

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
JANUARY 25, 2021; 12:00 PM (NOON)

1. CALL TO ORDER:

2. Welcome New Member, Jacob Sonne

3. ROLL CALL:

4. Declaration Of Conflicts Of Interests

5. APPROVE AGENDA:

6. Approval Of Minutes: January 11, 2021

Documents:

[PLANNINGCOMMINUTES1112021.PDF](#)

7. Schedule Next Meeting: February 8, 2021

8. OTHER BUSINESS:

9. Conditional Use Permit: Corn Palace Inn, 1001 S Burr St

Applicant Firesteel Capital LLC, owner Fredericksen Motels LLC have applied for a Conditional Use Permit to convert the buildings (Corn Palace Inn) to multi-family dwellings located at 1001 S Burr St, legally described as Weavers Squares Addition (NW ¼ 27), Squares 11 & 14 & vacated Ivy Ave and W 25 feet of vacated Burr St and Lot AB1, City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District

Documents:

[CORNPALACEAPPLETTER.PDF](#)
[CORNPALACEINNAPP.PDF](#)
[CORNPALACEINNNOH.PDF](#)
[CORNPALACENEIGHBORS.PDF](#)
[CORNPALACEINNLETTER.PDF](#)
[CORNPALACEINNLETTER2.PDF](#)
[AERIALCORNPALACEINN.PDF](#)

10. Plan Approval: 319 N Main St (Formerly KORN Radio Building), Central Business District

Documents:

[319NMAINPLAN.PDF](#)

11. Plan Approval: Doug's Custom, 3115 W Havens, HB District

Documents:

[DOUGCUSTOMPLAN.PDF](#)

12. Plan Approval: Home Instead Senior Care, 211 E Havens, HB Highway Oriented Business District

Documents:

[HOMESTEADPLAN.PDF](#)

13. Plat Approval: Ron Petersen S Kay Street, Highway Oriented Business District

Construct a 3rd 40' X 64' Building south of existing buildings, concrete floor, 16' sidewalks, cold storage

Documents:

[PETERSONAERIAL.PDF](#)
[PETERSONDRAWING.PDF](#)
[PETERSONPLAT.PDF](#)

14. Plat: A Plat Of Lot 1-A, A Subdivision Of Lot 1 Of J.A. Spaans Addition In The West 1/2 Of The NE 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[SPAANSPLAT.PDF](#)
[SPAANSARIALSPN.PDF](#)
[SPAANSAERIAL.PDF](#)

15. Plat: A Plat Of Tract 1-BB, A Subdivision Of Tract 1-B Of Starlite Estates, In The NE 1/4 Of The NW 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATTRACT1BB.PDF](#)
[TRACT1BBAERIALSPN.PDF](#)
[TRACT1BBAERIAL.PDF](#)

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, SOUTH DAKOTA
CITY PLANNING COMMISSION MINUTES
January 11, 2021**

NOT APPROVED

Vice-Chairman Molumby called the January 11, 2021 meeting order at 12:00 PM, in the Council Chambers, City Hall, 612 N Main St. Mitchell, SD

Members Present: Molumby, Osterloo, Penney, Genzlinger, Penney, and Allen

Members Absent: Larson, (Vaux has resigned the commission)

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

Declaration of Conflicts of Interests: Jirsa Agenda Item #9

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

Approval of Minutes: Motion by Jirsa, seconded by Genzlinger to approve the minutes of December 14, 2020. All members present voting aye, motion carried.

Next Meeting: Motion by Osterloo, seconded by Penney to schedule the next meeting for January 25, 2021. All members present voting aye, motion carried.

Plat: A Plat of Lot 8-I, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The lot appears to follow the master plan. The developer has submitted elevations and drainage plans to the engineers' office. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Variance: Patrick Clark has applied for a side-yard on a corner variance of 11 feet vs. 20 feet as required for construction of a deck at 421 E Hanson, City of Mitchell, South Dakota. The property is zoned R2 Single Family Residential. A public notice has been submitted to the legal newspaper and letters to the neighbors were sent. The applicant was not present. No one testified in opposition. London informed the commission that this property has been identified as a nuisance, however the owner has been addressing some of the issues of the complaint. J. Johnson responded to the commission's questions regarding how the nuisance and variance issues may be addressed. The applicant would like to build a new above ground deck that is larger than the one that has been removed. There was discussion in regards to the stairs. The owner started construction without securing a variance. Motion by Genzlinger, seconded by Jirsa to table. 1 yes and 4 no, Genzlinger voting aye. Motion fails. Motion by Osterloo, seconded by Jirsa to recommend approval of the variance. All members present voting aye, motion carried.

Plan Approval: 208 & 210 N Main St. CB District. Larry Jirsa, Architect, introduced the new owners of the property. Jirsa submitted a plan that converts the upstairs of the two building into six (1 bedroom) apartments. Currently, the space is used for storage. The plan also includes installation of new windows and upgrading the stairs. Cherrybees will be leasing the property for a couple years. The owners will be installing sprinklers in the building, with the exception of the Cherrybees space. It will not be sprinkled until it becomes vacant. Motion by Osterloo, seconded by Genzlinger to approve the plan. All members present voting aye, except Jirsa abstaining. Motion carries.

Public Input: none

Vice-Chairman Molumby adjourned the meeting at 12:30 PM.



300 W. Havens Ave.
PO Box 1324
Mitchell, SD 57301

Phone: (605) 995-0999
Fax: (605) 995-6999
www.MitchellRealty.net

January 7, 2021

Neil Putnam
Planning & Zoning
City of Mitchell
Via email: nputnam@cityofmitchell.org

Dear Neil:

Per our phone conversation this afternoon, I'm writing this letter to request an application for a Conditional Use Permit ("CUP") for the property located at 1001 S. Burr St., also known as the Corn Palace Inn. The property is currently owned by Fredericksen Motels, Inc. (Larry and Janice Fredericksen), but my client, Firesteel Capital, LLC (Justin Thiesse and Jordan Hanson) has a binding contract to purchase the property. Therefore, Firesteel Capital, LLC ("Firesteel") will be the applicant, and the Fredericksens have consented to Firesteel's application for this CUP.

The property is located in the Highway Business zoning district. In this district, a motel is a permitted use as a "Retail Service and Trade" operation. Over the years, many older hotel/motel properties such as the Corn Palace Inn have successfully increased occupancy by renting rooms on a longer-term (month-to-month) basis to people needing temporary housing while working in Mitchell or otherwise needing "extended stay" lodging. In addition, a number of Mitchell residents seeking affordable and convenient housing have rented these types of rooms as a cheaper alternative to an apartment. Moreover, Mitchell residents who are on a fixed income, such as disability/SSI, enjoy the convenience of having ancillary services like utilities, garbage collection, and cable/internet access included in their rent. It is my understanding that nearly all of the non-branded (non-franchised) and many of the franchised motels and hotels in Mitchell rent rooms on a month-to-month basis.

Firesteel is seeking a Conditional Use Permit for "Multi-family dwellings," which would allow them to continue operating the property under these longer-term rental arrangements after they purchase the property. Eventually, they anticipate razing numerous buildings on the north portion of the property to create space for one or more commercial/retail users, while improving the structure on the south portion of the properties. To do that in a cost-effective manner, they would need to minimize

the use of the property as a motel and maximize the use of the property with longer-term rentals, for which they would need a CUP.

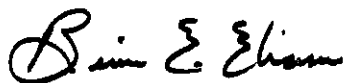
Incidentally, in my capacity as a real estate agent in Mitchell, I am currently working with a number of retail/restaurant operators who are searching for locations somewhere on Burr St. between Walgreens and Walmart, but there are very few locations available for such commercial growth. While this property ultimately may not be suitable for any of these operators, it will likely be a good location for someone looking to start a business, relocate a business, or expand their current business. I believe it will benefit Mitchell greatly to enable Firesteel to redevelop this under-utilized property, ultimately increasing the city's tax base and expanding economic growth opportunities.

Finally, in this Covid-19 environment, there appears to be far too many motel/hotel rooms in Mitchell that have remained vacant, while at the same time the housing/rental market has tightened substantially. The plan for this property would help mitigate both of those problems. It is my understanding that the rental market vacancy rate is approaching 0% in Mitchell. While that sounds good for landlords, that means that renting a house or an apartment may soon be even more expensive for a tenant. This CUP would allow for the decrease in the supply of hotel/motel units (helping other motel/hotel operators) and simultaneously increase the supply of rental units (helping Mitchell residents looking for affordable housing).

Please send me an application for this Conditional Use Permit so Firesteel can apply. Due to the timelines in the purchase agreement, we would prefer to move this process along as quickly as possible. Ideally, we would appreciate it if you could put the required notice in the newspaper this coming week so our application can be discussed at the January 25 Planning and Zoning Committee meeting.

If you have any questions, don't hesitate to contact me at your convenience.

Sincerely,



Brian E. Eliason, Broker Associate
Mitchell Realty, LLC

On behalf of:

Firesteel Capital, LLC
Justin Thiesse, Member
Jordan Hanson, Member
712 W Birch, Apt 1
Mitchell, SD 57301

APPLICATION FOR CONDITIONAL USE PERMITS

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

The undersigned applicant(s) Firesteel Capital LLC, owner(s) Fredericksen Motels Inc. are making an application for a conditional use permit to convert the buildings (Corn Palace Inn) to multi-family dwellings, pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Weavers Squares Addition (NW ¼ 27), Squares 11 & 14 & Vacated Ivy Ave and W 25 feet of vacated Burr Street and Lot AB1 (1001 S Burr Street)

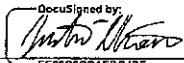
The said real property is zoned (HB) Highway Oriented Business District.

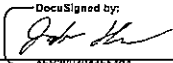
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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.

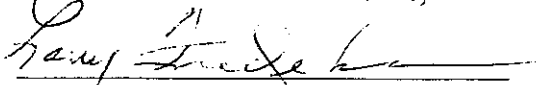
Dated this 10th of January, 2021.

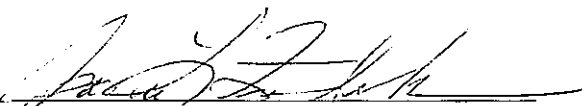
APPLICANT: Firesteel Capital, LLC

DocuSigned by:

EE200DC0A5DC4BE...
Justin Thiesse, Member

DocuSigned by:

AF870970E95540A...
Jordan Hanson, Member

OWNER: Fredericksen Motels, Inc.


Larry Fredericksen, Owner


Janice Fredericksen, Owner

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that applicant Firesteel Capital LLC, owner Fredericksen Motels LLC have applied for a Conditional Use Permit to convert the buildings (Corn Palace Inn) to multi-family dwellings located at 1001 S Burr St, legally described as Weavers Squares Addition (NW ¼ 27), Squares 11 & 14 & vacated Ivy Ave and W 25 feet of vacated Burr St and Lot AB1, City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.

YOU ARE FURTHER NOTIFIED, that a public hearing will be held by the City Planning Commission on January 25, 2021, 12:00 P.M. (Noon) and a hearing by the Board of Adjustment on February 1, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 8th day of January, 2021.

