

CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N. MAIN ST, MITCHELL, SD
DATE: APRIL 24, 2017

1. TIME: 12:00 PM NOON

2. CALL TO ORDER:

3. ROLL CALL:

4. APPROVE AGENDA:

5. Approval Of Minutes:

Documents:

[PLANNINGCOMMMIN4102017.PDF](#)

6. SCHEDULE NEXT MEETING: MAY 8, 2017

7. Plan Approval, Lake House Restaurant, 2700 N Main St, Zoned HB

Documents:

[LAKEHOUSEPLANS.PDF](#)

8. CONDITIONAL USE PERMIT:

James River Housing Inc. has applied for a conditional use permit to construct Self-service storage facility with varying compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department on the property legally described as; Lot K-2, Weavers Squares Addition, NW ¼ 27, T 103 N, R 60 W, City of Mitchell, Davison County, SD (1401 S Main St). The property is zoned (R4) High Density Residential District.

Documents:

[JAMESRIVERCUP.PDF](#)

9. PLAT

A Plat of Lot 8, Block 8 of CJM Second Addition, in the NW 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[PLATL8B8CJM2NDADDN.PDF](#)
[L8 B8 CJM 2ND.PDF](#)

10. PLAT

A Plat of Lot 10, 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

Documents:

[PLATL10B3WOODS.PDF](#)
[L6 B10 WOODS 1ST.PDF](#)

11. PLAT

A Plat of Lot 6, Block 10 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., Davison County, South Dakota

Documents:

[PLATL6B10WOODS.PDF](#)
[L6 B10 WOODS 1ST.PDF](#)

12. PLAT

A Plat of Lot 6-A of North Maui's First Addition and Sara Avenue, A Subdivision of Lot 4 in the East 1/2 of the West 1/2 of the West 1/2 of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota

Documents:

[PLAT6ASARAAVE.PDF](#)
[L6-A 31-104-60.PDF](#)

13. OTHER BUSINESS:

14. ADJOURNMENT:

"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 605-995-8433 at least 24 hour prior to the scheduled meeting."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, APRIL 10, 2017**

NOT APPROVED

Chairman Larson called the April 10, 2017 meeting to order at 12:00 pm, City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD

Members Present: Larson, Griffith, Jirsa, Molumby, Schmucker, and Allen

Members Absent: Everson and Fergen

Others Present: Putnam, McGannon, Ellwein, J. Johnson, Laursen, London, Hegg, J. Bathke, M. Jenniges

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

Approval of Minutes: Motion by Griffith, seconded by Jirsa to approve the minutes of the March 27, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Griffith to schedule the next meeting for April 24, 2017. All members present voting aye, motion carried.

Conditional Use Permit: (Tabled from last meeting)

Merlin Tingle has applied for a conditional use permit to construct a multi-family dwelling building on the property legally described as: Lot X-1, except the East Three Hundred Seventeen Feet (E.317' thereof, within Lot X, in the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼), Section Twenty-Nine (29), Township One Hundred Three (103) North, Range Sixty (60) West of the 5th Principal Meridian, City of Mitchell, Davison County, South Dakota (1800 Block of Loma Linda Dr). The property is zoned HB Highway Oriented Business District.

This application was tabled by the planning commission and the board of adjustment, because the commission requested a drainage study that is in compliance with city ordinance. An acceptable study has not been submitted to the Public Works Department. Jeff Bathke, Davison County Drainage Administrator, presented the commissioners exhibits, photos, and state drainage statutes. He mentioned there is pending litigation regarding drainage issues in this area. Mr. Tingle did not attend the meeting. Putnam informed the commission that minutes of the last meeting and city ordinances were delivered to the applicant. Motion by Molumby, seconded by Schmucker to continue to table this application until a drainage study is provided. All members voting aye, motion carried.

Plan Approval: 1st National Bank, 210 N. Lawler, Central Business District. Hegg and Putnam indicated this was an interior remodel only. Hegg has reviewed and the plans complies with codes. Motion by Griffith, seconded by Schmucker to approve the plans. All members present voting aye, motion carried.

Plan Approval: I-90 Truck Haven, Burr and I-90, zoned Highway Oriented Business District. The owners are remodeling the area where the Subway restaurant is located. Hegg has mentioned this meets code and may help in sewer issues. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, Block 1 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Chuck Mauszycki, Jr was present to answer questions. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 11, Block 2 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M, City of Mitchell, Davison County, South Dakota. Mauszycki indicated that all the lots in this development have been sold. McGannon reminded the commission that improvements to the road may be assessed and forthcoming. Motion by Griffith, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lot 1 of Cabela's First Addition to the City of Mitchell, Davison County, South Dakota; and Unit 1 in Cabela's Mitchell Condominium, A Condominium According to the Master Deed Filed May 4, 2000 in Book 196 on Page 273 in the Office of the Register of Deeds in Davison County, South Dakota, Together with the Undivided Interests in the General and Restricted Common Areas and Facilities Appurtenant to Said Unit Located in Lot 4 of Cabela's First Addition to the City of Mitchell, Davison County, South Dakota: All According to the Recorded Plat thereof filed in Book 17 of Plats 39 therein. Putnam reported that County Officials and he have many formatting and procedural issues with this proposed plat. Putnam has been in contact with the surveyor and has determined this is a preliminary plat and not in compliance with statute and it is not recordable. The surveyor ask that the planning commission review the plat anyway and provide any initial comments.

Motion by Molumby, seconded by Griffith to suggest the plat clearly identify access to Spruce Street and acknowledge that this is only a preliminary plat and will review the final plat. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:20 pm.

Chairman

Date

Neil Putnam

From: Neil Putnam
Sent: Thursday, April 13, 2017 1:06 PM
To: Cathy Krall
Subject: FW: Lake House - Patio Roof Project
Attachments: CCE06042017_2.pdf

For planning commission

From: Mitchelltelecom [mailto:jeremy.qh1@mitchelltelecom.net]
Sent: Thursday, April 06, 2017 4:15 PM
To: Neil Putnam <nputnam@cityofmitchell.org>; John Hegg <jhegg@cityofmitchell.org>
Cc: Bill Lemer <lernerwilliam@gmail.com>
Subject: Lake House - Patio Roof Project

Neil & John,

See attached drawing for the patio roof project on the west side of the Lake House Restaurant in Mitchell. We are proposing to build, over a portion of the existing concrete patio, a covered patio roof area with open sides to protect our customers from foul weather, rain, and to create a shaded area for patio dining and viewing of Lake Mitchell. The roof will consist of a common clear span truss system bearing on 6x6 cedar posts on concrete footings. Finish materials will be consisting of color-match materials of the same siding, roofing, and soffit system to match the existing building. Interior ceiling height will be 9 feet with a 3:12 roof pitch common gable truss.

