

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, 612 N MAIN ST
AUGUST 26, 2019; 12:00 PM**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. Declaration Of Conflicts Of Interests**
- 4. APPROVE AGENDA:**
- 5. Approval Of Minutes: August 12, 2019**

Documents:

[PLANNINGCOMMINUTES8122019.PDF](#)

- 6. SCHEDULE NEXT MEETING: September 9, 2019**
- 7. Variance And Plan Approval Of Taco John's, 701 N Sanborn Blvd.**

Midwest Mexican Food Inc. has applied for a front-yard variance of 17 feet vs 30 for the purpose of constructing an addition to the property located at 701 N Sanborn Blvd, legally described as Lots 7 & 8, Block 3, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned NS Neighborhood Shopping District.

Documents:

[TACOJOHNPLANS.PDF](#)
[TACOJOHNSNOH.PDF](#)
[TACOJOHNNEIGHBORS.PDF](#)
[AERIALTACOJOHNS.PDF](#)

- 8. Variance: Russell Hanson & Jamie Buchholz, 520 E Hanson Ave**

Russell Hanson & Jamie Buchholz have applied for a side-yard on a corner variance of 8 feet vs 20 feet for the purpose of constructing a detached garage on their property located at 520 E Hanson Ave, legally described as Lot 12, Block 42, Cooley and Guernsey Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District

Documents:

[AERIAL520EHANSON.PDF](#)
[BUCHHOLZPLAN.PDF](#)
[APPBUCHHOLZVAR.PDF](#)
[NOHBUCHHOLZ.PDF](#)
[BUCHHOLZNEIGHBORS.PDF](#)

- 9. Conditional Use Permit:**

Jason & Ramy Norgaard have applied for a conditional use permit to operate a family

residential child care business at the property located at 1220 E Havens Lot 103, Brendan Mobile Village, legally described as Lot 1A located in SE ¼ 22-103-60 Exc Lots PE 1, PE 2, PE 3, City of Mitchell, Davison County, South Dakota. The property is zoned R4 Medium Density Residential District.

Documents:

[AERIAL1220EHAVERNS103.PDF](#)
[NOHNOORGAARD.PDF](#)

10. Plan Approval: Dairy Queen, 1501 W Havens, Zoned HB

Exterior upgrade, remodel bathrooms , repair and add fencing, no changes to the site.

Documents:

[DAIRYQUEENPLAN.PDF](#)
[DAIRYQUEENPLAN.PDF](#)

11. Plat: A Plat Of Lot 6, Block 4A Of Westwood First Addition, A Subdivision Of Block 4 Of Westwood First Addition In The NW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[AERIAL6B4WESTWOODPLAT.PDF](#)
[PLATL6B4AWESTWOOD.PDF](#)

12. OTHER BUSINESS:

13. 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.

14. ADJOURNMENT:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
AUGUST 12, 2019 MINUTES**

NOT APPROVED

Chairman Larson called the August 12, 2019 meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

The commission welcomed new member, Mark Vaux. His term will expire July 1, 2024.

Members present: Larson, Genzlinger, Molumby, Osterloo, Vaux and Allen

Members absent: Jirsa and Fergen

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

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Osterloo, seconded by Genzlinger to approve the minutes of the July 22, 2019 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Molumby, seconded by Osterloo to schedule the next planning commission meeting for August 26, 2019. All members present voting aye, motion carried.

Plan Approval: 401 N Main St, Central Business District, and (formerly Fabric Warehouse) Herm Harms with Puetz Corp. presented the plan for the renovation and façade improvement of the building at 401 N Main St. No one testified in opposition of the proposed plan. The commissioners questioned Mr. Harms in regards to code issues. Putnam noted that this building is a contributing building within the Mitchell Historic Downtown District, thus requires review by the local historic preservation commission and the state Historic Preservation Office (SHPO). SHPO has requested an abbreviated case report. Mr. Harms provided a report on the condition of the building and the owner has had a structural engineer review the building. Mr. Harms indicated the building in its present condition could not be occupied. In addition, he stated that the owner has made some modifications to the plan in an attempt to maintain some of the historic features and if this plan is not approved; the owner may give the building to the city. Genzlinger made a motion to approve the plan with two conditions; 1. That the plan be approved contingent on approval by the historic groups, 2. That John Hegg approves the plan. Motion dies for lack of second. J. Johnson outlined the protocol of the historic review process. Motion by Osterloo, seconded by Genzlinger to approve the plan. Roll Call vote: Larson yes, Molumby yes, Genzlinger yes, Osterloo yes, Vaux yes. Motion passes 5 to 0.

Recommendation of Alley vacation: Theresa Kriese, representing DWU, say the purpose of the alley vacation and the plat is to establish boundaries for the new business building to be constructed in the near future. The alley was recently discovered and the locates has been cleared. Motion by Genzlinger, seconded by Vaux to recommend approval of the vacation request. All members present voting aye, motion carried.

Plat: A Plat of Lot C-4 of DWU-First Addition to the City of Mitchell, Davison County, South Dakota. Motion by Molumby, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 5 of D. and B. Carlson's First Addition, A Subdivision of a portion of the NE ¼ of Section 31, T 104 N, R 60 W of the 5th P. M., Davison County, South Dakota. Doug Carlson was present to answer questions. This plat appears to follow the master plan. Motion by Osterloo, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 9, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Chuck Mauszycki Sr. was present to answer questions and provide an overview of the construction in the area. He addressed drainage issues and said SPN is working on a revised plan. Motion by Molumby, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: (Application Withdrawn) Mike Miiller d/b/a Aaction Storage has applied for a conditional use permit to construct self-storage facility building with varying compartment sizes at 411 E Juniper legally described as; W 75' 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. Zoned HB District.

