CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
OCTOBER 11, 2022 @ 12:00P.M. (NOON)

1. **Call To Order:**
2. **Roll Call:**
3. **Approve Agenda:**
4. **Declaration Of Conflicts Of Interests**
5. **Approval Of Previous Minutes 9-26-22.**

   Documents:

   PLANNING COMMISSION UNSIGNED MINUTES 9-26-22.PDF

6. **Schedule Next Meeting: 10-24-22 @ 12:00 P.M.**
7. **Plan Approval: Creekside Vet-1111 W Spruce St.**
   Creekside Veterinary Clinic located at 1111 W Spruce St is proposing an addition onto their existing building. They are zoned Highway Business.

   Documents:

   CREEKSIDE VET-GIS.PDF
   CREEKSIDE VET-PLANS.PDF

8. **Plat: Lot 41 Of The Island First Addition, A Subdivision Of The SE ¼ Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Maui Farms Inc.**

   Documents:

   MAUI FARMS INC-PLAT.PDF
   MAUI FARMS INC-GIS.PDF

9. **Plat: Lot 3, Block 6 Of Woodland Heights First Addition, A Subdivision Of Lot 3, Crane's Addition In The SE ¼ 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

10. **Plat: West Plum Avenue; Poplar Drive; Lots 13 Thru 26, Block 2; Lots 1 Thru 4, Block 3, And Lots 1 Thru 8, Block 4, MLC Addition, A Subdivision Of Block 3; Lot 4B, Block 4; Block 5; And Block 6, Morningview Addition To The City Of Mitchell, Davison County, South Dakota; As Requested By Mueller Lumber Company.**

    Documents:

    MUELLER LUMBER COMPANY-PLAT.PDF

MUELLER LUMBER COMPANY-GIS.PDF

11. **Discussion Only: Indoor Hydroponic Farms.**

12. **Other Business:**

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.**

14. **Adjournment:**

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

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
SEPTEMBER 26, 2022

9/26/2022 - Minutes

DRAFT

1. **Call To Order:**

   Chairperson Larson called the September 26, 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, Osterloo, Schmitz, Sonne, Doescher.
   Absent: Genzlinger, Jirsa, Penney.
   Staff Present: Mayor Everson, Hegg, Jenniges, J Johnson, Schroeder.

3. **Declaration Of Conflicts Of Interests**

   None.

4. **Approve Agenda:**

   Motion by Sonne, seconded by Osterloo to approve the proposed agenda. All present voting aye; motion carried.

5. **Approval Of Previous Minutes 9-12-22.**

   Motion by Schmitz, seconded by Sonne to approve the proposed minutes of the September 12, 2022 Planning Commission meeting. All present voting aye; motion carried.

6. **Schedule Next Meeting-10-11-22 @ 12:00 P.M.**

   Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission meeting for October 11, 2022. All present voting aye; motion carried.

7. **Plat: Tracts A Through D In Lot B In The Northwest Quarter Of Section 11, Township 103 North, Range 60 West Of The 5th P.M., Davison County, South Dakota; As Request By Steven & Judith Thiesse.**

   Jenniges explained this outside the city limits but still located within the ETJ so it is still City of Mitchell's zoning authority. The property is zoned Urban Development. The county will hear this at their meetings in September. The applicant was not present to answer questions. The applicant intends to sell tracts B-D. They meet size requirements for residential lots and meet state requirement for septic tanks. Liberty Drive is a privately maintained public road.

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

8. **Plat: Lot 1, Block 7 Of Westwood First Addition, Less The Portion Of West 15th Avenue Lying Within, A Subdivision Of The West ½ Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Request By CJM Consulting Inc.**

   Jenniges explained the applicant is platting land off to sell to a business and part of west 15th Ave. The

applicant was available for questions.

Chuck Mauszycki Sr stated it's a wholesale supply company he is planning to sell the land to. There are several contingencies in the contract so he has been working with the city and chamber. One of the contingencies is that 15th Ave gets put in.

Schroeder noted that this does deviate from the master plan and public works will require a new master showing the change of 15th Ave as well as all the new development that has been done out there. The applicant was aware of this.

Motion by Sonne, seconded by Schmitz to approve the plat. All present voting aye; motion carried.

9. **Other Business:**

None.

10. **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.

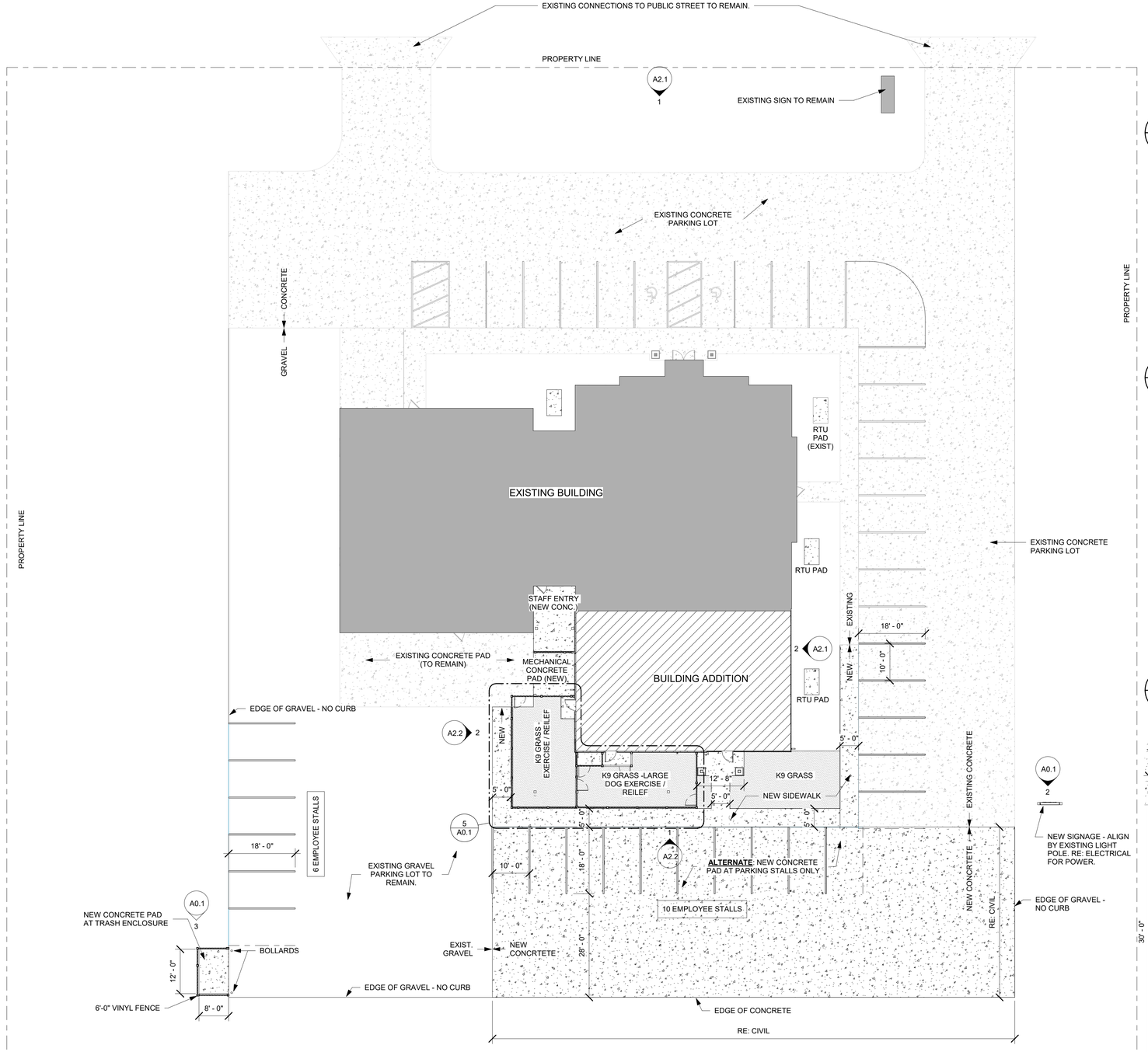
11. **Adjournment:**

Chairperson Larson adjourned the meeting at 12:08 P.M.

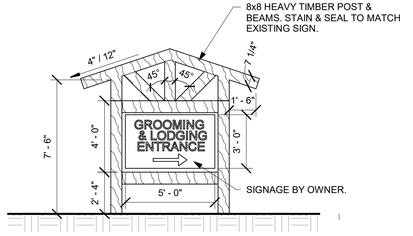
DRAFT

SPRUCE ST
1111
15800-03300-201-05
60-332-40

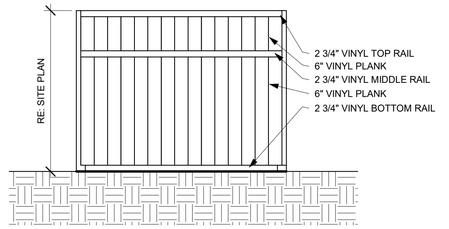
06000-10360-332-40
15800-03300-201-05
1111 W SPRUCE ST
NONE



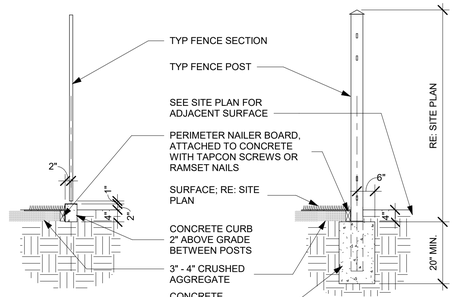
1 SITE PLAN
A0.1 — 1" = 15'-0"



