

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
OCTOBER 15, 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 23, 2019

Documents:

[PLANNINGCOMMINUTES8232019.PDF](#)

6. SCHEDULE NEXT MEETING: October 28, 2019

7. Variance:

Ronald Fessler has applied for a side-yard variance on a corner variance of 10 feet vs 20 feet as required and a backyard variance of 22 feet vs 25 feet for construction of an addition and garage at 1101 W 7th Ave, legally described as E 1/2 of Lot 1, Block 3, Bracy's Addition, City of Mitchell, Davison County, South Dakota.

Documents:

[FESSLERAPP.PDF](#)
[FESSLERPLAN.PDF](#)
[FESSLERNEIGHBORS.PDF](#)
[FESSLERLETTER.PDF](#)
[AERIALFESSLER.PDF](#)

8. Hearing And Recommendation: Rezoning Application Adam Roeder, 312 S Winsor St

Changing the Zoning District Classification of Lots 12 & 13, Block 8, Applegate Addition, City of Mitchell, Davison County, South Dakota from TWC Transportation, Warehousing, and Commercial District to R2 Single Family Residential District.

Documents:

[ROEDERAPP.PDF](#)
[NOHREZONEROEDER.PDF](#)
[ROEDERNEIGHBORS.PDF](#)
[AERIAL312SWINSOR.PDF](#)

9. Plat Approval: A Plat Of Lot M1-C, A Subdivision Of A Portion Of Previously Platted Lot M1 In The NE 1/4 Of Section 15, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOTM-C.PDF](#)
[AERIALLOTM1-C.PDF](#)

- 10. Plat: A Plat Of Lot 10, Block 4 Of Woodland Heights First Addition, A Subdivision Of Lot 2, Crane's Addition In The SE 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATL10B4WOODLANDHEIGHTS.PDF](#)
[AERIALL10B4WOODLANDPLAT.PDF](#)

- 11. Plat: A Plat Of Lot 23 Of The Island First Addition, A Subdivision Of The SE 1/4 Of Section 31, T 104 N, R 60 W Of 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOT23ISLAND.PDF](#)
[AERIALLOT23ISLAND.PDF](#)

- 12. Plat: A Plat Of Lot 45 Of The Island First Addition, A Subdivision Of The SE 1/4 Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOT45ISLAND.PDF](#)
[AERIALLOT45ISLANDPLAT.PDF](#)

- 13. Plat: A Plat Of Lot 50 Of The Island First Addition, A Subdivision Of The SE 1/4 Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOT50ISLAND.PDF](#)
[AERIALLOT50ISLANDPLAT.PDF](#)

- 14. Plat: A Plat Of Lot J, A Subdivision Of Previously Platted Lot S Of Maui Farms Second Addition, City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOTJSAMST.PDF](#)
[AERIALLOTJPLAT.PDF](#)

- 15. Discussion And/Or Recommendation On Vacation Of The Alley Right-Of-Way Describes As The South Half Of The North-South Alley In The 700 Block Of W 7th Ave**

Documents:

[PETITIONW7THAVE.PDF](#)
[NOHW7THALLEYVAC.PDF](#)
[AERIALALLEYVACW7TH.PDF](#)

- 16. OTHER BUSINESS:**

- 17. 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.

18. 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
September 23, 2019, MINUTES**

Not Approved

Chairman Larson called the September 23, 2019 City Planning Commission to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St.

Members Present: Larson, Genzlinger, Fergen and Osterloo

Members Absent: Molumby, Vaux, Jirsa and Allen

Staff Present: Putnam, Croce, Schroeder, Hegg, J. Johnson, Ellwein, and Mayor Everson

Declaration of Conflicts of Interests: none

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

Approval of Minutes: Motion by Fergen, seconded by Osterloo to approve the minutes of the September 9, 2019 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Osterloo, seconded by Genzlinger to schedule the next meeting for October 15, 2019 (Tuesday). All members present voting aye, motion carried.

Variance: Terry and Frances Rietveld, 95 S Harmon Dr, have applied for a back yard (roadside) variance of 22' vs. 30' as required for construction a new home on the property legally described as Lots 48 & 49, Indianhead Addition, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District. The neighbors were notified and a public notice was published in the official newspaper. Mr. Rietveld was present to answer questions. No one spoke in opposition. The commission reviewed letters of support. Mr. Rietveld stated the placement of the new structure would be within 6 inches of the previous house and garage. He noted that neighboring property owners are closer to the right-of-way. He also added that if he moves closer to the lake, he would be place within a floodplain. Motion by Genzlinger, seconded by Osterloo to recommend approval of the variance. All members present voting aye, motion carried.

Review of plan at 808 S Sanborn Blvd. (Formerly Doug's Auto Sales), Highway Oriented Business District. Pata BBQ has opened an eating establishment at this location a few months ago. The planning commission scheduled a review on this date. The business owner indicated that would close January and February and reopen in the spring. There has not been any concerns about the business. Motion by Osterloo, seconded by Genzlinger to review the property no later than May 1, 2020. All members present voting aye, motion carried.

Plat: A Plat of Lot 20, Block 6 of the Woods First Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Genzlinger, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: 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 ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Fergen, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 5, Block 9 of Westwood First Addition, A Subdivision of Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion Genzlinger, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Other Business: Larson and Putnam noted the South Dakota Planners Association is October 16-17, 2019 in Brookings, SD. They will be attending.

Plat: A Plat of Lot 8, Block 9 of Westwood First Addition, A Subdivision of Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Osterloo, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:10 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) Ronald Fessler is hereby making an application for a side
-yard on a corner variance of 10 feet vs 20 feet and a back yard variance of 22 feet vs 25 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:

E ½ of Lot 1, Block 3, Bracy's Addition to the City of Mitchell, Davison County, South
Dakota (1101 W 7th Ave)

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.

