



Planning Commission Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
April 24, 2023

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: April 10, 2023**
- 6. Schedule Next Meeting: May 8, 2023**
- 7. Plan Approval: Agronomy Plus LLC, 2450 W Havens, zoned Highway Business**
- 8. Plan Approval: Plains Commerce Bank, 900 S Burr St, zoned Highway Business**
- 9. Conditional Use Permit: Erika Hennessey**

Erika Hennessey has applied for a conditional use permit to operate a Childcare, preschool and nursery, located at 1325 Palmer Place, legally described as Lot 5 and West 3' of Lot 4, Block 8, Gardenview Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 10. Conditional Use Permit: Cully Evers**

Cully Evers has applied for a conditional use permit to operate a Telecommunication Tower, located at 2700 N Main St, legally described as Lot 1 of Brig Addition, a subdivision of Irregular Tract 12 in the SW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.
- 11. Variance Permit: Cully Evers**

Cully Evers has applied for a variance permit for height of 174' vs 65' for construction of a telecommunication tower, located at 2700 N Main St, legally described as Lot 1 of Brig Addition, a subdivision of Irregular Tract 12 in the SW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.
- 12. Variance Permit: Kelly Jones**

Kelly Jones has applied for a variance permit for rear yard (road side) setback of 20' vs 30' for construction of a house and attached garage, located at 84 N Harmon Dr, legally described as Lot 42 of Bayside Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District District.
- 13. Plat: Lot 4 in Tract D, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota; as requested by Firesteel Links LLC**
- 14. Plat: Lot 5 of North Maui's First Addition and Sara Avenue, a subdivision of Lot 4 in the East 1/2 of the West 1/2 of Section 31, T 104 N, R 60 W of the 5th P.M., Davison**

County, South Dakota; as requested by Maui Farms Inc.

- 15. Plat: Lot 10, Block 4 of the Woods First Addition, a subdivision of the East 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc**
- 16. Plat: Plat of Lot C, Block 1 and Lot 1, Block 3 of Lakeridge Addition, a subdivision of Irregular Tracts Nos. 1 and 2 in the NW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Ethan Coop Lumber**
- 17. Other Business:**
- 18. Public Input:**

If you need to address the Board 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.
- 19. Adjourn**

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
April 10, 2023

1. Call to Order

Chairperson Larson called the April 10, 2023 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: Doescher, Genzlinger, Jirsa (telephoncially), Larson, Osterloo, Penney, Schmitz, Sonne.

Absent:

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

3. Declaration Of Conflicts Of Interests

Sonne on items #9, # 10 and #11.

4. Approve Agenda

Motion by Schmitz, seconded by Genzlinger to approve the proposed agenda. Roll call vote:

Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

5. Approval of Previous Minutes: March 27, 2023

Motion by Osterloo, seconded by Schmitz to approve the proposed minutes of the March 27, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

6. Schedule Next Meeting: April 24, 2023

Motion by Penney, seconded by Sonne to set the date for the next Planning Commission meeting for April 24, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

7. Conditional Use Permit: Marci Stults

Marci Stults has applied for a conditional use permit to operate a Childcare (Family Residential), located at 937 E 1st Ave, legally described as Lot 1, Block 1 of Mizener Hager & Hager Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District. It was published in the newspaper and notices sent out to neighbors with 3 responses in favor and one against. The applicant was not present to answer questions.

Jenniges explained the applicant is moving from her existing location to a new location. Fire Marshall Sandaval has done an inspection on the site and has no issues.

Stults submitted an email prior to the meeting stating she would not be able to attend due to running the existing daycare. She has talked with the state about getting a grant for a fence in the backyard. She is in the process of getting a quote for a fence and once the weather warms and the ground thaws, she will install the fence and until then they will stay inside or go to the park. She noticed concerns from her neighbor about parking that she had with a previous daycare and parking issues that arose from that. She has informed parents of this and if she notices any issues she will remind the parents.

Genzlinger questioned if there were any issues or complaints at her previous location to which, was answered there were none.

Motion by Genzlinger, seconded by Penney to recommend approval of the conditional use with the following three conditions; the permit is non-transferable, if the business ceases to operate for six months, then a new application would be required, pass a fire inspection. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

8. Plat: Lots 1 through 13 and Lot A of Sharpstone Deuce Addition, in the W 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 9, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Sharpstone Deuce LLC.

Jenniges explained the master plan was approved on 9-12-22. They created a PUD called Sharpstone and that was approved on 9-19-22. Public Works has reviewed the plat and has no issues with it, the applicant will sign a developers agreement prior to the issuance of any building permits. The applicant was present to answer questions.

Motion by Schmitz, seconded by Jirsa to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

9. Approval of Master Plan: Mueller Lumber Company-Morningview Subdivision.

Jenniges explained that Mueller Lumber Company had a previous master plan approved but has since changed something about it so it needed to come back in front of this board for approval. They removed a road and had to shorten the depth of some of the lots. Public Works has reviewed the master plan and has no issues with it. The applicant was present to answer any questions

Motion by Jirsa, seconded by Schmitz to approve the master plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

10. Plat: West Plum Avenue; Lots 13 thru 26, Block 2; Lots 1 thru 7, Block 3; and Drainage Tract 1, Block 4, MLC Addition, a subdivision of Block 3; Lot 4B, Block 4; and Block 5, Morningview Addition to the City of Mitchell, Davison County, South Dakota;as requested by Mueller Lumber Company.

Jenniges explained this follows along with the master plan that was just approved. The applicant had a plat approved previously to follow the old master plan, but it was never recorded at the Register of Deeds. The applicant was present to answer any questions.

Motion by Genzlinger, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

11. Plat: Urbana Drive; Sammy Davis Avenue; Dean Martin Court; East South Point Avenue; Lots 7 thru 16, Block 1; Lots 1 thru 15, Block 2; Lot 1, Block 3; and Drainage Tract 1 of Dardust Subdivision to the City of Mitchell, Davison County, South Dakota; as

requested by Jensen Capital and Development LLC.

Jenniges explained the master plan was approved on 9-12-22 and this plat follows the master plan. Public Works has reviewed the plat and has no issues with it, the applicant will sign a developers agreement prior to the issuance of any building permits. The applicant was present to answer questions.

Motion by Penney, seconded by Schmitz to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstin; motion carried.

12. Other Business:

None.

13. Public Input:

None.

14. Adjourn

Chairperson Larson adjourned the meeting at 12:14 P.M.

Jay A. Larson
Planning Commission Chairperson

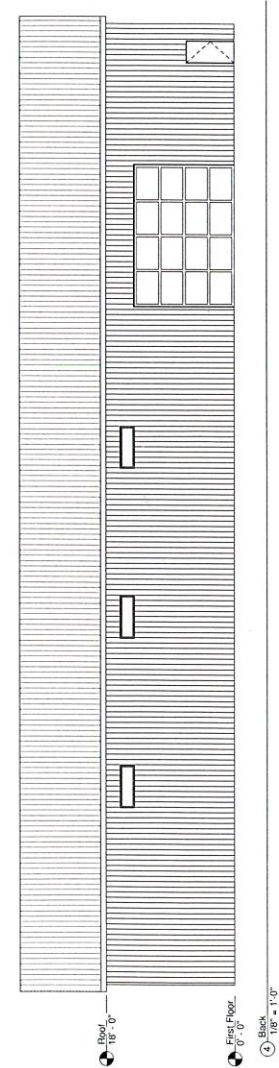
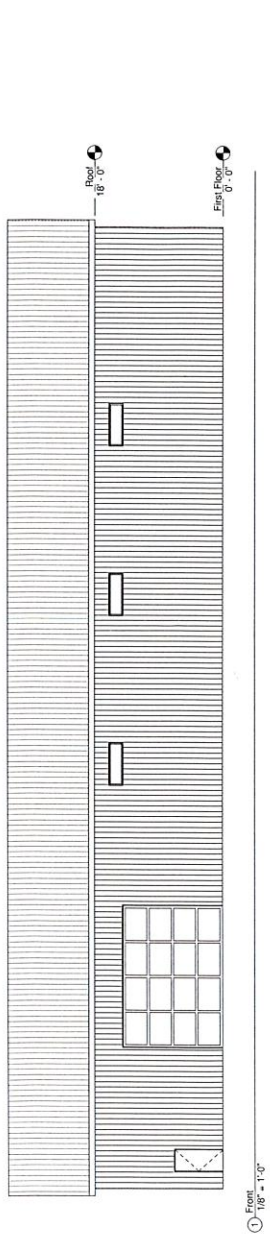


Rock Cregg Agronomy
 April 11, 2023
 Date Revised
 Sheet Name
 Elevations
 18'
 Trust Dept.
 Drawn By
 Ashley Gunnaire

PO Box 167 117 West Ash Street
 Evans, SD 57334
 Office (605) 227-4224
 Fax (605) 227-4225
 www.effanccoop.com



Scale
 1/8" = 1'-0"
 A3
 Approved
 Checked
 Designer
 Prepared for Design
 Design for House
 Design for House





ABBREVIATIONS:

A.B. ANCHOR BOLT	EXIST. EXISTING	PL. PLASTER
A.C. AIR COND.	EXT. EXTERIOR	P.V. PLYWOOD
A.H.U. AIR HAND UNIT	F.D. FLOOR DRAIN	P.T. PAINT
ACT. ACoust. TILE	F.E. FIRE EXTING.	Q.T. QUARRY TILE
ADJ. ADJUSTABLE	F.E.C. FIRE EXT. CAB.	R. RISER
AF. ABOVE FIN. FL.	F.O.F. FACE OF FIN.	R.D. ROOF DRAIN
ALUM. ALUMINUM	F.O.F. FOUNDATION	R.O. ROUGH OPENING
A.L.T. ALTERNATE	FIN. FINISH	R.V. ROOF VENT
ANC. ANCHOR	FL. FLOOR	RAD. RADIUS
ATC. AD. CEILING	FLASH. FLASHING	REC. RECEPTICAL
APC. ACoust. PANEL	FR. FRAME	REF. REFRIGERATOR
	FT. FOOT OR FEET	REFL. REFLECTED
	FTG. FOOTING	REINF. REINFORCED
B.V. BENCH MARK	FUR. FURRING	REM. REMOVABLE
B.N. BULL NOSE	G.B. GRAB BAR	REQ. REQUIRED
BD. BOARD	G.C. GEN. CONTR.	RESL. RESILIENT
BIT. BITUMINOUS	G.V. GAUGE	RM. ROOM
BLDG. BUILDING	GL. GALVANIZED	S.B. SPLASH BLOCK
BLK. BLOCK	GL. GLASS	S.C. SOLID CORE
BLKG. BLOCKING	GR. GRADE	S.D. SOAP DISPENSER
BM. BEAM	GWB. GYP. WALLBO.	S.S. STAINLESS STEEL
BOT. BOTTOM	GLAZED WALL	SCHED. SCHEDULE
BRG. BEARING	GLAZING	SECT. SECTION
B.T. BATH TUB	H. HEIGHT	S.H. SHOWER
C.J. CONTROL JOINT	H.C. HOLLOW CORE	SH. SHEET
C.T. CERAMIC TILE	H.M. HOLLOW METAL	SHT. SHEET METAL
CAB. CABINET	H.C.P.D. HANDICAPPED	SHT. V. SHEATHING
CH. BO. CHALK BOARD	H.C.P.D. HORIZONTAL	SM. SIMILAR
CH. CIRCULAR	HT. HORIZONTAL	SPEC. SPECIFICATION
CL. CEILING	HTG. HEATING	SQ. SQUARE
CL. CLEAR	HVAC. HEAT/VENT/AC	STD. STANDARD
CMU. CONC. MAS. UNIT	I.D. INSIDE DIAM. (DIM.)	ST. STEEL
COL. COLUMN	INSUL. INSULATION	STR. STRUCTURAL
COMP. COMPARTMENT	INT. INTERIOR	SUSP. SUSPENDED
CONC. CONCRETE	J.B. JUNCTION BOX	SW. SWITCH
CONSTR. CONSTRUCTION	JST. JOIST	SYM. SYMMETRICAL
CONT. CONTINUOUS	JT. JOINT	T. THICK (THICKNESS)
CONTR. CONTRACTOR	JT. JOINT	T.B. TOWEL BAR
CORR. CORRUGATED	LAM. LAVATORY	T.B. SOAP DISPENSER
OPT. CARPET	LAV. LAVATORY	T.O.G. STAINLESS STEEL
CU. COPPER	L.T. LIGHTING	T.O.F. TOP OF FOOTING
D. DEPTH	L.W. LIGHT WEIGHT	T.O.S. TOP OF STEEL
D.F. DRAIN POINT	M.C. MECH. CONTR.	T & G. TONGUE AND GROOVE
D.T. DOUBLE TEE	M.O. MASONRY OPENING	T.P.D. TOILET PAPER DISP.
DEL. DETAIL	M.W. MAINTENANCE	T.V. TELEVISION
DET. DETAIL	M.E. MECHANICAL	TEL. TELEPHONE
DM. DIMENSION	MED. C. MEDICINE CAB.	TER. TERRAZZO
DSP. DISPENSER	MET. METAL	TY. TYPICAL
DN. DOWN	MFR. MANUFACTURER	UNF. UNFINISHED
DR. DOOR	MIL. MILITARY	UR. URBAN
DS. DOWNSPOUT	MISC. MISCELLANEOUS	V. VOLT
DN. DOWNSPOUT	MTD. MOUNTED	V.B. VAPOR BARRIER
DW. DOWNSPOUT	M.L. MULLION	V.V. V.V.C.
DWG. DRAWING	N.E.C. NAT. ELEC. CODE	V.W.C. V. WALL COVERING
DWR. DRAWER	N.I.C. NOT IN CONTRACT	V.C.T. V. COMP. TILE
E.J. EXP. JOINT	N.T.S. NOT TO SCALE	VERT. VERTICAL
E.C. ELEC. CONTR.	NO. NUMBER	V.S.G.B. V. SURF. GYP. BD.
E.W.C. ELEC. WATER	NOM. NOMINAL	W. WATT
E.W. EACH WAY	O.C. ON CENTER	WI. WITH
EL. ELEVATION	OUTSIDE (S.A. DIM.)	WO. WITHOUT
ELEC. ELECTRICAL	O.F. OUTSIDE FACE	WO. WOOD
ELEV. ELEVATION	OH. OVERHEAD	WO. WIDTH
EQ. EQUIPMENT	P.LAM. PLASTIC LAM.	WH. WALL HUNG
EQPT. EQUIPMENT	P.L. PROPERTY LINE	WP. WATERPROOF
EXP. EXPANSION	P.S.F. LBS. PER SQ. FT.	WSC. WANSICOT
EXP. EXPOSED	P.T.D. PAPER T.W. DISP.	WS. WATER SOFTENER
	PART. B.D. PARTICLE BOARD	WT. WEIGHT

MATERIALS SYMBOLS

This is a standard list. Not all materials are used in the project.

STONE	CUT STONE
EARTH, etc.	EARTH, GRAVEL, OR FILL
METALS	METAL, ELO.
MISC.	GLASS, GYPSUM BOARD
CONCRETE	FOUR CORNER, PRECAST, LIGHT WT. CONCRETE
INSULATION	LOOSE FILL, RIGID, ACoustical TILE
MASONRY	BRICK, LW. EXD. PARTITION, GLAZED TILE, CMU
WOOD	FINISH, BLOCKING, PLYWOOD, WOOD STUD PARTITION

DETAIL INDICATION

BUILDING SECTION PLAN REFERENCE	ELEVATIONS
DETAIL PLAN REFERENCE	TEST BORING
ELEVATION PLAN REFERENCE	NEW SPOT ELEVATION
DOOR NUMBER	EXISTING SPOT ELEVATION
KEYED NOTE	ROOM NUMBER
REVISION NUMBER	WINDOW REF.
EXISTING CONTOURS	EQUIPMENT NUMBER
NEW CONTOURS	REFERENCE GRID

Plains Commerce Bank

**S. Burr Street
Mitchell, SD 57301**

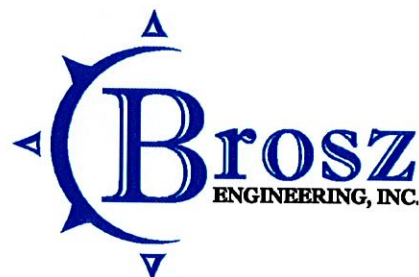


VanDeWalle Architects LLC
ARCHITECTURE • PLANNING • INTERIORS
Sioux Falls, S.D. 605.339.4411



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Revisions				
Drawings and other documents, prepared by the Architect and the Architect's consultants are 'Instruments of Service' for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The 'Instruments of Service' are limited to a one-time use as indicated on this projects construction documents and may not be reused without written permission from authors/owners of the respective Instruments of Service.				
				21068

CIVIL ENGINEER:



STRUCTURAL ENGINEER:

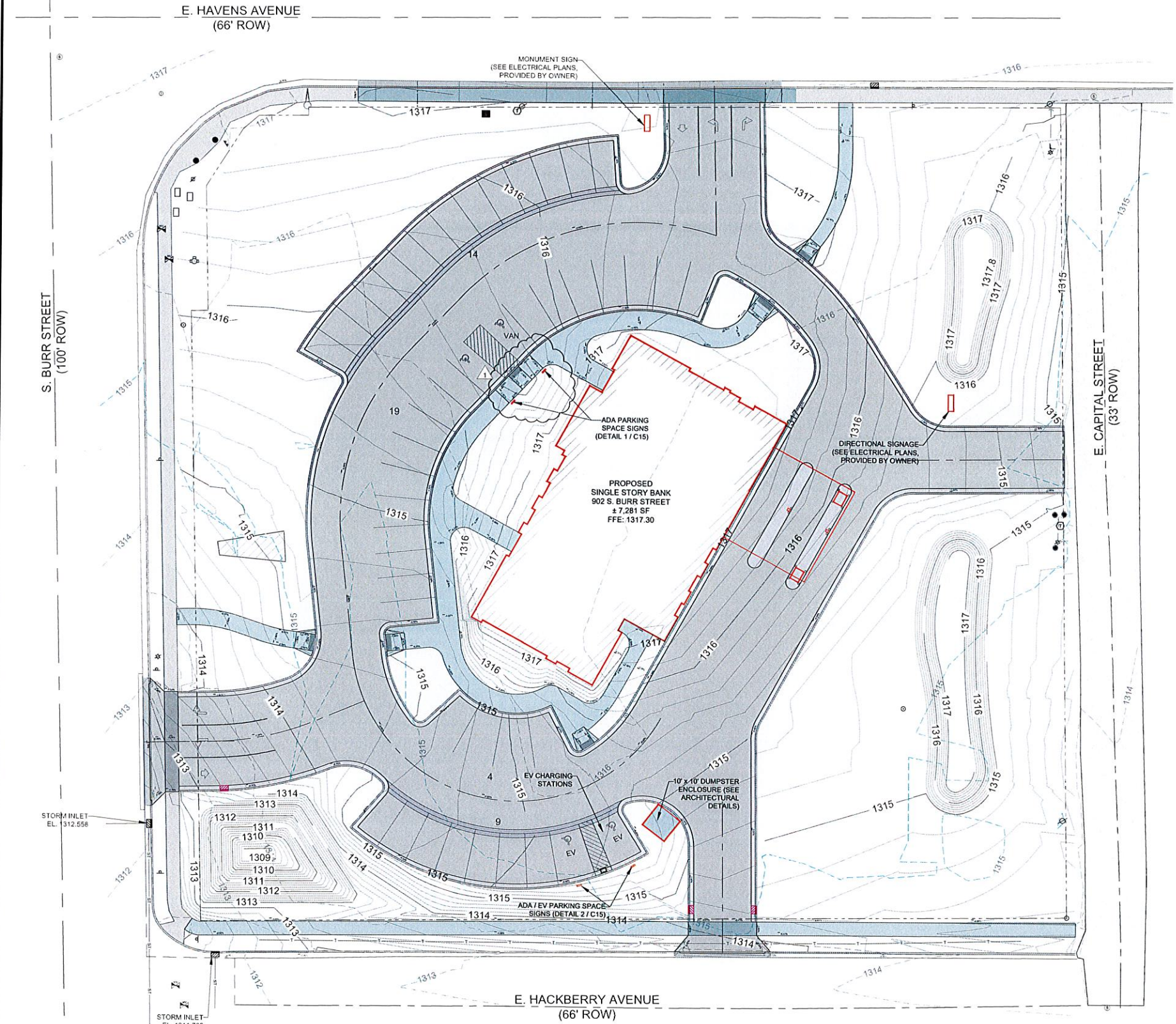


MECHANICAL ENGINEER:



ELECTRICAL ENGINEER:



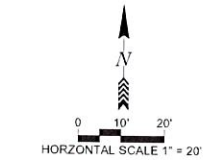


- LEGEND**
- 1400 — EXISTING CONTOURS
 - 1400 — PROPOSED CONTOURS
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING EDGE OF ASPHALT
 - PROPOSED EDGE OF ASPHALT SURFACING
 - PROPOSED CONCRETE SURFACING
 - T/A TOP OF ASPHALT
 - T/C TOP OF CURB
 - T/SW TOP OF SIDEWALK
 - T/CONC TOP OF CONCRETE
 - (H/P) HIGH POINT
 - (L/P) LOW POINT
 - (TGO) TIP GUTTER OUT
 - (THEO) THEORETICAL
 - FG FINISHED GRADE
 - (ME) MATCH-EXISTING
 - (GB) GRADE BREAK
 - (FL) FLOW LINE

- GRADING PLAN NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF MITCHELL DESIGN GUIDELINES, STANDARD SPECIFICATIONS AND STANDARD DETAILS.
 - CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 - PRIOR TO BEGINNING GRADING OPERATIONS, A SUFFICIENT QUANTITY OF TOPSOIL FOR POST GRADING OPERATIONS SHALL BE SALVAGED AND STOCKPILED.
 - ALL GRADING AND SURFACING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH ANY AVAILABLE GEOTECHNICAL REPORT.

UTILITY NOTES:

THE UTILITIES SHOWN HAVE BEEN LOCATED USING FIELD SURVEY INFORMATION AND RECORDS MADE AVAILABLE BY THE CITY/COUNTY DEPARTMENT AND THE RESPECTIVE UTILITY COMPANIES AT THE TIME THIS SITE PLAN WAS BEING PREPARED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN INCLUDE ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES MUST BE CERTIFIED BY THE CITY/COUNTY OR PRIVATE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION BY CALLING THE LOCAL ONE CALL NOTIFICATION CENTER.



BENCHMARK:
TOP OF FIRE HYDRANT AT THE NORTHWEST CORNER OF LOT AT INTERSECTION OF BURR ST AND HAVENS AVENUE.
PROPERTY CORNERS TO BE USED AS CONTROL.
ELEV. = 1319.07 (NAVD88 VERTICAL DATUM)

S:\2022proj\Sioux Falls\2204240\Plan Production\04 Plans\2204240-PLAN.dwg

SHEET
C8

PROJ: 2204240

DATE: 2/10/23

DRAWN BY: JGC

CHECKED: EDC

REV	DATE	BY	DESCRIPTION
1	3-6-23	JGC	REVISION 1
2			
3			
4			
5			

PLAINS COMMERCE BANK

Mitchell, SD

GRADING PLAN

2309 W. 50th St.

Sioux Falls, SD 57105

(605) 336-1676

www.broszeng.com

REGISTERED PROFESSIONAL ENGINEER

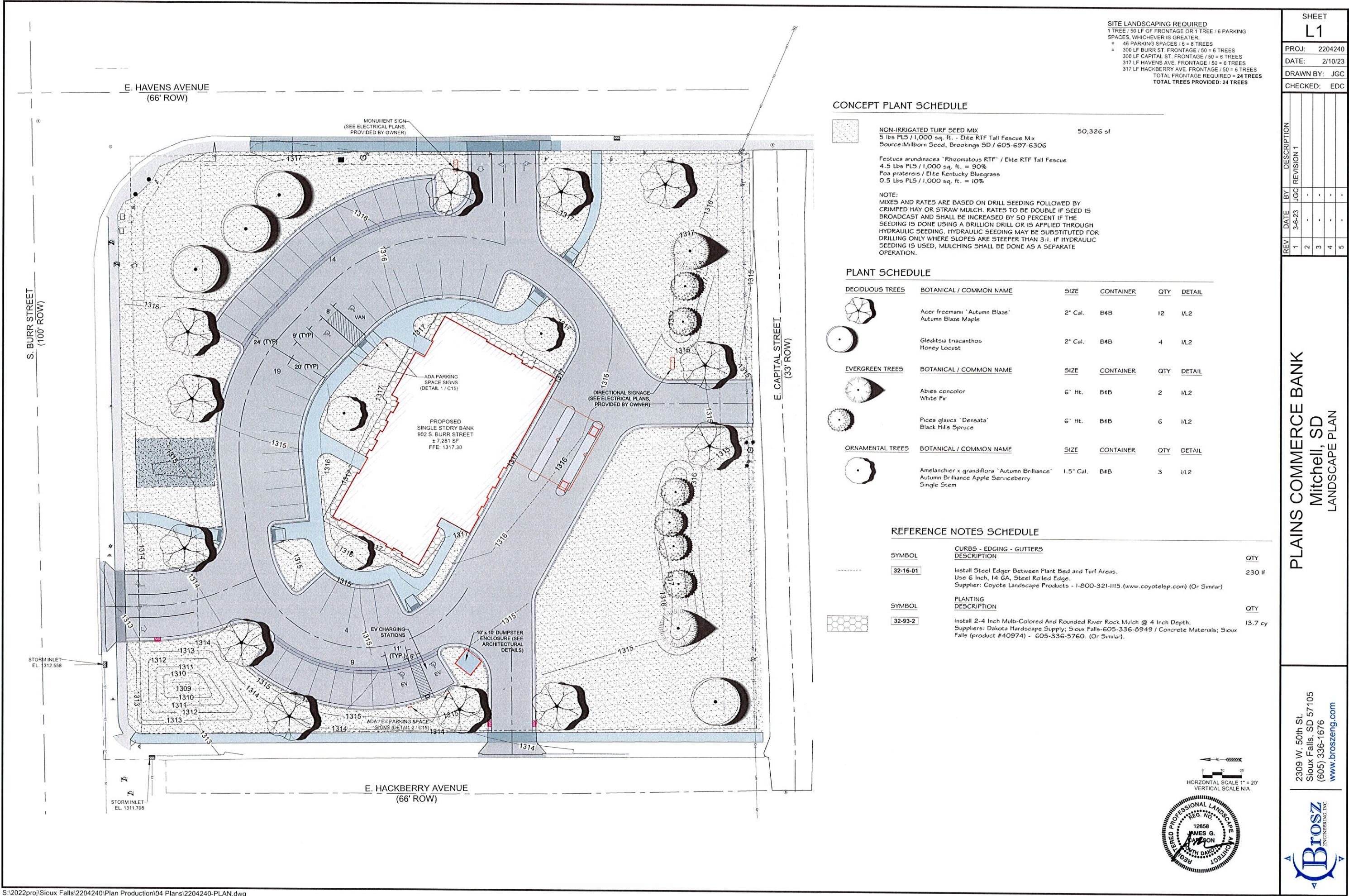
RES. NO. 9749

ERIK D. CASE

SOUTH DAKOTA

Brosz

ENGINEERING, INC.



