

CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N. MAIN ST, MITCHELL, SD
DATE: JUNE 12, 2017, 12:00 PM

1. TIME: 12:00 PM NOON
2. CALL TO ORDER:
3. ROLL CALL:
4. APPROVE AGENDA:
5. Approval Of Minutes: May 22, 2017

Documents:

[PLANNINGCOMMIN5222017.PDF](#)

6. SCHEDULE NEXT MEETING: JUNE 26, 2017

7. **CONDITIONAL USE PERMIT:**

Mitchell Power Equipment LLC (Larry Bartscher) and Gordon and Darlene Bailey are making an application for a conditional use permit for operation of a service center for small engine or motorized engine repair and outdoor sales and storage. The property is legally described as W 51.2' of Lots 1 & 2A, Block 12, Original Addition (113/115 E 2nd Ave) and Lot 16, Block 12, Original Addition (118 N Main St), City of Mitchell, Davison County, SD. The property is zoned CB Central Business District.

Documents:

[MITCHELLPOWERBAILEYCUP.PDF](#)

8. **Variance:**

Randy Wittstruck has made an application for a variance of 2,400 square feet vs 2,000 square feet as required for construction of a detached garage at the property legally described as Lot 134, Overlook Addition, City of Mitchell, Davison County, South Dakota, located at 615 S Kimball St. The property is zoned R3 Medium Density Residential District.

Documents:

[WITTSTRUCKVAR.PDF](#)

9. **PLAT: A Plat Of Lots 2A-1 And 2A-2, Block 2 Of B. And J. DeVries First Addition In The NE 1/4 Of Section 31, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota**

Documents:

[DOC060717-06072017093953.PDF](#)
[L2A-1 2A-2 B AND J DEVRIES.PDF](#)

10. **Plat: : Lot4A, A Subdivision Of Lot 4 Of Cabela's First Addition, Located In The South Half Of Section 27, Township 103 North, Range 60 West To The City Of Mitchell, Davison County, South Dakota**

Documents:

[LOT4ACABELAS.PDF](#)

- 11. Plat: A Plat Of Lot 30 Of The Island First Addition, A Subdivision Of The SE 1/4 Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County**

Documents:

[L30ISLAND1ST.PDF](#)

- 12. Plat: A Plat Of Lot 6, Block 2 Of CJM Second Addition In The NW 1/4 Of Section 32, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[L6B2CJM2ND.PDF](#)

- 13. Plat: A Plat Of Lot 8, Block 3 Of CJM Second Addition In The NW 1/4 Of Section 32, T 104 N, R 60 W Of The 5th P.M., A Portion Of Which Lies Within The City Of Mitchell, Davison County, South Dakota**

Documents:

[L8B3CJM2ND.PDF](#)

- 14. Recommendation On Petition To Vacate A Public Road**

A Wholly unimproved and completely unopened portion of a certain right of way designated as "R-O-W FOR FUTURE AVE. "E" WEST" located within the boundaries of real property owned by Kevin H. Hagen, particularly, the W 167' of Lot C, the W 167' of Lot D, the E 100' x S 110' of Lot E, and the W 167' x S 110', all in the SW1/4SE1/4 of Section 19, T 103 N, R 60 W of 5th P.M., Davison County, SD

Documents:

[MITCHELLMANFVACATION.PDF](#)

- 15. OTHER BUSINESS:**

- 16. 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: MAY 22, 2017**

NOT APPROVED

Chairman Larson called the May 22, 2017 City Planning Commission Meeting to order at 12:00 pm in the City Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Everson, Fergen, Griffith, Jirsa, Schmucker, and Allen

Members Absent: Molumby

Others Present: Eliwein, J.Johnson, London, Overweg, Laursen, Jenniges, Hegg, Putnam,

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

Approval of Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the May 8, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Everson to schedule the next meeting for June 12, 2017. All members present voting aye, motion carried.

Plat: A Plat of Lots 2-A1 and 2A-2, Block B and J. Devries First Addition in the NE ¼ of Section 31, T 103 N, R 60 W of the 5th P.M., Davison County, SD. The plat was inadvertently not included in the agenda packet; therefore, it cannot act upon. Motion by Everson, seconded by Schmucker to table the plat until next meeting. All members present voting aye, motion carried.

Plat: Plat of Lots 13A and 14 in the Replat of Tract E Wild Oak Golf Club Addition to the City of Mitchell, Davison County, SD. Putnam stated the owners are adjusting some footage, otherwise it follows the master plan. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 7, Block 5 of Woodland Heights First Addition, A Subdivision of Lot 2 of 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, South Dakota. Motion by Griffith, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: Doug Dailey, applicant has applied for a conditional use permit to construct a professional office building to located at 1408 N Sanborn Blvd., legally described as Lots 7 & 8, Block 13, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

Doug Dailey applicant and Dr. Don Dailey property owner were present. Gary Ringling, neighboring property owner was also present and presented written comments. No other written comments were received.

The public notice was published in the *Mitchell Daily Republic* on May 12 & May 25, 2017 and letters to the neighboring property owners were sent on May 10, 2017.

Mr. Dailey provided an explanation of his plan to construct a law office on the two lots. It will face Sanborn Blvd. He provided an explanation of where his employees and clients will park. He said he will provide more parking than required. He indicated entrances will be from 14th, Sanborn and the alley to the north. He noted a fence has been installed and some trees have been removed. He addressed drainage. Motion by Jirsa, seconded by Everson to recommend approval of the conditional use permit. All members present voting aye, motion carried.

Variance: Doug Dailey, applicant has applied for a backyard variance of 4 feet vs. 25 feet to construct a professional office to be located at 1408 N. Sanborn Blvd, legally described as Lots 7 & 8, Block 13, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

Doug Dailey applicant and Dr. Don Dailey property owner were present. Gary Ringling, neighboring property owner was also present and provided written comments. The public notice was published in the *Mitchell Daily Republic* on May 12 & May 25, 2017 and letters to the neighboring property owners were sent on May 10, 2017.

Ringling expressed concerned about the closeness of the new building to his residence. He is particularly concerned about drainage. He asked the applicant about the newly installed fence. Larson expressed a preference that the building be moved further west. Putnam indicated that he advertised it as variance request with the frontage being Sanborn, which require the front yard to be 25' and the back yard 25' as well, hence a 4' backyard variance, in the event that is the interpretation of the planning commission or board of adjustment. The commission noted there are other offices in the area. Everson noted that if this was a residence the setback would be 3' if the front yard is 14th avenue. The lots are platted north and south.

Motion by Everson, seconded by Jirsa to determine 14th avenue as the front yard, therefore building complies with the setbacks thus variance approved. Roll Call: Everson yes, Jirsa yes, Griffith yes, Fergen yes, Schmucker no, and Larson no. Motion passes 4 to 2.

Plan Approval: Coborn's, 1800 N Main St, Zoned Highway Oriented Business District. Hegg provided an explanation of the proposed project. This is interior remodeling with significant electrical work. Motion by Everson, seconded by Griffith to approve the plan.

Chairman Larson adjourned the meeting at 12:35 pm.

Chairman

Date

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) Mitchell Power Equipment LLC, (Larry Bartscher) and
Gordon & Darlene Bailey hereby make(s) an application for a conditional use permit pursuant to
the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

W 51.2' of Lots 1 & 2A, Block 12, Original Addition, City of Mitchell, Davison County, South
Dakota (113/115 E 2nd Ave) and Lot 16, Block 12, Original Addition, City of Mitchell, Davison
County, South Dakota (118 N. Main St)

Applicant(s) and owner(s) of above described real estate request(s) a conditional use
permit for operation of service center for small engine or motorized engine repair and outdoor
sales and storage. The said real property is zoned (CB) Central Business 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 ____ of _____, 2017.

X Larry Bartscher
APPLICANTS

Darlene M. Bailey
OWNERS

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

Mitchell Power Equipment LLC (Larry Bartscher) and Gordon & Darlene Bailey are making an application for a conditional use permit for operation of a service center for small engine or motorized engine repair and outdoor sales and storage. The property is legally described as W 51.2' of Lots 1 & 2A, Block 12, Original Addition (113/115 E. 2nd Avenue) and Lot 16, Block 12, Original Addition (118 N Main St), City of Mitchell, Davison County, SD. Zoned CB Central Business District.

You are further notified, the City Planning Commission will be conducting a hearing on this application on June 12, 2017 at 12:00 pm and the Board of Adjustment will be holding a hearing on June 19, 2017 at 6:30 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 25th day of May, 2017.

