

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
AUGUST 12, 2019; 12:00 PM (NOON)

1. CALL TO ORDER:

2. Welcome New Member: Mark Vaux, Term Ending July 1, 2024

3. ROLL CALL:

4. Declaration Of Conflicts Of Interests

5. APPROVE AGENDA:

6. Approval Of Minutes: July 22, 2019

Documents:

[PLANNINGCOMM7222019.PDF](#)

7. Schedule Next Meeting: August 26, 2019

8. Plan Approval: 401 N Main St, Mitchell, SD Central Business District

Documents:

[FABRIC TEXTILES WAREHOUSE PLAN.PDF](#)
[HARDSHIP LETTER.PDF](#)

9. Recommendation On Alley Vacation: DWU

Documents:

[DWUPETITIONVAC2019.PDF](#)

10. A Plat Of Lot C-4 Of DWU-First Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATDWULOTC4.PDF](#)
[AERIALDWUPLAT.PDF](#)

11. A Plat Of Lot 5 Of D. And B. Carlson's First Addition, A Subdivision Of A Portion Of The NE 1/4 Of Section 31, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATCARLSONLOT5.PDF](#)
[AERIALCARLSONPLATL5.PDF](#)

12. Plat: A Plat Of Lot 9, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

13. Conditional Use Permit: APPLICATION WITHDRAWN

Mike Miiller d/b/a Aaction Storage has applied for a conditional use permit to construct a self-service storage facility building with varying compartment sizes at 411 E Juniper Ave legally described as; W 75 feet of Lot S-3, Replat of Lot S, NW ¼ of Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota. The property is zoned (HB) Highway Oriented Business District.

14. OTHER BUSINESS:

- 15. PUBLIC INPUT:** If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

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 MEETING MINUTES
JULY 22, 2019**

NOT APPROVED

Chairman Larson called the July 22, 2019 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

Members Present: Larson, Fergen, Genzlinger, Jirsa, Osterloo and Allen

Members Absent: Molumby

Staff Present: Putnam, Croce, Hegg, London, J. Johnson, Sandoval, Schroeder, and Ellwein

Declaration of Conflicts of Interests: none

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

Approval of Minutes: Motion by Jirsa, seconded by Genzlinger to approve the minutes of the July 8, 2019 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Osterloo to schedule the next meeting for August 12, 2019. All members present voting aye, motion carried.

Plat: A Plat of Lots 12A & 12B in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Doug Dailey representing the owner was present to answer questions about this plat. Attorney Dailey said the purpose of this plat is to enlarge the property to accommodate the new property line and include the setback, and easement. Hegg suspected there was an error in the staking of the property. Motion by Jirsa, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Kelley Tract 1, A Subdivision of the SW ¼ of the SE ¼ of Section 36, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota. The purpose of this plat is to subdivide the Kelly home side into 8.22 acres. The property owner is the City of Mitchell. Motion by Fergen, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

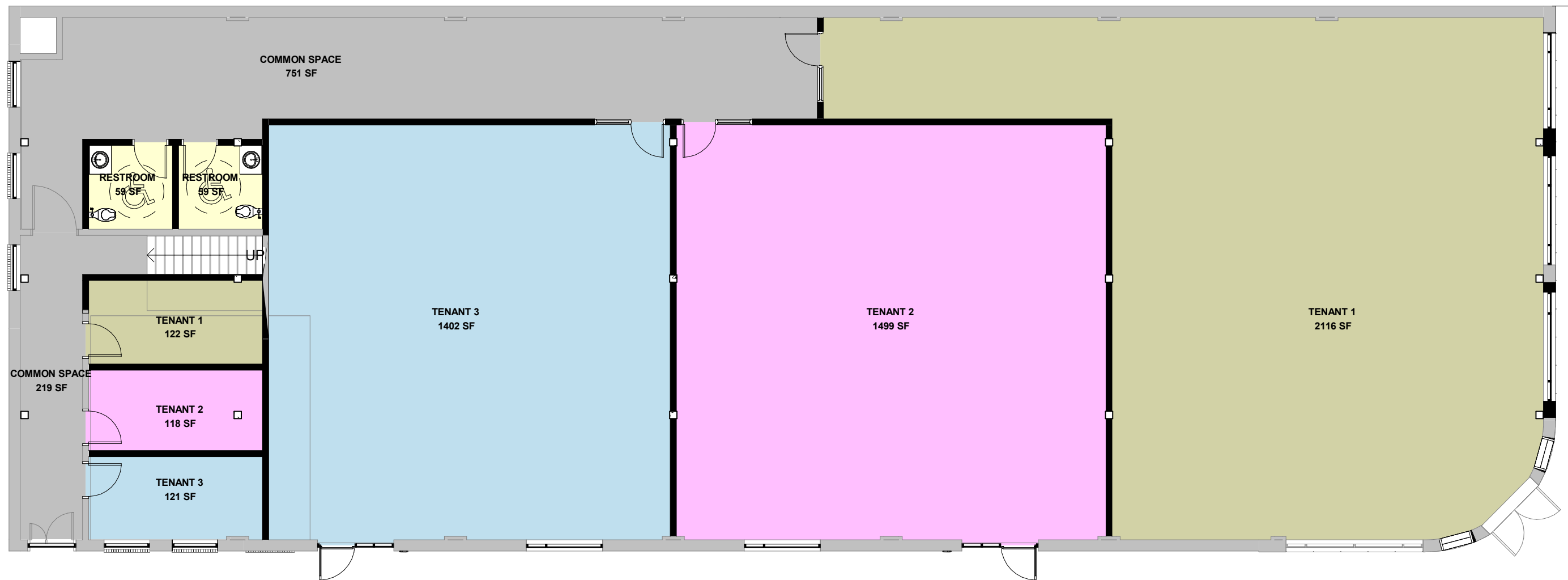
Conditional Use Permit: Danetrea Sonne has applied for a conditional use permit to operate a family residential child care business at the property located at 817 W Douglas Ave, legally described as E 75' of Lots 11 & 12, Block 5, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. Ms. Sonne was available to answer questions. No one testified in opposition and no written objections were received. She has passed a fire inspection. Letters to the neighbors were sent July 11, 2019 and the public notice was published on July 11, 2019 and will be published on July 25, 2019. Motion by Fergen, seconded by Osterloo to recommend the Board of Adjustment approve the conditional use permit with two conditions; 1. The permit is not transferable 2. If the business ceases for a period of six months or longer then a new permit would be required. All members present voting aye, motion carried.

