

1. Agenda

Documents: [06-22-15 AGENDA.PDF](#)

2. Packet

Documents: [06-22-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

DATE: Monday, June 22, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting June 8, 2015

NEXT MEETING: July 13, 2015

PLAT: Lots 1 and 2, Wild Plum Addition in the W ½ of the SE ¼ of Section 13, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAT: Tract 1-E and Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M. to the City of Mitchell, Davison County, South Dakota

PLAT: Lot 6-A, Block 7 of Westwood First Addition, a subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 12, Block 2 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAN APPROVAL: Fischer Rounds (Thomsen) - 1130 S Burr – Addition. Zoned HB.

DISCUSSION ONLY: Adam Roeder - 312 S Winsor – Possible Variance. Zoned TWC.

OTHER BUSINESS:

ADJOURN:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 995-8433 at least 24 hours prior to the scheduled meeting."

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**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, JUNE 8, 2015**

NOT APPROVED

Call to Order: Chairman Larson called the June 8, 2015 City Planning Commission meeting to order at 12:00 pm, Council Chambers, City Hall, 612 N Main Street, Mitchell, SD.

Members Present: Larson, Everson, Griffith, Meyers, Molumby, Schmucker, and Doescher

Member Absent: Fergen

Others Present: Putnam, Crowe, Hegg, London, Laursen, Koch, Johnson

Approval of Agenda: Motion by Everson, seconded by Griffith to approve the agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Molumby, seconded by Schmucker to approve the minutes of the May 26, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Schmucker, seconded by Griffith to schedule the next meeting for June 22, 2015. All members present voting aye, motion carried.

Rezone: David Thompson (applicant) and Carolyn Moe (owner) are requesting to rezone the S 295' of the N 328' of the W 305' of Lot 3 in the NW ¼ of Section 33, T 103 N, R 60 W, of the 5th P.M., Davison County and the S 163' of the N 491' of the W 305' of Lot 3 in the NW ¼ of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, SD.

Dr. & Mrs. Thompson and Mrs. Moe were present to answer questions. No written objections were received and no one testified in opposition.

The commissioners looked at the zoning classifications of the area.

The neighboring property owners were mailed notice on May 27, 2015 and the legal notices were published in the *Mitchell Daily Republic* on May 28, June 3 and June 24.

Motion by Everson, seconded by Molumby to recommend the city council rezone the properties from Urban Development to Highway Oriented Business District. Roll Call: Larson aye, Everson aye, Meyers aye, Molumby aye, Griffith aye, Schmucker aye, Fergen absent. Ayes 6, No O, motion passes.

Conditional Use: Dr. Thompson has made an application for a conditional use permit to construct an animal hospital (clinic), boarding and sheltering for the property legally described as S 295' of the N 328' of the W 305' of Lot 3 in the NW ¼ of Section 33, T 103 N, R 60 W, of the 5th P.M., Davison County, SD 57301.

Dr. Thompson was present to answer questions. No written objections were received and no one testified in opposition of the application. Dr. Thompson presented plans and indicated that he will annex the property once he has ownership.

The neighboring property owners were mailed notice on May 27, 2015 and the legal notices were published in the Mitchell Daily Republic on May 28, June 3 and June 24.

Motion by Molumby, seconded by Griffith to recommend approval of the conditional use permit to the Board of Adjustment. All members present voting aye, motion carried.

Plat: Lot 12 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: Lot 16 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 11 & 12 of The Island First Addition, A Subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Adjournment: Chairman Larson adjourned the meeting at 12:20 pm.

Chairman

Date

SURVEY PLAT

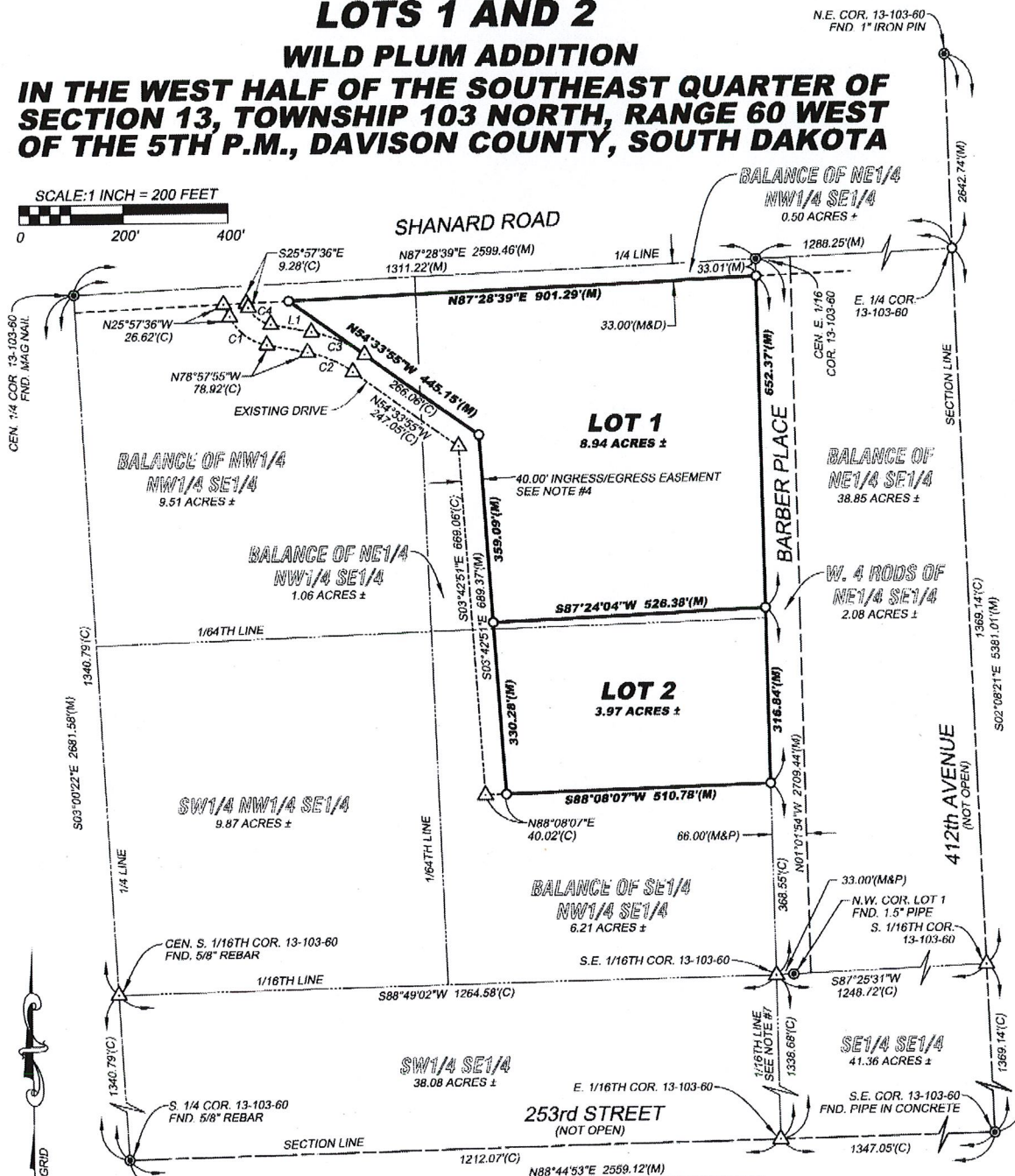
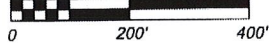
OF

