

1. Agenda

Documents: [07-27-15 AGENDA.PDF](#)

2. Packet

Documents: [07-27-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

DATE: Monday, July 27, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting July 13, 2015

NEXT MEETING: August 10, 2015

PLAN APPROVAL: Avera Grassland Clinic – 201 Cabela Dr – landscaping

CONDITIONAL USE: (Tabled from 07-13-15) Lamar Advertising (applicant) and Miedema Sanitation a conditional use permit for an off-premise sign (billboard) to have a sign face area of 381 sf which exceeds 300 sf area requirement at 1805 S Rowley, legally described as the Lot 8A, Block 8, Morningview Addition, City of Mitchell, Davison County, South Dakota. Zoned TWC.

REZONE: EVI Prairie LLC to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE 1/4 of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District.

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PLAT: Lots 1-D and 2-D, a subdivision of Block D in the Westview Addition in the SE ¼ of Section 20, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot E of CJM Second Addition, a subdivision of the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAT: Lot B, Block 4 of Westwood First Addition and West 21st Avenue, a subdivision of Tract A-2 and Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAT: Lot 5-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: Lots 2-A and 2-B, a subdivision of previously platted Lot 2, Block 22, Van Eps First Addition to the City of Mitchell, Davison County, South Dakota

DISCUSSION: Possible ordinance in regards to construction prior to securing a building permit

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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PLAT: Lot 5-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: Lots 2-A and 2-B, a subdivision of previously platted Lot 2, Block 22, Van Eps First Addition to the City of Mitchell, Davison County, South Dakota

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**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, July 13, 2015**

NOT APPROVED

Chairman Larson called the July 13, 2015 City Planning Commission meeting to order at 12:00 pm, Council Chambers, 612 N Main St, Mitchell, SD.

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

Members Absent: Fergen and Griffith

Others Present: Putnam, Overweg, Hegg, McGannon, London, Johnson, Bathke, McGannon and Mayor Toomey.

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

Minutes: Motion by Molumby, seconded by Everson to approve the minutes of the June 22, 2015 meeting. All members present voting aye, motion carried

Next Meeting: Motion by Everson, seconded by Schmucker to schedule the next meeting for July 27, 2015. All members present voting aye, motion carried.

Election of Chairman and Vice Chairman for the terms commencing July, 2015 to July, 2016: Motion by Meyers, seconded by Molumby to nominate Larson as chairman and Schmucker as vice-chairman. There were no other nominees. All members present voting aye, motion carried.

Variance: Calvin Muilenberg has requested a backyard variance of 22' vs 25' for an addition to his residence at 1501 E Hanson Ave, legally described as Lot 6, Block 4, Sunnybrook Estates, City of Mitchell, Davison County, SD. The property is zoned R2 Single Family Residential.

Muilenberg was present to answer questions of the commission. No other parties other than staff and commissioners testified in regards to this application. Letters to the neighboring property owners were sent July 1, 2015 and the public notice was published in the *Mitchell Daily Republic* on July 2, 2015. The commission reviewed a letter they received in regards to nuisance issues. The applicant indicated he would like the space to store some of the items in his yard. The commission discussed if this variance request meets the criteria of a hardship.

Motion by Everson, seconded by Schmucker to recommend the Board of Adjustment to deny the variance. All members present voting aye, motion carried.

Variance: Adam Roeder has made an application for a front yard variance of 0 vs. 35' as required for construction of a covered porch at 312 S Winsor Ave, legally described as Lots 12 & 13, Block 8, Applegate's Addition, City of Mitchell, SD. The property is zoned (TWC) Transportation, Warehousing, and Commercial District.

Roeder was present to answer questions about his application. The Commission reviewed written comments received from the neighboring property owners. No one other than staff and commissioners testified in regards to this application. Letters to the neighboring property owners were sent July 1, 2015 and the public notice was published in the *Mitchell Daily Republic* on July 2, 2015. It appears the home may not currently meet the setbacks as the right-of-way is not improved and the home has been there for many years. The property has been surveyed.

Motion by Molumby, seconded by Meyers to recommend the Board of Adjustment approves the variance. Voting aye: Molumby, Meyers, Schmucker, and Larson; voting no Everson. Motion passes 4 to 1.

Variance: Jennifer Coats has requested a front yard variance of 17' vs 25' for an addition to her residence at 1400 S Minnesota, legally described as Lots 14 & 15 and the S ½ of vacated Fowler Street lying adjacent to Lot 15, Block 33, University Addition, City of Mitchell, Davison County, SD. Property is zoned R2 Single Family Residential District.

Coats was present to answer questions in regards to the application. No one other than staff and commissioners testified in regards to this application. The commission reviewed written comments received by the public. Letters to the neighboring property owners were sent July 1, 2015 and the public notice was published in the *Mitchell Daily Republic* on July 2, 2015. The commission noted the location of utilities to the residence and the street is not straight.

Motion by Schmucker, seconded by Molumby to recommend the Board of Adjustment approves the variance. Voting aye: Schmucker, Meyers, Molumby, Larson: Voting no: Everson. Motion passes 4 to 1.

Variance: Quail View Senior Living Mitchell LLC has made an application for a backyard variance of 10' vs. 25' as required for construction of a 15 unit multi-family complex to be located in the 1400 Block of West 21st Avenue, legally described as: The South 130' of the North 730' of Block 4 of Westwood First Addition (recorded in plat book 21 on page 9) including that portion of Tract A-2 of Westwood First Addition (recorded in plat book 29 page 17) lying therein, all of which is abutting and lying east of Pheasant Street (recorded on plat 29 page 17) and abutting and lying north of the platted portion of West 21st Avenue (recorded in plat book 30 page 33) and which eastern boundary is 757' West of Lot 1, Block 4 of Westwood First Addition (recorded in plat book 28 page 44), A Subdivision of the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Property is zoned R4 High Density Residential District.

Scott Dell, applicant and Chuck Mauszycki, Sr. were present to answer questions. Mauszycki indicated the property owner to north is supportive of the variance and the new project. Mauszycki also talked about the master plan of the area. It was reported that West 21st Avenue will be extended to accommodate this project. No written comments were received. Letters to neighboring were sent July 1, 2015 and the public notice was published in the *Mitchell Daily Republic* July 2, 2015.

Dell shared with the commission specifics about the construction plan. John Hegg shared with the applicant and commissioners various aspects of the fire and building codes. Meyers also commented this project may help with the housing needs in Mitchell.

Motion by Schmucker, seconded by Meyers to recommend the Board of Adjustment approve the variance. Roll Call: Larson aye, Molumby aye, Meyers aye, Schmucker aye, Everson no. Motion passes 4 to 1.

Variance: Lamar Advertising (applicant) and Miedema Sanitation (owner) has made an application for a variance of 250' vs 300' radius from an existing off-premise sign at 1805 S Rowley, legally described as Lot 8A, Block 8, Morningview Addition, City of Mitchell, Davison County, SD. The property is zoned TWC Transportation, Warehousing, and Commercial District.

Representatives of Lamar Advertising were present to answer questions about the application. No one other than staff and commissioners testified in regards to this application. The commission reviewed written comments. Letters to the neighboring property owners were mailed July 1, 2015 and the public notice was published in the *Mitchell Daily Republic* on July 2 & July 9, 2015. Lamar indicated that are trying to accommodate DWU's request to remove the off-premise signs on DWU's property. They also noted the existing sign on Rowley faces north-south, whereas the new billboard will face east and west. Putnam said that the applicant and he have consulted with the SDDOT and they yield to city regulations. Putnam also indicated the DWU property is no longer zoned commercial, so once the off-premise signs are removed they cannot be replaced.

Motion by Meyers, seconded by Everson to recommend to the Board of Adjustment the variance to be denied. Roll Call: Meyers aye, Everson aye, Larson aye, Schmucker aye, and Molumby aye. Motion passes 5 to 0.

Conditional Use: Lamar Advertising (applicant) and Miedema Sanitation (owner) has made an application use permit for an off-premise sign (billboard) to have a sign face area of 381 square feet which exceed the 300 square feet requirement. The sign is to be located at 1805 S Rowley, legally described as Lot 8A, Block 8, Morningview Addition, City of Mitchell, Davison County, SD. The property is zoned TWC, Transportation, Warehousing and Commercial District. The commission recommended denial of the variance, therefore they decided to table the request and review if the Board of Adjustment approves the variance.

Motion by Molumby, seconded by Meyers to table the application pending council approval. All members present voting aye, motion carried.

Plat: Lot D-2-A of Rising Sun First Addition, 8th Avenue SE and Dorothy Court in Lot D-2, and R-2-A of Rising Sun First Addition in Lot R-2, all in the NW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., portions of which lies within the City of Mitchell, Davison County, SD.

Putnam indicated the purpose of this plat is to delineate parcels for possible transfer between the city and a private landowner in the area. The streets to be platted were to identify public right-of-way that was to be dedicated, but was not completed.

Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lots 1, 2, and 3, Block 4 of Woodland Heights First Addition, a subdivision of Lot 2, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. The proposed plat appears to follow the master plan. Motion by Everson, seconded by Meyers to approve the plat. All members present voting aye, motion carried.

Plat: (Tabled from June 22, 2015 meeting) Lot 6-4, 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, SD. The revised plat has the required verbiage that indicates an access easement. Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Plat: Lot 3B-1-A, a Subdivision of Previously platted Lot 3B-1 of Cabela's First Addition, City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plan Approval: Northridge Baptist Church, 323 W 23rd Avenue, property is zoned Highway Oriented Business District. Puetz construction submitted plans for an educational addition to the existing church. Motion by Molumby, seconded by Meyers to approve the plans as submitted.

Other Business: Council Member Doescher asked the commission to consider a policy or ordinance amendment that would hold contractors accountable for not securing building permits prior to construction. Putnam and Hegg will do some research and the commission will discuss this at their next meeting. No action taken.

Chairman Larson adjourned the meeting at 1:10 pm.

Chairman

Date



Avera Facility Development
1325 S. Cliff Ave
Sioux Falls, SD 57117

To:

City Planning Commission
612 North Main Street
Mitchell, SD 57301

From:

Jacob T. Bunde AIA
1325 S Cliff Ave
Sioux Falls, SD 57117
O: 605-322-7802
C: 605-929-8111

Avera Grassland Clinic Landscaping Letter of Intent

This letter will shed light on our Vision for the Avera Grassland Clinic site. Avera has master planning hopes for this track of land to be a future Avera Grassland Campus. The long term goal will be to add several additional Avera buildings to this site. The Grassland Campus as we hope to coin it has gone through intensive master planning studies on what we plan to accomplish here.

The vision is to create a comfortable campus feel to the grounds. We want to tie into South Dakota's "Prairie Grass" heritage and natural beauty. The idea is to create adequately spaced aesthetic buildings with scenic-educational walking paths and ponds. We want to avoid the typical large building and sea of parking scenario.

The landscape plan you will see attached is the first/north portion of the campus. The plan shows several different species of prairie grasses and wild flowers. This is not to be mistaken for the many "LEED" native grass installations that we have seen fail terribly. This will not look like an unkempt grass lot. This plan has been carefully designed to look like a natural piece of art or garden if you will. The plan will flow from one variety of grass to another to give a unique change in height and color giving an aesthetic of direct planting implementation. The landscape will be very well groomed and kempt. We are hoping to entertain a variance to the 6" grasses once you have had a chance to hear us speak about the design and vision. Avera is hoping this project will bring a great deal of pride and beauty to the City of Mitchell. The building and site is a key focal point to passerby's on the interstate and has been designed for those views. We would like to have further conversations with the city about our walking paths through the site that could connect with the city bike path and be open to the public.

Trees are the next item you will notice on the site. The plan is a few shy of the required number. We would like the chance to discuss this at our meeting. All the islands have been filled with trees to help the parking lot. Trees are not normally found in higher numbers on the prairie. We intent to leave the natural bunches of trees farther south on the site for the walking path and would like to discuss what our options may be at the meeting.



Avera Facility Development
1325 S. Cliff Ave
Sioux Falls, SD 57117

In conclusion the "Prairie" theme ties into Avera's branding and marketing. The grass blade mullions seen on our buildings have come to be our brand. We are hoping to take that theme into the landscape of this great location.

We appreciate your time and look forward to meeting with you on the 27th,

Sincerely,

Jacob T Bunde AIA

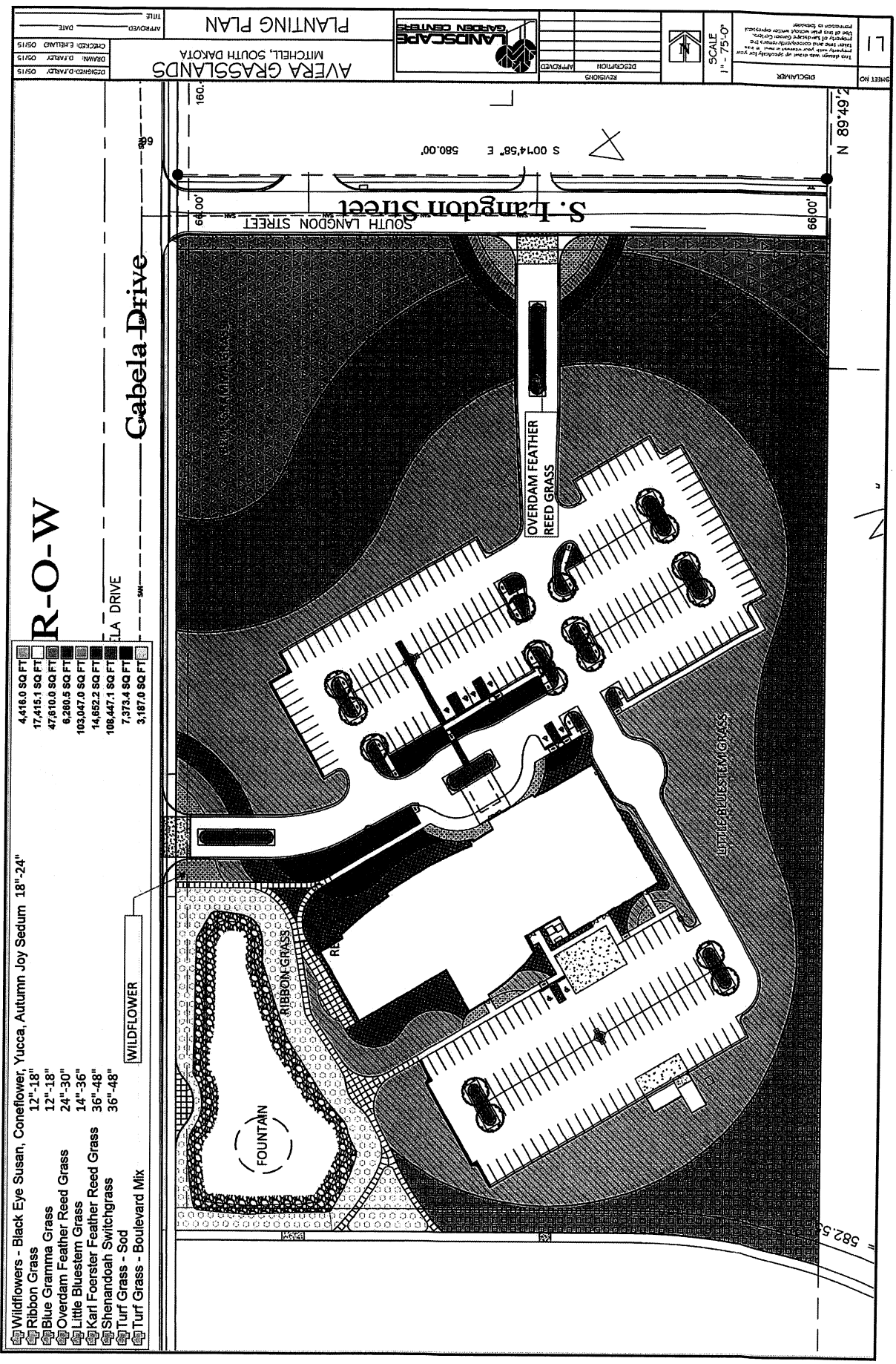
A handwritten signature in black ink, appearing to read "Jacob T Bunde", with a long, sweeping horizontal line extending to the right.