Please get this on the next planning committee meeting if possible. We would like to begin construction as soon as possible to have complete for the late spring season and in order to complete some landscaping projects the roof will need to be completed first.

John... would you also be able to get this in under the existing building permit we have pulled for the "south addition"? Let me know on this and what a possible cost would be. Total cost of the project is about \$8,000 materials and labor... so very minimal...

Let me know if you have any questions.

Thanks!
Jeremy

Jeremy Jensen

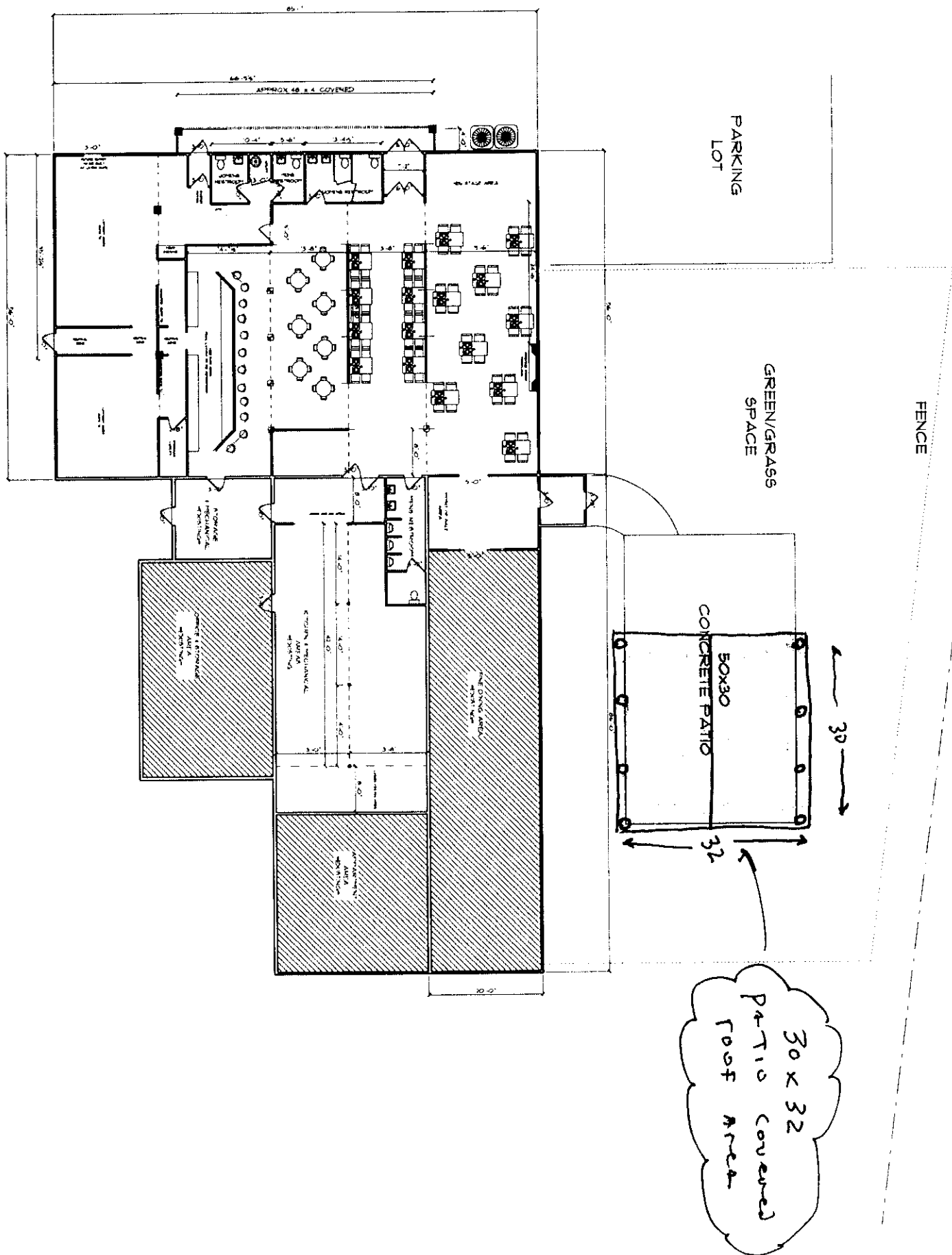
Quality Homes LLC. | Custom Touch Homes LLC.
Cell: 1-(605)-350-1265
Office: 1-(605)-995-6215
Fax: 1-(605)-995-6218
Email: jeremy.QH1@mitchelltelecom.net
Website: www.customtouchhomes.com

