

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

1. CALL TO ORDER:

2. ROLL CALL:

3. Election Of Officers

A. Chairperson of Planning Commission

B. Vice-Chairperson of Planning Commission

4. Declaration Of Conflicts Of Interests

5. APPROVE AGENDA:

6. Approval Of Minutes: June 28, 2021

Documents:

[PLANNING COMMISSION MINUTES 6.28.21 DRAFT.DOCX](#)

7. Schedule Next Meeting: July 26, 2021 At 12:00 PM

8. Conditional Use Permit:

Marci Stults has applied for a conditional use permit to operate a family residential childcare center in her home at 523 S Montana St, legally described as Lot 6, Block 4, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2, Single Family Residential.

Documents:

[STULTS - DAY CARE APPLICATION.PDF](#)
[NOH6.30.21.PDF](#)
[NEIGHBORS - STULTS.PDF](#)
[STULTS DAYCARE LOCATION MAP.PDF](#)

9. Plat: A Replat Of Tract A And A Portion Of Tract D, Wild Oak Golf Club Addition, In The SE1/4 Of Section 23, T103N, R60W Of The 5th P.M., Davison County, South Dakota. That Portion Of Land Shall Hereafter Be Known And Described As Lot 15 In The Replat Of Tract A And Lot 3A & Lot 3B In Tract D, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota.

Documents:

[2-PLAT-WILD OAK.PDF](#)
[PLAT LOCATION MAP.PDF](#)

10. Discussion Only: Corn Palace Estates Expansion

Documents:

[LOCATION MAP.PDF](#)

11. OTHER BUSINESS:

12. PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

13. ADJOURNMENT:

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

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
JUNE 28, 2021**

NOT APPROVED

Chairman Larson called the June 28, 2021 City Planning Commission Meeting to order at 12:00 PM (noon) in the Council Chambers, City Hall, 612 N Main Street.

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

Staff Present: Schroeder, T. Johnson, J. Johnson, Sandoval, Hegg

Conflicts of Interest: None

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

Approval of Minutes: Motion by Molumby, seconded by Jirsa to approve the minutes of the June 14, 2021 Planning Commission meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Sonne to schedule the next meeting for July 12, 2021. All members present voting aye, motion carried.

Variance: Ethan Coop On Behalf of LifeQuest, 100 E Elm

Ethan Coop has applied on behalf of LifeQuest for a side yard corner lot variance of 9 feet vs 20 feet as required to construct an addition at 100 E Elm, legally described as Lots 7, 8, 9, and 10, Block 11, Van Eps Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R-3, Medium Density Residential District.

Larson asked about the location of the lot and if it is a corner lot. Hegg gave a summary of the lot layout and did not note anything negative in regards to the lot and the proposed variance.

Larson asked if there were comments from the neighbors. Schroeder stated that there was no opposition.

Motion by Osterloo, seconded by Jirsa to recommend the Board of Adjustment approve the variance request. Roll Call: Molumby yes, Osterloo yes, Larson yes, Sonne yes, Jirsa yes, Genzlinger yes. Six yes, zero no, motion carried.

Plat: A Plat of Lots 3 and 4 of AJB Subdivision in the NE ¼ of Section 12, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

Schroeder described the location of the plat. It is on the Davison and Hanson County line but within the City's three mile jurisdiction.

Paul Reiland with SPN and Associates described the property and access.

Motion by Jirsa, seconded by Sonne to approve the plat. Roll Call: Molumby yes, Osterloo yes, Larson yes, Sonne yes, Jirsa yes, Genzlinger yes. Six yes, zero no, motion carried.

Abbott House Inc. Request to Relocate Garage/Shed

Abbott House Inc. has requested to move an existing 20' x 14' garage/shed from 1001 S Main Street to their 317 W Havens site. The 317 W Havens site is zoned HB, Highway Business.

Schroeder provided the background of the existing location of the structure and where it is to be relocated. Schroeder also stated that John Hegg has reviewed the sites and has no concerns.