Conditional Use Permit: GC-VW Revocable Trust (Haley Marquardt) has applied for a conditional use permit to operate a family residential child care center and/or childcare center, preschool and nursery business at the property located at 1525 S Miller St, legally described as S 115' of Lot 16D Exc W 25' of Block 16, Sunnyside Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District and R3 Medium Density Residential District. Ms. Marquardt was present to answer questions. No one spoke in opposition and no written objections were received. Letters to the neighboring property owners were sent July 11, 2019 and the public notice was published July 11 and will be published July 25. Putnam explained the differences of the two definitions. The family residential childcare requires the occupant and operator be the same person. Ms. Marquardt does not reside at this property; it is owned and occupied by her parents. The other definitions allows employees and is more commercial in nature. She indicated there are two exits from her basement and will have no more than 12 children per state regulations. Motion by Osterloo, seconded by Jirsa to approve the conditional use permit for the childcare center, preschool and nursery business with three conditions; 1. She pass a fire inspection 2. The permit is not transferable and 3. If the business ceases to operate for a period of six months or longer then a new permit would be required. All members present voting aye, motion carried.

Variance: Patricia Reimnitz has applied for a backyard variance of 20' vs. 25' to construct an attached entryway from the house to the garage at her home located at 204 W 13th Ave, legally described as Lot 11, Block 15, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. Ms. Reimnitz was available to answer questions. No testified in opposition and no written objections were received. Letters to the neighboring property were owners were sent July 10, 2019 and the public notice was published on July 11, 2019. Putnam and Hegg explained that once she connects the garage to the house, the backyard setback of 25' becomes applicable and she is currently 20' back. The accessory garage becomes part of the principal building. Motion by Genzlinger, seconded by Osterloo to recommend the board of adjustment to approve the variance. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:25 pm.



MAIN LEVEL FLOOR PLAN

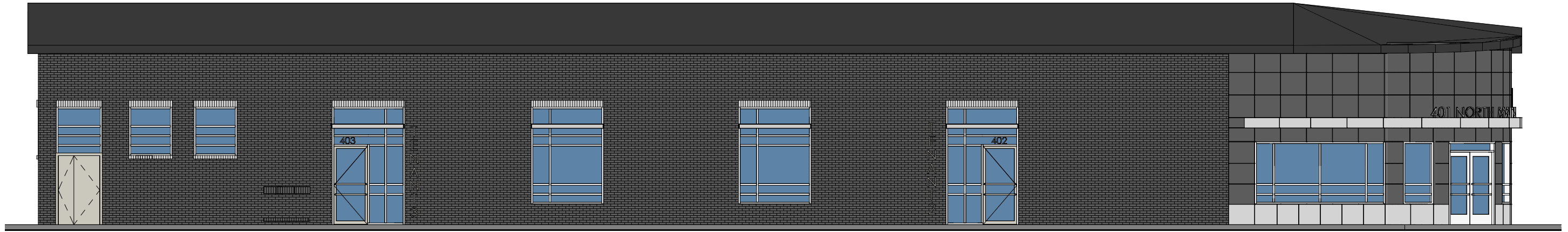
1" = 10'-0"

