

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
APRIL 13, 2020; 12:00 PM (NOON)

1. Instructions To Participate Or Comment On Agenda Items

Documents:

[PLANNINGCOMMMEETINGINSTRUCTIONSPDF.PDF](#)

2. CALL TO ORDER:

3. ROLL CALL:

4. Declaration Of Conflicts Of Interests

5. APPROVE AGENDA:

6. Approval Of Minutes: 3/9/2020 Minutes

Documents:

[PLANNINGCOMMINUTES392020.PDF](#)

7. Schedule Next Meeting: April 27, 2020

8. A Plat Of Lot 9 In The Replat Of Tract E, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOT9TE.PDF](#)
[AERIALLOT9TREWILDOAK.PDF](#)

9. A Plat Of Lot 2, Block 1 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:

[PLATL2B1WOODLANDHEIGHTS.PDF](#)
[AERIALL2B1WOODLANDHEIGHTS.PDF](#)

10. A Plat Of Lot A-1 And McCabe Street, A Subdivision Of Lots A And H, Block 8, Sunnyside Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATMCCABESTREET.PDF](#)
[AERIALMCCABEROW.PDF](#)

11. A Plat Of Lots 1, 2, And 3 Of Donald & Lois Addition In The SW 1/4 Of Section 7, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATMARTIN.PDF](#)

[MARTIN, DON GIS VIEW.PDF](#)

- 12. Plat: A Plat Of Lot 1 Of Schroder Addition In The NE 1/4 Of Section 21, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota**

Documents:

[PLATSCHRODER.PDF](#)
[AERIALSHRODER.PDF](#)

- 13. Plat: A Plat Of Lot 3, 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:

[PLATL3B9WESTWOOD.PDF](#)
[AERIALL3B9WESTWOOD.PDF](#)

- 14. Plat: A Plat Of Lots 2 And 4, 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:

[PLAT24WESTWOOD.PDF](#)
[AERIALL2AND4B9WESTWOOD.PDF](#)

- 15. OTHER BUSINESS:**

- 16. 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.

- 17. 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 Meetings- Temporary Participation Methods due to COVID-19 in accordance with Governor Noem's Executive Order 20-14.

Livestream:

YouTube <https://www.youtube.com/user/CityofMitchell>

Facebook at @cityofmitchellsd

Television Broadcast:

Mitchell Telecom Channel 90

Midco Channel 7

Listen only mode through telephone conference:

Zoom meeting phone number: +1 312 626 6799 US

Meeting ID: 642-588-3500

Join URL: <https://us02web.zoom.us/j/6425883500>

Comment Methods

Please include your full name with your comments that are submitted.

Prior to the Meeting:

Mail to: City Hall Attn: Planning & Zoning, City Hall, 612 N Main St, Mitchell, SD 57301

Leave a voicemail at: 605 995-8433

During the Meeting:

Email City: tjohnson@cityofmitchell.org or kcroce@cityofmitchell.org

YouTube live chat during the meeting

Facebook live chat during the meeting

Agenda Posting Dates: Agendas will be available on the City's website the Thursday prior to the meeting by 5:00 PM. You can find them at: www.cityofmitchell.org/AgendaCenter

Public Participation for City Council Meetings

The City Planning Commission welcomes participation in all public meetings. However, in light of the current COVID-19 Pandemic, and in response to Governor Noem's Executive Order #2020-14; the public is asked to forward any comments for Planning and Zoning within the Public Works Department in City Hall prior to the meeting.

In addition, City staff will be monitoring the chat features on the livestream channels of the meeting and will answer questions if possible. However, if you would like your comments to be entered into the record you will need to state your full name and which agenda item you are commenting on as part of your comment.

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
MARCH 9, 2020**

NOT APPROVED

Chairman Larson called the March 9, 2020 City Planning Commission Meeting to order at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N Main Street.

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

Members Absent: Fergen and Molumby

Staff Present: Putnam, Hegg, T. Johnson, J. Johnson, Croce, London, Still, Ellwein, and Mayor Everson

Declaration of Conflicts of Interests: Vaux noted that Mr. Doer the owner of 316 N Main Street is on his board of directors.

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

Approval of Minutes: Motion by Osterloo, seconded by Jirsa to approve the minutes of the February 24, 2020 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Vaux, seconded by Jirsa to schedule the next meeting for March 23, 2020. All members present voting aye, motion carried.

Plan Approval: 316 N Main St, Central Business District. Matt Doer presented plans for the interior remodel and exterior updates of his building. Putnam has cleared the project with SHPO. The building is within the historic district; however, it is not contributing building. Hegg said the proposed plan meets the building code. Motion by Osterloo, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plan Approval: 1014 S Main St, Highway Oriented Business District. The plan is to connect the two buildings, which at this time have two separate owners. There will not be an additional driveway. Genzlinger asked about situations that may arise if the property would transfer after the addition is built, but there remain separate owners. Putnam was told the owner of the south building is selling the building to the north property owner. Motion by Jirsa, seconded by Genzlinger to approve the permit subject to both buildings have the same owner. All members present voting aye, motion carried.

Plat: A Plat of Sam Street, A Subdivision of Previously Platted Lot S of Maui Farms Second Addition, City of Mitchell, Davison County, South Dakota. T. Johnson informed the commission that an assessment project is to be completed this year and the calculations took into account the additional right-of-way. There was discussion on when it may be appropriate to issue building permits, especially if the street is not acceptable. Hegg mentioned that city has an ordinance that prevents construction on an unapproved road, unless permits approved by council. Motion by Osterloo, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 18A in Tract L of Wild Oak Golf Club Addition in the Southwest Quarter (SE ¼) of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota. J. Bathke reported the county planning commission has approved the plat and the county commissioners are hearing the plat on Tuesday, March 10, 2020. The intention of the plat is to add more square footage to the parcel so that someone may construct over the property line, as it now exists. Additionally, 18A is outside the city limits and it is not zoned residential. In order to annex and rezone a legal description has to identified, hence a plat. Larson asked about an access easement. The attorneys opined that since it will be common ownership no access would be required. Motion by Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

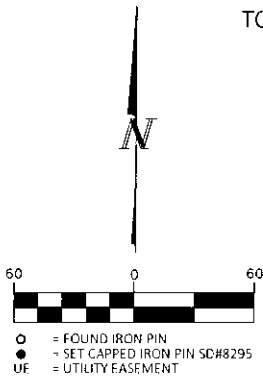
Plat: A Plat of Lot 13 of D. Odegaard's First Addition, A Subdivision of Previously Platted Lot 5 in Fiala's Addition, City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Motion by Osterloo, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: Tracy Fink has applied for a conditional use permit to operate a family residential child care center in her home located at 712 E 14th Ave, legally described as Lot 9 and E 40 feet of Lot 8, Block 4, Northridge Subdivision, City of Mitchell, Davison County, South Dakota. A childcare center had been at this location a couple years ago. Letters to the neighbors had been sent and a public notice in the legal newspaper has been submitted. No written objections have been received. Motion by Genzlinger, seconded by Vaux to recommend the Board of Adjustment approve the conditional use permit with the following conditions; 1. The permit is not transferable, 2. If the business ceases to operate for a period of six months or longer then a new permit is requirement and 3. Pass a fire inspection. All members present voting aye, motion carried.

