

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
OCTOBER 24, 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 10-11-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 10-11-22.PDF](#)

6. Schedule Next Meeting-11-7-22 @ 12:00 P.M. (Special Meeting)

7. Conditional Use Permit: Genesis Farms LLC-716 N Rowley St.

Genesis Farms LLC has applied for a conditional use permit to operate a Medical Cannabis Dispensary; located at 716 N Rowley St, legally described as Lots 18-21, Block 4 Rowleys 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned CB Central District.

Documents:

[GENESIS FARMS-APPLICATION.PDF](#)
[GENESIS FARMS-APPLICATION AMENDMENTS.PDF](#)
[GENESIS FARMS LLC-GIS.PDF](#)
[GENESIS FARMS LLC-NOTICE OF HEARING.PDF](#)
[GENESIS FARMS LLC-NEIGHBORS.PDF](#)

8. Conditional Use Permit: Dakota Land And Property Management LLC-NE Corner Of Hwy 37 & East 54th Ave.

Dakota Land and Property Management LLC has applied for a conditional use permit to operate an Automotive Sales, Repair, Parts and Detailing business; located at NE corner of Hwy 37 and E 54th Ave (250th St), legally described Lot 12 of Maui Farms 1st Addition in the SW 1/4 of Section 34, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned UD Urban Development.

Documents:

[DAKOTA LAND AND PROPERTY MANAGEMENT LLC-APPLICATION.PDF](#)
[DAKOTA LAND AND PROPERTY MANAGEMENT LLC-GIS.PDF](#)
[DAKOTA LAND AND PROPERTY MANAGEMENT LLC-NOTICE OF HEARING.PDF](#)
[DAKOTA LAND AND PROPERTY MANAGEMENT LLC-NEIGHBORS.PDF](#)
[DAKOTA LAND AND PROPERTY MANAGEMENT LLC-LETTER FROM NEIGHBOR-DAKOTA LAND.PDF](#)

9. Plat: Tracts A Through D Of Freedom Estates 2nd Subdivision 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.

Documents:

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

10. Plan Approval-Highland Travel Plaza-2160 S Burr St.

Highland Travel Plaza located at 2160 S Burr St is proposing an addition onto their building.
The property is currently zoned Highway Business.

Documents:

[HIGHLAND TRAVEL PLAZA-GIS.PDF](#)
[HIGHLAND TRAVEL PLAZA-PLAN.PDF](#)

11. Plat: Lot 1, Block 5 Of Woodland Heights First Addition, A Subdivision Of Tracts 2 And 3, Block 1, 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-GIS.PDF](#)
[ETHAN COOP LUMBER-PLAT.PDF](#)

12. Plat: Lot 1 Of Wade's Addition, An Addition In The Southwest Quarter (SW ¼) Of Section 3, Township 103 North, Range 60 West Of The 5th P.M., Davison County, South Dakota, As Requested By Wade & Jody Strand.

Documents:

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

13. Plan Approval-Larry's I-90-1510 1/2 S Burr St.

Larry's I-90 located at 1510 1/2 S Burr St is proposing a new 40' x 75' storage shed on their property. The property is currently zoned Highway Business.

Documents:

[LARRYS I-90-GIS.PDF](#)
[LARRYS I-90-PLAN.PDF](#)

14. Other Business:

15. 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.

16. 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

10/11/2022 - Minutes

1. Call To Order:

Chairperson Larson called the October 11, 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: Genzlinger, Jirsa (Telephonically), Larson, Osterloo, Doescher.
Absent: Penney, Schmitz, Sonne.
Staff Present: Ellwein, Hegg, Jenniges, J Johnson.*

3. Approve Agenda:

Motion by Genzlinger, seconded by Osterloo to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

4. Declaration Of Conflicts Of Interests

None.

5. Approval Of Previous Minutes 9-26-22.

Motion by Osterloo, seconded by Genzlinger to approve the proposed minutes of the September 26, 2022 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

6. Schedule Next Meeting: 10-24-22 @ 12:00 P.M.

Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission meeting for October 24, 2022. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

7. Plan Approval: Creekside Vet-1111 W Spruce St.

Jenniges explained the applicant is proposing an expansion to the south of their existing business. They received their CUP in 2015. They are keeping the original signage on Spruce St and adding an additional sign further back on their property. The applicant provided site plans that Public Works has reviewed and have no issues with. The applicant was not present to answer questions.

Motion by Osterloo, seconded by Genzlinger to approve the plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

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.

Jenniges explained this plat is following their master plan of the area. The applicant was not present to answer questions.

Motion by Jirsa, seconded by Genzlinger to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

- 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.**

Jenniges explained this plat is following their master plan of the area. The applicant was not present to answer questions.

Motion by Jirsa, seconded by Genzlinger to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

- 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.**

Jenniges explained the master plan was approved on September 9, 2022. Davison County LEPC will have to approve Poplar Drive at their next meeting held on October 12, 2022. Public Works has seen the drainage plan for the area and that will have to implemented before building permits will be issued. A representative for the applicant was present to answer any questions.

Motion by Osterloo, seconded by Genzlinger to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

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

Jenniges explained a company would like to begin a hydroponic farm business in the Highway Business District. There is not a permitted or conditional use for that. There are some similar uses but none of them address the growing just the processing after growth. This would process is similar to medical cannabis cultivation which is permitted in HB, TWC and I. It is a CUP in CB. The company gave a presentation on their process. After discussion the board came to the conclusion of drafting a definition for indoor agricultural activity and proposing to amend the ordinance because they believe there will be more of these in the future.

- 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 12:31 P.M.

DRAFT



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: See attached.

This Application is for the following described real property:

- * Legal Description: _____

ROWLEYS 1ST ADDN-NW(22) LOTS 18 19 20 & 21 BLK 4

- * Property Address: 716 N ROWLEY ST MITCHELL, SD 57301

Dated this 24TH day of AUGUST, 2022

Genesis Farms, LLC

Applicant

Green Properties, LLC

Owner



Cannabis Dispensary License Application Amendments

Regarding Genesis Farms, LLC application for a Medical Cannabis Dispensary Establishment license in the City of Mitchell, SD, we submit the following amendments to be considered with our application.

Proposed Location

New proposed location: 716 N Rowley St, Mitchell, SD 57301

*See map attached, including measurements to nearest schools, childcare centers and religious institutions.

Operating Procedures

Our proposed business operating procedures shall be maintained as submitted in our original application, specifically addressing inventory control, staff training, background checks, hours of operation, recordkeeping, security, customer care, patient verification, and safety SOPs.

Security Measures

The total number of cameras to be installed and maintained on the licensed premises is 22, and all camera functions, specifications and related systems are exactly the same as detailed in the original application. The placement of cameras is demonstrated on the submitted site and floor plan (attached).

Control of Property

The proposed location will be owned by Green Properties, LLC and leased by Genesis Farms, LLC. Green Properties is owned and operated by the same principal officers as Genesis Farms.

*See purchase agreement attached.

Facility Design

The proposed location will be ADA-accessible and compliant, and compliant with all applicable building and fire codes. A controlled access entry/exit area (verification lobby) is demonstrated on the proposed site/floor plan. There are clearly designated and separated access areas, including the verification lobby, where access is controlled and persons may only enter through the doorway to the sales area only after being verified for identity and eligibility, a sales area immediately adjacent to the secure verification lobby with separate entrance and exit doorways and where only authorized patients and cardholders may access in addition to employees, and an 'employees only' restricted access area. There will be no windows in the facility except as built into the front door.

Manager Contact

Emmett Reistroffer (605) 906-3291 emmett@genesisharmssd.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 Genesis Farms LLC has applied for a conditional use permit to operate a Medical Cannabis Dispensary; located at 716 N Rowley St, legally described as Lots 18-21, Block 4 Rowleys 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned CB Central District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, October 24, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, November 7, 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 at Mitchell, South Dakota, this 6th day of October, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of October, 2022

Approximate Cost:

Green Farms LLC
PO Box 2735
Sioux Falls, SD 57101

Greg & Cindy Sheesley
1500 Westview Dr
Mitchell, SD 57301

Larson Family Real Estate LLP
1 Imation Place
Building 2
Oakdale, MN 55128

City of Mitchell
612 N Main
Mitchell, SD 57301

Nedved Properties LLC
25761 408th Ave
Mitchell, SD 57301

Tawny Pearson
715 N Rowley St
Mitchell, SD 57301

John & Audra Nesland
4032 Valley West Dr
Rapid City, SD 57702

Boyd Reimnitz
1224 W 4th Ave
Mitchell, SD 57301

Mid Dakota Properties III LLC
817 N Sanborn BLVD
Mitchell, SD 57301

Cortrust Bank
100 E Havens
Mitchell, SD 57301

Larry & Silvi Beynon
124 W 7th Ave
Mitchell, SD 57301

Clarke Companies LLC
47035 250th St
Baltic, SD 57003

Christopher Thill
606 W 12th Ave
Mitchell, SD 57301

ABS Properties Inc
4710 N Westport Ave
Sioux Falls, SD 57118

CJG Properties LLC
909 N Main St
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: _____

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

- Description of Conditional Use: Automotive Sales, Repair, Parts, & Detailing

This Application is for the following described real property:

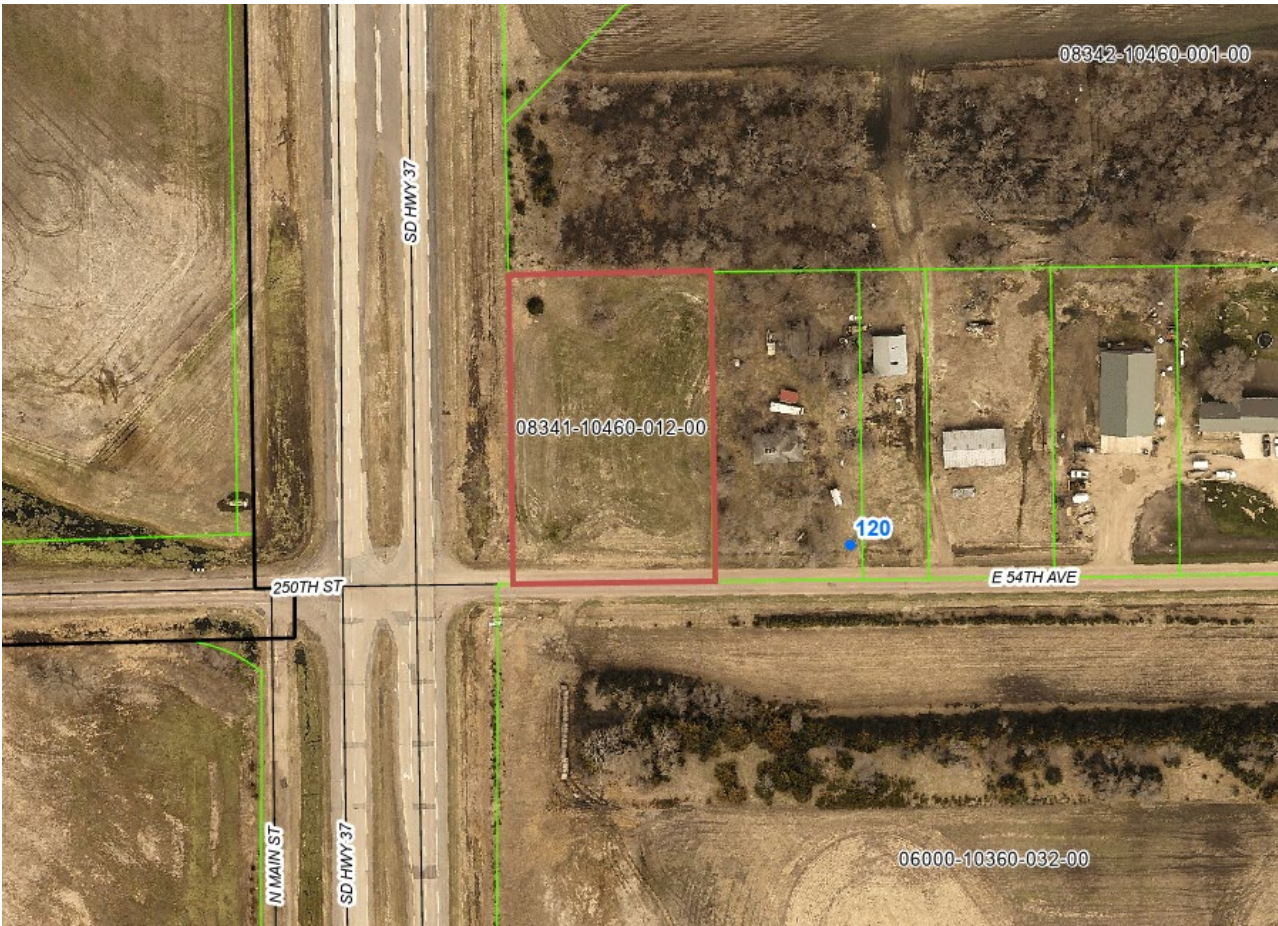
- Legal Description: LOT R Maui Farms 1st Addition
Davison County

- Property Address: _____

Dated this 30th day of September, 2022.

