

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
SEPTEMBER 27, 2021 @ 12:00P.M. (NOON)**

- 1. Call To Order:**
- 2. Roll Call:**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda:**
- 5. Approval Of Previous Minutes: 9-13-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 9-13-21.PDF](#)

- 6. Schedule Next Meeting-October 12, 2021 @ 12:00 P.M.**

- 7. Variance: Jason Bates -1112 N Rowley**

Jason Bates has applied for a north side-yard variance of 0 feet vs 3 feet as required for an addition located at 1112 N Rowley St, legally described as Lot 16, Block 4, D.A. Scotts Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

[BATES-APPLICATION.PDF](#)
[BATES-GIS.PDF](#)
[BATES-PHOTOS.PDF](#)
[BATES-NOTICE OF HEARING.PDF](#)
[BATES-NEIGHBORS.PDF](#)
[BATES-LETTER FROM NEIGHBOR-UNKE-LYONS INC.PDF](#)
[BATES-LETTER FROM NEIGHBOR-TITZE.PDF](#)

- 8. Plat: Plat Of Lots 1 & 2 In Tract I And Lots 9 & 10 In Tract H, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota.**

Documents:

[FIRESTEEL LINKS-PLAT.PDF](#)
[FIRESTEEL LINKS-GIS.PDF](#)

- 9. Plat: Plat Of Lots 13 & 14 In Tract I, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota**

Documents:

[FIRESTEEL LINKS-PLAT.PDF](#)
[FIRESTEEL LINKS-GIS.PDF](#)

- 10. Plat: Plat Of Lots 17, 18, & 19 In The Replat Of Tract A, Wild Oak Golf Club Addition**

To The City Of Mitchell, Davison County, South Dakota.

Documents:

[FIRESTEEL LINKS-PLAT.PDF](#)
[FIRESTEEL LINKS-GIS.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
September 13, 2021

NOT APPROVED

1. Chairperson Larson called the September 13, 2021 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.
2. Roll Call-quorum is met, simple majority vote required for all items.
Present: Larson, Molumby, Genzlinger, Jirsa, Osterloo, Sonne, Doescher.
Absent: Penney.
Staff Present: Jenniges, Schroeder, J. Johnson,, Hegg, Ellwein, Mayor Everson.
3. Declare conflicts of interest-Jirsa item # 17 & 18, Genzlinger item # 11 & 18 and Osterloo item # 18.
4. Approval of proposed agenda: Motion by Genzlinger, seconded by Sonne, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of proposed Minutes: Motion by Jirsa, seconded by Genzlinger, to approve the minutes of the August 23, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Approval of amended Minutes: Motion by Osterloo, seconded by Molumby, to approve the amended minutes of the August 26, 2021 Planning Commission meeting. All present members voting aye, motion carried.
7. Schedule next meeting: Motion by Molumby, seconded by Osterloo, to schedule the next meeting for September 27, 2021. All present members voting aye, motion carried.
8. Variance: Boyd Reimnitz has applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St and the application was tabled at the July 26th Planning Commission meeting. Boyd Reimnitz has changed his application to a front-yard variance of 19 feet vs 25 feet for a front entry addition, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with the original 2 opposed and 1 new response in favor and 1 new response opposed to the variance. Genzlinger and Osterloo voiced their concern about no plans or drawings being provided.

Motion by Molumby, seconded by Genzlinger, to table until a site plan and building plans with elevations be provided. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– absent. 6 aye, 0 nay, 1 absent, motion carried.

9. Variance: Faith Missionary Church has applied for a variance for the following:

- A. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition.
- B. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition.
- C. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' building crossing parcel lines located at 1025 E 6th Ave, legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. This request was tabled at the last meeting due to lack of information to the board. No new responses were received. The applicant was present to answer questions. A warranty deed was provided in the packet showing the two parcels are now owned by the same entity.

Pastor Tim Stafford provided a site plan showing the layout of the facility with the parking. They are using Dakota Pro Stripping to do the layout, also they are able to use the green space to the west under the multi-use agreement already in place.

Motion by Genzlinger, seconded by Jirsa, to recommend the Board of Adjustment approve the variance request. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney – absent. 6 aye, 0 nay, 1 absent, motion carried.

10. Conditional Use: Brooke Hartman has applied for a conditional use permit to operate a family residential childcare center in her home at 317 E 4th Ave, legally described as Lots 2, Block 27 Original Mitchell, City of Mitchell, Davison County, South Dakota. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with 2 responses in favor and none opposed to the CUP. Fire Marshall Sandoval has completed an inspection.

Brooke Hartman stated the kids will be located on the main floor and there are two exits on the main floor. She has not owned a day care before but has worked at a daycare center before.

Motion by Osterloo, seconded by Molumby, to recommend the Board of Adjustment approve Conditional Use Permit with two conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required. All present members voting aye, motion carried.

11. Variance: Stacy Nettinga has applied for a rear-yard variance of 0 feet vs 3 feet required for construction of a garage addition at 204 W 11th Ave, legally described as Lot 11, Block 29 of Capital Addition, City of Mitchell, Davison County, South Dakota. The

applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with 3 responses in favor and 0 opposed to the variance.

Stacy Nettinga owns the land to the west, there is already an easement in place between the two properties. The garage door will face west and not the alley and the garage will be mainly for storage. The setback will end up being 1'-4" instead of 0' after he found the pins in the ground and laid out the project with the addition matching the existing garage and there being no overhangs.

Public Works Director Schoeder stated public works does not support 0' setbacks in alleys because it decreases alley widths for maintenance and snow removal.

Motion by Osterloo, seconded by Jirsa, to recommend the Board of Adjustment approve the variance request. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – abstain, Sonne – aye, Penney – aye. 5 aye, 0 nay, 1 abstain, 1 absent, motion carried.

12. Variance: George Morgan has applied for a side-yard variance of 0 feet vs 3 feet as required for enclosing and existing non-conforming carport at 414 N Davison St, legally described as Lot 6A and W ½ of Lot 5A, Block 30 of Cooley and Guernsey Addition, City of Mitchell, Davison County, South Dakota. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with 1 response in favor, 0 opposed to the variance and 1 person stopped in questioning the application but did not turn in any response. The existing carport crosses onto the neighbors land. There was an easement filed and provided from the neighbor to the north. Future owners will be made aware during title work at purchase time of the property, both properties are currently listed for sale.

