



Planning Commission Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
June 12, 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 22, 2023**
- 6. Schedule Next Meeting: June 26, 2023**
- 7. Plan Approval: Muth Electric, 1717 N Sanborn Blvd, zoned Highway Business District**
- 8. Plan Approval: Danny Prom Commercial Building, 1425 S Burr St, zoned Highway Business District**
- 9. Plan Approval: Aaron Pemrick, 209 E 7th Ave, zoned Neighborhood Shopping**
- 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.
- 11. Conditional Use Permit: The Flower Shop LLC**

The Flower Shop LLC has applied for a conditional use permit to operate a Medical Cannabis Dispensary; located at 100 N Main St, legally described Lot 7, Block 12; Original Plat of Town (now City) of Mitchell, Davison County, South Dakota. The said real property is zoned CB Central District.
- 12. Variance Permit: Habitat for Humanity**

Habitat for Humanity has applied for a variance permit for rear-yard setback of 16' vs 25' and front-yard setback of 18' vs 25' for construction of a house with a rear deck and front porch, located at 505 S Langdon St, legally described as Lot 81A of Overlook Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 13. Conditional Use Permit: Corn Palace Stampede Inc**

Corn Palace Stampede Inc has applied for a conditional use permit to operate a Rodeo Grounds; located on N Ohlman St north of Industrial Road (no address created at this time), legally described as Lot 1 in the S 1/2 of the NW 1/4 of Section 33, T 104 N, R 60 W of the 5th P.M., said lot formerly within the boundaries of the Mitchell Municipal Airport, Mitchell, South Dakota. The said real property is zoned PL Public Lands and Institutions District.

14. Recommendation on Road Vacation

Kelly Gross, Bart and Nikki Fredericksen, Charles and Pricilla Stevenson and CJM Consulting Inc have petitioned to vacate the portion lying east of the west property boundary of the CJM Property, and not including any portion of the intersection of Indian Head Drive with South Harmon Drive.

15. Plat: Lots K and M, a subdivision of previously platted Lot S of Maui Farms Second Addition, City of Mitchell, Davison County, South Dakota; as requested by Maui Farms Inc

16. Plat: Lot 1, Block 5 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

17. Plat: Lot 11, Block 9 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

18. Plat: Lots 1-A and 1-B, Block 5 of Woodland Heights First Addition, A subdivision of Tracts 2 and 3, Block 1, Crane's Addition in the SE ¼ of Section 34, T 103, N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Ethan Coop Lumber

19. Plan Approval: Cully Evers, 2700 N Main, zoned Highway Business

20. Plat: Lot 1A 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; as requested by Cully Evers

21. Other Business:

22. 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.

23. 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 22, 2023

1. Call to Order

Chairperson Larson called the May 22, 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, Larson, Osterloo, Sonne.

Absent: Penney, Schmitz.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 8, 2023

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the May 8, 2023 Planning Commission meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: June 12, 2023

Motion by Jirsa, seconded by Genzlinger to set the date for the next Planning Commission meeting for June 12, 2023. All present voting aye; motion carried.

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.

Jenniges explained notice was mailed out to neighbors, sign posted and a public notice published in the official newspaper. There were two responses in favor of the variance.

Jenniges explained the prior building was damaged during a snow storm and due to the extent of the damage it was torn down. Section 10-10-5 Damage and Destruction states that anything damaged over 75% has to come into compliance when rebuilt unless a variance is approved.

The applicant was present to answer questions.

The applicant said it would cost him an extra \$20,000 to move the location to be in compliance with the ordinance. He would have to pour more concrete, rework plumbing and move the septic tank. The building was built about 75 years ago.

Genzlinger questioned the layout of the building in regards to height and doors and the applicant responded that it will be the same layout as the old building, just a new one to replace the damaged building.

Motion by Genzlinger, seconded by Jirsa to recommend approval of the variance. All present voting aye; motion carried.

8. Plat: Lot B of M. and S. Müller'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 Müller

Jenniges explained this is outside the city limits but within the ETJ, so it's still city's zoning jurisdiction. The county will hear this plat at their June meeting. The applicant is doing some estate planning by parceling off the farmstead from the farm ground. There are no access issues with this plat. The applicant was not present to answer any questions.

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

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

Jenniges explained this is outside the city limits but within the ETJ, so it's still the city's zoning jurisdiction. The county will hear this plat at their June meeting. The applicant is parceling off acres to sell for a single family dwelling. There is an access easement off of Alex Court to get to the remainder of the land in the quarter. The applicant was present to answer any questions.

Tonya Klingaman stated they had already talked to Davison County Highway Department about an approach to the residence off of 407th Ave and that had been approved.

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

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

Jenniges explained this is outside the city limits but within the ETJ, so it's still the city's zoning jurisdiction. The county will hear this plat at their June meeting. Reasy owns the front 8.69 acres and is purchasing roughly 5 acres to the east from 4K Land Group LLC. This does create a land locked parcel to the north but there is an easement on the east side of this new parcel to allow for access to the north landlocked parcel. One of the applicants was present to answer any questions.

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

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

Jenniges explained this is outside the city limits but within the ETJ, so it's still city's zoning jurisdiction. The county will hear this plat at their June meeting. Goldammer's are purchasing the land from 4K Land Group LLC. There is an aces easement along the north side of the new plat for access to the remaining quarter. The applicant was present to answer any questions.

Jenniges also explained the owners certificate is incorrect on the plat that was provided in the packet but has received the corrected page. Kleve and Tonya Klingaman are still the owners but under the 4K Land Group LLC, not as individuals.

Motion by Genzlinger, seconded by Osterloo to approve the amended plat. All present voting

aye; motion carried.

12. Other Business:

Jenniges presented the proposed agenda for the upcoming South Dakota Planners Association meeting to the board that will take place in October in Mitchell and asked the board members to let him know if they were going to attend so he could get them registered.

13. Public Input:

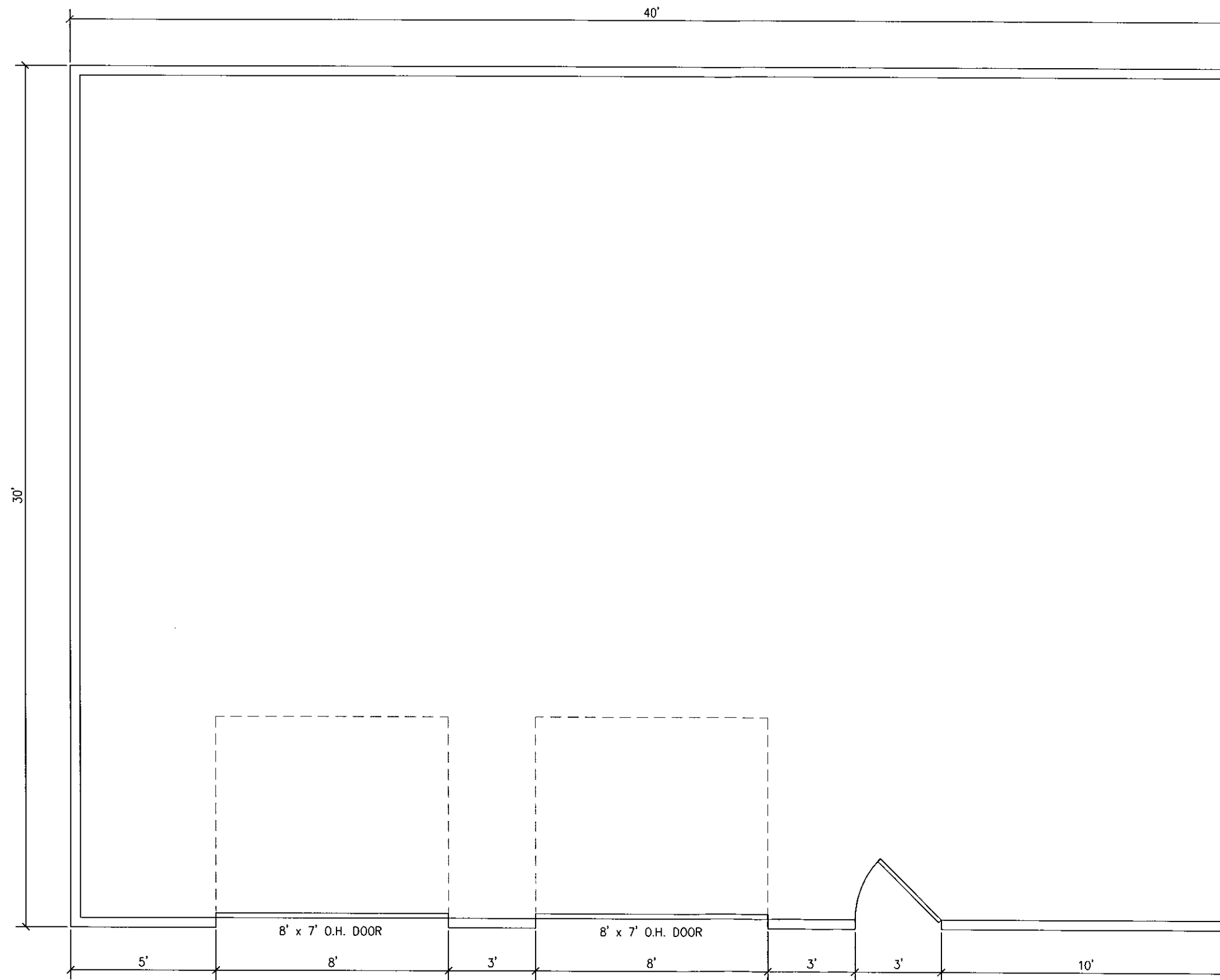
None.

14. Adjourn

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

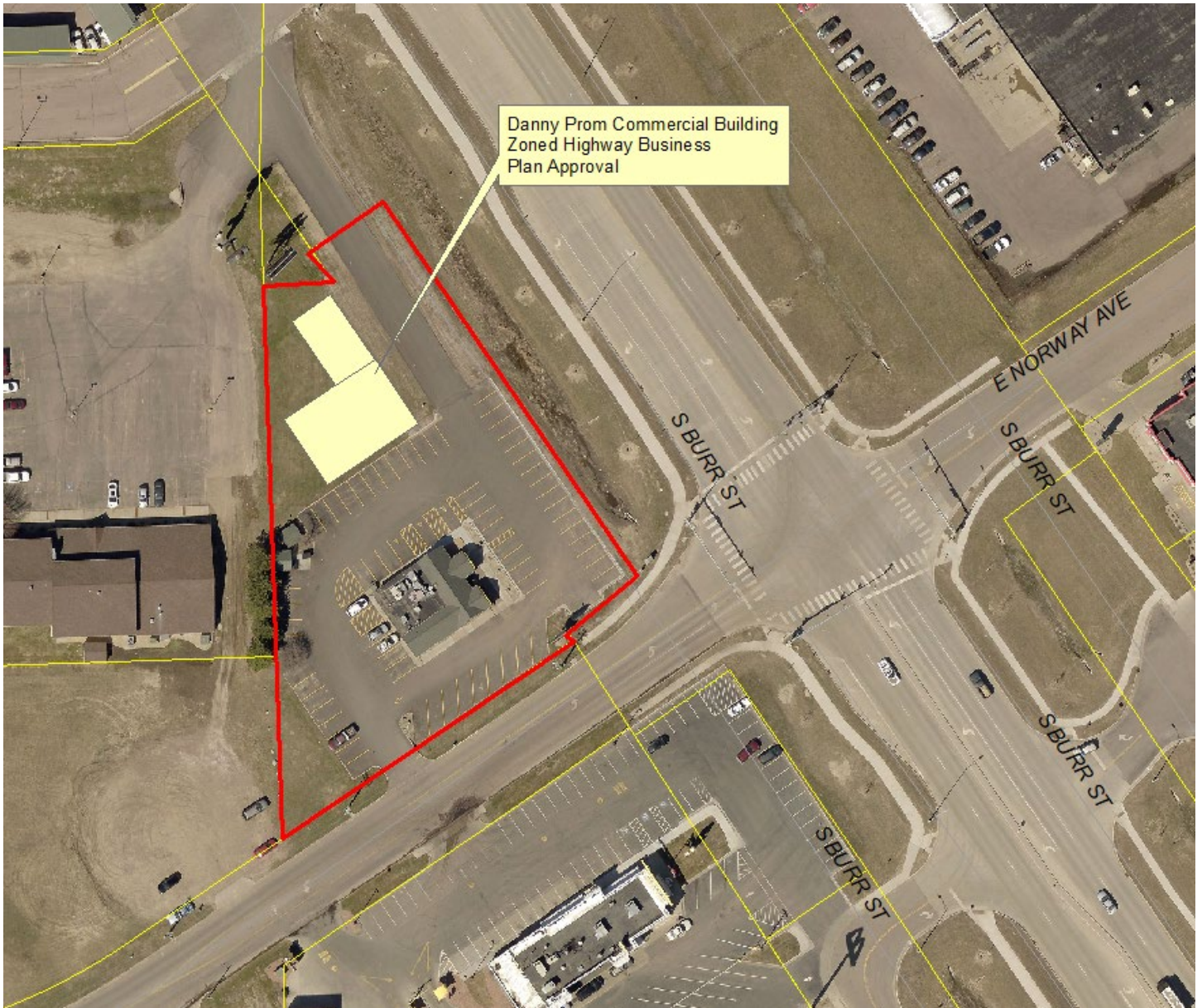
Jay A. Larson
Planning Commission Chairperson

