

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
OCTOBER 25, 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 10-12-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 10-12-21.PDF](#)

- 6. Schedule Next Meeting-November 8, 2021 @ 12:00 P.M.**

- 7. Conditional Use Permit: Montessori School Mitchell-620 E 4th Ave**

Montessori School Mitchell has applied for a Conditional Use Permit for a childcare, preschool and nursery at 620 E 4th Ave, legally described as Lot 2, Block 31 Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Documents:

[MONTESSORI SCHOOL MITCHELL-APPLICATION.PDF](#)
[MONTESSORI SCHOOL MITCHELL-GIS.PDF](#)
[MONTESSORI SCHOOL MITCHELL-NOTICE OF HEARING.PDF](#)
[MONTESSORI SCHOOL MITCHELL-NEIGHBORS.PDF](#)
[MONTESSORI SCHOOL MITCHELL-LETTER FORM NEIGHBOR-REIMNITZ.PDF](#)
[MONTESSORI SCHOOL MITCHELL-LETTER FROM NEIGHBOR-KITCHENS.PDF](#)

- 8. Variance: Ricardo Cruz-1320 S Rowley St**

Ricardo Cruz has applied for a side-yard on a corner variance of 0 feet vs 15 feet as required to construct carport at 1320 S Rowley St, legally described as Lot 7, Block 26, University Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 Single-Family Residential District.

Documents:

[CRUZ-APPLICATION.PDF](#)
[CRUZ-GIS.PDF](#)
[CRUZ-PHOTOS.PDF](#)
[CRUZ-NOTICE OF HEARING.PDF](#)
[CRUZ-NEIGHBORS.PDF](#)
[CRUZ-LETTER TO NEIGHBORS-CRUZ.PDF](#)

- 9. Plan Approval-Long Brothers LLC-Lot 3 Of Koupal Brothers First Addition**

Long Brothers LLC are proposing to change Lot 3 of Koupal Brothers First Addition, City of Mitchell, Davison County South Dakota from a green space to a gravel parking facility.

The property is zoned Highway Business.

Documents:

[LONG-GIS.PDF](#)

- 10. Plat: Plat Of Lot 1-A, A Subdivision Of Lot 1 Of Circle K Ranch Third Addition In Government Lot 4 In The NW 1/4 Of Section 6, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Brandon Cazer.**

Documents:

[CAZER-PLAT.PDF](#)
[CAZER-GIS.PDF](#)

- 11. Plat: Plat Of Lots 20 And 21, Block 7 Or Westwood First Addition, City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 7-PLAT.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 7-ELEVATION RECORD.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 7-GIS.PDF](#)

- 12. Plat: Plat Of Lot 2, Block 4A, A Subdivision Of Block 4 Of Westwood First Addition, City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 4A-PLAT.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 4A-ELEVATION RECORD.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 4A-GIS.PDF](#)

- 13. Plat: Plat Of Lot 9, Block 9 Of Westwood First Addition, A Subdivision Of Block 4 Of Westwood First Addition, City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 9-PLAT.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 9-ELEVATION RECORD.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 9-GIS.PDF](#)

- 14. Plat: Plat Of Lot 56 Of The Island First Addition, City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-ISLAND FIRST ADDITION-PLAT.PDF](#)
[CJM CONSULTING INC-ISLAND FIRST ADDITION-ELEVATION RECORD.PDF](#)
[CJM CONSULTING INC-ISLAND FIRST ADDITION-PLAT.PDF](#)

15. Other Business:

16. 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.

17. 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
October 12, 2021

NOT APPROVED

1. Chairperson Larson called the October 12, 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, Osterloo, Sonne, Jirsa.
Absent: Doescher, Genzlinger, Penney.
Staff Present: Jenniges, Schroeder, J. Johnson, London.
3. Declare conflicts of interest-None.
4. Approval of amended agenda: Motion by Osterloo, seconded by Jirsa, to approve the amended agenda removing original item #8; Abbott House application. All present members voting aye, motion carried.
5. Approval of proposed Minutes: Motion by Molumby, seconded by Sonne, to approve the minutes of the September 27, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Osterloo, seconded by Sonne, to schedule the next meeting for October 25, 2021. All present members voting aye, motion carried.
7. Variance: Ryan and April Kirkpatrick have applied for a side-yard on a corner variance of 0 feet vs 20 feet as required to construct an attached pergola located at 823 E 5th Ave, legally described as Lot 1, Block 11, R.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District. The applicant was not present to answer questions, however his carpenter was. Notices were sent out to the neighbors and it was published in the official newspaper with the zero responses.

Jenniges gave a history of the variance that was awarded in April of 2021 for 11' vs 20' to construct the house that was destroyed by a fire. Code Enforcement London noticed the structure being built and Building Inspector Hegg met with them to stop work on it for it being closer the 11' allowed and no building permit for that structure as it was not on the original plans/permit.

Molumby reiterated his comments from last week that this board is not a board to ask forgiveness from but to ask for permission.

Chris Hepper, contractor on the job, stated the posts were put in place to continue a fence along the side walk. They poured a concrete patio and put anchors in the concrete for the

fence posts. They decided to build the pergola roof to help with the rigidity of the fence by attaching it to the house. He was informed as long as there was 8' clearance in height it would be fine and this is over 9'. He stated he can cut the anchors and sidewalk out and put the post in the ground like normally done for fence posts.

Hegg gave a history of different fence ordinances that had been proposed but never adopted, one of which would pertain to building right up next to sidewalks.

Osterloo said the anchors could be removed and the post installed correctly and the pergola moved to the south side.

Motion by Osterloo, seconded by Molumby, to recommend denial to the Board of Adjustment. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney – absent. 5 aye, 0 nay, 2 absent, motion carried .

8. Plat: Plat of Lot 13, Block 5 of the Woods First Addition, a Subdivision of the East ½ of the SW ¼ of Section 23, To 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was present to answer questions. An elevation certificate has now been provided of the plat.

Motion by Jirsa, seconded by Sonne, to approve Plat . All present members voting aye, motion carried.

9. Other Business-None.

10. Public Comment-None.

11. Chairman Larson adjourned the meeting at 12:12 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: _____

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

- Description of Conditional Use: _____
Childcare Center preschool and nursery

This Application is for the following described real property:

- Legal Description: lot 2 block 31 Cooley & Guillemsey - W 1/2
City of Mitchell SD. 57301

- Property Address: 620 E. 4th Ave.

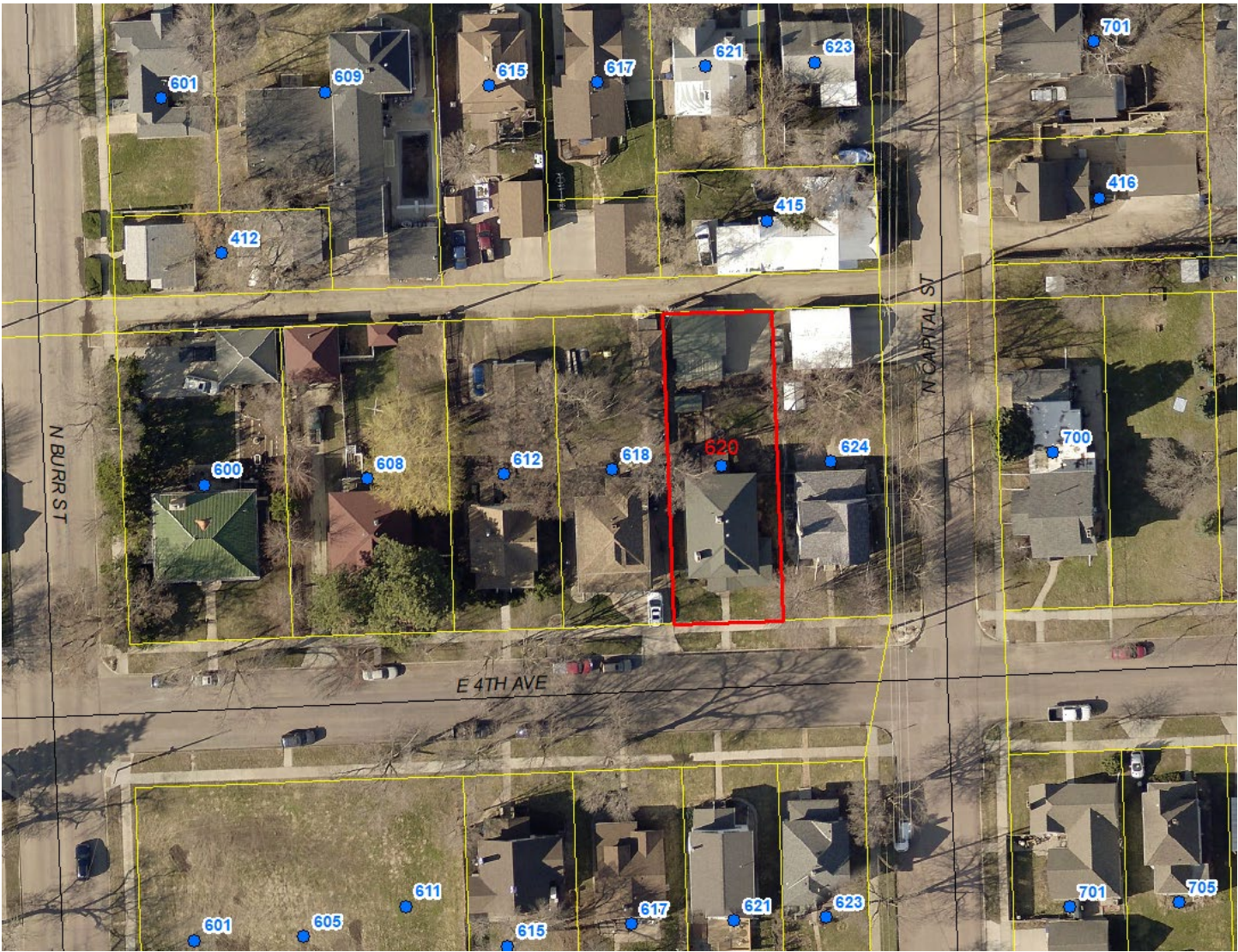
Dated this 29. 9. 2021 day of _____.