Dakota Land & Property Mgmt LLC
Applicant

Dakota Land & Property Mgmt LLC
Owner



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Dakota Land and Property Management LLC has applied for a conditional use permit to operate an Automotive Sales, Repair, Parts and Detailing business; located at NE corner of Hwy 37 and E 54th Ave (250th St), legally described Lot 12 of Maui Farms 1st Addition in the SW 1/4 of Section 34, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned UD Urban Development.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, October 24, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, November 7, 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 at Mitchell, South Dakota, this 6th day of October, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of October, 2022

Approximate Cost:

Dakota Land & Properties
Management LLC
PO Box 673
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

Melvin & Brenda Eilts
821 Kynette Pl
Mitchell, SD 57301

Daniel & Ruby Ries
1401 E Birch Ave
Lot 15
Mitchell, SD 57301

CJM Consulting Inc
1050 N Harmon Dr
Mitchell, SD 57301

Michael & Jean Haley
25240 Campground Rd
Mitchell, SD 57301

October 12, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Dakota Land and Property Management LLC has applied for a conditional use permit to operate an Automotive Sales, Repair, Parts and Detailing business; located at NE corner of Hwy 37 and E 54th Ave, legally described Lot 12 of Maui Farms 1st Addition in the SW 1/4 of Section 34, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned UD Urban Development.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, October 24, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, November 7, 2022 at 6:00 P.M, 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.

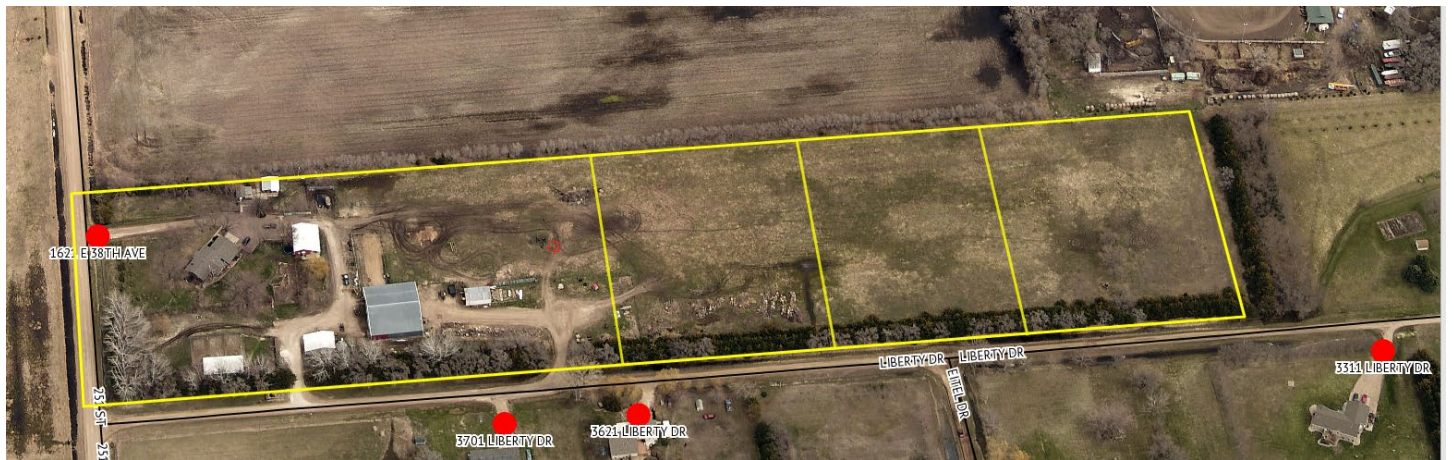
I/We Dakota Land
OWNER

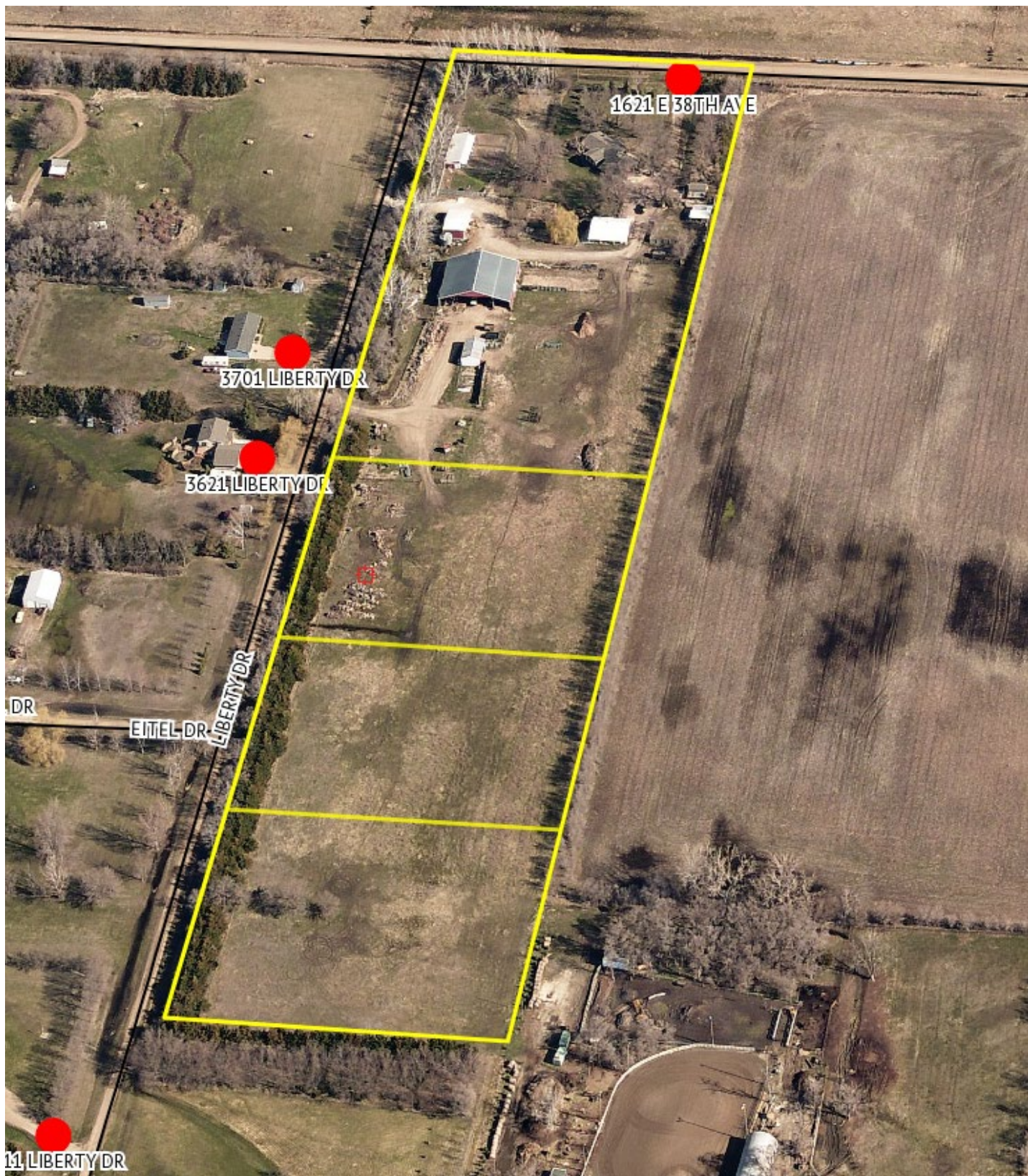
PO BOX 673
ADDRESS

X APPROVE

 DISAPPROVE

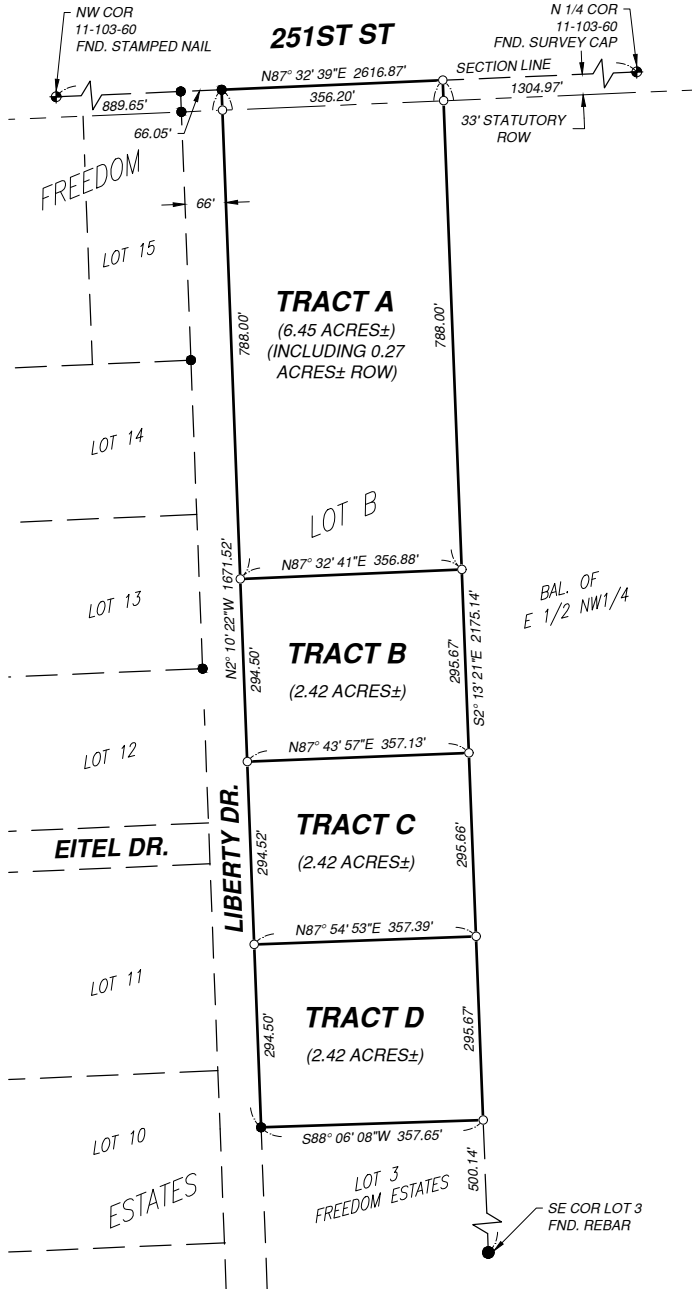
COMMENTS:





TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION

IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

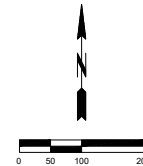
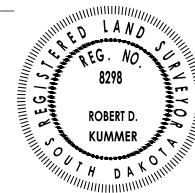


SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE SEPTEMBER 25, 2022, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY AND SUBDIVIDE LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2022.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298

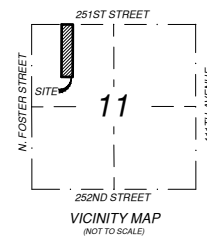


SURVEYOR'S NOTES:

1. BASIS OF BEARING IS NAD83(2011) SOUTH DAKOTA SOUTH ZONE.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. EASEMENTS OF RECORD WERE NOT RESEARCHED AND MAY NOT BE SHOWN.

LEGEND

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- FOUND 5/8" REBAR (UNLESS NOTED)
- SET NO.5 REBAR W/CAP RLS NO. 8298



PREPARED BY:

infrastructure
design group, inc.