SITE LANDSCAPING REQUIRED
1 TREE / 50 LF OF FRONTAGE OR 1 TREE / 6 PARKING SPACES, WHICHEVER IS GREATER.
= 46 PARKING SPACES / 6 = 8 TREES
= 300 LF BURR ST. FRONTAGE / 50 = 6 TREES
= 300 LF CAPITAL ST. FRONTAGE / 50 = 6 TREES
= 317 LF HAVENS AVE. FRONTAGE / 50 = 6 TREES
= 317 LF HACKBERRY AVE. FRONTAGE / 50 = 6 TREES
TOTAL FRONTAGE REQUIRED = 24 TREES
TOTAL TREES PROVIDED = 24 TREES

CONCEPT PLANT SCHEDULE

NON-IRRIGATED TURF SEED MIX
5 lbs PLS / 1,000 sq. ft. - Elite RTF Tall Fescue Mix
Source: Millborn Seed, Brookings SD / 605-697-6306
50,326 sf

Festuca arundinacea "Rhizomatous RTF" / Elite RTF Tall Fescue
4.5 lbs PLS / 1,000 sq. ft. = 90%
Poa pratensis / Elite Kentucky Bluegrass
0.5 lbs PLS / 1,000 sq. ft. = 10%

NOTE:
MIXES AND RATES ARE BASED ON DRILL SEEDING FOLLOWED BY CRIMPED HAY OR STRAW MULCH. RATES TO BE DOUBLE IF SEED IS BROADCAST AND SHALL BE INCREASED BY 50 PERCENT IF THE SEEDING IS DONE USING A BRILLION DRILL OR IS APPLIED THROUGH HYDRAULIC SEEDING. HYDRAULIC SEEDING MAY BE SUBSTITUTED FOR DRILLING ONLY WHERE SLOPES ARE STEEPER THAN 3:1. IF HYDRAULIC SEEDING IS USED, MULCHING SHALL BE DONE AS A SEPARATE OPERATION.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	<i>Acer freemanii</i> "Autumn Blaze" Autumn Blaze Maple	2" Cal.	B4B	12	I/L2
	<i>Gleditsia triacanthos</i> Honey Locust	2" Cal.	B4B	4	I/L2
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	<i>Abies concolor</i> White Fir	6" Ht.	B4B	2	I/L2
	<i>Picea glauca</i> "Densata" Black Hills Spruce	6" Ht.	B4B	6	I/L2
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	<i>Amelanchier x grandiflora</i> "Autumn Brilliance" Autumn Brilliance Apple Serviceberry Single Stem	1.5" Cal.	B4B	3	I/L2

REFERENCE NOTES SCHEDULE

SYMBOL	CURBS - EDGING - GUTTERS DESCRIPTION	QTY
	Install Steel Edger Between Plant Bed and Turf Areas. Use 6 Inch, 14 GA, Steel Rolled Edge. Supplier: Coyote Landscape Products - 1-800-321-1115. (www.coyotelsp.com) (Or Similar)	230 lf
SYMBOL	PLANTING DESCRIPTION	QTY
	Install 2-4 Inch Multi-Colored And Rounded River Rock Mulch @ 4 Inch Depth. Suppliers: Dakota Hardscape Supply; Sioux Falls-605-336-8949 / Concrete Materials; Sioux Falls (product #40974) - 605-336-5760. (Or Similar).	13.7 cy

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE N/A



SHEET
L1
PROJ: 2204240
DATE: 2/10/23
DRAWN BY: JGC
CHECKED: EDC

PLAINS COMMERCE BANK
Mitchell, SD
LANDSCAPE PLAN

2309 W. 50th St.
Sioux Falls, SD 57105
(605) 336-1676
www.broszeng.com





1 Perspective-1
Scale:



2 Perspective-2
Scale:



3 Perspective-3
Scale:



Plains Commerce Bank
S. Burr Street
Mitchell, SD 57301

Exterior Perspectives

COPYRIGHT 2023 ©
This plan is copyrighted and shall be used only for the building shown and is not to be copied or reproduced without written permission from VanDeWalle Architects LLC.

Project No.	21068	Revisions	A3.1
Date:	02.15.23		
Drawn By:	TJS		



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: Child care Preschool and nursery

This Application is for the following described real property:

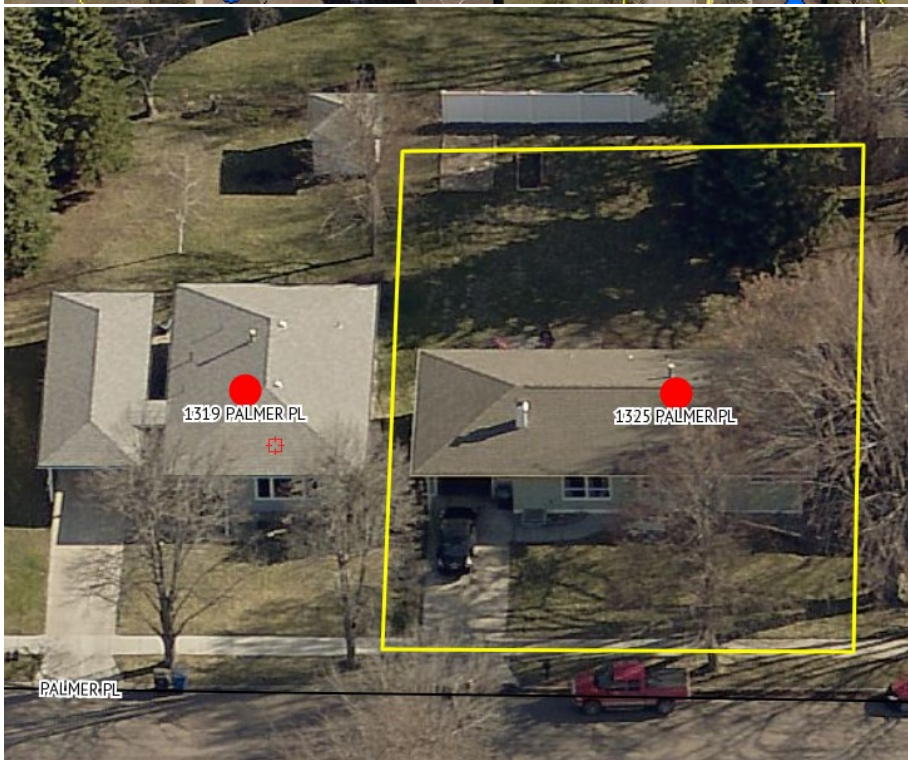
- Legal Description: Lot 5 West 3ft of lot 4 Block B Gardenview Addition

- Property Address: 1325 Farmer Place

Dated this 3-31-23 day of _____.


Applicant

Erica Hennessey
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 Erika Hennessey has applied for a conditional use permit to operate a Childcare, preschool and nursery, located at 1325 Palmer Place, legally described as Lot 5 and West 3' of Lot 4, Block 8, Gardenview Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, April 24, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 1, 2023 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 April, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of April, 2023

Approximate Cost:

Erika Hennessey
Dale Gullings
1325 Palmer Place
Mitchell, SD 57301

Keven & Tina Carlson
1331 Palmer Place
Mitchell, SD 57301

Kyle & Sheryl Kaskie Family Trust
1205 17th St
Hawarden, IA 51023

Brian & Roxy Zimmer
1313 Palmer Place
Mitchell, SD 57301

Joan Jacobsen
1209 W Cedar Ave
Mitchell, SD 57301

Holy Spirit Church
1401 W Cedar St
Mitchell, SD 57301

Joel & Kristie Salmonson
1312 W Cedar Ave
Mitchell, SD 57301

Kenneth & Melody Hoffman
1318 W Cedar Ave
Mitchell, SD 57301

Harris Properties LLC
2312 Dean Dr
Mitchell, SD 57301

Travis & JoElle Dammann
1400 W Cedar Ave
Mitchell, SD 57301

Thomas Schaffner
513 S Dobson St
Mitchell, SD 57301

Michael & Michelle Ommen
507 S Dobson St
Mitchell, SD 57301

John & Linda McLeod
1307 Ridge Rd
Mitchell, SD 57301

Rodd & Troy Korthour
425 S Dobson St
Mitchell, SD 57301

Brad & Camille Martin
419 S Dobson St
Mitchell, SD 57301

Milo & Karen Bishop
1330 Palmier Place
Mitchell, SD 57301

Stanley & Joy Wollman
1324 Palmer Place
Mitchell, SD 57301

Krista Huber
1318 Palmer Place
Mitchell, SD 57301

Emily Liedtke
1312 Palmer Place
Mitchell, SD 57301

Denise Hohn
1313 W Birch Ave
Mitchell, SD 57301

Letha Rowley
1319 W Birch Ave
Mitchell, SD 57301

Glenn & Dianna Murtha
1325 W Birch Ave
Mitchell, SD 57301

Joshua & Zaiser Schmitz
1331 W Birch Ave
Mitchell, SD 57301

April 12, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Erika Hennessey has applied for a conditional use permit to operate a Childcare, preschool and nursery, located at 1325 Palmer Place, legally described as Lot 5 and West 3' of Lot 4, Block 8, Gardenview Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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

I/We Joelle Dammann
OWNER

1400 W Cedar Ave, Mitchell
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

April 12, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Erika Hennessey has applied for a conditional use permit to operate a Childcare, preschool and nursery, located at 1325 Palmer Place, legally described as Lot 5 and West 3' of Lot 4, Block 8, Gardenvue Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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I/We

Letha B Rowley
OWNER

1319 West Birch Ave - City
ADDRESS

____ APPROVE

____ DISAPPROVE

COMMENTS:

Concerned about the number of these facilities! They seem to be approved in residential areas and I don't like that. a zoned residential area should be kept residential.

