

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N. MAIN ST
FEBRUARY 8, 2021; 12:00 PM (NOON)**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. Declaration Of Conflicts Of Interests**
- 4. APPROVE AGENDA:**
- 5. Approval Of Minutes: January 25, 2021 Meeting**

Documents:

[PLANNINGCOMMINUTES1252021.PDF](#)

- 6. Schedule Next Meeting: February 22. 2021**
- 7. Approval Of Plans: Runnings New Site, (Old Kmart) HB District**

Documents:

[RUNNINGSSITE.PDF](#)
[RUNNINGSPLAN.PDF](#)

- 8. Plat: A Plat Of Lot S-12, A Subdivision Of The Replat Of Lot S In The NW 1/4 Of Section 27, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[LOTS-12PLAT.PDF](#)
[AERIALLOTS-12.PDF](#)

- 9. Plat: A Plat Of Lots 8-J And 11, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLAT8-J11WESTWOOD.PDF](#)
[AERIALLO8J11WESTWOOD.PDF](#)

- 10. Plat: Tract 1 Of Mitchell Waterworks 1st Addition In The Southwest Quarter Of The Southwest Quarter (SW1/4SW1/4) Of Section 35, Township 103 North, Range 60 West Of The 5th P.M., Davison County, South Dakota**

Documents:

[PLATWATERWORKS.PDF](#)
[AERIALWATERWORKSPLAT.PDF](#)

- 11. OTHER BUSINESS:**
- 12. 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.

13. ADJOURNMENT:

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

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
January 25, 2021**

NOT APPROVED

Chairman Larson called the January 25, 2021 City Planning Commission Meeting to order at 12:00 PM (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

The commission welcomed Jacob Sonne as a new planning commissioner.

Members Present: Larson, Sonne, Penney, Genzlinger, Jirsa and Allen
Members Absent: Molumby and Osterloo

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

Declaration of Conflicts of Interest: Jirsa declared a conflict on Agenda Item # 10. Sonne noted that he works for the company that has prepared the plats, but does not feel they are a conflict.

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

Approval of Minutes: Motion by Genzlinger, seconded by Jirsa to approve the minutes of January 11, 2021. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Penney to schedule the next meeting for February 8, 2021. All members present voting aye, motion carried.

Conditional Use Permit: 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.

Jordan Hanson & Justin Thiesse the prospective buyers and applicants along with Brian Eliason, Broker, presented the proposal. The mentioned that they plan on converting 78 hotel room units to approximately 60 longer term rental units. The hotel currently has a 30% occupancy. They also mentioned that they plan on removing some of the older structures for potential development. They said that it's possible other hotels also have housing units at this time.

The buyers indicated the location is ideal for DWU and MTC students. No one spoke in opposition of the project. No written objections were received. A public notice has been published in the legal newspaper and letters to the affected landowners were sent. Hegg and Laursen responded to various questions in regards to building and fire codes, especially the possible requirement of sprinklers, fire separation and change of use impacts. The applicants indicated they will comply with the applicable codes. Motion by Genzlinger, seconded by Penney to recommend the Board of Adjustment approve conditional use permit with the condition that the applicants apply for and receive a building permit and meets applicable fire and building codes relating to the proposed plan. Roll Call Vote, Jirsa yes, Sonne yes, Penney yes, Genzlinger yes, Larson yes, Molumby absent, Osterloo yes. 5 yes, 0 no, 2 absent. Motion passes.

Plan Approval: 319 N Main, (Formerly KORN Radio Building), Central Business District. Larry Jirsa, architect, presented the project. He said the project consist primarily of cleaning, painting, restoring the finish, replacing the furnace, making the restroom ADA compliant, etc. No exterior work. He calculated the occupancy of about 69 persons. Hegg and Laursen have reviewed the project. Croce asked about parking. The owner plans on using the building for religious services on Sunday mornings and Wednesday nights. Therefore, the building will not be occupied during business hours. Putnam has consulted with the SD Historical Society and they have no issue with the project and do not require a review. Motion by Genzlinger, seconded by Penney to approve the project. Roll Call vote: Genzlinger yes, Larson yes, Sonne yes, Penney yes, Jirsa abstain, Molumby absent, Osterloo absent. 4 yes, 1 abstaining, 2 absent.

Plan Approval: Doug's Custom, 3115 W Havens, Highway Oriented Business District. Doug Voelzke, owner, was present to explain his project. He would like construct a structure that with units for contractors to occupy. He is not requesting a new access. He is working with an engineering firm to address drainage issues. Motion by Penney, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plan Approval: Home Instead Senior Care, 211 E Havens, Highway Oriented Business District. Jim Weber, of Puetz Construction, was available to explain the project. The plan consist of interior remodeling. No work to the basement. Motion by Jirsa, seconded by Genzlinger, to approve the project. All members present voting aye, motion carried.

Plan Approval: Ron Peterson, S Kay Street, Highway Oriented Business District. Peterson would like to construct a storage building 40' X 64' just south of his existing building. Putnam noted the 12' easement on the east side. Motion Genzlinger, seconded by Jirsa to approve the building. All members present voting aye, motion carried.

