

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
JUNE 13, 2022 @ 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 5-23-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 5-23-22.PDF](#)

- 6. Schedule Next Meeting-6-27-22 @ 12:00 P.M.**

- 7. Conditional Use Permit: Thiesse Chiropractic-317 W 13th Ave.**

Thiesse Chiropractic has applied for a Conditional Use Permit for a Parking Facility located at 317 W 13th Ave, legally described as Lot 5, Block 27, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Documents:

[THIESSE CHIROPRACTIC-APPLICATION.PDF](#)
[THIESSE CHIROPRACTIC-GIS.PDF](#)
[THIESSE CHIROPRACTIC-NOTICE OF HEARING.PDF](#)
[THIESSE CHIROPRACTIC-NEIGHBORS.PDF](#)
[THIESSE CHIROPRACTIC-LETTER FROM NEIGHBOR-STRATTON.PDF](#)
[THIESSE CHIROPRACTIC-LETTER FROM NEIGHBOR-LEMER.PDF](#)
[THIESSE CHIROPRACTIC-LETTER FROM NEIGHBOR-OSTER.PDF](#)
[THIESSE CHIROPRACTIC-LETTER FROM NEIGHBOR-TRAUTMAN.PDF](#)

- 8. Variance: DAK Properties LLC-1001 E 4th Ave.**

DAK Properties LLC has applied for a variance for side corner yard setback of 12' vs 20' to construct an unattached 24' x 24' garage on a 43' wide lot located at 1001 E 4th Ave, legally described as the W 7 ½' of Lot 9 and all of Lot 10, Block 9, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Documents:

[DAK PROPERTIES LLC-APPLICATION.PDF](#)
[DAK PROPERTIES LLC-GIS.PDF](#)
[DAK PROPERTIES LLC-NOTICE OF HEARING.PDF](#)
[DAK PROPERTIES LLC-NEIGHBORS.PDF](#)
[DAK PROPERTIES LLC-LETTER FROM NEIGHBOR-GRINDHEIM.PDF](#)
[DAK PROPERTIES LLC-LETTER FROM NEIGHBOR-BRUSKE.PDF](#)

- 9. Conditional Use Permit: Krall Eye Clinic-1415 N Sanborn Blvd.**

Maxwell Rysdon of Watchfire Signs on behalf of Krall Eye Clinic has applied for a

conditional use permit to install and operate a electric message center in a residential district located at 1415 N Sanborn Blvd, legally described as the Lots 1 thru 6 & E ½ of Vacated Edmunds Street, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District and R4 High Density Residential District.

Documents:

[KRALL EYE CLINIC-APPLICATION.PDF](#)
[KRALL EYE CLINIC-GIS.PDF](#)
[KRALL EYE CLINIC-SITE LOCATION.PDF](#)
[KRALL EYE CLINIC-NOTICE OF HEARING.PDF](#)
[KRALL EYE CLINIC-NEIGHBORS.PDF](#)

10. Variance: Jason Bates -1112 N Rowley.

Jason Bates has applied for a variance for maximum lot coverage of 50% vs 45% to construct a detached garage located at 1112 N Rowley St, legally described as the 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-SITE PLAN.PDF](#)
[BATES-NOTICE OF HEARING.PDF](#)
[BATES-NEIGHBORS.PDF](#)
[BATES-LETTER FROM NEIGHBOR-JTZ PROPERTIES LLC.PDF](#)
[BATES-LETTER FROM NEIGHBOR-TITZE.PDF](#)

11. Plat: Lots A 1, A2 And A3, A Subdivision Of Lot A Of Mommer's Subdivision In The NE 1/4 Of Section 14, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Keith & Carrie Young.

Documents:

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

12. Plat: Lot O-2 Of Titze's Addition, In The South Half Of The Southwest Quarter (S ½, SW ¼) Of Section 24, T 103 N, R 61 W Of The 5th P.M., Davison County, South Dakota; As Requested By Keith & Bonnie Struble.

Documents:

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

13. Plat: Lot 2, Block 5 Of Woodland Heights First Addition, A Subdivision Of Lot 2, And Tracts 2 And 3, Block 1, All In Crane's Addition In The Se 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Ethan Coop Lumber.

Documents:

[ETHAN COOP LUMBER-PLAT.PDF](#)

[ETHAN COOP LUMBER-GIS.PDF](#)

- 14. Plat: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; Apache, Cheyenne, Sioux And Dakota Avenues; All Of South Lake Estates Subdivision To The City Of Mitchell, In The SW 1/4 Of Section 4, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-PLAT.PDF](#)
[CJM CONSULTING INC-GIS.PDF](#)

- 15. Plan Approval-Mya's Teriyaki-503 N Sanborn Blvd-Neighborhood Shopping District.**

Documents:

[MYAS TERIYAKI-GIS.PDF](#)
[MYAS TERIYAKI-FLOOR PLAN.PDF](#)

- 16. Other Business:**

- 17. 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.**

- 18. 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
May 23, 2022

5/23/2022 - Minutes

1. Call To Order:

Chairperson Larson called the May 23, 2022 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, Sonne, Osterloo, Doescher.

Absent: Jirsa, Penny.

Staff Present: Jenniges, Schroeder, J Johnson, T Johnson, Hegg, Sandoval, Ellwein, Mayor Everson.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda:

Motion by Genzlinger, seconded by Sonne, to approve the agenda. All present members voting aye, motion carried.

5. Approval Of Previous Minutes 5-9-22.

Motion by Molumby, seconded by Osterloo, to approve the proposed minutes of the May 9, 2022 Planning Commission meeting. All present members voting aye, motion carried.

6. Schedule Next Meeting-6-13-22 @ 12:00 P.M.

Motion by Osterloo, seconded by Sonne, to schedule the next meeting for June 13, 2022. All present members voting aye, motion carried.

7. Plan Approval-Hackberry Holdings LLC-915 S Kimball-Highway Business District.

Jenniges explained this item was postponed at the last meeting. The applicant provided an updated rendering of the proposed parking lot area and green space. The applicant was present to answer questions.

Schroeder stated he met with the applicants after the last meeting and have come to an agreement on parking lot, green space and sidewalks.

Vanessa Klock representing Hackberry Holdings LLC agreed with Schroeder and was willing to answer any questions the board had.

Motion by Sonne, seconded by Molumby, to approve the plan. All present members voting aye, motion carried.

8. Variance: Tara Volesky-409 E 7th Ave.

Tara Volesky has applied for a front yard setback variance of 19' vs 25' for a front porch addition; located at 409 E 7th Ave, legally described as Lot 4, Block 4, Burrs Addition, 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 4 responses in favor and one response opposed that was not in the packet.

Jenniges explained the applicant is remodeling the house and there is an existing three foot overhang on the north side of the house. The applicant would like to make it six feet instead of the existing three feet. There will be no posts down to the ground, it will be a cantilevered roof.

Mrs. Volesky stated she is remodeling the house and beautifying the neighborhood. There will be a 16' wide porch going across the front of the house that the new roof would overhang.

Osterloo question the material of the porch to which Volesky answered that it would not be concrete, it will be cedar or a composite.

Motion by Genzlinger, seconded by Molumby, to recommend approval. All present members voting aye, motion carried.

9. Plan Approval-Weber Holdings LLC-1303 S Ohlman-Highway Business District.

Jenniges explained the layout of the drawings submitted by the applicant. There will be self storage facilities in the back which will require a conditional use permit and then a couple of buildings up front and a storage/shop for the owner. There are some drainage issues in this area and the applicant will be required to complete a drainage survey. The applicant was available for questions.

The applicant stated the buildings up front will be retail stores and one building will be a shop for him to do some welding in or store his motor home in the off season. He is at a standstill with engineers but working on getting the drainage survey completed.

Schroeder stated the city will require a stamped drainage plan for this lot.

Motion by Molumby, seconded by Sonne, to approve the plan contingent on a stamped drainage plan approved by public works. Roll call vote: Larson – aye, Molumby – aye, Jirsa – absent, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

10. Plat: NCBC Tract 2 In The SW ¼ Of Section 13, T 104 N, R 61 W Of The 5th P.M., Davison County, South Dakota; As Requested By Gregory Plamp.

Jenniges explained this plat is north of POET so it is outside the ETJ but within the 3-mile. The county will hear it on June 7 and 14. The applicant is selling the farm ground to Hetlands which own the land directly to the east. There is ingress/egress to the property currently. The applicant was not available to answer any questions.

Motion by Genzlinger, seconded by Osterloo, to approve the plat. All present members voting aye, motion carried.

11. Plan Approval-Patricks-417 N Sanborn St-Neighborhood Shopping District.

Jenniges explained the layout of the lot as submitted by the applicant. It will be a drive through business so another curb cut out will be needed off of Sanborn. He will fence off the back of the property for employee parking. Again the city will require stamped drawings for drainage. The applicant was present for questions.

The applicant stated it will be a coffee/snack restaurant. The turning radius will be 40' which is double others in town. He does not believe there is a drainage issue on the property and there will be a 2% grade towards Sanborn.

Osterloo question where all the cars will go if it's a good business, will they back up on Sanborn? Public Works stated there are other businesses on Sanborn with the same issues.

Schroeder stated stamped drawings will be required for the parcel. The alley in the back of the lot will not be allowed for ingress/egress for customers. The applicant stated it's \$12,000 to \$18,000 for stamped drawings and months out, he will pull his application if that is a condition. Schroeder believed the plan should be approved and the stamped drawings would be done at the time of the building permit and if the applicant chooses not to follow through the plan just goes away.

Motion by Genzlinger, seconded by Osterloo, to approve the plan. Roll call vote: Larson – aye, Molumby – aye, Jirsa – absent, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

12. Other Business:

None.

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

None.

14. Adjournment:

Chairperson Larson adjourned the meeting at 12:21 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** \$150 application due with the application.

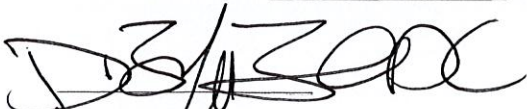
- Description of Conditional Use: Parking Facility

This Application is for the following described real property:

- Legal Description: Lot 5, Block 27 Capital Addition City of Mitchell
 Davison County, South Dakota

- Property Address: 317 W 13th Ave

Dated this 9 day of May, 2022


Applicant


Owner



Thiesse Chiropractic

House destroyed by fire.
Garage moved out.

Conditional Use Permit for
Parking Facility.

