

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
MARCH 22, 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: March 8, 2021 Meeting**

Documents:

[382021CITYPLANNINGCOMMINUTES.PDF](#)

- 6. Schedule Next Meeting: April 12, 2021**
- 7. Plan Approval: Dale's A-1 Transmission, 1100 S Burr St, Highway Oriented Business District**

Documents:

[LONGPLANS.PDF](#)

- 8. Variance: Ryan Kirkpatrick, 823 E 5th Ave,**
Ryan Kirkpatrick has applied for a side-yard on a corner variance of 11 feet vs. 20 feet as required to construct a new home at 823 E 5th Ave, legally described as Lot 1, Block 11, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[APPKIRKPATRICK.PDF](#)
[PLANKIRKPATRICK.PDF](#)
[NOHKIRKPATRICK.PDF](#)
[NEIGHBORSKIRKPATRICK.PDF](#)
[AERIAL823E5THAVE.PDF](#)

- 9. Conditional Use Permit: Nancy Getty, 1511 Pebble Beach Road**
Nancy Getty has applied for a conditional use permit to operate a family residential childcare center in her home at 1511 Pebble Beach Road, legally described as Lot 6, Block 5, Lakeview 1st Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[GETTYAPP.PDF](#)
[GETTYNOH.PDF](#)
[GETTYNEIGHBORS.PDF](#)
[GETTYLETTERS.PDF](#)
[AERIAL1511PEBBLEBEACH.PDF](#)

- 10. Plat: A Plat Of Lot 1, Block 5A, A Subdivision Of Block 4 Of Westwood First Addition In The NW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOT15AWESTWOOD.PDF](#)
[AERIAL1B5AWESTWOOD.PDF](#)

- 11. Plat: Tract 1 Of Carstensen Addition An Addition In The Northeast Quarter (NE 1/4) Of Section 2, Township 103 North, Range 61 West Of The 5th P.M., Davison County, South Dakota**

Documents:

[PLATCARTENSENS.PDF](#)
[AERIALCARTENSENPLAT.PDF](#)

12. OTHER BUSINESS:

- 13. 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.

14. 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
March 8, 2021

NOT APPROVED

Chairman Larson called the March 8, 2021 City Planning Commission Meeting to order at 12:00 PM in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

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

Member Absent: Genzlinger

Staff Present: Putnam, Schroeder, T, Johnson, J. Johnson, London, Ellwein, and Sandoval

Declaration of Conflicts: Penney #8, Jirsa #7, and Sonne #13

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

Approval of Minutes: Motion by Osterloo, seconded by Penney to approve the minutes of the February 22, 2021 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Osterloo to schedule the next meeting for March 22, 2021. All members present voting aye, motion carried.

Variance: MPR Real Estate Holdings LLC (Pizza Ranch) has applied for a parking space variance of 73 spaces vs 78 spaces as required located at the property at 502 E Norway Ave, legally described as Lot S-11, Replat of Lot S, NW ¼ of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business District. The property owner was present to answer questions. Larry Jirsa, architect, presented the proposal. He stated that the owner will be acquiring additional property for the purposes of adding more parking at a later date. The addition will be placed on the existing parking lot. Letters to the neighboring property owners were sent and a public notice was published in the local newspaper. No one testified in opposition. When additional parking is added, the city will require a drainage plan. The owner would like to commence construction as soon as possible. Motion by Molumby, seconded by Osterloo to recommend the Board of Adjustment approve the variance with the stipulation that if additional parking is not installed within a year, then the city will review the variance. Also, that one additional with a total three handicapped spaces be identified. Roll Call: Osterloo yes, Molumby yes, Larson yes, Penney yes, Sonne yes, Jirsa abstain, Genzlinger absent. Motion carried 5 yes, 1 abstaining, and 1 absent.

Variance: David Baker has applied for a side-yard variance on a corner variance of 8 feet vs 15 feet as required, a back yard variance of 24 feet vs. 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 and living space. The property is located at 400 W 14th Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential Addition. The applicant was present to answer questions. He indicated that no business activity will take place at the property, it will be used only for residential purposes. Letters to the neighbors and a public notice has been sent to the local newspaper. The commissioners reviewed the written correspondence. The applicant said the new addition will be in further (off Sanborn) than the existing house.

Osterloo questioned if the variance is a hardship. Motion by Jirsa, seconded by Larson to recommend the Board of Adjustment approve the variance. Roll Call: Osterloo no, Sonne yes, Larson yes, Molumby yes, Jirsa yes, Penney abstain, Genzlinger absent. 4 Yes 1 No 1 abstain 1 absent, motion carried.