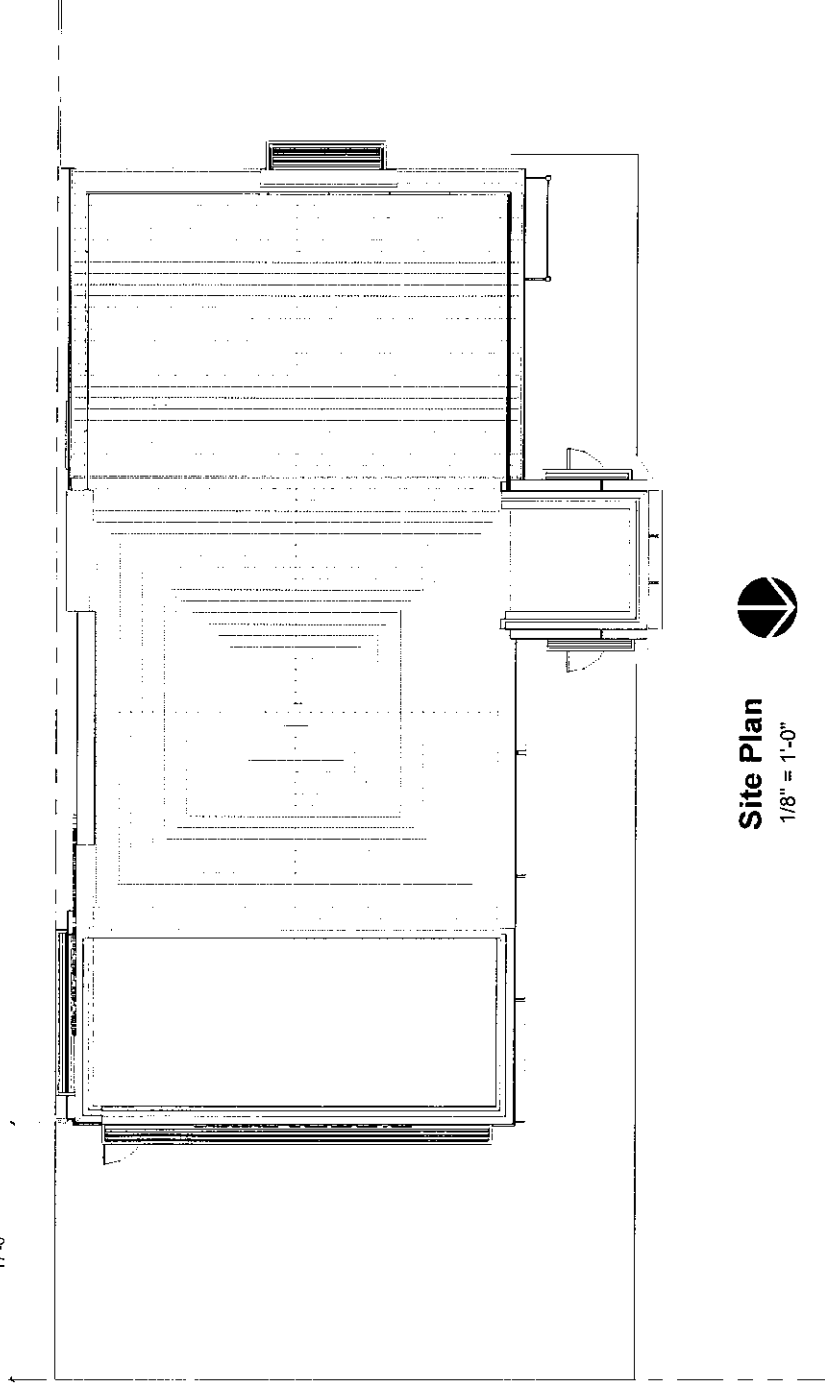
Public Input: none

Chairman Larson adjourned the meeting at 12:35 pm.

7th Street

existing sidewalk

17'-0"



Sanborn Avenue

existing sidewalk



Site Plan
1/8" = 1'-0"

Taco John's
Mitchell, SD

Site Plan - Proposed

P

© Date: 08/20/2019

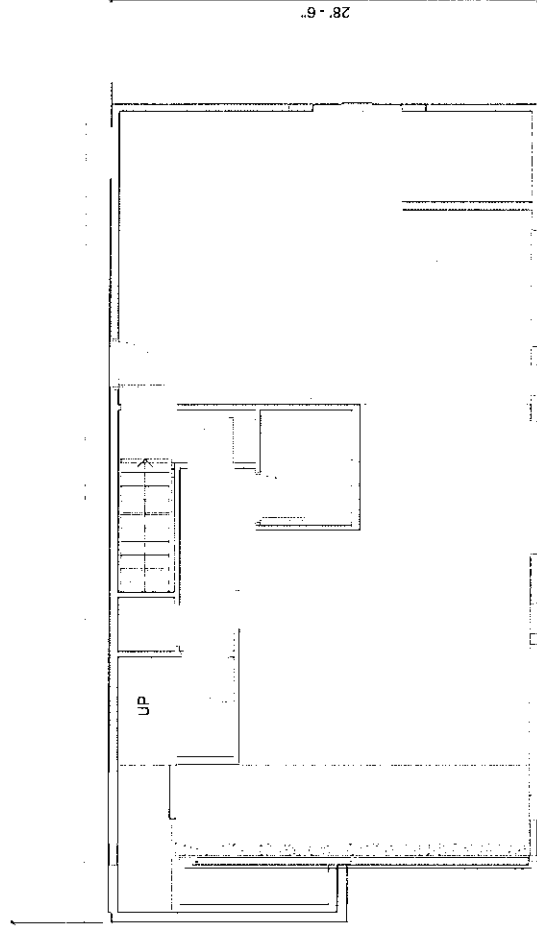
7th Street

existing sidewalk

25'-6"