Michelle Bathke

Finance Officer

Publish Twice: June 1 and June 8, 2017.

Approximate Costs:

JEFF & LINDA LOGAN TRUST
44 BAY HILL
MITCHELL SD 57301 *app*

MITCHELL THEATRE CO
44 BAY HILL
MITCHELL SD 57301 *app*

EDWARD & EILEEN ANDERSON
412 WILDWOOD AVE
MITCHELL SD 57301

RICHARD & BETTY ANDERSON
114 TIGER ST
MITCHELL SD 57301

GBM INVESTMENTS
PO BOX 1200
MITCHELL SD 57301

CHM VENTURES LLC
600 W 10TH AVE
MITCHELL SD 57301

S & M PRINTING
110 N LAWLER ST
MITCHELL SD 57301

SCHUH RENTAL PROPERTIES
41280 ROCK CREEK DR
MITCHELL SD 57301

LARRY BARTSCHER
113 E 2ND AVE
MITCHELL SD 57301

BOYD & KAY REMINITZ
116 E 3RD AVE
MITCHELL SD 57301 *app*

JOSE & MARIA GUZMAN
46760 269TH ST
SIOUX FALLS SD 57106

BRANDON & RACHEL DYKSTRA
1010 S MILLER
MITCHELL SD 57301

GERALD CAREY
PO BOX 1105
MITCHELL SD 57301

JASON BATES
112 N MAIN ST
MITCHELL SD 57301

RENAE & BRANDON GADES
114 N MAIN ST
MITCHELL SD 57301

ERIN TUTTLE
PO BOX 365
PLANKINTON SD 57368

GORDON & DARLENE BAILEY
118 N MAIN ST
MITCHELL SD 57301

June 1, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Mitchell Power Equipment LLC (Larry Bartscher) and Gordon & Darlene Bailey are making an application for a conditional use permit for operation of a service center for small engine or motorized engine repair and outdoor sales and storage. The property is legally described as W 51.2' of Lots 1 & 2A, Block 12, Original Addition (113/115 E. 2nd Avenue) and Lot 16, Block 12, Original Addition (118 N Main St), City of Mitchell, Davison County, SD. Zoned CB Central Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on June 12, 2017 12:00 P.M and the Board of Adjustment on June 19, 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.

I/We Jeff Logan for
OWNER
JEFF & LINDA LOGAN TRUST
110 E 2nd
112 E 2nd
ADDRESS
114 E 2nd

X APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

June 1, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Mitchell Power Equipment LLC (Larry Bartscher) and Gordon & Darlene Bailey are making an application for a conditional use permit for operation of a service center for small engine or motorized engine repair and outdoor sales and storage. The property is legally described as W 51.2' of Lots 1 & 2A, Block 12, Original Addition (113/115 E. 2nd Avenue) and Lot 16, Block 12, Original Addition (118 N Main St), City of Mitchell, Davison County, SD. Zoned CB Central Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on June 12, 2017 12:00 P.M and the Board of Adjustment on June 19, 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.

I/We LOGAN LUXURY THEATRES CORP.
OWNER
formerly MITCHELL THEATRE CO.
209 N LAWLER ST.

ADDRESS

X APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:



June 1, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Mitchell Power Equipment LLC (Larry Bartscher) and Gordon & Darlene Bailey are making an application for a conditional use permit for operation of a service center for small engine or motorized engine repair and outdoor sales and storage. The property is legally described as W 51.2' of Lots 1 & 2A, Block 12, Original Addition (113/115 E. 2nd Avenue) and Lot 16, Block 12, Original Addition (118 N Main St), City of Mitchell, Davison County, SD. Zoned CB Central Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on June 12, 2017 12:00 P.M and the Board of Adjustment on June 19, 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.

I/We Boyd + Kay Reimnitz
OWNER

125-135 E 2nd
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

June 1, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Mitchell Power Equipment LLC (Larry Bartscher) and Gordon & Darlene Bailey are making an application for a conditional use permit for operation of a service center for small engine or motorized engine repair and outdoor sales and storage. The property is legally described as W 51.2' of Lots 1 & 2A, Block 12, Original Addition (113/115 E. 2nd Avenue) and Lot 16, Block 12, Original Addition (118 N Main St), City of Mitchell, Davison County, SD. Zoned CB Central Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on June 12, 2017 12:00 P.M and the Board of Adjustment on June 19, 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.

I/We Arlen Schuch
OWNER

41280 Rock Creek Drive
ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:



Go gle Earth

feet
meters



APPLICATION FOR A VARIANCE

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), Randy Wittstruck is hereby submitting an application for a variance pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 134, Overlook Addition, City of Mitchell, Davison County, South Dakota (615 S Kimball St)

Applicant(s) and owner(s), Randy Wittstruck of the above described real estate is requesting an oversize variance for construction of a detached garage of 2,400 square feet vs 2,000 square feet as required. The said real property is R3 Medium 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(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 22 of May, 2017.

Randy Wittstruck
APPLICANT

Randy Wittstruck
OWNER

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 Randy Wittstruck is an oversize variance of 2,400 square feet vs 2,000 square feet for construction of a detached garage. The property is legally described as Lot 134, Overlook Addition, City of Mitchell, Davison County, South Dakota (615 S Kimball St) . The said real property is zoned (R3) Medium Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on June 12, 2017 at 12:00 P.M and the Board of Adjustment on June 19, 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 the 19th day of May, 2017.

Michelle Bathke

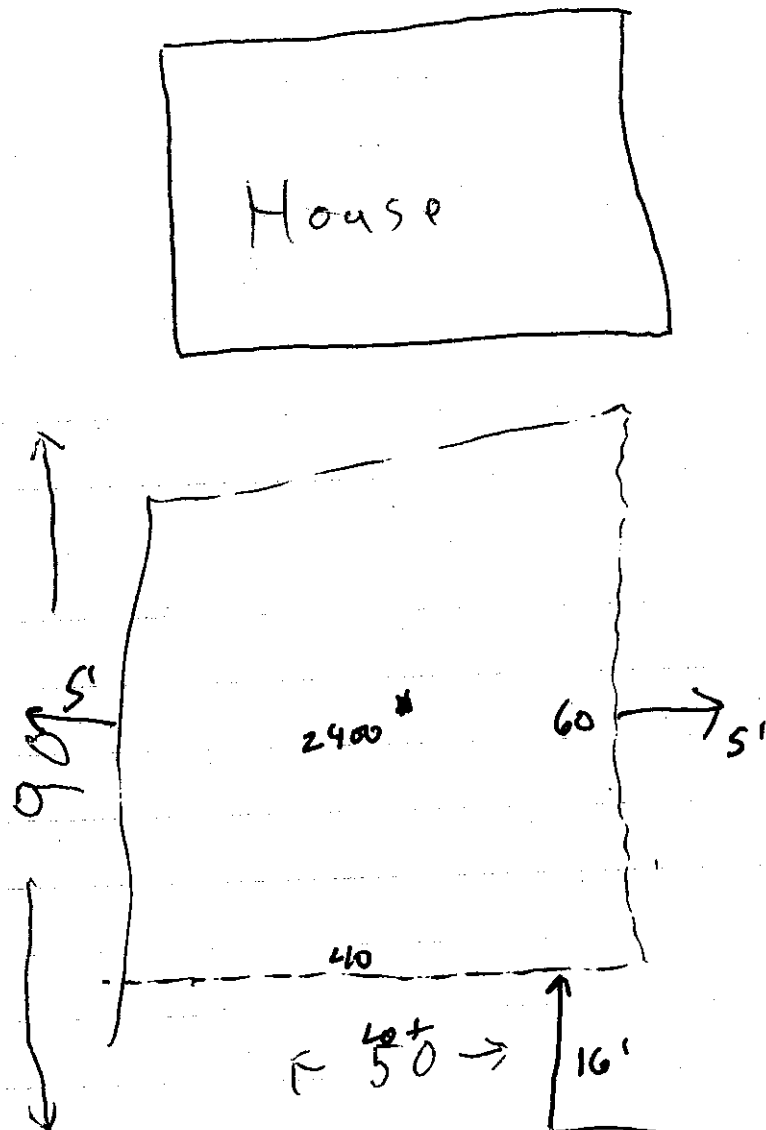
FINANCE OFFICER

Publish once: June 1, 2017

Approximate Cost:

615 S Kimbal

2



Alley

$$50 \times 42 = 7100 \times .45 = 3195$$

ROBERT SHANK
728 S KIMBALL ST
MITCHELL SD 57301

WAYNE & KIMBERLY HENGLEFELT
25401 406TH AVE
MITCHELL SD 57301

DOUGLAS & ELLA MAE GOEHRING
1514 PEBBLE BEACH RD
MITCHELL SD 57301

CURTIS & BYRON SCHRANK
608 S KIMBALL ST
MITCHELL SD 57301

HANSEN HOMES & RENTALS LLC
47152 276TH ST
HARRISBURG SD 57032

JOYCE BERG
317 E ELM AVE
MITCHELL SD 57301

JASON BRUHN
600 S KIMBALL ST
MITCHELL SD 57301

JOSEPH THURY
601 S KIMBALL ST
MITCHELL SD 57301

ALBERT & DONNA SCHULZ
605 S KIMBALL ST
MITCHELL SD 57301

DAVID & CHARLOTTE HUGHES
609 S KIMBALL ST
MITCHELL SD 57301

DOUGLAS DEURMEIER
615 S KIMBALL ST
MITCHELL SD 57301

DAVID BRUNS
24459 404TH AVE
LETCHER SD 57359

DELRAY GROCHOW
623 S KIMBALL ST
MITCHELL SD 57301

JAMIE SCHLADWEILER
701 S KIMBALL ST
MITCHELL SD 57301

RONALD & RAMONA PAVLIN
700 S LAWLER ST
MITCHELL SD 57301

DANIEL & RENEE NIEHUS
1216 E 11TH AVE
MITCHELL SD 57301

RANDALL WITTSTRUCK
616 S KIMBALL ST
MITCHELL SD 57301

JACQUELINE CHRISTIANSEN
612 S LAWLER ST
MITCHELL SD 57301

JAMES TEGETHOFF
2220 W HAVENS AVE
MITCHELL SD 57301

LELAND VOGEL
604 S LAWLER ST
MITCHELL SD 57301

JACK & SHARON CHRISTENSEN
600 S LAWLER ST
MITCHELL SD 57301



Go gle Earth



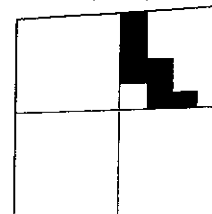


GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

SEC. 31, T 104 N, R 60 W

LOCATION MAP
SCALE 1" = 800'

LEGEND

- = FOUND IRON NAIL
- = SET 5/8" X 12" REBAR
- WITH PLASTIC CAP NO. 8702
- 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
- P = PLATTED

PREPARED BY: PAUL J. REILAND, 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

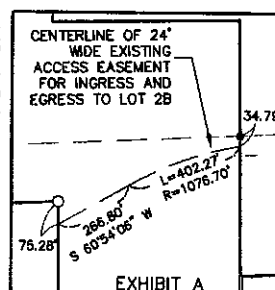
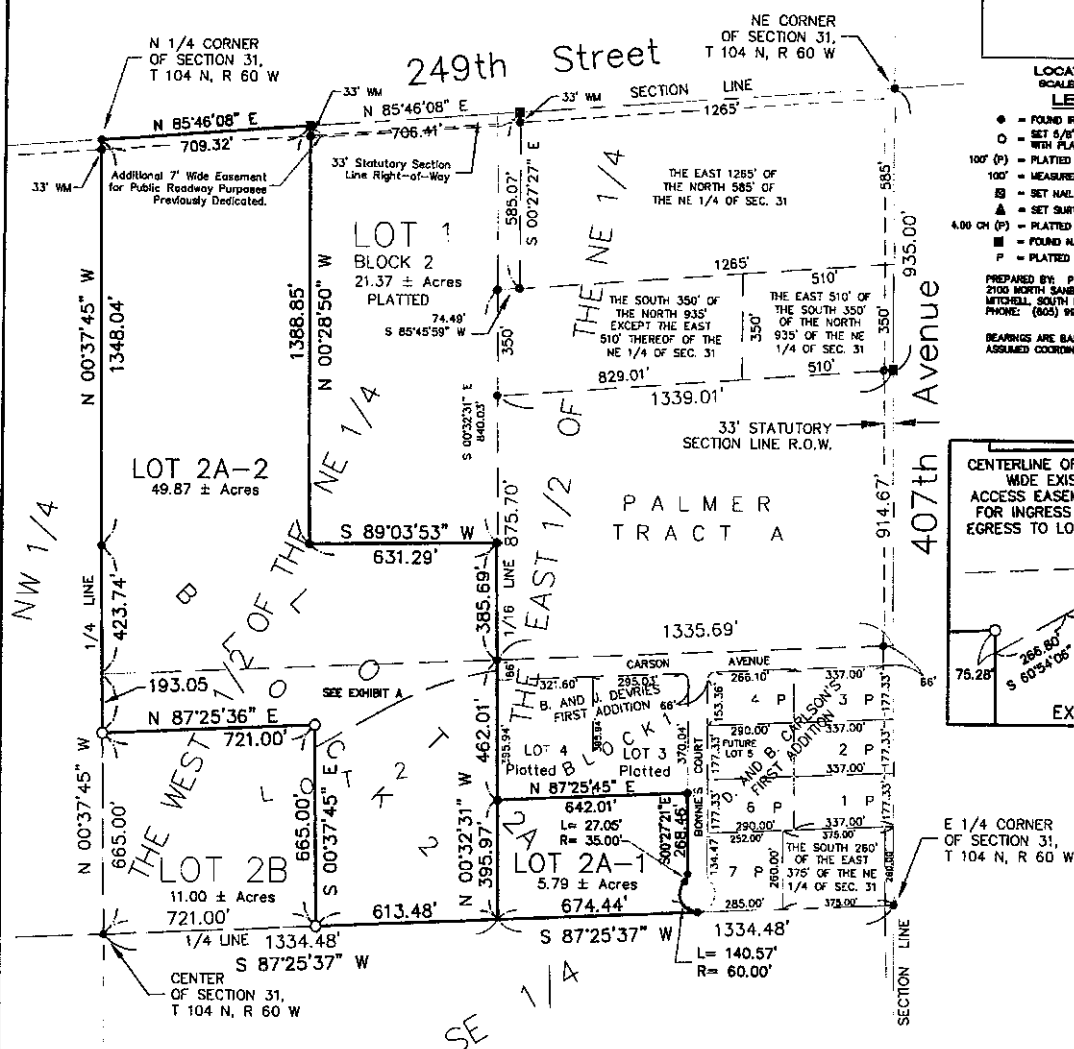


EXHIBIT A



A PLAT OF LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

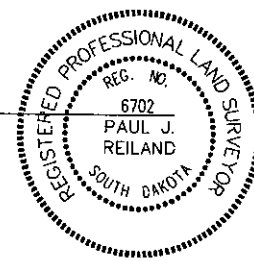
SURVEYOR'S CERTIFICATE

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 David L. DeVries, as owner, and under his direction for purposes indicated therein, I did on or prior to May 1, 2017, survey those parcels of land described as follows: LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT 2A, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 30 ON PAGE 24.

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 May, 2017.

Registered Land Surveyor #SD6702



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 368 Mitchell, South Dakota 57301
Phone: (605) 996-7761 FAX: (605) 996-0015

A PLAT OF LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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 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 BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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 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 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I 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 Lots 2A-1 and 2A-2, Block 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Bonnie's Court, Carson Avenue and 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.

I also hereby certify that the platting of said LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, does hereby vacate previously platted LOT 2A, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 30 ON PAGE 24.