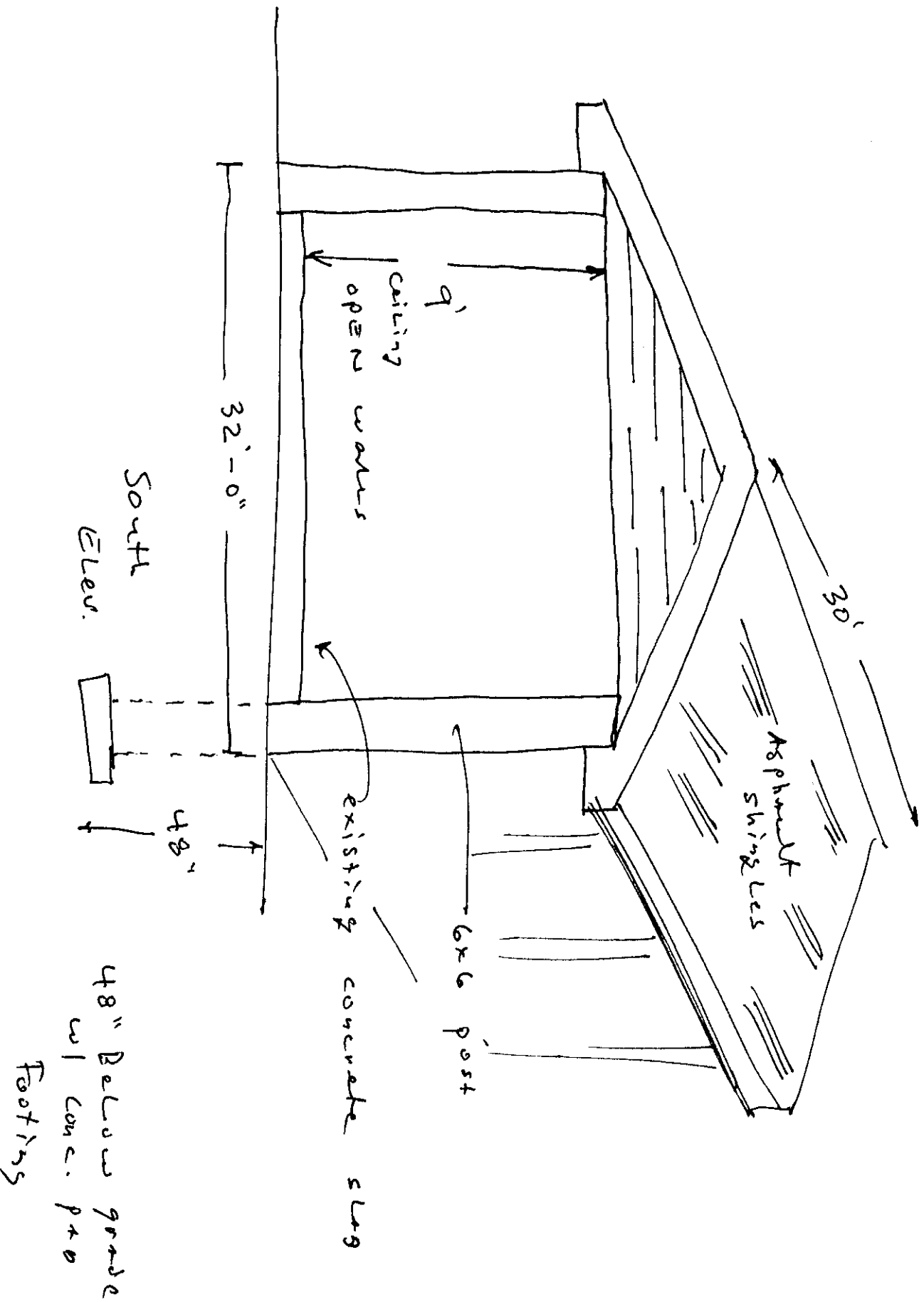


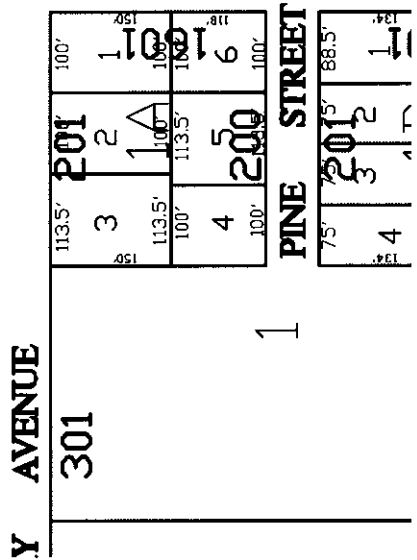
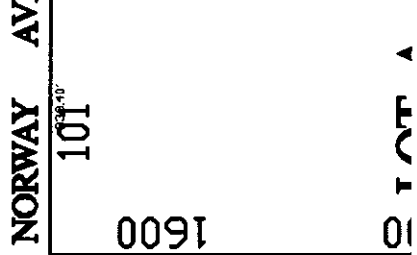
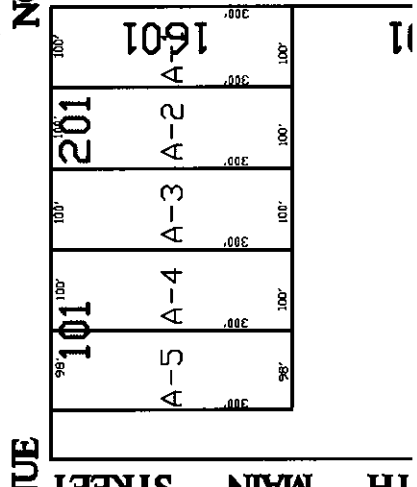
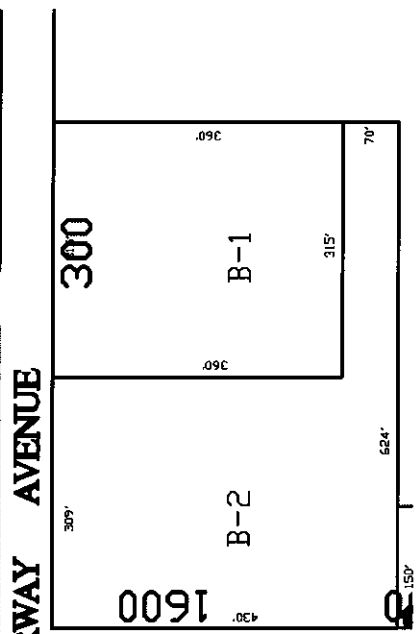
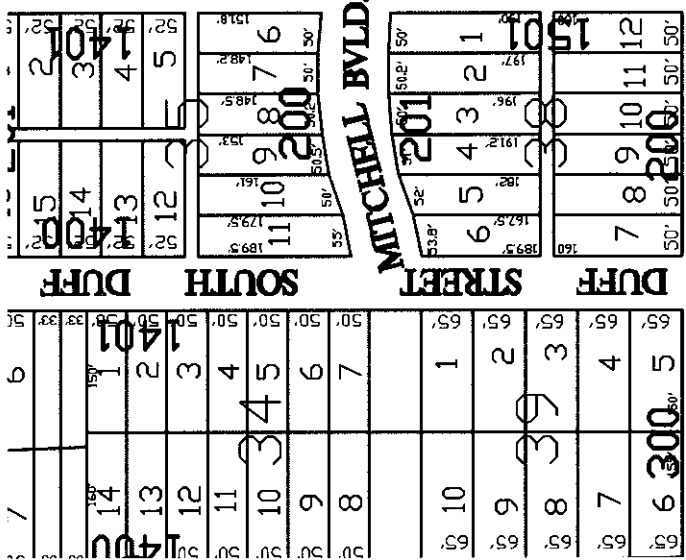
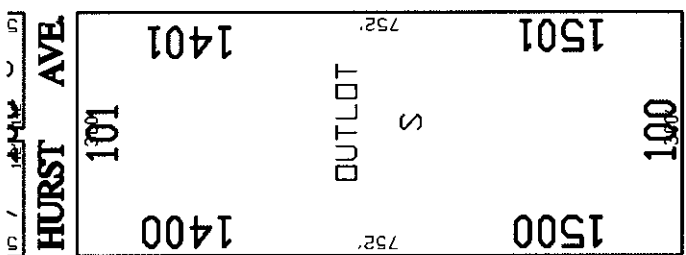
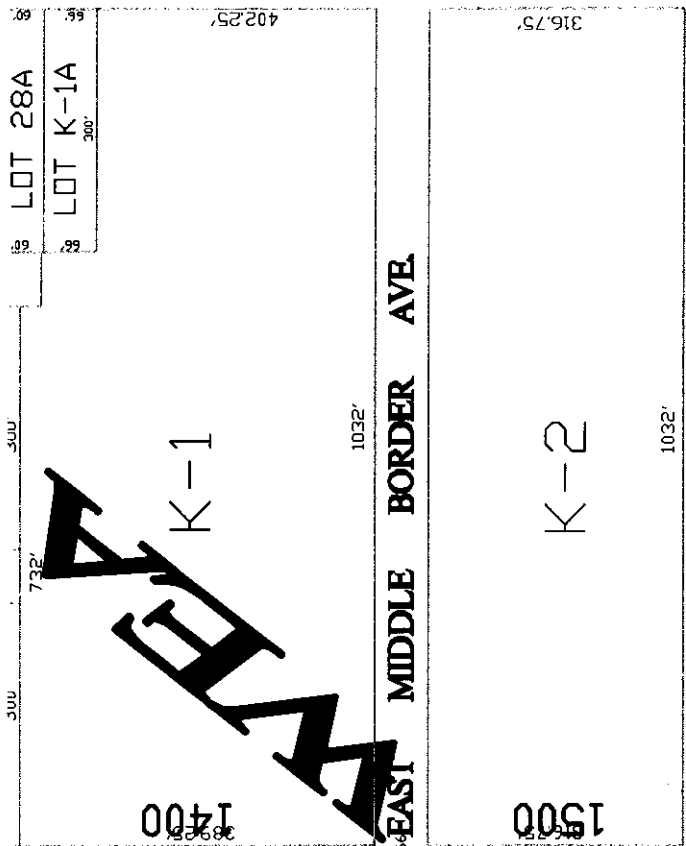
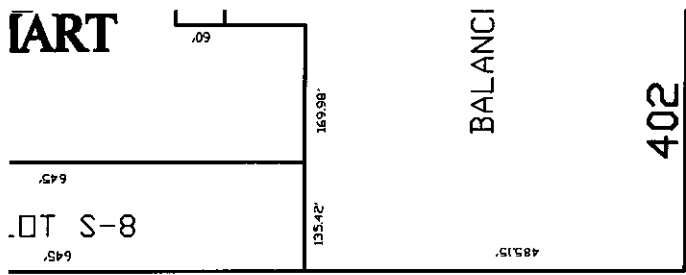
1525 West Elm Ave
Mankato, MN 56001
505-995-6215