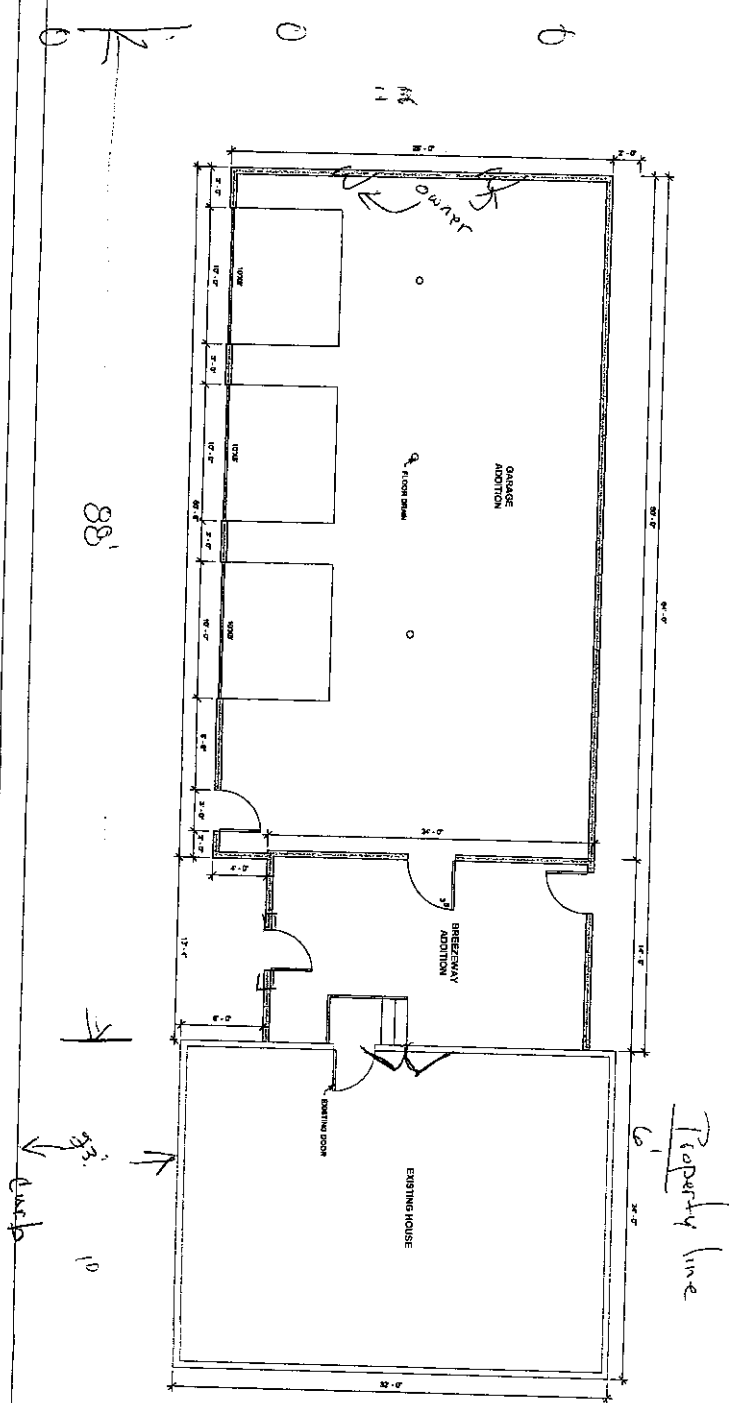
Applicant(s) request that dates be set for public hearings before the Mitchell Planning
Commission and the Board of Adjustment. Furthermore, the applicant requests the City of
Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's
Ordinances.

Dated this 4 of 10-4, 2019.



APPLICANT

OWNER



Square Footage for House:	336
Perimeter for House:	
Square Footage for Garage:	1400
Perimeter for Garage:	
A1	
Scale:	1/4" = 1'-0"



PO Box 187, 117 West Ash Street
 Elgin, SD 57534
 Office: (605) 227-4234
 Fax: (605) 227-4235
 www.elgincorp.com

Ron Fessler	
Job Number:	September 6, 2016
Sheet Name:	First Floor Plan
Plot Height:	
Plot Width:	
Drawn By:	Ashley Gutierrez

SAM TULIO
1021 W 7TH
MITCHELL SD 57301

CRISTIE FRANKE
317 W 11TH
MITCHELL SD 57301

MICHAEL GROSZ
1017 W 7TH
MITCHELL SD 57301

VICTOR & AMIE HONERMAN
1107 W 7TH
MITCHELL SD 57301

RONALD FESSLER
1101 W 7TH
MITCHELL SD 57301

JERI MUTZIGER
1109 W 7TH
MITCHELL SD 57301

JAMES & NANCY HALAJIAN
1113 W 7TH
MITCHELL SD 57301

RYAN BUCK
1100 W 6TH
MITCHELL SD 57301

LORI KLUTH
PO BOX 217
MT VERNON SD 57363

JESSICA REZAC
1108 W 6TH
MITCHELL SD 57301

TRENT HAGEN
1112 W 6TH
MITCHELL SD 57301

MARK & AMY STRONG
1022 W 6TH
MITCHELL SD 57301

CLAYTON & BARBARA STRONG
1016 W 6TH
MITCHELL SD 57301

HANSEN HOMES & RENTALS
47152 276TH ST
HARRISBURG SD 57032

GRANDVIEW LIMITED PARTNERSHIP
C/O KENNETH DUNLAP
PO BOX 2238
SIOUX FALLS SD 57101

MID DAKOTA PROPERTIES
407 N MAIN
MITCHELL SD 57301

JOHN & DEANNA BENNETT
1108 W 7TH
MITCHELL SD 57301

HARRY & LINDA BRINKER
1120 W 7TH
MITCHELL SD 57301

SMITH & NICHOLSON TIRE LLC
40376 253RD ST
MITCHELL SD 57301



October 2, 2019

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Ronald Fessler has applied for a side-yard on a corner variance of 10 feet vs 20 feet as required and 22 feet vs 25 feet for construction of an addition and detached garage 1101 W 7th Ave, legally described as E ½ of Lot 1, Block 3, Bracy's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on October 15, 2019, 12:00 P.M and the Board of Adjustment on October 21, 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.

I/We Harry + Linda Brinker
OWNER

1120 W. 7th Ave. Mitchell
ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



APPLICATION FOR REZONING

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

The undersigned applicant(s) Adam Roeder is hereby making an application for a rezoning pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 12 & 13, Block 8, Applegate Addition to the City of Mitchell, Davison County, South Dakota (312 S Winsor St)

Applicant(s) Adam Roeder request rezoning the property from TWC Transportation, Warehousing, and Commercial District to 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 City Council. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this ____ of Oct 15th, 2019.



