

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING April 7th, 2026
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 March 3, 2026 Meeting

B. Conflict of Interest Declaration

C. Public Comment

D. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: LOTS 6 THRU 13 AND BIG MEADOWS TRACT OF BIG MEADOWS SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 22, T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Westwind Corporation

Current Parcel ID: 015948 & 015985

AGENDA ITEM #2:

PRELIM/FINAL PLAT OF: FRY TRACT OF THE ELK MOUNTAIN RANCHES SUBDIVISION, LOCATED IN THE SW ¼ NW ¼ AND NW ¼ SW ¼ OF SECTION 28, T4S, R1E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Mark & Jan Fry

Current Parcel ID: 007693, 007694, & 007695

AGENDA ITEM #3:

PRELIM/FINAL PLAT OF: DRAKE TRACT 1 AND DRAKE TRACT 2 OF GOLDEN WILLOW SUBDIVISION, LOCATED IN THE NE ¼ OF SECTION 11 AND THE NW¼ OF SECTION 12, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Mark & Paulette Drake & Ed & Tracy Pulse
Current Parcel ID: 014010

AGENDA ITEM #4:

PRELIM/FINAL PLAT OF: KLEIN TRACT 1 AND KLEIN TRACT 2, LOCATED IN THE SW ¼ OF SECTION 18, THE W ½ OF SECTION 19, T4S, R53 & THE E ½ SECTION 24, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Klein Ranch, LLC
Current Parcel ID: 001695 & 013681

AGENDA ITEM #5:

VARIANCE: *To Ordinance #2, Article IV (4), Section 1, 7, C.*

The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15').

Applicants: Roland Bauer
Current Parcel ID: 005737

AGENDA ITEM #6:

PRELIM/FINAL PLAT OF: TRACTS 6A, 6B AND 6C OF PHILLIPS SUBDIVISION NO. 2, LOCATED IN THE NE ¼ OF SECTION 34, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Tamrid & Charlaïne Gatje
Current Parcel ID: 004280

AGENDA ITEM #7:

PRELIM/FINAL PLAT OF: TERESA TRACT, LOCATED IN THE N ½ OF SECTION 5, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Teresa Wheatley
Current Parcel ID: 003933, 015354, 014479, 011830 & 011831

AGENDA ITEM #8:

PRELIM/FINAL PLAT OF: TRACT A OF COLGAN ADDITION, LOCATED IN THE NW ¼ SW ¼ OF SECTION 5, T3S, R12E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Thomas Colgan
Current Parcel ID: 001528

AGENDA ITEM #9:

PRELIM/FINAL PLAT OF: TRACT H REVISED AND UTILITY LOT H OF CUSTER DEVELOPMENT CORP. SUBDIVISION, LOCATED IN THE E ½ SW ¼ SECTION 2, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Macpar, LLC
Current Parcel ID: 005749

AGENDA ITEM #10:

PRELIM/FINAL PLAT OF: LOTS 6C, 6D, & 6E OF WESTWIND PINES SUBDIVISION, LOCATED IN THE N ½ S ½ OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

Applicants: Westwind Corporation
Current Parcel ID: 015749 & 016029

AGENDA ITEM #11:

REQUEST: MOBILE HOME COURT

Applicants: Mark Hartman
Current Parcel ID: 011501 & 005957

E. Discussion Items:

F. Items from Members:

Meeting Adjourned

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday May 5, 2026 in the 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 March 3rd, 2026

Planning Commission members present:

Eric Lewis, Juliann Gramkow, Phillip Abernathy, Roland Bauer, Corey Lewis, Jeremiah Whitcher, Frank Urrutia, Mark Hartman

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Patricia Conway, Kay Smith, Larry Heinemann

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

Pledge Of Allegiance

Motion by Abernathy, seconded by C. Lewis, to approve the agenda. Unanimous vote of approval.

Motion by Peg, seconded by Hartman, to approve the minutes of the Regular Meeting of February 3rd, 2026, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Eric Lewis on Agenda item #2

Public Comment: None

Permit Petition and Plat Review:

1. Appointment of Chairman & Vice Chair

Motion by Hartman, seconded by E. Lewis to recommend appointing Roaland Bauer Chairman of the Planning Commission. Unanimous vote of approval.

Motion by Peg, seconded by E. Lewis to recommend appointing Philip Abernathy Vice Chairman of the Planning Commission. Unanimous vote of approval.

2. PRELIM/FINAL PLAT OF: DRAKE TRACT 1 AND DRAKE TRACT 2 OF GOLDEN WILLOW SUBDIVISION, LOCATED IN THE NE ¼ OF SECTION 11 AND THE NW¼ OF SECTION 12, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday March 3rd, 2026

- Discussion was had on the shared septic between two single family homes that wasn't approved by the state; could be a problem in the future if this property is split.

Motion by C. Lewis, seconded by Gramkow to DENY this plat. Peg, Phil **AYE**; Hartman **NAY**. Motion passed. E. Lewis abstained.

3. **VARIANCE:** *To Ordinance #2, Article IV (4), Section 1, 7, C.
The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15').*

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

Discussion: none

Items from Members: none

Adjourn.

Motion by Peg, and seconded by E. Lewis, to adjourn the meeting at 4:32 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 1

REQUEST: Preliminary Plat of:

LOTS 6 THRU 13 AND BIG MEADOWS TRACT OF BIG MEADOWS SUBDIVISION,
LOCATED IN THE SW ¼ OF SECTION 22, T4S, R7E, BHM, CUSTER COUNTY,
SOUTH DAKOTA

CURRENT PARCEL ID:015948 & 015985

PROPERTY CLASSIFICATION Residential

APPLICANTS: Westwind Corporation

DEED HOLDER: Westwind Corporation

GENERAL INFORMATION:

This preliminary plat is proposing a 9-parcel subdivision.

Lot 6 1.63 +/- Acres.

Lot 7 1.63 +/- Acres.

Lot 8 1.63 +/- Acres.

Lot 9 1.63 +/- Acres.

Lot 10 1.63 +/- Acres

Lot 11 1.63 +/- Acres.

Lot 12 1.63 +/- Acres

Lot 13 1.63 +/- Acres

Big Meadows Tract 16.33 +/- Acres.

Access is from Big Meadows Drive which is a 66' wide public right of way 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 46033C0475F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

ROD: " Looks good. Robert Quinn is registered for Westwind Corp @ SD Secretary of State."

BHE: "Not in BHE territory-no comments"

Hwy: "No ROW comments"

City: "No comments"

Emergency Mgmt: "I don't see a secondary access/egress route and wondered if that is a possibility? What is the size of the cul-de-sac? Will it accommodate large fire apparatus for turn around during a fire event?"

SD DOT: "I do not see any issues for DOT"

DOE: No Response

BH COOP: No Response

USFS: No Response

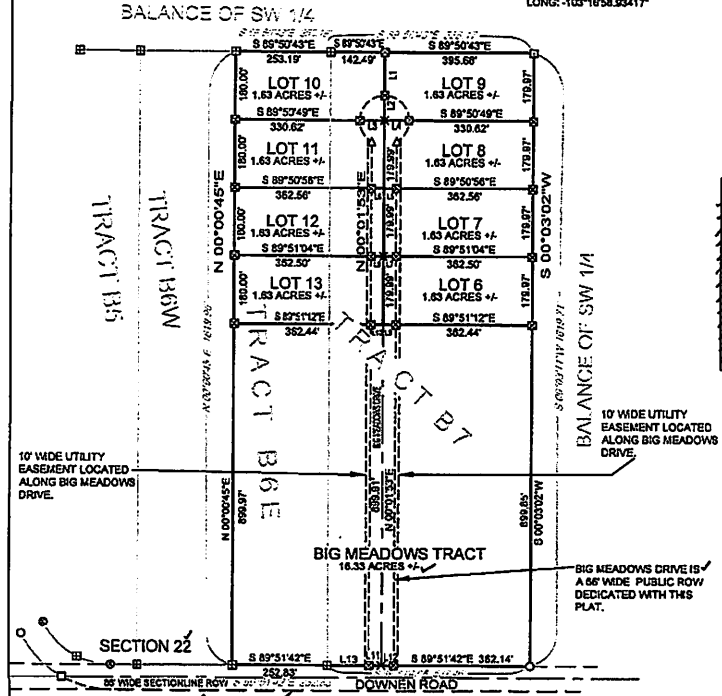
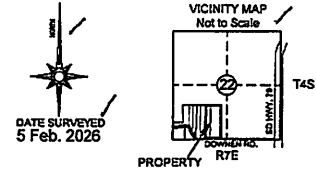
A PLAT OF
**LOTS 6 THRU 13 AND BIG MEADOWS TRACT OF BIG MEADOWS
 SUBDIVISION, LOCATED IN THE SW 1/4 OF SECTION 22, T4S, R7E,
 BHM, CUSTER COUNTY, SOUTH DAKOTA**
 FORMERLY TRACTS B6E AND B7 OF GJH SUBDIVISION

15948
15985

NOTE: See Book 13 of Plats on Page 44 for plat of Tract B7 of GJH Subdivision.

NOTE: See Book 13 of Plats on Page 76 for plat of Tract B6E of GJH Subdivision.

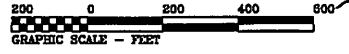
BASIS OF BEARING - GPS OBSERVATION taken N 77°29'08" W 2702.49' from the SW corner of BIG MEADOWS TRACT, CPUS STATIC SOLUTION NAD83(2011)
 LAT: 43°40'55.36390"
 LONG: -103°16'58.93417"



Course	Bearing	Distance
L1	N 00°01'53" E	114.89'
L2	N 00°01'53" E	65.00'
L3	S 89°50'48" E	65.00'
L4	S 89°50'48" E	65.00'
L5	N 89°50'56" W	33.00'
L6	N 89°50'56" W	33.00'
L7	N 89°51'04" W	33.00'
L8	N 89°51'04" W	33.00'
L9	N 89°51'12" W	33.00'
L10	N 89°51'12" W	33.00'
L11	S 89°51'42" E	33.00'
L12	S 89°51'42" E	33.00'
L13	S 89°51'42" E	109.31'

80.0
9.4
89.4
89.37

- LEGEND**
- ☐ Set rebar with AL cap marked "ANDERSEN ENG PLS 5900"
 - △ Set rebar with plastic cap marked "ANDERSEN ENG PLS 5900"
 - ☐ Found rebar with AL cap marked "ANDERSEN ENG PLS 5900"
 - Found rebar
 - ⊙ Found rebar with AL cap marked "DEAN SCOTT L.S. 4697"
 - Found rebar with PL cap marked "HANSON PLS 6251"
 - × angle point not monumented
 - ... Start lettering denotes record calls



10' WIDE UTILITY EASEMENT LOCATED ALONG BIG MEADOWS DRIVE.
 10' WIDE UTILITY EASEMENT LOCATED ALONG BIG MEADOWS DRIVE.
 10' WIDE UTILITY EASEMENT LOCATED ALONG BIG MEADOWS DRIVE.
 10' WIDE UTILITY EASEMENT LOCATED ALONG BIG MEADOWS DRIVE.
 10' WIDE UTILITY EASEMENT LOCATED ALONG BIG MEADOWS DRIVE.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 4203SC0475F, effective date: Jan. 8, 2012.

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 #2. THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

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, Dustin M. Ross, Registered Land Surveyor No. 13405 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 ___, 2026.

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 fore upon the within described lands are fully paid according to the records of this office.
 Dated this ___ day of ___, 2026.

 Custer County Treasurer

STATE OF _____ COUNTY OF _____
 Westwind Corporation does hereby certify that it is the owner of the within described lands and that the within plat was made at its 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 ___, 2026.

 Westwind Corporation

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 ___, 2026.

 Chairperson, Custer County Board of Commissioners

ACKNOWLEDGMENT OF OWNERSHIP
 STATE OF _____ COUNTY OF _____
 On this the ___ day of ___, 2026, before me, the undersigned officer, personally appeared _____ who acknowledged him/herself to be the President of Westwind Corporation, a corporation, and that s/he, as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as President.
 IN WITNESS WHEREOF I hereunto set my hand and official seal.

 Notary Public My commission expires _____

CERTIFICATE OF COUNTY ALDITOR
 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 ___, 2026.

 Custer County Auditor

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 ___, 2026.

 Director of Equalization of Custer County

OFFICE OF THE REGISTER OF DEEDS
 Filed for record this ___ day of ___, 2026, at ___ o'clock ___ M, and recorded in Book _____ of Plats on page _____

 Custer County Register of Deeds

Prepared by
ANDERSEN ENGINEERS
 Land Surveyors, Professional Engineers, & Environmental Consultants

Drawn by DR/RW	Date 2/10/2026	P.O. Box 446 Edgemont, SD 57735 (605)-682-6503
Approved by DR	Date 3/17/2026	andersenengr@ccsdc.gov
Scale 1"=200'	Sheet 1 of 1	File Name: BIG_MEADOWS_SUB_L6-13

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 2

REQUEST: Preliminary Plat of:

FRY TRACT OF THE ELK MOUNTAIN RANCHES SUBDIVISION, LOCATED IN THE SW ¼ NW ¼ AND NW ¼ SW ¼ OF SECTION 28, T4S, R1E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:007693, 007694, & 007695

PROPERTY CLASSIFICATION Residential

APPLICANTS: Mark & Jan Fry

DEED HOLDER: Mark & Jan Fry

GENERAL INFORMATION:

This preliminary plat is proposing a lot consolidation. Tracts 61, 62 & 63 will become Fry Tract 15.01 +/- acres. Access is from Dugout Creek Dr which is a 66' wide public right of way.