Sanborn Avenue

existing sidewalk



28'-6"

Site Plan
1/8" = 1'-0"

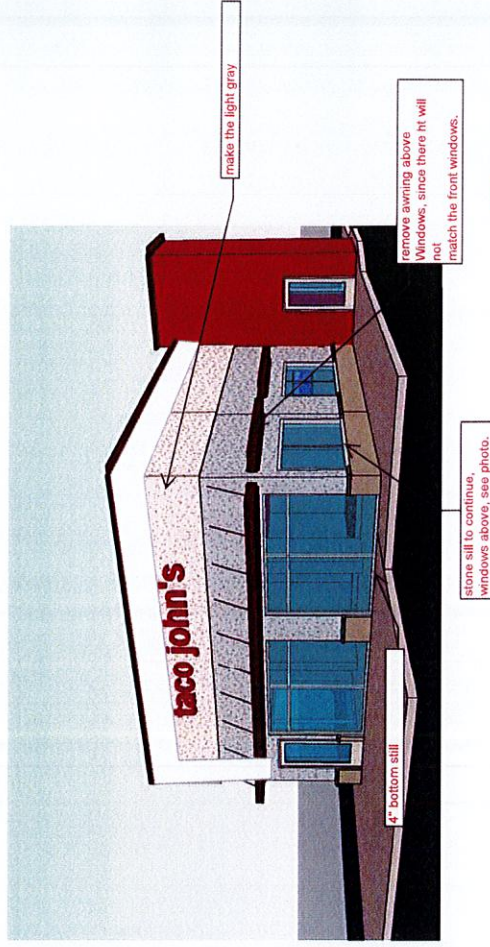
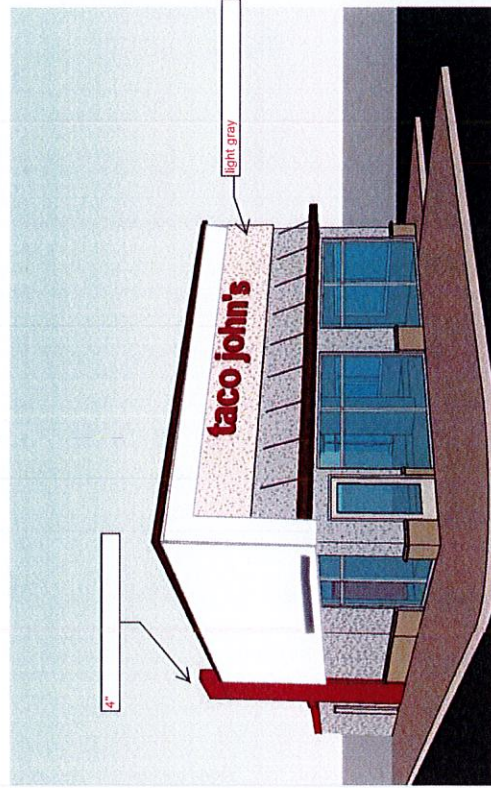
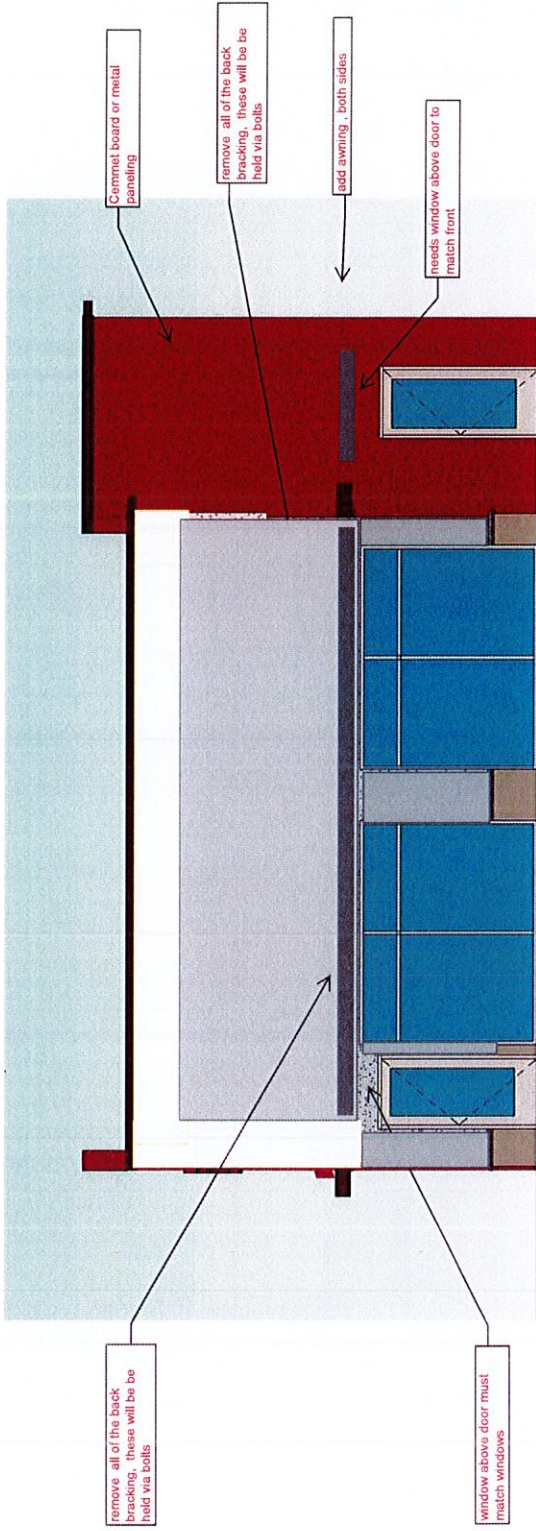