FABRIC & TEXTILES WAREHOUSE
MITCHELL, SD

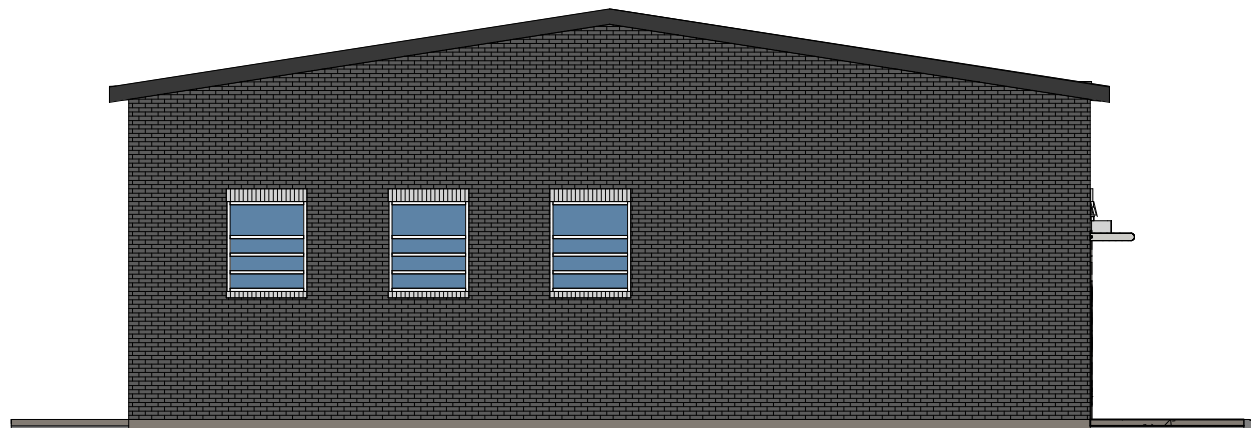
PLAN TRUE
PROPOSED FLOOR PLAN

Puetz
CORPORATION

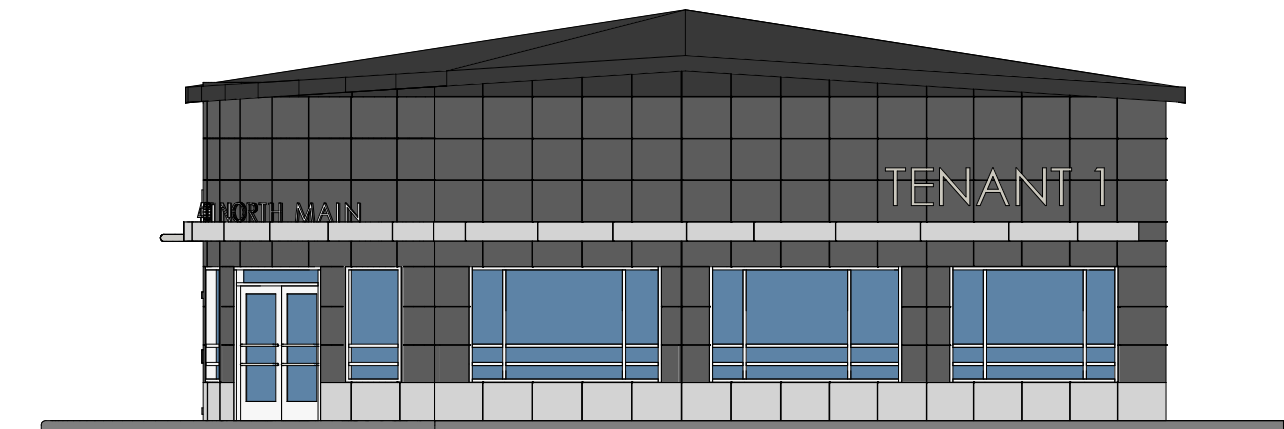
© Date: 07/23/19



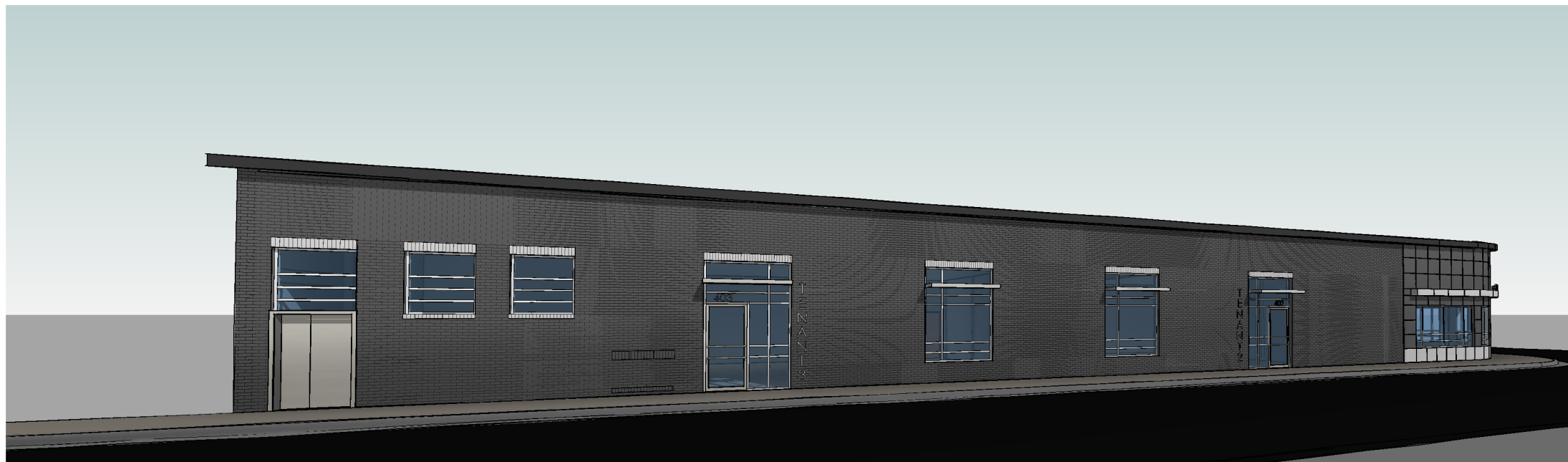
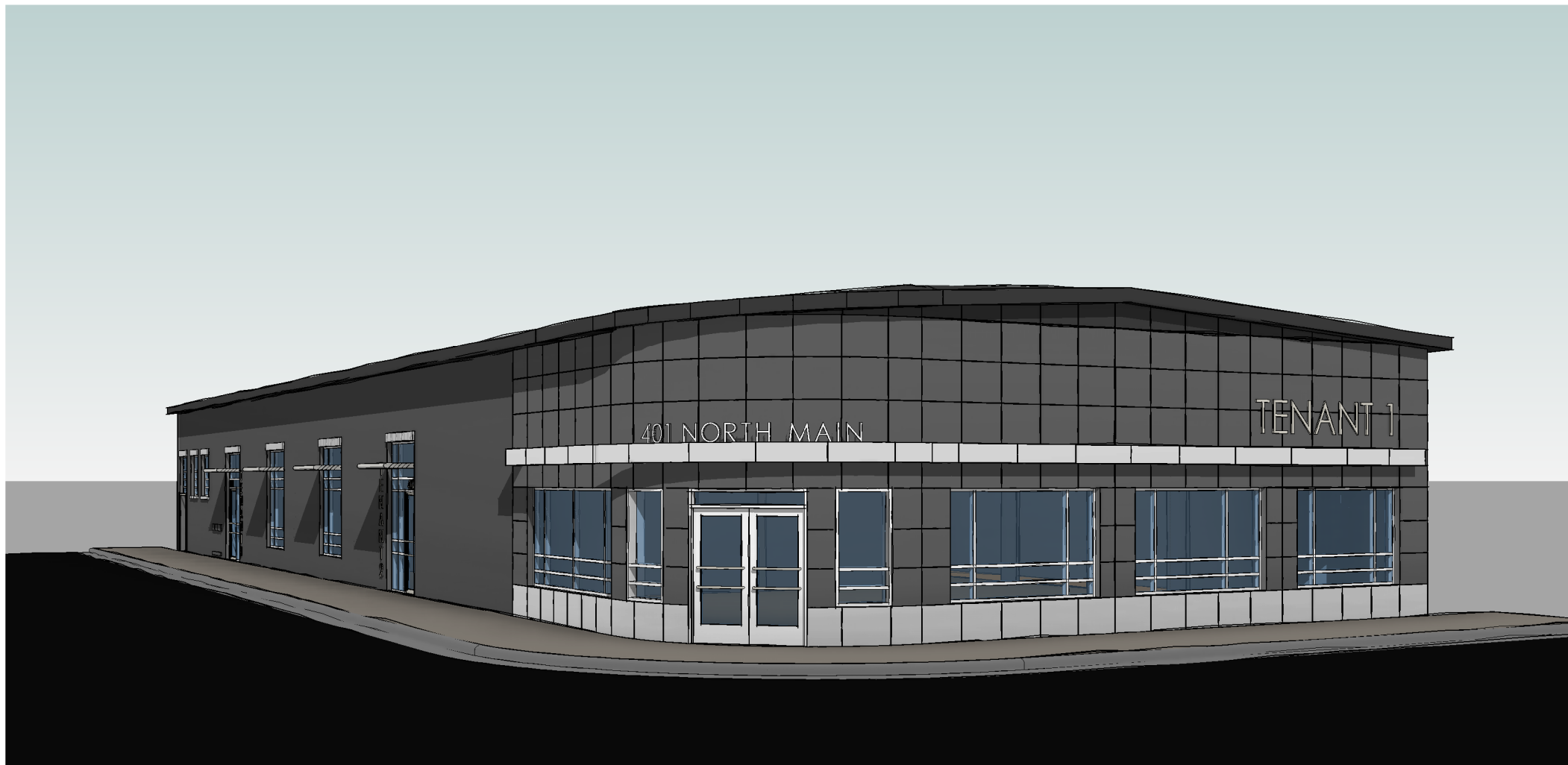
1 SOUTH ELEVATION
1" = 10'-0"



3 WEST ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"



FABRIC & TEXTILES WAREHOUSE
MITCHELL, SD

STREET VIEWS

RE: 401 North Main, Mitchell, SD

To Whom It May Concern:

The undersigned representatives of the former Fabric and Textile Warehouse building located at 401 North Main, Mitchell, SD hereby request review and approval of the attached proposed interior buildout and structural repair, along with exterior repair and rehabilitation plan, as presented by Puetz Corporation. (See attached plan and comments)

Further, it is requested that pursuant to SDCL 1-19B-46, the certificate of appropriateness be issued forthwith, due to extreme hardship. Under SDCL 1-19B-31 and 1-19B-51, the City has the clear authority to issue a building permit for the interior work without input from the Historical Preservation Committee. However, the City appears reluctant to do so without the Committees' approval. Two separate structural engineering reports indicate that due to the original design of the roof, along with subsequent repairs and alterations, the roof trusses "are significantly overstressed" and "there is a significant risk of failure" in the event of heavy wind or snow events. Obviously, this would cause significant damage to both the interior and exterior of the structure, likely requiring the building to be demolished. Damage is already apparent in the interior space. It is imperative that these improvements, providing the structural supports recommended by the structural engineers, commence without delay.