Michelle Bathke

FINANCE OFFICER

Publish twice: January 13 & January 20, 2021

Approximate Cost:

FREDERICKSEN MOTELS LLC
1001 S BIRR ST
MITCHELL SD 57301

WG DIST 5
REAL ESTATE TAX
PO BOX 1159
DEERFIELD IL 60015

WILBEMAC INC
126610 W SHORES DR
ABERDEEN SD 57401

HENRY & PATRICIA FLACK
PO BOX 1129
MITCHELL SD 57301

DAREN & KELLY STERK
401 E HACKBERRY AVE
MITCHELL SD 57301

PHYLLIS & DAVID MUTZIGER
425 E HACKBERRY
MITCHELL SD 57301

CHRISTINE WITTSTRUCK
413 E HACKBERRY
MITCHELL SD 57301

GRACE REFORMED CHURCH
PO BOX 252
MITCHELL SD 57301

THOMAS & SHERRI PATZER
414 E JUNIPER
MITCHELL SD 57301

LORI KUMMER
419 E JUNIPER
MITCHELL SD 57301

PONDEROSA SERVICES INC
1221 E HAVENS
MITCHELL SD 57301

DENNIS & MARY WAGNER
14375 PEACE RIVER WAY
PALM BEACH GARDENS FL 33418

LOZ MARTINEZ LLC
1101 S BURR ST
MITCHELL SD 57301

THOMSEN ENTERPRISES LLC
PO BOX 1244
MITCHELL SD 57301

PEM IX LLC
9230 MORNON BRIDGE RD
OMAHA NE 68152



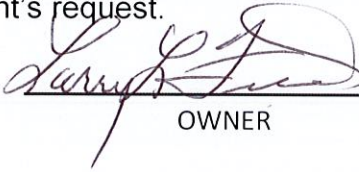
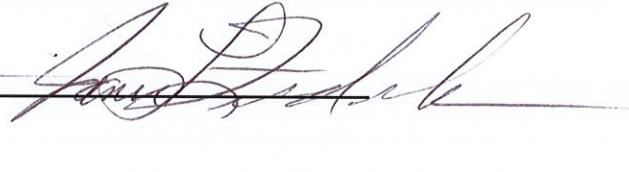
January 13, 2021

To Whom It May Concern:

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I/We

 
OWNER

ADDRESS

☒

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



January 13, 2021

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED that applicant Firesteel Capital LLC, owner Fredericksen Motels LLC have applied for a Conditional Use Permit to convert the buildings (Corn Palace Inn) to multi-family dwellings located at 1001 S Burr St, legally described as Weavers Squares Addition (NW ¼ 27), Squares 11 & 14 & vacated Ivy Ave and W 25 feet of vacated Burr St and Lot AB1, City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.

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I/We 
OWNER

Ponderosa Services, Inc 1221 E Havens Mitchell SD 57301
ADDRESS 605-996-9851

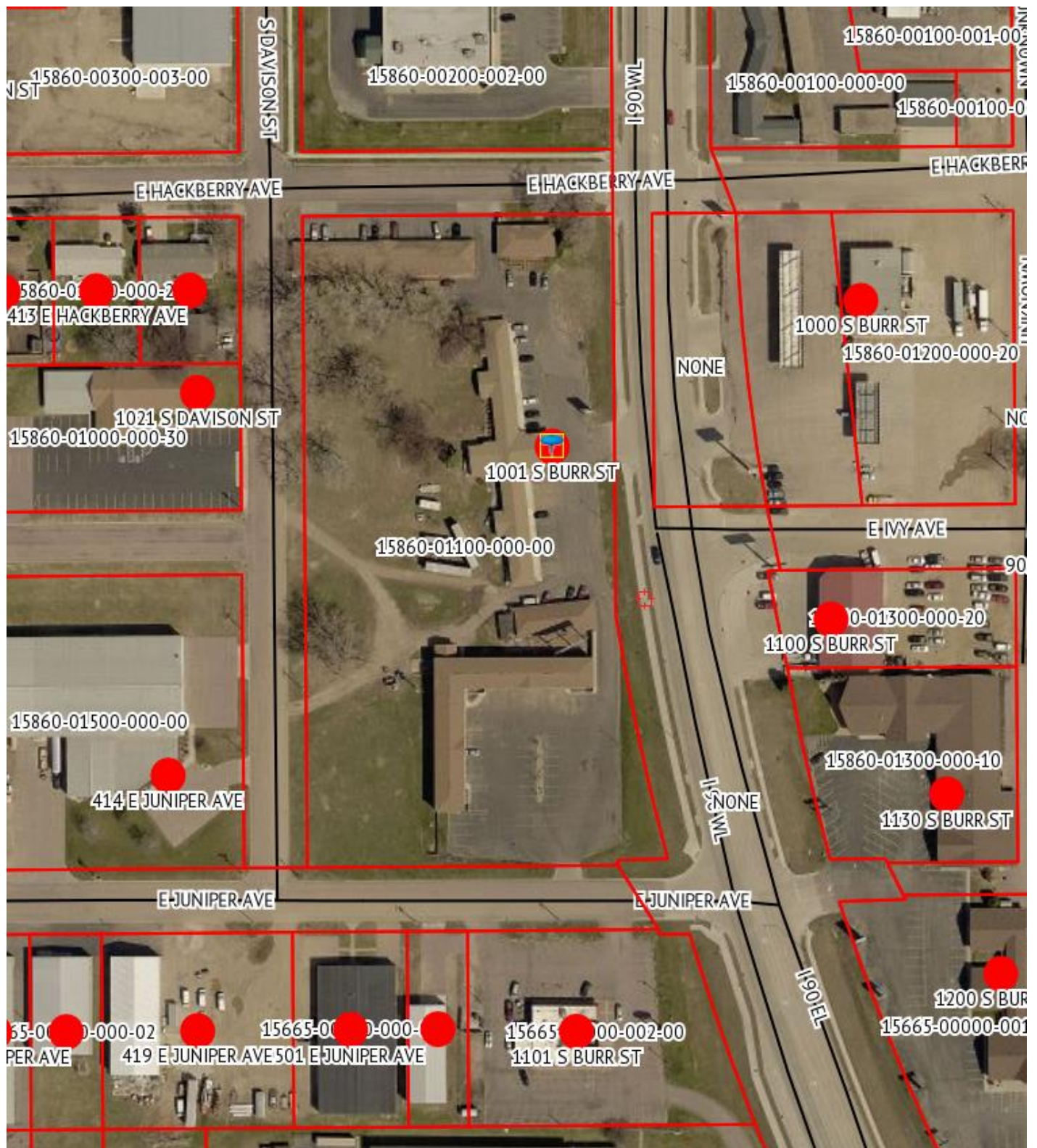
☒ APPROVE

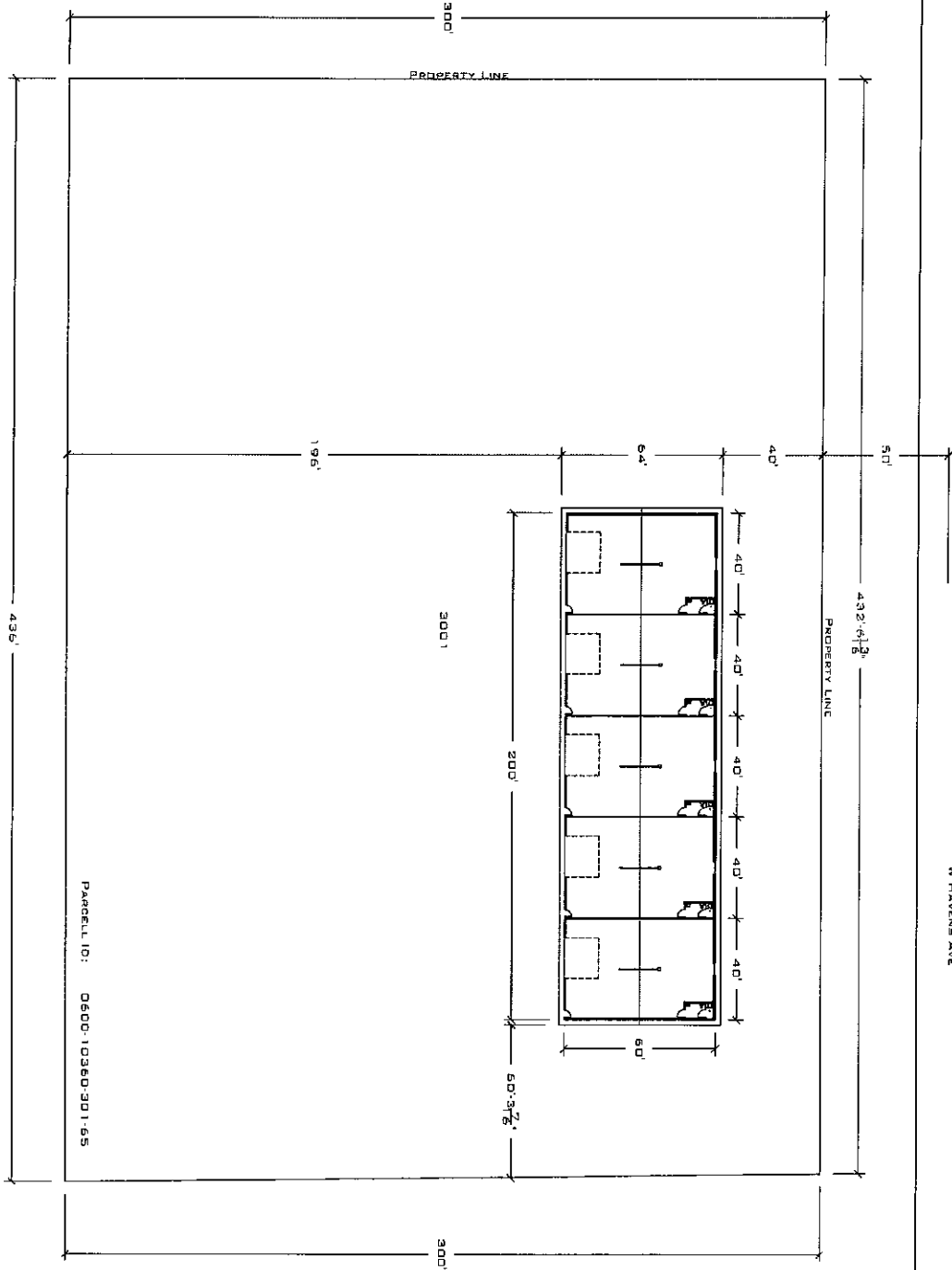
☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