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 46033C0325F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

ROD: "Looks good"

BHE: "Not in BHE territory-no comments"

Hwy: "None"

City: "No comments"

Emergency Mgmt: "No comments"

SD DOT: "I do not see any issues for DOT"

DOE: No Response

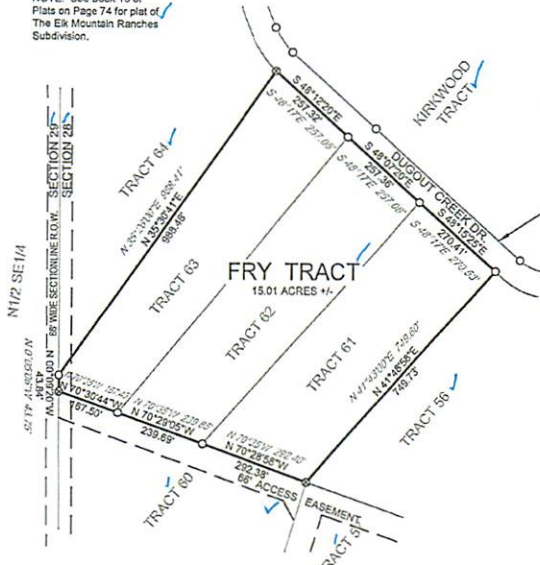
BH COOP: No Response

USFS: No Response

7693
7694
7695

A PLAT OF
FRY TRACT OF THE ELK MOUNTAIN RANCHES
SUBDIVISION, LOCATED IN THE SW1/4 NW1/4 AND
NW1/4 SW1/4 OF SECTION 28, T4S, R1E, BHM,
CUSTER COUNTY, SOUTH DAKOTA
FORMERLY TRACTS 61, 62 & 63 OF THE ELK MOUNTAIN RANCHES SUBDIVISION

NOTE: See Book 10 of
Plats on Page 74 for plat of
The Elk Mountain Ranches
Subdivision.



NOTE: UTILITY EASEMENT:
8' WIDE ON THE INTERIOR
SIDE OF ALL SIDE AND
REAR LOT LINES.



DATE SURVEYED
22 Dec. 2025

BASIS OF BEARING - GPS OBSERVATION
taken S 62°02'02" E 3536.88' from the SE
corner of Fry Tract.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43°39'57.09071"
LONG: -103°59'59.19911"

LEGEND

- Found rebar w/plastic cap marked "FISK 1771"
- Found rebar
- Slant lettering denotes record calls



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 #2, 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.
46033C0325F, effective date:
Jan. 6, 2012.

CERTIFICATE OF SURVEYOR
I, Dustin M. Ross, Registered Land Surveyor No. 13405 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 ___, 2026.
Dustin M. Ross SDRLS No. 13405

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, Mark Fry and Jan Fry, 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 ___, 2026.

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 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 ___, 2026.
Mark Fry _____
Jan Fry _____
Director of Equalization of Custer County

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ___ day of ___, 2026, before me, a Notary Public, personally appeared Mark Fry and Jan Fry, 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 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 ___, 2026.
Custer County Treasurer _____

STATE OF _____ COUNTY OF _____
The Fry Family Revocable Trust, does hereby certify that it is the owner of the within described lands and that the within plat was made at its 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 ___, 2026.
Mark T. Fry (TRUSTEE) _____
Janice K. Fry (TRUSTEE) _____
Chairperson, Custer County Board of Commissioners

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 ___, 2026.

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ___ day of ___, 2026, before me, the undersigned officer, personally appeared Mark T. Fry and Janice K. Fry, Trustees of the Fry Family Revocable Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that s/he executed the same in the capacity therein stated and for the purposes therein contained.
IN WITNESS WHEREOF I 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 ___, 2026.
Custer County Auditor _____

OFFICE OF THE REGISTER OF DEEDS
Filed for record this ___ day of ___, 2026, 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 RW	Date 12/29/2025	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500
Approved by McB	Date 2/20/2026	andersenengineers@gwtc.net
Scale 1"=200'	Sheet 1 of 1	File Name: L61_ELK_MTN_RANCHES

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 3

REQUEST: Preliminary Plat of:

DRAKE TRACT 1 AND DRAKE TRACT 2 OF GOLDEN WILLOW SUBDIVISION,
LOCATED IN THE NE ¼ OF SECTION 11 AND THE NW¼ OF SECTION 12, T5S,
R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:014010

PROPERTY CLASSIFICATION Residential

APPLICANTS: Mark Drake

DEED HOLDER: Mark & Paulette Drake & Ed & Tracy Pulse

GENERAL INFORMATION:

This preliminary plat is proposing a lot split. Tract 1 will be 1.00 +/- acres. Tract 2 will be 1.00 +/- acres. There are currently 2 homes on this property. The new property line will split the homes. Home #1 will be 31.4' from the property line. Home #2 will be 15' property line. The current wastewater is on Tract 2 and serves both homes.

Access to Tract 1 is from Golden Willow Parkway. Tract 2 is 40' private access across Tract 1.

March 3, 2026, the Custer County Planning Commission voted 5 to 1 (1 abstained) to deny this Plat and recommends that each home have a separate wastewater.

March 11, 2026, the Custer County Commission recommended the plat be brought back to the Planning Commission. There was discussion on the Section Line that it needed to be vacated.

PLANNING DEPARTMENT COMMENTS: Planning department advises against sharing the septic system due to potential issues with capacity and shared responsibility for repairs and maintenance.

A shared system risks being overloaded if one neighbor has higher water usage or if a neighbor uses the house for an Airbnb or if they add bedrooms. Current system was not designed or installed to handle the waste from 2 dwellings.

This system is currently at max capacity and will not be permitted to add to the system for any future development. Rv drops, outbuilding with bathroom etc. will need a separate system installed.

Planning Department recommends installing a separate system for Drake Tract 1.

INTERNAL REVIEW COMMENTS:

CONSERVATION DISTRICT “The concern is two lots using one septic system. Is that system large enough to accommodate both homes? What about potential issues down the road where one owner wants to build an addition? What about routine maintenance on the system (e.g., tank cleanout) or if repairs are needed, who pays for that? Might not be an issue with the current landowners, but could be a problem when the properties change hands.”

DOE: No Response

ROD: “There needs to be a wastewater agreement/easement to accompany the plat”

BH COOP: No Response

USFS: No Response

BHE: “Drake Tract 1 and 2 – this area is served by Black Hills Electric Cooperative. No issues from Black Hills Energy.”

Hwy: “None.”

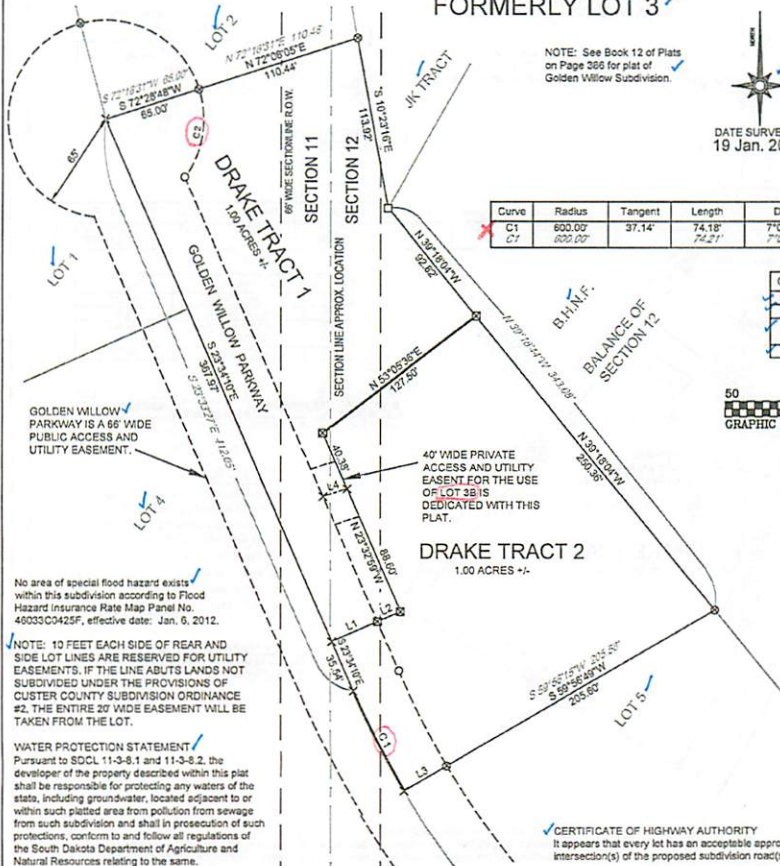
City: “No comments”

Emergency Mgmt: “I don’t see any issues for EM”

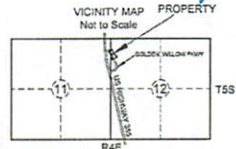
SD DOT: “I don’t see any impacts for DOT.”

#14010

A PLAT OF DRAKE TRACT 1 AND DRAKE TRACT 2 OF GOLDEN WILLOW SUBDIVISION, LOCATED IN THE NE1/4 OF SECTION 11 AND THE N1/4 OF SECTION 12, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA FORMERLY LOT 3



NOTE: See Book 12 of Plats on Page 366 for plat of Golden Willow Subdivision.



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	600.00'	37.14'	74.18'	7°05'01"	9°32'57"	74.13'	S 27°04'54" E
C1	600.00'	37.14'	74.21'	7°05'10"	9°32'57"	74.19'	S 27°05'02" E

Course	Bearing	Distance
L1	N 66°25'40" E	33.02'
L2	N 66°25'40" E	16.61'
L3	S 69°56'49" W	33.00'
L3	S 69°56'49" W	33.00'
L4	N 72°23'58" E	16.70'



LEGEND

- Set rebar w/aluminum cap marked "ANDERSEN ENGL PLS 5906"
- Found rebar w/aluminum cap marked "BUCKHORN RLS 4896"
- Found stone monument
- Found rebar
- angle point not monumented
- Start lettering denotes record calls

BASIS OF BEARING - GPS OBSERVATION taken S 35°27'14" W 239.48' from the NE corner of DRAKE TRACT 1.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 4000303425F, effective date: Jan. 9, 2012.

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 #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

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, Dustin M. Ross, Registered Land Surveyor No. 13405 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 ___, 2026.

Dustin M. Ross, SDRLS No. 13405

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 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 ___, 2026. Director of Equalization of Custer County

STATE OF _____ COUNTY OF _____ We, Ed Pulse and Tracy Pulse, 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 ___, 2026. Ed Pulse Tracy Pulse

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 ___, 2026. Custer County Treasurer

ACKNOWLEDGMENT OF OWNERSHIP STATE OF _____ COUNTY OF _____ On this ___ day of ___, 2026, before me, a Notary Public, personally appeared Ed Pulse and Tracy Pulse, 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 _____

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 ___, 2026. Chairperson, Custer County Board of Commissioners

STATE OF _____ COUNTY OF _____ We, Mark Drake and Paulette Drake, 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 ___, 2026. Mark Drake Paulette Drake

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 ___, 2026. Custer County Auditor

ACKNOWLEDGMENT OF OWNERSHIP STATE OF _____ COUNTY OF _____ On this ___ day of ___, 2026, before me, a Notary Public, personally appeared Mark Drake and Paulette Drake, 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 _____

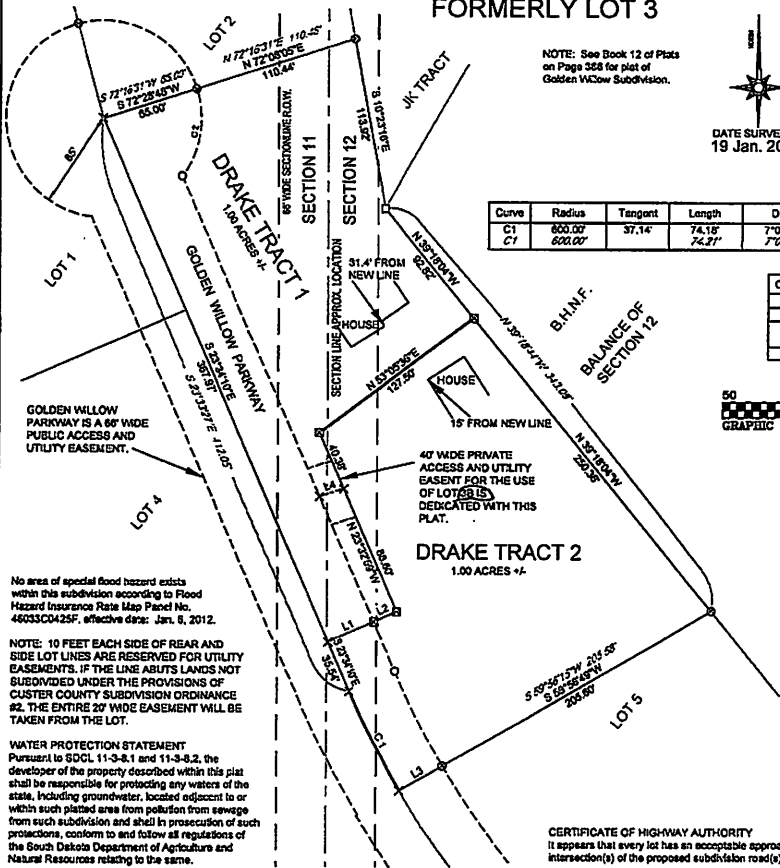
OFFICE OF THE REGISTER OF DEEDS Filed for record this ___ day of ___, 2026, at ___ o'clock ___ M, and recorded in Book ___ of Plats on page _____. Custer County Register of Deeds

Prepared by
ANDERSEN ENGINEERS
Land Surveyors

Drawn by RW	Date 1/28/2026	P.O. Box 445 Edgemont, SD 57725 (605)-862-5500 andersenengineers@gwic.net
Approved by DR	Date 2/11/2026	
Scale 1"=50'	Sheet 1 of 1	File Name: L3_GOLDEN_WILLOW

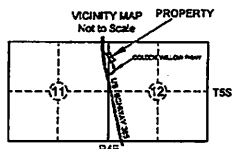
w/ house setbacks

A PLAT OF DRAKE TRACT 1 AND DRAKE TRACT 2 OF GOLDEN WILLOW SUBDIVISION, LOCATED IN THE NE1/4 OF SECTION 11 AND THE N1/4 OF SECTION 12, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA FORMERLY LOT 3



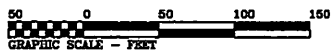
NOTE: See Book 12 of Plats on Page 358 for plat of Golden Willow Subdivision.