W 14TH AVE

N SANBORN BLVD

N DUFF ST

1321

315

1313

405

401

404

400

320

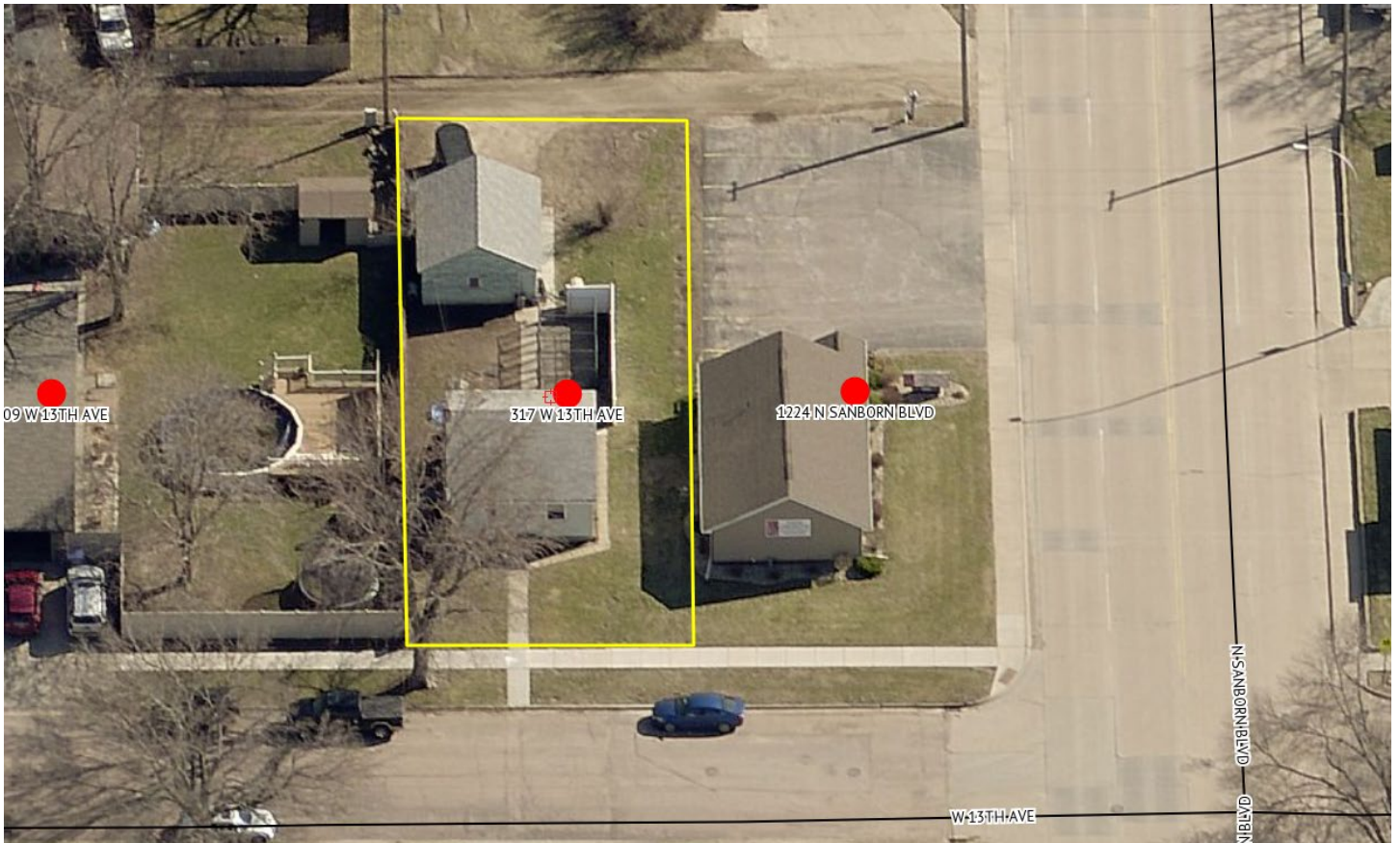
316

312

308

304

1301



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 Thiesse Chiropractic has applied for a Conditional Use Permit for a Parking Facility located at 317 W 13th Ave, legally described as Lot 5, Block 27, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on June 13, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on June 21, 2022 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 this 26th day of May, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of June, 2022

Approximate Cost:

Thiesse Chiropractic
1224 N Sanborn
Mitchell, SD 57301

Josie Lemer
309 W 13th Ave
Mitchell, SD 57301

Darlene Palmer Revoc Living Trust
301 W 13th Ave
Mitchell, SD 57301

Marlys Hoff
1215 N Sanborn Blvd
Mitchell, SD 57301

Agnes Reimnitz
403 W 13th Ave
Mitchell, SD 57301

Tanner & Kathryn Fuhrer
404 W 13th Ave
Mitchell, SD 57301

Valles Valadez
400 W 13th Ave
Mitchell, SD 57301

Douglas & Gay Weber
512 W 3rd Ave
Mitchell, SD 57301

Jeff & Lisa Jolliff
200 W 13th Ave
Mitchell, SD 57301

JL Rentals
309 W 13th Ave
Mitchell, SD 57301

Bruce & Lisa Nygaard
308 W 13th Ave
Mitchell, SD 57301

Ashley Hellman
304 W 13th Ave
Mitchell, SD 57301

Lois Hilton
406 W 12th Ave
Mitchell, SD 57301

Candice George
1203 N Sanborn Blvd
Mitchell, SD 57301

Kohl Oster
322 W 12th Ave
Mitchell, SD 57301

Linda Rehling
318 W 12th Ave
Mitchell, SD 57301

Jennifer & Ronald Hill
310 W 12th Ave
Mitchell, SD 57301

Robert & Lora Trautman
304 W 12th Ave
Mitchell, SD 57301

June 1, 2022

TO WHOM IT MAY CONCERN:

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We

Linda Stratton
OWNER

318 West 12th Ave Mitchell SD 57301

ADDRESS

✓ APPROVE

 DISAPPROVE

COMMENTS:

June 1, 2022

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I/We Josie Lemer
OWNER

309 W 13th Ave, Mitchell
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:



June 1, 2022

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I/We Kohl Oster
OWNER

322 W 12th Ave Mitchell, SD 57301
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

June 1, 2022

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WORKS OFFICE OR FINANCE OFFICE.

② Lorad Robert Trautman
We
OWNER
304 W 12th Ave

ADDRESS

APPROVE

_____ DISAPPROVE

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: 12' vs 20' side corner yard for an 24'x24'
unattached garage on a 43' wide lot

☐ Conditional Use Permit \$150 application due with the application.

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: W 7 1/2' of Lot 9 and all of Lot 10, Block 9,
Gleeson's Addition, City of Mitchell, Davison County,
South Dakota

- Property Address: 1001 E 4th Ave

Dated this 10th day of May, 2022

Applicant

Dean Koehn

Owner
DAIC Properties LLC.
(605) 261-6081

DAK Properties LLC

Variance Permit for side corner yard setback of 12' vs 20' to construct a 24' x 24' garage on a 43' wide lot.

E 4TH AVE

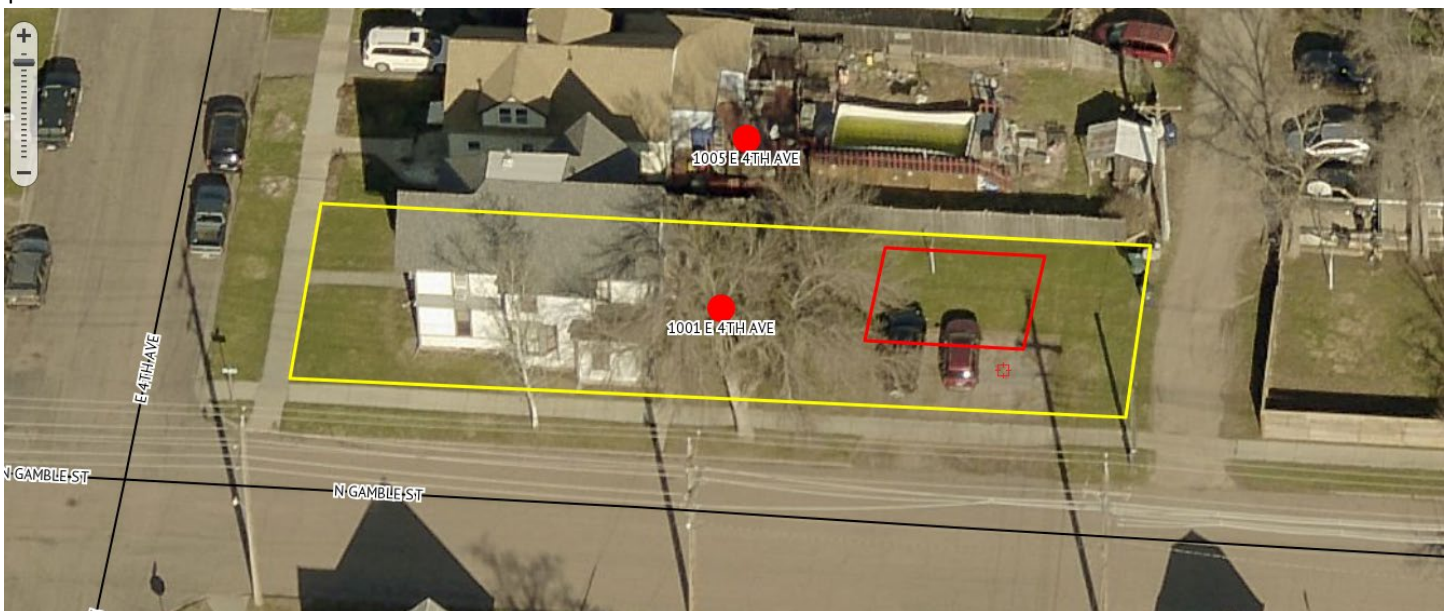
N GAMBLE ST

933

937

1005

1009



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 DAK Properties LLC has applied for a variance for side corner yard setback of 12' vs 20' to construct an unattached 24' x 24' garage on a 43' wide lot located at 1001 E 4th Ave, legally described as the W 7 ½' of Lot 9 and all of Lot 10, Block 9, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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Dated this 26th day of May, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of June, 2022

Approximate Cost:

DAK Properties LLC
615 Lakota Ct
Brandon, SD 57005

Robert & Connie Bruske
41025 262nd St
Ethan, SD 57334

Faith Home & School
1000 E 6th Ave
Mitchell, SD 57301

Gregory King
510 E 1st Ave
Mitchell, SD 57301

Kenneth & Sherri Kline
1000 E 4th Ave
Mitchell, SD 57301

Mid Dakota Properties VII LLC
817 N Sanborn Blvd
Mitchell, SD 57301

Diane Hettinger
1006 E 4th Ave
Mitchell, SD 57301

Dennis Neugebauer
1012 E 4th Ave
Mitchell, SD 57301

Lincoln Bollock
929 E 4th Ave
Mitchell, SD 57301

James & Geraldine Hunt
717 E 2nd Ave
Mitchell, SD 57301

Jill Pierce
937 E 4th Ave
Mitchell, SD 57301

Diane Grindheim
600 E 7th Ave
Mitchell, SD 57301

Jeffery Smith
Janelle Spader
1009 E 4th Ave
Mitchell, SD 57301

Gregory & Judith Nelson
1015 E 4th Ave
Mitchell, SD 57301

Daniel French
928 E 3rd Ave
Mitchell, SD 57301

Teresa Abrahamam
932 E 3rd Ave
Mitchell, SD 57301

Craig & Joanne Bier
938 E 3rd Ave
Mitchell, SD 57301

Debra Olson
219 W 3rd Ave
Mitchell, SD 57301

Jose & Brenda Toribio
1004 E 3rd Ave
Mitchell, SD 57301

Shaun Oconnor
1008 E 3rd Ave
Mitchell, SD 57301

Thomas & Marie Kulm
1012 E 3rd Ave
Mitchell, SD 57301



June 1, 2022

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I/We Deane Grinsheim
OWNER

ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

June 1, 2022

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I/We

Bob Bushe

OWNER

928 E 4th

ADDRESS

✓

APPROVE

DISAPPROVE

COMMENTS:

IF ACCESS OFF A/ly



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

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

- Description of Variance Requested: _____

☒ **Conditional Use Permit** \$150 application due with the application.

- Description of Conditional Use: Install and operate a digital sign near the corner of Sanborn Blvd and W 15th Ave in accordance with the City of Mitchell's guidelines for luminance, active hours, and other provisions relating to R-4 residential districts.

This Application is for the following described real property:

- Legal Description: CAPITAL ADDN-SE(16); LOTS 1-6 & E 1/2 OF VACATED EDMUNDS ST BLOCK 12

- Property Address: 1415 N SANBORN BLVD MITCHELL SD 57301

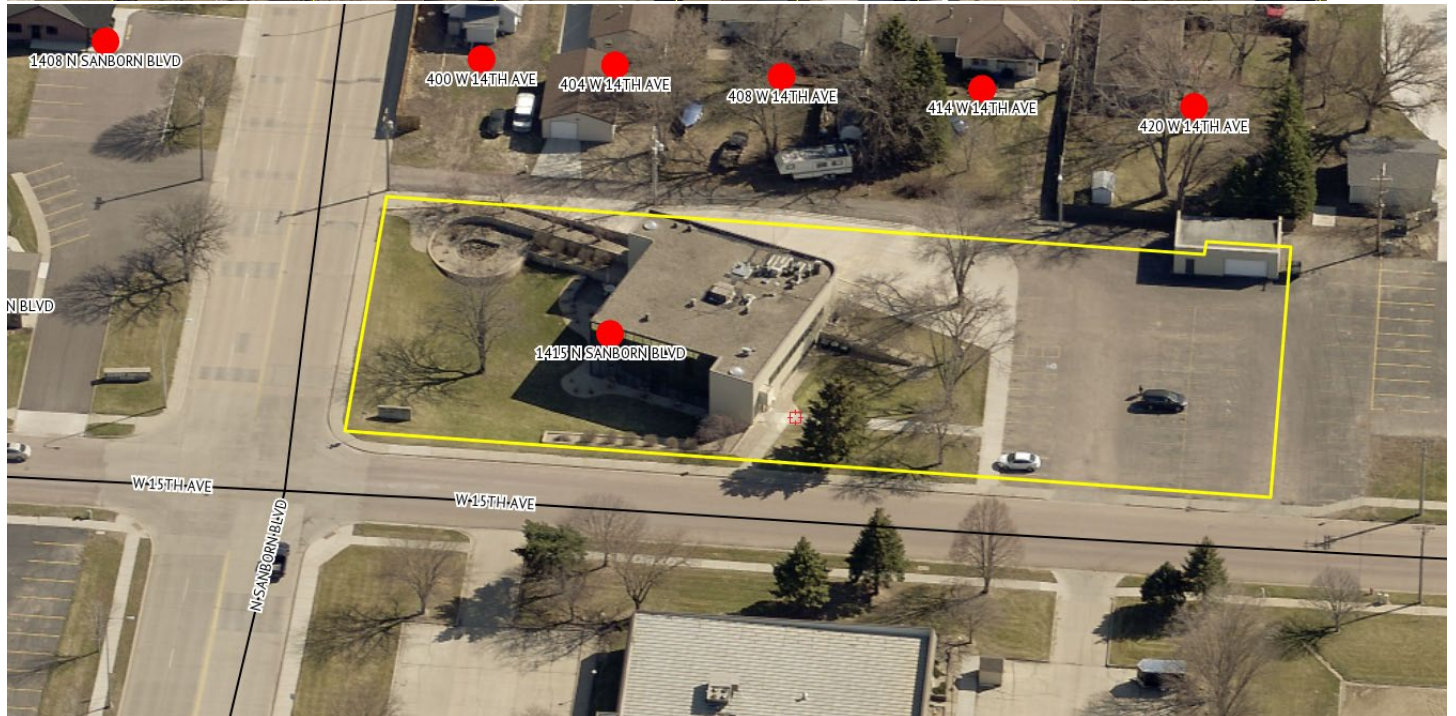
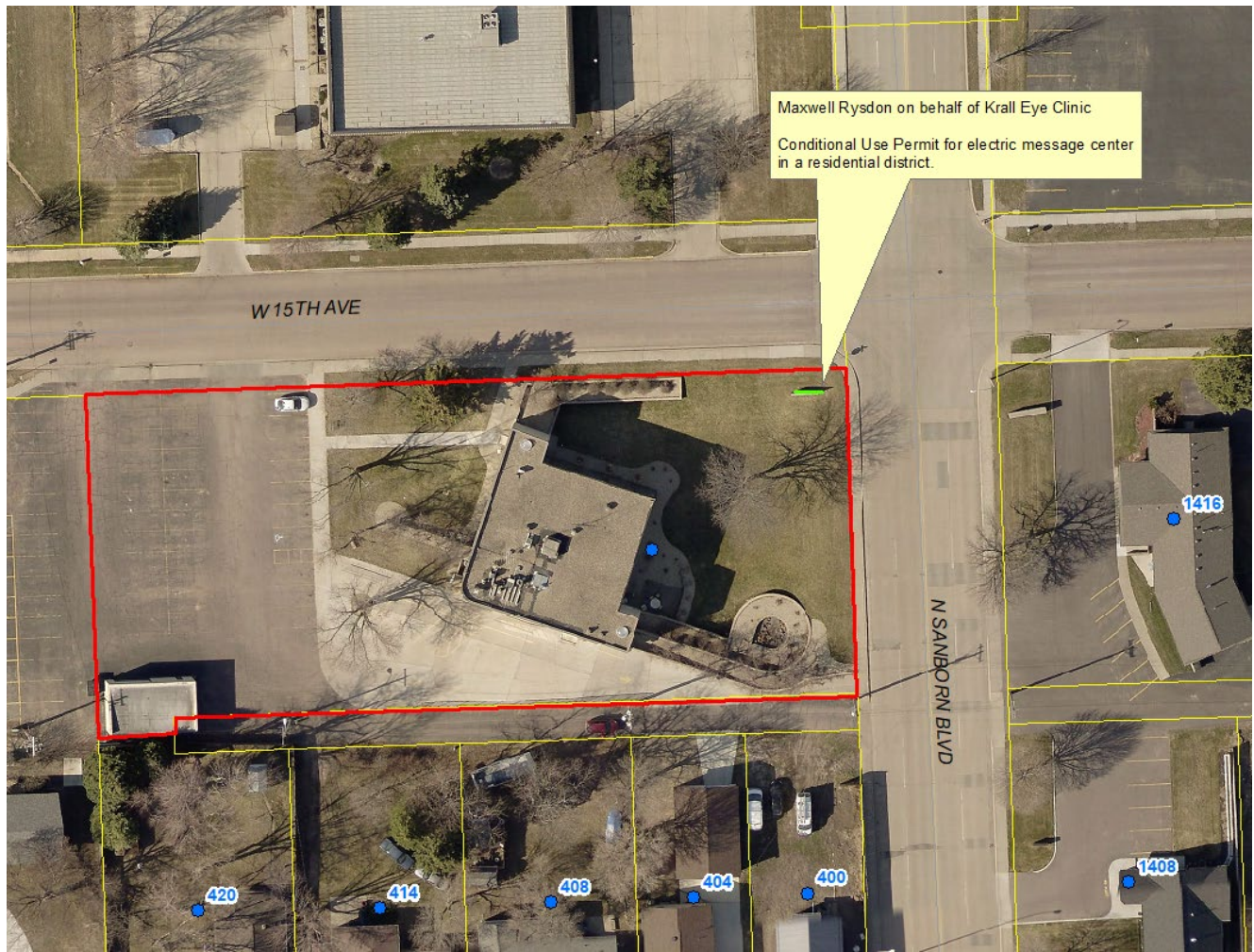
Dated this 16 day of MAY, 2022