Outside expectations



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

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☒ **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: height variance for 174 ft
for telecommunication tower on SE corner of
property

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

- Description of Conditional Use: telecommunication tower

This Application is for the following described real property:

- Legal Description: Brig Addn SW (10) Lot 1 10-103N-60W

- Property Address: 2700 N main st. Mitchell, SD

Dated this 28 day of March, 2023

Coily Evers

Applicant

Coily Evers

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 Cully Evers has applied for a conditional use permit to operate a Telecommunication Tower, located at 2700 N Main St, legally described as Lot 1 of Brig Addition, a subdivision of Irregular Tract 12 in the SW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, April 24, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 1, 2023 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 April, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of April, 2023

Approximate Cost:

Cully Evers
2700 N Main St
Mitchell, SD 57301

Josie Lemer
309 W 13th Ave
Mitchell, SD 57301

Puddle Jumper LLC
221 E 3rd Ave
Mitchell, SD 57301

Josie Lemer Agency Inc
221 E 3rd Ave
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

Paul & Jean Koch
PO Box 485
Plankinton, SD 57368

Determan Family LLC
PO Box 193
Mitchell, SD 57301

Koch Premier Properties LLC
PO Box 485
Plankinton, SD 57368

April 12, 2023

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I/We

Jose Lemor

OWNER

309 W 13th Ave

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:

April 12, 2023

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I/We Jose Lerner Aguero
OWNER

2700 N Main St
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

April 12, 2023

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I/We Josie Lemer Puddle Jumpers LLC
OWNER

221 E 3rd Ave
ADDRESS

✓ APPROVE

 DISAPPROVE

COMMENTS:



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

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- Applicant is request to rezone property from _____ District to _____ District.

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

- Description of Variance Requested: height variance for 174 ft
for telecommunication tower on SE corner of
property

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This Application is for the following described real property:

- Legal Description: Brig Addn SW(10) Lot 1 10-103N-00W

- Property Address: 2700 N main st. Mitchell, SD

Dated this 28 day of March, 2023

Coily Evers

Applicant

Coily Evers

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 Cully Evers has applied for a variance permit for height of 174' vs 65' for construction of a telecommunication tower, located at 2700 N Main St, legally described as Lot 1 of Brig Addition, a subdivision of Irregular Tract 12 in the SW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

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Dated at Mitchell, South Dakota, this 6th day of April, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of April, 2023

Approximate Cost:

Cully Evers
2700 N Main St
Mitchell, SD 57301

Josie Lemer
309 W 13th Ave
Mitchell, SD 57301

Puddle Jumper LLC
221 E 3rd Ave
Mitchell, SD 57301

Josie Lemer Agency Inc
221 E 3rd Ave
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

Paul & Jean Koch
PO Box 485
Plankinton, SD 57368

Determan Family LLC
PO Box 193
Mitchell, SD 57301

Koch Premier Properties LLC
PO Box 485
Plankinton, SD 57368

April 12, 2023

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I/We Josie Lerner
OWNER

309 W 13th
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

April 12, 2023

TO WHOM IT MAY CONCERN:

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I/We Josie Lerner Agency INC
OWNER

2200 3rd Ave 2720 N main
ADDRESS

____ APPROVE

____ DISAPPROVE

COMMENTS:

April 12, 2023

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I/We Ruddle Jumper LLC - Josue Lerner
OWNER

221 E 3rd Ave
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:



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

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Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council. 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 [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

☒ **Variance** \$100 application fee due with application.

Description of Variance: Rear yard (road side) setback of 20' vs 30' to construct a house with an attached garage in the Residential Lake District.

☐ **Conditional Use Permit** \$150 application fee due with application

Description of Conditional Use: [Click or tap here to enter text.](#)

This Application is for the following described real property:

Legal Description: Lot 42 of Bayside Subdivision, City of Mitchell, Davison County, South Dakota.

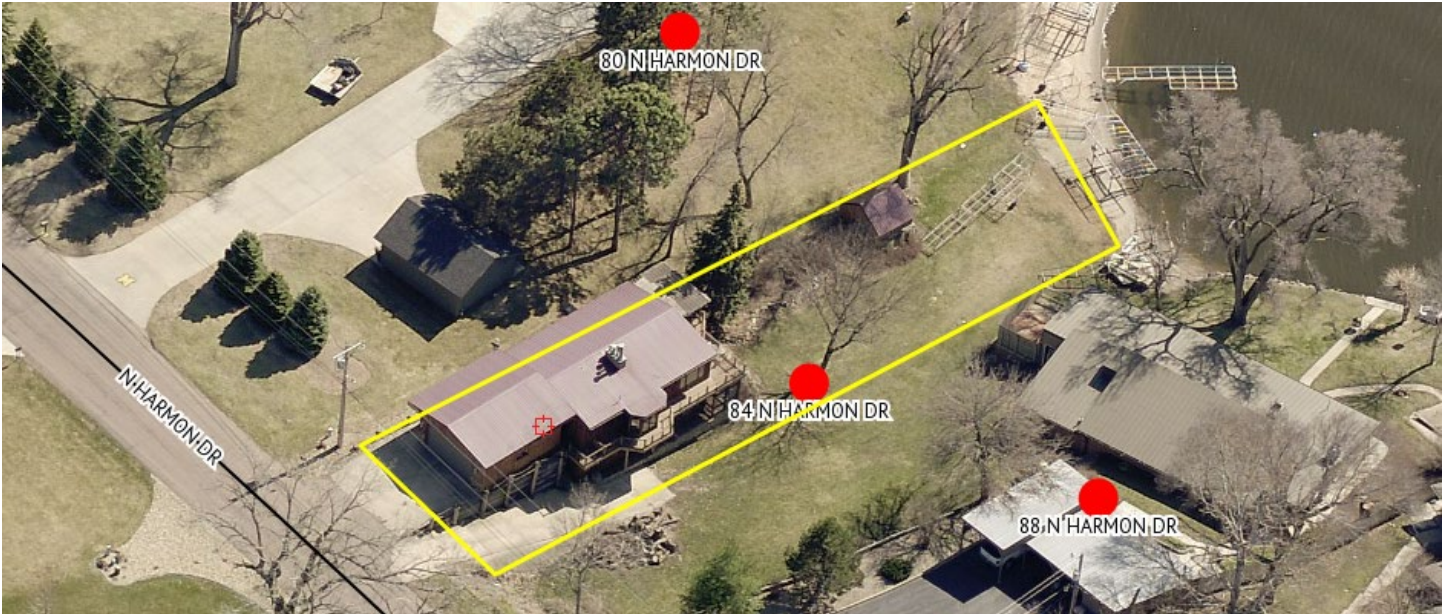
Property Address: 84 N Harmon Drive

Dated this 30th of April, 2023

A handwritten signature in black ink, appearing to read "Kelly Jones", is written over the word "APPLICANT".

APPLICANT

Kelly & Diane Jones
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 Kelly Jones has applied for a variance permit for rear yard (road side) setback of 20' vs 30' for construction of a house and attached garage, located at 84 N Harmon Dr, legally described as Lot 42 of Bayside Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, April 24, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 1, 2023 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 April, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of April, 2023

Approximate Cost:

Kelly & Diane Jones
6900 W Stoney Creek
Sioux Falls, SD 57106

Larry Sexton
1317 E 1st Ave
Mitchell, SD 57301

Sherri Becker
115 N Harmon Dr
Mitchell, SD 57301

Sharyn Hopkins
90 N Harmon Dr
Mitchell, SD 57301

Quincy Brech
1220 S Duff St
Mitchell, SD 57301

Loren & Beth Wegehaupt
77 N Harmon Dr
Mitchell, SD 57301

Daniel & Quincy Brech
1220 S Duff St
Mitchell, SD 57301

Julie Krall
80 N Harmon Dr
Mitchell, SD 57301

Mary Dailey Living Trust
70 N Harmon Dr
Mitchell, SD 57301

April 12, 2023

TO WHOM IT MAY CONCERN:

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I/We Kelly & Diane Jones
OWNER

84 N Harmon Dr. Mitchell SD 57301
ADDRESS

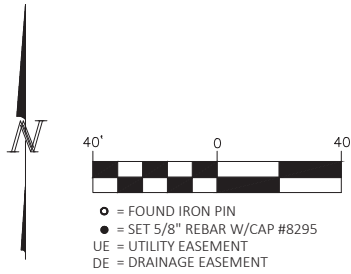
☒ APPROVE

☐ DISAPPROVE

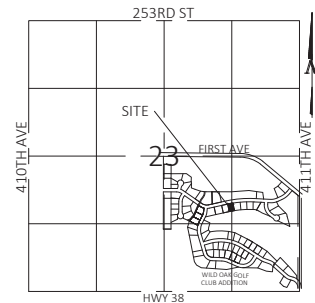
COMMENTS: We think the home would look better with some back yard and would be not so close to the lake. When spill way is going over water comes up into our yard. We would like to prevent any water damage to the basement of home. We also would like it so we had more distance between our neighbors home to give them more privacy.