Plat: A Plat of Tract 2 of Amy's Addition in the SW ¼ of the SE ¼ of the Section 35, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota. This plat is outside the city's zoning jurisdiction, but within the 3 mile platting area. Motion by Molumby, seconded by Penney to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, Block 6 of Woodland Heights First Addition, A Subdivision of Lot 3, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County. The plat appears to follow the master plan. Motion by Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 5-B, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Osterloo, seconded by Sonne to approve the plat. Roll Call: Sonne yes, Osterloo yes, Penney yes, Larson yes, Jirsa yes, Molumby yes, Genzlinger absent. 6 yes 1 absent.

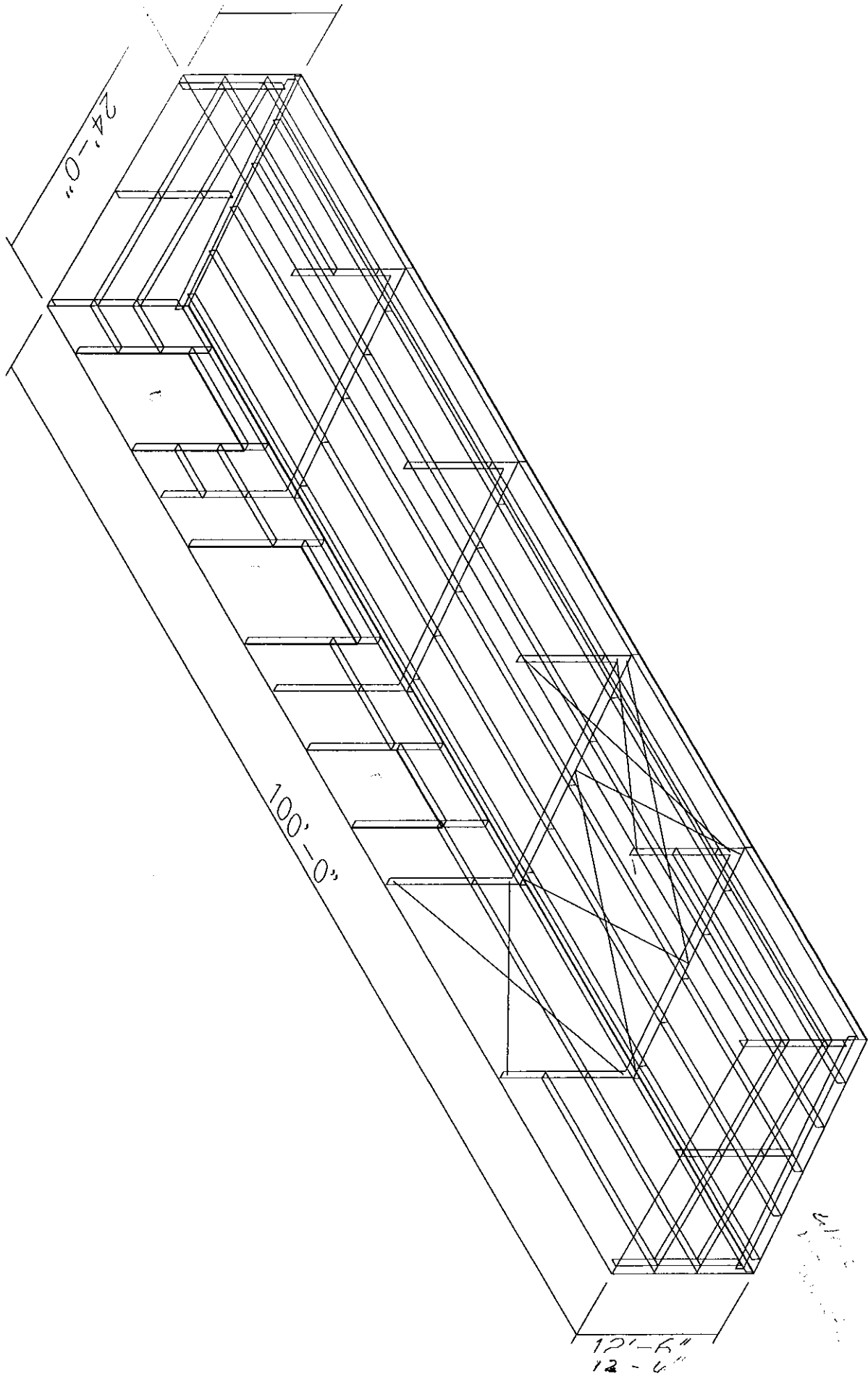
Plat: A Plat of Lot 1 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. This plat appears to follow the master plan. Motion by Penney, seconded by Jirsa to approve the plat as presented. All members present voting aye, motion carried.