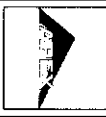




SITE PLAN



DRAWN BY:	RYAN ALLEN
DATE:	080516S
SHEET:	1
SCALE:	NTS



APEX BUILDINGS

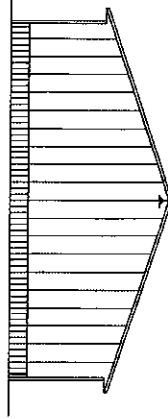
36581 SD HWY 44
PLATTE SD, 57369

WWW.SUMMITCONTRACTINGSD.COM

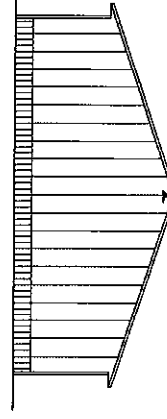


VOELZKE
6CX2DCx 6
DUAL SLOPE

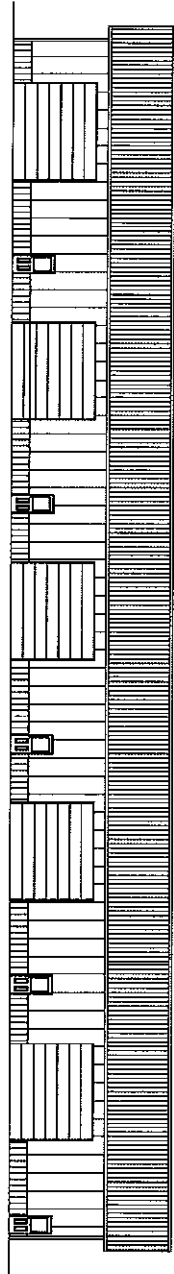
EAST ENDWALL



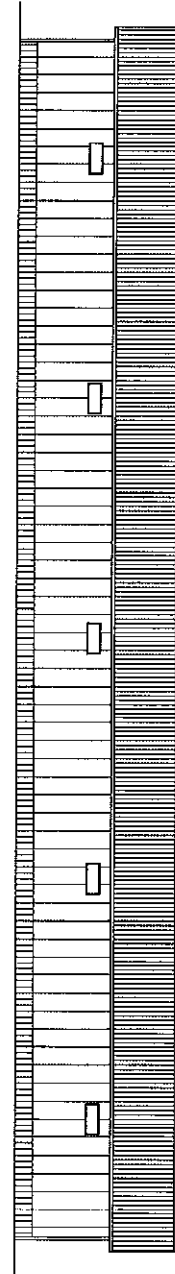
WEST ENDWALL



SOUTH SIDEWALL



NORTH SIDEWALL



DRAWN BY:
RYAN ALLEN
DBD-5166
2
SCALE: 3/32" = 1'



APEX BUILDINGS

36581 SD HWY 44
PLATTE SD, 57369

WWW.SUMMITCONTRACTINGEO.COM



VOELZKE
60x200x" 6
DUAL-SLOPE

[illegible]

2x6 UPRIGHT BLOCK NAIL TO FACE OF BAGCELL WITH (8) 3" GALV. SHANK NAILS

BAGCELL, THE FIRST 1' WITH CLEAN FILL OR SAND

PRECAST CONCRETE FOOTING

5" CAST-IN PLACE CONCRETE SLAB

BAGCELL RETAINING TO GRADE

3" CAST-IN PLACE CONCRETE

4'-9" COLUMN DEPTH

5

FOUNDATION DETAIL

DRAWN BY:
RYAN ALLEN
680-5168
3
SCALE: 1/16 = 1'

APEX BUILDINGS

36581 SD HWY 44
PLATTE SD, 57369
WWW.SUMMITCONTRACTINGSD.COM

	VAELZKE
	60x200x'6
	CABLE





MITCHELL, SD

Abbreviations

Materials Symbols

Detail Indication

INTERIOR EQUATION EXTERIOR EQUATION

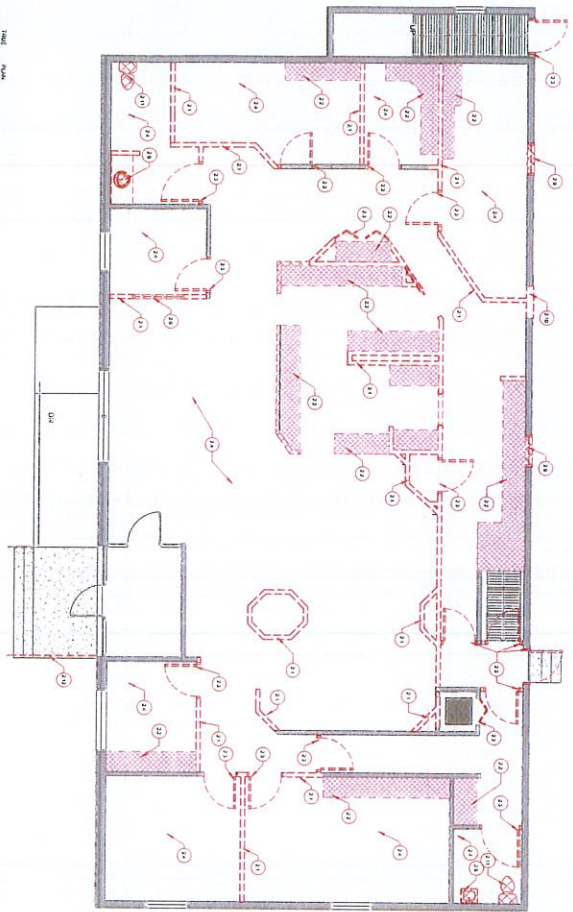


No.	Description	Date
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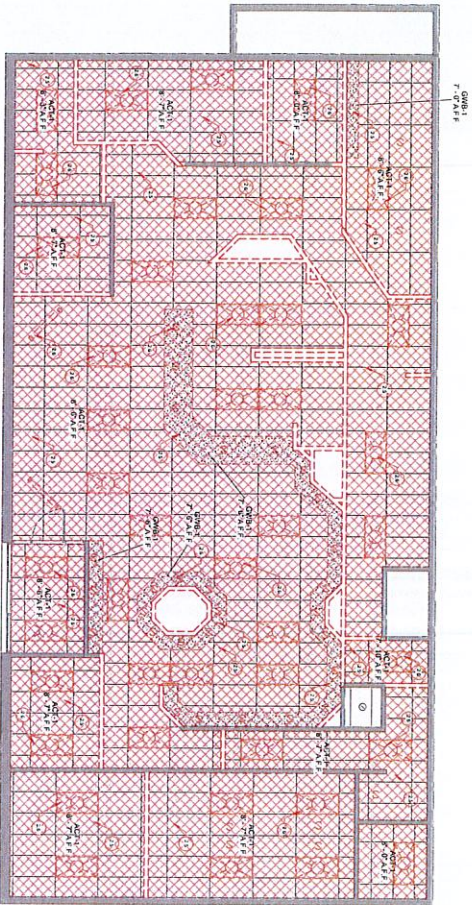
Check Set
01/13/2021

1. CONSTRUCTION TO BE MADE VARIOUS, BUT DIMENSIONS AND EXISTING CONDITIONS SHALL BE MAINTAINED.
2. CONSTRUCTION SHALL BE WITHIN PROPERTY LINES AS INDICATED ON THE DRAWINGS WITH THE FOLLOWING EXCEPTED: a. THE CONSTRUCTION OF THE EXISTING SIDEWALK SHALL BE MAINTAINED. b. THE CONSTRUCTION SHALL BE REFINISHED TO ITS ORIGINAL CONDITION PRIOR TO DRAINAGE BY THE CONSTRUCTION NEIGHBOR TO THE DRAINAGE.
3. CITY DIMENSIONS AND APPROACHES SHALL MEET ALL CITY SPECIFICATIONS AND SHALL BE MAINTAINED.
4. EACH SIDEWALK OR PAVEMENT SHALL BE REFINISHED PER ANY CRACKING, REPAIRING, AND PATCHING.
5. EACH LANE OCCUPY AS A RESULT OF THE LANE SUBSEQUENT TO THE WORK SHALL BE MAINTAINED AND REFINISHED TO ITS ORIGINAL CONDITION TO THE ADJACENT PROPERTY OWNER'S ATTENTION FOR CLARIFICATION.

DOOR, WINDOW, & ROOM TYPES & SCHEDULE
MAIN LEVEL FLOOR COVERING PLAN



1 MAIN LEVEL FLOOR PLAN - DEMO
SIF = 1'-0"



2 MAIN LEVEL REFLECTED CEILING PLAN - DEMO
SIF = 1'-0"

PLAN NOTES

- 2.1 DEMO EXISTING WALL ASSEMBLY WITH SURVEY
- 2.2 DEMO EXISTING CASEWORK WITH SURVEY
- 2.3 DEMO EXISTING CASEWORK WITH SURVEY
- 2.4 DEMO EXISTING CASEWORK WITH SURVEY
- 2.5 DEMO EXISTING CASEWORK WITH SURVEY
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- 2.11 DEMO EXISTING CASEWORK WITH SURVEY
- 2.12 DEMO EXISTING CASEWORK WITH SURVEY

PUETZ
DESIGN+BUILD

Check Set
01/13/2021

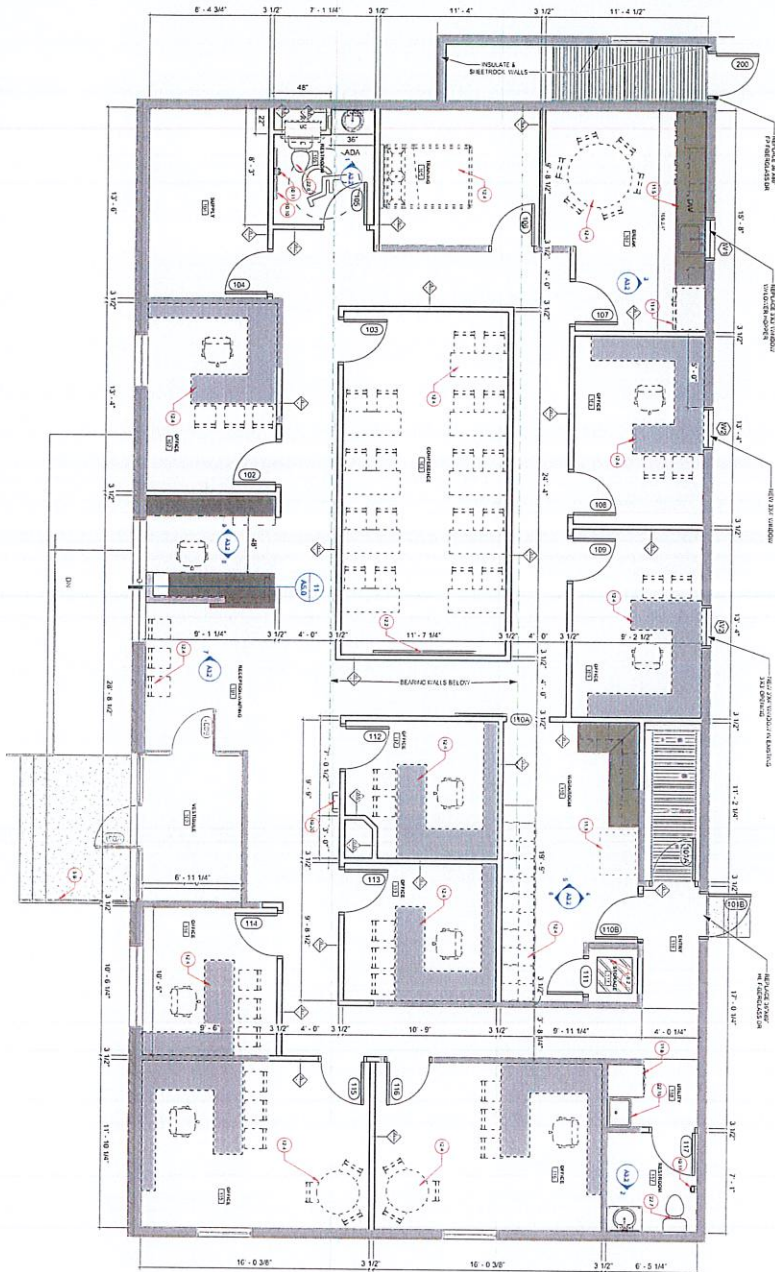
HOME INSTEAD SENIOR CARE
211 EAST HAVENS AVE.
MITCHELL, SD
DEMOLITION PLAN

Revision Schedule
No. Description Date

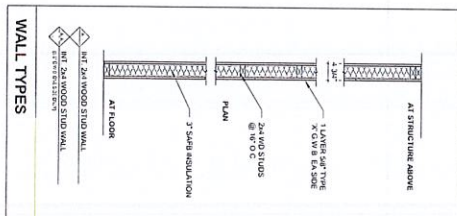
Drawn By
Checked By
Date: 01/13/2021

AD1.0

1 MAIN LEVEL FLOOR PLAN - NEW



- PLAN NOTES**
- 58 HANDICAP, PAINTED LETTERS
 - 59 TOILET PAPER DISPENSER, SERVICE ADJUSTED, PROVIDED AND INSTALLED BY OWNER
 - 60 GRAB BAR, STAINLESS STEEL, 1/2" DIA.
 - 61 TOILET PAPER DISPENSER, SERVICE ADJUSTED, PROVIDED AND INSTALLED BY OWNER
 - 62 LINE EXTENSION CABLE, SERVICED
 - 63 CLOSET, BY OWNER
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GENERAL FLOOR PLAN NOTES