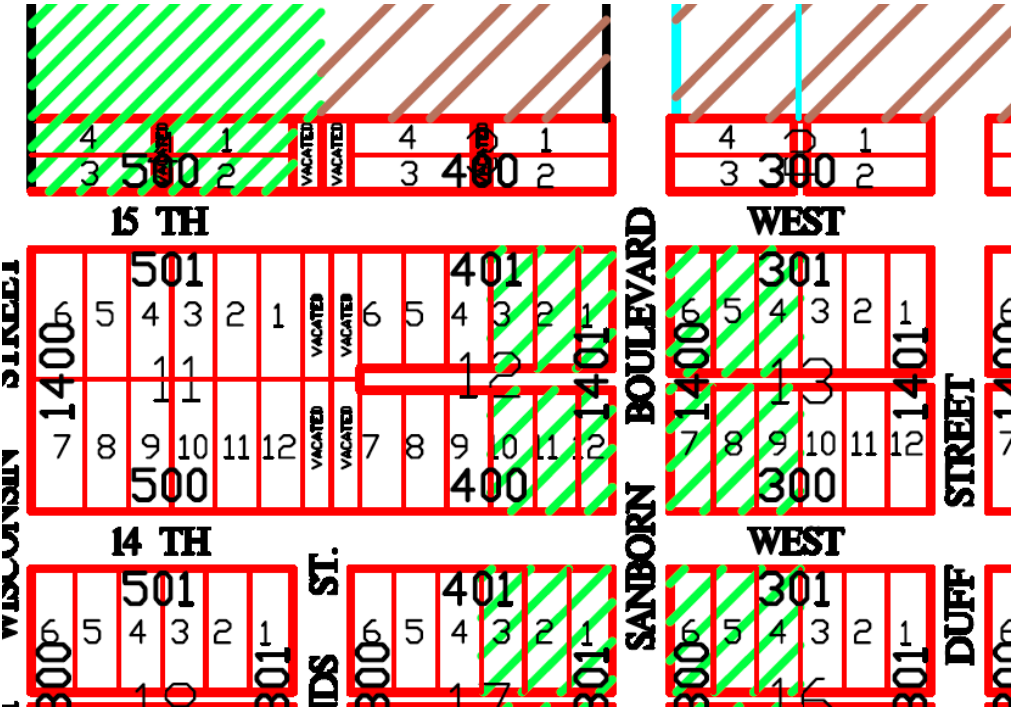
MAXWELL L RYSDON

Applicant

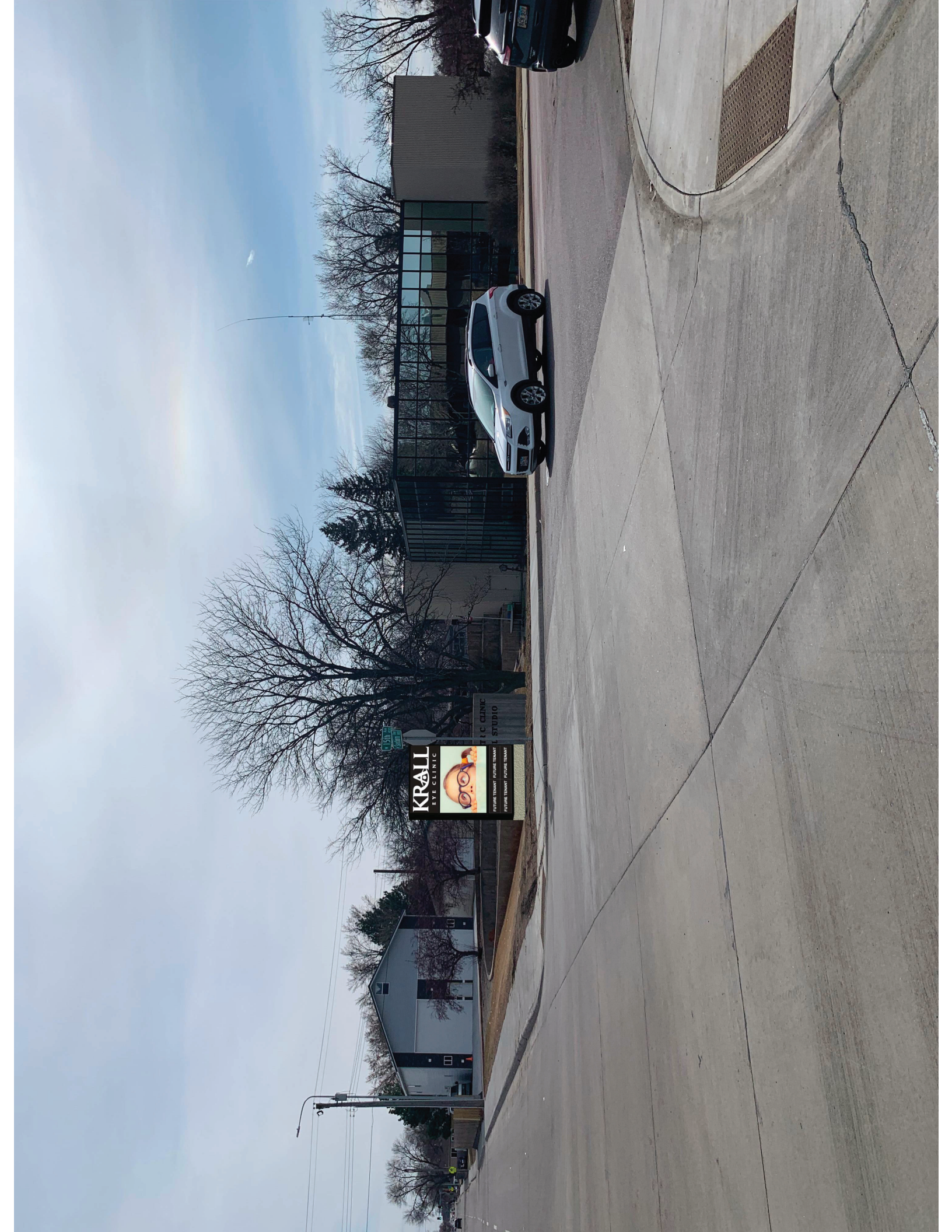
KRALL BROTHERS INC

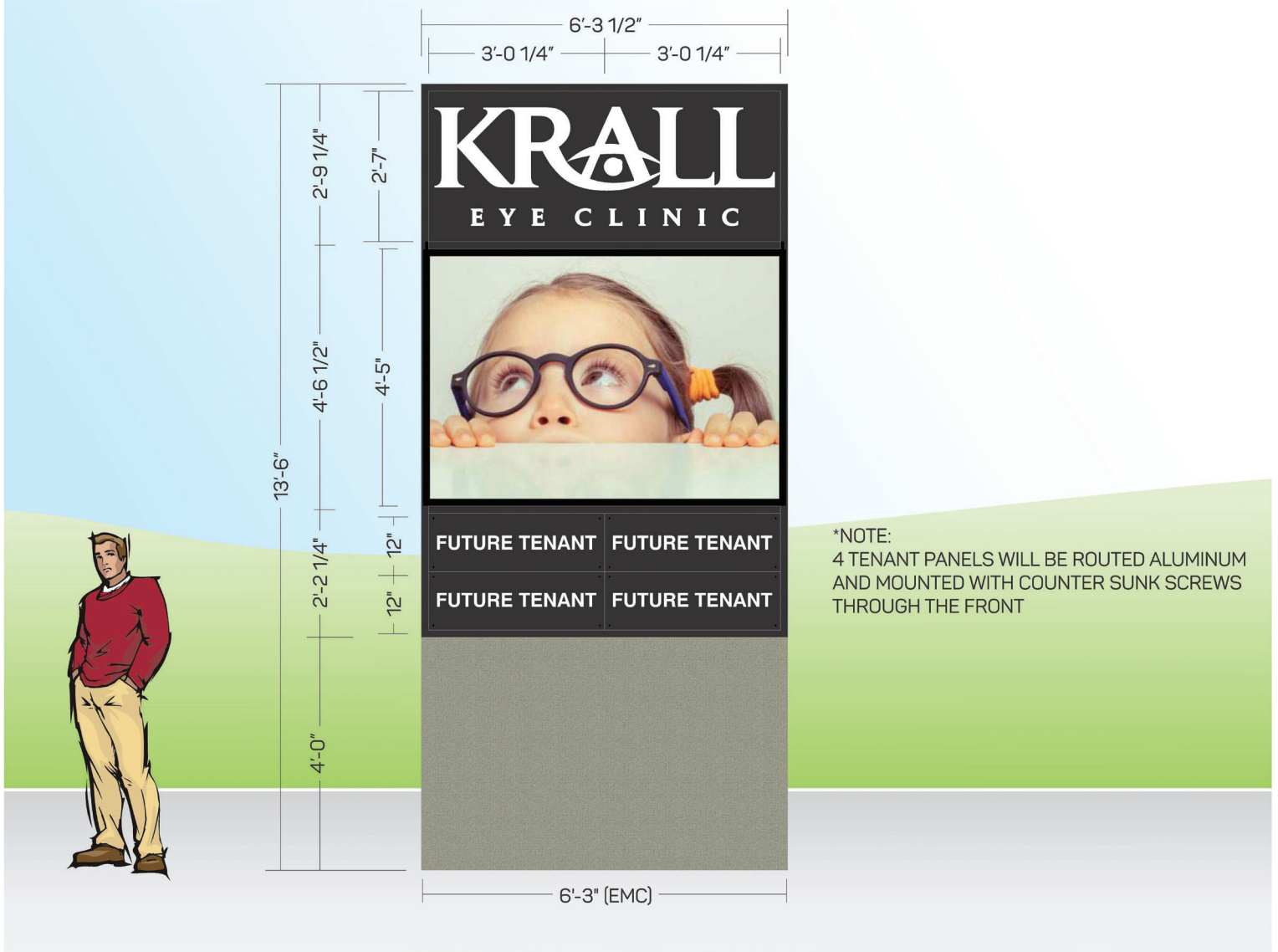
Owner











GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

Customer: KRALL EYE CLINIC	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: MITCHELL, SD	File Name: 336220 - R3 - KRALL EYE CLINIC - MITCHELL, SD	Eng:	-

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date



M&R Signs and Billboards Inc.
426 South Coteau St.
Pierre, SD 57502
605-224-1309
www.m-rsigns.com
steve@m-rsigns.com

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 Maxwell Rysdon of Watchfire Signs on behalf of Krall Eye Clinic has applied for a conditional use permit to install and operate a electric message center in a residential district located at 1415 N Sanborn Blvd, legally described as the Lots 1 thru 6 & E ½ of Vacated Edmunds Street, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District and R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on June 13, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on June 21, 2022 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 this 26th day of May, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of June, 2022

Approximate Cost:

Krall Brothers Inc
1415 N Sanborn Blvd
Mitchell, SD 57301

Moose Lodge #875
516 W 15th Ave
Mitchell, SD 57301

Martin & Associates
1515 N Sanborn Blvd
Mitchell, SD 57301

City of Mitchell
612 N Main
Mitchell, SD 57301

M G Oil Company
1180 Creek Dr
Rapid City, SD 57703

First Reformed Church of Mitchell
500 W 14th Ave
Mitchell, SD 57301

Matthew Dailey
1416 N Sanborn Blvd
Mitchell, SD 57301

Craig Molstad
Teri Ratigan
420 W 14th Ave
Mitchell, SD 57301

Larry & Carol Hasz
414 W 14th Ave
Mitchell, SD 57301

Jessie Garness
408 W 14th Ave
Mitchell, SD 57301

James & Donna Murtha
404 W 14th Ave
Mitchell, SD 57301

David Baker
400 W 14th Ave
Mitchell, SD 57301

Douglas Dailey
1408 N Sanborn Blvd
Mitchell, SD 57301

Gail Ringling
312 W 14th Ave
Mitchell, SD 57301



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: Maximum Zoning Lot Coverage
of 50% vs 45% in R2

☐ **Conditional Use Permit** \$150 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. Scotts Addition
City of Mitchell, Davison County, South Dakota

- Property Address: 1112 N Rowley St

Dated this 17 day of May, 2022.