Motion by Jirsa, seconded by Sonne, to recommend the Board of Adjustment approve the variance request with the condition the neighboring land owner must be on the building permit application. Roll call vote: Larson – nay, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney – absent. 5 aye, 1 nay, 1 absent, motion carried.

13. Rezone: Jack Earl d/b/a Oh My Carpet is requesting the following property legally described as E 71' of Lot 5 and Lot 6, Block 18 of Van Eps 1st Addition in the SE ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from R3 Medium Residential District to HB Highway Oriented Business District and the Official Zoning Map be changed to reflect the same. The applicant would like to rezone so he can start a business there. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with 1 response in favor and 1 opposed to the rezone. City Planner Jenniges noted that if the rezoning were approved a project plan would have to be approved by the board as per ordinance.

Jack Earl stated he would like to move his business to this location so he can have a small showroom and warehouse. He plans to take down the existing house and build a 32' or 36' by 60' shed. There would not be a lot traffic or customers but the new place would allow him to lay out plans with customers.

Marlyce Knock spoke against the rezoning. Believes the neighborhood should stay residential and doesn't want more traffic, there is already enough with M&H and UPS close by. There are other locations in the town to put a business.

Genzlinger and Jirsa voiced their opinions that this is encroaching on residential area and don't think it HB should move across Fir St.

Motion by Genzlinger, seconded by Jirsa, to recommend denial of the rezoning request. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – nay, Genzlinger – aye, Sonne – aye, Penney – absent. 5 aye, 1 nay, 1 absent, motion carried.

14. Plat: A Plat of Lot 3 of Mirky's Addition, an Addition in the s ½ of the SE ¼ of Section 11, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Britt Bruner. The applicant was not present to answer questions. This is located outside the ETJ but within 3 miles of city limits. County Planning Commission has heard and recommended approval, County Commission will hear it 9-21-21.

Motion by Molumby, seconded by Genzlinger, to approve Plat. All present members voting aye, motion carried.

15. Plan Approval: Budget Inn is proposing to change their flat roof to a pitched roof due to damages from a storm earlier in the summer. The business is located at 1518 W Havens and is zoned Highway Business. They previously did roof change to the north building which can be seen in the packet from the GIS views. The applicant was not present to answer questions. Due to the square footage of the buildings Building Inspector Hegg will need stamped drawings for the trusses and the applicant knows this already.

Motion by Jirsa, seconded by Osterloo, to approve the plan. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney – absent. 6 aye, 0 nay, 1 absent, motion carried.

16. Plat: A Plat of Lot 2, Block 1 of Westwood First Addition, A Subdivision of the SW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by CJM Consulting, Inc. The applicant was present to answer questions.

Chuck Mauszycki Jr. representing CJM Consulting Inc. stated Floor to Ceiling will be purchasing the land. He is excited for the land to become developed.

Motion by Osterloo, seconded by Genzlinger, to approve Plat with the condition an elevation certificate be provided. All present members voting aye, motion carried.

17. Plan Approval: Lynda Price is proposing to remodel the interior of the old BPI building located at 215 N Lawler St, it is zone Central Business. The applicant was not present to answer questions but Larry Jirsa Architect of the project was.

Larry Jirsa stated this will be a multi-use occupancy building of B-A-M. The building will be sprinkled and a new elevator installed as well as 2 new stairwells. The basement will become an office space and storage for the owner, first floor will become retail space and second floor space will become a possible bar with a golf simulator. All future tenants will have to apply for applicable permits.

Motion by Molumby, seconded by Osterloo, to approve the plan. Roll call vote: Larson – aye, Molumby – aye, Jirsa –aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– absent. 6 aye, 0 nay, 1 absent, motion carried.

Planning Commission member Penny joined the meeting telephonically at 12:48 P.M.

18. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District # 26.

Don Peterson representing MADC and John Adamo gave the following overview of the TIF. The old Crafty Fox, the vacant lots to the north, Main St and 3rd Ave are in the boundaries as shown in the packet. The plan is to have a commercial space on the first floor of the building and 28 single bedroom apartments on floors 2-4. The vacant lots will be used for resident parking as well as customer parking for the commercial space. Garages will be built on the vacant lots as well as possibly another commercial building. The streets were included to do some streetscapes at the same time. This is a \$1.2 million TIF Grant which will not go against the bonding capacity of the city. The goal is for the project to be assessed at \$1.5 million and pay off within 20 years.

City Administrator Ellwein brought up the recent community vision process with the number one and two concerns of those surveyed being Lake Mitchell issues and the deterioration of downtown Mitchell.

City Attorney Johnson reminded the Planning Commission of their role for TIF's and that is to set the boundary and recommend approval of the plan if they so see fit.

Motion by Molumby, seconded by Sonne, to set the boundaries for TIF District #26 to include the following:

The South 20' of Lot 6 and all of Lots 7, 8, 9, 10, 11, and 12, all in Block 3, Original Town (now city) of Mitchell, Davison County, South Dakota; and

Lots 1 and 2, Block 8, Original Town (now city) of Mitchell, Davison County, South Dakota; and

The alleyways directly West of and abutting the above described Lots in Blocks 3 and 8; and

The 3rd Avenue right of way from its intersection with the East side of Rowley Street to its intersection with the West side of Lawler Street, including all sidewalks and alleys situated therein; and

The Main Street right of way from its intersection with the North side of 2nd Avenue to its intersection with the South side of 4th Avenue, including all sidewalks situated therein.

Roll call vote: Larson – aye, Molumby – aye, Jirsa – abstain, Osterloo – abstain, Genzlinger – abstain, Sonne – aye, Penney– aye. 4 aye, 0 nay, 3 abstain, motion carried.

Motion by Sonne, seconded by Molumby, to approve the project plan and recommend approval of TIF District #26. Roll call vote: Larson – aye, Molumby – aye, Jirsa – abstain, Osterloo – abstain, Genzlinger – abstain, Sonne – aye, Penney– aye. 4 aye, 0 nay, 3 abstain, motion carried.

19. Other Business-None.

20. Public Comment-None.

21. Chairman Larson adjourned the meeting at 1:15 P.M.

Jay Larson
Planning Commission Chairperson



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 _____ District to _____ District.

☒ **Variance** \$100 application due with the application.

- Description of Variance Requested: 0' vs 3' for North side-yard setback

☐ **Conditional Use Permit** \$100 application due with the application.

