



Planning Commission Agenda 5-22-23 Agenda
City Council Chambers, City Hall, 612 N. Main Street
May 22, 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: May 8, 2023**
- 6. Schedule Next Meeting: June 12, 2023**
- 7. Variance Permit: Arlen Schuh**

Arlen Schuh has applied for a front-yard setback variance permit 0 feet vs 35 feet to replace a shed that was damaged due to a snow storm, located at 1511 W 5th Ave, legally described as Lots 4 thru 9 and vacated alley, Block 28, Home Park Original, Davison County, South Dakota. The said real property is zoned TWC Transportation Warehousing and Commercial District.
- 8. Plat: Lot B of M. and S. Miiller's First Addition, a subdivision of the NE 1/4 of the NW 1/4 of Section 32, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Darwin Miiller**
- 9. Plat: Lot 1, Block 5 of Circle K Ranch Second Addition, a subdivision of the South 1/2 of the NE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M, Davison County, South Dakota; as requested by 4K Land Group LLC**
- 10. Plat: Lot 2-AB of Circle K Ranch Third Addition, a subdivision of Government Lots 3, 4 and 5, the SE 1/4 of the NW 1/4, and the West 1/2 of the NE 1/4, all in Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by 4K Land Group LLC and Darren Reasy**
- 11. Plat: Tract 1 of Charles & Diana, Land & Cattle Addition, in the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by 4K Land Group LLC**
- 12. Other Business:**
- 13. 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.
- 14. 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
May 8, 2023

1. Call to Order

Chairperson Larson called the May 8, 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, Jirsa (telephonically), Larson, Osterloo, Sonne.

Absent: Genzlinger, Penney, Schmitz.

Staff Present: Ellwein, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Sonne on item #10.

4. Approve Agenda

Motion by Osterloo, seconded by Jirsa to approve the proposed agenda. Roll call vote:

Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

5. Approval of Previous Minutes: April 24, 2023

Motion by Osterloo, seconded by Jirsa to approve the proposed minutes of the April 24, 2023 Planning Commission meeting. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

6. Schedule Next Meeting: May 22, 2023

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission meeting for May 22, 2023. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

7. Plat: Tract 2 in the West 626.84 feet of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Ronald & Michele Riggs

Jenniges explained this is located in the ETJ and zoned Urban Development. The County Planning Commission has approved the plat and the County Commission will hear it tomorrow.

The applicant is parceling off the lot for another residential dwelling to be built. The applicant was not present to answer questions.

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

8. Plat: Lots 42, 43 and 44 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 these three lots are following the master plan. The applicant was present to answer questions.

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

9. Plat: Lots 2-B, 2-C and 2-D, a subdivision of Lot 2 in the NE 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by JVN Properties LLC

Jenniges explained this is located within the ETJ and the county will hear it at their June meetings. The applicant is platting some land to sell to the new owners. Lot 2-B is next to Jeff Hepplers and he has a shed on it. Lot 2-C there are no plans right now as most of it is in floodplain, but without platting it there would have been a gap in the original lot 2. Lot 2-D is being sold to the new owners of James Valley Nursery for them to continue to use for their business. There is an ingress/egress easement along the west side of Stange's property, so there are no land locked parcels. The applicant was not present to answer any questions.

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

10. Conditional Use Permit: Jensen Capital and Development LLC

Jensen Capital and Development LLC has applied for a conditional use permit to construct Multi-Family Dwelling Units, located at 1303 S Ohlman St, legally described as the E625' of Lot X Lying North of X-2 in SE ¼ of NE 1/4 of Section 29, T 103 N, R 60 W of 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

Jenniges explained that due to a lack of a quorum this item will be postponed to a later date and no action will be taken.

11. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #30

J Johnson gave a brief history of the process so far to get to this step. The TIF can be approved under affordable housing. The TIF will cover the cost of the infrastructure. City staff reviewed the TIF and worked with the developer for accurate cost breakdowns. This TIF meets the requirements of the city TIF handbook and also state law.

Don Petersen, representing Sharpestone Deuce LLC, stated they have sent the TIF to the Department of Revenue and have received preliminary approval from them. He also referenced a study done by Augustana University that the City of Mitchell needs between 32 and 42 new homes for workforce housing a year. This TIF is for affordable housing for retirement aged people to move into and open up the houses they were previously living in.

Schroeder noted Public Works has looked through all the plans and approved them. The road will be privately owned and maintained. The utilities will be installed by the developer and turned over to the city. The City of Mitchell will enter into a developers' agreement prior to building permits being issued.

Motion by Larson, seconded by Jirsa, to set the boundaries for TIF District #30 to include the following:

LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W ½ OF THE S ½ OF THE SW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

Motion by Osterloo, seconded by Jirsa to approve the project plan and recommend approval of TIF District #30. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

12. Other Business:

None.

13. Public Input:

None.

14. Adjourn

Chairperson Larson adjourned the meeting at 12:16 P.M.

Jay A. Larson
Planning Commission Chairperson



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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ Rezoning \$150 application due with the application.

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

☒ Variance \$100 application due with the application.