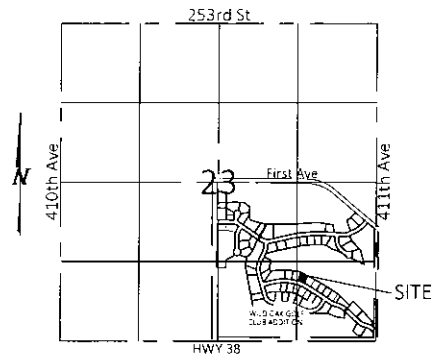
Public Input: none

Chairman Larson adjourned the meeting at 12:28 pm.

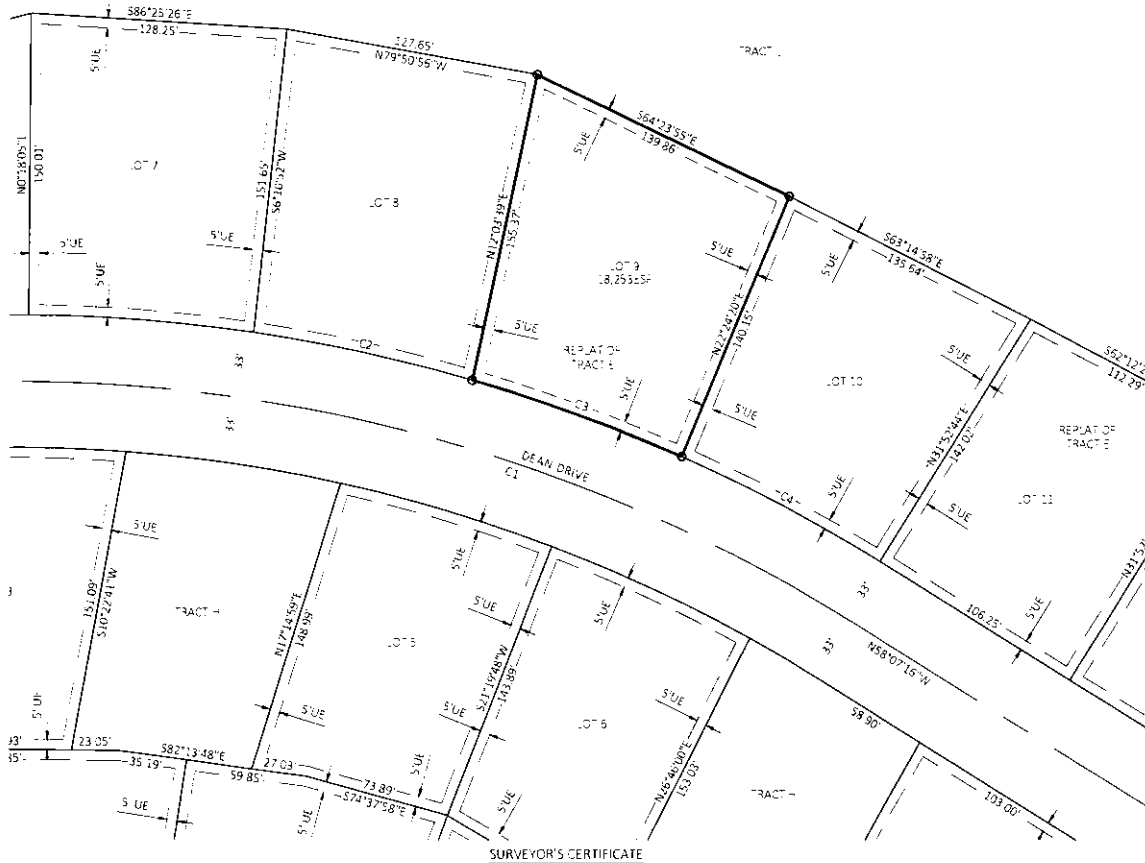
PLAT OF
**LOT 9 IN THE REPLAT OF TRACT E,
 WILD OAK GOLF CLUB ADDITION**
 TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	685.72'	800.00'	49°05'35"	664.50'	N82°40'33" W
C2	112.13'	833.00'	7°42'46"	112.05'	N77°48'20" W
C3	111.94'	833.00'	7°42'58"	111.85'	N70°05'58" W
C4	112.43'	833.00'	7°43'59"	112.14'	N62°23'00" W



VICINITY MAP
 SEC 23, T103N, R60W



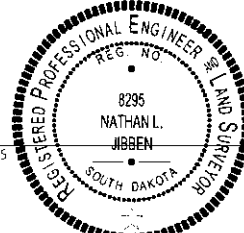
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MARCH 15, 2020, SURVEY A PORTION OF THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 9 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.42 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202__.

NATHAN L. JIBBEN, PLS 8295



PLAT OF
LOT 9 IN THE REPLAT OF TRACT E,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR GOLF PATH STREET CROSSINGS, WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS _____ DAY OF _____, 20____

DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC

COUNTY, SOUTH DAKOTA

PLAT OF
LOT 9 IN THE REPLAT OF TRACT E,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 9 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 9 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO 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 _____, 20____

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE

APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 9 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW,

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 9 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS

PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATE

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD

T Enter text.

2112 DEAN DR

2200 DEAN DR

L9 TrE

2208 DEAN DR

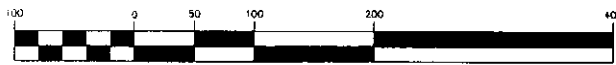
2300 DEAN DR

2105 DEAN DR

2201 DEAN DR

Dean Drive

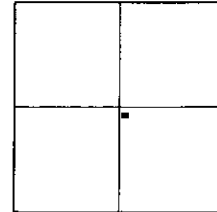
23



(IN FEET)
1 inch = 100 ft.

Easement Within Lot 2 Dedicated By This Plat:
Rear = 5' Wide Utility and Drainage Easement

