 35.00'   |

MEDICINE ROOT ROAD IS A 66' WIDE PUBLIC ACCESS AND UTILITY EASEMENT. SEE MISC. BOOK 42M ON PAGE 42

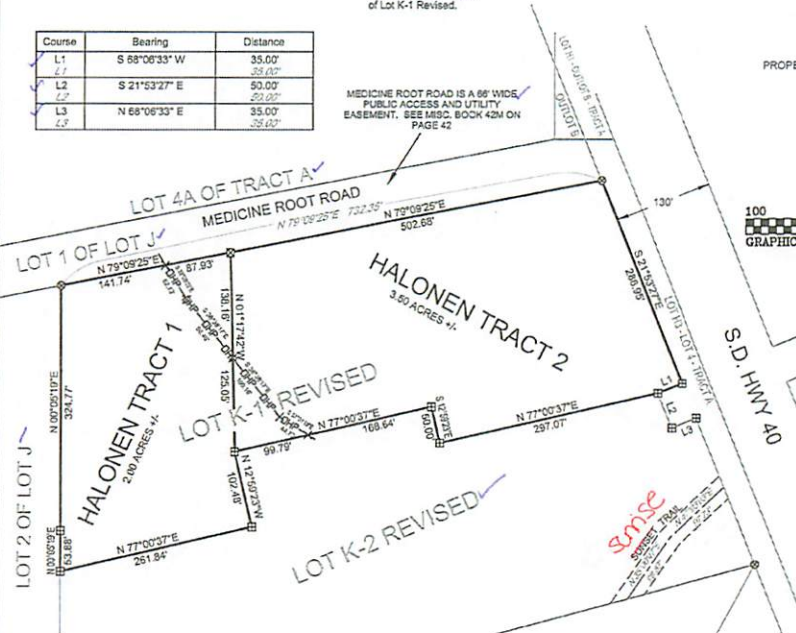


DATE SURVEYED  
28 Aug. 2025



#### LEGEND

- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- Found rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- Found rebar w/plastic cap marked "PROPERTY CORNER LS2696"
- angle point not monumented
- Slant lettering denotes record calls



#### CERTIFICATE OF SURVEYOR

I, John D. McBride Registered Land Surveyor No. 5908 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dated this \_\_\_ day of \_\_\_, 2025.

John D. McBride SDRLS No. 5908

NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF THE LINE ABUTS LANDS NOT SUBDIVIDED UNDER THE PROVISIONS OF CUSTER COUNTY SUBDIVISION ORDINANCE 82, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 45033C0175F, effective date: Jan. 6, 2012.

#### WATER PROTECTION STATEMENT

Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

#### STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

We, Jacob Halonen and Carmen Halonen, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this \_\_\_ day of \_\_\_, 2025.

#### CERTIFICATE OF COUNTY TREASURER

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.

Dated this \_\_\_ day of \_\_\_, 2025.

Jacob Halonen

Carmen Halonen

Custer County Treasurer

#### ACKNOWLEDGMENT OF OWNERSHIP

#### STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

On this \_\_\_ day of \_\_\_, 2025, before me, a Notary Public, personally appeared Jacob Halonen and Carmen Halonen, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My commission expires \_\_\_\_\_

#### CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.

Dated this \_\_\_ day of \_\_\_, 2025.

Director of Equalization of Custer County

#### RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Custer County, 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 existing plats and section lines of the county; adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible; all provisions of the county 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 and therefore,

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

Dated this \_\_\_ day of \_\_\_, 2025.

Chairperson, Custer County Board of Commissioners

#### CERTIFICATE OF COUNTY AUDITOR

I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the \_\_\_ day of \_\_\_, 2025.

Custer County Auditor

#### CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.

Highway Authority

Date: \_\_\_\_\_

#### OFFICE OF THE REGISTER OF DEEDS

Filed for record this \_\_\_ day of \_\_\_, 2025, at \_\_\_ o'clock \_\_\_ M., and recorded in Book \_\_\_ of Plats on page \_\_\_.