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

**TRACTS A THROUGH D OF FREEDOM
ESTATES 2ND SUBDIVISION**
IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJECT NO.: 22172
DATE: 09/02/2022
DRAWN BY: MAS
CHECKED BY: RDK
SHEET NO: 1 OF 3

TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION

**IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

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 **TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** DOES HEREBY VACATE THE FOLLOWING PLATTING:

LOT B IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 10 OF PLATS ON PAGE 44, SAID PLAT HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED **TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** AS SURVEYED.

DATED THIS ____ DAY OF _____, 2022.

STEVEN E. THIESSE

JUDITH F. THIESSE

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

ON THIS ____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED, STEVEN E. THIESSE AND JUDITH F. THIESSE, KNOWN TO BE THE PERSON/S WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 **TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 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 ABOVE PLAT, 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 **TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 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 ABOVE PLAT 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

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: infrastructureg.com

TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION

**IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

PROJECT NO.: 22172

DATE: 09/02/2022

DRAWN BY: MAS

CHECKED BY: RDK

SHEET NO: 2 OF 3

TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION

**IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 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 ABOVE PLAT, 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 **TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 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

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 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

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

PREPARED BY:



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

TRACTS A THROUGH D OF FREEDOM ESTATES 2ND SUBDIVISION

**IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

PROJECT NO.: 22172

DATE: 09/02/2022

DRAWN BY: MAS

CHECKED BY: RDK

SHEET NO: 3 OF 3



2160 Highland Way
Mitchell, SD



1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
2. CONSTRUCTION LIMITS SHALL BE WITHIN PROPERTY LINES AS INDICATED ON THE DRAWINGS WITH THE FOLLOWING EXCEPTIONS:
 - a. ALL DAMAGES DONE TO THE PROPERTY OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED AT ITS ORIGINAL CONDITION PRIOR TO DAMAGE BY THE CONTRACTOR/S RESPONSIBLE FOR THE DAMAGE.
 - b. ACCESS TO UTILITY LOCATIONS OUTSIDE THE CONSTRUCTION LIMITS ARE TO BE DETERMINED BY THE APPROPRIATE SUBCONTRACTOR.
3. CITY SIDEWALKS AND APPROACHES SHALL MEET ALL CITY SPECIFICATIONS AND REQUIREMENTS.
4. EACH SIDE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PATCHING, REPAIRING, ETC. THAT MAY OCCUR AS A RESULT OF THAT SUBCONTRACTOR'S WORK.
5. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION FOR CLARIFICATION.

GENERAL

TS TITLE SHEET

CIVIL

1 TOPOGRAPHIC SURVEY
2 GRADING PLAN (PRELIMINARY)

ARCHITECTURE

A1.0	SITE PLAN
A2.0	NEW & DEMO FLOOR PLAN
A2.1	ENLARGED FLOOR PLAN
A2.2	ROOF PLAN
A3.0	DEMO & NEW EXTERIOR ELEVATIONS
A3.1	3D & CAMERA VIEWS - NEW
A4.0	BUILDING SECTIONS
A4.1	WALL SECTIONS

STRUCTURAL

S1.0	STRUCTURAL NOTES
S1.1	SPECIAL INSPECTION
S2.0	FOUNDATION PLAN
S2.1	ROOF FRAMING PLAN
S5.0	STRUCTURAL SECTIONS
S5.1	STRUCTURAL SECTIONS

- A -	CHAM	CHAMFER	E - E -	GD	GRADE(ING)	L(B/S)	POUND(S)	- P -	REM	REMOVE	T.E	TRASH ENCLOSURE		
AND	CHAN	CHANNEL	E	GKT	GASKET(ED)	L.H	LEFT HAND	PAR	PARALLEL	REMO	TELEPHONE	TEL	TELEPHONE	
AT	CHBD	CHALK BOARD	EAS	EACH	GLASS, GLAZING	LIB	LIBRARY	PBD	PARTICLE BOARD	REV	REVISION(ION)	TEMP	TEMPORARY	
@	CHB	ANCHOR BOLT	C.I.P	CAST-IN-PLACE	G.M.U	GLASS MASONRY UNIT	LIN	LINEAR	P.C	PRECAST CONCRETE	R.H	RIGHT HAND	TEMPR	TEMPERATURE
ABV	CHC	ARCH CIRCLE	CR	AND FINISH SYSTEM	GR	GRANITE(ED)	CR	CRACK LOAD	PERF	PERFORATED	S.O	ROUGH OPENING	TER	TERMINATE, TERMINAL
AC	ACH	AIR CONDITIONING	CIRC	CIRCUMFERENCE	E.J	EXPANSION JOINT	G.W.B	GYPSUM WALL BOARD	L.L.H	LONG LEG HORIZONTAL	PERIM	PERIMETER	R.O.W	RIGHT OF WAY
ACU	ACU	ACOUSTICAL	C.J	CONTROL JOINT	EL	ELEVATION	GYV BD	LONG LEG VERTICAL	PERP	PERPENDICULAR	R.P	RADIUS POINT	T.F.E	TOP OF FOOTING
ACFL	ACFL	ACCESS FLOOR	CK	CAULKING	ELEC	ELECTRICAL	LOC	LOCATE(ION)	P.L	PLATE	R.P.M	REVOLUTIONS PER MINUTE	THK	THICKNESS
ACLT	ACLT	ACOUSTICAL CEILING TILE	CL	CENTER LINE	ELEV	ELEVATOR	L.P	LOW POINT	P.L	PROPERTY LINE	R.V	REINFORCING	T.F.S	TO FACE OF STUD
A.D.A.	AD	ADDITIONALS WITH DISABILITIES ACT	CL	CEILING	EMER	EMERGENCY	L.T(G)	LIGHT(ING)	PLAM	PLASTIC LAMINATE	RR	RAILROAD	TH	THICKNESS
	CLO	CLOSET	ENCL	ENCLOSURE(S)	ENGL	ENGINEER	LTL	LINTEL	PLAS	PLASTER	R.T.U	ROOF TOP UNIT	THRU	THROUGH
ADDL	ADDL	ADDITIONAL	CLR	CLEARANCE	ENG	ENGINEER	H	HEIGHT	LVR	LOUVER	PLBG	PLUMBING	T.L	TOTAL LOAD
ADJ	ADJACENT	CMU	COMP	COMPRESSED	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	H.B	HOSE BIB	P.L.F	POUNDS PER LINEAR FOOT	- S -		T.O.S	TOP OF STEEL
ADMIN	ADMIN	ADMINISTRATION	CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	H.C	HOLLOW CORE	PLWD	PLYWOOD	S	SOUTH	T.P.D	TOILET PAPER DISPENSER
AG	AGG	AGGREGATE	C.O	CLEANOUT	EQUIP	EQUIPMENT	HD	HEAD	MAN	MANUAL	SAFB	SOUND ATTENUATION FIRE BLANKET	TV	TELEVISION
ALT	ALT	ALTERNATE	COE	COEFFICIENT	EST	ESTIMATE	HDW	HARDWARE	MAT	MATERIAL	PNT	POINT	TYP	TYPICAL
ALUM	ALUM	ALUMINUM	COL	COLUMN	H.E	ELECTRIC WATER COOLER	HEX	HEXAGONAL	MAX	MAXIMUM	POL	POLISHED	SAN	SANITARY
ANCH	ANCH	ANCHOR	COMB	COMBINATION	EXH	EXHAUST	HM	HOLLOW METAL	MECH	MECHANICAL	POLY	POLYETHYLENE (PLASTIC)	SCHED	SCHEDULE
A.P.	A.P.	ACCESS PANEL	COMP	COMPOSITE	EXIST	EXISTING	HOR	HORIZONTAL	MED	MEDIUM	P.W.P	PAVING	S.O	SOIL DISPENSER
A.P.C.	A.P.C.	ARCHITECTURAL PRECAST CONCRETE	COMP	CONCRETE	EXP	EXPAND, EXPANSION	H.F	HIGH POINT	MEMBR	MEMBRANE	SECT	SECTION	U.L	UNDERWATERS LABORATORY
	CONF	CONFERENCE	CONF	CONFERENCE	EXT	EXTERIOR	H	HOUR	PREFAB	PREFABRICATED(ED)	S.F	SQUARE FOOT, FEET	UNEXC	UNEXCAVATED
APPD	APPD	APPROVED	CONN	CONNECTION	H.S	HEADED STUDS	MFR	MANUFACTURER	PRELIM	PRELIMINARY	SGL	SINGLE	UNFIN	UNFINISHED
APPROX	APPROX	APPROXIMATE	CONST	CONSTRUCTION	- F -		HTG	HEATING	PREP	PREPARE(ATION)	SHT	SHEET	U.N.O	UNLESS NOTED OTHERWISE
ARCH	ARCH	ARCHITECTURAL	CONTR	CONTRACTOR	FAB	FABRICATE(ION)	H.VAC	HEATING, VENTILATING AND AIR CONDITIONING	M.H	MANHOLE	SHT	SHEET		
AUTO	AUTO	AUTOMATIC	CONTR	CONTRACTOR	F.B	FACE BRICK	HWC	HEATING, VENTILATING AND AIR CONDITIONING	MIN	MILLIMETER	PRES	PRESSURE	SH	SHEET
AVG	AVG	AVERAGE	CONV	CONVEYOR	F.D	FLOOR DRAIN	H.W	HOT WATER	MIN	MINIMUM	PROJ	PROJECTION	SHT	SHEET
	CONRD	COORDINATE(ION)	FDN	FOUNDATION	F.F.C	FIRE HOSE CABINET	HYD	HARDWOOD	MISC	MISCELLANEOUS	PSF	POUNDS PER SQUARE FOOT	SIM	SIMILAR
- B -	COOR	CORRIDOR	F.E	FIRE EXTINGUISHER	F.E.C	FIRE EXTINGUISHER CABINET	HWD	HYDRAULIC	M.O	MASONRY OPENING	PSI	POUNDS PER SQUARE	S.L	SNOW LOAD
BD	BD	BOARD	CS	COUNTERSINK	F.F.E	FINISH FLOOR ELEVATION	I.D	INSIDE DIAMETER	M.R	MOISTURE RESISTANCE	PSI	POUNDS PER SQUARE	S.L	SNOW LOAD
BEL	BEL	BELOW	CMS	CASEMENT	F.F.E	FINISH FLOOR ELEVATION	I.D	INSIDE DIAMETER	M.R	MOISTURE RESISTANCE	PSI	POUNDS PER SQUARE	S.L	SNOW LOAD
BEV	BEV	BEVEL	C.T	CERAMIC TILE	F.F.E	FINISH FLOOR ELEVATION	I.D	INSIDE DIAMETER	M.TL	METAL	P.T	POINT TENSIONED	S.N.V	SANITARY NAPKIN
BIT	BIT	BITUMINOUS	CTR	CENTER	F.H.C	FIRE HOSE CABINET	I.F	INSIDE FACE	M.TL	METAL	P.T.D	PAPER TOWER DISPENSER	S.O.G	SLAB ON GRADE
BLD	BLD	BUILDING	C.W	COLD WATER	FIN	FINISHED	I.N	INSIDE FACE	M.TL	METAL	P.T.D	PAPER TOWER DISPENSER	S.O.G	SLAB ON GRADE
BLO	BLO	BLOCKING	C.Y	CUBIC YARD	FLN	FLASHING	I.N	INSIDE FACE	M.TL	METAL	P.T.D	PAPER TOWER DISPENSER	S.O.G	SLAB ON GRADE
BLK	BLK	BLOCKING	C.Y	CUBIC YARD	FLX	FLEXIBLE	INCL	INCLUDE(ING)	N	NORTH	P.T.R	PAPER TOWER DISPENSER	S.O.G	SLAB ON GRADE
B.M	B.M	BEAM	FLEX	FLEXIBLE	INCL	INCLUDE(ING)	INCL	INCLUDE(ING)	N	NORTH	P.T.R	PAPER TOWER DISPENSER	S.O.G	SLAB ON GRADE
B.O.	B.O.	BOTTOM OF	- D -											
BOT	BOT	BOTTOM	D	DEEP, DEPTH	FLR	FLOOR	INT	INTERIOR	N	NOT APPLICABLE	PVC	POLYVINYL CHLORIDE (PLASTIC)	SPEC	SPECIFICATION(S)
BRG	BRG	BEARING	DB	DECIBLE	FLUR	FLUORESCENT	INT	INTERIOR	N.O	NO OF #	S.P.R	SINGLE PLY ROOFING	SQ	SQUARE
BRK	BRK	BRICK	DBL	DOUBLE	F.O	FACE OF	ISO	ISOJYSCOYANURATE	N.O	NO OF #	S.Q	SQUARE	S.S	STAINLESS STEEL
B.S.	B.S.	BOTH SIDES	DEG	DEGREE(S)	F.R	FIRE PROTECTION	ISO	ISOJYSCOYANURATE	N.O	NO OF #	S.Q	SQUARE	S.S	STAINLESS STEEL
BSMT	BSMT	BASEMENT	DEM	DEMOLISH(ION)	F.P	FRAME(IE)(ING)	- J -		N.S	NEAR SIDE	QTR	QUARTER	STD	STANDARD
B.T.U.	B.T.U.	BRITISH THERMAL UNIT	DEPR	DEPRESSED	F.R.P	FIBER-REINFORCED PLASTIC	JAN	JANITOR	N.T.S	NOT TO SCALE	QTY	QUANTITY	STD	STANDARD
BTWN	BTWN	BETWEEN	DEPT	DEPARTMENT	JST	JOIST	JST	JOIST					STR	STORAGE
B.U.R.	B.U.R.	BUILT-UP ROOFING	DET	DETAIL	F.T.S	FIRE RETARDANT TREATED	JT	JOINT	- O -				STR	STORAGE
	DIA	DIAMETER	F.R.	FIRE RETARDANT TREATED	F.T.S	FIRE RETARDANT TREATED	JT	JOINT	- O -				STR	STORAGE
CAB	CAB	CABINET	DIA	DIAMETER	F.R.	FIRE RETARDANT TREATED	JT	JOINT	- O -				STR	STORAGE
CAP	CAP	CAPACITY	DISP	DISPENSER	FTG	FOOT, FEET	KIT	KITCHEN	O.A	OVERALL	R	RISER(S)	R	RADIUS
C.B	C.B	CONCRETE BLOCK	DIV	DIVIDE, DIVISION	FTG	FOOT, FEET	KIT	KITCHEN	O.C	ON CENTER(S)	R	RADIUS	R.C.P	REFLECTED CEILING PLANK
CEM	CEM	CEMENT	D.L	DEAD LOAD	FUT	FUTURE	K.O	KNOCK OUT	O.D	OUTSIDE DIAMETER	R.D	ROOF DRAIN	R.D.	ROOF DRAIN LEADER
CER	CER	CERAMIC	D.V	DEAD LOAD	FUT	FUTURE	K.O	KNOCK OUT	O.F	OFFICE	R.D.	ROOF DRAIN LEADER	R.D.	ROOF DRAIN LEADER
C.F.	C.F.	CUBIC FEET	D.V	DEAD LOAD	FUT	FUTURE	K.O	KNOCK OUT	O.H	OVERHEAD	REF	RECEPTACLE	REF	RECEPTACLE
C.G.	C.G.	CORNER GUARD	D.S	DOWNSPOUT	F.V.C	FIRE VALVE CABINET	L	LENGTH	OPNG	OPENING	REC	REFERENCE	T	TREAD
C.G.S.	C.G.S.	CENTER OF GRAVITY OF STRAND	DWG	DRAWING	GALV	GALVANIZE(D)	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T & G	TONGUE AND GROOVE
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE	REFL	REFLECT(ED)	T.B.E	TOP OF BEAM ELEVATION
	DWL	DOWEL	D.S	DOWNSPOUT	GA	GAUGE	LAM	LAMINATE(D)	OPP	OPPOSITE				