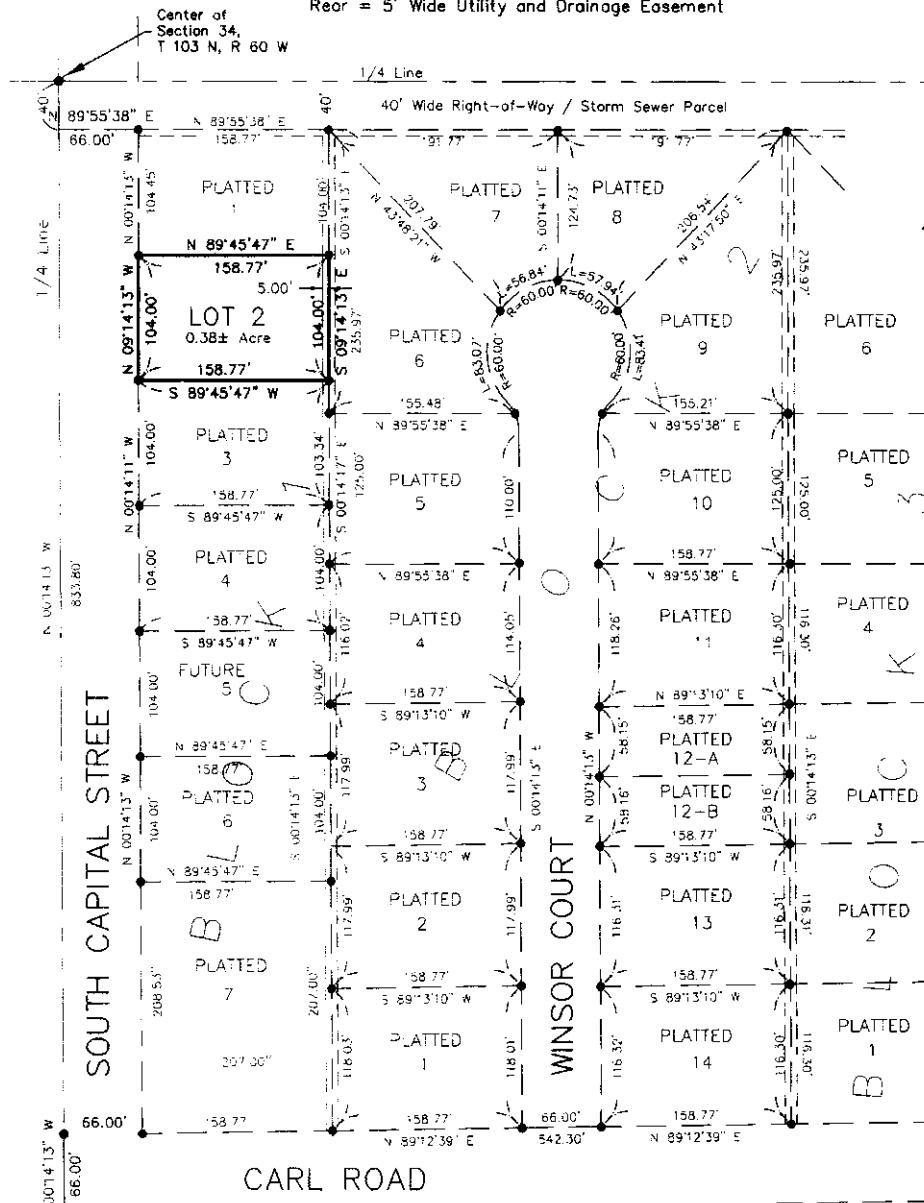
SEC. 34, T 103 N, R 60 W

LOCATION MAP
SCALE: 1" = 3000'**LEGEND**

- = FOUND IRON MONUMENT
- = SET 3/8" X 16" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- + 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



A PLAT OF LOT 2, BLOCK 1 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 March 9, 2020, survey those parcels of land described as follows: LOT 2, BLOCK 1 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 12TH day of March, 2020.

Registered Land Surveyor #SD6702

SPN

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



A PLAT OF LOT 2, BLOCK 1 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 _____, 2020; and

WHEREAS, it appears from an examination of the plat of LOT 2, BLOCK 1 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 2, BLOCK 1 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 _____, 2020.

Finance Officer/Deputy Finance Officer, City of Mitchell

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 2, BLOCK 1 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 _____, 2020, at _____, and recorded in Book _____ of Plats on Page

_____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____

Deputy

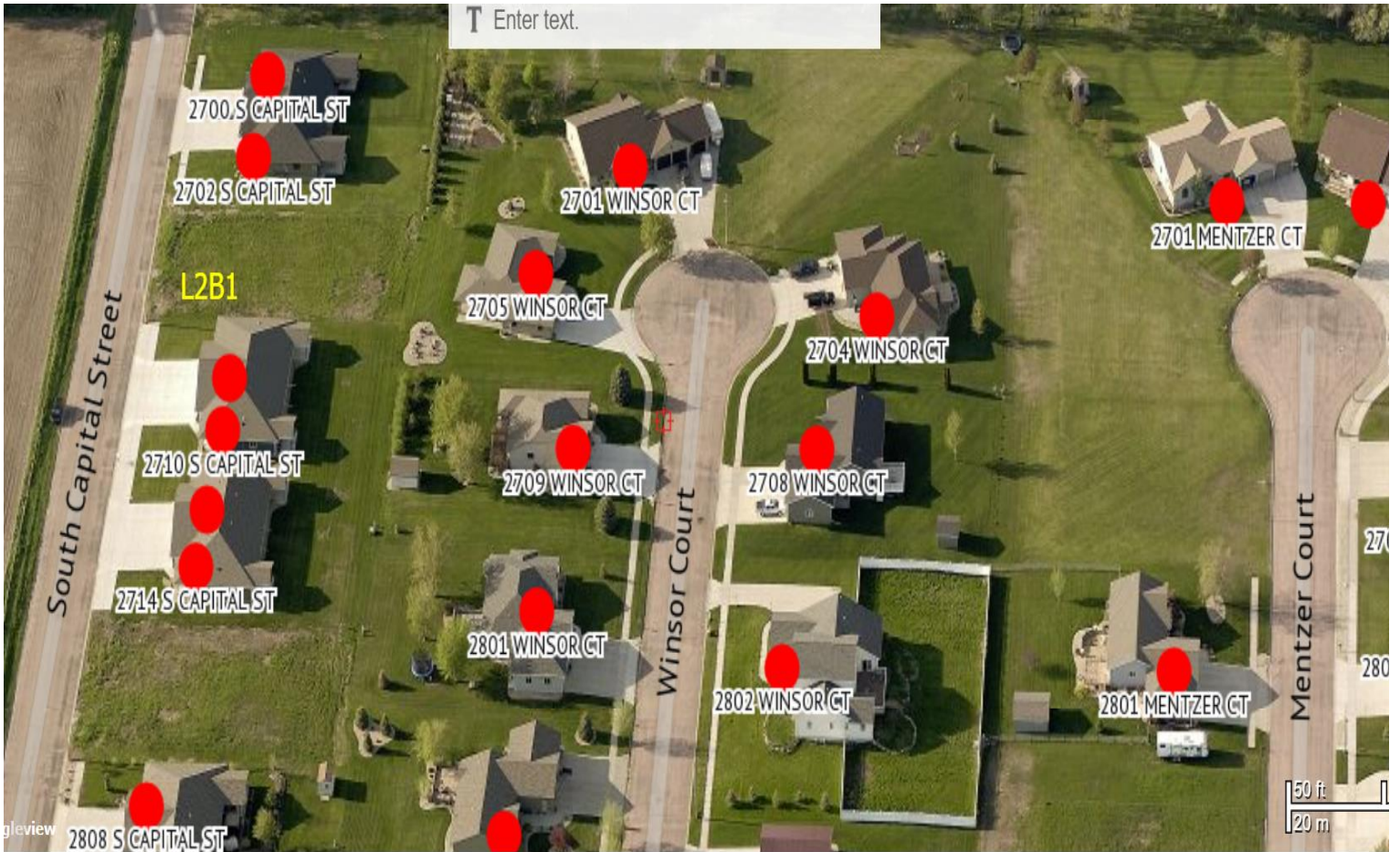
SPN

& 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





que) ▾ Dates: Latest ▾ < image 1 of 7 > 05/14/2019





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
- 4.00 CH (P) = PLATTED DISTANCE BY CHAINS
- = FOUND NAIL
- ✕ = CUT CROSS IN CONCRETE