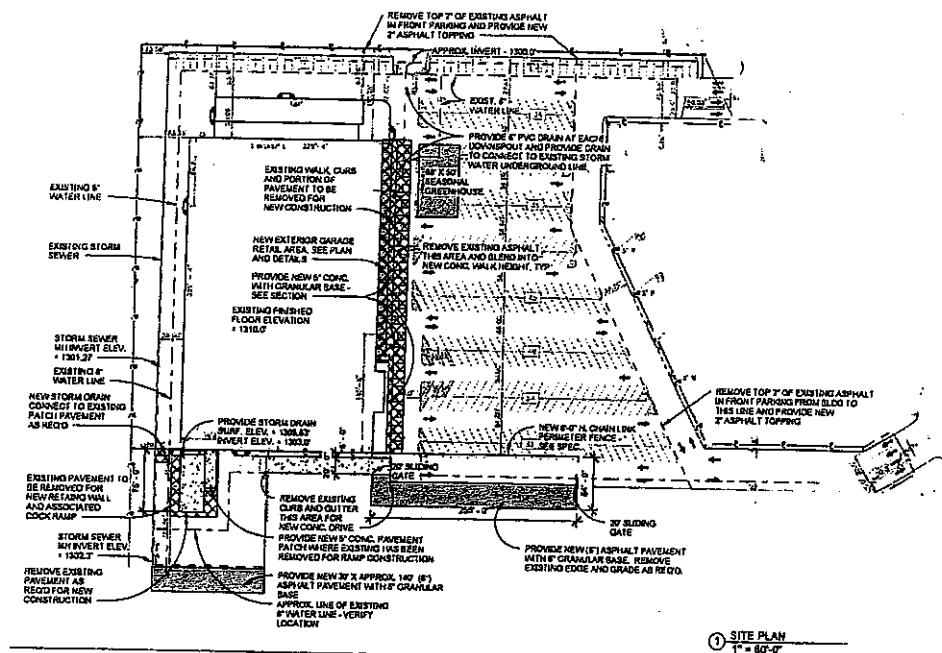
Plat: A Plat of Lot 1-A, A Subdivision of Lot 1 of J.A. Spaans Addition in the West ½ of the NE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Paul Reiland, SPN, said this is to identify a parcel to settle an estate. Motion by Jirsa, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Tract 1-BB, A Subdivision of Tract 1-B of Starlite Estates, In the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Paul Reiland, SPN, said this plat is to split the property between the vacant portion of the property and the building site (SoDak Sports). Motion by Jirsa, seconded by Genzlinger, to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:40 PM.

1 STRUCTURAL NOTES
2 SPECIAL INSPECTIONS
1 CANOPY STRUCTURAL PLANS
2 RAMP STRUCTURAL PLANS
1 STRUCTURAL SECTIONS



DRAWING SHEETS ARE ISSUED AS PART OF A COMPLETE SET AND NOT SEPARATED BY TRADE. CONTRACTORS & SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL SHEETS IN DRAWING SET BEFORE BID.

[illegible]

RUNNINGS SUPPLY, INC.
MITCHELL RUNNINGS
RENOVATION
TITLE SHEET
SITE PLAN

Project number	20017
Date	1-15-21
Drawn by	JIN
Checked by	SEFREY J. MCINTOSH

T100

Scale 1" = 80'-0"

SHEET INDEX:

T100	TITLE SHEET & SITE PLAN
CR100	BUILDING CODE ANALYSIS
D100	DEMOLITION PLAN & NOTES
A100	FIRST FLOOR PLAN
A101	MEZZANINE & LARGE SCALE PLAN AND DOOR SCHEDULE
A102	ROOM FINISH SCHEDULE & DETAILS
A103	REFLECTED CEILING PLAN AND DETAILS
A200	EXTERIOR BUILDING ELEVATIONS & DETAILS

T100	TITLE SHEET & SITE PLAN
CR100	BUILDING CODE ANALYSIS
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A102	ROOM FINISH SCHEDULE & DETAILS
A103	REFLECTED CEILING PLAN AND DETAILS
A200	EXTERIOR BUILDING ELEVATIONS & DETAILS

S001	STRUCTURAL NOTES
S002	SPECIAL INSPECTIONS
S101	CANOPY STRUCTURAL PLANS
S102	RAMP STRUCTURAL PLANS
S301	STRUCTURAL SECTIONS



RENOVATION
FOR NEW
RUNNINGS SUPPLY
MITCHELL, SD

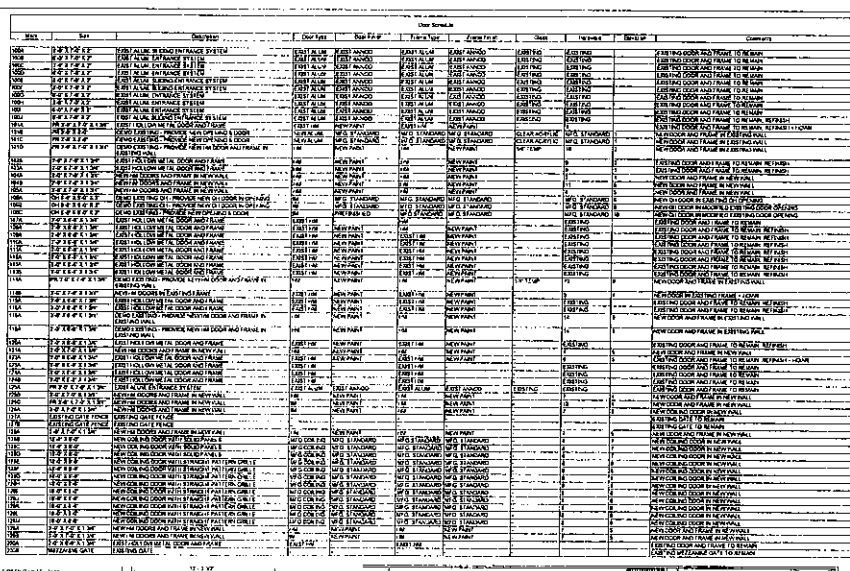


DRAWING WHEEL IS PROVIDED AS PART OF A COMPLETE SET AND NOT SEPARATED BY TRACE CONTRACTIONS & SUBCONTRACTORS ARE HELD RESPONSIBLE FOR THE SUBCONTRACTOR'S DRAWING.

[illegible]

RUNNINGS SUPPLY, INC
MITCHELL RUNNINGS
RENOVATION
TITLE SHEET
SITE PLAN

Project number	2001
Date	1-15-01
Drawn by	JL
Checked by	JEFFREY A. NELSON
T100	
Scale	1" = 80'-0"



HEATER 10A

CASH ROOM 104

MEN'S TOILET 103

WOMEN'S TOILET 102

1. HEATER
2. MEN'S TOILET
3. WOMEN'S TOILET
4. CASH ROOM
5. MEN'S TOILET
6. WOMEN'S TOILET
7. CASH ROOM
8. MEN'S TOILET
9. WOMEN'S TOILET
10. CASH ROOM

FIRST FLOOR Plan - Cabinet

Project number 2001
Date 1-15-21
Created by JMM
Checked by AFRAY & NELSON JR
A101



Falls Architecture Studio
4305 S. Lincoln Ave. Suite 101
Sioux Falls, SD 57104
605-336-0422
info@fallsarch.com

RENOVATION
FOR NEW
RUNNINGS SUPPLY
MITCHELL, SD



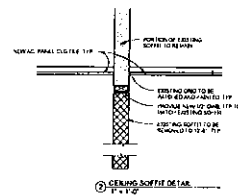
THIS DOCUMENT IS THE PROPERTY OF FALLS ARCHITECTURE STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FALLS ARCHITECTURE STUDIO.