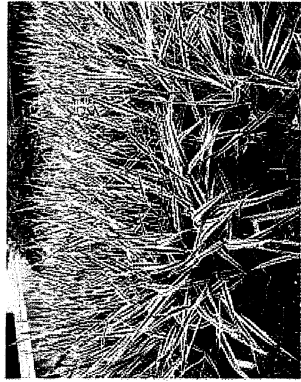
GRASSLAND CLINIC

LANDSCAPE DESIGN

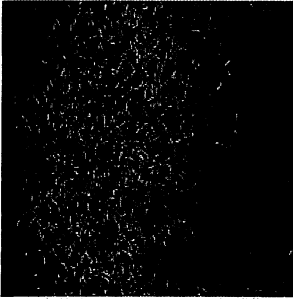


Professional
Seal
of
the
State
of
South
Dakota
No. 12345
Date: 05/15/15





RIBBON GRASS



**BLUE GRAMA
GRASS**



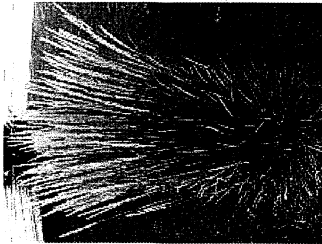
MAGNUS CONEFLOWER



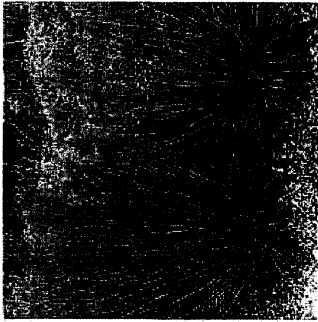
AUTUMN JOY SEDUM



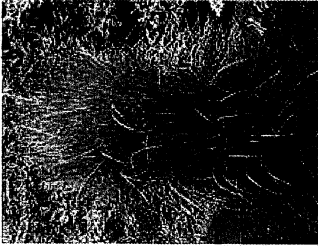
YUCCA



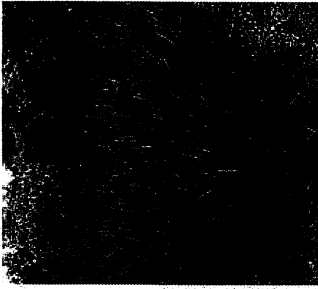
**KARL FOERSTER
FEATHER REED GRASS**



LITTLE BLUESTEM



**OVERDAM FEATHER
REED GRASS**



**SHENANDOAH
SWITCHGRASS**



BLACK EYE SUSAN

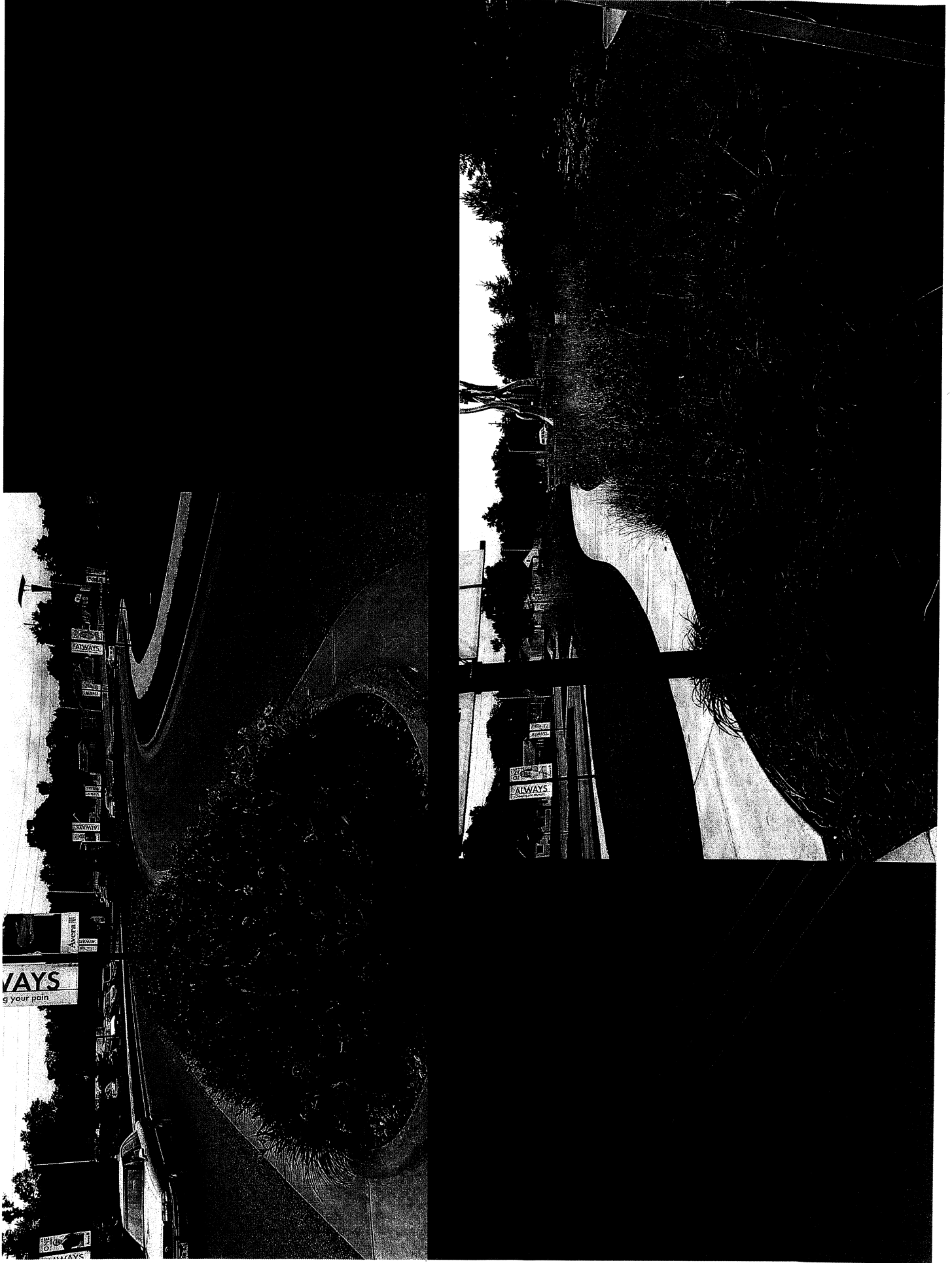
AVERA GRASSLANDS

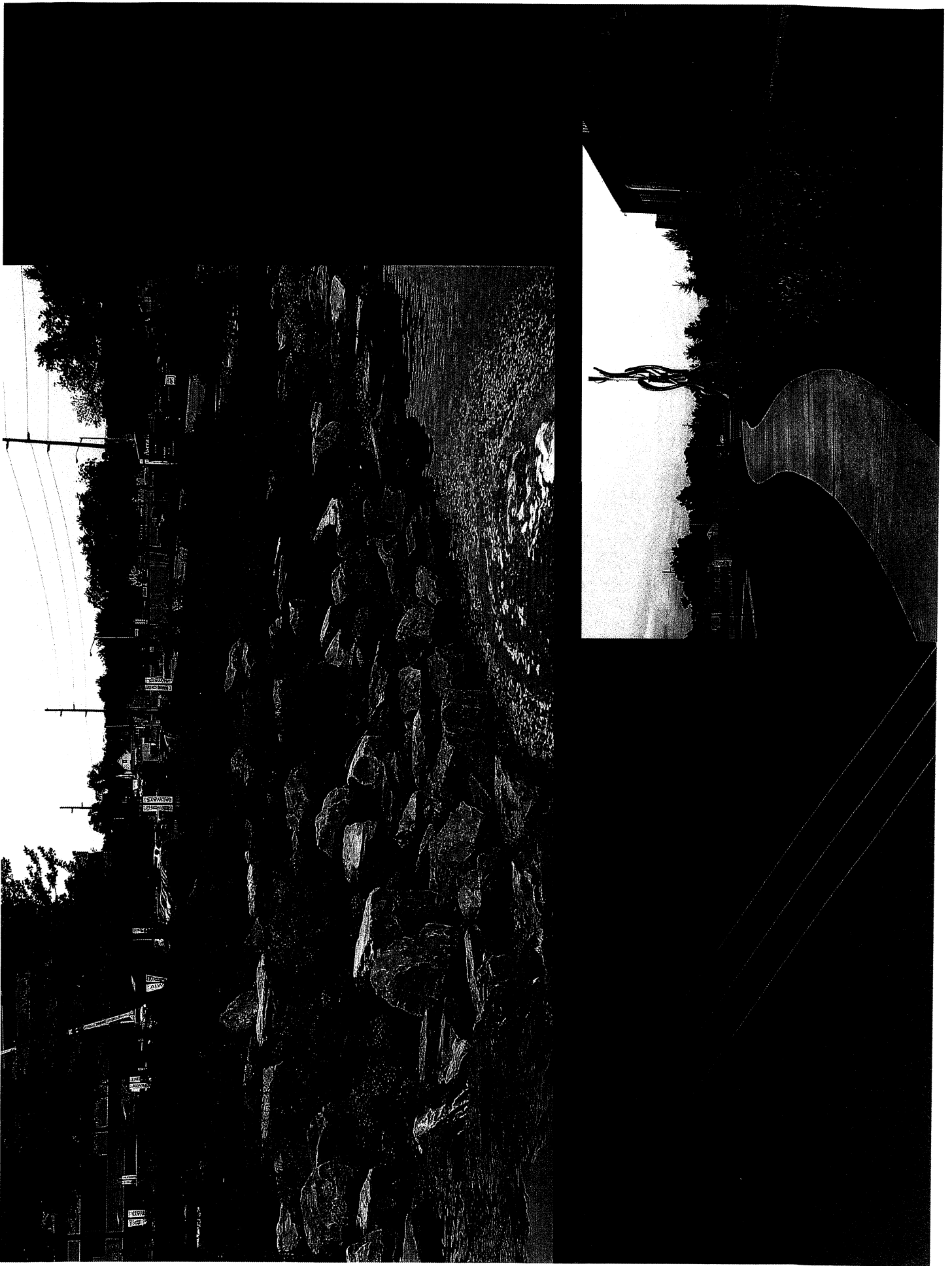
PROPOSED GRASSES & WILDFLOWERS

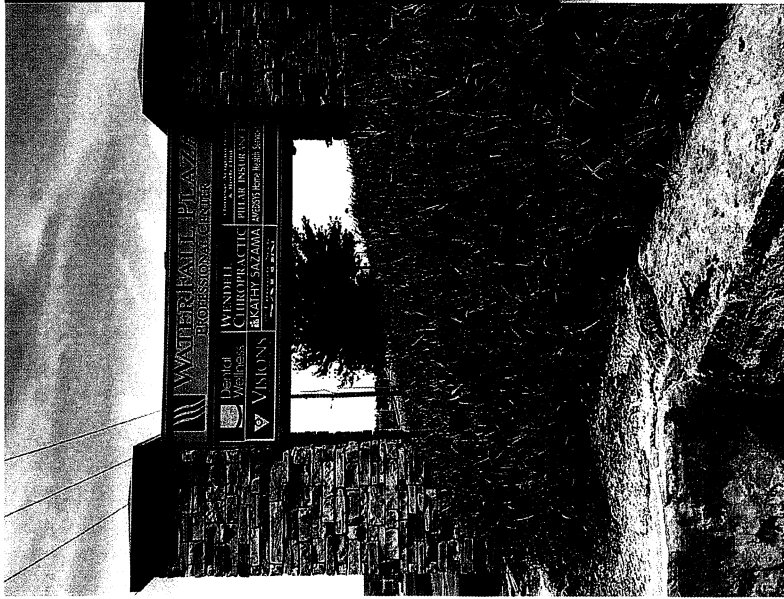
DATE 05.20.15 | SHELL | 01 |







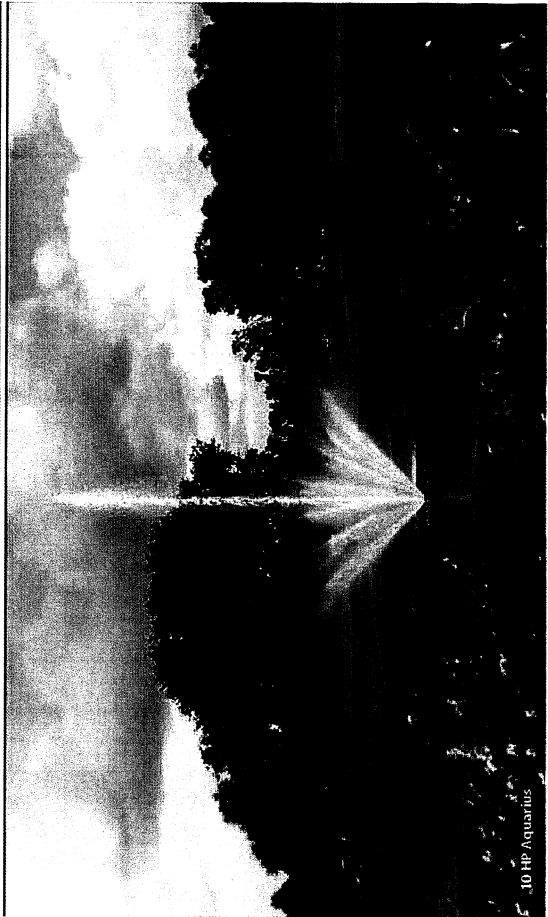




AQUARIUS

Magnificent two-tiered fountain combining a Gemini geyser rising through a perfect, lower circle.