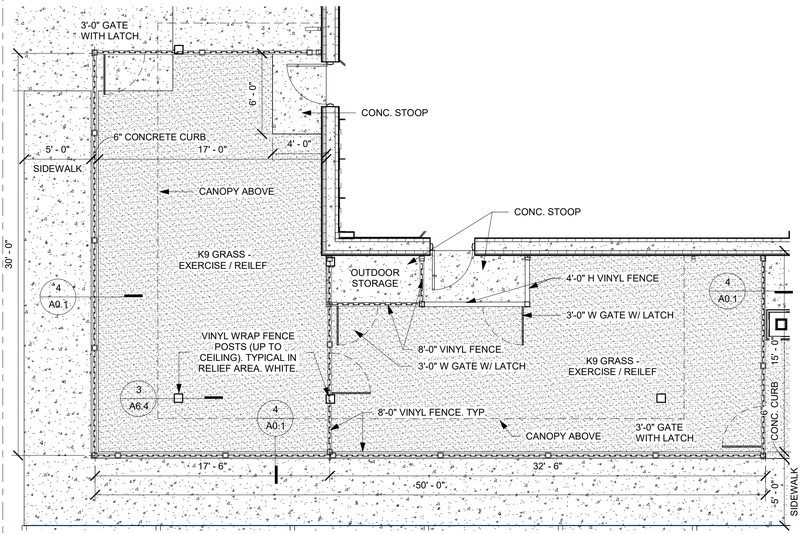
2 SITE - NEW SIGN
A0.1 — 1/4" = 1'-0"



3 TRASH ENCLOSURE--SIDE ELEV
A0.1 — 3/8" = 1'-0"



4 FENCING @ K-9 AND CONC. CURB1
A0.1 — 1/2" = 1'-0"



5 ENLARGED PLAN - RELIEF YARD
A0.1 — 3/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. SEE CIVIL FOR ALL SITE GRADING, DRAINAGE, UTILITIES, AND RELATED DETAILS.
2. IF APPLICABLE, SEE LANDSCAPE FOR TREE PROTECTION & RELOCATION SCHEDULE, SITE FEATURES, HARDSCAPES, VEGETATION & IRRIGATION, AND SITE & LANDSCAPE LIGHTING.
3. ARCHITECTURAL FINISHED FLOOR DATUM = 100'-0", SEE CIVIL FOR CORRESPONDING USGS FINISHED FLOOR DATUM.

EXISTING SITE GENERAL NOTES

1. COORDINATE WITH CIVIL & UTILITY SURVEY TO IDENTIFY & LOCATE ALL UTILITIES. PROTECT UTILITIES SCHEDULED TO REMAIN DURING SITE WORK, DEMOLITION & CONSTRUCTION.
2. COORDINATE WITH CIVIL FOR EXTENT OF UTILITIES SCHEDULED TO BE REMOVED OR RELOCATED.
3. COORDINATE WITH LANDSCAPE FOR SCHEDULE OF PLANTS, SHRUBS & TREES FOR REMOVAL, RELOCATION, & WHAT IS TO BE PROTECTED DURING DEMOLITION & CONSTRUCTION.
4. COORDINATE WITH OWNER FOR OPERATIONAL PROCEDURES DURING DEMOLITION & CONSTRUCTION TO MAINTAIN DAILY OPERATIONS & AS NEEDED FOR SPECIAL EVENTS DURING THIS TIME.
5. COORDINATE WITH OWNER ON SALVAGING MATERIALS, FIXTURES, FURNITURE, AND EQUIPMENT.

TWC
TERWISSCHA CONSTRUCTION, INC.
1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.5137

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervison and that I am a duly Registered Architect under the laws of the state of South Dakota

LICENSED ARCHITECT REG. NO. 11340 JOHN D. HAFNER SOUTH DAKOTA

09-21-22
Signature: Date:
JOHN D. HAFNER — 11340
Typed or Printed Name: Registration Number:

CREEKSIDE VETERINARY CLINIC
1111 WEST SPRUCE AVE, MITCHELL, SD 57301

CREEKSIDE VETERINARY CLINIC

All design, documents and data prepared shall remain the property of TerWisscha Construction Inc and shall not be copied, changed, or disclosed in any form without written consent. TerWisscha Construction Inc shall not be responsible for any alterations or revisions made by anyone other than employees of TerWisscha Construction Inc.

© TerWisscha Construction Inc

PROJ. NO: **21-02-025**
DRAWN BY: **ADO**
CHECKED BY: **TJP**

ISSUE SCHEDULE

NO.	DESCRIPTION	DATE
1	**FOR PERMIT**	**09-21-22**

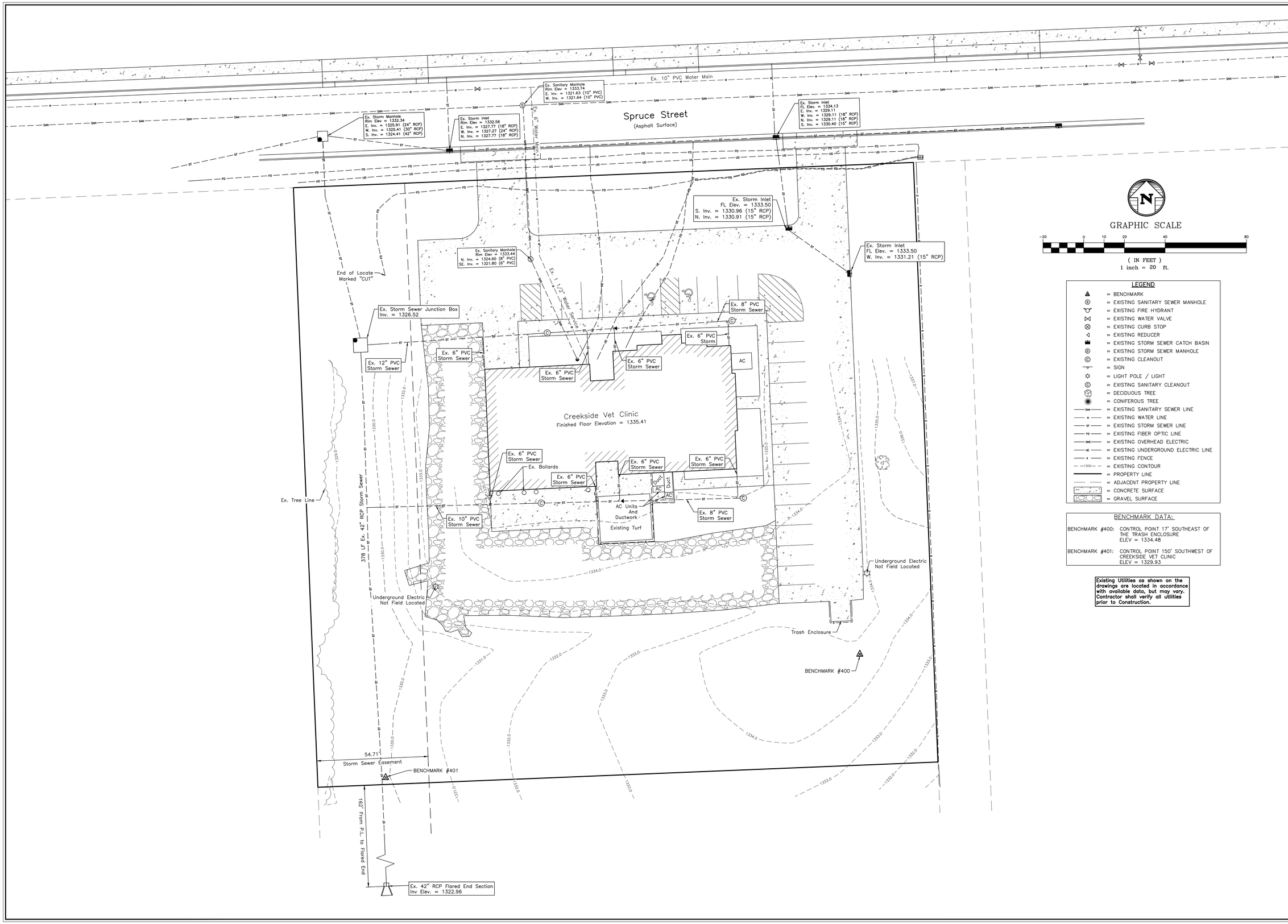
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

SITE PLAN

A0.1

C:\Users\aelson\OneDrive - TerWisscha Construction, Inc\Documents\21-02-025 Creekside 2.0 - CD_aelson6f2DL.rvt
9/21/2022 8:21:30 AM



LEGEND

- = BENCHMARK
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- = EXISTING CURB STOP
- = EXISTING REDUCER
- = EXISTING STORM SEWER CATCH BASIN
- = EXISTING STORM SEWER MANHOLE
- = EXISTING CLEANOUT
- = SIGN
- = LIGHT POLE / LIGHT
- = EXISTING SANITARY CLEANOUT
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = EXISTING SANITARY SEWER LINE
- = EXISTING WATER LINE
- = EXISTING STORM SEWER LINE
- = EXISTING FIBER OPTIC LINE
- = EXISTING OVERHEAD ELECTRIC
- = EXISTING UNDERGROUND ELECTRIC LINE
- = EXISTING FENCE
- = EXISTING CONTOUR
- = PROPERTY LINE
- = ADJACENT PROPERTY LINE
- = CONCRETE SURFACE
- = GRAVEL SURFACE

BENCHMARK DATA:

BENCHMARK #400: CONTROL POINT 17' SOUTHEAST OF THE TRASH ENCLOSURE
ELEV = 1334.48

BENCHMARK #401: CONTROL POINT 150' SOUTHWEST OF CREEKSIDE VET CLINIC
ELEV = 1329.93

Existing Utilities as shown on the drawings are located in accordance with available data, but may vary. Contractor shall verify all utilities prior to Construction.

