

1. Agenda

Documents: [08-10-15 AGENDA.PDF](#)

2. Packet

Documents: [08-10-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

DATE: Monday, August 10, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting July 27, 2015

NEXT MEETING: TUESDAY, August 25, 2015

VARIANCE: Lou and Carol Sebert for an oversize variance of 3,680 square feet vs. 2,000 square feet (adding an additional 480 sf to an existing 3,200 sf) for the purpose of adding to an existing accessory building. The property is legally described as Sebert Tract 1, a subdivision of Lot A, SW ¼ SW ¼, Section 23, T 103 N, R 60 W, of the 5th P.M., Davison County, South Dakota (513 Charles St). Zoned R4.

REZONE: (Tabled from 07-27-15) 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.

CONDITIONAL USE: (Tabled from 07-27-15) 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 to construct a 60 unit living facility in which more than 24 units require a conditional use.

PLAT: Lot 13, Block 3, Woods 1st Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 14, Block 3, Woods 1st Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

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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"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."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, July 27, 2015**

NOT APPROVED

Call to Order: Chairman Larson called the July 27, 2015 City Planning Commission to order at 12:00 pm, Council Chambers, City Hall, 612 N Main St, Mitchell, SD

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

Members Absent: none

Others Present: Putnam, Hegg, London, Johnson, Laursen, Ellwein, Koch, Bathke, Mayor Toomey

Agenda: Motion by Everson, seconded by Griffith to approve the July 21, 2015 agenda. All members present voting aye, motion carried.

Minutes: Motion by Molumby, seconded by Schmucker to approve the minutes of July 13, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Fergen to schedule the next meeting for August 10, 2015. All members present voting aye, motion carried.

Plan Approval: 201 Cabela Drive, Avera Grassland Clinic. Landscaping Plan

Jacob Bunde, Architect with Avera, presented a proposed landscaping plan for the Avera project on Cabela Dr. He presented a power point presentation and explained the "Grassland Theme". He indicated some of the grasses to be planted may exceed typical height standards. He showed that a fountain that will be installed in the retention pond. He showed examples of a similar project in Sioux Falls. Avera would only like to plant 17 trees, but the landscape ordinance requires 44. They are asking for a variance or waiver of said required. Putnam indicated that if the planning commission is receptive to such a waiver, then a public notice would be required for a future meeting. Mr. Bunde indicated there are some trees to the south of this project; however that property is not being developed at this time. Commissioners indicated that perhaps this project may be worthy of rezoning the property to a Planned Unit Development District and the landscaping could be address in the new district. The commission indicated they may be in favor of allowing fewer trees than required, but will take action at a later date. No action at this time.

Conditional Use: (Tabled from 7/13/2015) Lamar Advertising (applicant) and Miedema Sanitation (owner) has applied for a conditional use permit for an off-premise sign (billboard) that exceeds the size limitation of 300 square feet sign face area with a sign face of 381 square feet. The property is legally described as Lot 8A, Block 8, Morningview Addition, City of Mitchell, Davison County, South Dakota (1805 S Rowley St). The property is zoned TWC Transportation, Warehousing and Commercial District.

Marty Jacobsen of Lamar Advertising was present to answer questions in regards to the request. He submitted background information. No one other than staff and commissioners testified in regards to this application. The commission reviewed written correspondence from the neighboring property owners.

The public notice was published in the *Mitchell Daily Republic* on July 2 and July 9, 2015 and letters to the neighboring property owners were sent July 1, 2015.

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

Rezone: EVI Prairie LLC has made an application to rezone the real property legally described as Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, SD from South Point Village Planned Development District and Highway Oriented Business District to R4 High Density Residential District.

Dale Kline a principal of the project was available by phone. Denny Robinson, realtor with Fischer/Rounds, was present to answer questions. The commission also reviewed written correspondence of the neighboring property owners.

Putnam noted there is an error in the publication in regards to the notice of the planning commission it should have read July 27 not June 27. Therefore, Koch advised that the meeting should be re-noticed and no action taken until the notice has been corrected. However, it was acceptable if the chairman authorized to take testimony at this meeting. The chairman so authorized testimony.

Basil Kelly, Urbana Drive, expressed concern about the access to Urbana Drive and pointed out it is not a city street and not improved. There is water and sewer in the street. He was concerned there is no maintenance of the street. He is not supportive of the project.

Laursen indicated that Public Safety would like to see the South Point Village Street to be installed for access. Commissioners indicated the street should be wider to accommodate heavier traffic. Putnam reminded the commission this in TIF District #18. Robinson indicated the site plan is subject to change to meet codes and standards that the city may require. Kline and Robinson indicated they will have additional information for the next meeting.

Conditional Use: EVI Prairie LLC has also made an application for a conditional use permit to construct a 60 unit assisted living complex. A facility larger than 24 units requires a conditional use permit.

Motion by Everson, seconded by Fergen to table the rezoning and conditional use application until the August 10, 2015 meeting. All members present voting aye, motion carried.

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 5th P.M., City of Mitchell, Davison County, SD.

Ralph Kiner, Realtor, explained that the owner would like to plat these properties for future sale. Motion by Everson, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

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.

Chuck Mauszycki Sr, was present to explain this plat. He indicated there is a correction in the size it should be 160 x 160 not 165 x 165. Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lot B, Block 4 of Westview 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, City of Mitchell, South Dakota. Chuck Mauszycki, Sr., was present to answer questions about this plat. Putnam indicated this is to plat is for the apartment complex that was previously approved by the commission and council. This also extends West 21st Avenue. Motion by Everson, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

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. Chuck Mauszycki Sr., was present to answer questions about this plat. This is for a future sale. Putnam noted the plat should be 160' x 160' not 165' x 165'. Motion by Molumby, seconded by Everson to approve the plat with the change in dimensions. All members present voting aye, motion carried.