APPLICANT



OWNER

NOTICE OF HEARING

TO: Mitchell City Planning Commission, Mitchell City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Tuesday, October 15, 2019 at 12:00 pm, the City Council will consider 1st Reading of the Ordinance on Monday, October 21, 2019 at 6:00 pm and 2nd Reading and Adoption on Monday, November 4, 2019 at 6:00 pm, all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lots 12 & 13, Block 8, Applegate Addition, City of Mitchell, Davison County, South Dakota from TWC Transportation, Warehousing, and Commercial District to R2 Single Family Residential District and the official zoning map is to be changed to reflect the same.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS Lots 12 & 13, Block 8, Applegate Addition, City of Mitchell, Davison County, South Dakota from TWC Transportation, Warehousing, and Commercial District to R2 Single Family Residential District and the official zoning map is to be changed to reflect the same.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the _____ day of _____, 2019.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: October 21, 2019
SECOND READING: November 4, 2019
ADOPTION: November 4, 2019

Published three times: October 3, October 10, and October 24, 2019
Approximate Costs:

ADAM ROEDER
312 S WINSOR
MITCHELL SD 57301

BOYD & KAY REIMNITZ
407 N MAIN ST
MITCHELL SD 57301

MARLA LATHER
1501 E HANSON AVE
MITCHELL SD 57301

LAWRENCE SCHMIDT
801 E ASH
MITCHELL SD 57301

CLARK COMPANIES
47035 250TH ST
BALTIMORE SD 57003

RICHARD & KAREN WADLEIGH
25067 400TH AVE
MT VERNON SD 57363

JEANETTE MCDANIEL
200 W BEECHNUT ST
BRANDON SD 57005

ALFRED & MARY COOPER
309 S MENTZER
MITCHELL SD 57301

JOHN WEISSER
RICK TEGETHOFF
1205 RIDGE RD
MITCHELL SD 57301

DAVID PHILLIPS
165 N HARMON DR
MITCHELL SD 57301

BRAD BOWLING
716 E ASH
MITCHELL SD 57301

GAGE PAGE
712 E ASH
MITCHELL SD 57301

LINDA ALDRICH
708 E ASH
MITCHELL SD 57301

KATHY & JOEL GOETSCH
1013 W HURST
MITCHELL SD 57301

JAMES & KAY TEGETHOFF
2220 W HAVENS
MITCHELL SD 57301

DAVISON COUNTY WEB VIEWER



Find address or place



92 -98.015020 Degrees



1 Inch = 100 Feet

LEGEND

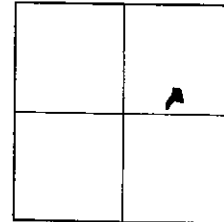
- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 8296
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/ WASHER POK-8296
- WM = WITNESS MONUMENT

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

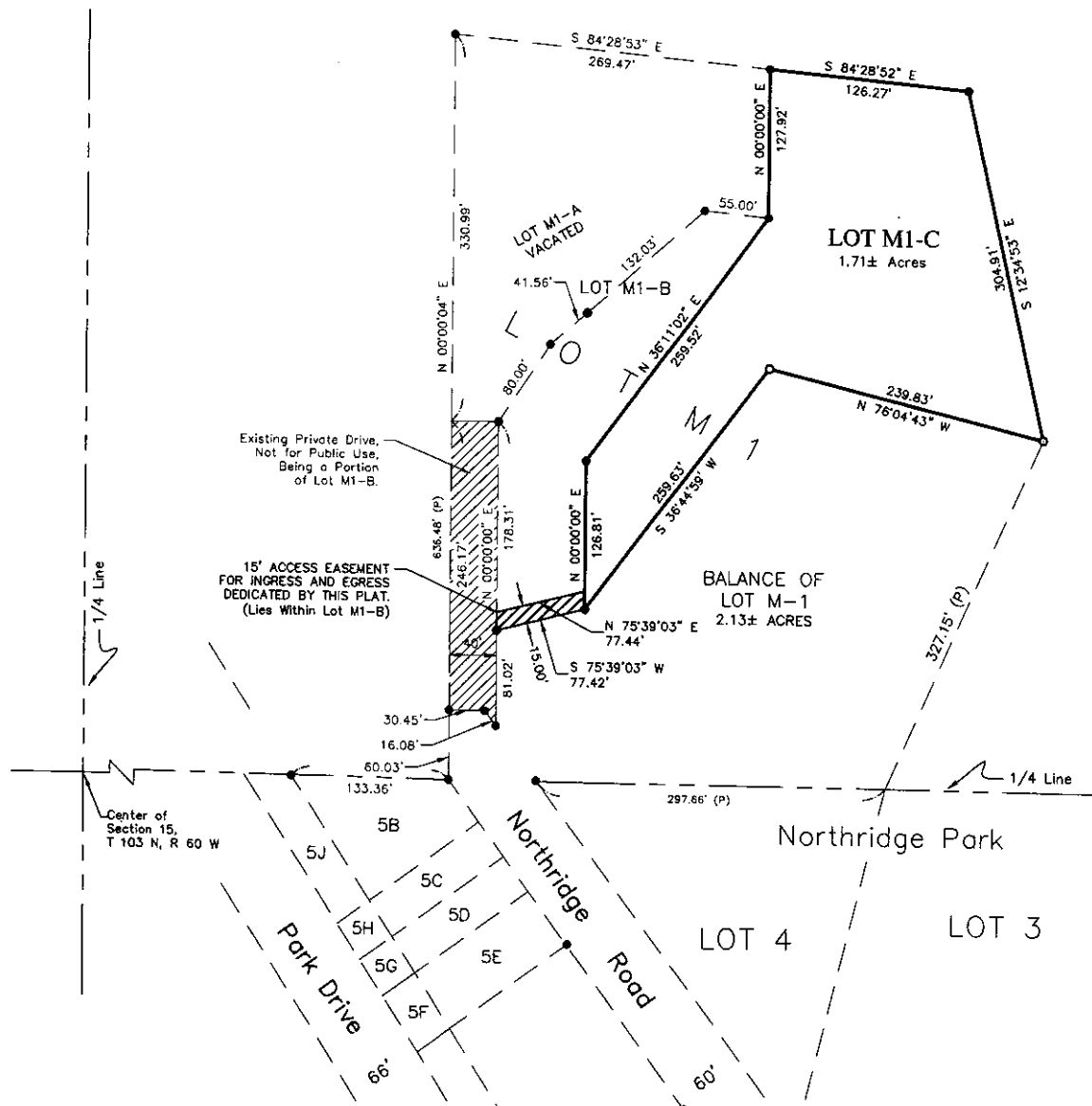
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

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.

SEC. 15, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA
SURVEYOR'S CERTIFICATE

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Reginald Martin and Olive Martin, and Richard E. Muth and Darlene C. Muth, as owners, and under their direction for purposes indicated therein, I did on or prior to September 15, 2019, survey those parcels of land described as follows: LOT M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, 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 25th day of September, 2019.

Registered Land Surveyor #SD8296

SPN

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



A PLAT OF LOT M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in PORTIONS OF PREVIOUSLY PLATTED LOT M1 AND LOT M1-B IN THE NE 1/4 OF SECTION 15, 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 our request, and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot M1-C shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Northridge Road and a private drive in Lot M1-B. Access to Lot M1-C shall be provided by the private drive and an access easement for ingress and egress as shown on the drawing will be dedicated by this plat.

IN WITNESS WHEREOF, we have hereunto set our hands this 27 day of Sept, 2019.

