

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
SEPTEMBER 23, 2019; 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: September 9, 2019

Documents:

[PLANNINGCOMMINUTES992019.PDF](#)

6. Schedule Next Meeting: October 15, 2019 (NOTE THIS IS TUESDAY)

7. Variance: Terry And Frances Rietveld, 95 S Harmon Dr

Terry & Frances Rietveld has applied for a back-yard (road side) variance of 22 feet vs 30 feet as required for construction of a new home at 95 S Harmon Dr, legally described as Lot 48 & 49, Indianhead Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (RL) Single Family Residential District.

Documents:

[RIETVELDAPP.PDF](#)
[RIETVELDPLAN.PDF](#)
[NOHRIETVELD.PDF](#)
[RIETVELDNEIGHBORS.PDF](#)
[RIETVELDLETTERS.PDF](#)
[AERIAL95SHARMON.PDF](#)

8. Review Of Plan At 808 S Sanborn Blvd., (Former's Doug Auto Sales), Highway Oriented Business District

The planning commission requested a review of the project on this date.

Documents:

[PATABBQPLAN.PDF](#)

9. Plat Approval: A Plat Of Lot 20, Block 6 Of The Woods First Addition, A Subdivision Of The East 1/2 Of The SW 1/4 Of Section 23, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATL20B6WOODS.PDF](#)
[AERIALL20B6WOODS.PDF](#)

10. Plat Approval: A Plat Of Lot 10, Block 4A Of Westwood First Addition, A Subdivision Of A Portion Of Tract A-2 And 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:

[PLATLOT10B4AWESTWOOD.PDF](#)
[AERIALLOT10B44AWESTWOOD.PDF](#)

- 11. Plat Approval: A Plat Of Lot 5, Block 9 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:

[PLATL5B9WESTWOOD.PDF](#)
[AERIALL5B9WESTWOOD.PDF](#)

- 12. Plat Approval: A Plat Of Lot 8, Block 9 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:

[PLATL8B9WESTWOOD.PDF](#)
[AERIALL8B9WESTWOOD.PDF](#)

13. OTHER BUSINESS:

- 14. 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.**

15. 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
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
September 9, 2019**

NOT APPROVED

Chairman Larson called the September 9, 2019 City Planning Commission Meeting to order at 12:00 pm (Noon), in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Genzlinger, Molumby, Jirsa, Osterloo, Vaux, and Allen
Member Absent: Fergen

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

Declaration of Conflicts of Interests: Jirsa disclosed a conflict with the 1601 S Ohlman project.

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

Approval of Minutes: Larson noted a typo on the paragraph 8, line 9, 'Not' should be 'No'. Motion by Jirsa, seconded by Osterloo to approve the corrected minutes. All members present voting aye, motion carried.

Schedule the Next Meeting: Motion by Genzlinger, seconded by Molumby to schedule the next meeting for September 23, 2019. All members present voting aye, motion carried.

Conditional Use Permit: Christy Duba (applicant) and Long Brothers LLC (owners) have applied for a conditional use permit to operate an indoor recreational facility within the existing building located at 113 W Douglas Ave, legally described as E ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District. Letters to the neighboring property owners were mailed and the public notice was provided to the legal newspaper. Ms. Duba and Long brothers were present. No written objections were received. Ms. Duba said the building would provide indoor activities for younger children and that at any one time would be 8 to 10 children present. There is six parking spots available in front of the building. The Long brothers own a building across the street and additional parking is available, if necessary. The Fire Marshall has inspected the building. Hegg reminded everyone that he would do a code review. Motion by Osterloo, seconded by Molumby to recommend the Board of Adjustment approve the permit with two conditions 1. A code review be completed and 2. The applicants come back in a year for a review. All members present voting aye, motion carried.

Conditional Use Permit: Selena Thomas has applied for a conditional use permit to operate a massage business (home occupation) in her home located at 622 S Wisconsin, legally described as; Lot 7, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. Letters to the neighborhood were sent and a public notice has been provided to the legal newspaper. Ms. Thomas was present. No one testified in opposition. However, Boyd Reimnitz who owns 4 properties within the mailing area called and expressed opposition. No reason for the opposition was provided. The applicant shared a note from a supportive neighbor. She also shared experiences. She was asked about her hours and she responded 8:30 to 4:00 pm, Mondays and Friday possibly to 4:00 to 7:00 pm and Saturdays by appointments. She

has a corner lot, hence plenty of parking. She is the sole proprietor, so only one client at a time will be in the property. Motion by Jirsa, seconded by Vaux to recommend the Board of Adjustment approve the conditional use permit. All members present voting aye, motion carried.

Conditional Use Permit: Tabled from Last Meeting: 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 #103, Brenden Mobile Village, legally described as Lot 1A located in SE ¼ 22-103-60 Exc. Lots PE1, PE2, PE3, City of Mitchell, Davison County, South Dakota. The property is zoned R4 Medium Density Residential District. The applicant was not present. The owner of the park is opposed to the application. A fire inspection has not been completed. Genzlinger express concern for lack of an outdoor play area. Due to the park owner not supporting the application, Molumby, seconded by Genzlinger to recommend denial of the application. All members present voting aye, motion carried.

Conditional Use Permit/Variance: Lamar Advertising (applicant), David and Connie Deinert (owners) have applied for a conditional use permit/variance to replace, at the same location, the off-premise billboard sign that was destroyed by a storm. The new sign will exceed 300 square feet in sign area (approximately 400 square feet) standard. The property is legally described as; SW ¼ exc H4 South of I-90 & except the East 1,513.27 feet lying south of I-90 and ex Lot A of Bechen's Addition, lying within, Section 29, T 103 N, R 60 W, Davison County, South Dakota. Putnam provided an explanation of the code concerning size requirements. Motion by Osterloo, seconded by Jirsa to recommend approval of the permit. All members present voting aye, motion carried.

Plan Approval: 1601 S Ohlman St zoned Highway Oriented Business District. The owner wishes to add an addition to the north of the existing building. However, the Public Works Department expressed concern about drainage, particularly compliance with Ordinance No. 8-9C-6: Drainage Plan Submittal Requirements: A Basic Drainage plan. Larry Jirsa, architect for the owner, indicated the drainage should be the same as it is presently. The owner did submit a hand drawn plan. Motion by Molumby, seconded by Vaux to table the approval to a time when the drainage plan satisfies the Engineer Department. All members present voting aye, except Jirsa abstained, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:30 pm.

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) Terry & Frances Rietveld are making an application for a back yard (roadside) variance of 22 feet vs 30 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:

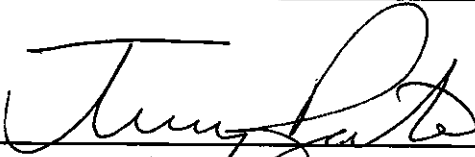
Lots 48 & 49, Indianhead Addition, City of Mitchell, Davison County, South Dakota
(95 S Harmon Dr)

Applicant(s) Terry & Frances Rietveld of the above-described real estate are planning to construct a new home. The said real property is zoned (RL) Residential Lake District.

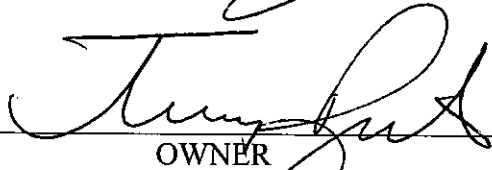
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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.

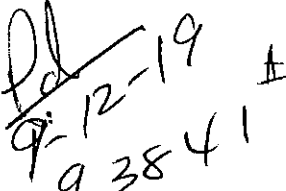
Dated this 12th of SEPTEMBER, 2019.



