

**ORDER DECLARING
CEDAR BERRY CANYON ESTATES ROAD DISTRICT
INCORPORATED**

WHEREAS, A Petition and Application For Incorporation having been filed with the Lawrence County Board of Commissioners asking that a road district be organized to function in the territory described in the Petition and it appearing to the satisfaction of the Lawrence County Board of County Commissioners that the requirements of SDCL Chapter 31-12A have been fully complied with,

WHEREAS, SDCL 31-12A-1.1 allows three or fewer landowners to form a road district,

WHEREAS, Cedar Berry Canyon, LLC is the only landowner of the subdivided land to be included in the Road District,

WHEREAS, SDCL 31-12A-5.1 requires the approval of the petition, if the territory is within the subdivision jurisdiction of a municipality, to first be submitted to the municipality's governing body for approval at its discretion and upon approval shall be presented to the county board of commissioners,

WHEREAS, the City of Spearfish approved the petition for formation of the Cedar Berry Canyon Estates Road District on June 21, 2021,

WHEREAS, IT IS HEREBY DECLARED that the territory proposed to be organized as a county road district to-wit: TRACT A OF CEDAR BERRY CANYON ESTATES PART OF TRACT A OF WILD TURKEY ESTATES LOCATED IN: GOVERNMENT LOTS 1 & 2, S1/2 NE1/4, N1/2 SE1/4 AND SE1/4 SE1/4 OF SECTION 1, T6N, R1E, BHM; GOVERNMENT LOT 4 OF SECTION 31, T7N, R2E, BHM; GOVERNMENT LOTS 3, 4, 5 & 6, SE1/4 NW1/4, NE1/4 SW1/4 OF SECTION 6, T6N, R2E, BHM; TRACT A OF PINE OAK SUBDIVISION IN THE S1/2 SW1/4 OF SECTION 6, T6N, R2E, BHM; THAT PORTION OF THE 66' WIDE ACCESS & UTILITY EASEMENT, AS SET FORTH IN THE INSTRUMENT RECORDED AS DOC. #2021-00297, CROSSING THE S1/2 SE1/4 OF SECTION 36, T6N, R2E, BHM; THAT PORTION OF THE 66' WIDE ROAD & UTILITY EASEMENT, AS SET FORTH IN THE INSTRUMENT RECORDED AS DOC. #2007-7259 LOCATED IN THE SW1/4 SE1/4 OF SECTION 1, T6N, R1E, BHM; LAWRENCE COUNTY, SOUTH DAKOTA.

NOW THEREFORE BE IT ORDAINED by the Lawrence County Board of Commissioners that the Cedar Berry Canyon Estates Road District is hereby incorporated pursuant to SDCL 31-12A-11.

DATED this 13th day of July, 2021.

Richard Sleep,
Chairperson
Lawrence County Commission

ATTEST:

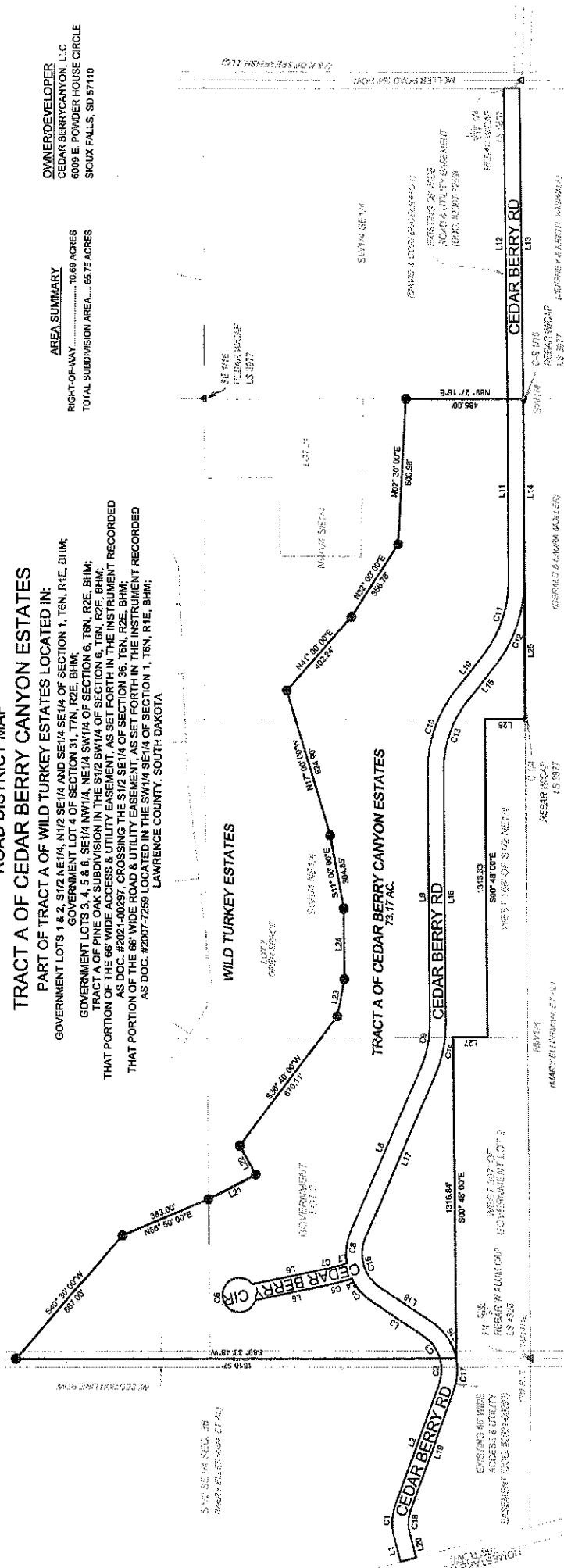
BRENDA MCGRUDER, Auditor

ROAD DISTRICT MAP TRACT A OF CEDAR BERRY CANYON ESTATES

PART OF TRACT A OF WILD TURKEY ESTATES LOCATED IN:
 GOVERNMENT LOT 4 OF SECTION 31, T1N, R2E, B1M;
 GOVERNMENT LOT 4 OF SECTION 31, T1N, R2E, B1M;
 GOVERNMENT LOTS 3, 4, 5 & 6, SE1/4 NW1/4, NE1/4 SW1/4 OF SECTION 36, T2N, R2E, B1M;
 TRACT A OF PINE OAK SUBDIVISION IN THE S1/2 SW1/4 OF SECTION 36, T2N, R2E, B1M;
 THAT PORTION OF THE 66' WIDE ACCESS & UTILITY EASEMENT, AS SET FORTH IN THE INSTRUMENT RECORDED
 AS DOC. #2021-00297, CROSSING THE S1/2 SE1/4 OF SECTION 36, T2N, R2E, B1M;
 THAT PORTION OF THE 66' WIDE ROAD & UTILITY EASEMENT, AS SET FORTH IN THE INSTRUMENT RECORDED
 AS DOC. #2007-72659 LOCATED IN THE SW1/4 SE1/4 OF SECTION 1, T6N, R1E, B1M;
 LAWRENCE COUNTY, SOUTH DAKOTA

OWNER/DEVELOPER
 CEDAR BERRY CANYON, LLC
 6009 E. POWDER HOUSE CIRCLE
 SIOUX FALLS, SD 57110

AREA SUMMARY
 RIGHT-OF-WAY 10.69 ACRES
 TOTAL SUBDIVISION AREA 65.75 ACRES



LINE	BEARING	DISTANCE
L1	S89°20'00\"/>	

LINE	BEARING	DISTANCE
L1	S89°20'00\"/>	

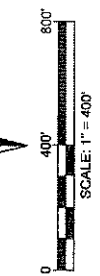
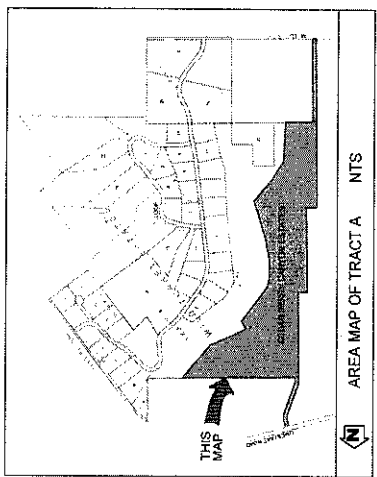
- RECOVERED ALUM CAP - LS 8476
- △ FOUND MONUMENT AS NOTED

NOTES:

- Basis of Bearings: Bearings are referred to the record bearings of Tract A of Wild Turkey Estates as shown on the Plat recorded as Document #2007-2064 and all subsequent subdivision plats of said Tract A.
- Road rights-of-way shown hereon are 66' in width and cul-de-sacs have a 70' radius.

SURVEYOR'S CERTIFICATE
 I, Adam C. Thompson, Registered Land Surveyor #19823 in the State of South Dakota, do hereby state that this drawing was completed under my supervision from documents of record. No survey was performed to confirm the true location or dimensions of the lines shown hereon. This drawing does not constitute a title search to determine ownership or easements of record.

ADAM C. THOMPSON
 LAND SURVEYOR
 SOUTH DAKOTA
 License No. 19823



Prepared By: _____
 Drawn By: _____
 Checked By: _____
 Project Number: L20-00-127/L1-16-040/4172

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