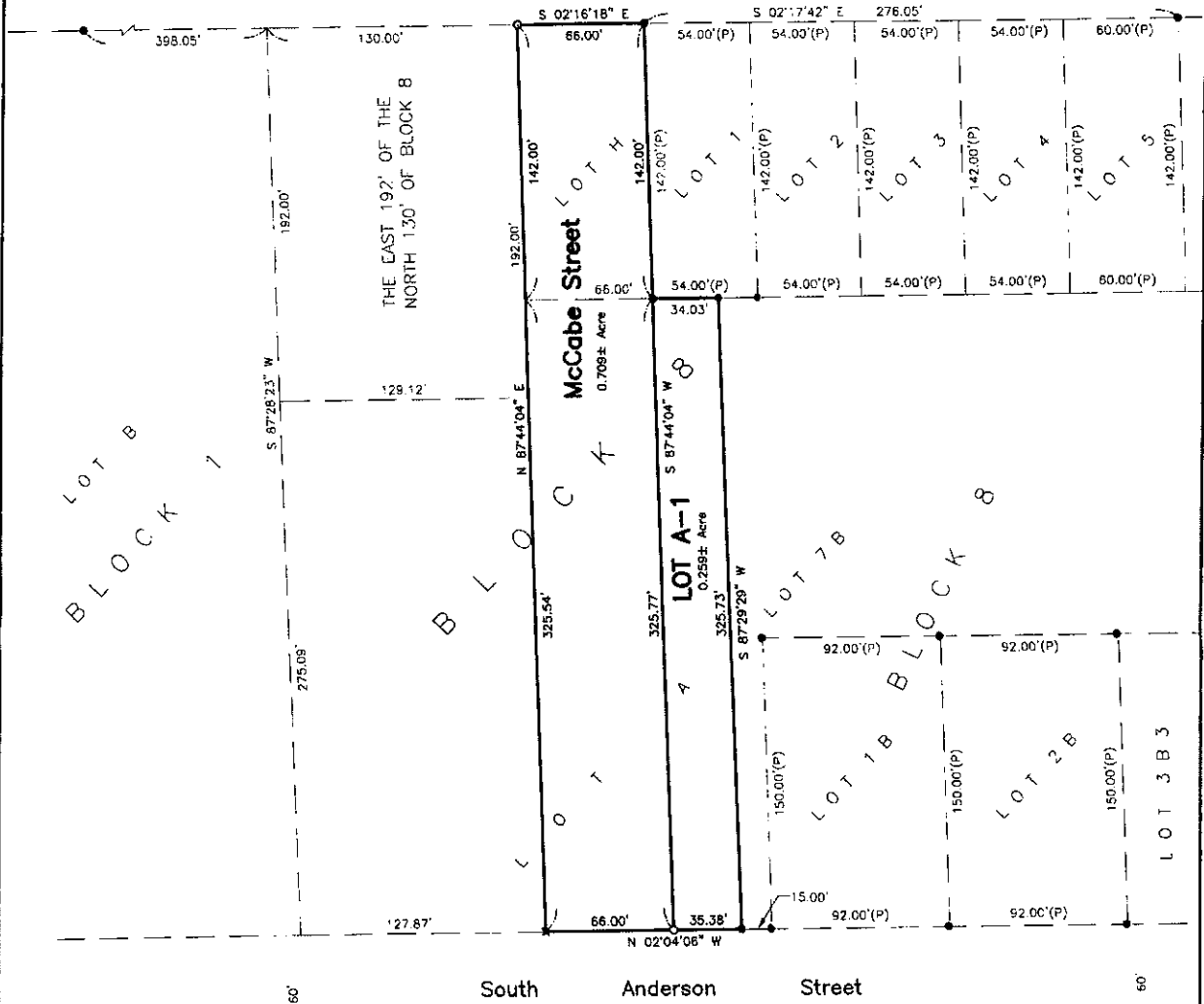
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

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

McCabe Street
66'

South Miller Avenue



A PLAT OF LOT A-1 AND MCCABE STREET, A SUBDIVISION OF LOTS A AND H, BLOCK 8, SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners as listed on the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to February 10, 2020, survey those parcels of land described as follows: LOT A-1 AND MCCABE STREET, A SUBDIVISION OF LOTS A AND H, BLOCK 8, SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT H AND A PORTION OF LOT A, BLOCK 8 OF SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 4 ON PAGE 68 AND PLAT BOOK 6 ON PAGES 76, 77 AND 78, RESPECTIVELY.

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 5TH day of March, 2020.

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



03/05/2014

A PLAT OF LOT A-1 AND MCCABE STREET, A SUBDIVISION OF LOTS A AND H, BLOCK 8, SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2020; and
 WHEREAS, it appears from an examination of the plat of LOT A-1 AND MCCABE STREET, A SUBDIVISION OF LOTS A AND H, BLOCK 8, SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law.
 THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT A-1 AND MCCABE STREET, A SUBDIVISION OF LOTS A AND H, BLOCK 8, SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.
 The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2020.

 Finance Officer/Deputy Finance Officer of the City of Mitchell

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 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 A-1 AND MCCABE STREET, A SUBDIVISION OF LOTS A AND H, BLOCK 8, SUNNYSIDE ADDITION TO THE 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 _____, 2020, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

 Register of Deeds, Davison County

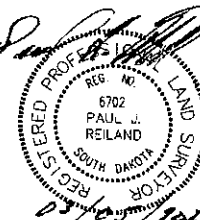
By _____
 Deputy

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 = 400 Feet

LEGEND

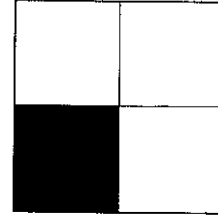
- = FOUND IRON MONUMENT
- = SET 3/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE BY CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER JAW-13714
- WM = WITNESS MONUMENT