SPN & Associates
Engineers - Planners - Surveyors
2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8471
JEFFREY P. McCORMICK
SOUTH DAKOTA
6/30/22
#16076

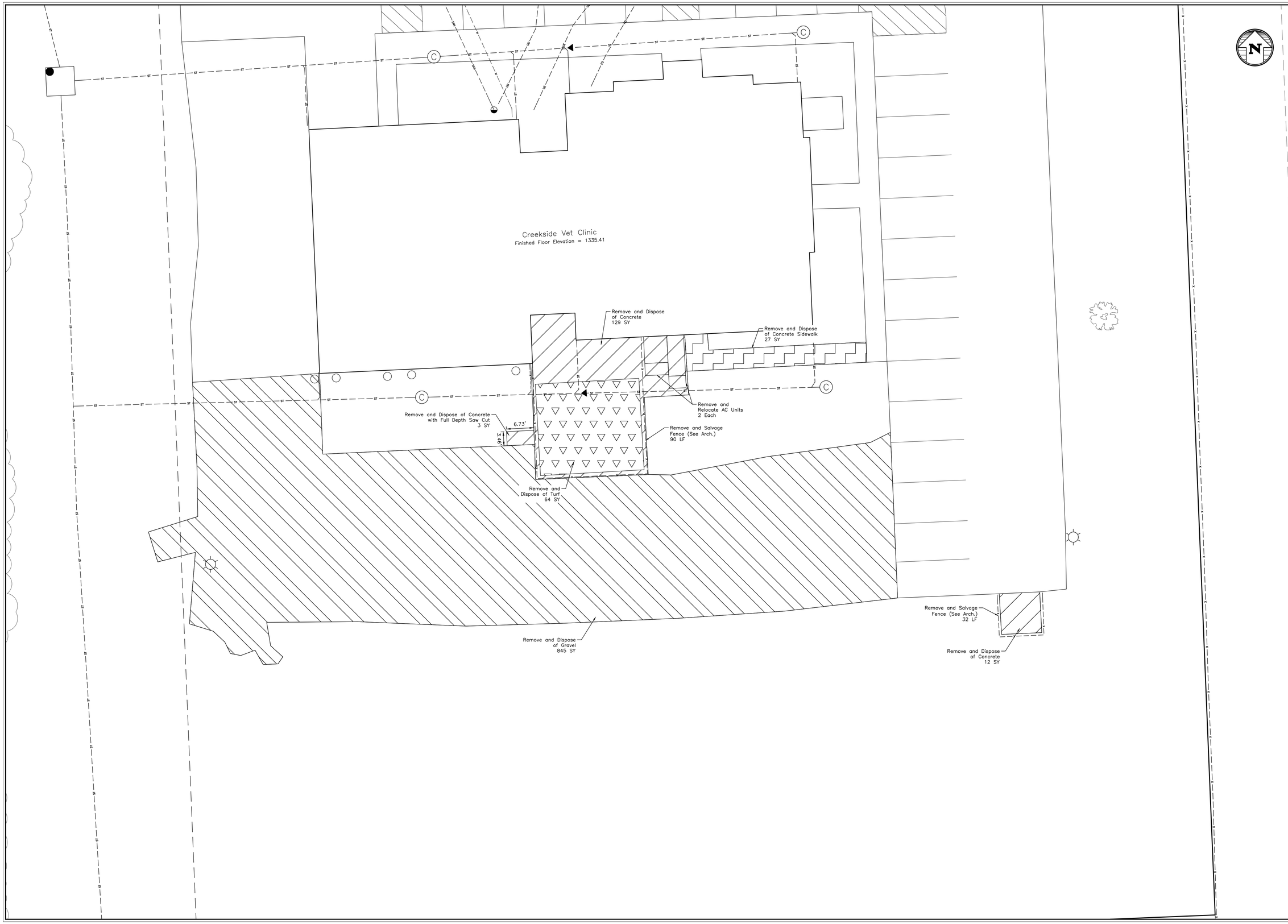
24x36 Horiz. Scale:	1" = 20'
Drawn By:	MED
Checked By:	JPM
Date:	6/30/2022
Project No.:	16076
File Name:	16076–Creekside Vet Clinic Addition

Project Name:
Creekside Vet Clinic Addition

Located in:
Mitchell, South Dakota

Sheet Name:
Existing Topographic Survey

Sheet Number:
C1.0



SPN & Associates

Engineers - Planners - Surveyors

2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8471
JEFFREY P. McCORMICK
SOUTH DAKOTA
9/8/22

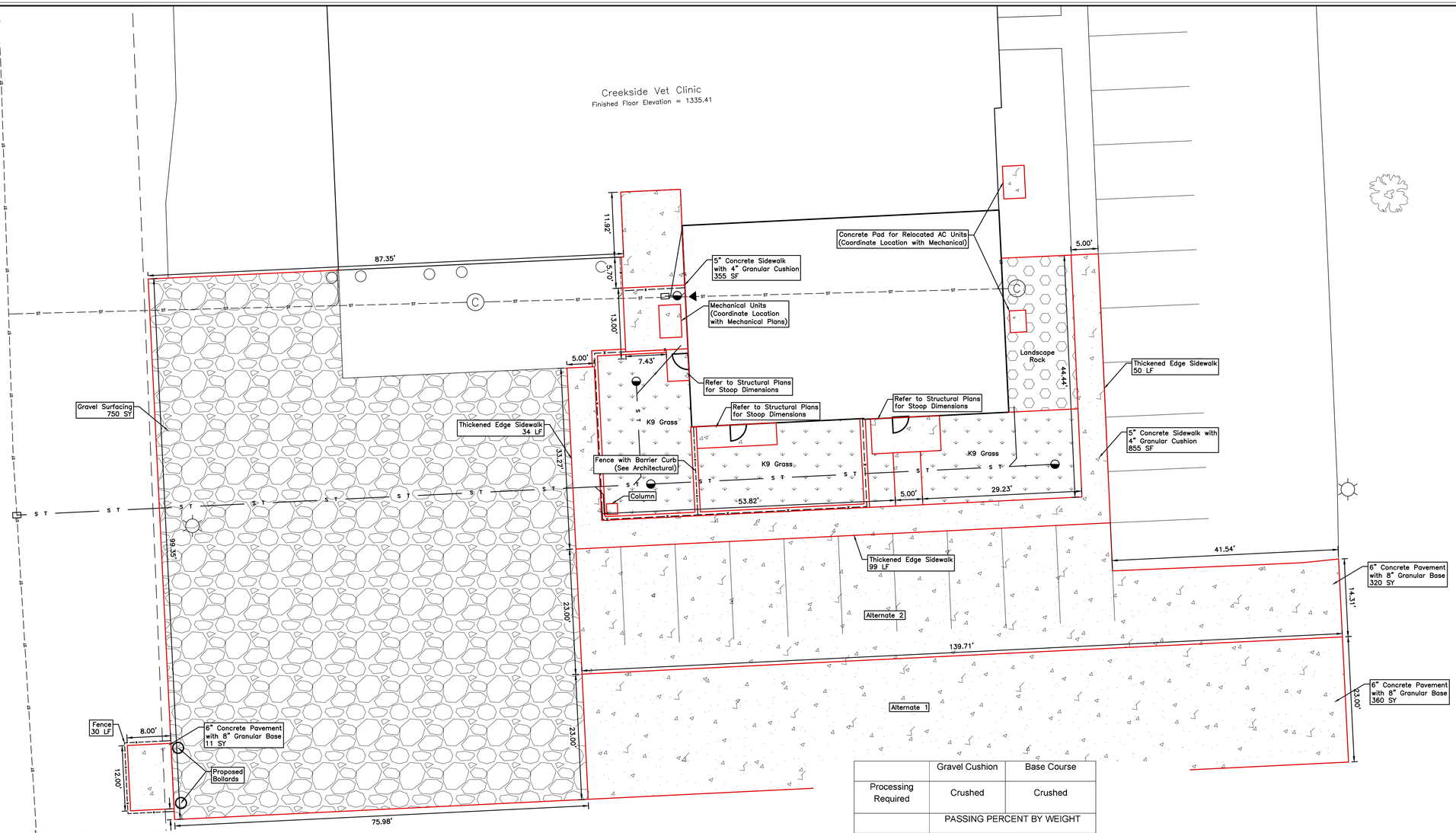
Plan Horiz. Scale:	1" = 10'
Drawn By:	MED
Checked By:	JPM
Date:	9/8/2022
Project No.:	16076
File Name:	16076-Creekside Vet Clinic Addition

Project Name:
Creekside Vet Clinic Addition

Located in:
Mitchell, South Dakota

Sheet Name:
Removals

Sheet Number:	Total Sheets:
C2	C8



GENERAL NOTES AND SPECIFICATIONS

1. UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SOUTH DAKOTA ONE CALL AND ALL UTILITY COMPANIES PRIOR TO BEGINNING ANY WORK.

2. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. THIS MATERIAL SHALL BE SATISFACTORILY DISPOSED OF OFF-SITE.

3. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND LOCATIONS THAT RUNOFF LEAVES THE SITE PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.

4. THE CONTRACTOR SHALL PROVIDE FOR AND MAINTAIN ALL EXISTING DRAINAGE WAYS, STORM WATERS AWAY FROM EXISTING BUILDINGS AND EXPOSED SURFACES OR PROVIDE IMMEDIATE PUMPING OF PONDED AREAS ON THE WORK SITE. NO COMPENSATION WILL BE MADE FOR DAMAGE RESULTING FROM IMPROPER DRAINAGE DURING CONSTRUCTION.

5. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING ANY TRAFFIC CONTROL DEVICES TO SAFELY CONTROL TRAFFIC THROUGH OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL FURNISH AND INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

6. MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF AT LOCATIONS OUTSIDE THE PROJECT LIMITS. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE A DISPOSAL SITE AT HIS OWN EXPENSE.

7. ALL CONCRETE USED FOR THIS PROJECT SHALL BE CLASS M6 AND SHALL CONFORM TO THE CONSTRUCTION REQUIREMENTS OF THE 2015 EDITION OF THE SD DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. ALL EXTERIOR CONCRETE SURFACES SHALL HAVE A LIGHT BROOM FINISH UNLESS OTHERWISE DIRECTED. THE 28-DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 4,000 PSI.