Reginald Martin
Reginald Martin

Owners of Lot M1

Olive Martin
Olive Martin

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the 27 day of September, 2019, before me, Connie Warnke, the undersigned officer, personally appeared Reginald Martin and Olive Martin, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

Connie Warnke
Notary Public, South Dakota
My Commission Expires: 6-15-2025

IN WITNESS WHEREOF, we have hereunto set our hands this 27 day of September, 2019.

Richard E. Muth
Richard E. Muth

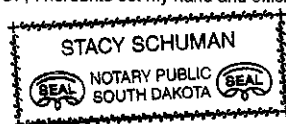
Owners of Lot M1-B

Darlene C. Muth
Darlene C. Muth

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the 27 day of September, 2019, before me, Stacy Schuman, the undersigned officer, personally appeared Richard E. Muth and Darlene C. Muth, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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



Stacy Schuman
Notary Public, South Dakota
My Commission Expires: 2-1-2020

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, 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 M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, 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

A PLAT OF LOT M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, 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 M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul C. Kiepke, 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 M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, 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 M1-C, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT M1 IN THE NE 1/4 OF SECTION 15, 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

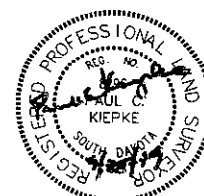
Deputy

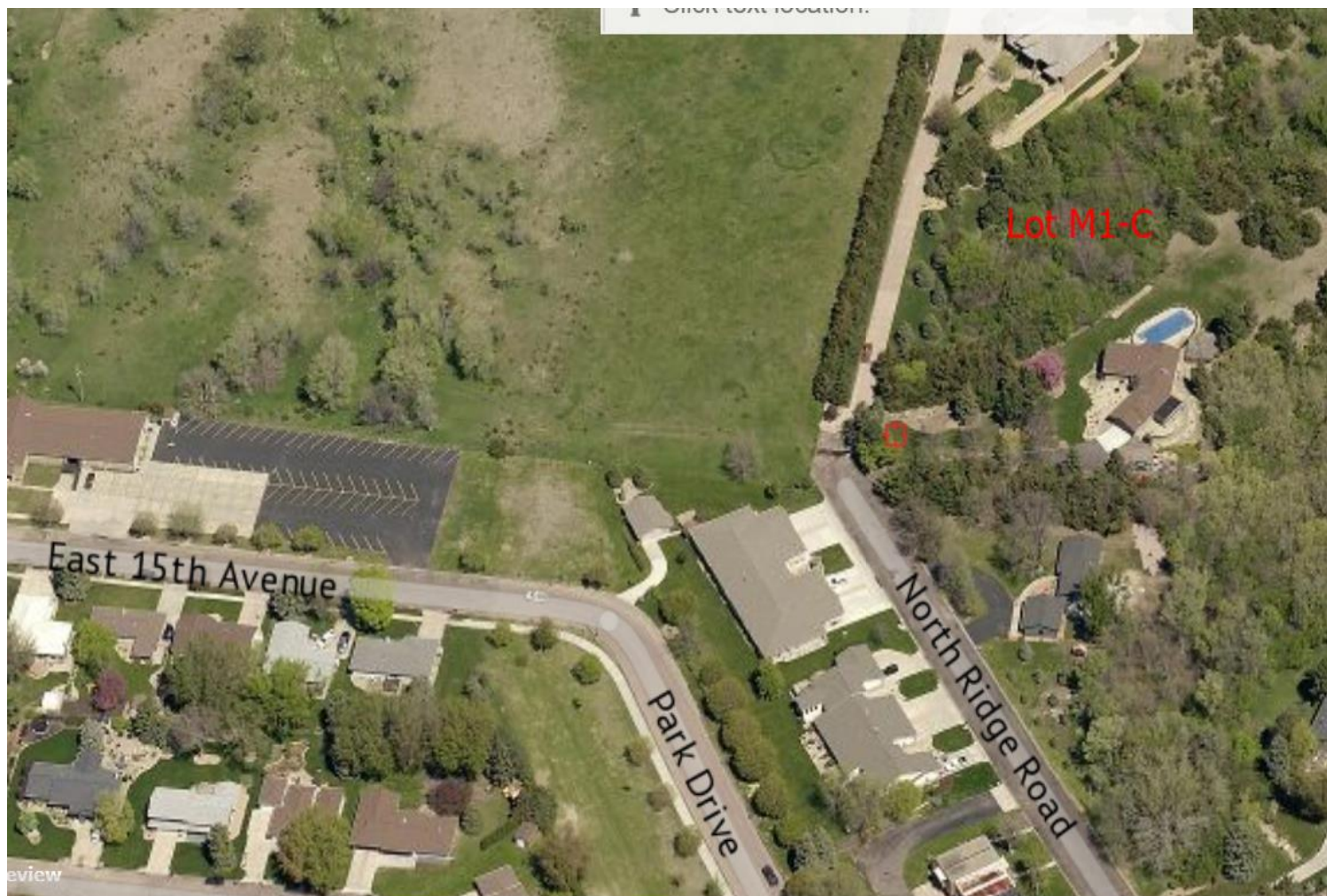
SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 399 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0615





ue) ▾ Dates: Latest ▾ < image 1 of 4 > 05/14/2019



1 inch = 60 Feet

LEGEND

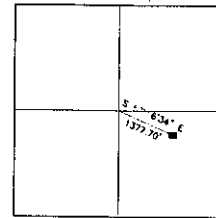
- = FOUND IRON MONUMENT
- = SET 3/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER FUR-6702
- WM = WITNESS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