DATE SURVEYED
19 Jan. 2026



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	600.00'	37.14'	74.16'	7°05'01"	9°32'57"	74.13'	S 27°04'54" E
C1	600.00'	37.14'	74.21'	7°05'10"	9°32'57"	74.16'	S 27°05'02" E

Course	Bearing	Distance
L1	N 66°25'40" E	33.02'
L2	N 66°25'40" E	18.61'
L3	S 59°50'49" W	33.00'
L4	N 72°25'58" E	18.70'



LEGEND

- Set rebar w/aluminum cap marked "ANDERSEN ENG PLUS 600"
- Found rebar w/aluminum cap marked "BUCKHORN RLS 4896"
- Found stone monument
- Found rebar
- angle point not monumented
- Slant lettering denotes record calls

BASIS OF BEARING - GPS OBSERVATION
taken S 35°27'14" W 239.48' from the NE corner of DRAKE TRACT 1.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0425F, effective date: Jan. 8, 2012.

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.

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 proposing any wetlands 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 provisions, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

CERTIFICATE OF SURVEYOR
I, Dustin M. Ross, Registered Land Surveyor No. 13405 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 ___, 2026.
Dustin M. Ross, SDRLS No. 13405

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 ___, 2026.
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 ___, 2026.
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 unplatd 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 ___, 2026.
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 ___, 2026.
Custer County Auditor _____

STATE OF _____ COUNTY OF _____
We, Ed Pulso and Tracy Pulso, 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 ___, 2026.
Ed Pulso Tracy Pulso

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ___ day of ___, 2026, before me, a Notary Public, personally appeared Ed Pulso and Tracy Pulso, 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 _____

STATE OF _____ COUNTY OF _____
We, Mark Drake and Paulette Drake, 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 ___, 2026.
Mark Drake Paulette Drake

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ___ day of ___, 2026, before me, a Notary Public, personally appeared Mark Drake and Paulette Drake, 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 _____

OFFICE OF THE REGISTER OF DEEDS
Filed for record this ___ day of ___, 2026, at ___ o'clock ___ A, and recorded in Book ___ of Plats on page ___
Custer County Register of Deeds _____

Presented by
ANDERSEN ENGINEERS
Land Surveyors

Drawn by RW	Date 1/28/2026	P.O. Box 446 Edgemont, SD 57735 (605)-862-5500 anderseneng@earthlink.net
Approved by DR	Date 2/11/2026	
Scale 1"=50'	Sheet 1 of 1	File Name: L3_GOLDEN_WILLOW

SEPTIC SYSTEM EASEMENT AGREEMENT

This Septic System Easement Agreement ("Agreement") is made this ____ day of _____, 20____, by and between:

1. Purpose

The Purpose of this Agreement is to grant permanent easement for the installation, operation, maintenance, repair, replacement, and access to a **private septic system and associated components**, including but not limited to septic tanks, drain fields, piping, pumps, inspection ports, and related improvements.

2. Description of Properties

Grantor Property:

Legal Description:

DRAKE TRACT 2 OF GOLDEN WILLOW SUBDIVISION, LOCATED IN THE NE 1/4 OF SECTION 11 AND THE N ¼ OF SECTION 12, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Grantee Property:

Legal Description:

DRAKE TRACT 1 OF GOLDEN WILLOW SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 11 AND THE N ¼ OF SECTION 12, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

3. Easement Area

Grantor hereby grants to Grantee a **perpetual easement** over and across the following described portion of the Grantor Property:

Legal Description of Easement Area:

See attached site plan map – **Exhibit A**

The easement area shall be used solely for the installation and operation of a septic system and for reasonable access necessary for its use and maintenance.

4. Rights Granted

Grantee shall have the right to:

- Install and construct septic system components within the easement area
 - Operate and use septic system serving the Grantee Property
 - Enter the easement area for inspections, maintenance, repair, replacement and pumping
 - Access to the easement area with equipment reasonably necessary to service the system
-

5. Maintenance and Costs

Grantee and Grantor will be equally responsible for:

- Installation costs
 - All maintenance and repair
 - Pumping operation of the septic system
 - Compliance with applicable county and regulations
-

6. Restrictions

Grantor agrees not to:

- Construct permanent structures within the easement area
- Plant trees with deep root systems within the easement area

- Alter grading in a way that interferes with septic system function
-

7. Compliance With Laws

The septic system shall be installed and maintained in accordance with all applicable regulars of:

- South Dakota Department of Agriculture and Natural Resources
- Custer County Planning Department

and any other applicable authorities.

8. Binding Effect

This Agreement shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors, and assigns.

9. Term

This easement shall be **perpetual**, unless terminated by written agreement of both property owners and their successors.

10. Recording

This agreement shall be recorded with the **Register of Deeds of Custer County** so that it becomes part of the public record affecting the properties described herein.

11. Signatures

Grantor

Signature: _____

Name: _____

Date: _____

Grantee

Signature: _____

Name _____

Date: _____

Notary Acknowledgment

State of South Dakota

County of _____

On this _____ day of _____, 20__ before me, a Notary Public, personally appeared _____ and _____, known to me or satisfactorily proven to be the persons whose names are subscribed to this instrument.

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 4

REQUEST: Preliminary Plat of:

KLEIN TRACT 1 AND KLEIN TRACT 2, LOCATED IN THE SW ¼ OF SECTION 18,
THE W ½ OF SECTION 19, T4S, R5E & THE E ½ SECTION 24, T4S, R4E, BHM,
CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:001695 & 013681

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Klein Ranch, LLC

DEED HOLDER: Klein Ranch, LLC

GENERAL INFORMATION:

This preliminary plat is proposing a lot line adjustment. Klein Tract 1 will become 43.57 +/- acres. Klein Tract 2 will become 47.38 +/- acres. There is a private access & utility easement on tract 1 for the use of tract 2.

Access to both Tracts is from Sidney Park Rd which is a 66' public right of way.

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 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

ROD: "-2.85 AC? Greg or Sue Klein are registered for Klein Ranch, LLC @ SD Sec of State"

BHE: "BHE territory-no issues with the proposed lot line change with the private access and utility easement dedicated with the new plat"

Hwy: "None"

City: "No comments"

Emergency Mgmt: "No comments"
SD DOT: "I do not see any issues for DOT"
BH COOP: No Response
DOE: No Response
USFS: No Response

A PLAT OF ✓
KLEIN TRACT 1 AND KLEIN TRACT 2, LOCATED IN THE SW1/4 OF SECTION 18, THE W1/2 OF SECTION 19, T4S, R5E, & THE E1/2 SECTION 24, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA
 FORMERLY THE BALANCE OF H.E.S. NO. 392 AND TRACT KLEIN OF BEECHER ROCK SUBDIVISION ✓

1695
 13689
 5387
 4658
 9379
 4357
 4738
 9095
 -9379
 = 84

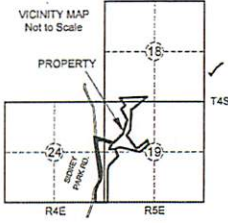
NOTE: Plat of H.E.S. No. 92, filed in the US Surveyor General's Office on October 28, 1910.
 NOTE: Book 12 of Plats of ✓ page 580 for plat of Tract Klein of Beecher Rock Subdivision.



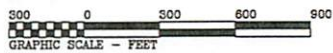
DATE SURVEYED
 3 Feb. 2026
 BASIS OF BEARING - GPS OBSERVATION ✓
 taken S 12°32'19" E 1083.04' from corner 26 of H.E.S. No. 92.
 OPUS STATIC SOLUTION NAD83(2011)
 LAT: 43°41'12.88307"
 LONG: -103°34'47.33283"

SIDNEY PARK RD. IS A 66' PUBLIC R.O.W. AS PER SDCL 31-3-1. 0.00 ACRES ARE DEDICATED WITH THIS PLAT.

AREA OF PRIVATE ACCESS AND UTILITY EASEMENT DEDICATED WITH THIS PLAT FOR THE USE OF KLEIN TRACT 2.



- LEGEND** ✓
- ⊠ Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
 - ⊡ Found rebar w/aluminum cap marked "4898"
 - ⊢ Found rebar w/aluminum cap marked "BUCKHORN RLS 4898"
 - ⊣ Found rebar w/plastic cap marked "BUCKHORN RLS 4998"
 - ⊤ Found standard USFS aluminum monument
 - ⊥ Found stone monument
 - Found rebar
 - Found standard USFS aluminum rock tab
 - × angle point not monumented
 - 522.08' Slant lettering denotes record calls



Course	Bearing	Distance
L1	S 00°22'08" W	53.37'
L2	S 00°22'08" W	148.72'
L3	N 35°49'59" W	238.25'
L4	N 35°49'59" W	3.52' CH
L4	N 35°49'59" W	232.66'
L4	N 35°49'59" W	3.54' CH
L5	S 08°24'28" W	85.41'
L5	S 08°24'28" W	25.02'
L6	S 26°39'38" W	160.04'
L6	S 26°39'38" W	105.02'
L7	S 10°39'10" E	101.48'
L8	N 71°36'38" W	56.64'
L8	N 71°36'38" W	25.17'
L9	S 00°21'43" W	218.52'
L9	S 01°16'25" W	218.02'
L10	S 01°32'08" W	188.76'
L10	S 1°02'58" W	182.73'
L11	S 89°36'42" E	15.03'
L11	S 89°25'10" E	14.81'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1987.00	193.37'	299.82'	10°57'45"	3°39'23"	299.36'	S 05°11'49" E
C2	1633.00	158.78'	312.54'	10°57'57"	3°30'31"	312.06'	S 05°12'35" E
C2	1633.00	158.78'	312.54'	10°57'57"	3°30'31"	312.06'	S 5°10'27" E
C3	1133.00	121.17'	241.42'	12°12'31"	5°03'25"	240.91'	N 04°32'30" W
C3	1133.00	121.17'	241.42'	12°12'31"	5°03'25"	240.91'	N 4°32'12" W
C4	1087.00	114.11'	227.33'	12°12'29"	5°22'11"	225.92'	N 04°31'28" W
C4	1087.00	114.11'	227.33'	12°12'29"	5°22'11"	225.92'	N 4°31'22" W
C5	433.00	66.59'	180.07'	23°08'02"	13°13'56"	180.56'	S 14°29'21" W
C5	433.00	66.59'	180.07'	23°08'02"	13°13'56"	180.56'	S 14°29'21" W
C6	867.00	79.03'	157.63'	10°25'02"	6°36'31"	157.42'	S 21°29'45" W
C6	867.00	79.03'	157.63'	10°25'02"	6°36'31"	157.42'	S 21°29'28" W
C7	367.00	59.89'	118.80'	7°54'13"	6°36'31"	118.50'	N 12°21'32" W
C7	367.00	59.89'	118.80'	7°54'13"	6°36'31"	118.50'	S 12°21'00" W
C8	367.00	20.47'	40.90'	6°23'09"	15°38'43"	40.88'	N 04°44'48" E
C8	367.00	20.47'	40.90'	6°23'09"	15°38'43"	40.81'	N 4°44'21" E

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0425F, effective date: Jan. 6, 2012.

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 #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

CERTIFICATE OF SURVEYOR ✓
 I, Dustin M. Ross, Land Surveyor No. 13405 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described herein 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 _____, 2026.

Dustin M. Ross, L.S. No 13405

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.

B.H.M.F.

Prepared by
ANDERSEN ENGINEERS ✓
Land Surveyors

Drawn by RW	Date 3/17/2025	P.O. Box 448 Edgemont, SD 57735 (605)-862-5600 andersenengineers@gmc.net
Approved by McB	Date 3/17/2025	
Scale 1"=300'	Sheet 1 of 2	File Name: HES_02_2025

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

A PLAT OF
**KLEIN TRACT 1 AND KLEIN TRACT 2, LOCATED IN
 THE SW1/4 OF SECTION 18, THE W1/2 OF SECTION
 19, T4S, R5E, & THE E1/2 SECTION 24, T4S, R4E,
 BHM, CUSTER COUNTY, SOUTH DAKOTA**
 FORMERLY THE BALANCE OF H.E.S. NO. 392 AND TRACT KLEIN OF BEECHER
 ROCK SUBDIVISION

STATE OF _____ COUNTY OF _____
 Klein Ranch, LLC, does hereby certify that it is the owners of the within described lands and that the within
 plat was made at its 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.