John Hegg commented on his findings of the site with no issues noted.

Motion by Genzlinger, seconded by Osterloo to approve the request. Roll Call: Molumby yes, Osterloo yes, Larson yes, Sonne yes, Jirsa yes, Genzlinger yes. Six yes, zero no, motion carried.

Plan Approval: 401 N Main Street – Life Quest

LifeQuest is proposing improvements to the building previously known as the Fabric and Textile Warehouse. The property is currently zoned CB, Central Business.

Hegg gave a summary of the building and his knowledge of previous plans and what is currently proposed.

Larson asked Fire Marshal Sandoval if fire had any issues. Sandoval gave a summary of his findings. He stated they may require a stricter evacuation plan.

Genzlinger and Hegg had dialogue regarding the use of the building. No issues were identified during the conversation.

Motion by Jirsa, seconded by Molumby to approve the plan. Roll Call: Molumby yes, Osterloo yes, Larson yes, Sonne yes, Jirsa yes, Genzlinger yes. Six yes, zero no, motion carried.

Other Business: It was noted that Mark Jenniges will start as the new City Planner on July 6.

Public Comment: None

Chairman Larson adjourned the meeting at 12:17 PM.

Date



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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application due with the application.

- Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☐ **Variance** \$100 application fee due with application.

- Description of Variance: Click or tap here to enter text.

☒ **Conditional Use Permit** \$100 application fee due with application

- Description of Conditional Use: Home Daycare

This Application is for the following described real property:

Legal Description: Click or tap here to enter text. Lot 6, Block 4 of Van Eps 2nd Addition

Property Address: Click or tap here to enter text. 523 S. Montana
Mitchell SD 57301

Dated this 23rd of June, 2021

Click or tap here to enter text. Marci Stubb
APPLICANT

Click or tap here to enter text. Clarke Companies
OWNER

NOTICE OF HEARING

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

You are hereby notified that Marci Stults has applied for a conditional use permit to operate a family residential childcare center in her home at 523 S Montana St, legally described as Lot 6, Block 4, Van Eps 2nd 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, July 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, July 19, 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 24th day of June, 2021.

Michelle Bathke

Finance Officer

Publish June 30, 2021

Approximate Costs:

DUANE & SUSAN BEUKELMAN
509 S MONTANA ST
MITCHELL SD 57301

REBECCA & ANDREAS UNRUH
515 S MONTANA ST
MITCHELL SD 57301

LAVONNE KRCIL
519 S MONTANA ST
MITCHELL SD 57301

CLARKE CO LLC
47035 250TH ST
BALTIMORE SD 57003

CHELSEA SUHR
601 S MONTANA ST
MITCHELL SD 57301

CASSANDRA BIERMAN
603 S MONTANA ST
MITCHELL SD 57301

MARK & SANDI HIEB
600 S IOWA ST
MITCHELL SD 57301

DUANE & RUTH HEFFELBOWER
CLARE ANN HEFFELBOWER
3198 E MENLO AVE
FRESNO CA 93710

SCOTT KAISER
KALEENE PHILLIPS
600 S MONTANA ST
MITCHELL SD 57301

LAURIE A MARTIN
1011 CARL RD
MITCHELL SD 57301

CAROL WEISS
608 S MONTANA ST
MITCHELL SD 57301

RODNEY & SANDRA PHINNEY
520 S MONTANA ST
MITCHELL SD 57301

RACHELLE DEGEN
516 S MONTANA ST
MITCHELL SD 57301

TATE SUTHERLAND
515 S MINNESOTA ST
MITCHELL SD 57301

CORY HANSON
511 S MINNESOTA ST
MITCHELL SD 57301

MARK & BECKY GAULKE
25527 413TH AVE
MITCHELL SD 57301

BRADLEY ALLEN CLARK
40732 245TH
LETCHER SD 57359

W Birch Ave

W Birch Ave

S Iowa St

S Montana St

W Cedar Ave

Property Location

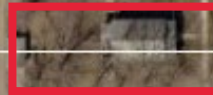