- Description of Variance Requested: Front yard setback of 0' vs 35'

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

- Description of Conditional Use: _____

This Application is for the following described real property:

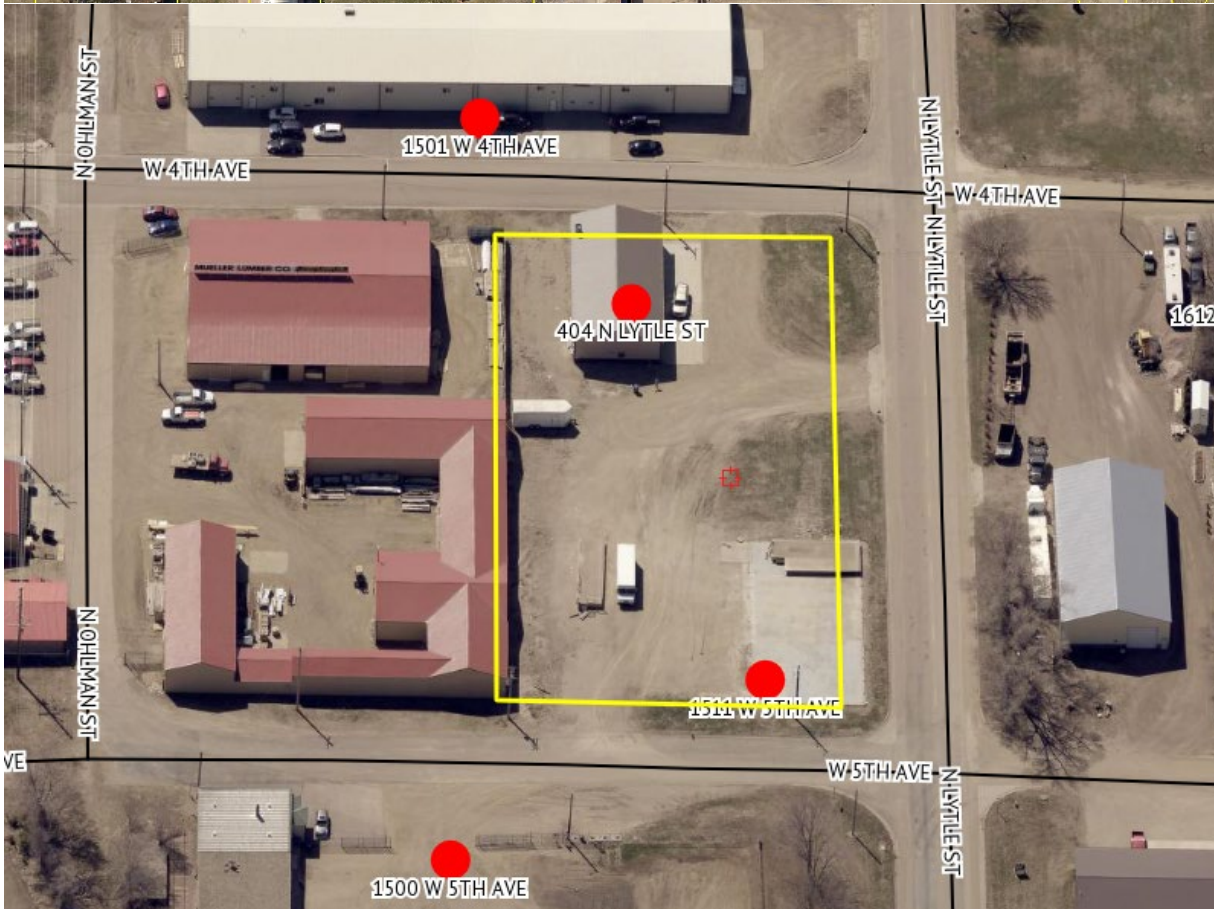
- Legal Description: Lots 4 thru 9 + Vacated alley, Block 28
Home Park Original, Davison County, South Dakota

- Property Address: 1511 W 5th Ave

Dated this 24th day of April, 2023.

Anken Schuh
Applicant

Glen Schuh
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 Arlen Schuh has applied for a front-yard setback variance permit 0 feet vs 35 feet to replace a shed that was damaged due to a snow storm, located at 1511 W 5th Ave, legally described as Lots 4 thru 9 and vacated alley, Block 28, Home Park Original, Davison County, South Dakota. The said real property is zoned TWC Transportation Warehousing and Commercial District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, May 22, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 5, 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 4th day of May, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 10th day of May, 2023

Approximate Cost:

Arlen & Patricia Schuh
41280 Rook Creek Dr
Mitchell, SD 57301

Michael & Michele Robertson
1612 W 4th Ave
Mitchell, SD 57301

Marvin Hanson
PO Box 971
Mitchell, SD 57301

Central Plains Properties LLC
1501 W 4th Ave
Mitchell, SD 57301

Mueller Lumber Company
400 N Ohlman St
Mitchell, SD 57301

Meyers Oil Company Inc
1500 W 5th Ave
Mitchell, SD 57301

Matthew & Allison Adema
1515 Augusta Ave
Mitchell, SD 57301

May 10, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Arlen Schuh has applied for a front-yard setback variance permit 0 feet vs 35 feet to replace a shed that was damaged due to a snow storm, located at 1511 W 5th Ave, legally described as Lots 4 thru 9 and vacated alley, Block 28, Home Park Original, Davison County, South Dakota. The said real property is zoned TWC Transportation Warehousing and Commercial District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, May 22, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 5, 2023 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 *Meyerson Co. Tom Meyers*
OWNER

1500 W 5th
ADDRESS

✓ APPROVE

_____ DISAPPROVE

COMMENTS:

May 10, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Arlen Schuh has applied for a front-yard setback variance permit 0 feet vs 35 feet to replace a shed that was damaged due to a snow storm, located at 1511 W 5th Ave, legally described as Lots 4 thru 9 and vacated alley, Block 28, Home Park Original, Davison County, South Dakota. The said real property is zoned TWC Transportation Warehousing and Commercial 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 Mueller Lumber Company
OWNER

400 N. Ohlman Mitchell SD
ADDRESS

Robert W. Mueller President

☒ APPROVE

☐ DISAPPROVE

COMMENTS:



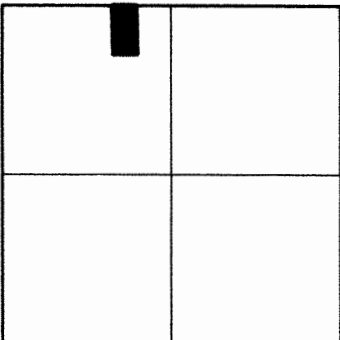
1 Inch = 200 Feet

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
 - 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 JAW-13714
 - ◆ = FOUND POLE BARN NAIL
 - WM = WITNESS MONUMENT

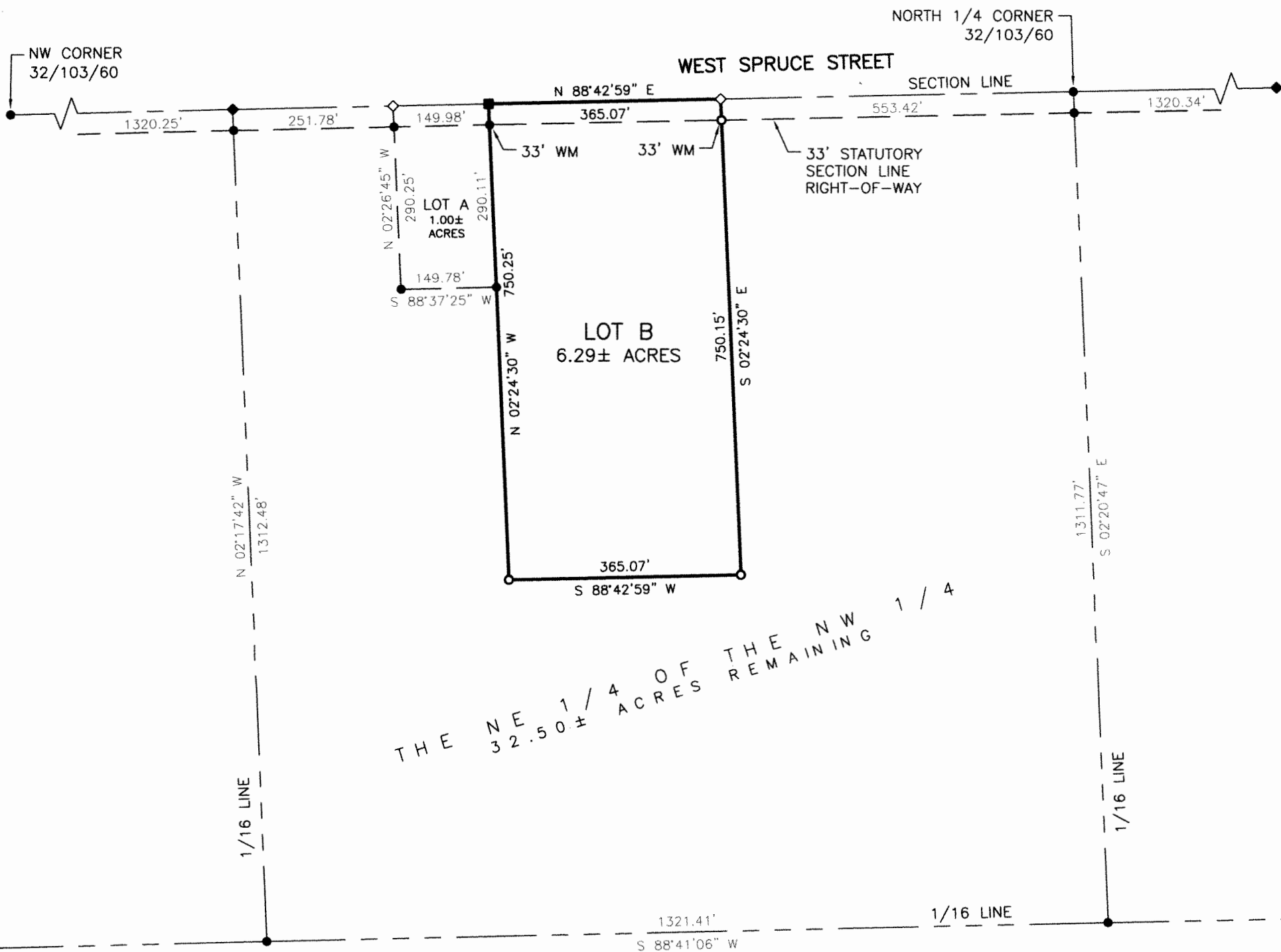
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
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.



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

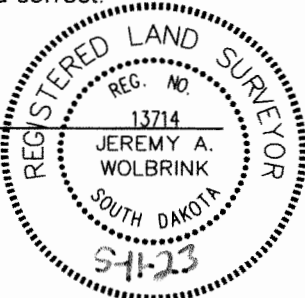
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Darwin J. Miller, Shirley A. Hendrix and Cheryl F. Miller, as owners, and under their direction for purposes indicated therein, I did on or prior to April 28, 2023, survey those parcels of land described as follows: LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 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 11TH day of MAY, 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 B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, do hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NE 1/4 OF OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lot B shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2023.