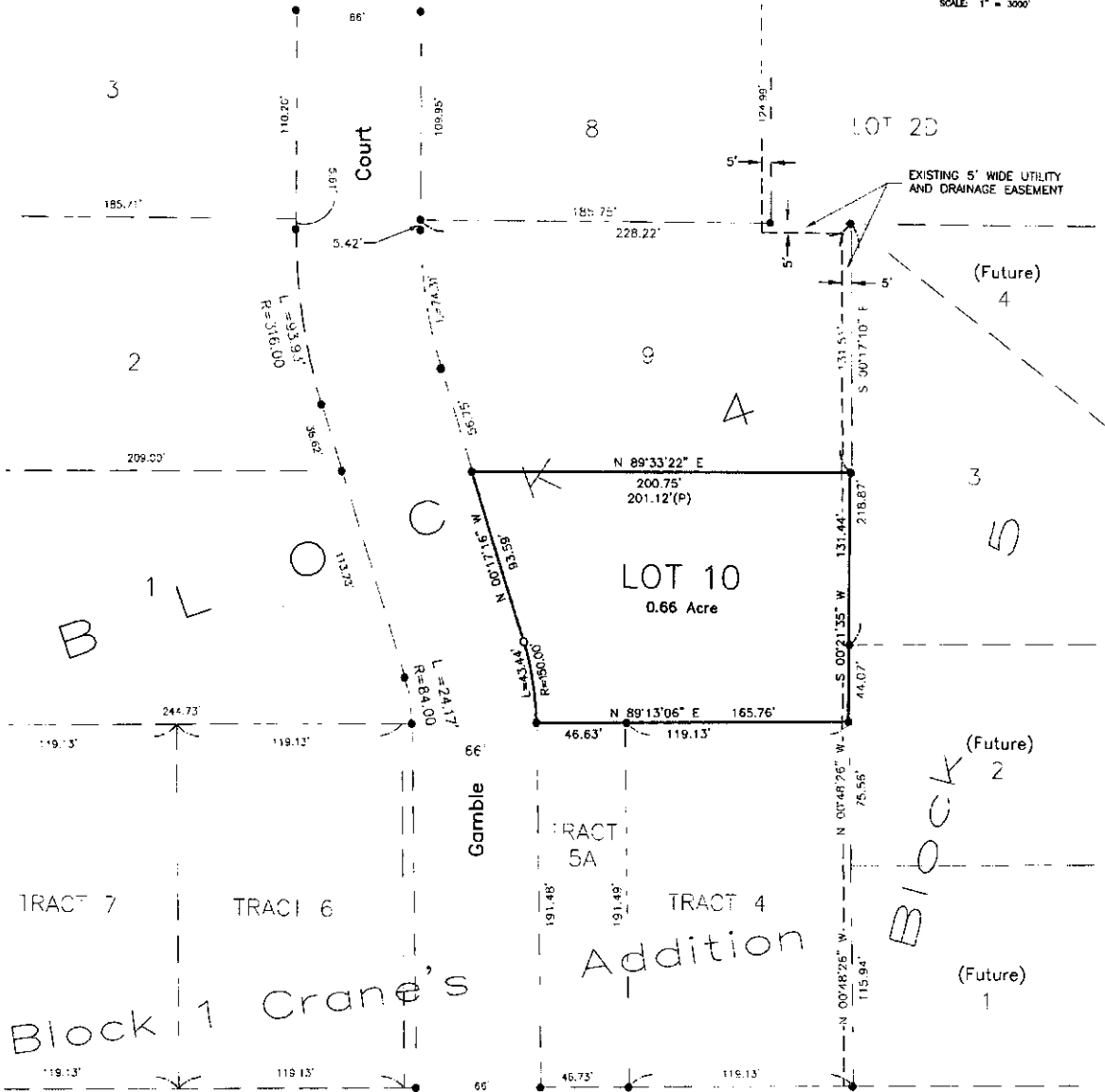
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

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. 34, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 10, BLOCK 4 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 4, 2019, survey those parcels of land described as follows: LOT 10, BLOCK 4 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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) 996-8018



A PLAT OF LOT 10, BLOCK 4 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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 4 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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 4 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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 hereby certifies 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, City of Mitchell, South Dakota

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies 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

The undersigned hereby certifies that a copy of the plat of LOT 10, BLOCK 4 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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 my office.

Director of Equalization/Deputy Director of Equalization, 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 _____

By _____
Register of Deeds, Davison County

Deputy

SPN

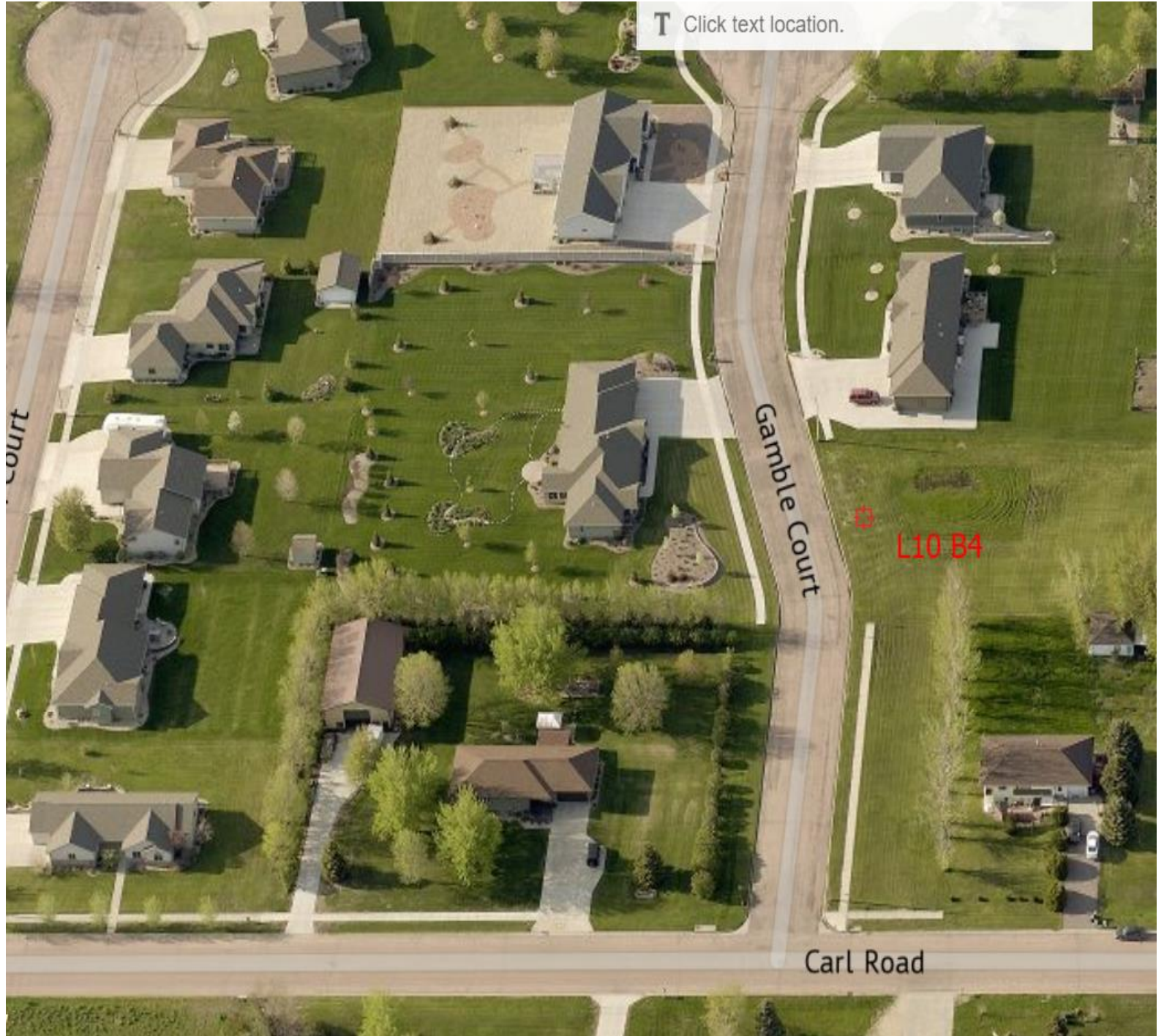
& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0018



T Click text location.