No.	Date	Revised	By
1	10/1/2017		DAVID J. SMITH
2	10/1/2017		DAVID J. SMITH
3	10/1/2017		DAVID J. SMITH
4	10/1/2017		DAVID J. SMITH
5	10/1/2017		DAVID J. SMITH
6	10/1/2017		DAVID J. SMITH
7	10/1/2017		DAVID J. SMITH
8	10/1/2017		DAVID J. SMITH
9	10/1/2017		DAVID J. SMITH
10	10/1/2017		DAVID J. SMITH

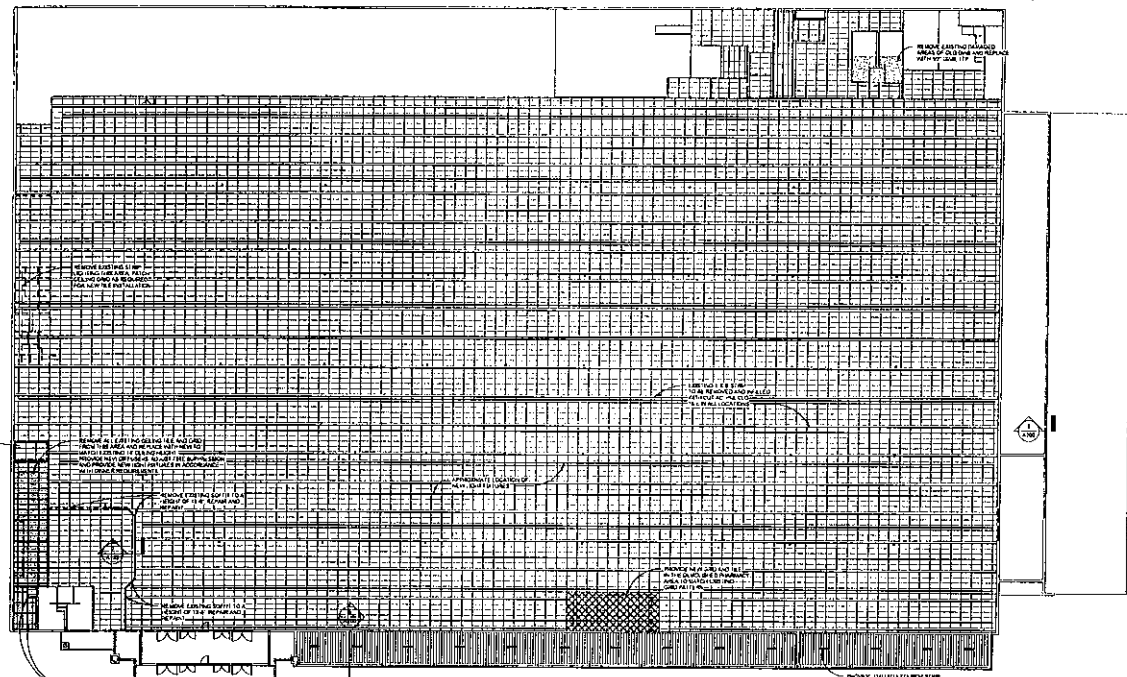
RUNNINGS SUPPLY, INC.
MITCHELL RUNNINGS
RENOVATION

REFLECTED
CEILING PLAN AND
DETAILS

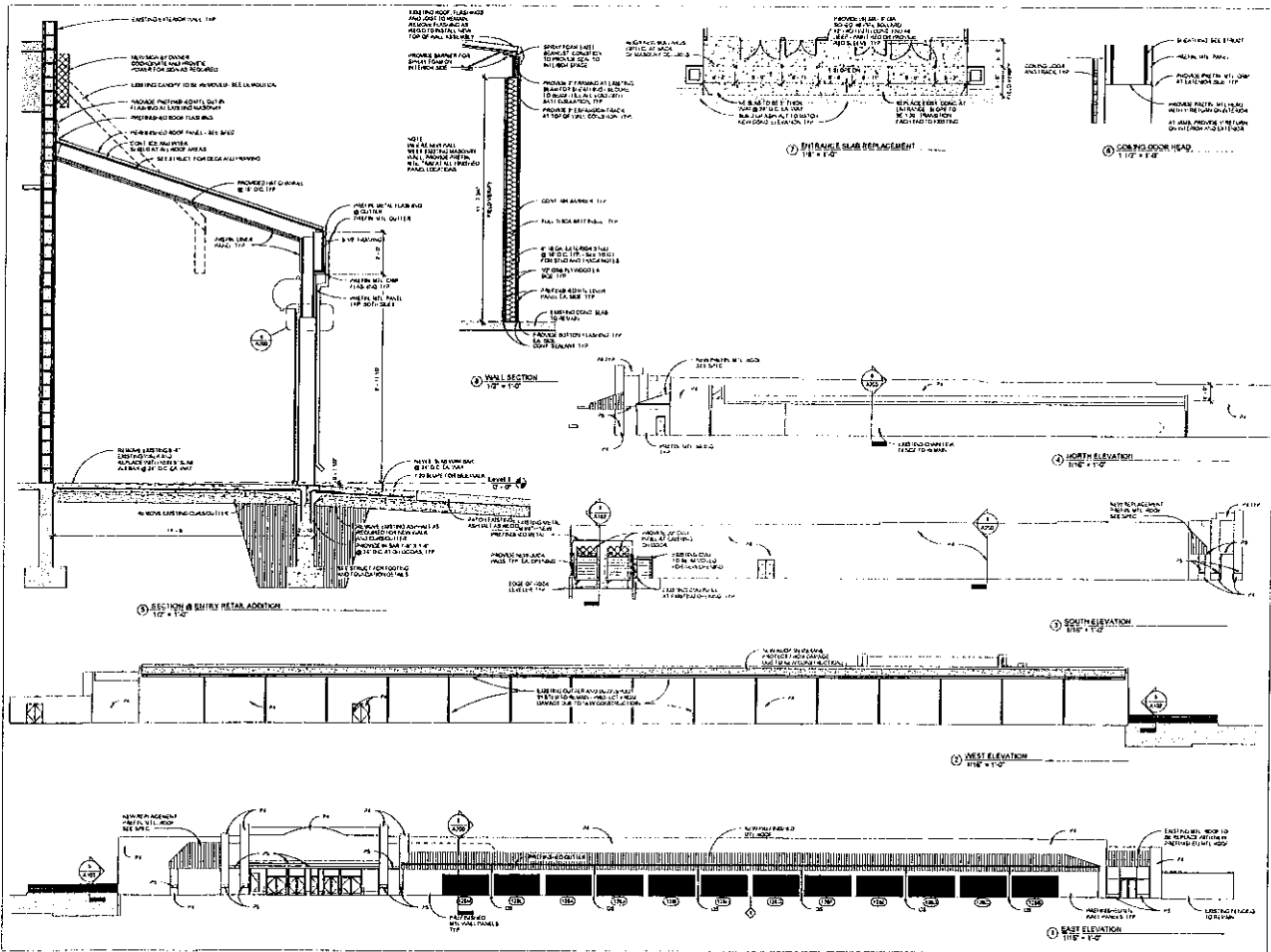
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Date: 1-15-21
Drawn by: JDS
Checked by: JDS
A103
Scale: As Shown