15 HP Aquarius



10 HP Aquarius

Horsepower	10	15	20	25
HT x DIA ft UPPER	32	42	48	56
HT x DIA ft LOWER	10 x 40	14 x 44	15 x 52	18 x 58

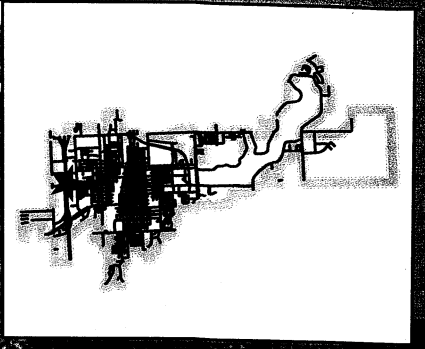
15 HP Aquarius

Horsepower	10	15	20	25
HT x DIA m UPPER	9.6	12.8	14.6	17.1
HT x DIA m LOWER	3.1 x 12.2	4.3 x 13.4	4.9 x 16.8	6.6 x 17.7

54

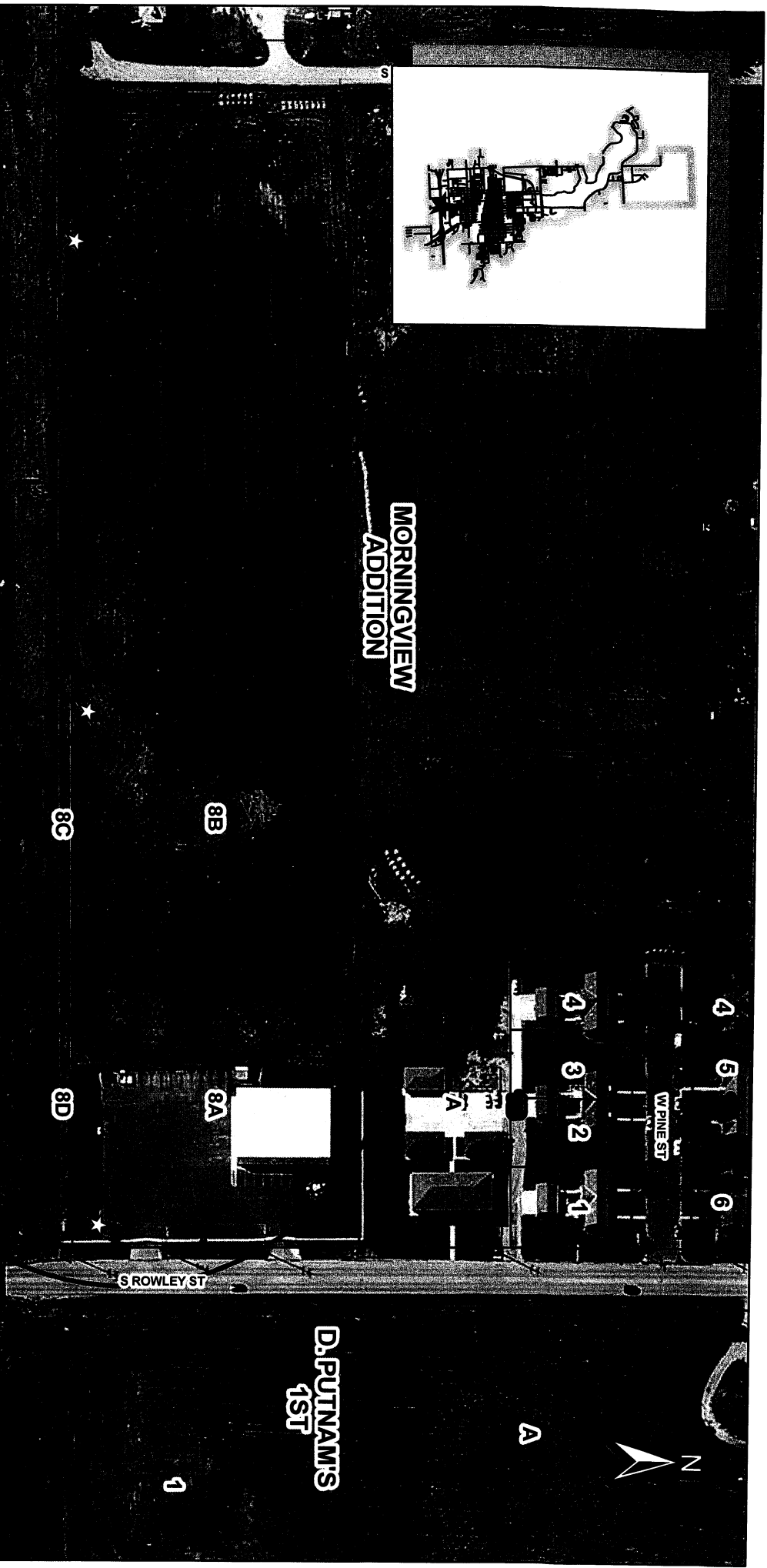
Celestial Fountains®

www.aquariumsfountains.com



MORNINGVIEW
ADDITION

D. PUTNAM'S
1ST



Billboards

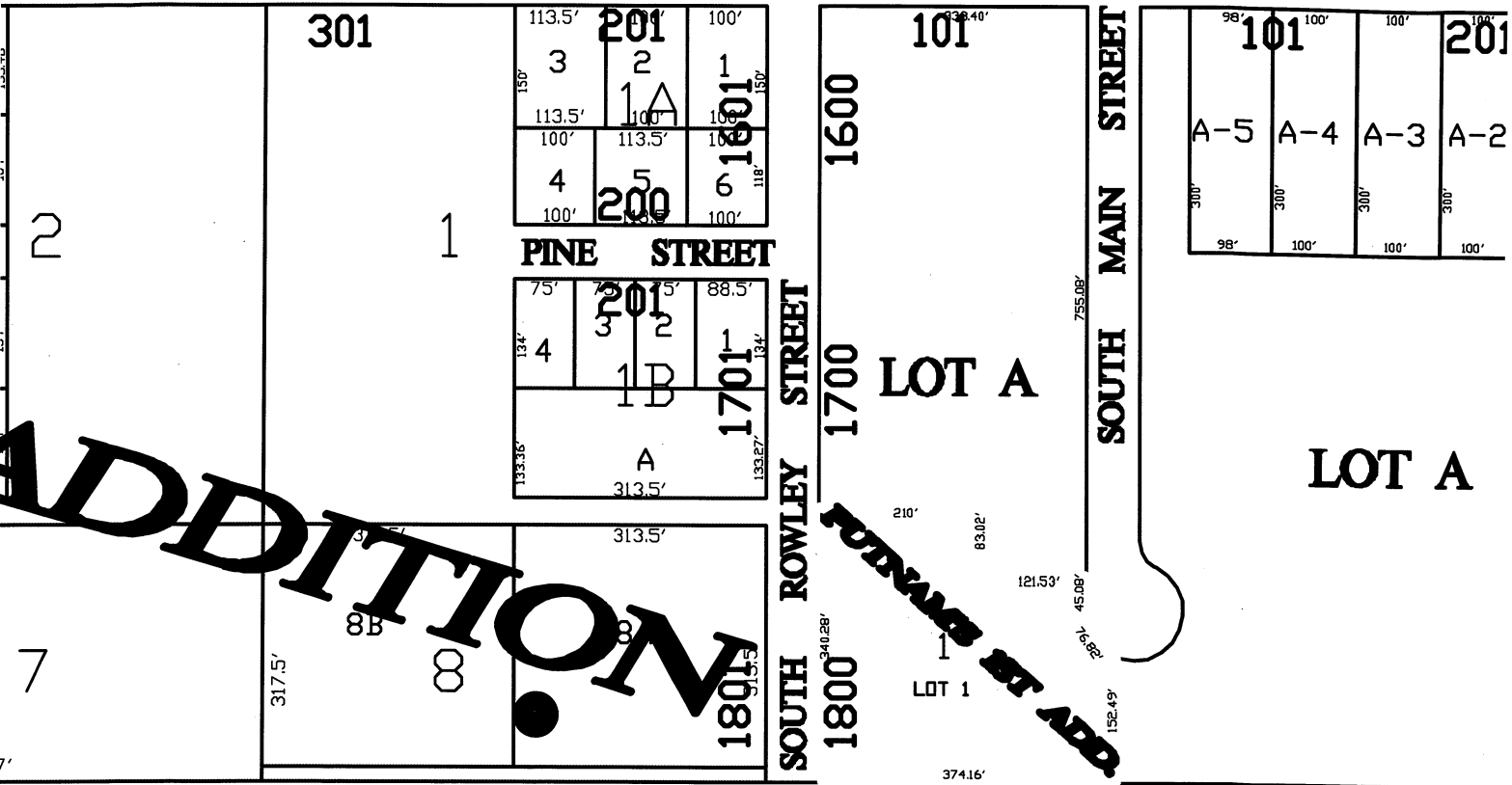
- ☆ Existing
- ★ Proposed

- 300' Radius
- Subdivision
- Blocks
- Lots

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, Swayze, and the GIS User Community

NORWAY AVENUE

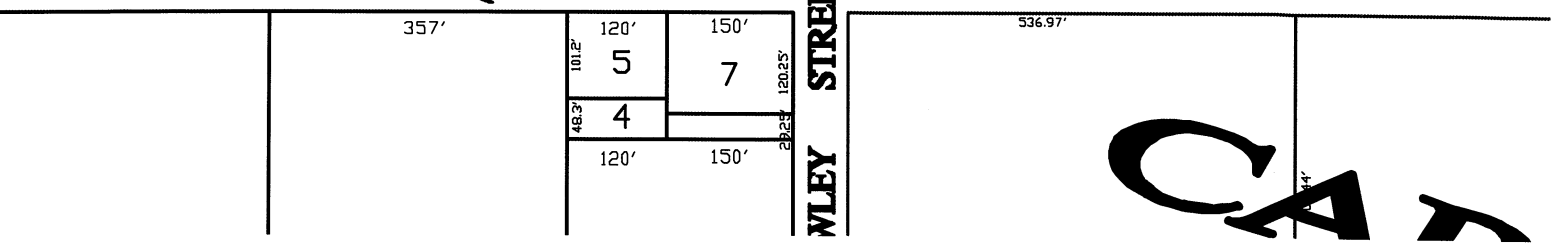
NORWAY AVENUE



EET

QUINCE STREET

CABELA DRIVE



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED, that Lamar Advertising (applicant) and Miedema Sanitation Inc. request a conditional use permit for an off-premise sign (billboard) to have a sign face area of 381 square feet which exceeds 300 square feet area requirement and requesting a variance of 250 feet vs 300 feet radius from an existing off-premise sign. The property is legally described as the Lot 8A, Block 8, Morningview Addition City of Mitchell, Davison County, South Dakota (1805 S Rowley St). The said real property is zoned (TWC) Transportation, Warehousing, and Commercial District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 13, 2015 at 12:00 P.M and the Board of Adjustment on July 20, 2015 at 7:30 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this the 19th day of June, 2015.

Michelle Bathke

FINANCE OFFICER

Publish once: July 2 and July 9, 2015

Approximate Cost:



OUTDOOR ADVERTISING

6/18/2015

City of Mitchell - Zoning
Mitchell, SD 57005

Dear Neil and whomever may concern,

I am writing a summary to explain what were requesting your consideration for approval for moving one Billboard for the good of the Dakota Wesleyan, our business relationship with DWU, and the Mitchell community.

We have two billboards on a property that has been recently sold to Dakota Wesleyan to allow for growth and improvement on their campus. Dakota Wesleyan has asked us to terminate a contract we have for the billboards and take the billboards down. Lamar wants to work with Dakota Wesleyan in resolving this matter. We appreciate our relationship with DWU and want to do the right thing for them and being responsible in the business community of Mitchell. We obviously have a financial stake in removing and terminating two billboards that serve the Mitchell and surrounding communities.

We are proposing to remove both of the billboards from Dakota Wesleyan property. We would like to move one of the boards east onto the Miedema property.

I have been working with Neil Putnam (city planner) and the DOT to assist with determining if we can move one of the boards on Interstate to the east. It would remain an East/West facing board on the Interstate.

Thru this process we found that we would need a variance on the 1.) spacing between billboards of the existing ordinance of 300 ft. and 2.) the size of the billboard on the interstate that exceeds the 300 square feet.

I've included the specifications of the billboard that we are looking to have approved. Please see the attached documents included.

Note: The billboard we are moving would move onto the Miedema property and would service different traffic than the existing one on Miedema property. This is an East/West facing billboard and serves I-90 and the other billboard serves North/South on Rowley.



OUTDOOR ADVERTISING

The billboard takes up only a few feet of space, does not impact the use of the land. We work directly with the landowners on the positioning of the boards and follow the guidelines of the city and DOT. In this case, I have to commend Miedema sanitation for allowing us to work with the city and DOT on getting a good project for everyone involved approved with a couple minor variances. Also, thanks to Neil and the DOT for their time and assisting me in putting this in motion.

Thanks for your consideration and look forward to your decision on this matter. If you have any questions, or need to contact me for any reason, please do not hesitate to call me.

Appreciate it,

A handwritten signature in black ink that reads "Marty Jacobsen".

Marty Jacobsen

Lease Coordinator
605 338-5321
mjacobsen@lamar.com

We currently have two billboards on the property previously owned by Miedema Sanitation. When we built the billboards we went through the permitting process and we were granted sign permits. Since we built the billboards, the property was sold to DWU and consequently rezoned. DWU has asked us to move the billboards. Since the rezoning change, we can not rebuild or move the billboards any where on the DWU property due to the zoning change.

We have lease term left on the billboards. We now in between the proverbial "rock and a hard place" We are trying to be a good neighbor and still maintain our financial interest. What we are proposing is to remove both billboards off the DWU property and rebuild one billboard to the east of the DWU property on the property Miedema still owns. We were granted a variance for spacing. We are now applying for a size variance, since it was not addressed at the last variance meeting. Currently the two billboards we are proposing to remove have face sizes of 288 sq. ft /side. We are proposing to build a 10'6" X 36 billboard on a monopole. The size will be 378sq. ft. /side. The code calls for a maximum of 300 sq. ft/side. When we remove the two billboards we are reducing the total sq. ft. foot print from 576 sq. ft /side (two billboards at 288 sq. ft. /side) to one billboard at 378 sq. ft /side.

I have enclosed a handout showing our industry standard billboard faces. The top billboard on the sheet is 14 X 48 which we use on the interstate. 10'6" X 36 we use on two lane highways and the 10'6" X 22'9" on city streets.

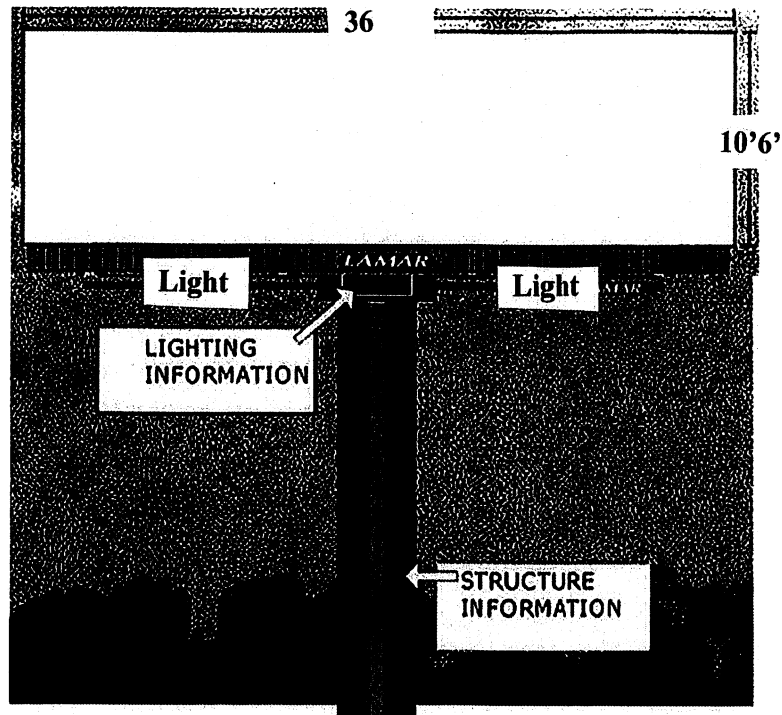
This billboard will be on the interstate and not on any city streets. This is the kind of precedence we believe should be set. If a sign company reduces the total sq. ft. the city will work with them.

We are willing to spend the approximately \$25,000 on the new structure to make this work, realizing we will not increase the total revenue going from two billboards to one. By allowing this variance everyone wins. The City is reducing the sq. ft billboard foot print, DWU gets the boards removed, Miedema Sanitation receives the lease money from the new billboard and Lamar will keep one billboard.

Thank you for your consideration. If you have any questions, please feel free to contact me.