Taco John's
Mitchell, SD

Site Plan - Existing

P

© Date: 08/20/2019



Proposed Elevations

Taco John's
Mitchell, SD



mitchell will have the cree lights here, see prior photo of Mcdonalds where light is fasten to flashing.

this awning is not used in mitchell

this color is not used in mitchell

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 Midwest Mexican Food Inc. has applied for a front-yard variance of 17 feet vs 30 for the purpose of constructing an addition to the property located at 701 N Sanborn Blvd, legally described as Lots 7 & 8, Block 3, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned NS Neighborhood Shopping District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on August 26, 2019 at 12:00 P.M and the Board of Adjustment on September 3, 2019 at 6:00 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 12th day of August 2019.

Michelle Bathke

FINANCE OFFICER

Publish once: August 15, 2019
Approximate Cost:

DAKOTA DISTRICT OF THE WESLEYAN
CHURCH
13790 APPALOOSA LANE
RAPID CITY SD 57702

DENNIS & GERALDINE HOHN
612 N EDMUNDS
MITCHELL SD 57301

BOYD & KAY REIMNITZ
407 N MAIN ST
MITCHELL SD 57301

DEAN ROBIDEAU
2500 SHANARD RD
MITCHELL SD 57301

MITCHELL CONCRETE PRODUCTS
721 N EDMUNDS ST
MITCHELL SD 57301

MCPEEK PROPERTIES LLC
700 N SANBORN BLVD
MITCHELL SD 57301

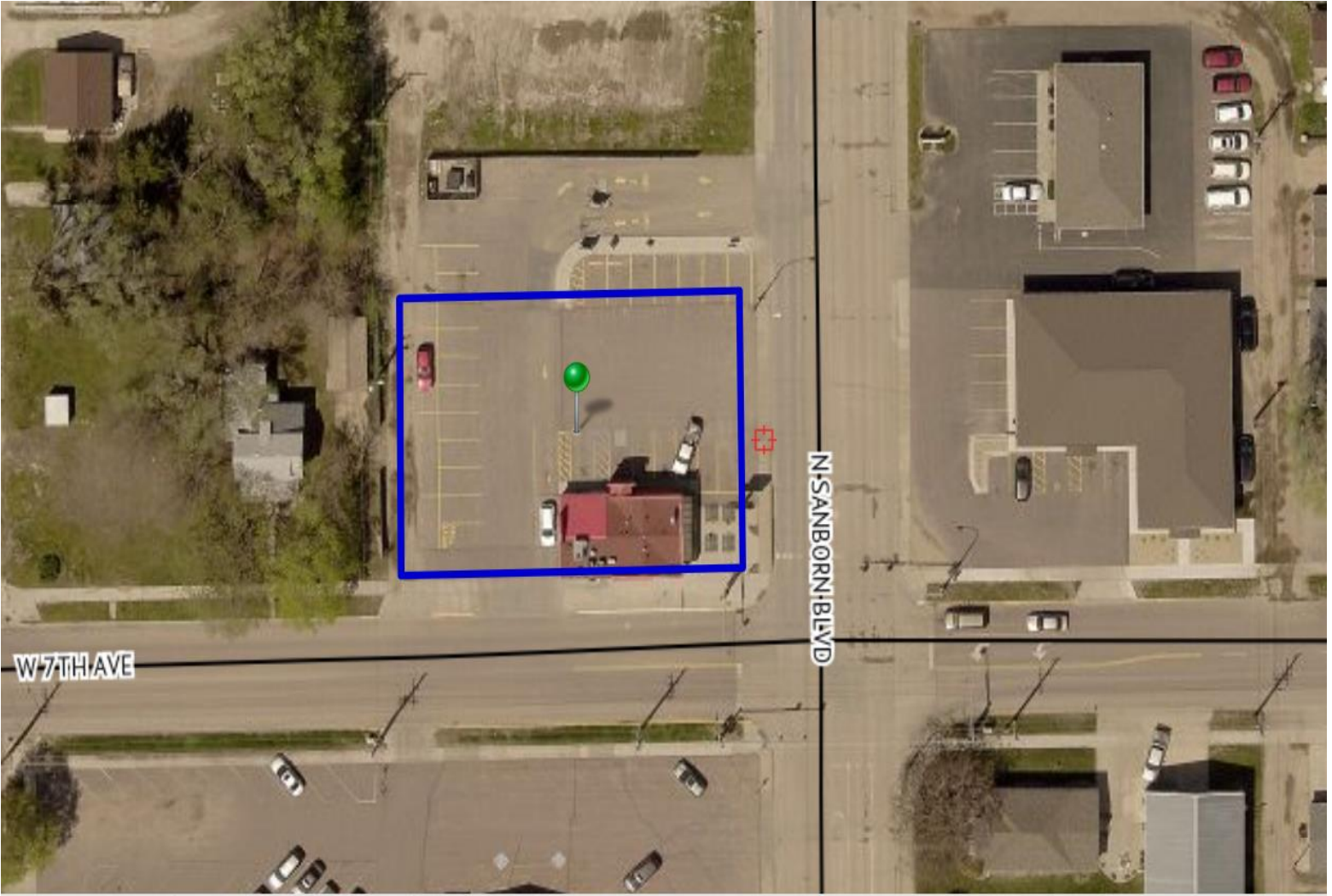
RONALD & AUDREY BEUKELMAN
2809 DAILEY DR
MITCHELL SD 57301

SALVATION ARMY
724 N SANBORN BLVD
MITCHELL SD 57301

