CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
MARCH 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: February 22, 2021 Meeting**

   Documents:

   PLANNINGCOMMINUTES2222021.PDF

6. **Schedule Next Meeting: March 22, 2021**

7. **Variance/Plan Approval: Pizza Ranch, 502 E Norway Ave, HB District**
   MPR Real Estate Holdings LLC. (Pizza Ranch) has applied for parking space variance, 73 spaces vs. 78 spaces as required at the property located at 502 E Norway Ave, legally described as Lot S-11, Replat of Lot S, NW ¼ Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota. The owner wishes to construct an addition. The said real property is zoned HB Highway Oriented Business District.

   Documents:

   PIZZAAPP.PDF
   PIZZARANCHPLANS.PDF
   PZZARANCHNOH.PDF
   PIZZARANCHNEIGHBORS.PDF
   AERIALPIZZARANCH.PDF

8. **Variance: David Baker, 400 W 14th Ave**
   David Baker has applied for a side-yard on a corner variance of 8 feet vs 15 feet as required, a back-yard variance of 24 feet v 25 feet as required and a height variance on an attached accessory building of 25 feet vs 22 feet as required for construction of an attached garage at 400 W 14th Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

   Documents:

   BAKERAPP.PDF
   BAKERPLAN.PDF
   BAKERNOH.PDF
   BAKERNEIGHBORS.PDF
   BAKERLETTER.PDF

9. **Plat: A Plat Of Tract 2 Of Amy's Addition In The SW 1/4 Of The SE 1/4 Of Section 35, T 104 N, R 61 W Of The 5th P.M., Davison County, South Dakota**

   Documents:

PLATAMYSADDITION.PDF
AERIALAMYSPLAT.PDF

10. **Plat: A Plat Of Lot 6, Block 6 Of Woodland Heights First Addition, A Subdivision Of Lot 3, Crane's Addition In The SE 1/4 Of Section 34, T103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

    Documents:

    PLATL6B6WOODHEIGHTS.PDF
    AERIALL6B6WOODLANDPLAT.PDF

11. **Plat: A Plat Of Lot 5-B, Block 7 Of Westwood First Addition, A Subdivision Of 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:

    PLATLOT5BB7WESTWOOD.PDF
    AERIALLOT5B7WESTWOODPLAT.PDF

12. **Plat: Lot 1 In Tract H, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota**

    Documents:

    PLATLOT1TRHWILDOAK.PDF
    AERIALLOT1TRHWILDOAK.PDF

13. **Approval Of Master Plan. Ethan Lumber Coop.**

    Documents:

    PRELIM LAYOUT 3.04.21.PDF
    AERIALETHANPROJECT2021.PDF

14. **OTHER BUSINESS:**

15. **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.**

16. **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
February 22, 2021

NOT APPROVED

Chairman Larson called the February 22, 2021 City Planning Commission Meeting to order at 12:00 PM, in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota

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

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

Declaration of Conflicts of Interests: Sonne declared a conflict on Agenda Item #14

Approval of Agenda: Motion by Genzlinger, seconded by Jirsa to approve the agenda, with a notation that agenda item 14 should say W Douglas Ave not E. All members voting aye, motion carried.

Approval of Minutes: Motion by Molumby, seconded by Osterloo to approve the minutes of the February 8, 2021 meeting. All members voting aye, motion carried.

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

Plat: Tract 1 of Backash Addition in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota. The buyer and the seller were present. The buyer wish to build a residence on this lot. Motion by Molumby, seconded by Jirsa to approve the plat. All members present voting aye.

Plat: A Plat of Lot 8, Block 7 of the Woods First Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Motion by Osterloo, seconded by Penney to approve the plat. All members present voting aye, motion carried.

Plan Approval: Ruby Tuesday, 1900 Highland Way, HB Highway Oriented Business District. The plan consist of interior remodeling. Motion by Jirsa, seconded by Sonne to approve the plan. All members present voting aye, motion carried.

Variance: Russell & Teresa Quist, across from 5 W Harmon Drive. Russell & Teresa Quist have applied for a non-conforming lot size variance of 7,149 square feet vs 7,500 square feet as required to construct an accessory building not adjacent to a principal building, located across 5 W Harmon Dr, legally described as West ½ of Lot 1, Nels Jensen 2nd Addition, Nels Subdivsion, Legal Development Plan, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District. Letters to the affected land owners were mailed and a public notice was submitted to the official newspaper. Mr. Quist was present to answer questions. Motion by Genzlinger, seconded by Jirsa to recommend the board of adjustment approve the variance. All members voting aye.

Conditional Use Permit: Russell & Teresa Quist have applied for a conditional use permit to construct an accessory building not located adjacent to a principal building located across the street from 5 W Harmon Dr., legally describe as W ½ of Lot 1, Nels Jensen, Lake Development Plan, City of Mitchell, Davison County, Davison County, South Dakota. The property is zoned RL. Letters to the affected land owners were mailed and a public notice was submitted to the official newspaper. Motion by Osterloo, seconded by Genzlinger, to recommend the Board of Adjustment approve the conditional use permit. All members present voting aye, motion carried.

Variance: Groeneweg Construction, 3209 Canal Circle
Groeneweg Construction has applied for a backyard variance of 32 feet vs 35 feet and a front yard variance of 25 feet vs 35 feet as required for the property at 3209 Canal Circle, legally described as Lot 55, The Island 1st Addition, City of Mitchell, Davison County, South Dakota for the purpose of constructing a single-family residence. The property is zoned UD Urban Development District. Chuck Mauszycki Jr. representing the seller and Brian Eliason representing the buyer were present. The commissioners reviewed the written comments that were received. Letters to the affected land owners were mailed and a public notice has been submitted to the legal newspaper. It was mentioned that the reason for the variance request, rather waiting for the rezoning, is to eliminate a delay in the construction of the home. It was noted that the determination of the backyard variance should be recalculated by drawing a diagonal line from southeast back corner to the back property line. It should be 25 feet or greater, which would be consistent with possible rezoning. Motion by Genzlinger, seconded by Jirsa to recommend the board of adjustment approve the variance. All members present voting aye, motion carried.

Rezoning: Certain Lots Platted and Unplatted within the Island Addition from UD Urban Development District to R1 Single Family Residential District. AN ORDINANCE OF THE CITY OF MITCHELL THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS: Lots 11, 12, 23, 45, 46, 47, and 55, The Island First Addition, SE ¼ 31, T 104 N, R 60 W, City of Mitchell, Davison County, and A Portion of the Original Maui Farms 2nd Addition, lying in the SE ¼ of 31-104-60 and including Tract A in the NE ¼ of the NE ¼ of 6-103-60 except those lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota from UD Urban Development Residential District to R1 Single Family Residential District and the official zoning map be changed to reflect the same. Letters to the affected land owners were sent and a public notice has been provided to the legal newspaper. The rezoning request consists of most of the lots (platted and not platted) that do not have a home constructed. John Hegg, building official, expressed concern about having some properties UD and others R1. There was a concern this may appear to be “spot zoning”. Motion by Molumby, seconded by Genzlinger to recommend denial of the rezoning request. Roll Call Vote: Jirsa yes, Penney yes, Osterloo yes, Genzlinger yes, Larson yes, Molumby yes, Sonne yes. 7 yes 0 no, motion carried.

Rezoning: William and Chris Duba d/b/a Core Athletics, 113 W Douglas Ave
William and Chris Duba, d/b/a are requesting the following property legally described as Lots 9, 10, and the East ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota from R3 Medium Density Residential District to HB Highway Oriented Business District and the Official Zoning Map be changed to reflect the same. The purpose of request is to accommodate expansion of their existing facility. The owners were present to answer questions. Letters to the affected neighbors were sent and a public notices has been provided to the official newspaper. The commission reviewed a letter from a neighbor. The applicant indicated that they are installing a parking lot to address off-street parking concerns. Schroeder reminded the commissioners and the applicants that drainage, sidewalk, and landscaping requirements will need to addressed at a later date.

The commission reviewed the zoning classification within the area. Motion by Jirsa, seconded by Osterloo, to recommend the Board of Adjustment approve the rezoning request. Roll Call: Larson yes, Molumby yes, Jirsa yes, Penney yes, Osterloo yes, Genzlinger yes, Sonne abstaining. 6 yes 0 no 1 abstain. Motion carried.

Public Comment: none

Chairman Larson adjourned the meeting at 12:55 PM.

_____ _____

APPLICATION FOR VARIANCES

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

The undersigned applicant(s) MPR REAL ESTATE HOLDINGS INC. c/o Matthew Cerwick (Pizza Ranch) is making an application for a parking space variance of 73 spaces vs 78 as required. The owner plans on constructing an addition.

This Application is for the following described real property:

Lot S-11, Replat of Lot S, NW ¼ Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (502 E. Norway Ave)

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.

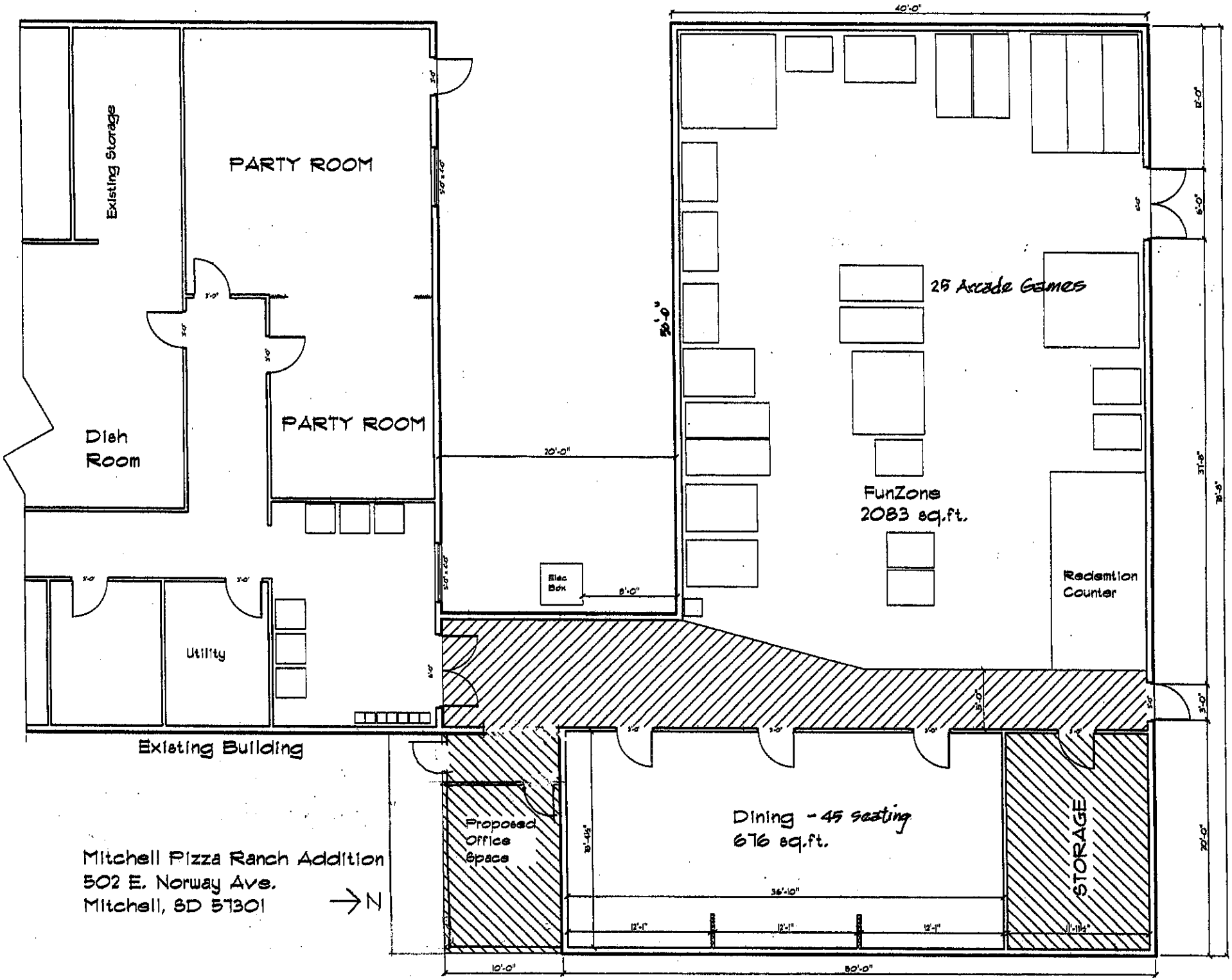
Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

