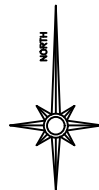


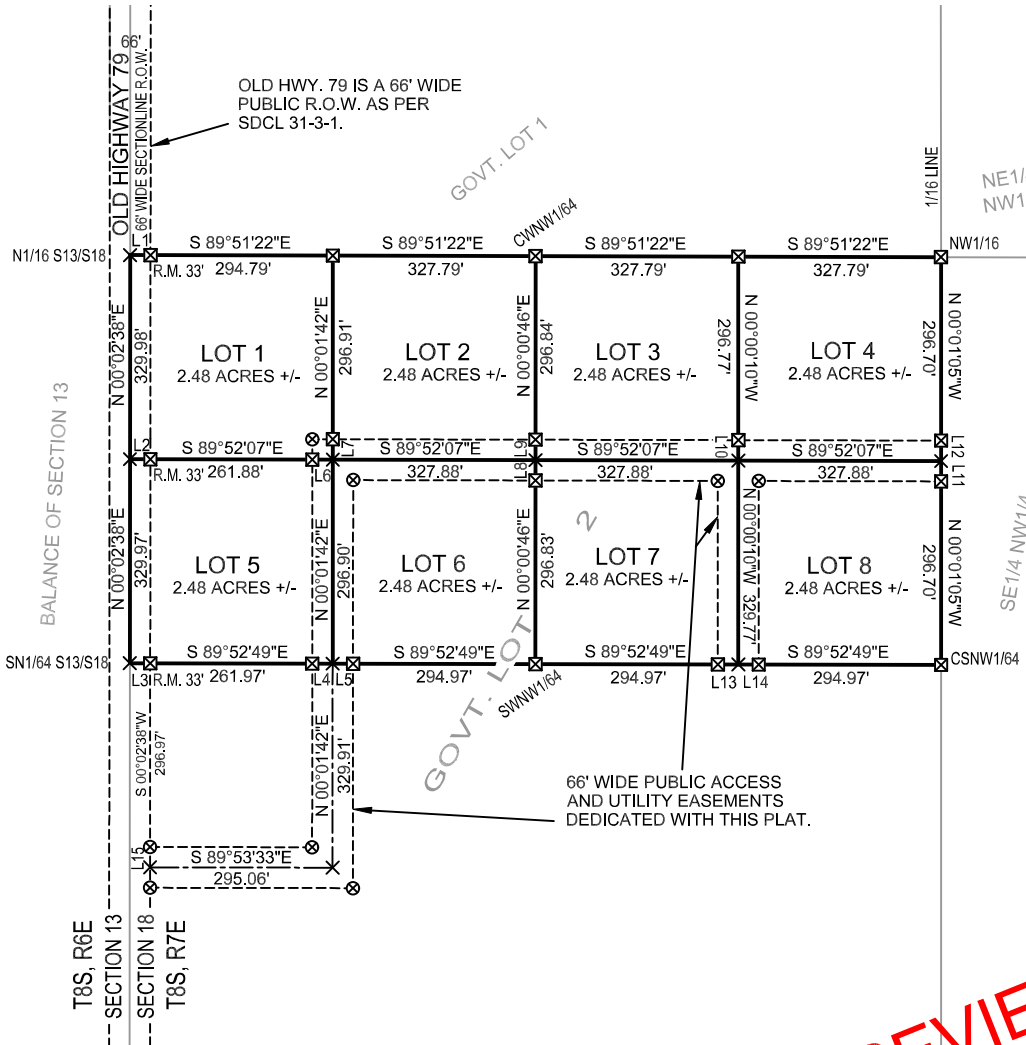
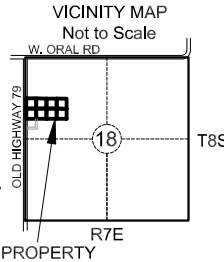
A PLAT OF

LOTS 1 THRU 8 OF ANGOSTURA FLATS SUBDIVISION,
LOCATED IN GOVERNMENT LOT 2 OF SECTION 18, T8S,
R7E, BHM, FALL RIVER COUNTY, SOUTH DAKOTA



DATE SURVEYED
12 March 2025

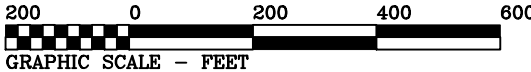
BASIS OF BEARING - GPS OBSERVATION
taken S 46°39'20" W 1853.95' from the CSNW
1/64 Corner at the SE of Lot 8.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43° 21' 9.88826"
LONG: -103° 20' 33.57949"



Course	Bearing	Distance
L1	S 89°51'22" E	33.00'
L2	S 89°52'07" E	33.00'
L3	S 89°52'49" E	33.00'
L4	S 89°52'49" E	33.00'
L5	S 89°52'49" E	33.00'
L6	S 89°52'07" E	33.00'
L7	N 00°01'42" E	33.00'
L8	N 00°00'46" E	33.00'
L9	N 00°00'46" E	33.00'
L10	N 00°00'10" W	33.00'
L11	N 00°01'05" W	33.00'
L12	N 00°01'05" W	33.00'
L13	S 89°52'49" E	33.00'
L14	S 89°52'49" E	33.00'
L15	S 00°02'38" W	33.00'

LEGEND

- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- Set rebar w/plastic cap marked "ANDERSEN ENG PLS 5906"
- angle point not monumented
- 522.06' Slant lettering denotes record calls



NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE DEDICATED AS UTILITY EASEMENTS WITH THIS PLAT.

CERTIFICATE OF SURVEYOR

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

John D. McBride, SDRLS No. 5906

CERTIFICATE OF COUNTY TREASURER

I, Fall River 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.

Fall River County Treasurer

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Fall River 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 Fall River County

STATE OF _____, COUNTY OF _____

We, Jess M. Harris and Tabitha Jo Harris 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.

Jess M. Harris

Tabitha Jo Harris

ACKNOWLEDGMENT OF OWNERSHIP

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

Notary Public

My commission expires _____

CERTIFICATE OF HIGHWAY AUTHORITY

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

Highway Authority Date: _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Fall River 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, Fall River County Board of Commissioners

CERTIFICATE OF COUNTY AUDITOR

I, Fall River 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 Fall River County, South Dakota, at a meeting held on the ____ day of ____, 2025.

Fall River County Auditor

OFFICE OF THE REGISTER OF DEEDS

Filed for record this ____ day of ____, 2025, at ____ o'clock ____ M, and recorded in Book ____ of Plats on page ____.
Document No. _____

Fall River County Register of Deeds

Prepared by ANDERSEN ENGINEERS <i>Land Surveyors</i>		
Drawn by McB/RW	Date 3/18/2025	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwtc.net
Approved by McB	Date 4/1/2025	
Scale 1"=200'	Sheet 1 of 1	File Name: S18_T8S_R7E_2025