EARTH	GRAVEL / FILL	BATT INSUL	CMU
METAL/STEEL	WOOD	RIGID INSUL	BRICK
CONCRETE	SAND	PLYWOOD	STONE (Pattern may vary)

	DETAIL PLAN REFERENCE		DOOR TAG
	BUILDING SECTION PLAN REFERENCE		WINDOW TAG
	KEYNOTE		WALL TAG
	ROOM TAG		SPOT ELEVATION
	CEILING TAG		REFERENCE GRID
	INTERIOR ELEVATION		EXISTING GRID
	EXTERIOR ELEVATION		

	Address	Phone
DESIGN ARCHITECT		
Puetz Design + Build	800 N Kimball Mitchell, SD	(605) 996-227
STRUCTURAL ENGINEER		
Thompson Dreesen & Dörner	5000 S Minnesota Ave, Suite 300 Sioux Falls, SD	(605) 951-088
MECHANICAL CONTRACTOR		
Baete-Forshet	4700 N. Northview Ave.	(605) 336-054
PLUMBING CONTRACTOR		
Krohmer Plumbing	401 S Ohlman Mitchell, SD	(605) 996-275
ELECTRICAL CONTRACTOR		
Muth Electric, Inc	1717 N Sanborn Blvd Mitchell, SD	(605) 996-398
CIVIL ENGINEER		
SPN & Associates	2100 N Sanborn Blvd Mitchell, SD	(605) 996-776

No.	Description	Date
-----	-------------	------

No.	Description	Date
-----	-------------	------

F
D
N
P
E
R
M
I
T
S
E
T
10/7/22

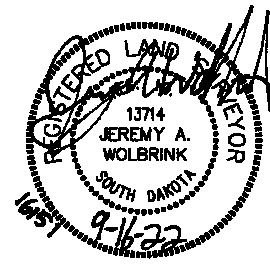
Drawn By: MH
Checked By: MH
Date: 10/7/22

TS

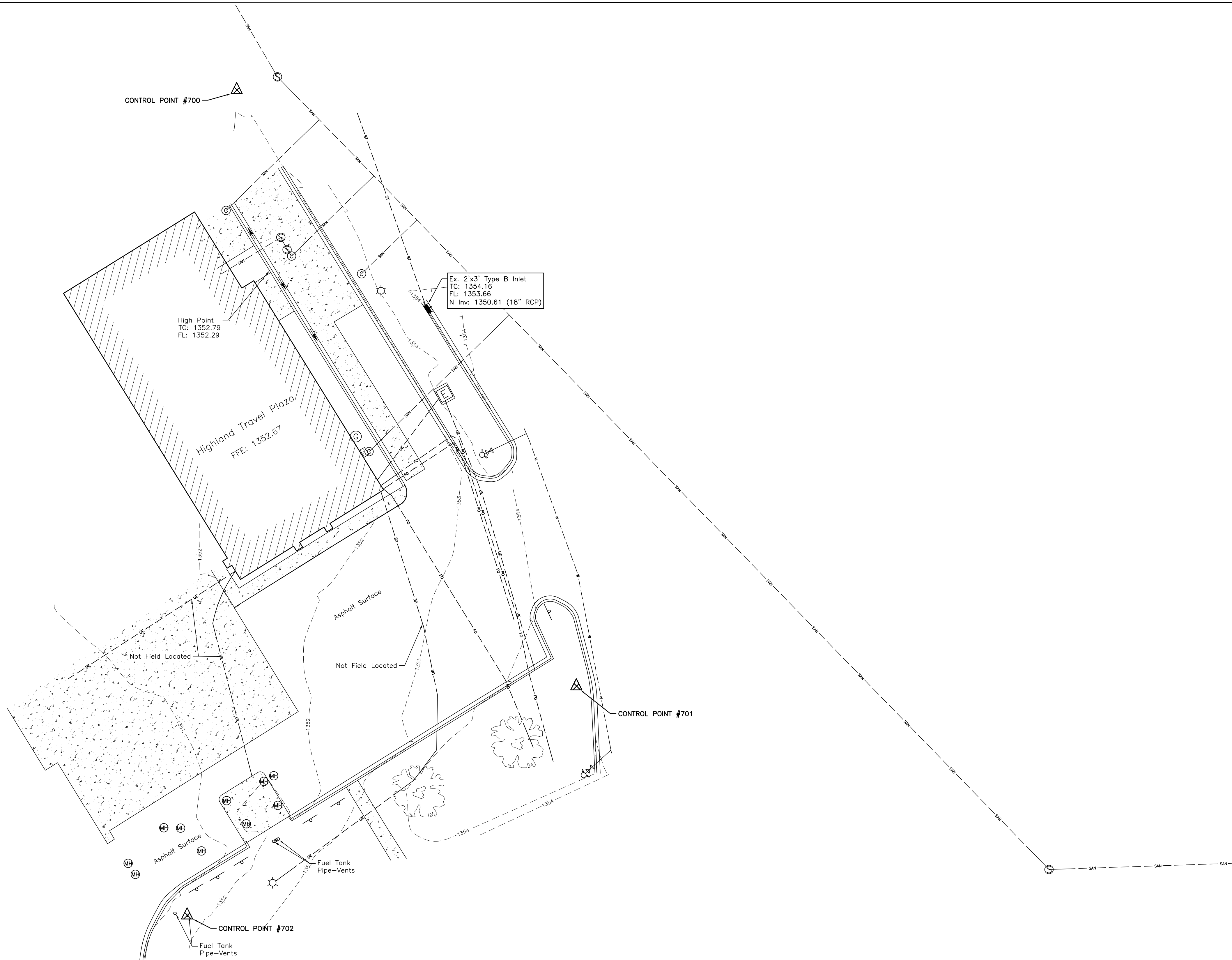
DIGITAL USERS:
CLICK [HERE](#) FOR FLOOR PLAN

Certificate

I HEREBY CERTIFY THAT
THIS TOPOGRAPHIC
SURVEY WAS PREPARED
UNDER MY DIRECT
SUPERVISION AND THAT I
AM A DULY REGISTERED
LAND SURVEYOR IN THE
STATE OF SOUTH DAKOTA.



NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF AN
UPDATED TITLE REPORT OR
TITLE COMMITMENT. EASEMENTS
AND RIGHT-OF-WAY VACATIONS
OF RECORD WERE NOT
RESEARCHED AND ARE NOT
SHOWN UNLESS OTHERWISE
NOTED.



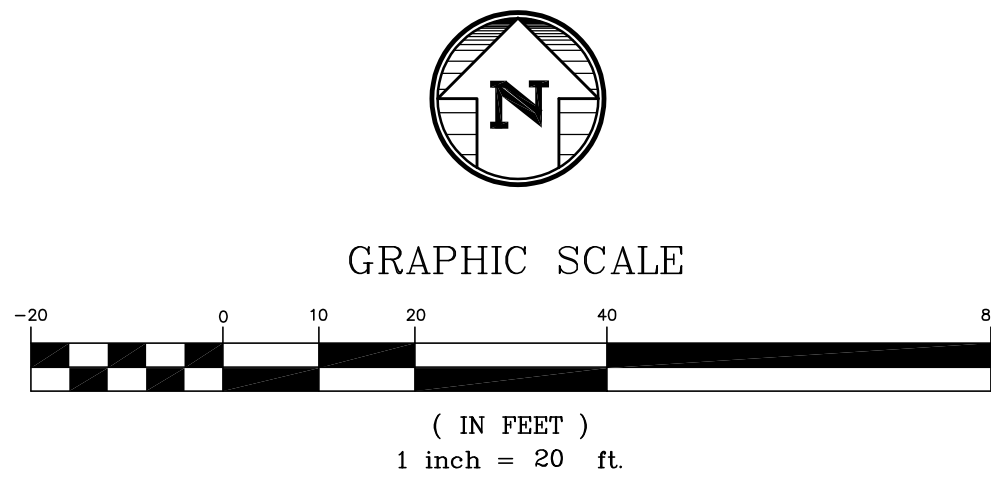
BENCHMARK DATA:	
CONTROL POINT #700:	PLASTIC CAPPED REBAR ELEV = 1353.21
CONTROL POINT #701:	PLASTIC CAPPED REBAR ELEV = 1354.86
CONTROL POINT #702:	PLASTIC CAPPED REBAR ELEV = 1351.63
*NOTE: ELEVATIONS BASED ON NAVD-88 DATUM	
HORIZONTAL SYSTEM: SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM SOUTH DAKOTA SOUTH ZONE NAD 83 - GEOID 18	

LEGAL DESCRIPTION	
LOTS 6, 6A & AB3 OF HIGHLAND BUSINESS PARK ADDITION IN THE SE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.	
LEGAL SURVEY NOT COMPLETED NO PROPERTY LINES LOCATED OR SHOWN	

NOTE CONCERNING UNDERGROUND UTILITIES:
ALL UNDERGROUND UTILITIES ARE BASED ON FIELD LOCATIONS AS MARKED BY THE UTILITY COMPANY LOCATE PEOPLE AS OF 9-01-2022. UTILITY LINES WERE CREATED FROM THOSE MARKINGS. CONVERSATIONS WITH THE UTILITY LOCATE PEOPLE AND EXISTING UTILITY MAPS. UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION.