CEILING SCOTCH DETAIL



REFLECTED CEILING PLAN
SHEET 1 OF 2



RENOVATION
FOR NEW
RUNNINGS SUPPLY
MITCHELL, SD

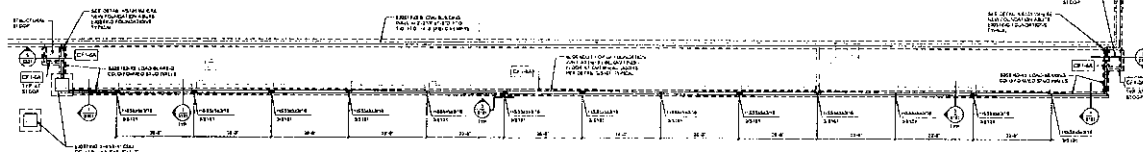


CHANGING PRACTICE AND RELAYING PRACTICE OF A
REGISTERED ARCHITECT IN THE STATE OF SOUTH DAKOTA
TO THE STATE OF SOUTH DAKOTA. THE ARCHITECT
HEREBY CERTIFIES THAT HE IS A REGISTERED ARCHITECT
IN THE STATE OF SOUTH DAKOTA.

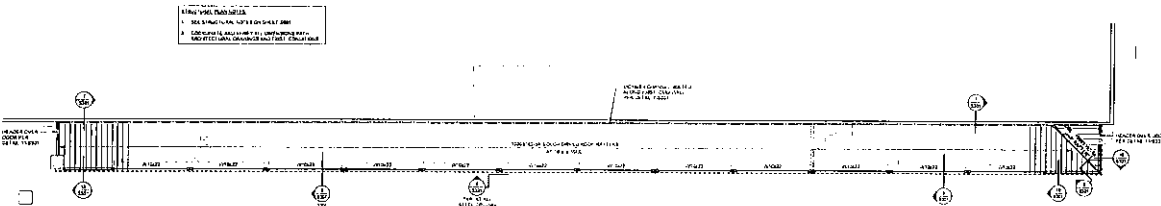
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99	REVISION	
100	REVISION	

RUNNINGS SUPPLY, INC.
MITCHELL RUNNINGS
RENOVATION
BUILDING
ELEVATIONS AND
DETAILS

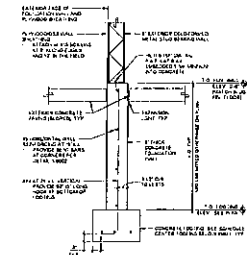
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Date	11-15-21
Drawn	JAY
Checked	JAY
Scale	AS SHOWN
Sheet	A200



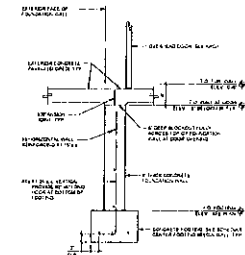
CANOPY FOUNDATION PLAN
3/8" = 1'-0"



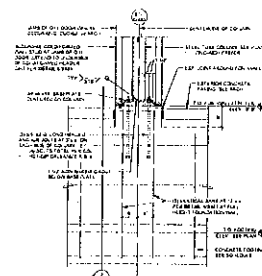
CANOPY ROOF FRAMING PLAN
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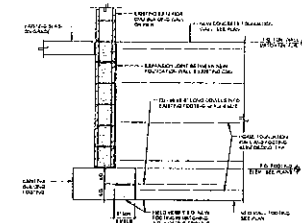
1 FOUNDATION AT STUD WALL
3/8" = 1'-0"



2 FOUNDATION AT O.H. DOOR
3/8" = 1'-0"



3 FOUNDATION AT STEEL COLUMN
3/8" = 1'-0"



4 CONNECTION AT EXIST. FOUNDATION
3/8" = 1'-0"

Thompson, Dressen & Danner, Inc.
5000 S. Minnesota Ave. Suite 300
Sioux Falls, SD 57108
605.951.0686 www.td2co.com



Falls Architecture Studio
2308 S. Lincoln Ave. Suite 103
Sioux Falls, SD 57104
605.331.0002
www.fallsarch.com



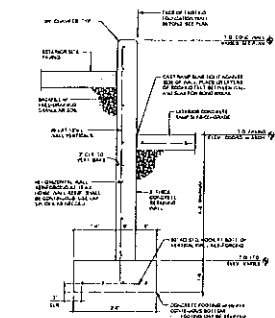
UNLESS NOTED OTHERWISE, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.I. SYSTEM OF UNITS AND THE S.I. SYSTEM OF UNITS.