- A INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD. UNO
- B SEE SHEET P-1 FOR DOOR SCHEDULE

Check Set
01/13/2021

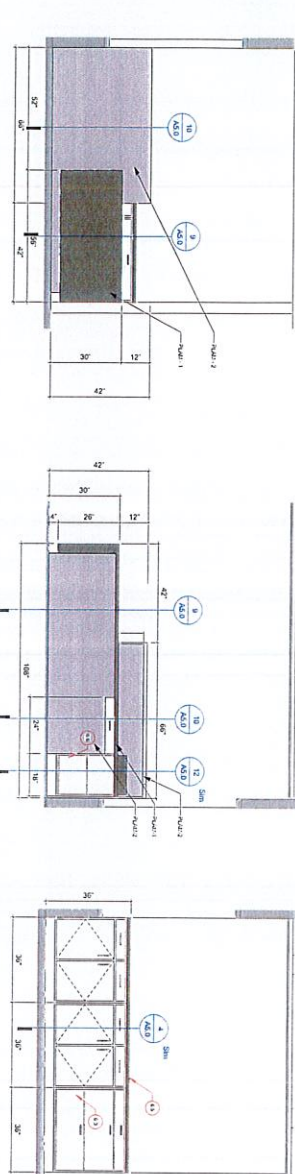
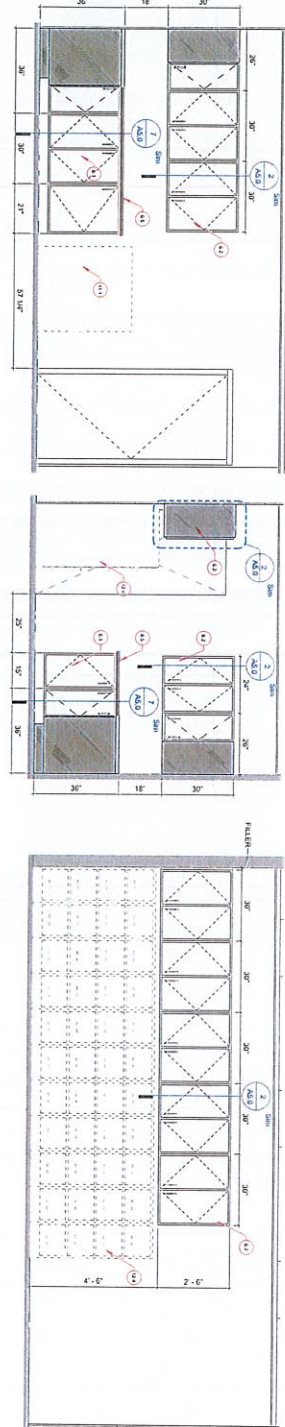
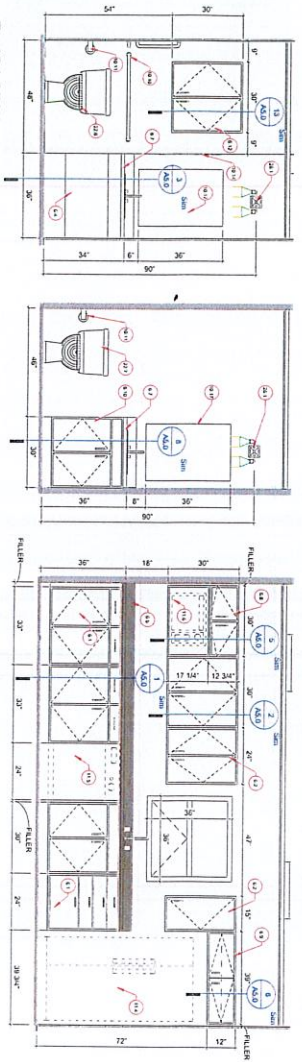
PUETZ
DESIGN+BUILD

HOME INSTEAD SENIOR CARE
211 EAST HAVENS AVE.
MITCHELL, SD
MAIN LEVEL FLOOR PLAN

Revision Schedule
No. Description Date

Drawn By
Checked By
Date: 01/13/2021

A2.0



PLAN NOTES

1. BASE CABINETS, 30" x 24" x 30"
2. BASE CABINETS, 30" x 24" x 30"
3. SINK, 18" x 18" x 18"
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PUETZ
DESIGN+BUILD

Check-Set
01/13/2021

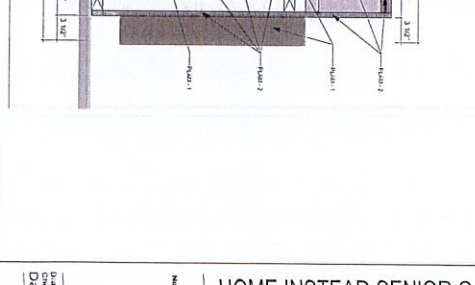
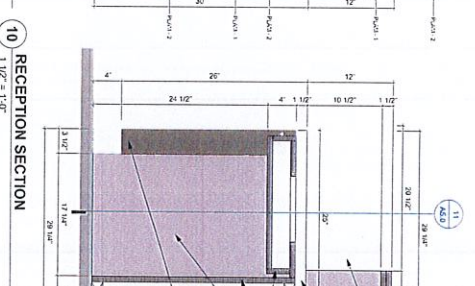
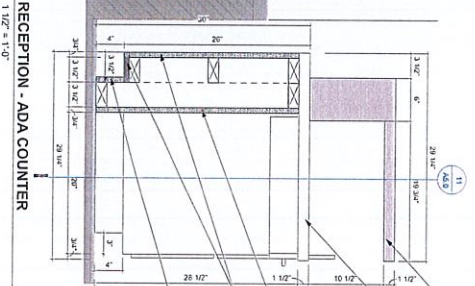
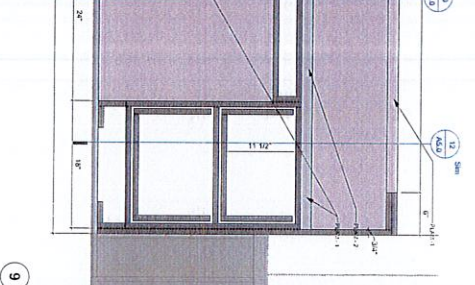
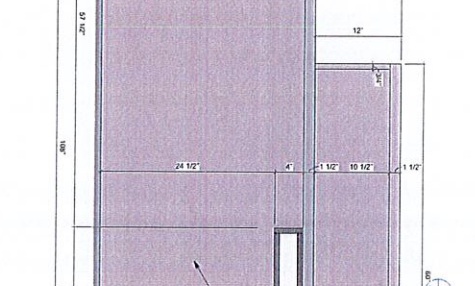
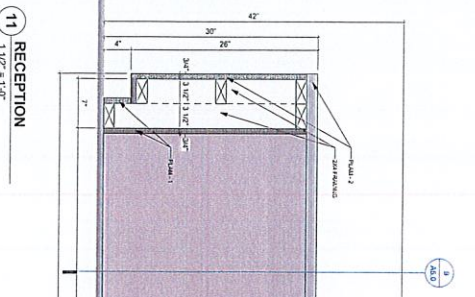
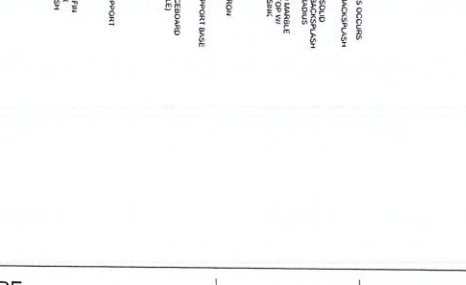
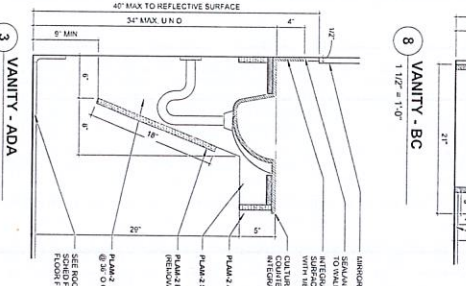
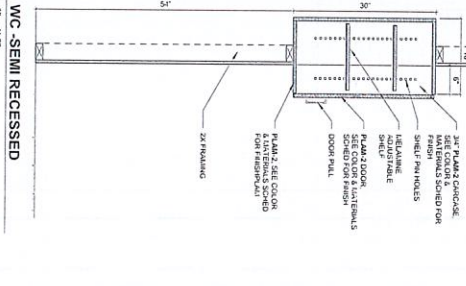
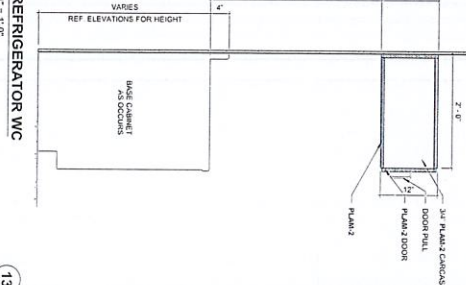
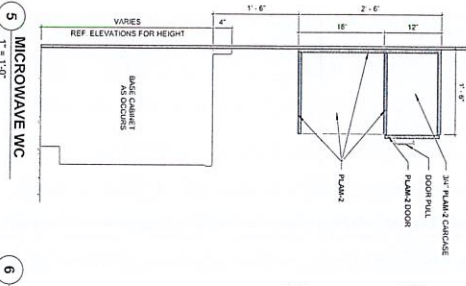
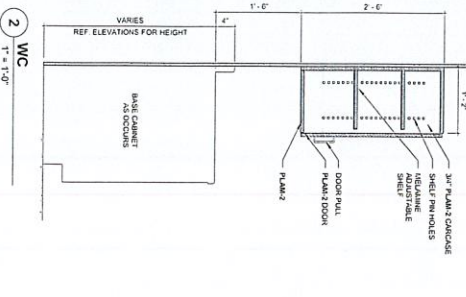
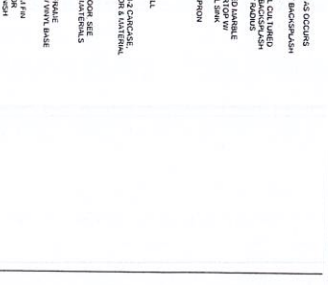
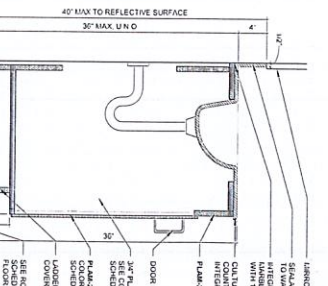
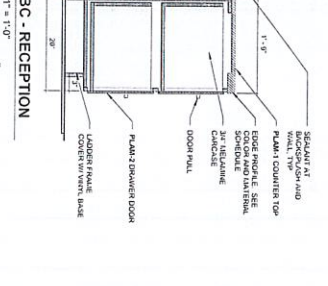
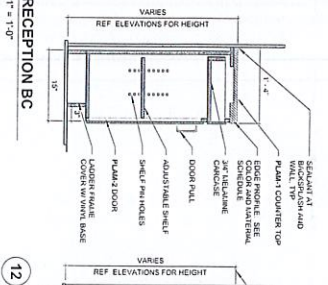
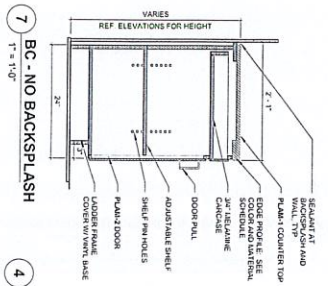
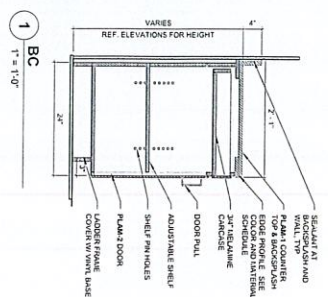
HOME INSTEAD SENIOR CARE
211 EAST HAVENS AVE.
MITCHELL, SD
INTERIOR ELEVATIONS