HORIZONTAL SYSTEM:
SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM
SOUTH DAKOTA SOUTH ZONE
NAD 83 - GEOID 18

LEGEND	
	= BENCHMARK/CONTROL POINT
	= EXISTING SANITARY SEWER MANHOLE
	= EXISTING FUEL MANHOLE
	= EXISTING CLEANOUT
	= EXISTING WATER VALVE
	= EXISTING FIRE HYDRANT
	= EXISTING GAS METER
	= SIGN
	= LIGHT POLE / LIGHT
	= EXISTING ELECTRIC PEDESTAL
	= EXISTING SANITARY SEWER LINE
	= EXISTING STORM SEWER LINE
	= EXISTING WATER LINE
	= EXISTING UNDERGROUND ELECTRIC LINE
	= EXISTING UNDERGROUND FIBER OPTIC LINE
	= EXISTING CONTOUR
	= CONCRETE SURFACE



24x36 Horiz. Scale:	1" = 20'
Drawn By:	RLA
Checked By:	JAW
Date:	9/16/2022
Project No.:	16151
File Name:	16151-Highland Travel Plaza

Project Name:
**Highland
Travel
Plaza**

Located in:
**Mitchell,
South Dakota**

Sheet Name:
Topographic Survey

Sheet Number:	Total Sheets:
1	1

PRELIMINARY
NOT FOR CONSTRUCTION

24x36 Horiz. Scale: 1" = 10'	
Drawn By:	NAP
Checked By:	JPM
Date:	9/27/2022
Project No.:	16151
File Name:	16151-Highland Travel Plaza

Project Name:

Highland
Travel
Plaza

Located in:

Mitchell,
South Dakota

Sheet Name:

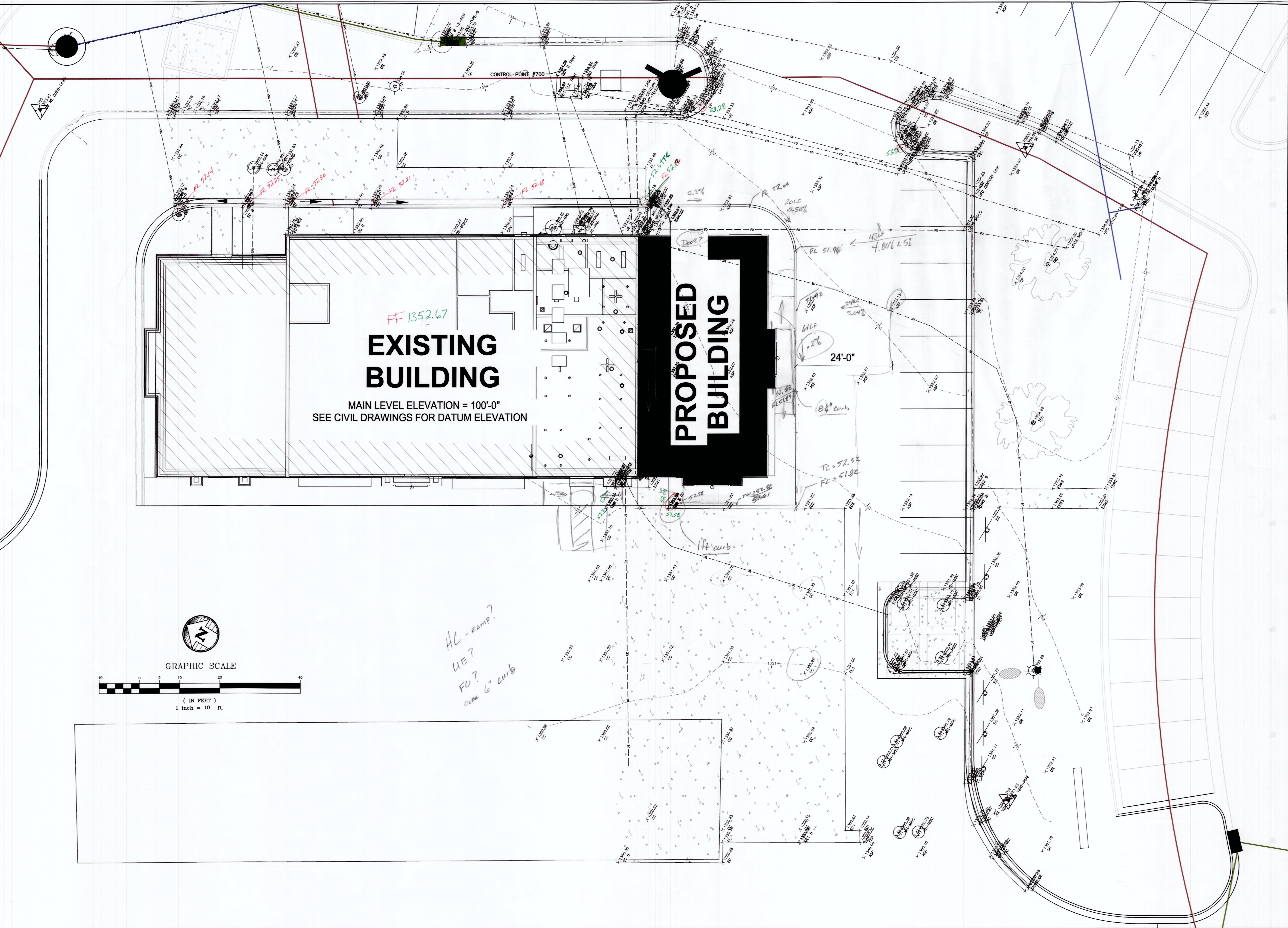
Topographic Survey

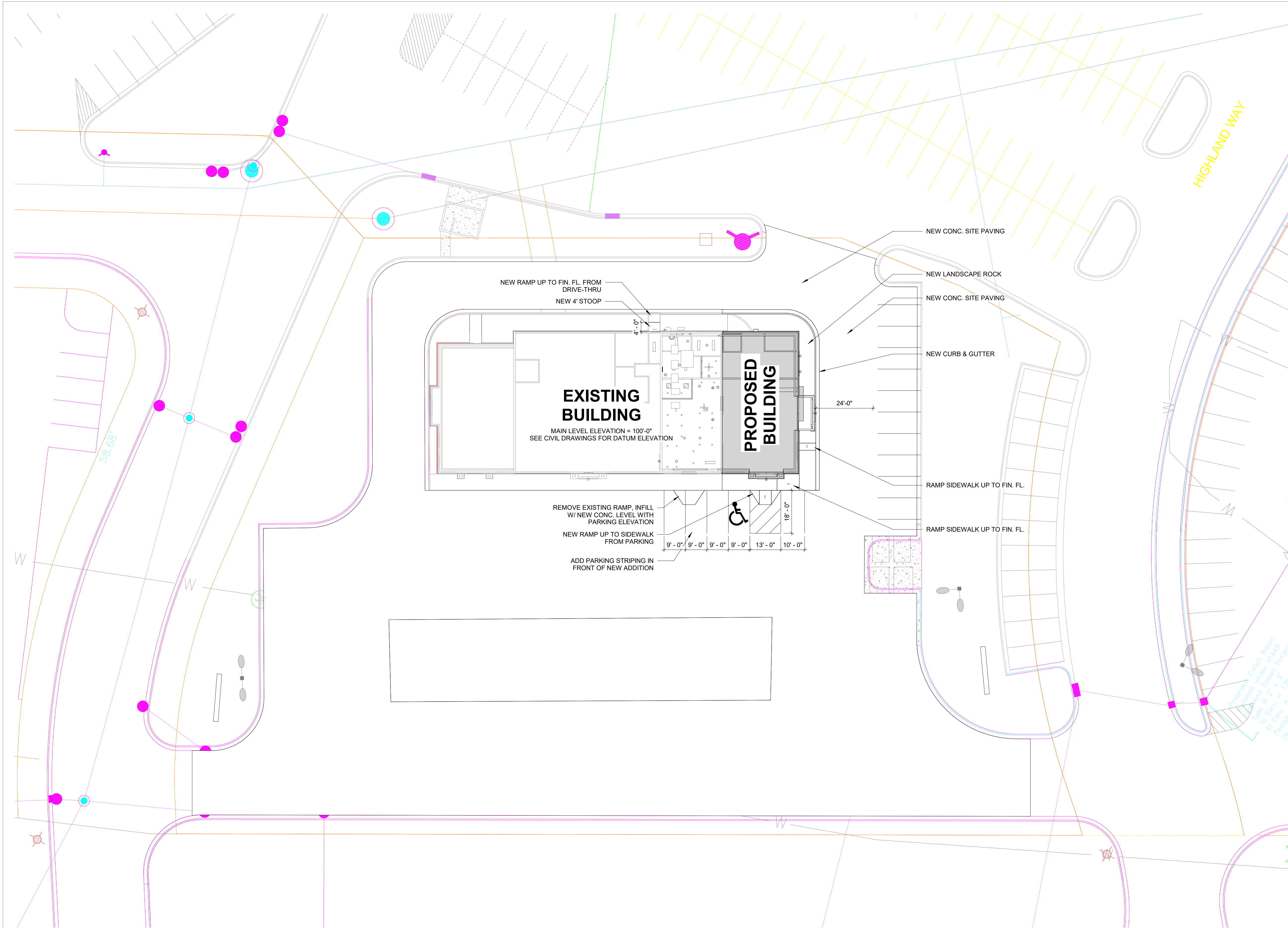
Sheet Number:

1

Total Sheets:

1





1 SITE PLAN
1" = 20'-0"

GENERAL SITE PLAN NOTES

- A. ALL UNDERGROUND UTILITIES MUST BE PHYSICALLY LOCATED BEFORE ANY CONSTRUCTION BEGINS
- B. ALL SITEWORK OUTSIDE OF PROPERTY LINE IS NOT IN THIS CONTRACT