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KCM RENTALS INC
304 E ST ANDREWS DR
SIOUX FALLS SD 57108

ROGER KLOCK & JOHN SCWAN
& SCHULL ENTERPRISES LLC
1110 WILLIAMS AVE
MITCHELL SD 57301

MITCHELL SCHOOL DISTRICT
DBA MTI
821 N CAPITAL ST
MITCHELL SD 57301

R & B RENTALS LLC
324 FAIROAKS AVE
MITCHELL SD 57301

LINDA PUTNAM
1110 WILLIAMS AVE
MITCHELL SD 57301

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 James River Housing Inc. has applied for a conditional use permit to construct Self-service storage facility with varying compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department on the property legally described as; Lot K-2, Weavers Squares Addition, NW ¼ 27, T 103 N, R 60 W, City of Mitchell, Davison County, SD (1401 S Main St). The property is zoned (R4) High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on April 24, 2017, 12:00 P.M and the Board of Adjustment on May 1, 2017 at 6:30 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 7th day of April, 2017.

Michelle Bathke

FINANCE OFFICER

Publish twice: April 13 & April 20, 2017

Approximate Cost:

APPLICATION FOR CONDITIONAL USE PERMIT

TO: THE MITCHELL PLANNING COMMISSION AND THE BOARD OF
ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s), James River Housing Inc., hereby make(s)
application for a conditional use permit application pursuant to the provisions of the City of
Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot K-2, Weavers Squares Addition, NW ¼ 27, T 103 N, R 60 W, City of Mitchell,
Davison County, South Dakota (1400 S Main St)

Applicant(s) and owner(s), James River Housing Inc., of the above described real
property request(s) a conditional use permit application for Self-service storage facility with vary
compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the
stipulation the property be adjacent to a major collector or arterial as designated by the public
works department. The said real property is zoned (R4) High Density Residential District.

The names and addresses of the current property owners within one hundred and forty
feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the
filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning
Commission and the Board of Adjustment. Furthermore, the applicant requests the City of
Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's
Ordinances.

Dated this 8th of April, 2017.

James River Hsg Inc

DBA Middle Border Estates

APPLICANT


OWNER



GRAPHIC SCALE

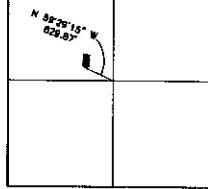


(IN FEET)
1 inch = 100 ft.