Marty

LAMAR
OUTDOOR ADVERTISING

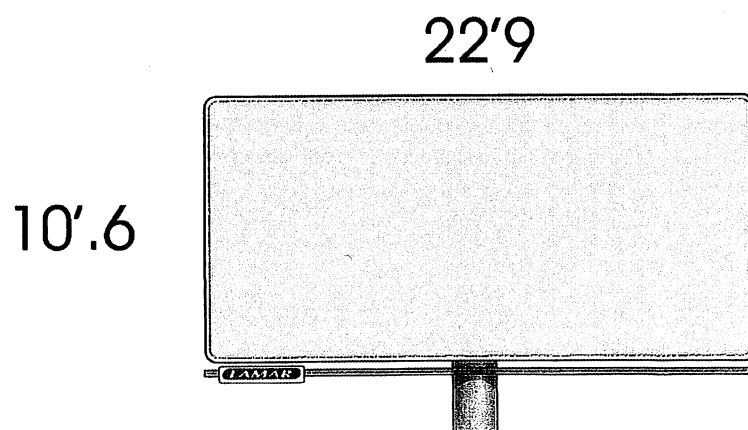
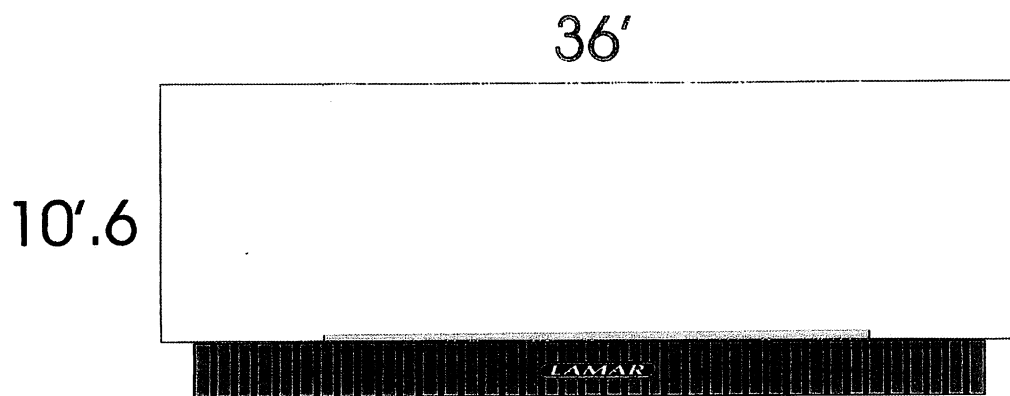
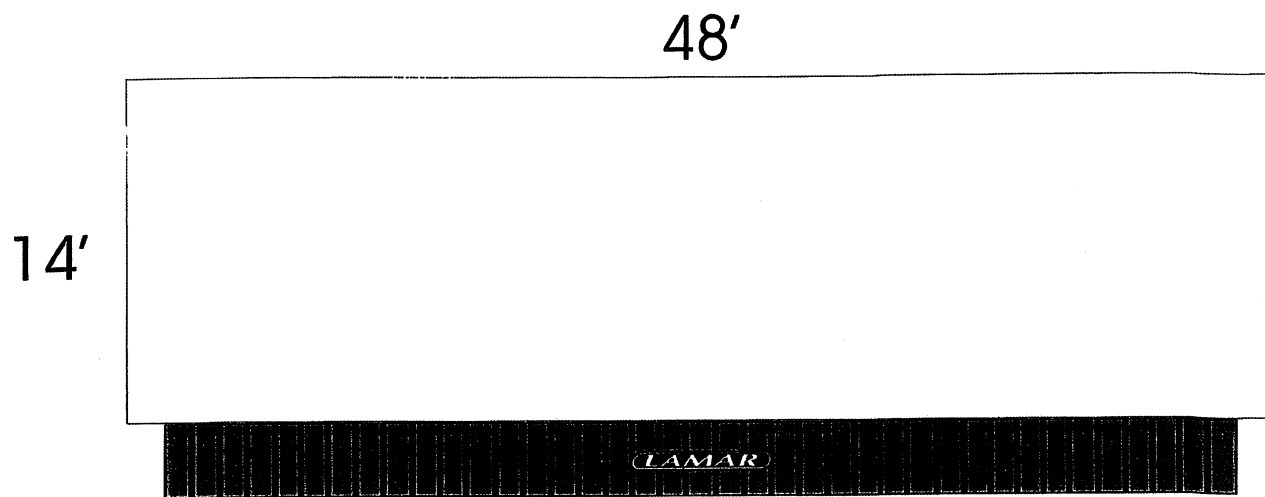


HAGL _____

OVERALL HEIGHT 35 ft.

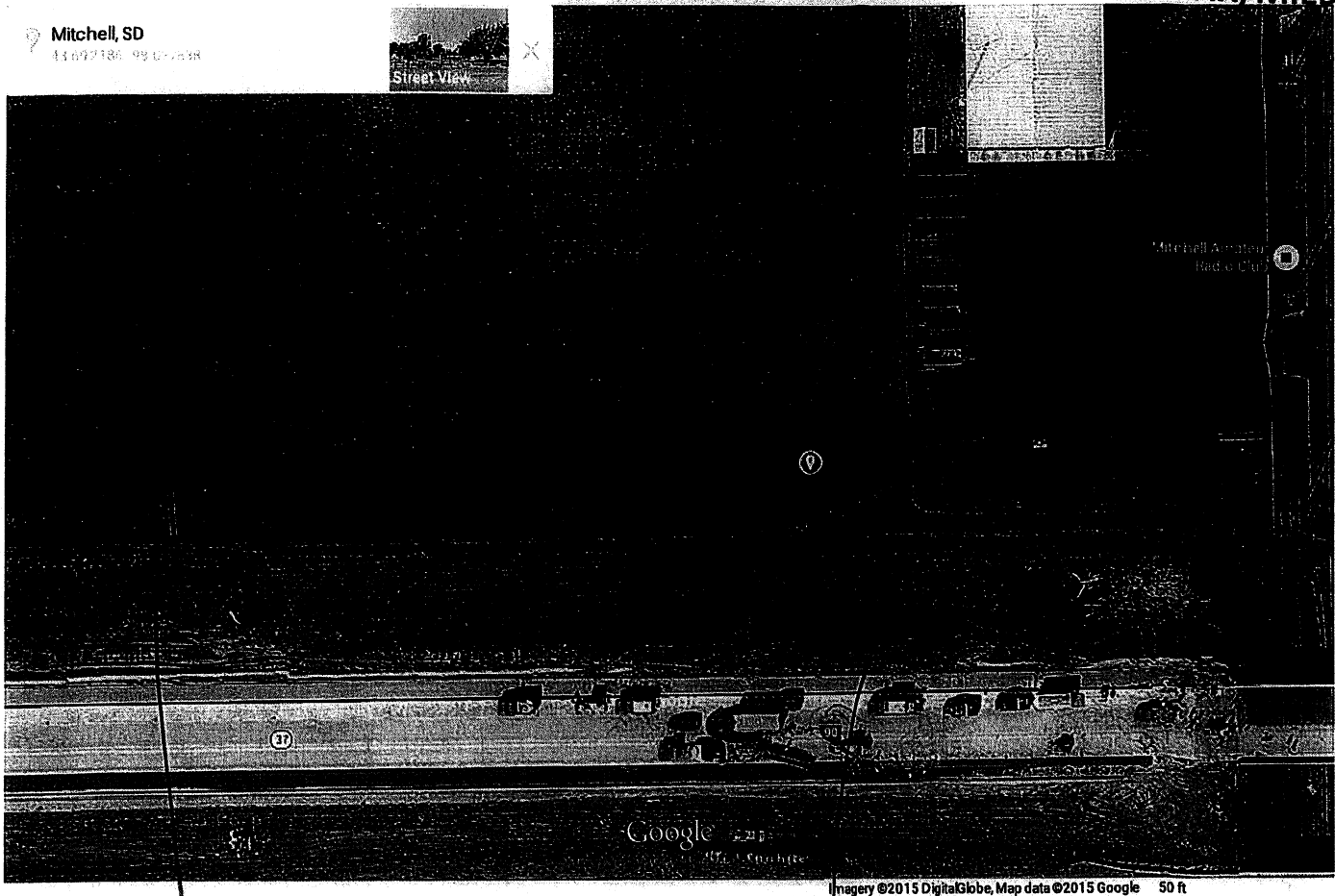
Lights will be 2- 400 Watt Halophane Fixtures

BULLETIN
CENTER MOUNT
SINGLE POLE



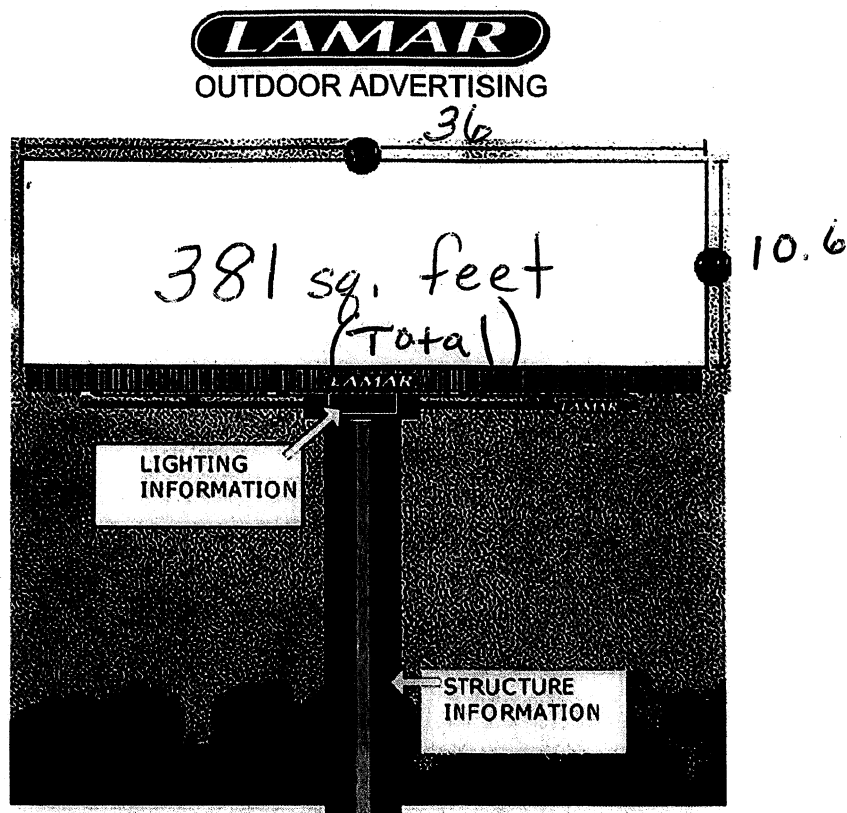
Scale: 1" = 7.5'

Mitchell, SD
43.6922183, -98.0281198



This is one
of structures
would come out.

approximate
location for
the billboard
on Miedema property.

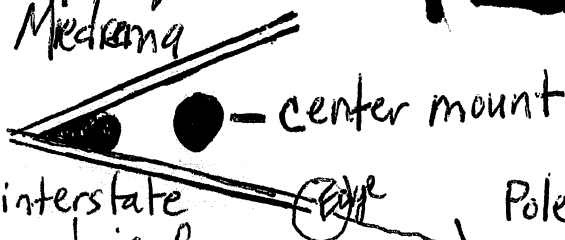
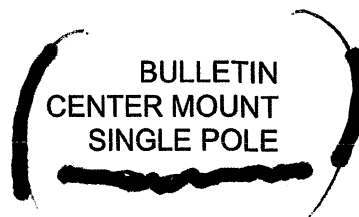


HAGL _____

OVERALL HEIGHT 40ft Height

ADDITIONAL COMMENTS:

We are taking out (2) Billboards to Help Dakota Wesleyan. We would only move one to the east onto Miedema property.



* The Billboard is for interstate (E/W) traffic. The other board is for N/S traffic on Rowley. Please take that into consideration for approval.

Thanks,
Marty

Pole is 265ft.
Vstructure would bring to approx 250ft. from another Board on property. That includes ledge + lights

Marty Jacobsen

Lease Manager

2005 N Westport Ave, Sioux Falls, SD 57107

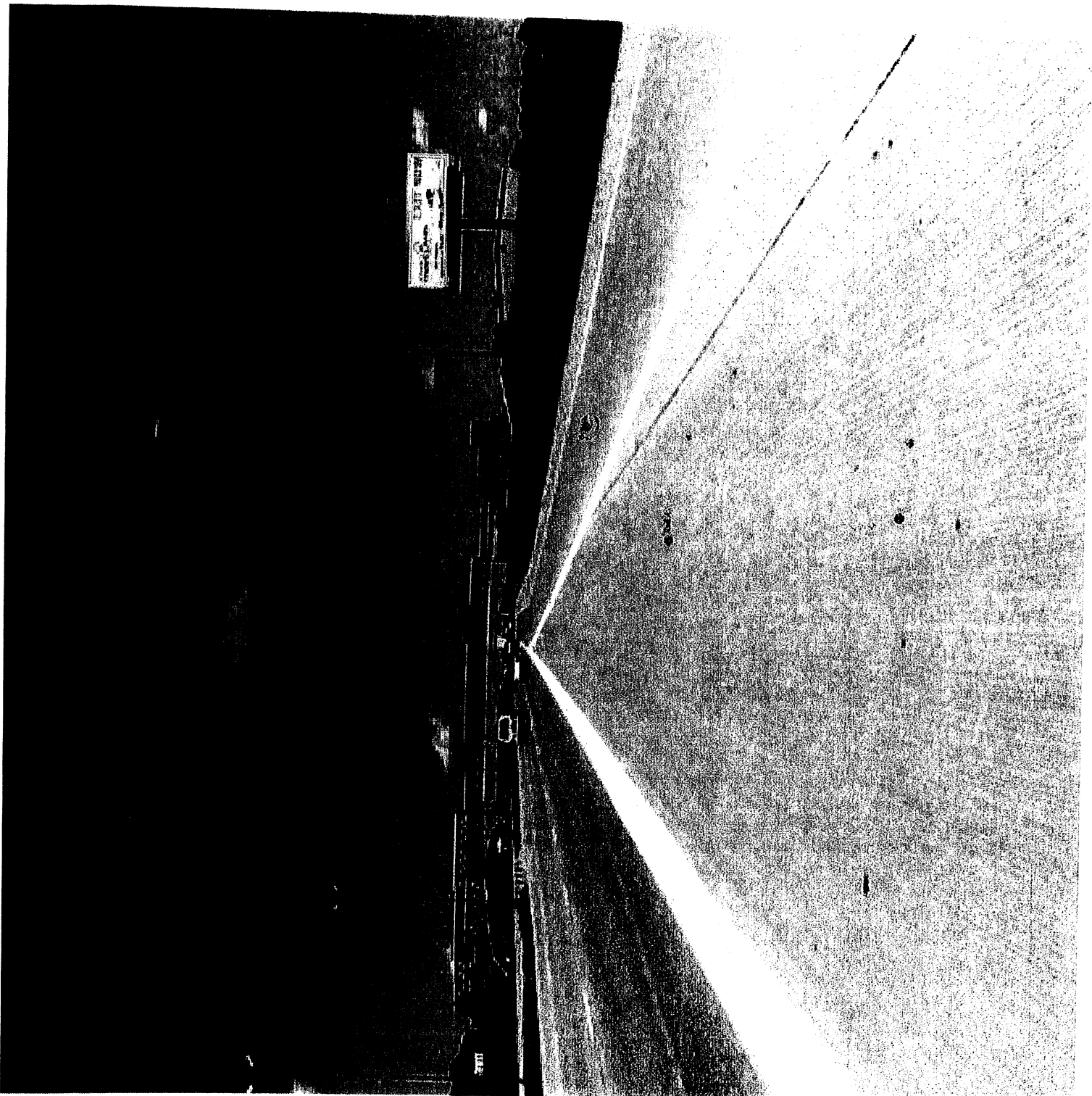
M: 605.759.6699 O: 605-338-5321 F: 605.338.3858

