

PLAT OF
LOTS 1 THROUGH 21, BLOCK 1, AND DEDICATED PUBLIC ROAD RIGHT-OF-WAY, OF CEDAR BERRY CANYON ESTATES
A SUBDIVISION OF TRACT A OF CEDAR BERRY CANYON ESTATES, PART OF TRACT A OF WILD TURKEY ESTATES

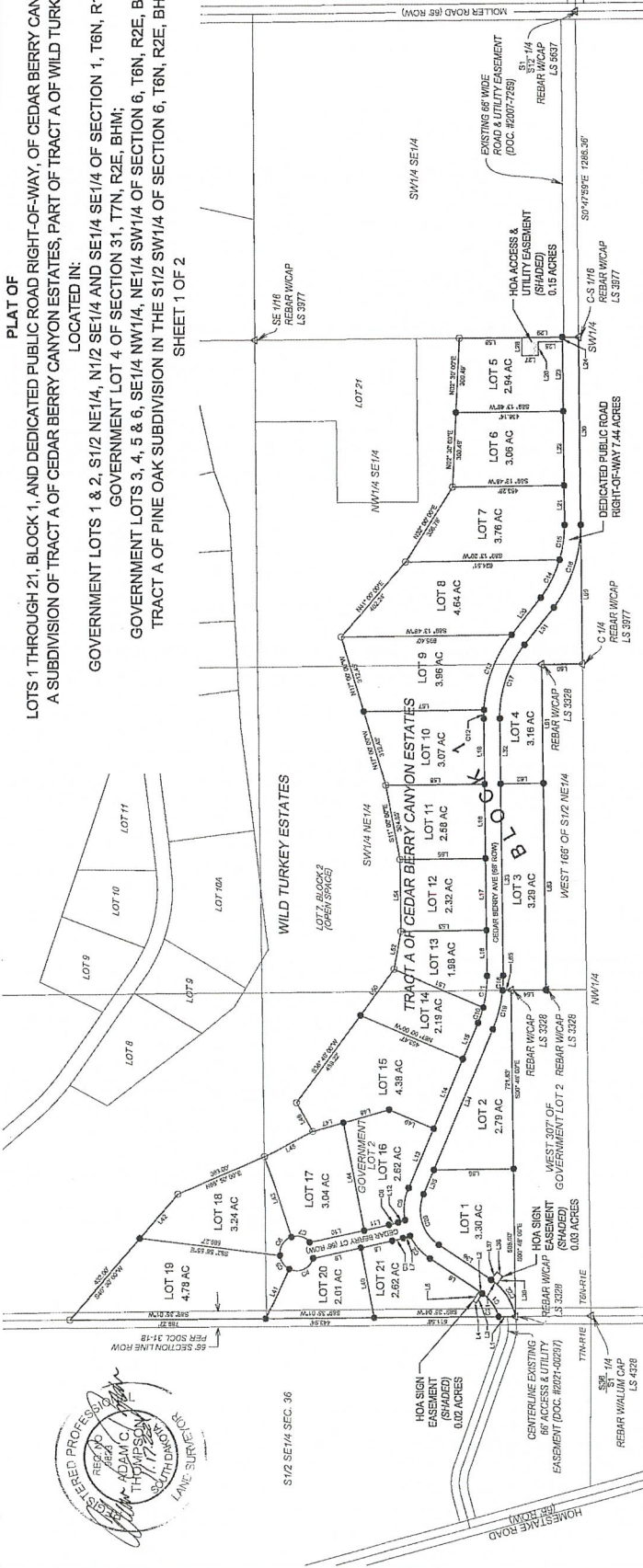
LOCATED IN:

GOVERNMENT LOTS 1 & 2, S1/2 SE1/4 AND SE1/4 SW1/4 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

SHEET 1 OF 2



NOTES:

1. 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 #2007-2084 and all subsequent subdivision plat of said Tract A.
2. Plat of Tract A of Cedar Berry Canyon Estates recorded as Document Number 2021-00393.
3. Unless previously dedicated or otherwise noted, a 10' Public Utility Easement is hereby dedicated along the interior side of all front, side and rear lot lines of this plat.
4. Order Declaring Cedar Berry Canyon Estates Road District recorded as Document Number 2021-00881.
5. All road rights-of-way shown herein are 66' in width and cut-de-eps have a 70' radius.
6. A perpetual non-exclusive easement, shown as "Access & Utility Easement" & "Sign Easement" is hereby granted into the Cedar Berry Canyon Estates Homeowners Association, their successors, and assigns. This easement is deemed to be appurtenant to and for the benefit of said Cedar Berry Canyon Estates Homeowners Association, as to cause it to run with the land for the purpose of the use of the easement.
7. The property shown on this plat is subject to Zone X Special Flood Hazard areas determined to be outside of the 0.2% chance floodplain, as shown on the Flood Insurance Rate Map of Lawrence County, South Dakota and Incorporated Areas Community Panel Number 4808043-F, Effective Dated: April 17, 2012.
8. Remainder of Tract A of Cedar Berry Canyon Estates 0.00 Acres.