Custer County Register of Deeds

|                                                                      |                   |                                                                                     |
|----------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|
| <p>Prepared by</p> <h2>ANDERSEN ENGINEERS</h2> <p>Land Surveyors</p> |                   |                                                                                     |
| Drawn by<br>DR/RW                                                    | Date<br>9/2/2025  | P.O. Box 446<br>Edgemont, SD 57735<br>(605)-662-6500<br>anderseneengineers@gwtc.net |
| Approved by<br>McB                                                   | Date<br>9/18/2025 |                                                                                     |
| Scale<br>1"=100'                                                     | Sheet<br>1 of 1   | File Name:<br>K1R_MEYERS_SUB                                                        |

**CUSTER COUNTY PLANNING COMMISSION**  
**October 7, 2025**

**STAFF REPORT**

**Agenda Item No.5**

**REQUEST: Preliminary Plat of:**

SHIELDS TRACTS 1 THRU 4, LOCATED IN THE N ½ NE ¼ OF SECTION 7, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

**CURRENT PARCEL ID:** 002446

**PROPERTY CLASSIFICATION** Agricultural

**APPLICANTS:** Heath & Shannon Shields

**DEED HOLDER:** Heath & Shannon Shields

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot split. Tract 1 will become 47.82 +/- acres, Tract 2 6.40 +/- acres, Tract 3 5.13 +/- acres & Tract 4 3.42 +/- acres. Access to all tracts is from West Argyle Rd which is a 66' wide public access easement.

**COMPREHENSIVE PLAN:** The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

**ORDINANCE 2 SUBDIVISION AND USE OF LAND** the proposed plat *generally* meets the standards as set forth in Ordinance 2.

**ORDINANCE 6 FLOOD DAMAGE PROTECTION:** Firm Panel 46033C0675F dated January 6<sup>th</sup>, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "I do not see anything that will affect DOT."

**Emergency Mgmt:** "no comments"

**BHE:** No Response  
**DOE:** No Response  
**BH COOP:** No Response  
**USFS:** No Response  
**ROD:** No Response  
**Hwy:** No Response

2446



| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | S 80°38'53" E | 39.90'   |
| L2     | S 68°32'22" E | 13.61'   |
| L3     | S 33°12'03" W | 134.78'  |
| L4     | S 33°19'16" W | 134.70'  |
| L5     | S 21°29'49" W | 137.98'  |
| L6     | S 21°30'31" W | 138.02'  |
| L7     | S 53°58'44" E | 32.96'   |
| L8     | S 00°00'00" E | 101.20'  |
| L9     | S 73°05'09" E | 33.05'   |
| L10    | S 68°35'42" E | 33.03'   |
| L11    | S 36°50'52" E | 32.96'   |
| L12    | S 43°53'19" E | 32.97'   |
| L13    | S 81°44'53" E | 62.48'   |
| L14    | S 88°41'32" E | 47.33'   |

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0875F, effective date: Jan. 6, 2012. The placement of fill, any new construction, substantial improvements, or another development within the 100-year flood plain as designated by the County's Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, shall be in conformity with Custer County's Flood Ordinance.


 Prepared by  
**ANDERSEN ENGINEERS**  
*Land Surveyors, Professional Engineering, & Environmental Consultants*

|                    |                   |                                                                                    |
|--------------------|-------------------|------------------------------------------------------------------------------------|
| Drawn by<br>DR/RW  | Date<br>9/16/2025 | P.O. Box 446<br>Edgemont, SD 57735<br>(605) 962-5500<br>andersenengineers@gwlc.net |
| Approved by<br>McB | Date<br>9/16/2025 |                                                                                    |
| Scale<br>1"=200'   | Sheet<br>1 of 2   | File Name;<br>SHEILDS_TR_2025                                                      |

- ✱ Set rebar with AI, cap marked "ANDERSEN ENG PLS 5906"
- ▲ Found rebar
- ✱ Found rebar with AI, cap marked "BRYANT LHS 4696"
- Found rebar with AI, cap marked "ANDERSEN PLS 2842"
- ▣ Found rebar with AI, cap marked "ANDERSEN ENG PLS 5906"
- ◆ Found rebar with PI, cap marked "ANDERSEN PLS 2842"
- ✕ angle point not monumented

SLANT Slant lettering denotes record calls

**BASIS OF BEARING - GPS OBSERVATION** ✓  
taken N 68°11'28"E 193.55' from the SW corner of  
Shields Tract 4,  
OPUS RAPID STATIC SOLUTION NAD03(2011)  
LAT: 43°32'48.16091"  
LONG: -103°41'17.91035"

NOTE: See Book 12 of Plats on  
Page 648 for plat of  
OSMUNDSON SUBDIVISION.