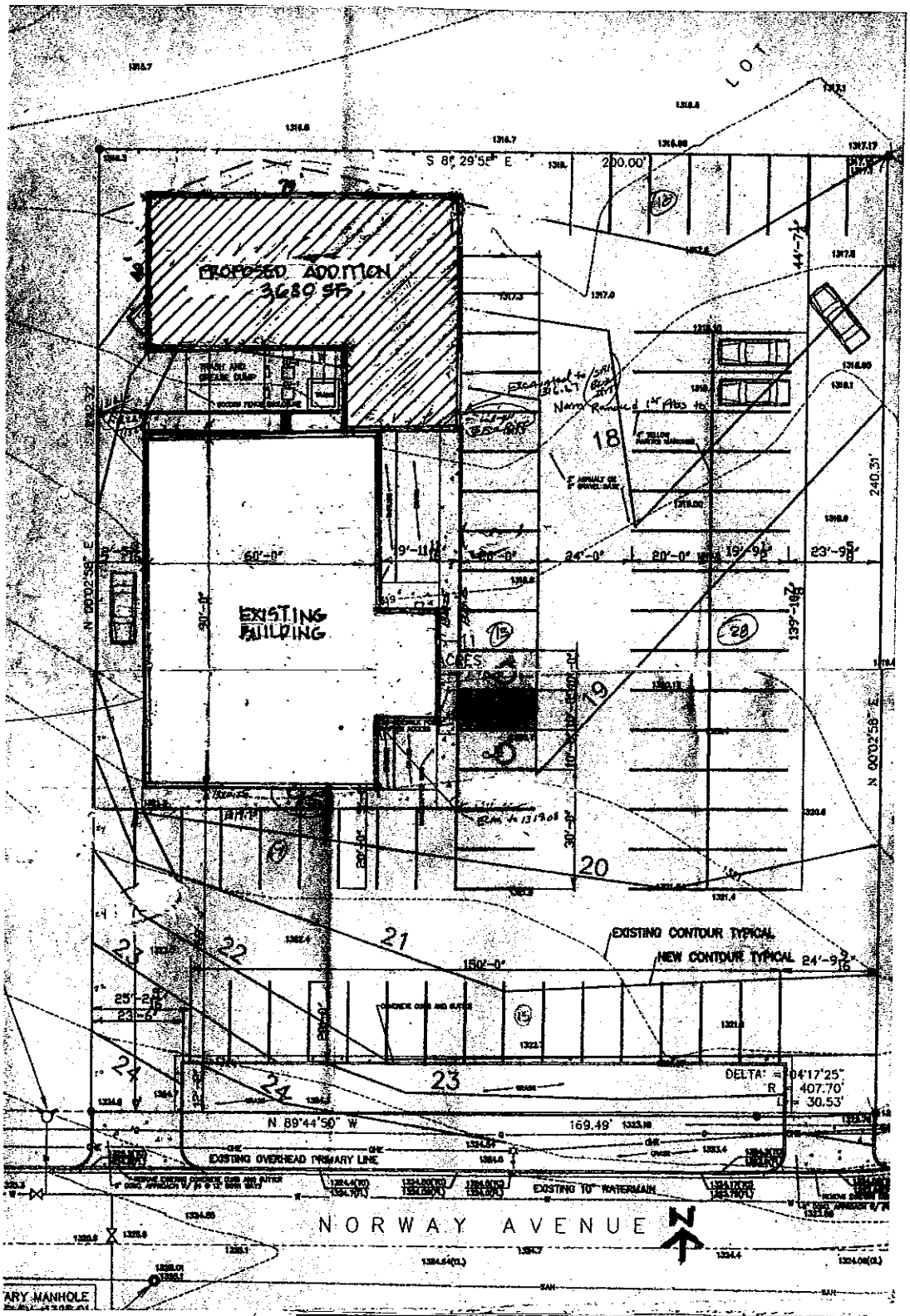
Dated this 18 of February, 2021.

APPLICANT

MPR Real Estate Holdings Inc

OWNER


Existing Storage
PARTY ROOM
PARTY ROOM
Dish Room
Utility
Existing Building
Elec Box
8'-0"
20'-0"
40'-0"
50'-0"
25 Arcade Games
FunZone
2083 sq.ft.
Redemtion Counter
Proposed Office Space
Dining - 45 seating
676 sq.ft.
STORAGE
36'-10"
12'-1"
12'-1"
12'-1"
10'-0"
80'-0"
78'-8"
37'-8"
20'-0"
12'-0"
6'-0"
3'-0"
Mitchell Pizza Ranch Addition
502 E. Norway Ave.
Mitchell, SD 57301
N



PROJECT NAME					
ADDITION TO					
PIZZA RANCH					
MITCHELL, SD					
FEB 18, 2021					

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-6155
ljirsa@mitchelltelecom.net

235 - TOTAL SEATING CAPACITY
78 - PARKING SPACES REQ'D
73 - EXISTING PARKING SPACES
EXISTING BLDG SF 5,740 SF
PROPOSED ADDITION 3,680 SF

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 MPR Real Estate Holdings LLC. (Pizza Ranch) has applied for parking space variance, 73 spaces vs. 78 spaces as required at the property located at 502 E Norway Ave, legally described as Lot S-11, Replat of Lot S, NW ¼ Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota. The owner wishes to construct an addition. The said real property is zoned HB Highway Oriented Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on March 8, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on March 15, 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 18th day of February, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: February 24, 2021
Approximate Cost:

MPR REAL ESTATE HOLDINGS LLC
812 S NICHOLAS AVE
BRANDON SD 57005

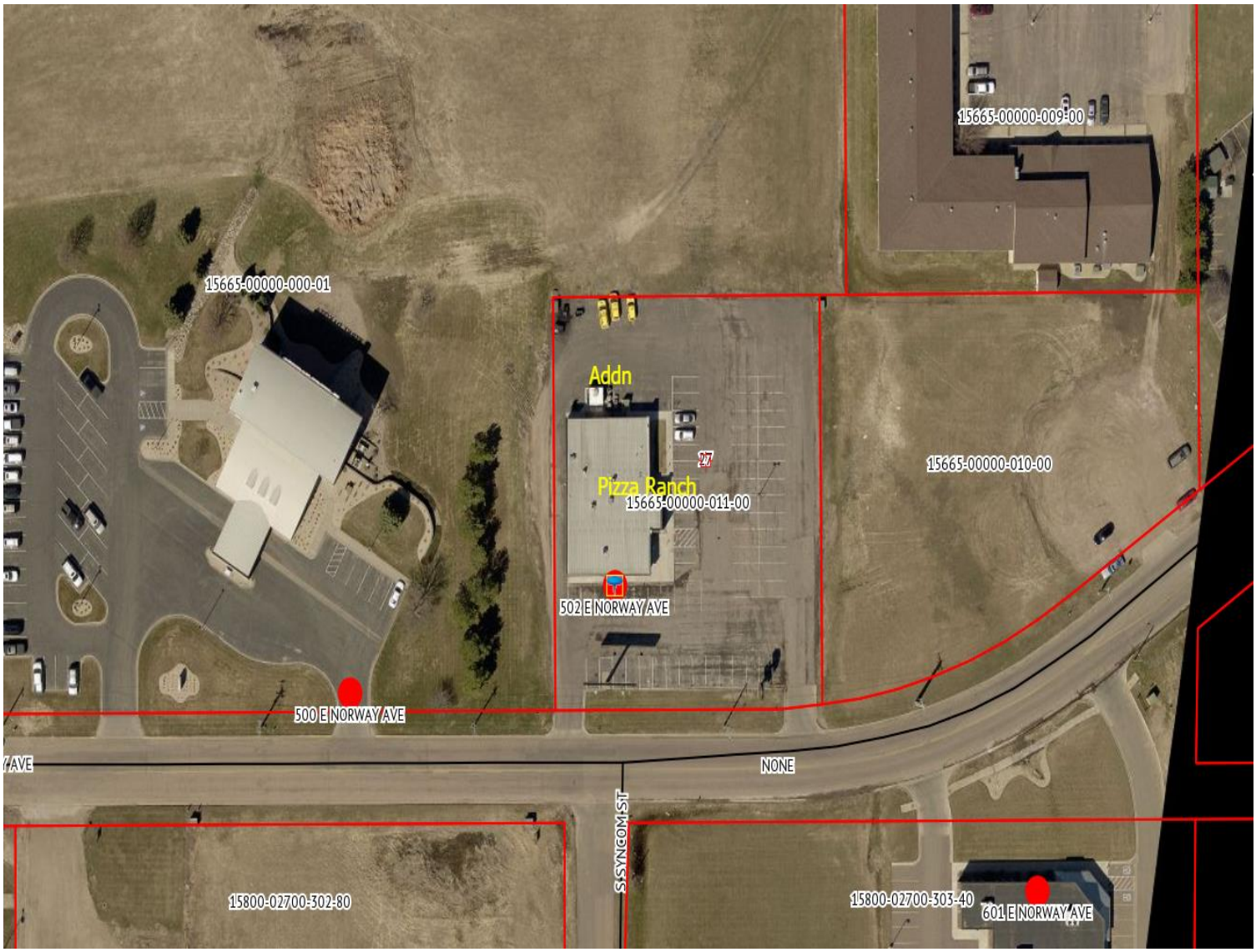
FIRST DAKOTA NATIONAL BANK
500 E NORWAY AVE
MITCHELL SD 57301

STEVEN LEONARD
1216 S 199TH ST
OMAHA NE 68130

NORTH PLAINS DEVELOPERS
PARTNERSHIP LTO
PO BOX 1292
MITCHELL SD 57301

FARMERS UNION INDUSTRIES LLC
220 PONDEROSA RD
REDWOOD FALLS MN 56283

LARCH PROPERTIES LLC
601 E NORWAY AVE
MITCHELL SD 57301


15665-00000-009-00
15665-00000-000-01
Addn
Pizza Ranch
15665-00000-011-00
15665-00000-010-00
502 E NORWAY AVE
500 E NORWAY AVE
NONE
S SYNCOM ST
15800-02700-302-80
15800-02700-303-40
601 E NORWAY AVE

APPLICATION FOR VARIANCES

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

The undersigned applicant(s) David Baker is making an application for a side-yard on a corner variance of 8.5 feet vs 15 feet, back-yard variance of 24 feet vs 25 feet, and a height variance of 25 feet vs 22 feet on an accessory building, owner wishes to construct a new attached garage, pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 12, Block 12, Capital Addition to the City of Mitchell, Davison County, South Dakota (400 W 14th Ave)

The said real property is zoned (R4) High Density Residential District.