LINE	BEARING	DISTANCE	AREA	DELTA	REMARKS
1	N 89° 42' 30" E	125.00	125.00	125.00	125.00
2	S 89° 42' 30" E	125.00	125.00	125.00	125.00
3	N 89° 42' 30" E	125.00	125.00	125.00	125.00
4	S 89° 42' 30" E	125.00	125.00	125.00	125.00
5	N 89° 42' 30" E	125.00	125.00	125.00	125.00
6	S 89° 42' 30" E	125.00	125.00	125.00	125.00
7	N 89° 42' 30" E	125.00	125.00	125.00	125.00
8	S 89° 42' 30" E	125.00	125.00	125.00	125.00
9	N 89° 42' 30" E	125.00	125.00	125.00	125.00
10	S 89° 42' 30" E	125.00	125.00	125.00	125.00
11	N 89° 42' 30" E	125.00	125.00	125.00	125.00
12	S 89° 42' 30" E	125.00	125.00	125.00	125.00
13	N 89° 42' 30" E	125.00	125.00	125.00	125.00
14	S 89° 42' 30" E	125.00	125.00	125.00	125.00
15	N 89° 42' 30" E	125.00	125.00	125.00	125.00
16	S 89° 42' 30" E	125.00	125.00	125.00	125.00
17	N 89° 42' 30" E	125.00	125.00	125.00	125.00
18	S 89° 42' 30" E	125.00	125.00	125.00	125.00
19	N 89° 42' 30" E	125.00	125.00	125.00	125.00
20	S 89° 42' 30" E	125.00	125.00	125.00	125.00
21	N 89° 42' 30" E	125.00	125.00	125.00	125.00
22	S 89° 42' 30" E	125.00	125.00	125.00	125.00
23	N 89° 42' 30" E	125.00	125.00	125.00	125.00
24	S 89° 42' 30" E	125.00	125.00	125.00	125.00
25	N 89° 42' 30" E	125.00	125.00	125.00	125.00
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30	S 89° 42' 30" E	125.00	125.00	125.00	125.00
31	N 89° 42' 30" E	125.00	125.00	125.00	125.00
32	S 89° 42' 30" E	125.00	125.00	125.00	125.00
33	N 89° 42' 30" E	125.00	125.00	125.00	125.00
34	S 89° 42' 30" E	125.00	125.00	125.00	125.00
35	N 89° 42' 30" E	125.00	125.00	125.00	125.00
36	S 89° 42' 30" E	125.00	125.00	125.00	125.00
37	N 89° 42' 30" E	125.00	125.00	125.00	125.00
38	S 89° 42' 30" E	125.00	125.00	125.00	125.00
39	N 89° 42' 30" E	125.00	125.00	125.00	125.00
40	S 89° 42' 30" E	125.00	125.00	125.00	125.00
41	N 89° 42' 30" E	125.00	125.00	125.00	125.00
42	S 89° 42' 30" E	125.00	125.00	125.00	125.00
43	N 89° 42' 30" E	125.00	125.00	125.00	125.00
44	S 89° 42' 30" E	125.00	125.00	125.00	125.00
45	N 89° 42' 30" E	125.00	125.00	125.00	125.00
46	S 89° 42' 30" E	125.00	125.00	125.00	125.00
47	N 89° 42' 30" E	125.00	125.00	125.00	125.00
48	S 89° 42' 30" E	125.00	125.00	125.00	125.00
49	N 89° 42' 30" E	125.00	125.00	125.00	125.00
50	S 89° 42' 30" E	125.00	125.00	125.00	125.00
51	N 89° 42' 30" E	125.00	125.00	125.00	125.00
52	S 89° 42' 30" E	125.00	125.00	125.00	125.00
53	N 89° 42' 30" E	125.00	125.00	125.00	125.00
54	S 89° 42' 30" E	125.00	125.00	125.00	125.00
55	N 89° 42' 30" E	125.00	125.00	125.00	125.00
56	S 89° 42' 30" E	125.00	125.00	125.00	125.00
57	N 89° 42' 30" E	125.00	125.00	125.00	125.00
58	S 89° 42' 30" E	125.00	125.00	125.00	125.00
59	N 89° 42' 30" E	125.00	125.00	125.00	125.00
60	S 89° 42' 30" E	125.00	125.00	125.00	125.00
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62	S 89° 42' 30" E	125.00	125.00	125.00	125.00
63	N 89° 42' 30" E	125.00	125.00	125.00	125.00
64	S 89° 42' 30" E	125.00	125.00	125.00	125.00
65	N 89° 42' 30" E	125.00	125.00	125.00	125.00
66	S 89° 42' 30" E	125.00	125.00	125.00	125.00
67	N 89° 42' 30" E	125.00	125.00	125.00	125.00
68	S 89° 42' 30" E	125.00	125.00	125.00	125.00
69	N 89° 42' 30" E	125.00	125.00	125.00	125.00
70	S 89° 42' 30" E	125.00	125.00	125.00	125.00
71	N 89° 42' 30" E	125.00	125.00	125.00	125.00
72	S 89° 42' 30" E	125.00	125.00	125.00	125.00
73	N 89° 42' 30" E	125.00	125.00	125.00	125.00
74	S 89° 42' 30" E	125.00	125.00	125.00	125.00
75	N 89° 42' 30" E	125.00	125.00	125.00	125.00
76	S 89° 42' 30" E	125.00	125.00	125.00	125.00
77	N 89° 42' 30" E	125.00	125.00	125.00	125.00
78	S 89° 42' 30" E	125.00	125.00	125.00	125.00
79	N 89° 42' 30" E	125.00	125.00	125.00	125.00
80	S 89° 42' 30" E	125.00	125.00	125.00	125.00
81	N 89° 42' 30" E	125.00	125.00	125.00	125.00
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96	S 89° 42' 30" E	125.00	125.00	125.00	125.00
97	N 89° 42' 30" E	125.00	125.00	125.00	125.00
98	S 89° 42' 30" E	125.00	125.00	125.00	125.00
99	N 89° 42' 30" E	125.00	125.00	125.00	125.00
100	S 89° 42' 30" E	125.00	125.00	125.00	125.00