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: Lot 16, Block 4, D.A. Scott's Addition,
City of Mitchell, Davison County, South Dakota.

- Property Address: 1112 N Rowley St.

Dated this 9 day of 10, 2021.

Applicant


Owner









NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Jason Bates has applied for a north side-yard variance of 0 feet vs 3 feet as required for an addition located at 1112 N Rowley St, legally described as Lot 16, Block 4, D.A. Scotts Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on September 27, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on October 4, 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 13th day of September, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 18th day of September, 2021

Approximate Cost:

Jason Bates
1112 N Rowley St
Mitchell, SD 57301

Noretta Olson
208 W 12th Ave
Mitchell, SD 57301

Jackie Horton
204 W 12th Ave
Mitchell, SD 57301

Gregory & Nila Martinek
200 W 12th Ave
Mitchell, SD 57301

Unke Lyons Inc
PO Box 529
Salem, SD 57058

Allen & Mary Jane Palmquist
209 W 12th Ave
Mitchell, SD 57301

Gretchen Munger
201 W 12th Ave
Mitchell, SD 57301

Drew Boyden
2212 E 1st Ave
Mitchell, SD 57301

Timothy & Patricia Drake
507 E Fair Oaks Ave
Mitchell, SD 57301

Kenneth & Debra Bussmus
25042 403rd Ave
Mitchell, SD 57301

Stacy & Lori Nettinga
212 W 11th Ave
Mitchell, SD 57301

Glenn & Barbara Maag
200 W 11th Ave
Mitchell, SD 57301

Rhonda Hoffman
120 W 11th Ave
Mitchell, SD 57301

Rodney & Mary Titze
116 W 11th Ave
Mitchell, SD 57301

Young Womens Christian
Association of Mitchell
1109 N Main St
Mitchell, SD 57301

Joseph Bunker
Sierra Reinartz
112 W 11th Ave
Mitchell, SD 57301

Allison Russell
513 E 16th Ave
Mitchell, SD 57301



September 16, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Jason Bates has applied for a north side-yard variance of 0 feet vs 3 feet as required for an addition located at 1112 N Rowley St, legally described as Lot 16, Block 4, D.A. Scotts Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 27, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, October 4, 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 Anke-Lyons, Inc.
By: [Signature] President
OWNER

Salem, S.D.K.
ADDRESS

✓ APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

September 16, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Jason Bates has applied for a north side-yard variance of 0 feet vs 3 feet as required for an addition located at 1112 N Rowley St, legally described as Lot 16, Block 4, D.A. Scotts Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

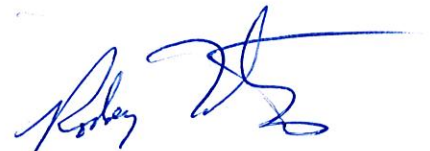
YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 27, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, October 4, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Rodney & Mary Titze
OWNER

116 W 11th ave
ADDRESS

☒ APPROVE

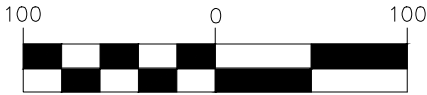
☐ DISAPPROVE



No response will indicate approval.

COMMENTS:

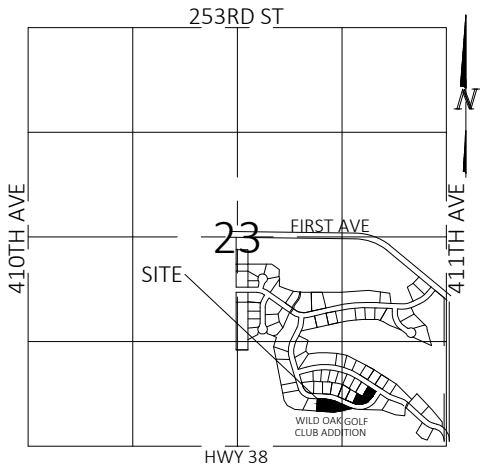
PLAT OF
LOTS 1 & 2 IN TRACT I
AND
LOTS 9 & 10 IN TRACT H,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



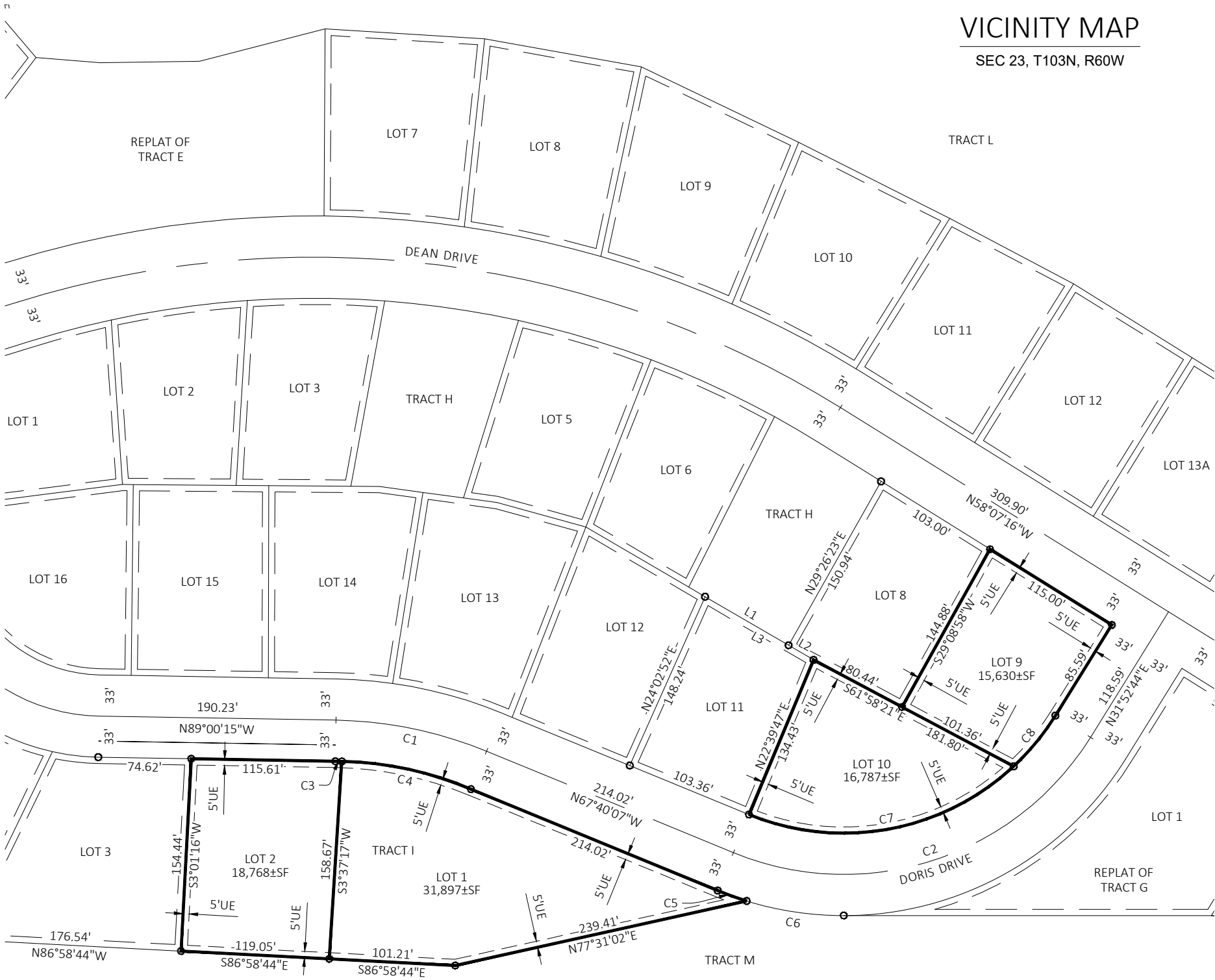
- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295
- UE = UTILITY EASEMENT