ARLENE STANGE
622 N SANBORN BLVD
MITCHELL SD 57301

GREG WISE
DAVID WISE
1215 W 3RD AVE
MITCHELL SD 57301

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

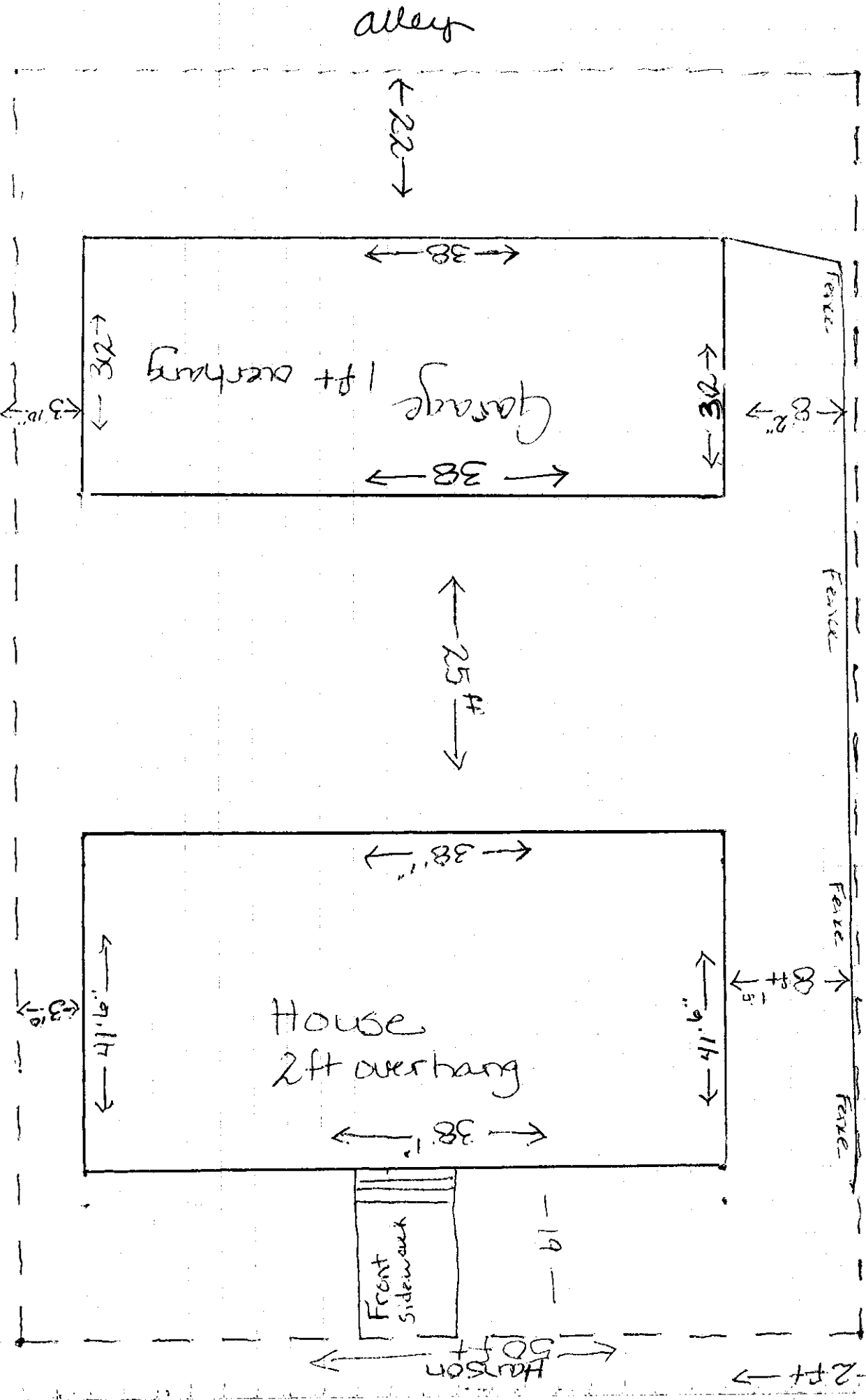




Burn

← 4 ft →

— 40 ft —



APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Russell Hanson & Jamie Buchholz are hereby making an application for a side on a corner variance of 8 feet vs 20 feet as required pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 12, Block 42, Cooley and Guernsey Addition to the City of Mitchell, Davison County, South Dakota (520 E Hanson)

The applicants of the above described real estate, request(s) to construct a detached garage on the property. The said real property is zoned (R2) Single Family Residential District.

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

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

Dated this 8th of August, 2019.


APPLICANT


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 Russell Hanson & Jamie Buchholz have applied for a side-yard on a corner variance of 8 feet vs 20 feet for the purpose of constructing a detached garage on their property located at 520 E Hanson Ave, legally described as Lot 12, Block 42, Cooley and Guernsey Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on August 26, 2019 at 12:00 P.M and the Board of Adjustment on September 3, 2019 at 6:00 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 7th day of August 2019.