APPLICANT

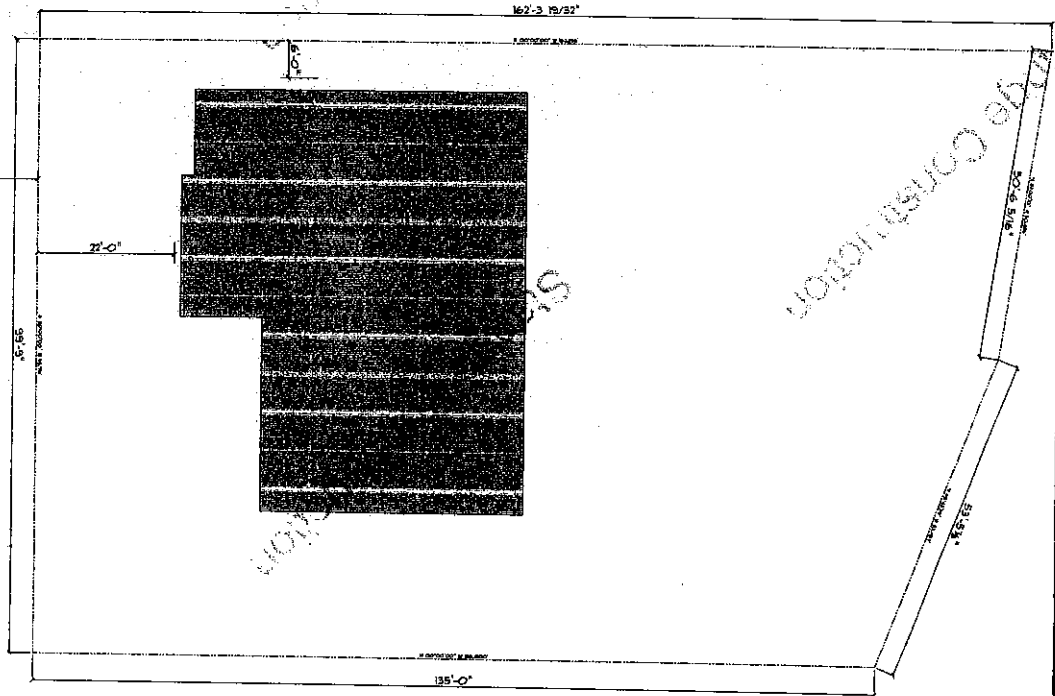


OWNER


9-12-19
93841

Site Plan

SCALE: 1" = 20'-0"



Lot 48 & 49, Indianhead Subdivision
Mitchell, SD (35 S. Harmon)



Mitchell
SD

PHONE: (605) 770-2962
stangeconstruction@yahoo.com

Terry Rietveld

PHONE:

DRAWN BY: Josh Stange

SCALE: 1" = 20'-0"

DATE: Monday, September 9, 2019

PAGE:

1 / 4

site plan

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 Terry & Frances Rietveld has applied for a back-yard (road side)variance of 22 feet vs 30 feet as for construction of a new home at 95 S Harmon Dr, legally described as Lot 48 & 49, Indianhead Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (RL) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on September 23, 2019, 12:00 P.M and the Board of Adjustment on October 7, 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, this10th day of September 2019.

Michelle Bathke

FINANCE OFFICER

Publish once: September 13, 2019

Approximate Cost:

ROBERT & GAIL MUELLER
99 S HARMON DR
MITCHELL SD 57301

KARISA & CHRISTOPHER HART
936 KIPPES COVE
MITCHELL SD 57301

DOUGLAS & CYNTHIA SYMES
107 S HARMON DR
MITCHELL SD 57301

EUGENE & JANIS REZAC
93 S HARMON DR
MITCHELL SD 57301

KEITH GEBHART
1324 COUNTRY CLUB RD
WINNER SD 57580

JOHN & TONIA ROZUM
87 S HARMON DR
MITCHELL SD 57301

COLE & AMY KNIPPLING
84 S HARMON DR
MITCHELL SD 57301

CHRISTOPHER & ELIZABETH
WIECZOREK
92 S HARMON DR
MITCHELL SD 57301

JOEL & DEB OWENS
96 S HARMON DR
MITCHELL SD 57301

THOMAS & DEBORAH NEUGEBAUER
104 S HARMON DR
MITCHELL SD 57301

TERRY & FRANCES RIETVELD
210 GREEN DR
MITCHELL SD 57301

September 12, 2019

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY that Terry & Frances Rietveld has applied for a back yard (roadside) variance of 22 feet vs 30 feet as required for construction of a new home at 95 S Harmon Dr, legally described as Lot 48 & 49, Indianhead Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (RL) Single Family Residential District.

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I/We Keith & Genevieve Gehlert

OWNER

89 S. Harmon - Mitchell

1324 Country Club Rd Winner, S.D 57580

ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

Nice to see a new home
going up.
(132)

September 12, 2019

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY that Terry & Frances Rietveld has applied for a back yard (roadside) variance of 22 feet vs 30 feet as required for construction of a new home at 95 S Harmon Dr, legally described as Lot 48 & 49, Indianhead Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (RL) Single Family Residential District.

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I/We Cindy & Doug Symes
OWNER

107 S. Harmon Dr Mitchell
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

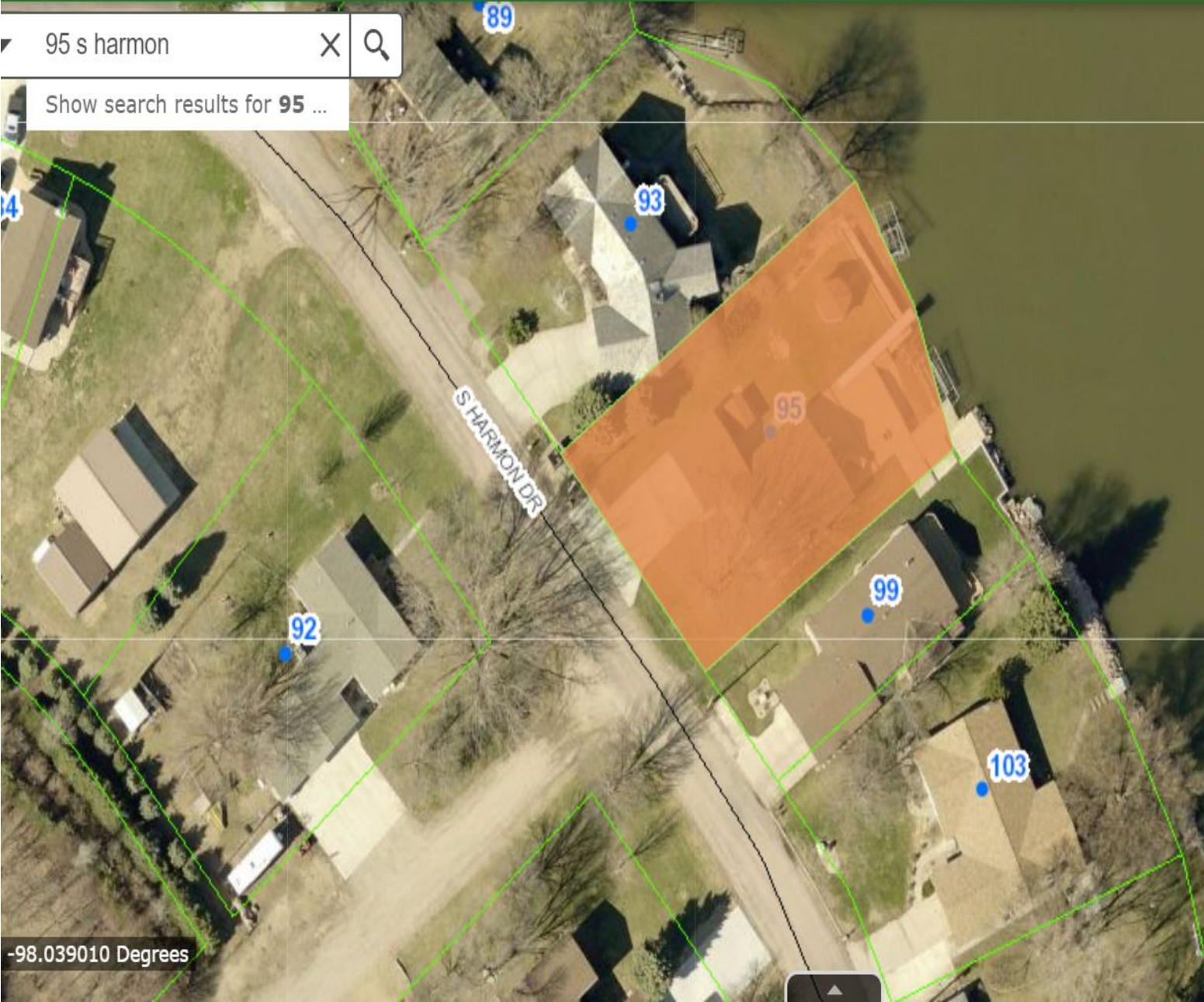
DAVISON COUNTY WEB VIEWER

95 s harmon

X

Q

Show search results for 95 ...