Darwin J. Miiller

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Darwin J. Miiller, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2023.

Shirley A. Hendrix

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Shirley A. Hendrix, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2023.

Cheryl F. Miiller

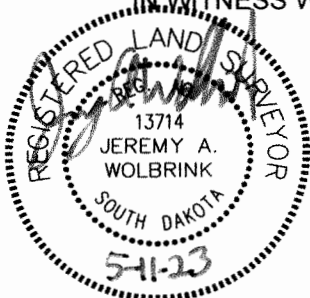
By _____
Darwin J. Miiller, Attorney-in-Fact
(pursuant to Durable Power of Attorney and Living Will
Recorded February 21, 2023, in Book MR 83, Page 57 thereof)

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

On this, the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Darwin J. Miiller, known to me or satisfactorily proven to be the person who is described in and whose name is subscribed to the within instrument as the Attorney-in-Fact of Cheryl F. Miiller, and acknowledged to me that he subscribed the name of Cheryl F. Miiller thereto as principal and his own name as Attorney-in-Fact.

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

Notary Public, South Dakota
My Commission Expires: _____



A PLAT OF LOT B OF M. AND S. MILLER’S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT B OF M. AND S. MILLER’S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., 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 B OF M. AND S. MILLER’S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., 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 hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2023.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2023; and

WHEREAS, it appears from an examination of the plat of LOT B OF M. AND S. MILLER’S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., 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 B OF M. AND S. MILLER’S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., 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 of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT B OF M. AND S. MILLER’S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., 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 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 B OF M. AND S. MILLER’S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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.

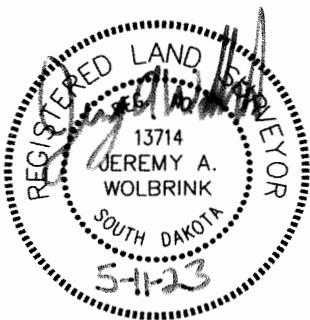
The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2023.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT B OF M. AND S. MILLER’S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

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



& 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





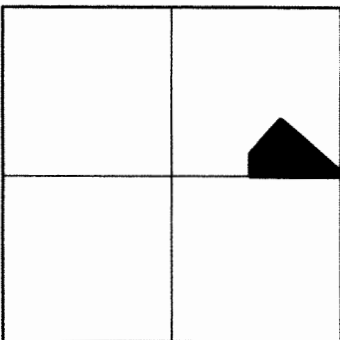
1 Inch = 200 Feet

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
 - 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 JAW-13714
 - WM = WITNESS MONUMENT

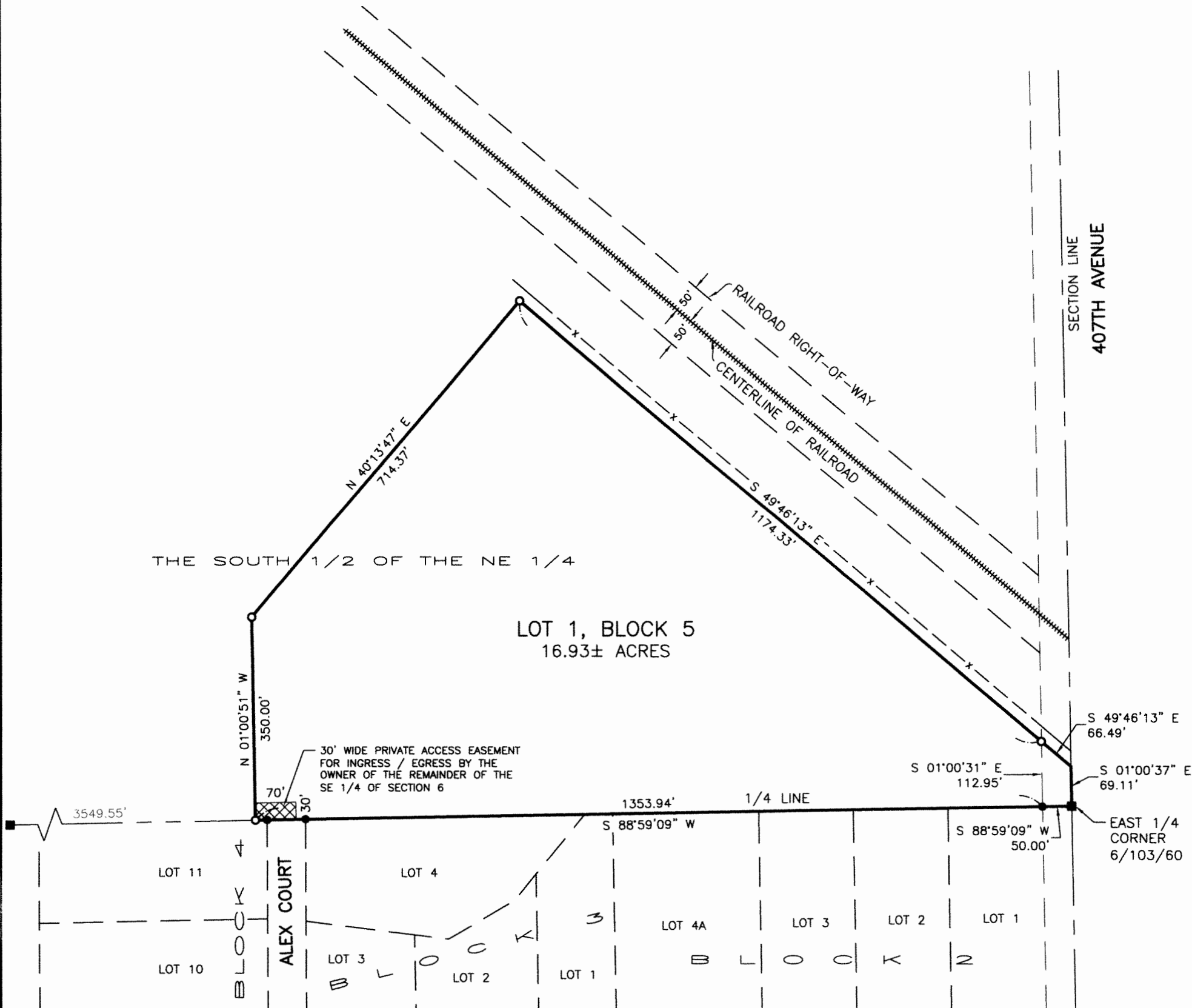
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