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

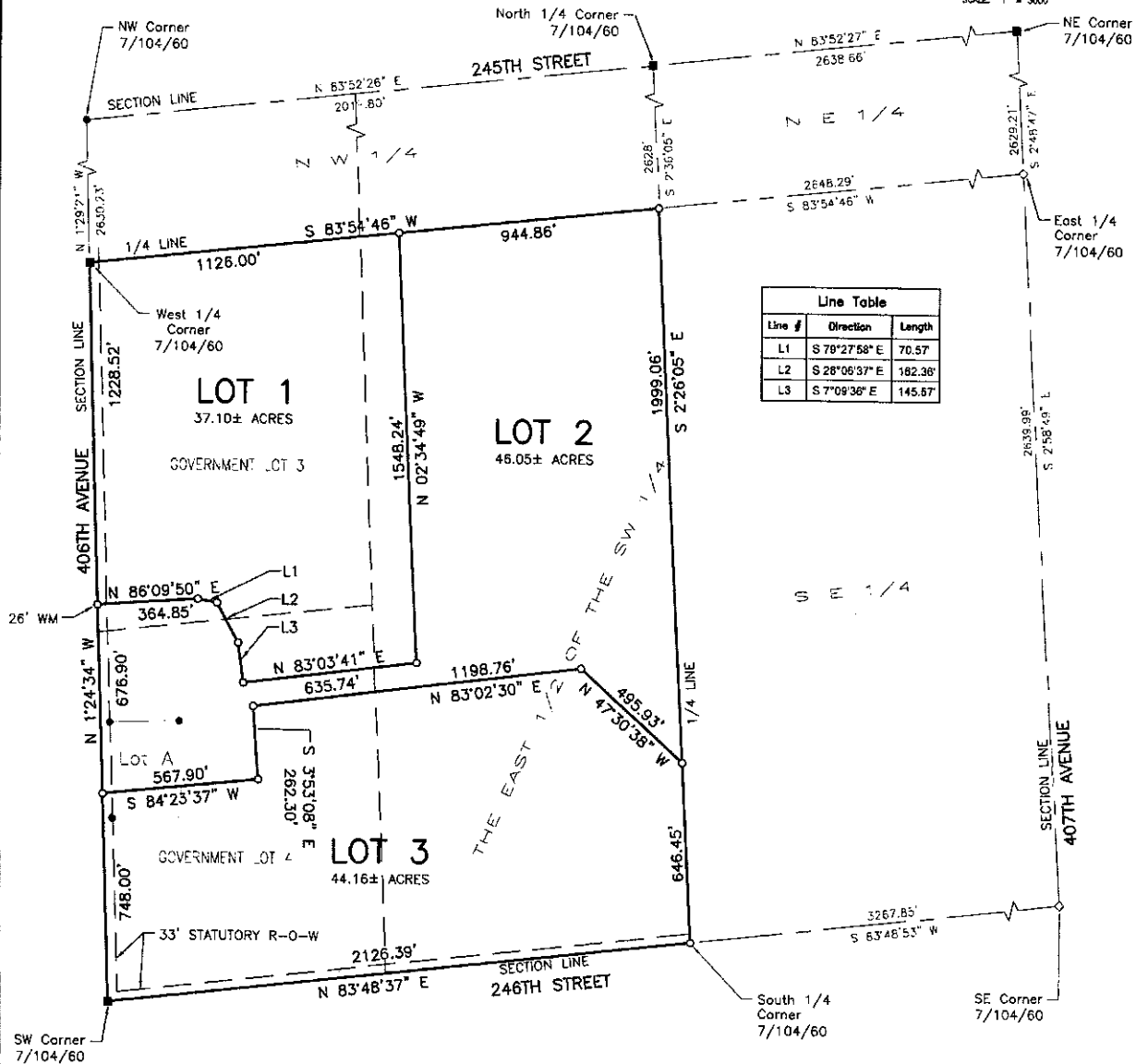
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12S.

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. 7, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3600'



A PLAT OF LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Donald L. Martin and Lois A. Martin, as owners, and under their direction for purposes indicated therein, I did on or prior to March 25, 2020, survey those parcels of land described as follows: LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT A OF MARTIN'S ADDITION, A SUBDIVISION OF LOT 4 IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 12 ON PAGE 79.

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 _____, 2020.

Registered Land Surveyor #SD13714

SPN

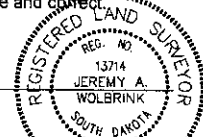
& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015



A PLAT OF LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that 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 GOVERNMENT LOTS 3 AND 4; PREVIOUSLY PLATTED LOT A OF MARTIN'S ADDITION, A SUBDIVISION OF (GOVERNMENT) LOT 4; AND THE EAST 1/2 OF THE SW 1/4; ALL IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., 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 LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lots 1, 2 and 3 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 406th Avenue and 246th 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.

This plat does hereby vacate previously platted LOT A OF MARTIN'S ADDITION, A SUBDIVISION OF LOT 4 IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 12 ON PAGE 79.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2020.

Lois A. Martin

STATE OF SOUTH DAKOTA)
)SS
 COUNTY OF DAVISON)

On this, the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Lois A. 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.

Notary Public, South Dakota
 My Commission Expires: _____

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2020.

Donald L. Martin

By _____
 Lois A. Martin, Attorney-in-Fact
 (pursuant to General Power of Attorney
 Recorded the _____ day of April, 2020,
 in Book _____, Page _____ thereof)

STATE OF SOUTH DAKOTA)
)SS
 COUNTY OF DAVISON)

On this, the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Lois A. Martin, known to me (or proved to me on the oath of Lois A. Martin) to be the person who is described in and whose name is subscribed to the within instrument as the Attorney-in-Fact of Donald L. Martin, and acknowledged to me that she subscribed the name of Donald L. Martin thereto as principal and her own name as attorney in fact.

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

Notary Public, South Dakota
 My Commission Expires: _____



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 358 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2020.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2020; and

WHEREAS, it appears from an examination of the plat of LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 _____, 2020.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 1, 2 AND 3 OF DONALD & LOIS ADDITION IN THE SW 1/4 OF SECTION 7, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2020.

Chairperson/Vice-Chairperson of Davison County Planning Commission

SPN

& Associates

Engineers, Planners and Surveyors

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



REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOELBRINK
SOUTH DAKOTA

1

6 245 ST



406 AVE

12

Martin, Don
Vacate Lot A, and plat the
quarter out into three parcels.
Will need Variance of front
yard setback of 43' creating a
setback of 32' from an existing
shed. Required 75' front setback.

BADGER

PERRY

1

2

3

246 ST

13

18



1 Inch = 400 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 13714
- 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 W/13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 308
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

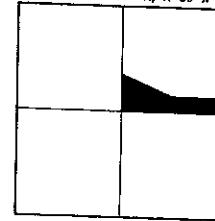
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONAL STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B.