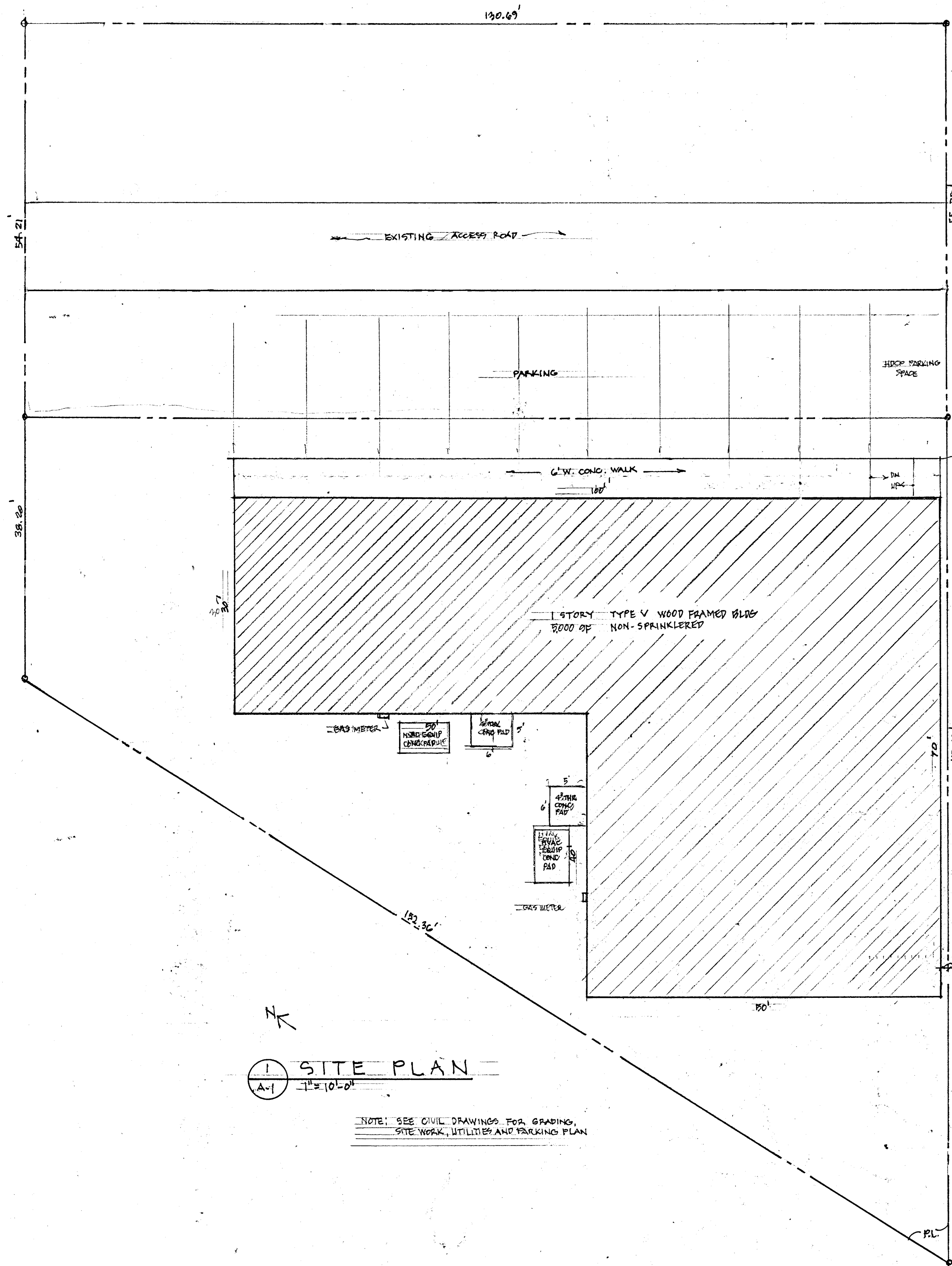




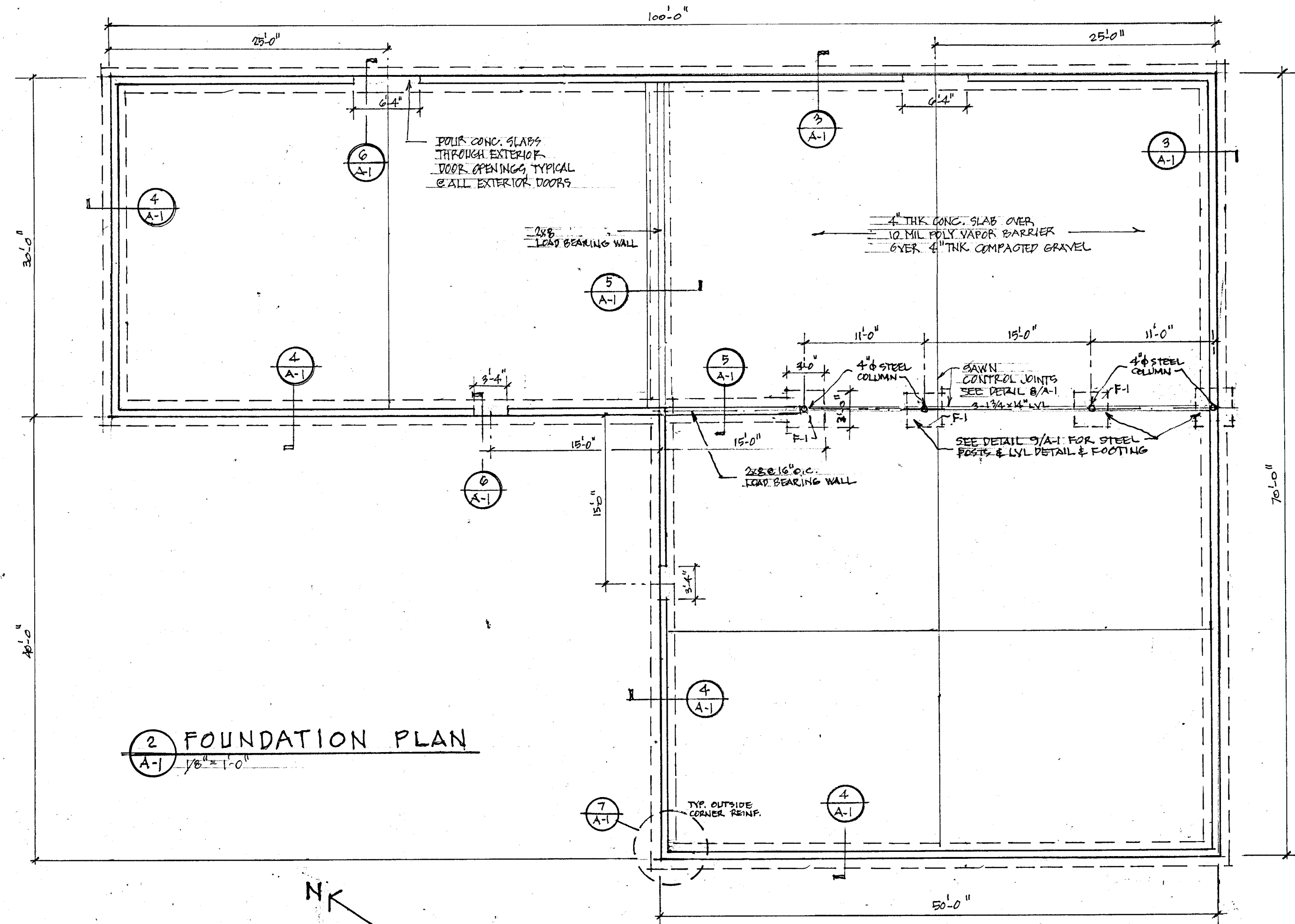
Muth Electric Inc. 1717 NORTH SANBORN/P.O. BOX 1400 MITCHELL, SD 57301 OFFICE (605) 986-3983 FAX (605) 986-2203 E-MAIL plans@mthelectric.com WEB SITE www.mthelectric.com	EST. 1970 Over 50 Years <i>of Business</i>	MUTH - STORAGE SHED FLOOR PLAN MITCHELL, SD	DRAWN BY: EG
			CHECKED BY: DM
			SCALE: 1/4"=1'-0"
			DATE DRAWN: 12/21/22
			REVISIONS: 05/30/23
			A100

THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF MUTH ELECTRIC INC.

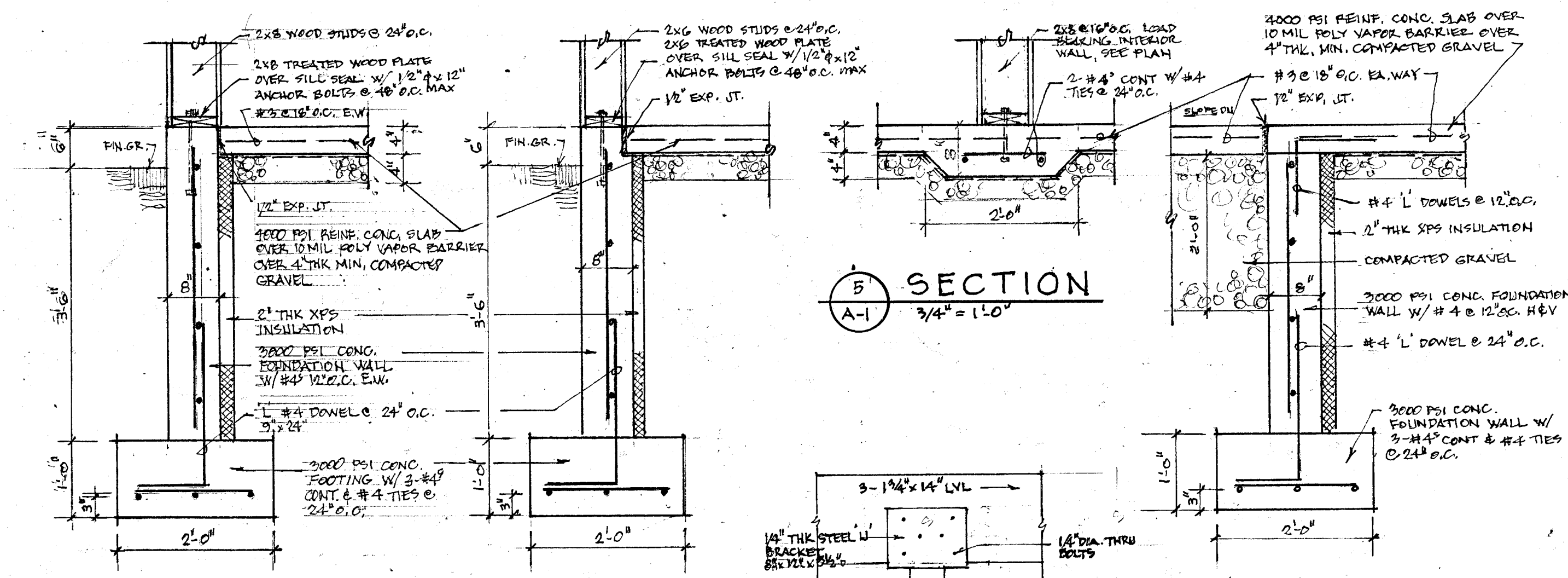




1 SITE PLAN
A-1 1" = 10'-0"



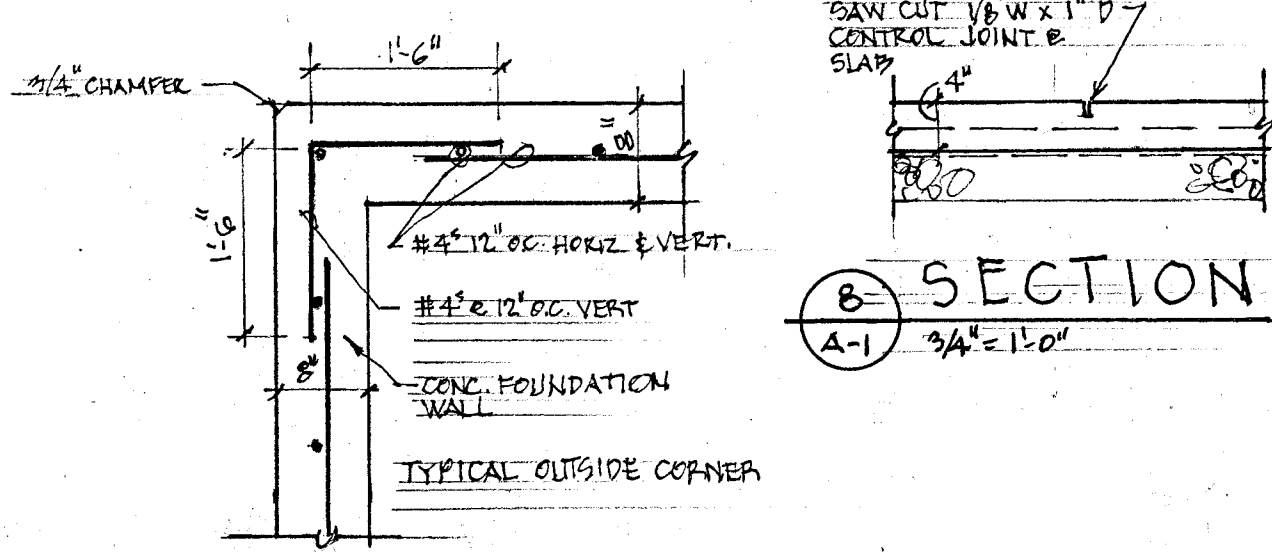
2 FOUNDATION PLAN
A-1 1/8" = 1'-0"