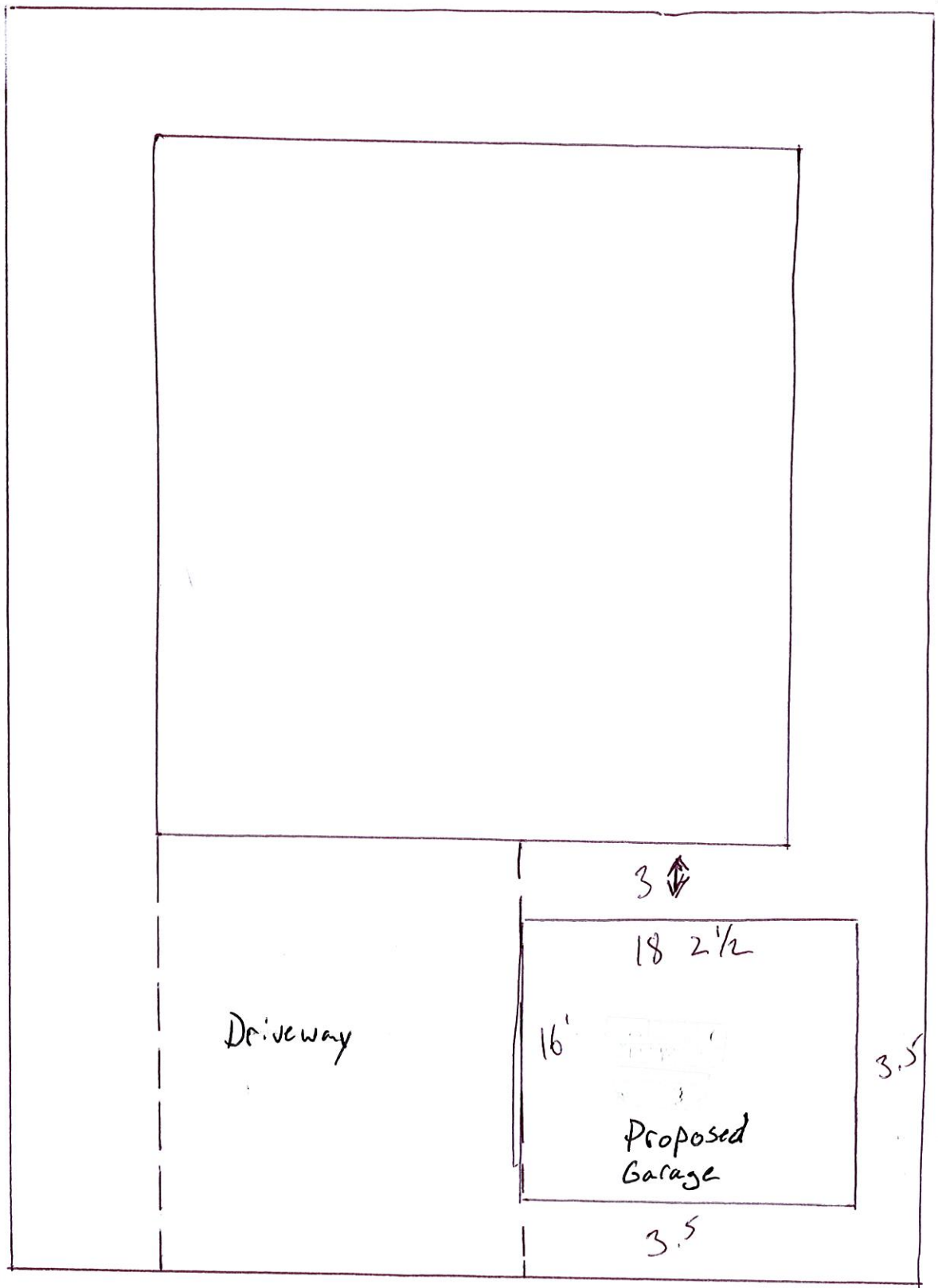
Jason Bates
Applicant

Joe Bates
Owner





Rowley St.



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 variance for maximum lot coverage of 50% vs 45% to construct a detached garage located at 1112 N Rowley St, legally described as the 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 June 13, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on June 21, 2022 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 this 26th day of May, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of June, 2022

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

June 1, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Jason Bates has applied for a variance for maximum lot coverage of 50% vs 45% to construct a detached garage located at 1112 N Rowley St, legally described as the 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, June 13, 2022 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, June 21, 2022 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.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We JTZ Properties LLC
OWNER

1201 North Main Mitchell SD 57301
ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS:

Lets keep improving Mitchell

June 1, 2022

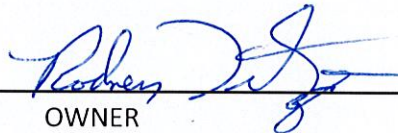
TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Jason Bates has applied for a variance for maximum lot coverage of 50% vs 45% to construct a detached garage located at 1112 N Rowley St, legally described as the 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.

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We

 Rodney Titze
OWNER

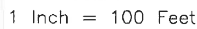
116 W 11th

ADDRESS

X APPROVE

 DISAPPROVE

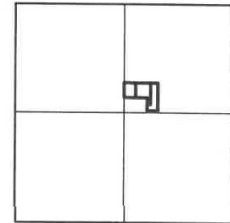
COMMENTS:



● = 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 P.J.R.-6702
 WM = WITNESS MONUMENT

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.

SEC. 14, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



& 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 LOTS A1, A2 AND A3, A SUBDIVISION OF LOT A OF MOMMER'S SUBDIVISION IN THE NE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS A1, A2 AND A3, A SUBDIVISION OF LOT A OF MOMMER'S SUBDIVISION IN THE NE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., 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 LOTS A1, A2 AND A3, A SUBDIVISION OF LOT A OF MOMMER'S SUBDIVISION IN THE NE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., 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 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 _____, 2022.

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 _____, 2022; and

WHEREAS, it appears from an examination of the plat of LOTS A1, A2 AND A3, A SUBDIVISION OF LOT A OF MOMMER'S SUBDIVISION IN THE NE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., 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 LOTS A1, A2 AND A3, A SUBDIVISION OF LOT A OF MOMMER'S SUBDIVISION IN THE NE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., 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 hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2022.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS A1, A2 AND A3, A SUBDIVISION OF LOT A OF MOMMER'S SUBDIVISION IN THE NE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., 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 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 LOTS A1, A2 AND A3, A SUBDIVISION OF LOT A OF MOMMER'S SUBDIVISION IN THE NE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

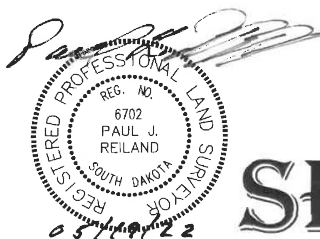
The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2022.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

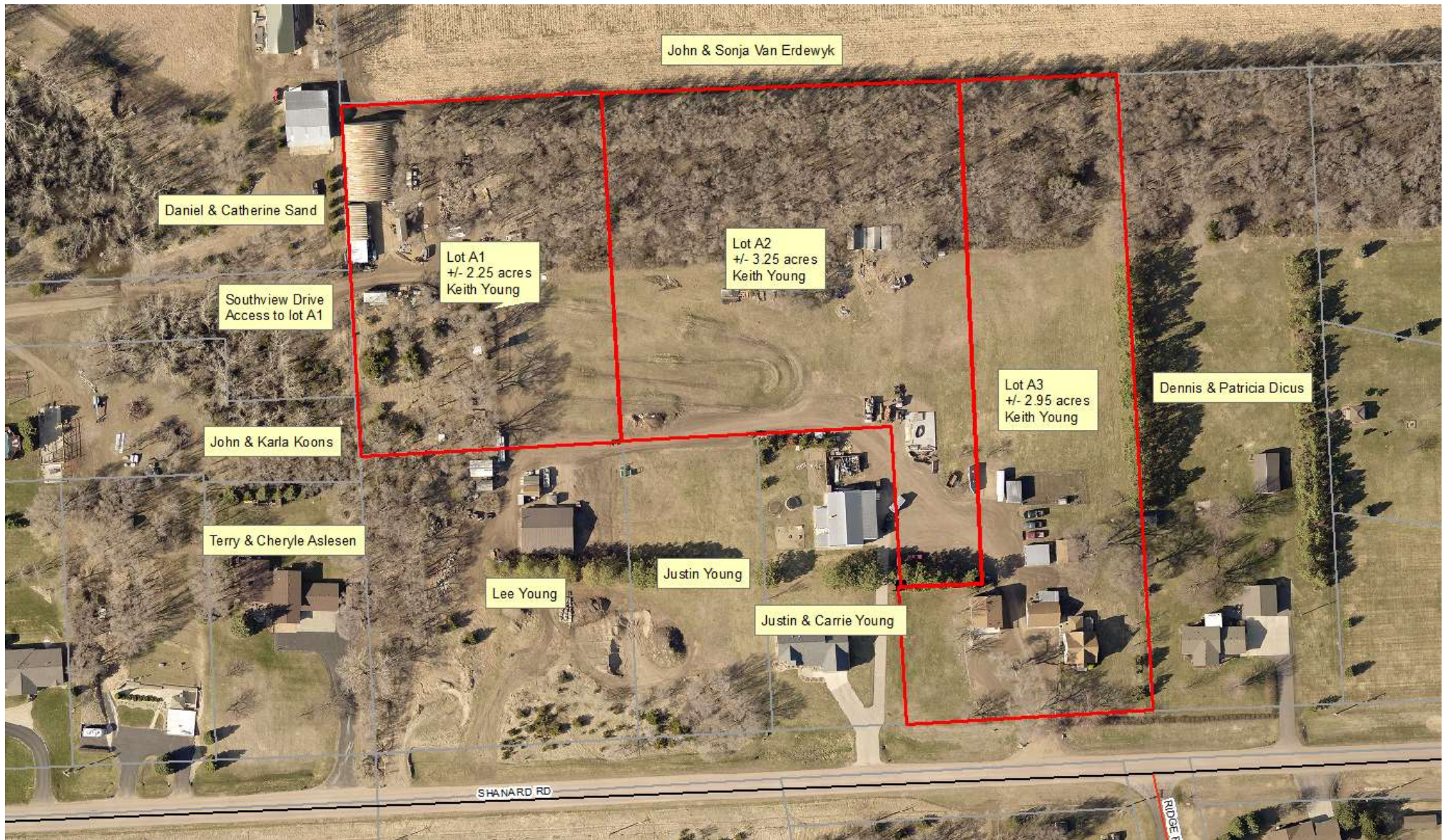
Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS A1, A2 AND A3, A SUBDIVISION OF LOT A OF MOMMER'S SUBDIVISION IN THE NE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County