Michelle Bathke

FINANCE OFFICER

Publish once: August 15, 2019
Approximate Cost:

RUSSELL HANSON
JAMIE BUCHHOLZ
520 E HANSON
MITCHELL SD 57301

DUANE ZARD
518 E HANSON
MITCHELL SD 57301

ROSEMARY HANTEN
3025 ACHILLES DR
RENO NV 89512

MENPROP LLC
PO BOX 456
MITCHELL SD 57301

MATTHEW & NAOMI HASNER
504 E HANSON
MITCHELL SD 57301

MICHAEL KEENA
500 E HANSON
MITCHELL SD 57301

STEVE FEELDY
501 E 13TH
MITCHELL SD 57301

T & B RENTALS LLC
407 N MAIN
MITCHELL SD 57301

LORETTA WEELDREYER
517 E 1ST
MITCHELL SD 57301

R & M RENTALS
723 E 7TH
MITCHELL SD 57301

ASHLEIGH & NOAH ARENS
605 E 1ST
MITCHELL SD 57301

CYNTHIA NOVACHICH
609 E 1ST
MITCHELL SD 57301

GOLD KEY PROPERTIES
1660 E 8TH AVE
MITCHELL SD 57301

ROGER & LAVONNE STOEENR
600 E HANSON
MITCHELL SD 57301

ALAN VOELKER
604 E HANSON
MITCHELL SD 57301

ROBERT BATES
610 E HANSON
MITCHELL SD 57301

RANDALL & FAUNA KAPPENMAN
614 E HANSON
MITCHELL SD 57301

JAMES AREND
523 E HANSON
MITCHELL SD 57301

T & B RENTALS LLC
407 N MAIN
MITCHELL SD 57301

KEVIN JOHNSON
PO BOX 893
MITCHELL SD 57301

DANNY & MARGARET STOLP
507 E HANSON
MITCHELL SD 57301

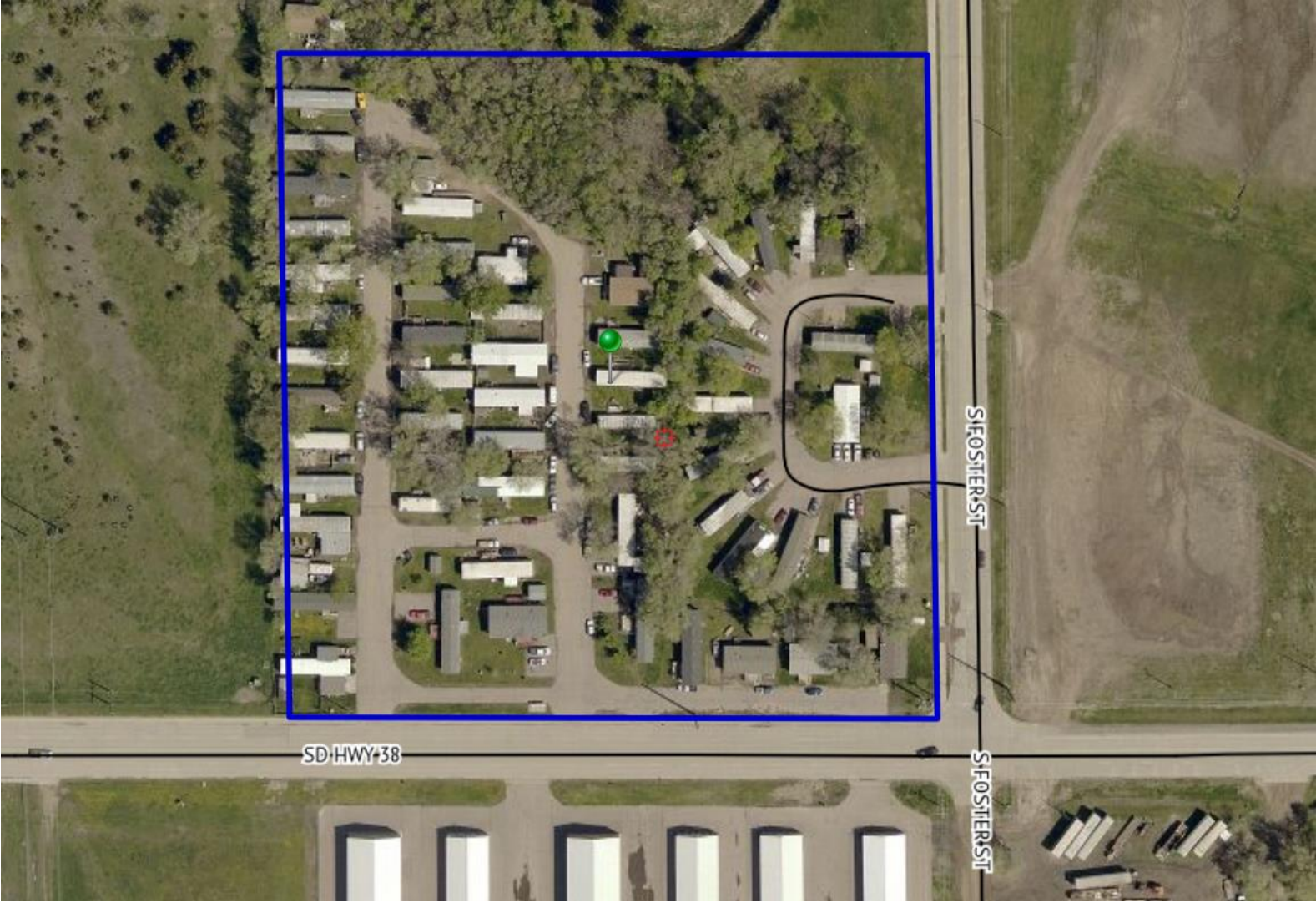
TIMOTHY & LINDA CHRISTENSEN
34 W HARMON DR
MITCHELL SD 57301

CASEY NESPOR
601 E HANSON
MITCHELL SD 57301

DON VOELTZ
605 E HANSON
MITCHELL SD 57301

MID DAKOTA PROPERTIES V LLC
407 N MAIN
MITCHELL SD 57301

ANGELA LATHER
615 E HANSON
MITCHELL SD 57301



NOTICE OF HEARING

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

You are hereby notified that Jason & Ramy Norgaard have applied for a conditional use permit to operate a family residential child care business at the property located at 1220 E Havens Lot 103, Brendan Mobile Village, legally described as Lot 1A located in SE ¼ 22-103-60 Exc Lots PE 1, PE 2, PE 3, City of Mitchell, Davison County, South Dakota. The property is zoned R4 Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, August 26, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Tuesday September 3, 2019 at 6:00 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 7th day of August, 2019.