8. PREFORMED EXPANSION JOINT FILLER SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M213. ALL EXPANSION JOINTS SHALL BE SEALED WITH LOW MODULUS SILICONE SEALANT CONFORMING TO THE REQUIREMENTS OF THE 2015 EDITION OF THE SD DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. JOINT SEALANT SHALL BE INSTALLED IN SUCH A MANNER AS TO FILL THE ENTIRE VOID WHERE IT IS BEING APPLIED. JOINT SEALANT SHALL BE FINISHED OFF TO HAVE A SMOOTH SLIGHTLY CONCAVE SURFACE. JOINT SEALANT THAT DOES NOT PROPERLY ADHERE TO THE SURROUNDING SURFACES SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

9. GRAVEL BASE COURSE AND CUSHION

THE AGGREGATE FOR GRANULAR BASES SHALL CONFORM TO THE FOLLOWING GRADATIONS:

	Gravel Cushion	Base Course
Processing Required	Crushed	Crushed
	PASSING PERCENT BY WEIGHT	
2" Sieve	-----	----
1" Sieve	-----	100
¾" Sieve	100	80-100
½" Sieve	------	68-91
No. 4 Sieve	50-75	46-70
No. 8 Sieve	38-64	34-58
No. 40 Sieve	15-35	13-35
No. 200 Sieve	3-12	3-12
Liquid Limit Max	25	25
Plasticity Index	0-6	0-6
L.A. Abrasion Test Loss Maximum	40	40

THE AMOUNT OF CRUSHED PARTICLES IN THE CRUSHED ROCK SHALL CONSIST OF NOT LESS THAN 25% OF THE TOTAL WEIGHT. A CRUSHED PARTICLE SHALL BE DEFINED TO BE A FRAGMENT OF STONE SHOWING AT LEAST ONE FRESHLY FRACTURED FACE. THE CRUSHED ROCK PRODUCED FOR USE IN MAKING THE MINERAL AGGREGATE SHALL CONTAIN AT LEAST 30% BUT NOT MORE THAN 50% BY WEIGHT OF AIR-DRIED MATERIAL RETAINED ON A ¼-INCH SQUARE OPENING SIEVE.

THE SAMPLING AND TESTING OF THE MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING METHODS AND PROCEDURES:

	Test Procedure
Sampling	SD 201
Gradation	SD 202
Liquid Limit and Plasticity Index	SD 207
L.A. Abrasion Test	ASSHTO T96
Crushed Particle Test	SD 211

COMPACTION AND WATERING SHALL BE CONTINUED ON ALL AREAS OF THE BASE COURSE AND GRAVEL SURFACING MATERIAL UNTIL IT HAS BEEN COMPACTED TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 (STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 3% OVER OPTIMUM.

SPN & Associates
Engineers - Planners - Surveyors
2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 9471
JEFF P. MCCARTNEY
SOUTH DAKOTA
9/8/22

Plan Horiz. Scale:	1" = 10'
Drawn By:	MED
Checked By:	JPM
Date:	9/8/2022
Project No.:	16076
File Name:	16076–Creekside Vet Clinic Addition

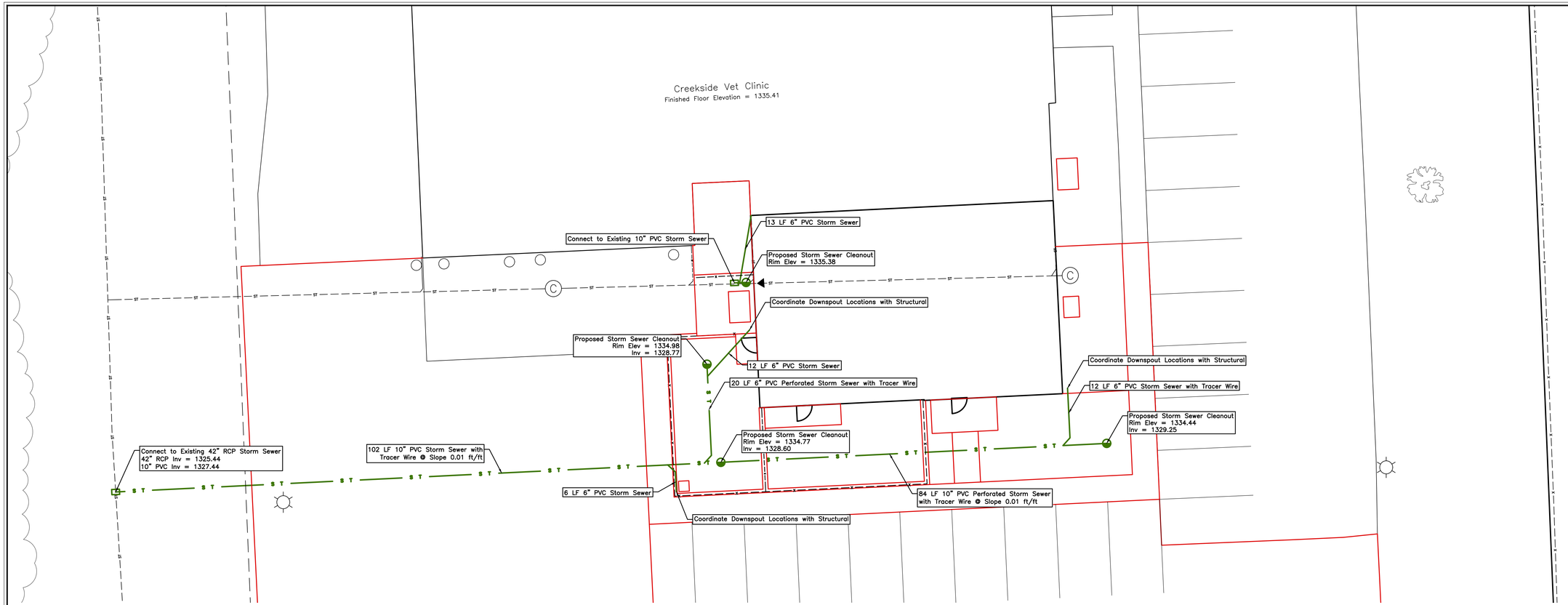
Project Name:
Creekside Vet Clinic Addition

Located in:
Mitchell, South Dakota

Sheet Name:
Site Plan

Sheet Number: C3
Total Sheets: C8

G:\Files\CAD\Land Projects\2021\plot #'s 10000+\16076-Creekside Vet Clinic Addition\16076-Creekside Vet Clinic Addition.dwg, Site Plan 24x36, 9/1/2022 4:43:38 PM, meggiebandenk



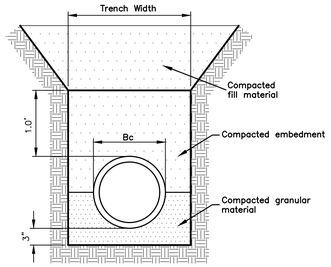
Tracer Wire Detail

1. TRACER WIRE SHALL BE A DIRECT BURY WIRE, 12 AWG SOLID STRAND SOFT DRAWN COPPER PER ASTM B-3 OR B-8. THE BREAKING POUNDS OF THE WIRE SHALL BE A MINIMUM OF 124 WITH AN O.D. OF 0.154. ALL WIRE SHALL BE SPARK TESTED AT 7500 VAC.

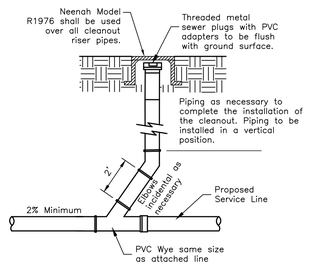
2. INSULATION: CONDUCTOR SHALL BE INSULATED WITH LOW DENSITY HIGH MOLECULAR WEIGHT POLYETHYLENE INSULATION SUITABLE FOR DIRECT BURY APPLICATIONS PER ASTM D-1248. THE MINIMUM INSULATION THICKNESS SHALL BE 0.045.
   a. FOR SANITARY SEWER THE COLOR OF INSULATION SHALL BE GREEN WITH A PRINT LINE SAYING "SEWER".

3. SPLICES AND CONNECTORS SHOULD BE CAPABLE OF HANDLING FROM 2 TO 4 WIRES PER CONNECTOR AND DESIGNATED AS "WATER-PROOF". PVC ADHESIVES OR SEALING COMPOUNDS ARE NOT ACCEPTABLE.

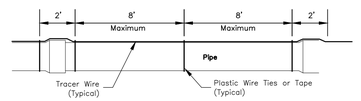
4. TRACER WIRES SHALL BE TERMINATED USING SMALL TERMINAL BOXES SUITABLE FOR FLUSH BURY WITH A 2½-INCH CAST IRON TOP, INTEGRAL STAINLESS TERMINALS AND A MINIMUM 12-INCH LONG ABS BOTTOM SECTION. THE TERMINAL BOXES SHALL BE RATED FOR AN H-20 LOAD.



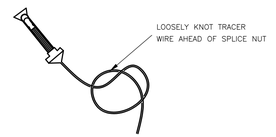
BEDDING DETAIL (PVC PIPE)
SCALE: NONE



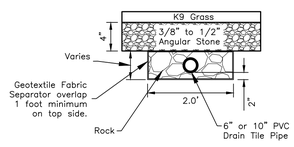
TYPICAL CLEANOUT DETAIL
SCALE: NONE



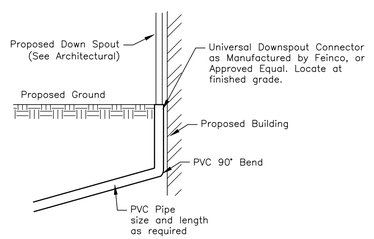
TRACER WIRE INSTALLATION
SCALE: NONE



TRACER WIRE SPLICE DETAIL
NOT TO SCALE



DRAIN TILE DETAIL
SCALE: NONE



DOWN SPOUT SERVICE LINE CONNECTION DETAIL
SCALE: NONE

SPN & Associates
Engineers - Planners - Surveyors
2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8473
JEFFREY P. McCARTNEY
SOUTH DAKOTA
9/8/22

Plan Horiz. Scale:	1" = 10'
Drawn By:	MED
Checked By:	JPM
Date:	9/8/2022
Project No.:	16076
File Name:	16076-Creekside Vet Clinic Addition