Line Table		
Line #	Length	Direction
L1	77.41'	S59°48'58"E
L2	23.23'	S59°48'58"E
L3	100.64'	S59°48'58"E

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	124.00'	333.00'	21°20'08"	123.29'	N78°20'11"W
C2	327.17'	233.00'	80°27'09"	300.95'	N72°06'19"E
C3	5.17'	300.00'	0°59'15"	5.17'	N88°30'37"W
C4	106.54'	300.00'	20°20'52"	105.98'	N77°50'33"W
C5	24.67'	266.00'	5°18'50"	24.66'	S70°19'32"E
C6	79.01'	266.00'	17°01'03"	78.72'	S81°29'28"E
C7	227.89'	200.00'	65°17'13"	215.76'	N79°41'17"E
C8	52.94'	200.00'	15°09'56"	52.78'	N39°27'42"E



VICINITY MAP
SEC 23, T103N, R60W



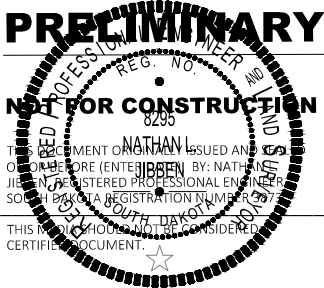
SURVEYOR'S CERTIFICATE

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 JULY 6, 2021, SURVEY A PORTION OF TRACT I AND 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 LOTS 1 & 2 IN TRACT I AND LOTS 9 & 10 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 1.91 ACRES±.

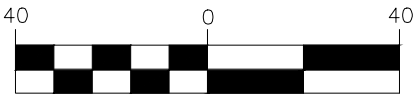
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202_____.

NATHAN L. JIBBEN, RLS 8295

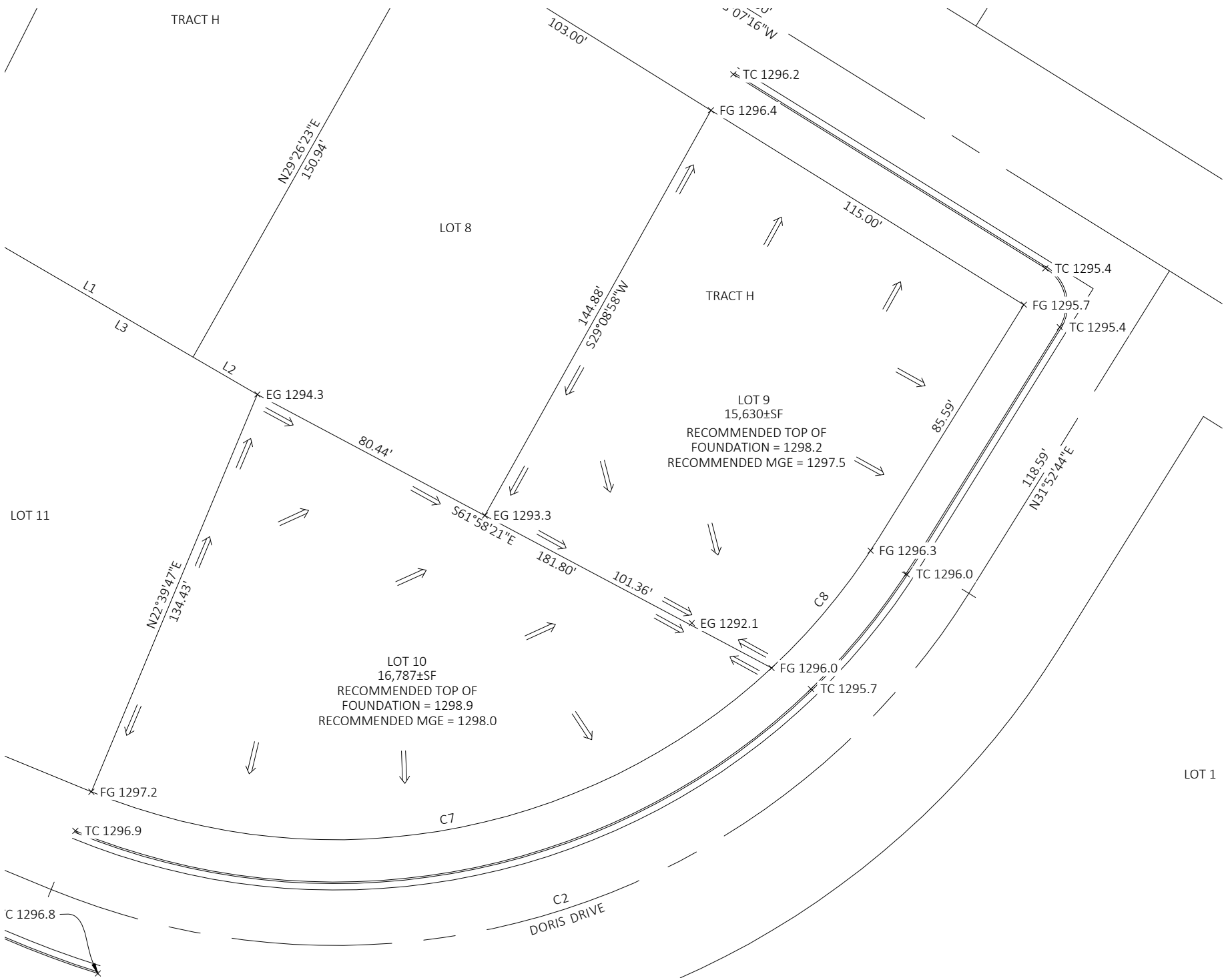


PLAT OF
LOTS 1 & 2 IN TRACT I
AND
LOTS 9 & 10 IN TRACT H,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