Outside expectations
Thank You Kelly Jones

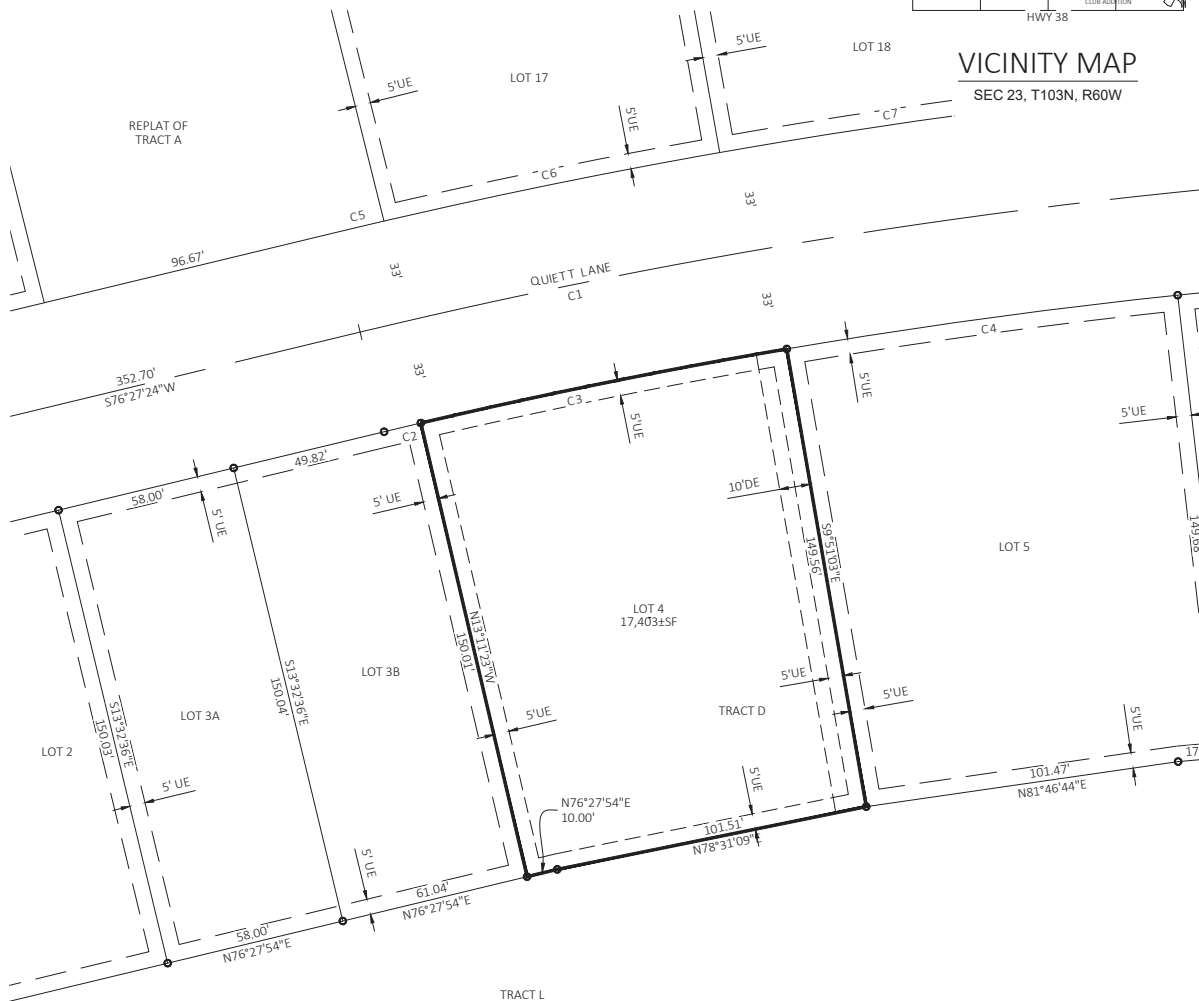
PLAT OF
LOT 4 IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	540.81'	2000.00'	15°29'35"	539.17'	S84°12'11"W
C2	12.14'	1967.00'	0°21'13"	12.14'	S76°38'00"W
C3	120.25'	1967.00'	3°30'10"	120.23'	S78°33'42"W
C4	127.06'	1967.00'	3°42'04"	127.04'	S82°09'49"W
C5	15.83'	2033.00'	0°26'47"	15.83'	S76°40'47"W
C6	110.36'	2033.00'	3°06'36"	110.34'	S78°27'29"W
C7	112.48'	2033.00'	3°10'12"	112.47'	S81°35'53"W



VICINITY MAP
SEC 23, T103N, R60W



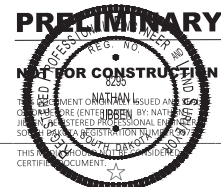
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE APRIL 10, 2023, SURVEY A PORTION OF TRACT D, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 4 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.40 ACRES±.

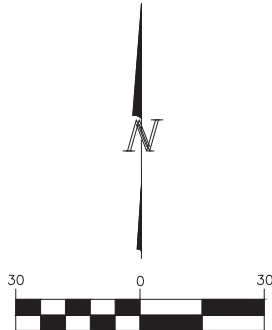
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202__.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
LOT 4 IN TRACT D,
WILD OAK GOLF CLUB ADDITION
 TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



- NOTES:
1. DRAINAGE ARROWS SHOW RECOMMENDED DRAINAGE PATTERNS.
 2. THE MGE MAY NEED TO BE ADJUSTED TO ASSURE PROPER DRAINAGE AWAY FROM STRUCTURE DEPENDING ON THE FINAL STRUCTURE PLAN.
 3. TOP OF FOUNDATION ELEVATION SHALL BE 2.0' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE STRUCTURE.
 4. ALL ELEVATIONS LISTED ARE NAVD88.
 5. ELEVATIONS SHOWN ARE RECOMMENDED ELEVATIONS. ACTUAL ELEVATIONS SHALL BE DETERMINED AND BASED ON STRUCTURE TYPE AND LOCATION.

TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 7/02/2021
 FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
 MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF STRUCTURE
 = DRAINAGE ARROW

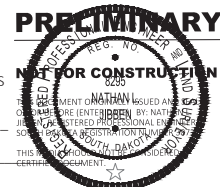


ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR DO HEREBY CERTIFY THAT THE FOLLOWING GRADING PLAN WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: _____

BY: _____



PLAT OF
LOT 4 IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, 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, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

DATED THIS _____ DAY OF _____, 20 ____.

DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 20 _____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 20 ____.

MY COMMISSION EXPIRES: _____, 20 ____.

NOTARY PUBLIC

_____ COUNTY, SOUTH DAKOTA

PLAT OF
LOT 4 IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 4 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 4 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN 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 _____, 20____.

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 _____, 20____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 4 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 4 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATE

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, ____M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD





1 Inch = 100 Feet

LEGEND

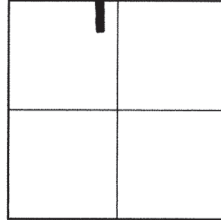
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.J.R.-6702
- WM = WITNESS MONUMENT