LOTS 1 AND 2

WILD PLUM ADDITION

IN THE WEST HALF OF THE SOUTHEAST QUARTER OF
SECTION 13, TOWNSHIP 103 NORTH, RANGE 60 WEST
OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SCALE: 1 INCH = 200 FEET



LINE TABLE

L1 = S78°57'55"E 78.92'(C)

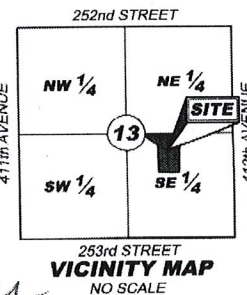
CURVE TABLE

C1 DELTA = 58°00'18" RADIUS = 100.00' LENGTH = 92.51' CHORD BEARING = S52°27'46"E CHORD LENGTH = 89.25'	C3 DELTA = 24°24'00" RADIUS = 265.00' LENGTH = 285.00' CHORD BEARING = S66°45'55"E CHORD LENGTH = 112.00'
C2 DELTA = 24°24'00" RADIUS = 225.00' LENGTH = 95.02' CHORD BEARING = S66°45'55"E CHORD LENGTH = 95.10'	C4 DELTA = 53°00'18" RADIUS = 60.00' LENGTH = 55.51' CHORD BEARING = S52°27'46"E CHORD LENGTH = 53.55'

LEGEND

- IRON MONUMENT FOUND TYPE NOTED
- IRON MONUMENT SET 5/8" x 18" REBAR W/CAP "SDRLS KLM 5801"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF KIM LAURY MCLAURY, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5801.

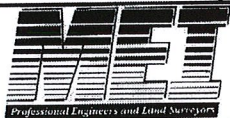


SURVEY CREW: MSB 5/18/15

DRAWN BY: J.J.L. 6/08/15

PROJECT NO. 22150501

SCALE: 1" = 200'



McLaury Engineering, Inc.

P.O. BOX 916
110 N. FIRST STREET
PARKSTON, SD 57366
(605) 928-7676

PAGE 1 OF 3

SURVEY PLAT

OF

LOTS 1 AND 2

WILD PLUM ADDITION

IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

SURVEYORS NOTES:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

1. THE TOTAL ACRES OF THE PORTIONS OF THE QUARTER, INCLUDE THE EASEMENT ACRES.
2. LOT 1 IS 8.94 ACRES TOTAL. 0.54 ACRES BEING IN THE NW1/4 NW1/4 SE1/4 AND 8.40 ACRES BEING IN THE NE1/4 NW1/4 SE1/4.
3. LOT 2 IS 3.97 ACRES TOTAL. 0.20 ACRES BEING IN THE NE1/4 NW1/4 SE1/4 AND 3.77 ACRES BEING IN THE SE1/4 NW1/4 SE1/4.
4. THE 40' INGRESS/EGRESS EASEMENT IS 1.12 ACRES TOTAL. 0.38 ACRES BEING IN THE NW1/4 NW1/4 SE1/4 AND 0.43 ACRES BEING IN THE NE1/4 NW1/4 SE1/4 AND 0.29 ACRES BEING IN THE SE1/4 NW1/4 SE1/4. THE EASEMENT IS FOR THE ACCESS TO AND FROM COUNTY ROAD 41.
5. BARBER PLACE IS A ROAD ALONG THE EAST LINE OF THIS SUBDIVISION. A 66 FOOT WIDE STRIP WAS SOLD FROM THE CONNECTICUT GENERAL LIFE INSURANCE COMPANY TO MITCHELL TOWNSHIP IN 1942 FOR ROAD PURPOSES.
6. SHANARD ROAD IS ALONG A QUARTER LINE THAT DOES NOT HAVE DEDICATED RIGHT-OF-WAY PER THE ORIGINAL GLO PLAT. IN 1908 THE NORTH 33 FEET OF THE SOUTHEAST QUARTER IS DEEDED TO DAVISON COUNTY. HOWEVER, THE FENCES AND USE OF THIS ROAD IS AT 50 FEET. NO OTHER DOCUMENTS WERE FOUND OR SUPPLIED AND IT IS UNKNOWN IF THE LAND OWNER WAS PAID FOR THE ADDITIONAL 17 FEET OF ROW. I HAVE SHOWN THE ROW LINE IN THIS PLAT PER THE FILED DEEDS, NOT PER USE.
7. THE ORIGINAL GLO SURVEY FROM 1870 SET THE SECTION AND EXTERIOR QUARTER CORNERS. ALL INTERIOR CORNERS AND LOCATION OF QUARTER LINES. 1/16TH LINES AND 1/64TH LINES HAVE BEEN CREATED BY PRIVATE LAND SURVEYORS. THE NORTH-SOUTH 1/16TH LINE OF THE SOUTHEAST QUARTER HAS BEEN MONUMENTED OVER MANY DECADES BY SEVERAL LAND SURVEYORS. THE CORRECT METHOD IN CREATING THIS LINE WOULD FIRST BE TO INTERSECT THE 4 EXTERIOR QUARTER CORNERS, CREATING THE CENTER OF SECTION, AND THEN MID POINT BETWEEN THE CENTER OF SECTION AND EAST QUARTER CORNER AND THEN MIDPOINT BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF THE SECTION. IT APPEARS THAT THE 1/16TH LINE ON THE SOUTH IS ABOUT 68 FEET WEST OF MIDPOINT AND ON THE NORTH ABOUT 12 FEET EAST OF MIDPOINT. AT THIS POINT, WITH THE PLATS THAT HAVE BEEN COMPLETED OVER MANY YEARS, BARBER PLACE BEING BUILT, I HAVE USED THE ESTABLISHED 1/16TH LINE FOR MY SURVEY, ALTHOUGH THE WESTERN HALF OF THE SOUTHEAST QUARTER HAS BEEN SHORTED.