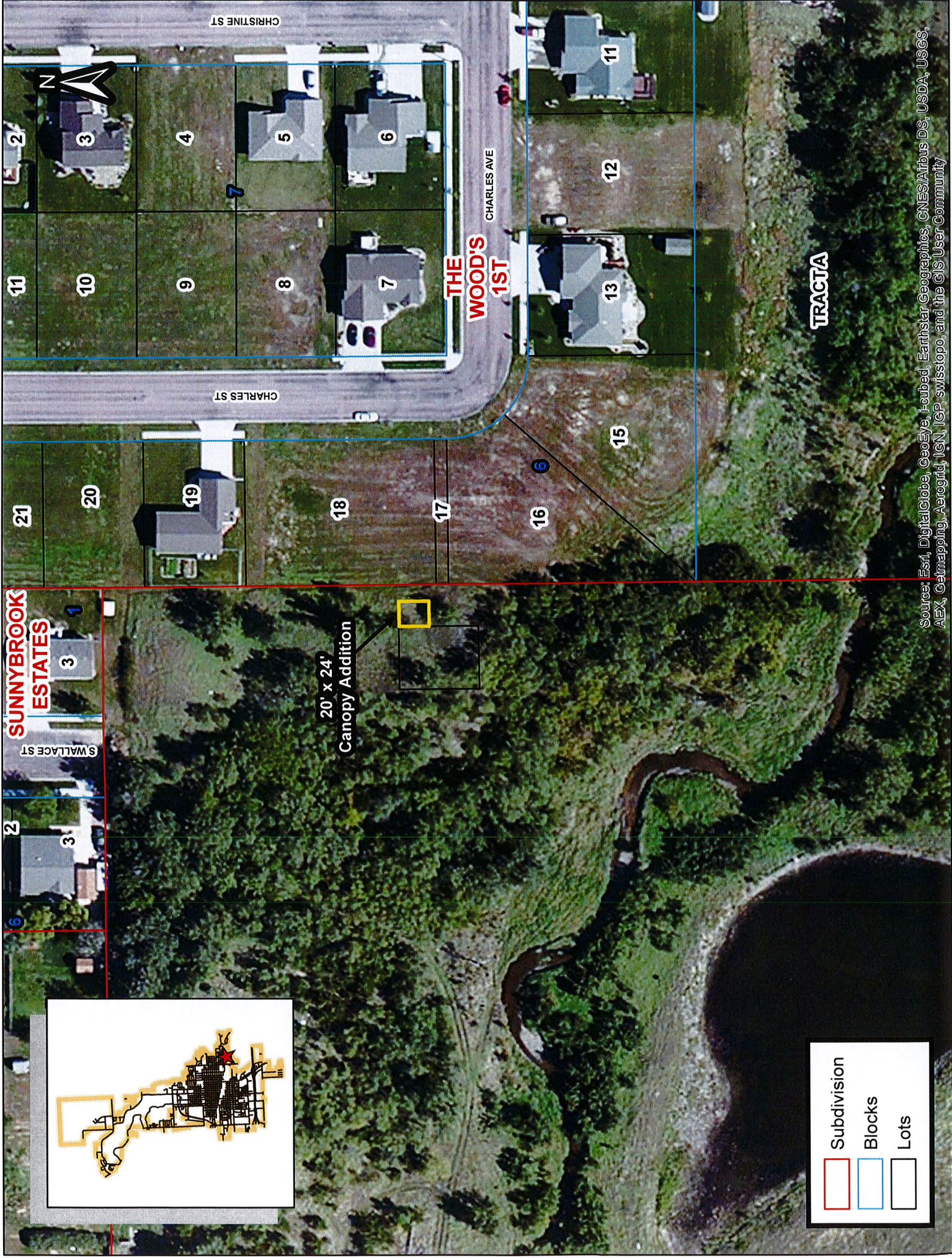
Plat: Lots 2-A and 2-B, a subdivision of previously platted Lot 2, Block 22, Van Eps First Addition to the City of Mitchell, Davison County, South Dakota. Kristi Thill, property owner was present. She indicated that there are two homes on lot and she is trying to sell them separately and identify the property lines. Putnam also mentioned the new lots will not conform with zoning code, because they are not wide enough. Therefore, if the commission wishes to approve the plat a lot size variance will be required. Motion Everson, seconded by Griffith to deny the plat. Roll Call vote: Molumby yes, Everson yes, Larson yes, Fergen yes, Meyers yes, Griffith yes, and Schmucker no. Motion carried.

Discussion: The commission discussed with Council Doescher and Carl Koch the possibility of a policy or ordinance that would incorporate a penalty or fine for individuals that start construction prior to securing a building permit. Staff indicated that some other communities that have a fine or double the permit fee on construction that is started prior to permits. Hegg indicated that with the new building code there may be some misunderstanding of what is required and what is not required to have permits. Koch explained the process of assigning a municipal fine. Staff and City Attorney will discuss this issue and submit a proposal at a future meeting.

Chairman adjourned the meeting at 1:30 pm.