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

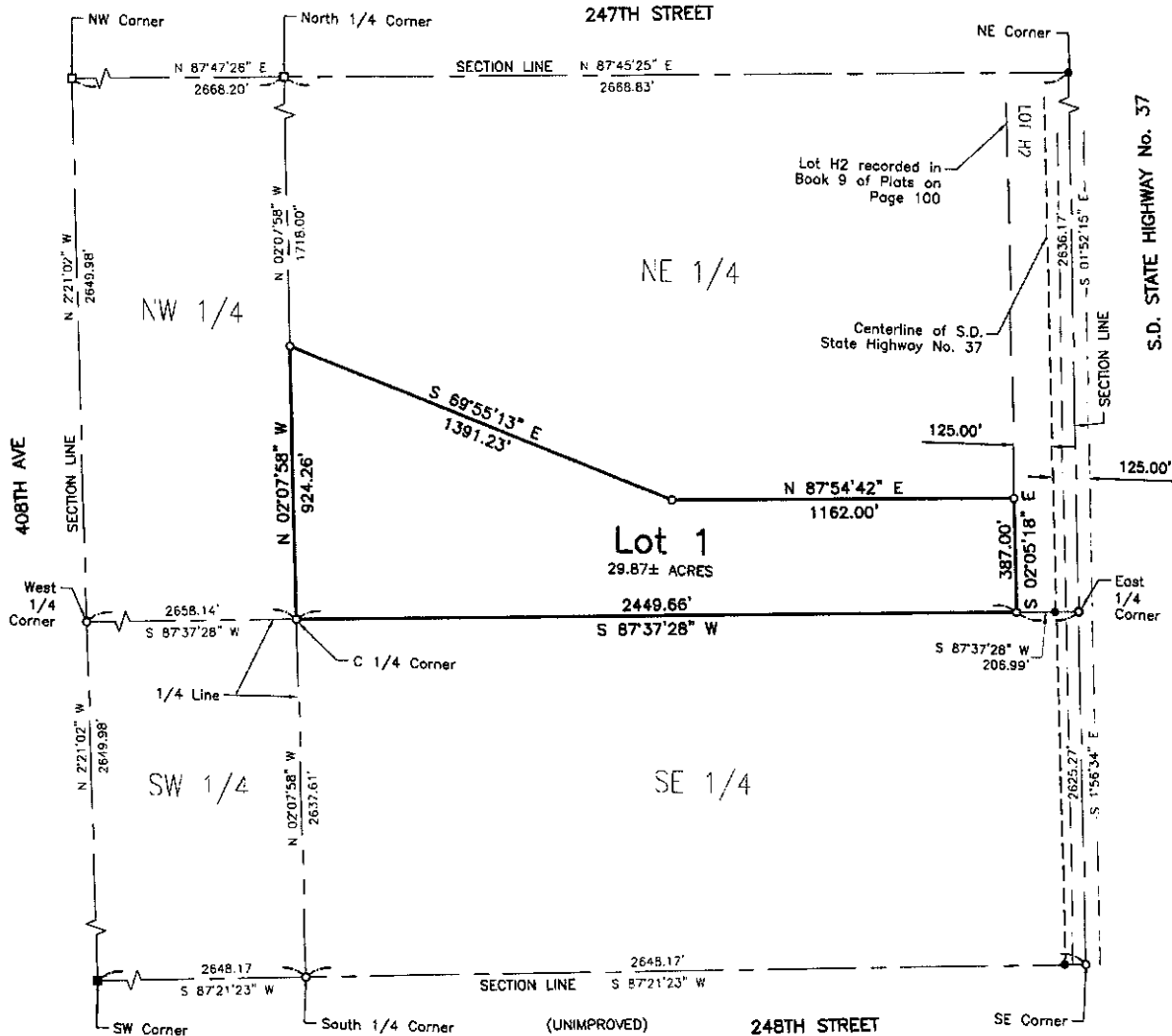
SPN 20-15480

SHEET 1 OF 3

SEC. 21, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 1 OF SCHRODER ADDITION IN THE NE 1/4 OF SECTION 21, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Ryan Hoffman, as owner, and under his direction for purposes indicated therein, I did on or prior to March 27, 2020, survey those parcels of 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 7TH day of APRIL, 2020.

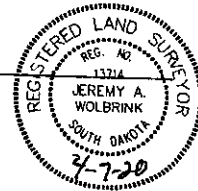
Jeremy A. Wolbrink
Registered Land Surveyor #SD13714

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 308 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT 1 OF SCHRODER ADDITION IN THE NE 1/4 OF SECTION 21,
T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SPN 20-15460

SHEET 2 OF 3

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that I am the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NE 1/4 OF SECTION 21, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at my request, and under my direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF SCHRODER ADDITION IN THE NE 1/4 OF SECTION 21, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lot 1 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists S.D. State Highway No. 37. 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 _____, 2020.

Ryan Hoffman

STATE OF SOUTH DAKOTA)
COUNTY OF _____)SS

On this, the _____ day of _____, 20____, before me, _____, the undersigned officer, personally appeared Ryan Hoffman, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF SCHRODER ADDITION IN THE NE 1/4 OF SECTION 21, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 1 OF SCHRODER ADDITION IN THE NE 1/4 OF SECTION 21, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2020.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2020; and

WHEREAS, it appears from an examination of the plat of LOT 1 OF SCHRODER ADDITION IN THE NE 1/4 OF SECTION 21, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, 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 1 OF SCHRODER ADDITION IN THE NE 1/4 OF SECTION 21, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 _____, 2020.