EG 1300.00 = EXISTING GROUND ELEVATION 09/15/2021
TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 09/15/2021
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
SW 1300.00 = TOP OF SIDEWALK ELEVATION 09/15/2021
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF STRUCTURE
← = DRAINAGE ARROW

- NOTES:
1. DRAINAGE ARROWS SHOW RECOMMENDED DRAINAGE PATTERNS.
 2. THE MGE MAY NEED TO BE ADJUSTED TO ASSURE PROPER DRAINAGE AWAY FROM STRUCTURE DEPENDING ON THE FINAL STRUCTURE PLAN.
 3. TOP OF FOUNDATION ELEVATION SHALL BE 2.0' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE STRUCTURE.
 4. ALL ELEVATIONS LISTED ARE NAVD88.
 5. ELEVATIONS SHOWN ARE RECOMMENDED ELEVATIONS. ACTUAL ELEVATIONS SHALL BE DETERMINED AND BASED ON STRUCTURE TYPE AND LOCATION.

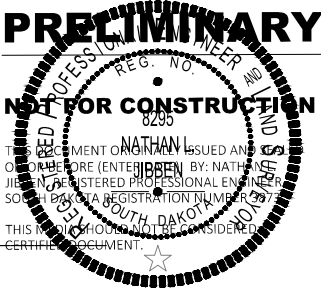


ENGINEER'S CERTIFICATE

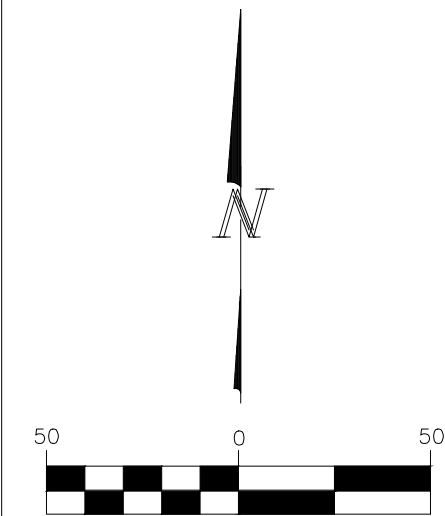
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR DO HEREBY CERTIFY THAT THE FOLLOWING GRADING PLAN WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: _____

BY: _____

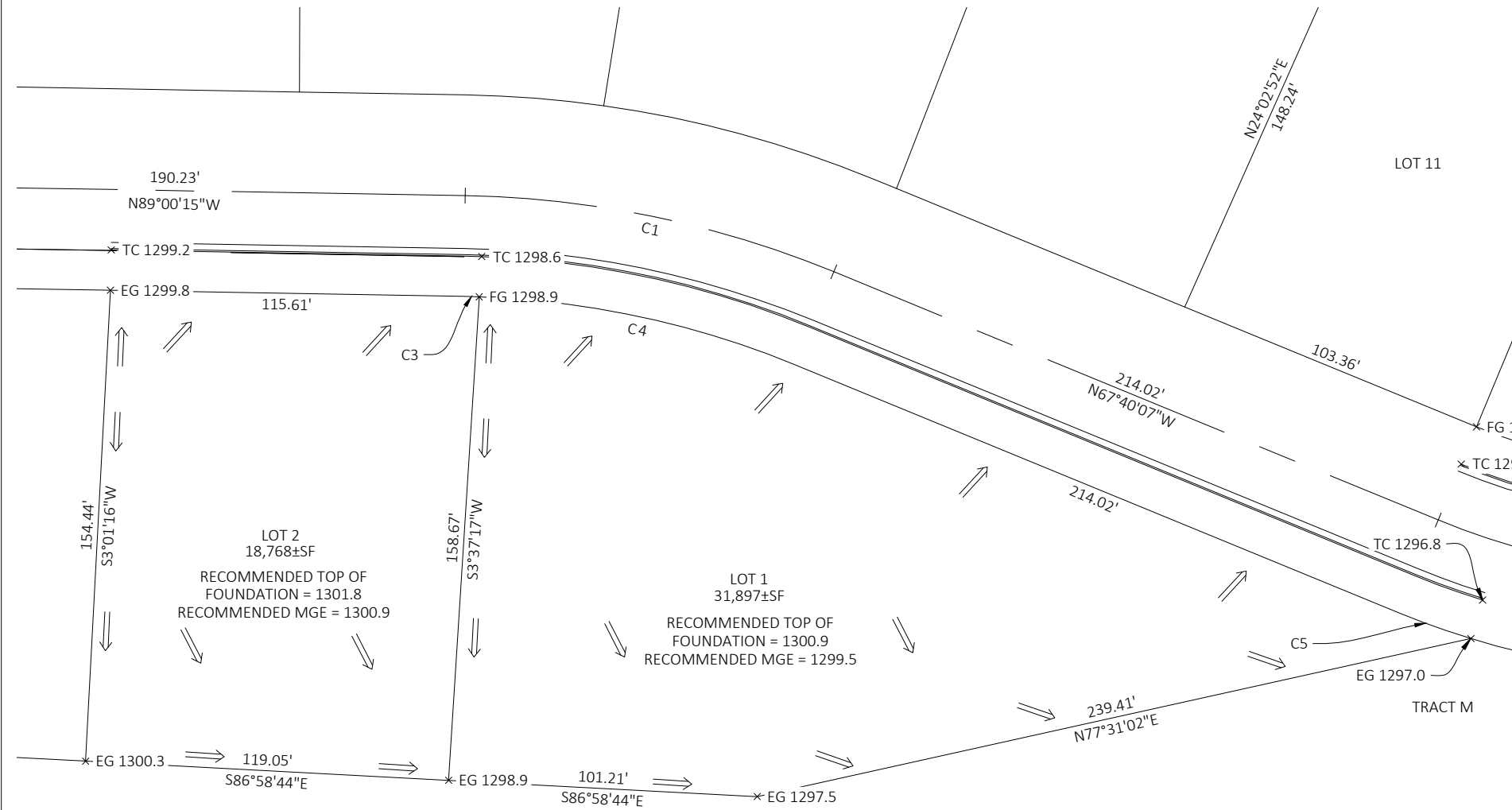


PLAT OF
LOTS 1 & 2 IN TRACT I
AND
LOTS 9 & 10 IN TRACT H,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