E: mjacobsen@lamar.com W: lamar.com

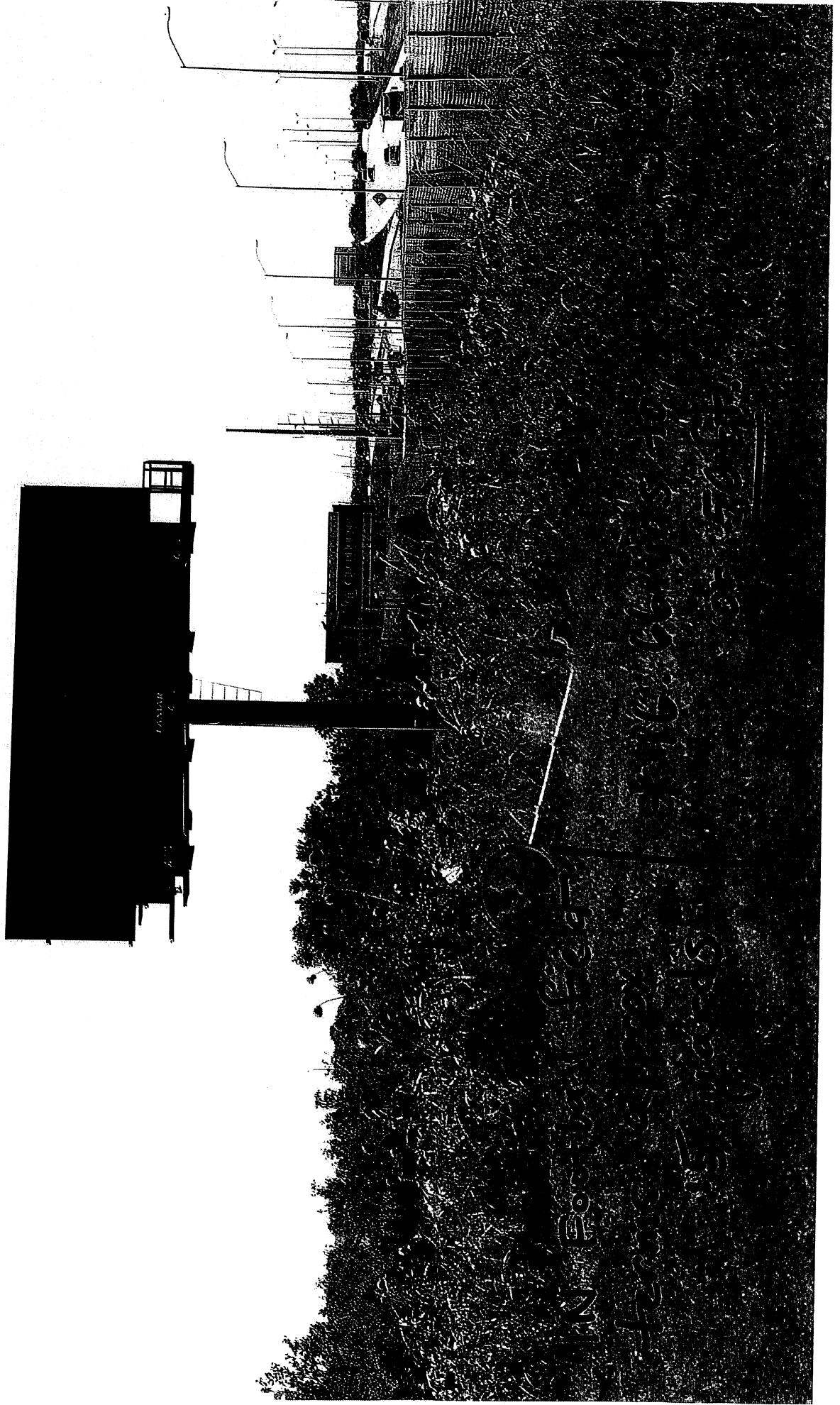
Example
of

10.6 X 36

on Interstate



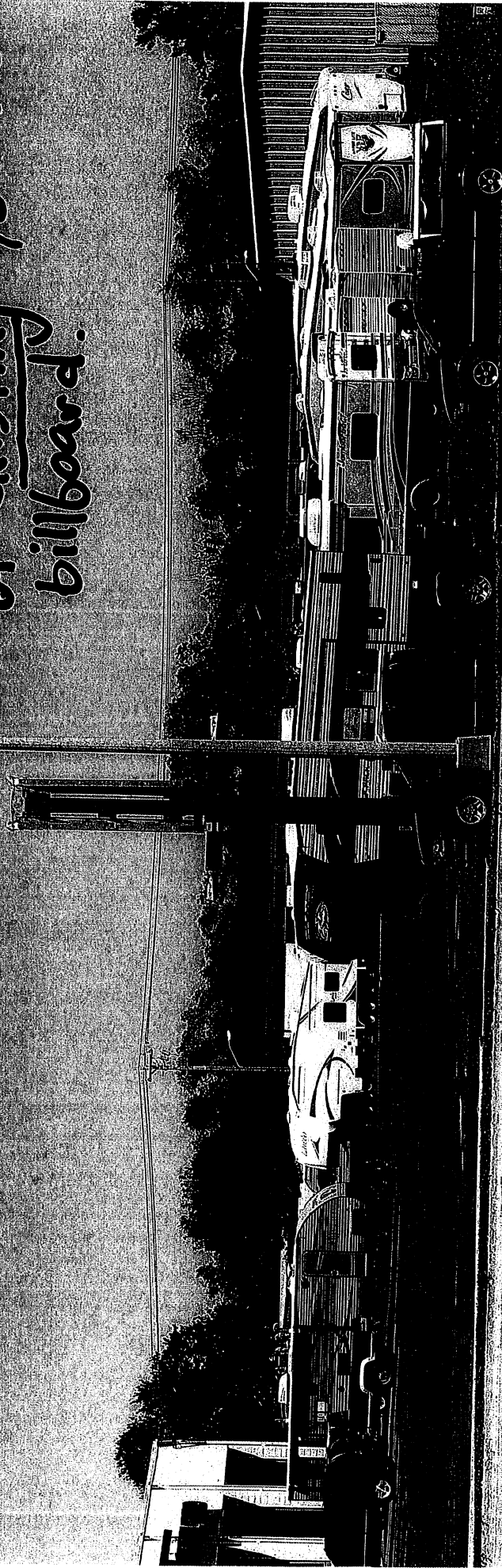
Pic of 300 ft.



Example
of Distances

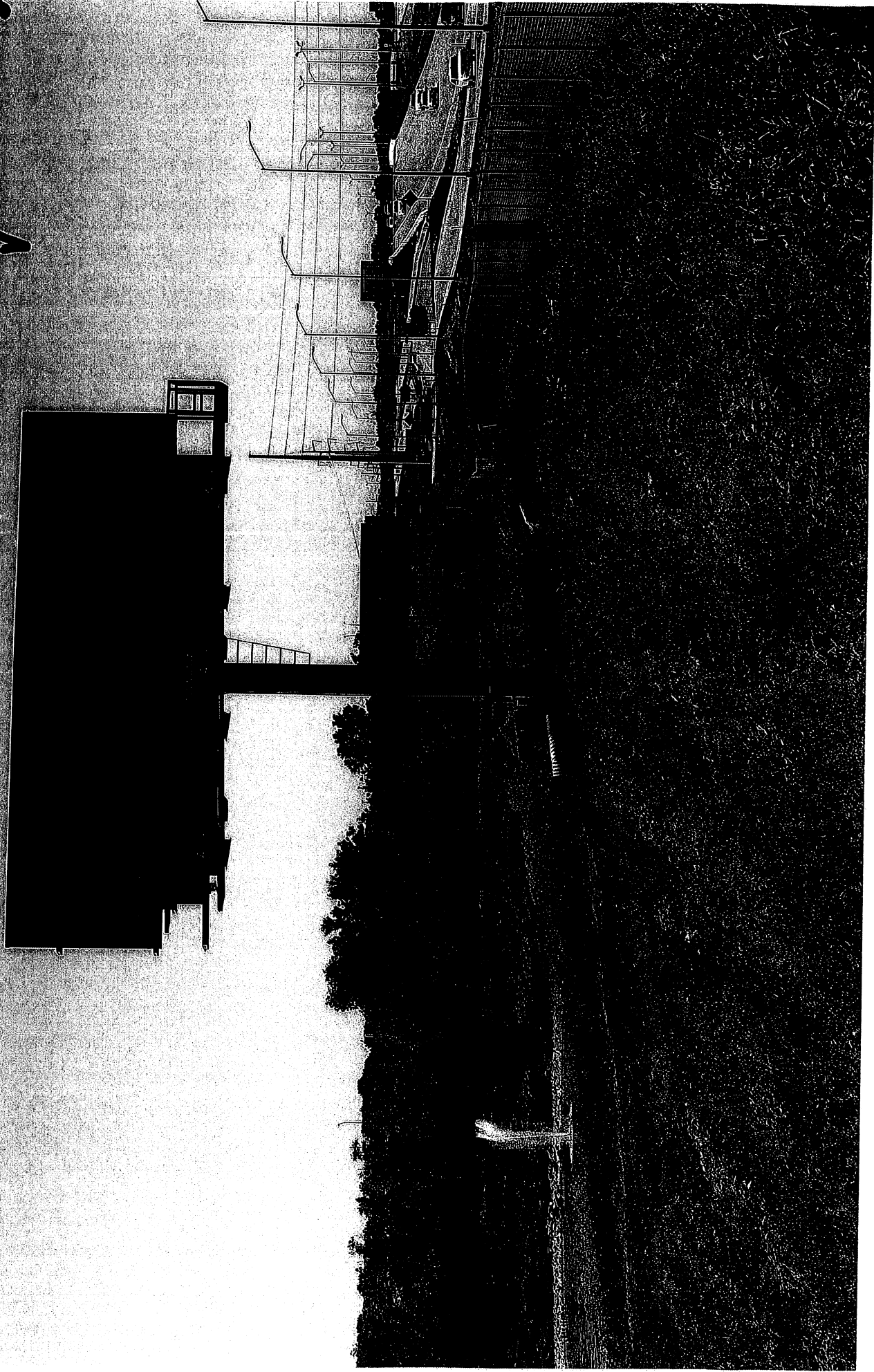
Pic of 250 ft.

Billboard would be
250 ft. to west
of existing N/S face
billboard.



Example of 10.6 x 36 Billboard
I 90 Traffic (Inter State)
529

Pic of 250 ft.
(taken from yellow wheel)



City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

July 1 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Lot 8A, Block 8, Morningview Addition, City of Mitchell, Davison County, South Dakota (1805 S. Rowley St).

Applicant(s) Lamar Advertising and owner(s), Miedema Sanitation Inc. above described real property request(s) a conditional use permit for an off-premise sign (billboard) to have a sign face area of 381 square feet which exceeds the 300 square feet area requirement and requesting a variance of 250' radius vs. 300' radius from an existing off-premise sign. The said real property is zoned (TWC) Transportation, Warehousing, and Commercial District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 13, 2015 at 12:00 P.M and the Board of Adjustment on July 20, 2015 at 7:30 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We Dan [Signature] (Klock Werks)
OWNER

915 S. Kimbell
ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

LAMAR/MIEDEMA

MIEDEMA SANITATION INC
1805 S ROWLEY ST
MITCHELL SD 57301

DWU
1200 W UNIVERSITY
MITCHELL SD 57301

MUELLER LUMBER CO
400 N OHLMAN ST
MITCHELL SD 57301

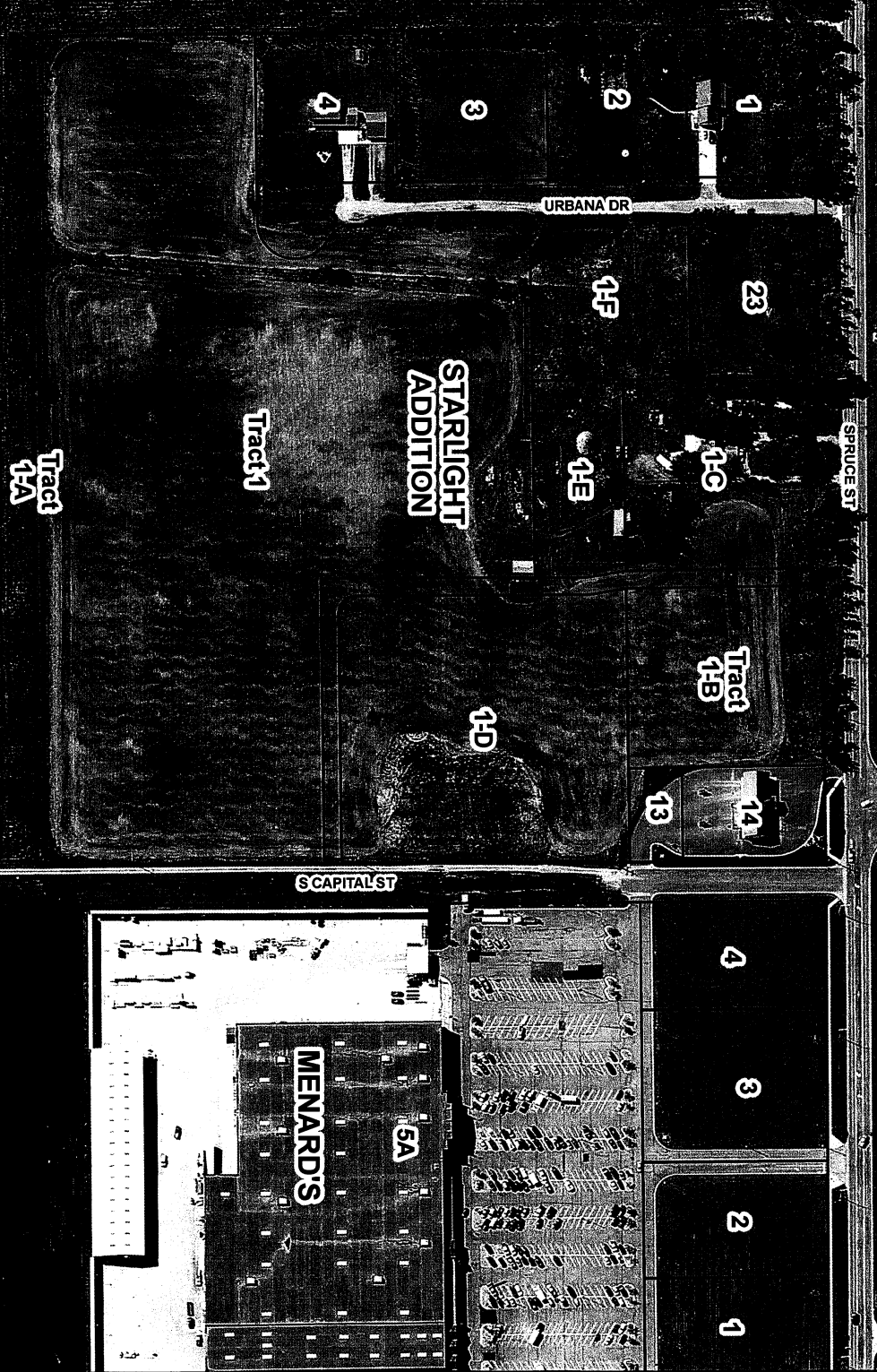
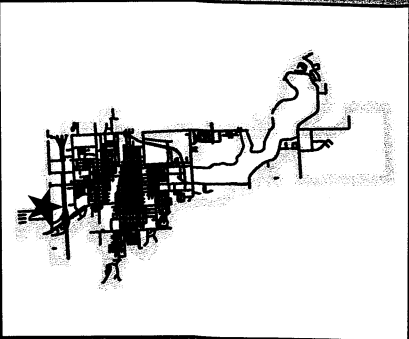
ROGER KLOCK
JOHN SCHWAN
SCHULL ENTERPRISES
861 HANSON ST
EMERY SD 57332

DAKOTA MANUFACTURING CO
PO BOX 1188
MITCHELL SD 57301

MELISSA RADIGAN
304 E ST ANDREWS DR
SIOUX FALLS SD 57108

CUSTOM CYCLES INC
915 S KIMBALL
MITCHELL SD 57301

APPROVED



- ☐ Subdivision
- ☐ Blocks
- ☐ Lots

Sources: Esri, DigitalGlobe, GeoEye, iSat, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

7A

NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council (Board of Adjustment) and to the general public:

EVI Prairie Crossing LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District.