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

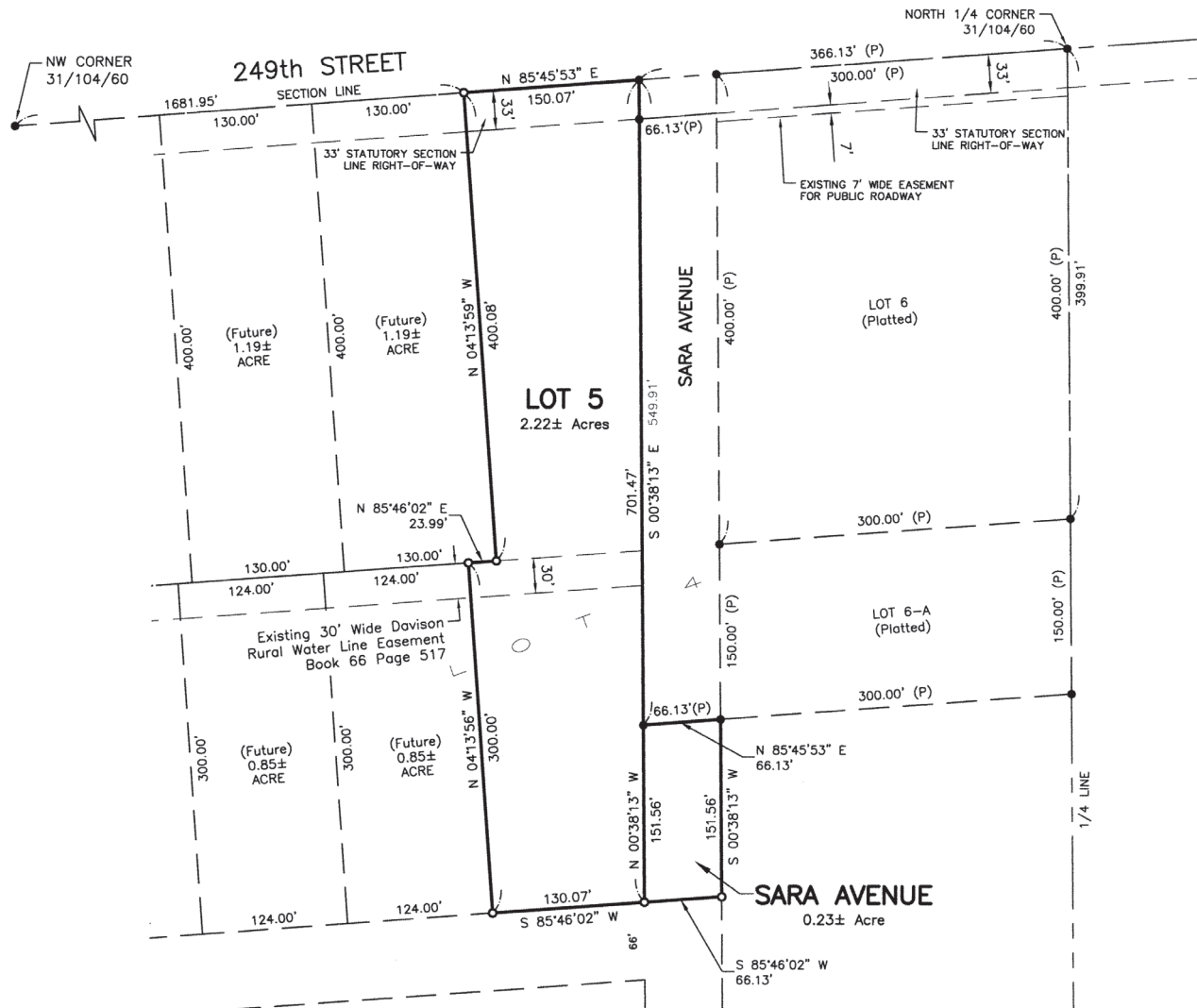
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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.

SEC. 31, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A
SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31,
T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 17, 2023, survey those parcels of land described as follows: LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2023.

Registered Land Surveyor #SD6702



SPN

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

A PLAT OF LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., 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 _____, 2023; and

WHEREAS, it appears from an examination of the plat of LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2023.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2023.

Chairman/Vice-Chairman of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 5 OF NORTH MAUI'S FIRST ADDITION AND SARA AVENUE, A SUBDIVISION OF LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2023.

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

AUDITOR'S CERTIFICATE

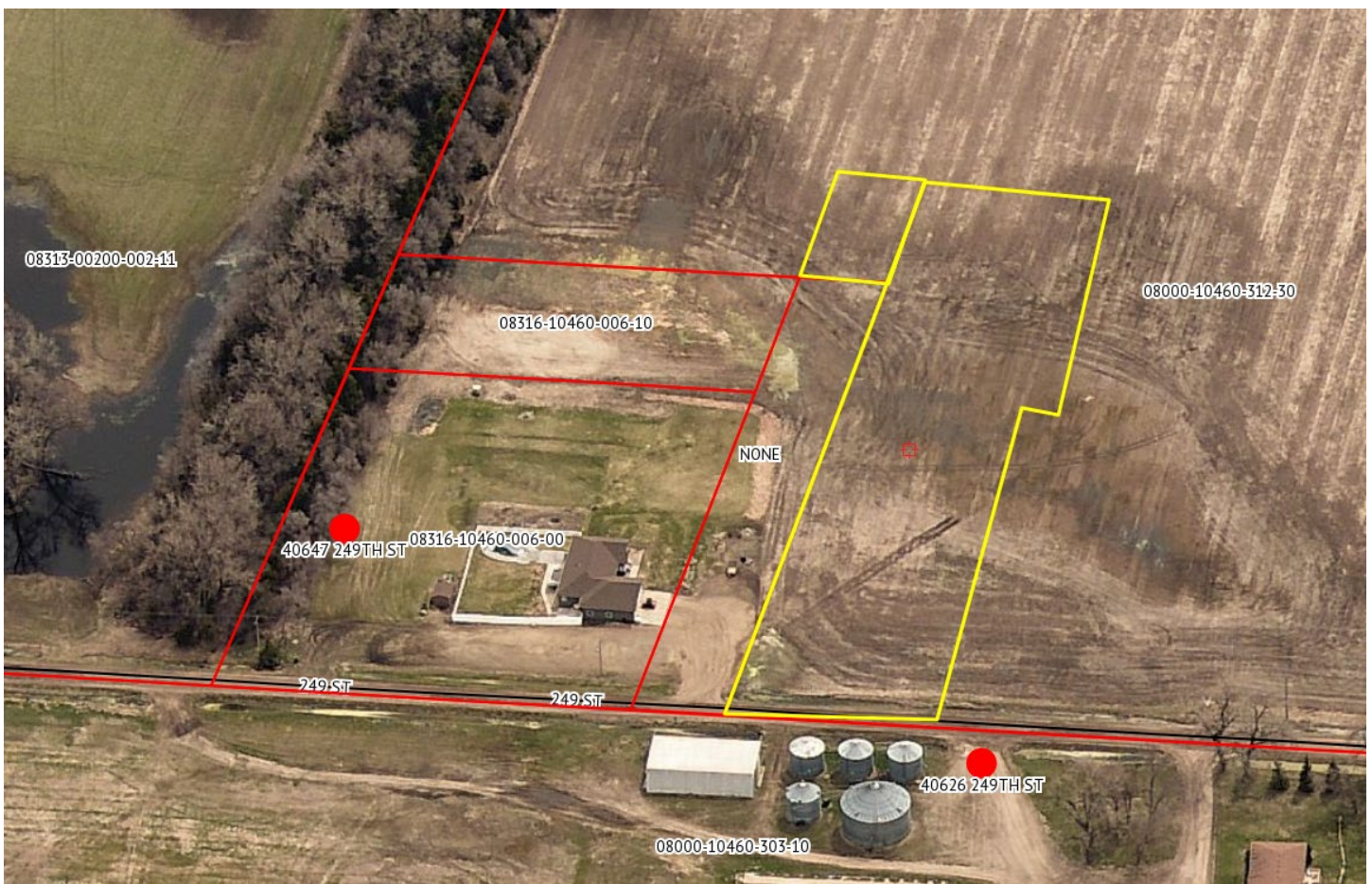
I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2023, approving the above named plat.

Auditor/Deputy Auditor of Davison County



SPN

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





1 Inch = 100 Feet

LEGEND

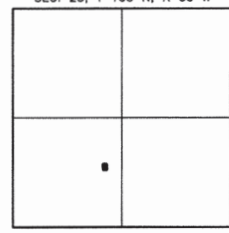
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER PJR-6702
- WM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

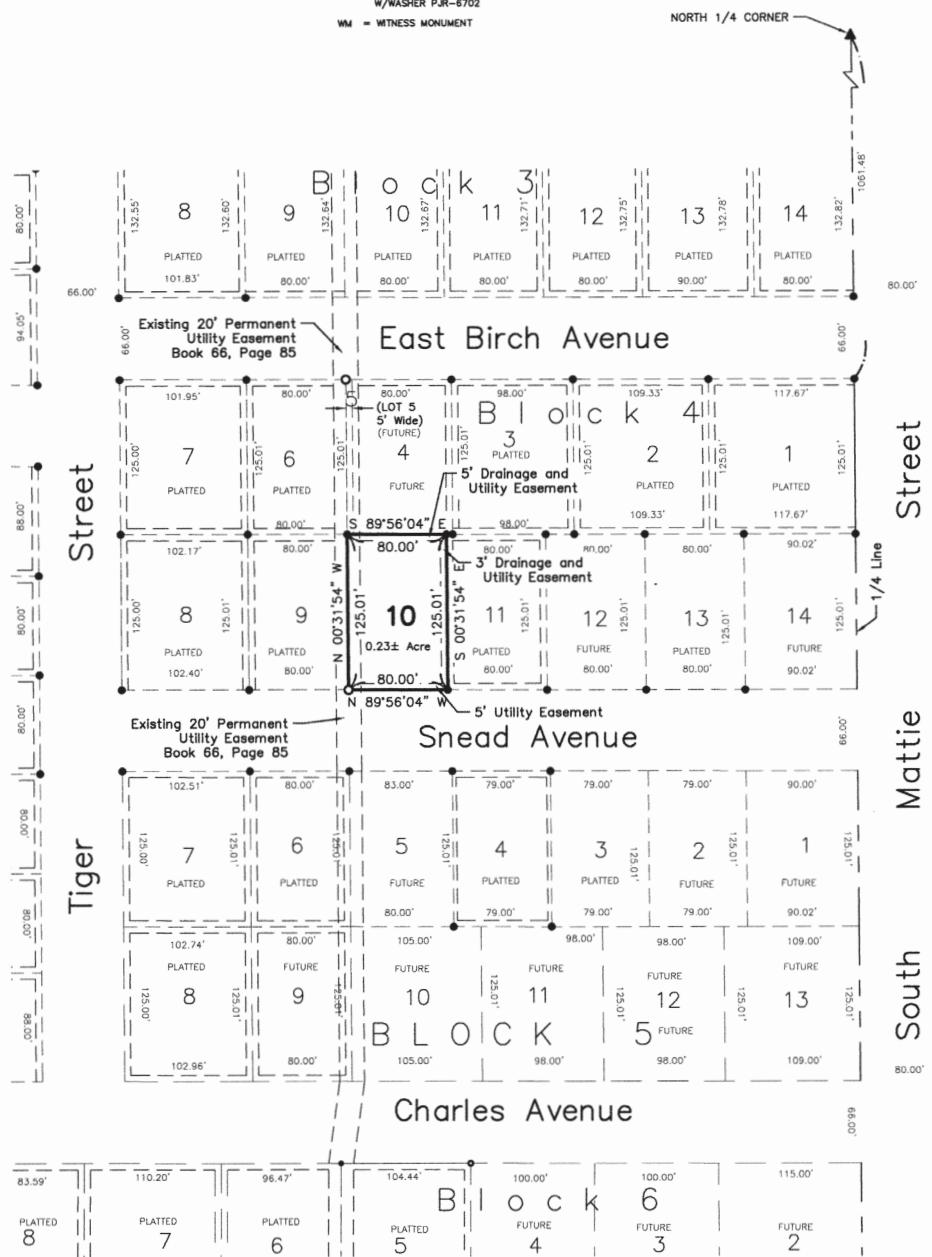
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