EG 1300.00 = EXISTING GROUND ELEVATION 09/15/2021
TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 09/15/2021
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
SW 1300.00 = TOP OF SIDEWALK ELEVATION 09/15/2021
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF STRUCTURE
← = DRAINAGE ARROW

- NOTES:
1. DRAINAGE ARROWS SHOW RECOMMENDED DRAINAGE PATTERNS.
 2. THE MGE MAY NEED TO BE ADJUSTED TO ASSURE PROPER DRAINAGE AWAY FROM STRUCTURE DEPENDING ON THE FINAL STRUCTURE PLAN.
 3. TOP OF FOUNDATION ELEVATION SHALL BE 2.0' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE STRUCTURE.
 4. ALL ELEVATIONS LISTED ARE NAVD88.
 5. ELEVATIONS SHOWN ARE RECOMMENDED ELEVATIONS. ACTUAL ELEVATIONS SHALL BE DETERMINED AND BASED ON STRUCTURE TYPE AND LOCATION.

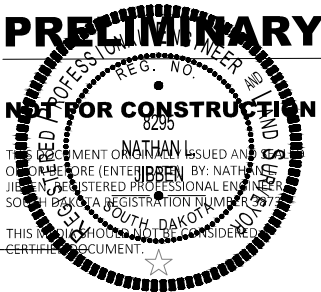


ENGINEER'S CERTIFICATE

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
LOTS 1 & 2 IN TRACT I
AND
LOTS 9 & 10 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
LOTS 1 & 2 IN TRACT I
AND
LOTS 9 & 10 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 LOTS 1 & 2 IN TRACT I AND LOTS 9 & 10 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 LOTS 1 & 2 IN TRACT I AND LOTS 9 & 10 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 LOTS 1 & 2 IN TRACT I AND LOTS 9 & 10 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 LOTS 1 & 2 IN TRACT I AND LOTS 9 & 10 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

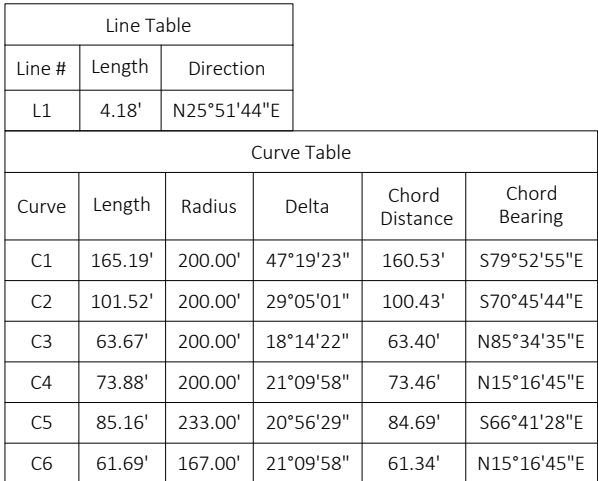
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

