

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING SEPTEMBER 1, 2026
4:00 PM, COMMISSIONERS' ROOM, CUSTER COUNTY
COURTHOUSE

Call to Order

Pledge of Allegiance

Approval of Agenda

A. Approval of Minutes.

Approval of the Draft Minutes for August 4, 2026 Meeting

B. Conflict of Interest Declaration

C. Public Comment

D. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: LOTS A, B, C & D OF BORDERLANDS SUBDIVISION,
LOCATED IN THE SE ¼ OF SECTION 24, T3S, R7E, BHM, CUSTER COUNTY,
SOUTH DAKOTA

Applicants: Michael Devine & Stephanie Surring-Devine

Current Parcel ID: 013983

AGENDA ITEM #2:

VARIANCE REQUEST: *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: Brian Gauthier

Current Parcel ID: 012546

AGENDA ITEM #3:**SECTION LINE IMPROVEMENT:**

SW ¼ & N ½ SE ¼ of Section 13 and Balance of NW ¼ of Section 24 and W ½ NW ¼ NW ¼ of Section 24, all within T3S, R7E, BHM, Custer County, South Dakota.

Applicants: Kenneth & Kathleen Larus

Current Parcel ID: 000872, 000937 & 014357

AGENDA ITEM #4:

PRELIM/FINAL PLAT OF: LOTS 1, 2 & 3 OF WESTWIND PINES SUBDIVISION, LOCATED IN THE NE ¼ SW ¼ and NW ¼ SE 1/4 OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

Applicants: Westwind Corporation

Current Parcel ID: 015749

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

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday October 6, 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 August 4th, 2026

Planning Commission members present:

Roland Bauer, Corey Lewis, Juliann Gramkow, Jeremiah Whitcher, Frank Urrutia, Mark Hartman, Peg Ryan

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Teri Morgan, Patricia Conway

Roland Bauer called the meeting to order at 4:02 PM in the Commissioner's room of the Custer County Courthouse.

Pledge Of Allegiance

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

Motion by Lewis, seconded by Whitcher, to approve the minutes of the Regular meeting of July 7th, 2026, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Lewis #2

Public Comment: None

Permit Petition and Plat Review:

1. VACATION OF PLAT: 13 Plat 28
FOUNTAIN TRACT NORTH AND FOUNTAIN TRACT SOUTH, LOCATED IN
THE NE ¼ SE ¼ OF SECTION 5, T6S, R4E, BHM, CUSTER COUNTY, SOUTH
DAKOTA

Motion by Hartman, seconded by Ryan, to approve this vacation of plat to the Custer County Commission without conditions. Unanimous vote of approval.

2. PRELIM/FINAL PLAT OF: WHEELER TRACT 1 AND WHEELER TRACT 2
OF WIND DANCE FARMS SUBDIVISION, LOCATED IN GOVT. LOTS 3 AND 9
OF SECTION 6, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday August 4th, 2026

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

Discussion: It was asked if there was an update on the Kretschmar variance. Still waiting to hear from the forest service.

Items from Members: None

Adjourn.

Motion by Ryan, and seconded by Lewis, to adjourn the meeting at 4:11 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane

CUSTER COUNTY PLANNING COMMISSION

September 1, 2026

STAFF REPORT

Agenda Item No. 1

REQUEST: Preliminary Plat of:

LOTS A, B, C & D OF BORDERLANDS SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 24, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:013983

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Michael Devine & Stephanie Surring-Devine

DEED HOLDER: Micheal L Devine & Stephanie J Surring-Devine

GENERAL INFORMATION:

This preliminary plat is proposing a 4-parcel subdivision.

Lot A 24.69 +/- Acres.

Lot B 24.69 +/- Acres.

Lot C 24.69 +/- Acres.

Lot D 24.69 +/- Acres.