SURVEYOR'S CERTIFICATE:

TO: OEHLERKING HOLDINGS LIMITED PARTNERSHIP, A SOUTH DAKOTA LIMITED PARTNERSHIP AND THE CYNTHIA A. BJERRUM REVOCABLE LIVING TRUST AGREEMENT DATED MAY 1, 2015

I, KIM LARUE McLAURY, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF OEHLERKING HOLDINGS LIMITED PARTNERSHIP, A SOUTH DAKOTA LIMITED PARTNERSHIP AND THE CYNTHIA A. BJERRUM REVOCABLE LIVING TRUST AGREEMENT, "LOTS 1 AND 2, WILD PLUM ADDITION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," WAS SURVEYED AND REPLATTED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, FOLLOWING GENERALLY ACCEPTED PROFESSIONAL STANDARDS FOR SURVEYING AND PLATTING IN THE STATE OF SOUTH DAKOTA.

DATED THIS 15TH DAY OF JUNE, 2015.

REGISTERED LAND SURVEYOR

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF KIM LARUE McLAURY, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5801.



OWNERS CERTIFICATE:

OEHLERKING HOLDINGS LIMITED PARTNERSHIP, A SOUTH DAKOTA LIMITED PARTNERSHIP AND THE CYNTHIA A. BJERRUM REVOCABLE LIVING TRUST AGREEMENT DATED MAY 1, 2015, DO HEREBY CERTIFY THAT AS THE OWNERS OF "LOTS 1 AND 2, WILD PLUM ADDITION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," THAT ANY DEVELOPMENT OF THIS LAND WILL MEET ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS. IT IS FURTHER PROVIDED THAT ANY STREETS, ROADS, ALLEYS, AND/OR OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY, OR HAVE BEEN PREVIOUSLY, DEDICATED FOR THE PURPOSES INDICATED THEREON.

AGREEMENT OF PROTECTION OF WATER

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 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 ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

OEHLERKING HOLDINGS LIMITED PARTNERSHIP, A SOUTH DAKOTA LIMITED PARTNERSHIP

NAME TITLE

THE CYNTHIA A. BJERRUM REVOCABLE LIVING TRUST AGREEMENT DATED MAY 1, 2015

CYNTHIA A. BJERRUM, TRUSTEE

ACKNOWLEDGMENT OF OWNER:

STATE OF _____ COUNTY OF _____
ON THIS _____ DAY OF _____, 2015, BEFORE ME,

PERSONALLY APPEARED, _____, THE UNDERSIGNED OFFICER, WHO ACKNOWLEDGED THEMSELVES TO BE ONE OF THE PARTNERS OF OEHLERKING HOLDINGS LIMITED PARTNERSHIP, A SOUTH DAKOTA LIMITED PARTNERSHIP, A PARTNERSHIP, AND THAT (S)HE, AS SUCH PARTNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE PARTNERSHIP BY THEMSELVES AS A PARTNER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT OF OWNER:

STATE OF _____ COUNTY OF _____
ON THIS _____ DAY OF _____, 2015, BEFORE ME,

PERSONALLY APPEARED, CYNTHIA A. BJERRUM, TRUSTEE OF THE CYNTHIA A. BJERRUM REVOCABLE LIVING TRUST, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEY CREW: MSB 05/18/15

DRAWN BY: JLL 06/08/15

PROJECT NO. 22150501

NONE



**McLaury
Engineering, Inc.**

P. O. BOX 916
110 N. FIRST STREET
PARKSTON, SD 57366
(605) 928-7676

PAGE 2 OF 3

SURVEY PLAT

OF

LOTS 1 AND 2

WILD PLUM ADDITION

IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

DAVISON COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING "LOTS 1 AND 2, WILD PLUM ADDITION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN PLANNING COMMISSION

COUNTY COMMISSIONERS' RESOLUTION OF APPROVAL:

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, COUNTY COMMISSION THAT THE ABOVE PLAT REPRESENTING "LOTS 1 AND 2, WILD PLUM ADDITION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," BE AND THE SAME IS HEREBY APPROVED.

I, _____, COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA ON THE _____ DAY OF _____, 2015.

CHAIRMAN, COUNTY COMMISSIONER

COUNTY AUDITOR

MITCHELL CITY PLANNING COMMISSION:

BE IT RESOLVED BY THE MITCHELL, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING "LOTS 1 AND 2, WILD PLUM ADDITION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA," BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN PLANNING COMMISSION

MITCHELL CITY COUNCIL RESOLUTION:

BE IT RESOLVED BY MITCHELL CITY COUNCIL THAT THE ABOVE PLAT REPRESENTING "LOTS 1 AND 2, WILD PLUM ADDITION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA," BE AND THE SAME IS HEREBY APPROVED.

I, _____, CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY COUNCIL AT ITS REGULAR MEETING ON THE _____ DAY OF _____, 2015.

MAYOR

CITY FINANCE OFFICER

CERTIFICATE OF COUNTY TREASURER:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I, _____, COUNTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE TAXES WHICH ARE LIENS UPON THIS LAND HAVE BEEN PAID TO DATE.

COUNTY TREASURER

DATE

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I, _____, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.

DIRECTOR OF EQUALIZATION

DATE

CERTIFICATE OF REGISTER OF DEEDS:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

FILED FOR RECORD THIS _____ DAY OF _____, 2015, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____ THEREIN.

REGISTER OF DEEDS

CERTIFICATE OF HIGHWAY AUTHORITY:

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING OR APPROACHES ENTERING THE COUNTY ON STATE HIGHWAY AS SHOWN HEREIN, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, 2015