S Isadore St

W Douglas Ave

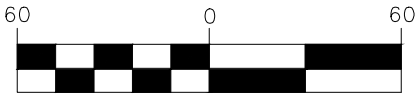
S Montana St

W Elm Ave

W El

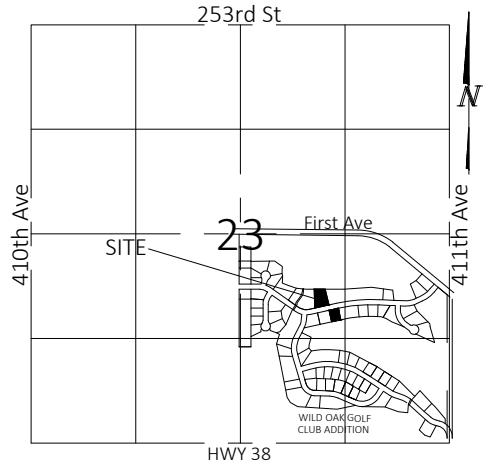


PLAT OF
LOT 15 IN THE REPLAT OF TRACT A
AND
LOT 3A & LOT 3B IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



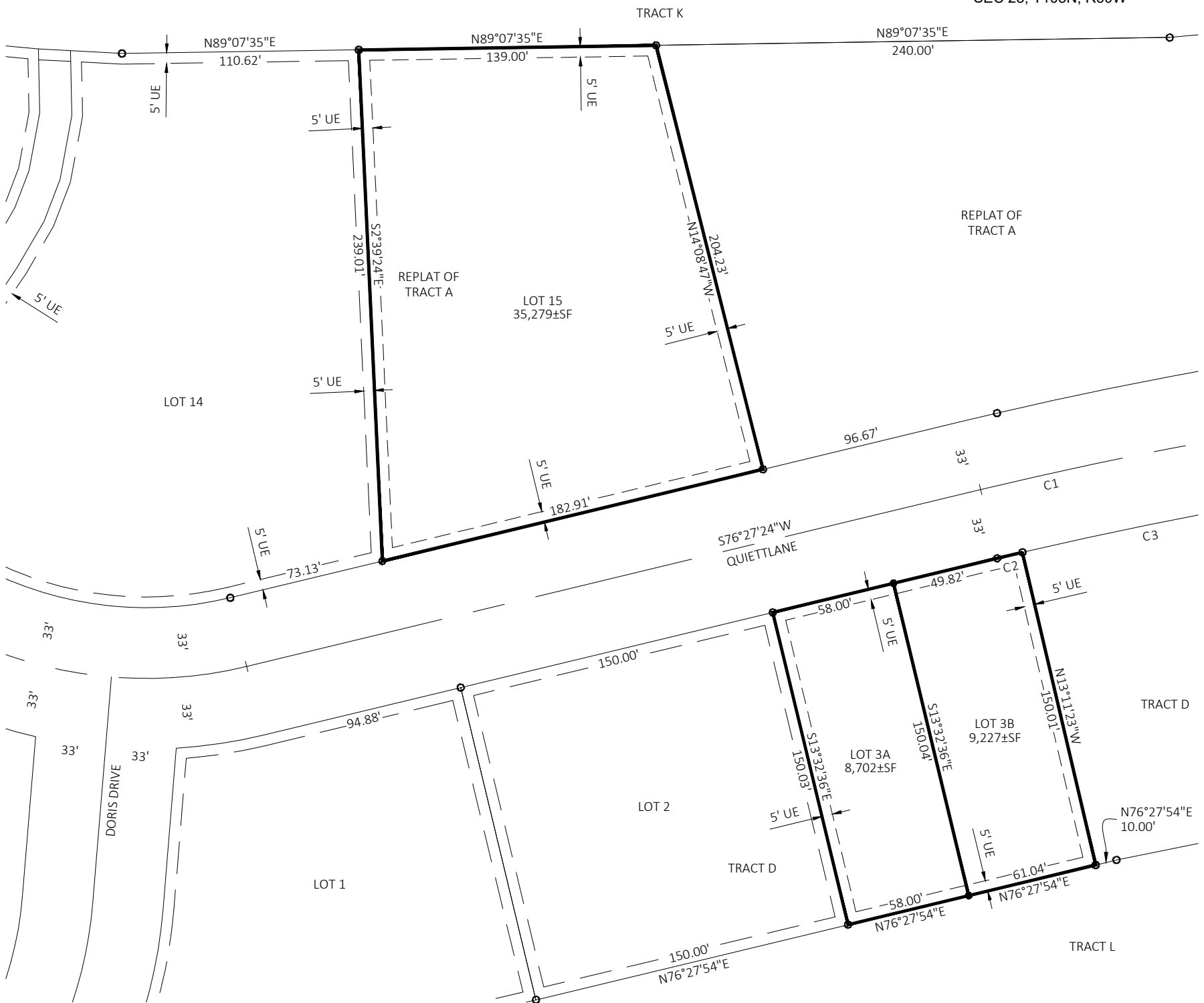
○ = FOUND IRON PIN
● = SET 5/8" REBAR W/CAP #8295
UE = UTILITY EASEMENT

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	540.81'	2000.00'	15°29'35"	539.17'	S84°12'11"W
C2	12.14'	1967.00'	0°21'13"	12.14'	S76°38'00"W
C3	120.25'	1967.00'	3°30'10"	120.23'	S78°33'42"W



VICINITY MAP

SEC 23, T103N, R60W



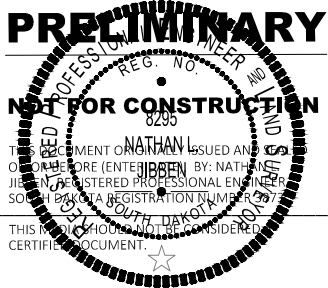
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE JULY 6, 2021, SURVEY A PORTION OF THE REPLAT OF TRACT A AND A PORTION OF TRACT D, 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 15 IN THE REPLAT OF TRACT A AND LOT 3A & LOT 3B IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 1.22 ACRES±.

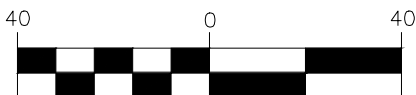
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202_____.