It is our hope to avoid the demolition of this building, but economic realities must be taken into account in the attempts to save this structure. In its current condition the building has no value. This has been evidenced to us by multiple potential buyers, who upon being advised of the structural issues, would not purchase the building for a minimal consideration.

We are the second-generation owners of this structure, and believe the plan presented indicates our continued willingness to invest significantly in downtown Mitchell. The ability to convert the single use space into three viable and attractive units available for professional office and retail space, will add to the appeal of the downtown Historic Commercial District, and allow the project to make economic sense. We have researched many options for the exterior, including available materials to maintain its' historic look. The plan and materials presented represent the best options to achieve the desired results and protect the exterior from further damage which has occurred to the panels and awnings over time.

You will note that the primary focus of the historical nature of the building has been retained. The character-defining, unique curved nature of the main entrance, (Tenant 1) along with the overhead awning will remain. The window openings, previously boarded over, will be reopened, providing a pleasing exterior look, recalling the appearance of the original Buche Department Store. The existing panels are damaged and ill-fitting, and will be replaced with a more durable, similar looking panel.

The remainder of the building will retain the brick facades currently in place. They will be repaired and painted to present a clean, well kept appearance. One additional entrance will be added to access the Tenant 2 space. The existing entrances and windows will be expanded slightly to allow for natural lighting in the spaces, as well as providing a more pleasing exterior appearance.

It is our believe that the plan presented represents the best hope to rehabilitate the structure. We believe the proposal not only maintains the historic nature of the building, but also enhances and contributes to Mitchell's Historic Commercial District. We respectfully request the approval of the plan by the Committee in order to move forward with our investment in preserving the historic nature of this structure in downtown Mitchell.

Very Truly Yours,

Jeff Danielson

Chief Manager,

JDan Properties, LLC (successors to World of Fabrics (Mitchell), Inc.)

PETITION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
MITCHELL, SOUTH DAKOTA:

The undersigned, being the owner of real property abutting the portions of the alley hereinafter described, hereby petitions this governing body to vacate the portions of said alley set forth below pursuant to the statutes in such cases made, and provided, particularly SDCL 9-45-7, et. seq., and the Petitioner respectfully shows and represents the following:

1. The portions of the alley subject to be vacated are as follows:

That portion of the alley running north and south between the east sides of Lots Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), and the west sides of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), all in Block Thirty-four (34), University Addition to the City of Mitchell, Davison County, South Dakota; and

That portion of the alley running north and south between the east sides of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), and the west sides of Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Thirty-nine (39), University Addition to the City of Mitchell, Davison County, South Dakota.

2. An illustration of the portions of the alley proposed to be vacated is attached hereto as Exhibit "A" and is by this reference incorporated herein.

3. Dakota Wesleyan University, a South Dakota nonprofit corporation, 1200 West University Avenue, Mitchell, South Dakota 57301, is the owner of all of the above described real property.

4. The above property constitutes all of the land adjoining the portions of the alley sought to be vacated.

WHEREFORE, Petitioner respectfully prays that the governing body order this Petition to be filed with the City Finance Officer, and direct that notice of the time and place when the Petition will be considered be given by publication once each week for two successive weeks; and that upon said hearing, the governing body adopt a resolution vacating the portion of the alley set forth in this Petition pursuant to SDCL 9-45-7 et seq.

Dated this 16 day of July, 2019.

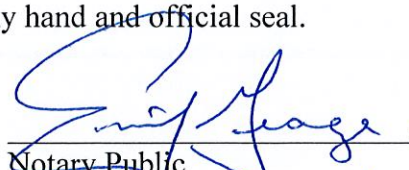
DAKOTA WESLEYAN UNIVERSITY

By Theresa Kriese
Theresa Kriese, Executive Vice President

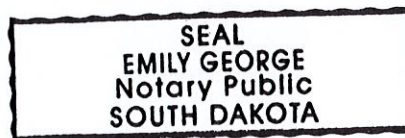
STATE OF SOUTH DAKOTA
SS
COUNTY OF DAVISON

On this the 16th day of July, 2019, before me, the undersigned officer, personally appeared Theresa Kriese, who acknowledged herself to be the Executive Vice President of Dakota Wesleyan University, a South Dakota nonprofit corporation, and that she as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Executive Vice President.