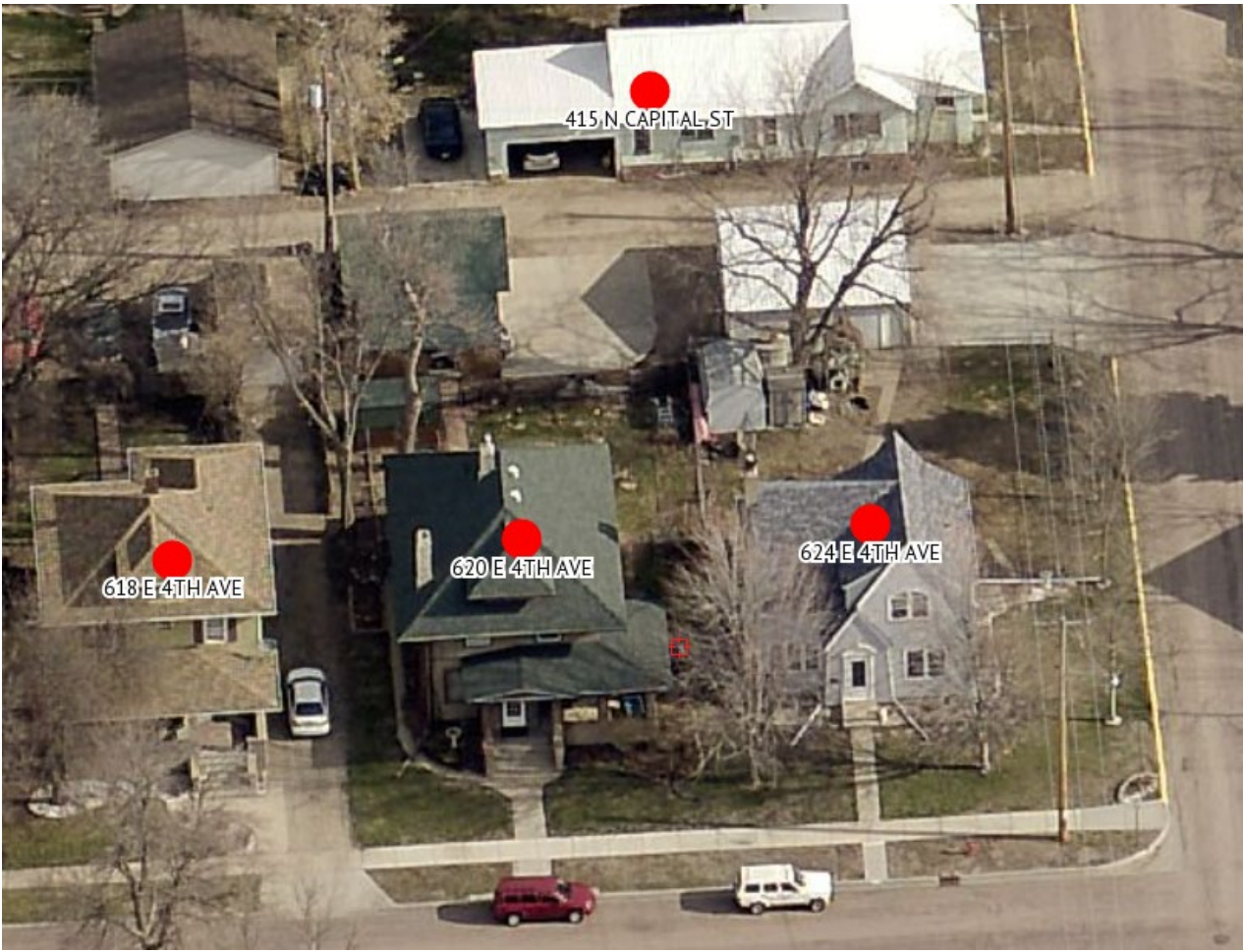
Montessori School Mitchell

Applicant

Patrick Haines, Haihui Shi

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 Montessori School Mitchell has applied for a Conditional Use Permit for a childcare, preschool and nursery at 620 E 4th Ave, legally described as Lot 2, Block 31 Cooley & Guernsey 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 October 25, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on November 1, 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 8th day of October, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 13th day of October, 2021

Approximate Cost:

Montessori School Mitchell
Patrick Haines
Shi Shi Hui
620 E 4th Ave
Mitchell, SD 57301

Steven & Jennifer Schreiner
617 E 5th Ave
Mitchell, SD 57301

T & B Rentals LLC
817 N Sanborn BLVD
Mitchell, SD 57301

S P & Charlotte Nicolaisen
608 E 4th Ave
Mitchell, SD 57301

Michael & Paula Pecenka
624 E 4th Ave
Mitchell, SD 57301

Shannon & Beth Sandoval
615 E 4th Ave
Mitchell, SD 57301

Luann Hardie
623 E 4th Ave
Mitchell, SD 57301

Gene & Liz Kitchens
609 E 5th Ave
Mitchell, SD 57301

Michael Richmond
612 E 5th Ave
Mitchell, SD 57301

Brandon & Laura Larson
6724 Clarkie Dr NW
Rochester, MN 55901

John & Larae Husmann
612 E 4th Ave
Mitchell, SD 57301

Andrew & Jennifer Everson
700 E 4th Ave
Mitchell, SD 57301

Nathan & Angela Putnam
617 E 4th Ave
Mitchell, SD 57301

Richard & Constance Thompson
701 E 4th Ave
Mitchell, SD 57301

Cori Jo Jackson
Michael Mcpeek
615 E 5th Ave
Mitchell, SD 57301

Windelis Rivera
623 E 5th Ave
Mitchell, SD 57301

Daniel & Dawn Cheeseman
416 N Capital St
Mitchell, SD 57301

Sarah Comp
618 E 4th Ave
Mitchell, SD 57301

Zion EV Lutheran Church
620 E 3rd Ave
Mitchell, SD 57301

Monte Bordewyk
621 E 4th Ave
Mitchell, SD 57301

Donna Carlin
705 E 4th Ave
Mitchell, SD 7301

October 14, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Montessori School Mitchell has applied for a Conditional Use Permit for a childcare, preschool and nursery at 620 E 4th Ave, legally described as Lot 2, Block 31 Cooley & Guernsey 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, October 25, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, November 1, 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

Boyd A. Reinert
OWNER

415 N Capital

ADDRESS

GP

APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:

Cocat Idea !!