Access to the lot is from Meilke Place which is a 66' wide dedicated public R.O.W

Access to lots A, B, C & D is from a new 66' wide public access and utility easements 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 46033C0200F 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:

SD DOT: "I don't see any issues for DOT"

BHE: "Not within BHE Territory – no comments"

Hwy: "I will need a construction estimate on the road to be built so a bond can be collected for road construction. Please provide cost proposal/estimate and drawings so county commission can determine a bond amount to be collected."

City: "No comments"

Emergency Mgmt: "Nothing from EMS that I can see"

DOE: No Response

BH COOP: BHEC currently has an underground primary running through Tract 1, is there anyway we can have them add this to the new plat?"

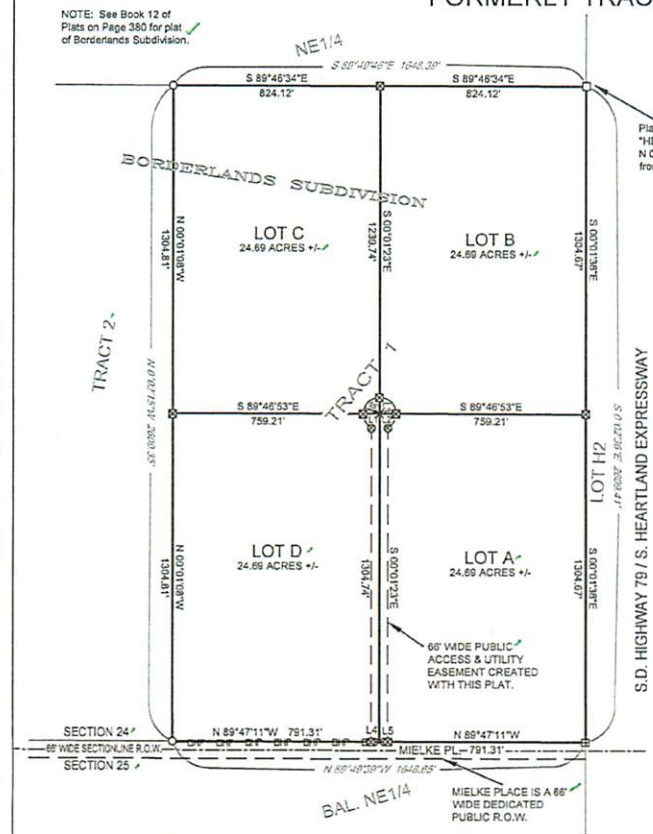
USFS: No Response

ROD: No Response

P#13983

A PLAT OF ✓
LOTS A, B, C & D OF BORDERLANDS SUBDIVISION,
LOCATED IN THE SE1/4 OF SECTION 24, T3S, R7E,
BHM, CUSTER COUNTY, SOUTH DAKOTA
FORMERLY TRACT 1 ✓

NOTE: See Book 12 of
Plats on Page 380 for plat
of Borderlands Subdivision.



BASIS OF BEARING - GPS OBSERVATION ✓
taken N 00°11'20\"/>



LEGEND ✓

- ☒ Set rebar w/aluminum cap marked
- ☒ "ANDERSEN ENG PLS 13405"
- ☒ Set rebar w/plastic cap marked
- ☒ "ANDERSEN ENG PLS 13405"
- ☐ Found "survey mark"
- Found rebar
- ☒ Found rebar w/aluminum cap marked "DOT"
- ✕ angle point not monumented
- SLANT LETTERING denotes record calls

DATE SURVEYED
10 June 2026 ✓



Course	Bearing	Distance
L1	S 89°46'53" E	65.00'
L2	S 89°46'53" E	65.00'
L3	N 00°01'23" W	65.00'
L4	S 89°47'11" E	33.00'
L5	S 89°47'11" E	33.00'

No area of special flood
hazard exists within this
subdivision according to
Flood Hazard Insurance
Rate Map Panel No.
46033C0200F, 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
CLUSTER 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 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, Stephanie J. Surring-Devine and Michael L. Devine, 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.