12-899

200 0 200 400 600

GRAPHIC SCALE - FEET

**CERTIFICATE OF SURVEYOR**  
I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.  
**IN WITNESS WHEREOF, I hereunto set my hand and official seal.**  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

John D. McBride SDRLS No. 5906

OFFICE OF THE REGISTER OF DEEDS  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and recorded in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_  
Custer County Register of Deeds

# **CUSTER COUNTY PLANNING COMMISSION**

**October 7, 2025**

## **STAFF REPORT**

### **Agenda Item No.6**

**REQUEST: Preliminary Plat of:**

TRIPLE S TRACT OF BOWMAN RANCH SUBDIVISION PHASE 2, LOCATED IN THE SE ¼ SE ¼ OF SECTION 7, T5S, R5D, BHM, CUSTER COUNTY, SOUTH DAKOTA

**CURRENT PARCEL ID:** 10790, 10789, 10788 & 10786

**PROPERTY CLASSIFICATION** Residential

**APPLICANTS:** Todd Suess

**DEED HOLDER:** Todd & Jackie Suess

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot consolidation. Bluestem Tract & Tract 19 will become Triple S Tract 20.97 +/- acres. Access is from Bighorn Rd, which is a 66' wide dedicated public ROW.

**COMPREHENSIVE PLAN:** The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

**ORDINANCE 2 SUBDIVISION AND USE OF LAND** the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

**ORDINANCE 6 FLOOD DAMAGE PROTECTION:** Firm Panel 46033C0700F and 46033C0425F dated January 6<sup>th</sup>, 2012 indicates there is not a presence of a flood hazard area within the subdivision area represented on this plat.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "I do not see anything that will affect DOT."

**Emergency Mgmt:** "no comments"

**BHE:** No Response

**DOE:** No Response

**BH COOP:** No Response

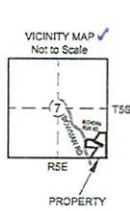
**USFS:** No Response

**ROD:** No Response

**Hwy:** No Response

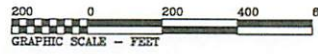


# A PLAT OF TRIPLE S TRACT OF BOWMAN RANCH SUBDIVISION PHASE 2, LOCATED IN THE SE1/4 SE1/4 OF SECTION 7, T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA FORMERLY TRACT 19 & BLUESTEM TRACT



### LEGEND

- Found rebar/waluminum cap marked "ANDERSEN ENG PLS 5906"
- Found rebar/waluminum cap marked "ARLETH & ASSOC LS 3977"
- Found rebar/waluminum cap marked "BUCKHORN RLS 4896"
- Found aluminum pipe
- Found standard USFS aluminum monument
- Slant lettering denotes record calls



**BASIS OF BEARING - GPS OBSERVATION**  
taken S 28°24'03" E 1524.10' from the SE corner of Triple S Tract.  
OPUS STATIC SOLUTION NAD83(2011)  
LAT: 43°13'5.8581" N  
LONG: -103°33'28.4627" W

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | S 81°34'04" W | 134.61'  |
| L2     | N 56°58'18" W | 35.58'   |
| L3     | N 57°02'45" W | 35.21'   |

| Curve | Radius  | Tangent  | Length  | Delta      | Degree    | Chord   | Chord Bear.   |
|-------|---------|----------|---------|------------|-----------|---------|---------------|
| C1    | 267.00' | 100.36'  | 192.00' | 41°12'06"  | 21°27'33" | 187.89' | N 77°49'21" W |
| C2    | 267.18' | 100.46'  | 192.01' | 41°12'36"  | 21°28'03" | 187.90' | N 77°49'21" W |
| C3    | 15.00'  | 7.86'    | 14.47'  | 55°17'09"  | 21°58'19" | 13.92'  | S 29°3'10" E  |
| C4    | 65.00'  | -127.19' | 255.62' | 234°08'11" | 88°08'50" | 115.78' | N 57°50'03" E |
| C5    | 65.00'  | 32.35'   | 60.04'  | 52°55'16"  | 88°08'50" | 57.93'  | N 85°35'41" W |
| C6    | 15.00'  | 8.25'    | 11.84'  | 45°13'00"  | 21°58'19" | 11.53'  | N 79°54'01" W |
| C7    | 333.00' | 8.97'    | 17.94'  | 3°05'12"   | 17°12'21" | 17.94'  | N 02°04'24" E |

NOTE: See Book 11 of Plats on Page 669 for plat of Bowman Ranch Subdivision Phase 2.