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

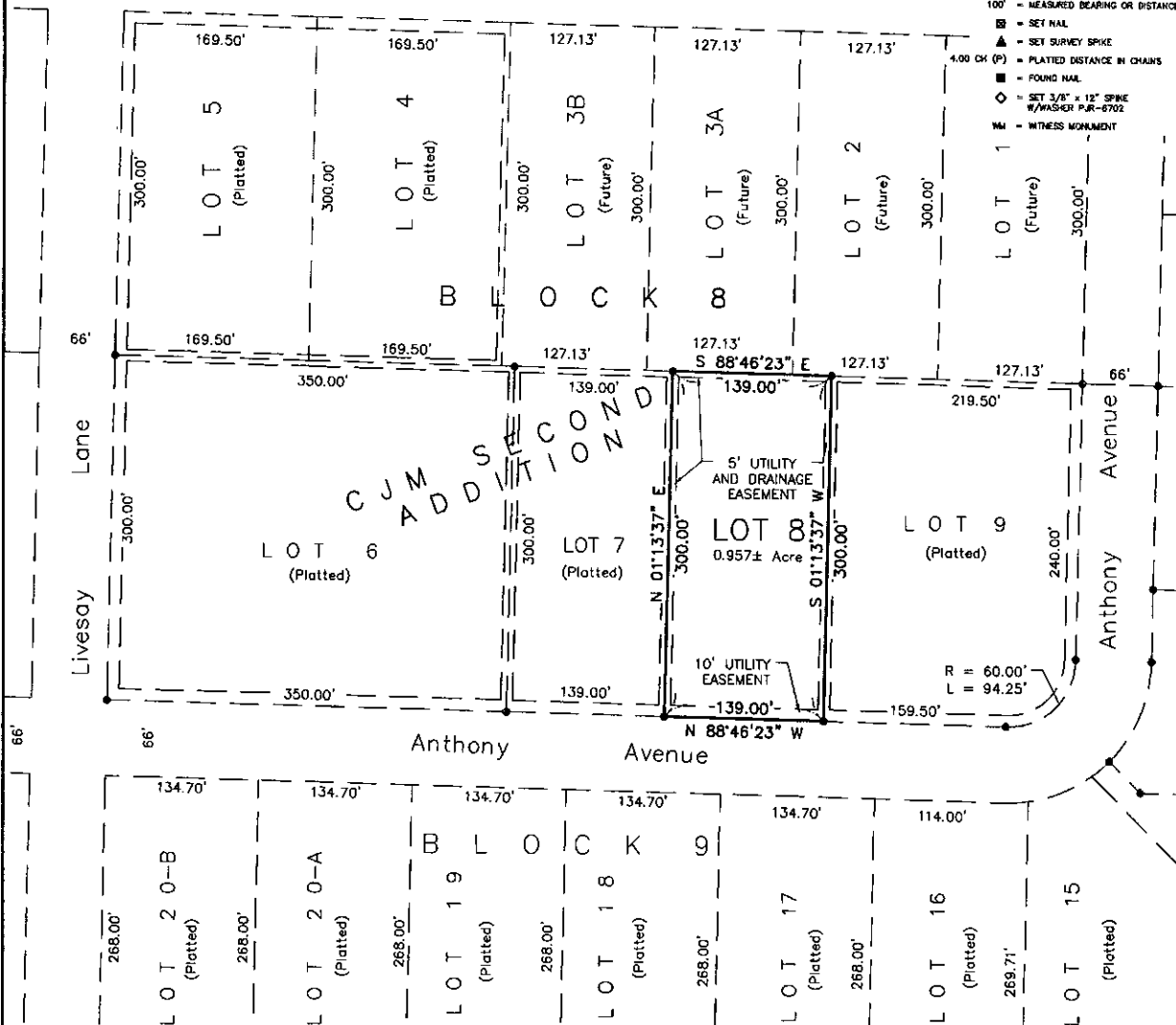
SEC. 32, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- - FOUND IRON MONUMENT
- - SET 5/8" X 16" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- ▲ - SET SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" X 12" SPIKE W/WASHER P.R.#-6702
- WM - WITNESS MONUMENT



A PLAT OF LOT 8, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

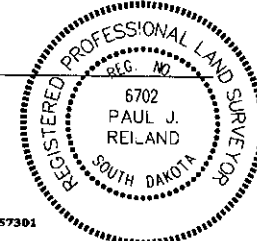
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 10, 2017, survey those parcels of land described as follows: LOT 8, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this _____ day of _____, 2017.

Registered Land Surveyor #SD6702

SPN

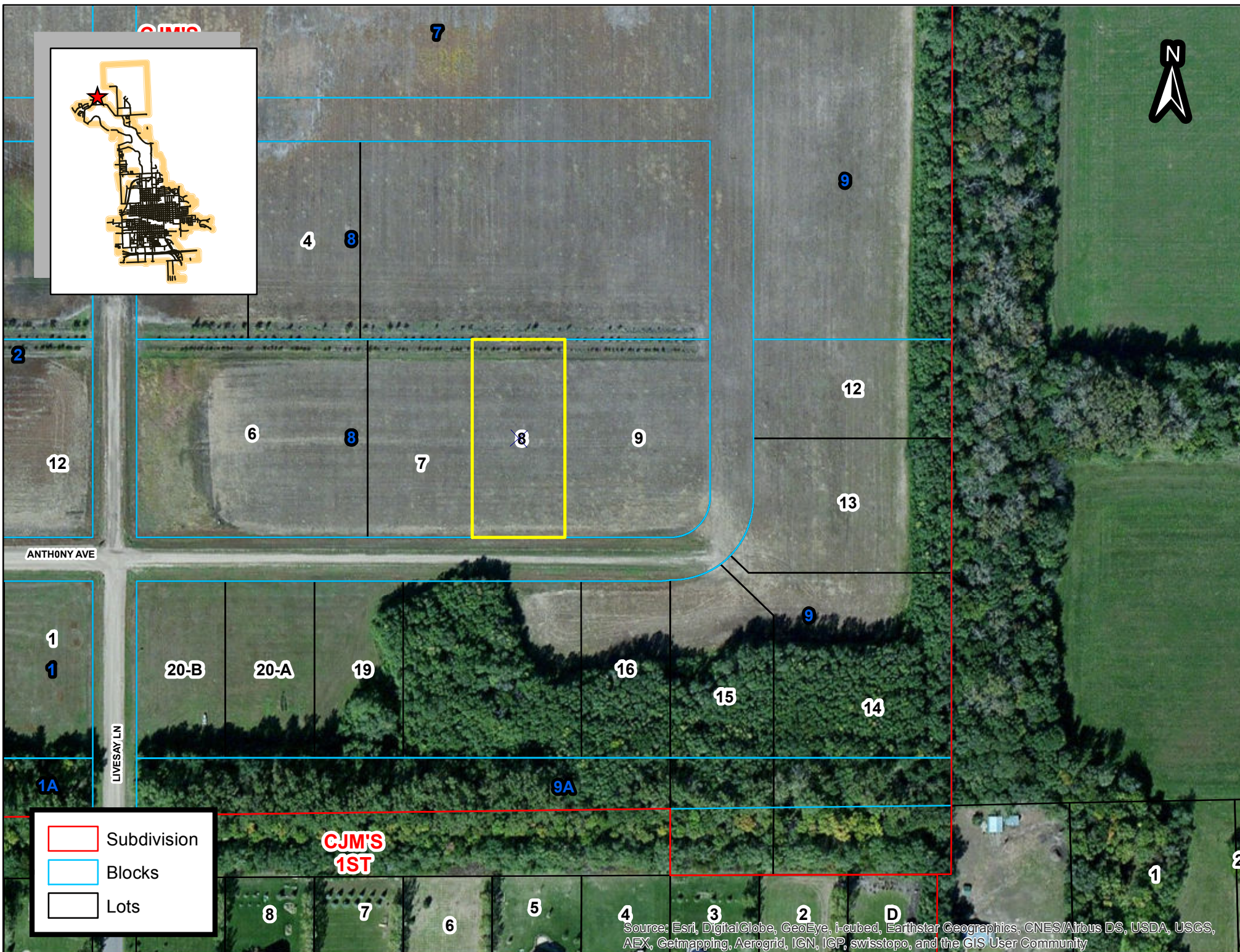
& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



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

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2017.