Revision Schedule
No. Description Date

Drawn By
Checked By
Date
01/13/2021

A3.2

DETAILS
CHECK HERE FOR FLOOR PLAN



PUETZ
DESIGN+BUILD

Check-Set
01/13/2021

HOME INSTEAD SENIOR CARE
211 EAST HAVENS AVE.
MITCHELL, SD
DETAILS

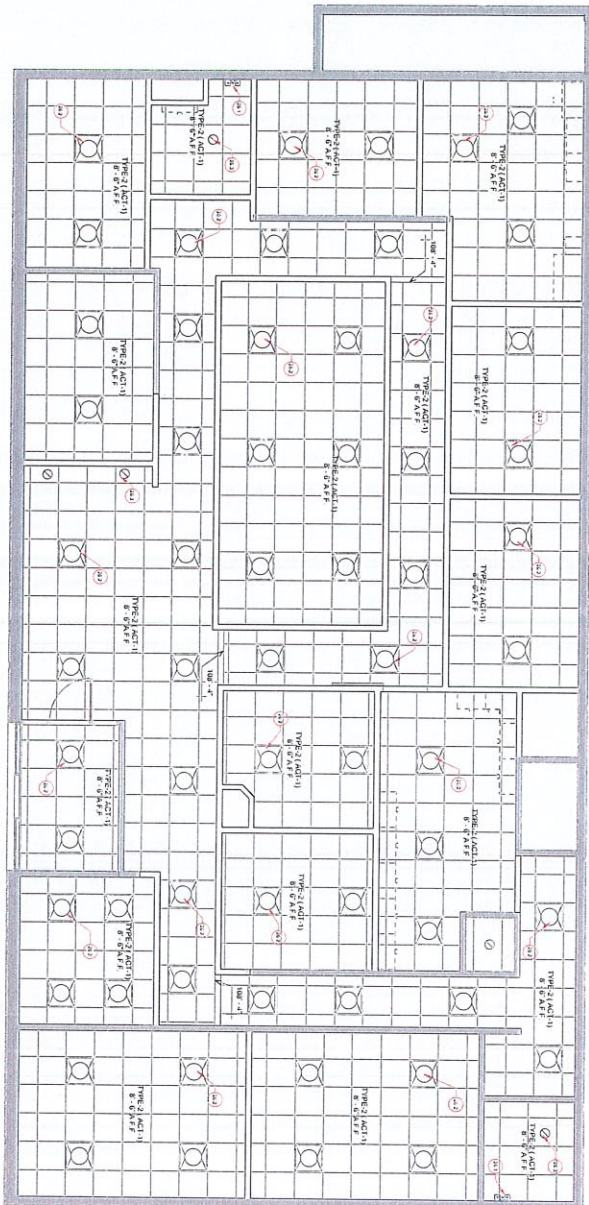
Revision Schedule
No. Description Date

Drawn By
Checked By
Date: 01/13/2021

A5.0

DETAILS LISTED
CLICK HERE FOR FLOOR PLAN

26 1	VANITY LIGHT
26 2	2X2 LIGHT FIXTURE
26 3	RECESSED CAV LIGHT



MAIN L
NEW
1/4" = 1'-0"

Figure 1 shows three schematic diagrams of light fixtures. GMB-1 is a simple tube fixture with a single bulb. ACT-1 is a tube fixture with two bulbs and a central support. ACT-2 is a tube fixture with two bulbs and a central support, similar to ACT-1 but with a different internal structure.

- A. SET ELECTRICAL PANELS FOR LIGHT TYPES A, AT OTHER ELECTRICAL EQUIPMENT & NOTES
- B. VERIFY ALL EQUIPMENT & CABLES & PENETRATIONS WITH
- C. THE SHEET P&ID FOR CABLE TIE-INS
- D. ON CEILING PANEL: TO BE OUT TO LESS THAN 6" FROM A PANEL
- E. PHASES WHERE CABLES ARE PASSED EXCEED 4" FROM A CEILING PANEL AS REQUIRED TO BE LOCATED
- F. IN THE CENTER OF CABLE PANELS
- G. NOT LIMITED TO MECHANICAL AND ELECTRICAL ITEMS
- H. COLUMNS AND EXPOSED STRUCTURE SHALL BE PT-1, UNO

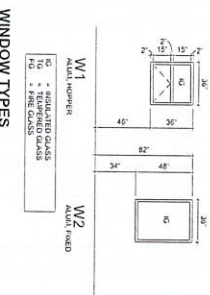
PUETZ
DESIGN+BUILD

HOME INSTEAD SENIOR CARE
211 EAST HAVENS AVE.
MITCHELL, SD

MAIN LEVEL REFLECTED CEILING PLAN

Drawn By: _____
 Checked By: _____
 Date: 01/13/2022

A6.0



DOOR SCHEDULE NOTES

1 ALL RATED DOORS TO RECEIVE SHORE SEALS

2 DOOR THRESHOLDS MUST HAVE A MAXIMUM HEIGHT OF 1/2" WITH A 1.2 BEVEL

GROUP 1

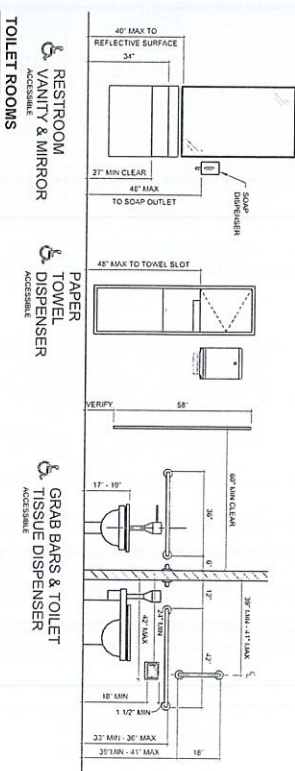
- 1 - WALL MOUNT DOOR STOP
-
- 1 - PRIVACY LOCKSET

ROOM SCHEDULE NOTES

7. FLOOR MATERIAL TRANSITIONS SHALL OCCUR @ CENTER
8. SEE INTERIOR SIGNAGE DETAIL FOR SIGNAGE LOCATION

REFER TO COLOR AND MATERIAL SCHEDULE

- CPI
PT
CARPET
PAINT GYPSUM WALLBOARD



 GRAB BARS & TOILET
TISSUE DISPENSER
ACCESSIBLE

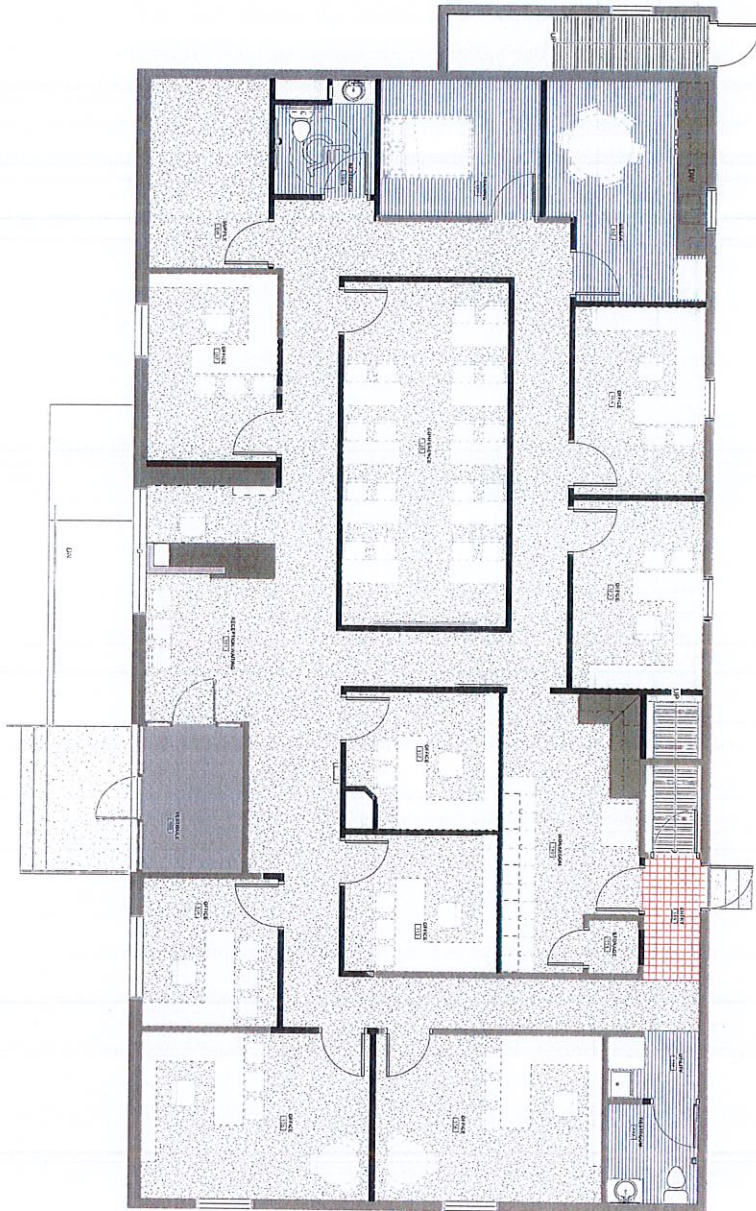
**SHELF W/ MOP
HOLDERS & RAG
HOOKS**

[illegible]