October 14, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Montessori School Mitchell has applied for a Conditional Use Permit for a childcare, preschool and nursery at 620 E 4th Ave, legally described as Lot 2, Block 31 Cooley & Guernsey 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, October 25, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, November 1, 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 Gene & Liz Kitchens
OWNER

609 East 5th
ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:



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 15' required for a carport
on a side corner 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 7, Block 26 University Addition
City of Mitchell, Davison County, South Dakota

- Property Address: 1320 S Rowley St

Dated this 06 day of 10, 2021.

Ricardo Muñoz

Applicant

Ricardo Muñoz Cruz

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 Ricardo Cruz has applied for a side-yard on a corner variance of 0 feet vs 15 feet as required to construct carport at 1320 S Rowley St, legally described as Lot 7, Block 26, University Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 25, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on November 1, 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 8th day of October, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 13th day of October, 2021

Approximate Cost:

Ricardo Cruz
1320 S Rowley St
Mitchell, SD 57301

SRS Properties LLC
1050 Chalkstone Dr
Mitchell, SD 57301

Cyla Cheyney Trust Agreement
1401 S Rowley St
Mitchell, SD 57301

James River Properties Inc
1221 E Havens Ave
Mitchell, SD 57301

Hansen Homes & Rentals LLC
47152 276th St
Harrisburg, SD 57032

Sherry Hines
605 W 14th Ave
Mitchell, SD 57301

Randy & Jackie Rezac
40792 257th St
Mitchell, SD 57301

Chris Mccarty
Terrance Mccarty
1317 S Main St
Mitchell, SD 57301

Gerald & Bonnie Hatzenbuhler
1313 S Main St
Mitchell, SD 57301

Michael & Nicole Peterson
109 Andrews St
Mitchell, SD 57301

Eric & Nicole Palmer
105 Andrews St
Mitchell, SD 57301



October 14, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Ricardo Cruz has applied for a side-yard on a corner variance of 0 feet vs 15 feet as required to construct carport at 1320 S Rowley St, legally described as Lot 7, Block 26, University Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, October 25, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, November 1, 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 Ricardo Muñoz Cruz
OWNER

1320 S Rowley St Mitchell SD 57301
ADDRESS

☒ APPROVE

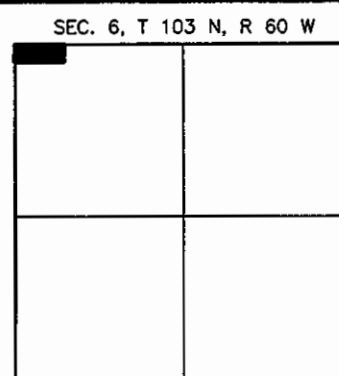
☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Long Brothers LLC-Plan Approval-Change of Use in HB District





LOCATION MAP
SCALE: 1" = 3000'



1 Inch = 200 Feet

PREPARED BY: PAUL C. KIEPKE, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GROUND
DISTANCES

A PLAT OF LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Stuart Cazer and Brenda Cazer, as owners, and under their direction for purposes indicated therein, I did on or prior to October 14, 2021, survey those parcels of land described as follows: LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct, and was done on the ground in accordance with the most recent South Dakota laws relating to rural boundary surveys.

Dated this day of October, 2021.

Registered Land Surveyor #SD8296



KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property so surveyed and platted shall hereafter be known as LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 1-A shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 406th Avenue; furthermore this plat dedicates an access easement for ingress and egress to Lot 1-A as shown. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2021.

Stuart Cazer

Brenda Cazer

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2021, before me, _____, the undersigned officer, personally appeared Stuart Cazer and Brenda Cazer, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

A PLAT OF LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul C. Kiepke, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF CIRCLE K RANCH THIRD ADDITION IN GOVERNMENT LOT 4 IN THE NW 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, 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.

I, _____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2021.

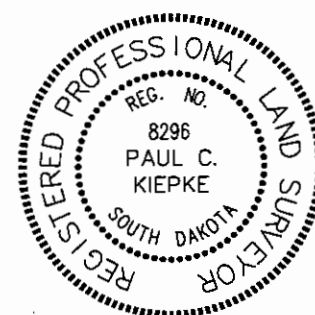
Chairperson/Vice-Chairperson of Davison County Planning Commission

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



RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Dated this _____ day of _____, 2021.

AUDITOR'S CERTIFICATE

Auditor/Deputy Auditor, Davison County

Date: _____

Treasurer/Deputy Treasurer, Davison County

A circular seal for a Registered Professional Land Surveyor in South Dakota. The outer ring contains the text "REGISTERED PROFESSIONAL LAND SURVEYOR" at the top and "SOUTH DAKOTA" at the bottom. The inner circle contains the text "REG. NO. 8296" and the name "PAUL C. KIEPKE".





1 Inch = 60 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

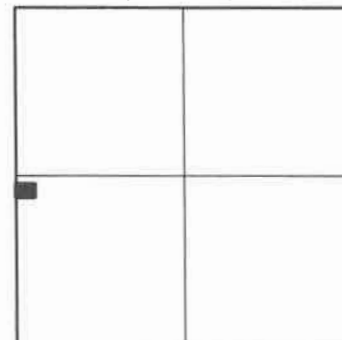
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS / GROUND DISTANCES

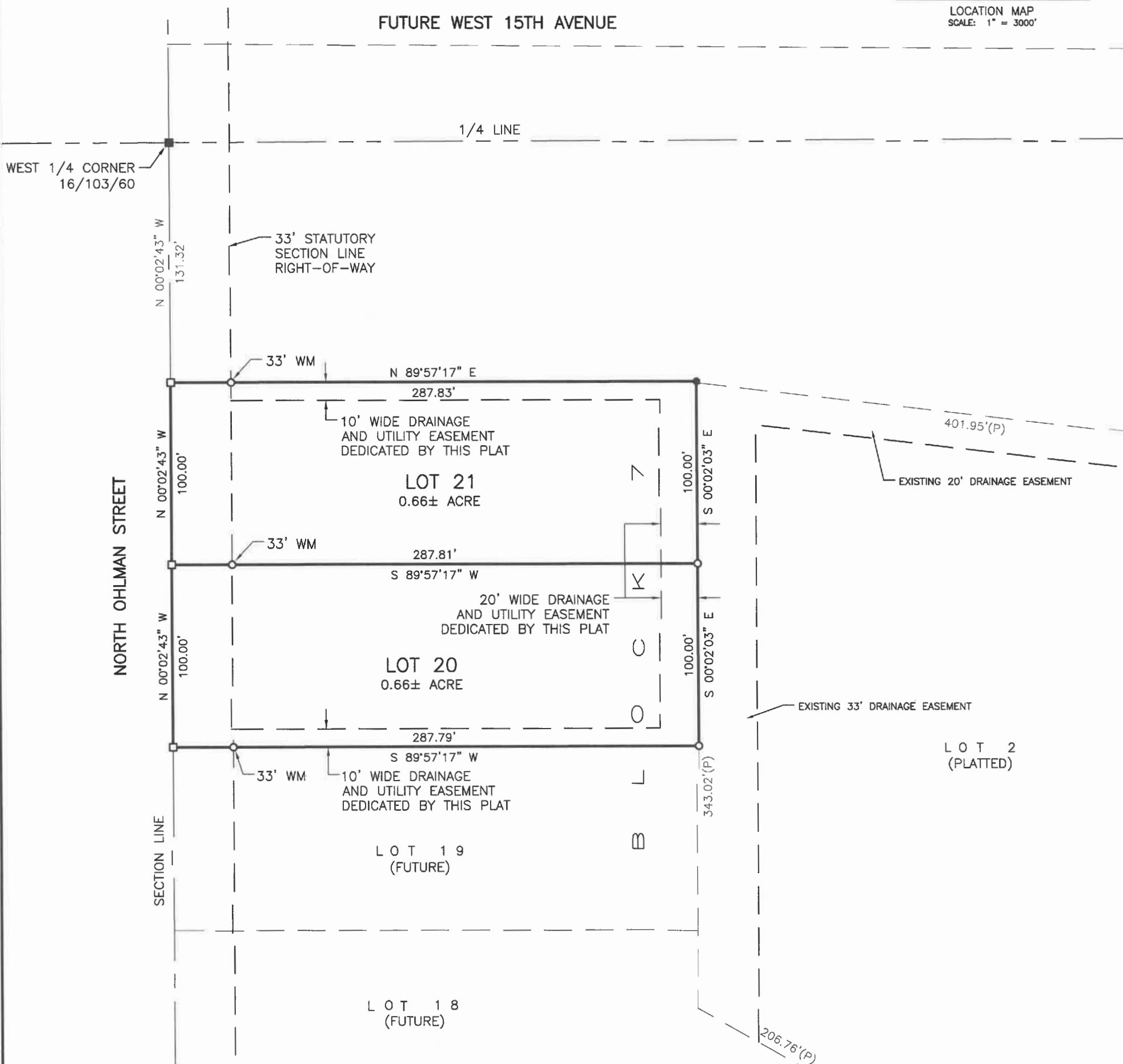
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

LOTS LABELED AS PLATTED OR FUTURE ARE AS OF 10/14/21 WHICH IS THE DATE THIS DRAWING WAS CREATED

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 20 AND 21, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 13, 2021, survey those parcels of land described as follows: LOTS 20 AND 21, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2021.