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

David L. DeVries

STATE OF SOUTH DAKOTA)
JSS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, before me, _____, the undersigned officer, personally appeared David L. DeVries, known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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 LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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

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 LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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 LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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



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 LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES
FIRST ADDITION IN THE NE 1/4 OF SECTION 31, T 104 N, R 60 W OF
THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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 LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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 LOTS 2A-1 AND 2A-2, BLOCK 2 OF B. AND J. DEVRIES FIRST ADDITION IN THE NE 1/4 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

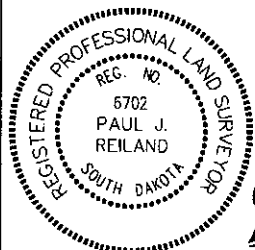
CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____
Highway Authority

Title: _____

Date: _____



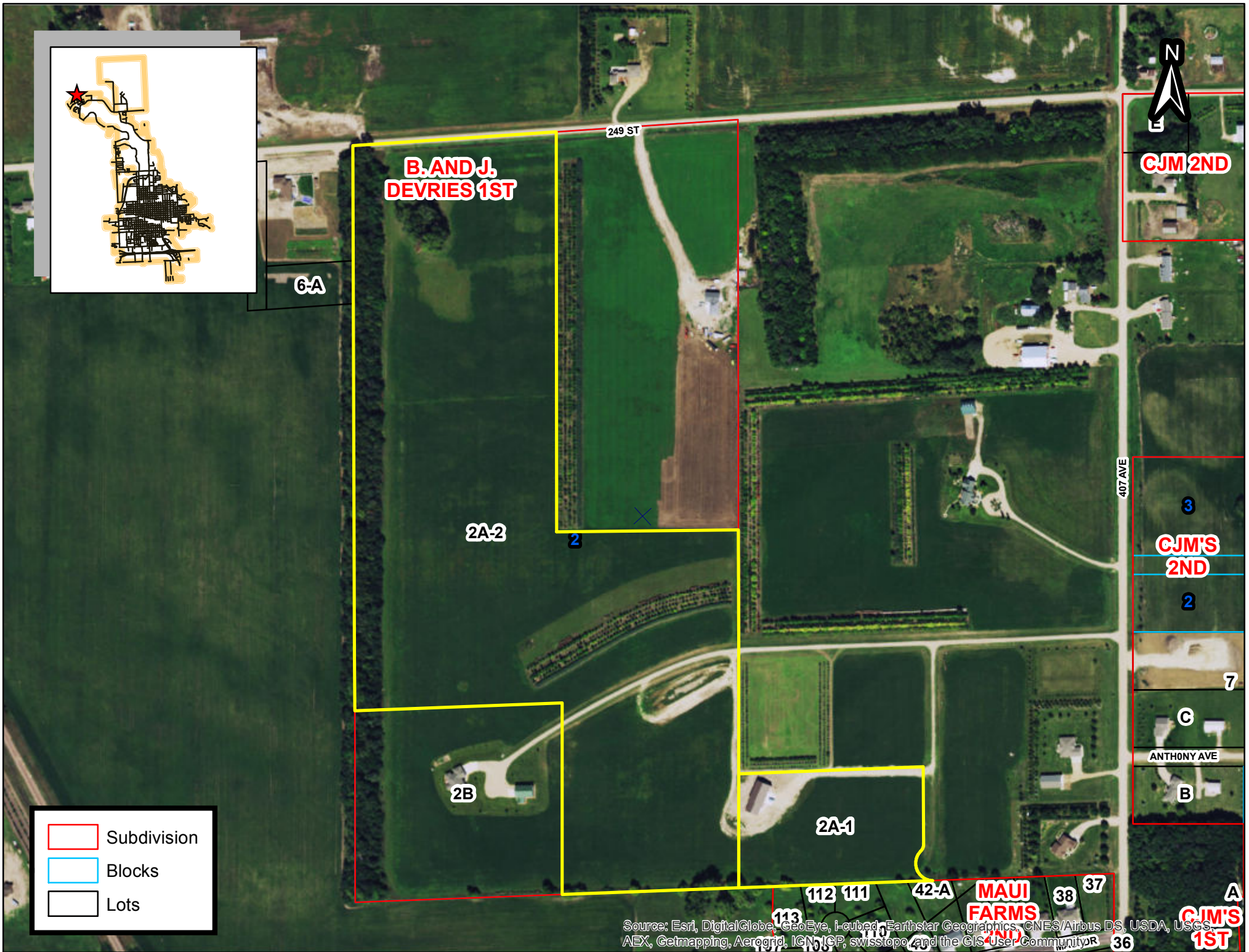
SPN

& 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

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



LOT 4A, A SUBDIVISION OF LOT 4 OF CABELA'S FIRST ADDITION,
LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 103 NORTH,
RANGE 60 WEST, TO THE CITY OF MITCHELL, DAVISON COUNTY,
SOUTH DAKOTA

LOT 4

CABELA'S FIRST ADDITION

2,096,232 SQ. FT. 48.1 ACRES - BEFORE SUBDIVISION
1,831,683 SQ. FT. 42.0 ACRES - AFTER SUBDIVISION

R=86,158.7' L=40,120.04'(M) 813.09'(P)
Ch=8755.05' E 812.03'(M)

R=151,729' L=15,578.42'(M) 15,934.14'(P)
Ch=8745.32' E 1508.84'(M)

CABELA'S FIRST ADDITION
R=86,158.7' L=40,120.04'(M) 813.09'(P)
Ch=8755.05' E 812.03'(M)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	538.21'	126.12'	123.84'	N 43°15'22" E	132°20'58"
C2	273.53'	62.87'	58.44'	N 87°53'11" E	92°40'42"
C3	164.45'	32.39'	28.40'	S 02°21'43" W	87°10'43"

N 52°03'13" W 108.23'(M)
N 49°53'11" W 108.71'(R)

S 02°20'47" E 849.91'(M)
S 00°14'58" E 849.97'(R)

1/4 SECTION 27
S. 1/4

N 02°05'10" W 533.86'
N 00°01'55" W 281.58'(P)
N 02°05'10" W 281.21'(M)

LOT 4A
229,473 SQ. FT. 5.3 ACRES

N 87°28'21" W 544.53'

S 00°50'49" E 98.18'

N 10°05'50" W 64.68'

N 87°55'55" E 591.96'

SPURGE STREET (ASPHALT)
PARK LANE (DRAINAGE)

N 87°54'55" E 1196.81'(M)
S 80°58'17" E 1196.81'(P)

N 87°53'08" E 554.89'(M)
N 89°58'05" E 554.82'(R)

LOT 3C

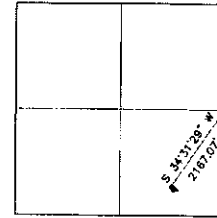
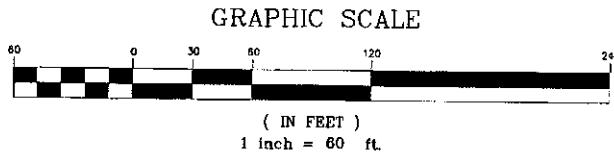
N 42°50'28" E 91.82'(M)
N 45°00'00" E 91.86'(R)

N 42°52'45" E 90.62'(M)
N 45°00'00" E 90.38'(R)

LOT 3A

R=867.00' L=131.71'(M) 131.84'(R)
Ch=8758.04' E 131.60'(M)
N 87°52'08" E 258.45'(M)
N 89°58'05" E 258.45'(R)

24 N. High Street, Suite 103, Akron, OH 44308



LOCATION MAP
SCALE: 1" = 3000'

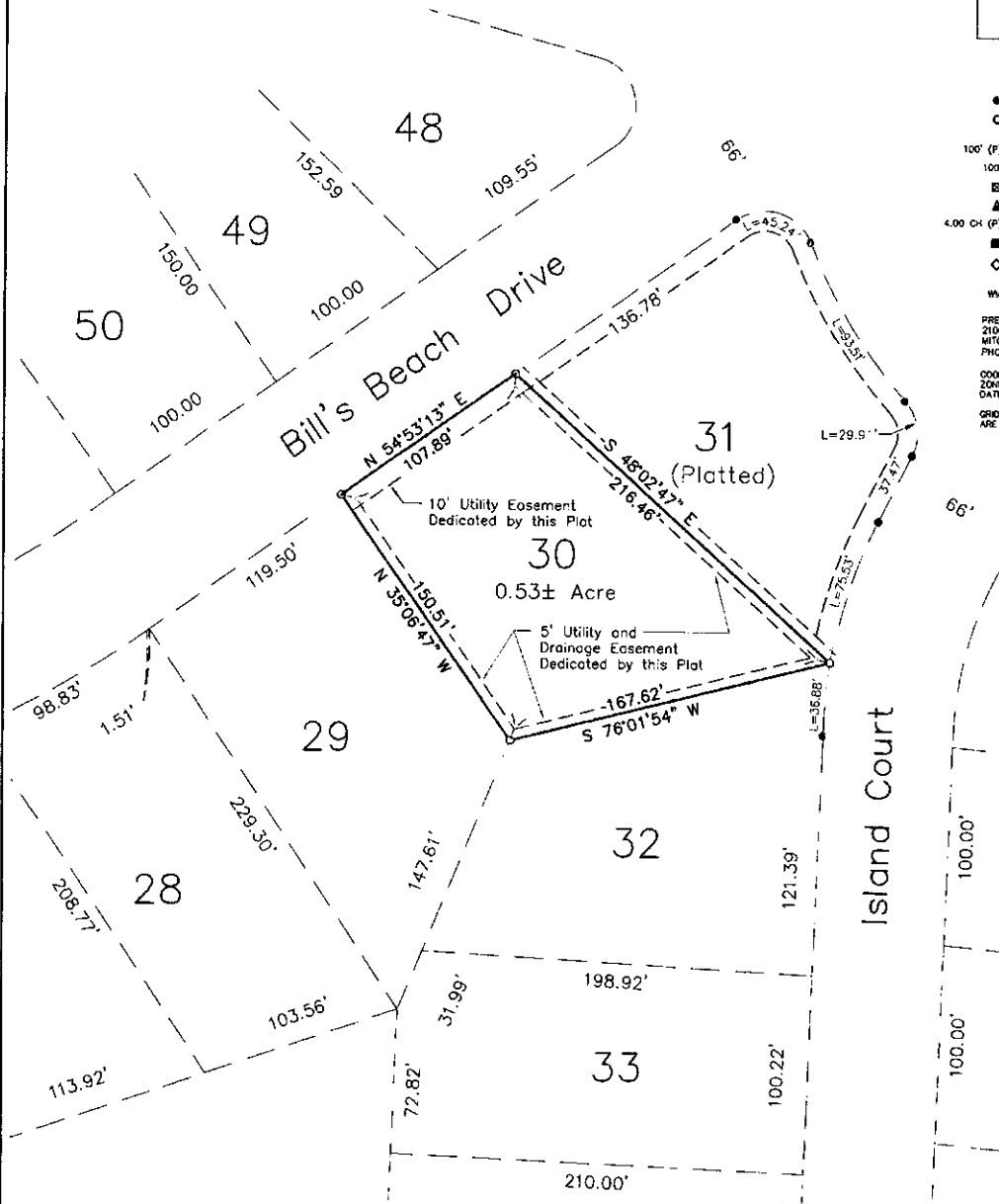
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 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.-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 - GEOID 12A.