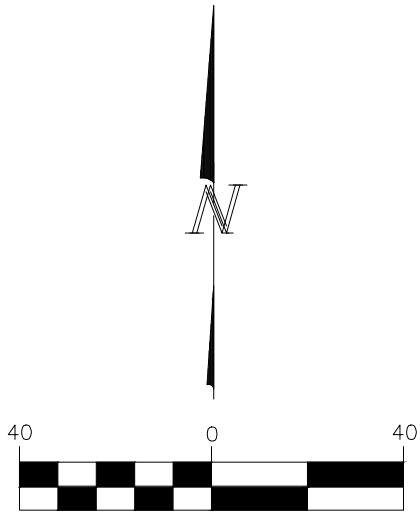
REGISTER OF DEEDS, DAVISON COUNTY, SD





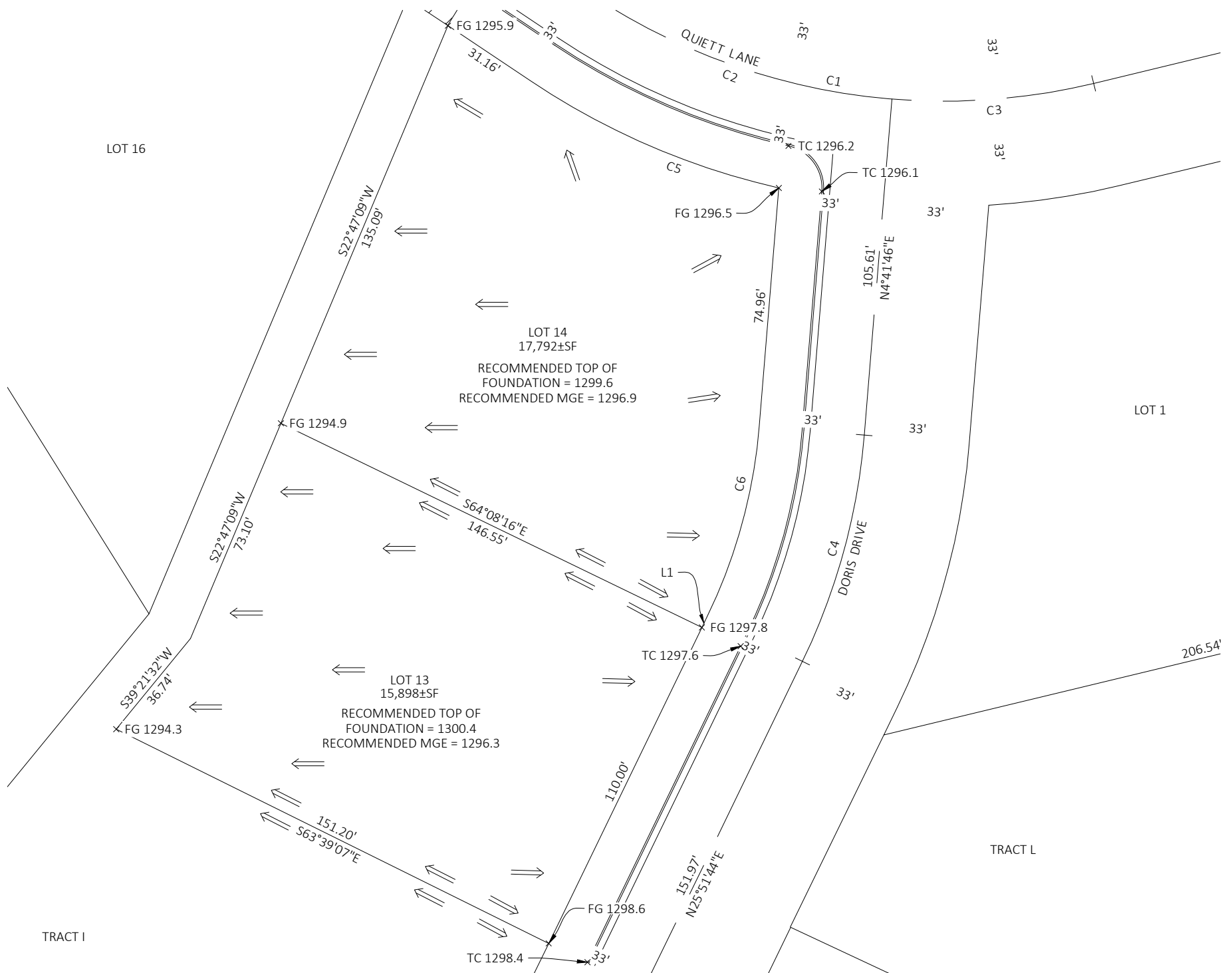


PLAT OF
LOTS 13 & 14 IN TRACT I,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



- NOTES:
1. DRAINAGE ARROWS SHOW RECOMMENDED DRAINAGE PATTERNS.
 2. THE MGE MAY NEED TO BE ADJUSTED TO ASSURE PROPER DRAINAGE AWAY FROM STRUCTURE DEPENDING ON THE FINAL STRUCTURE PLAN.
 3. TOP OF FOUNDATION ELEVATION SHALL BE 2.0' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE STRUCTURE.
 4. ALL ELEVATIONS LISTED ARE NAVD88.
 5. ELEVATIONS SHOWN ARE RECOMMENDED ELEVATIONS. ACTUAL ELEVATIONS SHALL BE DETERMINED AND BASED ON STRUCTURE TYPE AND LOCATION.

EG 1300.00 = EXISTING GROUND ELEVATION 09/15/2021
TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 09/15/2021
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF STRUCTURE
←←←←← = DRAINAGE ARROW

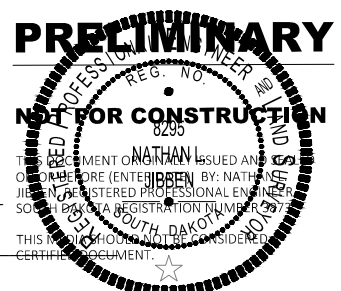


ENGINEER'S CERTIFICATE

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: _____



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

PAGE 2 OF 4

PLAT OF
LOTS 13 & 14 IN TRACT I,
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
LOTS 13 & 14 IN TRACT I,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS 13 & 14 IN TRACT I, 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 LOTS 13 & 14 IN TRACT I, 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 LOTS 13 & 14 IN TRACT I, 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 LOTS 13 & 14 IN TRACT I, 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

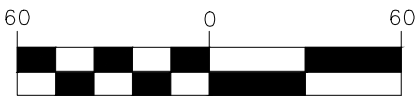
_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD



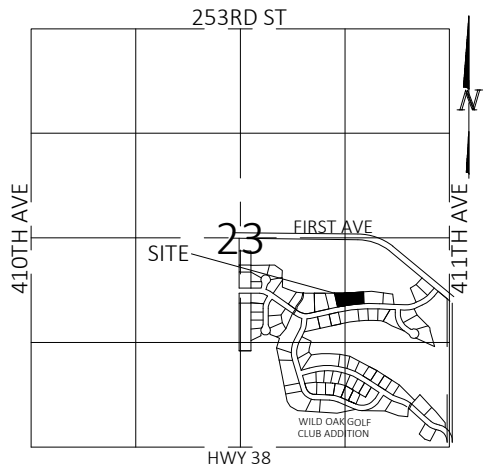


PLAT OF
LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

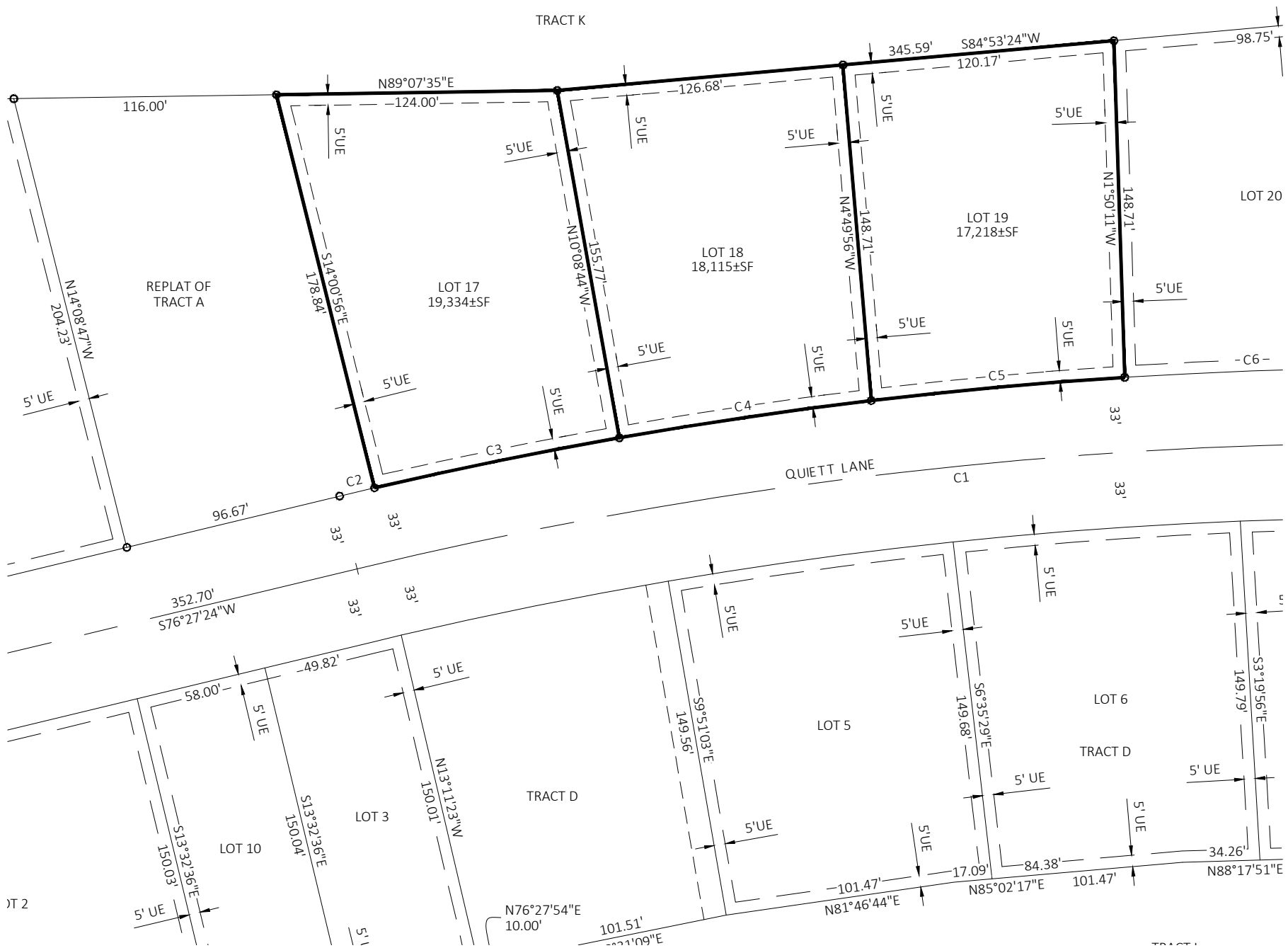


- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295
- UE = UTILITY EASEMENT

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	15.83'	2033.00'	0°26'47"	15.83'	S76°40'47"W
C3	110.36'	2033.00'	3°06'36"	110.34'	S78°27'29"W
C4	112.48'	2033.00'	3°10'12"	112.47'	S81°35'53"W
C5	112.41'	2033.00'	3°10'05"	112.39'	S84°46'02"W
C6	112.41'	2033.00'	3°10'05"	112.40'	S87°56'07"W



VICINITY MAP
SEC 23, T103N, R60W



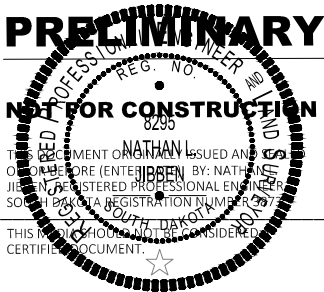
SURVEYOR'S CERTIFICATE

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 SEPTEMBER 9, 2021, SURVEY A PORTION OF THE REPLAT OF TRACT A, 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 LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 1.25 ACRES±.

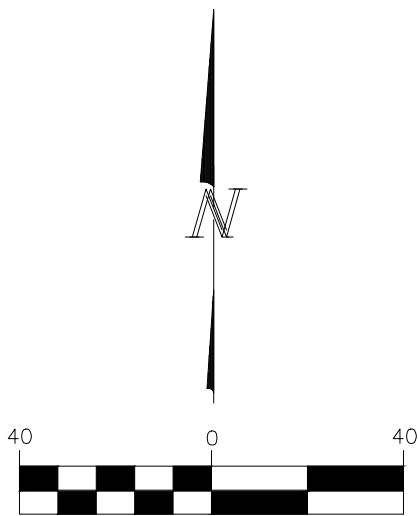
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202_____.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



EG 1300.00 = EXISTING GROUND ELEVATION 09/15/2021
TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 09/15/2021
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
← = DRAINAGE ARROW

- NOTES:
1. DRAINAGE ARROWS SHOWN ARE RECOMMENDED DRAINAGE PATTERNS. FINAL DRAINAGE PATTERNS WILL NEED TO BE DETERMINED WITH STRUCTURE PLAN.
 2. TOP OF FOUNDATION ELEVATION IS THE RECOMMENDED ELEVATION OF FOUNDATION AT THE REAR OF THE STRUCTURE.
 3. FOUNDATION WALL MAY BE STEPPED DOWN TO THE FRONT OF THE STRUCTURE. TOP OF FOUNDATION SHALL BE AT MINIMUM 8" ABOVE THE ADJACENT GRADE. DRAINAGE AWAY FROM THE STRUCTURE SHALL TO BE MAINTAINED.
 4. LOTS 17, 18 AND 19 DRAIN BACK TO FRONT. DRAINAGE SHALL BE DIRECTED AWAY FROM AND AROUND THE PROPOSED STRUCTURE.
 5. TOP OF FOUNDATION FOR LOT 19 MAY BE LOWER IF A DRAINAGE SWALE IS CONSTRUCTED BETWEEN THE STRUCTURE AND THE LOT LINE COMMON WITH LOT 20. TOP OF FOUNDATION SHALL BE AT MINIMUM 1.5 FEET ABOVE THE SWALE .
 6. ALL ELEVATIONS LISTED ARE NAVD88.
 7. ELEVATIONS SHOWN ARE RECOMMENDED ELEVATIONS. ACTUAL ELEVATIONS SHALL BE DETERMINED AND BASED ON STRUCTURE TYPE AND LOCATION.

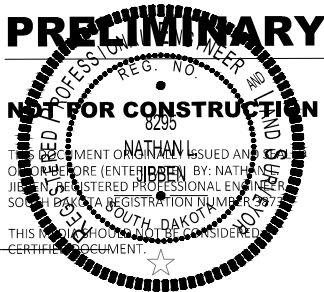


ENGINEER'S CERTIFICATE

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
LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A
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
LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A 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 LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A 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 LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A 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 LOTS 17, 18 & 19 IN THE REPLAT OF TRACT A 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