NATHAN L. JIBBEN, RLS 8295

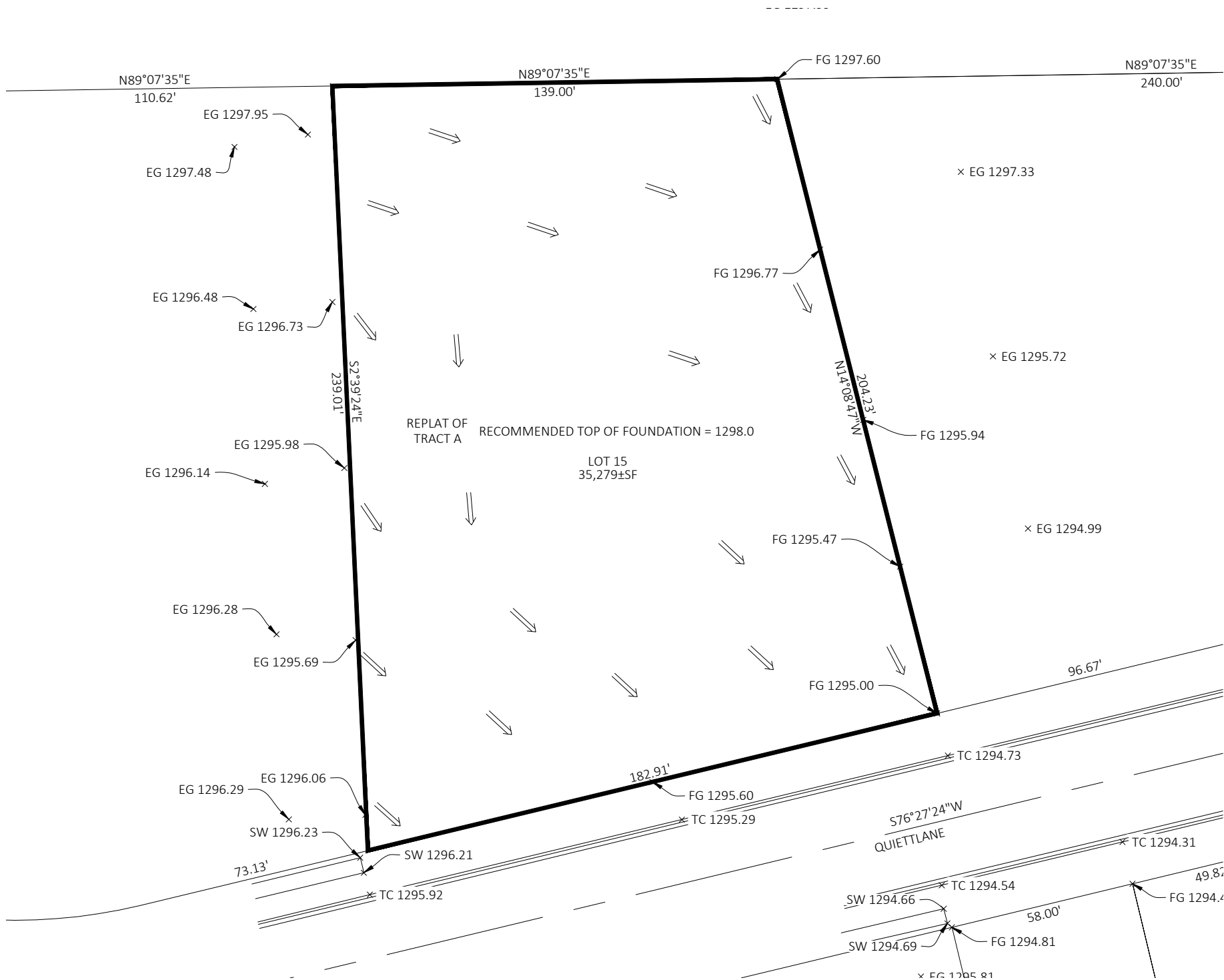


PLAT OF
LOT 15 IN THE REPLAT OF TRACT A
AND
LOT 3A & LOT 3B IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



EG 1300.00 = EXISTING GROUND ELEVATION 07/02/2021
TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 07/02/2021
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
SW 1300.00 = TOP OF SIDEWALK ELEVATION 07/02/2021
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF HOUSE
← = DRAINAGE ARROW

- NOTES:
1. PONDING WILL OCCUR ON LOT 15 DUE TO LIMITED AMOUNT OF GRADE AVAILABLE AND LOW EXISTING GRADES ALONG EXISTING IMPROVED LOTS. COORDINATING GRADING EFFORTS WITH AND ON LOT 14 WILL HELP ALLEVIATE PONDING.
 2. LOT 14 DRAINS TO AND ACROSS LOT 15. LOT 15 SHALL NOT HINDER THE DRAINAGE FROM LOT 14.
 3. DRAINAGE ARROWS SHOW RECOMMENDED DRAINAGE PATTERNS. FINAL DRAINAGE PATTERNS WILL NEED TO BE DETERMINED WITH HOUSE PLAN TO PRODUCE THE LEAST AMOUNT OF PONDING.
 4. THE MGE MAY NEED TO BE ADJUSTED TO A GREATER AMOUNT DEPENDING ON THE FINAL HOUSE PLAN AND TO PROVIDE PROPER DRAINAGE AROUND THE BACK OF THE HOUSE.
 5. TOP OF FOUNDATION ELEVATION SHALL BE 2.0' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE HOUSE.
 6. ALL ELEVATIONS LISTED ARE NAVD88.