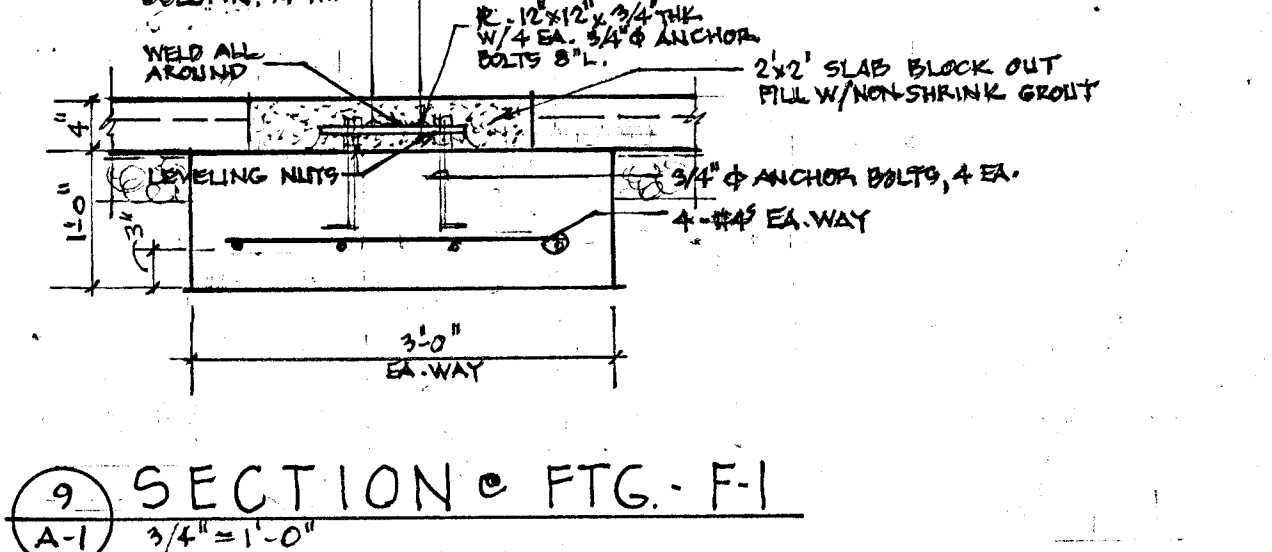
3 SECTION
A-1 3/4" = 1'-0"

4 SECTION
A-1 3/4" = 1'-0"

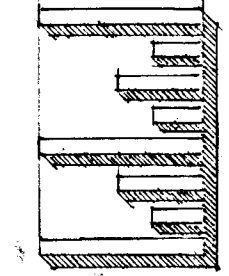
6 SECTION
A-1 3/4" = 1'-0"



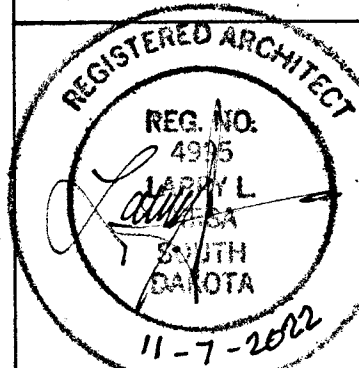
7 SECTION
A-1 3/4" = 1'-0"



9 SECTION @ FTG. F-1
A-1 3/4" = 1'-0"



LL JIRSA ARCHITECT
P.O. BOX 925 MITCHELL, SD 57301
(605) 770-6424
email: lljirsa@mitchelect.com