Master Plan Approval: Dan Boehmer, Ethan Co-op Lumber, presented a master plan of a development of 79 lots to single family housing construction. The project will be utilizing city services and will be annexed in phases. The property will be rezoned from UD Urban Development to most likely R1 Single Family Residential. Access and drainage were discussed. Boehmer said they are considering placing covenants on the lots. A developers agreement will formalized at a later date. Motion by Jirsa, seconded by Osterloo to approve the plan. All members present voting aye, except Sonne abstained.

Public Input: none

Chairman Larson adjourned the meeting at 12:40 PM

10'-6"



1:30



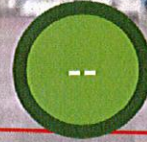
ON  HUNT



50 ft

43.69997, -98.01749

Elevation 1309 ft



LONG
BROTHERS
LLC

Handwritten blue ink scribbles and lines over the map area.



Map Layers



Offline Maps



My Content



Map Tools



Tracker

APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Ryan Kirkpatrick are hereby is making an application for a side-yard on a corner variance of 11 feet vs 20 feet as required for construction of house pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 1, Block 11, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota
(823 E. 5th Ave.)

The said real property is zoned (R2) Single Family Residential District

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

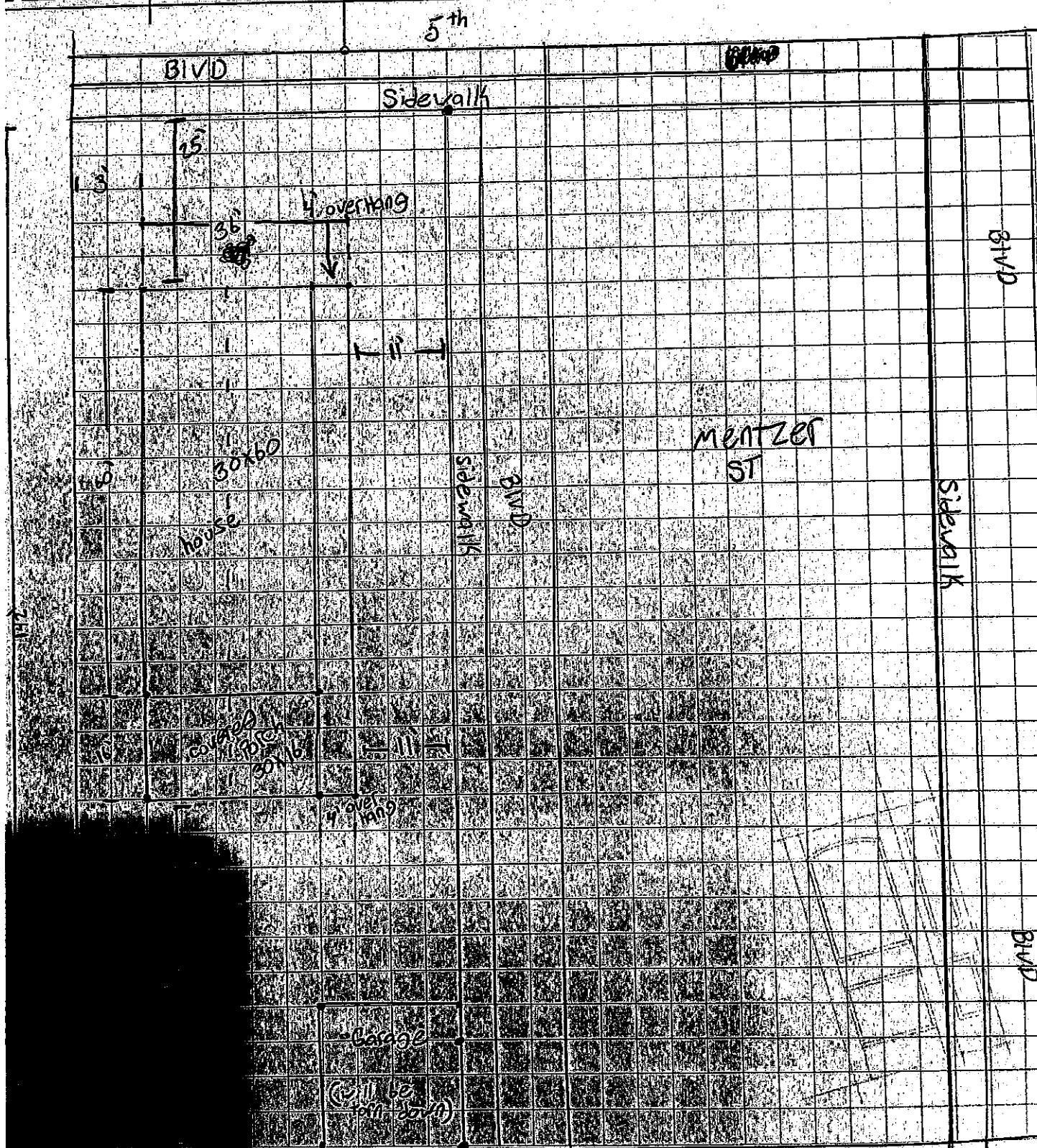
Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 4th of March, 2021.