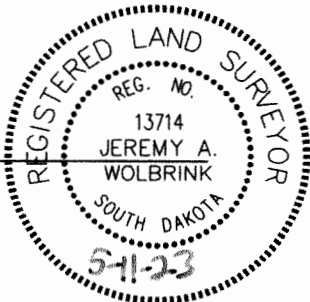
SURVEYOR'S CERTIFICATE

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 as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to May 8, 2023, survey those parcels of land described as follows: LOT 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, T 103 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 11TH day of MAY, 2023.

Jeremy A. Wolbrink
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

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

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2023.

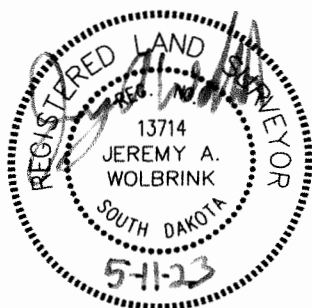
Tonya Klingaman, as a Member of 4K Land Group LLC,
a South Dakota Limited Liability Company

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Kleve A. Klingaman and Tonya Klingaman, as a Members of 4K Land Group LLC, a South Dakota Limited Liability Company, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

Notary Public, South Dakota
My Commission Expires:

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

Finance Officer/Deputy Finance Officer of City of Mitchell



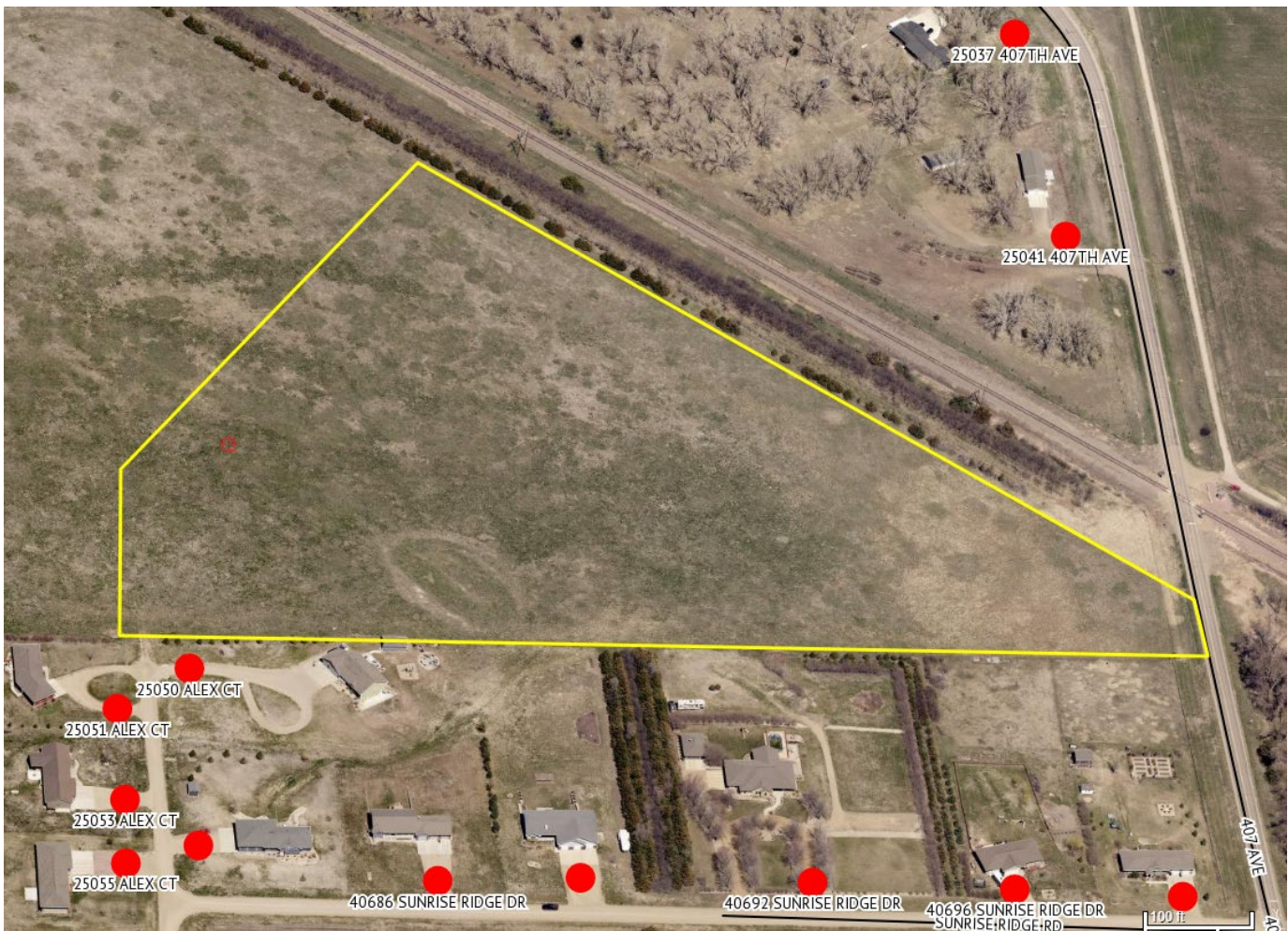
SPN

& 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

RESOLUTION OF COUNTY PLANNING COMMISSION

Chairperson/Vice-Chairperson of Davison County Planning Commission

REGISTERED LAND SURVEYOR
13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
5-11-23





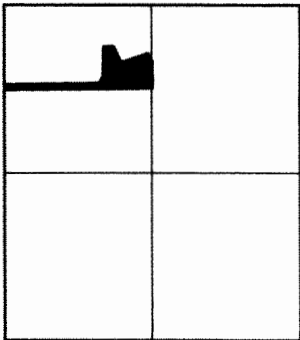
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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.

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

1 Inch = 200 Feet

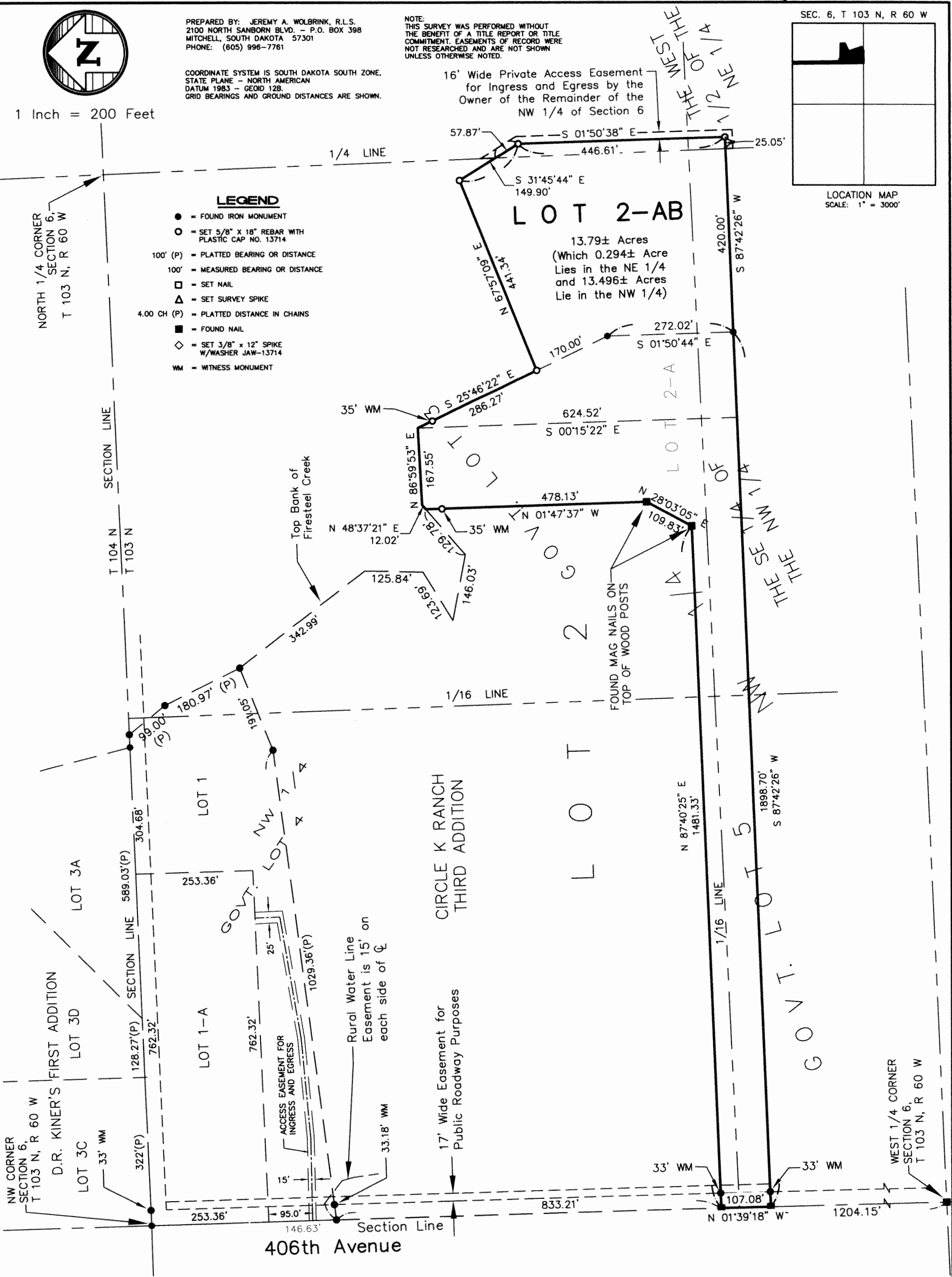
SEC. 6, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 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 JAW-13714
- WM = WITNESS MONUMENT



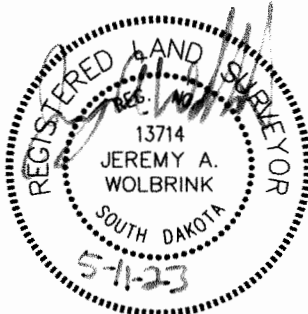
A PLAT OF LOT 2-AB OF CIRCLE K RANCH THIRD ADDITION,
A SUBDIVISION OF GOVERNMENT LOTS 3, 4 AND 5, THE SE
1/4 OF THE NW 1/4, AND THE WEST 1/2 OF THE NE 1/4,
ALL IN SECTION 6, T 103 N, R 60 W OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

SPN

& Associates

Engineers, Planners and Surveyors

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



IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2023.