PROJECT NAME
DANNY PROM COMMERCIAL BLDG.
1425 S. BURR ST.
MITCHELL, SD

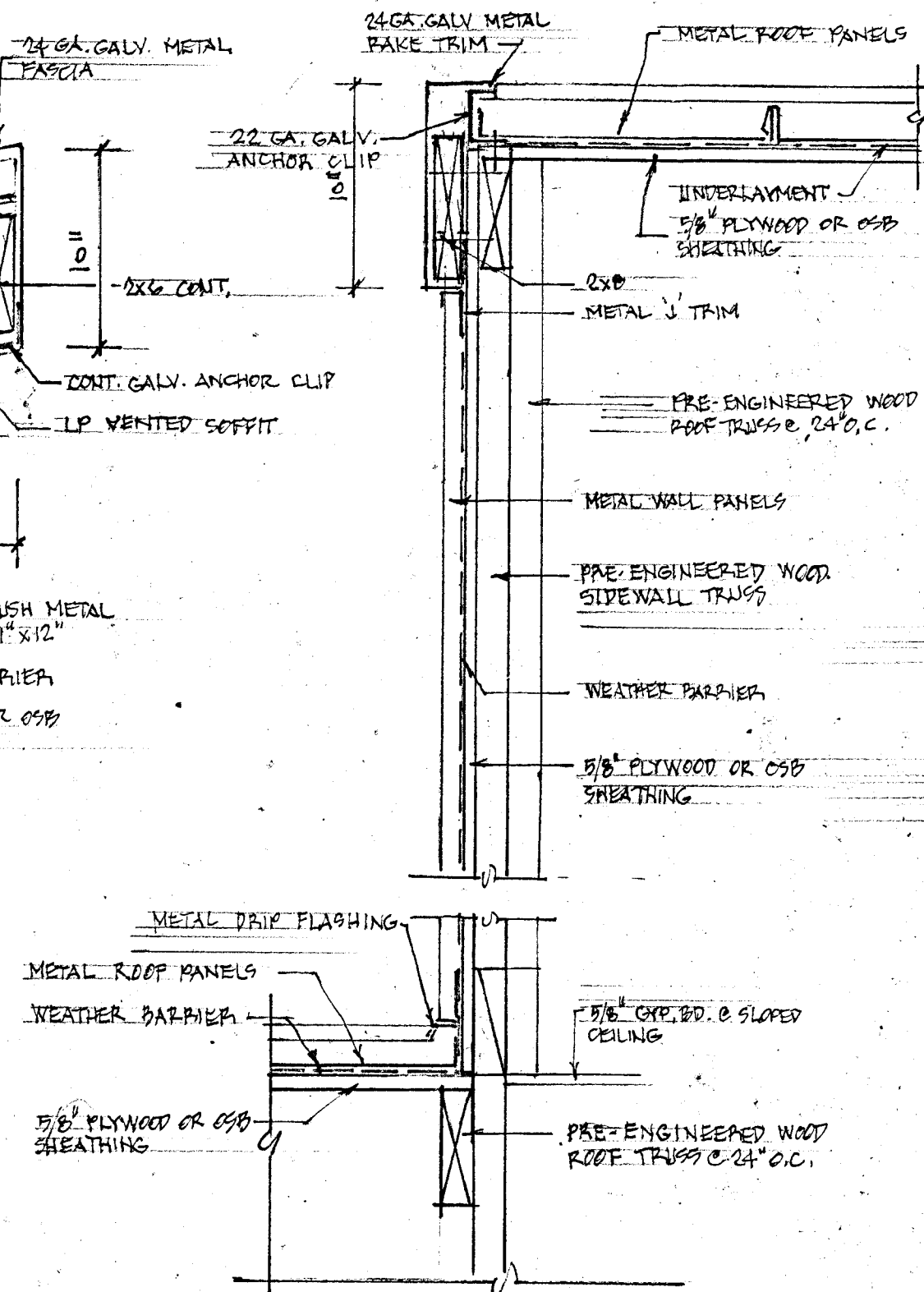
PROJECT NO.
1101-22

REVISIONS
NO. DATE DESCRIPTION

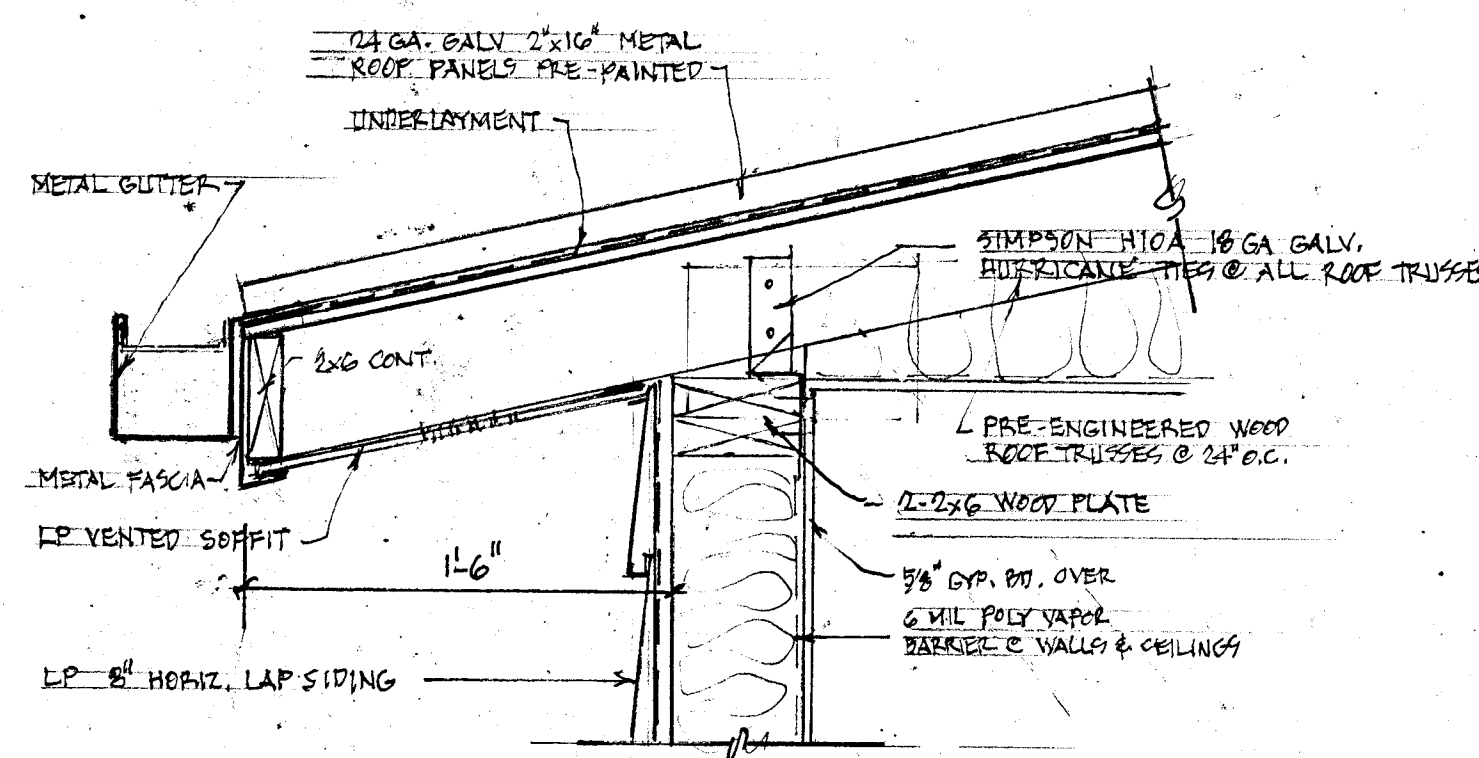
DATE
NOV. 7, 2022

SHEET TITLE
**SITE PLAN,
FOUNDATION
PLAN & DETAILS**

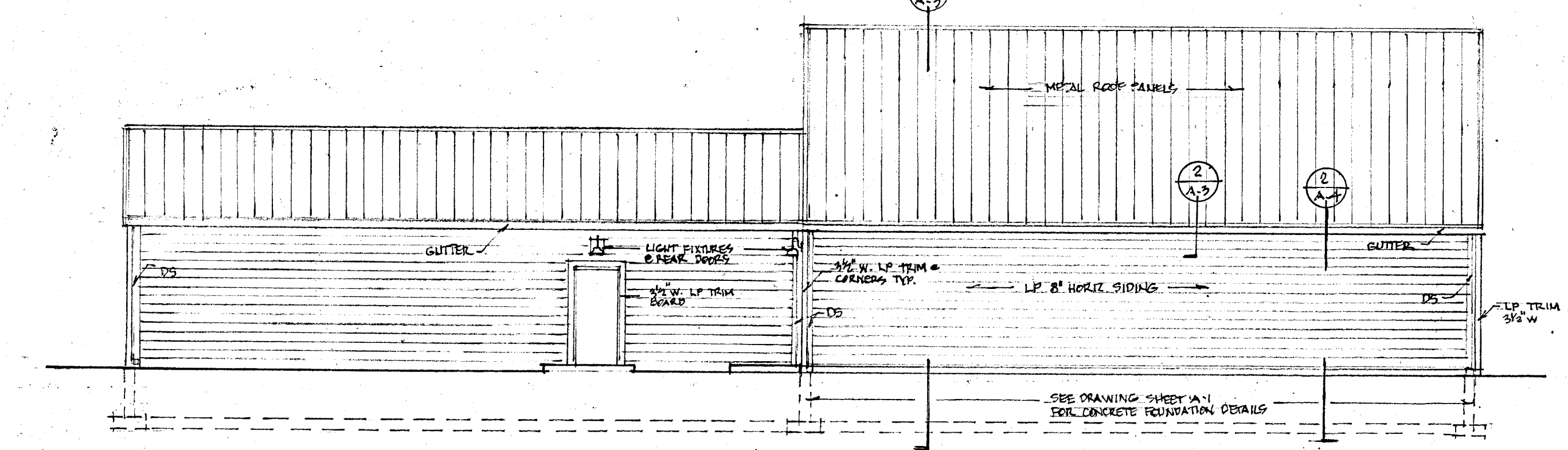
SHEET NO.
A-1



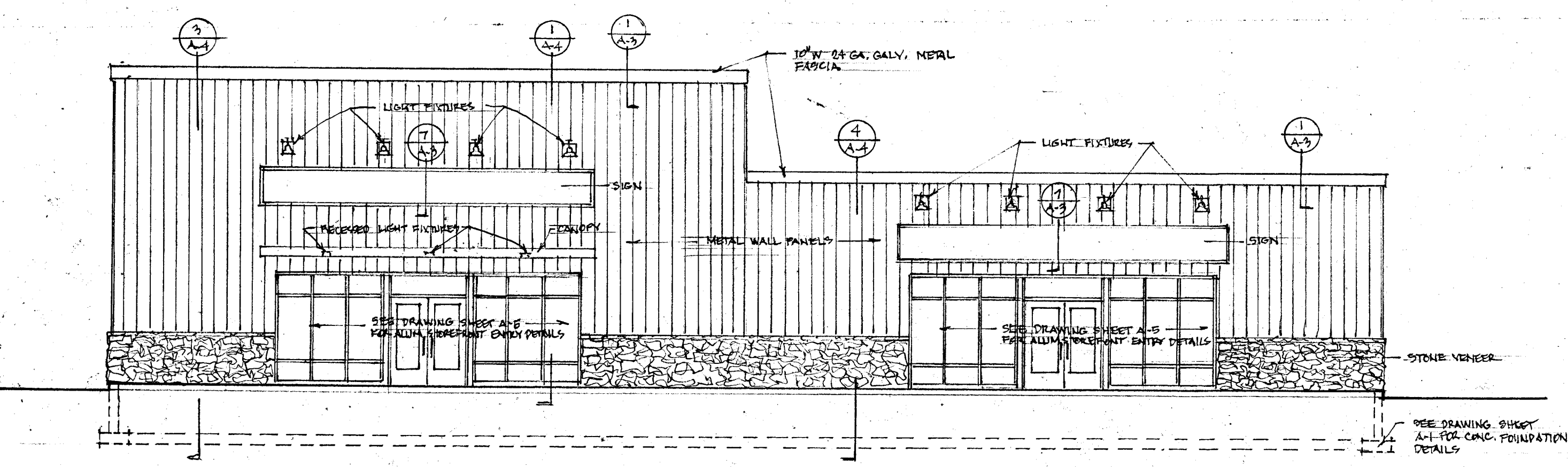
SECTION



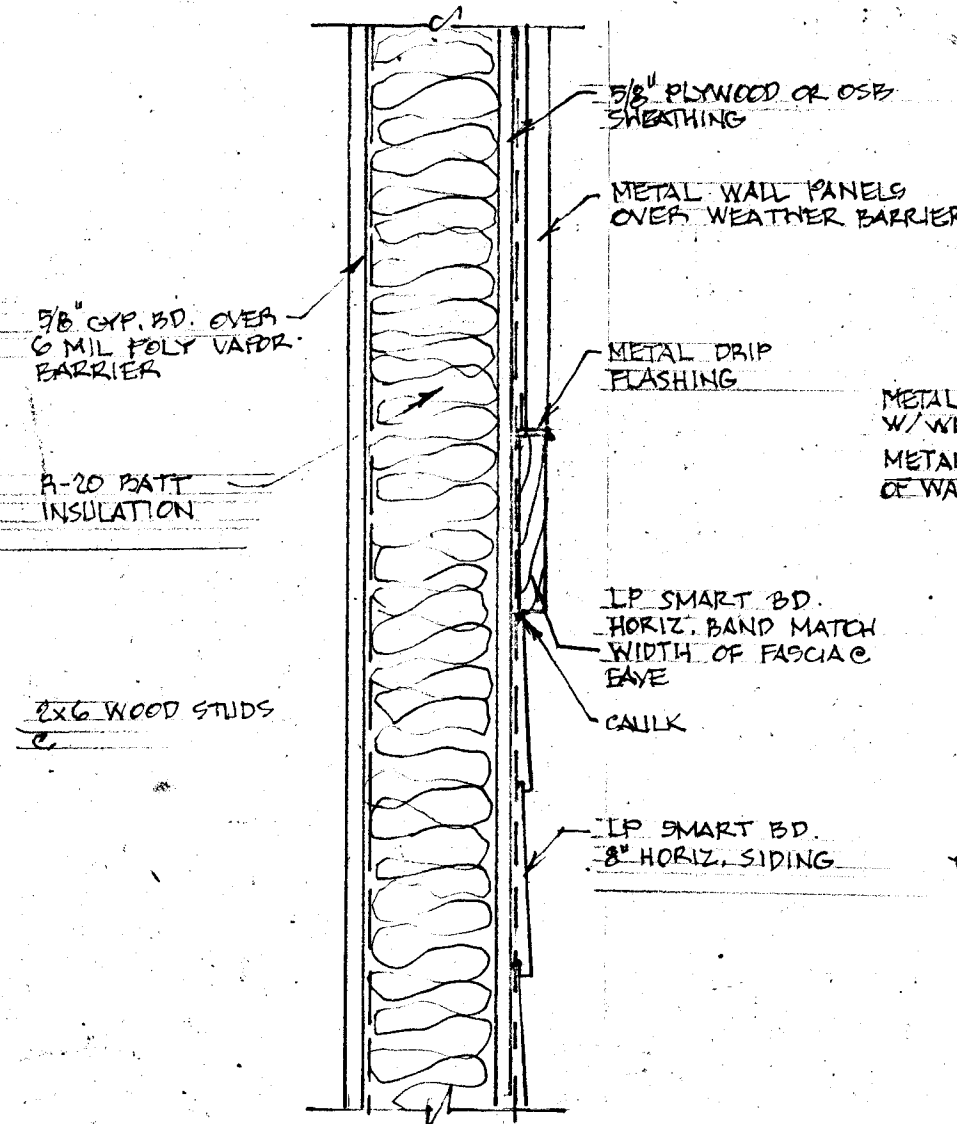
2 SECTION
A-3 1 1/2" x 1'-0"