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



John & Sonja Van Erdewyk

Daniel & Catherine Sand

Lot A1
+/- 2.25 acres
Keith Young

Southview Drive
Access to lot A1

Lot A2
+/- 3.25 acres
Keith Young

John & Karla Koons

Lot A3
+/- 2.95 acres
Keith Young

Dennis & Patricia Dicus

Terry & Cheryle Aslesen

Lee Young

Justin Young

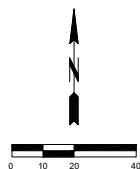
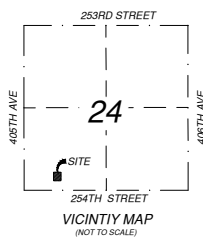
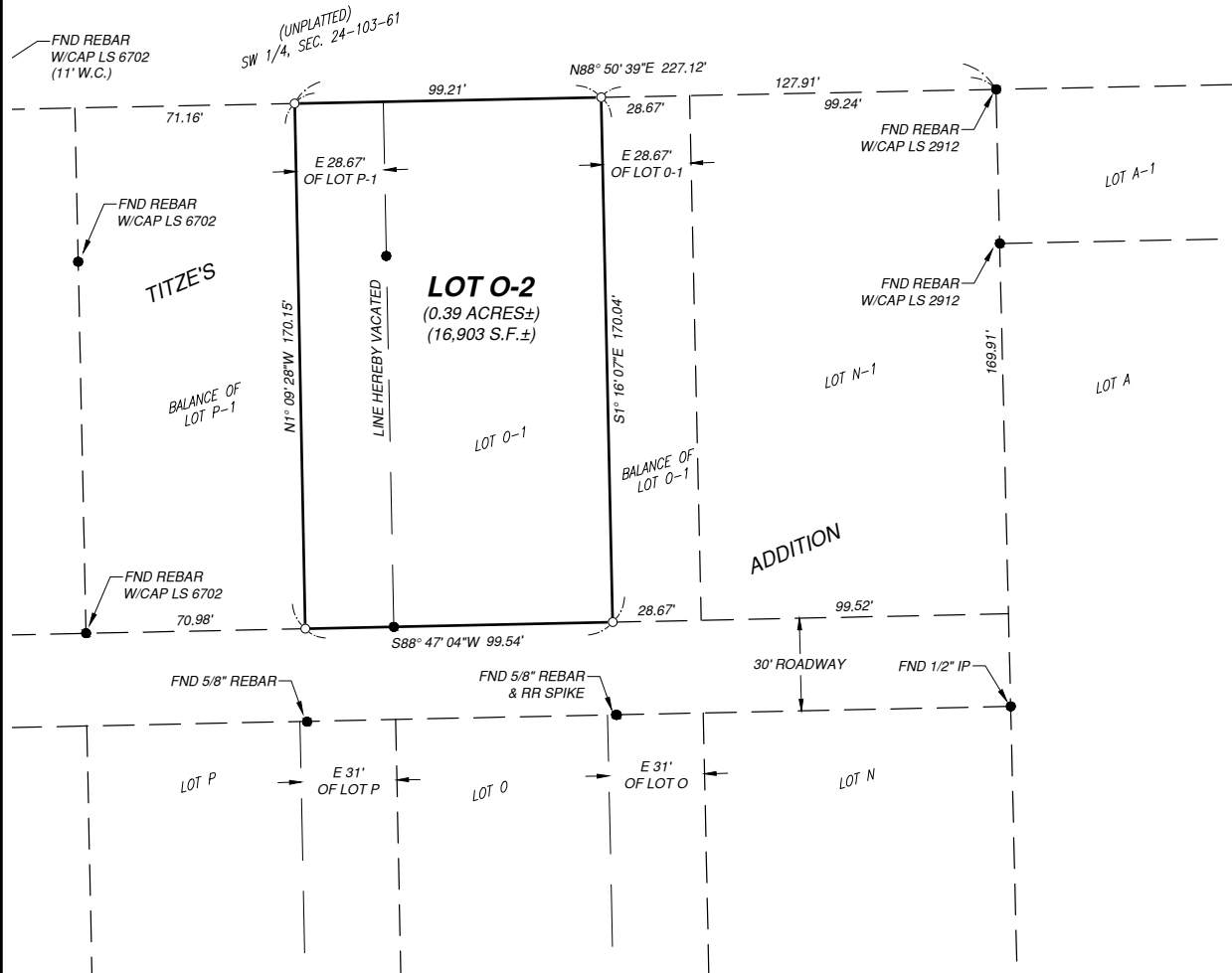
Justin & Carrie Young

SHANARD RD

RIDGE F

LOT O-2 OF TITZE'S ADDITION

IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24,
 TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

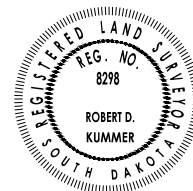


LEGEND

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- FOUND SURVEY MONUMENT AS NOTED
- SET NO.5 REBAR W/CAP RLS NO. 8298

SURVEYOR'S NOTES

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



PREPARED BY:

infrastructure
 design group, inc.

520 N LAWLER ST., SUITE 400
 MITCHELL, SD 57301
 PHONE: 605-292-0231
 WEB: infrastructuredg.com

LOT O-2 OF TITZE'S ADDITION

IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24,
 TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY,
 SOUTH DAKOTA

PROJ. NO.: 22110

DATE: 5/25/2022

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 1 OF 3

LOT O-2 OF TITZE'S ADDITION

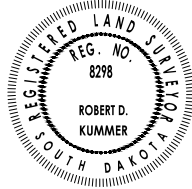
IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24,
TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE MAY 23, 2022, FOR THE PURPOSE OF RE-PLATTING, DID SURVEY THOSE PORTIONS AS SHOWN OF LOTS O-1 AND P-1 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2022.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE 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, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS, 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 WATER 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 REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT 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.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND 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. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, DOES HEREBY VACATE THE FOLLOWING PLATTING:

THAT PORTION AS SHOWN OF LOTS O-1 AND P-1 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK 10 OF PLATS ON PAGE 23, HEREBY VACATED, BEING SITUATED WITHIN THE DESCRIBED **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, AS SURVEYED

DATED THIS ____ DAY OF _____, 2022.

OWNER: KEITH STRUBLE

OWNER: BONNIE STRUBLE

STATE OF: SOUTH DAKOTA)
:SS
COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 2022, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, KEITH STRUBLE AND BONNIE STRUBLE, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

____ DAY OF _____, 2022.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., 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/VICE 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 _____, 2022.

CHAIRMAN/VICE 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 _____, 2022; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., 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 O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., 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/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2022.

FINANCE OFFICER/DEP. FINANCE OFFICER

PREPARED BY:

infrastructure
design group, inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT O-2 OF TITZE'S ADDITION

IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24,
TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY,
SOUTH DAKOTA

PROJ. NO.: 22110

DATE: 5/25/2022

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 2 OF 3

LOT O-2 OF TITZE'S ADDITION

IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24,
TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

WHEREAS, THE COUNTY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2022.

CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2022.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2022, AT ____

O'CLOCK __.M., AND RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOT O-2 OF TITZE'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2022.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2022, APPROVING THE ABOVE PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____
ROAD AUTHORITY TITLE DATE

PREPARED BY:



520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT O-2 OF TITZE'S ADDITION

IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SW 1/4) OF SECTION 24,
TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY,
SOUTH DAKOTA

PROJ. NO.: 22110

DATE: 5/25/2022

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 3 OF 3



Joseph Schwader

Frank & Mary Baker

Future pole shed

Keith & Bonnie Struble
Lot O-2 of Titze's Add.
0.39 acres

Daniel & Mary Alexander

ROW

Keith & Bonnie Struble

Frank & Mary Baker

Daniel & Mary Alexander

254THST

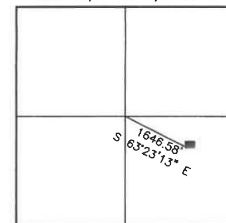
24

25

BEULAH



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.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
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.R.-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