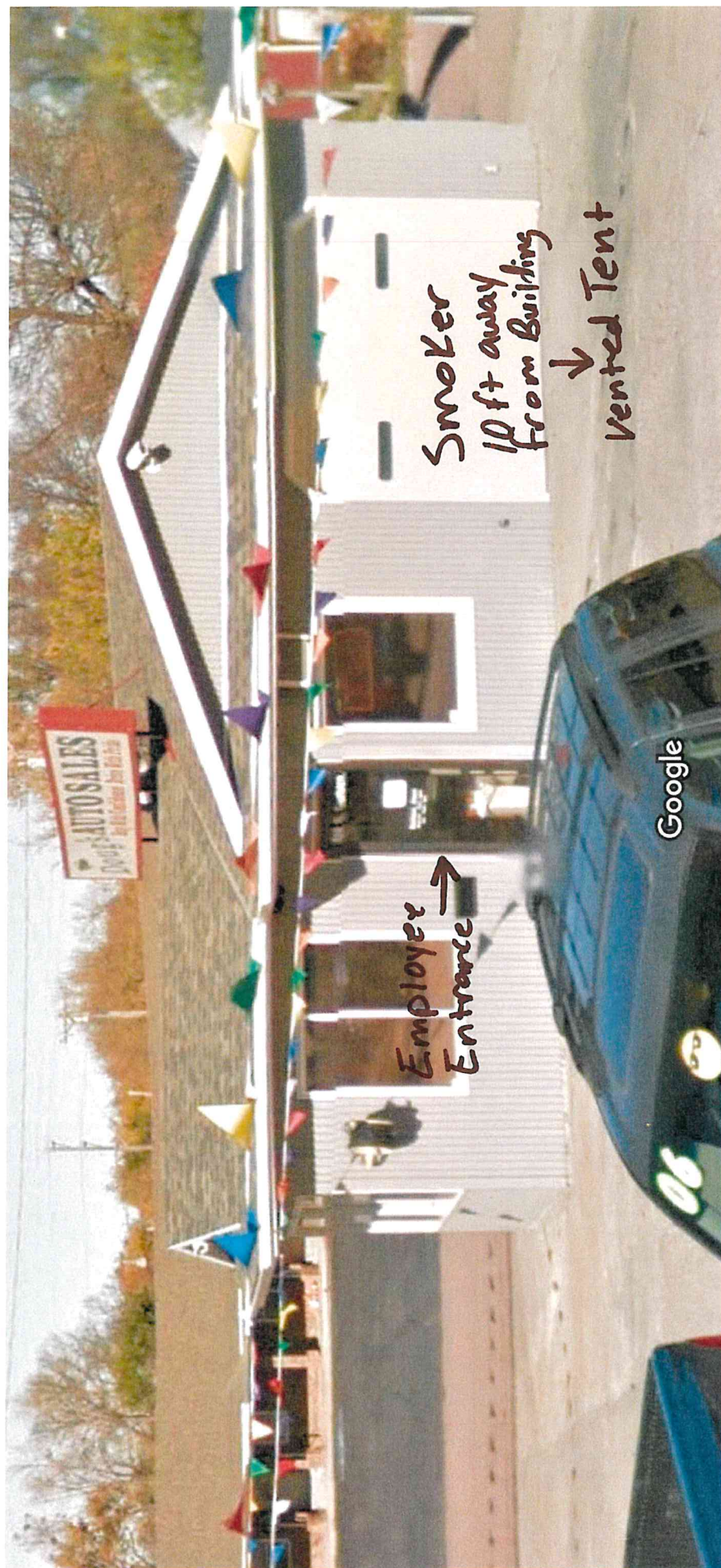


Image capture: Oct 2015 © 2019 Google



Street View - Oct 2015



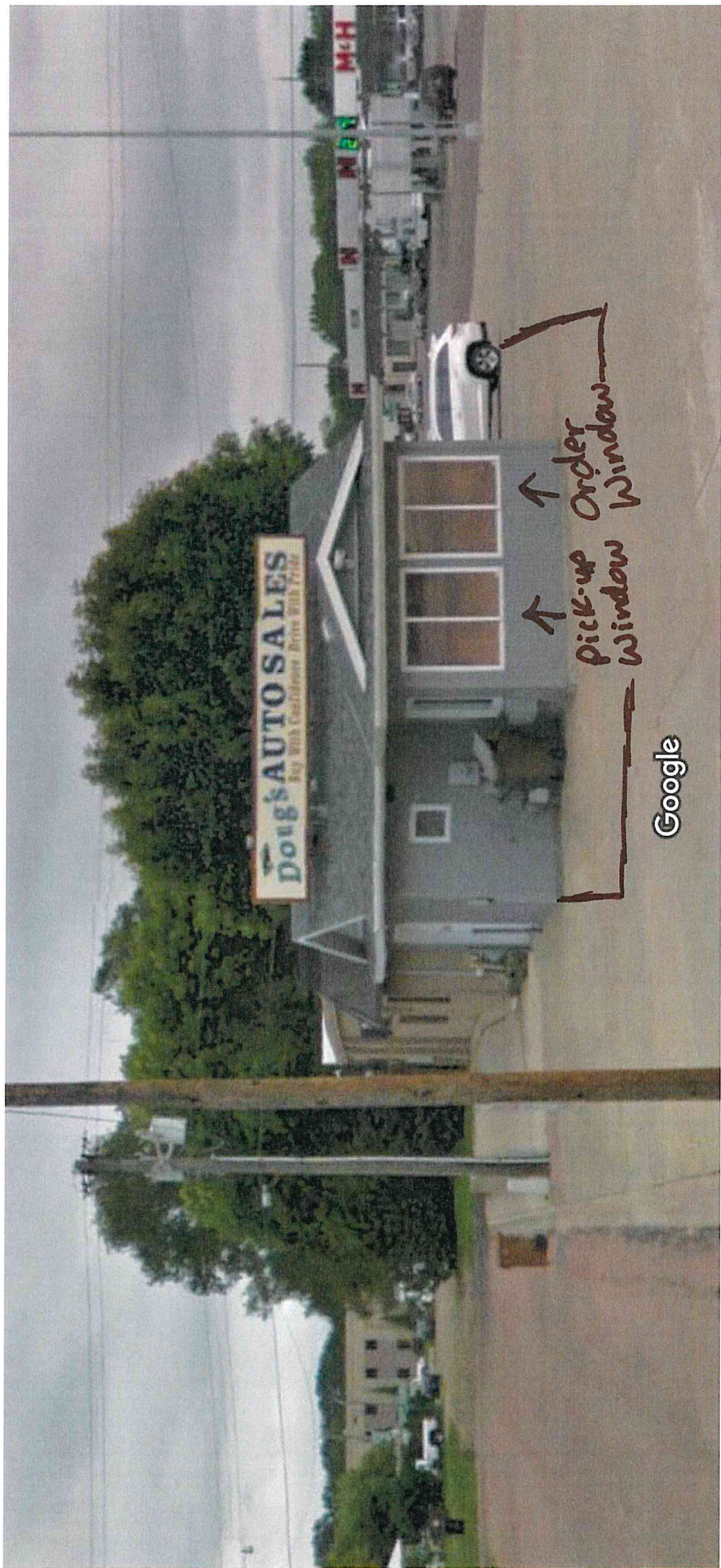


Image capture: Sep 2016 © 2019 Google

Mitchell, South Dakota



Street View - Sep 2016



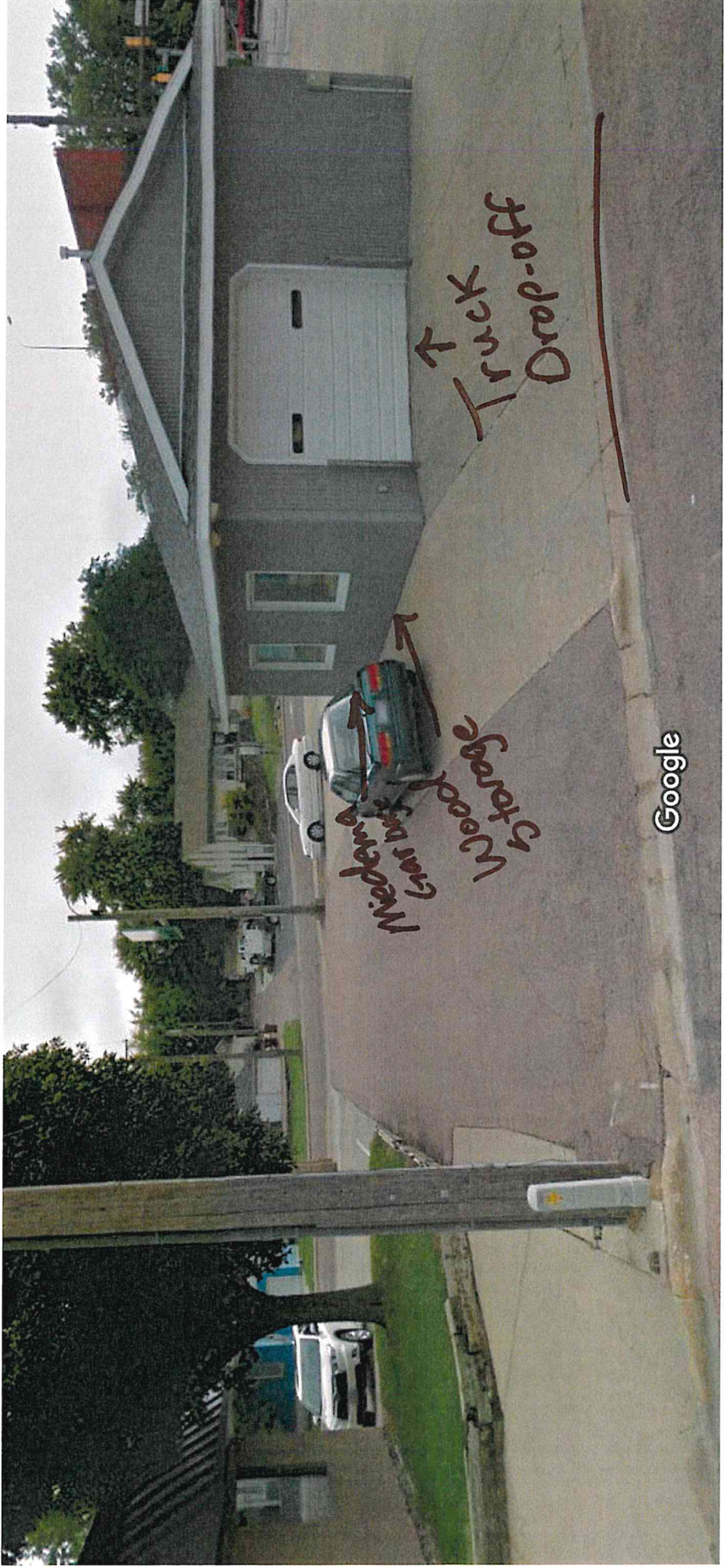