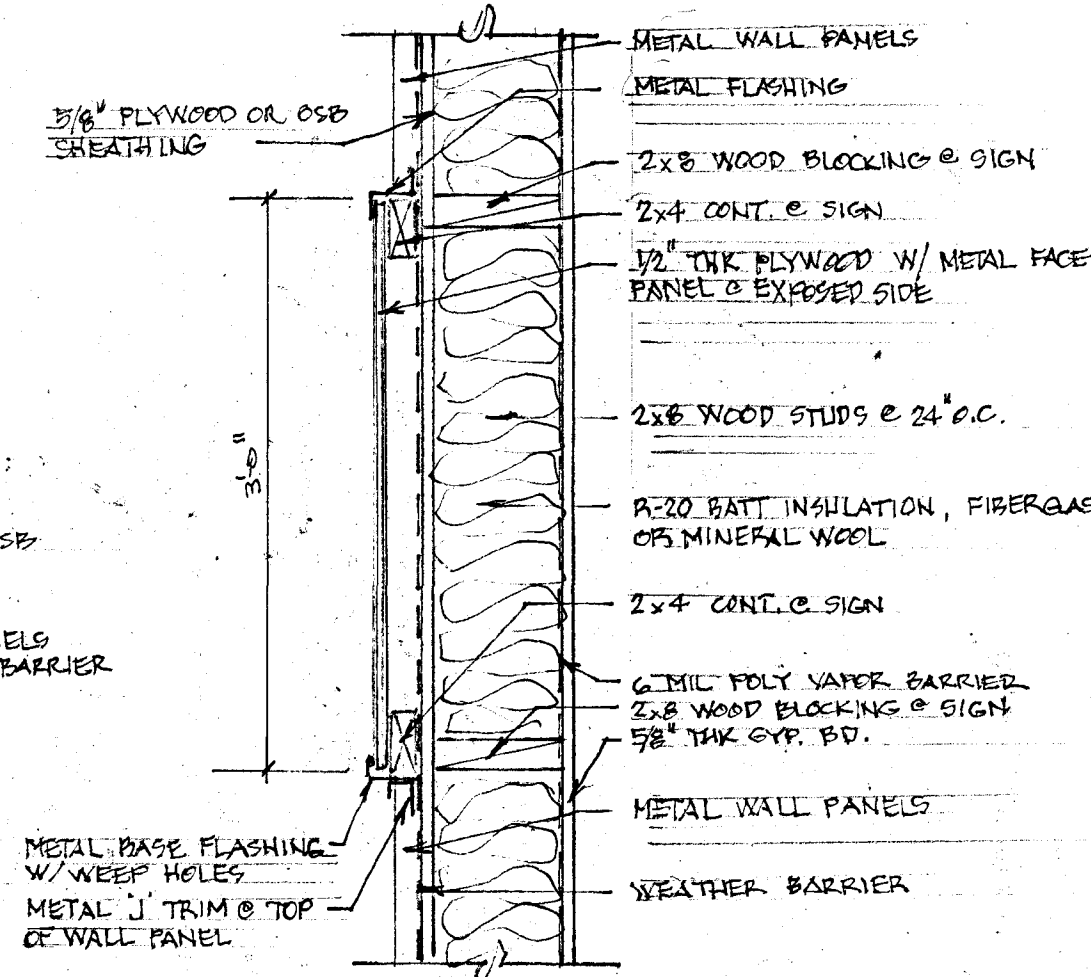
WEST ELEVATION



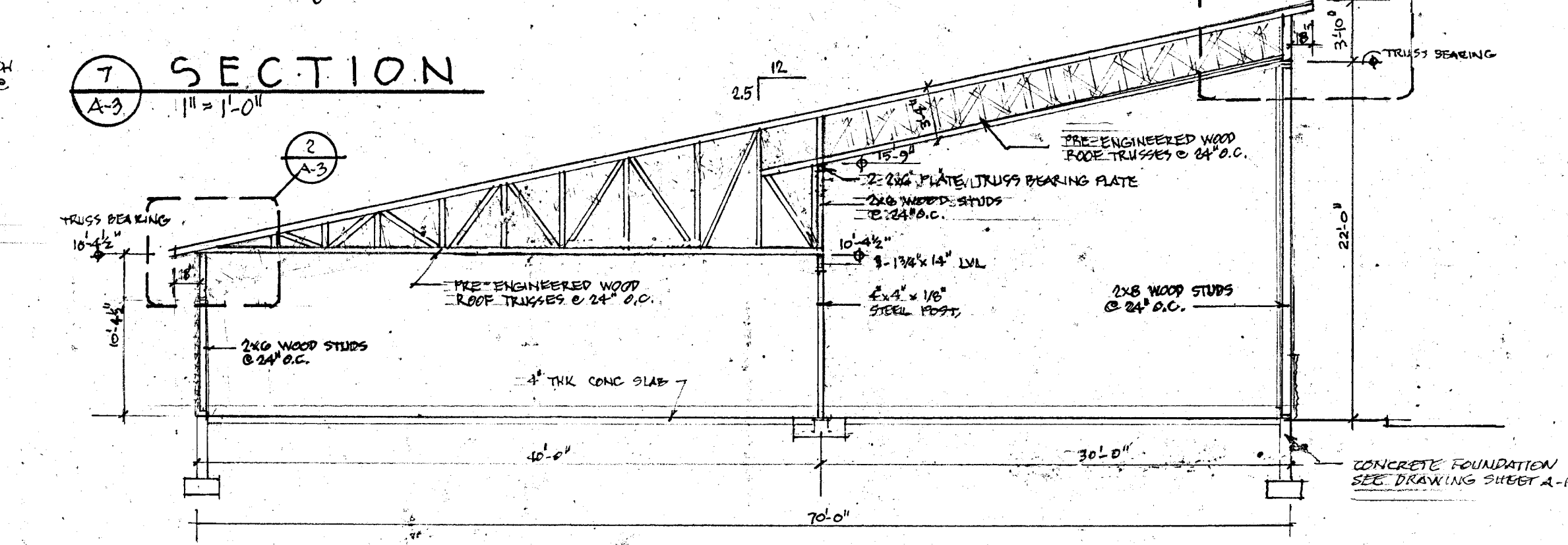
4 EAST ELEVATION
A-3 $1/8" = 1'-0"$



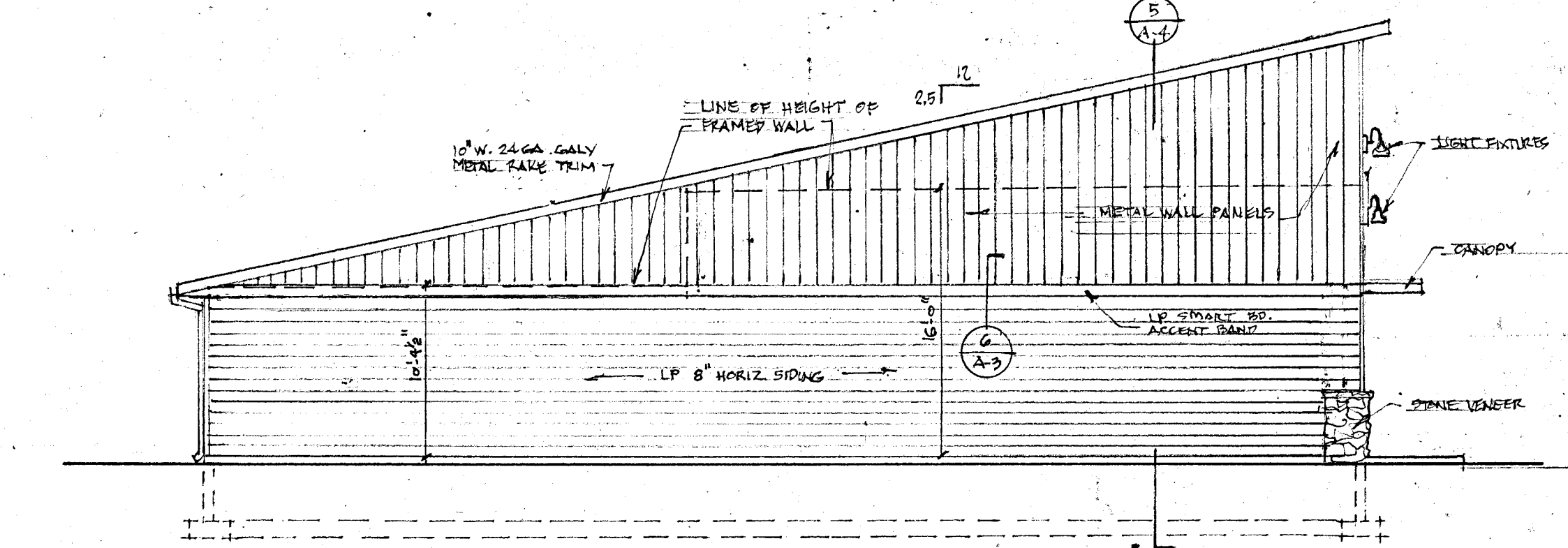
SECTION



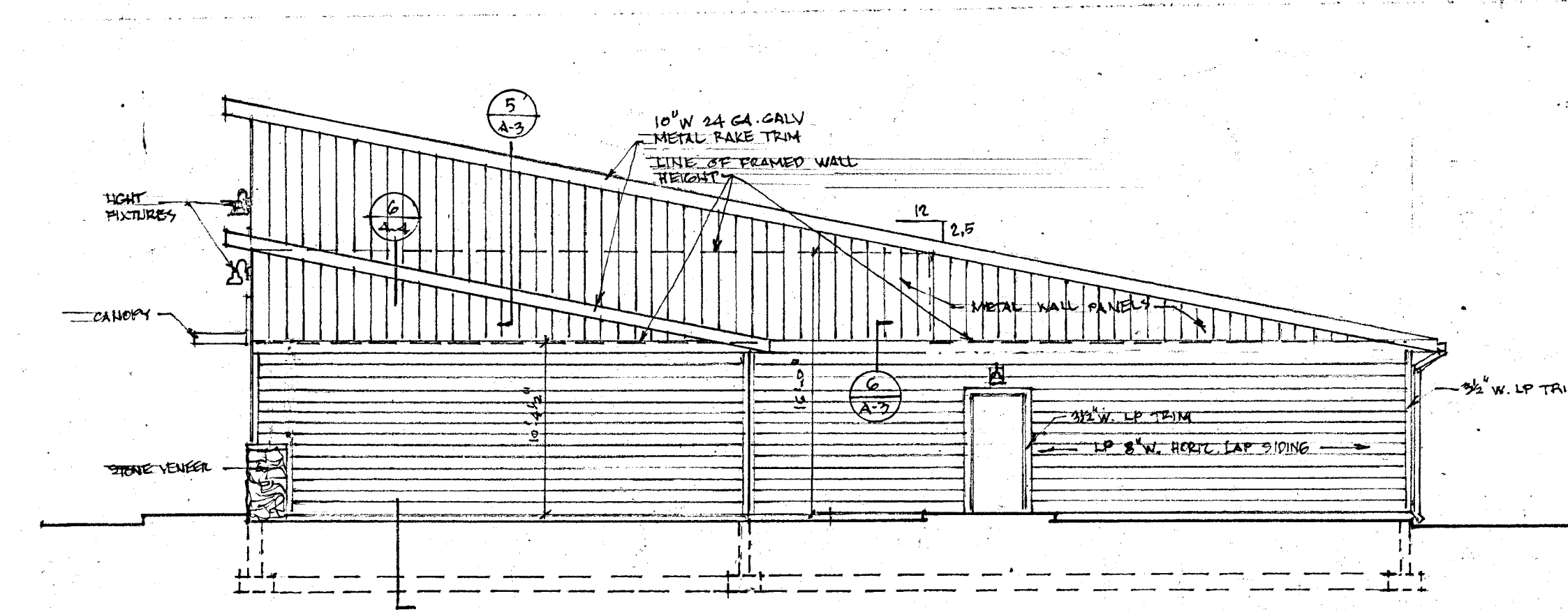
7 SECTION
A-3 $\|1\| = \|1-0\|$



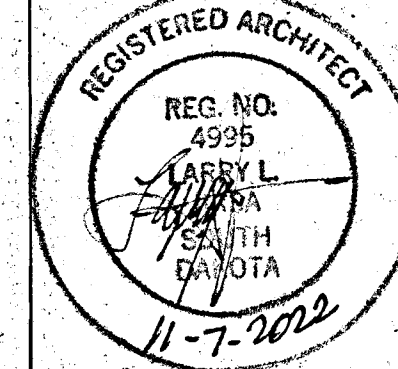
8 BUILDING SECTION
A-3 1/8" = 1'-0"



9 SOUTH ELEVATION
A-3 $1/8" = 1'-0"$



10 NORTH ELEVATION

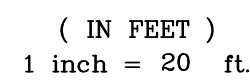


PROJECT NAME
DANNY FROM COMMERCIAL BLDG
1425 S. BURR ST.
MITCHELL, SD

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.
1101-22
DATE
NOV. 7, 2022
SHEET TITLE
EXTERIOR ELEVATIONS & DETAILS
SHEET NO.
A-3

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



LEGAL DESCRIPTION:
LOT 2-SL; LOT 2-SL-A EXCEPT THE NORTH
71.66'; LOT 2-SL-B; LOTS AB3 AND AB4; ALL IN
THE NE 1/4 OF SECTION 27, T 103 N, R 60 W
OF THE 5TH P.M., CITY OF MITCHELL, DAVISON
COUNTY, SOUTH DAKOTA.

- ## LEGEND
- | | |
|---|--------------------------------------|
|  | = FOUND IRON MONUMENT |
|  | = BENCHMARK |
|  | = EXISTING SANITARY SEWER MANHOLE |
|  | = EXISTING FIRE HYDRANT |
|  | = EXISTING WATER VALVE |
|  | = EXISTING STORM SEWER CATCH BASIN |
|  | = EXISTING STORM SEWER MANHOLE |
|  | = SIGN |
|  | = EXISTING BOLLARD |
|  | = LIGHT POLE / LIGHT |
|  | = EXISTING ELECTRICAL PEDESTAL |
|  | = EXISTING TELEPHONE PEDESTAL |
|  | = EXISTING GAS METER |
|  | = EXISTING GAS VALVE |
|  | = EXISTING SANITARY CLEANOUT |
|  | = DECIDUOUS TREE |
|  | = EXISTING SANITARY SEWER LINE |
|  | = EXISTING WATER LINE |
|  | = EXISTING STORM SEWER LINE |
|  | = EXISTING FIBER OPTIC LINE |
|  | = EXISTING OVERHEAD ELECTRIC |
|  | = EXISTING UNDERGROUND ELECTRIC LINE |
|  | = EXISTING CONTOUR |
|  | = PROPERTY LINE |
|  | = ADJACENT PROPERTY LINE |

BENCHMARK DATA:

BENCHMARK FH: TOP NUT OF FIRE HYDRANT,
NW CORNER OF INTERSECTION OF
S BURR STREET AND W NORWAY
AVENUE
ELEV = 1313.68

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

Norway Ave
(Asphalt Surface)

Plan Horiz. Scale:	1" = 20'
Drawn By:	MED
Checked By:	CJK
Date:	5/10/2023
Project No.:	16217
File Name:	16217 Mueller Lumber Danny Prom Comm Bldg

Project Name:

Danny Prom
Commercial
Building

Located in:

Mitchell,
South Dakota

Sheet Name:

Existing Topographic
Survey

Sheet Number:

C100



(IN FEET)
1 inch = 10 ft.