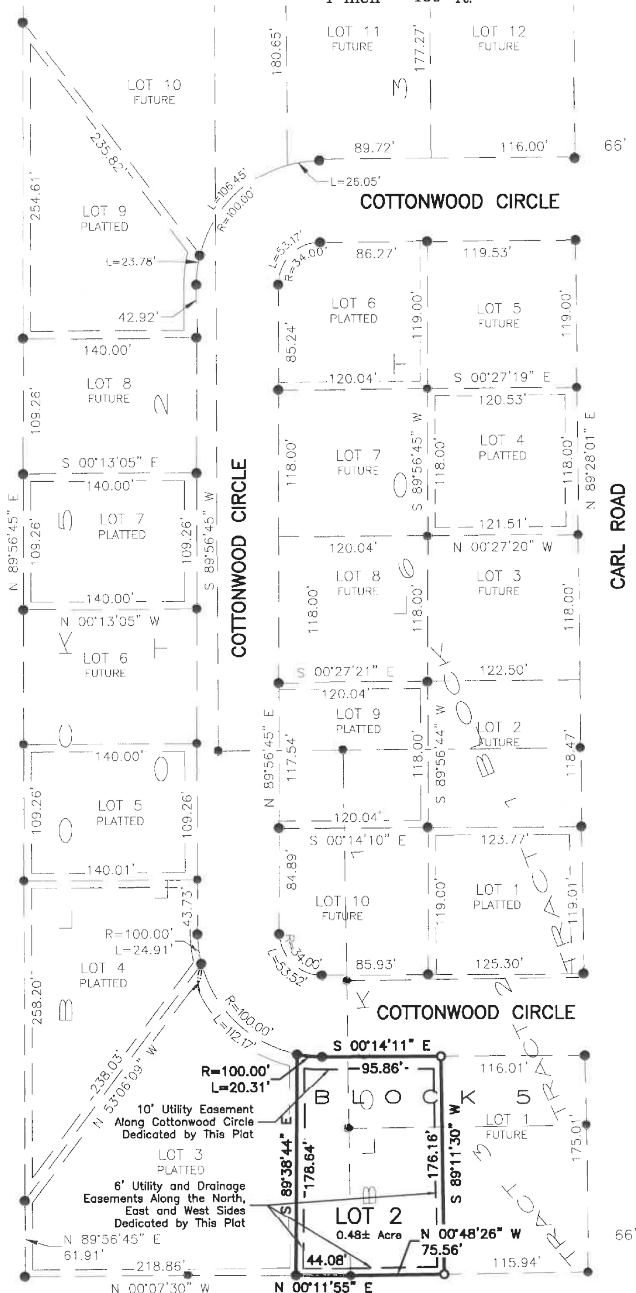
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GRID DISTANCES

EASEMENTS WITHIN LOT 2, BLOCK 5 DEDICATED BY THIS PLAT:

— 6' UTILITY AND DRAINAGE EASEMENTS ALONG THE NORTH, SOUTH AND WEST SIDES

— 10' UTILITY EASEMENT ALONG COTTONWOOD CIRCLE

LOTS LABELED AS PLATTED OR FUTURE ARE AS OF 05/26/2022, WHICH IS THE DATE THIS DRAWING WAS CREATED



A PLAT OF LOT 2, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, AND TRACTS 2 AND 3, BLOCK 1, ALL IN CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

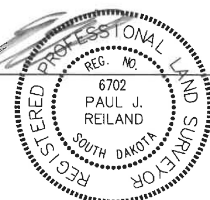
SURVEYOR'S CERTIFICATE

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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to May 31, 2022, survey those parcels of land described as follows: LOT 2, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, AND TRACTS 2 AND 3, BLOCK 1, ALL IN CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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 3RD day of JUNE, 2022.

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Ethan Co-op Lumber Association, 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 LOT 2, AND TRACTS 2 AND 3, BLOCK 1, ALL IN CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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 Ethan Co-op Lumber Association, 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 2, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, AND TRACTS 2 AND 3, BLOCK 1, ALL IN CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Ethan Co-op Lumber Association, 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 2, Block 5, shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Cottonwood 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 _____, 2022.

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2022, before me, _____, the undersigned officer, personally appeared Dan Boehmer, of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and that he, as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Manager.

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

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 2, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, AND TRACTS 2 AND 3, BLOCK 1, ALL IN CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, 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;

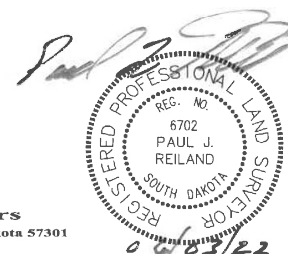
NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 2, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, AND TRACTS 2 AND 3, BLOCK 1, ALL IN CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY 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 _____, 2022.

Chairperson/Vice-Chairperson of Planning Commission,
City of Mitchell, South Dakota

SPN

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



Finance Officer/Deputy Finance Officer, City of Mitchell

Treasurer/Deputy Treasurer, Davison County

Date _____

Director of Equalization/Deputy Director of Equalization, Davison County

Date _____

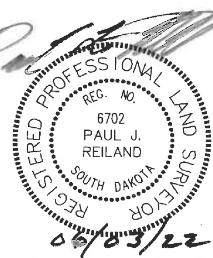
Register of Deeds, Davison County

By

Deputy

SPN

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







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

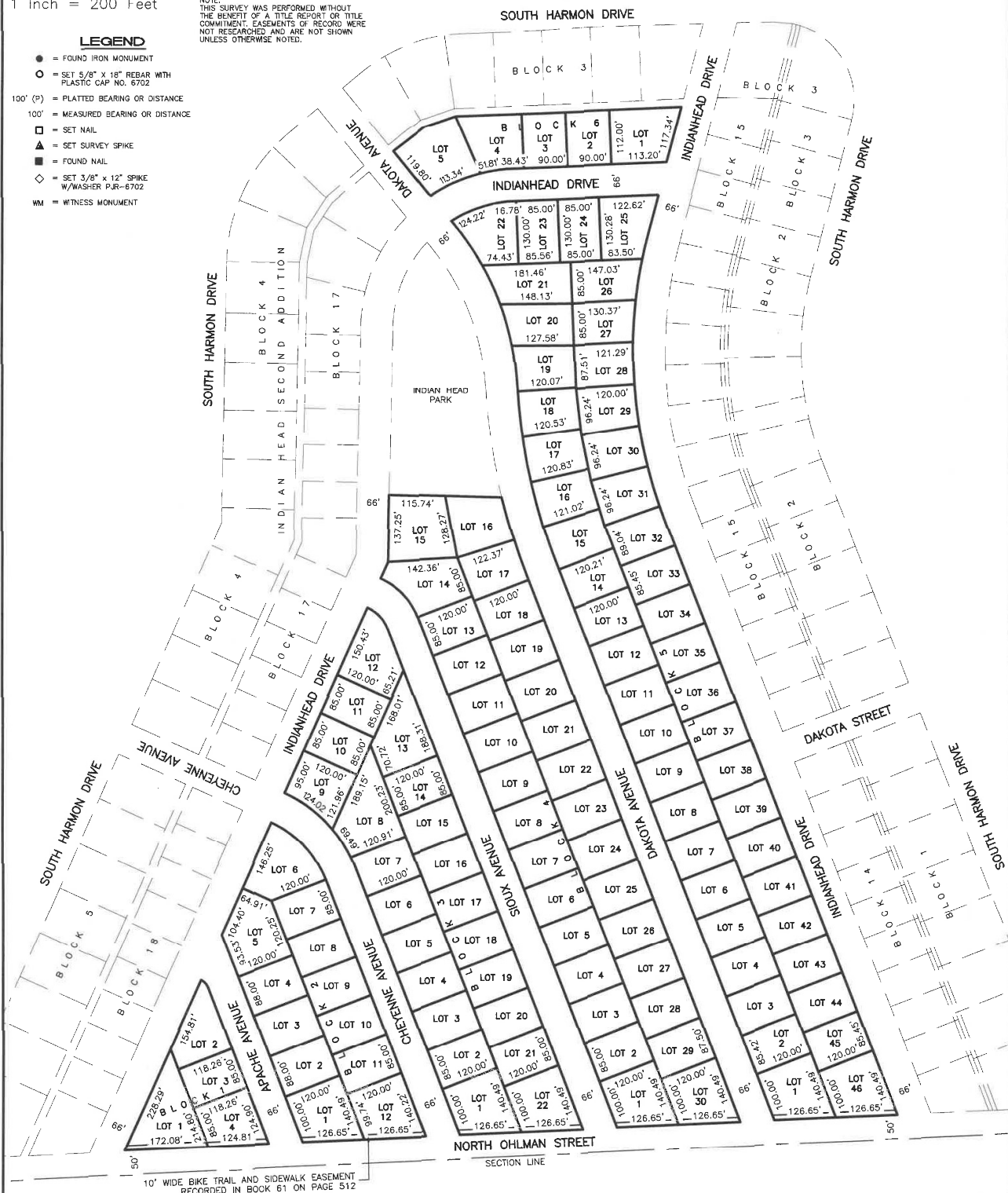
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

EASEMENTS DEDICATED BY THIS PLAT:
3' WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE OF EACH PROPOSED LOT
5' WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE REAR OF EACH PROPOSED LOT,
EXCEPT LOTS 26 - 46 OF BLOCK 5 WHICH WILL BE AN 8' WIDE UTILITY AND DRAINAGE EASEMENT

1 Inch = 200 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 16" 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 P.J.R-6702
- WM = WITNESS MONUMENT



A PLAT OF LOTS 1 - 4, BLOCK 1; LOTS 1 - 12, BLOCK 2; LOTS 1 - 22, BLOCK 3; LOTS 1 - 30, BLOCK 4; LOTS 1 - 46, BLOCK 5; LOTS 1 - 5, BLOCK 6; APACHE, CHEYENNE, SIOUX AND DAKOTA AVENUES; ALL OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301