Ryan Kirkpatrick
APPLICANT




OWNER



NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Ryan Kirkpatrick has applied for a side-yard on a corner variance of 11 feet vs. 20 feet as required to construct a new home at 823 E 5th Ave, legally described as Lot 1, Block 11, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, March 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 5, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 4th day of March, 2021.

Michelle Bathke

Finance Officer

Publish Once March 10 , 2021

Approximate Costs:

MATTHEW & DIANA EVERS
2403 DEAN DR
MITCHELL SD 57301

CHAD HOLMBERG
905 E 5TH
MITCHELL SD 57301

JAMES & WENDY KLEMETSRUD
909 E 5TH
MITCHELL SD 57301

KATHRY COHRT CROCKETT TRUST
404 N LOCUST AVE
SIOUX FALL SD 57103

JERRY & KELLIE HILTON
904 E 5TH AVE
MITCHELL SD 57301

TAYLOR & LOGAN RISSE
908 E 5TH
MITCHELL SD 57301

DERALD & MARI PAHL
818 E 5TH
MITCHELL SD 57301

HANSEN HOMES & RENTAL
47152 276TH ST
HARRISBURG SD 57032

ERIC ZILLA
808 E 5TH
MITCHELL SD 57301

MELISSA OLSON
TRAVIS KRIENS
819 E 5TH
MITCHELL SD 57301

JOEL RANG
805 E 5TH
MITCHELL SD 57301

CLARK & CHAROLA MARTINEK
PO BOX 1103
MITCHELL SD 57301

EARL & BARBARA VANDEVER
820 E 4TH
MITCHELL SD 57301

MERCEDES DALTON
816 E 4TH
MITCHELL SD 57301

JODI ZASTROW
812 E 4TH
MITCHELL SD 57301

KELLY WESSELS
CRAIG KELLY
808 E 4TH
MITCHELL SD 57301

EUGENE & DONNA FARRIS
900 E 4TH
MITCHELL SD 57301

KENNETH & JILL JOHNSON
40446 254TH ST
MITCHELL SD 57301



NIMENZER ST

E 5TH AVE

805 E 5TH AVE

819 E 5TH AVE

823 E 5TH AVE

22

NIMENZER ST

901 E 5TH AVE

APPLICATION FOR CONDITIONAL USE PERMIT

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

The undersigned applicant(s) Nancy Getty is hereby making an application for a conditional use permit pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 6, Block 5, Lakeview 1st Addition, City of Mitchell, Davison County, South Dakota (1511 Pebble Beach Road)

Applicant(s) Nancy Getty of the above-described real estate, request(s) to operate a childcare center in her home. The said real property is zoned (R2) Single Family Residential District.

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

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

Dated this 1st of March, 2021.

Nancy Getty
APPLICANT

Nancy Getty
OWNER

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Nancy Getty has applied for a conditional use permit to operate a family residential childcare center in her home at 1511 Pebble Beach Road, legally described as Lot 6, Block 5, Lakeview 1st Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, March 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 5, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 4th day of March, 2021.

Michelle Bathke

Finance Officer

Publish Twice March 10 & March 24, 2021

Approximate Costs:

NANCY GETTY
1511 PEBBLE BEACH
MITCHELL SD 57301

DR. BRIAN & SUSAN TJARKS
1507 PEBBLE BEACH
MITCHELL SD 57301

DONNA WRIGHT
1441 PEBBLE BEACH
MITCHELL SD 57301

GREGORY & LEA JOY GEPPERT
1513 PEBBLE BEACH
MITCHELL SD 57301

RILEY HECK
1520 PEBBLE BEACH
MITCHELL SD 57301

DOUGLAS & ELLA MAE GOEHRING
1514 PEBBLE BEACH
MITCHELL SD 57301

MAURINE UHRE
1512 PEBBLE BEACH
MITCHELL SD 57301

PAMELA HANNA
1510 PEBBLE BEACH
MITCHELL SD 57301

BRUCE & MONA WARD
1508 PEBBLE BEACH
MITCHELL SD 57301

BIRCH & TIFFANY ROBBINS
1504 PEBBLE BEACH
MITCHELL SD 57301

GREGORY & PATRICIA KOGEL
1420 W 23RD
MITCHELL SD 57301

SHAUN & AMBER VAN OORT
1400 W 23RD
MITCHELL SD 57301

KELLY & JOAN PFAFF
1500 W 23RD
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