Project Name:
Creekside Vet Clinic Addition

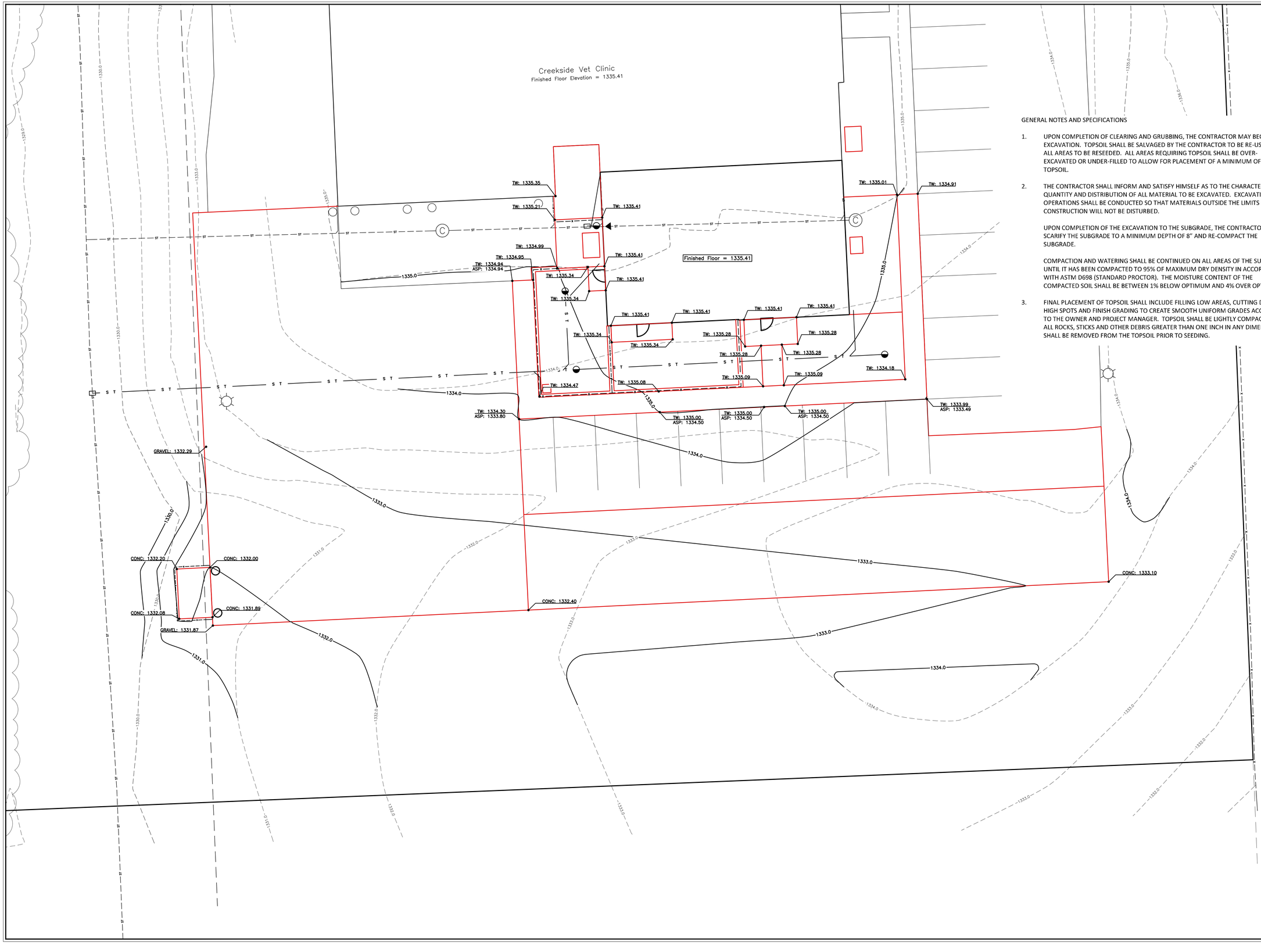
Located in:
Mitchell, South Dakota

Sheet Name:
Utility Plan

Sheet Number: C4

Total Sheets: C8

G:\Files\CAD\Land Project\16 Job #'s\16000s\16076 Creekside Vet Clinic Addition\16076 Creekside Vet Clinic Addition.dwg, Utility Plan 24x36, 9/8/2022 4:43:41 PM, meggebrandam



GENERAL NOTES AND SPECIFICATIONS

1. UPON COMPLETION OF CLEARING AND GRUBBING, THE CONTRACTOR MAY BEGIN EXCAVATION. TOPSOIL SHALL BE SALVAGED BY THE CONTRACTOR TO BE RE-USED FOR ALL AREAS TO BE RESEEDED. ALL AREAS REQUIRING TOPSOIL SHALL BE OVER-EXCAVATED OR UNDER-FILLED TO ALLOW FOR PLACEMENT OF A MINIMUM OF 4" OF TOPSOIL.

2. THE CONTRACTOR SHALL INFORM AND SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND DISTRIBUTION OF ALL MATERIAL TO BE EXCAVATED. EXCAVATION OPERATIONS SHALL BE CONDUCTED SO THAT MATERIALS OUTSIDE THE LIMITS OF CONSTRUCTION WILL NOT BE DISTURBED.

   UPON COMPLETION OF THE EXCAVATION TO THE SUBGRADE, THE CONTRACTOR SHALL SCARIFY THE SUBGRADE TO A MINIMUM DEPTH OF 8" AND RE-COMPACT THE SUBGRADE.

   COMPACTION AND WATERING SHALL BE CONTINUED ON ALL AREAS OF THE SUBGRADE UNTIL IT HAS BEEN COMPACTED TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 (STANDARD PROCTOR). THE MOISTURE CONTENT OF THE COMPACTED SOIL SHALL BE BETWEEN 1% BELOW OPTIMUM AND 4% OVER OPTIMUM.

3. FINAL PLACEMENT OF TOPSOIL SHALL INCLUDE FILLING LOW AREAS, CUTTING DOWN HIGH SPOTS AND FINISH GRADING TO CREATE SMOOTH UNIFORM GRADES ACCEPTABLE TO THE OWNER AND PROJECT MANAGER. TOPSOIL SHALL BE LIGHTLY COMPACTED. ALL ROCKS, STICKS AND OTHER DEBRIS GREATER THAN ONE INCH IN ANY DIMENSION SHALL BE REMOVED FROM THE TOPSOIL PRIOR TO SEEDING.

SPN & Associates

Engineers - Planners - Surveyors

2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8471
JEFFREY P. McCORMICK
SOUTH DAKOTA
9/8/22

Plan Horiz. Scale:	1" = 10'
Drawn By:	MED
Checked By:	JPM
Date:	9/8/2022
Project No.:	16076
File Name:	16076–Creekside Vet Clinic Addition

Project Name:
Creekside Vet Clinic Addition

Located in:
Mitchell, South Dakota

Sheet Name:
Grading Plan

Sheet Number:	Total Sheets:
C5	C8

1 Inch = 100 Feet

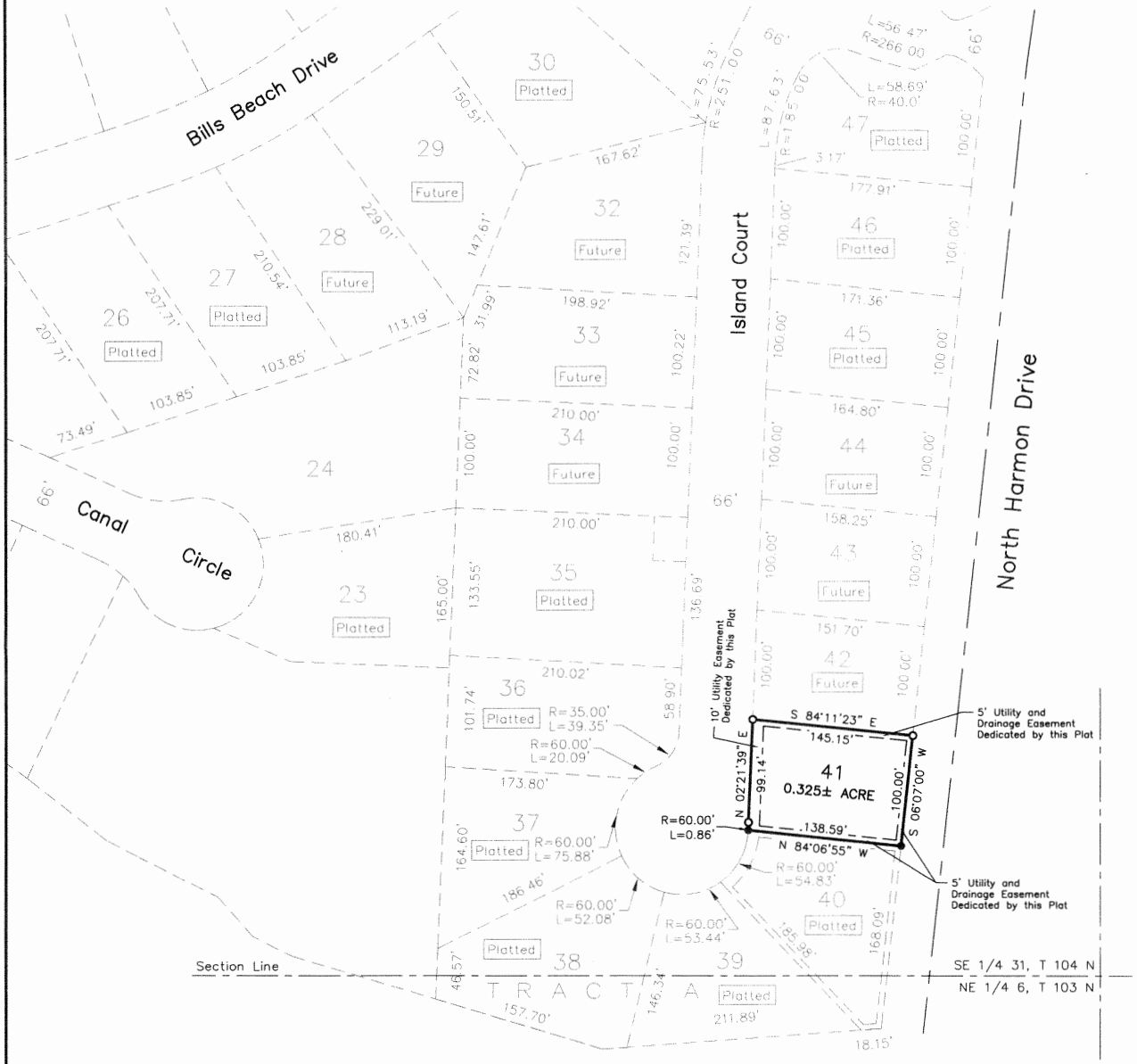
LEGEND

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

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

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



A PLAT OF LOT 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to September 27, 2022, survey those parcels of land described as follows: LOT 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this 3RD day of OCTOBER, 2022.