DIGITAL USERS:
CLICK [HERE](#) FOR FLOOR PLAN

PUETZ

DESIGN+BUILD

FDN PERMIT SET
10/7/22

Highland Travel Plaza Addition
2160 Highland Way
Mitchell, SD

SITE PLAN

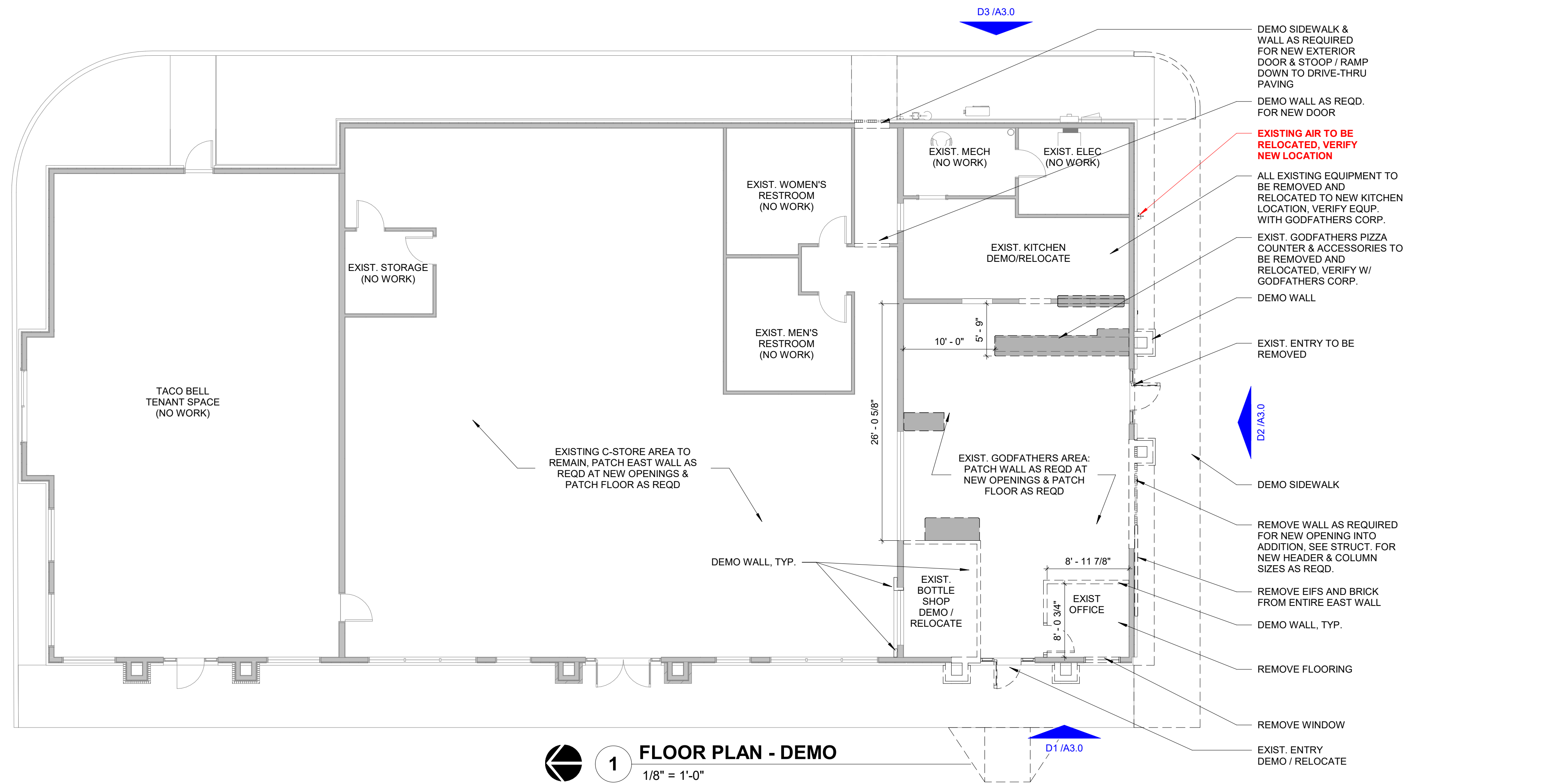
Revision Schedule

No.	Description	Date

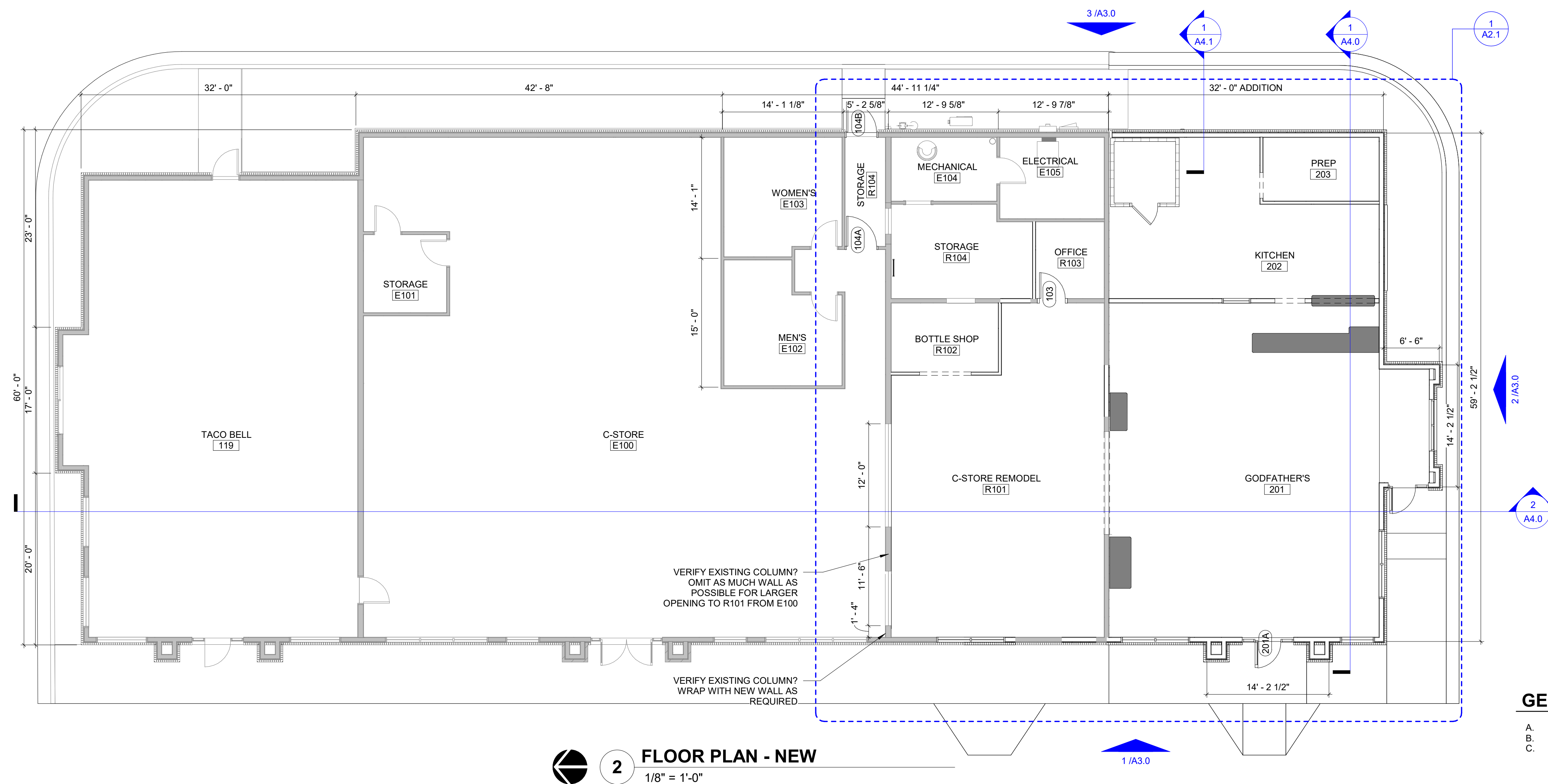
Drawn By: MH
Checked By: MH
Date: 10/7/22

A1.0

10/7/2022 11:36:25 AM | THESE DRAWINGS ARE A COPYRIGHT 2022 DOCUMENT. THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF PUETZ DESIGN + BUILD



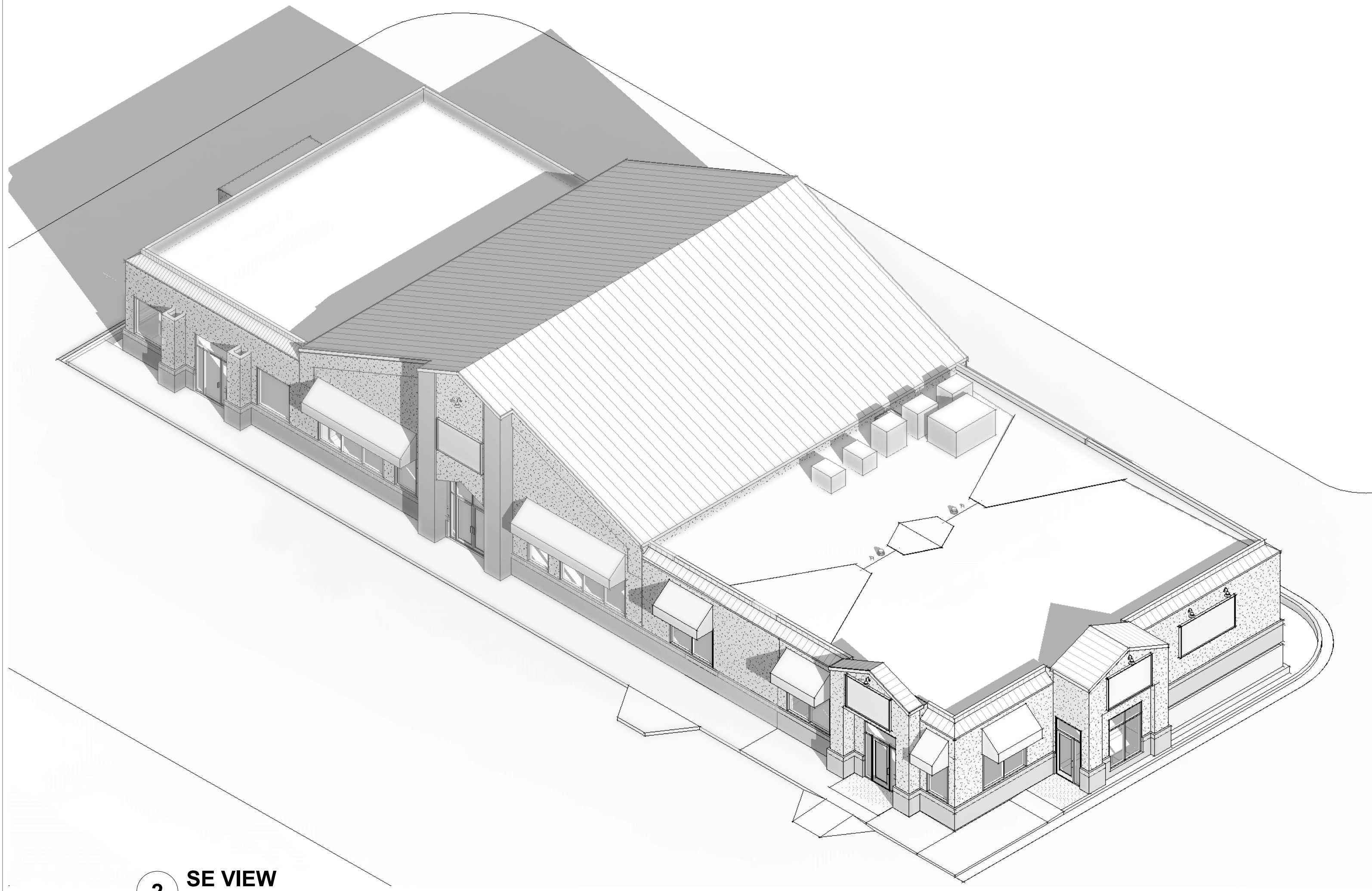
1 FLOOR PLAN - DEMO
1/8" = 1'-0"



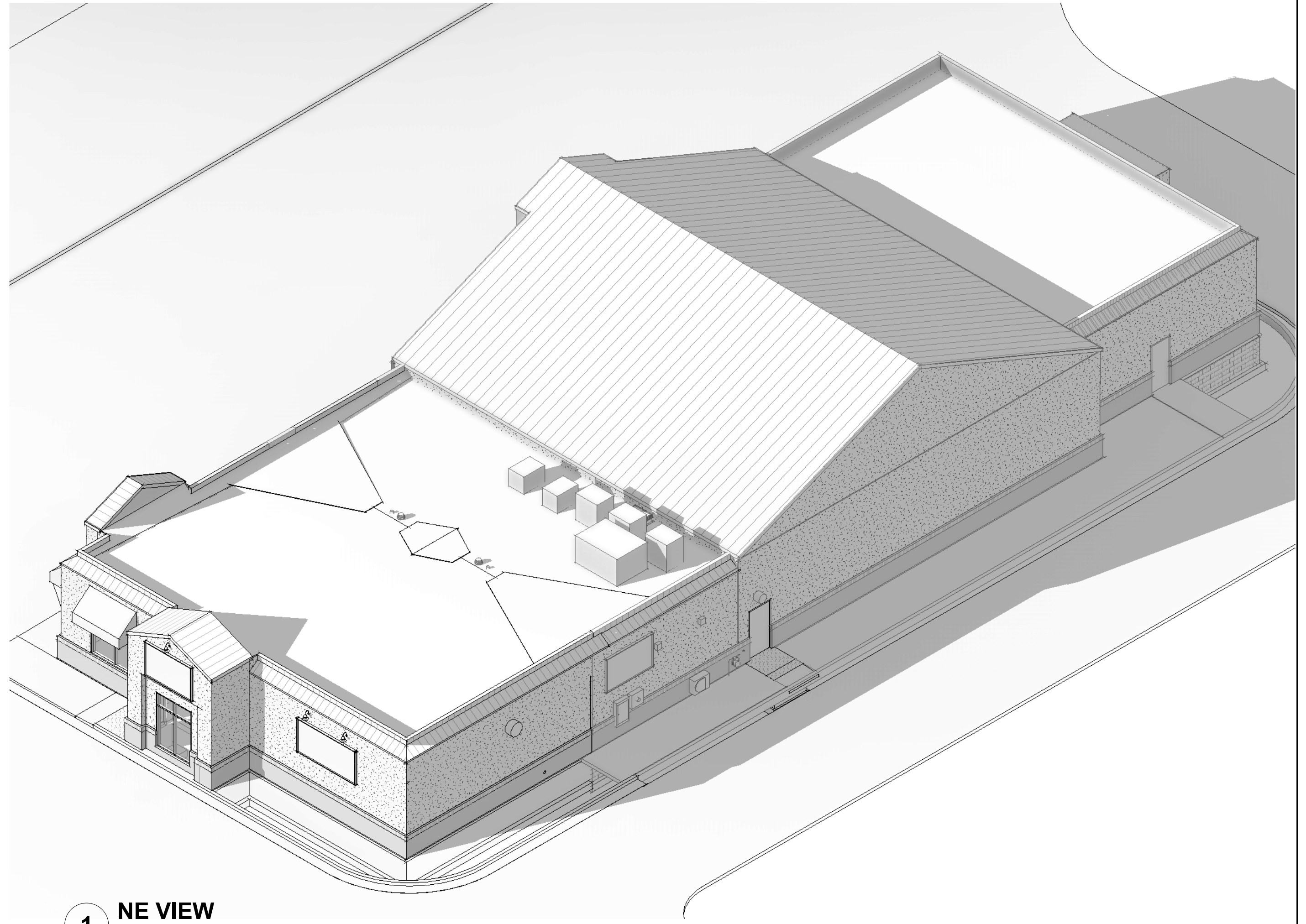
2 FLOOR PLAN - NEW
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

- INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O.
- SEE SHEET A7.1 FOR WALL TYPE LEGEND
- SEE SHEET A7.1 FOR DOOR SCHEDULE



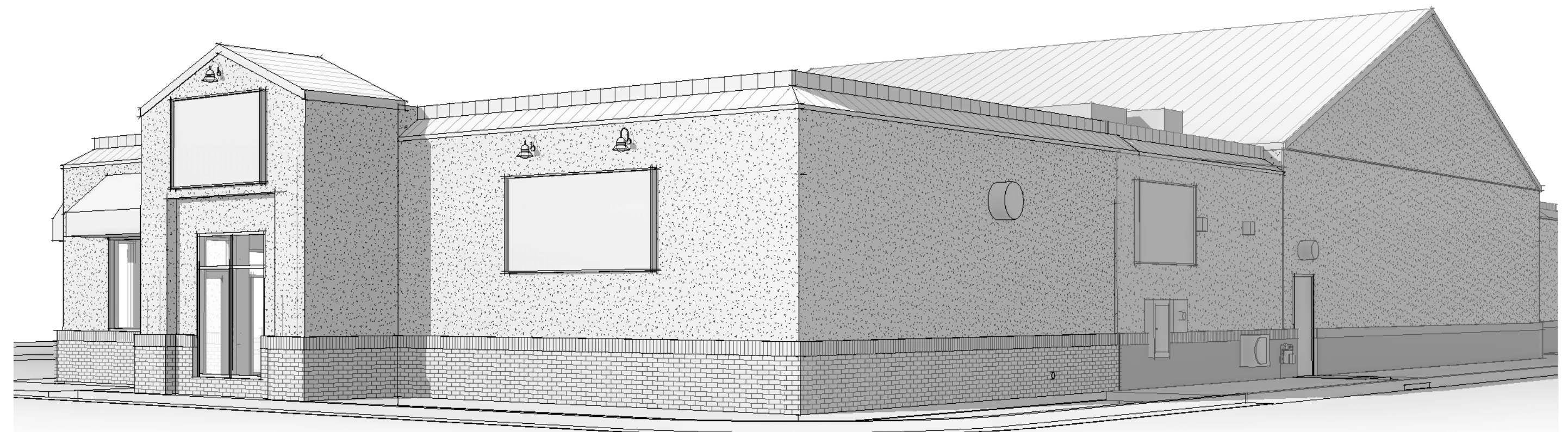
2 SE VIEW



1 NE VIEW



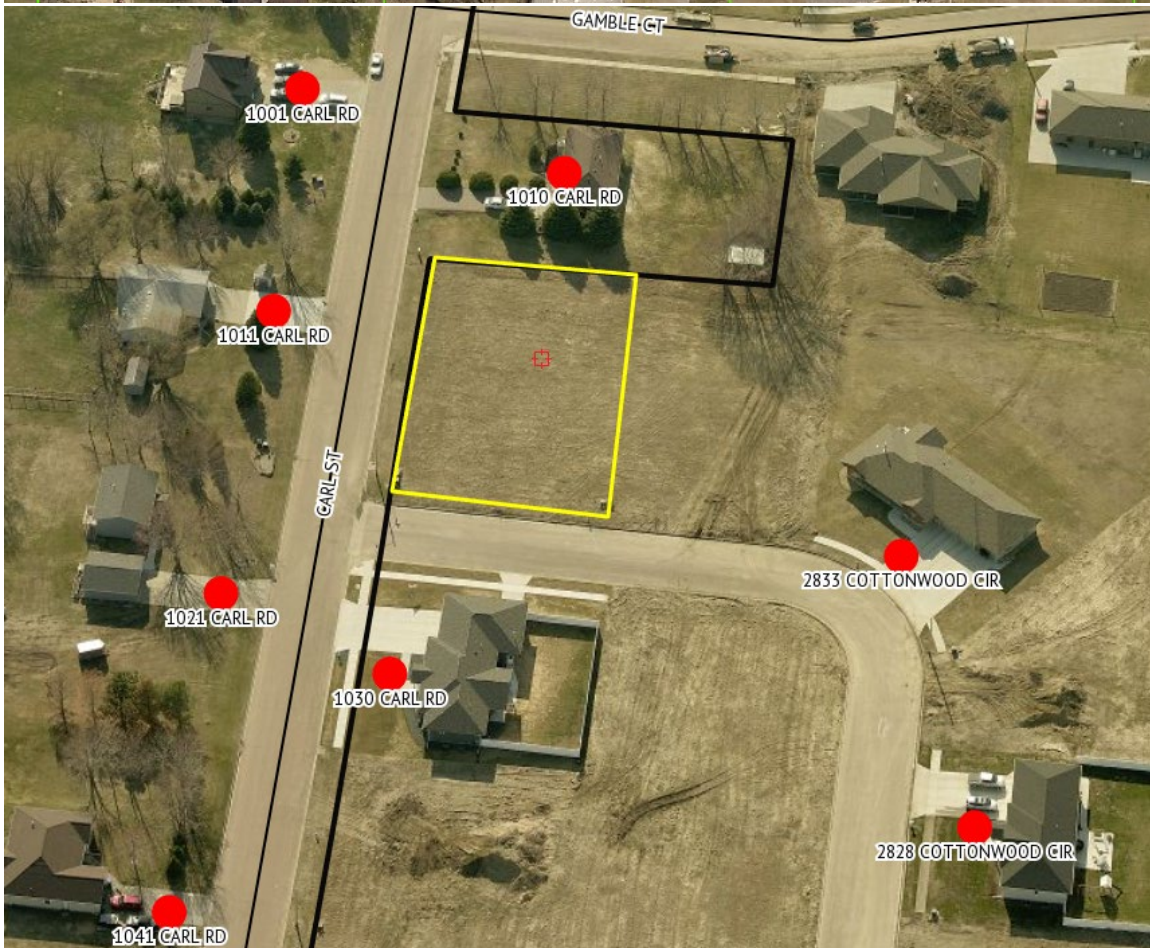
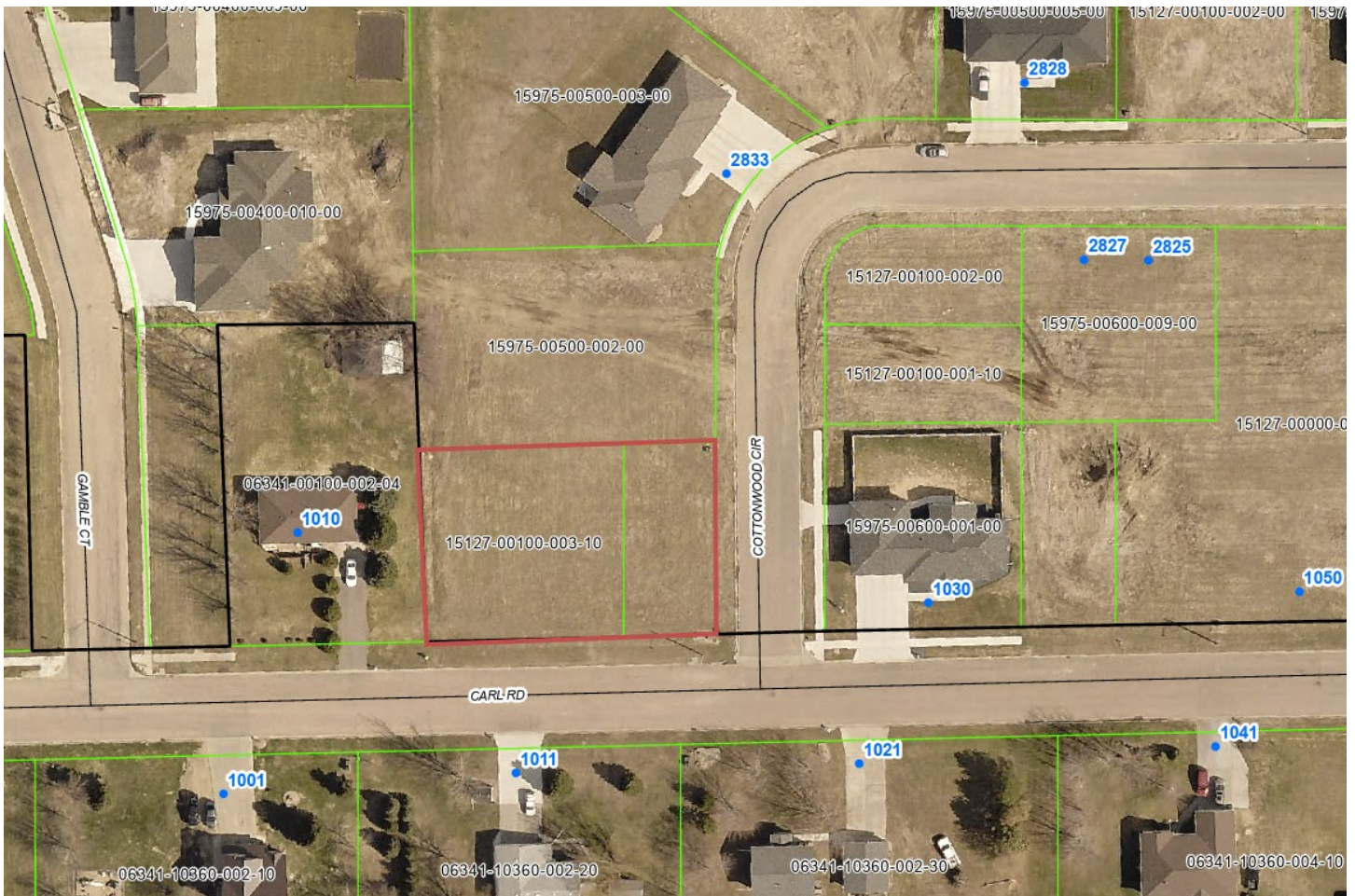
4 NE CAMERA VIEW



3.1 NW CAMERA VIEW

Revision Schedule		
No.	Description	Date

Drawn By: MH
Checked By: MH
Date: 10/7/22

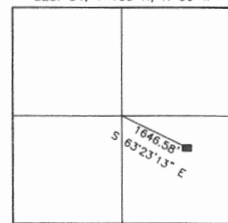




GRAPHIC SCALE



(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.W.-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

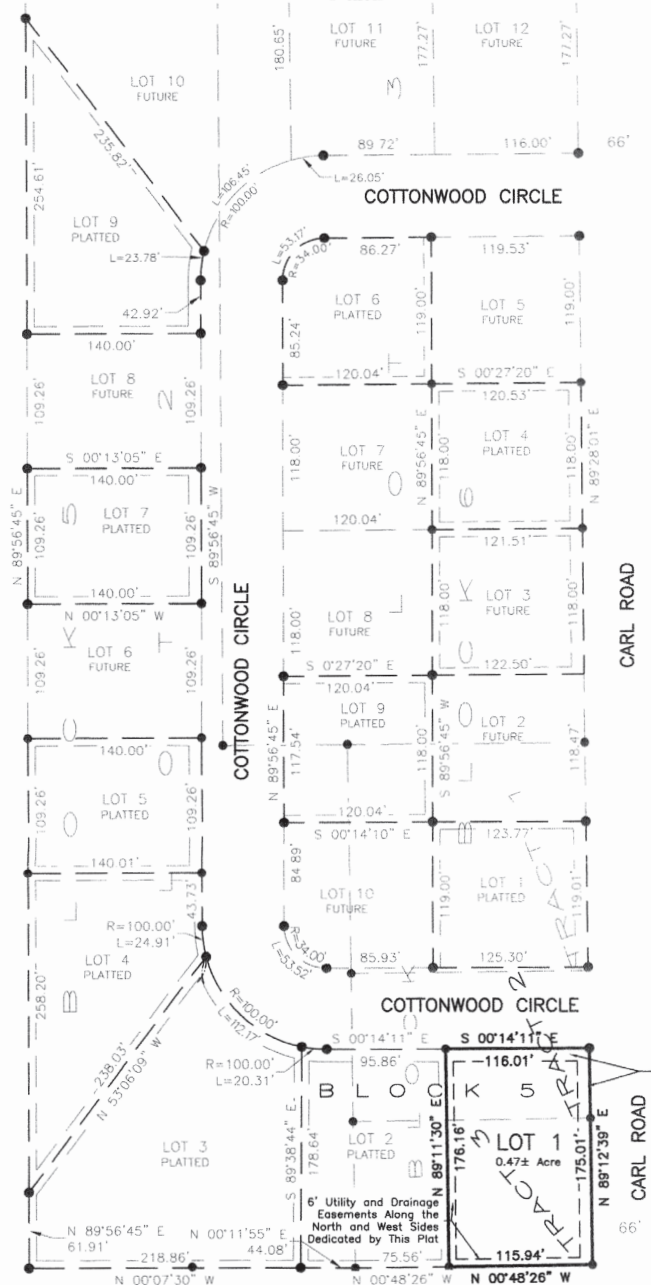
BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GRI
DISTANCES

EASEMENTS WITHIN LOT 1, BLOCK 5
DEDICATED BY THIS PLAT:

- 6' UTILITY AND DRAINAGE EASEMENTS
ALONG THE NORTH AND WEST SIDES

- 10' UTILITY EASEMENT ALONG
COTTONWOOD CIRCLE AND CARL ROAD

LOTS LABELED AS PLATTED OR FUTURE
ARE AS OF 10/17/2022 WHICH IS THE
DATE THIS DRAWING WAS CREATED



A PLAT OF LOT 1, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A
SUBDIVISION OF TRACTS 2 AND 3, BLOCK 1, 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 17, 2022, survey those parcels of land described as follows: LOT 1, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF TRACTS 2 AND 3, BLOCK 1, 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 18TH day of OCTOBER, 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

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

A PLAT OF LOT 1, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF TRACTS 2 AND 3, BLOCK 1, 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 1, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF TRACTS 2 AND 3, BLOCK 1, 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 1, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF TRACTS 2 AND 3, BLOCK 1, 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 1, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF TRACTS 2 AND 3, BLOCK 1, 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 _____.

Register of Deeds, Davison County

By _____

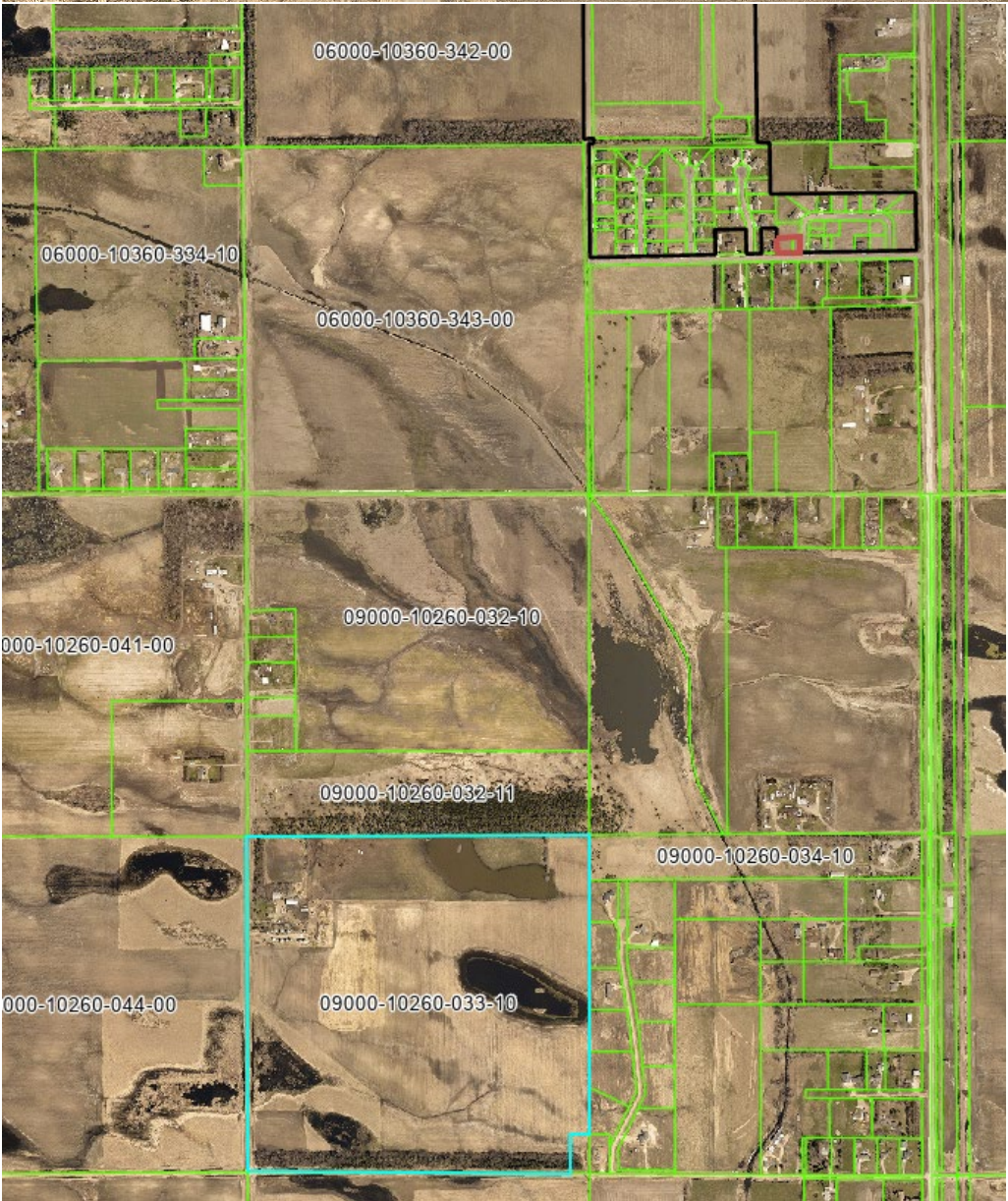
Deputy

SPN

& Associates
Engineers, Planners and Surveyors

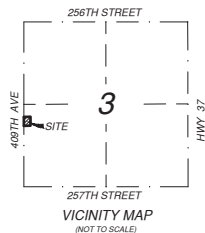
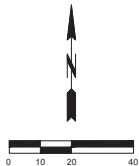
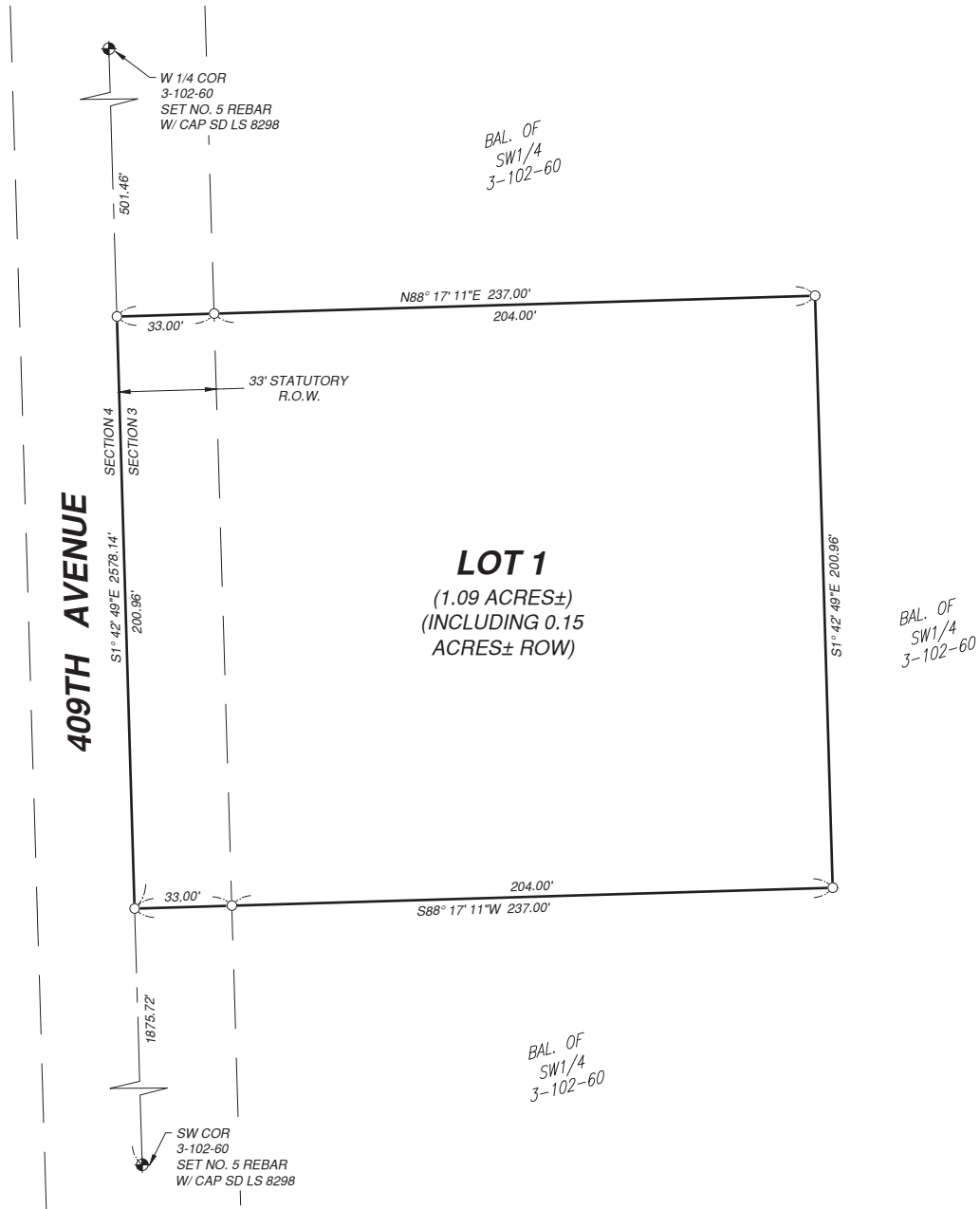
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015





LOT 1 OF WADE'S ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



SURVEYOR'S NOTES:

1. BASIS OF BEARING IS NAD83(2011) SOUTH DAKOTA SOUTH ZONE.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN.

LEGEND

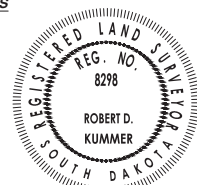
- PROPOSED PROPERTY LINE
- - - EXISTING SECTION LINE
- FOUND 5/8\"/>

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 OCTOBER 19, 2022, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY AND SUBDIVIDE A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOT 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2022.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



PREPARED BY:

infrastructure
design group, inc.

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

LOT 1 OF WADE'S ADDITION
AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102
NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJECT NO.: 22178

DATE: 10/19/2022

DRAWN BY: MAS

CHECKED BY: RDK

SHEET NO: 1 OF 3

CHECKED BY: RDR
SHEET NO: 2 OF 3

LOT 1 OF WADE'S ADDITION

**AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH,
RANGE 60 WEST OF THE 5TH P.M., 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 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 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

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 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 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

PREPARED BY:



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

LOT 1 OF WADE'S ADDITION
AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102
NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJECT NO.: 22178

DATE: 10/19/2022

DRAWN BY: MAS

CHECKED BY: RDK

SHEET NO: 3 OF 3





PO Box 167 117 West Ash Street
Ehran, SD 57334
Office: (605) 227-4234
Fax: (605) 227-4235
www.ehrahcooperlumber.com