L10 B4

Carl Road



1 Inch = 60 Feet

LEGEND

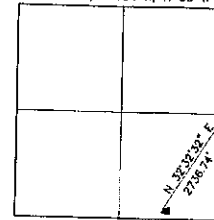
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PWR-6702
- WM = 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

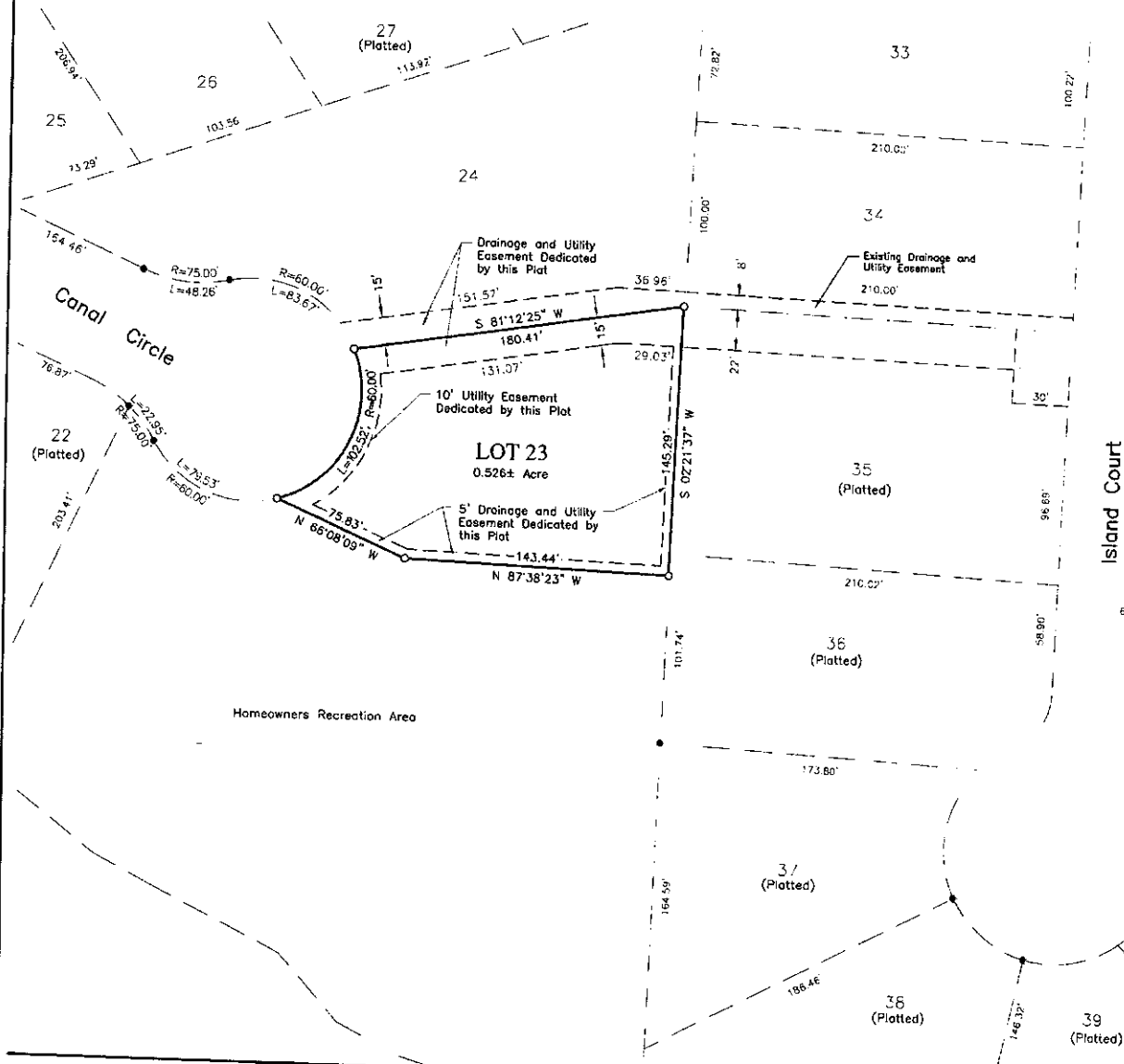
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GRID DISTANCES

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. 30, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 23 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 4, 2019, survey those parcels of land described as follows: LOT 23 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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







1 Inch = 60 Feet

LEGEND

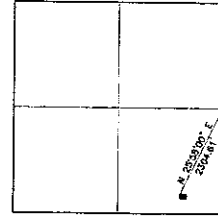
- = FOUND IRON MONUMENT
- = SET 5/8" X 16" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER P.W.-6702
- WM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