 Klein Ranch, LLC ✓

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____
 On this the ___ day of _____, 2025, before me, the undersigned officer, personally appeared
 _____, who acknowledged him/herself to be a member of Klein Ranch,
 LLC, a Limited Liability Company, and that s/he, as such member being authorized so to do, executed the
 foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself
 as member.

IN WITNESS WHEREOF I 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.

Highway Authority _____ Date: _____

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

		
Drawn by RW	Date 3/17/2025	P.O. Box 446 Edgemont, SD 57735 (605)-682-6500
Approved by MCS	Date 3/17/2025	anderseneengineers@awinc.net
Scale NA	Sheet 2 of 2	File Name: HES_02_2025

CUSTER COUNTY PLANNING COMMISSION

April 7, 2026

STAFF REPORT

Agenda Item No. 5

REQUEST: Variance

To Ordinance #2, Article IV (4), Section 1, 7, C.

The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15').

CURRENT PARCEL ID: 005737

PROPERTY CLASSIFICATION Exempt

APPLICANTS: Roland Bauer

DEED HOLDER: Mordi Enterprises, LLC

GENERAL INFORMATION:

Applicant is requesting a variance from Ordinance #2 setback requirements from property line. They are requesting a 5' setback in order to avoid being too close to the road on the property. They are building a new building.

ORDINANCE 2 SUBDIVISION AND USE OF LAND the proposed plat ***does-not*** meet the standards as set forth in Ordinance 2.

INTERNAL REVIEW COMMENTS:

ROD: "Plenty of property, no reason to adjust setback. What type of topography exists? As per topography map, none exists. Cheryl Hartman, Roland Bauer & CT Corp System are all registered for Mordi Enterprises LLC @ Sec of State"

BHE: "Not in BHE territory-no comments"

Hwy: "None"

City: "No comments"

Emergency Mgmt: "No comments"

SD DOT: "I do not see any issues for DOT"

BH COOP: No Response

DOE: No Response

USFS: No Response

VARIANCE APPLICATION

This VARIANCE, executed by the Chairman of the Custer County Board of Commissioners, County of Custer, 420 Mt. Rushmore Road, Custer, South Dakota 57730

I/We, MORDI ENTERPRISES, LLC own the property described below, provides for the modification of the provisions of *Custer County Ordinance Number 2* with respect to real property legally described as,

12225 AVIATION WAY, CUSTER, SD
LEGAL DESCRIPTION: TR A REVISED IN NE4SW4 SEC 2
T-4 R-4 4.80 AC 1340400200003600

ACREAGE: 4.8 acres

REASON FOR VARIANCE REQUESTED: LOCATION OF NEW BUILDING
WOULD PLACE THE HOME INTO THE EXISTING ROAD.

REQUEST IS FOR A VARIANCE TO BUILD WITHIN 5 FT.
OF THE PROPERTY LINE ALONG THE NATIONAL FOREST
BOUNDARY (WEST) IN ORDER TO AVOID BEING TOO CLOSE
TO THE ROAD. TOPOGRAPHY DOES NOT ALLOW MOVING THE ROAD.

The Landowner agrees that the modification described herein is for the instant case only, and that the modification shall be in conformance with the intent and purpose of the regulations set forth in *Custer County Ordinance Number 2*.

Rand Bauer, CEO
Landowner(s) signature

2/26/26
Date

FEE PAID: \$ 250.00 STAFF INITIALS BO



Overview



Legend

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

Parcel ID	005737	Alternate ID	n/a	Owner Address	MORDI ENTERPRISES, LLC
Sec/Twp/Rng	002/0004/004	Class	Exempt		PO BOX 629
Property Address	12225 AVIATION WAY CUSTER	Acreage	4.8		CUSTER, SD 57730-0629

District 16.1-1-1-0-0
 Brief Tax Description TR A REVISED IN NE4SW4 SEC 2 T-4 R-4 4.80 AC 1340400200003600
 CAMP VOLUNTEER
 (Note: Not to be used on legal documents)

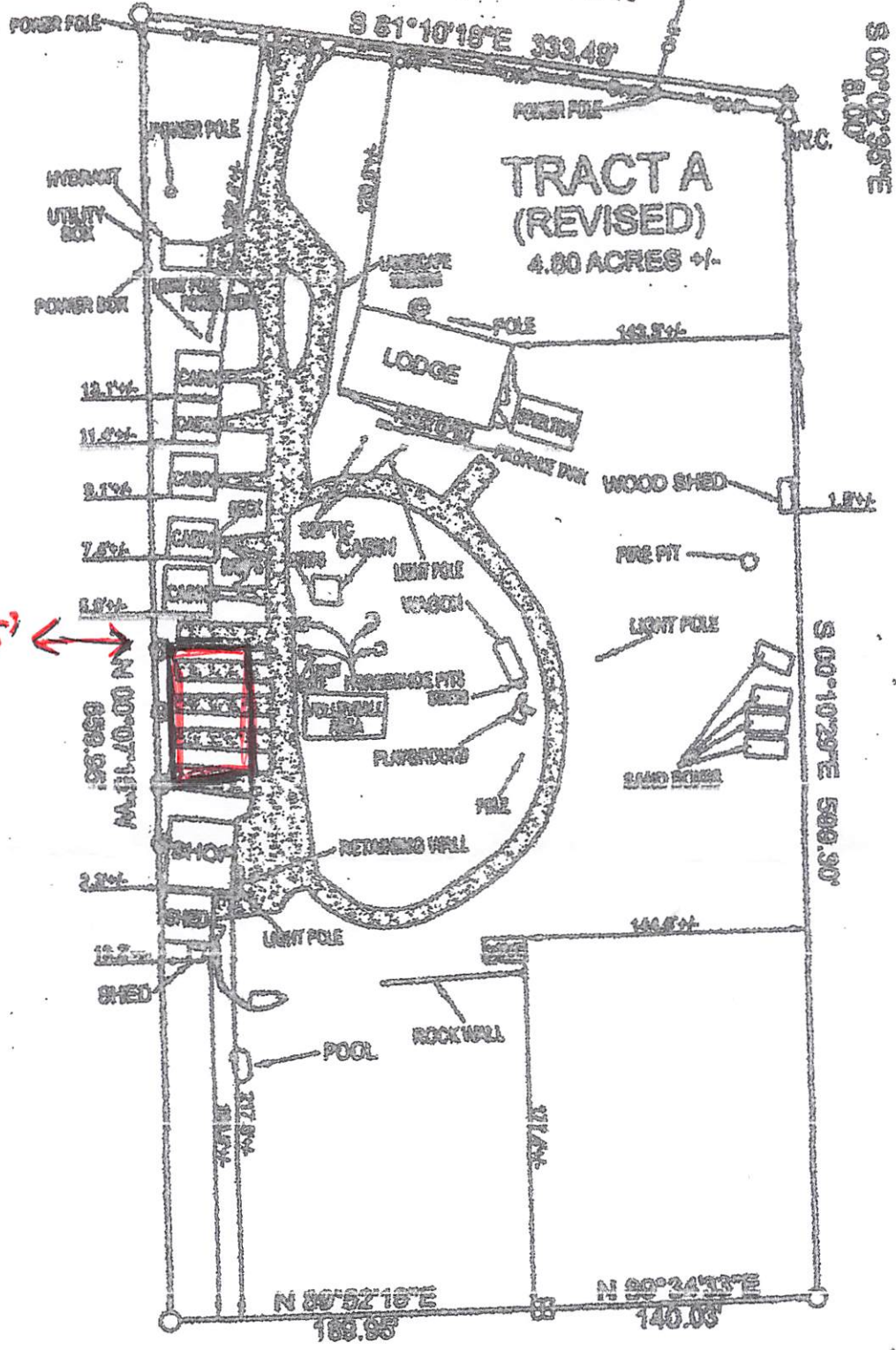
Parcels are not adjusted to match aerial background. GIS information is for reference purposes only and is not a legal document. Data may contain errors.

Date created: 2/26/2026

Last Data Uploaded: 2/26/2026 3:13:01 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

AVIATION WAY



5' ←

N 00°07'11"W 659.95'

N 31°10'00"W

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No.6

REQUEST: Preliminary Plat of:

TRACTS 6A, 6B AND 6C OF PHILLIPS SUBDIVISION NO. 2, LOCATED IN THE NE ¼ OF SECTION 34, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:004280

PROPERTY CLASSIFICATION Residential

APPLICANTS: Tamrid & Charlaine Gatje

DEED HOLDER: Tamrid & Charlaine Gatje

GENERAL INFORMATION:

This preliminary plat is proposing a lot split. Tract 6 will become Tract 6A 14.38 +/- acres, Tract 6B 11.67 +/- acres, and Tract 6C 11.67 +/- acres. Access to Tract A is Renegade Pass, Tract B is from a 40' wide private access easement created with this plat. Tract C is from Bruske Trail. Both Renegade Pass & Bruske Trail are 66' wide public Right-of-Way's.

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 46033C0100F 46033C0400F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

PLANNING DEPARTMENT COMMENTS: Private access serves 3 parcels. Road should become public right of way and named to alleviate addressing issues and 911 confusion.

INTERNAL REVIEW COMMENTS:

SD DOT: "This will not affect DOT."

Emergency Mgmt: "No issues for EM"

BHE: "We are good"

ROD: No Response

DOE: No Response

BH COOP: No Response

City: "No comments"

USFS: No Response

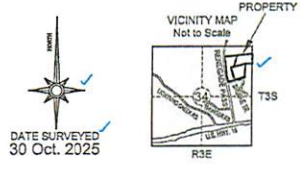
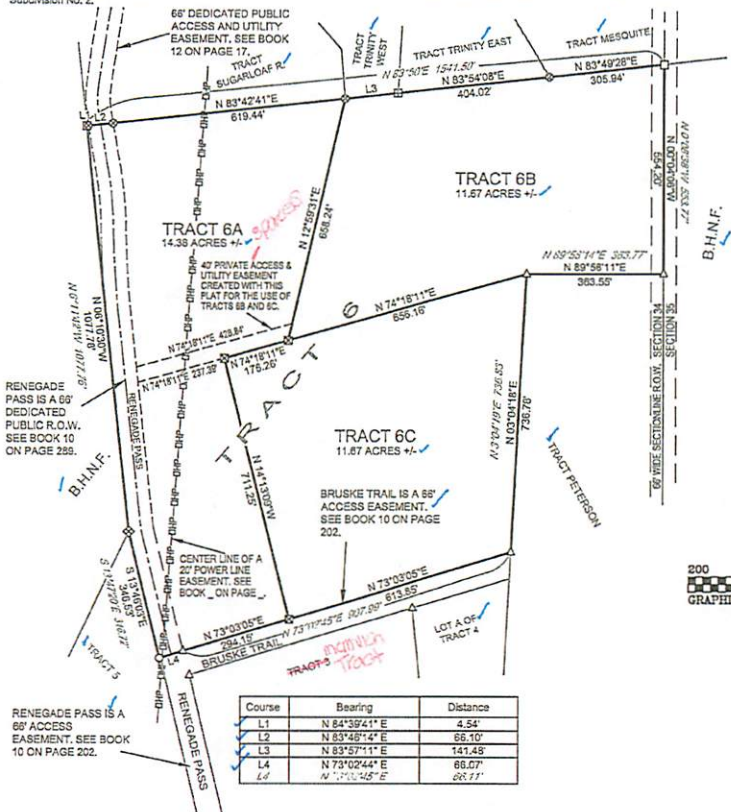
Hwy: "Shouldn't the "access" through Tract 6A be 66' and a Public ROW?"

For the use of 6B & 6C as noted on the plat but 6A will likely use it & so will the lot south of 6A. & what about further subdivision of 6B & 6C?"

A PLAT OF TRACTS 6A, 6B, AND 6C OF PHILLIPS SUBDIVISION NO. 2, LOCATED IN THE NE1/4 OF SECTION 34, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

FORMERLY TRACT 6

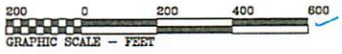
NOTE: See Book 10 of Plats on Page 289 for plat of Phillips Subdivision No. 2.



DATE SURVEYED
30 Oct. 2025

BASIS OF BEARING - GPS OBSERVATION
taken S 10°52'59" E 1380.87' from the SVI
corner of Tract 6A.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43°44'37.80109"
LONG: -103°44'27.21768"

- LEGEND**
- ⊠ Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
 - Found rebar w/aluminum cap marked "BRYANT LS 2160"
 - ⊞ Found rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
 - ⊙ Found rebar w/aluminum cap marked "BRYANT LS 4850"
 - Found stone monument
 - △ Found rebar w/aluminum cap
 - ◇ Found standard USFS aluminum monument
 - 3.0000" Slant lettering denotes record calls
 - CHP- Overhead Power Line



Course	Bearing	Distance
L1	N 84°35'21" E	4.54'
L2	N 83°48'14" E	66.10'
L3	N 83°57'11" E	141.48'
L4	N 73°02'44" E	66.07'
L5	N 73°02'45" E	265.21'

CERTIFICATE OF SURVEYOR
I, John D. McBride Registered Land Surveyor No. 5506 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. 5506

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 #2, 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 Nos. 46033C0100F and 46033C0400F, 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, Tamrld T. Gate and Charaine K. Gate, 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.

Tamrld T. Gate

Charaine K. Gate

Custer County Treasurer

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ___ day of ___, 2025, before me, a Notary Public, personally appeared Tamrld T. Gate and Charaine K. Gate, 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.