Registered Land Surveyor #SD6702

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
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 LOT 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 41 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Island Court. 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.

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2022, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of Maui Farms Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2022.

_____
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 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as 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 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 _____, 2022.

_____
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 41 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

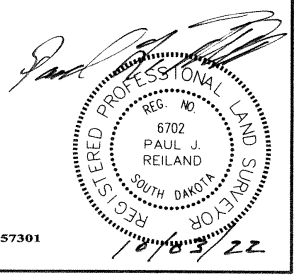
_____ _____
Director of Equalization/Deputy Director of Equalization of Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

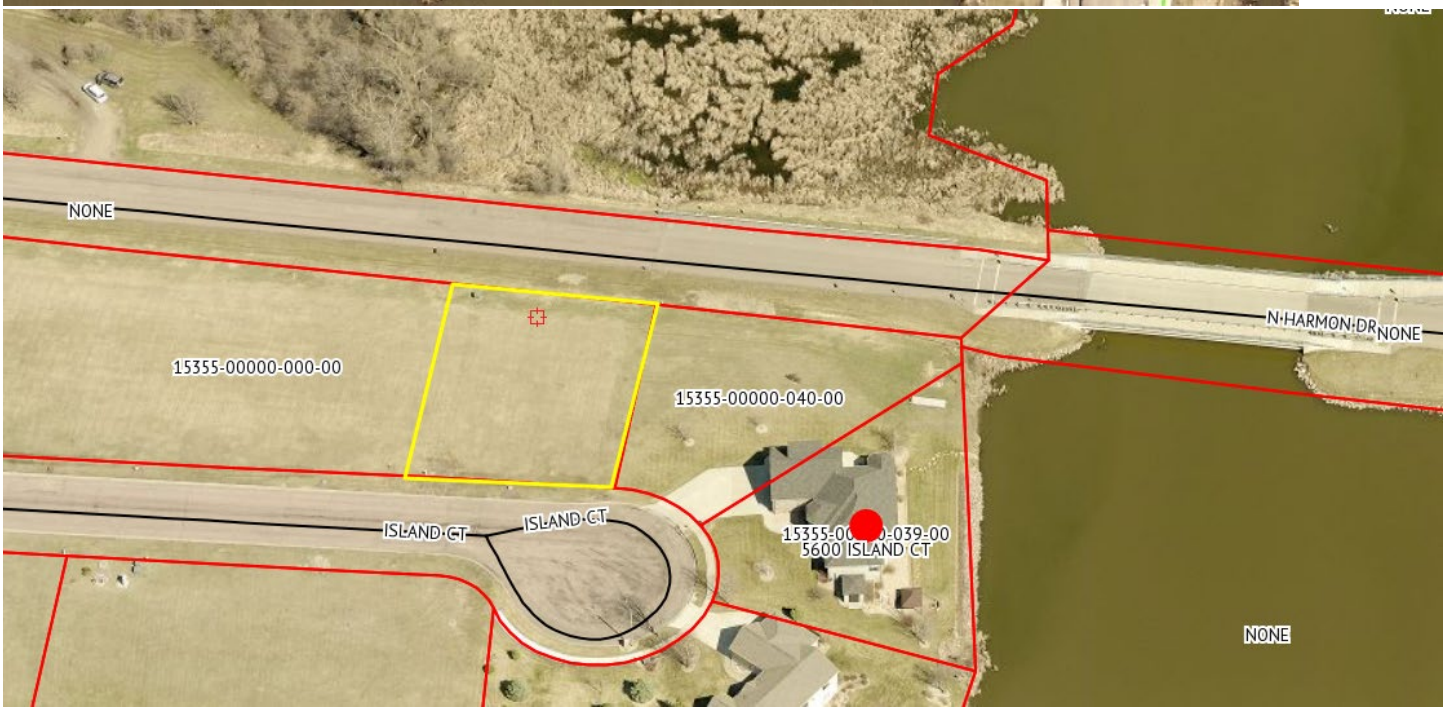
FILED for record this _____ day of _____, 2022, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County 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

15355-00000-035-00
ISLAND CT
15355-00000-000-00
Lot 41
+/- .325 Acres
N HARMON DR
15355-00000-038-00
15355-00000-040-00
5601
5600
15355-00000-039-00

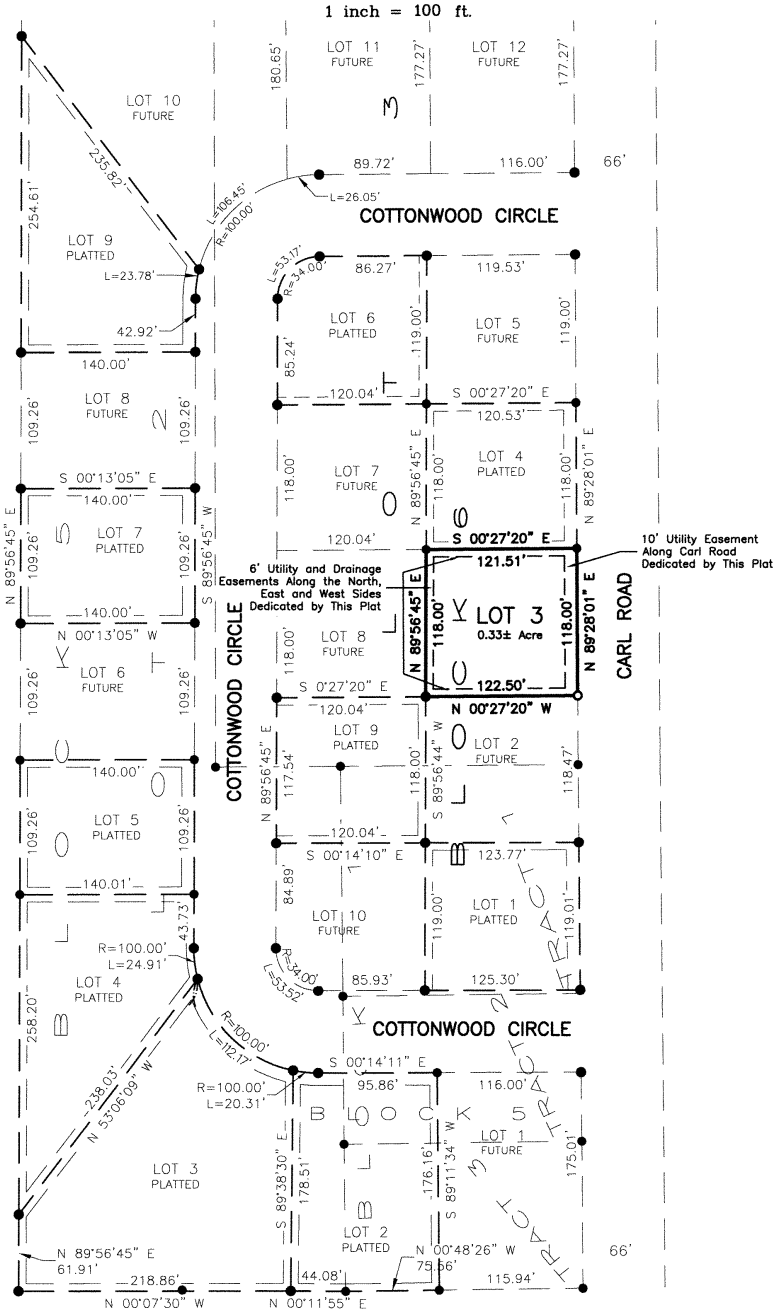

NONE
N HARMON DR
NONE
15355-00000-000-00
15355-00000-040-00
ISLAND CT
ISLAND CT
15355-00000-039-00
5600 ISLAND CT
NONE

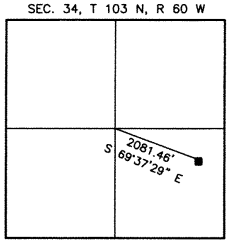
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.





LOCATION MAP
SCALE: 1" = 3000'

LEGEND

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

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

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

EASEMENTS WITHIN LOT 3, BLOCK 6 DEDICATED BY THIS PLAT:

– 6' UTILITY AND DRAINAGE EASEMENTS ALONG THE NORTH, EAST AND WEST SIDES

– 10' UTILITY EASEMENT ALONG CARL ROAD

LOTS LABELED AS PLATTED OR FUTURE ARE AS OF 10/05/2022 WHICH IS THE DATE THIS DRAWING WAS CREATED

A PLAT OF LOT 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 October 4, 2022, survey those parcels of land described as follows: LOT 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 _____ day of _____, 2022.

Registered Land Surveyor #SD6702

REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 6702 PAUL J. REILAND 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 LOT 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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

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

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 3, 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 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 3, Block 6, shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Carl Road. 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.

_____
Dan Boehmer, Manager
Ethan Co-op Lumber Association, 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 Dan Boehmer, of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and that he, as such Manager, being authorized so to do, 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.

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

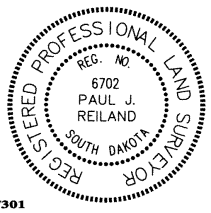
WHEREAS, the plat of LOT 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State 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 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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

A PLAT OF LOT 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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

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 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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 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 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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, 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, City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies 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 my office, have been fully paid.

_____ _____
Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of LOT 3, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, 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, has been received by me and is filed in my office.