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

Registered Land Surveyor #SD6702





RESOLUTION OF CITY COUNCIL

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

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer of Davison County

Date _____

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 20 AND 21, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

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

Register of Deeds, Davison County

By _____ Deputy



& 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



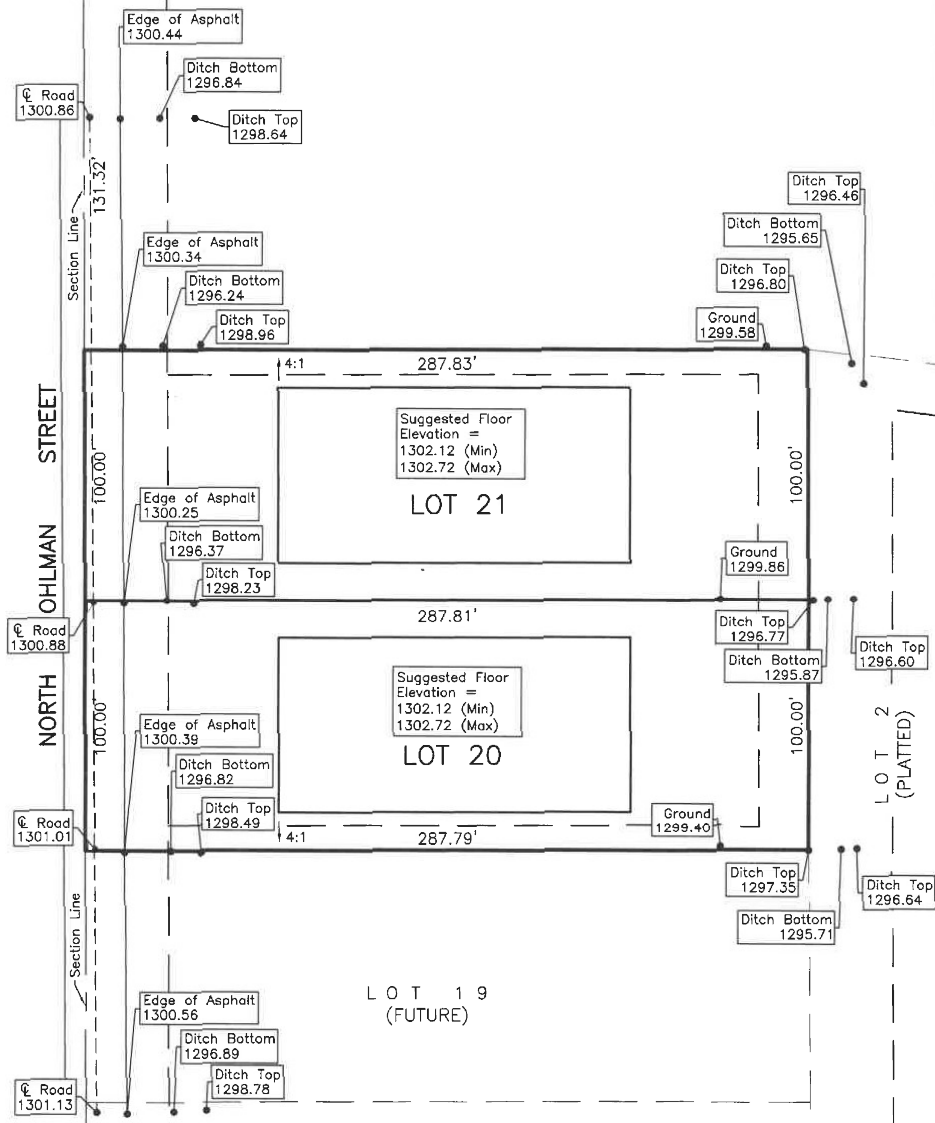
ELEVATION RECORD

PROJECT NO. 21-15921



SCALE: 1" = 60'

All spot elevations shown as existing were recorded on 10/11/21 on NAVD88 Datum.

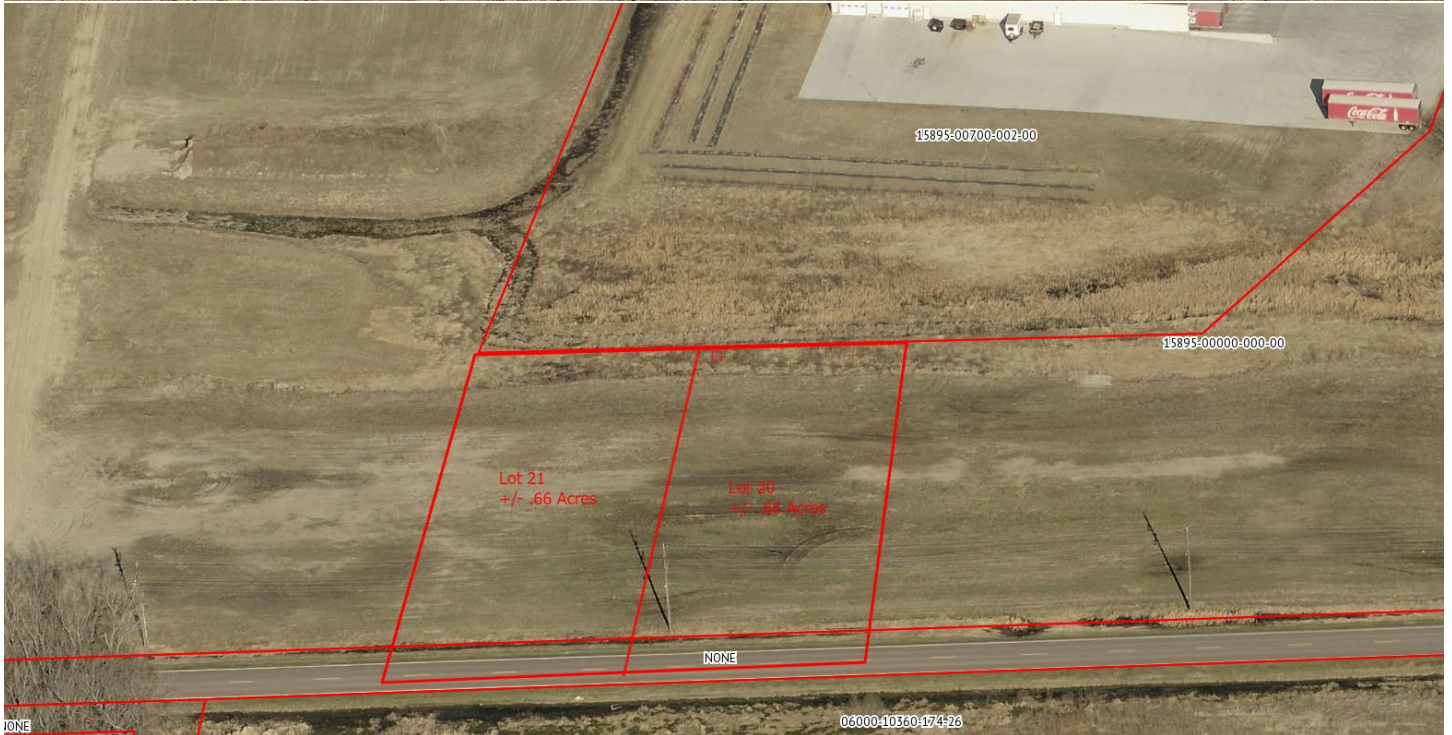


The suggested elevations provided are based on the assumed minimum driveway grade of 3% and maximum driveway grade of 4% and shall only be considered for the layout shown on this elevation record.

The size of the proposed structure, door location(s), use of the structure and accessible obligations of the structure may require a different elevation than those suggested in this exhibit and it shall be the Owner's responsibility to determine and verify the appropriate elevation for any proposed structure.