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 untraced 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

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.
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

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 McB/RW	Date 11/11/2025	P.O. Box 448 Edgemont, SD 57735 (605)-662-5500 anderseneng@att.net
Approved by McB	Date 11/11/2025	Scale 1"=200'
Sheet 1 of 1	File Name: TR6_PHILLIPS_2	

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 7

REQUEST: Preliminary Plat of:

TERESA TRACT, LOCATED IN THE N ½ OF SECTION 5, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:003933, 015354, 014479, 011830 & 011831

PROPERTY CLASSIFICATION Residential

APPLICANTS: Teresa Wheatley

DEED HOLDER: Teresa Wheatley

GENERAL INFORMATION:

This preliminary plat is proposing a lot consolidation. Lots 76 & 77 revised, Lots A, B, & Tract 2B will become Teresa Tract 42.12 +/- acres. Access is from Ghost Canyon Rd, Box Canyon Rd & Bluejean Trl all are 66' wide public right of ways.

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 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

ROD: "looks good, maybe add Misc Book & Page for ROW of Box Canyon"

BHE: "Not In BHE territory-no comments"

Hwy: "None"

City: "No comments"

Emergency Mgmt: "No comments"

SD DOT: "I do not see any issues for DOT"

BH COOP: No Response

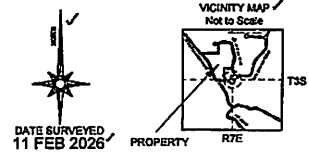
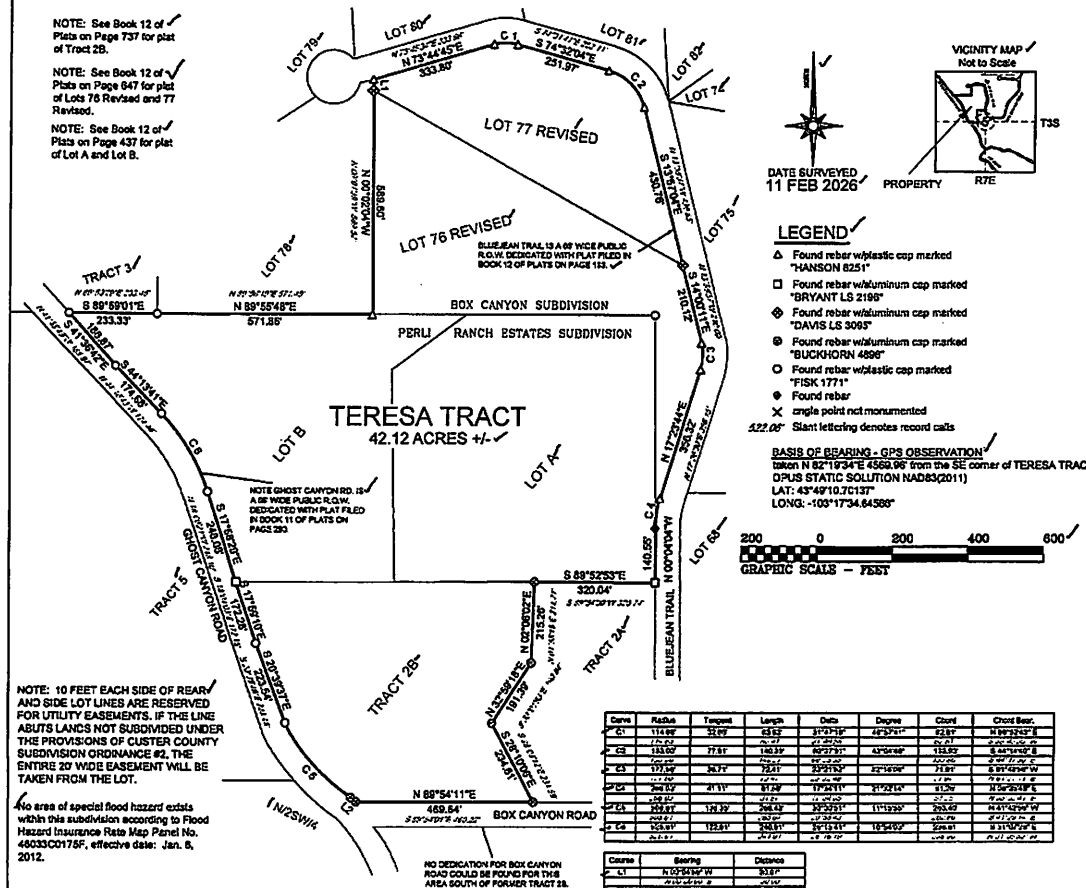
DOE: No Response

USFS: No Response

A PLAT OF ✓
**TERESA TRACT, LOCATED IN THE N1/2 OF SECTION 5, T3S,
 R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA**
 FORMERLY LOT 76 REVISED AND LOT 77 REVISED OF BOX CANYON SUBDIVISION,
 AND LOTS A, B, AND TRACT 2B OF PERLI RANCH ESTATES SUBDIVISION ✓

3933
 15364
 14479
 11830
 11831

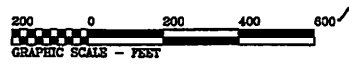
NOTE: See Book 12 of Plats on Page 737 for plat of Tract 2B.
 NOTE: See Book 12 of Plats on Page 647 for plat of Lots 76 Revised and 77 Revised.
 NOTE: See Book 12 of Plats on Page 437 for plat of Lot A and Lot B.



DATE SURVEYED
 11 FEB 2026

- LEGEND**
- ▲ Found rebar w/plastic cap marked "HANSON 8251"
 - Found rebar w/aluminum cap marked "BYVANT LS 2180"
 - ◆ Found rebar w/aluminum cap marked "DAVIS LS 3065"
 - Found rebar w/aluminum cap marked "BUCKHORN 4896"
 - Found rebar w/plastic cap marked "FISK 1771"
 - Found rebar
 - × angle point not monumented
- Slant lettering denotes record calls

BASIS OF BEARING - GPS OBSERVATION
 taken N 82°19'34"E 4562.96' from the SE corner of TERESA TRACT,
 OPUS STATIC SOLUTION NAD83(2011)
 LAT: 43°49'10.7C137"
 LONG: -103°17'34.64588"



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.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0178F, effective date: Jan. 6, 2012.

NO DEDICATION FOR BOX CANYON ROAD SHOULD BE FOR THE AREA SOUTH OF FORMER TRACT 2B.

Curve	Radius	Tangent	Length	Chord	Chord Bear.	Chord Bear.
C1	114.89'	33.49'	43.82'	112.91'	42°31'11"	N 89°22'24"E
C2	133.00'	37.81'	140.33'	102.27'	43°36'06"	S 84°42'00"E
C3	171.32'	49.72'	224.11'	152.21'	42°24'00"	S 87°42'00"W
C4	244.10'	71.13'	317.69'	212.21'	43°24'00"	N 56°52'00"E
C5	300.00'	86.60'	392.70'	257.20'	42°00'00"	N 60°00'00"E
C6	320.04'	92.81'	400.00'	271.12'	41°52'00"	S 81°10'00"E

CERTIFICATE OF SURVEYOR
 I, Dustin M. Ross, Registered Land Surveyor No. 13405 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 ___, 2026.

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 protection, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

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 ___, 2026.

STATE OF _____, COUNTY OF _____
 I, Teresa Wheatley, 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 ___, 2026.

 Custer County Treasurer

ACKNOWLEDGMENT OF OWNERSHIP
 STATE OF SOUTH DAKOTA, COUNTY OF CUSTER
 On this ___ day of ___, 2026, before me, a Notary Public, personally appeared _____ 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.

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 ___, 2026.

 Notary Public
 My commission expires _____

 Chairperson, Custer County Board of Commissioners

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: _____

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 ___, 2026.

 Highway Authority

 Custer County Auditor

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 ___, 2026.

OFFICE OF THE REGISTER OF DEEDS
 Filed for record this ___ day of ___, 2026, 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 JH	Date 3/16/2026	P.O. Box 446 Edgemont, SD 57733 (605)-662-5500
Approved by DR	Date 3/17/2026	andersenengineers@gmail.com
Scale 1"=200'	Sheet 1 of 1	File Name: L_A_PERLI_RANCH_2026

5.08
 7.78
 11.89
 9.58
 8.58
 49.18
 40.18
 0

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 8

REQUEST: Preliminary Plat of:

TRACT A OF COLGAN ADDITION, LOCATED IN THE NW ¼ SW ¼ OF SECTION 5,
T3S, R12E, BHM, CUSTER COUTY, SOUTH DAKOTA

CURRENT PARCEL ID:001528

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Thomas Colgan

DEED HOLDER: Thomas & Ester Colgan

GENERAL INFORMATION:

This preliminary plat is proposing a lot split off an aliquot parcel. Tract A will become 6.37 +/- acres. Access is from Creston Rd which is a 66' wide public right of way.

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 46033C0300F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

ROD: "put balance of acreage on plat. Need to add book & page on ROD signature box"

BHE: "Not in BHE territory-no comments"

Hwy: "None"

City: "No comments"

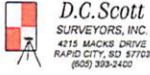
Emergency Mgmt: "No comments"

SD DOT: "I do not see any issues for DOT"

BH COOP: No Response

DOE: No Response

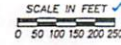
USFS: No Response



D.C. Scott
SURVEYORS, INC.
4215 MACKS DRIVE
RAPID CITY, SD 57703
(605) 333-2402

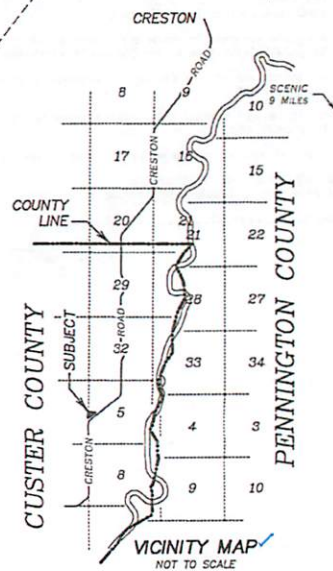
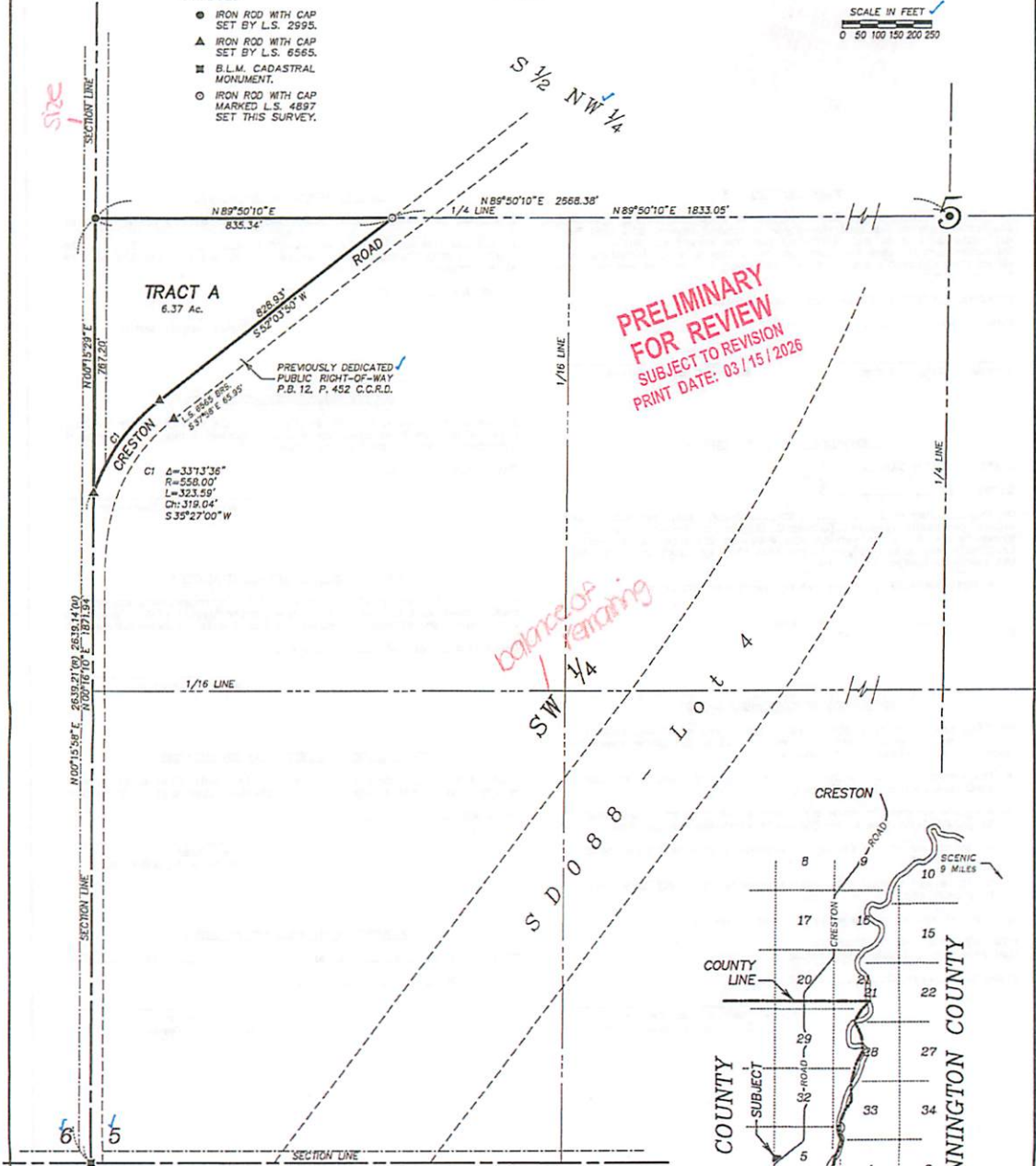
SURVEY PLAT OF TRACT A OF COLGAN ADDITION (FORMERLY THE UNPLATTED BALANCE OF THE SW 1/4 OF SECTION 5 LYING NORTHWEST OF CRESTON ROAD) LOCATED IN THE NW 1/4 SW 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 12 EAST OF THE BLACK HILLS MERIDIAN, CUSTER COUNTY, SOUTH DAKOTA.