GRID BEARINGS AND GRID DISTANCES ARE SHOWN.



A PLAT OF LOT 30 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 2, 2017, survey those parcels of land described as follows: LOT 30 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, 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 June, 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



A PLAT OF LOT 30 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, 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 THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 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 30 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 30 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Bill's Beach Drive. 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 30 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 30 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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.

The undersigned does 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 _____, 2017.

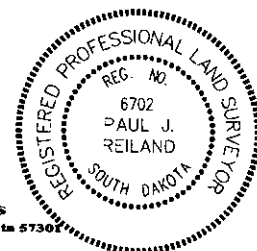
Chairman/Vice Chairman of the City of Mitchell
Planning Commission

SPN

& Associates

Engineers, Planners and Surveyors

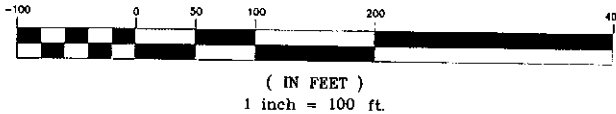
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



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



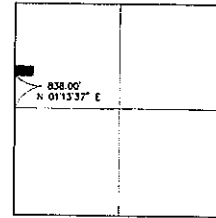
GRAPHIC SCALE



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
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- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER P.J.R.-6702
- WM = WITNESS MONUMENT

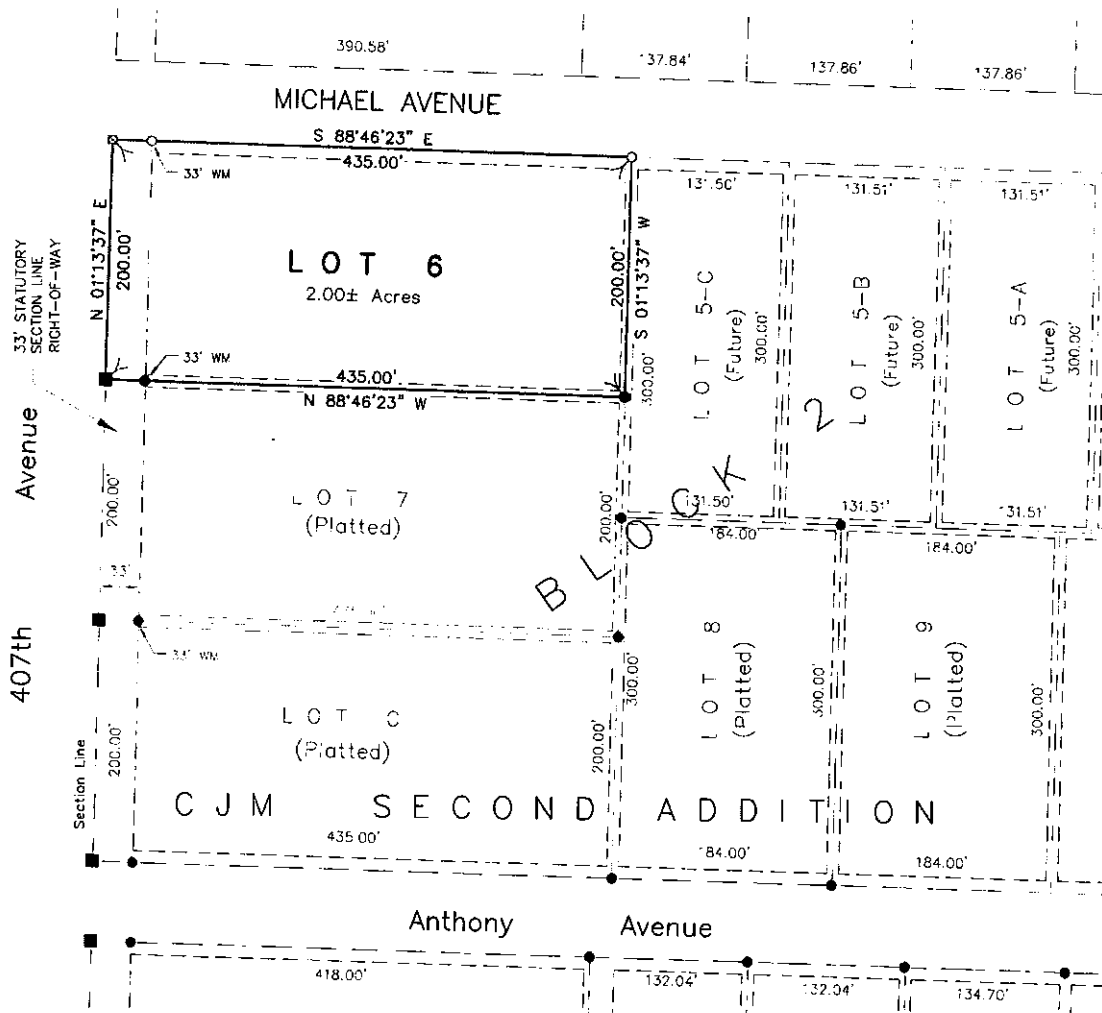
SEC. 32, T 104 N, R 60 W

LOCATION MAP
SCALE: 1" = 3000'

EASEMENTS WITHIN LOT 6, BLOCK 2 DEDICATED BY THIS PLAT:
5' DRAINAGE AND UTILITY EASEMENT ALONG THE EAST AND SOUTH SIDES.
10' UTILITY EASEMENT ALONG THE NORTH SIDE.

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

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM



A PLAT OF LOT 6, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 6, 2017, survey those parcels of land described as follows: LOT 6, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of June, 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



A PLAT OF LOT 6, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

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 BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; 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 6, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 6, Block 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 407th Avenue and Michael Avenue. 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, Sr., President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
JSS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, 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: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 6, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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.

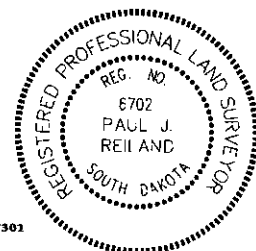
Chairman/Vice-Chairman of Mitchell City Planning Commission

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



301

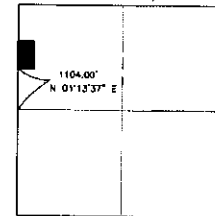


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SEC. 32, T 104 N, R 60 W



LOCATION MAP

SCALE: 1" = 3000'

LEGEND

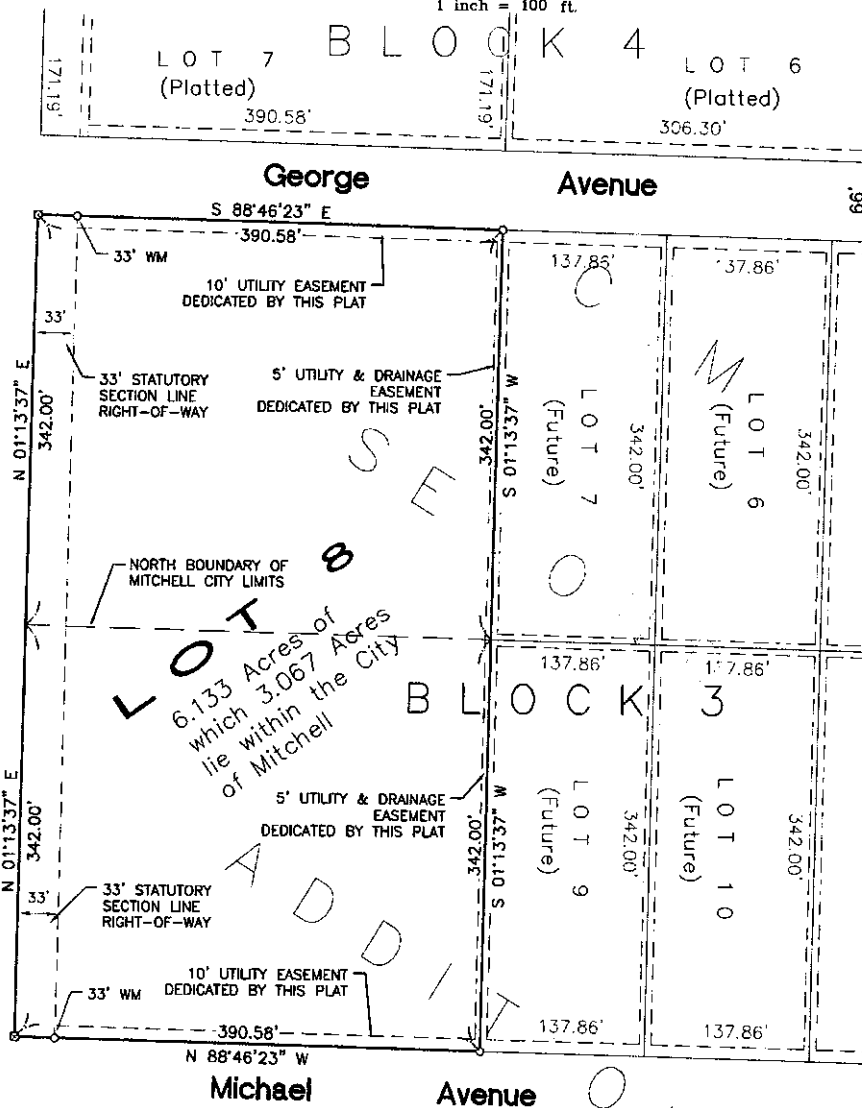
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊙ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 100' = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/MARKER P.R.-6702
- WM = WITNESS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

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

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

GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.

407th Avenue



A PLAT OF LOT 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., A PORTION OF WHICH LIES WITHIN THE 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 6, 2017, survey those parcels of land described as follows: LOT 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., A PORTION OF WHICH LIES WITHIN THE 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 June, 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



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

A PLAT OF LOT 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., A PORTION OF WHICH LIES WITHIN THE 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 _____, 2017; and

WHEREAS, it appears from an examination of the plat of LOT 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., A PORTION OF WHICH LIES WITHIN THE 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 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., A PORTION OF WHICH LIES WITHIN THE 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.

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 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., A PORTION OF WHICH LIES WITHIN THE 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 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 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., A PORTION OF WHICH LIES WITHIN THE 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 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 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., A PORTION OF WHICH LIES WITHIN THE CITY OF MITCHELL, 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.

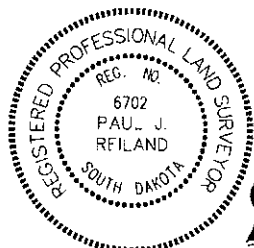
Dated this _____ day of _____, 2017.

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

2106 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., A PORTION OF WHICH LIES WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____
Highway Authority

Title: _____

Date: _____

CERTIFICATE OF COUNTY TREASURER

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/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOT 8, BLOCK 3 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., A PORTION OF WHICH LIES WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2017, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

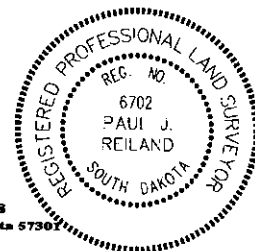
By _____
Deputy

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



PETITION TO VACATE PUBLIC ROAD

TO: THE DAVISON COUNTY BOARD OF COMMISSIONERS AND THE DAVISON COUNTY PLANNING COMMISSION AND THE MITCHELL CITY COUNCIL AND CITY PLANNING COMMISSION OR ANY OTHER OR ADDITIONAL COMMITTEE APPOINTED TO CONSIDER THIS PETITION:

Comes now the undersigned Petitioner, Kevin H. Hagen, who states as follows:

1. Petitioner desires to vacate in its entirety that portion of a certain right of way designated as "R-O-W FOR FUTURE AVE. "E" WEST" located within the boundaries of those portions of Lot C, Lot D, Lot E, and Lot F in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Nineteen (19), Township One Hundred Three North (103N) Range Sixty West (60W) of the Fifth (5th) Principal Meridian, Davison County, South Dakota, Davison County, South Dakota, all as more particularly set forth on the original plat and survey, true copies of which are attached hereto as Exhibit A and Exhibit B, respectively.
2. Petitioner's interest regarding the aforesaid street is as owner of land immediately adjacent to the aforesaid road, namely, the West One Hundred Sixty Seven Feet (W167') of Lot C, the West One Hundred Sixty Seven Feet (W 167') of Lot D, the East One Hundred Feet of the South One Hundred Ten Feet (E100' x S110') of Lot E, and the West One Hundred Sixty Seven Feet of the South One Hundred Ten Feet (W167' x S110'), all in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Nineteen (19), Township One Hundred Three North (103N) Range Sixty West (60W) of the Fifth (5th) Principal Meridian, Davison County, South Dakota.
3. Petitioner owns all the real property adjacent at all points north and south of the portion of public road sought to be vacated.
4. The road sought to be vacated is outside of the limits but within the extraterritorial zoning jurisdiction of the City of Mitchell.
5. SDCL 31-3-44 provides:

Any resolution and order of the township board of supervisors or the board of county commissioners to vacate, change, or locate a highway within a township or within a county and within the extraterritorial area of a municipality as defined in §11-6-10 shall be subject to the approval of the governing board of the municipality exercising comprehensive planning and zoning powers within such extraterritorial area. Emphasis supplied.

6. SDCL 9-45-13.1 provides:

A municipal governing body may vacate a street within its extraterritorial jurisdiction, as defined in §11-6-10, upon approval of the board of county commissioners.

7. Because the road sought to be vacated is located within the extraterritorial jurisdiction of the City of Mitchell under SDCL 31-3-44 this proceeding requires action by the municipal governing body and the approval of the Board of Commissioners of Davison County.

8. Petitioner seeks vacation of this public road pursuant to SDCL 9-45-7 which provides:

No street, alley, or public ground, or part thereof, shall be vacated by the governing body except upon the petition and consent in writing of all of the owners of the property adjoining the part of the street, alley, or public ground to be vacated. Such petition shall set forth the facts and the reasons for such vacation, accompanied by a plat of such street, alley, or public ground proposed to be vacated, and shall be verified by the oath of one or more of the petitioners, provided, in the event all the land subject to the proposed petition to vacate is located on the land of a landowner, the petition of the landowner shall be sufficient.

9. Petitioner seeks to have this public road vacated because it has never been opened, improved, or used as a roadway, much less a public road.

10. Petitioner plans to expand and improve the industrial facility located immediately to the south of the right of way sought to be vacated by building an addition to the north of the existing structure. Such addition will extend into and across the right of way sought to be vacated.

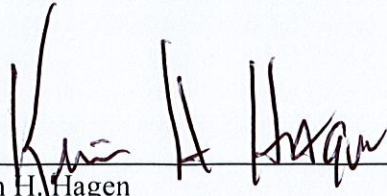
11. Petitioner has contacted South Dakota One Call, Midco, Santel Communications, Century Link/Qwest, Northwestern Energy, and Davison Rural Water and no utilities have been marked in the right of way sought to be vacated.

12. SDCL 9-45-8 provides:

Upon the filing of a petition pursuant to §9-45-7, the governing body, if it deems it expedient that the matter should be proceeded with, shall order the petition to be filed with the auditor or clerk, who shall give notice by publication once each week for at least two successive weeks, to the effect that the petition has been filed and stating in brief its object and that the petition will be heard and considered by the governing body, or a committee appointed by the governing body for that purpose, on a day specified not less than ten days from the last publication of the notice.