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

Certificate

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



Plan Horiz. Scale:	1" = 10'
Drawn By:	MED
Checked By:	CJK
Date:	5/10/2023
Project No.:	16217
File Name:	16217 Mueller Lumber Danny Prom Conn Bldg

Project Name:
**Danny Prom
Commercial
Building**

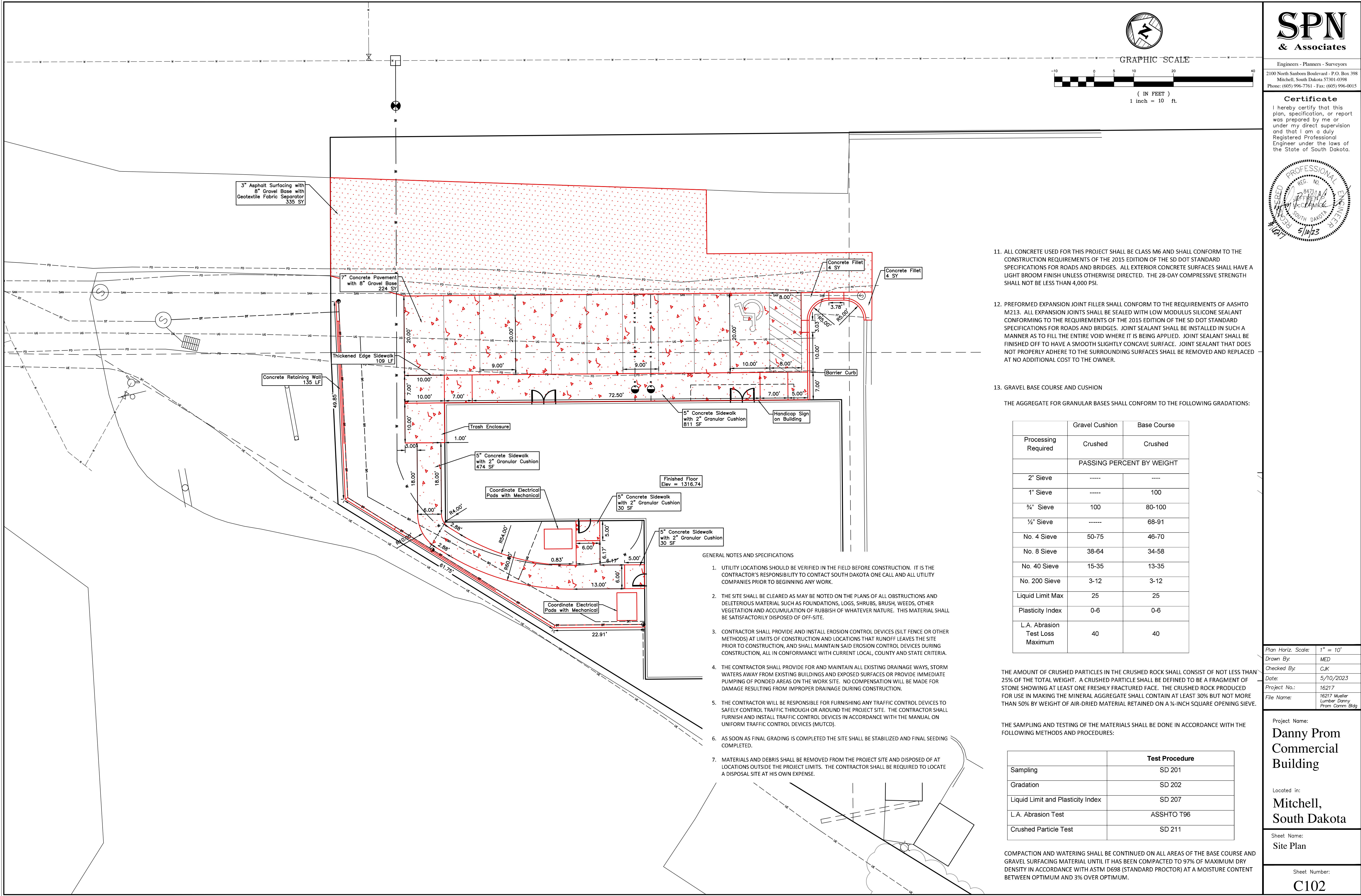
Located in:
**Mitchell,
South Dakota**

Sheet Name:

Removals

Sheet Number:

C101



SPN

& Associates

Engineers - Planners - Surveyors

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

Certificate

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PROFESSIONAL ENGINEER

REG. NO. 84711

DANNY PROM

SOUTH DAKOTA

5/10/23

Plan Horiz. Scale: 1" = 10'

Drawn By: MED

Checked By: CJK

Date: 5/10/2023

Project No.: 16217

File Name: 16217 Mueller Lumber Danny Prom Comm Bldg

Project Name:

Danny Prom Commercial Building

Located in:

Mitchell, South Dakota

Sheet Name:

Site Plan

Sheet Number:

C102

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

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

13. GRAVEL BASE COURSE AND CUSHION

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

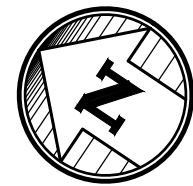
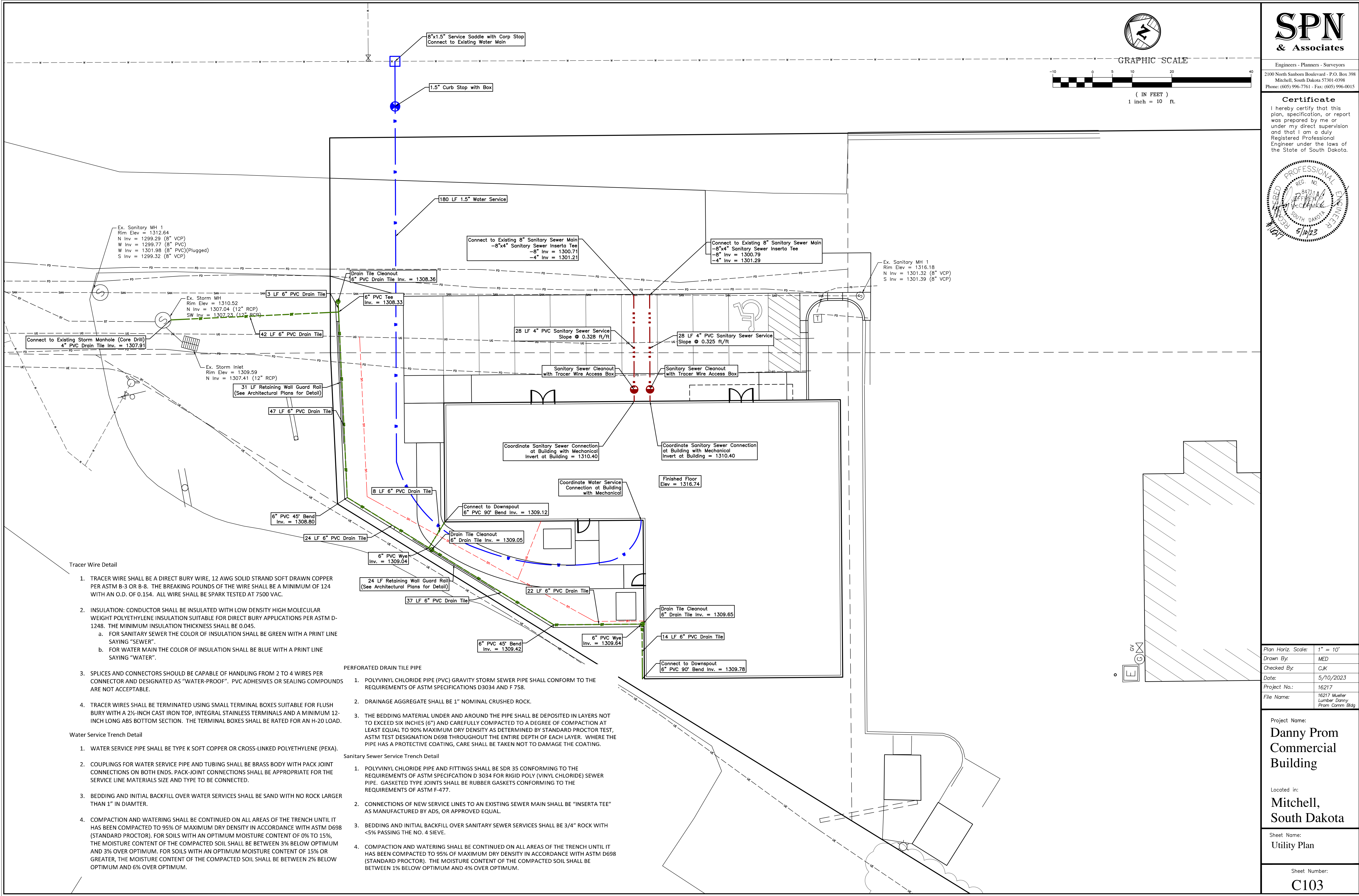
	Gravel Cushion	Base Course
Processing Required	Crushed	Crushed
PASSING PERCENT BY WEIGHT		
2" Sieve	----	----
1" Sieve	----	100
¾" Sieve	100	80-100
½" Sieve	-----	68-91
No. 4 Sieve	50-75	46-70
No. 8 Sieve	38-64	34-58
No. 40 Sieve	15-35	13-35
No. 200 Sieve	3-12	3-12
Liquid Limit Max	25	25
Plasticity Index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

THE AMOUNT OF CRUSHED PARTICLES IN THE CRUSHED ROCK SHALL CONSIST OF NOT LESS THAN 25% OF THE TOTAL WEIGHT. A CRUSHED PARTICLE SHALL BE DEFINED TO BE A FRAGMENT OF STONE SHOWING AT LEAST ONE FRESHLY FRACTURED FACE. THE CRUSHED ROCK PRODUCED FOR USE IN MAKING THE MINERAL AGGREGATE SHALL CONTAIN AT LEAST 30% BUT NOT MORE THAN 50% BY WEIGHT OF AIR-DRIED MATERIAL RETAINED ON A ¾-INCH SQUARE OPENING SIEVE.

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

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

COMPACTION AND WATERING SHALL BE CONTINUED ON ALL AREAS OF THE BASE COURSE AND GRAVEL SURFACING MATERIAL UNTIL IT HAS BEEN COMPACTED TO 97% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 (STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 3% OVER OPTIMUM.



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

SPN
& Associates

Engineers - Planners - Surveyors

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

Certificate

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



Plan Horiz. Scale:	1" = 10'
Drawn By:	MED
Checked By:	CJK
Date:	5/10/2023
Project No.:	16217
File Name:	16217 Mueller Lumber Danny Prom Comm Bldg

Project Name:

**Danny Prom
Commercial
Building**

Located in:

**Mitchell,
South Dakota**

Sheet Name:

Utility Plan

Sheet Number:

C103

Certificate

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



Plan Horiz. Scale: 1" = 10'

Drawn By: MED

Checked By: CJK

Date: 5/10/2023

Project No.: 16217

File Name: 16217 Mueller Lumber Danny Prom Comm Bldg

Project Name:

Danny Prom
Commercial
Building

Located in:

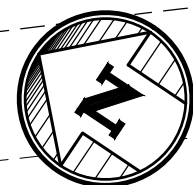
Mitchell,
South Dakota

Sheet Name:

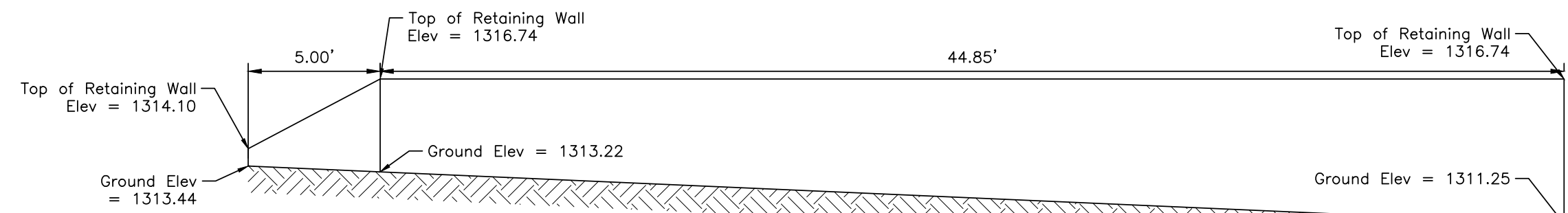
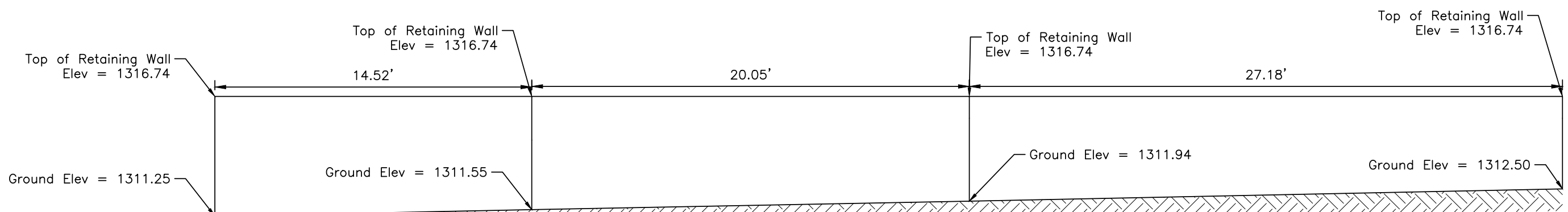
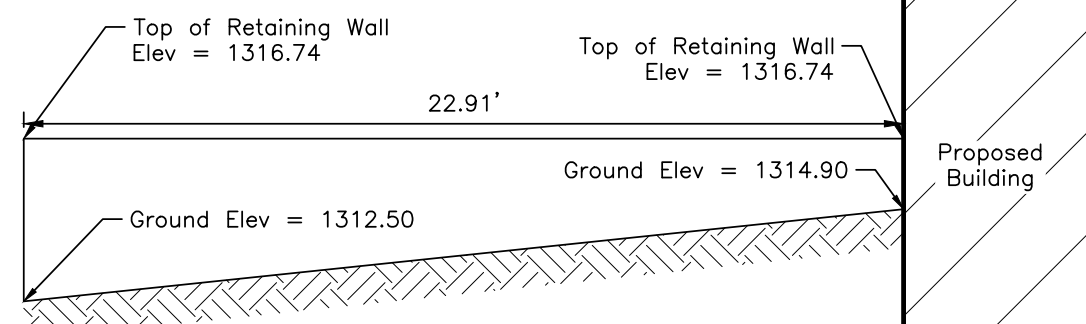
Grading Plan