MARCH, 2026



PROPERTY CORNER SYMBOLS

- IRON ROD WITH CAP SET BY L.S. 2995.
- ▲ IRON ROD WITH CAP SET BY L.S. 6565.
- B.L.M. CADASTRAL MONUMENT.
- IRON ROD WITH CAP MARKED L.S. 4897 SET THIS SURVEY.



SURVEYOR'S STATEMENT

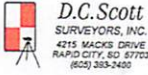
I, Dean G. Scott, Registered Land Surveyor, do hereby state that, at the request of the Owners listed hereon, I have surveyed the tract of land as shown hereon, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge, information and belief. Certain easements, restrictions, or other property rights of public record or private agreement may not be shown.

IN WITNESS WHEREOF, I hereunto set my hand
and seal this _____ day of _____, 20____.

Registered Land Surveyor No. 4897

NOTES

1. A 20' WIDE UTILITY EASEMENT EXISTS CENTERED ON ALL SUBDIVISION LOT LINES NOT ADJACENT TO PUBLIC RIGHTS OF WAY OR UNPLATTED LAND, AND ON THE INTERIOR SIDE OF LOT LINES THAT BORDER LAND THAT HAS NOT BEEN SUBDIVIDED, UNLESS OTHER SUITABLE UTILITY EASEMENTS HAVE BEEN SHOWN.
2. PER SDCL 11-3-B.1 AND 11-3-B.2, IF THE SUBDIVISION SHOWN HEREON IS ADJACENT TO OR INCLUDES ANY OF THE WATERS OF THE STATE, THE DEVELOPER OF SUCH SUBDIVISION SHALL BE RESPONSIBLE FOR PROTECTING SUCH BODY OF WATER FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION.
3. THIS PROPERTY IS DEPICTED WITHOUT ANY SPECIAL FLOOD HAZARD AREAS ON FEMA FIRM PANEL 48033C 0300F/DATED JANUARY 6, 2012.
4. BEARING ORIENTATION BASED ON THE PLAT OF WORPI-SD088 SUBDIVISION, RECORDED MARCH 8, 2010, AND FILED IN PLAT BOOK 12, PAGE 452 IN THE OFFICE OF THE CUSTER COUNTY REGISTER OF DEEDS.



SURVEY PLAT OF
TRACT A OF COLGAN ADDITION
(FORMERLY THE UNPLATTED BALANCE OF THE SW¼ OF SECTION 5
LYING NORTHWEST OF CRESTON ROAD)
LOCATED IN THE NW¼, SW¼ OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 12 EAST OF THE BLACK HILLS MERIDIAN,
CUSTER COUNTY, SOUTH DAKOTA.
MARCH, 2026

**PRELIMINARY
FOR REVIEW
SUBJECT TO REVISION
PRINT DATE: 03/15/2026**

OWNER'S CERTIFICATE ✓

We, Thomas C. Colgan and Esther C. Colgan, do hereby certify that We are the Owners of the land shown and described hereon, and that We did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

IN WITNESS WHEREOF, We hereunto set our hands
this ___ day of _____, 20___.

Thomas C. Colgan, Owner

Esther C. Colgan, Owner

ACKNOWLEDGEMENT OF OWNERS ✓

STATE OF SOUTH DAKOTA }
COUNTY OF _____ } SS

On this ___ day of _____, 20___, before me, the undersigned officer, personally appeared Thomas C. Colgan and Esther C. Colgan, known to me to be the persons who executed the foregoing Owner's Certificate, and acknowledged to me that they executed the same for the purposes therein contained.

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

Notary Public my commission expires: _____

RESOLUTION OF GOVERNING BOARD

WHEREAS there has been presented to the Board of Commissioners of CUSTER County, South Dakota, the within plat of the above described lands, and it appearing to this Board that:

- a. the system of roads conforms to the system of roads of existing plats and Section lines of the County,
- b. adequate provision is made for access to adjacent unplatted lands by public dedication or by physically accessible Section line,
- c. all provisions of the County Subdivision Regulations have been complied with,
- d. all taxes and special assessments upon the property have been fully paid, and
- e. 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___.

Chair, Custer County Board of Commissioners

COUNTY AUDITOR'S CERTIFICATE

I, Auditor of Custer County, South Dakota, do hereby certify that at an official meeting held on the ___ day of _____, 20___, the Custer County Commissioners, by resolution, did approve the plat as shown hereon.

Dated this ___ day of _____, 20___.

Custer County Auditor

COUNTY TREASURER'S CERTIFICATE ✓

I, Treasurer of Custer 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___.

Custer County Treasurer

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.

Dated this ___ day of _____, 20___.

Highway Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION ✓

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

Dated this ___ day of _____, 20___.

Custer County Director of Equalization

CERTIFICATE OF REGISTER OF DEEDS ✓

Filed for record this ___ day of _____, 20___, at _____ A.M.

Document No. _____

fee: _____

Custer County Register of Deeds

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 9

REQUEST: Preliminary Plat of:

TRACT H REVISED AND UTILITY LOT H OF CUSTER DEVELOPMENT CORP.
SUBDIVISION, LOCATED IN THE E ½ SW ¼ SECTION 2, T4S, R4E, BHM, CUSTER
COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:005749

PROPERTY CLASSIFICATION Commercial

APPLICANTS: Macpar, LLC

DEED HOLDER: Macpar, LLC

GENERAL INFORMATION:

This preliminary plat is proposing a lot split. Tract H Revised will become 1.00 +/- acres and Utility Lot H will become 1.00 +/- acres. Access is from Crosswind Rd, which is a 66' wide dedicated public ROW & a 20' wide private access easement dedicated with this plat for the use of Tract H & Utility Lot H.

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 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

ROD: "Looks good. Scott Parsons – registered for MacPar @ SD Sec of State."

BHE: "Not In BHE territory-no comments"

Hwy: "None"

City: "No comments"

Emergency Mgmt: "No comments"

SD DOT: "I do not see any issues for DOT"

BH COOP: No Response

USFS: No Response

DOE: No Response

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 10

REQUEST: Preliminary Plat of:

LOTS 6C, 6D, & 6E OF WESTWIND PINES SUBDIVISION, LOCATED IN THE N ½ S ½ OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

CURRENT PARCEL ID:015749 & 016029

PROPERTY CLASSIFICATION Agricultural & Residential

APPLICANTS: Westwind Corporation

DEED HOLDER: Westwind Corporation

GENERAL INFORMATION:

This preliminary plat is proposing a lot split. R Ranch Tract 6C will become 22.32 +/- acres, R Ranch Tract 6D will become 6.29 +/- acres, & R Ranch Tract 6E will become 44.91 +/- acres. Access to Tracts 6C & 6D is from Westwind Drive. Access to Tract 6E is from Northwind Dr. Both are 66' wide public access & utility Easements.

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 46033C0950F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

ROD: "Correct title & formerly in the title. James Clark Kyle is an owner of lot 4. Robert Quinn registered for Westwind Corp @ SD Sec of State"

BHE: "Not In BHE territory-no comments"

Hwy: "None"

City: "No comments"

Emergency Mgmt: "No comments"

SD DOT: "I do not see any issues for DOT"

BH COOP: No Response

USFS: No Response

DOE: No Response

15749
16889

R RANCH TRACT
LOTS 6C, 6D, & 6E OF WESTWIND PINES
SUBDIVISION, LOCATED IN THE N1/2 S1/2 OF
SECTION 33, T6S, R5E, BHM, CUSTER COUNTY,
SOUTH DAKOTA
FORMERLY LOT 12R & RANCH TRACT 6B

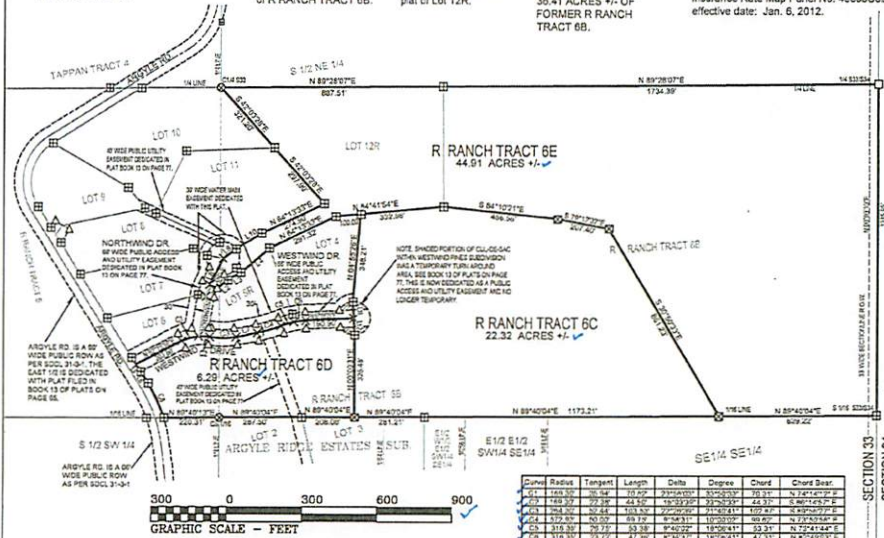
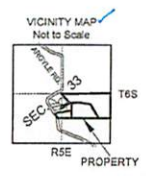
DATE SURVEYED
4 March 2026

NOTE: See Book 13 of
Plats on Page 77 for plat
of R RANCH TRACT 6B.

NOTE: See Book 13 of
Plats on Page 128 for
plat of Lot 12R.

NOTE: R RANCH
TRACT 6E CONTAINS
38.41 ACRES +/- OF
FORMER R RANCH
TRACT 6B.

No area of special flood hazard exists within
this subdivision according to Flood Hazard
Insurance Rate Map Panel No. 46033C0950F,
effective date: Jan. 6, 2012.



BASIS OF BEARING - GPS OBSERVATION
taken N 17°45'15" W 2358.25' from the C114
center of Section 33.
GPS STATION SOLUTION NAD83(2011)
LAT: 43°29'27.3367"
LONG: -102°32'0.9730"

B.H.N.F.

- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5905"
- Found rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- Found rebar w/plastic cap marked "ANDERSEN ENG PLS 5907"
- Found rebar w/aluminum cap marked "BUCKHORN RLS 4898"
- Found USFS aluminum monument
- angle point not monumented
- Slant lettering denotes record calls

Curve	Bearing	Distance
1.1	S 89°22'31" W	22.02'
1.2	S 89°22'31" W	44.04'
1.3	N 89°22'31" E	66.06'
1.4	N 89°22'31" E	88.08'
1.5	S 89°22'31" W	110.10'
1.6	S 89°22'31" W	132.12'
1.7	N 89°22'31" E	154.14'
1.8	N 89°22'31" E	176.16'
1.9	S 89°22'31" W	198.18'
2.0	S 89°22'31" W	220.20'
2.1	N 89°22'31" E	242.22'
2.2	N 89°22'31" E	264.24'
2.3	S 89°22'31" W	286.26'
2.4	S 89°22'31" W	308.28'
2.5	N 89°22'31" E	330.30'
2.6	N 89°22'31" E	352.32'
2.7	S 89°22'31" W	374.34'
2.8	S 89°22'31" W	396.36'
2.9	N 89°22'31" E	418.38'
3.0	N 89°22'31" E	440.40'



CERTIFICATE OF SURVEYOR
I, Dustin M. Ross Registered Land Surveyor No. 13405 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 ___, 2026.

Dustin M. Ross SDRLS No. 13405

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.

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.

STATE OF SOUTH DAKOTA, COUNTY OF _____
Westwind Corporation, does hereby certify that it is the owners of the within described lands and that the within plat was made at its 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 ___, 2026.

Robert J. Quinn for Westwind Corporation

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 ___, 2026.

Director of Equalization of Custer County

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF SOUTH DAKOTA, COUNTY OF _____
On this ___ day of ___, 2026, before me, the undersigned officer, personally appeared Robert J. Quinn, who acknowledged himself to be an officer of Westwind Corporation, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as officer.
IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public
My commission expires _____

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 ___, 2026.

Custer County Treasurer

STATE OF _____ COUNTY OF _____
I, James Clark Kyle, 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 ___, 2026.

James Clark Kyle

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 ___, 2026.

Chairperson, Custer County Board of Commissioners

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ___ day of ___, 2026, before me, a Notary Public, personally appeared James Clark Kyle, 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 ___, 2026.