Chairman

Date



**SUNNYBROOK
ESTATES**

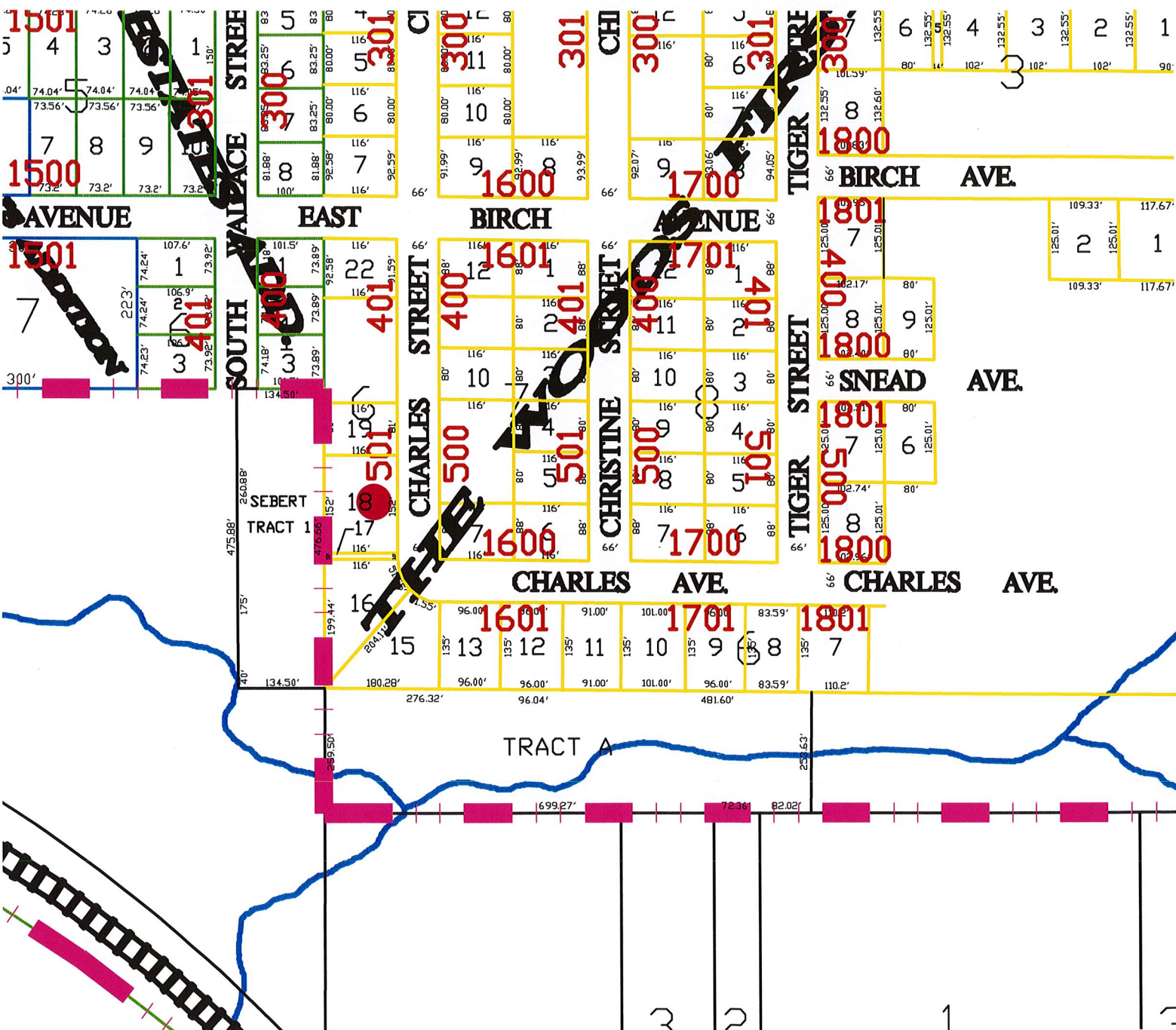
20' x 24'
Canopy Addition

**THE
WOOD'S
1ST**

TRACTA

	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



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, Lou and Carol Sebert have requested an application for an oversize variance of 3,680 square feet vs. 2,000 square feet (adding an additional 480 square feet to an existing 3,200 square feet) for the purpose of adding to an existing accessory building. The property is legally described as: Sebert Tract 1, A Subdivision of Lot A, SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 23, T 103 N, R 60 W, of 5th P.M., Davison County, SD (513 Charles Street). The property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on August 10, 2015 at 12:00 P.M and the Board of Adjustment on August 17, 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.

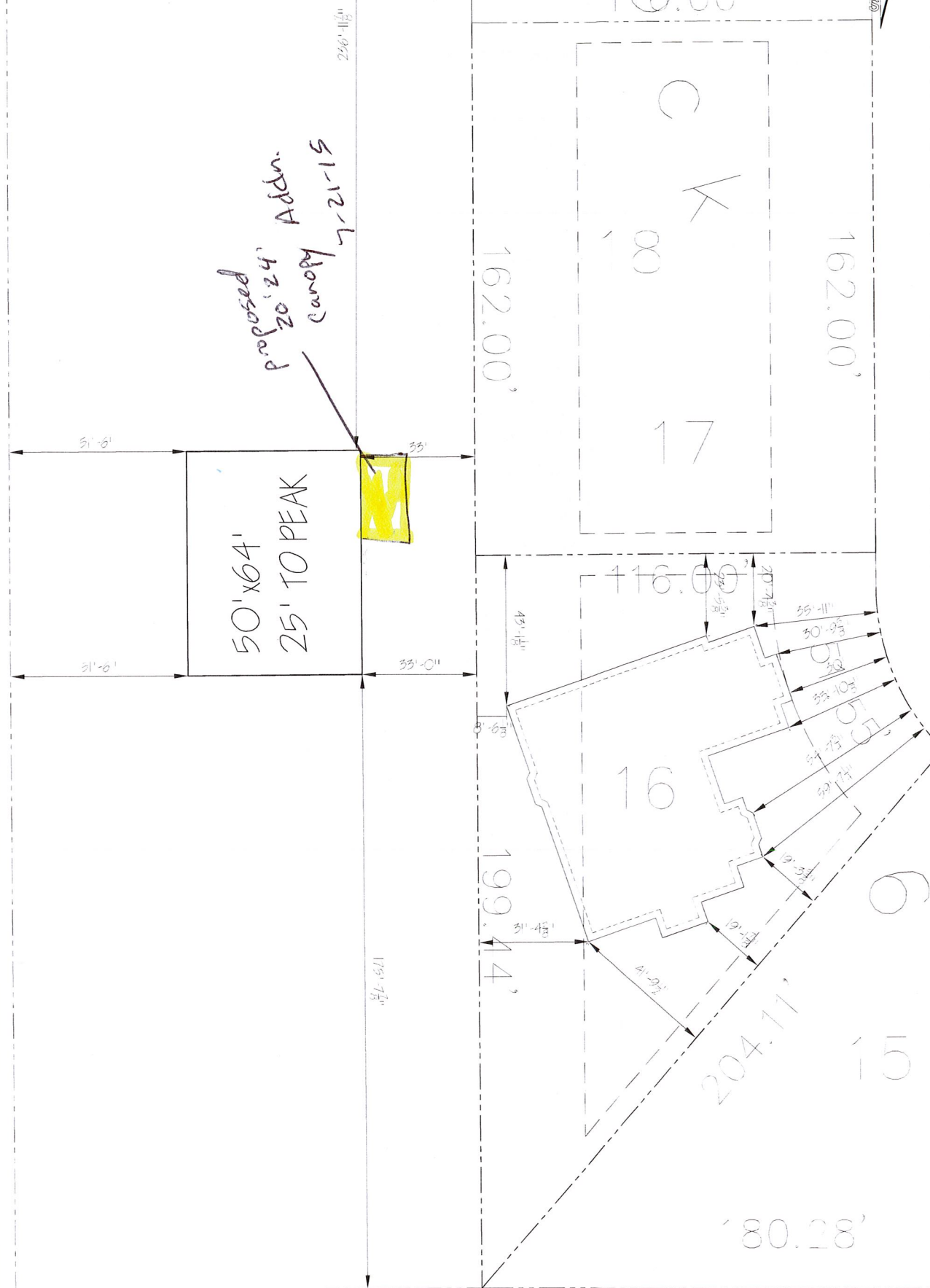
Dated at Mitchell, South Dakota, this the 24th day of July, 2015.