Stephanie J. Surring-Devine ✓

Michael L. Devine ✓

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 Stephanie J. Surring-Devine
and Michael L. Devine, 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

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.
Date: _____
Highway Authority

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 7/23/2026	P.O. Box 446 Edgemont, SD 57735 (605)-562-5500 andersenengineers@gwtw.net
Approved by DR	Date 7/28/2026	
Scale 1"=300'	Sheet 1 of 1	File Name: TR1_BORDERLANDS_SUBD

CUSTER COUNTY PLANNING COMMISSION

September 1, 2026

STAFF REPORT

Agenda Item No. 2

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: 012546

PROPERTY CLASSIFICATION Residential

APPLICANTS: Brian Gauthier

DEED HOLDER: Brian Gauthier

GENERAL INFORMATION:

Applicant is requesting a variance from Ordinance #2 setback requirements from property line. They are requesting to be 10.8' from property line. Reason for variance was concrete was poured encroaching on property line.

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

INTERNAL REVIEW COMMENTS:

BHE: "Not within BHE Territory- no comments"

Hwy: "no comments"

City: "No comments"

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

Emergency Mgmt: "Nothing for EM that I can see"

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: 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, Brian Gauthier 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,

LEGAL DESCRIPTION: Ridgeway Place Sub-Lot 1A OF TRACT OF

ACREAGE: 5

REASON FOR VARIANCE REQUESTED: Small Triangle of new garage
within 15 Feet of Property Line

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*.