No.	Description	Date
1	Revised	10/1/10
2	Revised	10/1/10
3	Revised	10/1/10
4	Revised	10/1/10
5	Revised	10/1/10
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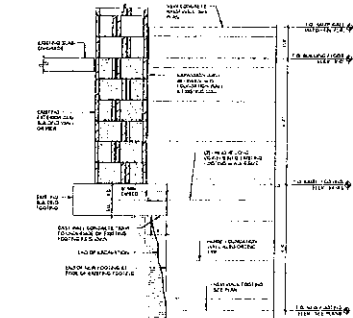
RUNNINGS SUPPLY, INC.
MITCHELL RUNNINGS
RENOVATION
CANOPY
STRUCTURAL
PLANS

PROJ. NO. 10007
DATE 01-15-10
DRAWN BY JES
CHECKED BY JES
S101
SHEET 1 OF 1

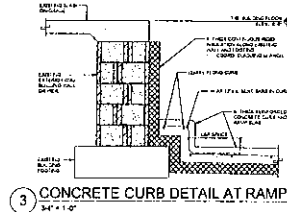
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Date 01-15-2001
City/State/Zip JPS
Client name JPS
S102
Scale As indicated



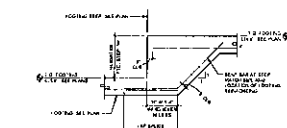
1 EXTERIOR FOUNDATION - RAMP
3/4" x 1'-0"



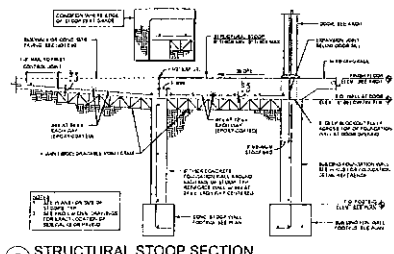
2 CONNECTION AT EXIST. FOUNDATION
3/4" x 1'-0"



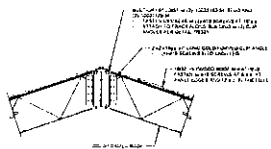
3 CONCRETE CURB DETAIL AT RAMP
3/4" x 1'-0"



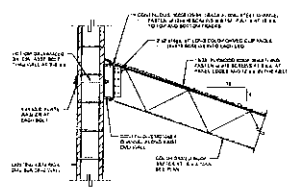
4 FOOTING STEP DETAIL
1/2" x 1'-0"



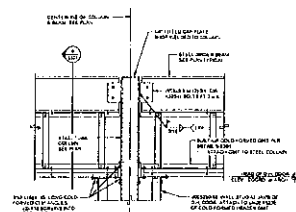
5 STRUCTURAL STOOP SECTION
3/4" x 1'-0"



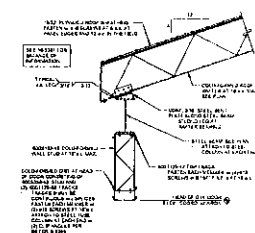
6 ROOF CANOPY AT HIP
1" x 1'-0"



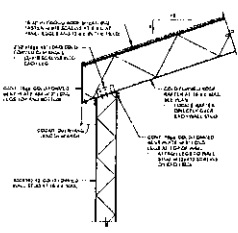
7 ROOF CANOPY AT CMU
1" x 1'-0"



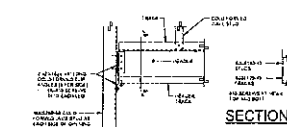
8 ROOF CANOPY AT COLUMN
1" x 1'-0"



9 ROOF CANOPY AT BEAM
1" x 1'-0"



10 ROOF CANOPY AT WALL
1" x 1'-0"



11 STRUCT. LTGA. WALL AT OPENINGS
1/2" x 1'-0"

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605.951.0888 www.td2co.com
Engineering & Surveying

FAS
Falls Architecture Studio
208 S. Lincoln Ave., Suite 101
Sioux Falls, SD 57108
605.951.0888
www.fasstudio.com



Runnings Supply, Inc.
Mitchell Runnings
Renovation
Structural
Sections

Project No. 2001F
Date 01-15-00
Drawn by J. Runnings
Checked by J. Runnings
S301
As Modified