SEMI-RECESSED FIRE EXT. CABINET

PUETZ
DESIGN+BUILD

1 FLOOR FINISHES PLAN
1/8" = 1'-0"



- Floor Covering Key**
- CPT-1
 - CPT-2
 - Existing
 - LVT-1

DETAILS: SEE PLAN ROOM 1004

A8.0

Drawn By: JH
Checked By: JH
Date: 01/13/2021

Revision Schedule
No. Description Date

HOME INSTEAD SENIOR CARE
211 EAST HAVENS AVE.
MITCHELL, SD

MAIN LEVEL FLOOR COVERING PLAN

Check Set
01/13/2021

PUETZ
DESIGN+BUILD



EWING

15660-0CHB0-014-20

15660-0CHB0-001-00

15007-0CHB0-001-20

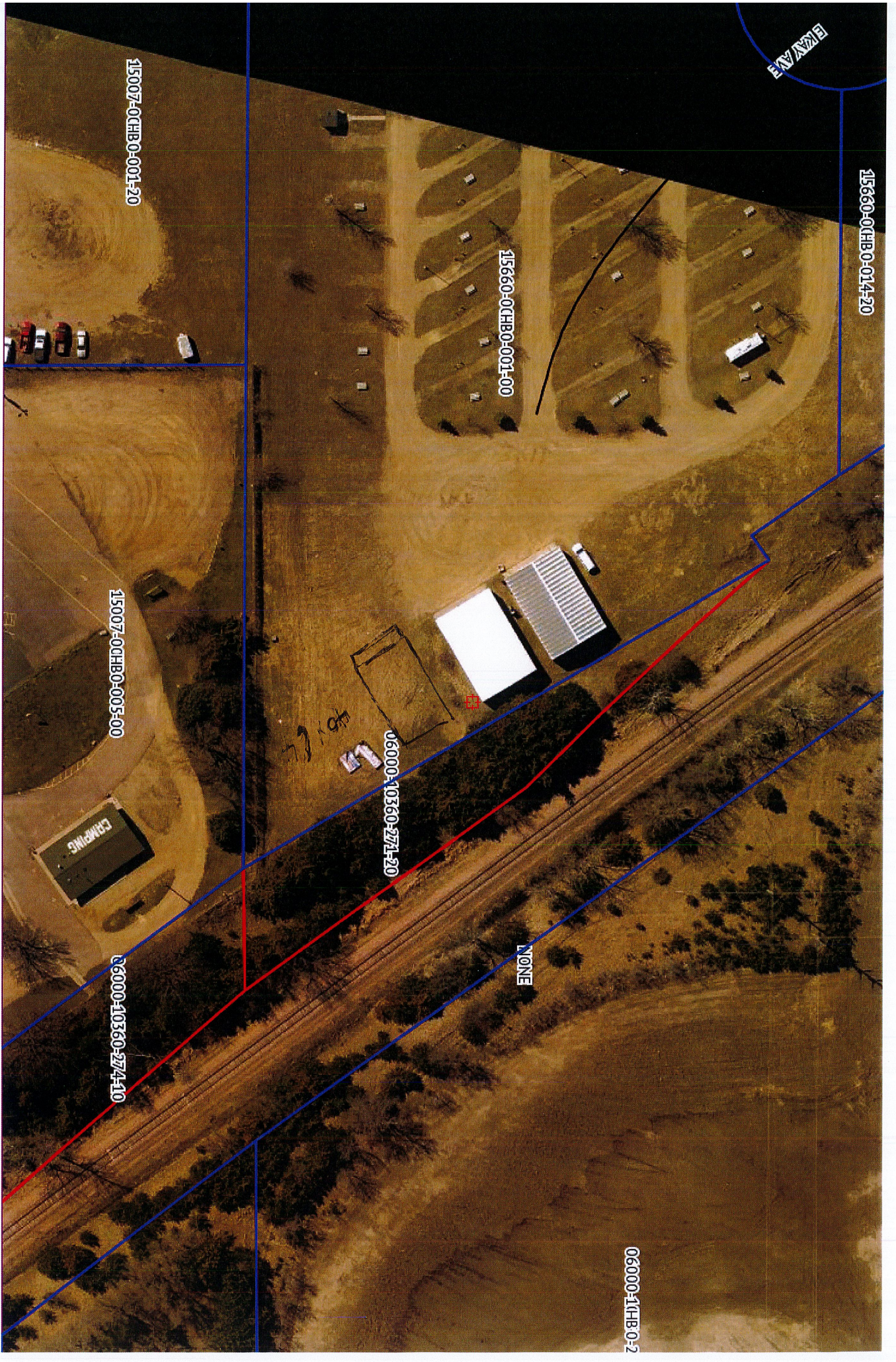
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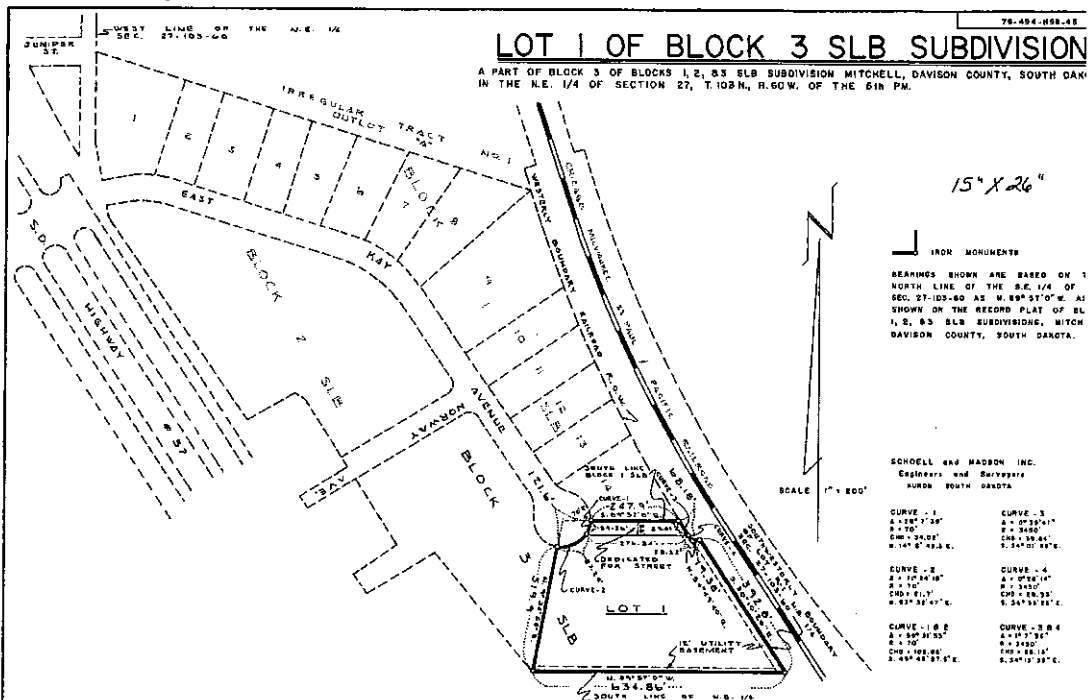
06000-10360-271-20

NONE

06000-10360-274-10

06000-1CHB0-2





KNOW ALL MEN BY THESE PRESENTS that Earl D. Nordby and Shirley J. Nordby, owners and proprietors of the following described property situated in the State of South Dakota and County of Davison, to wit:

That part of Block 3 of the plat of Blocks 1, 2 & 3, SLB Subdivision, Mitchell, South Dakota, described as beginning at the most easterly corner of said Block 3, SLB Subdivision, said corner being the intersection of the south line of the NE 1/4 of Sec. Twenty-seven (27), Township One Hundred Three (103) N., Range Sixty (60) West of the Fifth (5th) Principal Meridian, with the southwesterly boundary of Chicago, Milwaukee, St. Paul & Pacific Railroad Company Right-of-way Lot N1 NE 1/4 Sec. 27-103-60; thence North 89 degrees 57 minutes West along the said south line of the NE 1/4 of Section 27, said line being also the southerly boundary of said Block 3, SLB Subdivision, a distance of 634.85 feet to the southeasterly corner of said Block 3, SLB Subdivision; thence North 9 degrees 34 minutes 55 seconds East a distance of 319.9 feet to the intersection with the boundary of the Milwaukee, St. Paul & Pacific Railroad Company's right-of-way along the boundary of said Block 3, SLB Subdivision, along the arc of a circular curve with a radius of 70 feet a curvilinear distance of 121.6 feet to the intersection with the common line between Block 1 and Block 3 of said SLB Subdivision; thence South 89 degrees 57 minutes East along the north line of said Block 3, SLB Subdivision a distance of 347.9 feet, more or less, to the westerly boundary of the right-of-way of said Chicago, Milwaukee, St. Paul & Pacific Railroad, said point being the most northeasterly corner of said Block 3, SLB Subdivision; thence Southeasterly along the westerly boundary of said Chicago Milwaukee, St. Paul & Pacific Railroad Company's right-of-way and said railroad company's Right-of-Way Lot N1-NE 1/4 Sec. 27-103-60, to the point of beginning.

Have caused same to be surveyed and replatted as "LOT 1 OF BLOCK 3 SLB SUBDIVISION"; and do hereby certify that they are the unqualified owners of all the land included in the plat hereon drawn; do hereby dedicate to the public for public use forever the 13-foot street along the northerly portion of said Lot 1 as illustrated on the annexed plat; and do hereby dedicate the utility easements as illustrated on the annexed plat for the use by municipalities or other public utilities for the construction, operation and maintenance of utilities in and over said easements to serve the adjacent or other property in the vicinity; in witness whereof said Earl D. Nordby and Shirley J. Nordby have hereunto set their hands and seals this 15 day of February, A.D., 1976.

Earl D. Nordby
Earl D. Nordby

Shirley J. Nordby
Shirley J. Nordby

STATE OF SOUTH DAKOTA)
COUNTY OF BEADLE) SS On this 15 day of February, A.D., 1976, before me, a notary public, personally appeared Earl D. Nordby and Shirley J. Nordby, known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to me that they executed same as their own free act and deed.

Ronald J. Joseph
Notary Public, Beadle County, South Dakota

July 30, 1976
My commission expires

I hereby certify that I am a registered and licensed land surveyor and that I have surveyed and replatted the property described on this plat as "LOT 1 OF BLOCK 3 SLB SUBDIVISION"; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for the guidance of future surveys are correctly placed in the ground as shown on the plat; and that the outside boundary lines are correctly designated thereon.

Jack T. Vosler
Jack T. Vosler, Land Surveyor - So. Dak. Reg. No. 956

STATE OF SOUTH DAKOTA)
COUNTY OF BEADLE) SS On this 13th day of February, A.D., 1976, before me, a notary public, personally appeared Jack T. Vosler, known to me to be a registered land surveyor and the person described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

Ronald J. Joseph
Notary Public, Beadle County, South Dakota

July 30, 1976
My commission expires

I, A. Kinsella, Chairman of the Plan Commission of the City of Mitchell, South Dakota, do hereby certify that the plat hereon drawn was presented to and approved by the Plan Commission of said city at its meeting on the 24 day of February, A.D., 1976.

A. Kinsella
A. Kinsella, Chairman of the Plan Commission, Mitchell, South Dakota

RESOLUTION BY THE COMMON COUNCIL OF MITCHELL, SOUTH DAKOTA:

It was moved by Widgren, seconded by Stegman, motion carried, that the plat of LOT 1 OF BLOCK 3 SLB SUBDIVISION, as described above and as drawn hereon, be approved and accepted in accordance with the provisions of Section 11-3-6 of the South Dakota Compiled Laws of 1967 and acts amendatory thereto, and the City Auditor is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, Margaret Gales, City Auditor of the City of Mitchell, Davison County, South Dakota, hereby certify that the within and foregoing is a true and correct copy of the resolution adopted by the Common Council of Mitchell, South Dakota, at their meeting on the 24 day of February, A.D., 1976.