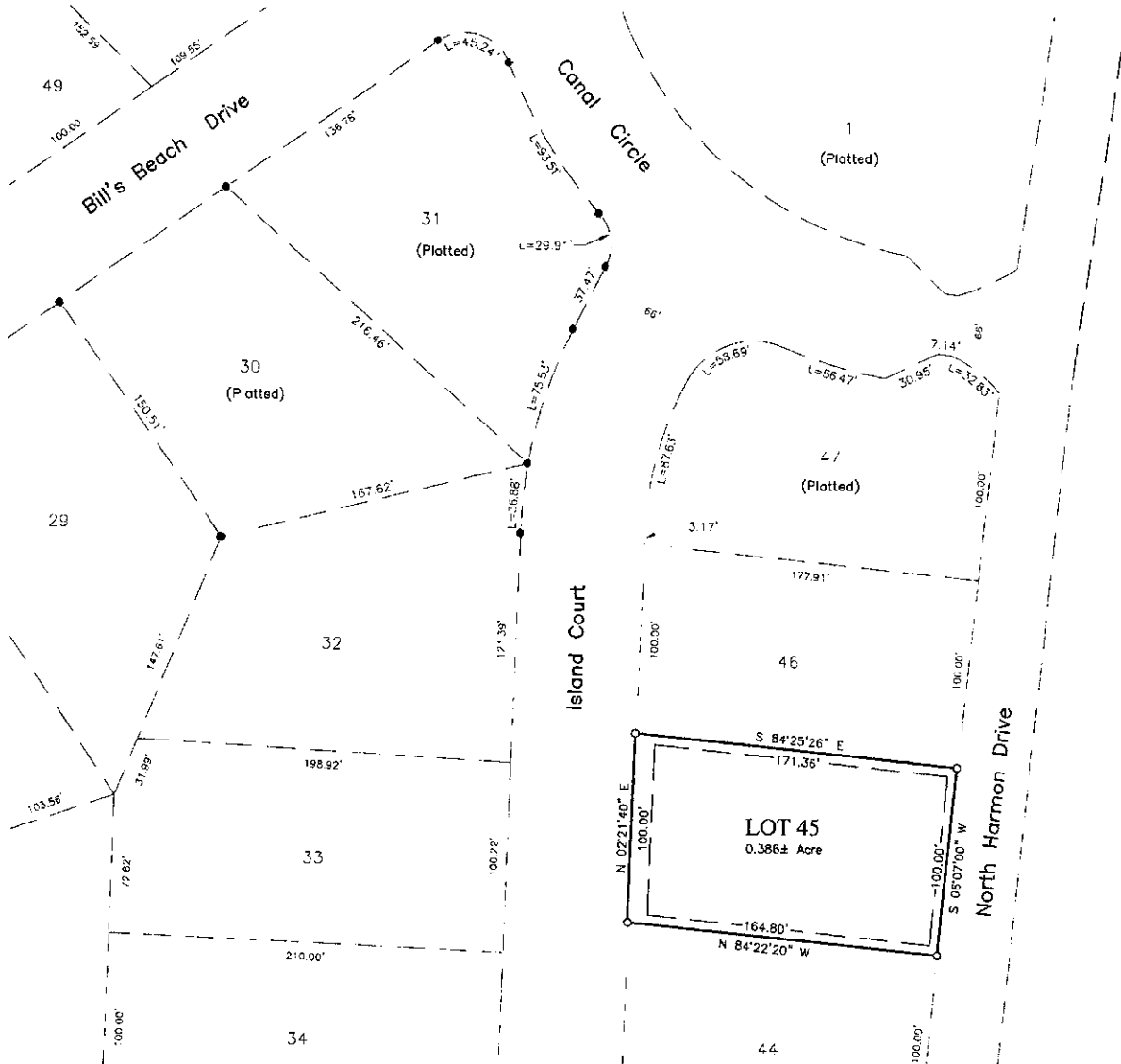
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 30, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3600'

Easements within Lot "45" dedicated by this plat:
5' Drainage and Utility Easements on the sides and rear.
10' Utility Easement on the front along Island Court.



A PLAT OF LOT 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 4, 2019, survey those parcels of land described as follows: LOT 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

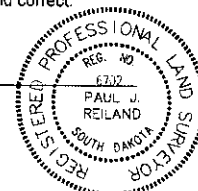
Registered Land Surveyor #SD6702

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 Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 45 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Island Court and North Harmon Drive. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

Charles J. Mauszycki, Jr., Vice President of Maui Farms 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 Maui Farms Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Notary Public, South Dakota
My Commission Expires:

WHEREAS, the plat of LOT 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

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 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as 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 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 45 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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)
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 = 60 Feet

LEGEND

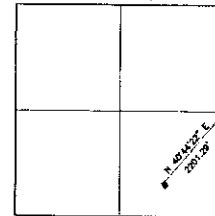
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PUR-6702
- WM =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

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

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

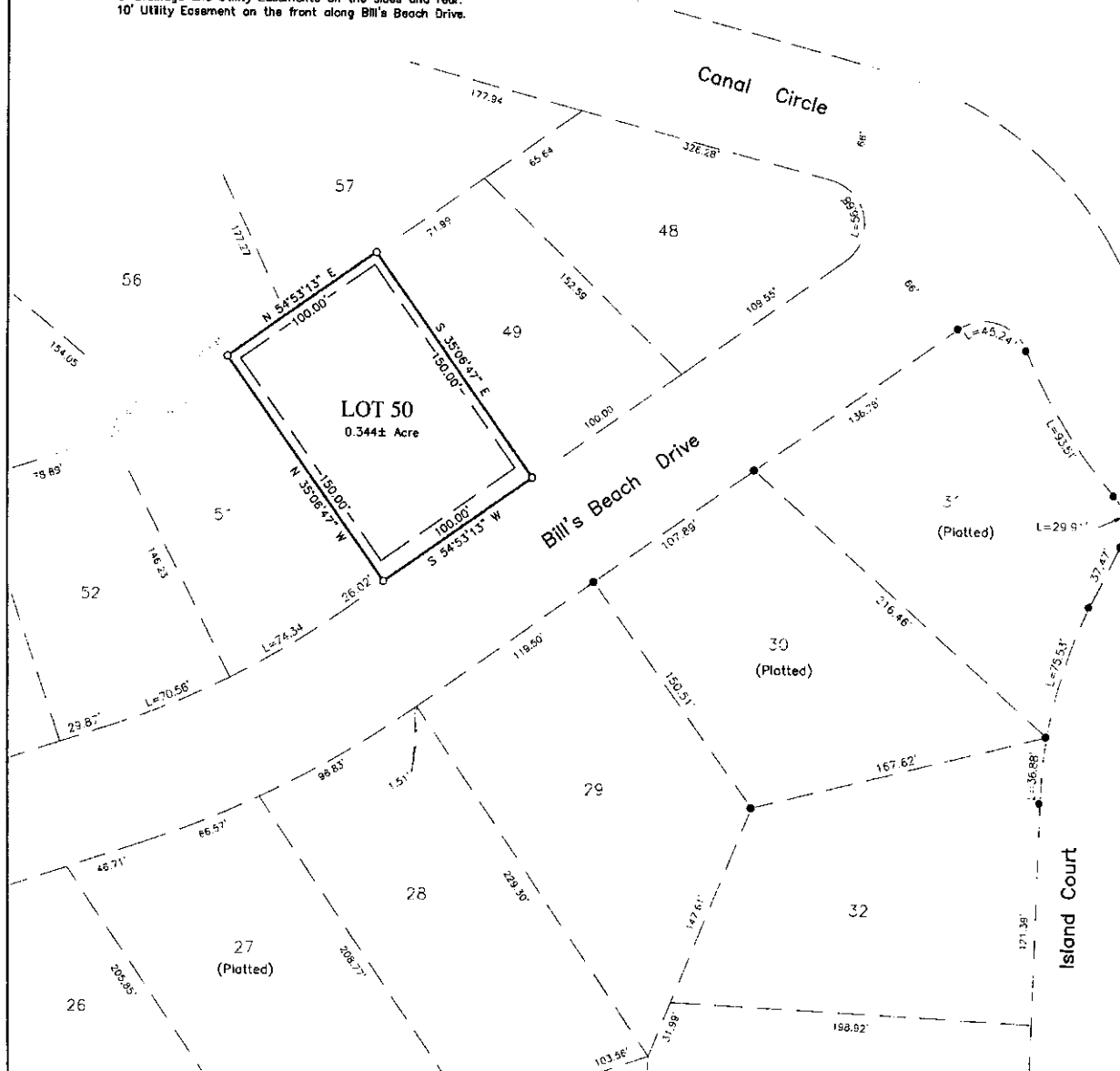
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 30, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

Easements within Lot "50" dedicated by this plat:
5' Drainage and Utility Easements on the sides and rear.
10' Utility Easement on the front along Bill's Beach Drive.