NOTE: See Book 13 of Plats on Page 74 for plat of Bluestem Tract.

NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF THE LINE ADJUTS LANDS NOT SUBDIVIDED UNDER THE PROVISIONS OF CUSTER COUNTY SUBDIVISION ORDINANCE #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

An area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 49033C0700F and 49033C0425F, effective date: Jan. 6, 2012. The placement of fill, any new construction, substantial improvements, or another development within the 100-year flood plain as designated by the County's Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, shall be in conformity with Custer County's Flood Ordinance.

### WATER PROTECTION STATEMENT

Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

### CERTIFICATE OF SURVEYOR

I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

John D. McBride SDRLS No. 5906

### CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.

Highway Authority

Date: \_\_\_\_\_

### CERTIFICATE OF COUNTY TREASURER

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

Custer County Treasurer

### STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

We, Todd J. Suess (A.K.A. Todd Joseph Suess) and Jackie L. Suess (A.K.A. Jackie Louise Suess), do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

Todd J. Suess (A.K.A. Todd Joseph Suess)

Jackie L. Suess (A.K.A. Jackie Louise Suess)

### ACKNOWLEDGMENT OF OWNERSHIP

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
On this \_\_\_\_ day of \_\_\_\_, 2025, before me, a Notary Public, personally appeared Todd J. Suess (A.K.A. Todd Joseph Suess) and Jackie L. Suess (A.K.A. Jackie Louise Suess), known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public My commission expires \_\_\_\_\_

### CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

Director of Equalization of Custer County

### CERTIFICATE OF COUNTY AUDITOR

I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the \_\_\_\_ day of \_\_\_\_, 2025.

Custer County Auditor

### RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Custer County, 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 existing plats and section lines of the county; adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible; all provisions of the county 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 and therefore,  
BE IT RESOLVED that said plat is hereby approved in all respects.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

Chairperson, Custer County Board of Commissioners

### OFFICE OF THE REGISTER OF DEEDS

Filed for record this \_\_\_\_ day of \_\_\_\_, 2025, at \_\_\_\_ o'clock \_\_\_\_ M., and recorded in Book \_\_\_\_ of Plats on page \_\_\_\_.

Custer County Register of Deeds

Prepared by  
**ANDERSEN ENGINEERS**  
Land Surveyors

|                    |                    |                                                                                     |
|--------------------|--------------------|-------------------------------------------------------------------------------------|
| Drawn by<br>RW     | Date<br>11/11/2024 | P.O. Box 448<br>Edgemont, SD 57735<br>(605)-662-5500<br>andersenengineers@gmail.com |
| Approved by<br>MCB | Date<br>8/27/2025  |                                                                                     |
| Scale<br>1"=200'   | Sheet<br>1 of 1    | File Name:<br>TR_19_BOWMAN_RANCH                                                    |



**CUSTER COUNTY PLANNING COMMISSION**  
**October 7, 2025**

**STAFF REPORT**

**Agenda Item No.7**

**REQUEST: Preliminary Plat of:**

UNBUILDABLE TRACT AND START TRACT 2RR OF STAR VALLEY ESTATES  
SUBDIVISION, LOCATED IN THE NE ¼ OF SECTION 14, T4S, R4E, BHM, CUSTER  
COUNTY, SOUTH DAKOTA

**CURRENT PARCEL ID:** 001627

**PROPERTY CLASSIFICATION** Residential

**APPLICANTS:** Mark Nielsen

**DEED HOLDER:** Nielsen Entities, LLC

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot split. Unbuildable Tract will become .29 +/- acres. Star Tract 2 will become 25.07 +/- acres. Access to both Tracts is from Galaxy Trail which is a 66' wide public access and utility easement.

**COMPREHENSIVE PLAN:** The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

**ORDINANCE 2 SUBDIVISION AND USE OF LAND** the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

**ORDINANCE 6 FLOOD DAMAGE PROTECTION:** Firm Panel 46033C0425F dated January 6<sup>th</sup>, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

**PLANNING DEPARTMENT COMMENTS:**

Variance for Unbuildable Tract being .29 acres was approved by Planning Commission on June 3, 2025 & approved by County Commissioners on July 9, 2025. Filed at the Register of Deeds Office Book 48 Misc 346.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "I do not see anything that will affect DOT."