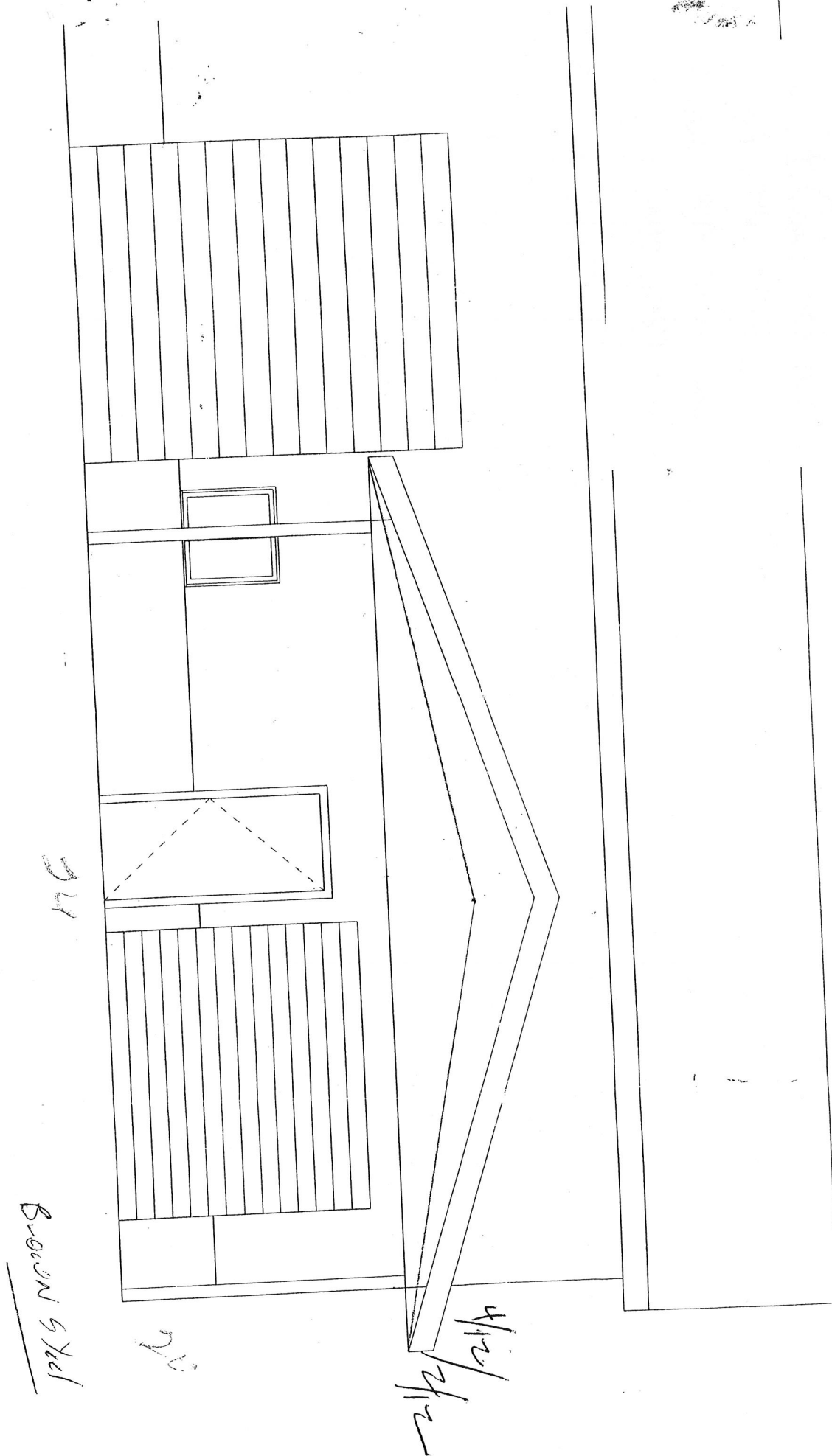
Michelle Bathke

FINANCE OFFICER

Publish once: July 30, 2015

Approximate Cost:





SEBERT

FRED SHANK
407 S ROWLEY ST
MITCHELL SD 57301

CJM CONSULTING
1050 N HARMON DR
MITCHELL SD 57301

DANIEL & CARRI KOPFMANN
413 CHRISTINE ST
MITCHELL SD 57301

ETHAN COOP LUMBER ASSOCIATION
PO BOX 167
ETHAN SD 57334

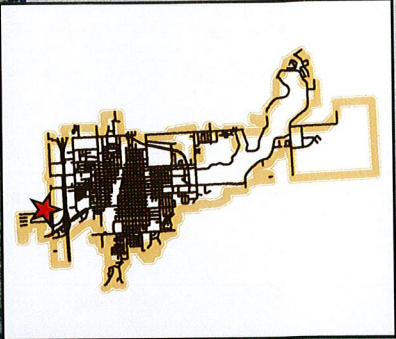
MARLYS NELSON
507 CHRISTINE ST
MITCHELL SD 57301

JOSEPH & KIMBERLY HAIAR
513 CHRISTINE ST
MITCHELL SD 57301

MYRON & KYONG BEINTEMA
501 CHARLES ST
MITCHELL SD 57301

ANDREW PRIEBE
512 CHARLES ST
MITCHELL SD 57301

JESSE & BRANDI UITHOVEN
1601 CHARLES AVE
MITCHELL SD 57301



5

**CABELAS
1ST**



3C

SPRUCE ST

23

1

2

3

4

URBANA DR

1-F

1-E

1-C

Tract
1-B

13

14

1-D

Tract 1

Tract
1-A

**STARLIGHT
ADDITION**

S CAPITAL ST

4

3

2

1

5A

MENARD'S

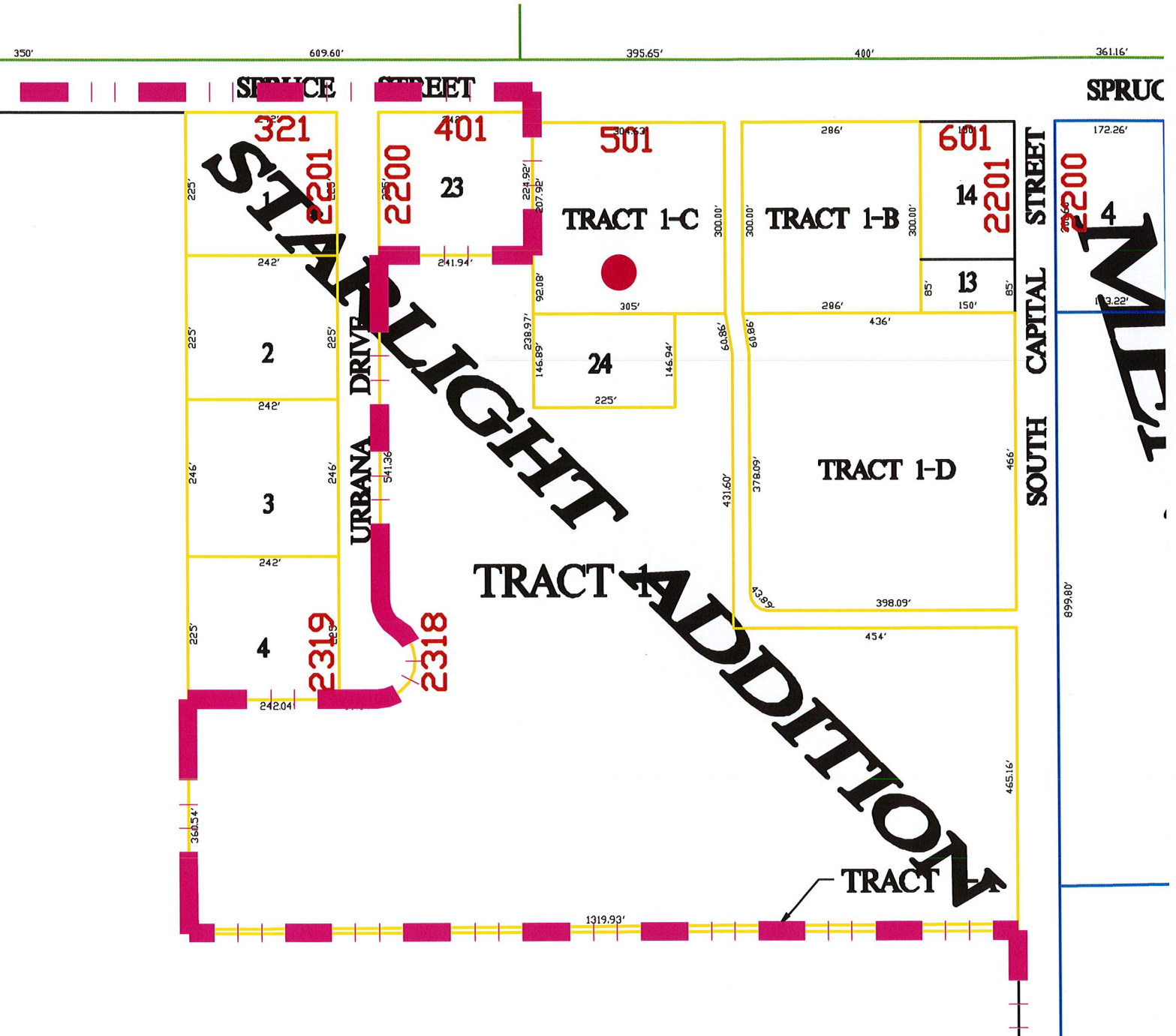
7A

Subdivision

Blocks

Lots

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



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 $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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.

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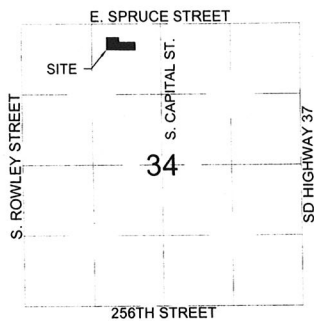
Dated this the 27^h day of July, 2015.

Michelle Bathke

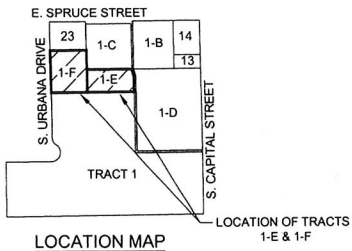
Finance Officer

Publish three times: July 16, 23, 29, and 30, 2015

At the approximate cost of:



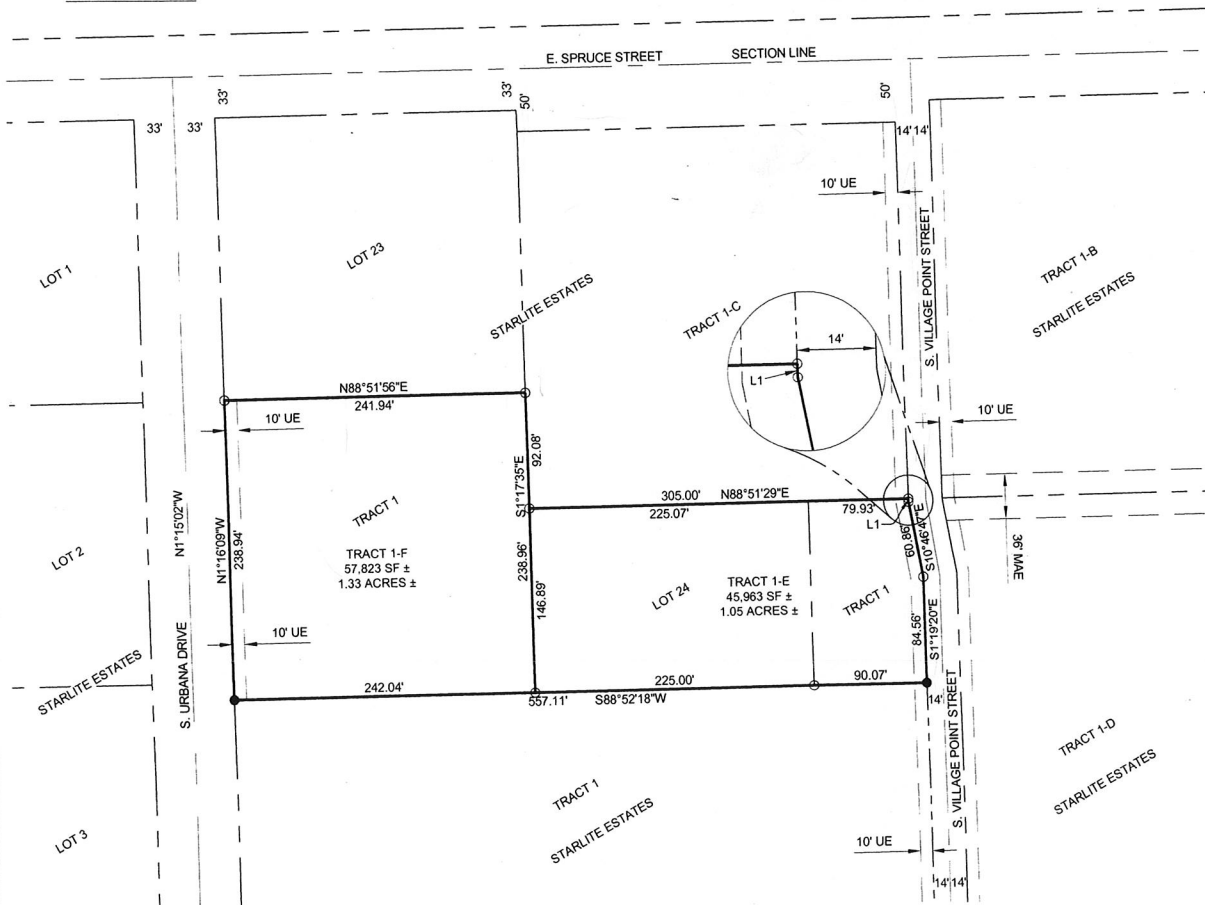
VICINITY MAP
SEC 34, T103N, R60W



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



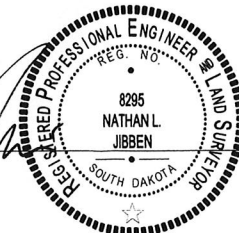
SURVEYOR'S CERTIFICATE

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 HEREFTER 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.

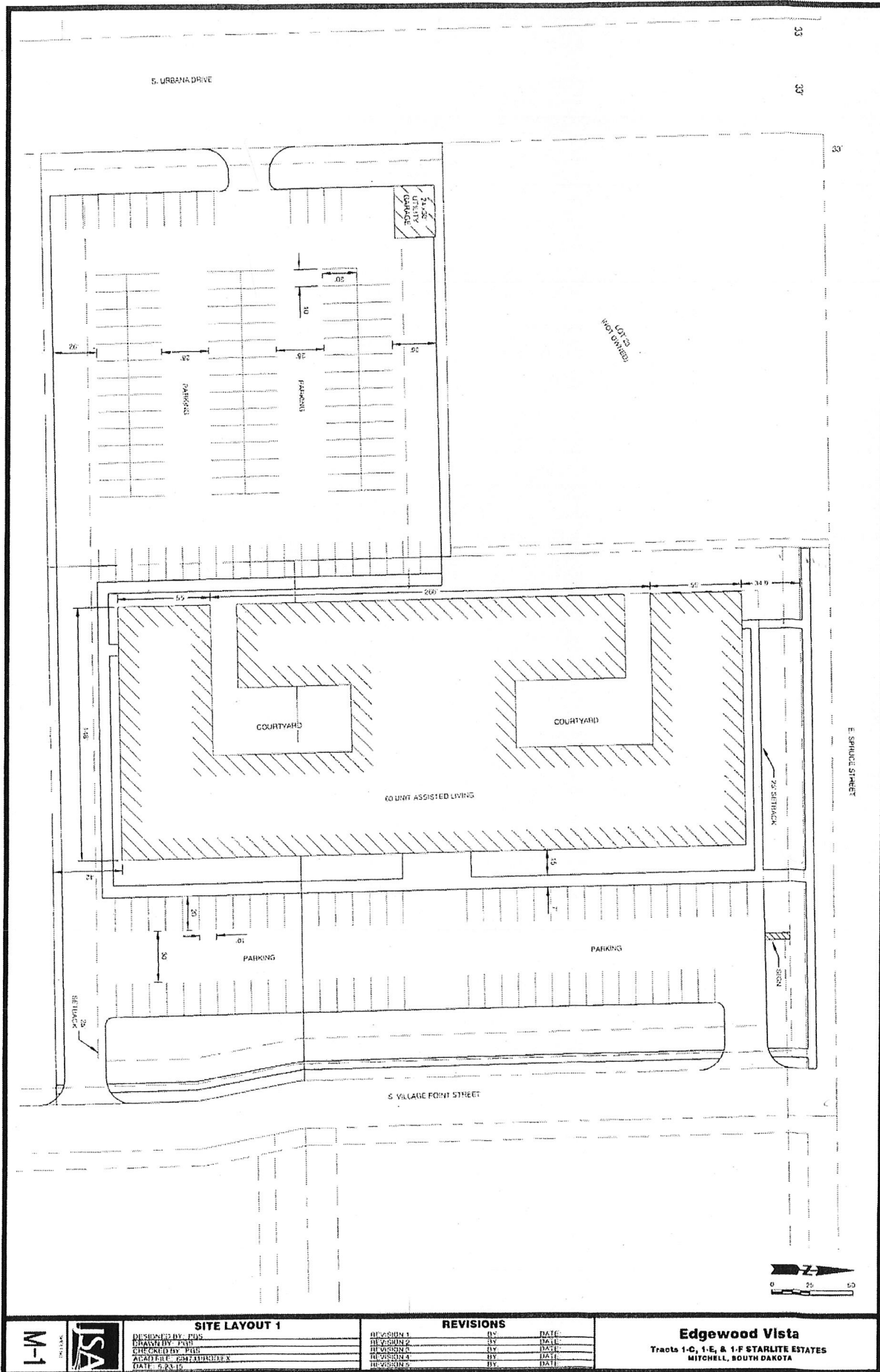
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 27TH DAY OF February, 2015.

NATHAN L. JIBBEN, RLS 8295







M-1

JSA

SITE LAYOUT 1
 DESIGNED BY: PDS
 CHECKED BY: PDS
 APPROVED BY: COMMITTEE X
 DATE: 5.23.15

REVISIONS		
REVISION	BY	DATE
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.

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.

I/We

Michael Parrish / 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
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I/We Lyndon & Jana Overmeyer
 OWNER

1512 Deerfield Lane Mitchell SD

ADDRESS

X 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
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I/We Basil & Sandra Kelley
 OWNER

2319 Urbana Dr. Mitchell, SD

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

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I/We Ken + Jeane Bleasid
 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
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.

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.