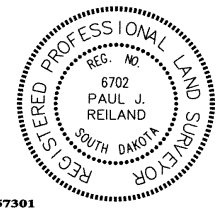
_____ _____
Director of Equalization/Deputy Director of Equalization, Davison County Date

REGISTER OF DEEDS

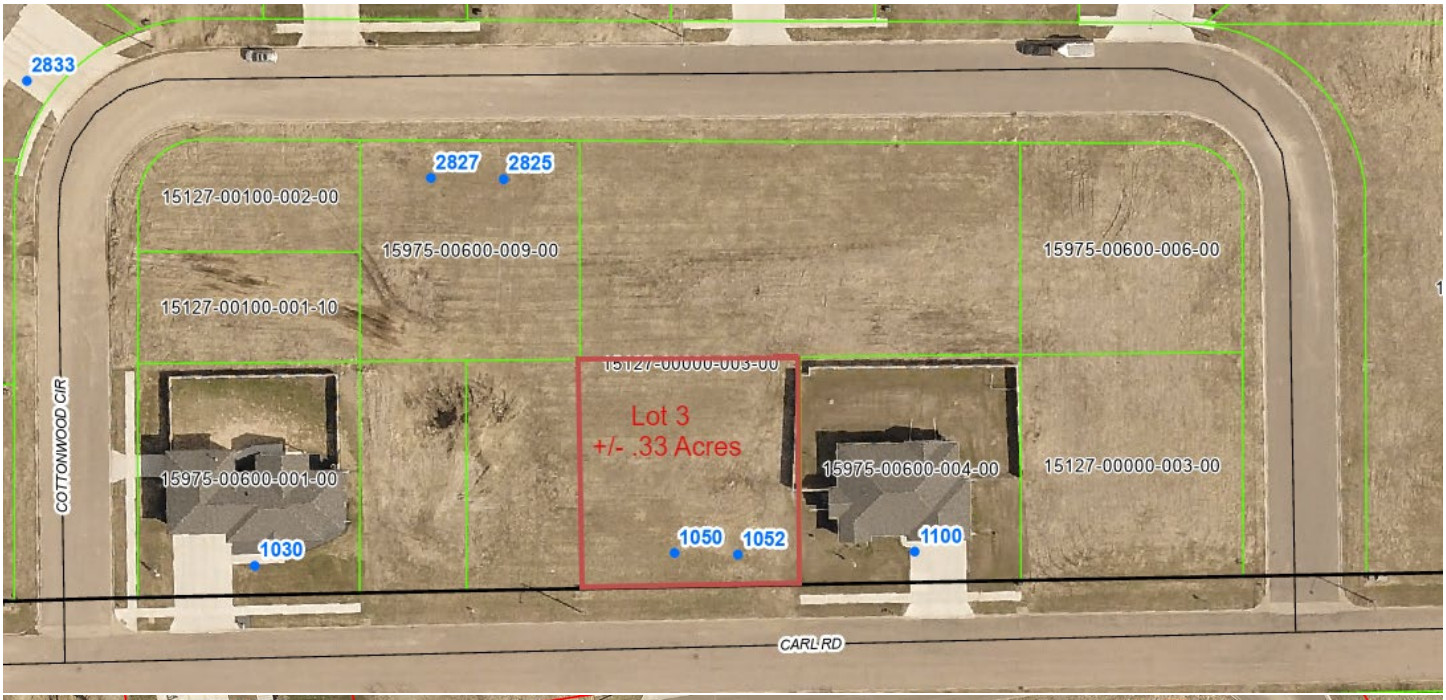
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

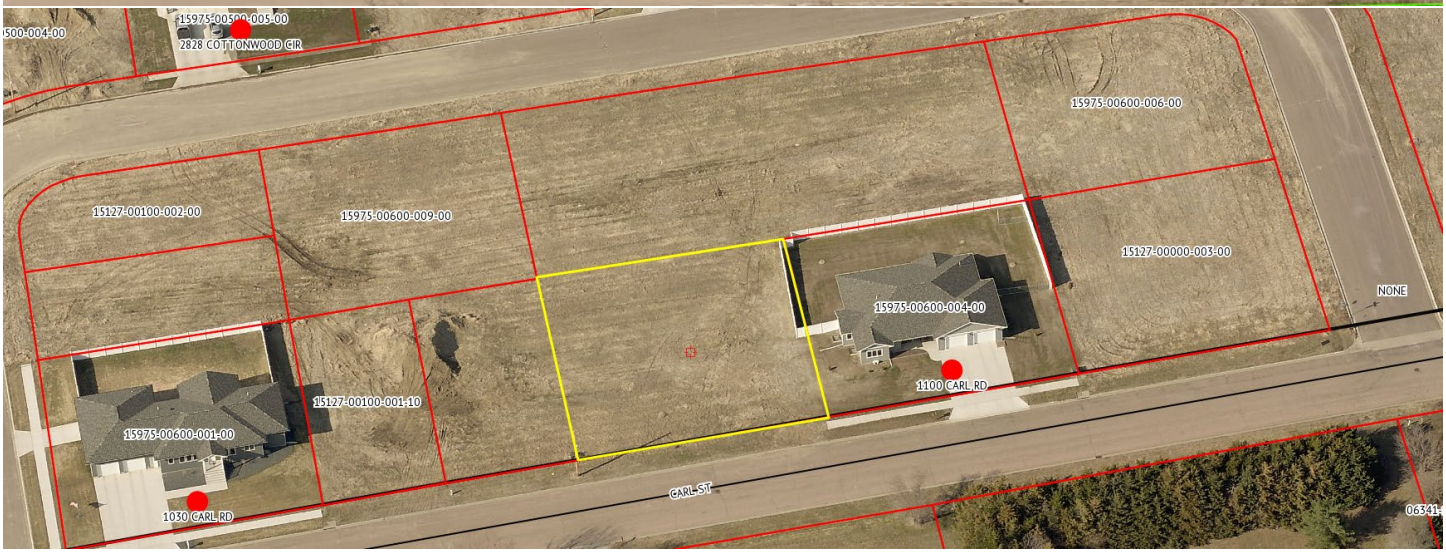
FILED for record this _____ day of _____, 2022, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

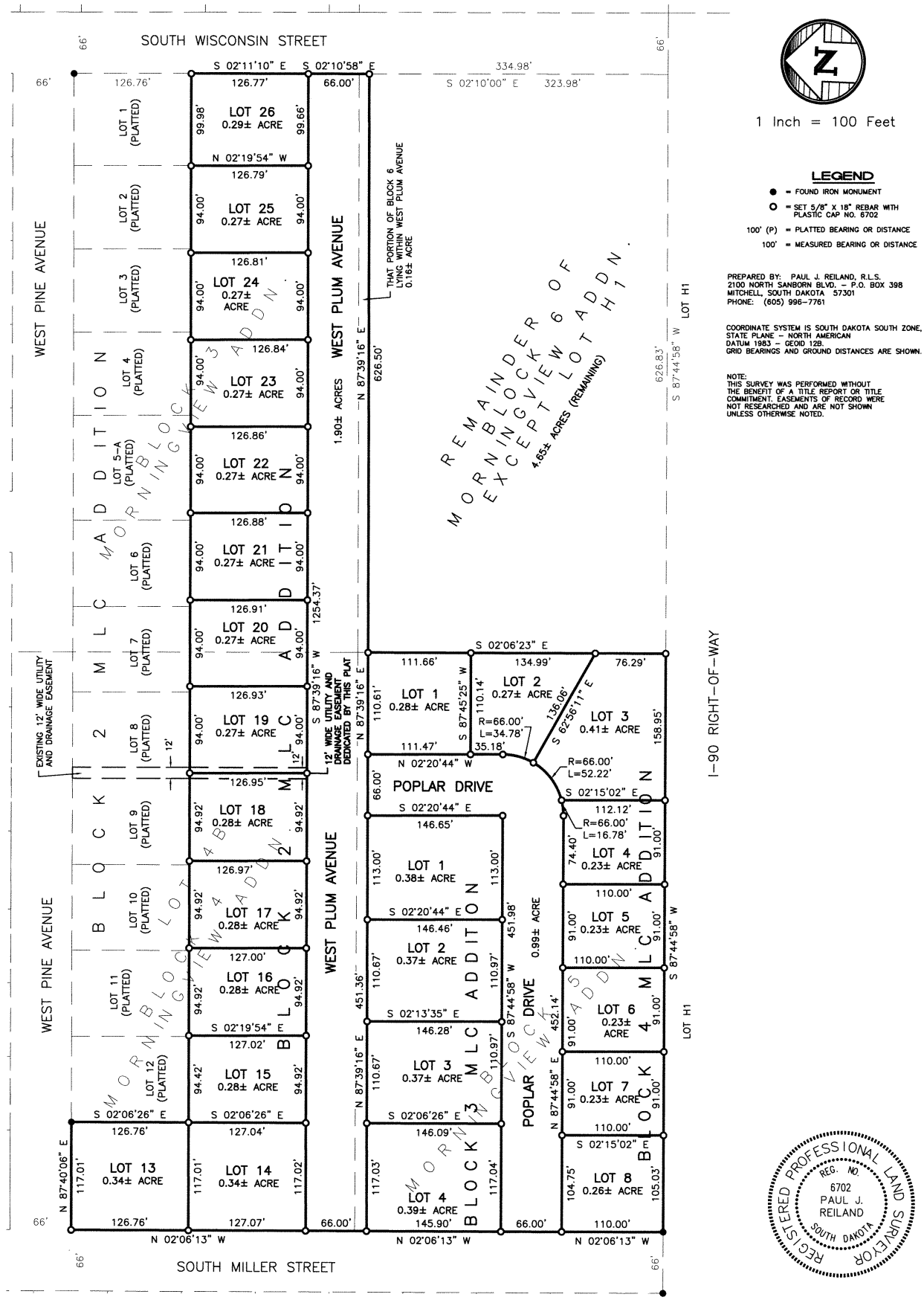
_____ By_____
Register of Deeds, Davison County Deputy



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


2833
2827
2825
15127-00100-002-00
15975-00600-009-00
15975-00600-006-00
15127-00100-001-10
15127-00000-003-00
Lot 3
+/- .33 Acres
COTTONWOOD CIR
15975-00600-001-00
15975-00600-004-00
15127-00000-003-00
1030
1050
1052
1100
CARL RD


2828 COTTONWOOD CIR
15975-00600-006-00
15127-00100-002-00
15975-00600-009-00
15127-00000-003-00
NONE
15975-00600-004-00
1100 CARL RD
15127-00100-001-10
15975-00600-001-00
1030 CARL RD
CARL ST



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

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.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

A PLAT OF WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, 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

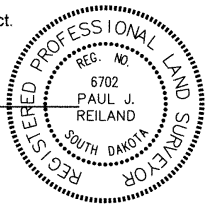
A PLAT OF WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 the owners as listed under the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to October 4, 2022, survey those parcels of land described as follows: WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE 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 _____, 2022.