Image capture: Sep 2016 © 2019 Google

Mitchell, South Dakota



Street View - Sep 2016





Image capture: Sep 2016 © 2019 Google

Mitchell, South Dakota



Street View - Sep 2016



Google Maps 399 W Fir Ave

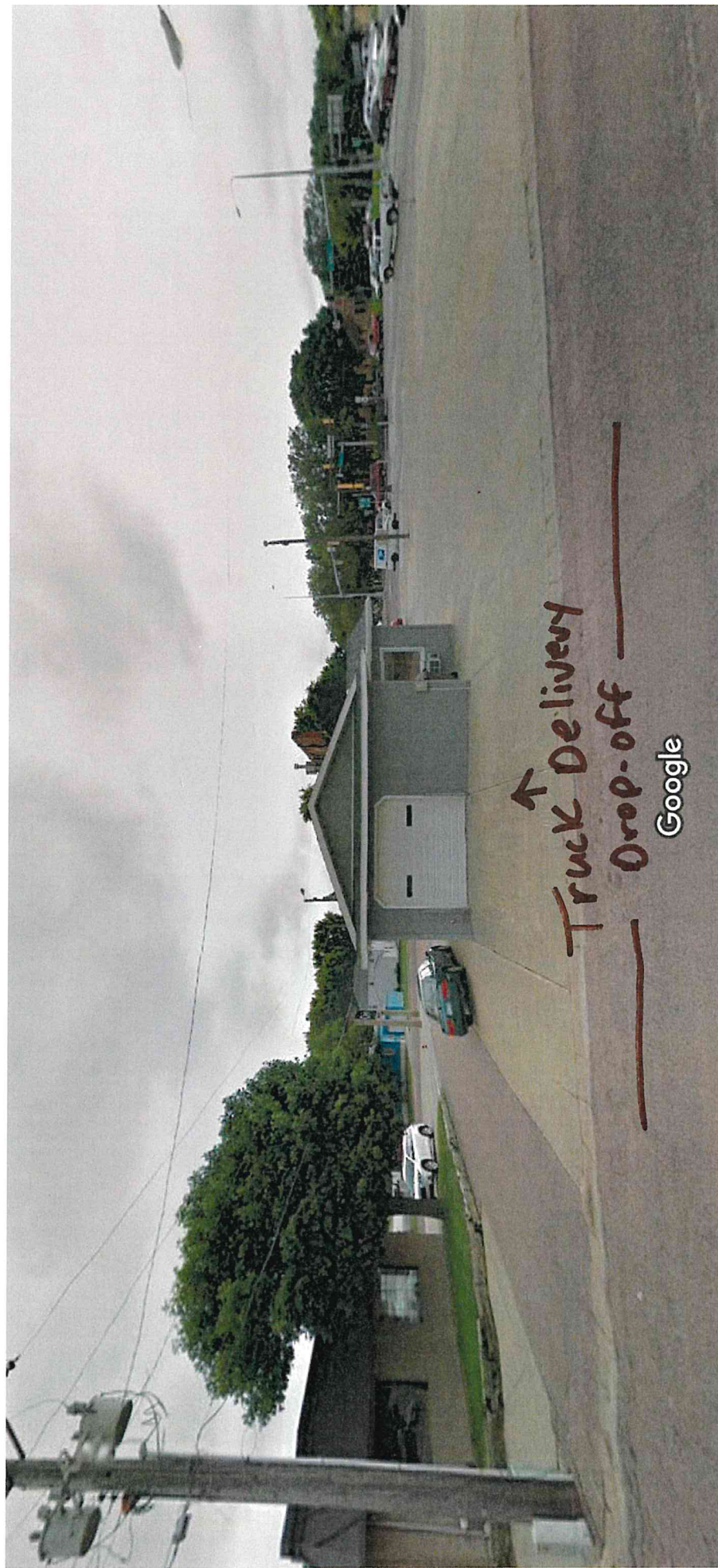


Image capture: Sep 2016 © 2019 Google