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

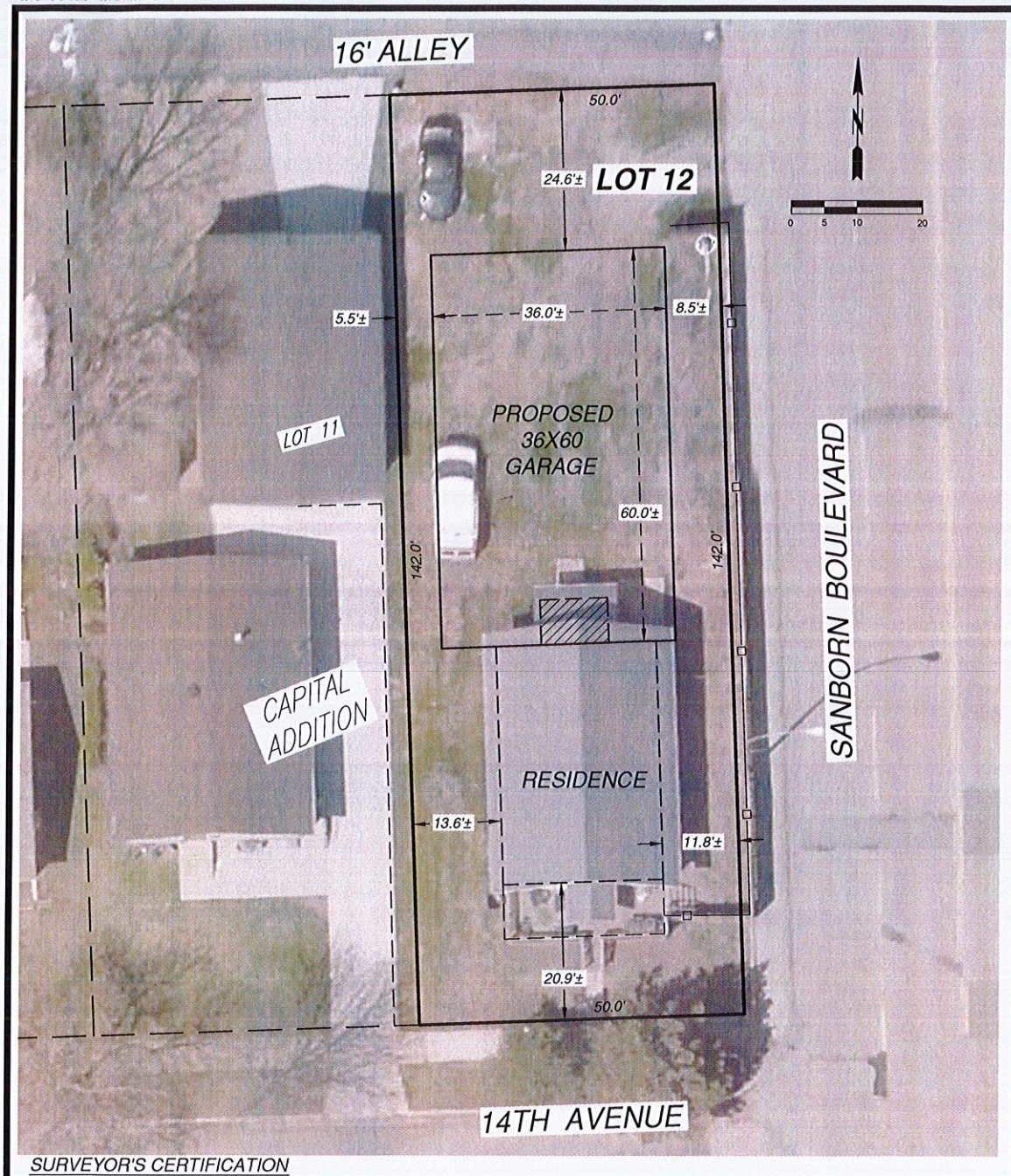
Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 22 of feb , 2021

APPLICANT

OWNER

S:\0-2020 Projects\20225 - 400 W 14th St. Locate Reset\Survey\Drawing\20225 Survey.dwg
PLOT DATE: 2/18/2021 7:56 PM Robert Kummer



SURVEYOR'S CERTIFICATION

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE DIMENSIONS SHOWN ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

DATED THIS 18th DAY OF February, 2021

ROBERT D. KUMMER, RLS NO. 8298

REGISTERED LAND SURVEYOR
REG. NO.
8298
ROBERT D.
KUMMER
SOUTH DAKOTA

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE PROPOSED GARAGE IN RELATION TO EXISTING RESIDENCE AND PROPERTY BOUNDARY.

2. PROPERTY BOUNDARY SHOWN IS BASED UPON FOUND SURVEY MONUMENTS LOCATED ON THE SOUTH RIGHT OF WAY LINE OF 14 AVENUE, SPLITTING CURB ON SANBORN BOULEVARD AND RECORD PLAT DIMENSIONS. NO EXISTING SURVEY MONUMENTS WERE FOUND ON THE SUBJECT LOT AT THE TIME OF THIS SURVEY.

PREPARED BY:
infrastructure design group, inc.
520 N. LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
EMAIL: infrastructuredg.com

SURVEY EXHIBIT
DAVID BAKER
400 W 14TH AVENUE
MITCHELL, SD 57301

PROJ. NO: 20225
DATE: 02/18/2021
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 1 OF 1

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 David Baker has applied for a side-yard on a corner variance of 8 feet vs 15 feet as required, a back-yard variance of 24 feet v 25 feet as required and a height variance on an attached accessory building of 25 feet vs 22 feet as required for construction of an attached garage at 400 W 14th Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on March 8, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on March 15, 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 23rd day of February, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: February 27, 2021
Approximate Cost:

DAVID BAKER
400 W 14TH AVE
MITCHELL SD 57301

JAMES & DONNA MURTHA
404 W 14TH AVE
MITCHELL SD 57301

ROGER & JESSE GARNESS
408 W 14TH AVE
MITCHELL SD 57301

LARRY & CAROL HASZ
414 W 14TH AVE
MITCHELL SD 57301

CRAIG MOLSTAD
TERI RATIGAN
420 W 14TH AVE
MITCHELL SD 57301

KRALL BROTHERS INC
1415 N SANBORN BLVD
MITCHELL SD 57301

MATTHEW DAILEY
1416 N SANBORN BLVD
MITCHELL SD 57301

DOUGLAS DAILEY
1408 N SANBORN BLVD
MITCHELL SD 57301

GAIL RINGLING
312 W 14TH AVE
MITCHELL SD 57301

LIFE QUEST
804 N MENTZER ST
MITCHELL SD 57301

HEIDI SCHELSKE
319 W 14TH AVE
MITCHELL SD 57301

MARVIN & JONI THOME
315 W 14TH AVE
MITCHELL SD 57301

SARAH HELLING
401 W 14TH AVE
MITCHELL SD 57301

JEFFREY & KELLY SHONLEY
405 W 14TH AVE
MITCHELL SD 57301

NICHOLE SIMMERMON
409 W 14TH AVE
MITCHELL SD 57301

BRANDI BLUE
415 W 14TH AVE
MITCHELL SD 57301

MICHAEL & MELANIE KAYSER
419 W 14TH AVE
MITCHELL SD 57301

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

February 25, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that David Baker has applied for a side-yard on a corner variance of 8 feet vs 15 feet as required, a back-yard variance of 24 feet v 25 feet as required and a height variance on an attached accessory building of 25 feet vs 22 feet as required for construction of an attached garage at 400 W 14th Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on March 8, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on March 15, 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.

I/We Larry Hoos
OWNER

414 W. 14
ADDRESS

____ APPROVE

_X_ DISAPPROVE

No response will indicate approval.

COMMENTS: A building that size does not fit the profile of our neighborhood & would be out of character.
I also feel that it ~~would~~ might turn into a business site - which it is not zoned for.
It's large size could also lower adjacent property values.

1 Inch = 100 Feet

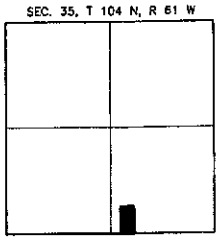
LEGEND

- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ▲ = FOUND SURVEY SPIKE
- WM = WITNESS MONUMENT

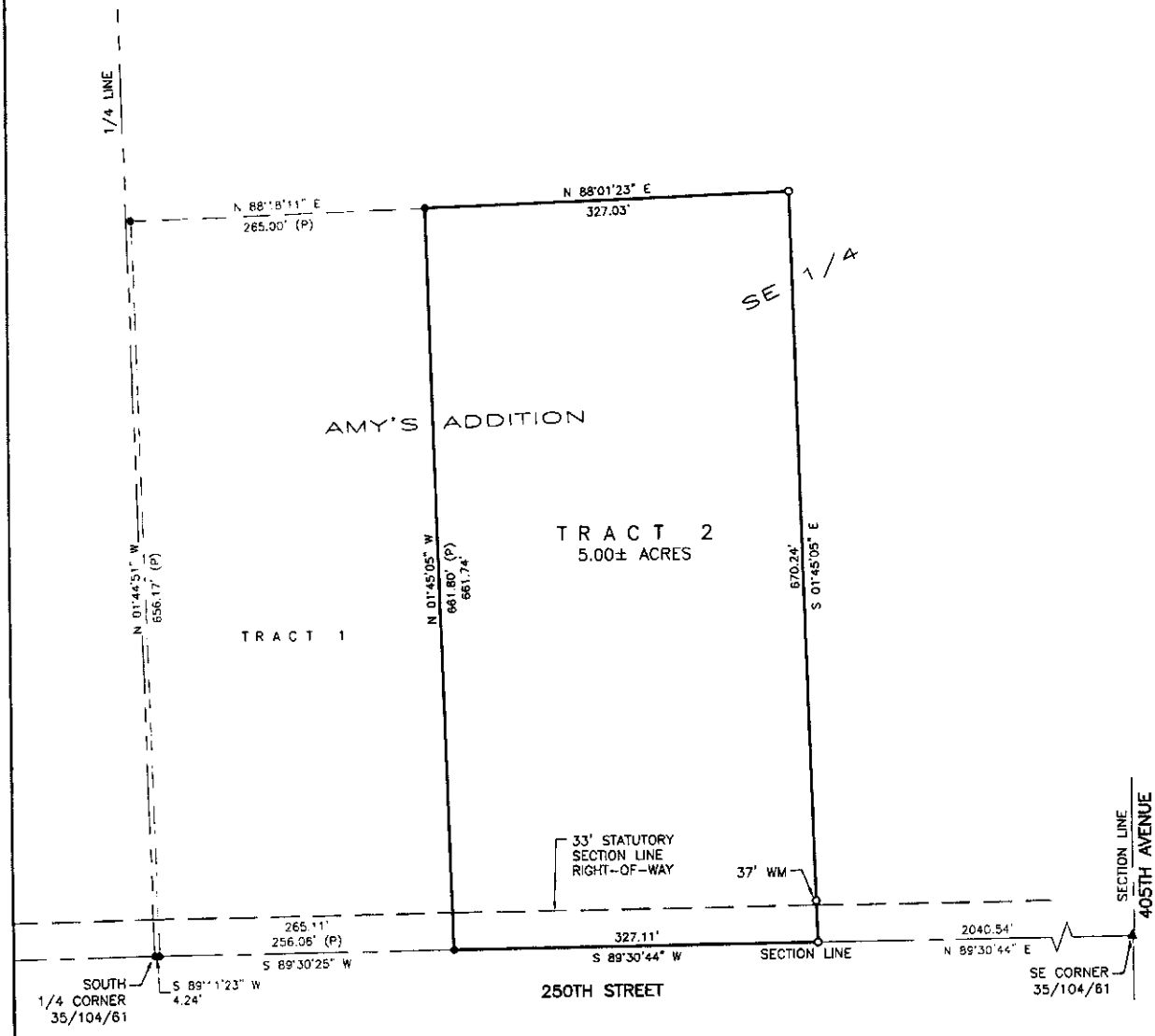
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 368
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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.



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 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 G.F. Bussmus, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to February 12, 2021, survey those parcels of land described as follows: TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 W OF THE 5TH P.M., 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 15TH day of FEBRUARY, 2021.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR REG. NO. 13714 JEREMY A. WOLBRINK SOUTH DAKOTA 2-15-21

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 TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 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 I, the undersigned, hereby certify that G.F. Bussmus, 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 THE SE 1/4 OF SECTION 35, T 104 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of G.F. Bussmus, 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 TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and G.F. Bussmus, 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 Tract 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 250th 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

_____
Gary F. Bussmus, President of G.F. Bussmus, 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 Gary F. Bussmus, who acknowledged himself to be President of G.F. Bussmus, Inc., a South Dakota corporation, and that he, as such 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 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 TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 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 TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 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 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

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 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 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 TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 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 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

REGISTERED LAND SURVEYOR
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
2-15-21

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 TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 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 TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 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 _____, 2021.

_____
Chairperson/Vice-Chairperson 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 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 W 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.

_____
Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify 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 named plat.