Sheet Number:

C104



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.1
C104 Retaining Wall Elevation View
SCALE 1" = 10'2
C104 Retaining Wall Elevation View
SCALE 1" = 10'3
C104 Retaining Wall Elevation View
SCALE 1" = 10'

GENERAL NOTES AND SPECIFICATIONS

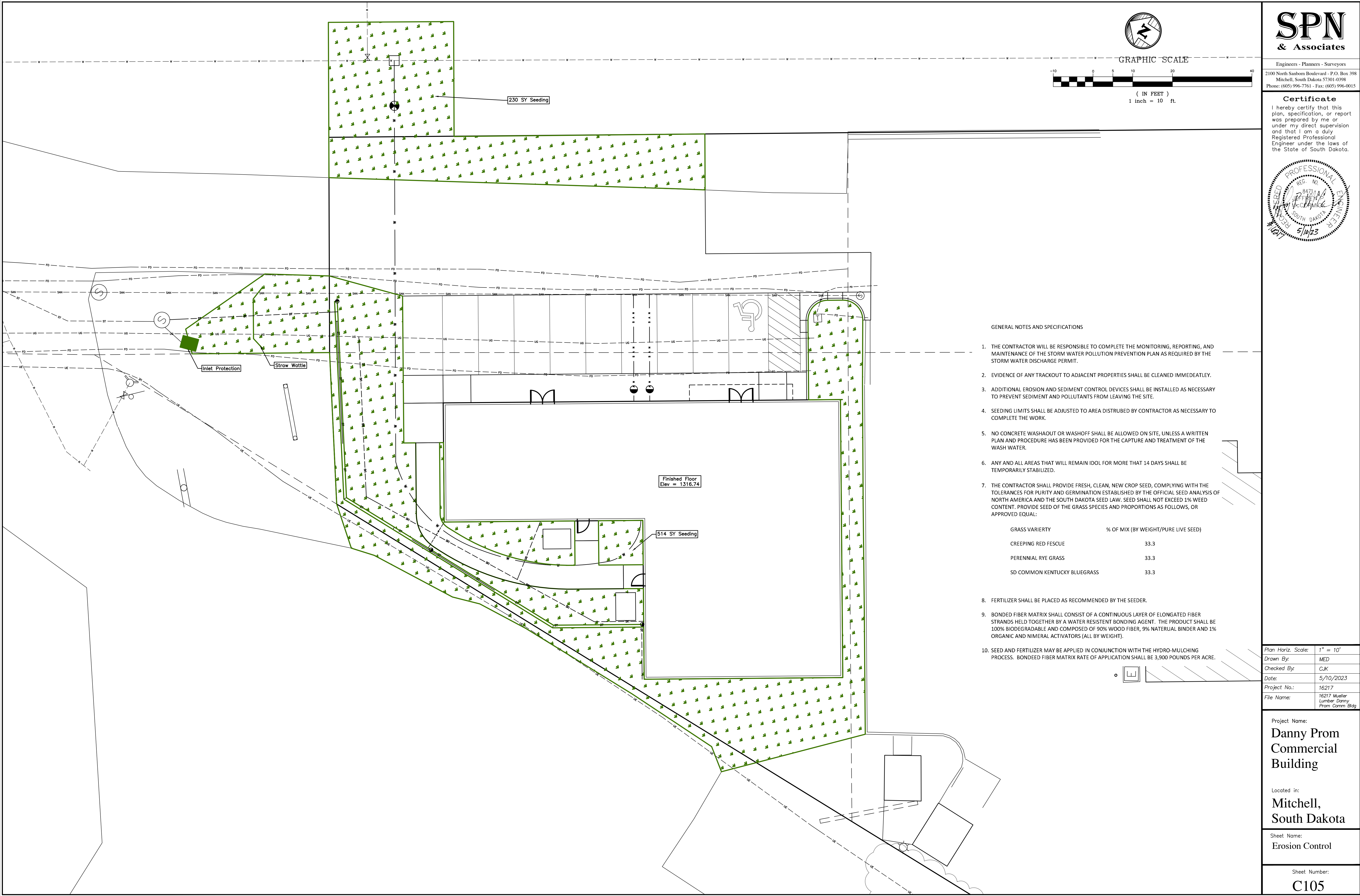
1. UPON COMPLETION OF CLEARING AND GRUBBING, THE CONTRACTOR MAY BEGIN EXCAVATION. TOPSOIL SHALL BE SALVAGED BY THE CONTRACTOR TO BE RE-USED FOR ALL AREAS TO BE RESEDED. ALL AREAS REQUIRING TOPSOIL SHALL BE OVER-EXCAVATED OR UNDER-FILLED TO ALLOW FOR PLACEMENT OF A MINIMUM OF 4" OF TOPSOIL.

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

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

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

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



GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR WILL BE RESPONSIBLE TO COMPLETE THE MONITORING, REPORTING, AND MAINTENANCE OF THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE STORM WATER DISCHARGE PERMIT.
2. EVIDENCE OF ANY TRACKOUT TO ADJACENT PROPERTIES SHALL BE CLEANED IMMEDIATELY.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS NECESSARY TO PREVENT SEDIMENT AND POLLUTANTS FROM LEAVING THE SITE.
4. SEEDING LIMITS SHALL BE ADJUSTED TO AREA DISTURBED BY CONTRACTOR AS NECESSARY TO COMPLETE THE WORK.
5. NO CONCRETE WASHAOUT OR WASHOFF SHALL BE ALLOWED ON SITE, UNLESS A WRITTEN PLAN AND PROCEDURE HAS BEEN PROVIDED FOR THE CAPTURE AND TREATMENT OF THE WASH WATER.
6. ANY AND ALL AREAS THAT WILL REMAIN IDOL FOR MORE THAT 14 DAYS SHALL BE TEMPORARILY STABILIZED.
7. THE CONTRACTOR SHALL PROVIDE FRESH, CLEAN, NEW CROP SEED, COMPLYING WITH THE TOLERANCES FOR PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA AND THE SOUTH DAKOTA SEED LAW. SEED SHALL NOT EXCEED 1% WEED CONTENT. PROVIDE SEED OF THE GRASS SPECIES AND PROPORTIONS AS FOLLOWS, OR APPROVED EQUAL:

GRASS VARIETY	% OF MIX (BY WEIGHT/PURE LIVE SEED)
CREEPING RED FESCUE	33.3
PERENNIAL RYE GRASS	33.3
SD COMMON KENTUCKY BLUEGRASS	33.3
8. FERTILIZER SHALL BE PLACED AS RECOMMENDED BY THE SEEDER.
9. BONDED FIBER MATRIX SHALL CONSIST OF A CONTINUOUS LAYER OF ELONGATED FIBER STRANDS HELD TOGETHER BY A WATER RESISTENT BONDING AGENT. THE PRODUCT SHALL BE 100% BIODEGRADABLE AND COMPOSED OF 90% WOOD FIBER, 9% NATERUAL BINDER AND 1% ORGANIC AND NIMERAL ACTIVATORS (ALL BY WEIGHT).
10. SEED AND FERTILIZER MAY BE APPLIED IN CONIUNCTION WITH THE HYDRO-MULCHING PROCESS. BONDEED FIBER MATRIX RATE OF APPLICATION SHALL BE 3,900 POUNDS PER ACRE.

SPN

& Associates

Engineers - Planners - Surveyors

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

Certificate

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

PROFESSIONAL ENGINEER

REG. NO. 84711

5/10/23

Plan Horiz. Scale: 1" = 10'

Drawn By: MED

Checked By: CJK

Date: 5/10/2023

Project No.: 16217

File Name: 16217 Mueller Lumber Danny Prom Comm Bldg

Project Name:

Danny Prom Commercial Building

Located in:

Mitchell, South Dakota

Sheet Name:

Erosion Control

Sheet Number:

C105

G:\bls\CD\bls\Project 16217\16217 Mueller Lumber Danny Prom Comm Bldg\16217 Mueller Lumber Danny Prom Comm Bldg.dwg, 5/11/2023 3:25:59 AM, mngjstndus

Page 16 of 77





TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, 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. 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: [Click or tap here to enter text.](#)

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

Description of Conditional Use: Multi-family dwelling units

This Application is for the following described real property:

Legal Description: 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.

Property Address: 1303 S Ohlman St

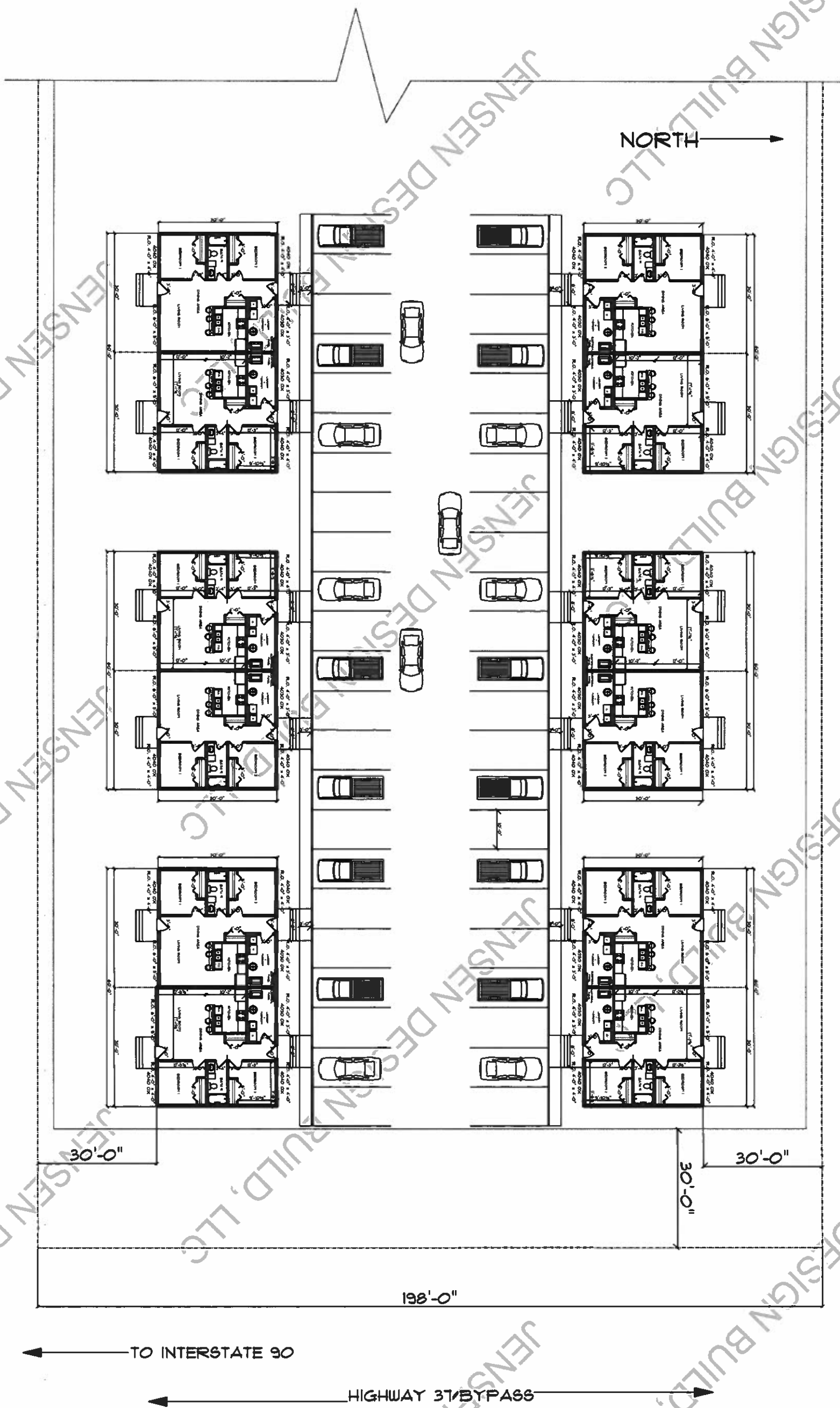
Dated this 18th of April, 2023

Jensen Capital and Development LLC
APPLICANT

OWNER

A handwritten signature in black ink, appearing to read "Jensen", is written over the "OWNER" label.