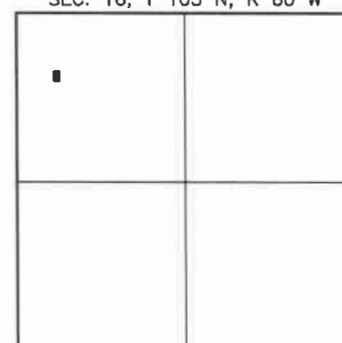
SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



SEC. 16, T 103 N, R 60 W



1 Inch = 100 Feet

LOCATION MAP
SCALE: 1" = 3000'**LEGEND**

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = FOUND SURVEY SPIKE
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

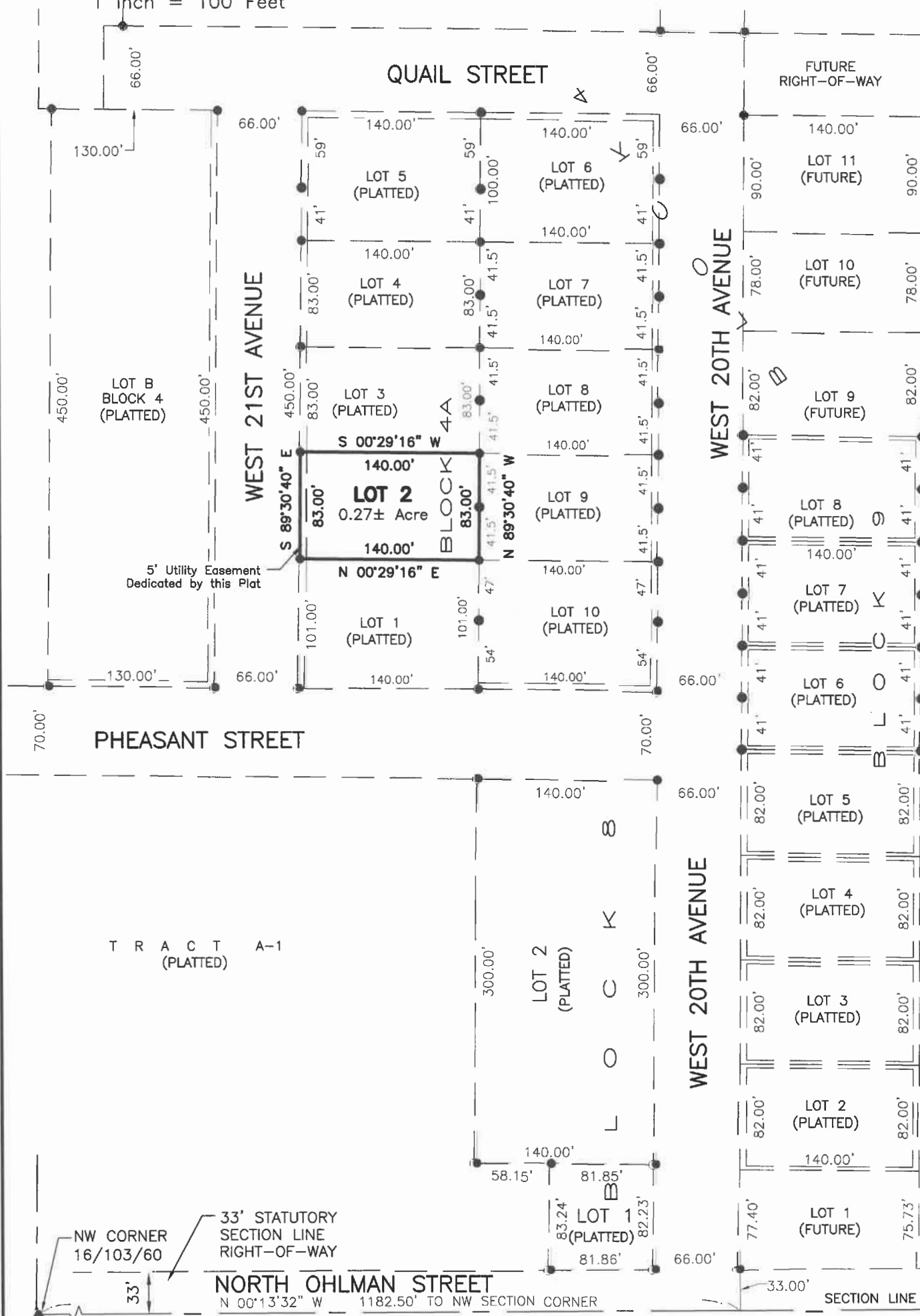
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GRID
DISTANCES

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A TITLE
REPORT OR TITLE COMMITMENT.
EASEMENTS OF RECORD WERE NOT
RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

EASEMENTS WITHIN LOT 2, BLOCK 4A
DEDICATED BY THIS PLAT:
5' UTILITY EASEMENT ALONG WEST
21ST AVENUE

LOTS LABELED AS PLATTED OR FUTURE
ARE AS OF 10/18/2021 WHICH IS
THE DATE THIS DRAWING WAS CREATED



A PLAT OF LOT 2, BLOCK 4A, 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 October 13, 2021, survey those parcels of land described as follows: LOT 2, BLOCK 4A, 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



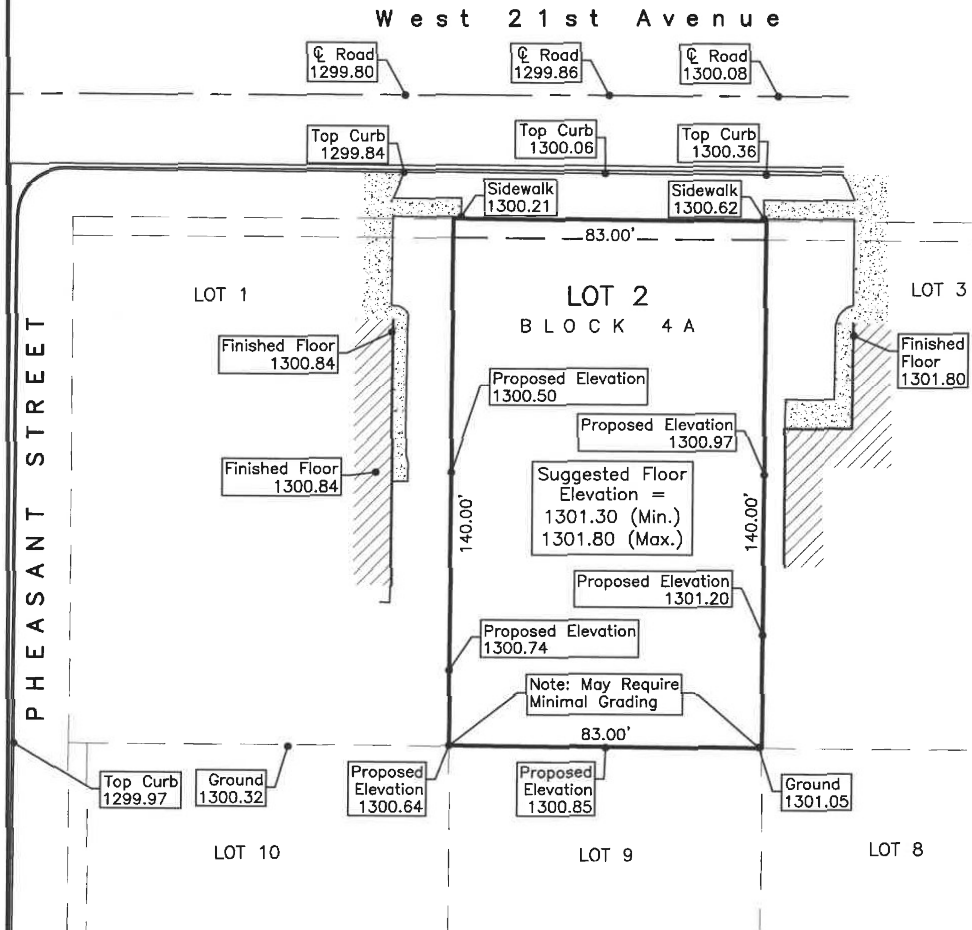




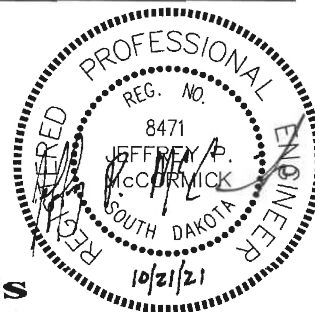
PROJECT NO. 21-15925.10A



All spot elevations shown as existing were recorded on 10/13/21 on NAVD88 Datum.