Phone: (605) 996-7761

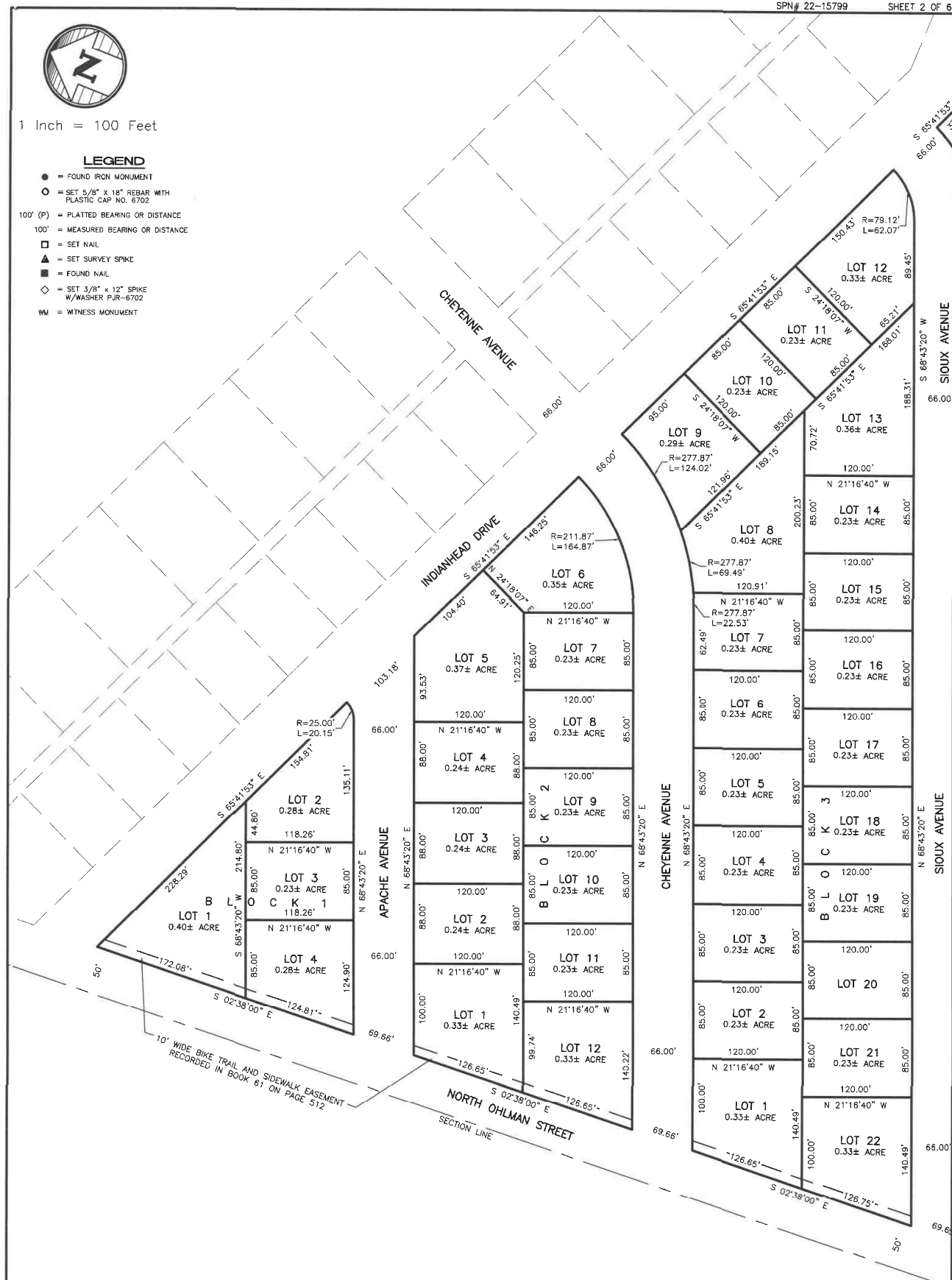
Fax: (605) 996-0015



1 Inch = 100 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 16" REBAR WITH PLASTIC CAP NO. 6702
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- ◇ = SET 3/8" X 12" SPIKE W/ WASHER P.R-6702
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A PLAT OF LOTS 1 – 4, BLOCK 1; LOTS 1 – 12, BLOCK 2; LOTS 1 – 22, BLOCK 3; LOTS 1 – 30, BLOCK 4; LOTS 1 – 46, BLOCK 5; LOTS 1 – 5, BLOCK 6; APACHE, CHEYENNE, SIOUX AND DAKOTA AVENUES; ALL OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301

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A PLAT OF LOTS 1 – 4, BLOCK 1; LOTS 1 – 12, BLOCK 2; LOTS 1 – 22, BLOCK 3; LOTS 1 – 30, BLOCK 4; LOTS 1 – 46, BLOCK 5; LOTS 1 – 5, BLOCK 6; APACHE, CHEYENNE, SIOUX AND DAKOTA AVENUES; ALL OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SPN

& Associates

Engineers, Planners and Surveyors

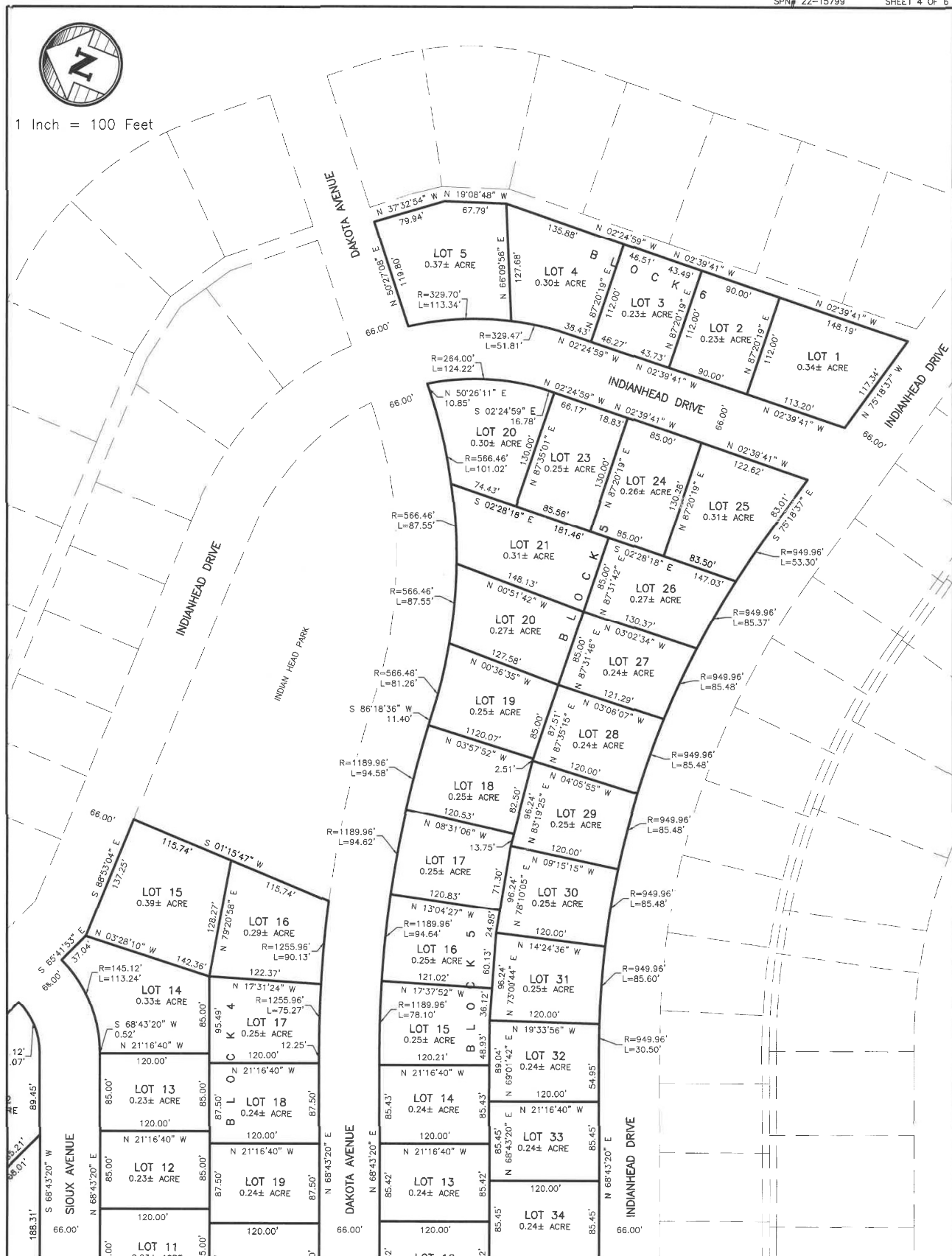
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015



1 Inch = 100 Feet



A PLAT OF LOTS 1 – 4, BLOCK 1; LOTS 1 – 12, BLOCK 2; LOTS 1 – 22, BLOCK 3; LOTS 1 – 30, BLOCK 4; LOTS 1 – 46, BLOCK 5; LOTS 1 – 5, BLOCK 6; APACHE, CHEYENNE, SIOUX AND DAKOTA AVENUES; ALL OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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 LOTS 1 – 4, BLOCK 1; LOTS 1 – 12, BLOCK 2; LOTS 1 – 22, BLOCK 3; LOTS 1 – 30, BLOCK 4; LOTS 1 – 46, BLOCK 5; LOTS 1 – 5, BLOCK 6; APACHE, CHEYENNE, SIOUX AND DAKOTA AVENUES; ALL OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., 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 June 3, 2022, survey those parcels of land described as follows: LOTS 1 - 4, BLOCK 1; LOTS 1 - 12, BLOCK 2; LOTS 1 - 22, BLOCK 3; LOTS 1 - 30, BLOCK 4; LOTS 1 - 46, BLOCK 5; LOTS 1 - 5, BLOCK 6; APACHE, CHEYENNE, SIOUX AND DAKOTA AVENUES; ALL OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate the previously platted LOTS, ALLEYS AND EASEMENTS WITHIN BLOCKS 6, 7, 8, 9, 10, 11, 12, 13 AND 16; PORTIONS OF DAKOTA STREET AND ALL OF ARAPAHO, PAWNEE, SIOUX AND CREE STREETS; ALL OF INDIAN HEAD THIRD ADDITION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 11 ON PAGE 70; AND THOSE PORTIONS OF DAKOTA AND CREE STREETS AS THEY INTERSECT THE NORTHERLY PORTION OF SOUTH HARMON DRIVE SHOWN ON THE PLAT OF INDIAN HEAD SECOND ADDITION TO THE CITY OF MITCHELL IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., NOW IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 10 ON PAGE 57.

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 _____, 2022.

Registered Land Surveyor #SD6702

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 THE SW 1/4 OF SECTION 4, 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 LOTS 1 - 4, BLOCK 1; LOTS 1 - 12, BLOCK 2; LOTS 1 - 22, BLOCK 3; LOTS 1 - 30, BLOCK 4; LOTS 1 - 46, BLOCK 5; LOTS 1 - 5, BLOCK 6; APACHE, CHEYENNE, SIOUX AND DAKOTA AVENUES; ALL OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., 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 Lots and Blocks shall conform to all applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Indian Head Drive and North Ohlman 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.

This plat does hereby vacate the previously platted LOTS, ALLEYS AND EASEMENTS WITHIN BLOCKS 6, 7, 8, 9, 10, 11, 12, 13 AND 16; PORTIONS OF DAKOTA STREET AND ALL OF ARAPAHO, PAWNEE, SIOUX AND CREE STREETS; ALL OF INDIAN HEAD THIRD ADDITION TO THE CITY OF MITCHELL, IN THE SW 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 11 ON PAGE 70; AND THOSE PORTIONS OF DAKOTA AND CREE STREETS AS THEY INTERSECT THE NORTHERLY PORTION OF SOUTH HARMON DRIVE SHOWN ON THE PLAT OF INDIAN HEAD SECOND ADDITION TO THE CITY OF MITCHELL IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., NOW IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 10 ON PAGE 57.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

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 _____, 2022, 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: _____



& Associates
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