1 Inch = 100 Feet

LEGEND

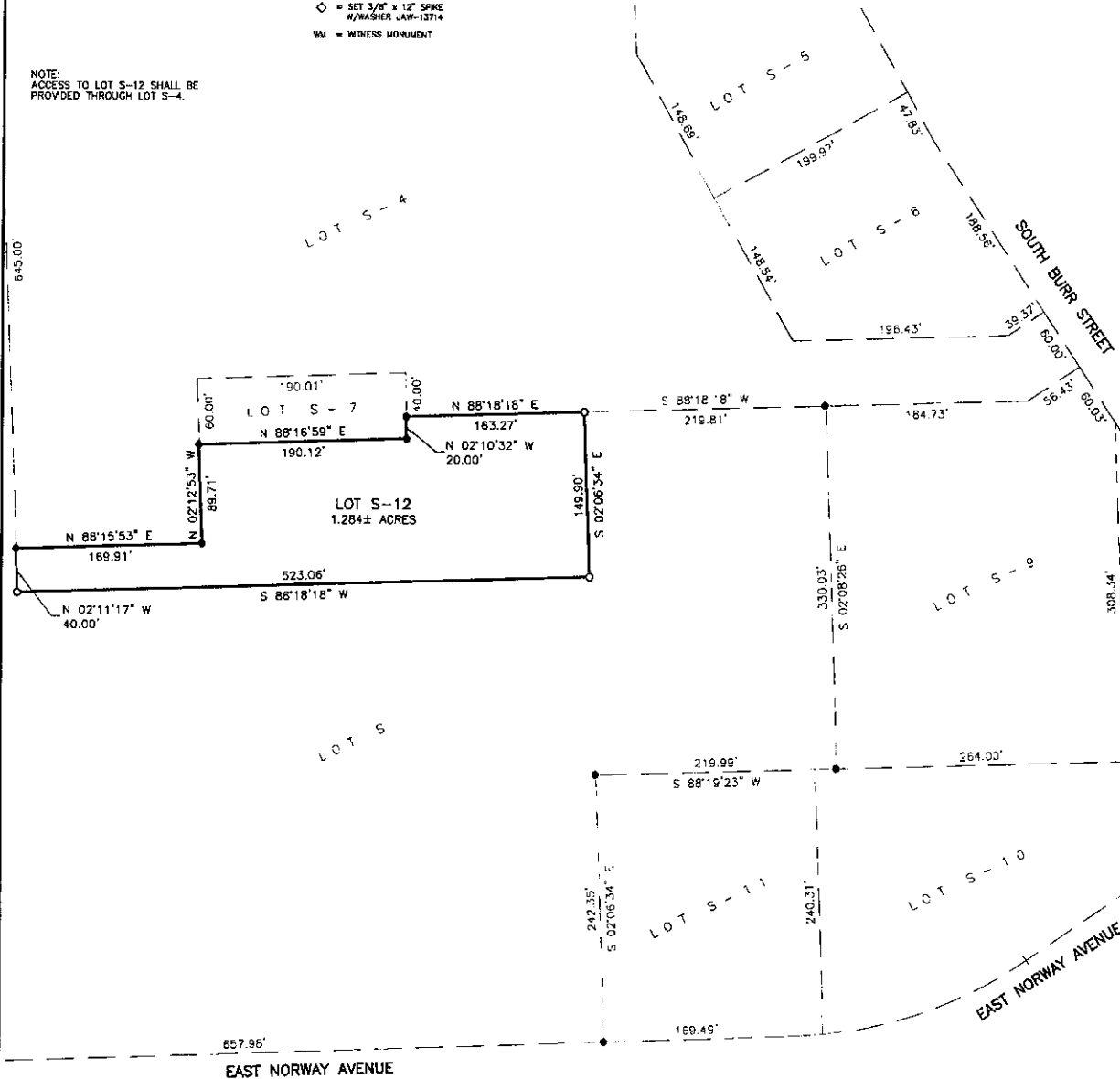
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/4" X 12" SPIKE W/WASHER JAW-13714
- WM = 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 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.

NOTE:
ACCESS TO LOT S-12 SHALL BE
PROVIDED THROUGH LOT S-4.



A PLAT OF LOT S-12, A SUBDIVISION OF THE REPLAT OF LOT S IN THE NW 1/4 OF SECTION 27, 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 First Dakota National Bank, a South Dakota banking corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to January 27, 2021, survey those parcels of land described as follows: LOT S-12, A SUBDIVISION OF THE REPLAT OF LOT S IN THE NW 1/4 OF SECTION 27, 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.

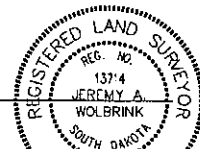
Registered Land Surveyor #SD13714

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-6015



2100 North Sanborn Blvd. • P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 926-7761 Fax: (605) 926-0015

A PLAT OF LOT S-12, A SUBDIVISION OF THE REPLAT OF LOT S IN THE NW 1/4 OF SECTION 27, 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 S-12, A SUBDIVISION OF THE REPLAT OF LOT S IN THE NW 1/4 OF SECTION 27, 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 S-12, A SUBDIVISION OF THE REPLAT OF LOT S IN THE NW 1/4 OF SECTION 27, 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 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 of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT S-12, A SUBDIVISION OF THE REPLAT OF LOT S IN THE NW 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