Stephanie Reasy, owner of record of previously platted
Lot 2-A of Circle K Ranch Third Addition

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Darren Reasy and Stephanie Reasey, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

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

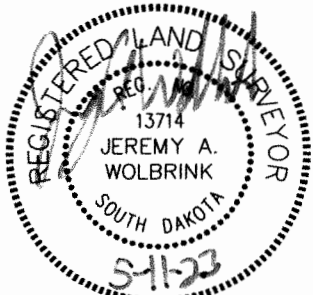
Chairperson/Vice-Chairperson of Mitchell City Planning Commission

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

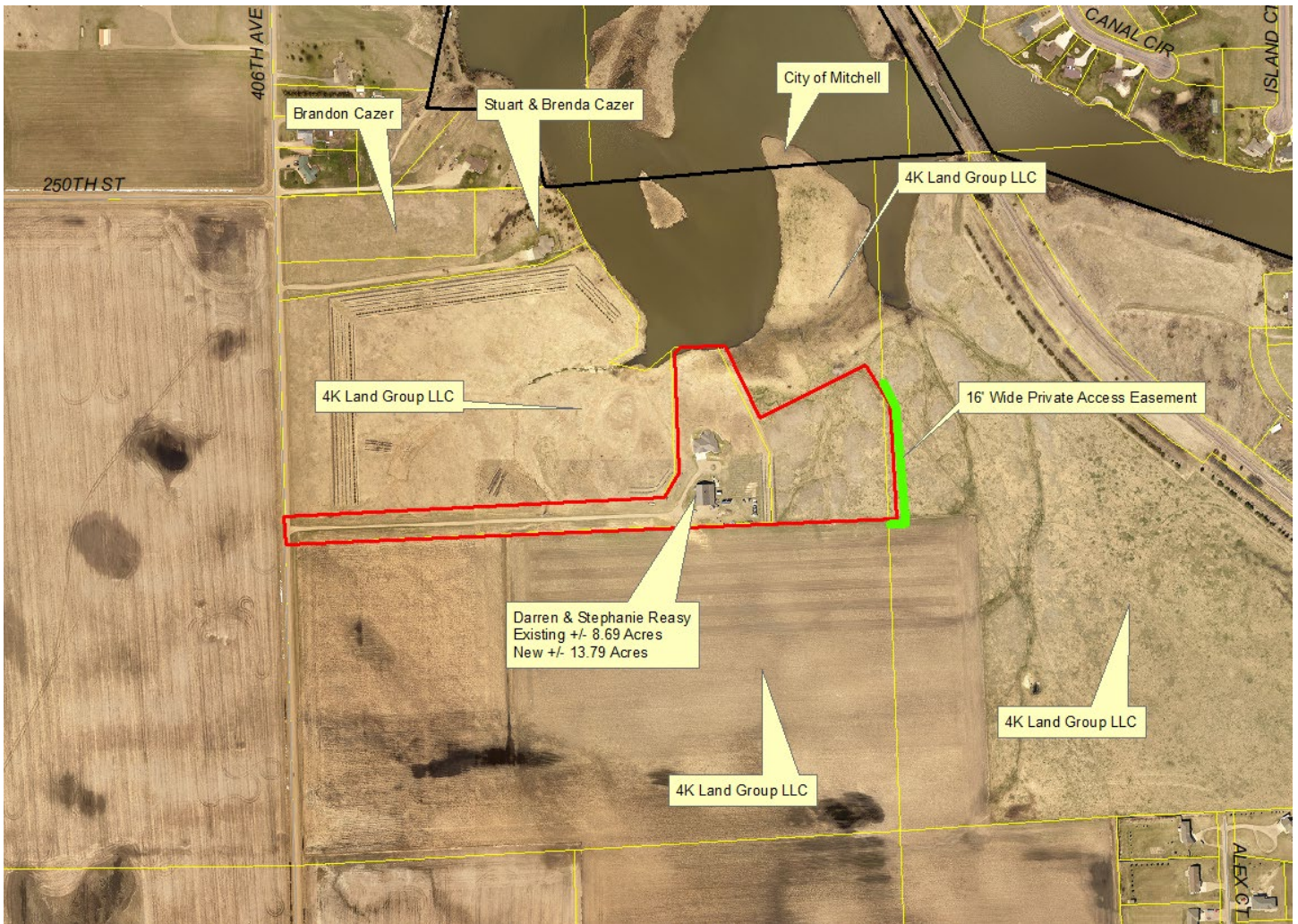
The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2023.