HIGHWAY AUTHORITY

SURVEY CREW: MSB 05/18/15

DRAWN BY: JJJ 06/08/15

PROJECT NO. 22150501

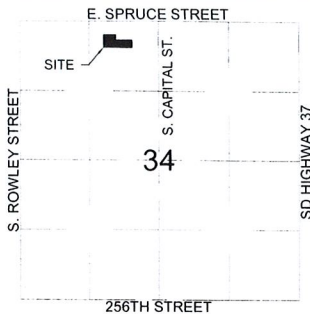
NONE



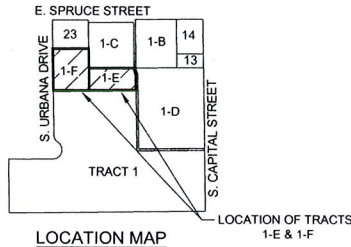
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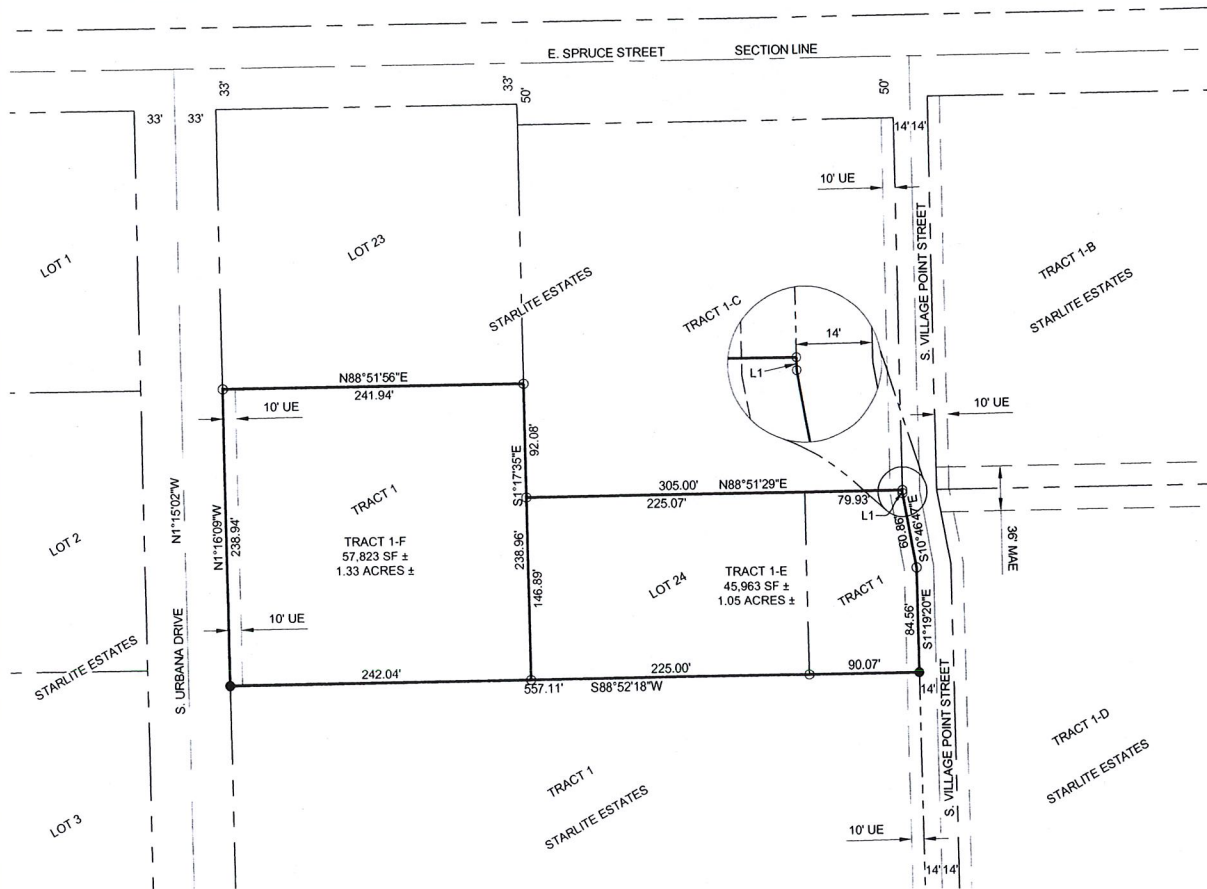
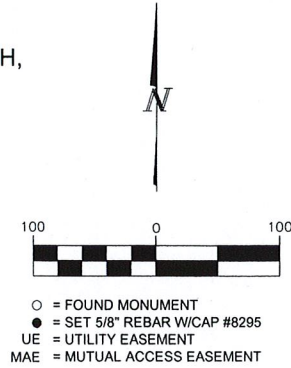
PAGE 3 OF 3



VICINITY MAP
SEC 34, T103N, R60W



Line Table		
Line #	Length	Direction
L1	2.40	N1°19'20"W



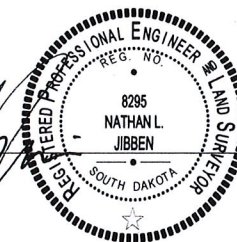
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE FEBRUARY 2, 2015, SURVEY A PORTION OF TRACT 1 AND ALL OF THE REMAINING PORTION OF LOT 24 OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 2.38± ACRES MORE OR LESS.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 27TH DAY OF February, 2015.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
TRACT 1-E AND TRACT 1-F
STARLITE ESTATES
IN THE NE 1/4 OF THE NW 1/4
OF SECTION 34, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M.,
TO THE CITY OF MITCHELL,
DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA DOES HEREBY VACATE THE FOLLOWING:

A PORTION OF TRACT 1 OF STARLITE ESTATES IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN PLAT BOOK 22 PAGE 43.

ALL OF THE REMAINING PORTION OF LOT 24 OF STARLITE ESTATES IN THE NE 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN PLAT BOOK 15 PAGE 37.

SAID PLAT, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA AS SURVEYED.

DATED THIS 13 DAY OF March, 2015

Deborah Terveen Trustee
DEBORAH TERVEEN, TRUSTEE
DUBOIS FAMILY LIVING TRUST
OWNER OF TRACT 1 AND LOT 24

CERTIFICATION OF ACKNOWLEDGMENT BY
PUBLIC OFFICER OR DEPUTY, OR BY A TRUSTEE,
ADMINISTRATOR, GUARDIAN, CONSERVATOR OR EXECUTOR

STATE OF North Dakota
COUNTY OF McHenry

ON THIS 13th DAY OF March, 2015, BEFORE ME, Jennifer Hedstrand, THE UNDERSIGNED
(Notary Name)

OFFICER, PERSONALLY APPEARED DEBORAH TERVEEN, TRUSTEE OF THE DUBOIS FAMILY LIVING TRUST, KNOWN TO ME OR SATISFACTORILY

PROVEN TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

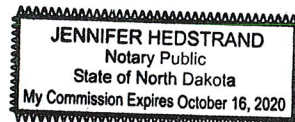
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Jennifer Hedstrand
NOTARY PUBLIC

McHenry, North Dakota
(County, State)

MY COMMISSION EXPIRES: October 16, 2020

DATED THIS 13th DAY OF March, 2015



PLAT OF
TRACT 1-E AND TRACT 1-F
STARLITE ESTATES
IN THE NE 1/4 OF THE NW 1/4
OF SECTION 34, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M.,
TO THE CITY OF MITCHELL,
DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE1/4 OF THE NW1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, TO THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE1/4 OF THE NW1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE

_____ DAY OF _____, 20____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE1/4 OF THE NW1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE1/4 OF THE NW1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

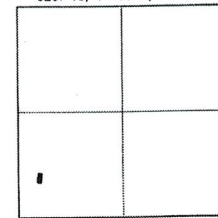
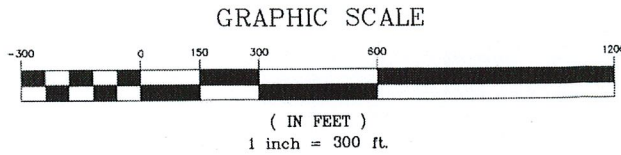
DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

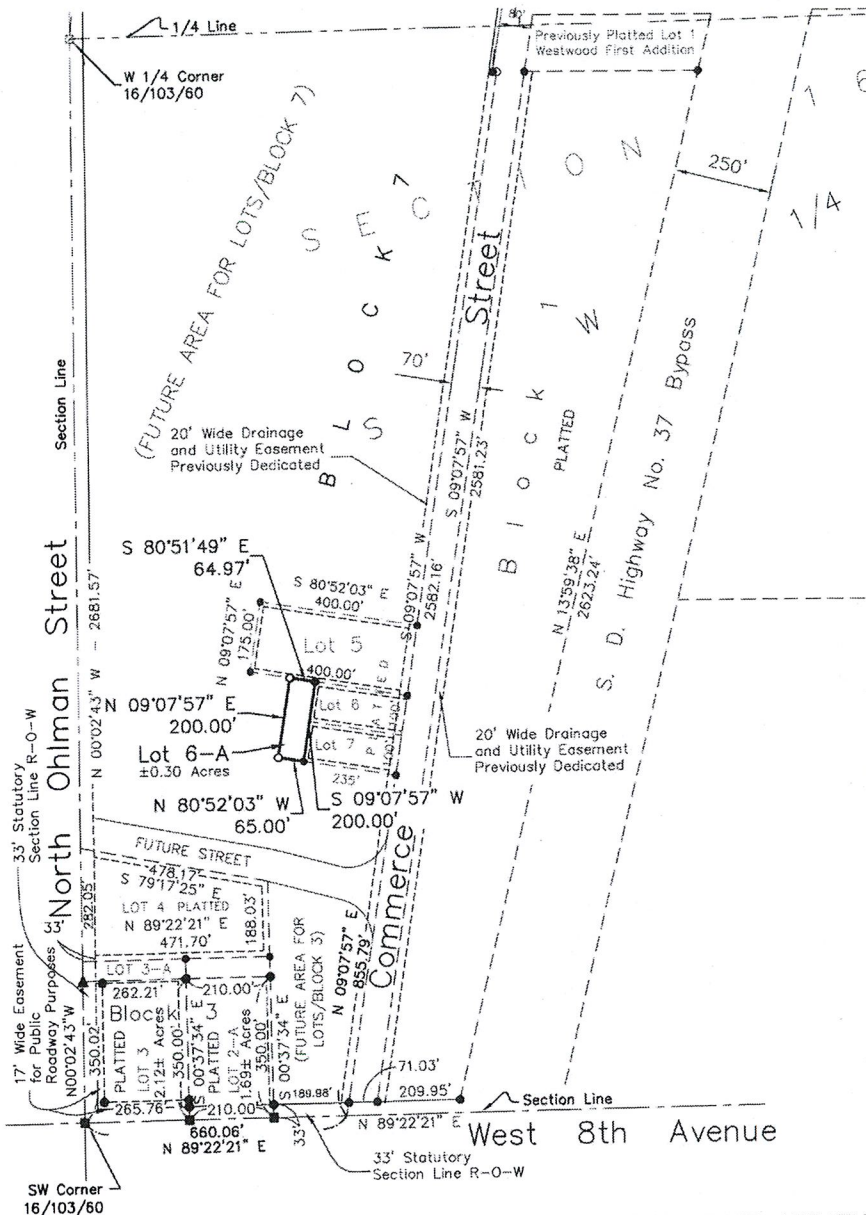
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD



LOCATION MAP
SCALE: 1" = 3000'



EASEMENTS WITHIN LOT 6-A
BLOCK 7 - DEDICATED BY THIS
PLAT: 10' UTILITY AND DRAINAGE
EASEMENT ALONG THE NORTH
AND SOUTH SIDE.

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
 - 100' (P) = PLATTED BEARING OR DISTANCE
 - 100' = MEASURED BEARING OR DISTANCE
 - ⊠ = SET NAIL
 - ▲ = SET SURVEY SPIKE
 - 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
 - = FOUND NAIL
 - ◇ = SET 3/8" X 12" SPIKE W/WASHER P.R.-6702
 - WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GROUND
DISTANCES

A PLAT OF LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

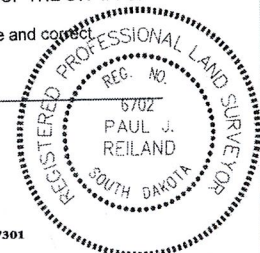
SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 16, 2015, survey those parcels of land described as follows: LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this _____ day of _____, 2015.

Registered Land Surveyor #SD6702

SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015

CERTIFICATE OF COUNTY TREASURER

Treasurer, Davison County

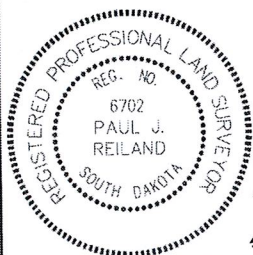
DIRECTOR OF EQUALIZATION

DIRECTOR OF EQUALIZATION:

REGISTER OF DEEDS

BV

Deputy



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

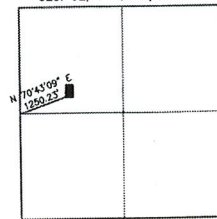


GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

LOCATION MAP
SCALE: 1" = 3600'