Margaret Gales
Margaret Gales, Auditor of the City of Mitchell

I, Robert (Bud) Seiner, Treasurer of Davison County, South Dakota, hereby certify that all taxes which are liens upon any of the land included in the foregoing plat, as shown by the records of said Treasurer's office, have been fully paid. Dated at Mitchell, South Dakota, this 24 day of March, A.D., 1976.

Robert (Bud) Seiner
Robert (Bud) Seiner, Treasurer, Davison County, South Dakota

I, Charles S. Johnson, Jr., Director of Equalization for Davison County, South Dakota, hereby certify that I have received a copy of this plat this 24 day of March, A.D., 1976.

Charles S. Johnson, Jr.
Charles S. Johnson, Jr., Director of Equalization, Davison County, South Dakota

Filed for record this 17 day of March, A.D., 1976, at 12:28 o'clock, P. M. and duly recorded in Book 18, Page 71.

Layla Schoenfelder
Layla Schoenfelder, Register of Deeds, Davison County, South Dakota

REC-
UND-
N-
C-
COM-



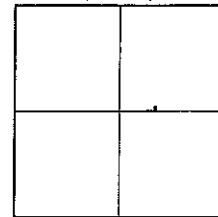
1 Inch = 200 Feet

PREPARED BY: JEREMY A. WOLBRINK, 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.

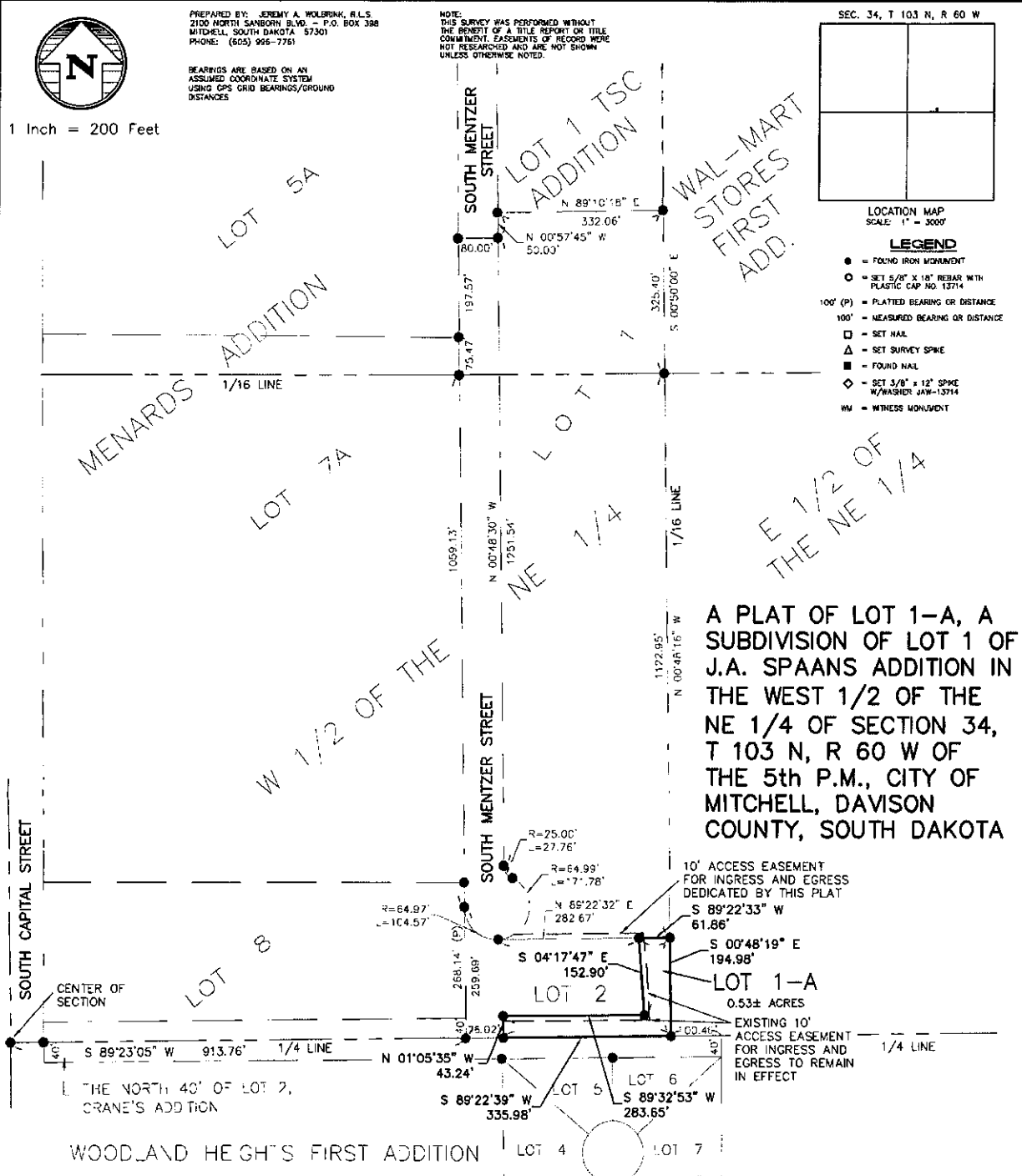
SEC. 34, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

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
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER JAW-13714
- WM = WITNESS MONUMENT



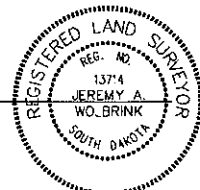
A PLAT OF LOT 1-A, A
SUBDIVISION OF LOT 1 OF
J.A. SPAANS ADDITION IN
THE WEST 1/2 OF THE
NE 1/4 OF SECTION 34,
T 103 N, R 60 W OF
THE 5th P.M., CITY OF
MITCHELL, DAVISON
COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, 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 Tyler Gerlach, LaRon Gerlach and Wes Stekl, co-Trustees of the Jacob Andrew Spaans Revocable Living Trust Agreement and the Doris J. Spaans Revocable Living Trust Agreement, both dated the 16th day of December, 2014, and under their direction for purposes indicated therein, I did on or prior to January 4, 2021, survey those parcels of land described as follows: LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 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 _____, 2021.

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 LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 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 _____, 2021; and

WHEREAS, it appears from an examination of the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 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 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-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 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 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 Finance Officer/Deputy Finance Officer of the City of Mitchell, South Dakota, does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2021.

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 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 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

Date

REGISTER OF DEEDS

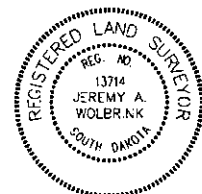
STATE OF SOUTH DAKOTA)
JSS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2021, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____