Finance Officer/Deputy Finance Officer of City of Mitchell

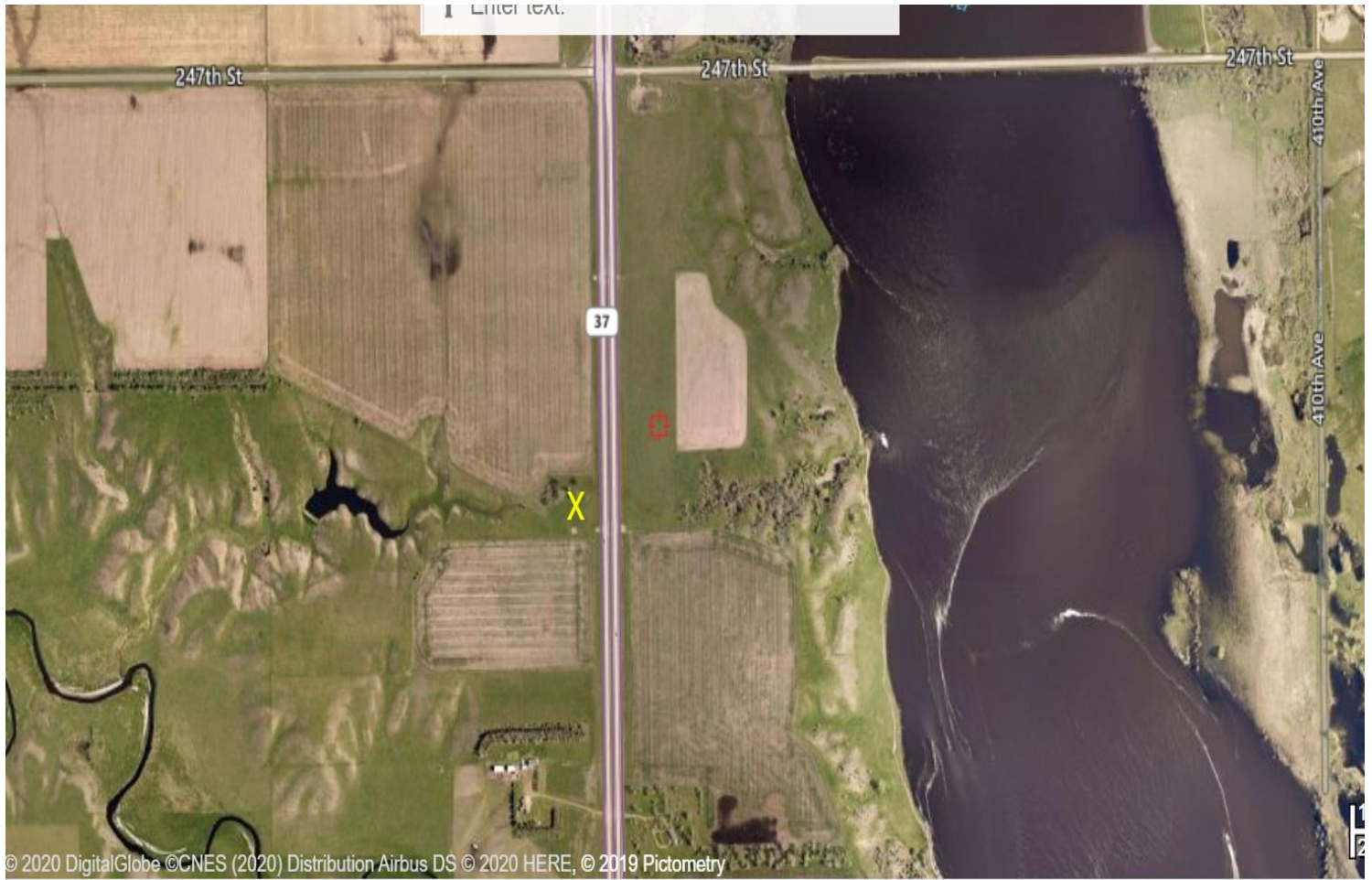


SPN

& Associates

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

13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
4-7-20



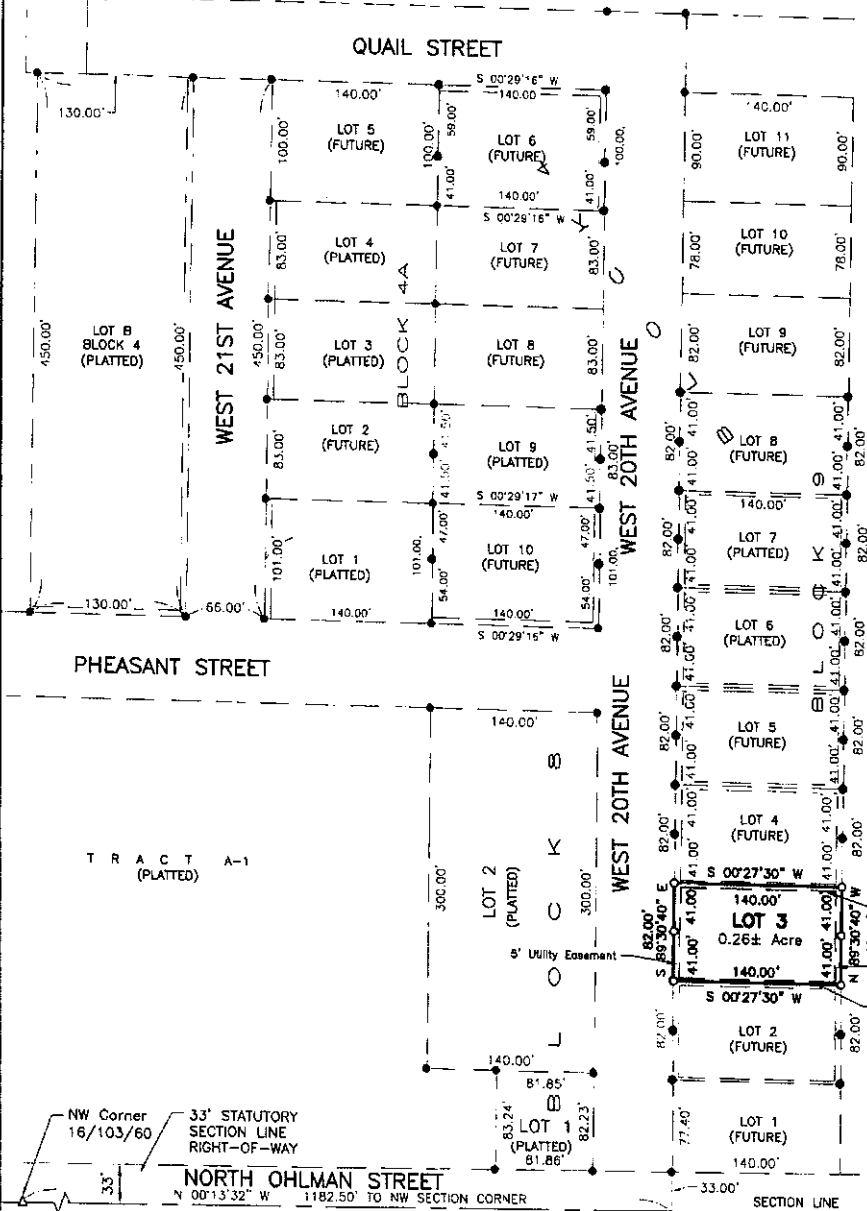
Dates: Latest ▾ 05/10/2019 - 05/15/2019



SEC. 16, T 103 N, R 60 W



1 Inch = 100 Feet



LOCATION MAP

SCALE: 1" = 3000'

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
- △ = FOUND SURVEY SPIKE

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 3, BLOCK 9 DEDICATED BY THIS PLAT:

5' UTILITY EASEMENT ALONG WEST 20TH AVENUE

3' UTILITY AND DRAINAGE EASEMENT ALONG THE SIDES OF EACH LOT

5' UTILITY AND DRAINAGE EASEMENT ALONG THE REAR

NOTE: LOTS LABELED AS PLATTED OR FUTURE ARE AS OF 04/03/2020 WHICH IS THE DATE THIS DRAWING WAS CREATED.

A PLAT OF LOT 3, 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 April, 6, 2020, survey those parcels of land described as follows: LOT 3, 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 7TH day of APRIL, 2020.

Registered Land Surveyor #SD6702

SPN

& Associates

Engineers, Planners and Surveyors

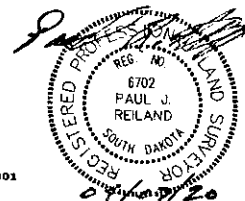
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