LEGEND

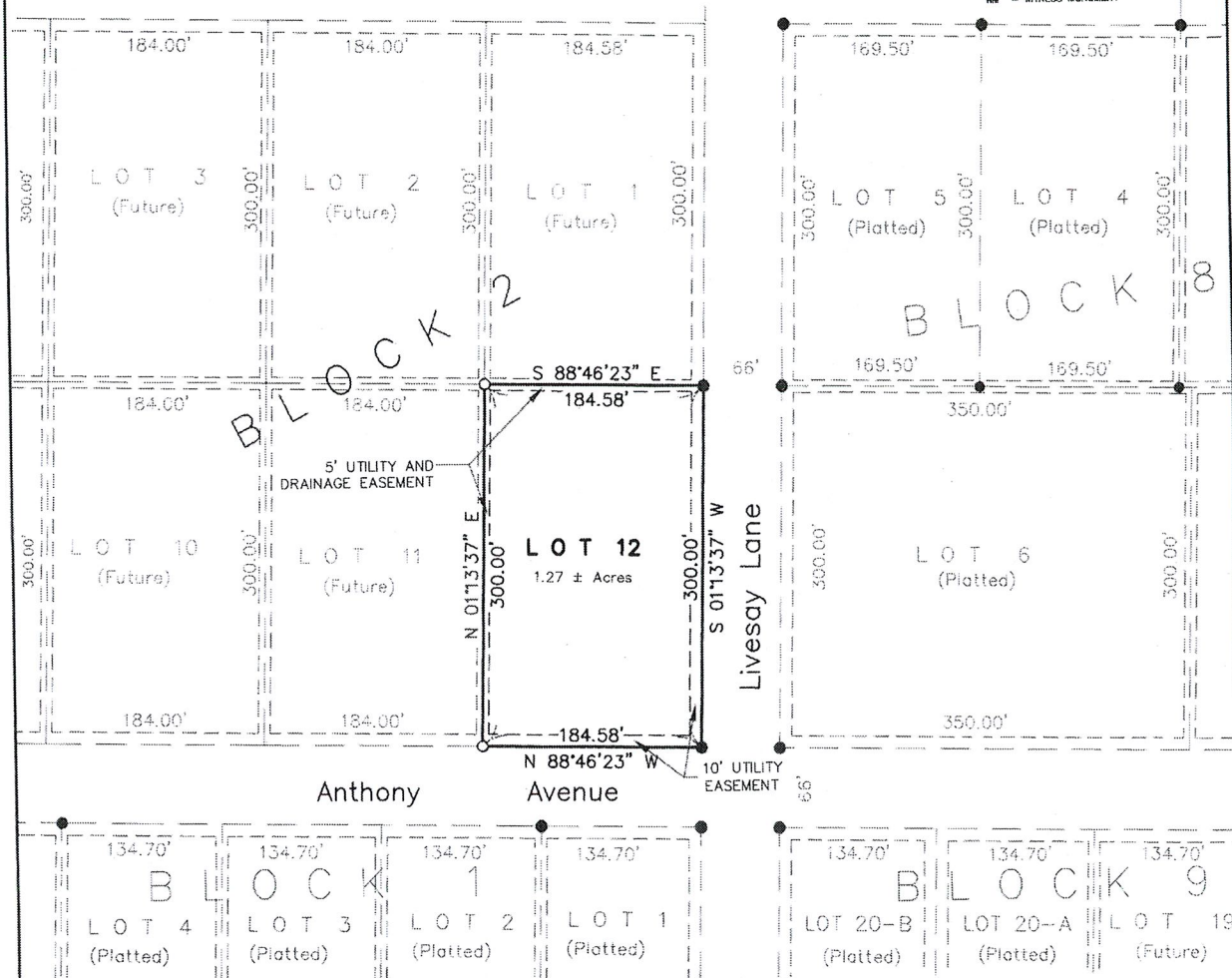
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- WM = WITNESS MONUMENT

EASEMENTS WITHIN LOT 12, BLOCK 2 DEDICATED BY THIS PLAT:

NORTH SIDE AND WEST SIDE 5' UTILITY AND DRAINAGE EASEMENT.
EAST SIDE ALONG LIVESAY LANE AND SOUTH SIDE ALONG ANTHONY AVENUE 10' UTILITY EASEMENT.

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM



A PLAT OF LOT 12, BLOCK 2 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 16, 2015, survey those parcels of land described as follows: LOT 12, BLOCK 2 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2015.