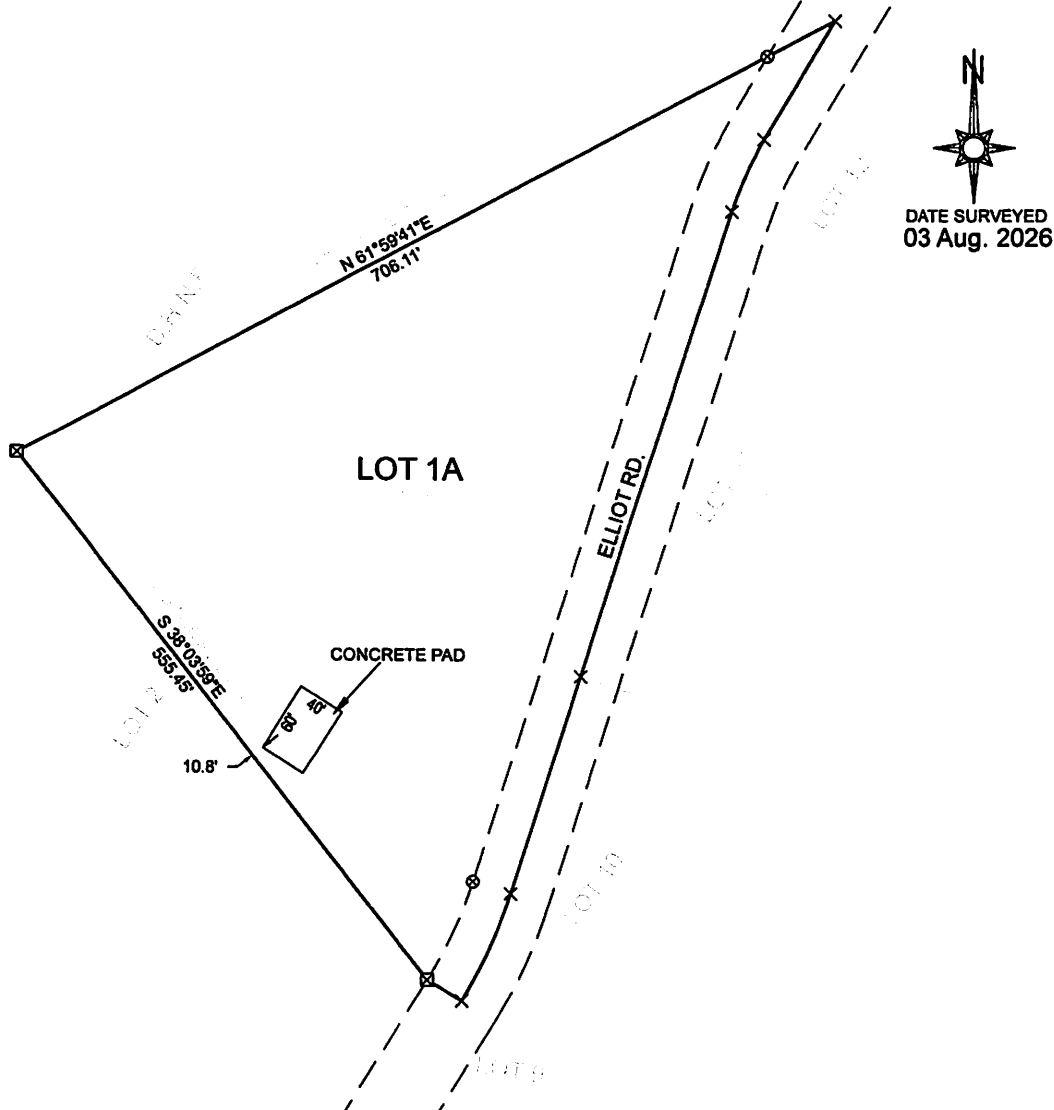

Landowner(s) signature

8/10/2026
Date

FEE PAID: \$ 250.00 STAFF INITIALS R

RECORD OF SURVEY

LOT 1A OF RIDGEWAY PLACE SUBDIVISION, LOCATED IN THE NE1/4 OF,
SECTION 4, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

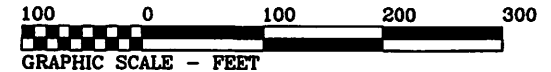


DATE SURVEYED
03 Aug. 2026

LEGEND

- Found rebar w/aluminum cap marked "ANDERSEN PLS 2842"
- Found rebar w/plastic cap marked "ANDERSEN PLS 2842"
- angle point not monumented
- Slant lettering denotes record calls

BASIS OF BEARING - GPS OBSERVATION
taken S 17° 41' 02" W 1816.87 from the West
corner of Lot 1A.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43° 49' 02.78072"
LONG: -103° 46' 05.40091"



CERTIFICATION OF SURVEYOR

I, Dustin M. Ross, L.S. No 13405 do hereby certify that this drawing represents a survey made by me or under my direct personal supervision in accordance with the laws of the State of South Dakota and accepted surveying practice, and that the same is to the best of my knowledge and belief, true and correct.

Dustin M. Ross, L.S. No 13405 DAKOTA

Prepared by

ANDERSEN ENGINEERS
Land Surveyors

Drawn by DR	Date 8/10/2026	P.O. Box 448 Edgemont, SD 57735 (605)-682-5500 andersenengineers@gwtc.net
Approved by DR	Date 8/10/2026	
Scale 1"=100'	Sheet 1 of 1	File Name: L_1A_RIDGEWAY_PLACE

NOTIFICATION LETTER FOR ADJACENT PROPERTY OWNERS

To Whom It May Concern:

You are listed in the Custer County parcel database as the owner of a parcel of land described as

RIDGEWAY PLACE SUB - LOT 2 OF TR A & C OF
HES #391 & TR 0121-C IN W2E2 SEC 4 T3 R3

PIN#(s) **012547**

I hereby notify you of a planned public meeting before the Custer County Planning Commission on **September 1, 2025 at 4:00 PM**, to be held in the County Commissioners Room in the County Courthouse located at 420 Mt. Rushmore, Custer, SD.

This application is for Variance Request

The property that is the subject of this application is identified as:

11448 Elliott Rd, Custer, SD 57730

RIDGEWAY PLACE SUB - LOT 1A OF TR A & C OF
HES #391 & TR 0121-C IN W2E2 SEC 4 T3 R3

PIN#(s) **012546**

and is abutting your property/immediately and diagonally across the road from your property.

All members of the public will be heard as to their views pertinent to these matters at the aforementioned Planning Commission Meeting.

If you have any questions or wish to view the application, please contact the Custer County Planning Department at 605-673-8174 or visit the office.