_____
Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By:_____ Title:_____ Date:_____
Highway Authority

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 TRACT 2 OF AMY'S ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T 104 N, R 61 W OF THE 5TH P.M., 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

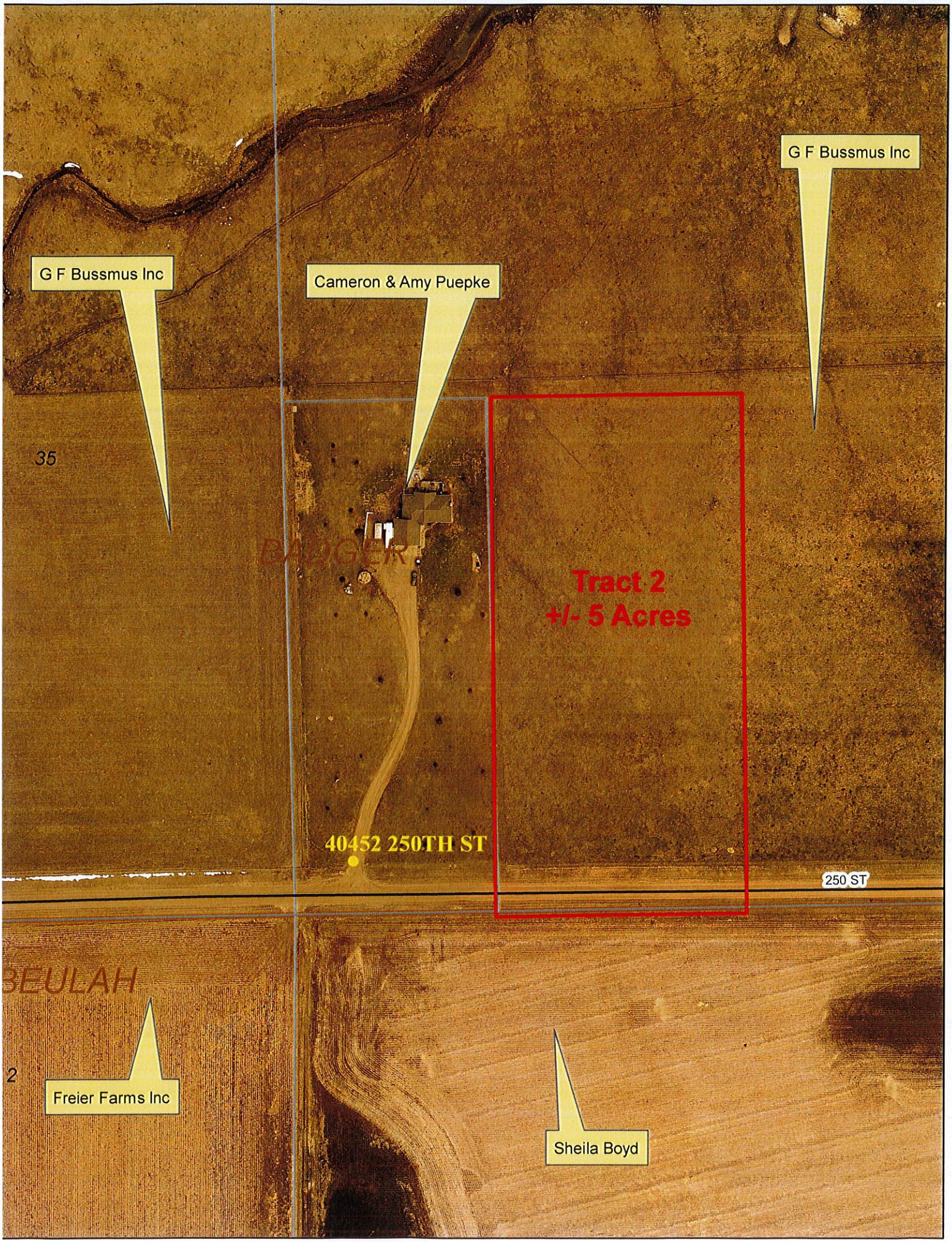
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

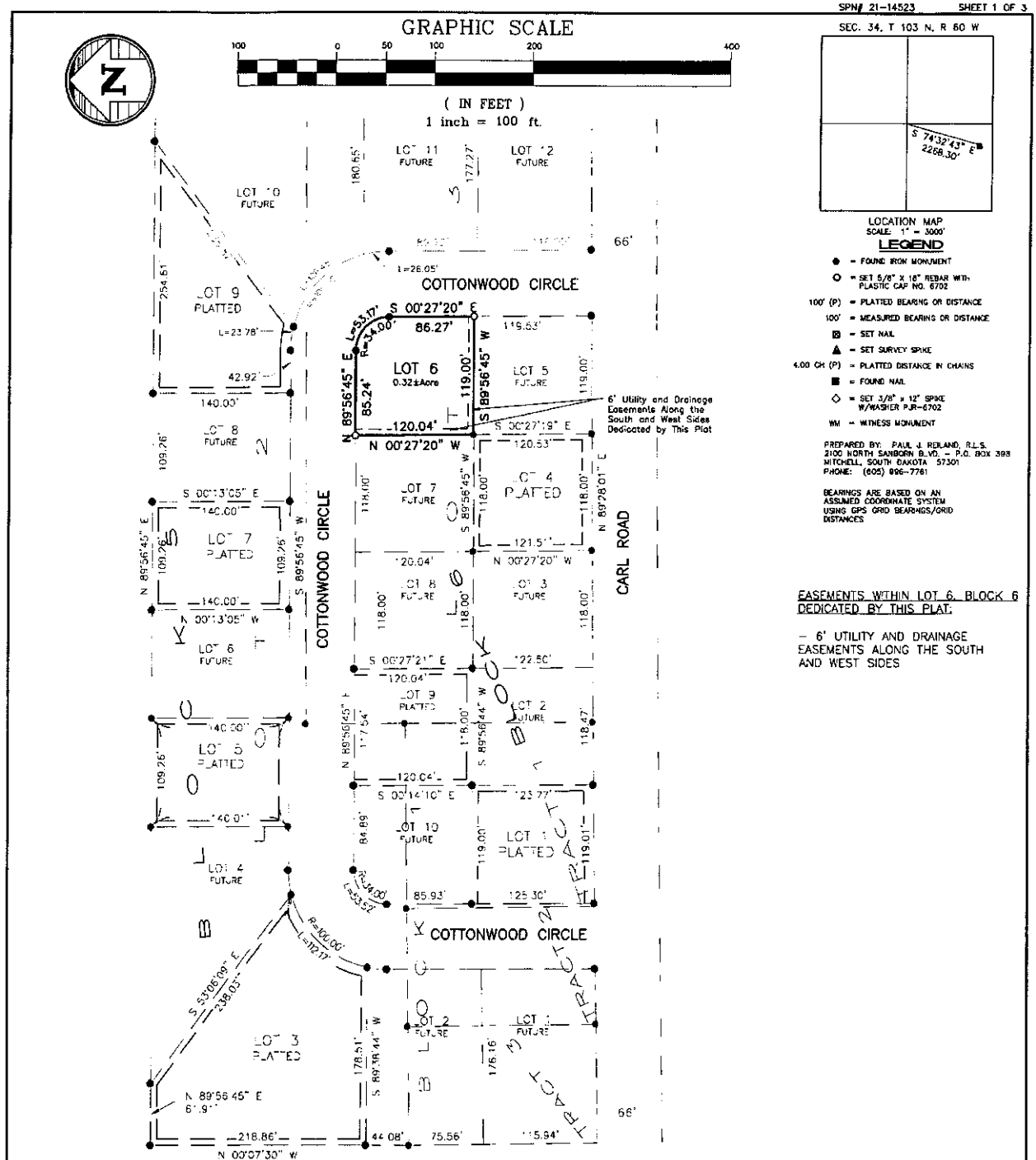
FILED for record this _____ day of _____, 2021, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
2-15-21

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


G F Bussmus Inc
G F Bussmus Inc
Cameron & Amy Puepke
35
BADGER
Tract 2
+/- 5 Acres
40452 250TH ST
250 ST
BEULAH
2
Freier Farms Inc
Sheila Boyd



EASEMENTS WITHIN LOT 6, BLOCK 6 DEDICATED BY THIS PLAT:

– 6' UTILITY AND DRAINAGE EASEMENTS ALONG THE SOUTH AND WEST SIDES

A PLAT OF LOT 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 1, 2021, survey those parcels of land described as follows: LOT 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2021.

Registered Land Surveyor #SD6702

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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.

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Ethan Co-op Lumber Association, 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 LOT 3, 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; that the plat has been made at the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 shown by this plat; and Ethan Co-op Lumber Association, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 6, Block 6, shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Cottonwood Circle. 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.

_____
Dan Boehmer, Manager
Ethan Co-op Lumber Association, 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 Dan Boehmer, of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Manager.

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 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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, 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 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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, 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 Planning Commission,
City of Mitchell, South Dakota

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-8015

A PLAT OF LOT 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 _____, 2021; and

WHEREAS, it appears from an examination of the plat of LOT 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 _____, 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 6, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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

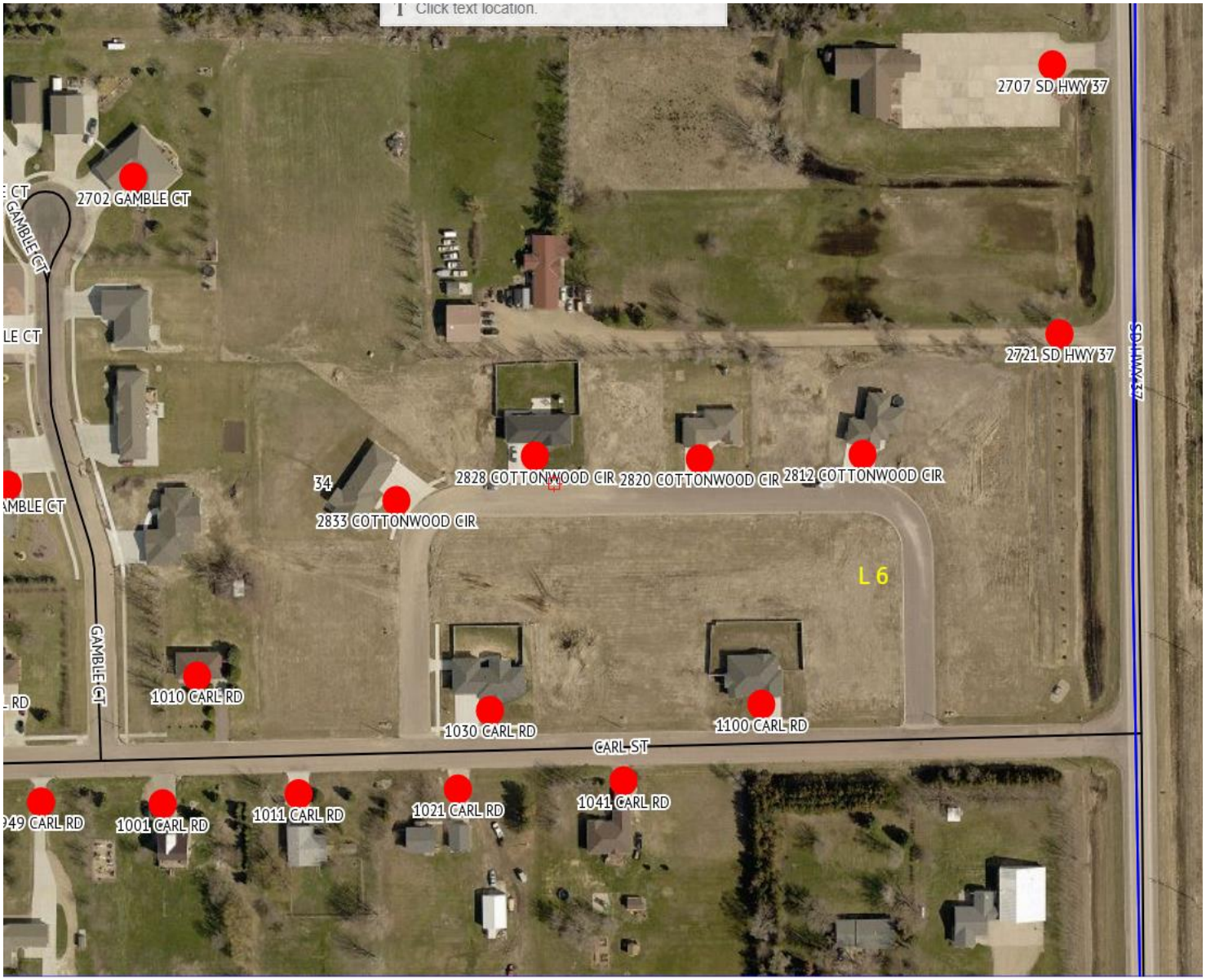
REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