A PLAT OF LOT 50 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 4, 2019, survey those parcels of land described as follows: LOT 50 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2019.

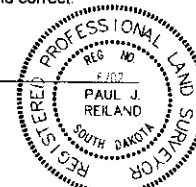
Registered Land Surveyor #SD6702

SPN

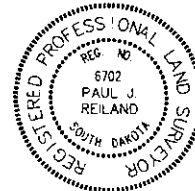
& Associates

Engineers, Planners and Surveyors

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





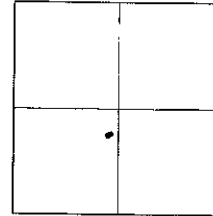






1 Inch = 100 Feet

SEC. 31, T. 104 N, R. 60 W

LOCATION MAP
SCALE: 1" = 3200'**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-8702
- WM = WITNESS MONUMENT

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

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 RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

Easements within Lot "J"
dedicated by this plat:
5' Drainage and Utility Easements
on the sides and rear.
10' Utility Easement on the front
along Sam Street.

A PLAT OF LOT J, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

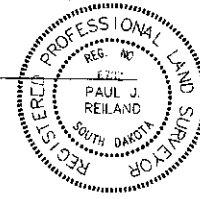
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 4, 2019, survey those parcels of land described as follows: LOT J, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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







Petition to vacate

The undersigned, being the owners of real property abutting the portions of the dedicated but not opened alley right of way herein described, hereby petitions this governing body to vacate the portions of the alley right of way (see attached copy of Surveyor's Certificate).

The portions of the dedicated but not opened alley right of way subject to be vacated are as follows:

The portion of the alley right of way running North and South between the East half of lots Nine (9), Ten (10), Eleven (11), and Twelve (12), and West of Lots Five (5), Six (6), Seven (7), and Eight (8), all located on Block Twenty-four (24), Subdivision of Outlot Six (6), M.H. Rowley's Second (2nd) Addition to the Town (now City) of Mitchell, Davison County, South Dakota – between the properties commonly known as 710 West 7th Avenue and 700 West 7th Avenue respectively.

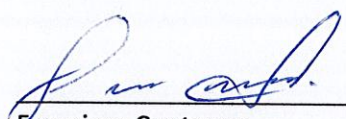
Francisco Contreras Vazquez and Janel Contreras, 710 W 7th Ave, Mitchell, SD 57301 are the owners of the East half of lots Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Twenty-four (24), Subdivision of Outlot Six (6), M.H. Rowley's Second (2nd) Addition to the Town (now City) of Mitchell, Davison County, South Dakota.

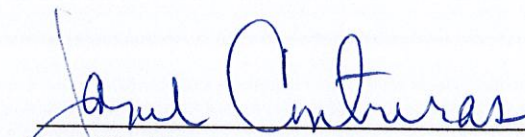
The Dwight Daniel Stadler and Barbara May Stadler Living Trust, (Trustees Dwight Daniel Stadler and Barbara May Stadler), 700 W 7th Ave, Mitchell, SD 57301 is the owner of Lots Five (5), Six (6), Seven (7), and Eight (8), Block Twenty-four (24), Subdivision of Outlot Six (6), M.H. Rowley's Second (2nd) Addition to the Town (now City) of Mitchell, Davison County, South Dakota.

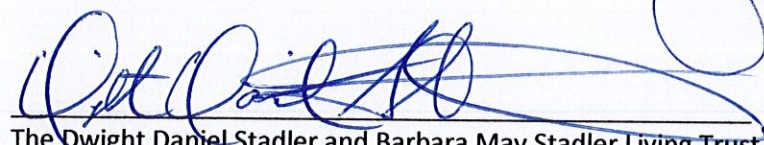
The above property constitutes all the land adjoining the portion of the dedicated but not opened alley right of way sought to be vacated. Resolution 1676 designating this alley right of way was adopted on 19 April 1999. This alley right of way remains unopened with no foreseeable use.

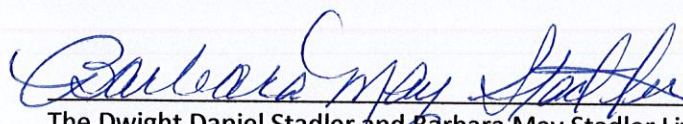
Petitioners respectfully request the governing body adopt a resolution vacating the portion of the subject alley right of way described in this petition.

Dated September 17, 2019


Francisco Contreras


Janel Contreras


The Dwight Daniel Stadler and Barbara May Stadler Living Trust
Dwight Daniel Stadler, Trustee


The Dwight Daniel Stadler and Barbara May Stadler Living Trust
Barbara May Stadler, Trustee

NOTICE OF HEARING

TO: THE CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA AND THE GENERAL PUBLIC.

YOU ARE HEREBY NOTIFIED that Francisco Contreras Vazquez and Janel Contreras of 710 W 7th Ave, Mitchell, SD are the owners of the East Half of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty-four (24), Subdivision of Outlot Six (6), M.H. Rowley's Second (2nd) Addition to the Town (now City) of Mitchell, Davison County, South Dakota and The Dwight Daniel Stadler and Barbara May Stadler Living Trust (Trustees Dwight Daniel Stadler and Barbara May Stadler) of 700 W 7th Ave, Mitchell, South Dakota is the owner of Lots Five (5), Six (6), Seven (7), and Eight (8) , Block Twenty-four (24), Subdivision of Outlot Six (6), M.H. Rowley's 2nd Addition to the Town (now City) of Mitchell, Davison County, South Dakota have petitioned the City Council of the City of Mitchell to vacate the alley right-of-way described below;

The portion of the alley right-of-way running North and South between the East half of Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), and West of Lots Five (5), Six (6), Seven (7), and Eight (8), all located on Block Twenty-four (24), Subdivision of Outlot Six (6), M.H. Rowley's Second Addition to the Town (now City) of Mitchell, Davison County, South Dakota between the properties commonly known as 710 W 7th Avenue and 700 West 7th Avenue respectively.

You are also hereby notified that the City Council of City of Mitchell will hold a public hearing on October 21, 2019 at 6:00 p.m. in the City Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota to consider the petition and resolution vacating the said alley right-of-way. All interested parties may attend and be heard at the public hearing.

Dated this the 26th day of September, 2019.

Michelle Bathke
Finance Officer

Published Twice: October 2 and October 9, 2019
Approximate Cost:

