

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
NOVEMBER 8, 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 10-25-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 10-25-21.PDF](#)

- 6. Schedule Next Meeting-November 22, 2021 @ 12:00 P.M.**

- 7. Conditional Use Permit: Helmut LLC-120 S Lawler St**

Helmut LLC has applied for a Conditional Use Permit for Light Manufacturing for a custom cabinet and woodworking shop at 120 S Lawler, legally described as Lots 10 and 11, Block 20, Original Mitchell, City of Mitchell, Davison County, South Dakota. The said real property is zoned CB Central Business District.

Documents:

[HELMUT LLC-APPLICATION.PDF](#)
[HELMUT LLC-GIS.PDF](#)
[HELMUT LLC-NOTICE OF HEARING.PDF](#)
[HELMUT LLC-NEIGHBORS.PDF](#)

- 8. Plan Approval-Helmut LLC-120 S Lawler St**

Helmut LLC is proposing to change 120 S Lawler St from a self-service storage facility to light manufacturing-custom cabinet and woodworking shop. The property is zoned Central Business.

Documents:

[HELMUT LLC-GIS.PDF](#)
[HELMUT LLC-FLOOR PLANS.PDF](#)

- 9. Plan Approval-Elfstrand Enterprises Inc-1420 Commerce St**

Elfstrand Enterprises Inc is proposing to open a Retail Sales and Trade store located at 1420 Commerce St. The property is zone Highway Business.

Documents:

[ELFSTRAND ENTERPRISES INC-GIS.PDF](#)
[ELFSTRAND ENTERPRISES INC-PLAN.PDF](#)

- 10. Plat: Plat Of Lot 9, Block 1 Of Westwood First Addition, A Subdivision Of The SW**

1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.

Documents:

[CJM CONSULTING INC-WESTWOOD FIRST ADDTION-PLAT.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-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
October 25, 2021

NOT APPROVED

1. Chairperson Larson called the October 25, 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, Genzlinger, Doescher.
Absent: Penney
Staff Present: Jenniges, Schroeder, J. Johnson, London, Sandoval, Ellwein, Mayor Everson.
3. Declare conflicts of interest-None.
4. Approval of proposed agenda: Motion by Molumby, seconded by Sonne, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of amended Minutes: Motion by Jirsa, seconded by Molumby, to approve the minutes of the October 12, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Genzlinger, seconded by Sonne, to schedule the next meeting for November 8, 2021. All present members voting aye, motion carried.
7. Conditional Use Permit: 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, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with the two responses in favor. Fire Marshall Sandoval has not completed a fire inspection yet.

Motion by Molumby, seconded by Jirsa, to recommend the Board of Adjustment approve Conditional Use Permit with three conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass a fire inspection. 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.
8. Variance: Ricardo Cruz has applied for a side-yard on a corner variance of 0 feet vs 15 feet as required to construct a 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 High Density Residential District. The applicant was

present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with the one response in favor. The applicant stated he did not know there zoning codes or ordinances and apologized for doing it.

Osterloo questioned if it will just be a roof or sides too and if it is attached to the house. The applicant answered it will only be a roof and it's not attached to the house.

Larson stated his concerns about water or snow flowing freely to the sidewalk and sees a potential ice issue on the sidewalk. The applicant was not originally intending to put a gutter up but said he would if needed.

Jirsa stated his concern about the updraft and wondered if an engineer had looked at it so when we get 90 mph winds it won't blow away. The applicant stated he has not but everything will be welded together and he would submit drawings for the building inspector to approve. Jirsa stated he was happy to hear no sides would be going on it and it won't be blocking view for traffic.

Motion by Osterloo, seconded by Sonne, to recommend approval to the Board of Adjustment with the conditions that the applicant provide drawings of the structure for plan review to the building inspector and the applicant has 6 months to have all plans finalized or the variance is terminated and the structure be torn down. Roll call vote: Larson – nay, Molumby – nay, Jirsa –aye, Osterloo – aye, Genzlinger – nay, Sonne – aye, Penney– absent. 3 aye, 3 nay, 1 absent, motion failed.

9. Plan Approval: Long Brothers LLC is 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. Parking Facility is a permitted use in the HB district but is a change of use and that is why it is at Planning Commission. Long Brothers LLC owns and operates Dales A-1 Transmission Service at 1100 S Burr St which is just down the block from this property. They are using it for overflow parking for their business. Per zoning code any development over 1 acre requires a drainage plan. This area has other drainage issues and the city would like to build the road and detention pond to help with this. The road would be assessed back to the land owners.

Longs showed pictures of the area during the last rain event and stated they are in support of the road being built.

Motion by Genzlinger, seconded by Jirsa, to approve the plan with the condition that if the road gets built no drainage plan will be required but if the road does not get built a drainage plan will required. 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. Plat: Plat of Lot 1-A, a subdivision of Lot 1 of Circle K Ranch Third Addition in Government Lot 4 in the NW ¼ of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Brandon Cazer. The applicant was not present to

answer questions. An elevation certificate has been provided. There is ingress/egress on the plat. 8-9-3-E of the code will dictate what kind of septic tank and drain field he can use being located near Lake Mitchell. This is located in the ETJ so county will also hear it.

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

11. Plat: Plat of Lots 20 and 21, Block 7 of Westwood First Addition A Subdivision of the SW $\frac{1}{4}$ of Section 16, T 103N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was not present to answer questions. An elevation certificate has been provided. This follows the master plan for the area.

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

12. Plat: Plat of Lot 2, Block 4A, a subdivision of Block 4 of Westwood First Addition in the NW $\frac{1}{4}$ of Section 16, T 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 not present to answer questions. An elevation certificate has been provided. This follows the master plan for the area.

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

13. Plat: Plat of Lot 9, Block 9 of Westwood First Addition, a subdivision of Block 4 of Westwood First Addition in the NW $\frac{1}{4}$ of Section 16, T 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 not present to answer questions. An elevation certificate has been provided. This follows the master plan for the area.

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

14. Plat: Plat of Lot 56 of The Island First Addition, a Subdivision of the SE $\frac{1}{4}$ of Section 31, T 104 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 not present to answer questions. An elevation certificate has been provided. This follows the master plan for the area.

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

15. Other Business-None.

16. Public Comment-None.

17. Chairman Larson adjourned the meeting at 12:42 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: Custom cabinetry and woodworking
Light manufacturing

This Application is for the following described real property:

- Legal Description: Lots 10, 11 Block 20 original Mitchell

- Property Address: 120 S Lawler

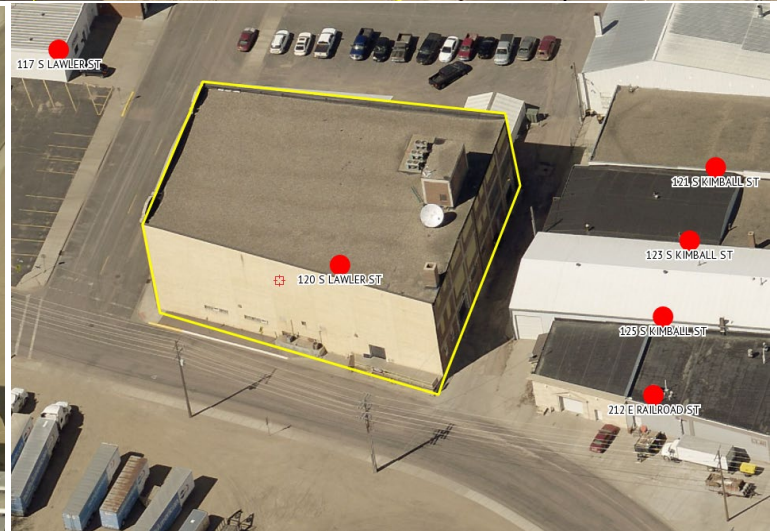
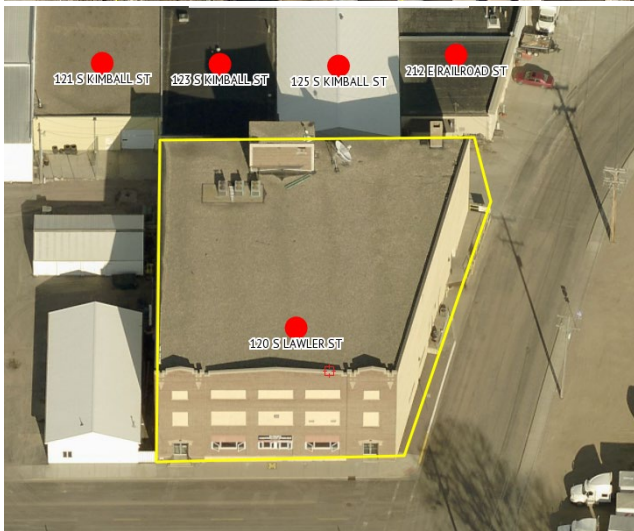
Dated this 10-19-21 day of _____.

HELMUT LLC

Applicant

Lester Helmut

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 Helmut LLC has applied for a Conditional Use Permit for Light Manufacturing for a custom cabinet and woodworking shop at 120 S Lawler, legally described as Lots 10 and 11, Block 20, Original Mitchell, City of Mitchell, Davison County, South Dakota. The said real property is zoned CB Central Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on November 8, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on November 15, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 26th day of October, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of October, 2021

Approximate Cost:

Helmut LLC
42119 SD 38
Alexandria, SD 57311

On Sight Storage LLC
2207 S Mentzer St
Mitchell, SD 57301

Tobins Transfer Inc
PO Box 639
Mitchell, SD 57301

Access Entertainment Group LLC
2301 Research Park Way SU
Brookings, SD 57006

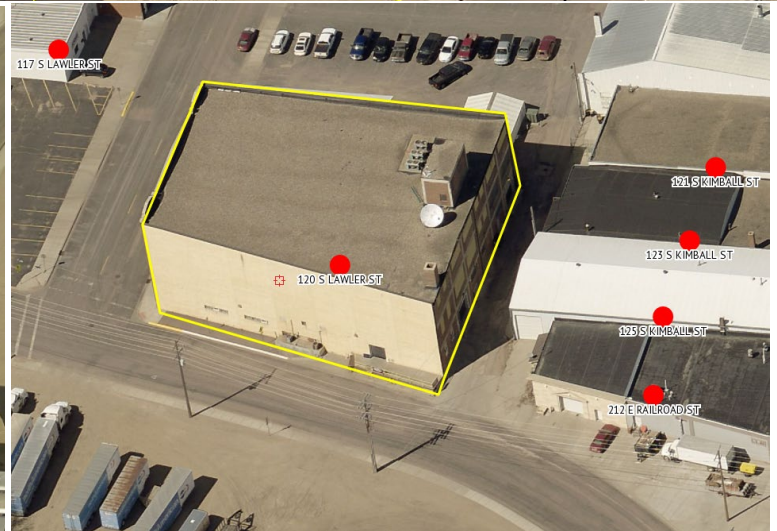
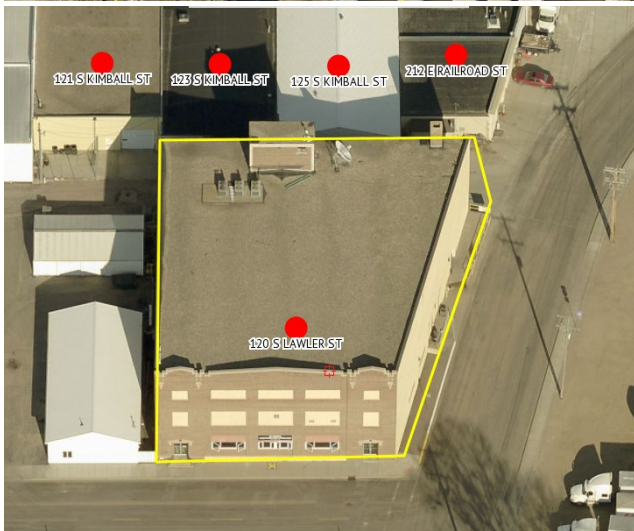
Tobins Transfer Inc
119 E 1st Ave
Mitchell, SD 57301

Mitchell Investment Properties LLC
219 E 1st Ave
Mitchell, SD 57301

Donald & Barbara Young
167 S Harmon Dr
Mitchell, SD 57301

Kenneth Setness
212 E Railroad St
Mitchell, SD 57301

Brian & Christine Hildebrandt
Gregory & Lora Hildebrandt
2957 Dailey Dr
Mitchell, SD 57301



2nd Floor

2nd Floor

200

Old Chimney
For Exhausting
Fumes

Loading Dock

145'
Air Conditioners

South
Railroad St

Final
Assembly

UP
DOWN
ENTRANCE
20'

Possible Elevator
Location

East

129'

ALLEY

ELEVATOR

STORAGE

West

97'
Lawler St

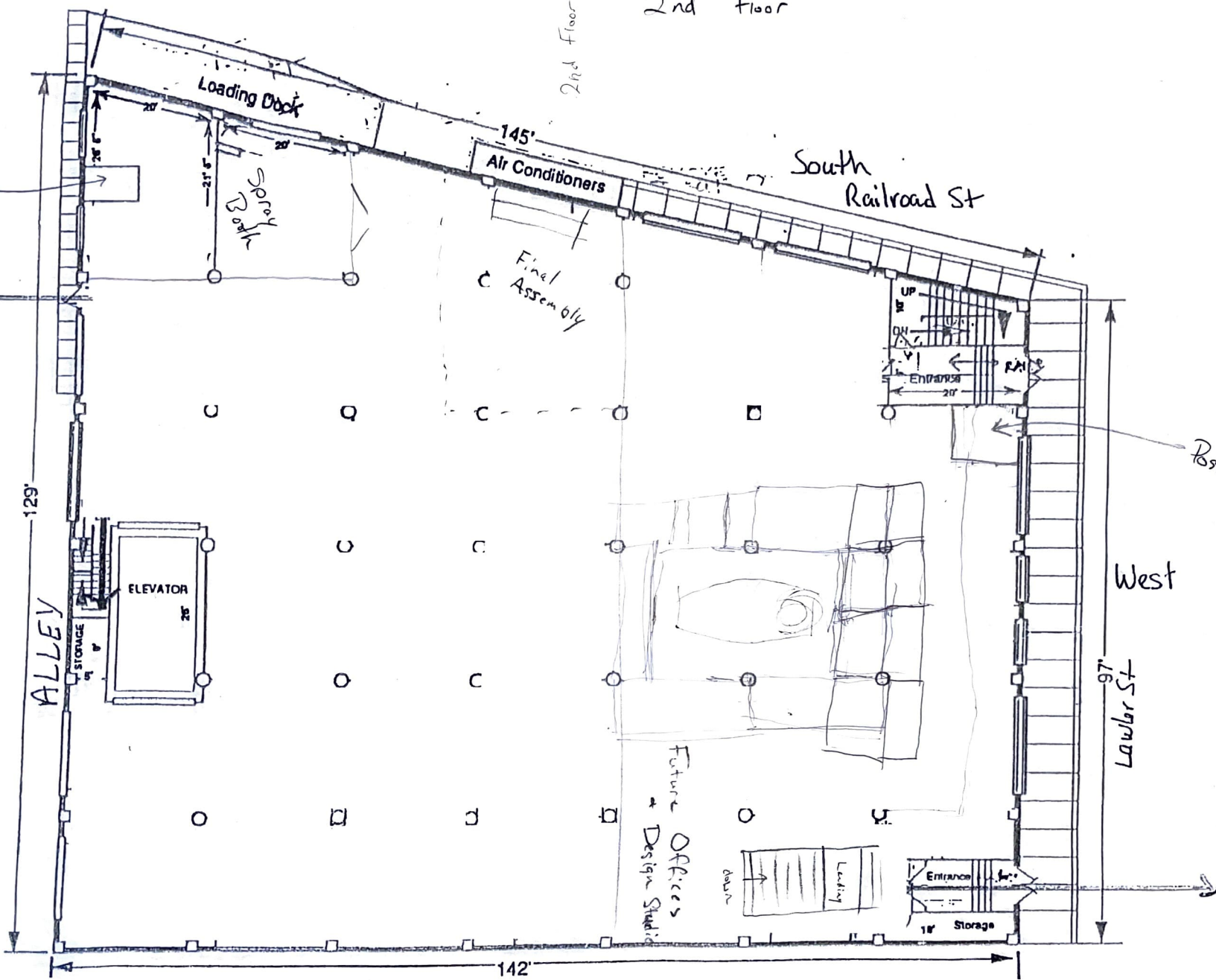
Future
Offices
& Design Studio

Locking
down

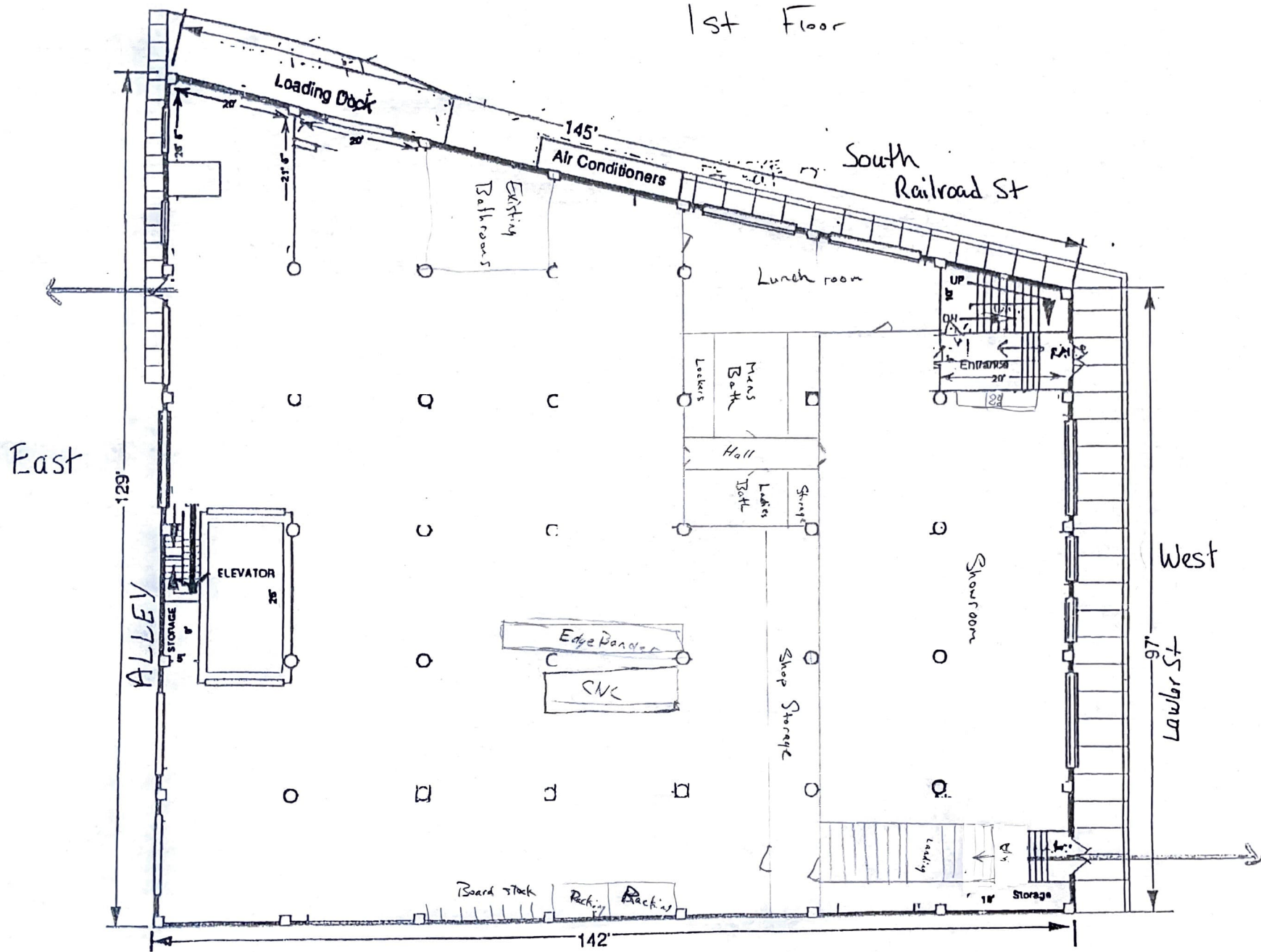
Entrance

Storage

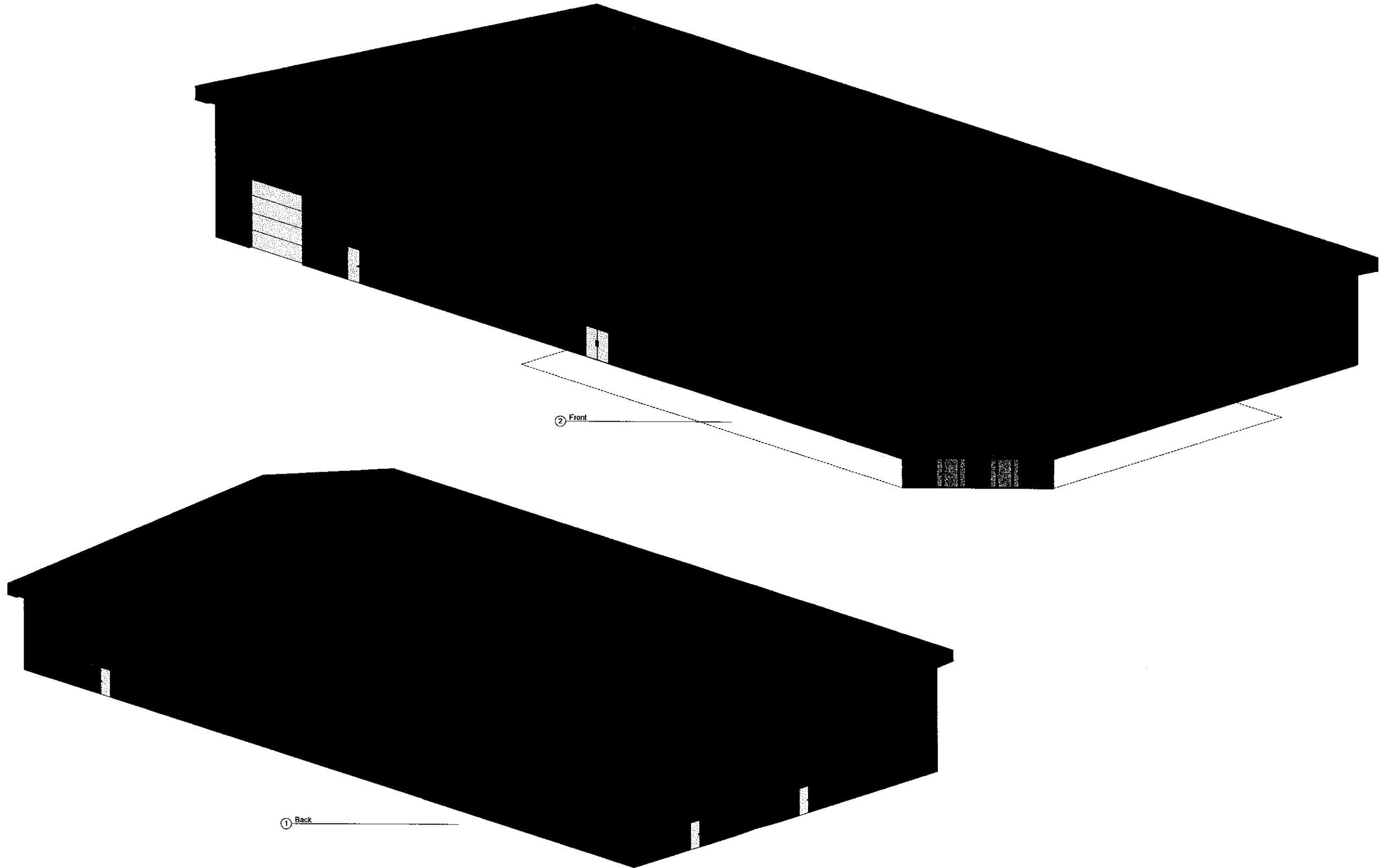
142'



1st Floor







PROJECT INFO
**Reaves
Buildings**

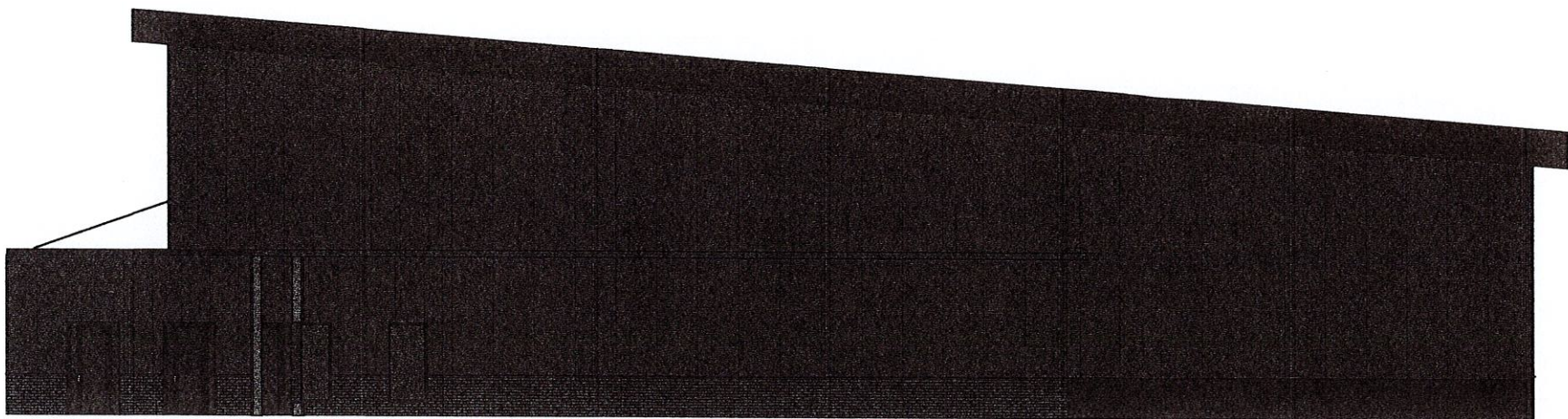
Ace Building
v4

Cover

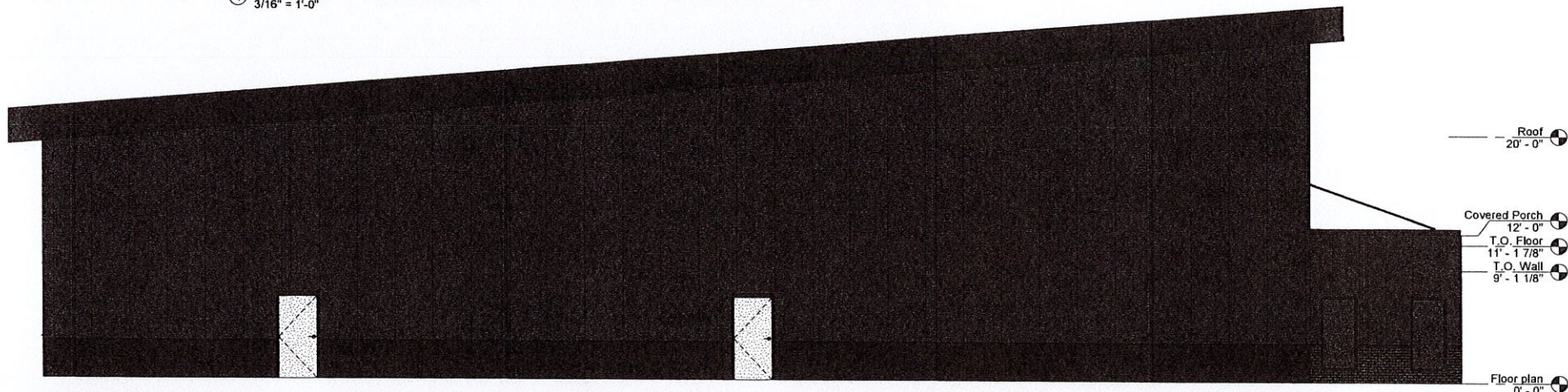
REF. NUMBERS	
PRJ	JOB
DESIGNER	
Tom Gambrel	
tgambrel@cmcreaves.com	

DRAWING DATES	
FOR APPROVAL (SHOPS)	
9/29/21	
REVISION(S)	

FOR FIELD USE (FINAL)	
N/A	

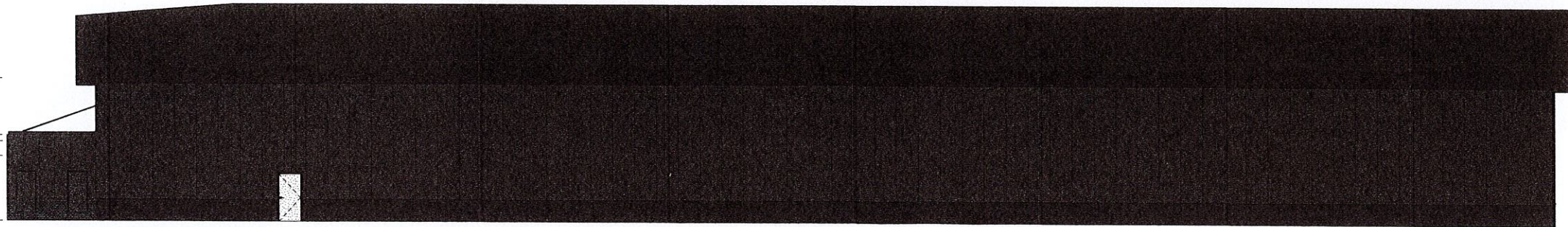


① ENDWALL #1
3/16" = 1'-0"

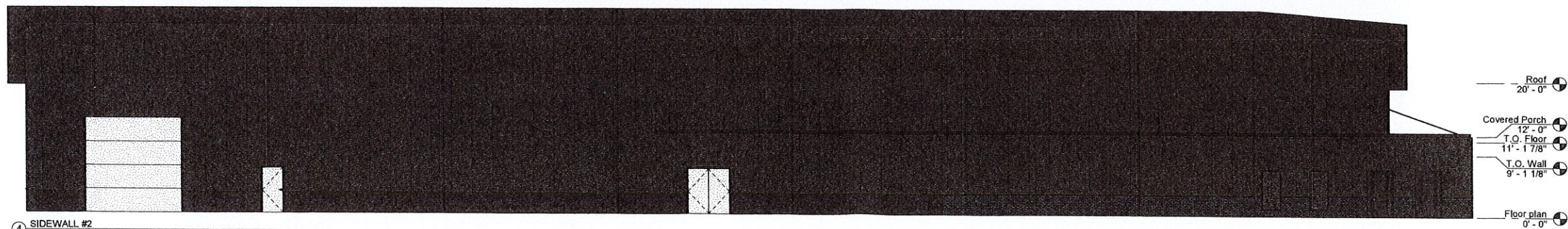


② ENDWALL #2
3/16" = 1'-0"

- Roof 20'-0"
- Covered Porch 12'-0"
- T.O. Floor 11'-1 7/8"
- T.O. Wall 9'-1 1/8"
- Floor plan 0'-0"



③ SIDEWALL #1
1/8" = 1'-0"



④ SIDEWALL #2
1/8" = 1'-0"

PROJECT INFO

Reaves
Buildings

Ace Building
v4

Elevations

REF. NUMBERS

PRJ | JOB

DESIGNER

Tom Gambrel

tgambrel@cmcreaves.com

DRAWING DATES

FOR APPROVAL (SHOPS)

9/29/21

REVISION(S)

FOR FIELD USE (FINAL)