Sincerely,

Terri Kester
Planning Director

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Planning Dept

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To
Alan & Helen Swanstrom
Street and Apt. No., or PO Box No.
12298 Aspen Lane
City, State, ZIP+4®
Custer, SD 57730



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alan & Helen Swanstrom
12298 Aspen Lane
Custer, SD 57730



9590 9402 9038 4122 4480 03

2. Article Number (Transfer from service label)

9589 0710 5270 2644 2614 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ **Helen Swanstrom**

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Helen Swanstrom

C. Date of Delivery

8/19/2026

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

CUSTER COUNTY PLANNING COMMISSION
September 1, 2026

STAFF REPORT

Agenda Item No. 3

REQUEST: Section Line Improvement

CURRENT PARCEL ID: 000872, 000937 & 014357

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Kenneth & Kathleen Larus

DEED HOLDER: Kenneth & Kathleen Larus & Borderlands Corp & Tadd Surring

GENERAL INFORMATION:

Applicant is petitioning to improve a portion of a 66' wide Section Line Highway Right-of-Way starting at the end of Missile Rd W; located in the SW ¼ & N ½ SE ¼ of Section 13 and Balance of NW ¼ of Section 24 and W ½ NW ¼ NW ¼ of Section 24, all within T3S, R7E, BHM, Custer County, South Dakota.

PLANNING DEPARTMENT COMMENTS:

INTERNAL REVIEW COMMENTS:

SD DOT: "I don't see any issues for DOT"

BHE: "BHE has a 230kV Transmission line in this area- see no issues with the section line road improvement proposed."

Hwy: "County Commission will have to decide on a bond amount to be collected. Proposal & plan included."

City: "No comments"

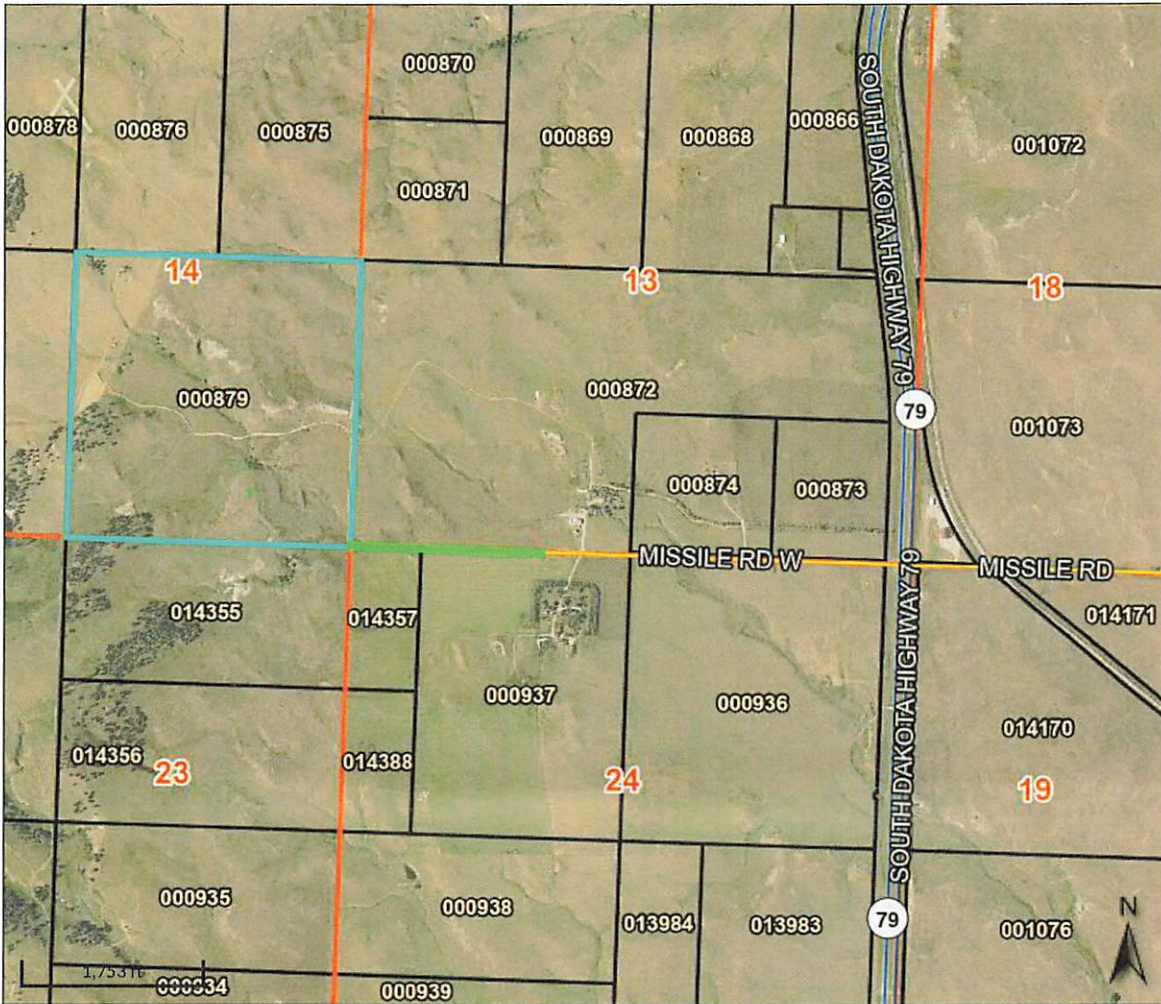
Emergency Mgmt: "Nothing for EM that I can see"