_____ By_____
Register of Deeds, Davison County Deputy

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0815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GAMBLE CT
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SD HWY 37
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34
2833 COTTONWOOD CIR
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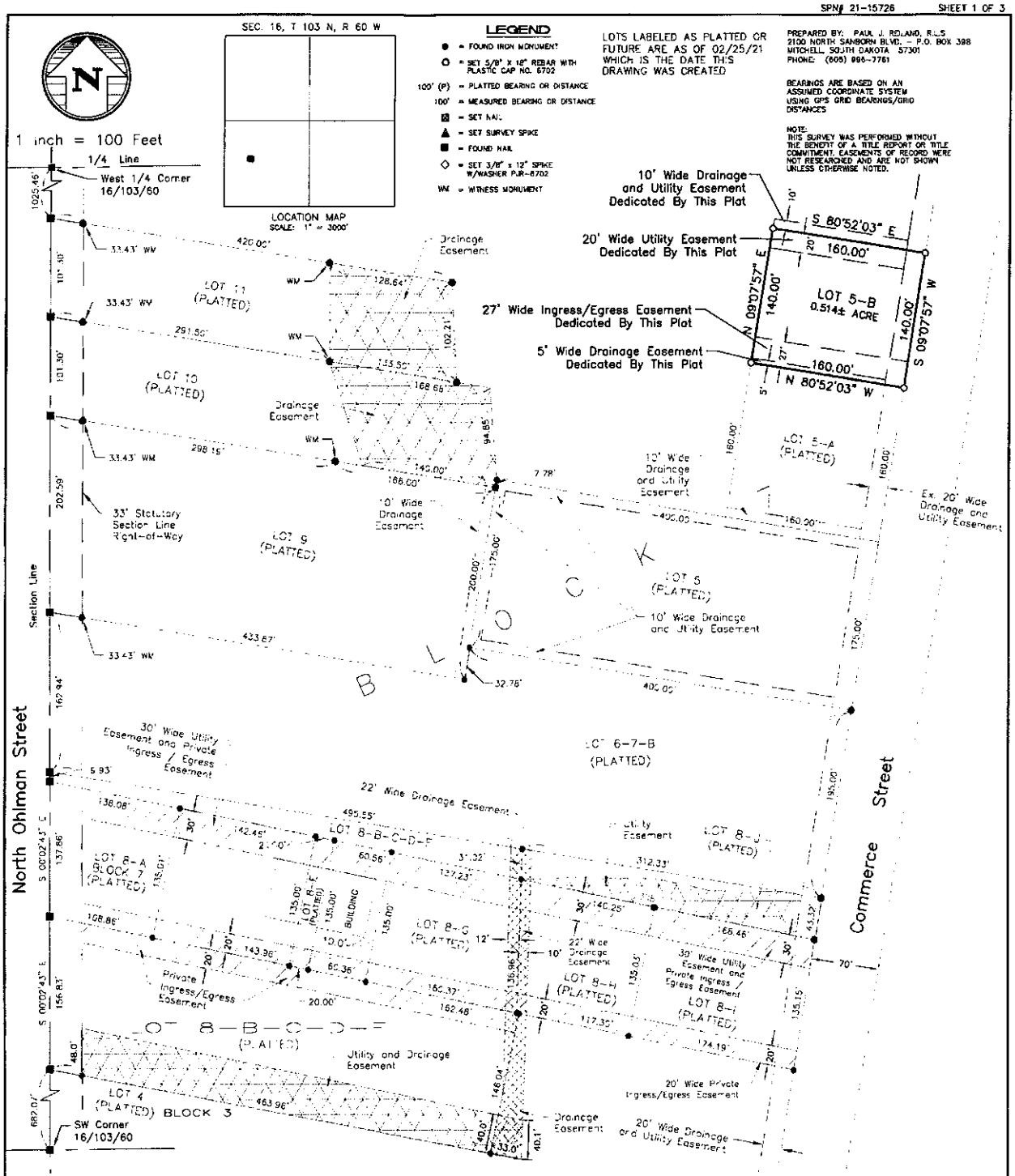


A PLAT OF LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 March 1, 2021, survey those parcels of land described as follows: LOT 5-B, 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 PROFESSIONAL LAND SURVEYOR REG. NO. 6702 PAUL J. REILAND SOUTH DAKOTA

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 5-B, 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 LOT 5-B, 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 Lot 5-A, 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. 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 LOT 5-B, 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 LOT 5-B, 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

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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 5-B, 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 LOT 5-B, 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 LOT 5-B, 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 LOT 5-B, 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

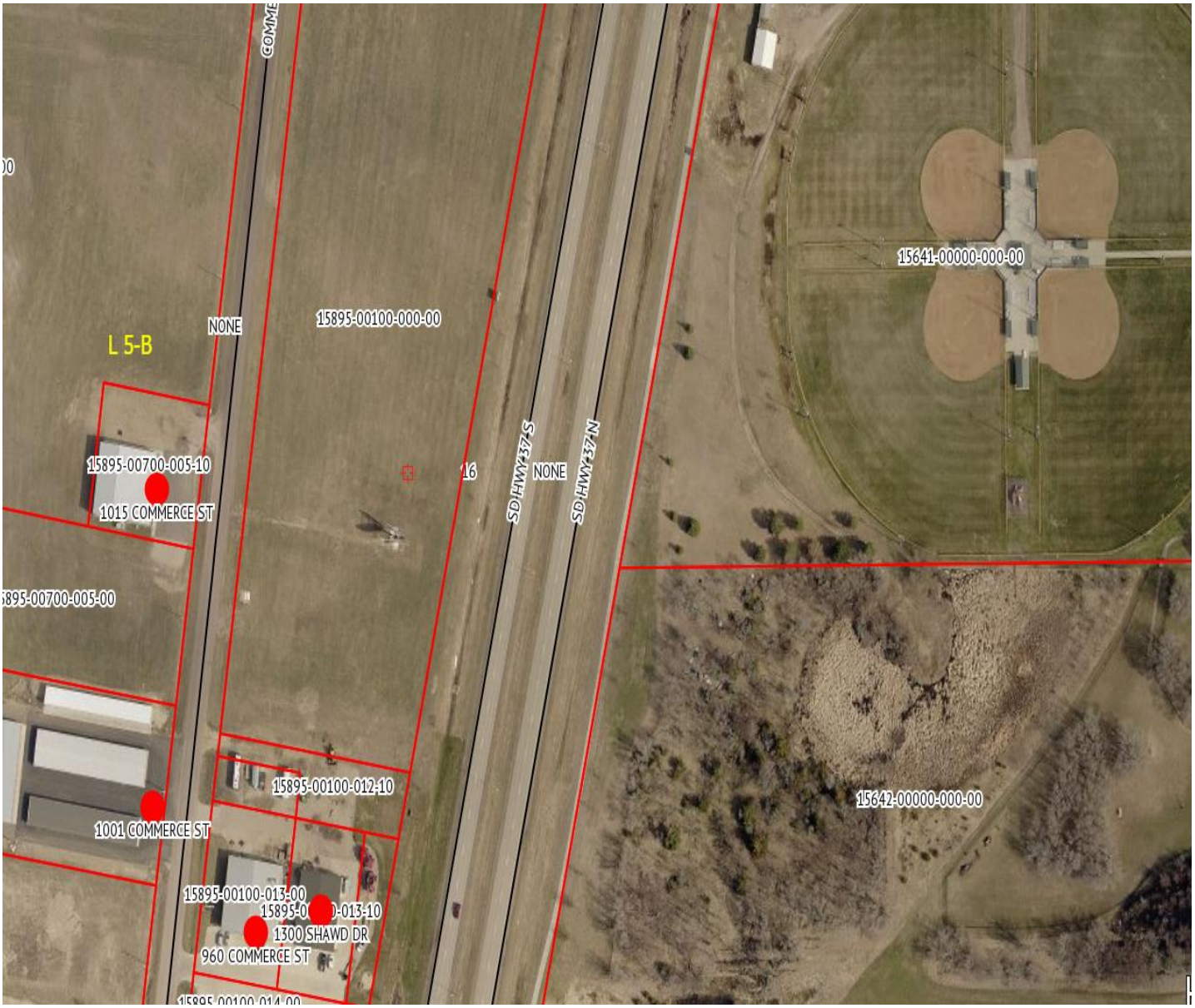
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
6702
PAUL J.
REILAND
SOUTH DAKOTA

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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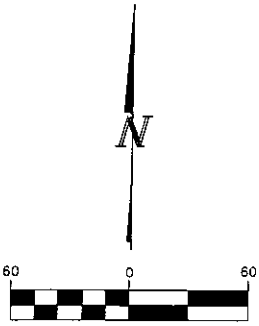
15895-00100-012-10
1001 COMMERCE ST
15895-00100-013-00
1300 SHAWD DR
960 COMMERCE ST

PLAT OF

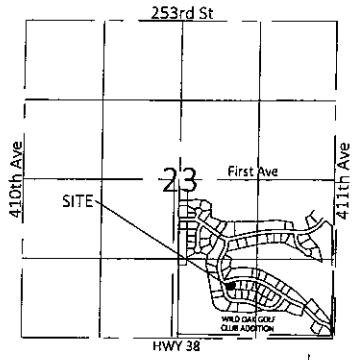
LOT 1 IN TRACT H, WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



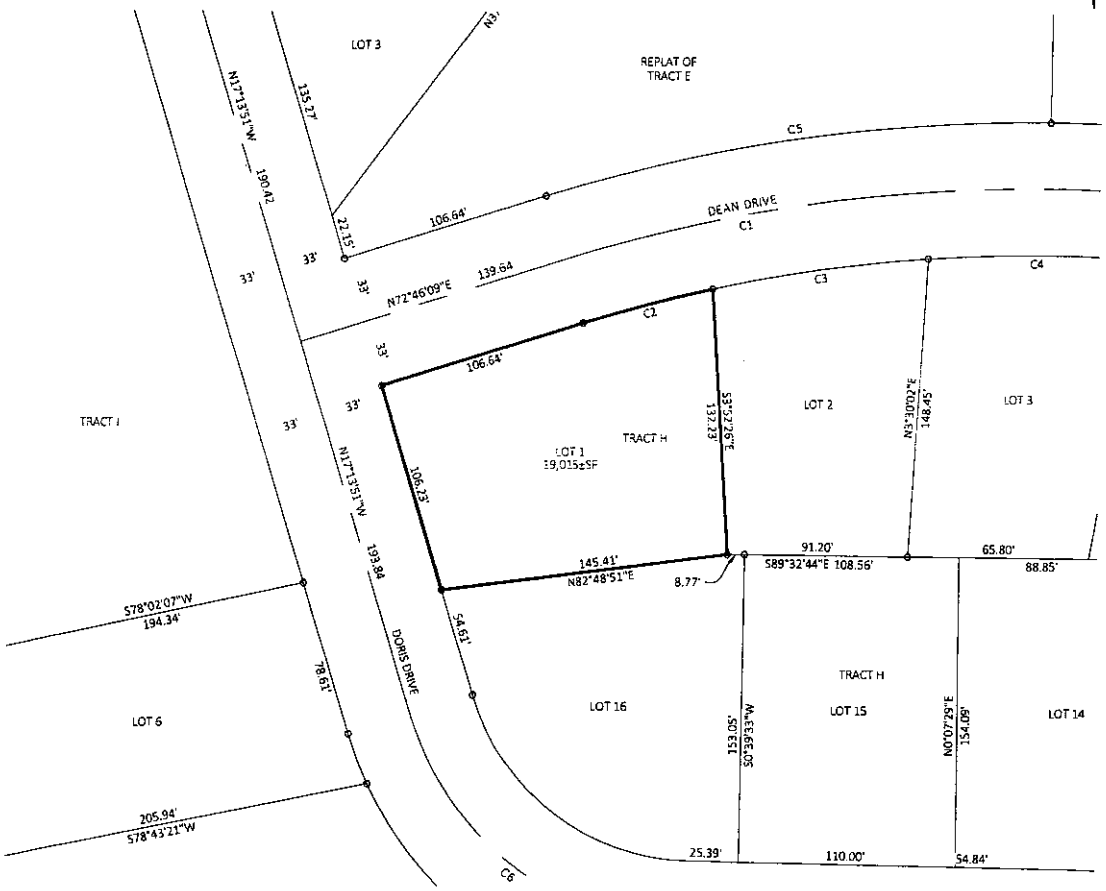
○ = FOUND IRON PIN
● = SET 5/8" REBAR W/CAP #8295
UE = UTILITY EASEMENT

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	685.70'	800.00'	49°06'35"	664.90'	N82°40'33"W
C2	67.17'	767.00'	5°01'05"	67.15'	S75°16'41"W
C3	110.39'	767.00'	8°14'46"	110.29'	S81°54'37"W
C4	110.18'	767.00'	8°13'49"	110.08'	N89°51'06"W
C5	258.85'	833.00'	17°48'16"	257.81'	S81°40'17"W
C6	187.90'	150.00'	71°46'24"	175.85'	S53°07'03"E