_____
Registered Land Surveyor #SD6702

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

KNOW ALL MEN BY THESE PRESENTS that Robert W. Mueller, the undersigned, hereby certifies that Mueller Lumber Company, a South Dakota corporation, is the absolute and unqualified owner of all of Block 3; Lot 4B, Block 4; and Block 5, Morningview Addition; and that Boyd A. Reimnitz, the undersigned, hereby certifies that he is the absolute and unqualified owner of Block 6, Morningview Addition; the plat is of a parcel of ground located in BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request, and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 13 thru 26, Block 2; Lots 1 thru 4, Block 3; and Lots 1 Thru 8, Block 4, MLC Addition shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists South Miller Street and South Wisconsin 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 developers 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.

_____
Robert W. Mueller, President of Mueller Lumber Company,
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 Robert W. Mueller, of Mueller Lumber Company, a South Dakota corporation, and that he, as such 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 President.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

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

_____
Boyd A. Reimnitz

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2022, before me, _____, the undersigned officer, personally appeared Boyd A. Reimnitz, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

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 WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE 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 WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE 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 the City of Mitchell
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 WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE 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 WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE 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 _____, 2022.

_____
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 WEST PLUM AVENUE; POPLAR DRIVE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; AND LOTS 1 THRU 8, BLOCK 4, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

_____ _____
Director of Equalization/Deputy Director of Equalization of Davison County Date

REGISTER OF DEEDS

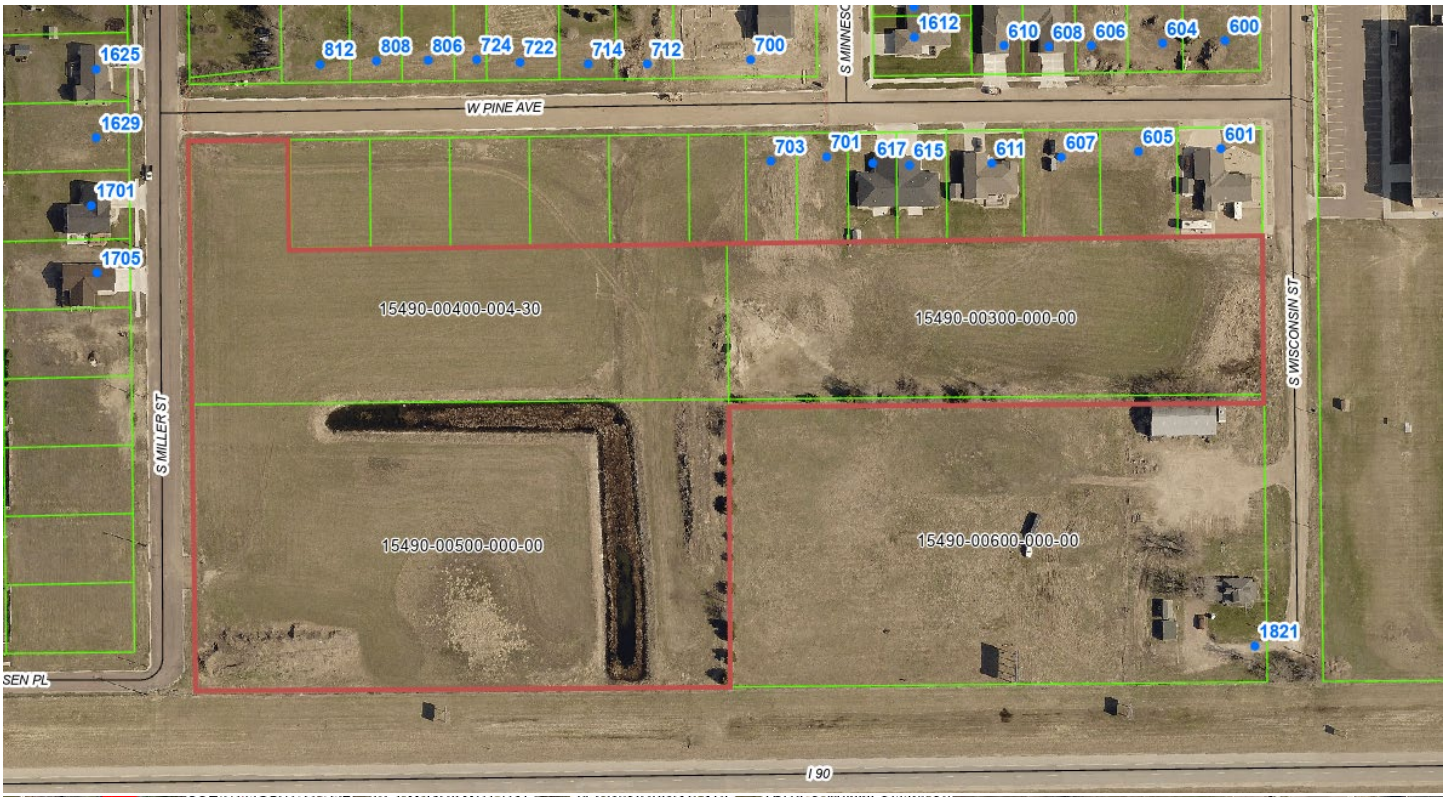
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

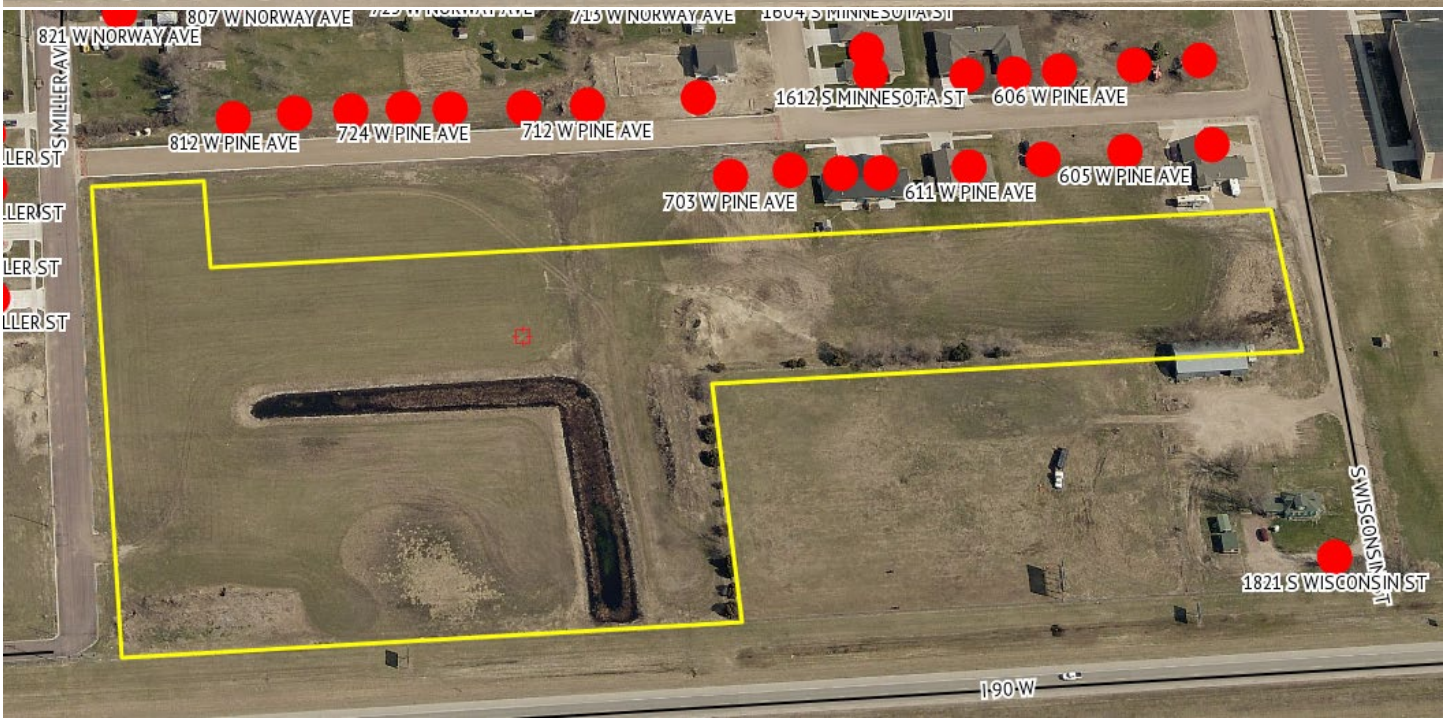
FILED for record this _____ day of _____, 2022, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
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


1625
812
808
806
724
722
714
712
700
1612
610
608
606
604
600
W PINE AVE
1629
703
701
617
615
611
607
605
601
1701
1705
15490-00400-004-30
15490-00300-000-00
S MILLER ST
S WISCONSIN ST
15490-00500-000-00
15490-00600-000-00
1821
I 90


807 W NORWAY AVE
821 W NORWAY AVE
S MILLER AVE
1612 S MINNESOTA ST
606 W PINE AVE
812 W PINE AVE
724 W PINE AVE
712 W PINE AVE
703 W PINE AVE
611 W PINE AVE
605 W PINE AVE
S WISCONSIN ST
1821 S WISCONSIN ST
I-90 W