The size of the proposed structure, door location(s), use of the structure and accessible obligations of the structure may require a different elevation than those suggested in this exhibit and it shall be the Owner's responsibility to determine and verify the appropriate elevation for any proposed structure.





SEC. 16, T 103 N, R 60 W



1 Inch = 100 Feet

QUAIL STREET

FUTURE QUAIL STREET

S 00°29'16" W

140.00'

5' Utility Easement
Dedicated by this PlatLOT 9
0.80± Acre5' Utility and
Drainage Easement
Dedicated by this Plat3' Utility and
Drainage Easement
Dedicated by this Plat

140.00'

N 00°27'30" E

LOT 8
(PLATTED)LOT 7
(PLATTED)LOT 6
(PLATTED)LOT 5
(PLATTED)LOT 4
(PLATTED)LOT 3
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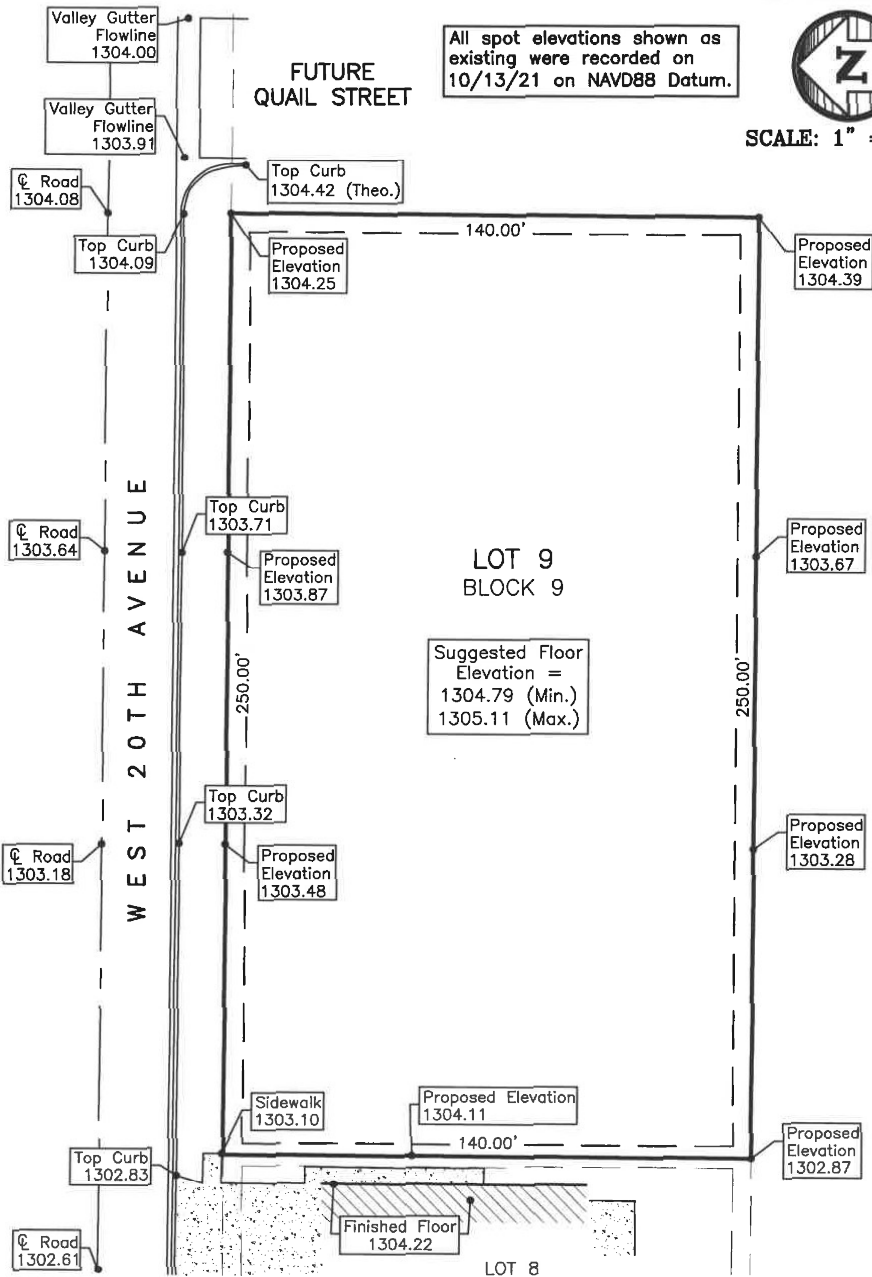
ELEVATION RECORD

PROJECT NO.
21-15926.10A

All spot elevations shown as
existing were recorded on
10/13/21 on NAVD88 Datum.



SCALE: 1" = 40'

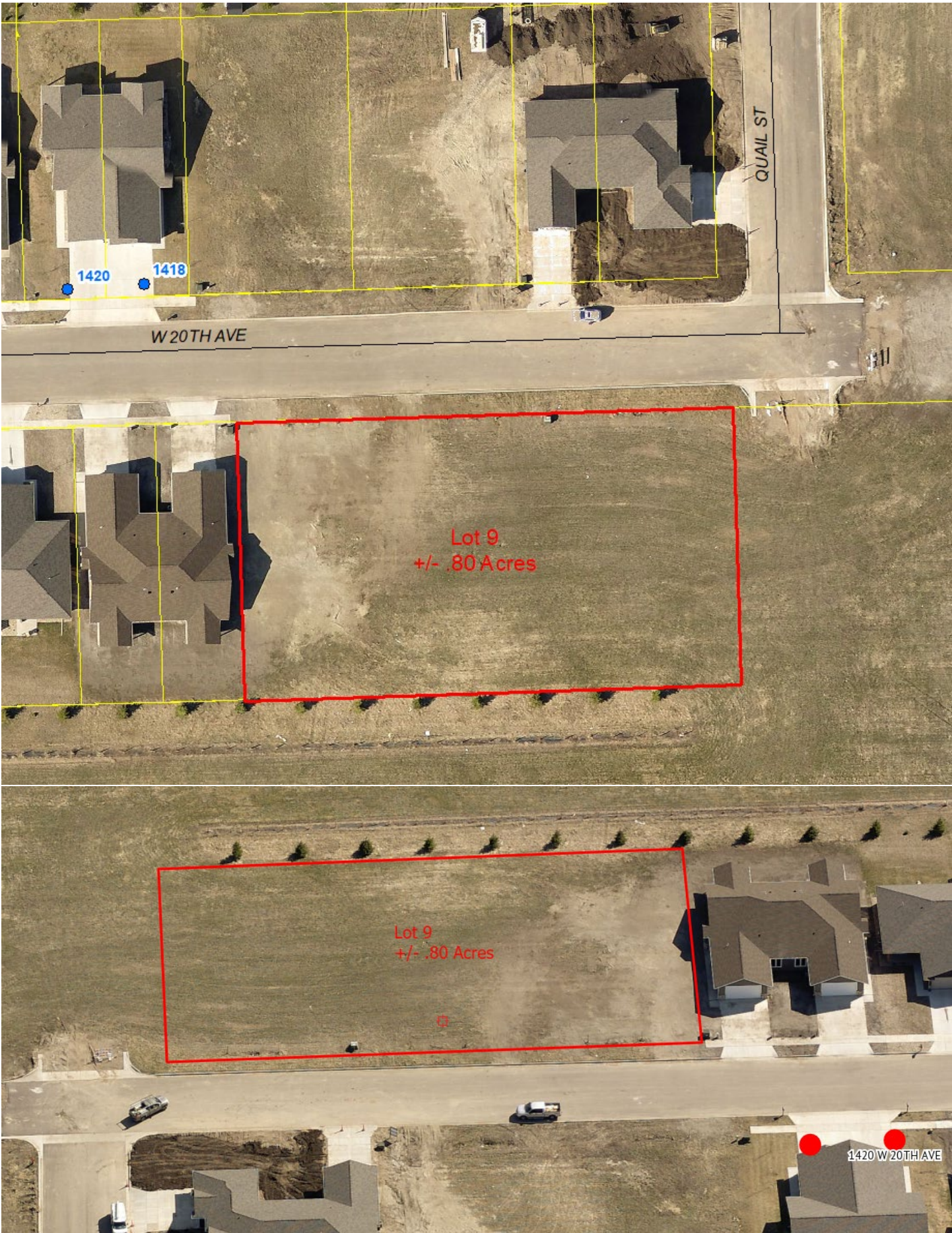


The suggested elevations provided are based on the floor elevation of the existing structures, existing drainage elevations, assumed minimum driveway grade of 2% and maximum driveway grade of 6.5% and shall only be considered for the layout shown on this elevation record.