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

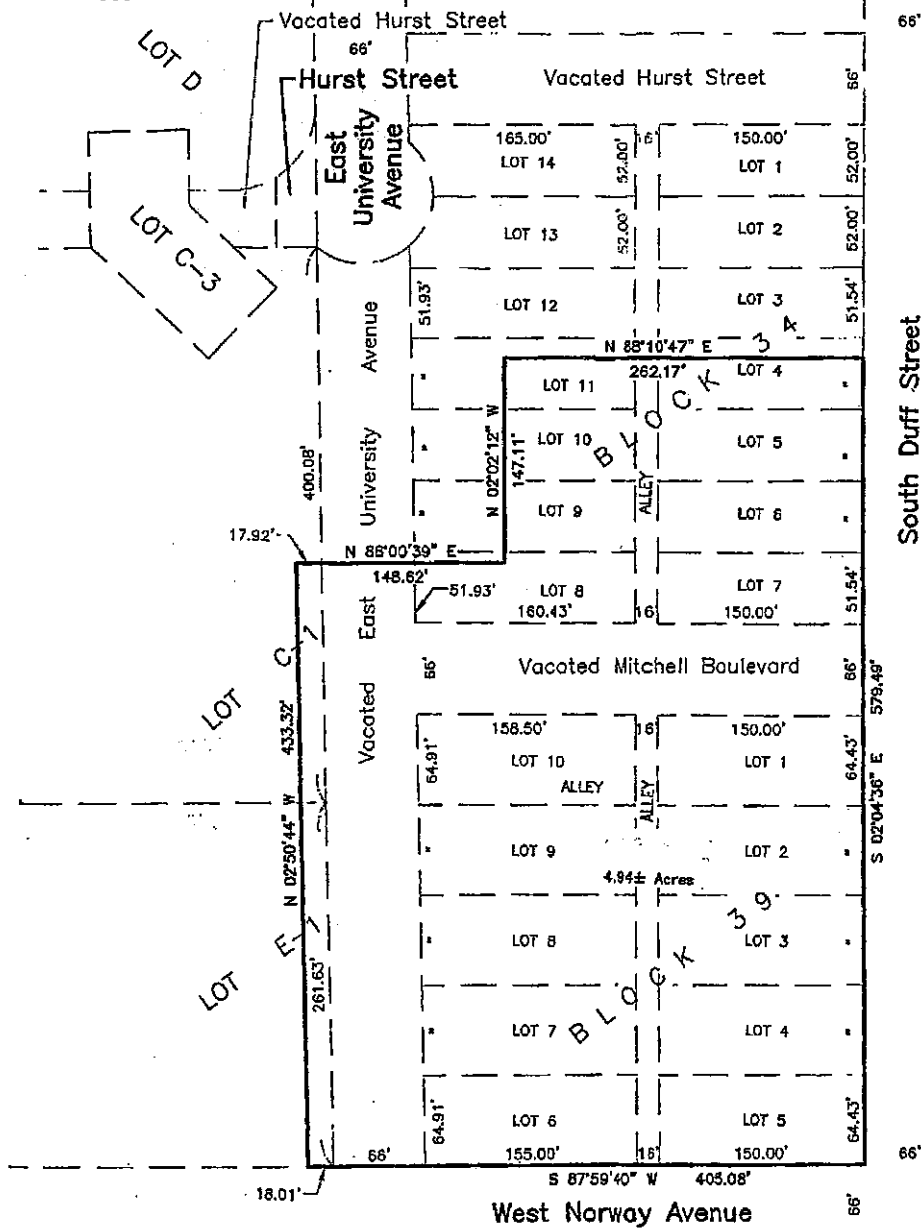


Notary Public
My Commission Expires: April 18, 2020.





1 Inch = 100 Feet



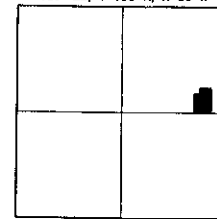
100' 0"
10'
4.00' 0"
W

PREPARED BY
2100 N MITCHELL
PHONE
COORDINATE
ZONE 3
DATUM 1
NOTE: THIS SURVEY
THE BENEFIT OF THE
COUNTY
NOT RECORDED
UNLESS

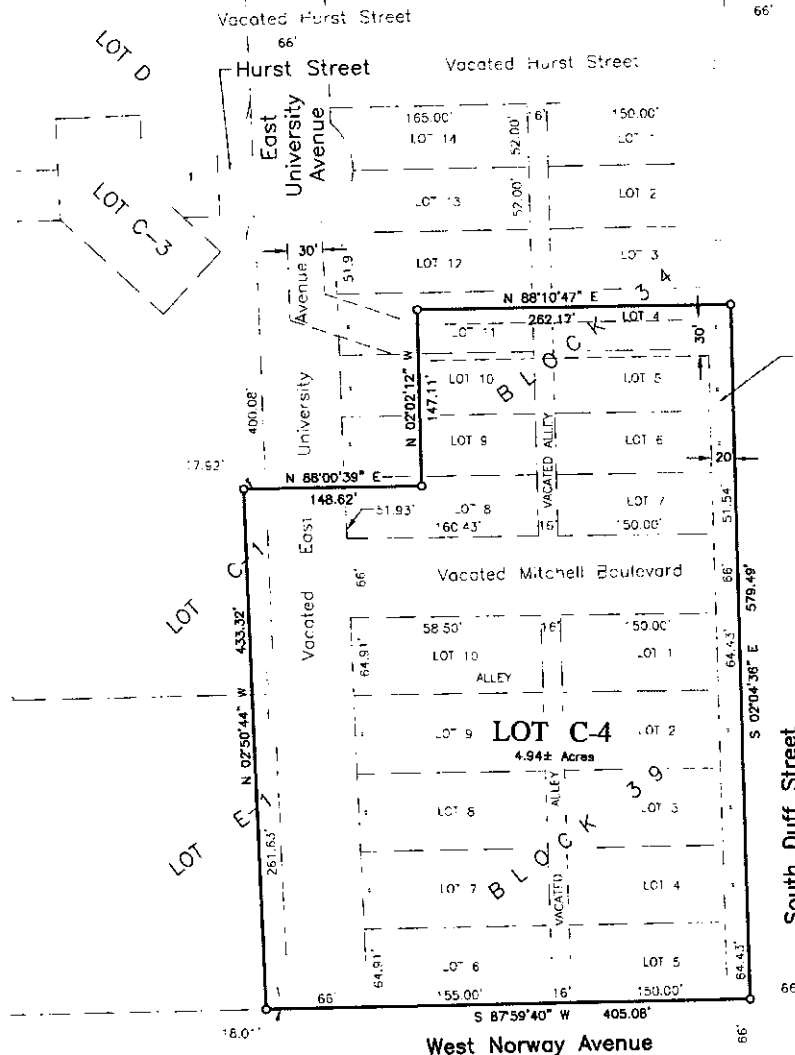
SEC. 28, T 103 N, R 80 W



1 Inch = 100 Feet

LOCATION MAP
SCALE: 1" = 300'**LEGEND**

- = FOUND IRON MONUMENT
- = SET 5/8" X 16" NIPER 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

UTILITY EASEMENT TO THE
CITY OF MITCHELL
MISC. RECORDS BOOK 71,
PAGE 500.PERPETUAL EASEMENT:
AGREEMENT FOR VOLUNTARY
RIGHT-OF-WAY DONATION,
PEDESTRIAN AND BIKE PATH
AS SHOWN IN MISC. RECORD
BOOK 57, PAGE 269PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GRID 12B.NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

A PLAT OF LOT C-4 OF DWU-FIRST ADDITION TO 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 Dakota Wesleyan University, a South Dakota nonprofit corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 3, 2019, survey those parcels of land described as follows: LOT C-4 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate portions of LOTS 4, 8, 9, 10 AND 11, BLOCK 34, ALL OF LOTS 5, 6 AND 7, BLOCK 34 AND ALL OF LOTS 1 THROUGH 10, BLOCK 39, UNIVERSITY ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 6 ON PAGES 10 AND 11; and portions of previously platted LOTS C-1 AND E-1 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 14 ON PAGE 92.

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 _____, 2019.