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 ___, 2026, at ___ o'clock ___ M, and recorded in Book _____ of Plats on page _____
Custer County Register of Deeds

Presented by
ANDERSEN ENGINEERS
Land Surveyors
Drawn by DR Date 3/4/2026 P.O. Box 448 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwctc.net
Approved by DR Date 3/4/2026
Scale 1"=200' Sheet 1 of 1 File Name: R_RANCH_6C_6D

CUSTER COUNTY PLANNING COMMISSION
April 7, 2026

STAFF REPORT

Agenda Item No. 11

REQUEST: Mobile Home Court

CURRENT PARCEL ID:011501 & 005957

PROPERTY CLASSIFICATION Commercial

APPLICANTS: Mark Hartman

DEED HOLDER: Mark & Cheryl Hartman Trust

GENERAL INFORMATION:

Applicant is proposing a 5 space mobile home park. Each lot size is:

Lot 1-80 X110

Lot 2-70 X 125

Lot 3-70 X 125

Lot 4-70 X 125

Lot 5-70 X 125

There is currently a well that will service all 5 lots and an additional 2 trailers that are not part of this park. There is a 20' wide utility easement along the west side of the property for utilities.

The proposed road will be constructed of 20-foot driving surface with each lot having a 24X30 graveled off street parking. There will be a 40 X 125 public common use area south of all the lots. A designated mail and trash collection area is planned near the north entrance of the property.

Wastewater plans have been submitted and approved by the State DANR.

subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

ROD: "As long as septic & water are good. Looks good to me"

Hwy: **see attached**

GIS: "Due to density no current highway addresses are available to this area. Named ROW would need to be put in place to meet addressing needs."

Emergency Mgmt: "Spoke with Chief Lyon about the trailer court addressing and he thought that lot numbers would be less confusing to which I agree"

BHE: "Not In BHE territory-no comments"
City: "No comments"
SD DOT: "I do not see any issues for DOT"

BH COOP: No Response
DOE: No Response
USFS: No Response

"INTERAGENCY REVIEW COMMITTEE"

CUSTER COUNTY PLANNING DEPARTMENT
ROUTING SHEET

REQUEST: Mobile Home Court

CURRENT PARCEL ID: 011501 & 005957

PROPERTY CLASSIFICATION: Commercial

APPLICANTS: Mark Hartman

DEED HOLDER: Mark & Cheryl Hartman Trust

GENERAL INFORMATION:

Applicant is proposing a 5 space mobile home park. Each lot size is:

Lot 1-80 X 110

Lot 2-70 X 125

Lot 3-70 X 125

Lot 4-70 X 125

Lot 5-70 X 125

There is currently a well that will service all 5 lots and an additional 2 trailers that are not part of this park. There is a 20' wide utility easement along the west side of the property for utilities.

The proposed road will be constructed of 20-foot driving surface with each lot having a 24X30 graveled off street parking. There will be a 40 X 125 public common use area south of all the lots. A designated mail and trash collection area is planned near the north entrance of the property.

Wastewater plans have been submitted and approved by the State DANR.

(Comments/Conditions are due back at the Planning Department on 4/1/2026)

COMMENTS: a dedicated "mobile home park" presents circumstances that the current ordinance doesn't cover well. In this case (and many others within Custer County) the real property ownership is retained by 1 owner. So, once outside the ROW you are on private property and mandating a full spec county road is overstepping authority in my opinion. It is my recommendation that the driveway within the "park" be a twenty foot^{wide} gravel surface to accommodate traffic and emergency services.

~~Comments:~~ Rural addressing would be another consideration for GIS, (perhaps consider one address & use lot #'s?)

NEWBERG SUBDIVISION
PLAT OF LOTS 1 AND 2 OF TRACT MILL
OF H.E.S. 169 LOCATED IN NE1/4 AND
SE1/4 OF SECTION 14, T4S, R4E, B.H.M.
CLUSTER COUNTY, SOUTH DAKOTA

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
OF 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 ENVIRONMENT AND NATURAL
RESOURCES RELATING TO THE SAME.

LEGEND

- CORNER SET THIS SURVEY
REBAR WITH ALUMINUM CAP
MARKED BRYANT R.L.S. 4896
- CORNER FOUND THIS SURVEY
REBAR WITH CAP MARKED
FERGUSON-MEADOR 1019
- CONCRETE HIGHWAY RIGHT OF WAY
POST AT CORNER POINT

DATE	DESCRIPTION	BY
11	PLAT	4896/1019

DATE	DESCRIPTION	BY
01	10/23/23	4896/1019

BASIS OF BEARINGS

THE RECORDED BEARING OF S85°16'55"W
WAS ASSIGNED TO THE INVERSE OF THE
LINE FROM THE NE CORNER TO THE NW
CORNER OF TRACT MILL OF H.E.S. 169
SECTION 14, T4S, R4E, B.H.M.

NOTE

10 FEET EACH SIDE OF REAR
AND SIDE LOT LINES ARE
RESERVED FOR UTILITY EASEMENT
IF BOTH SIDES OF LOT LINES ARE
NOT CONTROLLED BY THIS PLAT
THE ENTIRE 20 FEET WILL BE
TAKEN FROM THE LOT

NOTE

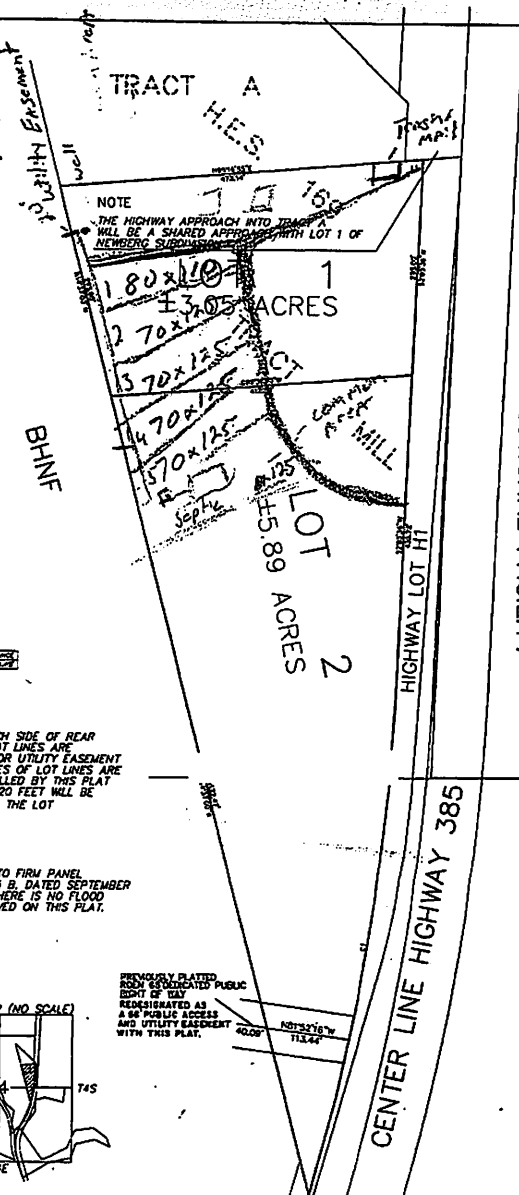
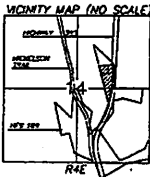
ACCORDING TO FIRM PANEL
480018 0223 B, DATED SEPTEMBER
29, 1986 THERE IS NO FLOOD
PLAIN INVOLVED ON THIS PLAT.

PREPARED BY
JACK H. KNUST
BRYANT SURVEYING
41 N SIXTH STREET
CLUSTER, SOUTH DAKOTA 57730
(605) 673-2394



ADJACENT PLATTED

ADJACENT PLATTED
RIGHT OF WAY
RESUBDIVIDED AS
A 66' PUBLIC ACCESS
AND UTILITY EASEMENT
WITH THIS PLAT.



STATE OF SOUTH DAKOTA
COUNTY OF CLUSTER

I, the undersigned, do hereby certify that I am the owner of the land shown and described hereon and that I do hereby approve the survey and within plat of said land. I further certify that development of the land shall conform to all existing applicable zoning, subdivision, and sediment control regulations. Owners: *John C. Ertel*

ON THE 22 DAY OF Oct, 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED John C. Ertel known to me to be the person(s) described in the foregoing certificate and acknowledged to me that executed the same.

NOTARY PUBLIC: John C. Ertel, My Commission Expires Sept 4, 2028

CERTIFICATE OF DIRECTOR OF EQUALIZATION
I, DIRECTOR OF EQUALIZATION OF CLUSTER COUNTY DO HEREBY CERTIFY THAT I HAVE ON RECORD A COPY OF THE WITHIN DESCRIBED PLAT, DATED 12 DAY OF Nov, 2023

CERTIFICATE OF COUNTY TREASURER
I, TREASURER OF CLUSTER COUNTY, 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 5 DAY OF November, 2023

STATEMENT OF SURVEYOR
FOR BRYANT SURVEYING
I, JACK H. KNUST, REGISTERED LAND SURVEYOR NO. 4896 OF THE STATE OF SOUTH DAKOTA, DO HEREBY STATE THAT BEING SO AUTHORIZED, THE SURVEY AND WITHIN PLAT OF THE LAND SHOWN AND DESCRIBED HEREON WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 12 DAY OF Oct, 2023.

CERTIFICATE OF HIGHWAY AUTHORITY:
THE LOCATION OF THE PROPOSED ACCESS ROAD ADJUTING THE COUNTY OR STATE HIGHWAY OF THE CITY STREET, AS SHOWN HEREON IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.
HIGHWAY AUTHORITY: John C. Ertel

RESOLUTION OF GOVERNING BOARD
STATE OF SOUTH DAKOTA
COUNTY OF CLUSTER
WHEREAS THERE HAS BEEN PRESENTED TO THE COUNTY COMMISSIONERS OF CLUSTER COUNTY, 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 PLATS AND SECTION LINES OF THE COUNTY.
B. ADEQUATE PROVISION IS MADE FOR ACCESS TO ADJACENT UNPLATTED LANDS BY PUBLIC DEDICATION OF SECTION LINE, WHEN PHYSICALLY ACCESSIBLE.
C. ALL TAXES AND SPECIAL ASSESSMENTS UPON THE PROPERTY HAVE BEEN FULLY PAID, AND
D. THE PLAT AND WITHIN PLAT ARE IN ACCORDANCE WITH THE CITY CHARTER.
NOW HEREBY, BE IT RESOLVED THAT SAID PLAT IS HEREBY APPROVED THIS 6 DAY OF November, 2023

CERTIFICATE OF REGISTER OF DEEDS
I, AUDITOR OF CLUSTER COUNTY, DO HEREBY CERTIFY THAT AT AN OFFICIAL MEETING HELD ON THE 6 DAY OF November, 2023 THE COUNTY COMMISSIONERS BY RESOLUTION DID APPROVE THE PLAT AS SHOWN HEREON.
CLUSTER COUNTY AUDITOR: John C. Ertel

CERTIFICATE OF REGISTER OF DEEDS
FILED FOR RECORD THIS 12 DAY OF November, 2023, AT 2 O'CLOCK P.M.
AND RECORDED IN BOOK 12 OF PLATS ON PAGE 182
REGISTER OF DEEDS, CLUSTER COUNTY: John C. Ertel



Planning Commission Action
Approved: 11/10/23
Signature: John C. Ertel



Custer County, SD

Map Search Comp Search More

011501

13649

005957

POWERED BY esri

1103900.95, 516527.32

100 ft

-  Road
-  utility
-  Common Area
-  mail/ranch



Property Line

20' Utility Easement

Lot 1

80 x 110

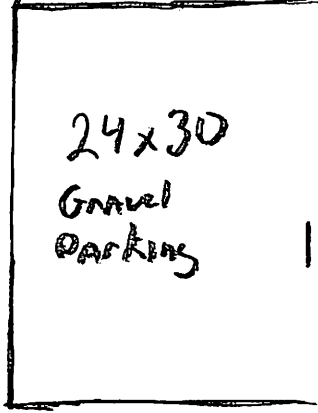
24' x 30'
Parking

20' Gravel Road

Property line

Lot 2 70x125

20' utility Easement

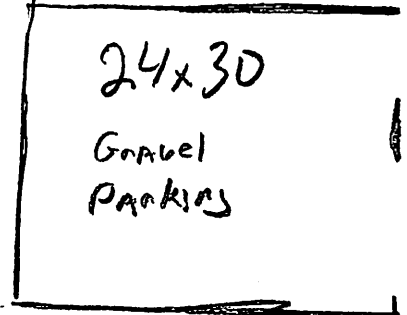


20' Gravel Road

Lot 3 70' x 125'

Property Line

20' utility Easement



20' Gravel Road

Lot 4 70' x 125'

Property line

20' utility easement

24 x 30
Gravel
Parking

20' Gravel Road

Lot 5 70x125

24x30
Gravel
Parking

Property Line

20' Utility Easement

20' Gravel Road



**DEPARTMENT of AGRICULTURE
and NATURAL RESOURCES**

JOE FOSS BUILDING
523 E CAPITOL AVE
PIERRE SD 57501-3182
danr.sd.gov

March 16, 2026

Brandon Cullum
Cullum Excavating
25184 Upper French Creek Road
Custer, SD 57730

RE: Absorption Bed Wastewater System Approval – Custer County, South Dakota
P&S 26-1017

Dear Mr. Cullum:

The South Dakota Department of Agriculture and Natural Resources (DANR) is in receipt of one set of plans and specifications for an absorption trench wastewater system that will service five mobile homes located on Lot 1 of Tract Mill of HES #169 in the NE ¼ and the SE ¼ of Section 14, T4S, R4E, Custer County, South Dakota. The plans have been reviewed for compliance with South Dakota's "Individual and Small On-Site Wastewater Systems" regulations.