Chairperson/Vice-Chairperson of Davison County Planning Commission



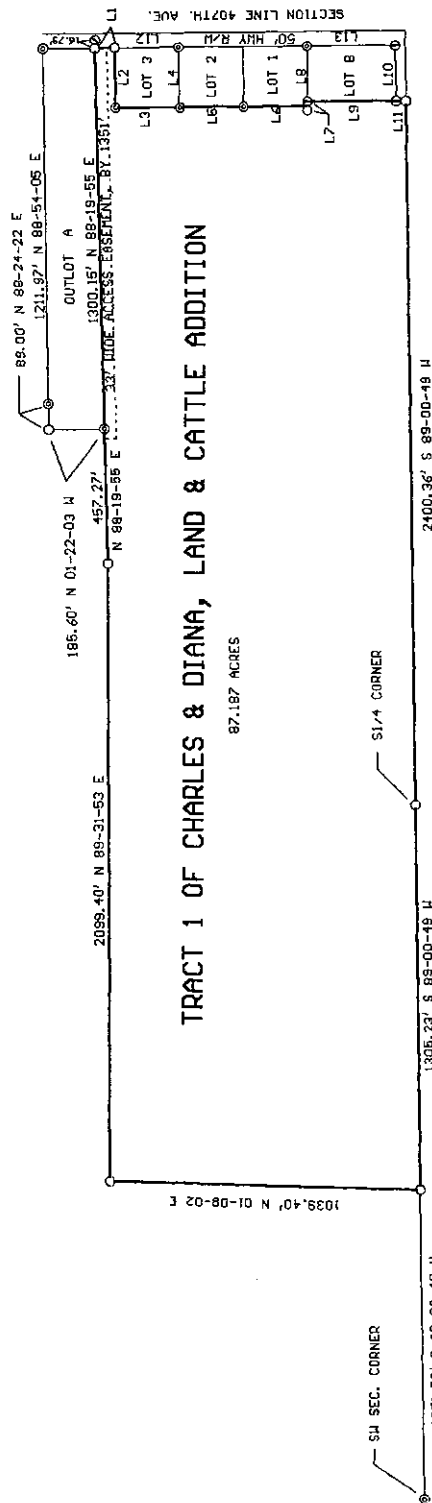
SPN

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



TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION

87.187 ACRES



SECTION LINE ROAD CLOSED MR74, PAGE 10

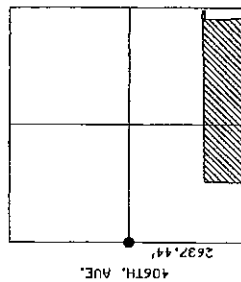
L1 = 66.00", S 01-00-53 E
L2 = 202.98", S 89-23-40 W
L3 = 214.34", S 01-01-11 E
L4 = 203.01", N 88-32-00 E
L5 = 214.27", S 00-57-29 E
L6 = 214.18", S 01-05-56 E
L7 = 13.06", N 88-09-02 E
L8 = 198.74", N 89-03-53 E
L9 = 296.90", S 00-58-53 E
L10 = 189.97", N 88-59-45 E
L11 = 32.92", S 00-58-65 E
L12 = 214.93", S 01-01-41 E
L13 = 296.67", S 01-01-31 E



SCALE :



- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912
- FOUND LARGE SPIKE
- ⊙ FOUND REBAR WITH CAP
- ⊙ FOUND REBAR
- ⊙ FOUND PTDF



SECTION 6, T103N, R60W
251ST. STREET ROAD CLOSED

SHEET 1 OF 4

PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 14TH. DAY OF MAY, 2023.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, KLEVE A. KLINGAMAN, AS TRUSTEE OF THE RICHARD A. KLINGAMAN TRUST DATED THE 5TH. DAY OF AUGUST, 2021, DO HEREBY CERTIFY THAT THE RICHARD A. KLINGAMAN TRUST DATED THE 5TH. DAY OF AUGUST, 2021, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF 99.5% OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

I, KLEVE A. KLINGAMAN, DO HEREBY CERTIFY THAT I, AM THE ABSOLUTE AND UNQUALIFIED OWNER OF 00.5% OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF CHARLES AND DIANA, LAND AND CATTLE ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE EAST SIDE OF THIS ADDITION. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS 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 DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

THERE IS AN EXISTING ROAD EASEMENT THAT LIES ON THE SOUTH SIDE OF OUTLOT A, THERE IS NO GIVEN WIDTH IN THAT AGREEMENT EASEMENT (MR83, PAGE 145) SO THIS PLAT DEFINES THE WIDTH TO BE 33 FEET, WHICH IS THE SOUTH SIDE OF THE EXISTING ROADWAY. THIS PLAT EXTENDS THE EXISTING EASEMENT 34 FEET TO THE WEST OF OUTLOT A. THIS EXTENSION DOES NOT AFFECT THE MAINTENANCE AGREEMENT WITH THE OWNER OF OUTLOT A.

DATED THIS ____ DAY OF _____,

KLEVE A. KLINGAMAN, TRUSTEE

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KLEVE A. KLINGAMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED, AND FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DATED THIS ____ DAY OF _____,

KLEVE A. KLINGAMAN

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KLEVE A. KLINGAMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____.

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF 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 TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, 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.

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 _____.

CITY PLANNING COMMISSION BY: _____

PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W 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 _____, ____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, 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 TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER BY: _____

CERTIFICATE OF STREET AUTHORITY

THERE EXISTS AN APPROACH TO TRACT 1 FROM 407TH. AVE., ANY FURTHER ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

THIS ____ DAY OF _____, ____.

COUNTY AUTHORITY

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, ____.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, ____.

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS ____ DAY OF _____, ____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333