**BHE:** No Response

**DOE:** No Response

**BH COOP:** No Response

**USFS:** No Response

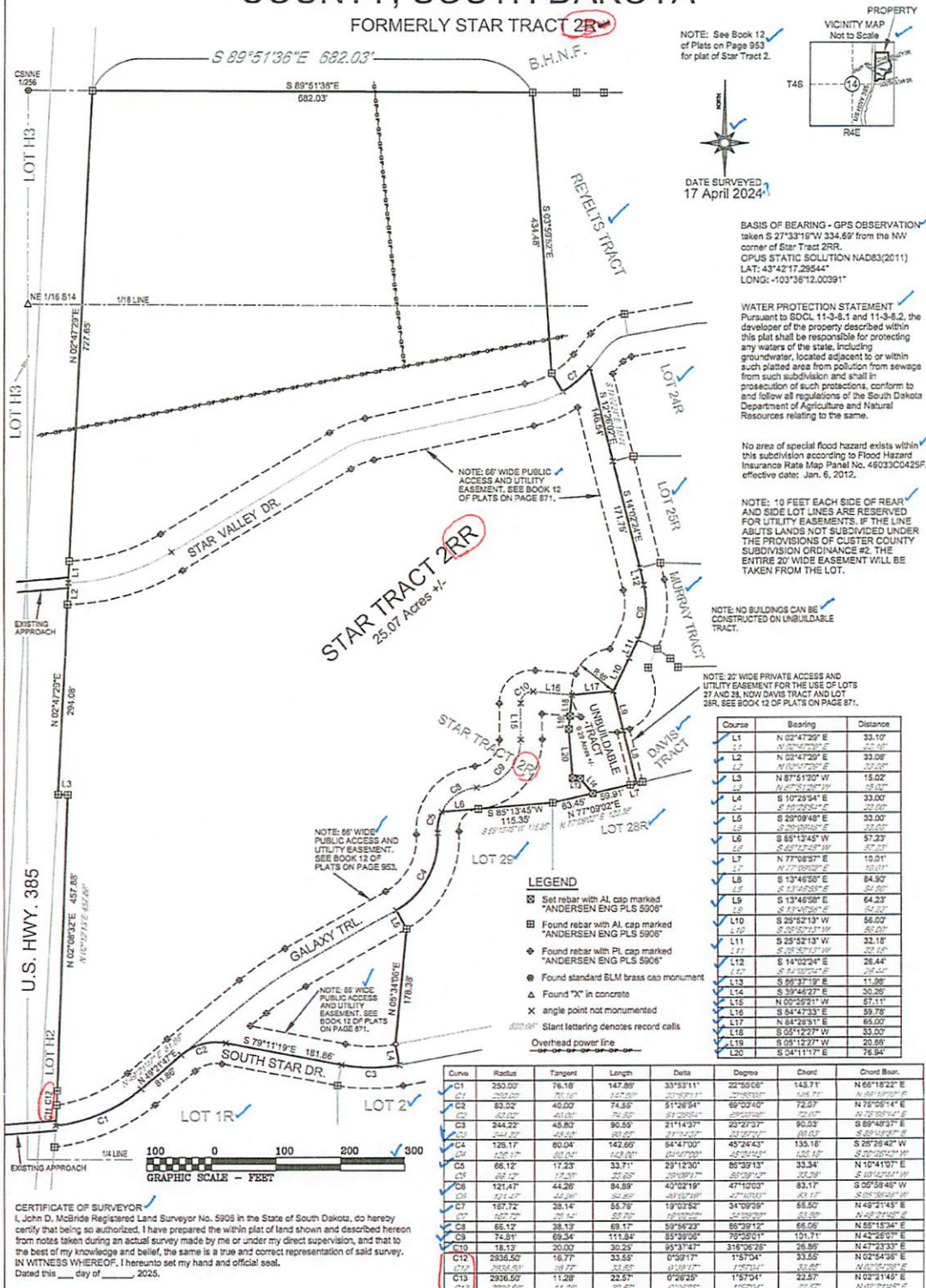
**Emergency Mgmt: "no comments"**

**ROD: No Response**

**Hwy: No Response**

A PLAT OF  
**UNBUILDABLE TRACT AND STAR TRACT 2RR OF  
STAR VALLEY ESTATES SUBDIVISION, LOCATED IN  
THE NE1/4 OF SECTION 14, T4S, R4E, BHM, CUSTER  
COUNTY, SOUTH DAKOTA**

FORMERLY STAR TRACT 2R



OFFICE OF THE REGISTER OF DEEDS  
Filed for record this 17 day of April, 2024, at 10:00 o'clock A.M., and recorded in Book 12 of Plats on page 953.