The size of the proposed structure, door location(s), use of the structure and accessible obligations of the structure may require a different elevation than those suggested in this exhibit and it shall be the Owner's responsibility to determine and verify the appropriate elevation for any proposed structure.



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





1 Inch = 60 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

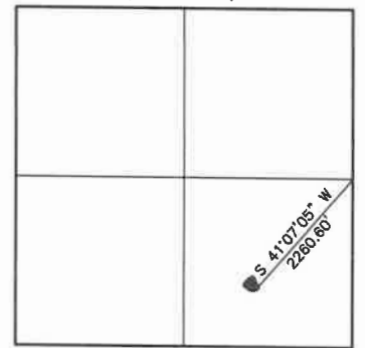
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GRID DISTANCES

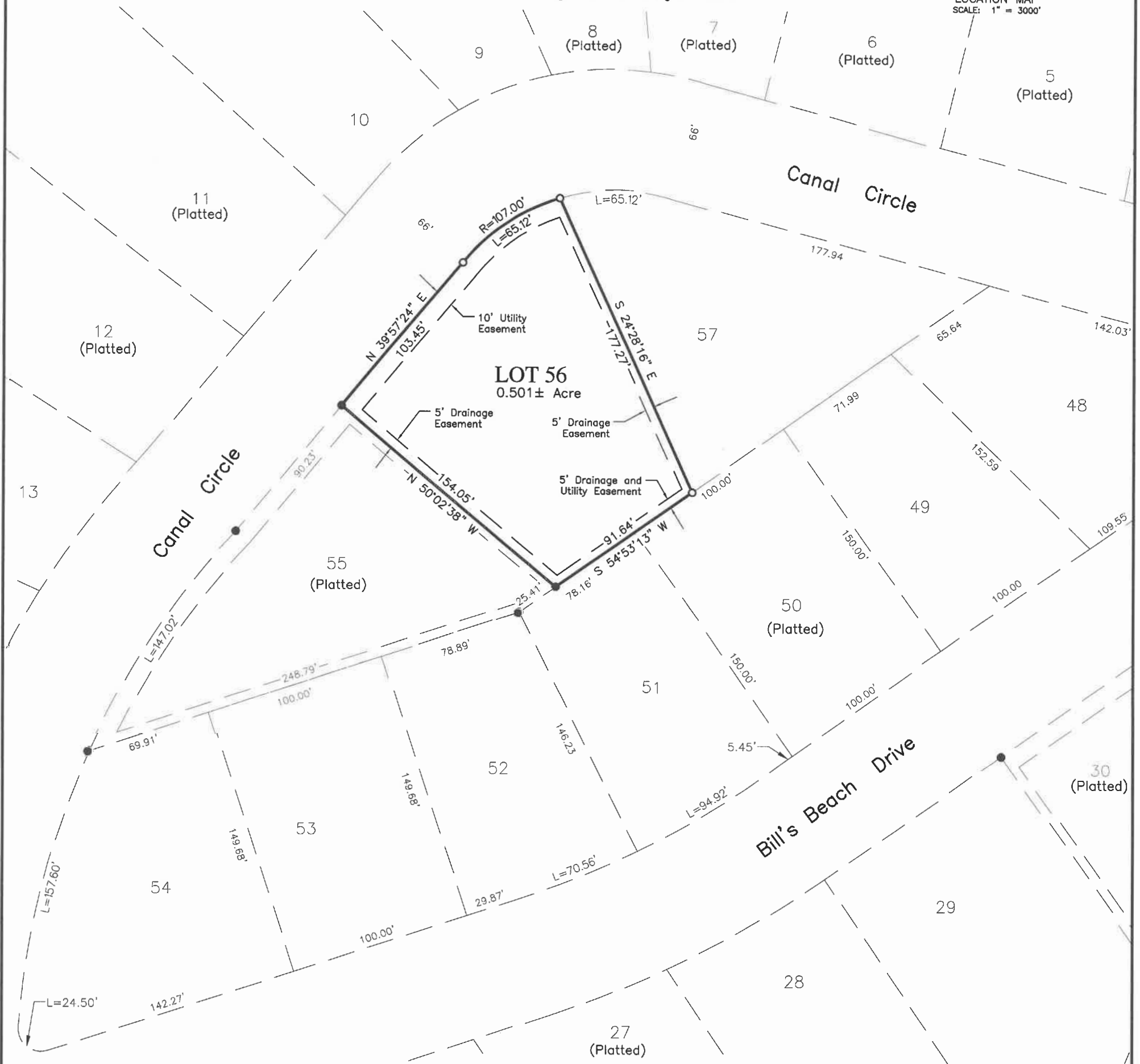
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

Easements within Lot "56" dedicated by this plat:
5' Drainage and Utility Easement along the rear.
10' Utility Easement on the front along Canal Circle.
5' Drainage Easement along the sides.

SEC. 31, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 13, 2021, survey those parcels of land described as follows: LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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



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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 56 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Canal Circle. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

Charles J. Mauszycki, Jr., Vice President of Maui Farms Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

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

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

Notary Public, South Dakota
My Commission Expires:

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

Chairperson/Vice-Chairperson of the City of Mitchell
Planning Commission



& 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



RESOLUTION OF CITY COUNCIL

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

Date _____

DIRECTOR OF EQUALIZATION

Date _____

REGISTER OF DEEDS

therein and recorded on Microfilm Number _____

By _____ Deputy



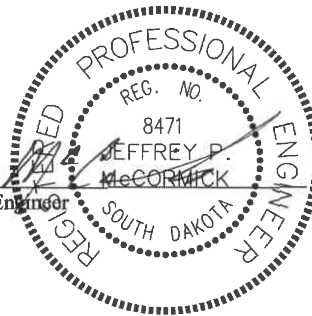
PREPARED BY: JEFFREY P. McCORMICK, R.P.E.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

ELEVATION RECORD

Elevation Record pertaining to LOTS 56 AND 57 OF THE ISLAND FIRST ADDITION, A
SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF
MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

Dated this 21st day of October, 2021.

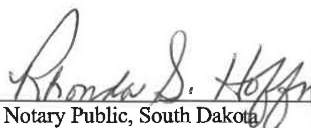

Registered Professional Engineer

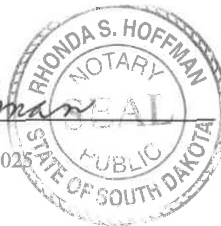


STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the 21st day of October, 2021, before me, the undersigned Notary Public in and for
said county and state, personally appeared Jeffrey P. McCormick, well known to me to be the person
described in and who executed the foregoing instrument and duly acknowledged that he executed the same
in his official capacity as a Registered Professional Engineer for the purposes therein set forth.