I/We

DuBois Family Trust
Deborah Tenken, trustee
14165 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

APPROVED

BASIL & SANDRA KELLEY
2319 URBANA DR
MITCHELL SD 57301

DISAPPROVED

GLADYS A BALDWIN
1212 S MILLER
MITCHELL SD 57301

KENNETH & JEANNE BLAALID
800 W SPRUCE
MITCHELL SD 57301

APPROVED

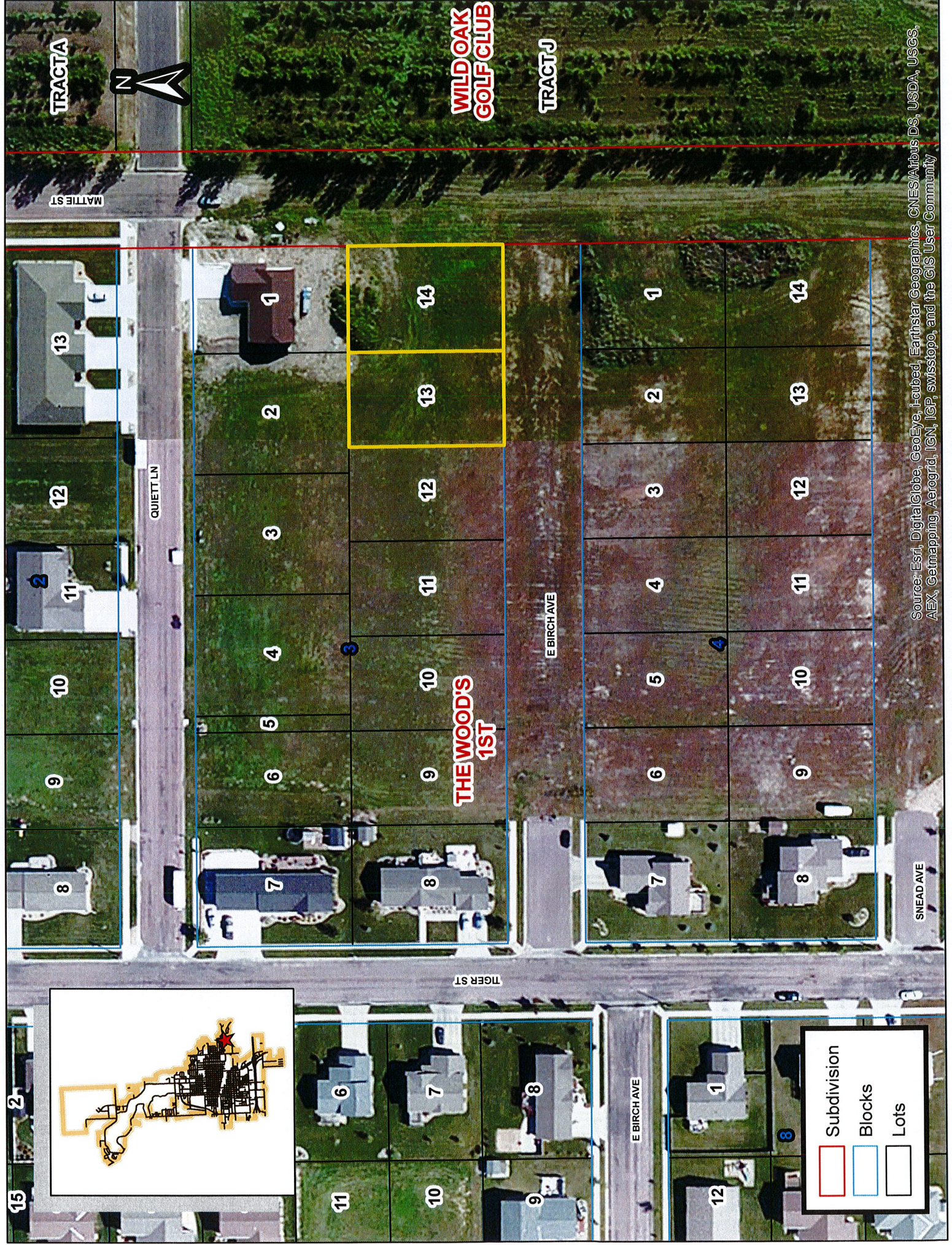
SOUTH POINT VILLAGE LLC
PO BOX 1384
MITCHELL SD 57301

DUBOIS FAMILY LIVING TRUST
C/O DEBERAH TERVEEN
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



TRACT A



WILD OAK
GOLF CLUB

TRACT J

MATTIE ST

QUIETT LN

E BIRCH AVE

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

SNEAD AVE

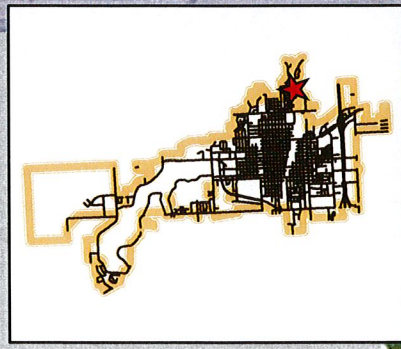
TIGER ST

E BIRCH AVE

Subdivision

Blocks

Lots

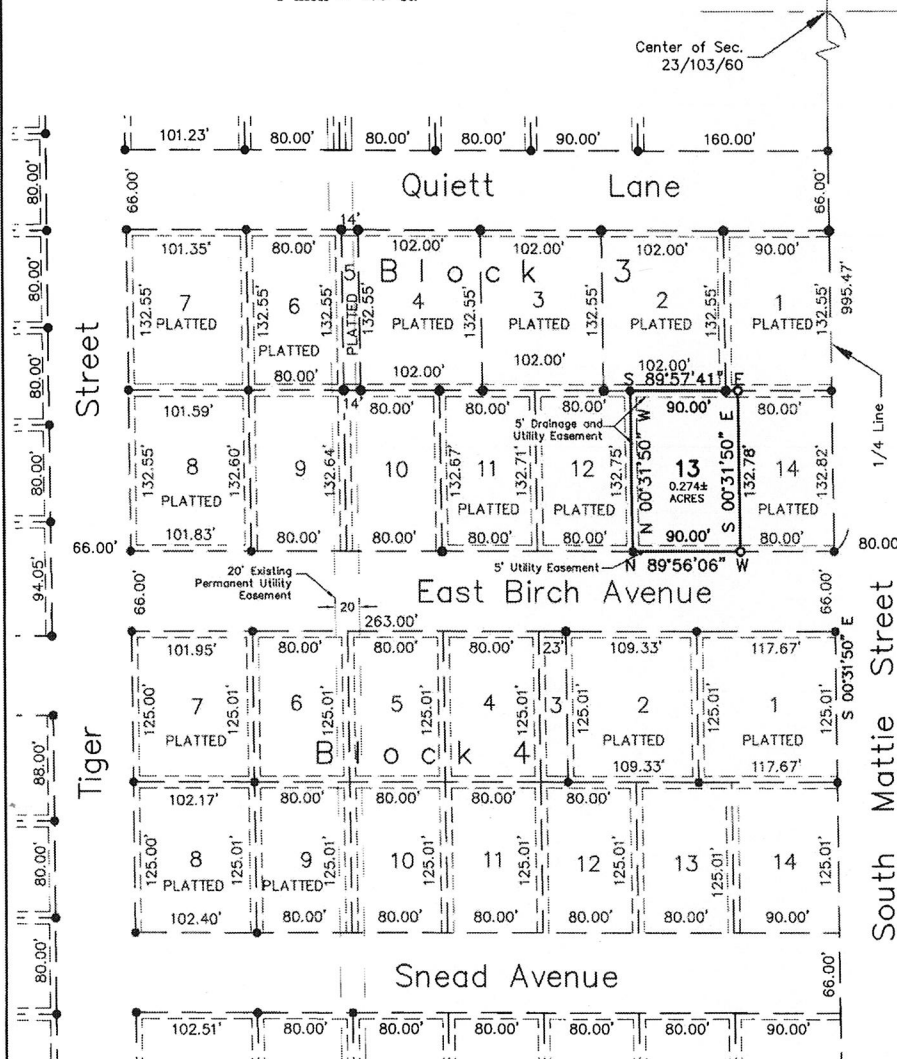




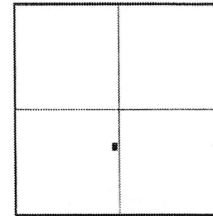
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



SEC. 23, T 103 N, R 60 W

LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = PREVIOUSLY LOCATED 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

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7781

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM

EASEMENTS WITHIN LOT 13, BLOCK 3 DEDICATED BY THIS PLAT:

FRONT ALONG E. BIRCH AVENUE = 5' UTILITY EASEMENT.
WEST SIDE AND REAR AS SHOWN = 5' DRAINAGE AND UTILITY EASEMENT

A PLAT OF LOT 13, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 August 4, 2015, survey those parcels of land described as follows: LOT 13, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

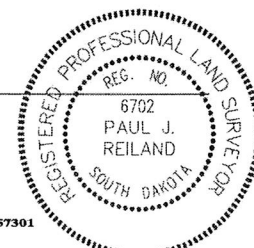
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

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) 996-7781 Fax: (605) 996-0015



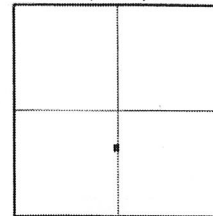