Mitchell, South Dakota



Street View - Sep 2016



Google Maps 348 I-90BL



Image capture: May 2018 © 2019 Google

Mitchell, South Dakota



Street View - May 2018





Mitchell, South Dakota



Street View - May 2018



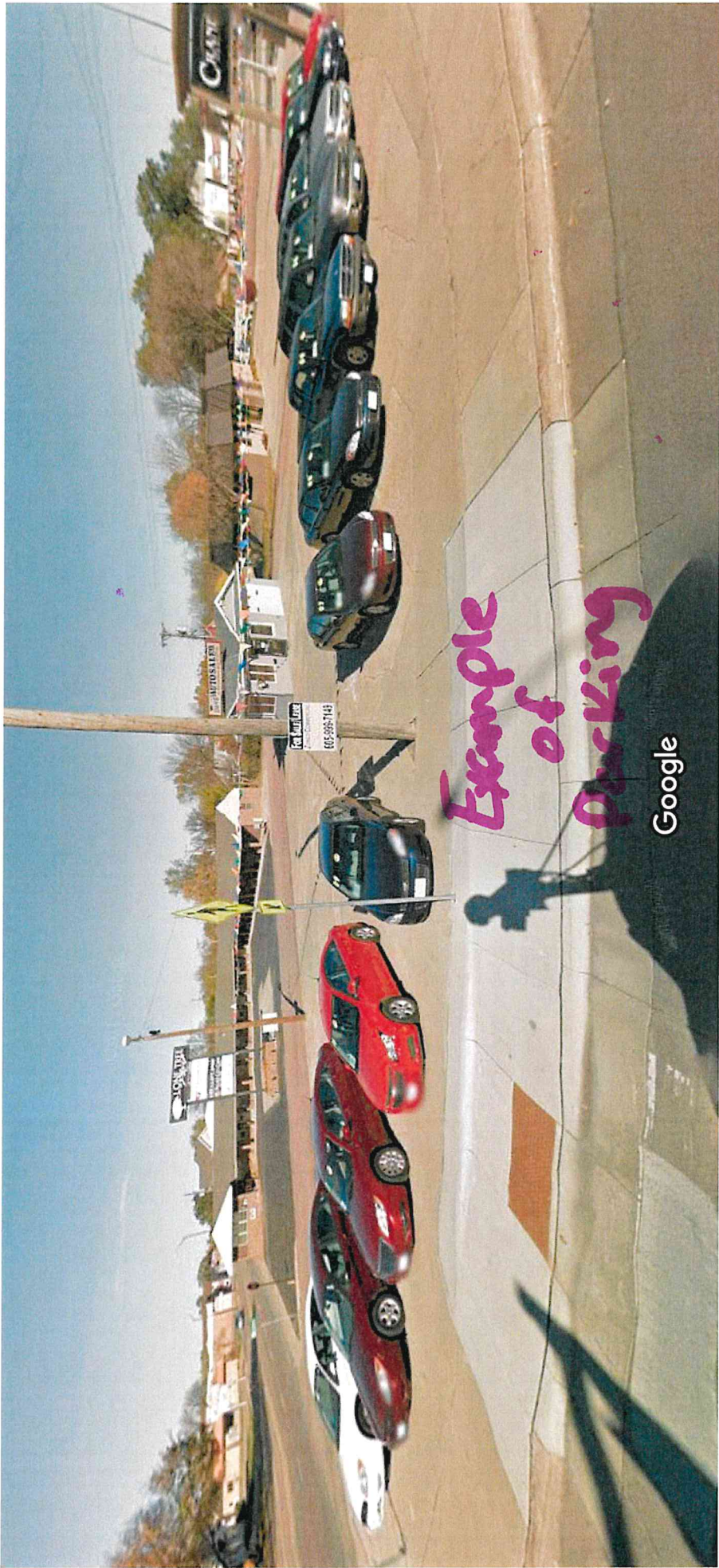
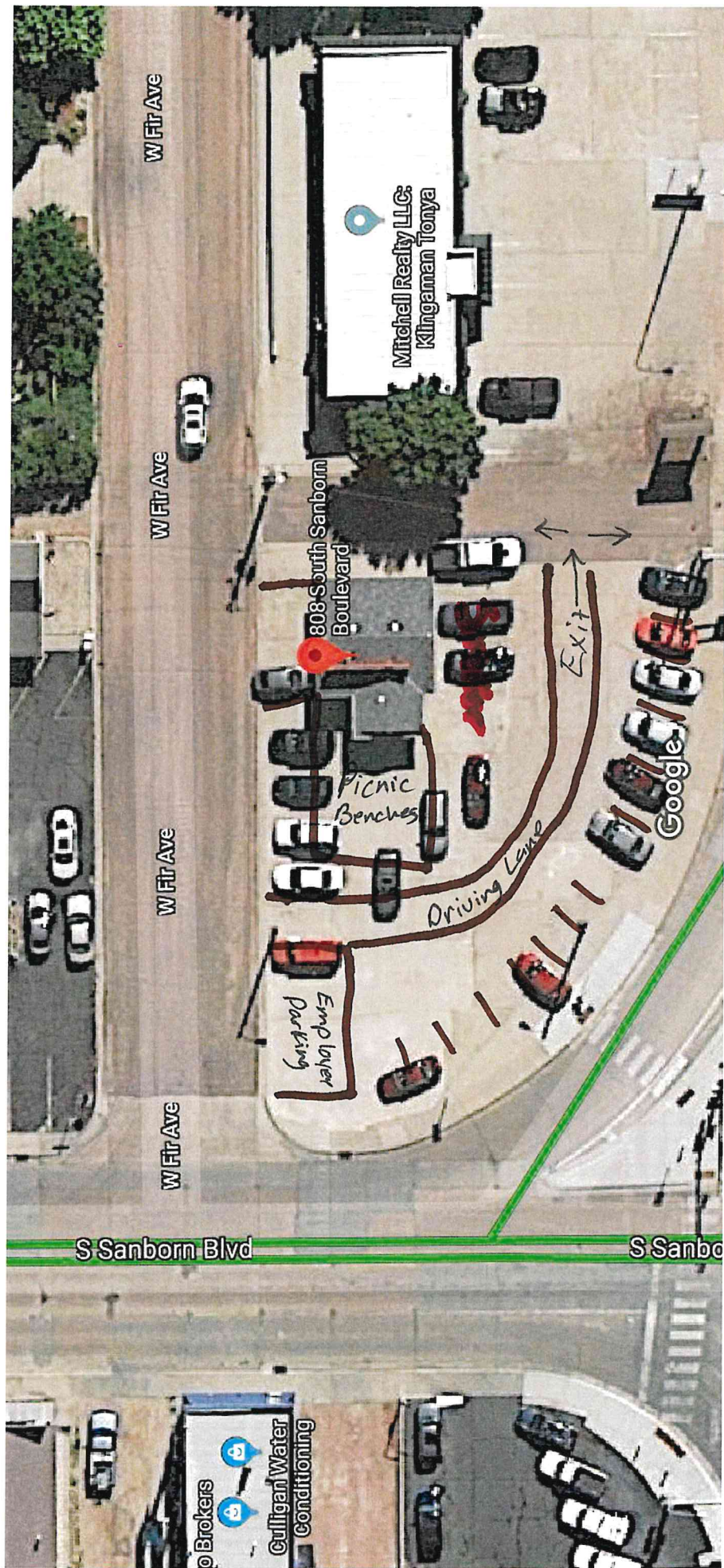