The applicant is also requesting a conditional use permit to constructed a 60 unit assisted living facility, in which more than 24 units require a conditional use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on June 27, 2015 at 12:00 P.M. and City Council will hold first reading of the rezoning on August 3, 2015, 7:30 P.M., and second reading and adoption of the rezoning ordinance on August 17, 2015. The Board of Adjustment will consider the conditional use permit on August 17, 2015, 7:30 P.M... All meetings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St., Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

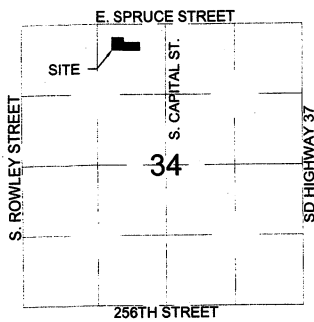
Dated this the 8th day of July, 2015.

Michelle Bathke

Finance Officer

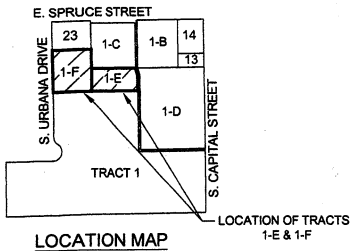
Publish three times: July 16, 23, and 30, 2015

At the approximate cost of:



VICINITY MAP

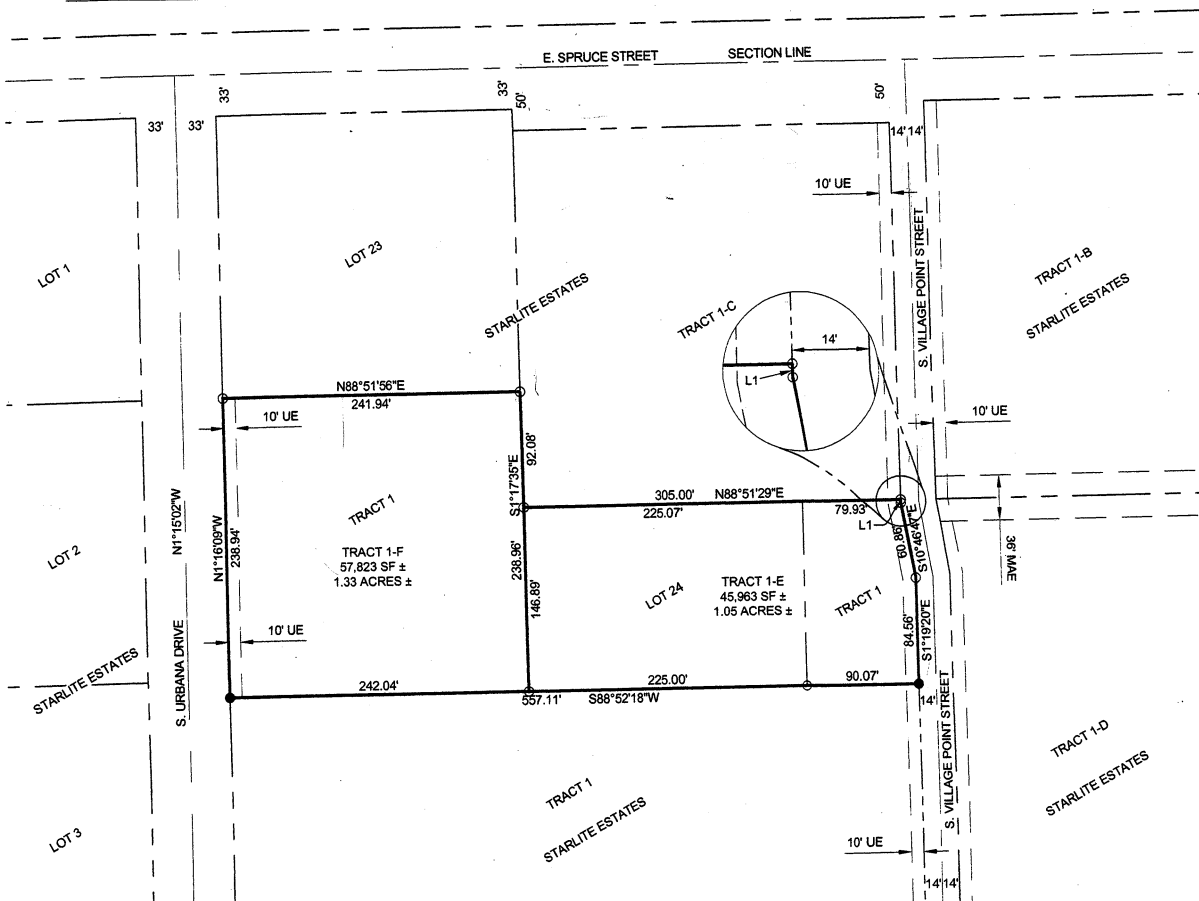
SEC 34, T103N, R60W



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



- = FOUND MONUMENT
- = SET 5/8" REBAR W/CAP #8295
- UE = UTILITY EASEMENT
- MAE = MUTUAL ACCESS EASEMENT



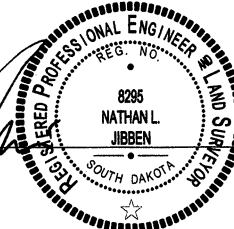
SURVEYOR'S CERTIFICATE

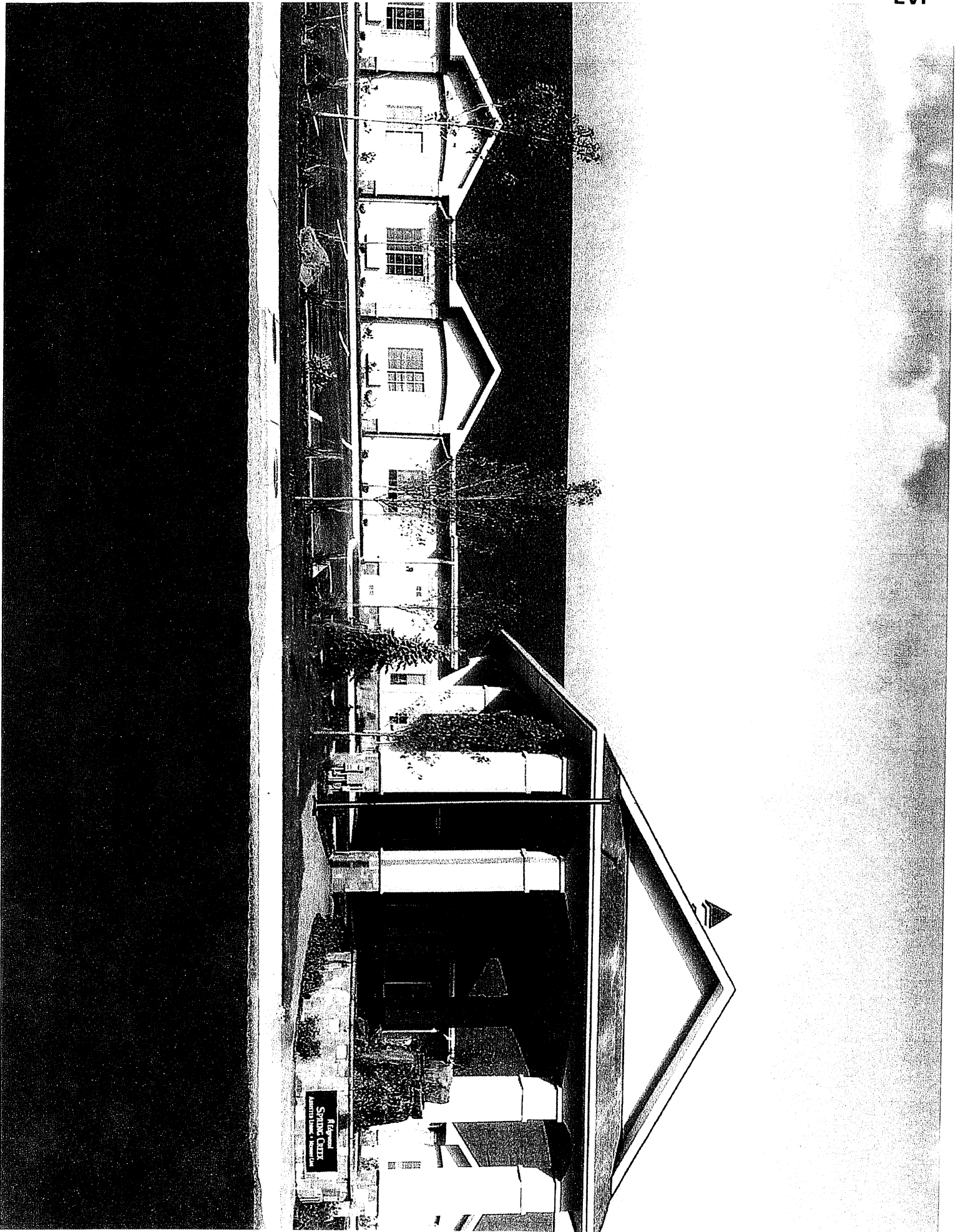
I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE FEBRUARY 2, 2015, SURVEY A PORTION OF TRACT 1 AND ALL OF THE REMAINING PORTION OF LOT 24 OF STARLITE ESTATES, IN THE NE 1/4 OF THE 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.

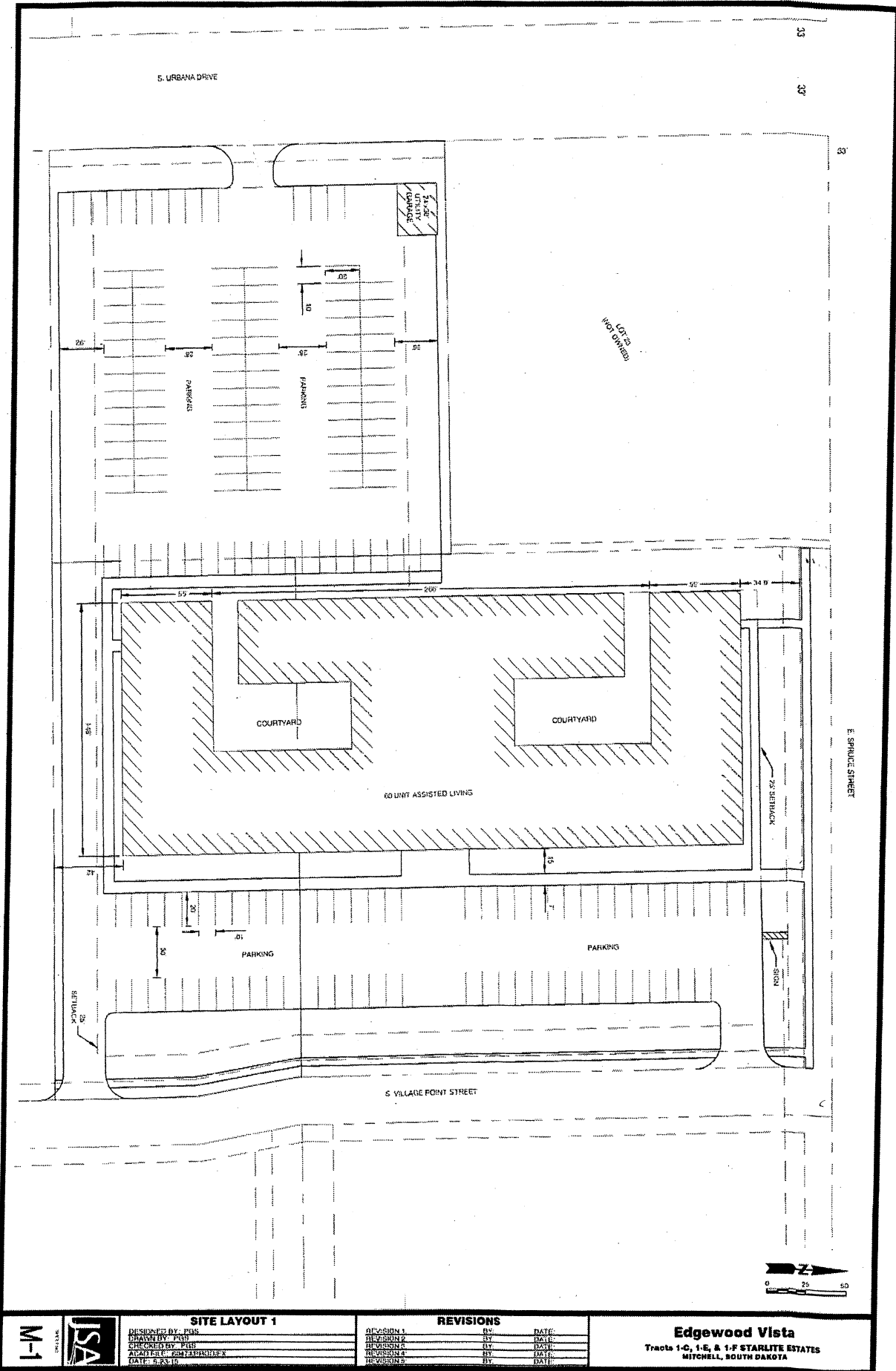
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 27TH DAY OF February, 2015.

NATHAN L. JIBBEN, RLS 8295







M-1



SITE LAYOUT 1
 DESIGNED BY: PHS
 DRAWN BY: PHS
 CHECKED BY: PHS
 APPROVED: GUYTHORPE
 DATE: 8.1.16

REVISIONS		
REVISION 1	BY	DATE
REVISION 2	BY	DATE
REVISION 3	BY	DATE
REVISION 4	BY	DATE
REVISION 5	BY	DATE

Edgewood Vista
 Tracts 1-C, 1-E, & 1-F STARLITE ESTATES
 MITCHELL, SOUTH DAKOTA

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

July 15, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED EVI Prairie Crossing LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District.