LINE TABLE			UNITS TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 89° 42' 30" E	125.00	1	N 89° 42' 30" E	125.00
2	S 89° 42' 30" E	125.00	2	S 89° 42' 30" E	125.00
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100	S 89° 42' 30" E	125.00	100	S 89° 42' 30" E	125.00

PLAT OF
LOTS 1 THROUGH 21, BLOCK 1, AND DEDICATED PUBLIC ROAD RIGHT-OF-WAY, OF CEDAR BERRY CANYON ESTATES
A SUBDIVISION OF 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 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
SHEET 2 OF 2

CERTIFICATE OF OWNERSHIP
 State of South Dakota
 County of Lawrence

I, Betsy Dawit, do hereby certify that Cedar Berry Canyon, LLC is the owner of the land as shown and described hereon, that the plat was done at the request and direction of the owner for the purpose hereon and that development of this land will conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

I, Betsy Dawit, the owner of the land as shown and described hereon, hereby dedicate the easement(s) shown or noted hereon to such use.

Owner: Cedar Berry Canyon, LLC
 Address: 5009 E. Powder House Circle
 Sioux Falls, SD 57110

By: [Signature]
 Betsy Dawit

ACKNOWLEDGEMENT OF OWNERSHIP
 State of South Dakota
 County of Lawrence

On the 11th day of November, 2021, before me, a Notary Public, personally appeared Betsy Dawit, known to me to be the person described in and who executed the foregoing certificate.

My Commission Expires: 6-28-2025

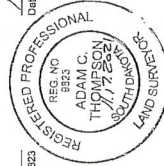
[Signature]
 Notary Public

[Signature]
 Notary Public
 South Dakota

SURVEYORS CERTIFICATE

I, Adam C. Thompson, a Registered Land Surveyor in the State of South Dakota, on the basis of my knowledge, information and belief, certify to the above named Owner(s), that at the request of said Owner(s), the survey represented by this plat was made under my supervision, on the ground, to the normal standard of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership or easements of record as performed by myself or by Interstate Engineering.

[Signature]
 Adam C. Thompson
 RLS #8923
 Date: 11.17.2021



OFFICE OF ADMINISTRATIVE OFFICIAL
 State of South Dakota
 County of Lawrence

This plat is approved by the Administrative Official on this 19 day of November, 2021, in accordance with the administrative approval authority granted in the City of Spearfish Resolution 2018-23.

[Signature]
 Administrative Official



[Signature]
 Finance Officer

APPROVAL OF ACCESS BY ROAD DISTRICT AUTHORITY
 State of South Dakota
 County of Lawrence

Approval of the access, if any, to an abutting political subdivision highway or street:

CEDAR BERRY CANYON ESTATES
 Name of Road District
[Signature]
 Signature of the Road District with Notar Seal

11/17/21
 Date

CERTIFICATE OF COUNTY TREASURER
 State of South Dakota
 County of Lawrence

I, Diadra Tridle, Lawrence County Treasurer, do hereby certify that the 2020 taxes, which are hereon upon the lands platted hereon, as shown by the records of my office have been fully paid.

[Signature]
 County Treasurer



OFFICE OF COUNTY DIRECTOR OF EQUALIZATION
 State of South Dakota
 County of Lawrence

I, Timothy J. Hudson, County Director of Equalization, hereby certify that I have received a copy of this plat.

[Signature]
 County Director of Equalization



OFFICE OF REGISTER OF DEEDS
 State of South Dakota
 County of Lawrence

Filed for record this 18 day of November, 2021 at 1:38 o'clock P.M.

and recorded as Document # 2021-10707

Register of Deeds: [Signature] Fee: \$100.00



Prepared By:

INTERSTATE ENGINEERING
 PROFESSIONAL LAND SURVEYORS

Prepared By: [Signature]
 Date: 11/17/2021
 Checked By: [Signature] Date: 11/17/2021
 Project Number: 2021-10707

Doc # 2021-10707 page 2 of 2