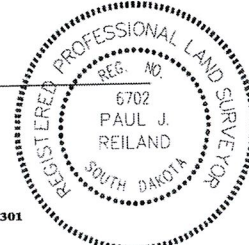
Registered Land Surveyor #SD6702

SPN

& Associates

Engineers, Planners and Surveyors

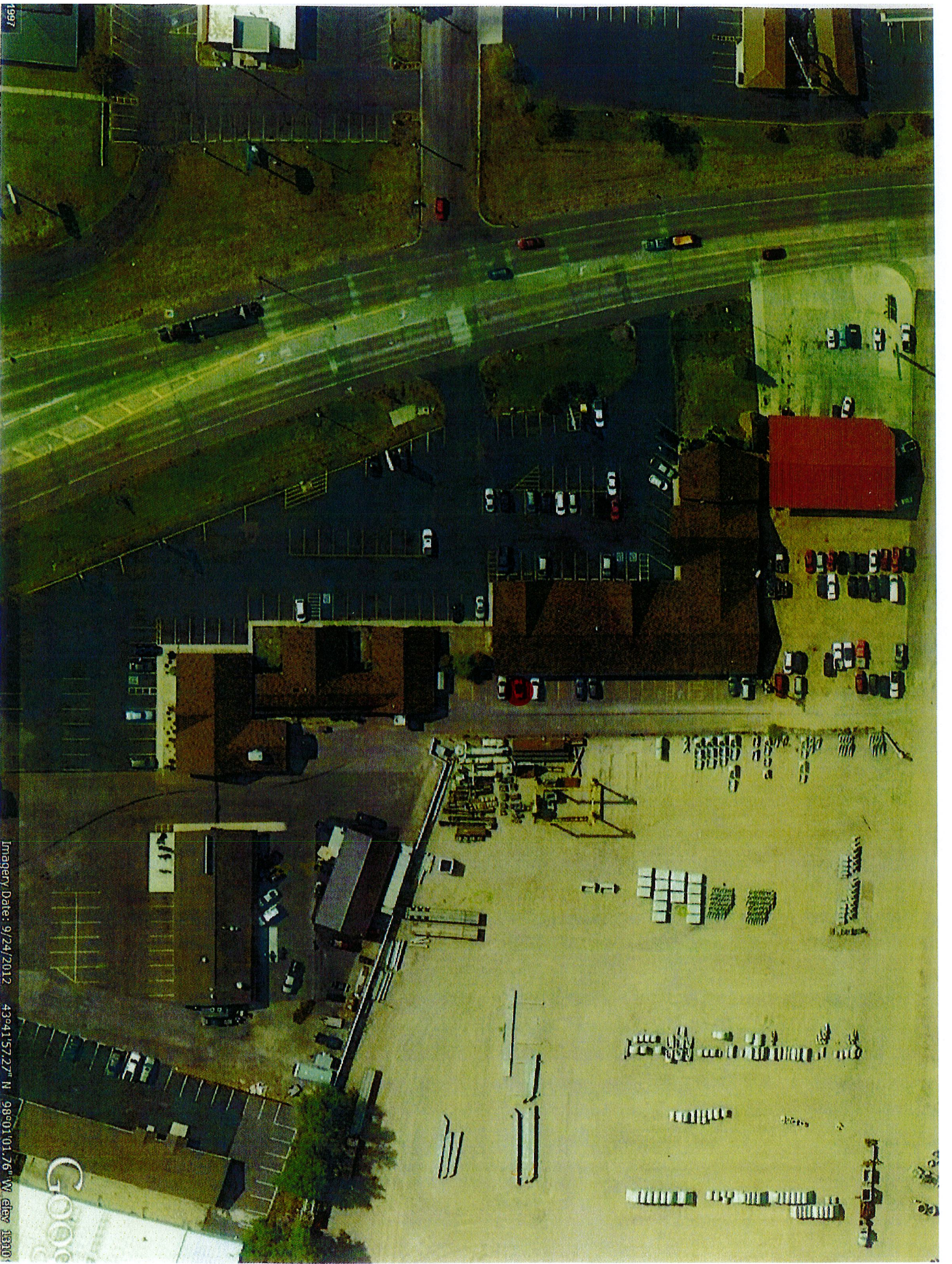
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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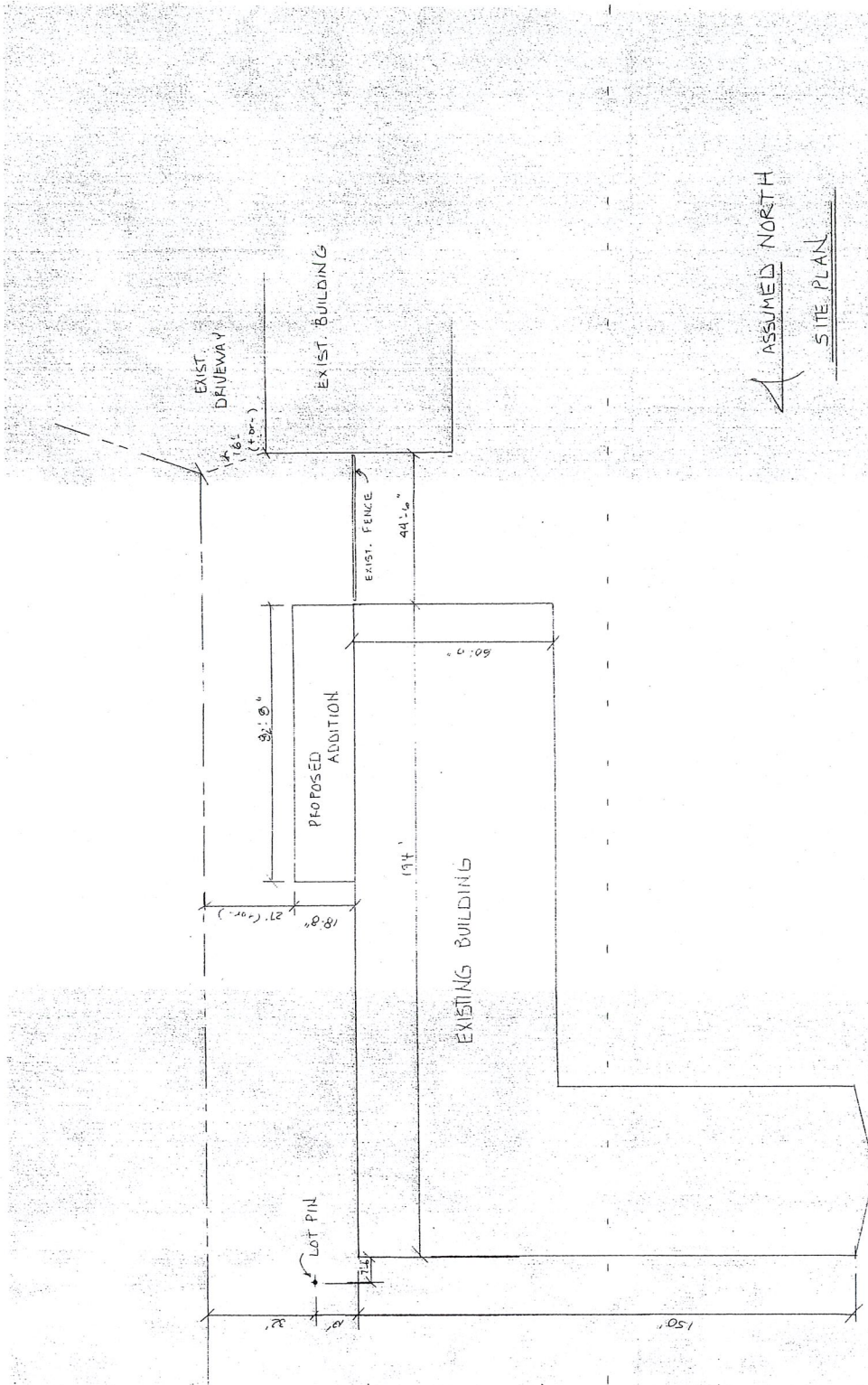


OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2015.