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.

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



EASEMENTS WITHIN LOT 10, BLOCK 4 DEDICATED BY THIS PLAT:

- FRONT ALONG SNEAD AVENUE = 5' UTILITY EASEMENT
- EAST SIDE = 3' DRAINAGE AND UTILITY EASEMENT
- REAR = 5' DRAINAGE AND UTILITY EASEMENT

A PLAT OF LOT 10, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 17, 2023, survey those parcels of land described as follows: LOT 10, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 _____, 2023.

Registered Land Surveyor #SD6702



& 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 10, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 _____, 2023; and

WHEREAS, it appears from an examination of the plat of LOT 10, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 10, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2023.

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 10, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2023, 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



EXISTING EASEMENTS FROM THE PREVIOUS PLAT OF BLOCKS 1, 2 AND 3:

BLOCK 1: 5' WIDE UTILITY EASEMENTS ALONG WEST HOPPY LOOP AND EAST HOPPY LOOP
 30' WIDE UTILITY AND DRAINAGE EASEMENT
 VARIABLE WIDTH DRAINAGE EASEMENT FROM CREEK TO EXISTING SANITARY SEWER EASEMENT
 10'X10' UTILITY EASEMENT AT THE INTERSECTION OF WEST HOPPY LOOP AND EAST 38TH STREET
 10'X10' UTILITY EASEMENT AT THE INTERSECTION OF EAST HOPPY LOOP AND EAST 38TH STREET
 BLOCK 2: 5' WIDE UTILITY EASEMENTS ALONG WEST HOPPY LOOP, EAST HOPPY LOOP AND ZEKE AVENUE
 BLOCK 3: 5' WIDE UTILITY EASEMENTS ALONG WEST HOPPY LOOP, EAST HOPPY LOOP AND ZEKE AVENUE

LEGEND

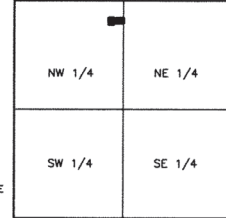
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- ▲ = FOUND SURVEY SPIKE
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- WM = WITNESS MONUMENT

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

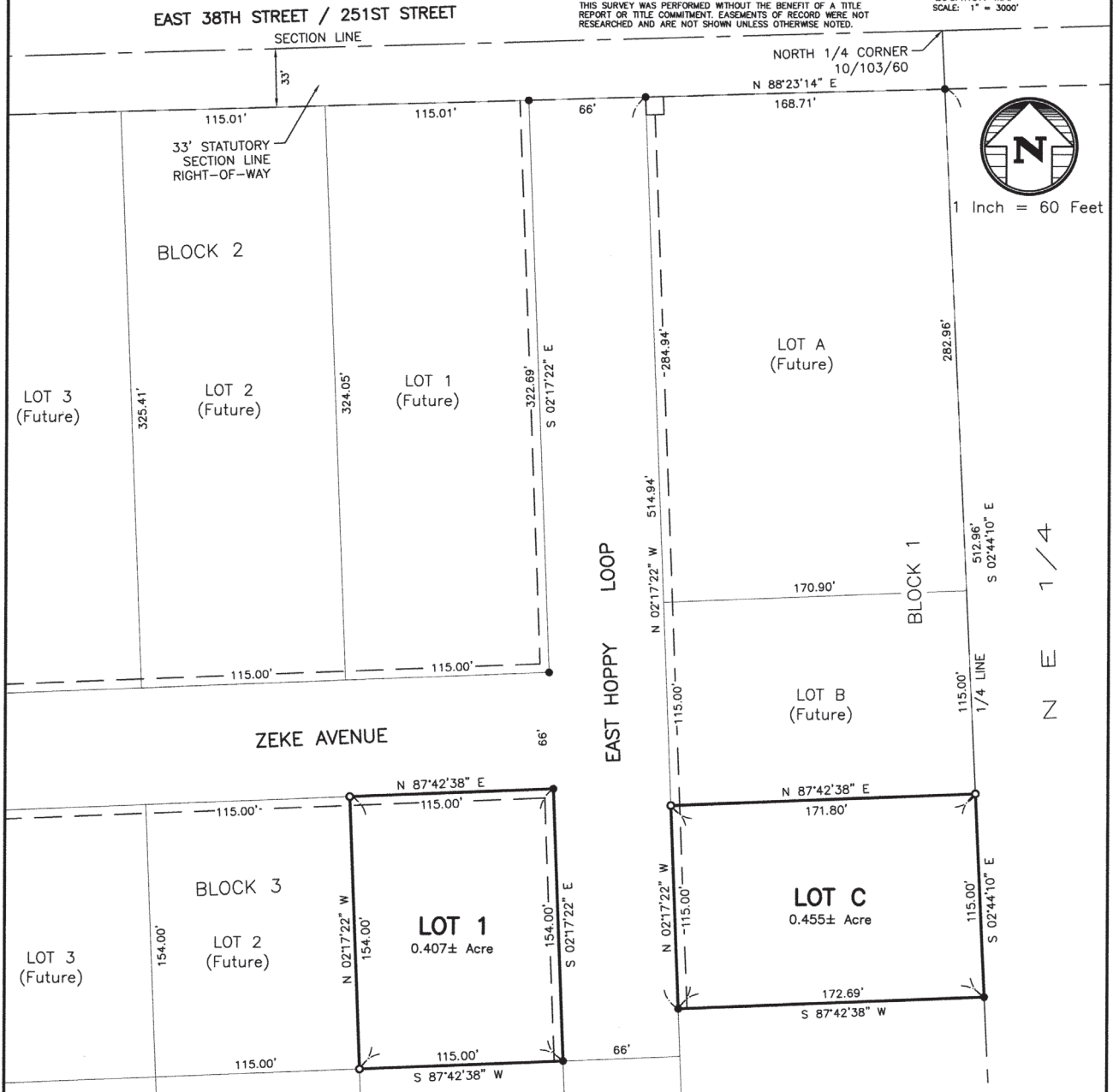
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE
 NORTH AMERICAN DATUM 1983 - GEOID 12B.
 GRID BEARINGS AND GRID DISTANCES ARE SHOWN.

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.

SEC. 10, T 103 N, R 60 W



LOCATION MAP
 SCALE: 1" = 3000'



A PLAT OF LOT C, BLOCK 1 AND LOT 1, BLOCK 3, OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, 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, and under their direction for purposes indicated therein, I did on or prior to April 17, 2023, survey those parcels of land described as follows: LOT C, BLOCK 1 AND LOT 1, BLOCK 3, OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

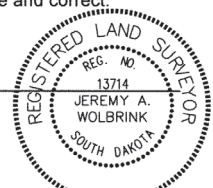
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2023.

Registered Land Surveyor #SD13714

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 C, BLOCK 1 AND LOT 1, BLOCK 3, OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT C, BLOCK 1 AND LOT 1, BLOCK 3, OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 C, BLOCK 1 AND LOT 1, BLOCK 3, OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 _____, 2023.

Chairperson/Vice-Chairperson of Planning Commission,
City of Mitchell, 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 _____, 2023; and

WHEREAS, it appears from an examination of the plat of LOT C, BLOCK 1 AND LOT 1, BLOCK 3, OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, 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 C, BLOCK 1 AND LOT 1, BLOCK 3, OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 _____, 2023.

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 C, BLOCK 1 AND LOT 1, BLOCK 3, OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, 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 _____, 2023, 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