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response



Overview



Legend

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

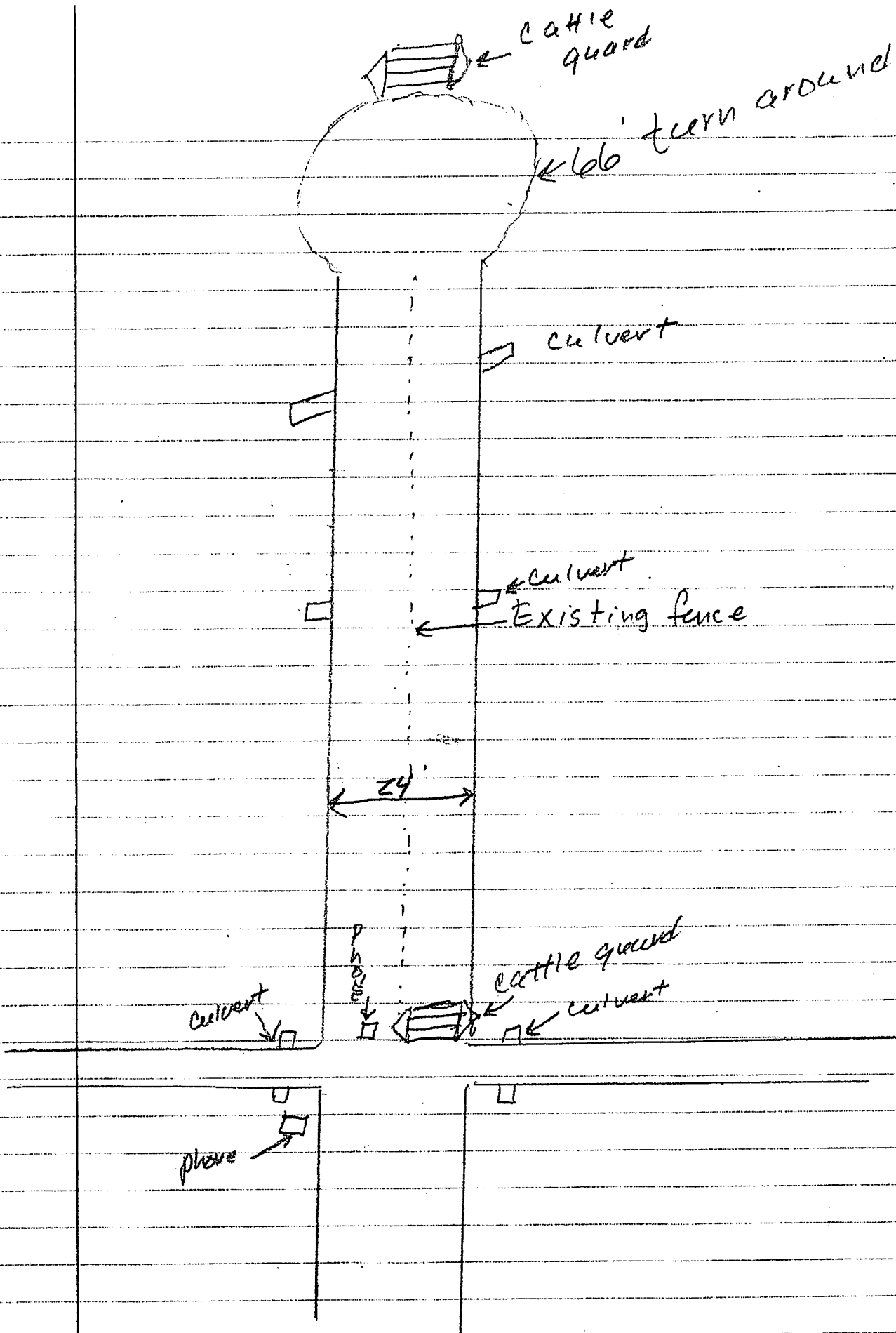
Parcel ID	000879	Alternate ID	n/a	Owner Address	LARUS KENNETH
Sec/Twp/Rng	014/0003/007	Class	Agricultural		14168 MISSILE RD WEST
Property Address		Acreage	160.0		HERMOSA, SD 57744-9101
District	16.1-7-1-0-0-0				
Brief Tax Description	SE4 SEC 14 T3 R7 160 ACRES 0030701400000400				
	(Note: Not to be 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: 7/30/2026