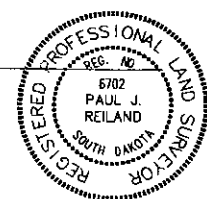
Registered Land Surveyor #SD6702

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 C-4 OF DWU-FIRST ADDITION TO THE 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 Dakota Wesleyan University, a South Dakota nonprofit 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 LOTS 4 - 11, BLOCK 34 AND LOTS 1 - 10, BLOCK 39 OF UNIVERSITY ADDITION, THE VACATED ALLEYS LYING WITHIN SAID BLOCKS 34 AND 39, VACATED EAST UNIVERSITY AVENUE, VACATED MITCHELL BOULEVARD AND LOTS C-1 AND E-1 OF DWU-FIRST ADDITION, ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Dakota Wesleyan University, a South Dakota nonprofit corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT C-4 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Dakota Wesleyan University, a South Dakota nonprofit 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 C-4 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists South Duff Street and West Norway 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.

This plat does hereby vacate portions of LOTS 4, 8, 9, 10 AND 11, BLOCK 34, ALL OF LOTS 5, 6 AND 7, BLOCK 34 AND ALL OF LOTS 1 THROUGH 10, BLOCK 39, UNIVERSITY ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 6 ON PAGES 10 AND 11; and portions of previously platted LOTS C-1 AND E-1 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 14 ON PAGE 92.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2019.

Theresa Kriese, Executive Vice President of Dakota Wesleyan University, a South Dakota nonprofit corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
JSS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2019, before me, _____, the undersigned officer, personally appeared Theresa Kriese, who acknowledged herself to be the Executive Vice President of Dakota Wesleyan University, a South Dakota nonprofit corporation, and that she, as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as the Executive 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 C-4 OF DWU-FIRST ADDITION TO 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 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 C-4 OF DWU-FIRST ADDITION TO 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 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 _____, 2019.

Chairperson/Vice Chairperson 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







1 Inch = 100 Feet

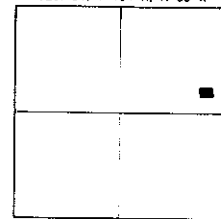
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 12" 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.-6702
- WM = WITNESS MONUMENT

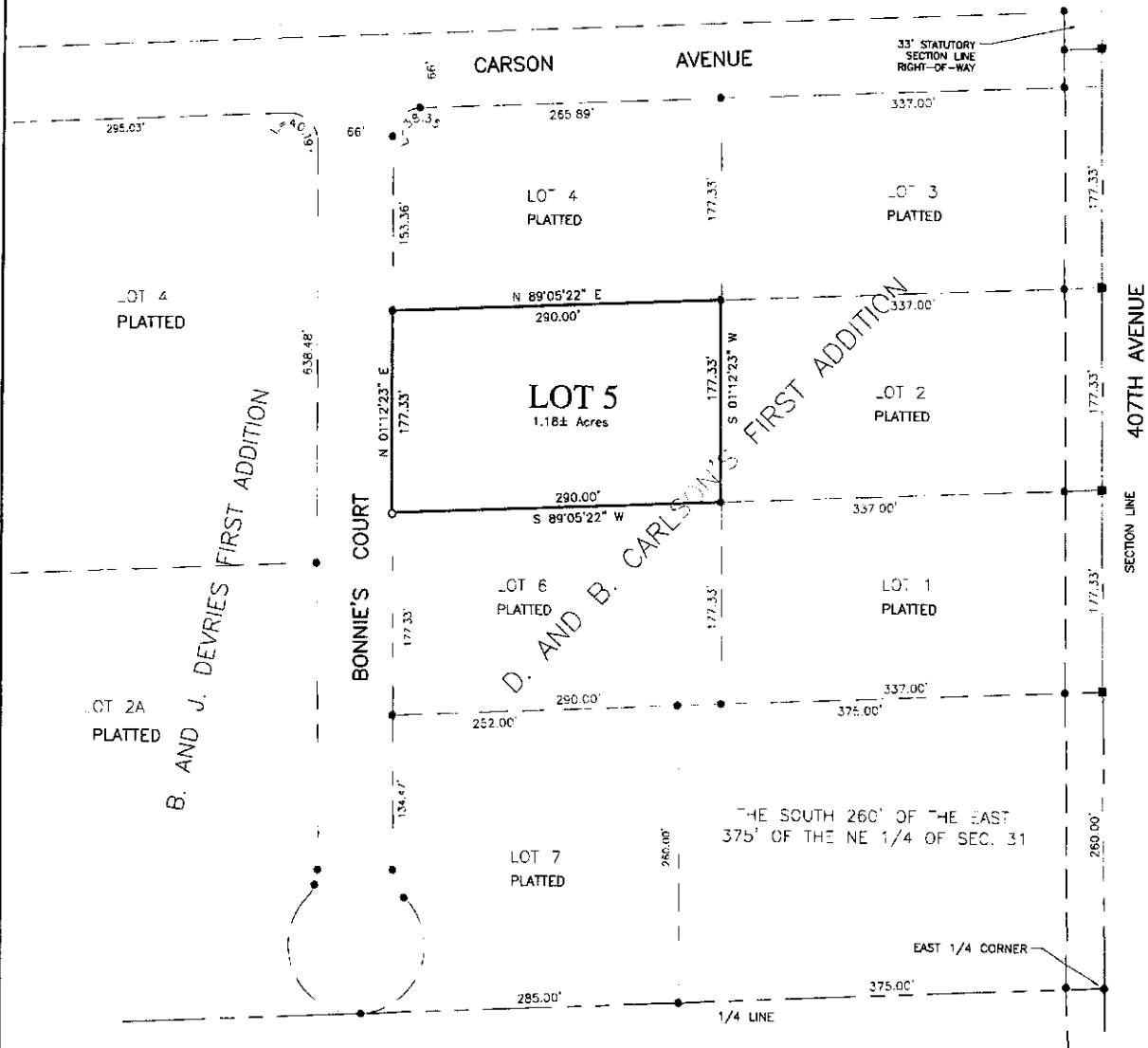
PREPARED BY: PAUL J. RELAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 5 OF D. AND B. CARLSON'S FIRST ADDITION, A SUBDIVISION OF A PORTION OF 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. Reland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Douglas M. Carlson and Bonnie C. Carlson, Trustees of the Douglas M. Carlson Revocable Trust and the Bonnie C. Carlson Revocable Trust, and under their direction for purposes indicated therein, I did on or prior to July 19, 2019, survey those parcels of land described as follows: LOT 5 OF D. AND B. CARLSON'S FIRST ADDITION, A SUBDIVISION OF A PORTION OF THE NE 1/4 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 _____, 2019.

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, we have hereunto set our hands this _____ day of _____, 2019.

Bonnie C. Carlson, Trustee

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

My Commission Expires:

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

Finance Officer/Deputy Finance Officer of City of Mitchell

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



A PLAT OF LOT 5 OF D. AND B. CARLSON'S FIRST ADDITION, A SUBDIVISION OF A PORTION OF 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 LOT 5 OF D. AND B. CARLSON'S FIRST ADDITION, A SUBDIVISION OF A PORTION OF 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 LOT 5 OF D. AND B. CARLSON'S FIRST ADDITION, A SUBDIVISION OF A PORTION OF 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 _____, 2019.