Michelle Bathke

Finance Officer

Publish Twice August 15 and August 22, 2019

Approximate Costs:

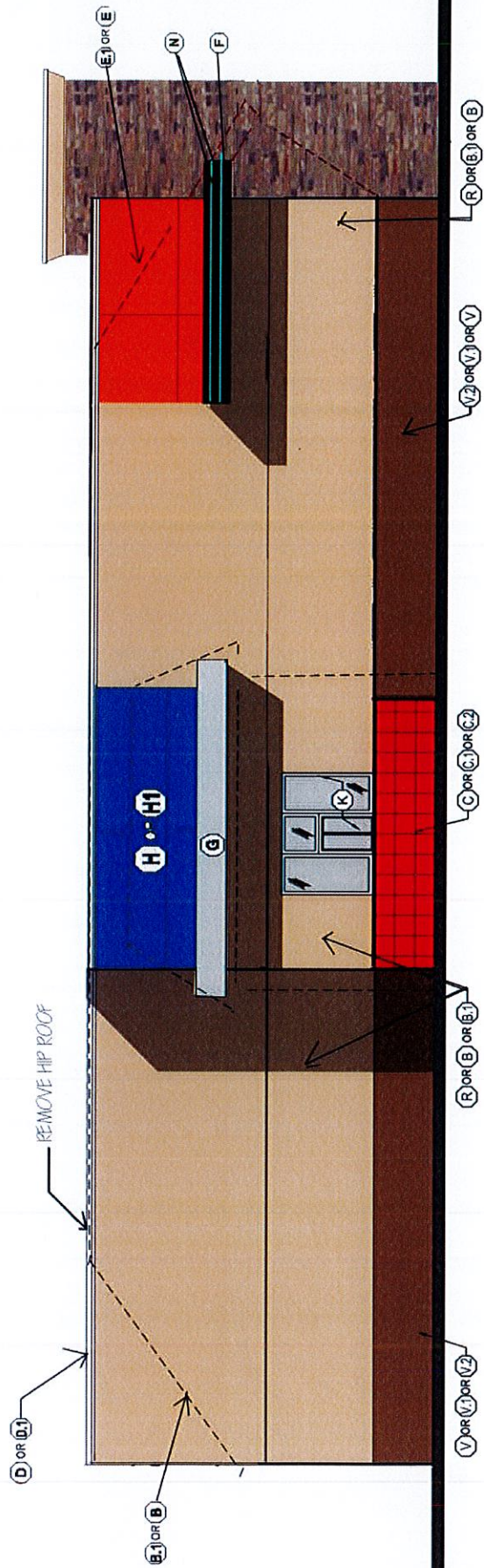
REMOVE OLD DRIVE-THRU
ELEMENT



Front Elevation

SIMILAR

Note: These similar elevations depict prototypical finishes and details and may not represent actual building conditions. Prototypical finishes and details and may not represent actual building conditions.



SIMILAR

Note: These similar elevations depict prototypical finishes and details and may not represent actual building conditions