Image capture: Oct 2015 © 2019 Google



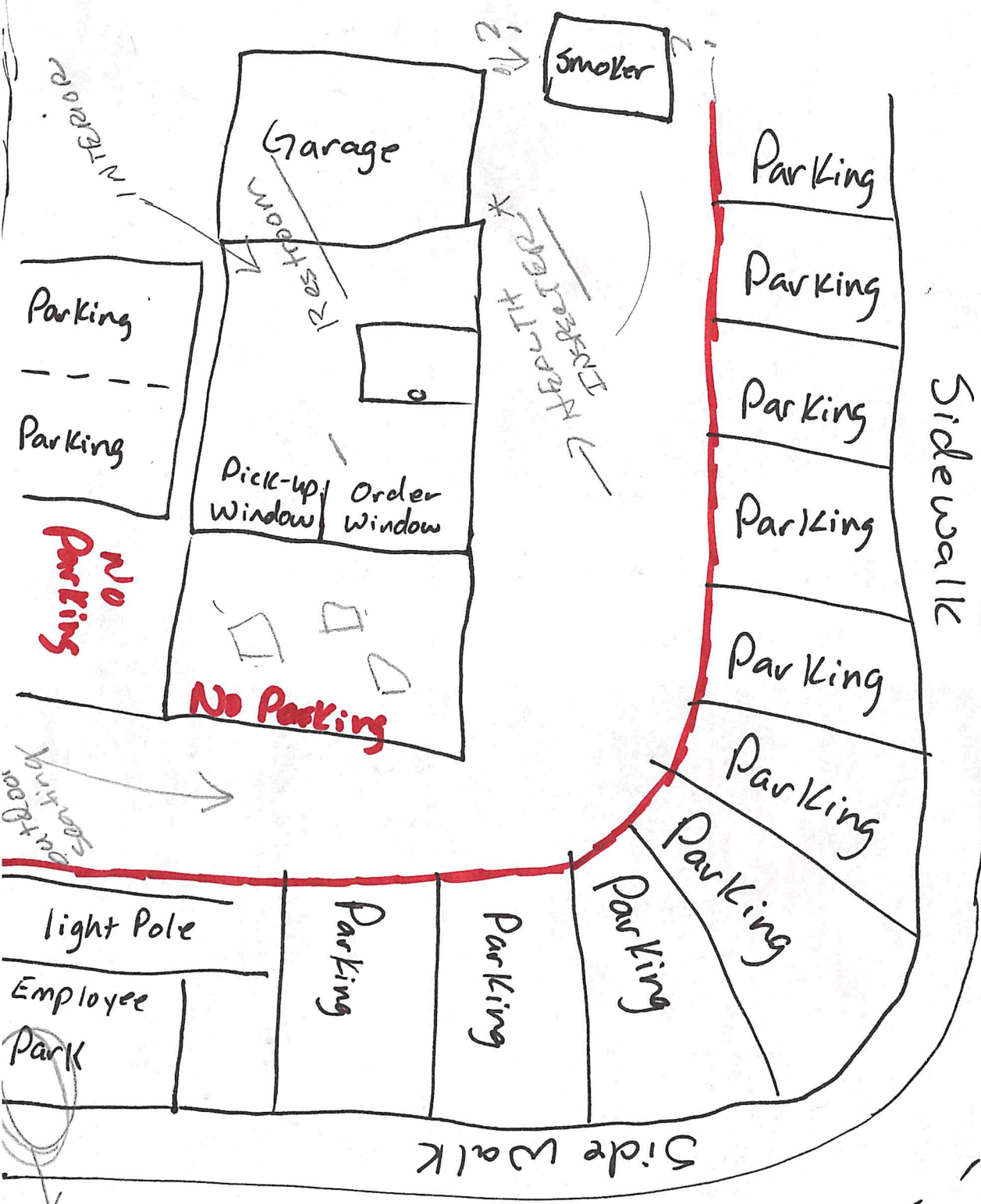
Street View - Oct 2015





Live traffic

Fast Slow



venting
Tent
what missing to be buried
8/11
Export trucks
Smart

Hours of Operation

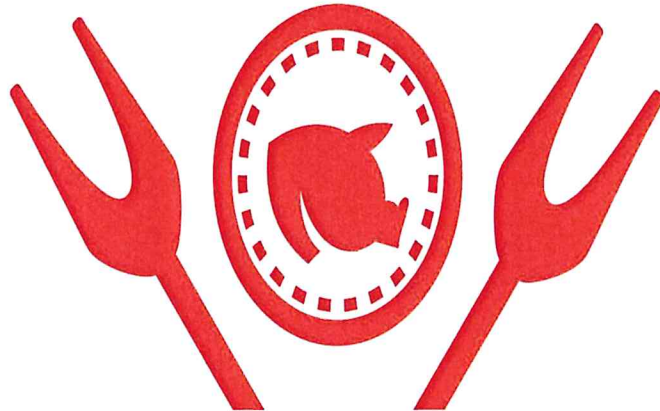
Wednesday – Saturday

Wednesday- 11am – 10pm

Thursday- 11am – 10pm

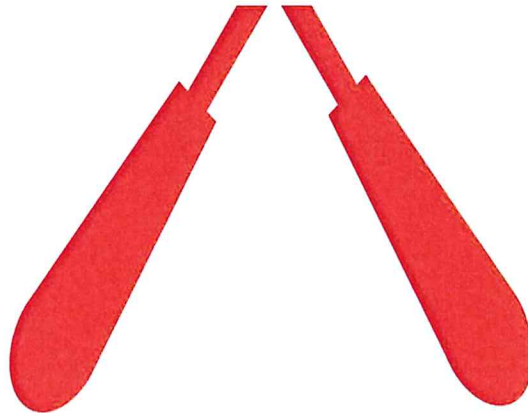
Friday- 11am – 2am

Saturday- 11am – 2am



Pata's BBQ & Wings

Put Sum South In Yo' Mouth





1 Inch = 100 Feet

LEGEND

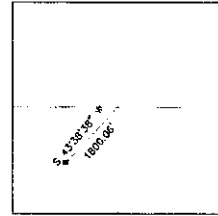
- = FOUND IRON MONUMENT
- = SET 5/8" X 16" REBAR
- = W-1 PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊗ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- WM = WITNESS MONUMENT
- Future = FUTURE LOTS

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 396
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

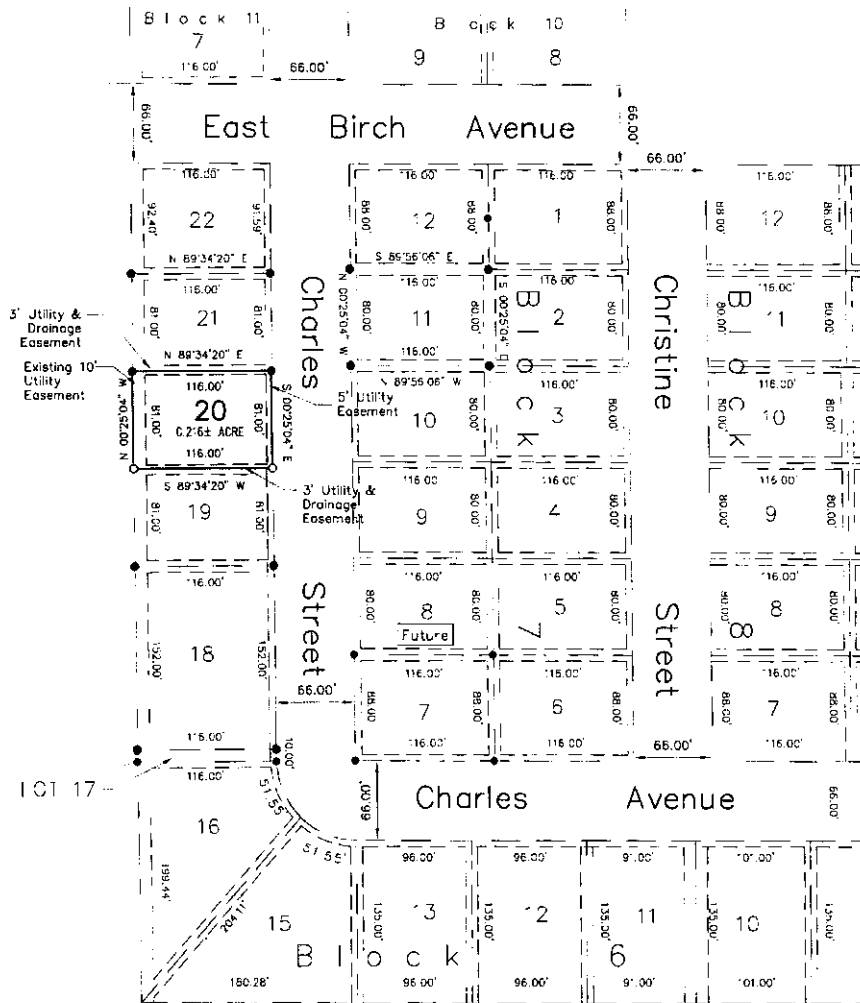
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORDS WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 300'

Easements in Lot 20, Block 6 Dedicated by this Plat:
North and South Property Lines = 3' Wide Utility and Drainage Easement
Abutting Charles Street = 5' Wide Utility Easement.



A PLAT OF LOT 20, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to September 11, 2019, survey those parcels of land described as follows: LOT 20, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this _____ day of _____, 2019.

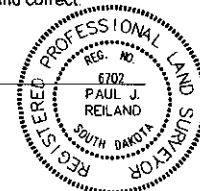
Registered Land Surveyor #SD6702

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 396 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT 20, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE, 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 THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 20, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 20, Block 6 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Charles Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 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.

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 20, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 20, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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.

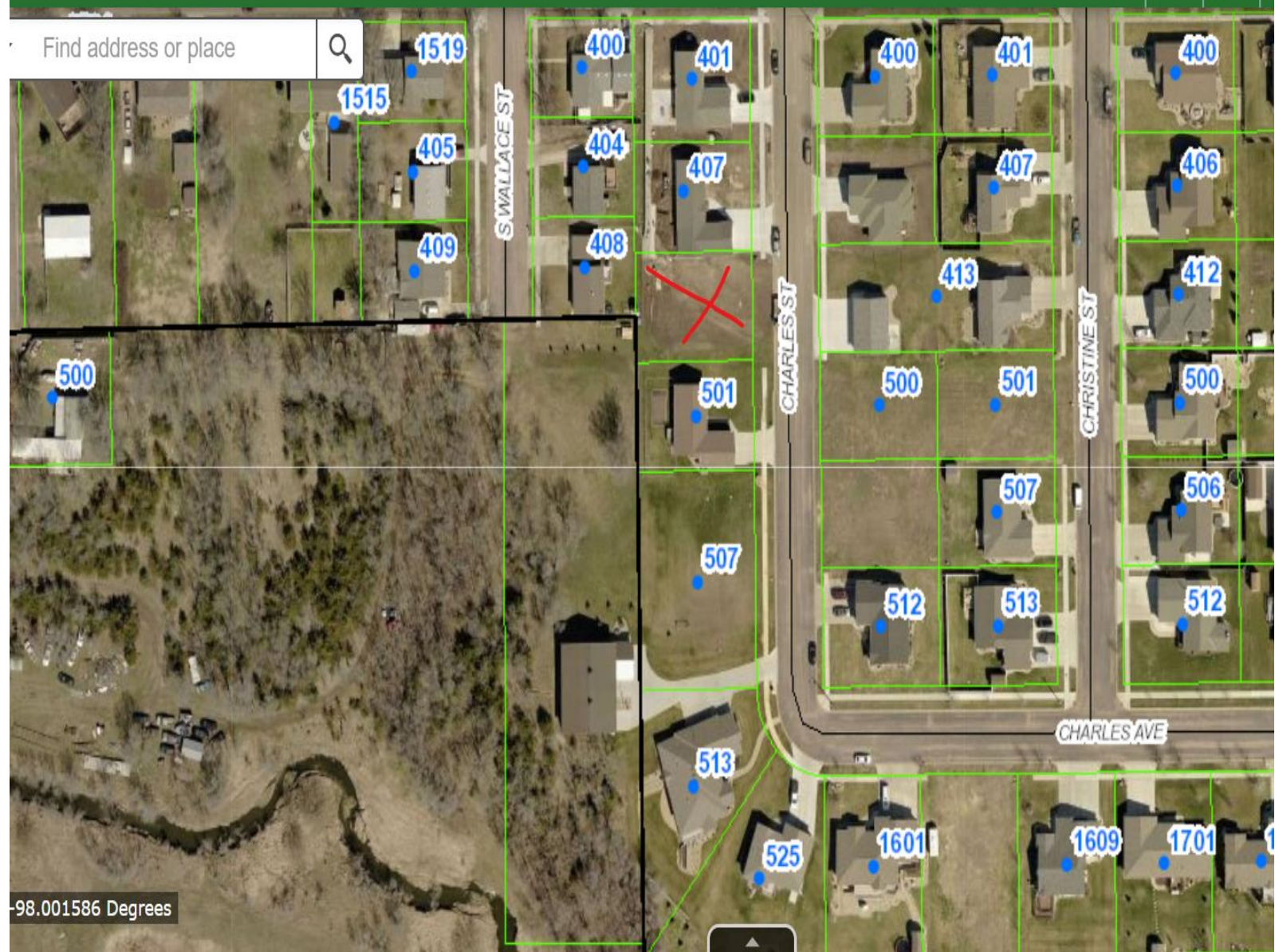
Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