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I/We Ken + Jeanne Blasid
OWNER

800 W Spruce Mitchell, SD 57301
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
 ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
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July 15, 2015

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I/We

Michael Parris / Connie Parrish
 OWNER

321 East Spruce Ave.

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

July 15, 2015

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I/We DuBois Family Trust
Deborah Tenken, trustee
16165 Tucker Plaza
Bennington NE 68007
OWNER
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

MICHAEL & CONSTANCE PARRISH
321 E SPRUCE ST
MITCHELL SD 57301

DISAPPROVED

LYNDON & JANA OVERWEG
1517 DEERFIELD LN
MITCHELL SD 57301

BASIL & SANDRA KELLEY
2319 URBANA DR
MITCHELL SD 57301

GLADYS A BALDWIN
1212 S MILLER
MITCHELL SD 57301

KENNETH & JEANNE BLAALID
800 W SPRUCE
MITCHELL SD 57301

APPROVED

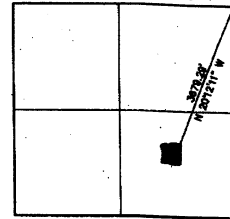
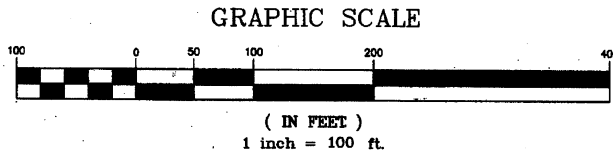
SOUTH POINT VILLAGE LLC
PO BOX 1384
MITCHELL SD 57301

DUBOIS FAMILY LIVING TRUST
C/O DEBERAH TERVEE
16165 TUCKER PLAZA
BENNINGTON NE 68007-1907

APPROVED

AVERA QUEEN OF PEACE
525 N FOSTER ST
MITCHELL SD 57301

CABELA'S
1 CABELA DR
SYDNEY NE 69160-1004



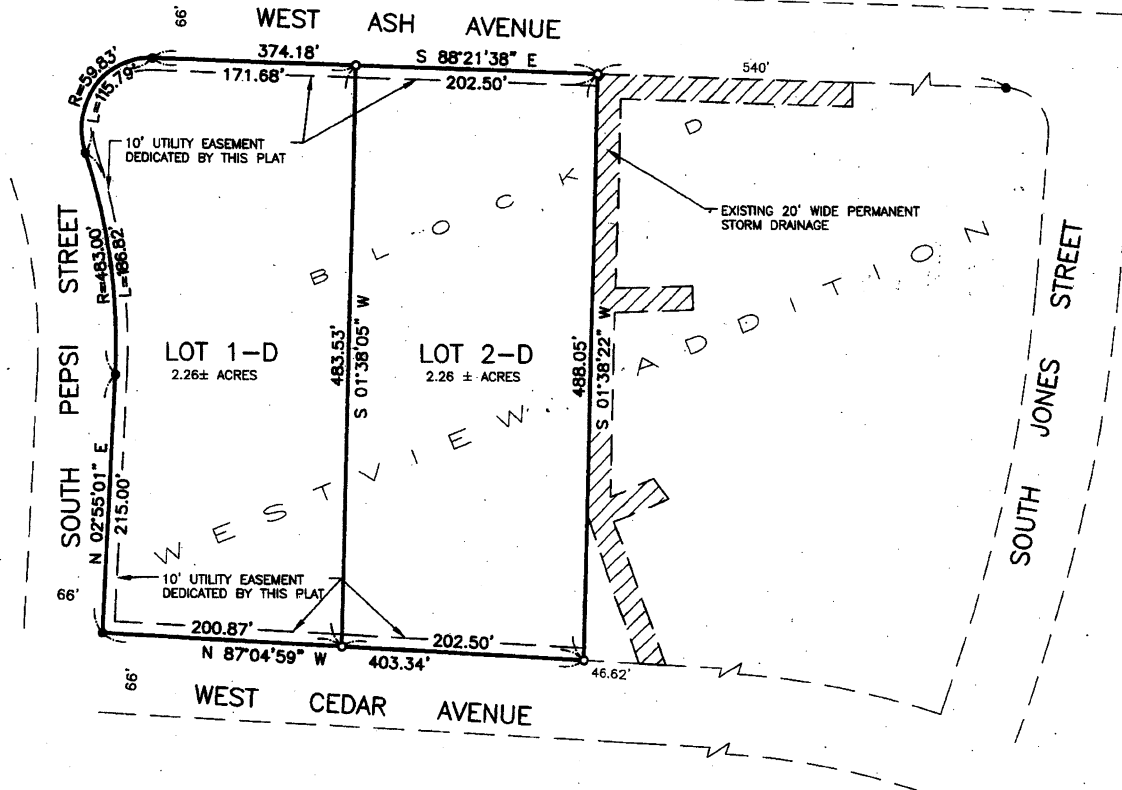
LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 16" REBAR WITH PLASTIC CAP NO. 8296
- 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 POK-8296
- WM = WITNESS MONUMENT

PREPARED BY: PAUL C. KIEPKE, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 368
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 LOTS 1-D AND 2-D, A SUBDIVISION OF BLOCK D IN WESTVIEW ADDITION IN THE SE 1/4 OF SECTION 20, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Jane A. Hagen, as owner, and under her direction for purposes indicated therein, I did on or prior to June 1st 2015, survey those parcels of land described as follows: LOTS 1-D AND 2-D, A SUBDIVISION OF BLOCK D IN WESTVIEW ADDITION IN THE SE 1/4 OF SECTION 20, 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 22 day of June, 2015.

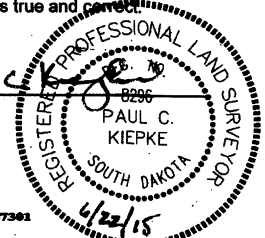
Registered Land Surveyor #SD8296

SPN

& Associates

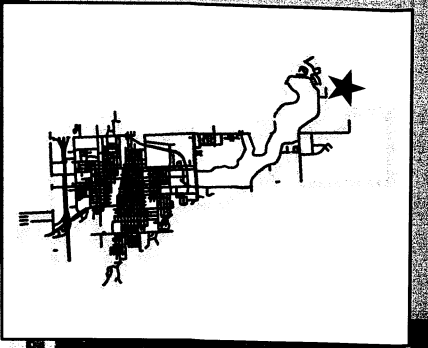
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0815



2180 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

Phone: (605) 226-7761 Fax: (605) 226-8015



GJM 2ND

240-ET

407 AVE

ANTHONY AVE

GIJM'S

LIVESAY LN

N HARMON DR



Subdivision

Blocks

Lots

113

107

4

DAILEY ST.

48

112 111 42-A

41-A-39

37

AUI DR

35

14

5



8
9
10
11
12



89

12 13

7
6
5
3
1

20-A

15 16 17 18

14

6A
7A

5A

A **B-1**



10
11
12
C

8

**COMES
1ST**

7
6



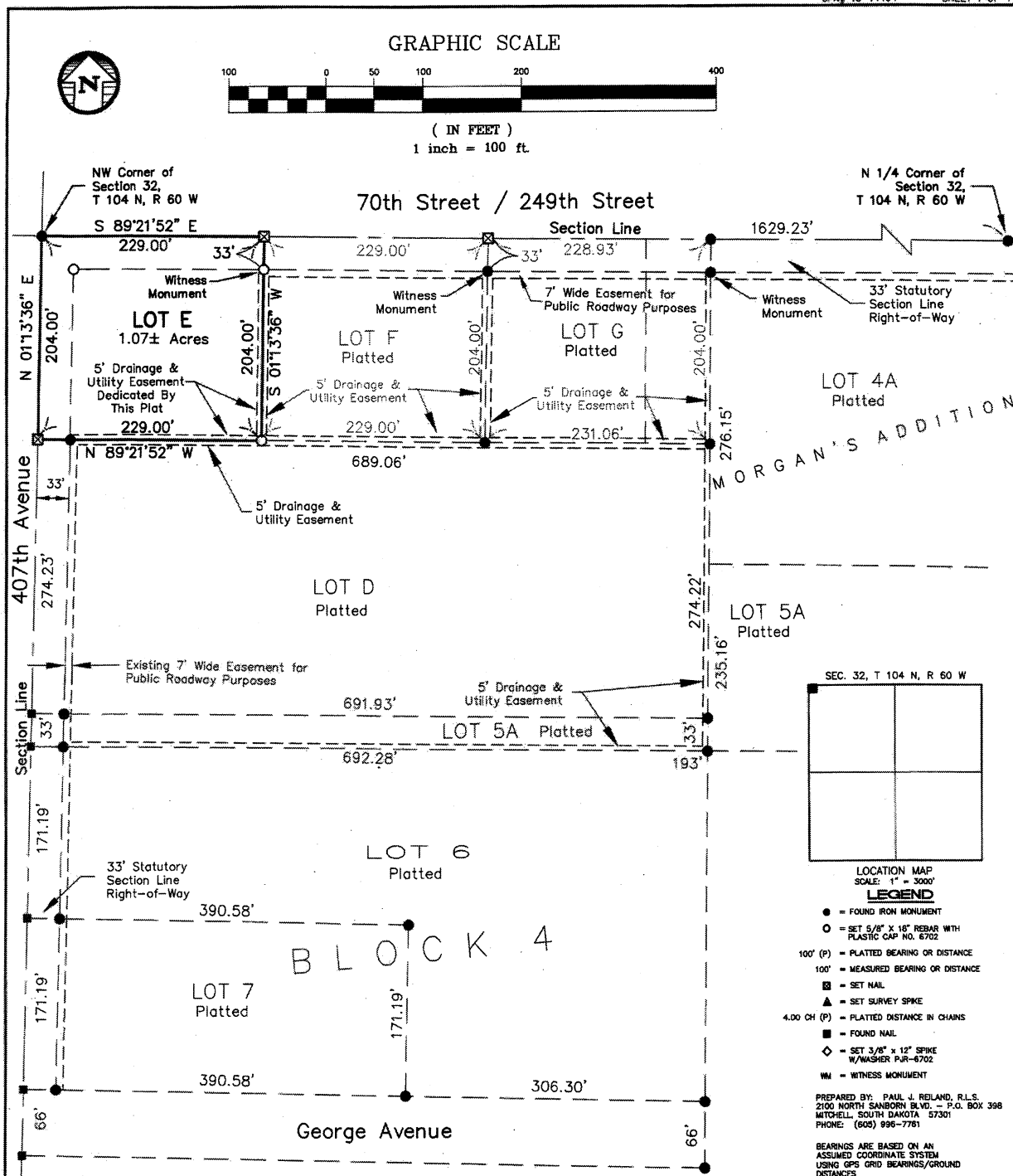
20



2

3

Sources: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, Inland, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



A PLAT OF LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

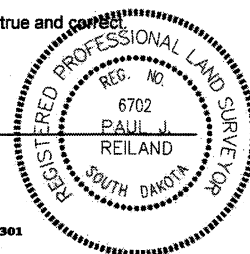
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 10, 2015, survey those parcels of land described as follows: LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., 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



A PLAT OF LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

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 _____, 2015; and

WHEREAS, it appears from an examination of the plat of LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of 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 LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby 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 foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2015.

FINANCE OFFICER — BY: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County 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 County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

I, _____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2015.

COUNTY PLANNING COMMISSION — BY: _____

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

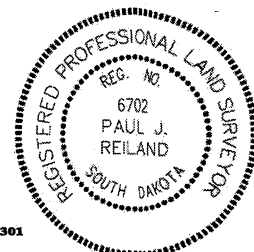
Dated this _____ day of _____, 2015.

Chairperson, Board of County Commissioners
Davison County

AUDITOR'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified, and acting County Auditor of Davison County, South Dakota, and that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2015, approving the above named plat.

Auditor, Davison County



A PLAT OF LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approach is hereby approved. Any change in the location of the existing approach shall require additional approval.

By: _____
Highway Authority

Title: _____

Date: _____

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer, Davison County

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT E OF CJM SECOND ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

DIRECTOR OF EQUALIZATION: _____

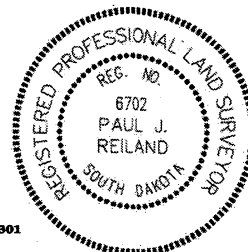
REGISTER OF DEEDS

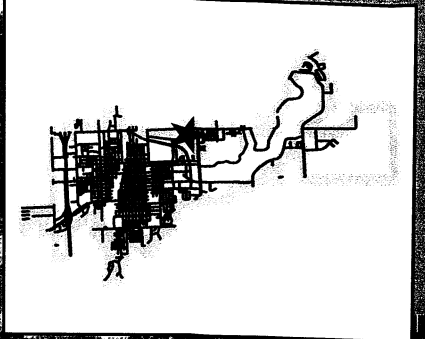
STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

FILED for record this _____ day of _____, 2015, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

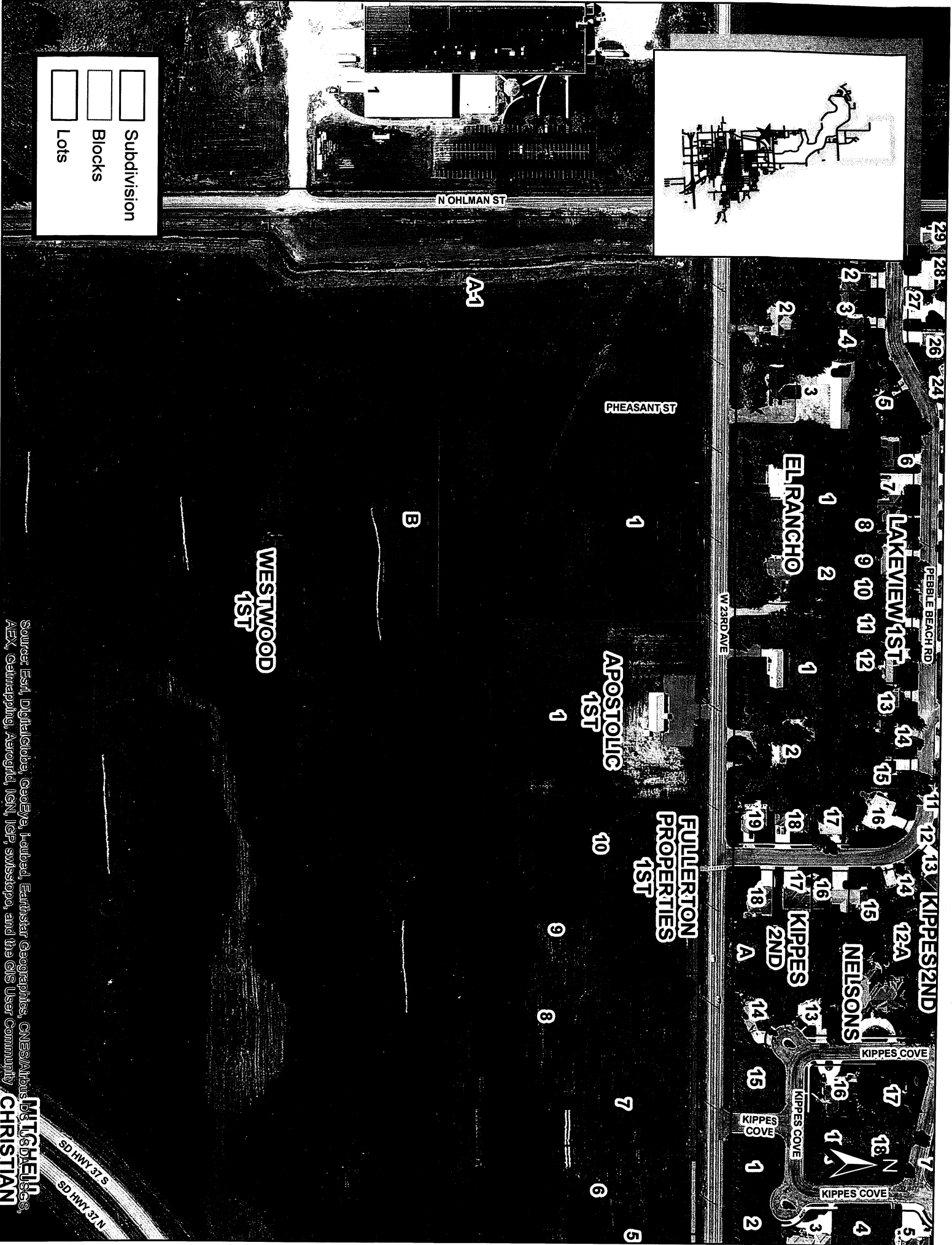
Register of Deeds, Davison County

By _____
Deputy





- ☐ Subdivision
- ☐ Blocks
- ☐ Lots



Source: Esri, DigitalGlobe, GeoEye, AeroMap, Earthstar Geographics, CNES/Airbus DS, USDA, AeroMap, IGN, IGP, swisstopo, and the GIS User Community