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- = PREVIOUSLY LOCATED 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

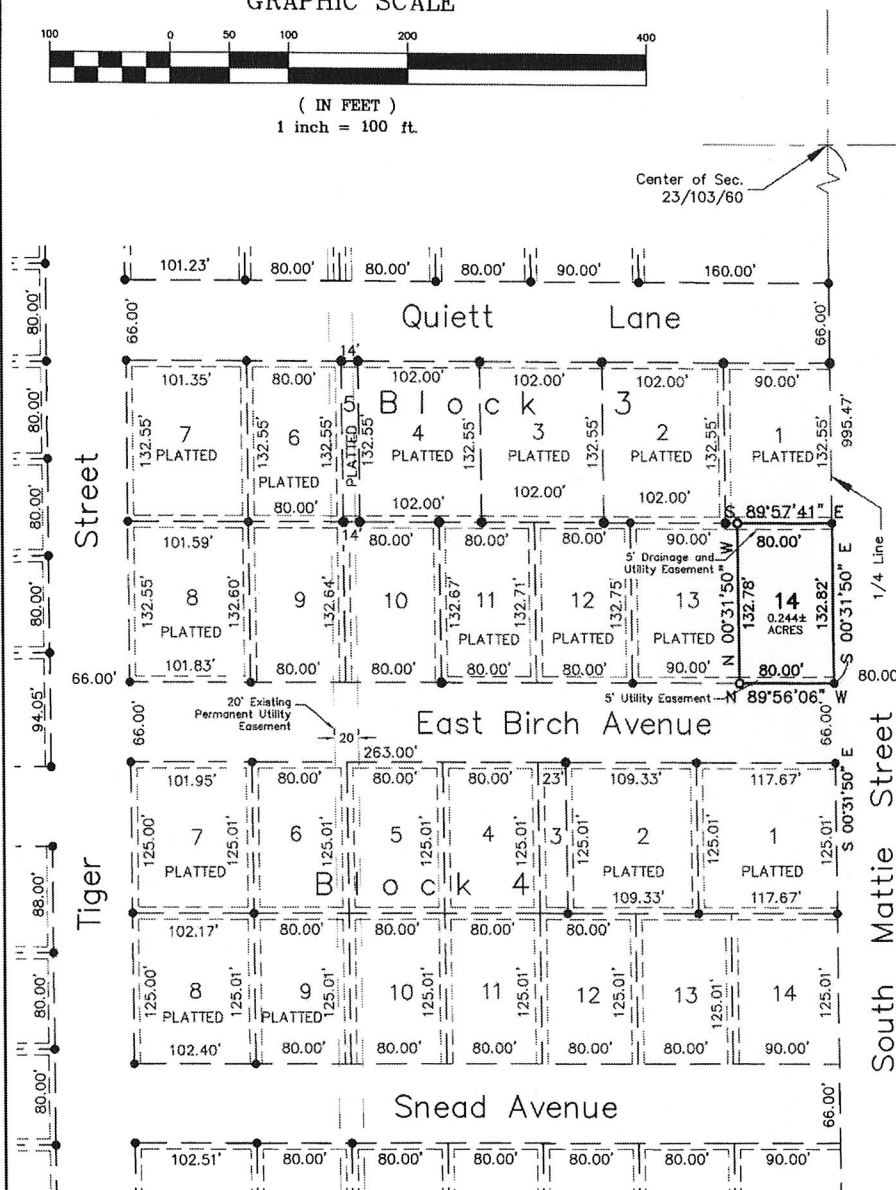
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM

EASEMENTS WITHIN LOT 14, BLOCK 3 DEDICATED BY THIS PLAT:

FRONT ALONG E. BIRCH AVENUE = 5' UTILITY EASEMENT.

REAR AS SHOWN = 5' DRAINAGE AND UTILITY EASEMENT



A PLAT OF LOT 14, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 August 4, 2015, survey those parcels of land described as follows: LOT 14, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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.

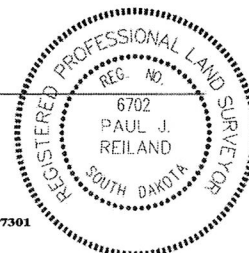
Registered Land Surveyor #SD6702

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 14, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is 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 THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 14, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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, hereby dedicates 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 14, Block 3 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists East Birch Avenue.

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

Charles J. Mauszycki, Jr., Vice 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, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice 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 Vice President.

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 LOT 14, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 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 LOT 14, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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: _____

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