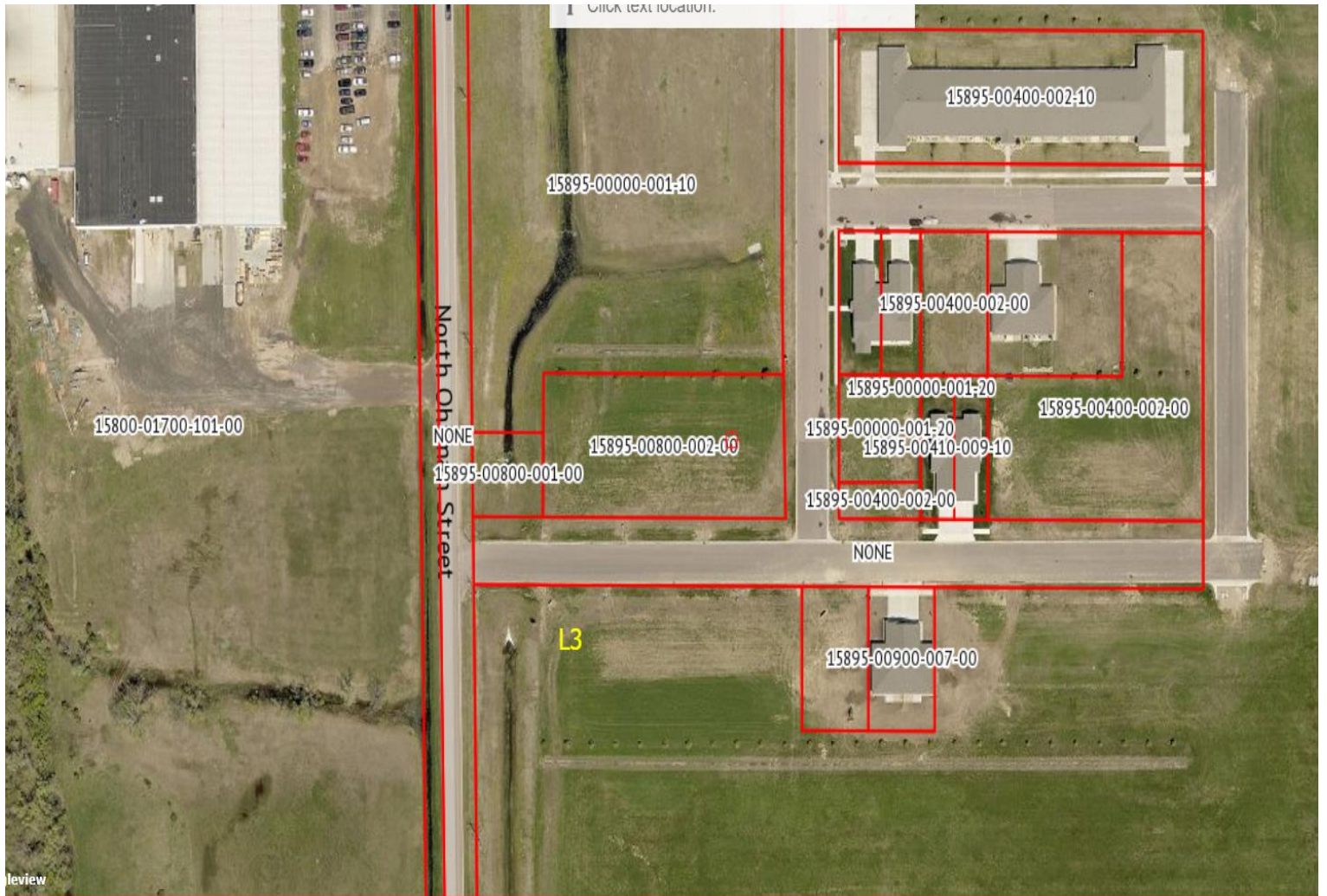


OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2020.

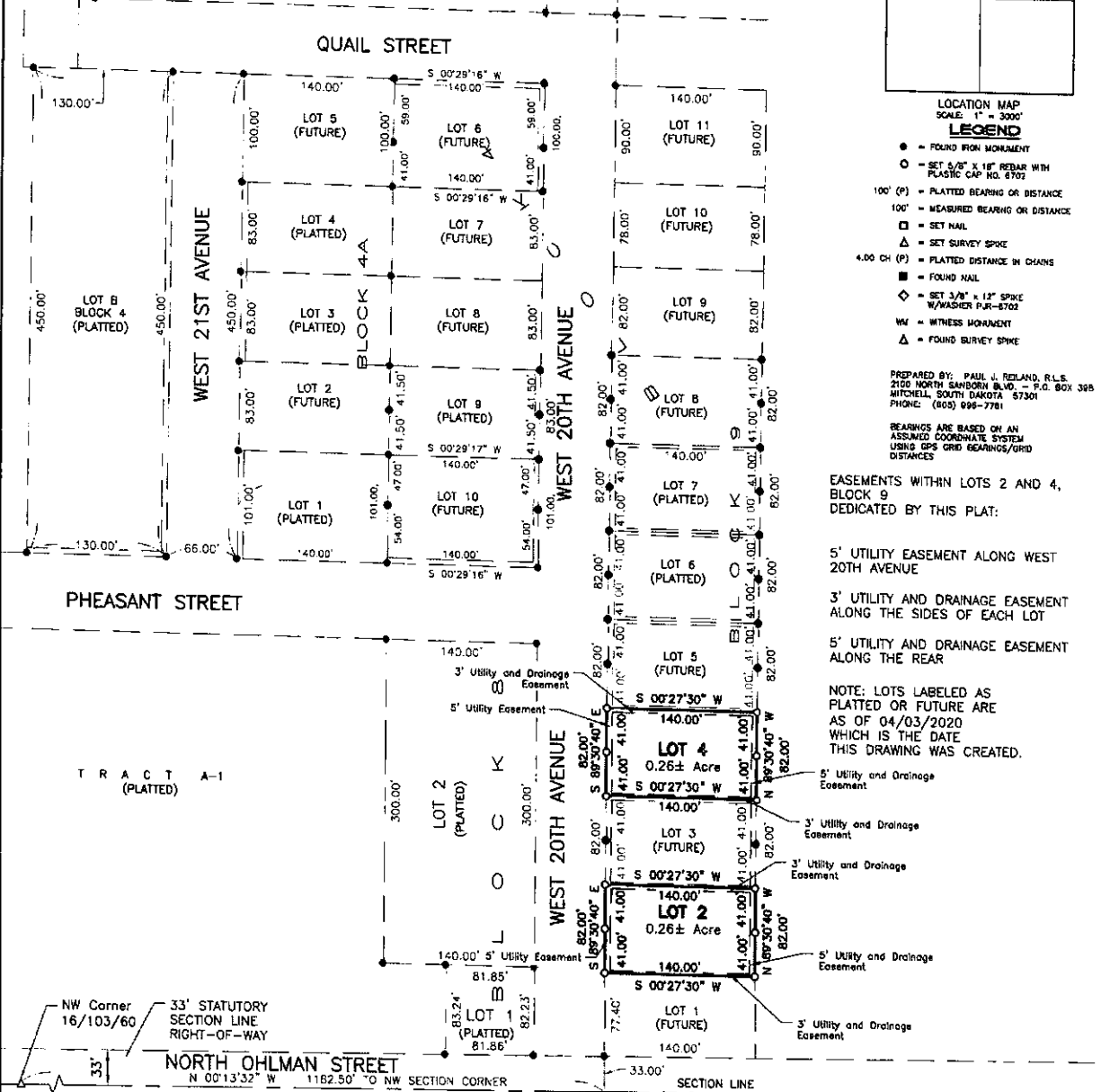
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015







1 Inch = 100 Feet



LOCATION MAP

SCALE: 1" = 3000'

LEGEND

- - FOUND IRON MONUMENT
- - SET 5/8" X 1" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- △ - SET SURVEY SPOKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" X 12" SPOKE W/WASHER P/N-6702
- WM - WITNESS MONUMENT
- △ - FOUND SURVEY SPOKE

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 308
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

EASEMENTS WITHIN LOTS 2 AND 4, BLOCK 9 DEDICATED BY THIS PLAT:

5' UTILITY EASEMENT ALONG WEST 20TH AVENUE

3' UTILITY AND DRAINAGE EASEMENT ALONG THE SIDES OF EACH LOT

5' UTILITY AND DRAINAGE EASEMENT ALONG THE REAR

NOTE: LOTS LABELED AS PLATTED OR FUTURE ARE AS OF 04/03/2020 WHICH IS THE DATE THIS DRAWING WAS CREATED.

A PLAT OF LOTS 2 AND 4, 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

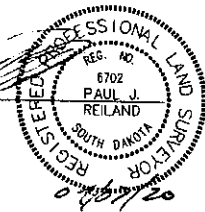
SURVEYOR'S CERTIFICATE

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 April, 6, 2020, survey those parcels of land described as follows: LOTS 2 AND 4, 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 7TH day of APRIL, 2020.

Registered Land Surveyor #SD6702



SPN

& Associates

Engineers, Planners and Surveyors

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

Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015

A PLAT OF LOTS 2 AND 4, 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

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in BLOCK 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 LOTS 2 AND 4, 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 Lots 2 and 4, 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 _____, 2020.

Charles J. Matuszycki, 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 _____, 2020, before me, _____, the undersigned officer, personally appeared Charles J. Matuszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized to do so, 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 LOTS 2 AND 4, 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 LOTS 2 AND 4, 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 _____, 2020.

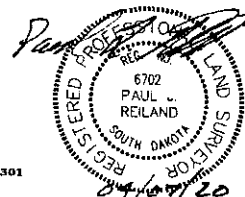
Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

SPN

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