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



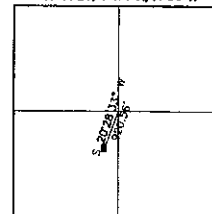
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SEC. 20, 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. 5702
- 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 388
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

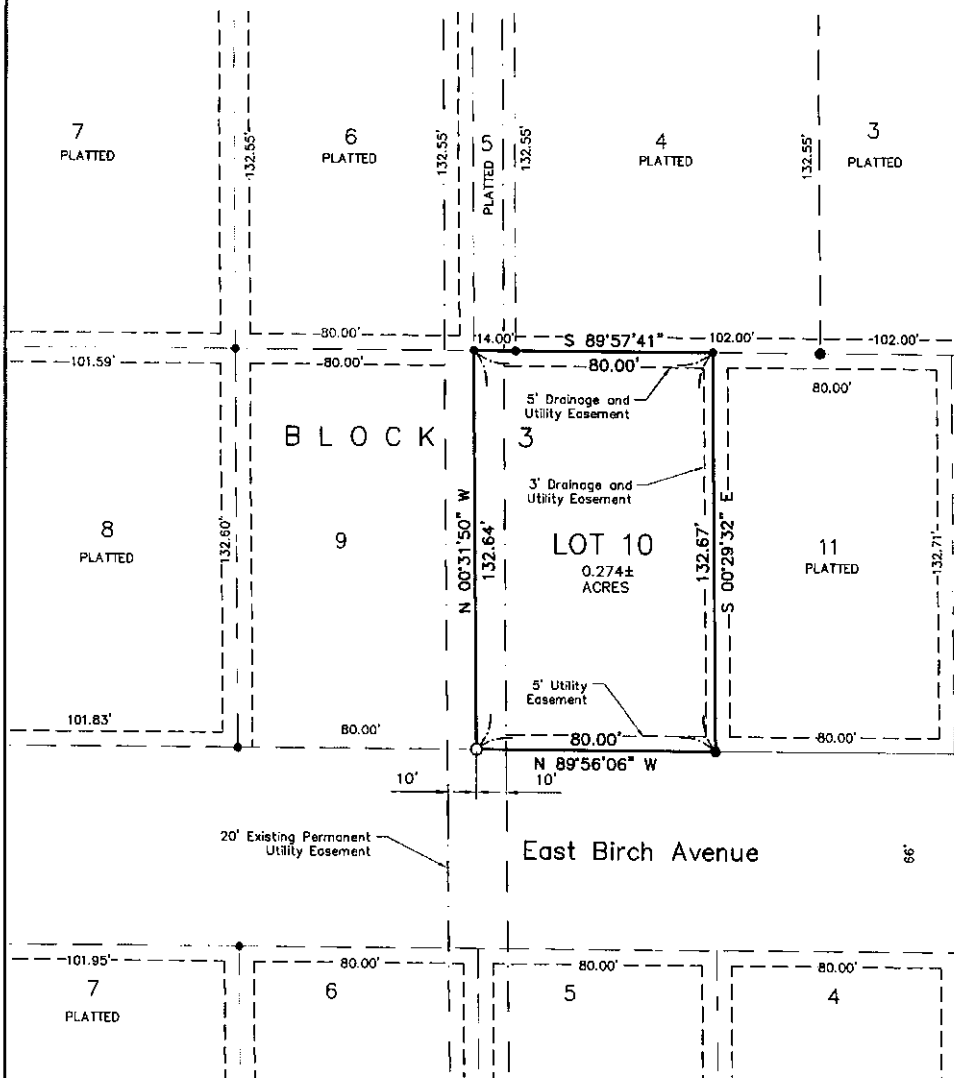
BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM

**EASEMENTS WITHIN LOT 10, BLOCK
3 DEDICATED BY THIS PLAT:**

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

REAR = 5' DRAINAGE AND UTILITY
EASEMENT

EAST SIDE = 3' DRAINAGE AND UTILITY
EASEMENT



A PLAT OF LOT 10, 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 April 14, 2017, survey those parcels of land described as follows: LOT 10, 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 April, 2017.