Petitioner respectfully requests that the Mitchell City Council and Davison County Board of Commissioners, upon proper notice and after hearing, vacate that road described above as requested by the Petitioner herein.

Dated this 16th day of May, 2017.



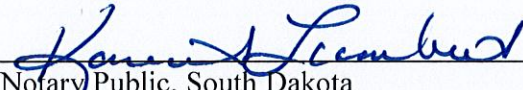
Kevin H. Hagen

STATE OF SOUTH DAKOTA)
 : SS
COUNTY OF DAVISON)

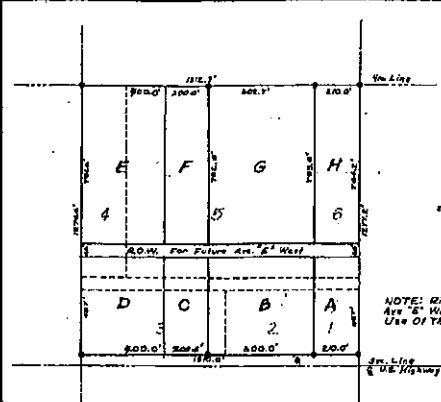
On this, the 16th day of May, 2017, before me, the undersigned officer, personally appeared Kevin H. Hagen, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.





Notary Public, South Dakota
My Commission Expires: 09/24/2020



Lots A,B,C,D,E,F,G,H
A Replat of Lots 1 Through 6
Located in the SW 1/4 of the SE 1/4
of Sec. 19, T103N, R60W

ORIGINAL SIZE
OF THIS PLAT
UPON FILING
19-117-305

SURVEYOR'S CERTIFICATE

I, Bernice E. Schuckner, a Registered Engineer and Land Surveyor of Mitchell, South Dakota, do hereby certify that the plat attached hereto is a true and correct representation of said parcels as shown and marked on the ground by me on Lot A through H of said Sec. 19.

IN WITNESS WHEREOF, I have hereunto set my hand, this 11th day of May, 1965.

Bernice E. Schuckner
Registered Engineer and Land Surveyor

THE DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned hereby certify that it is the absolute and unqualified owner of a portion of the land included in the within and foregoing plat, and that the same is free from any encumbrance, the plat is of a parcel of ground located in the SW 1/4 of the SE 1/4 of Sec. 19-103-60, that said plat has been made at my request and under my direction for the purpose indicated therein which said property as so surveyed and platted shall hereafter be known as Lots A, B, C, D, E, F, G and H, as shown by this plat, and as owner of Lots C and E hereby dedicate to the public, for public use forever on such, the streets and alleys, if any, as shown and marked on said plat.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of May, 1965.

CORPORATION ACKNOWLEDGMENT

On this 11th day of May, 1965, before me, Bernice E. Schuckner, a Registered Engineer and Land Surveyor, personally appeared Henry N. Cherry, who acknowledged himself to be the President of J. F. Anderson Lumber Co., Inc., a corporation, and that he was duly authorized to sign the foregoing instrument for the purpose therein contained by signing the name of the corporation by itself as President.

THE DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned hereby certify that it is the absolute and unqualified owner of a portion of the land included in the within and foregoing plat, and that the same is free from any encumbrance, the plat is of a parcel of ground located in the SW 1/4 of the SE 1/4 of Sec. 19-103-60, that said plat has been made at my request and under my direction for the purpose indicated therein which said property as so surveyed and platted shall hereafter be known as Lots A, B, C, D, E, F, G and H, as shown by this plat, and as owner of Lots C and E hereby dedicate to the public, for public use forever on such, the streets and alleys, if any, as shown and marked on said plat.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of May, 1965.

J. F. ANDERSON LUMBER CO., INC.
By H. N. Cherry, President

CORPORATION ACKNOWLEDGMENT

On this 9th day of August, 1965, before me, H. N. Cherry, who acknowledged himself to be the President of J. F. Anderson Lumber Co., Inc., a corporation, and that he was duly authorized to sign the foregoing instrument for the purpose therein contained by signing the name of the corporation by itself as President.

THE DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that I am the absolute and unqualified owner of all of the land included in the within and foregoing plat, and that the same is free from any encumbrance, the plat is of a parcel of ground located in the SW 1/4 of the SE 1/4 of Sec. 19-103-60, that said plat has been made at my request and under my direction for the purpose indicated therein which said property as so surveyed and platted shall hereafter be known as Lots A, B, C, D, E, F, G and H, as shown by this plat, and as owner of Lots C and E hereby dedicate to the public, for public use forever on such, the streets and alleys, if any, as shown and marked on said plat.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of May, 1965.

STATE OF SOUTH DAKOTA
COUNTY OF DAVISON

On this 10th day of May, 1965, before me, H. N. Cherry, who acknowledged himself to be the President of J. F. Anderson Lumber Co., Inc., a corporation, and that he was duly authorized to sign the foregoing instrument for the purpose therein contained by signing the name of the corporation by itself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of May, 1965.

THE DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that I am the absolute and unqualified owner of all of the land included in the within and foregoing plat and that the same is free from any encumbrance, the plat is of a parcel of ground located in the SW 1/4 of the SE 1/4 of Sec. 19-103-60, that said plat has been made at my request and under my direction for the purpose indicated therein which said property as so surveyed and platted shall hereafter be known as Lots A, B, C, D, E, F, G and H, as shown by this plat, and as owner of Lots A and H I hereby dedicate to the public for public use forever on such the streets and alleys if any, as shown and marked on said plat.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of May, 1965.

STATE OF SOUTH DAKOTA
COUNTY OF DAVISON

On this 11th day of May, 1965, before me, Bernice E. Schuckner, a Registered Engineer and Land Surveyor, personally appeared Russell Smith, known to me to be the person who executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of May, 1965.

My commission expires 1-1-1967

CERTIFICATE OF COUNTY TREASURER

I, Ed. Schuckner, 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 are due on the land shown on any of the land included in the within and foregoing plat, as shown by the attached plat, have been fully paid.

RESOLUTION OF CITY PLAN COMMISSION

WHEREAS the plat of Lots A, B, C, D, E, F, G and H of Sec. 19-103-60, prepared by B. E. Schuckner, a duly Licensed Engineer and Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Auditor of Mitchell, Davison County, South Dakota, has been submitted to the City Plan Commission of the said city of Mitchell, S. D., and

WHEREAS the City Plan Commission in regular meeting assembled duly considered said plat and find as a fact that said plat is in conformity and does not conflict with the Master Plan for the city of Mitchell, S. D., heretofore adopted by this Commission;

NOW THEREFORE be it resolved by the City Plan Commission of Mitchell, S. D., that the plat of Lots A, B, C, D, E, F, G and H of the SW 1/4 of the SE 1/4 of Sec. 19-103-60, prepared by B. E. Schuckner, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, S. D., is hereby recommended.

RESOLUTION OF CITY COUNCIL

WHEREAS it appears that the City Plan Commission in the city of Mitchell, S. D., did duly consider and did recommend the approval and adoption of the heretofore described plat, at its meeting held on the 25th day of May, 1965; and

WHEREAS it appears from an examination of the plat of Lots A, B, C, D, E, F, G and H of the SW 1/4 of the SE 1/4 of Sec. 19-103-60, as prepared by B. E. Schuckner, a duly Licensed Engineer and Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys of said city and is in accordance with and not in conflict with the system of streets and alleys set forth in the Master Plan adopted by the City Plan Commission of the City of Mitchell, S. D., and that such plat has been prepared according to law;

THEREFORE be it resolved by the City Council of Mitchell, S. D., that the plat of Lots A, B, C, D, E, F, G and H of the SW 1/4 of the SE 1/4 of Sec. 19-103-60, prepared by B. E. Schuckner, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

Margaret Galas, City Auditor of the City of Mitchell, S. D., hereby certify that the foregoing resolution was passed by the City Council of Mitchell, S. D., at its regular meeting held on the 25th day of June, 1965.

COUNTY COMMISSIONERS' APPROVAL

I, Ed. Schuckner, hereby certify that the plat of Lots A, B, C, D, E, F, G and H of the SW 1/4 of the SE 1/4 of Sec. 19-103-60, prepared by B. E. Schuckner, a duly Licensed Engineer and Land Surveyor in and for the State of South Dakota, was duly submitted to the Board of County Commissioners of Davison County, South Dakota, and that after due consideration of the same Board, the Board at its meeting held on the 10th day of August, 1965, approved said plat.