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

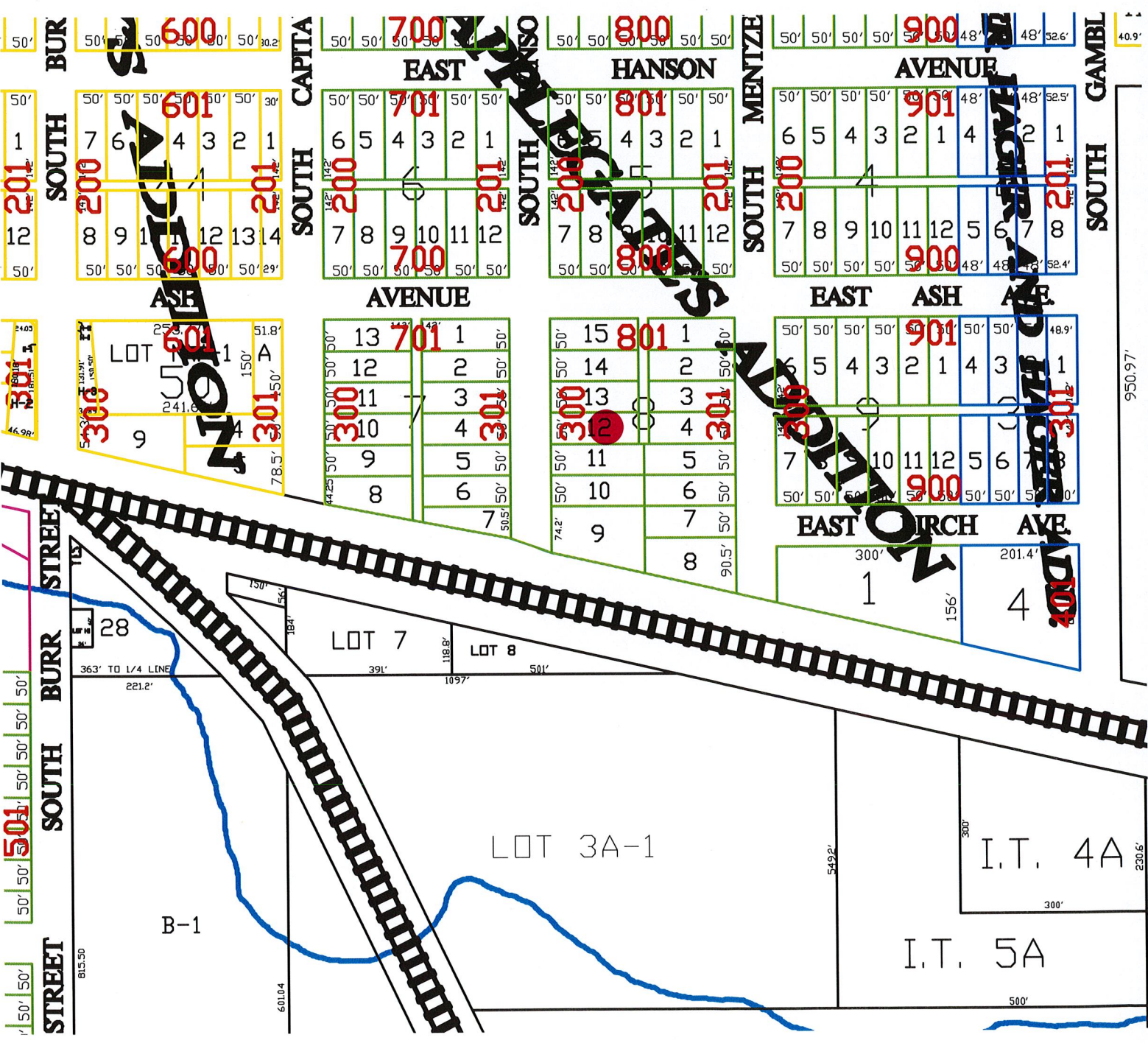


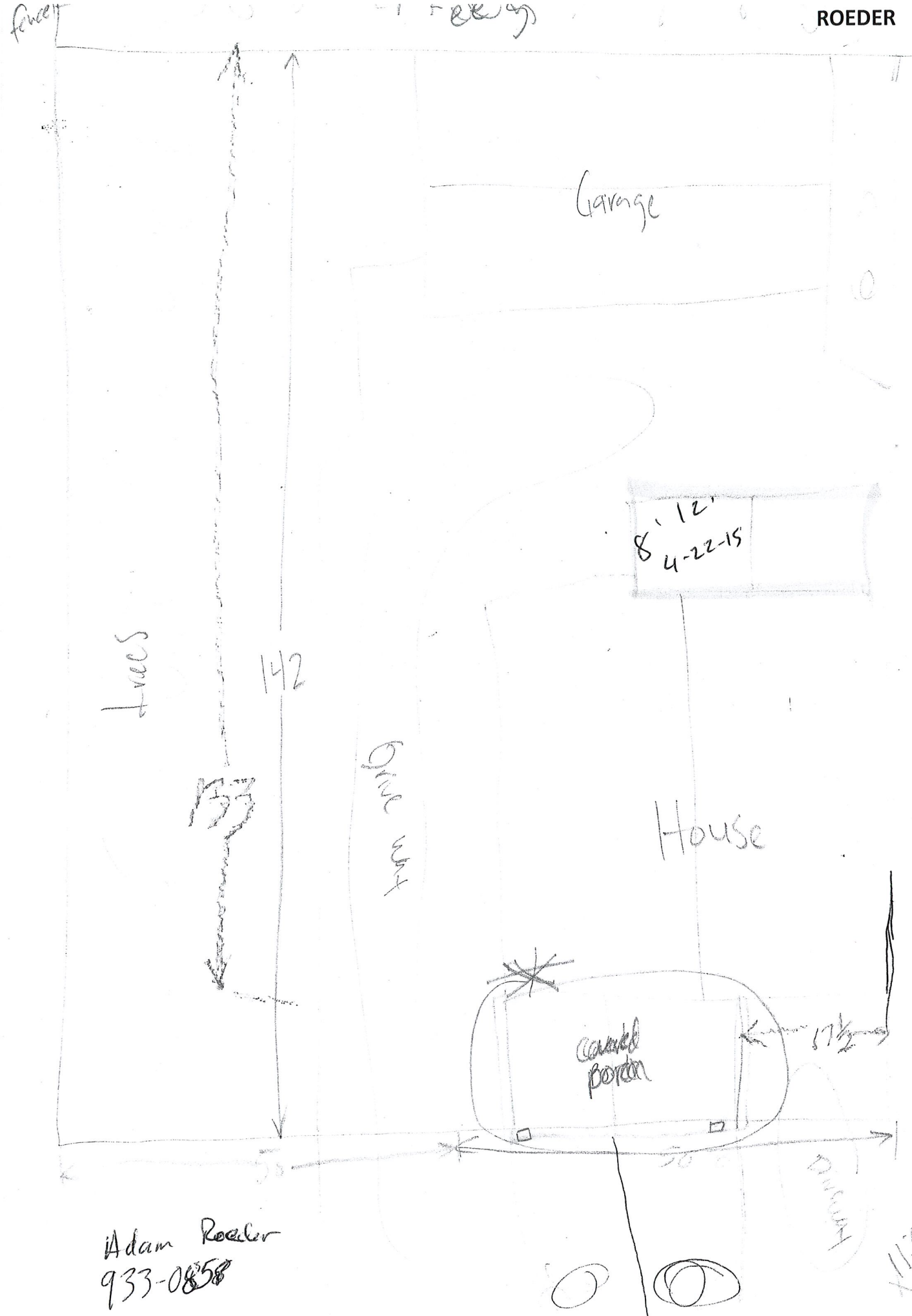


ASSUMED NORTH

SITE PLAN

THOMSEN PROPERTIES	
SCALE: 1"=20'-0"	DATE: 1/15/13
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
FISCHER ROUNDS ADDITION	
DRAWING NUMBER	





Adam Roeder
933-0858

11:00 *
per