March 10, 2021

TO WHOM IT MAY CONCERN: Nancy Getty has applied for a conditional use permit to operate a family residential childcare center in her home at 1511 Pebble Beach Road, legally described as Lot 6, Block 5, Lakeview 1st Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE HEREBY NOTIFIED, The City Planning Commission will be conducting a hearing on this application on Monday, March 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 5, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Brian + Susan Tjarks
OWNER

1501 Pebble Beach Rd
ADDRESS

X APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:

March 10, 2021

TO WHOM IT MAY CONCERN: Nancy Getty has applied for a conditional use permit to operate a family residential childcare center in her home at 1511 Pebble Beach Road, legally described as Lot 6, Block 5, Lakeview 1st Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE HEREBY NOTIFIED, The City Planning Commission will be conducting a hearing on this application on Monday, March 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 5, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

☒ We Bruce Ward & Mona Ward
OWNER

1508 Pebble Beach Rd Mitchell, SD 57301

ADDRESS

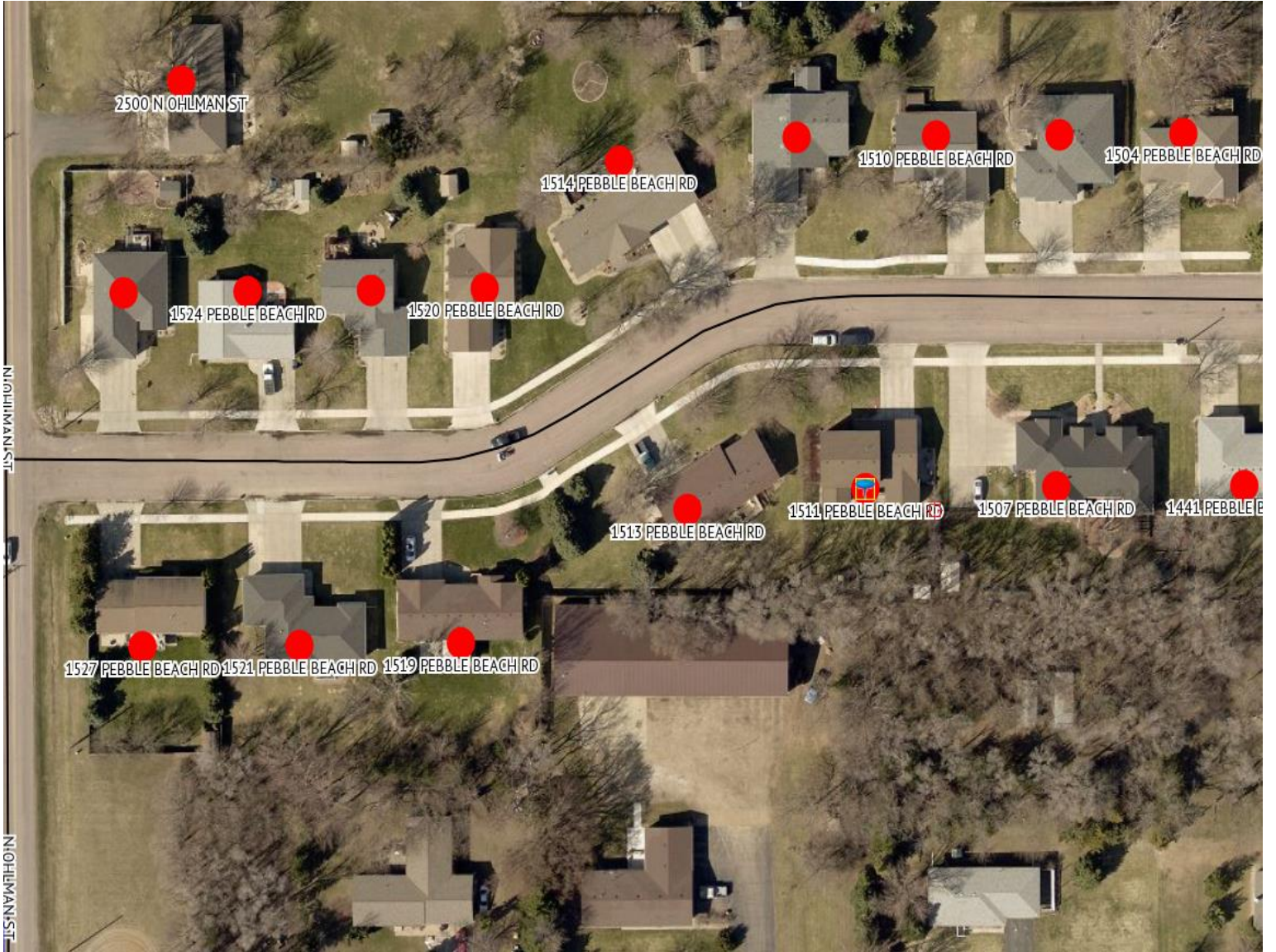
☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