The results of the review process indicate the wastewater system is designed for a maximum daily flow of 1,250 gallons. This design will meet the minimum design requirements and is hereby approved with the following conditions:

- The individual that installs the wastewater system shall be certified in accordance with the Administrative Rules of South Dakota (ARSD) § 74:53:02:02.
- All setback conditions of ARSD § 74:53:01:19 shall be met.

Our review is primarily to determine compliance with the minimum sanitary engineering requirements and does not cover items, such as quality of materials, structural soundness, or electrical and mechanical design features. Approval of the plans and specifications does not in any way release the applicant from the responsibility that the project will be an operable facility when construction is completed.

In accordance with ARSD § 74:53:04:07, the Department of Agriculture and Natural Resources' approval of plans and specifications becomes void two years after the date of approval if construction is not initiated prior to that time. Upon request of the owner, voided plans and specifications may be submitted for reconsideration.

Brandon Cullum
March 16, 2026
Page 2 of 2

The lifetime of this system is dependent upon proper construction and regularly scheduled maintenance. Please feel free to contact this office if you have any questions.

Sincerely,



Neal Konda, PE, Natural Resources Engineer
Livestock Services Program
(605) 773-4647

cc: Terri Kester, Custer County Planning/Zoning (email)

Checksheet for Individual and Small On-site Wastewater Systems

Received
Livestock
Services Program
03/09/2006

Establishment: _____ County: _____
Owner: Mack Hartman Phone: 605 6731362
Address: PO Box 217 City: Custer
State: SD Zip Code: 57730
Legal Description: 011501
Type of facility/ #bedrooms, seating, people served, etc.: Mobile Home Park

Garbage disposal present? Yes _____ No X
Anticipated Maximum Daily Flow: 1250
Average Soil Percolation Rate: 18
Required Absorption Area: 1060
Is area greater than 1,200 square feet? NO YES (YES requires dosing system).
Is area greater than 1,800 square feet? NO YES (YES requires alternate dosing).
Date of Construction: _____ Lot Size: 3.65
Depth from surface to bedrock or ground water: 8'
Depth of well/top of aquifer: 120'

SEPARATION DISTANCE FROM:	Septic Tank	Absorption Area
Wells, cisterns, reservoirs:	<u>200'+</u>	<u>200'+</u>
Lakes, streams, wetlands, etc.	<u>NA</u>	<u>NA</u>
Pressurized water lines:	<u>50'</u>	<u>65'</u>
Dwelling, occupied building:	_____	_____
Property lines:	<u>25'</u>	<u>45'</u>

SEPTIC TANK INFORMATION:

Material: Concrete Plastic _____ Fiberglass _____ Other _____
Number of tanks: 1 Number of compartments: _____
Liquid capacity: 2050 Required capacity: 1875

ABSORPTION AREA DETAILS:

<u>Trench System</u>	<u>Seepage Bed</u>
Trench width: _____	(Perc. rates 5-30 min. per inch)
Length: _____	Length: <u>75</u>
Depth: _____	Depth: <u>36"</u>
Number of trenches: _____	Width: <u>15'</u>
Distance between trenches: _____	Size of fill material: <u>1.25</u>
Depth of fill under pipes: _____	
Size of fill material: _____	
TOTAL ABSORP. AREA: _____	TOTAL ABSORP. AREA: <u>1,125</u>

*Drainfield may not slope more than 4"/100'. Seepage beds must be level.

Also include a sketch or drawing that shows the layout of the system. lot lines, buildings, streets, wells, surface water, water lines, etc. Show all distances between the system and those features. Include cross section of the absorption system.

12" dirt / soil

6" of Hay

6" of 1.25 clean Rock Above

○ - 4" Perforated pipe

○ - 4" Perforated pipe

○ - 4" Perforated pipe

6" of 1.25 clean Rock below pipe

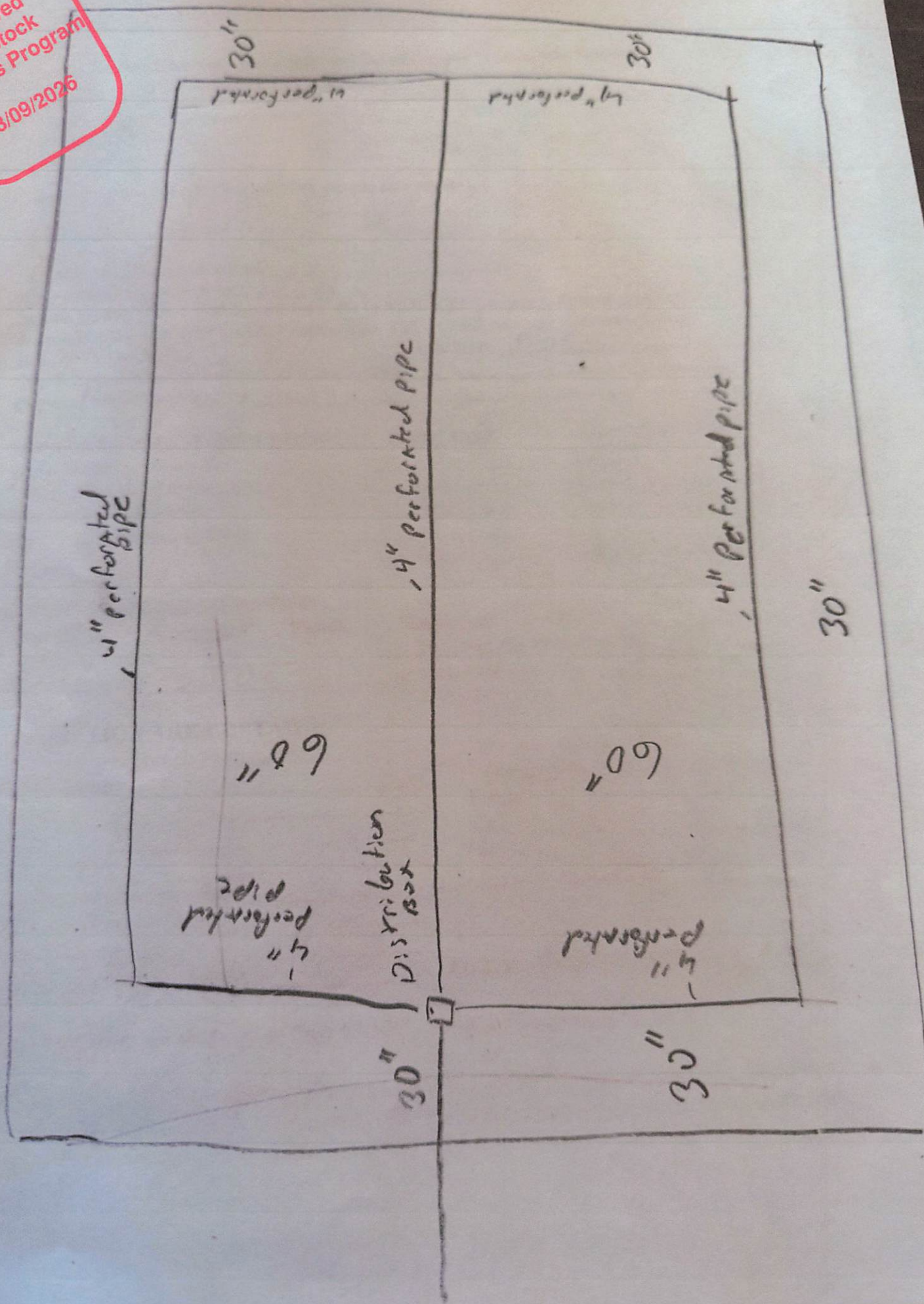
- untreated Building paper

36"

Received
Livestock
Services Program
03/09/2026

Received
Livestock
Services Program
03/09/2026

15x75



PERCOLATION TEST WORKSHEET
Custer County, SD

Property Owner:

Name(s) Mark Hartman
Mailing Address PO Box 217
City Custer State SD Zip Code 57730 Phone _____

Property Location:

Legal Description 011501

Lot Size _____

Water Level in Inches

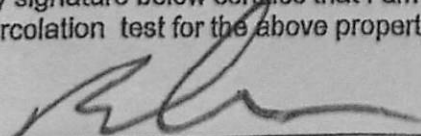
Time (in Minutes)	Hole #1	Hole #2	Hole #3
0			
30			
60	2.00	2.00	1.75
90	1.75	2.00	1.75
120	1.75	1.75	1.50
150	1.50	1.75	1.50
180			
210			
240			
	Total Inches: <u>7</u>	Total Inches: <u>2.5</u>	Total Inches: <u>6.5</u>
Time of test (must be at least 120 minutes) + total inches = perc rate for each test hole.	Perc Rate: <u>17.14</u>	Perc Rate: <u>16</u>	Perc Rate: <u>20</u>

Total of three Perc Rates = 53.14 + 3 = 17.71 Average Perc Rate

Date Percolation Test Performed 2-2-24

Performed by: Certified Installer Name Brandon Cullum
Company Name Cullum Excavating & Landscaping LLC
Address 25184 Upper French Creek Rd.
Telephone 605 440 0257 Cell Phone _____

My signature below certifies that I am a certified installer with the State of South Dakota and I performed this percolation test for the above property per ARSD 74:53:01:30.


Certified Installer Signature

2-2-24
Date

All mobile home courts in Custer County are classified as Commercial Subdivisions, and they must meet Commercial Subdivision requirements as established by Ordinance #2.

1. A mobile home court shall contain not less than six thousand five hundred (6,500) square feet of lot area for each mobile home space.
2. A mobile home court plan shall be approved by the Planning Commission.
3. The following improvements shall be provided and shown on the mobile home court plan:
 - A. Common recreation space shall be provided at the rate of four hundred (400) square feet of space per mobile home, but in no case shall the common recreation area space be less than four thousand (4,000) square feet.
 - B. Proposed fencing and screen planting.
 - C. Provisions for the removal of trash and garbage.
 - D. Utility easements and service connections.
 - E. Provisions for the lighting of roadways, driveways, and pedestrian walkways.
 - F. Water availability and quantity must be approved by the appropriate state departments, including DENR, the Department of Commerce, and the South Dakota Department of Health, or the Division of Health Protection.
 - G. A central water system (required).
 - H. A wastewater disposal system approved by the Planning Department and the appropriate state agency. Individual septic tanks and drainfields are not allowed.
 - I. Graveled off-road parking for each lot adequate to accommodate two (2) vehicles.
4. Mobile Home Courts shall not be used for transient or overnight camping purposes.
5. Compliance is required with all ordinances and regulations regarding health, plumbing, electrical, building, stormwater discharge, fire prevention and all other applicable ordinances and regulations.
6. Any addition or expansion of existing facilities shall be required to meet current standards and receive approval from all appropriate agencies. All improvements must comply with the current requirements of this Ordinance.

ARTICLE VIII – WASTEWATER DISPOSAL SYSTEMS

ARTICLE V – NON-RESIDENTIAL SUBDIVISIONS

SECTION 1 -- COMMERCIAL SUBDIVISIONS

1. All proposed Commercial Subdivisions shall conform to Custer County Ordinance #2.
2. Commercial developments consist of retail, wholesale and service businesses. Non-industrial activities that are incompatible with agricultural and residential developments may be created using the following commercial development requirements. These requirements are established to provide for the orderly, harmonious and safe development of commercial enterprises in the County.
3. The following activities with accompanying structures are permitted under this section:
 - A. agricultural uses,
 - B. multi-family residential uses,
 - C. wholesale or retail distribution of goods,
 - D. business or personal services,
 - E. educational and religious services,
 - F. recreational and amusement services,
 - G. medical and health services,
 - H. veterinarian services (including animal boarding),
 - I. the provision of food and drink,
 - J. overnight lodging,
 - K. utilities (including water, electric, heating gas and oil, etc.),
 - L. warehouse and storage except for salvage or junk, and
 - M. communications towers.
4. Other uses require approval by the Board. The Board may require public hearings regarding any other use.
5. Building and Grading Permits are required for any new commercial buildings constructed in Custer County.
6. Building and Lot Requirements:
 - A. For each major use, and buildings accessory thereto, there shall be a lot area of not less than one (1) acre (43,560 square feet).

- B. No lot shall have a width of less than one hundred feet (100') between any two side lines.
 - C. The minimum distance between any structure and a right-of-way boundary line shall be thirty feet (30').
 - D. The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15').
 - E. The Planning Department and appropriate state agencies must approve a wastewater disposal system.
 - F. The Board may require: the installation of fencing or screening plantings; lighting of roadways, driveways, and pedestrian walkways; off-street parking sufficient to serve the major use; and other improvements that it deems necessary for the safe and orderly development of the property.
7. All public roads shall be designed, constructed, and maintained to County Road Specifications. Such construction and maintenance shall be subject to inspection by both the Highway and Planning Departments during construction and upon completion. Any public road that does not meet the above minimum standards shall not be approved for use.

Hartman trailer park

We are submitting plans for mobile home trailer park for 5 site the septic has been approved by the state attached with the plans. The ~~water~~^{well} system meets the requirements from the state of less than 9 units there is also 2 other units that will be severed that are not part of this mobile home park located just north of the site. They currently have their own septic. Lot 1 is 80x110 lots 2-5 are 70x125. There is a 20' utility easement along the west of the property. A name road will be constructed of 20 foot driving top with 24x30 graveled off street parking. A 40x125 public common use place is directly south off all the lots. A designated mail and trash collecting spot is planned near the north entrance to the property closer to the state highway. Drawing are attached