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

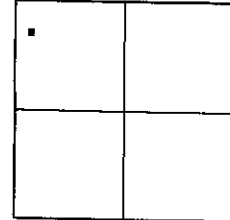
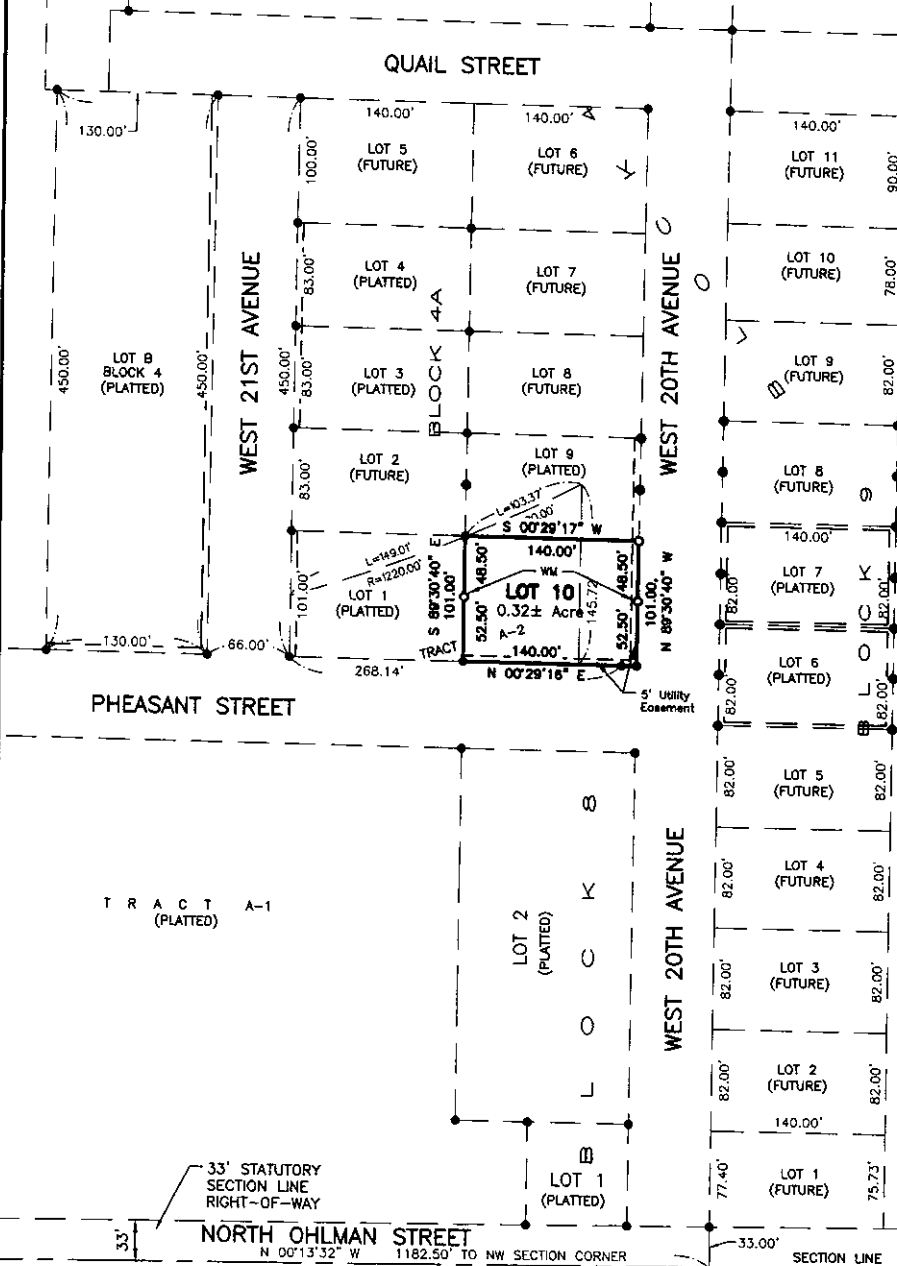


Find address or place





1 Inch = 100 Feet



LOCATION MAP
SCALE: 1" = 3000'

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

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

EASEMENTS WITHIN LOT 10, BLOCK 4A DEDICATED BY THIS PLAT:

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

A PLAT OF LOT 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND 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 June 13, 2019, survey those parcels of land described as follows: LOT 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND 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 20TH day of JUNE, 2019.

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 Land Surveyor #SD6702



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 A PORTION OF TRACT A-2 AND 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 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND 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 10, 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 Pheasant 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:

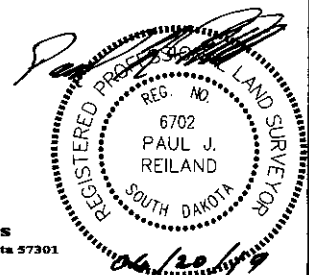
WHEREAS, the plat of LOT 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land 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 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND 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, 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



A PLAT OF LOT 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND 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.

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 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND 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 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND 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.

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 10, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND 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.

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

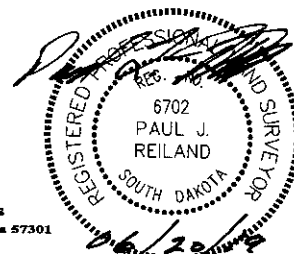
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398

Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015



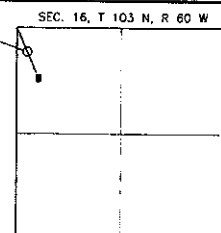
Find address or place

Q





1 Inch = 100 Feet



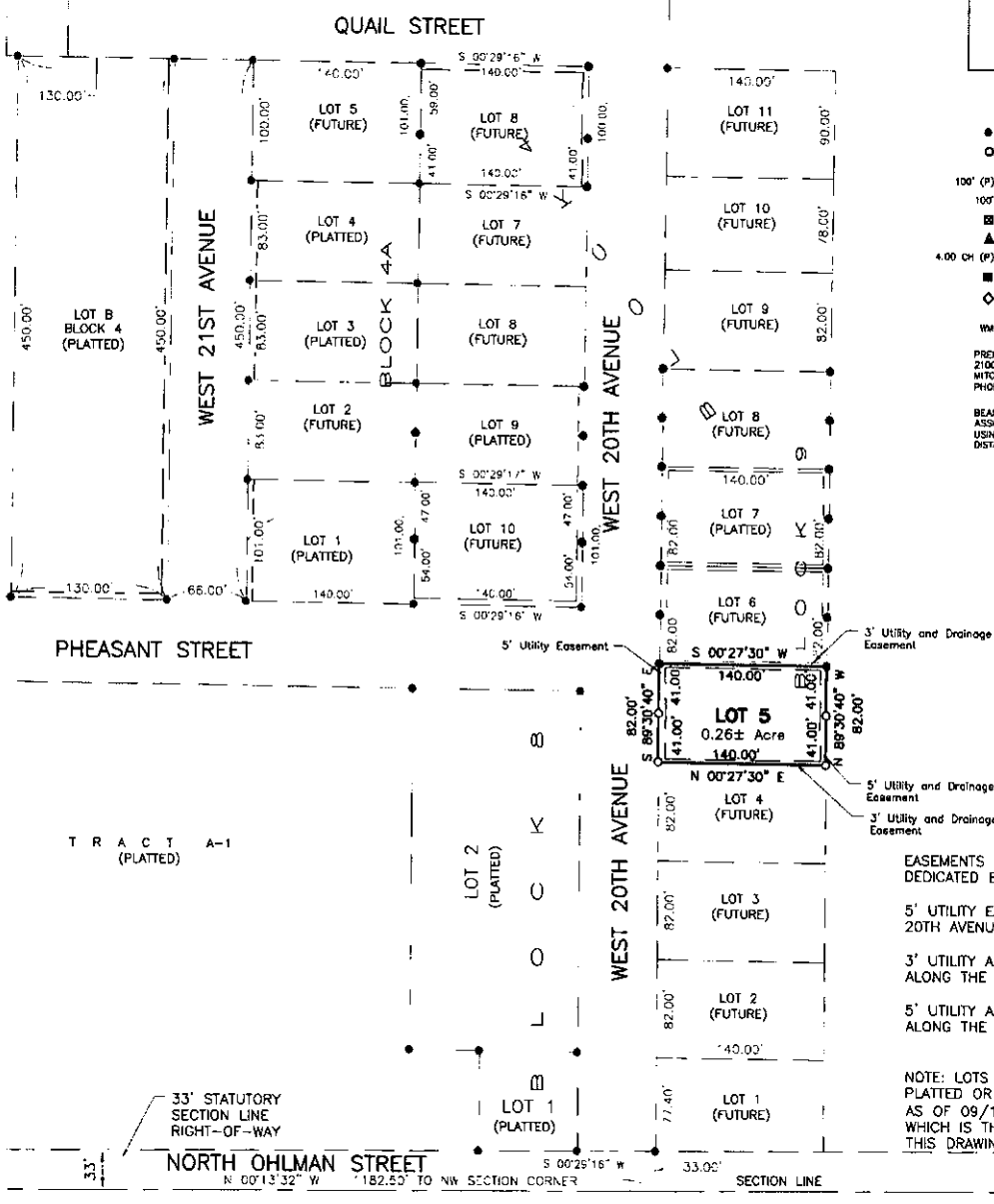
LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ◆ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER P.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) 996-7761

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



EASEMENTS WITHIN LOT 5, BLOCK 9 DEDICATED BY THIS PLAT:

- 5' UTILITY EASEMENT ALONG WEST 20TH AVENUE
- 3' UTILITY AND DRAINAGE EASEMENT ALONG THE SIDES
- 5' UTILITY AND DRAINAGE EASEMENT ALONG THE REAR

NOTE: LOTS LABELED AS PLATTED OR FUTURE ARE AS OF 09/10/2019 WHICH IS THE DATE THIS DRAWING WAS CREATED.

A PLAT OF LOT 5, BLOCK 9 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 September 10, 2019, survey those parcels of land described as follows: LOT 5, BLOCK 9 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) 996-0015



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 5, BLOCK 9 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 5, Block 9 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists West 20th 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.

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 5, BLOCK 9 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 80 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, has 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 5, BLOCK 9 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, 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

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



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 5, BLOCK 9 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 5, BLOCK 9 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 5, BLOCK 9 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 _____

By

Deputy

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



Find address or place

Q



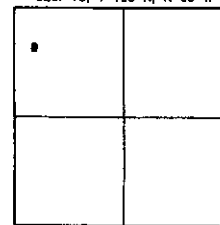
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 16" 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.
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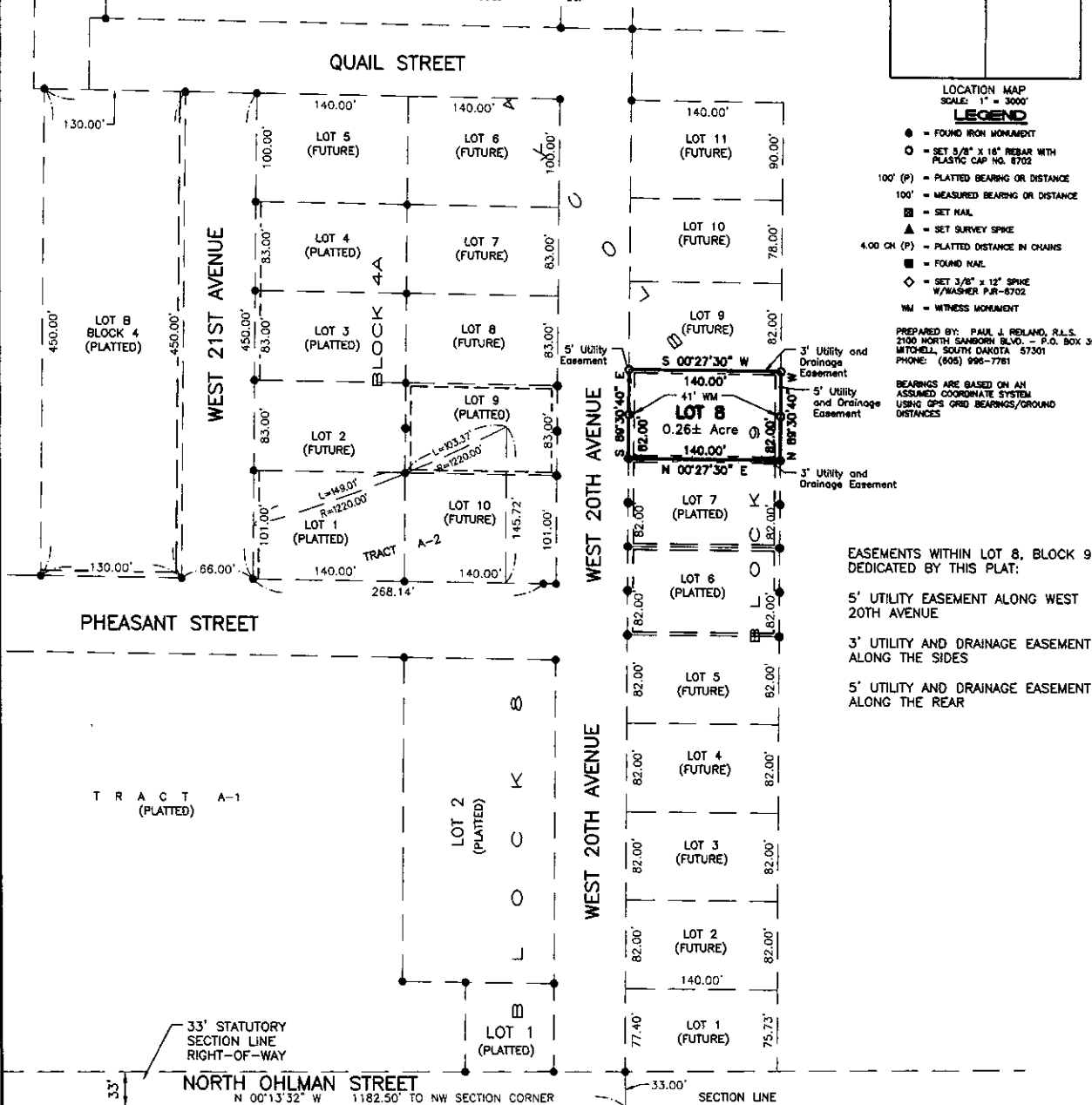
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

EASEMENTS WITHIN LOT 8, BLOCK 9 DEDICATED BY THIS PLAT:

5' UTILITY EASEMENT ALONG WEST 20TH AVENUE

3' UTILITY AND DRAINAGE EASEMENT ALONG THE SIDES

5' UTILITY AND DRAINAGE EASEMENT ALONG THE REAR



A PLAT OF LOT 8, BLOCK 9 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 June 13, 2019, survey those parcels of land described as follows: LOT 8, BLOCK 9 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.

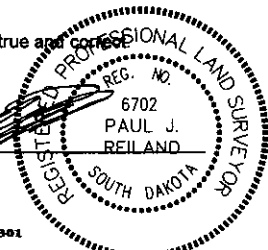
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 20TH day of JUNE, 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



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 8, BLOCK 9 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 9 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists West 20th 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 _____, 2019.

CORPORATION ACKNOWLEDGMENT

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.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 8, BLOCK 9 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

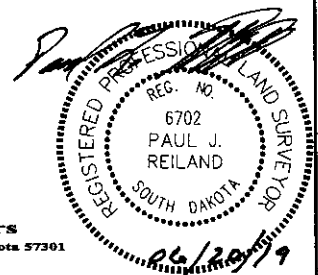
WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 8, BLOCK 9 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, 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.

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



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 8, BLOCK 9 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 8, BLOCK 9 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 8, BLOCK 9 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 _____

By

Deputy



& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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