Chairperson/Vice-Chairperson 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 5 OF D. AND B. CARLSON'S FIRST ADDITION, A SUBDIVISION OF A PORTION OF 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.

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 _____, 2019, approving the above named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____ Title: _____ Date: _____
Highway Authority

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, Davison County Date



DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOT 5 OF D. AND B. CARLSON'S FIRST ADDITION, A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2019, at _____, and recorded in Book _____ of Plats on
Page _____ therein and recorded on Microfilm Number _____.

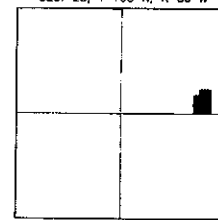
Register of Deeds, Davison County By _____ Deputy

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



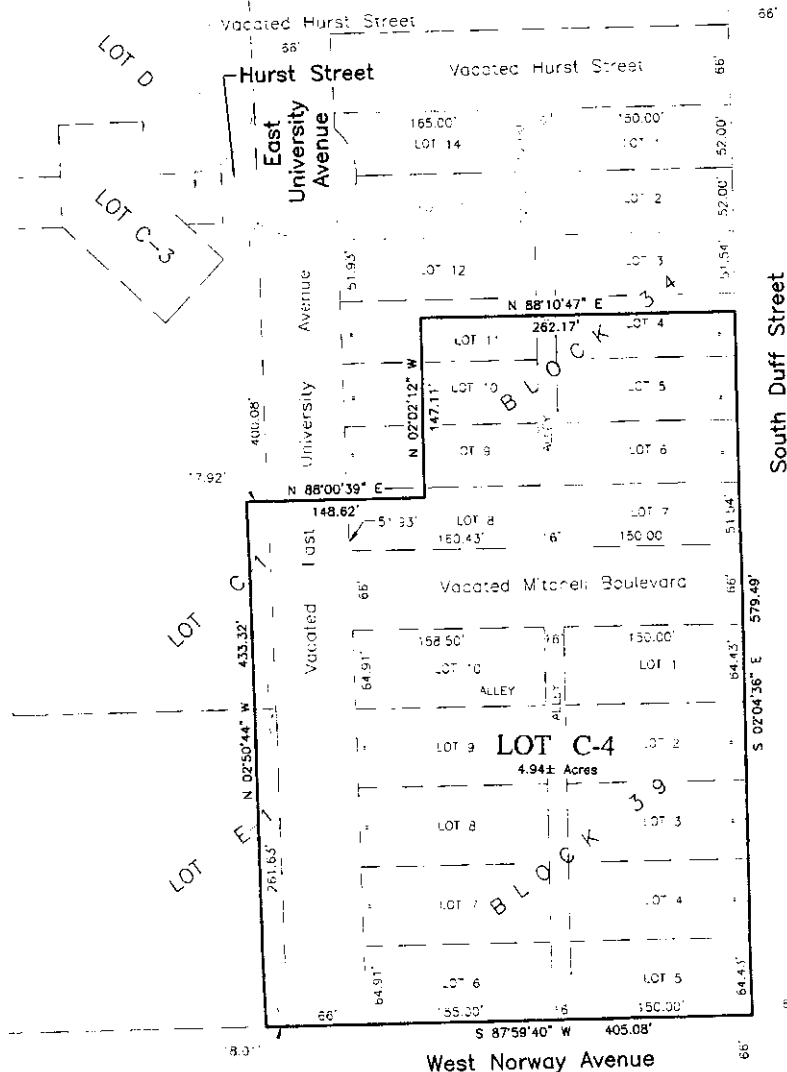
1 Inch = 100 Feet



LOCATION MAP
SCALE: 1" = 3600'

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.W.-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) 998-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 128.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.





1 Inch = 100 Feet

LEGEND

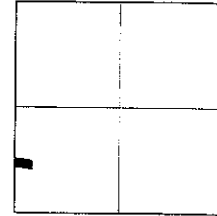
- = FOUND IRON MONUMENT
- = SET 3/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PUT-8702
- WM = WITNESS MONUMENT

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 USING GPS GRID BEARINGS/GROUND DISTANCES

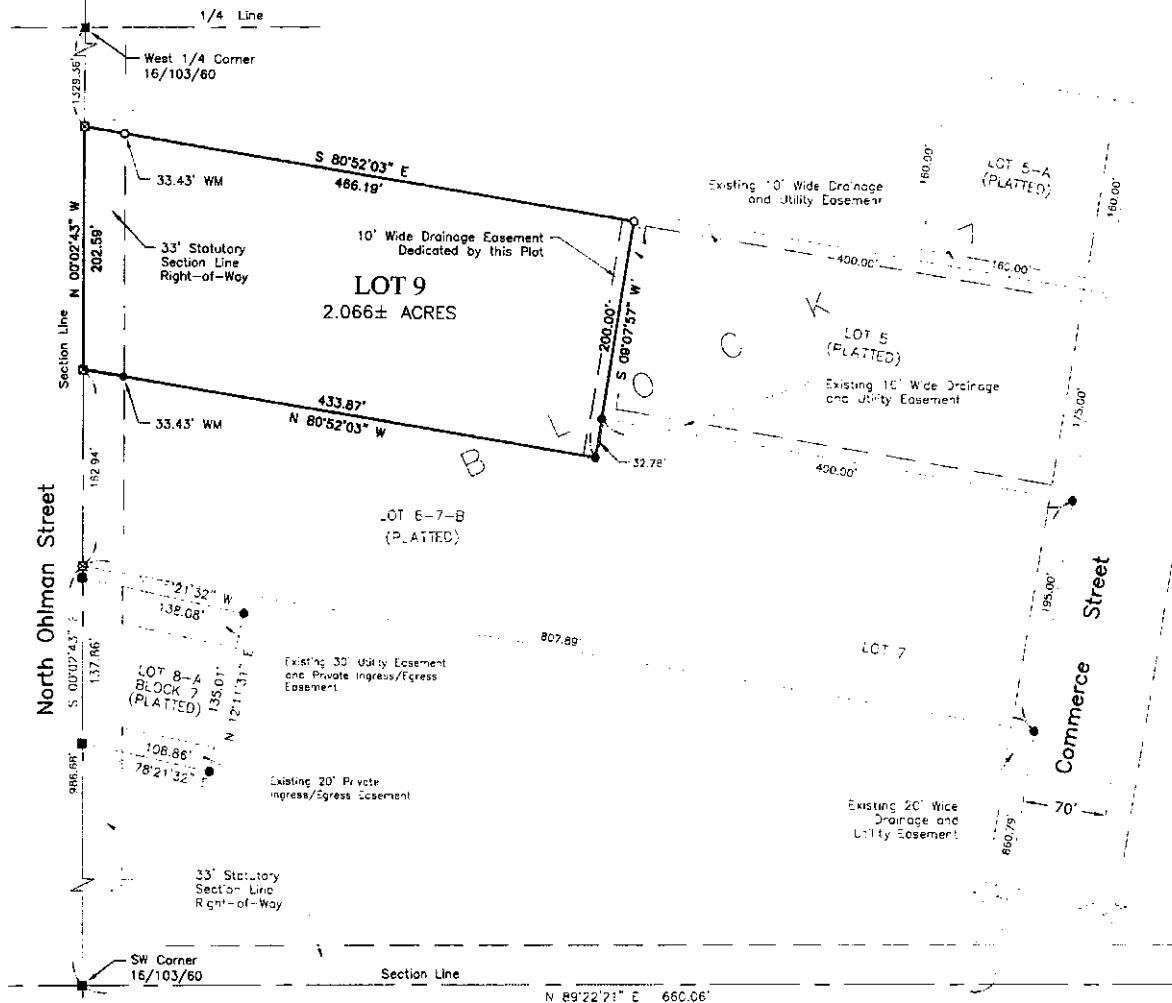
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