We are happy to see a
daycare in our neighborhood!
It is a much needed service.
Thank You



2500 NOHLMAN ST

1514 PEBBLE BEACH RD

1510 PEBBLE BEACH RD

1504 PEBBLE BEACH RD

1524 PEBBLE BEACH RD

1520 PEBBLE BEACH RD

1513 PEBBLE BEACH RD

1511 PEBBLE BEACH RD

1507 PEBBLE BEACH RD

1441 PEBBLE BEACH RD

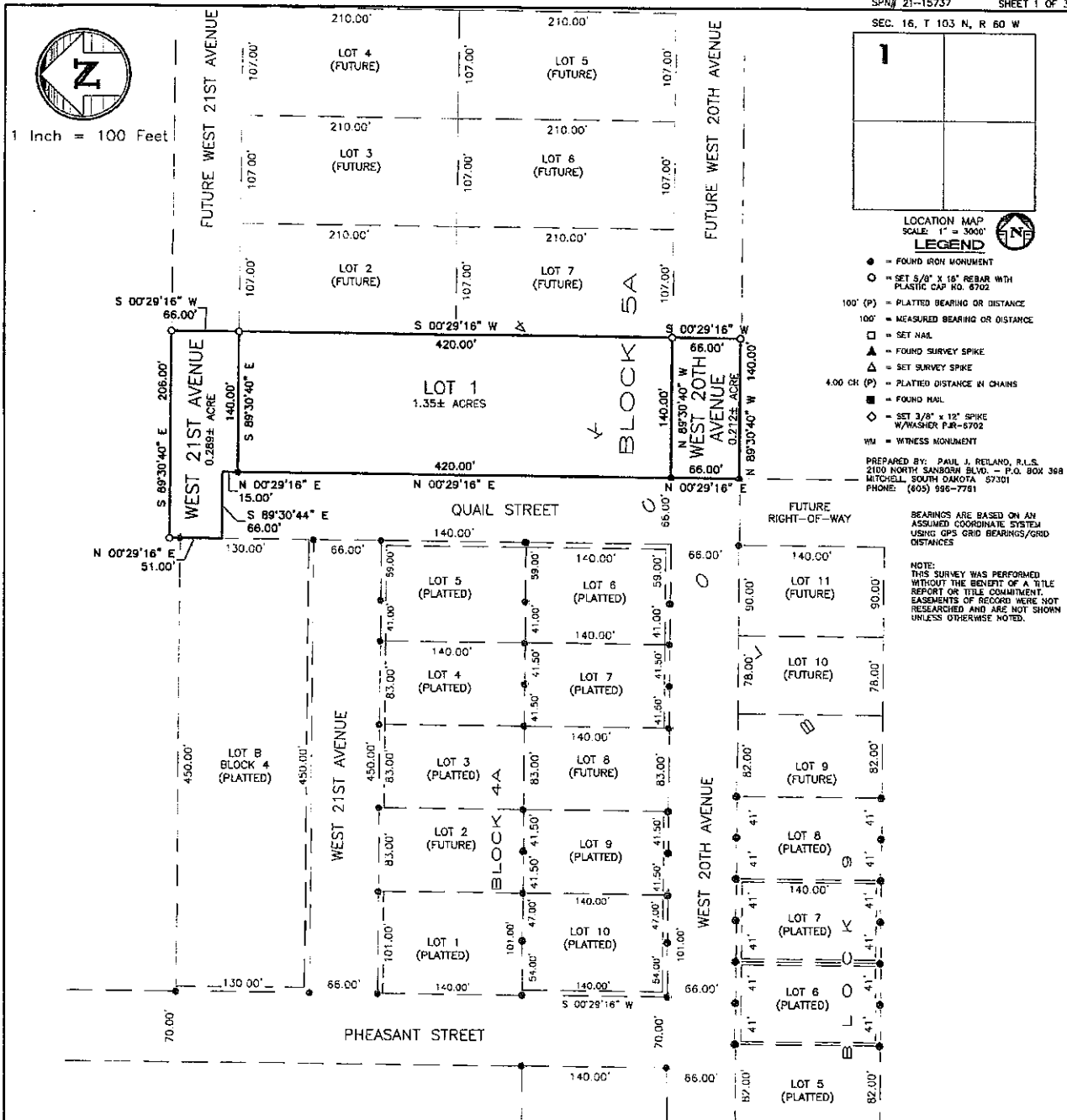
1527 PEBBLE BEACH RD

1521 PEBBLE BEACH RD

1519 PEBBLE BEACH RD

NOHLMAN ST

NOHLMAN ST



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

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 10, 2021, survey those parcels of land described as follows: LOT 1, BLOCK 5A, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ 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