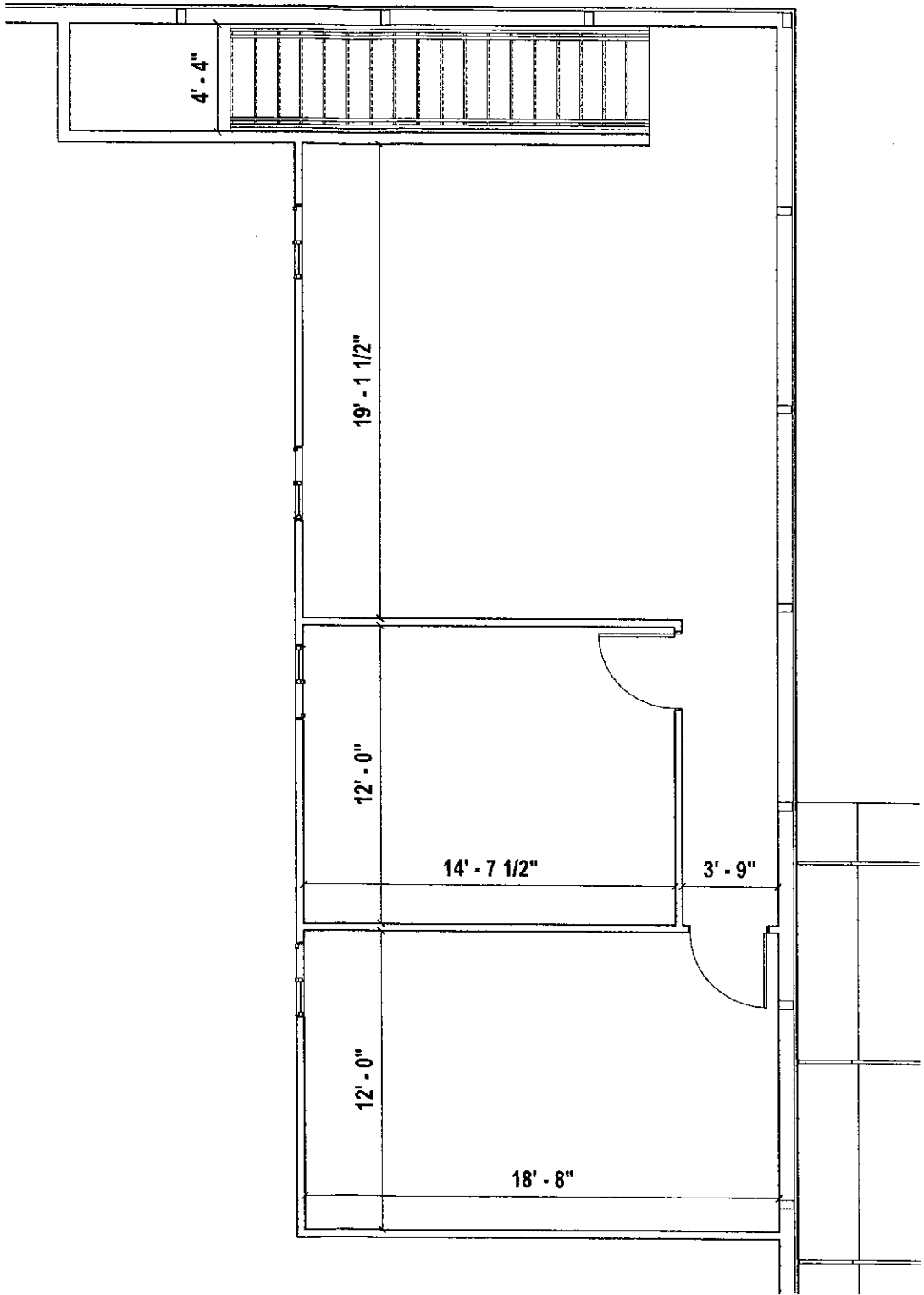
N/A

PAGE NUMBER

B102

Door Schedule				
Type	Family	Count	Width	Head Height
14x14	Off-Off Flush Panel	1	14' - 0"	14' - 0"
3068	Interior Door	11	3' - 0"	6' - 8"
3068	Exterior	4	3' - 0"	6' - 8"
3070 2 Thick	Exterior Storefront	4	5' - 6"	7' - 0"
6068	Exterior Double	2	6' - 0"	6' - 8"

Window Schedule					
Type	Count	Width	Height	Sill Height	Head Height
3040 Sliding	4	3' - 0"	4' - 0"	3' - 0"	7' - 0"
4060 Fixed	4	4' - 0"	6' - 0"	1' - 0"	7' - 0"



1 2ND.FLR - Callout 1
3/8" = 1'-0"



PROJECT INFO

Reaves
Buildings

Ace Building
v4

2nd Floor

REF. NUMBERS

PRJ | JOB

DESIGNER

Tom Gambrel

tgambrel@cmreaves.com

DRAWING DATES

FOR APPROVAL (SHOPS)

9/29/21

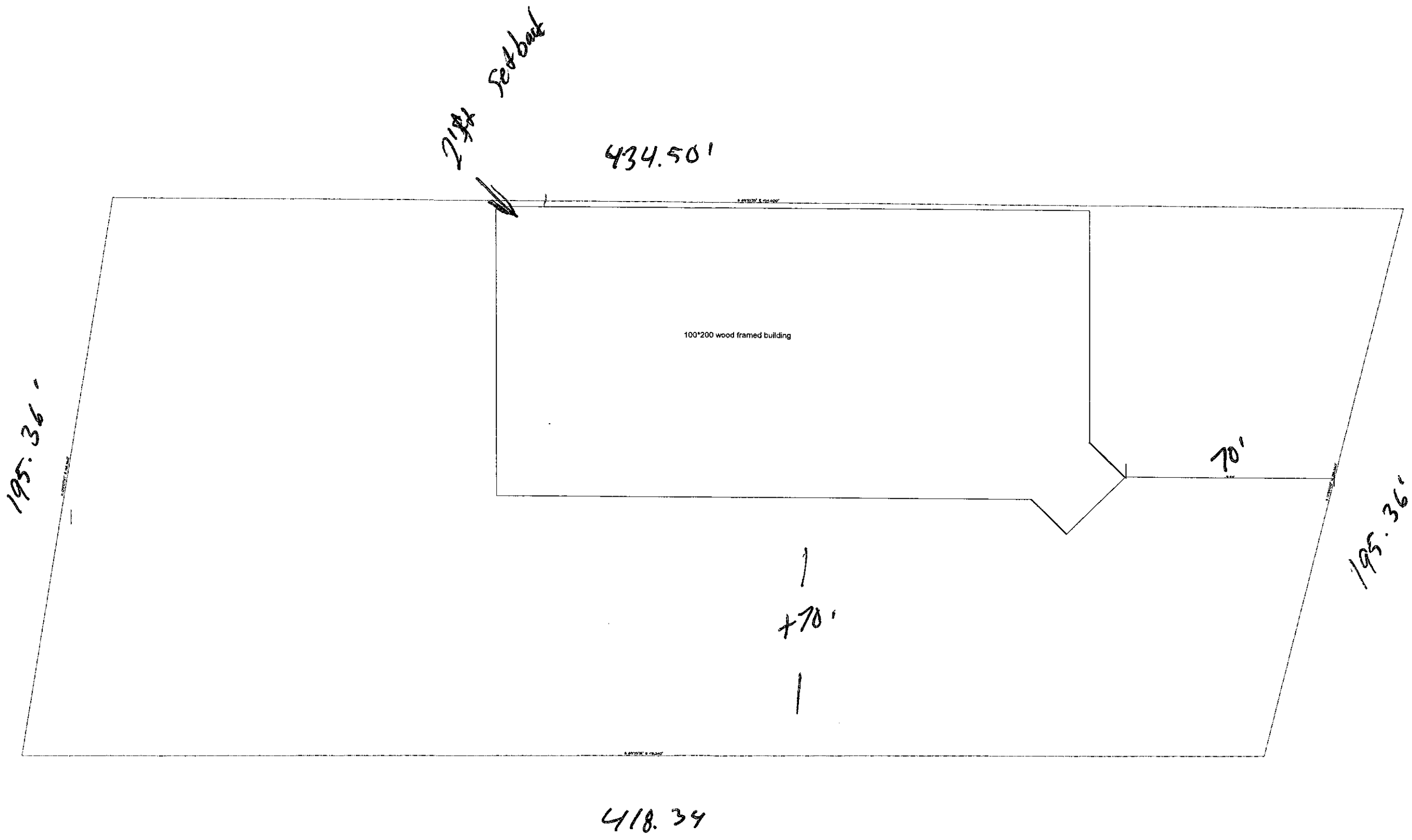
REVISION(S)