BOARD OF COUNTY COMMISSIONERS

Ed. Schuckner, Chairman

DIRECTOR OF EQUALIZATION

I, Ed. Schuckner, Director of Equalization for Davison County, South Dakota, hereby certify that a copy of the plat of Lots A, B, C, D, E, F, G and H of the SW 1/4 of the SE 1/4 of Sec. 19-103-60, has been received by me and is filed in my office.

PLAT FOR RECORD
DAVISON COUNTY
FILED FOR RECORD
19-117-305
17th June 1965
RECEIVED BY RECORDER

Exhibit B
Page 1

SURVEYOR'S AFFIDAVIT

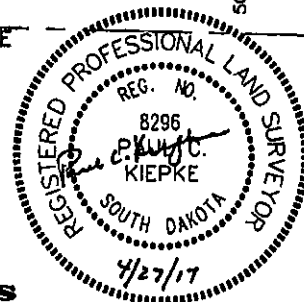
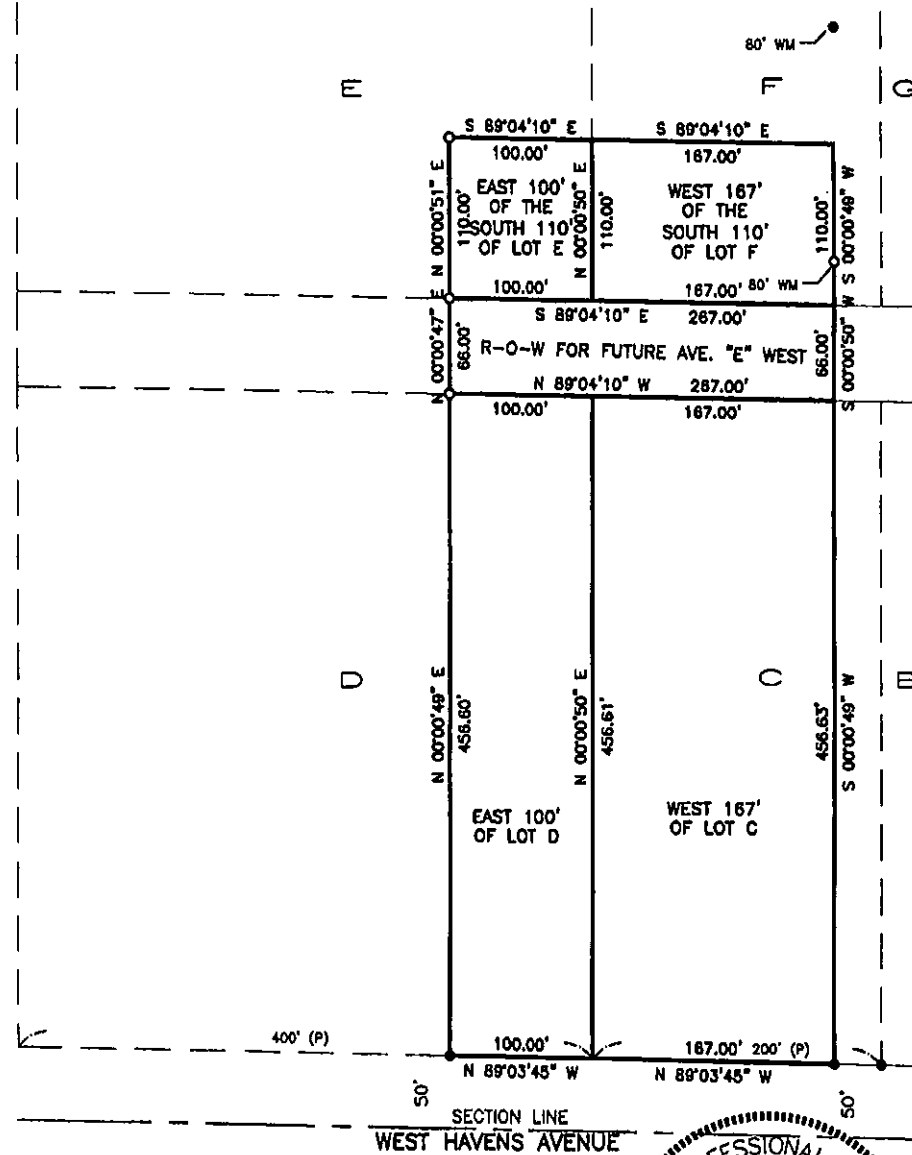
PROJECT NO. 17-14818



SCALE: 1" = 100'

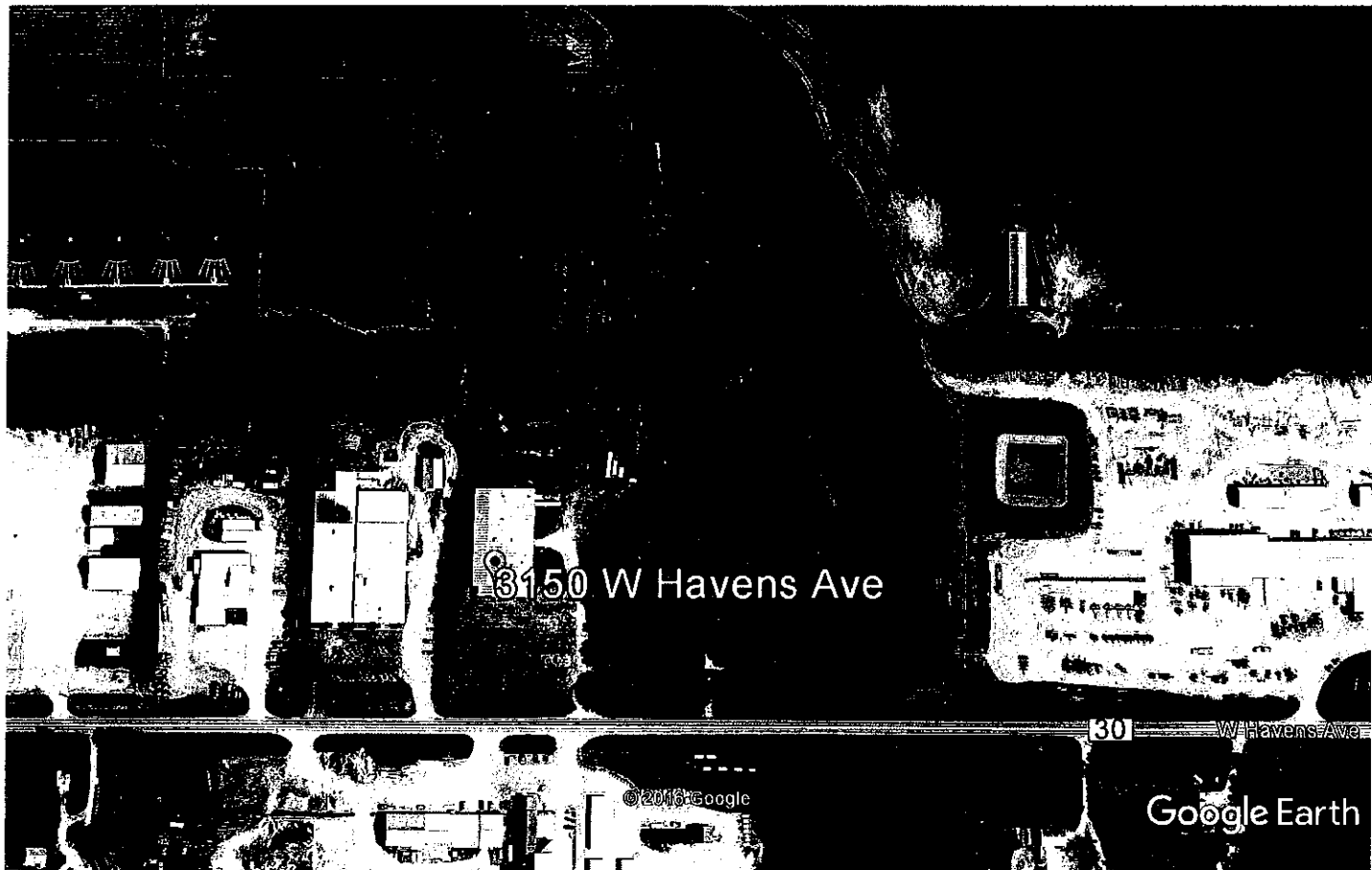
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊞ = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL
- WM = WITNESS MONUMENT



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

EXHIBIT "A"
PAGE 2 OF 2



Google Earth