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 FEBRUARY 14, 2021, SURVEY A PORTION OF TRACT H, 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 1 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.44 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, RLS 8295

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
REG. NO.
8295
NATHAN L.
JIBBEN
SOUTH DAKOTA

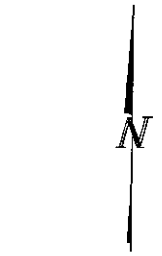
PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC.,
6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

DAVISON COUNTY / WILD OAK ADDITION /LAND PROJECTS/70052/DWG/Plat Drawing 3D 2-16-21 Lot 1 Tract H

PLAT OF

LOT 1 IN TRACT H, WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



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NOTES:

1. AT TIME OF SURVEY LOT 2 WAS NOT FINISH GRADED. MINOR ADJUSTMENTS MAY BE NEEDED ALONG EAST BOUNDARY OF LOT 1 TO ACCOMMODATE THE FUTURE FINISH GRADE WORK ON LOT 2.

2. LOT 16 DRAINS TO THE NORTH AND HAS MINIMAL DRAINAGE TO THE EAST. A SMALL SWALE ALONG THE SOUTH BOUNDARY OF LOT 1 MAY BE NEEDED TO CONVEY THE DRAINAGE FROM LOT 1 AND LOT 16 TO THE EAST.

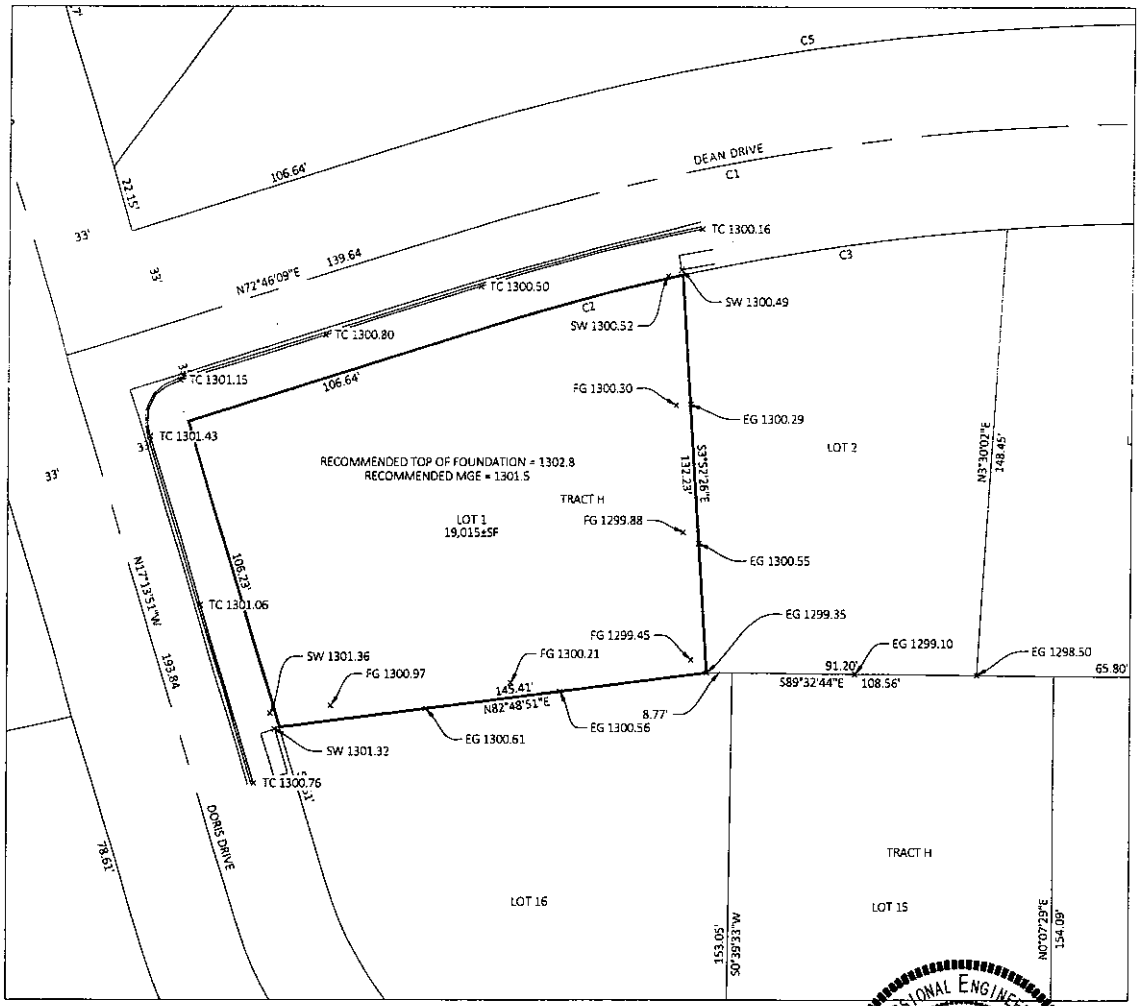
3. THE RECOMMENDED MINIMUM GROUND ELEVATION (MGE) AT THE REAR OF THE HOUSE PROVIDES A MINIMUM OF 2 FEET OF ELEVATION DIFFERENCE FROM THE LOWEST REAR LOT ELEVATION TO THE LOWEST ELEVATION ADJACENT TO THE HOUSE. THE MGE MAY NEED TO BE ADJUSTED TO A GREATER AMOUNT DEPENDING ON THE FINAL HOUSE PLAN.

4. TOP OF FOUNDATION ELEVATION SHALL BE 2' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE HOUSE. THE TOP OF FOUNDATION ELEVATION LISTED IS BASED ON THE HOUSE FACING DEAN DRIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLAN ARE RECOMMENDED ELEVATIONS AND MAY NEED TO BE ADJUSTED TO MEET CERTAIN UNFORESEEN CONDITIONS.

6. ALL ELEVATIONS LISTED ARE ON THE NAVD88.

EG 1300.00 = EXISTING GROUND ELEVATION 03/01/2021
TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 03/01/2021
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
SW 1300.00 = TOP OF SIDEWALK ELEVATION 03/01/2021
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF HOUSE



ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR DO HEREBY CERTIFY THAT THE FOLLOWING GRADING PLAN WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE:_____

BY:_____

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
REG. NO.
8295
NATHAN L.
JIBBEN
SOUTH DAKOTA

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC.,
6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

DAVISON COUNTY / WILD OAK ADDITION /LAND PROJECTS/70052/DWG/Plat Drawing 3D 2-16-21 Lot 1 Tract H

PLAT OF

LOT 1 IN TRACT H,
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 1 IN TRACT H,
WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 1 IN TRACT H, 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 1 IN TRACT H, 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 1 IN TRACT H, 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 1 IN TRACT H, 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.

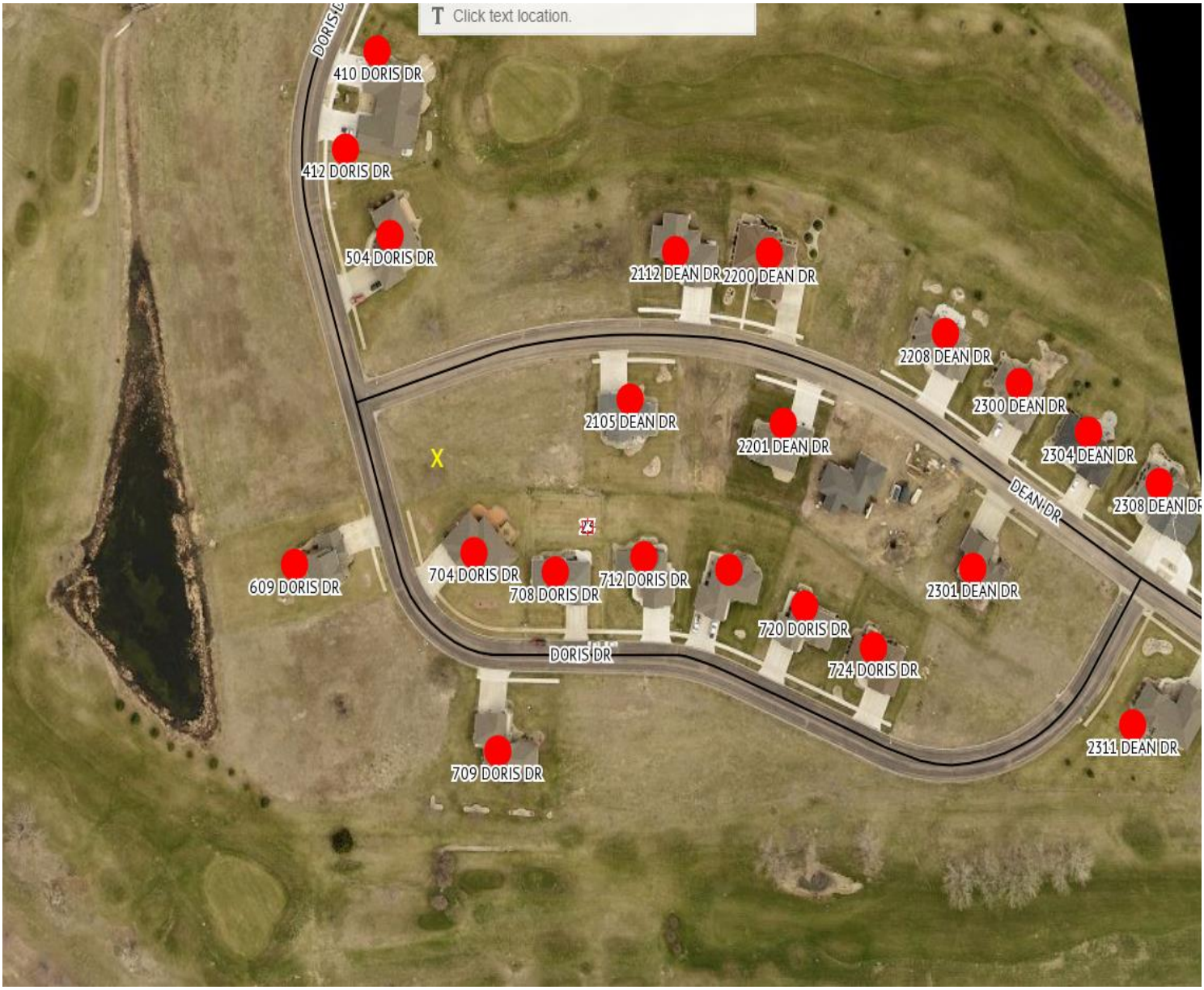
_____
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