Custer County Register of Deeds

Prepared by  
**ANDERSEN ENGINEERS**  
Land Surveyors

Drawn by OR/RW Date 4/30/2025  
Approved by McB Date 4/30/2025  
Scale 1"=100' Sheet 1 of 2

REVISOR 6/27/2025  
P.O. Box 446  
Egmont, SD 57735  
(605)-662-6500  
andersenengineers@gwic.net

File Name: PARK\_TRACT\_PLAT\_FULL

# **CUSTER COUNTY PLANNING COMMISSION**

**October 7, 2025**

## **STAFF REPORT**

**Agenda Item No.8**

**REQUEST: Preliminary Plat of:**

WEGNER TRACT OF RAVER SUBDIVISION, LOCATED IN THE W ½ OF SECTION 8,  
AND SE ¼ OF SECTION 7, T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

**CURRENT PARCEL ID:** 4304 & 4305

**PROPERTY CLASSIFICATION** Residential

**APPLICANTS:** Dianne Wegner

**DEED HOLDER:** Dianne M Wegner

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot consolidation. Wegner Tract will become 30.21 +/- acres. Access to Tract is from North Star Dr, which is a 66' Public ROW.

**COMPREHENSIVE PLAN:** The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

**ORDINANCE 2 SUBDIVISION AND USE OF LAND** the proposed plat *generally* meets the standards as set forth in Ordinance 2.

**ORDINANCE 6 FLOOD DAMAGE PROTECTION:** Firm Panel 46033C0095F dated January 6<sup>th</sup>, 2012 indicates there is a presence of a flood hazard area within the subdivision area represented on this plat.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "I do not see anything that will affect DOT."

**Emergency Mgmt:** "no comments"

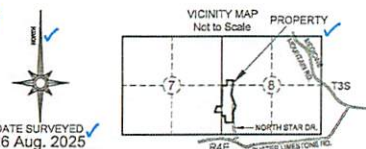
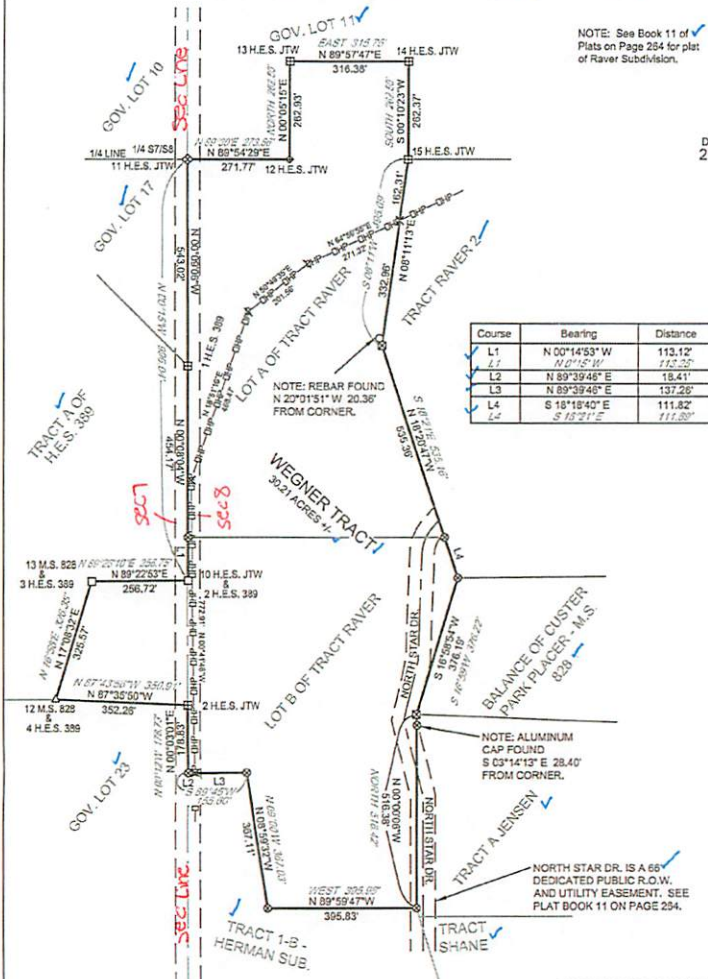
**BHE:** No Response  
**DOE:** No Response  
**BH COOP:** No Response  
**USFS:** No Response  
**ROD:** No Response  
**Hwy:** No Response