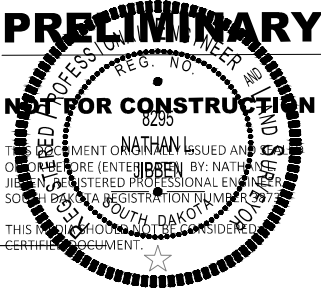


ENGINEER'S CERTIFICATE

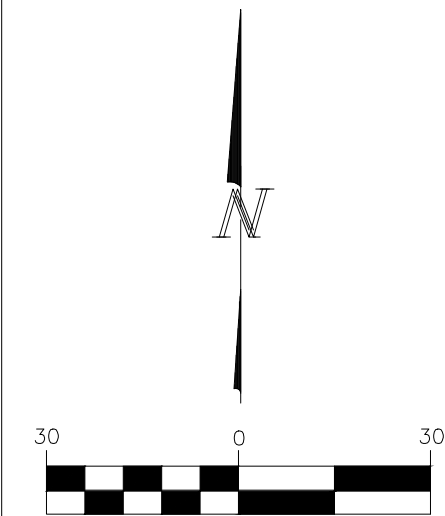
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR DO HEREBY CERTIFY THAT THE FOLLOWING GRADING PLAN WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: _____

BY: _____



PLAT OF
LOT 15 IN THE REPLAT OF TRACT A
AND
LOT 3A & LOT 3B IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



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FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
SW 1300.00 = TOP OF SIDEWALK ELEVATION 07/02/2021
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF HOUSE
← = DRAINAGE ARROW

- NOTES:
1. PONDING WILL OCCUR ALONG THE SOUTH PROPERTY LINE OF LOTS 3A & 3B DUE TO LIMITED AMOUNT OF GRADE AVAILABLE AND LOW SPOTS ALONG EXISTING IMPROVED GOLF COURSE LOT.
 2. LOT 2 DRAINS TO AND ACROSS LOTS 3A & 3B. LOT 3A & 3B SHALL NOT HINDER THE DRAINAGE FROM LOT 2.
 3. DRAINAGE ARROWS SHOW RECOMMENDED DRAINAGE PATTERNS. FINAL DRAINAGE PATTERNS WILL NEED TO BE DETERMINED WITH HOUSE PLAN.
 4. THE RECOMMENDED MINIMUM GROUND ELEVATION (MGE) AT THE REAR OF THE HOUSE PROVIDES A MINIMUM OF 2.0 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.
 5. TOP OF FOUNDATION ELEVATION SHALL BE 2.0' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE HOUSE.
 6. ALL ELEVATIONS LISTED ARE NAVD88.

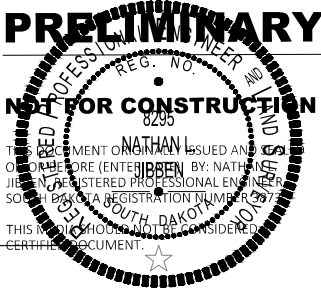


ENGINEER'S CERTIFICATE

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: _____



PLAT OF
LOT 15 IN THE REPLAT OF TRACT A
AND
LOT 3A & LOT 3B IN TRACT D,
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 15 IN THE REPLAT OF TRACT A
AND
LOT 3A & LOT 3B IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 15 IN THE REPLAT OF TRACT A AND LOT 3A & LOT 3B IN TRACT D, 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 15 IN THE REPLAT OF TRACT A AND LOT 3A & LOT 3B IN TRACT D, 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 15 IN THE REPLAT OF TRACT A AND LOT 3A & LOT 3B IN TRACT D, 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 15 IN THE REPLAT OF TRACT A AND LOT 3A & LOT 3B IN TRACT D, 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