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


Click text location.
410 DORIS DR
412 DORIS DR
504 DORIS DR
2112 DEAN DR
2200 DEAN DR
2208 DEAN DR
2300 DEAN DR
2304 DEAN DR
2308 DEAN DR
2105 DEAN DR
2201 DEAN DR
DEAN DR
609 DORIS DR
704 DORIS DR
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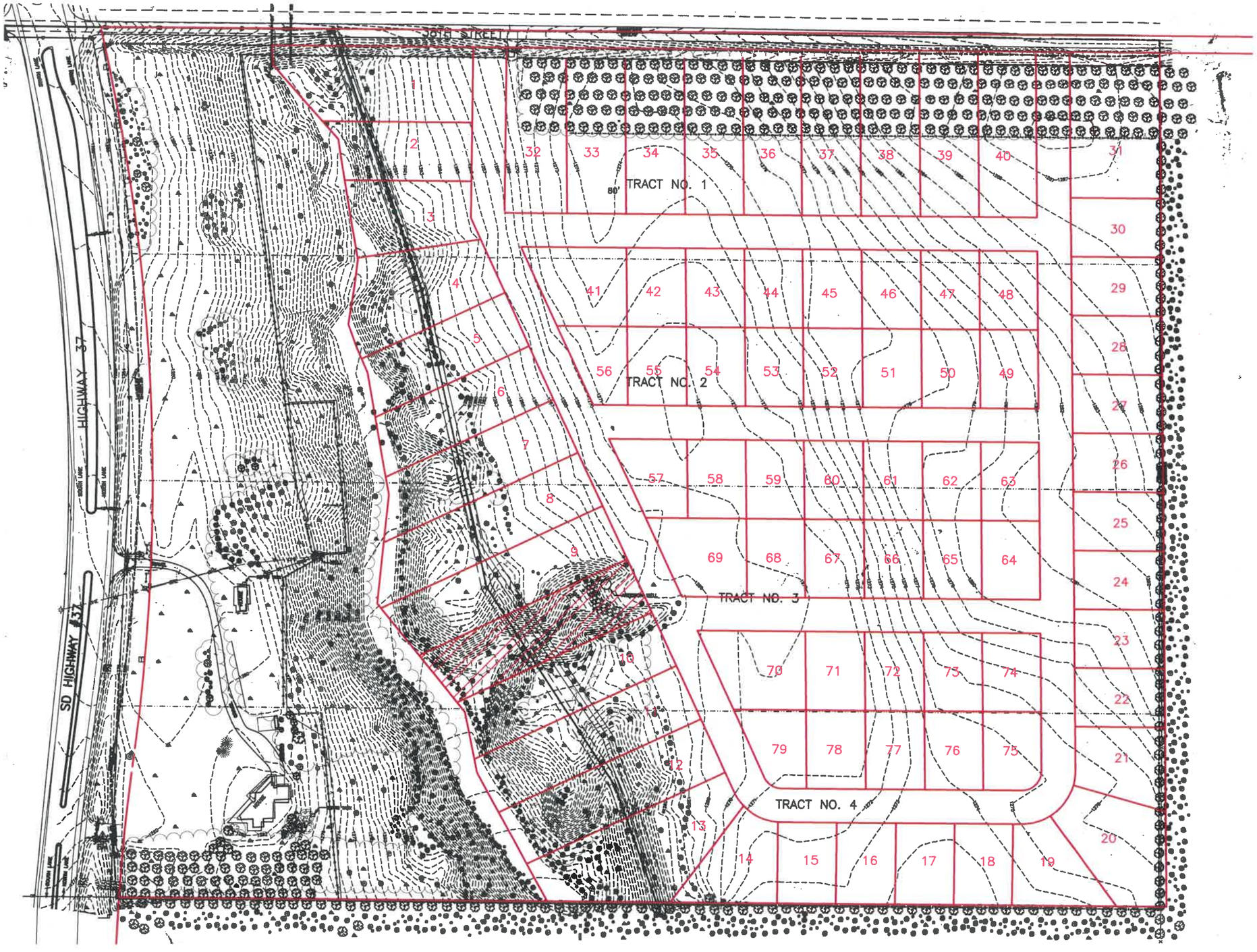
724 DORIS DR
DORIS DR
709 DORIS DR
2311 DEAN DR



N

15568–Fosness Development
11x17 Scale: 1" = 200'
Date: 3/04/21

79 TOTAL LOTS

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

G:\Files\CAD\Land Project R2 (Job #'s 15000+)\15568-Fosness Chris Master Plan 2021\15568-Fosness Chris Master Plan 2021.dwg, MASTER PLAN 2021 11x17, 3/4/2021 10:55:39 AM, rpuepke

15568–Fosness Development
11x17 Scale: 1" = 200'
Date: 3/04/21

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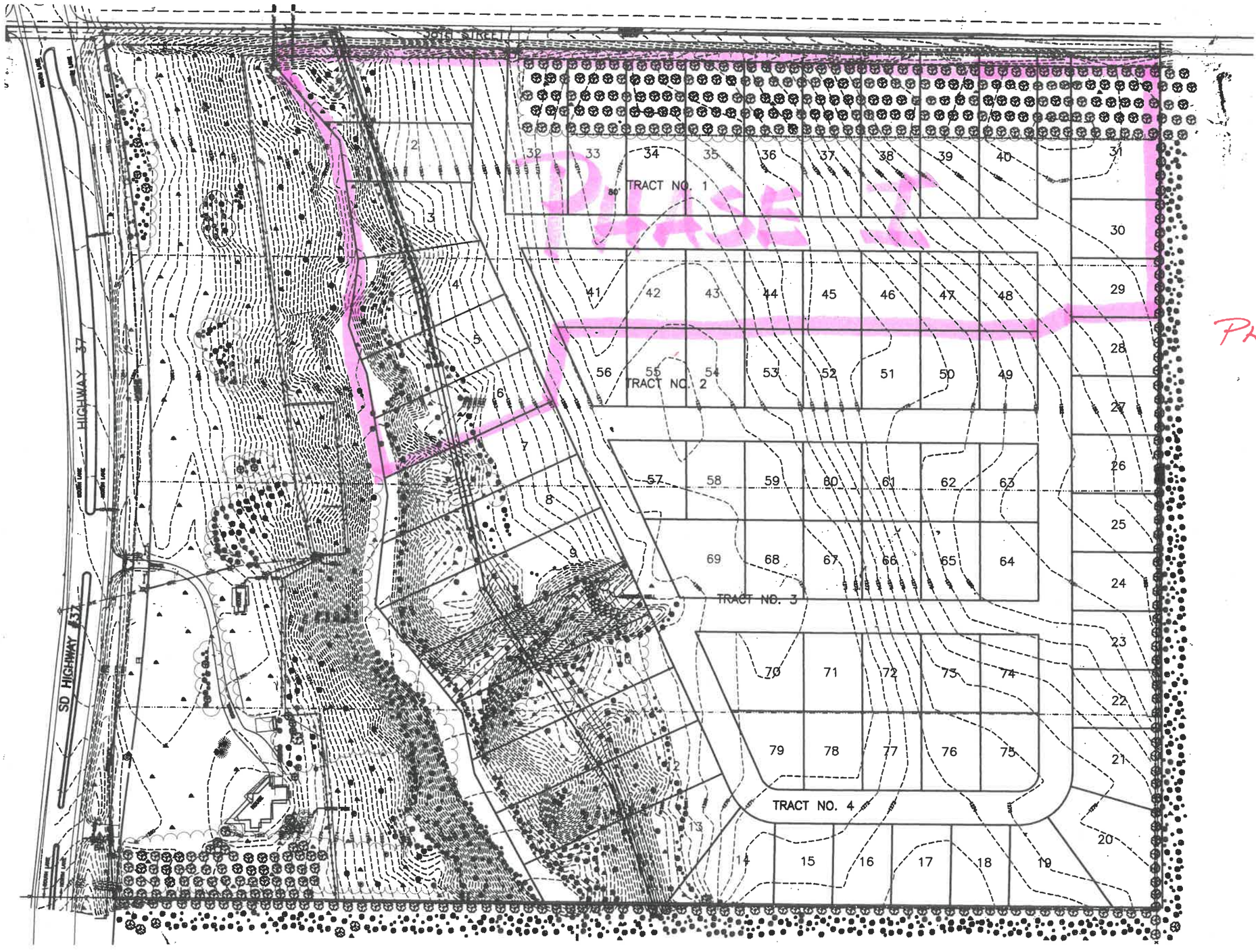

15568–Fosness Development
11x17 Scale: 1" = 200'
Date: 3/04/21

79 TOTAL LOTS

PHASE I - 26 LOTS

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Engineers, Planners and Surveyors
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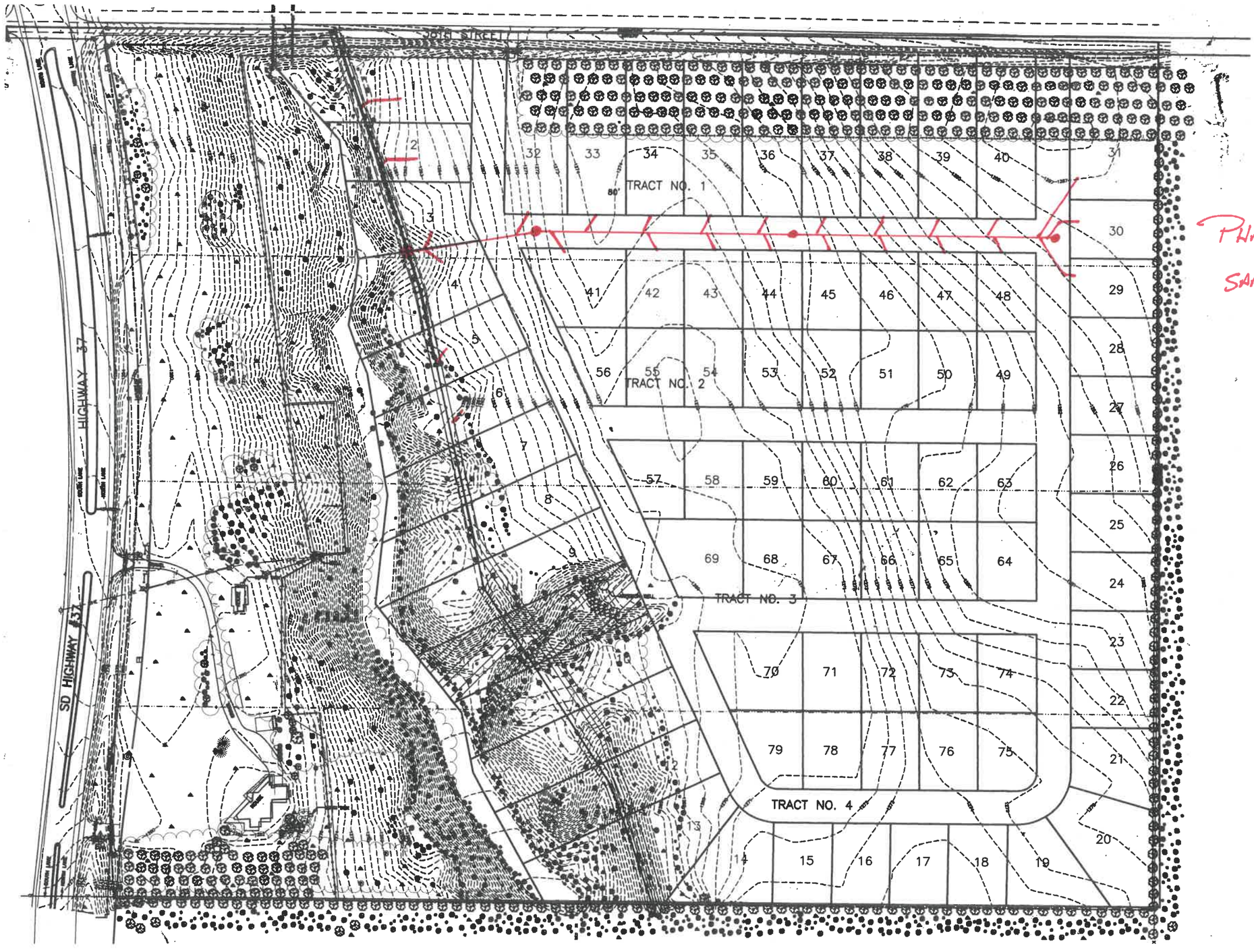