Register of Deeds, Davison County

By _____

Deputy

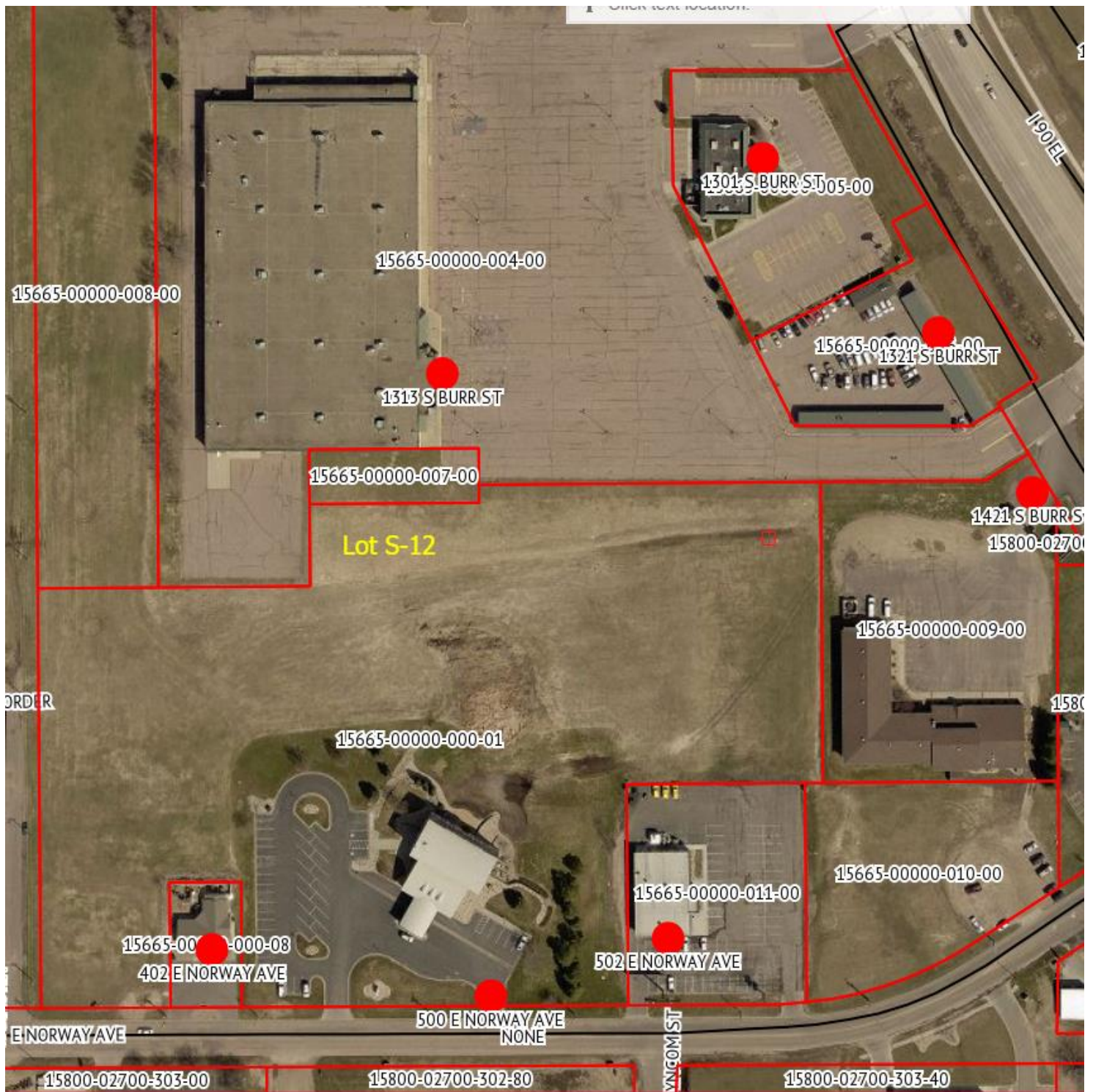
SPN

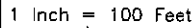
& Associates

Engineers, Planners and Surveyors

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







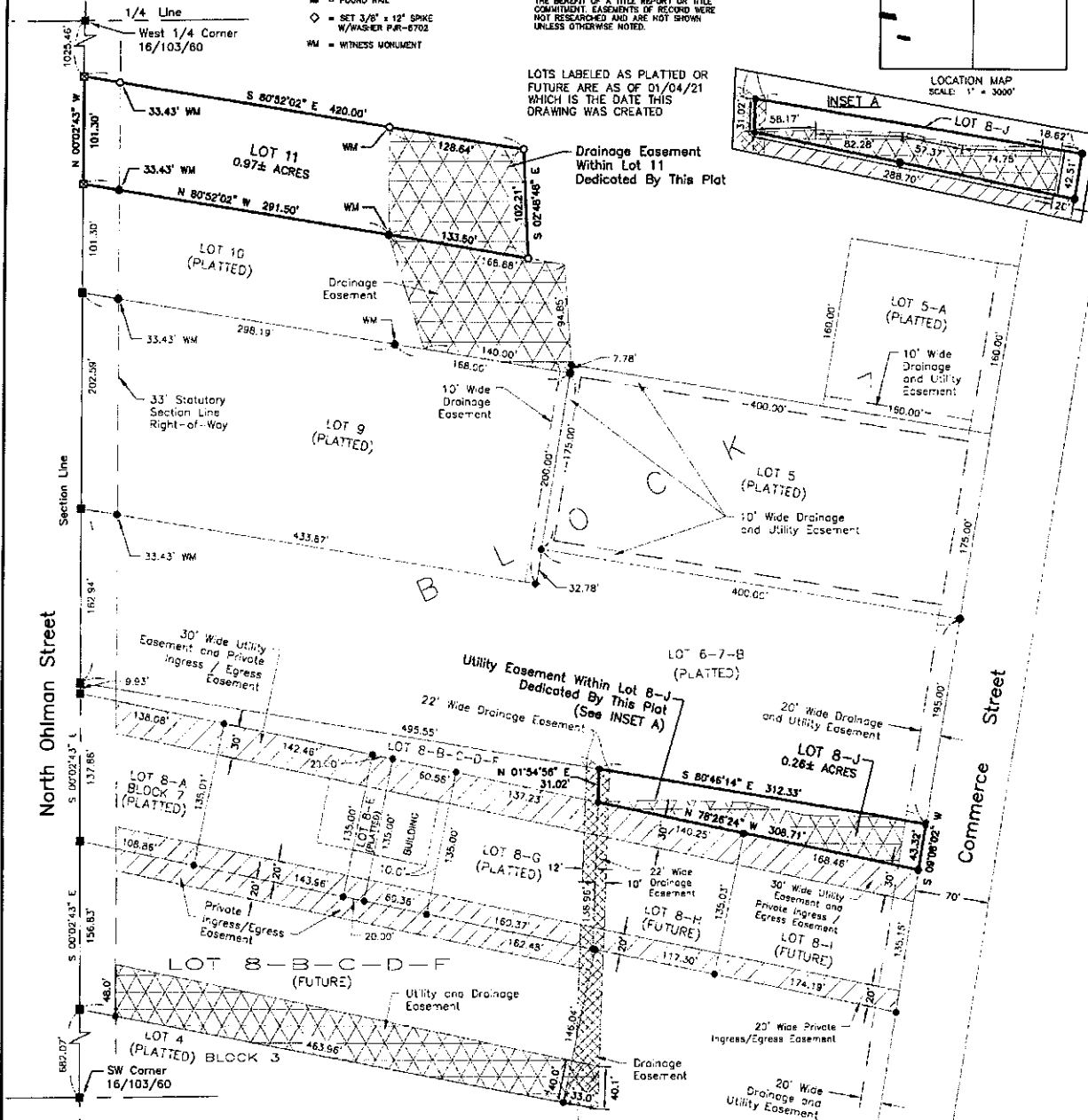
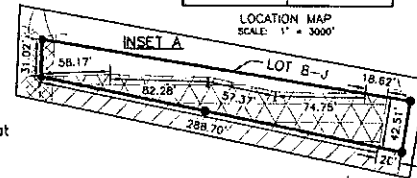
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ▲ = SET NAIL
- ⚡ = SET SURVEY SPIKE
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PWR-8702
- WM = WITNESS MONUMENT

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.

LOTS LABELED AS PLATTED OR
FUTURE ARE AS OF 01/04/21
WHICH IS THE DATE THIS
DRAWING WAS CREATED

LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A
SUBDIVISION OF THE SW 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 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 February 1, 2021, survey those parcels of land described as follows: LOTS 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2021.

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 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A
SUBDIVISION OF THE SW 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 THE SW 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 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 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 8-J and 11, Block 7 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Commerce Street and North Ohman Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2021.

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2021, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 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 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 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 _____, 2021.

Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

SPN

& Associates

Engineers, Planners and Surveyors

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



**A PLAT OF LOTS 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A
SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH
P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2021; and

WHEREAS, it appears from an examination of the plat of LOTS 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2021.

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 8-J AND 11, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

Register of Deeds, Davison County

By _____

Deputy

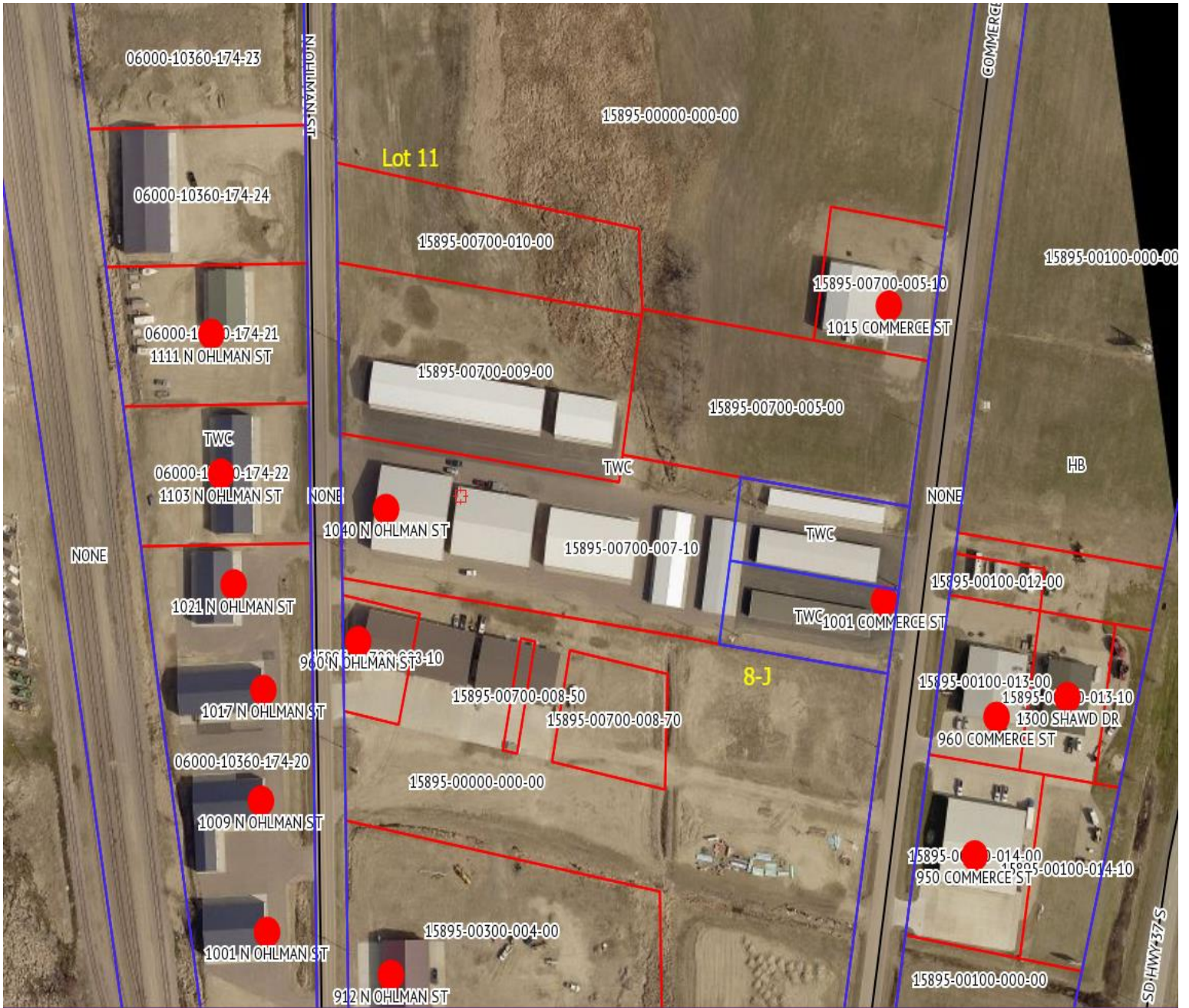
SPN

& Associates

Engineers, Planners and Surveyors

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





SHEET NO: 1 OF 3

TRACT 1 OF MITCHELL WATERWORKS 1ST ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE JANUARY 22, 2021, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY THAT PORTION AS SHOWN OF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

DATED THIS 26TH DAY OF JANUARY, 2021.

Robert D. Kummer
ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE 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, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS, 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 WATER 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 REGULATION 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.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND 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. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____ DAY OF _____, 2021.

ON BEHALF OF KNOX COUNTY PARTNERSHIP
TITLE: _____

STATE OF: SOUTH DAKOTA)
COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED _____ KNOWN TO BE THE PERSON/S WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

____ DAY OF _____, 2021

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., 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/VICE 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 _____, 2021.

CHAIRMAN/VICE 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 _____, 2021; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., 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 TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., 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/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2021.

FINANCE OFFICER/DEP. FINANCE OFFICER

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____
ROAD AUTHORITY TITLE DATE

PREPARED BY:

infrastucture
design group, inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuregroup.com

TRACT 1 OF MITCHELL WATERWORKS 1ST ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 20221

DATE: 1/22/2021

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 2 OF 3

TRACT 1 OF MITCHELL WATERWORKS 1ST ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, 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 TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY ROBERT D. KUMMER, 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 _____, 2021.

CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2021.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2021, APPROVING THE ABOVE PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2021.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF TRACT 1 OF MITCHELL WATERWORKS ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2021, AT _____

O'CLOCK ____ M., AND RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:

infrastructure
design group, inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

TRACT 1 OF MITCHELL WATERWORKS 1ST ADDITION
IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 35,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 20221

DATE: 1/22/2021

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 3 OF 3

CARL ST

SUNSET RD

MITCHELL

Larry Crane

35

City of Mitchell
-Water Storage Tank Location

Mitchell Livestock Marketing LLC

Tract 1
+/- 10 Acres

256 ST

Lyle & Maureen Sunderland

3 PROSPER

2

Joan Hiles Land Trust

SD HWY 37