Last Data Uploaded: 7/30/2026 3:29:00 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



CUSTER COUNTY PLANNING COMMISSION
September 1, 2026

STAFF REPORT

Agenda Item No. 4

REQUEST: Preliminary Plat of:

LOTS 1, 2 & 3 OF WESTWIND PINES SUBDIVISION, LOCATED IN THE NE ¼ SW ¼ and NW ¼ SE ¼ OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

CURRENT PARCEL ID:015749

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Westwind Corporation

DEED HOLDER: Westwind Corporation

GENERAL INFORMATION:

This preliminary plat is proposing a lot split into 3 parcels.

Lot 1 1.86 +/- Acres.

Lot 2 2.03 +/- Acres.

Lot 3 2.40 +/- Acres.

Access to the lots is from Westwind Drive which is a 66' wide public access & utility easement.

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

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

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 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:

SD DOT: "I don't see any issues for DOT"

BHE: "Not within BHE Territory – no comments"

Hwy: "Zone" approach access for lot #1 should be limited to Westwind Drive to avoid congestion & line of sight issues on Argyle Rd".

City: "No comments"

Emergency Mgmt: "Nothing for EM that I can see"

DOE: No Response

BH COOP: No Response

USFS: No Response

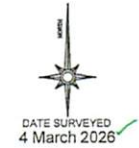
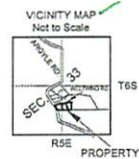
ROD: No Response

A PLAT OF LOTS 1, 2 & 3 OF WESTWIND PINES SUBDIVISION, LOCATED IN THE NE1/4 SW1/4 AND NW1/4 SE1/4 OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA FORMERLY R RANCH TRACT 6D