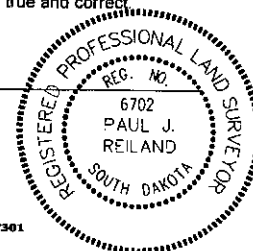
Registered Land Surveyor #SD6702

SPN

& Associates

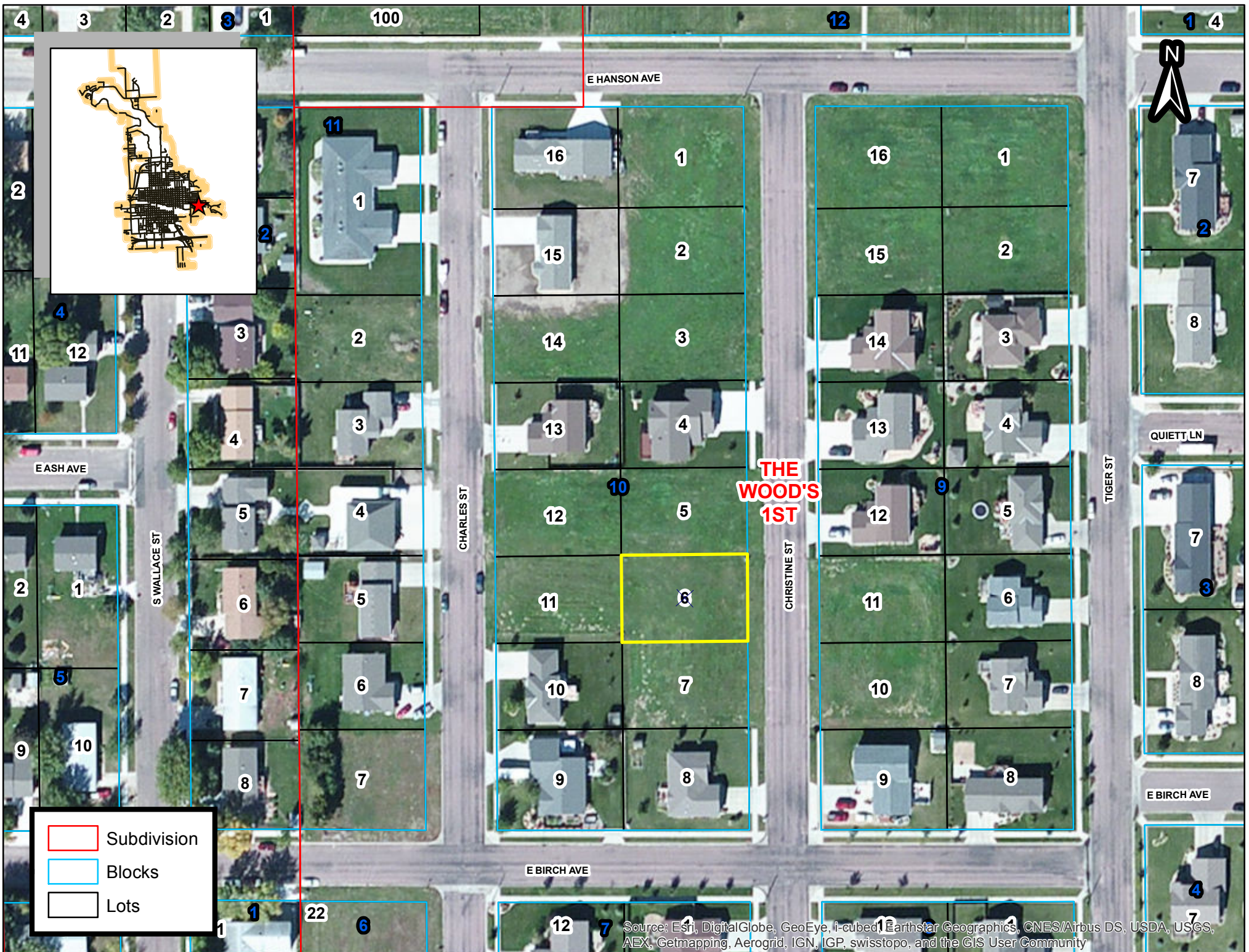
Engineers, Planners and Surveyors

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



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

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





GRAPHIC SCALE

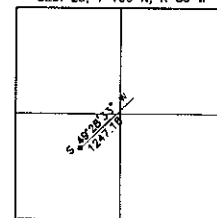


(IN FEET)

1 inch = 60 ft.

Easements Within Lot 6, Block 10 Dedicated by this Plat:

- Rear and Sides Without Streets = 5' Wide Utility and Drainage Easement
 -Abutting Street = 5' Wide Utility Easement



LOCATION MAP

SCALE: 1" = 3000'

LEGEND

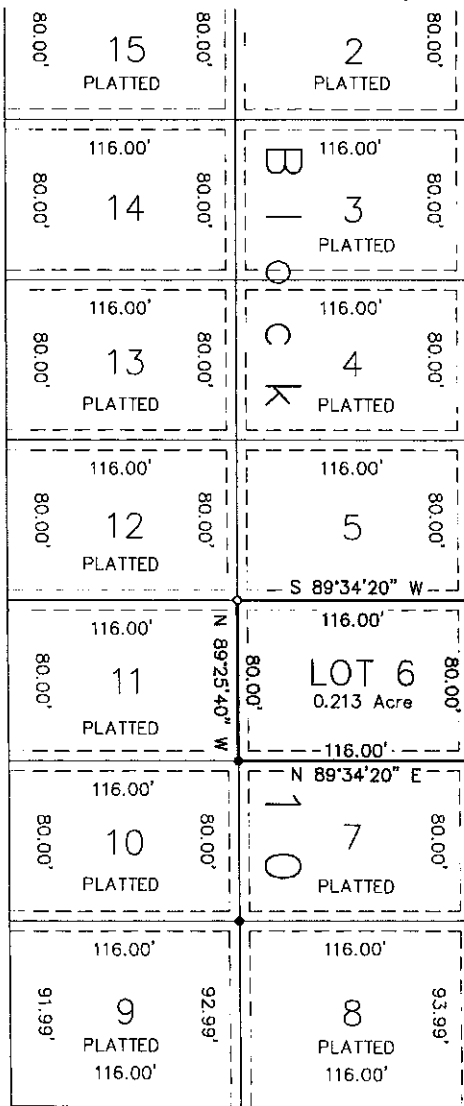
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.N.R.-6702
- WM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

PREPARED BY: PAUL J. REILAND, R.L.S.
 2100 NORTH SAUBORN 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/GPD DISTANCES

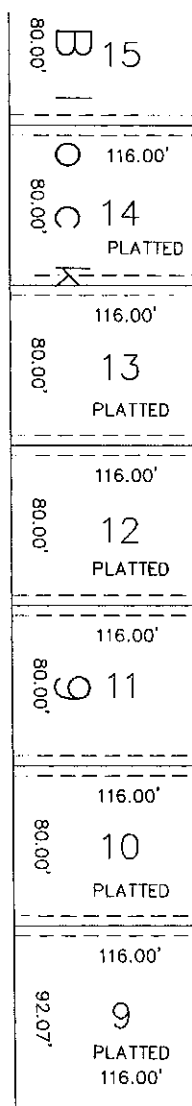
Charles

Street



Christine

Street



66'

66'

E. Birch Avenue

A PLAT OF LOT 6, BLOCK 10 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 April 14, 2017, survey those parcels of land described as follows: LOT 6, BLOCK 10 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 April, 2017.