N

15568–Fosness Development
11x17 Scale: 1" = 200'
Date: 3/04/21

PHASE I
SANITARY SEWER

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

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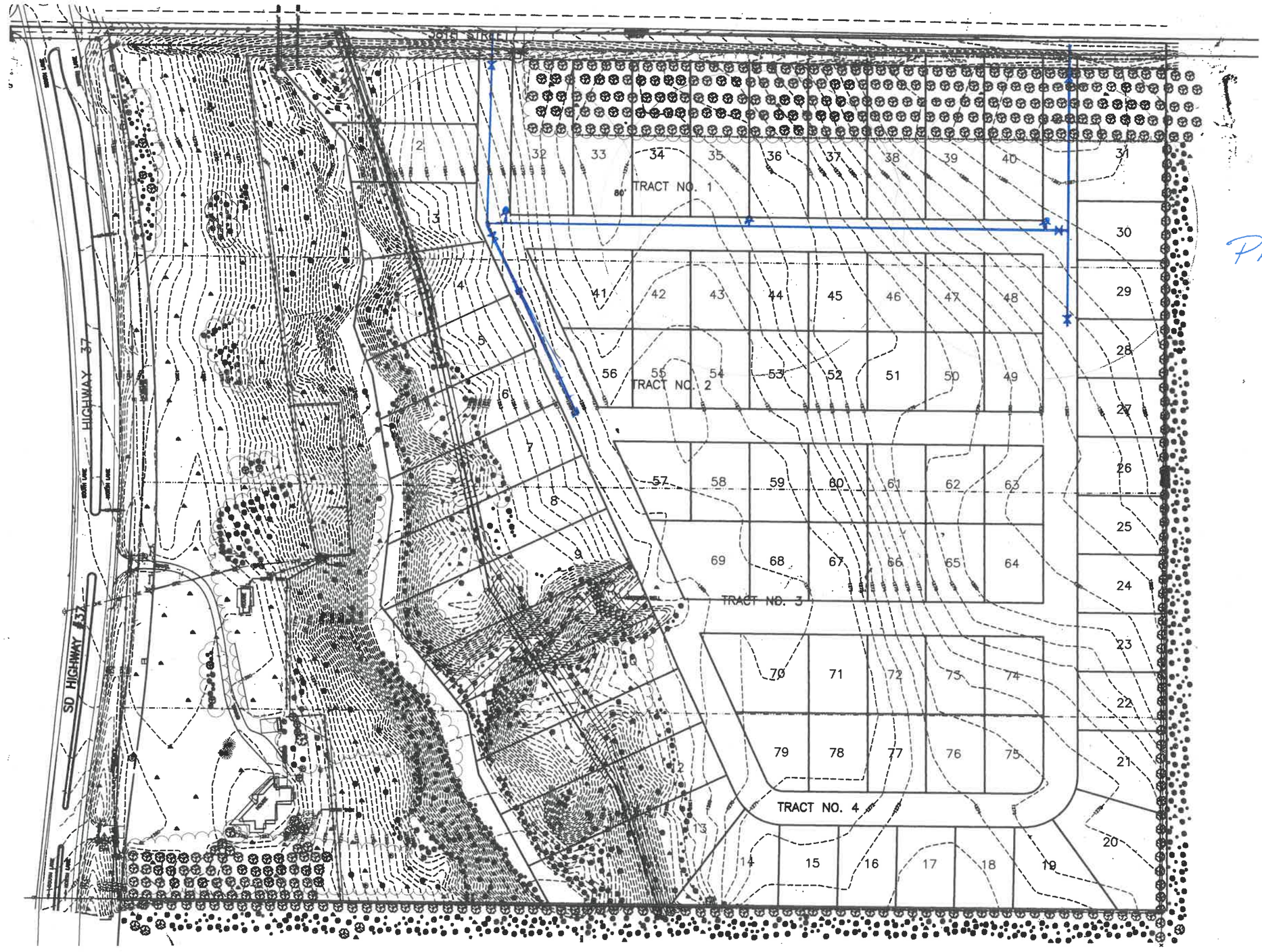

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15568–Fosness Development
11x17 Scale: 1" = 200'
Date: 3/04/21

PHASE I
WATER

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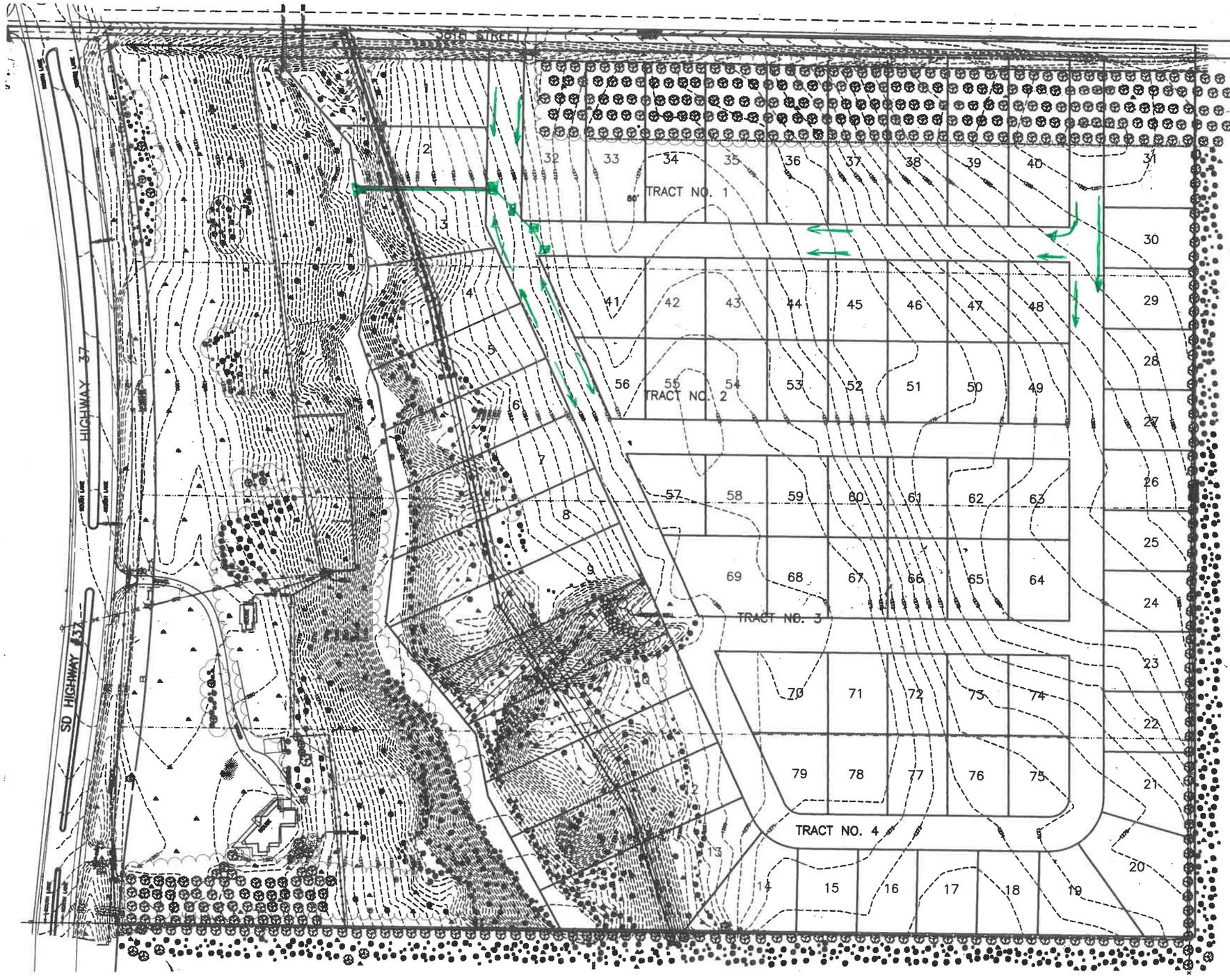

15568–Fosness Development
11x17 Scale: 1" = 200'
Date: 3/04/21

PHASE I
DRAINAGE

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

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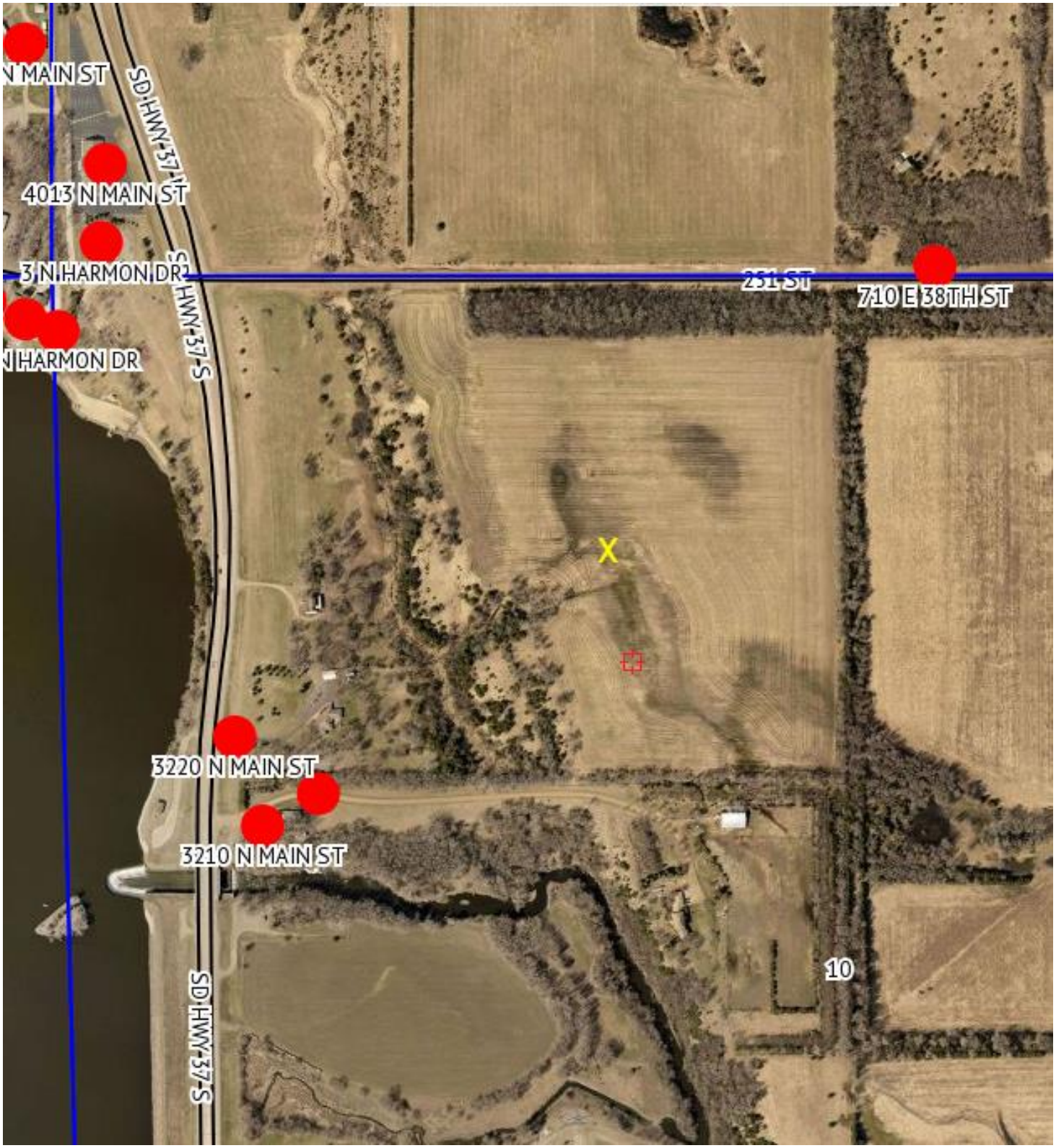
N MAIN ST
SD HWY 37 N
4013 N MAIN ST
3 N HARMON DR
SD HWY 37 S
N HARMON DR
251 ST
710 E 38TH ST
X
3220 N MAIN ST
3210 N MAIN ST
SD HWY 37 S
10