FOR FIELD USE (FINAL)

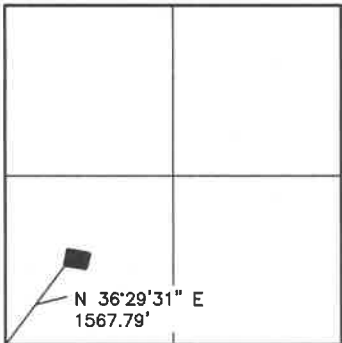
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PAGE NUMBER

B103



SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



1 Inch = 100 Feet

LEGEND

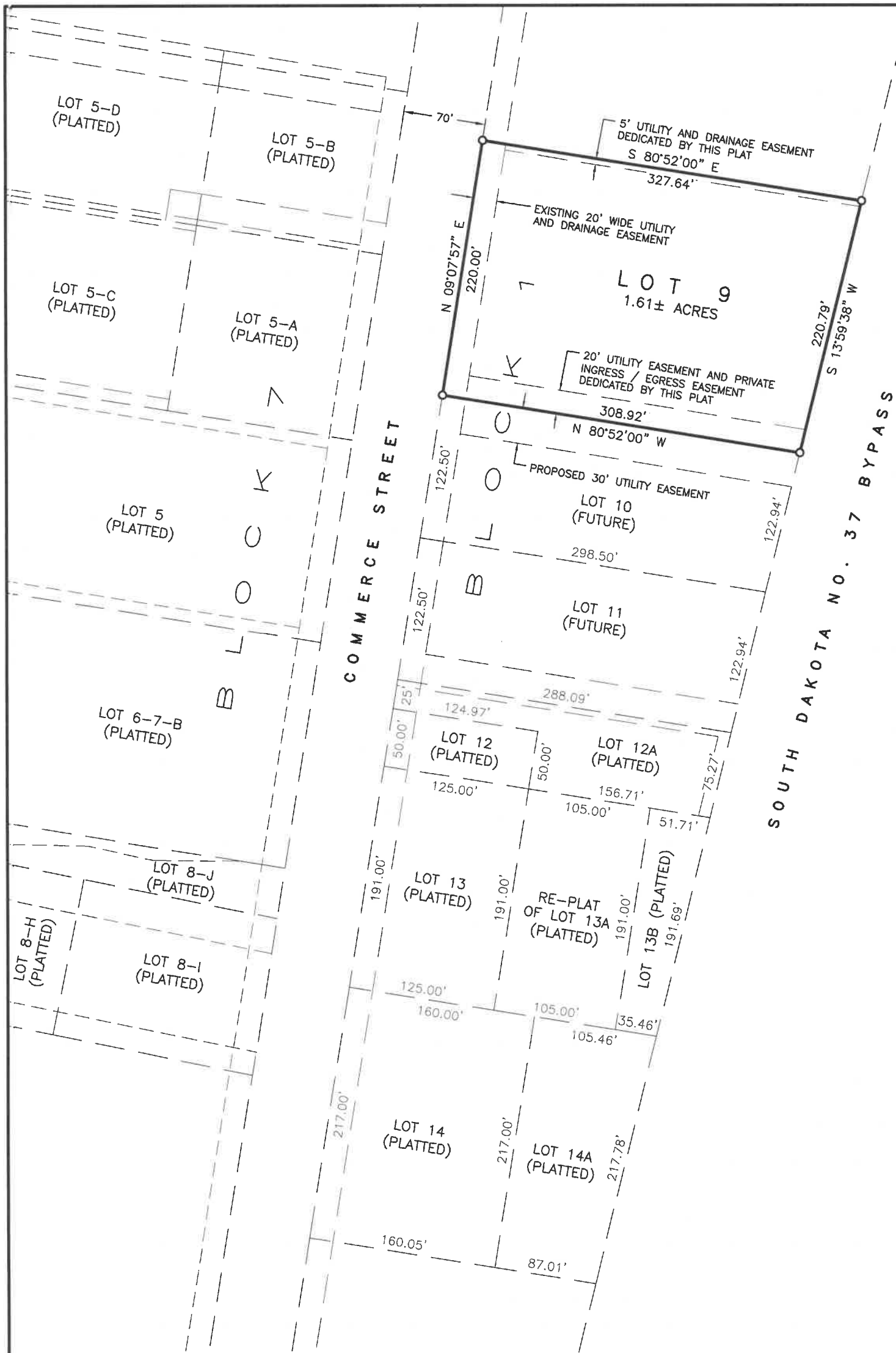
- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PUR-6702
- WM = WITNESS 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
AND 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 11/02/21 WHICH IS THE
DATE THIS DRAWING WAS CREATED



A PLAT OF LOT 9, BLOCK 1 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 November 1, 2021, survey those parcels of land described as follows: LOT 9, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2021.

Registered Land Surveyor #SD6702

SPN

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



A PLAT OF LOT 9, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in BLOCK 1 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; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 9, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 9, Block 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Commerce Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of 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 CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

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

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 9, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 9, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

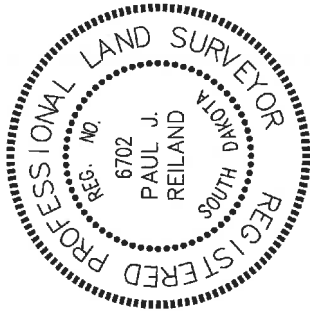
Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

SPN

& Associates

Engineers, Planners and Surveyors

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



A PLAT OF LOT 9, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 9, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 9, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 9, BLOCK 1 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)
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