EASEMENT DEDICATED BY BY THIS PLAT WITHIN LOT 9, BLOCK 7
= 10' DRAINAGE EASEMENT ALONG THE EAST SIDE



A PLAT OF LOT 9, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 31, 2019, survey those parcels of land described as follows: LOT 9, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2019.

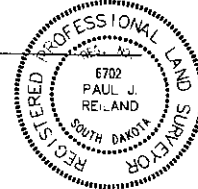
Registered Land Surveyor #SD6702

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

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2019; and

WHEREAS, it appears from an examination of the plat of LOT 9, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 9, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2019.

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does 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 this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 9, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this 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 _____, 2019, at _____, and recorded in Book _____ of Plats on Page _____

therein and recorded on Microfilm Number _____

Register of Deeds, Davison County

By _____

Deputy

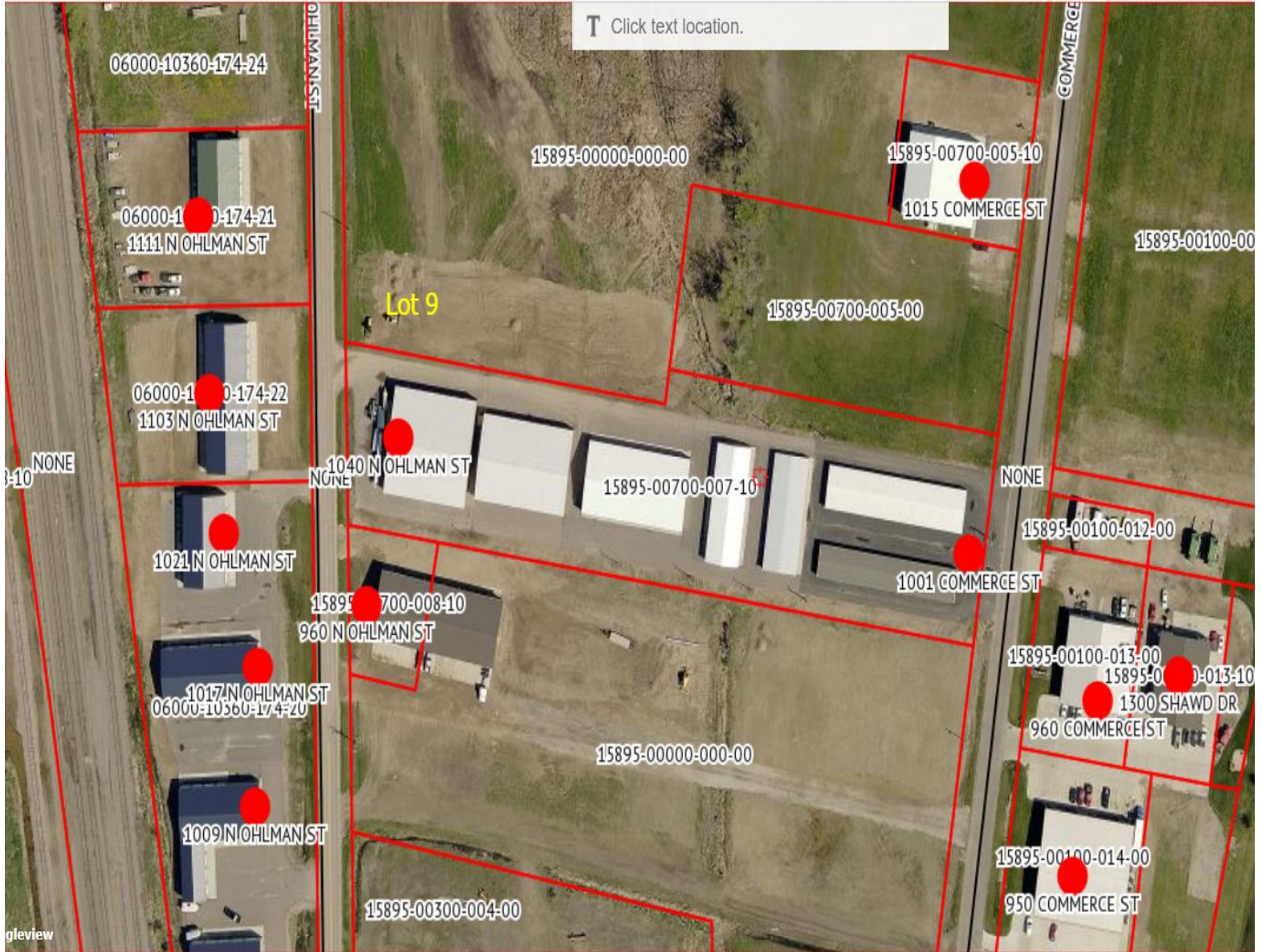
SPN

& Associates

Engineers, Planners and Surveyors

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





T Click text location.

06000-10360-174-24

06000-10360-174-21
1111 N OHLMAN ST

06000-10360-174-22
1103 N OHLMAN ST

1021 N OHLMAN ST

1017 N OHLMAN ST
06000-10360-174-20

1009 N OHLMAN ST

1040 N OHLMAN ST

15895-00700-008-10
960 N OHLMAN ST

15895-00300-004-00

15895-00000-000-00

15895-00700-005-00

15895-00700-007-10

15895-00000-000-00

15895-00700-005-10
1015 COMMERCE ST

15895-00100-000-00

NONE

15895-00100-012-00

1001 COMMERCE ST

15895-00100-013-00
15895-00100-013-10
1300 SHAWD DR
960 COMMERCE ST

15895-00100-014-00
950 COMMERCE ST

Lot 9

3-10 NONE

gview