Deputy

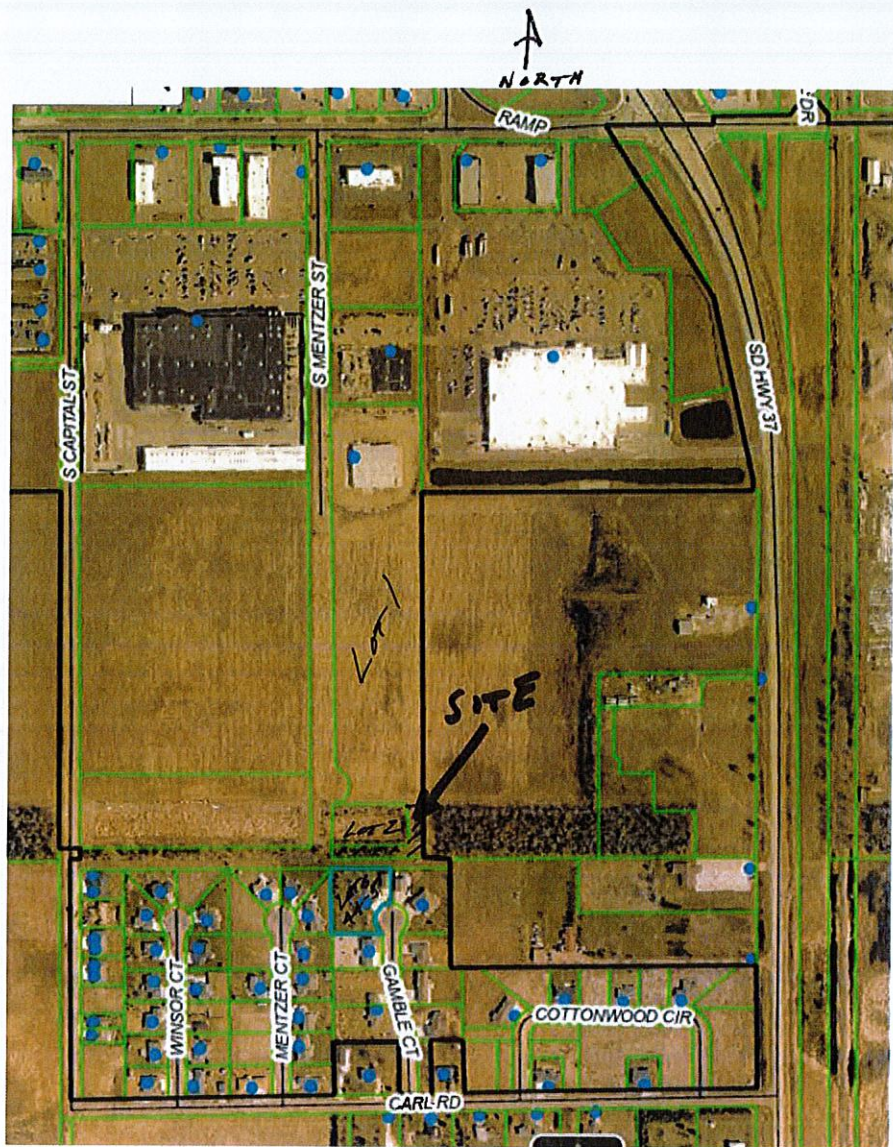


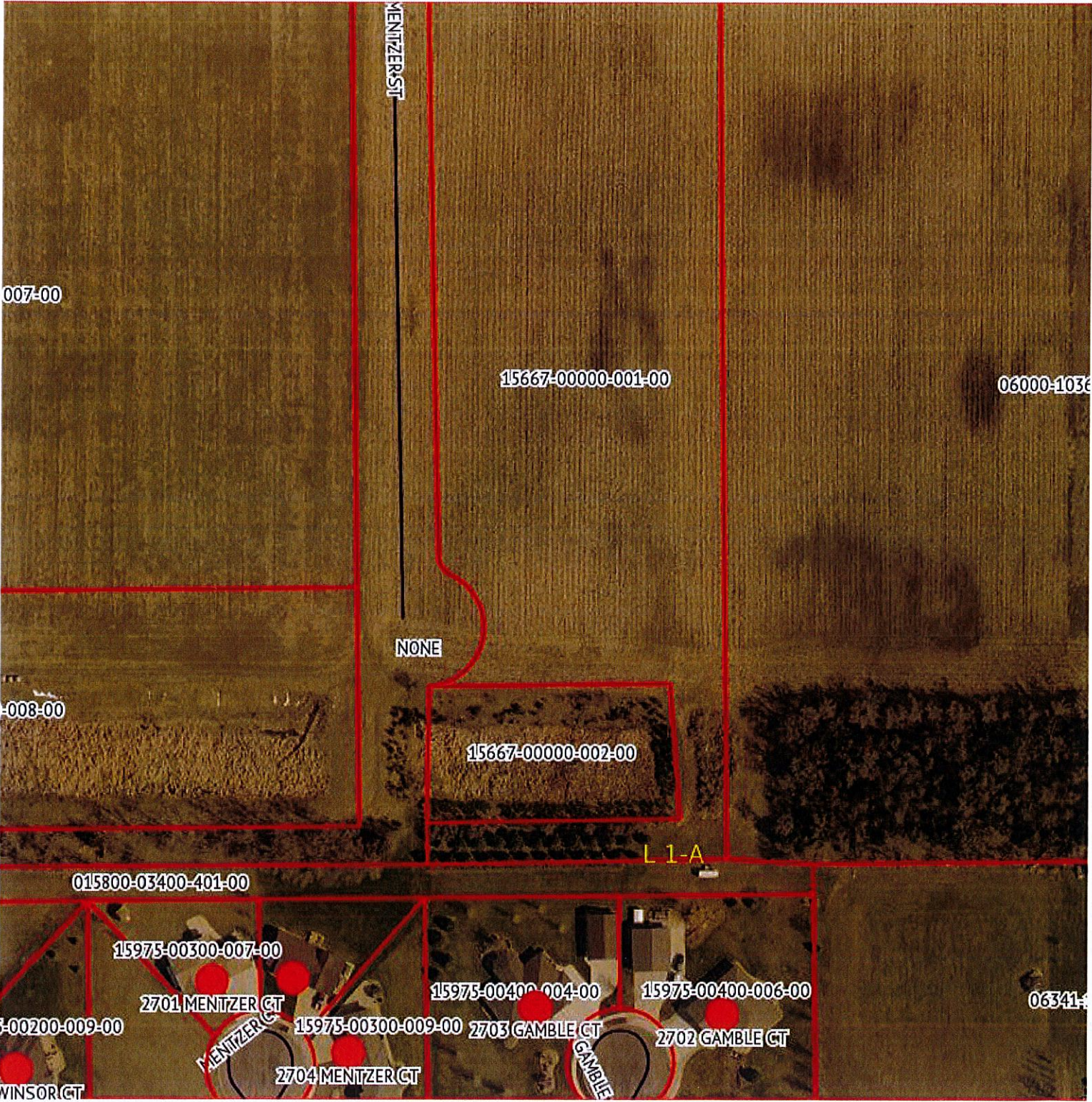
SPN

& Associates

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007-00

15667-00000-001-00

06000-1036

008-00

NONE

15667-00000-002-00

L 1-A

015800-03400-401-00

15975-00300-007-00

2701 MENTZER CT

15975-00400-004-00

15975-00400-006-00

06341-4

3-00200-009-00

15975-00300-009-00

2703 GAMBLE CT

2702 GAMBLE CT

WINSOR CT

2704 MENTZER CT

GAMBLE



1 Inch = 60 Feet

LEGEND

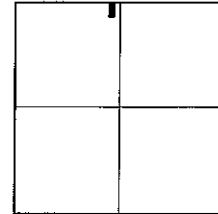
- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER P.W.-6702
- WM =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

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7781

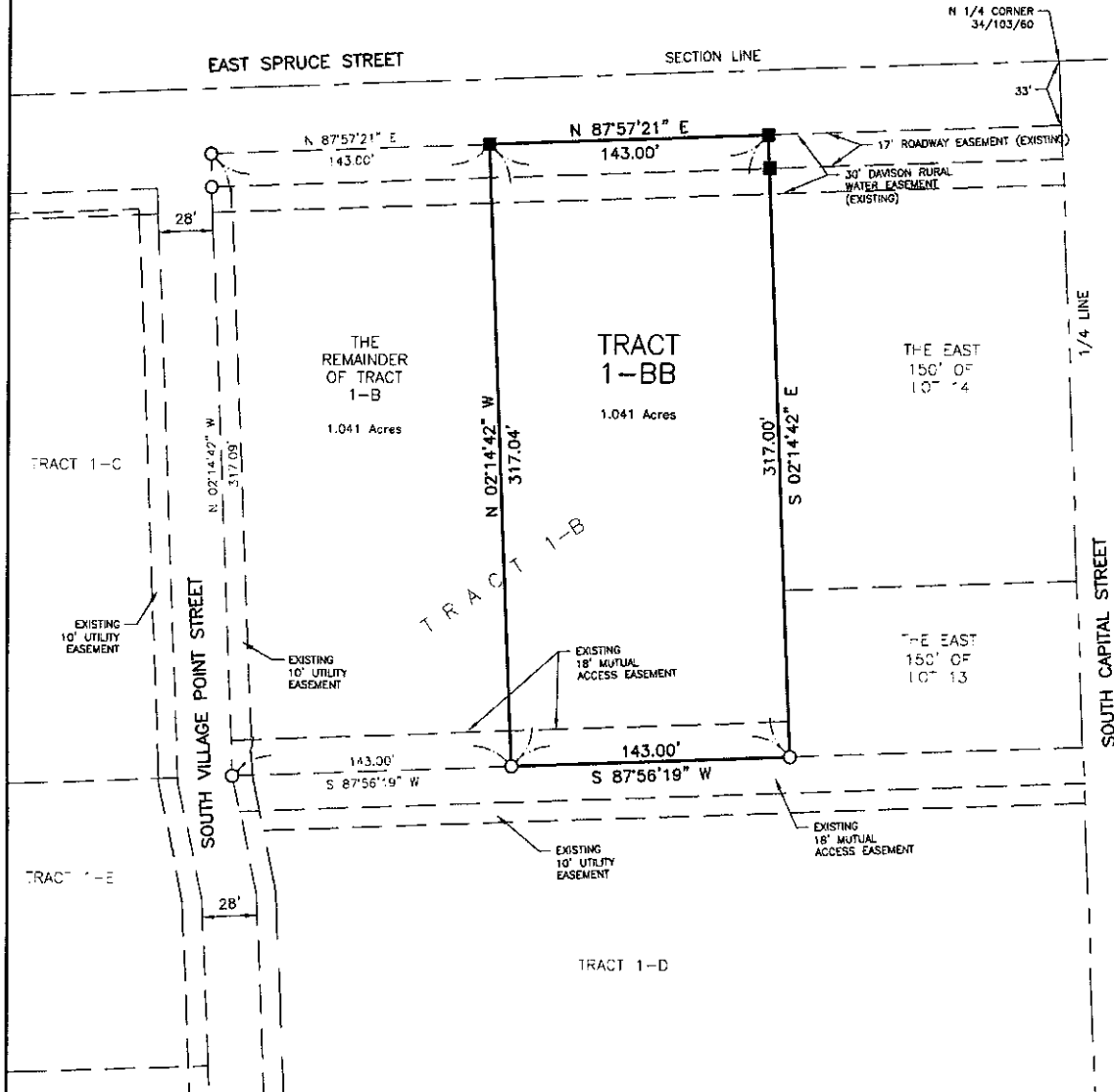
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
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 TRACT 1-BB, A SUBDIVISION OF TRACT 1-B OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 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

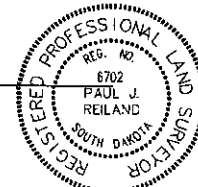
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Jeanne M. Blaaid, Trustee of the Jeanne M. Blaaid Living Trust, dated March 9, 2017, and under her direction for purposes indicated therein, I did on or prior to January 12, 2021, survey those parcels of land described as follows: TRACT 1-BB, A SUBDIVISION OF TRACT 1-B OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 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 _____, 2021.

Registered Land Surveyor #SD6702

SPN

& Associates
Engineers, Planners and Surveyors
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Phone: (605) 996-7781 Fax: (605) 996-0015

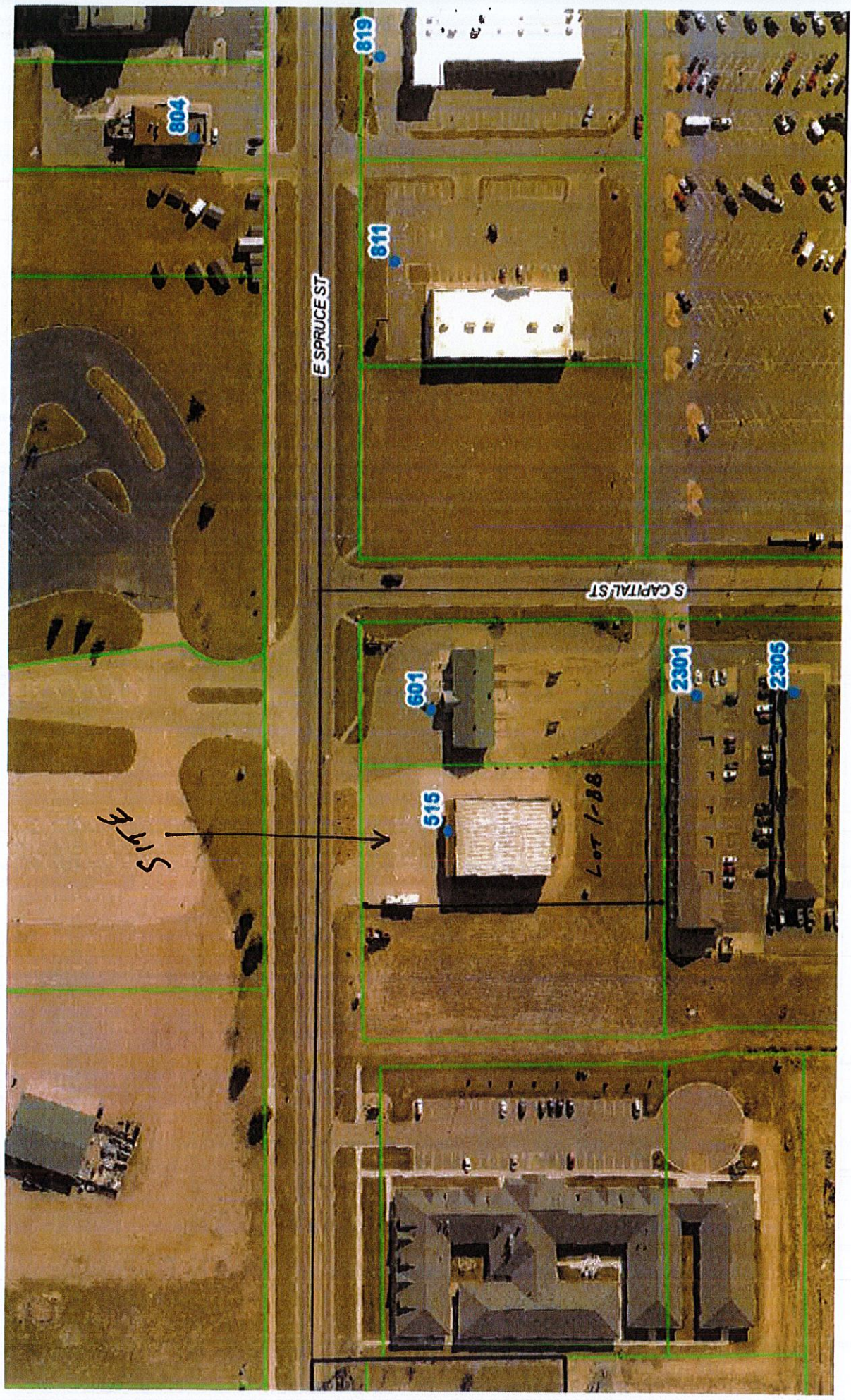


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Phone: (605) 996-7761 Fax: (605) 996-0015

A NORTH

SITE



ESPRUCE ST

S CAPITAL ST

804

819

811

601

515

2301

2305

Lot 1-28