Finance Officer/Deputy Finance Officer of the City of Mitchell

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 _____

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

Director of Equalization/Deputy Director of Equalization of Davison County

Date _____

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

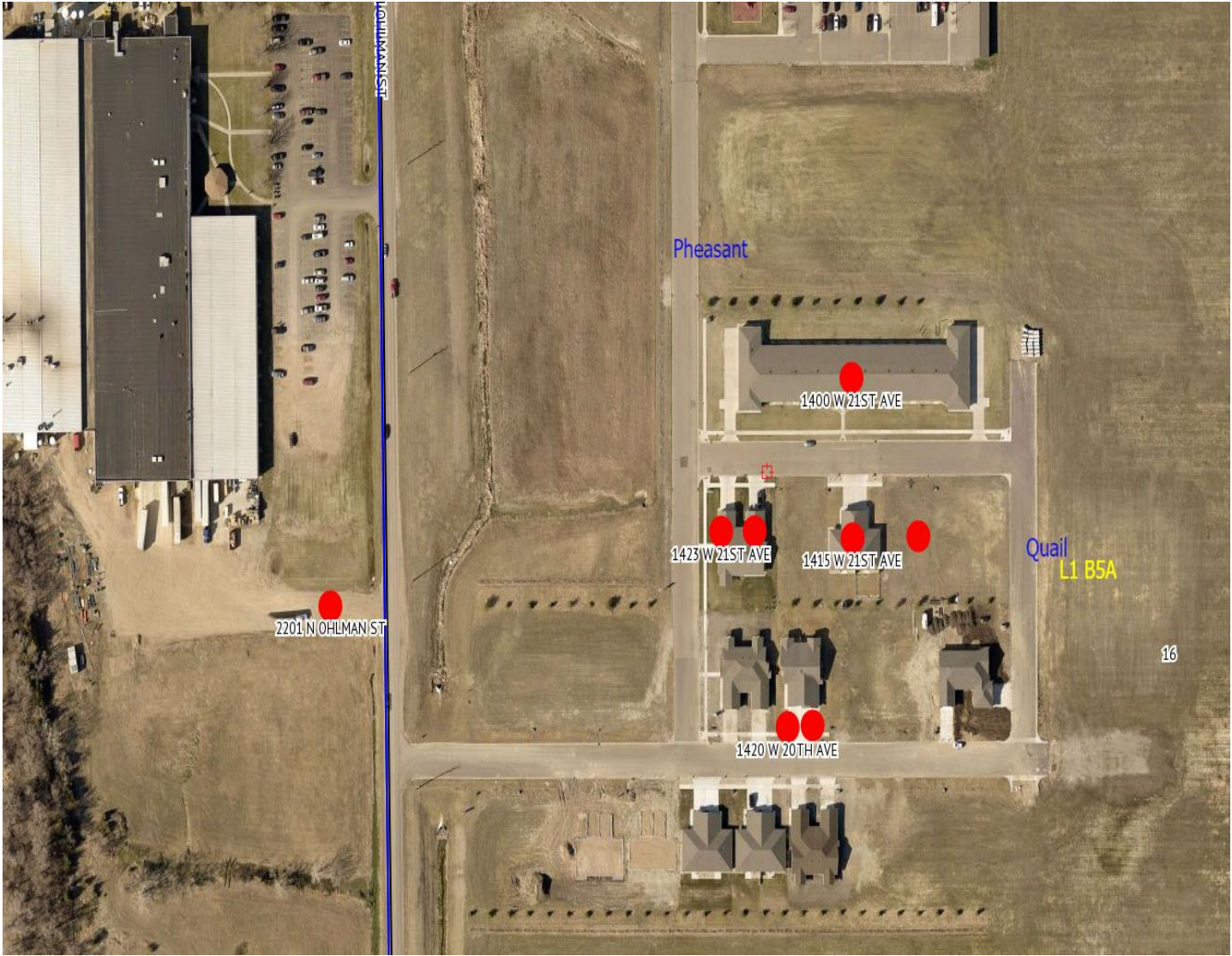
SPN

& Associates

Engineers, Planners and Surveyors

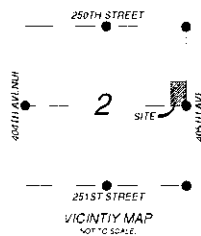
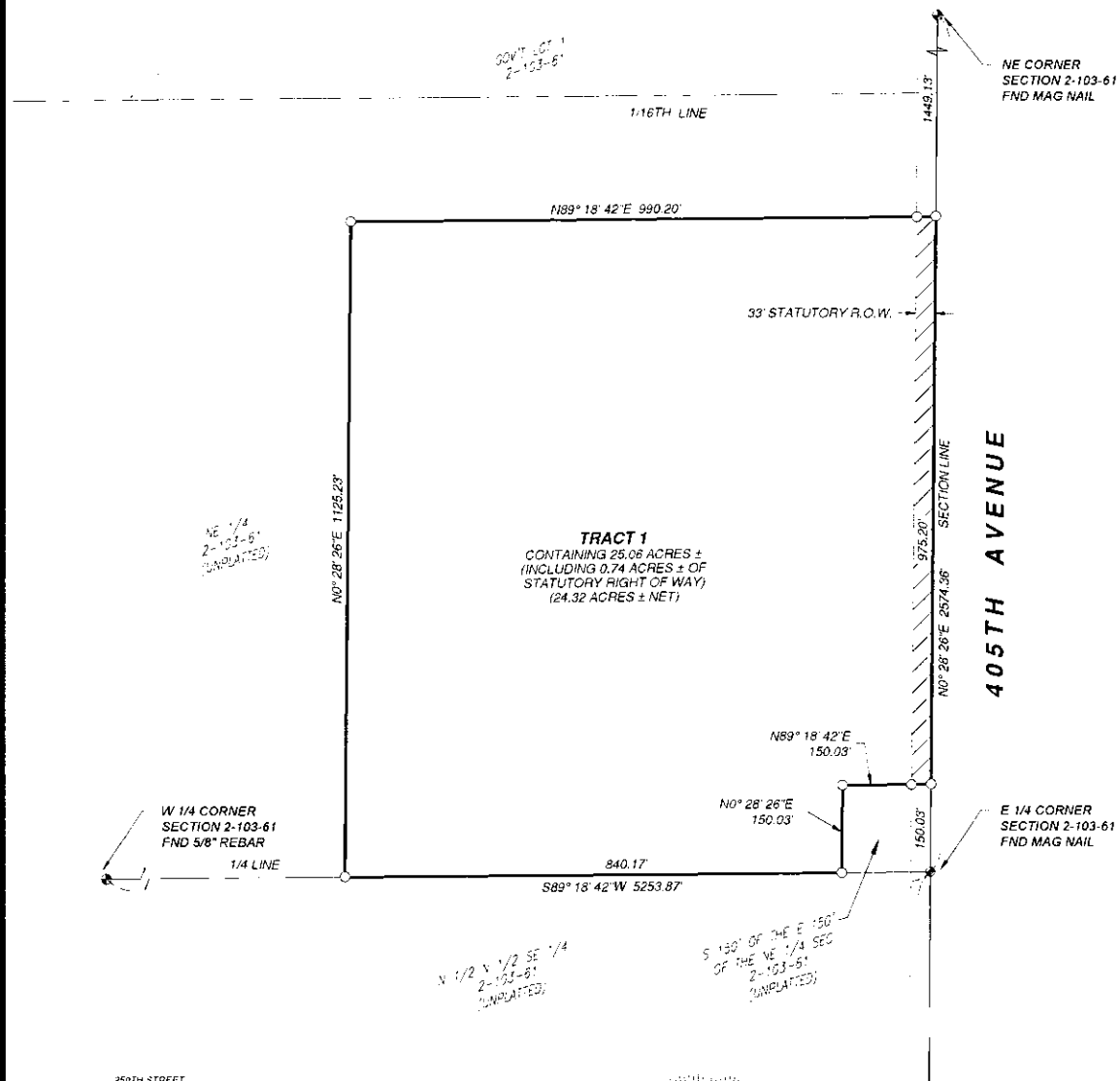
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015





TRACT 1 OF CARSTENSEN ADDITION

AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH,
 RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	FOUND SURVEY MONUMENT AS NOTED
	SET NO. 5 REBAR W/ CAP RLS NO. 8298 UNLESS NOTED OTHERWISE
	CADASTRAL CORNER AS NOTED

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.
2. ALL DISTANCES ARE GROUND.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED.

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 CARSTENSEN ADDITION

AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2,
 TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M.,
 DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 21007
 DATE: 03/09/2021
 DRAWN BY: RDK
 CHECKED BY: BMK
 SHEET NO.: 1 OF 3

PROJ. NO.: 21007
DATE: 03/09/2021
DRAWN BY: RDK
CHECKED BY: BMK
SHEET NO: 2 OF 3

TRACT 1 OF CARSTENSEN ADDITION

AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH,
RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 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 CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 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

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

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

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 CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 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

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 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

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

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 CARSTENSEN ADDITION

AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2,
TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 21007
DATE: 03/09/2021
DRAWN BY: RDK
CHECKED BY: BMK
SHEET NO. 3 OF 3



Scale: 1:100000 | Dates: 1/1/2020 - 1/1/2020

Map | Layers | Settings