Left Side Elevation

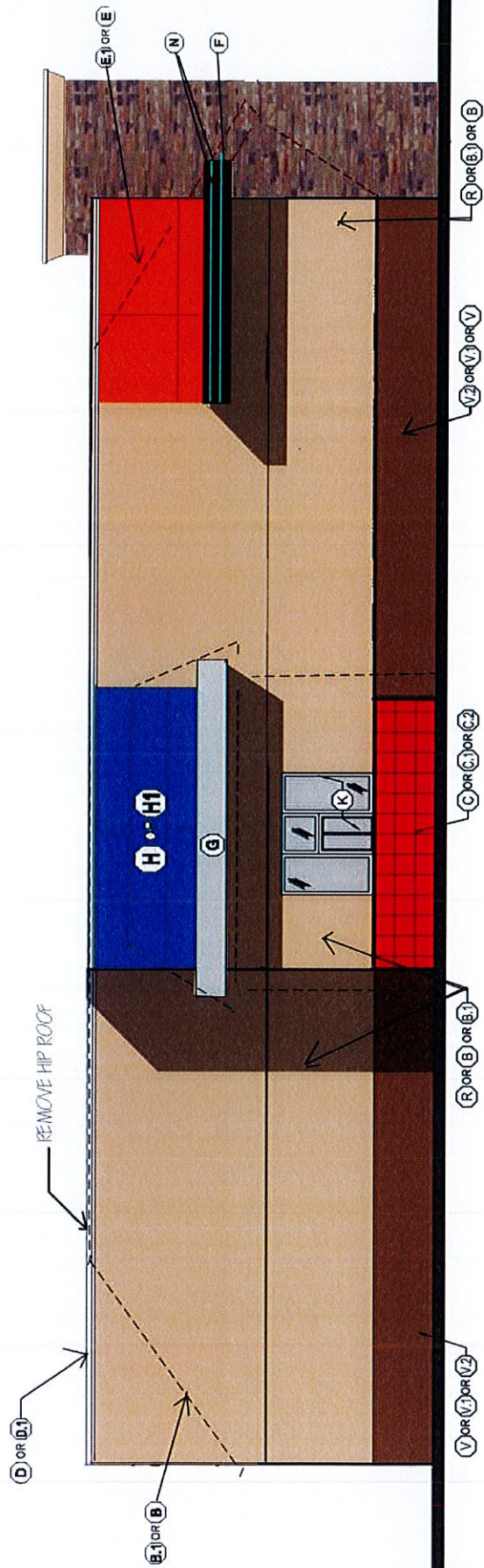
REMOVE OLD DRIVE-THRU
ELEMENT



Front Elevation

SIMILAR

Note: These similar elevations depict prototypical finishes and details and may not represent actual building conditions. Prototypical finishes and details and may not represent actual building conditions.



SIMILAR

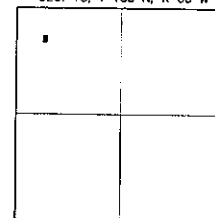
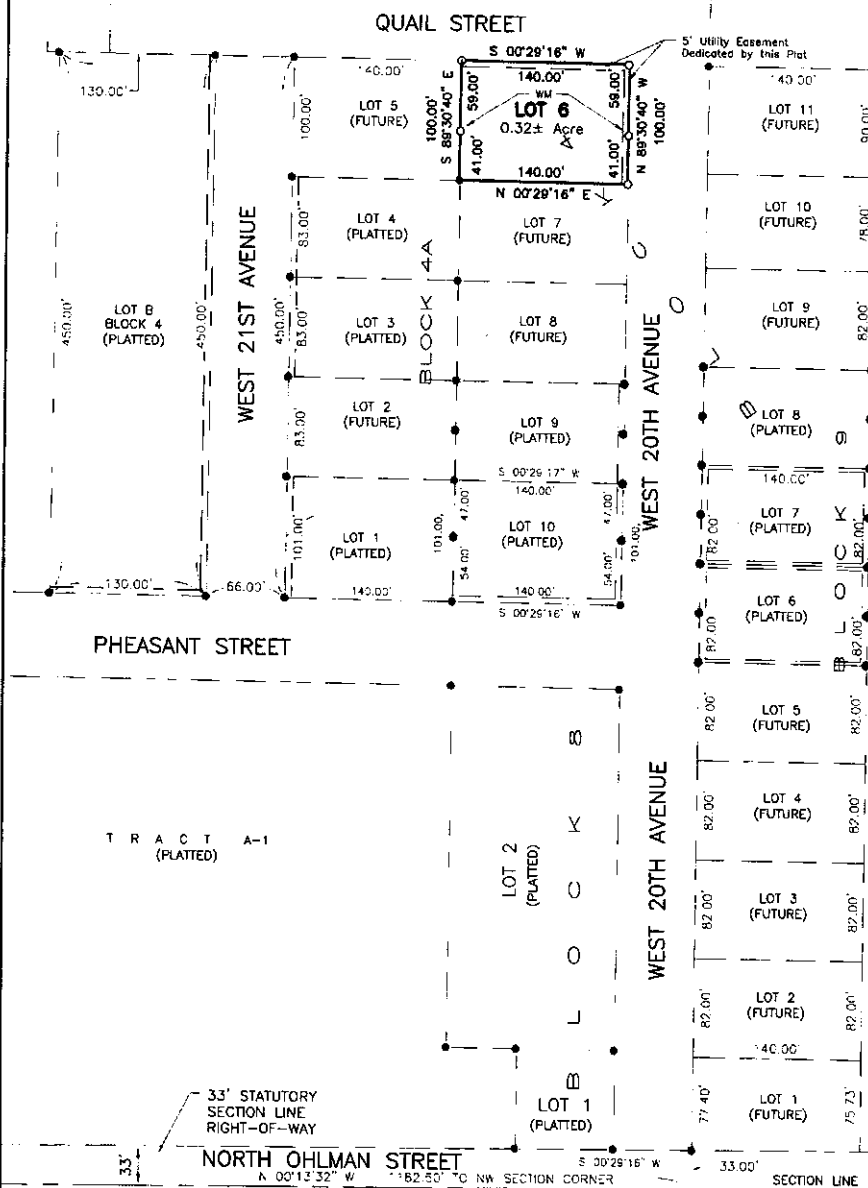
Note: These similar elevations depict prototypical finishes and details and may not represent actual building conditions

Left Side Elevation





1 inch = 100 Feet



LOCATION MAP

SCALE: 1" = 300'

LEGEND

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

PREPARED BY: PAUL J. REILAND, S.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/GRID DISTANCES

EASEMENTS WITHIN LOT 6, BLOCK 4A DEDICATED BY THIS PLAT:

5' UTILITY EASEMENT ALONG WEST 20TH AVENUE AND QUAIL STREET

A PLAT OF LOT 6, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to August 16, 2019, survey those parcels of land described as follows: LOT 6, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 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) 996-0018



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 4 OF WESTWOOD FIRST ADDITION in the NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; 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 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION in the NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, 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 4A shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists West 20th Avenue and Quail 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.

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc., a South Dakota corporation

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2019, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Notary Public, South Dakota
My Commission Expires:

WHEREAS, the plat of LOT 6, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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.

Chairman/Vice Chairman of the City of Mitchell
Planning Commission



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

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 6, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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.

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.

Date _____

The undersigned does hereby certify that a copy of the plat of LOT 6, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Date _____

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 _____.

Deputy

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