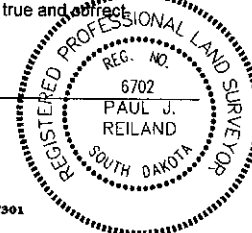
Registered Land Surveyor #SD6702

SPN

& Associates

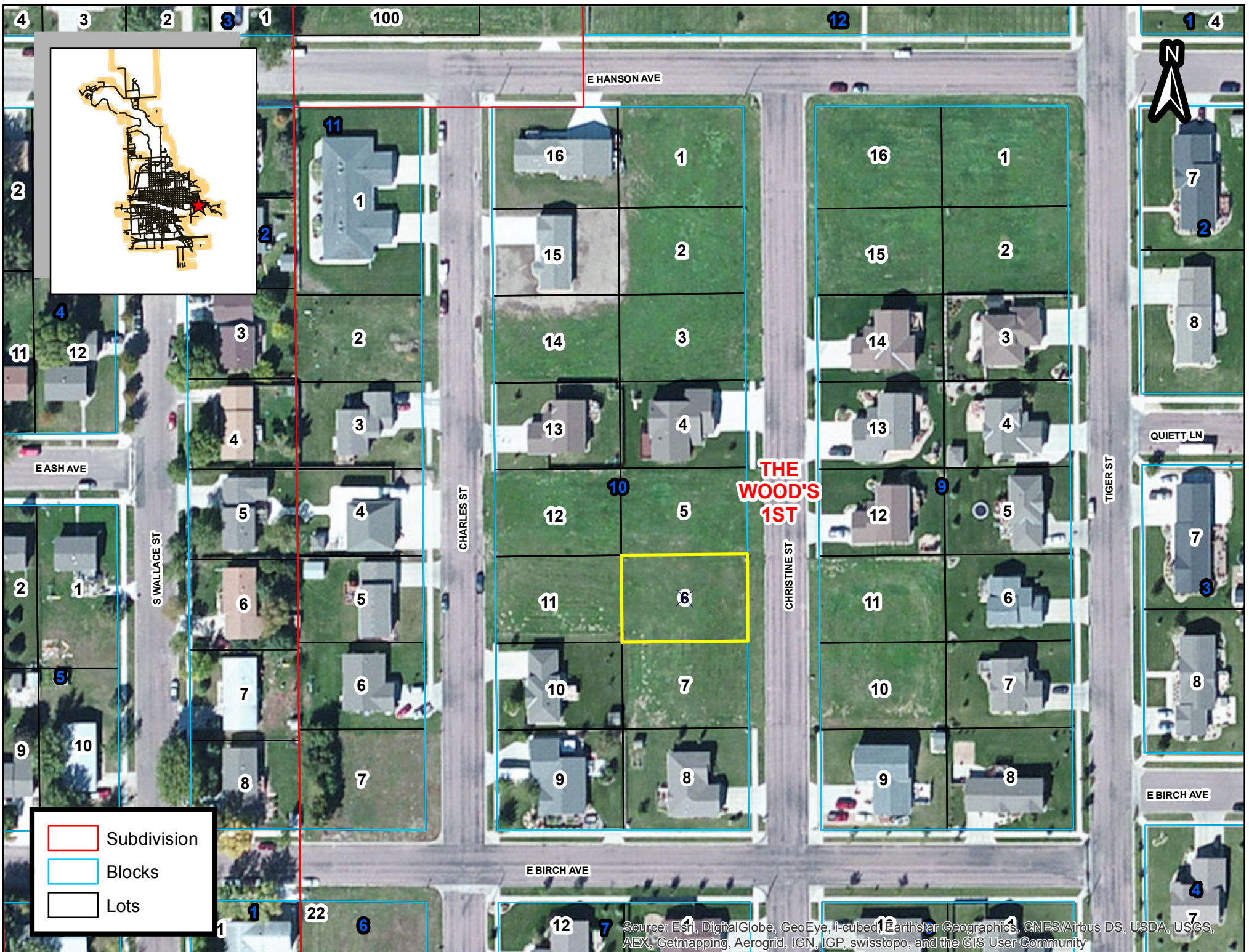
Engineers, Planners and Surveyors

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



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

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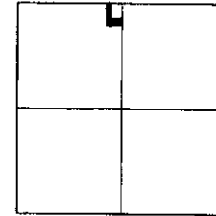
GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

SEC. 31, T 104 N, R 60 W



LOCATION MAP

SCALE: 1" = 3000'

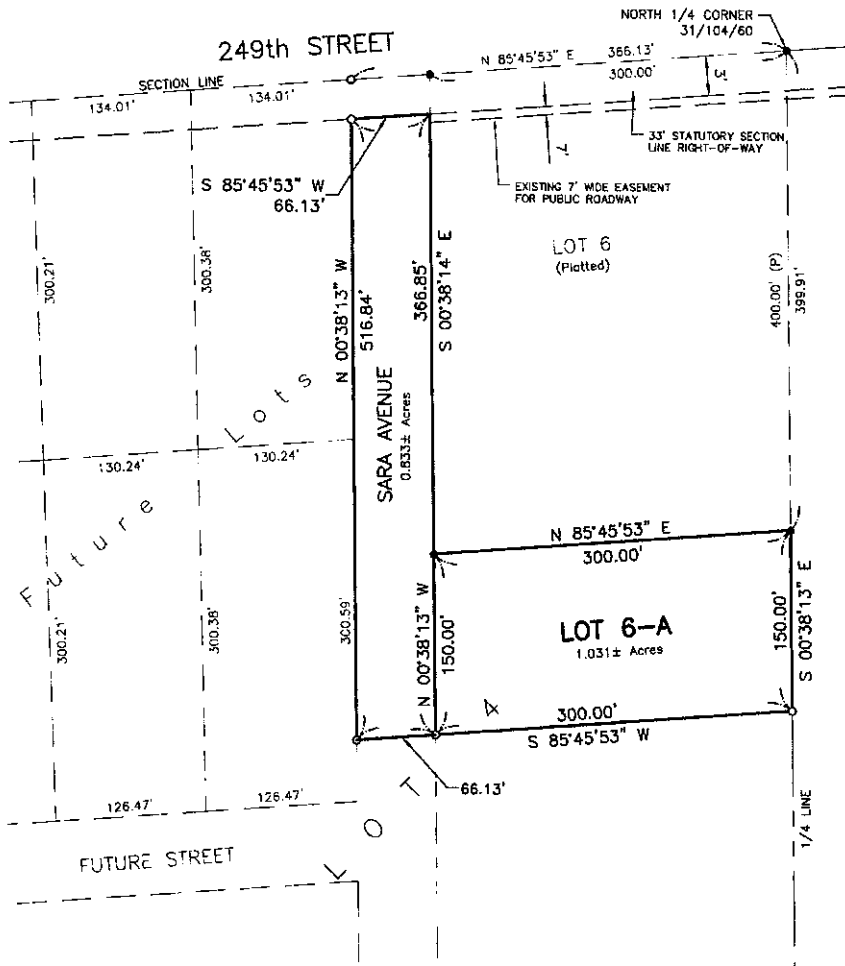
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 16" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- △ = SET 3/8" X 12" SPIKE W/WASHER P.W.-8702
- 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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GRID 12A.

GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.



A PLAT OF LOT 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE,
A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION
31, 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 17, 2017, survey those parcels of land described as follows: LOT 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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 April, 2017.

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) 996-0615



**A PLAT OF LOT 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE,
A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION
31, T 104 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 I, the undersigned, hereby certify that Maui Farms 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 LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms 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 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms 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 6-A shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 249th Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2017.

Charles J. Mauszycki, Jr., Vice President of Maui Farms Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of Maui Farms 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 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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 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 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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 City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2017.

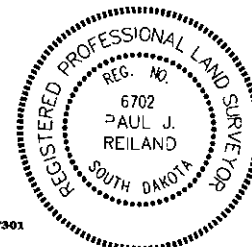
Chairman/Vice-Chairman of Mitchell City Planning Commission

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 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE,
A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION
31, 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 _____, 2017; and

WHEREAS, it appears from an examination of the plat of LOT 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2017.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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.

The undersigned hereby certifies 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 _____, 2017.

Chairman/Vice-Chairman of Davison County Planning Commission

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 6-A OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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.

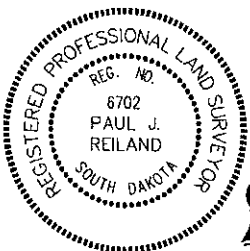
Dated this _____ day of _____, 2017.

Chairperson/Vice-Chairperson, Board of County
Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2017, approving the above named plat.

Auditor/Deputy Auditor of Davison County



SPN

& Associates

Engineers, Planners and Surveyors

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

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
6702
PAUL J. REILAND
SOUTH DAKOTA