4304  
4305

A PLAT OF

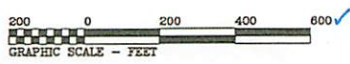
# WEGNER TRACT OF RAVER SUBDIVISION, LOCATED IN THE W1/2 OF SECTION 8, AND SE1/4 OF SECTION 7, T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA FORMERLY LOTS A AND B OF TRACT RAVER OF GOVT. LOTS 2 AND 8



**BASIS OF BEARING - GPS OBSERVATION**  
taken S 40°31'13" E 1818.60' from the SE corner of Wegner Tract, OPUS STATIC SOLUTION NAD83(2011)  
LAT: 43°47'39.3753" N  
LONG: -103°40'17.29883" W

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | N 00°14'53" W | 113.12'  |
| L2     | N 89°39'46" E | 18.41'   |
| L3     | N 89°39'46" E | 137.26'  |
| L4     | S 18°18'40" E | 111.82'  |
| L5     | S 15°21'1" E  | 111.20'  |

- LEGEND**
- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5908"
  - Found rebar w/aluminum cap marked "BRYANT LS 2196"
  - Found stone monument
  - Found rebar
  - Found large pine tree
  - Found standard BLM brass monument
  - Found standard GLO brass monument
  - Found standard USFS aluminum rock tab
  - angle point not monumented
  - Slant lettering denotes record calls



NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF THE LINE ADJUTS LANDS NOT SUBDIVIDED UNDER THE PROVISIONS OF CUSTER COUNTY SUBDIVISION ORDINANCE #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

An area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 45033C0095F, effective date: Jan. 6, 2012. The placement of fill, any new construction, substantial improvements, or another development within the 100-year flood plain as designated by the County's Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, shall be in conformity with Custer County's Flood Ordinance.

**WATER PROTECTION STATEMENT**  
Pursuant to SDCL 11-3-6.1 and 11-3-6.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

**CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION**  
I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

**CERTIFICATE OF SURVEYOR**  
I, John D. McBride Registered Land Surveyor No. 5908 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.  
IN WITNESS WHEREOF, I have set my hand and official seal.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

John D. McBride SDRLS No. 5908

**CERTIFICATE OF COUNTY TREASURER**  
I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

Custer County Treasurer

**STATE OF** \_\_\_\_\_ **COUNTY OF** \_\_\_\_\_  
I, Dianne M. Wegner, do hereby certify that I am the owner of the within described lands and that the within plat was made at my direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

Dianne M. Wegner

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
Whereas, there has been presented to the County Commissioners of Custer County, 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 existing plats and section lines of the county; adequate provision is made for access to adjacent unplat lands by public dedication or section line when physically accessible; all provisions of the county 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 and therefore,  
BE IT RESOLVED that said plat is hereby approved in all respects.  
Dated this \_\_\_\_ day of \_\_\_\_, 2025.

Chairperson, Custer County Board of Commissioners

**ACKNOWLEDGMENT OF OWNERSHIP**  
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
On this \_\_\_\_ day of \_\_\_\_, 2025, before me, a Notary Public, personally appeared Dianne M. Wegner, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public  
My commission expires \_\_\_\_\_

**CERTIFICATE OF COUNTY AUDITOR**  
I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the \_\_\_\_ day of \_\_\_\_, 2025.

Custer County Auditor

**CERTIFICATE OF HIGHWAY AUTHORITY**  
It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.  
Highway Authority \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE OF THE REGISTER OF DEEDS**  
Filed for record this \_\_\_\_ day of \_\_\_\_, 2025, at \_\_\_\_ o'clock \_\_\_\_ M., and recorded in Book \_\_\_\_ of Plats on page \_\_\_\_  
Custer County Register of Deeds

Prepared by  
**ANDERSEN ENGINEERS**  
Land Surveyors

|                    |                   |                                                                                    |
|--------------------|-------------------|------------------------------------------------------------------------------------|
| Drawn by<br>DR/RW  | Date<br>8/8/2025  | P.O. Box 448<br>Edgemont, SD 57735<br>(605)-662-3500<br>andersenengineers@gwtc.net |
| Approved by<br>McB | Date<br>9/16/2025 |                                                                                    |
| Scale<br>1"=200'   | Sheet<br>1 of 1   | File Name:<br>LA_TR_RAVER_RAVER_SUB                                                |