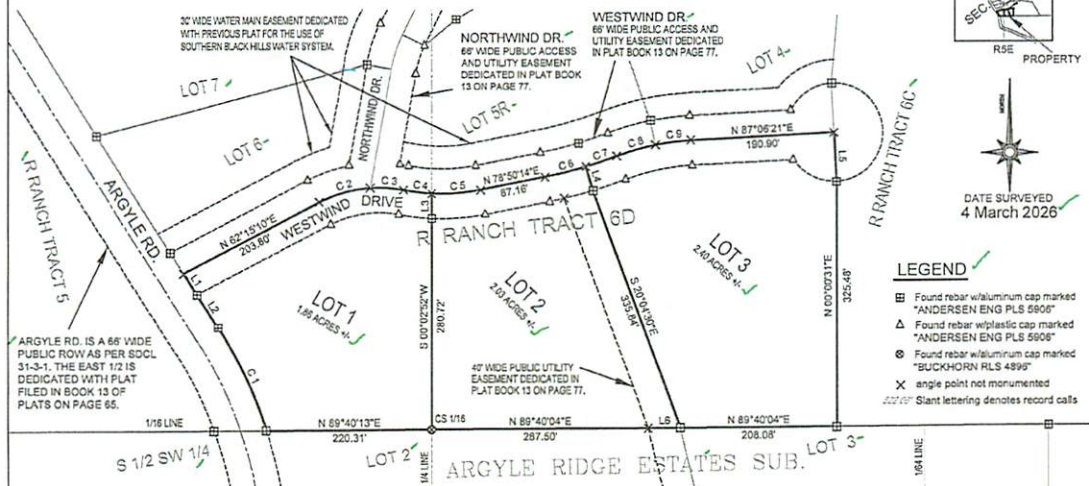
NOTE: See Book 13 of
Plats on Page 142 for plat
of R Ranch Tract 6D.

No area of special flood hazard exists within
this subdivision according to Flood Hazard
Insurance Rate Map Panel No. 48033C0950F,
effective date: Jan. 6, 2012.

BASIS OF BEARING - GPS OBSERVATION
taken on 07/28/18 W 3358.78' from the SW corner of Lot 1.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43°29'27.33670"
LONG: -103°32'07.7000"



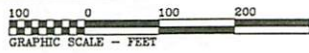
DATE SURVEYED
4 March 2026



- LEGEND**
- Found rebar w/aluminum cap marked "ANDERSEN ENG PLS 5606"
 - Found rebar w/plastic cap marked "ANDERSEN ENG PLS 5606"
 - Found rebar w/aluminum cap marked "BUCKHOORN RLS 4899"
 - angle point not monumented
 - Slant lettering denotes record calls

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	585.17'	76.05'	151.29'	14°33'54"	9°37'37"	150.89'	S 25°09'33" E
C2	169.37'	35.94'	70.82'	23°58'03"	33°50'33"	70.31'	N 74°14'12" E
C3	169.37'	22.38'	44.50'	15°03'39"	33°50'33"	44.37'	S 66°14'57" E
C4	254.37'	19.33'	38.60'	8°22'02"	21°40'41"	38.55'	S 82°54'05" E
C5	254.37'	32.63'	64.64'	14°04'39"	21°40'41"	64.77'	N 85°52'32" E
C6	572.93'	28.37'	56.49'	5°38'39"	10°00'02"	56.47'	N 76°00'44" E
C7	572.93'	21.64'	43.25'	4°19'22"	10°00'02"	43.24'	N 71°01'29" E
C8	316.35'	26.75'	53.38'	9°40'02"	18°06'41"	53.31'	N 73°41'44" E
C9	316.35'	23.72'	47.36'	8°34'37"	18°06'41"	47.31'	N 82°49'03" E

Course	Bearing	Distance
L1	S 32°26'30" E	33.11'
L2	S 32°26'30" E	52.37'
L3	N 00°02'52" E	33.04'
L4	S 16°48'45" E	33.05'
L5	S 02°53'39" E	55.02'
L6	N 86°40'04" E	42.52'



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 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 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 plat 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

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
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.

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF SOUTH DAKOTA, 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

Prepared by
ANDERSEN ENGINEERS
Land Surveyors

Drawn by DR/RW	Date 7/6/2026	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500 andersenengineers@qwc.net
Approved by DR	Date 7/31/2026	
Scale 1"=100'	Sheet 1 of 1	File Name: WESTWIND_L1-3