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


Notary Public, South Dakota
My Commission Expires: 11/22/2025



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PROJECT NO.
21-15917.10A

PAGE 1 OF 2

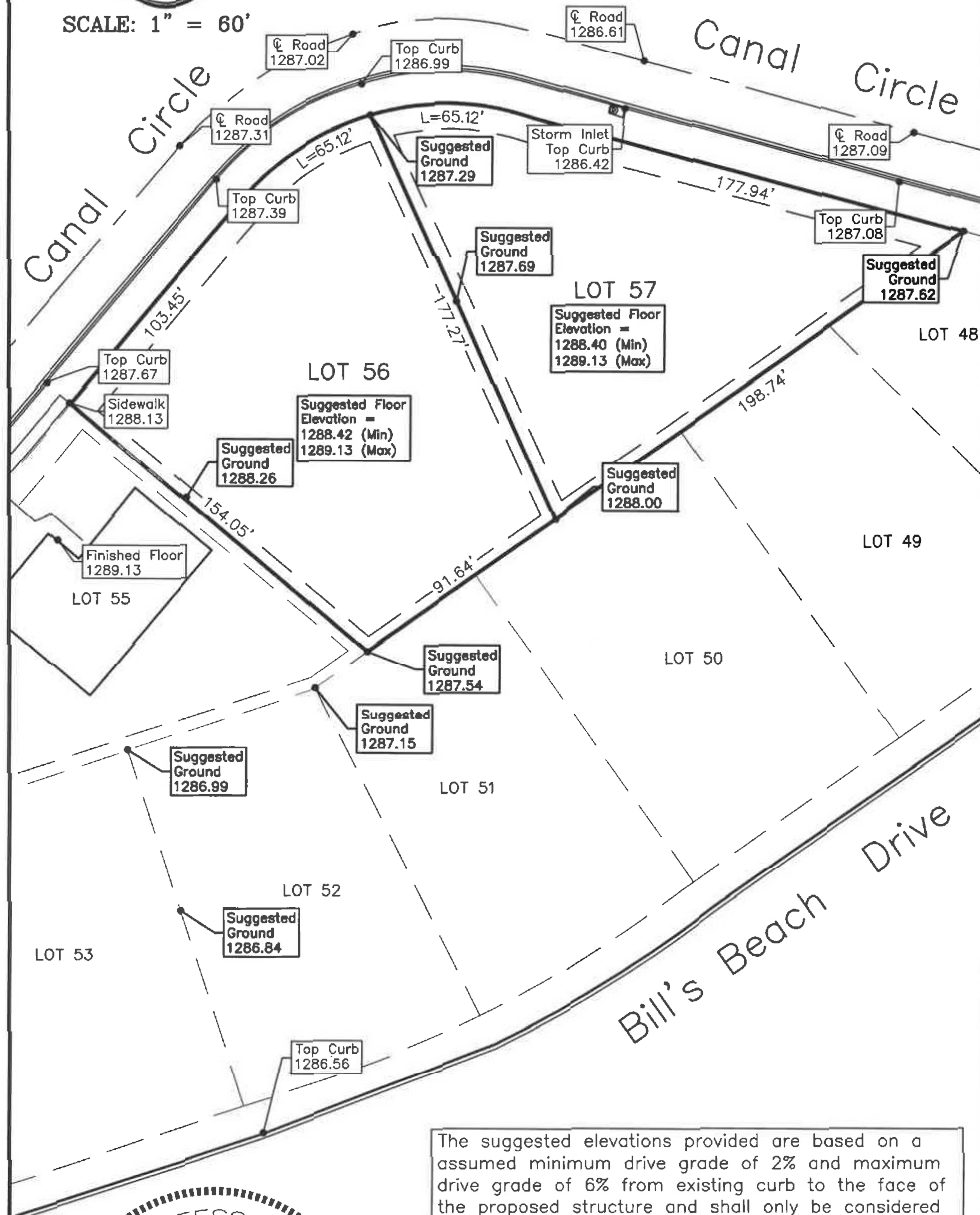
PROJECT NO.
21-15917.10A

ELEVATION RECORD



SCALE: 1" = 60'

All spot elevations shown as
existing were recorded on
10/14/21 on NAVD88 Datum.



The suggested elevations provided are based on a assumed minimum drive grade of 2% and maximum drive grade of 6% from existing curb to the face of the proposed structure and shall only be considered for the layout shown on this elevation record.

Grading along property lines will be needed to provide positive drainage including the lot lines between Lots 52, 53 and 55.

The size of the proposed structure, door location(s), use of the structure and accessible obligations of the structure may require a different elevation than those suggested in this exhibit and it shall be the Owner's responsibility to determine and verify the appropriate elevation for any proposed structure.



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1 Inch = 60 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

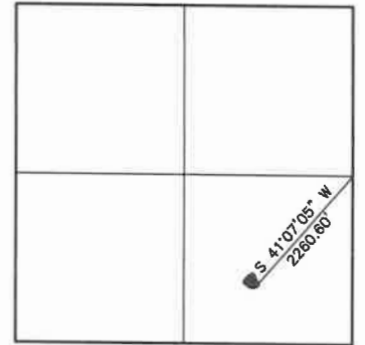
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GRID DISTANCES

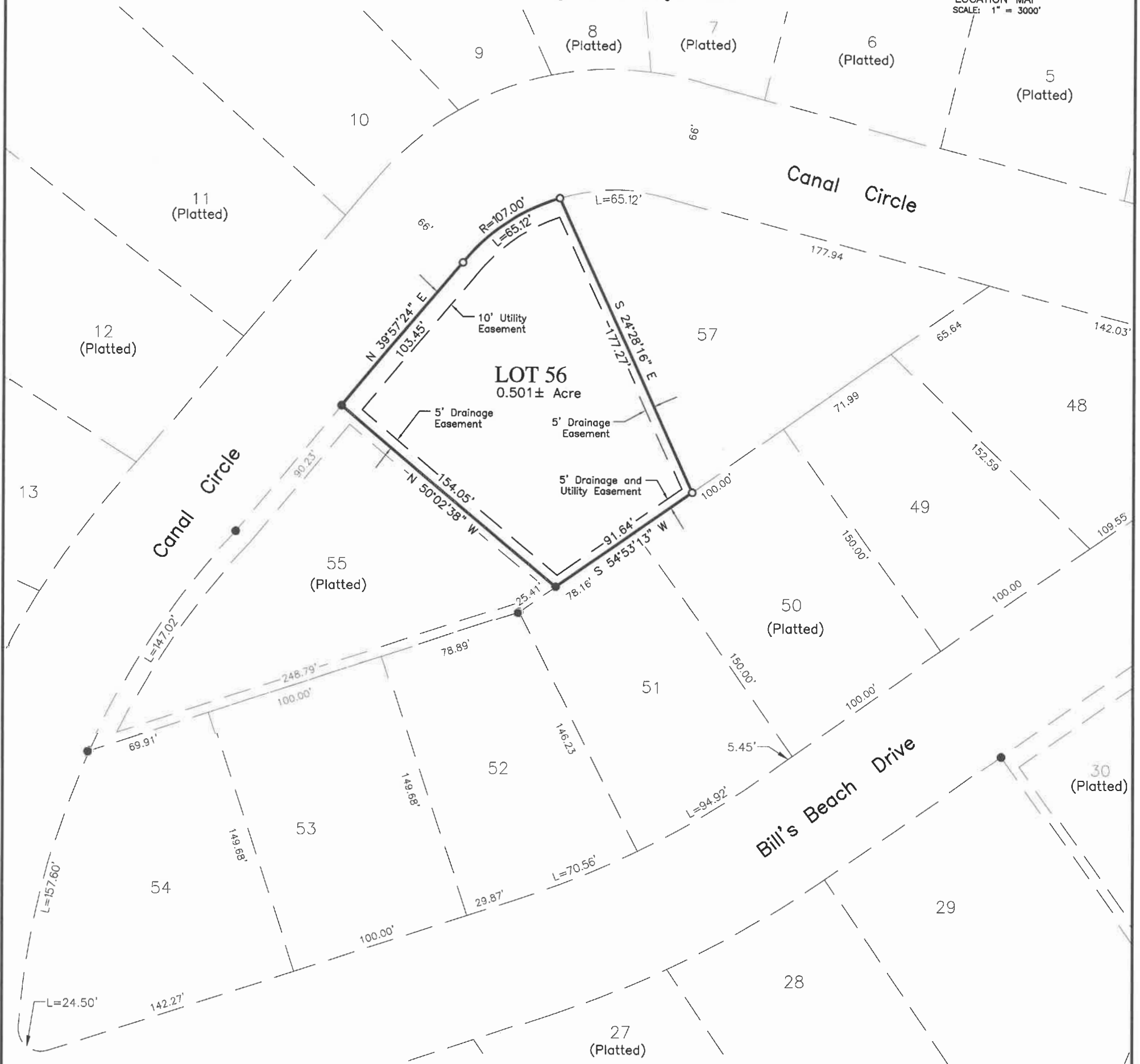
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

Easements within Lot "56" dedicated by this plat:
5' Drainage and Utility Easement along the rear.
10' Utility Easement on the front along Canal Circle.
5' Drainage Easement along the sides.

SEC. 31, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 13, 2021, survey those parcels of land described as follows: LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 56 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Canal Circle. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

Charles J. Mauszycki, Jr., Vice President of Maui Farms Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

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

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

Notary Public, South Dakota
My Commission Expires:

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 56 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

Chairperson/Vice-Chairperson of the City of Mitchell
Planning Commission



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