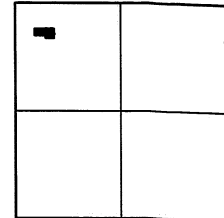
MITCHELL
CHRISTIAN



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



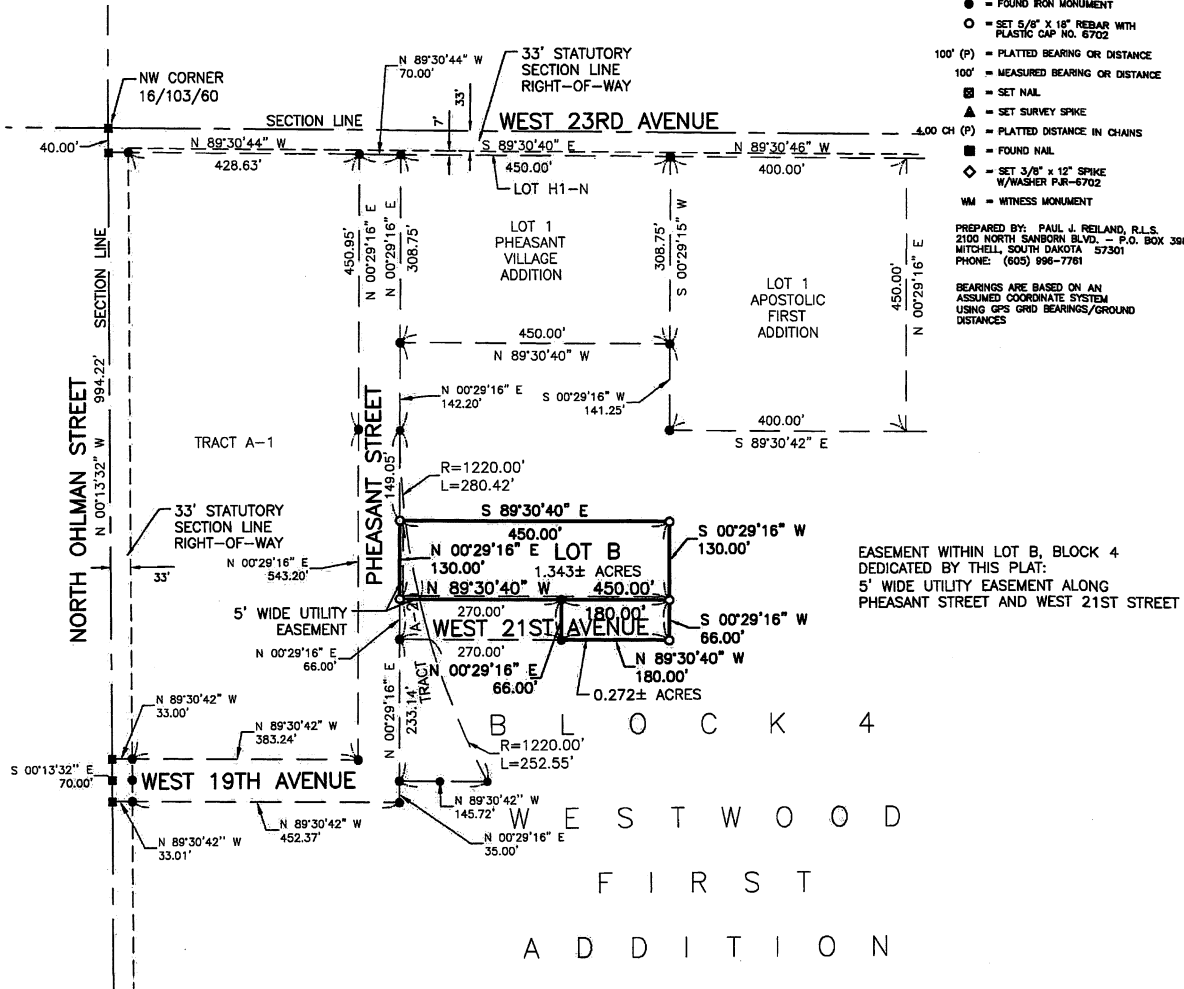
LOCATION MAP
SCALE: 1" = 3000'

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
- ⊠ (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER FJR-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 B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., 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, and the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, as owners, and under their direction for purposes indicated therein, I did on or prior to July 21, 2015, survey those parcels of land described as follows: A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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.

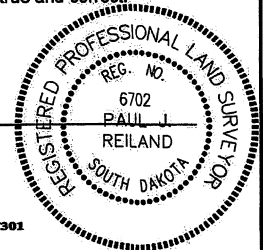
Registered Land Surveyor #6702

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



A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota Corporation, and the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in TRACT A-2 AND IN BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota Corporation, and the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, and under their direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA as shown by this plat; and CJM Consulting, Inc., a South Dakota Corporation, and the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot B, Block 4 and West 21st Avenue shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Pheasant Street and West 21st Avenue.

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

Charles J. Mauszycki, Sr., President of CJM Consulting, Inc.,
a South Dakota Corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Sr., of CJM Consulting, Inc., a South Dakota Corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

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

Jerald L. Toomey, Mayor of the City of Mitchell, South Dakota,
a South Dakota Municipal Corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Jerald L. Toomey, Mayor of the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the City of Mitchell by himself as Mayor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

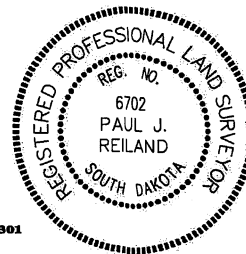
Notary Public, South Dakota
My Commission Expires: _____

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



A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of 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 A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION, AND WEST 21ST AVENUE, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor, 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 _____, 2015

CITY PLANNING COMMISSION — BY: _____

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 _____, 2015; and

WHEREAS, it appears from an examination of the plat of A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul C. Kiepke, a duly licensed Land Surveyor in and for the State of 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 A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby 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 foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2015.

FINANCE OFFICER — BY: _____

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer, Davison County

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of A PLAT OF LOT B, BLOCK 4 OF WESTWOOD FIRST ADDITION AND WEST 21ST AVENUE, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION: _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2015, at _____, and recorded in Book _____ of Plats on Page

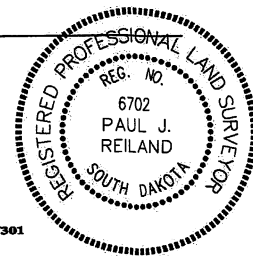
_____ therein and recorded on Microfilm Number _____.

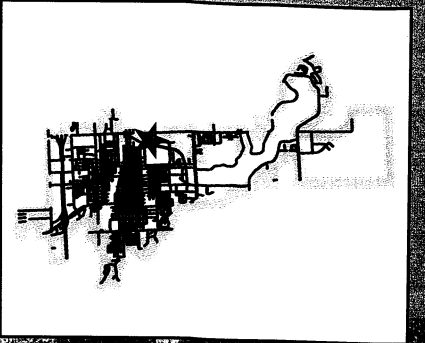
Register of Deeds, Davison County

By _____ 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

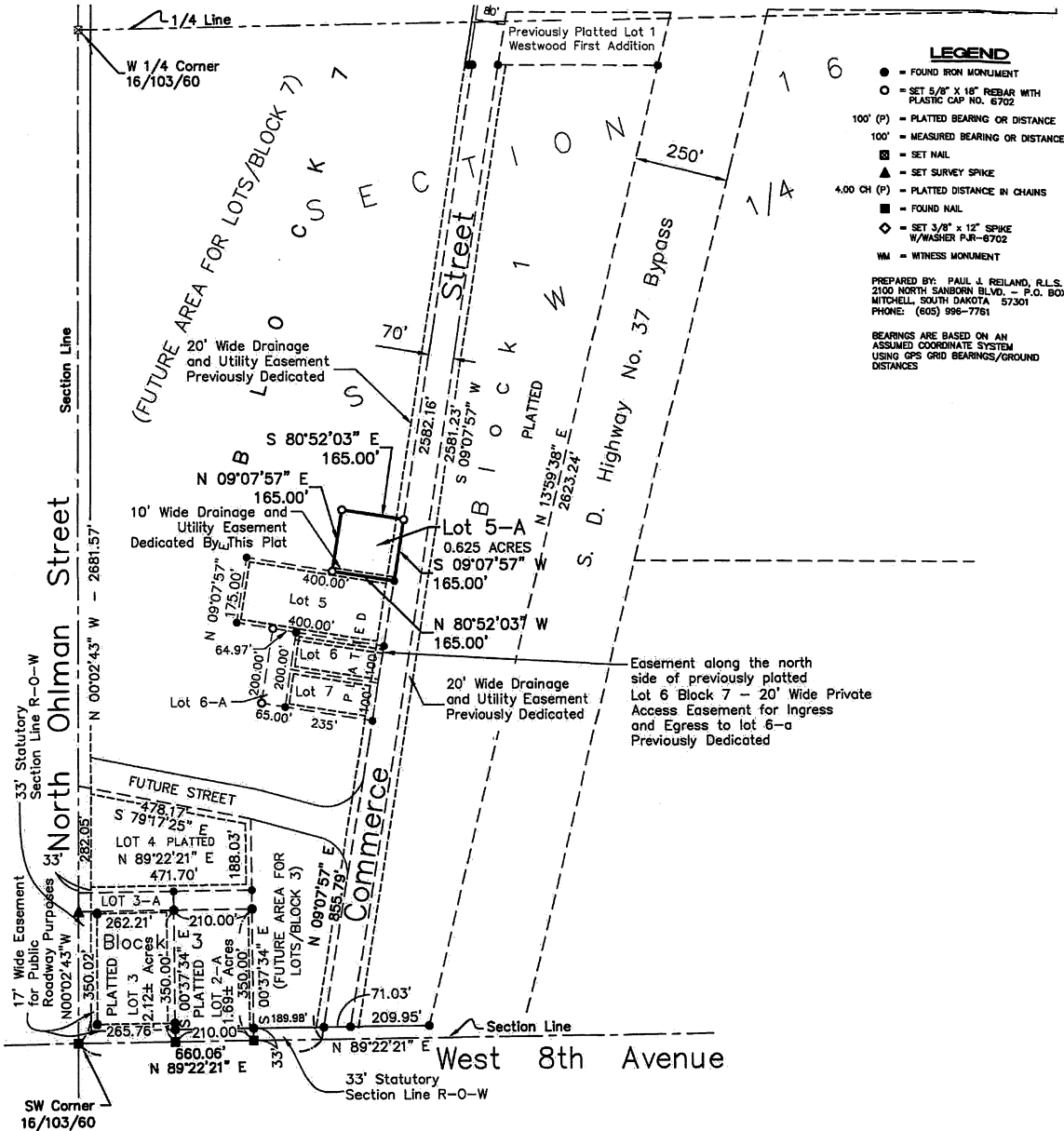
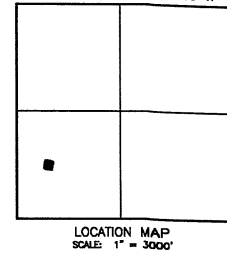
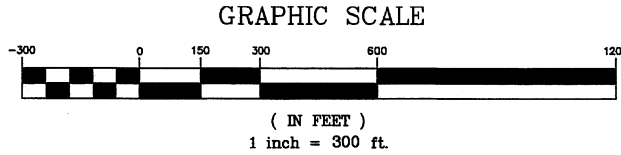




- ☐ Subdivision
- ☐ Blocks
- ☐ Lots



Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community



A PLAT OF LOT 5-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 22, 2015, survey those parcels of land described as follows: LOT 5-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.

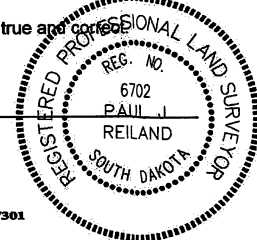
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

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



A PLAT OF LOT 5-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.

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 _____, 2015; and

WHEREAS, it appears from an examination of the plat of LOT 5-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, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of 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 LOT 5-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, prepared by Paul J. Reiland, be and the same is hereby 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 foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2015.

FINANCE OFFICER — BY: _____

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer, Davison County

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 5-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, has been received by me and is filed in my office.

DIRECTOR OF EQUALIZATION: _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2015, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____

Deputy

SPN

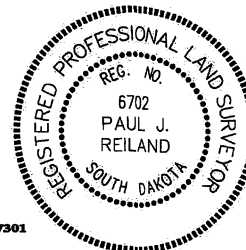
& Associates

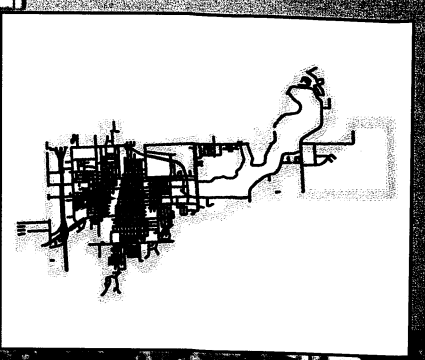
Engineers, Planners and Surveyors

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

Phone: (605) 996-7761

Fax: (605) 996-0015





Subdivision

Blocks

Lots



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

A PLAT OF LOTS 2-A AND 2-B, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I am the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at my request and under my direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 2-A AND 2-B, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; and I hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 2-A and 2-B shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; there now exists South Rowley Street and West Havens Avenue. I also hereby certify that the platting of said LOTS 2-A AND 2-B, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, does hereby vacate LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as recorded in Book B, page 242 and filed May 29, 1880, at 1:00 P.M.

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

Kristi J. Thill

STATE OF SOUTH DAKOTA)
COUNTY OF _____)SS

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Kristi J. Thill, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2-A AND 2-B, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of 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 LOTS 2-A AND 2-B, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor, 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 _____, 2015.

CITY PLANNING COMMISSION -- BY: _____

RESOLUTION OF CITY COUNCIL

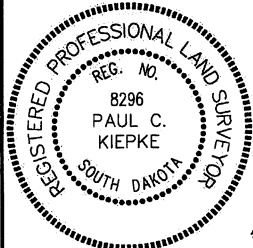
WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2015; and

WHEREAS, it appears from an examination of the plat of LOTS 2-A AND 2-B, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul C. Kiepke, a duly licensed Land Surveyor in and for the State of 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 LOTS 2-A AND 2-B, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, be and the same is hereby 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 foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2015.

FINANCE OFFICER -- BY: _____



SPN

& Associates

Engineers, Planners and Surveyors

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Phone: (605) 996-7761 Fax: (605) 996-0015

REGISTERED PROFESSIONAL LAND SURVEYOR
SOUTH DAKOTA
REG. NO. 8296
PAUL C. KIEPKE