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 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.

YOU ARE FURTHER NOTIFIED, that the application was postponed at the May 8, 2023 City Planning Commission meeting due to lack of quorum and postponed at the May 15, 2023 Board of Adjustment due to no recommendation by City Planning Commission. City Planning Commission will be conducting a hearing on this application on Monday, June 12, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, June 20, 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 public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 25th day of May, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of May, 2023

Approximate Cost:

Jensen Capital and Development LLC
25063 Alex Ct
Mitchell, SD 57301

Boehnen Holdings LLLP
C/O Nina Theiss
5722 Preston Lane
Charlotte, NC 28270

Larson Ventures SD Partnership
1210 S Ohlman St
Mitchell, SD 57301

South Dakota DOT
700 E Broadway Ave
Pierre, SD 57501

MSTM Properties LLC
41090 Mountain Pl
Mitchell, SD 57301

BHOLE LLC
1601 S Burr St
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, 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. 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 fee due with application.

Description of Variance:

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

Description of Conditional Use: Medical Cannabis Dispensary.

This Application is for the following described real property:

Legal Description: Lot 7 Blk 12, 15520- Original Mitchell - NE&SE (21), Davison County, South Dakota

Property Address: 100 N Main St, Mitchell, SD 57301

Dated this 4th day of May, 2023

Peter Pikan The Flower Shop LLC
APPLICANT

[Signature]
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 The Flower Shop LLC has applied for a conditional use permit to operate a Medical Cannabis Dispensary; located at 100 N Main St, legally described Lot 7, Block 12; Original Plat of Town (now City) of Mitchell, Davison County, South Dakota. The said real property is zoned CB Central District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, June 12, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, June 20, 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 25th day of May, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of May, 2023

Approximate Cost:

The Flower Shop LLC
2211 W 49th St
Sioux Falls, SD 57105

City of Mitchell
612 N Main St
Mitchell, SD 57301

Anisa Deinert
1301 W Birch Ave
Mitchell, SD 57301

Brandon & Rachel Dykstra
1010 S Miller Ave
Mitchell, SD 57301

Risk Management Inc
C/O Gerald Carey
106 N Main St
Mitchell, SD 57301

Pepes Painting LLC
301 S Cory Pl
Sioux Falls, SD 57110

Bates Rentals LLC
112 N Main St
Mitchell, SD 57301

Tobins Transfer Inc
PO Box 639
Mitchell, SD 57301

Eternal Hope LLC
311 E 3rd Ave
Mt. Vernon, SD 57363

Gold Key Properties LLC
1660 E 8th Ave
Mitchell, SD 57301

John & Diane Adamo
3150 H St
Sacramento, CA 95816

Caskeys Retail Company
PO Box 54288
Lexington, KY 40555

William & Melva Buckmiller
1821 Quiett Ln
Mitchell, SD 57301

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

Tobins Transfer Inc
119 E 1st Ave
Mitchell, SD 57301

May 31, 2023

TO WHOM IT MAY CONCERN:

Call what it is

YOU ARE HEREBY NOTIFIED that The Flower Shop LLC has applied for a conditional use permit to operate a Medical Cannabis Dispensary; located at 100 N Main St, legally described Lot 7, Block 12; Original Plat of Town (now City) of Mitchell, Davison County, South Dakota. The said real property is zoned CB Central District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 12, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, June 20, 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

Bill Burkholder

OWNER

115 E 1st

ADDRESS

____ APPROVE

☒ DISAPPROVE

COMMENTS:



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

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

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

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

☐ Rezoning \$150 application due with the application.

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

☒ Variance \$100 application due with the application.

- Description of Variance Requested: Rear yard setback of 16' vs 25'
Front yard setback 24' to house, 18' to porch vs 25'
To help accomidate a shared driveway
4' step back from first house

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

- Description of Conditional Use: _____

This Application is for the following described real property:

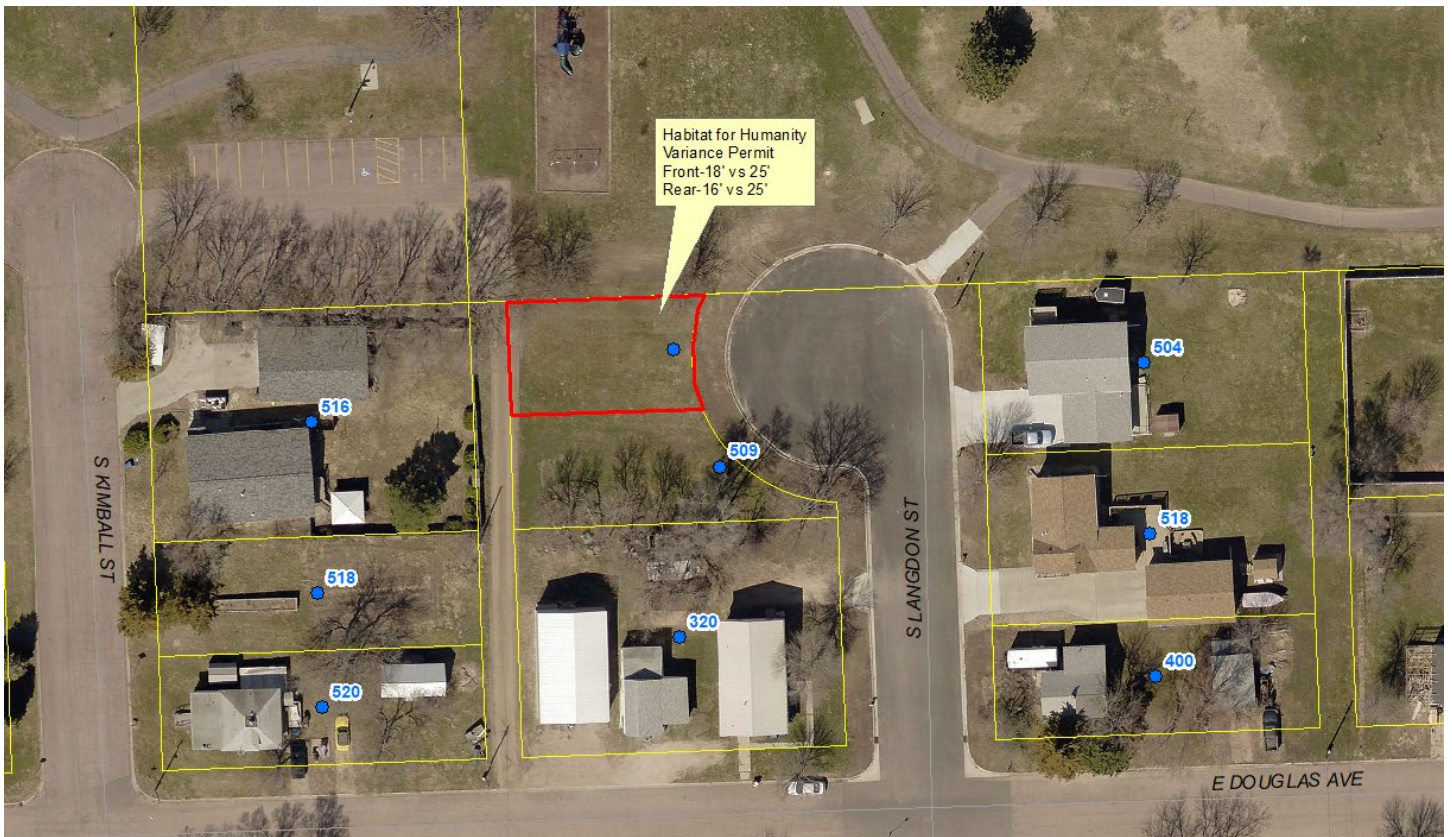
- Legal Description: Lot 81 A of Overlook Addition, City of Mitchell
Davison County, South Dakota

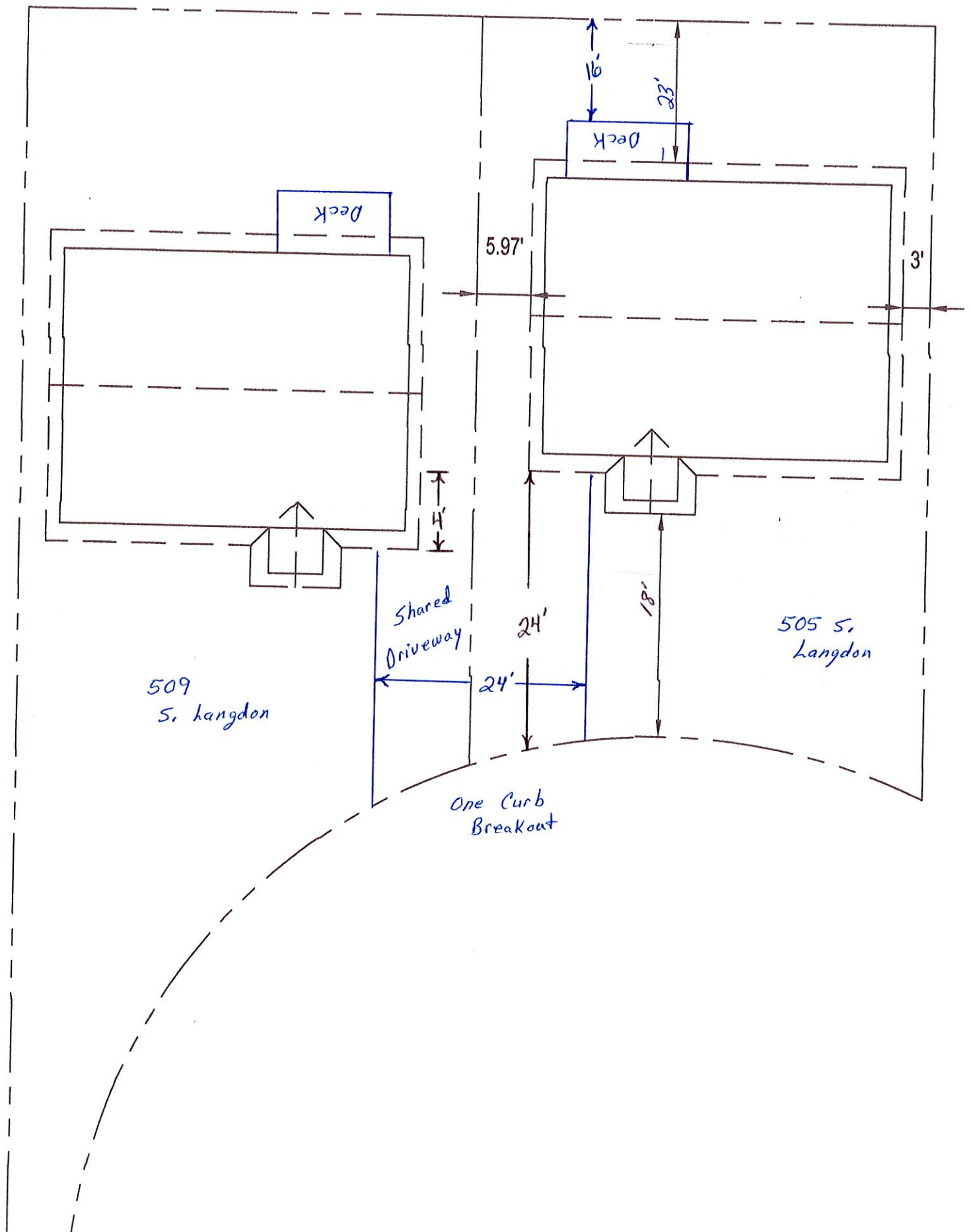
- Property Address: 505 S. Langdon St.

Dated this _____ day of _____.

Michael Asmus, Construction Manager
Applicant Will Ebn

Mitchell Regional Habitat for Humanity
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 Habitat for Humanity has applied for a variance permit for rear-yard setback of 16' vs 25' and front-yard setback of 18' vs 25' for construction of a house with a rear deck and front porch, located at 505 S Langdon St, legally described as Lot 81A of Overlook 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, June 12, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, June 20, 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 25th day of May, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of May, 2023

Approximate Cost:

Habitat for Humanity
Kerri Peters
PO Box 1331
Mitchell, SD 57301

Builders FirstSource
Michael Asmus
1705 W Havens
Mitchell, SD 57301

Larry Weisser
612 S Langdon St
Mitchell, SD 57301

Tammy & William Sternhagen
516 S Kimball St
Mitchell, SD 57301

Larry Weisser
1112 N Rowley St
Mitchell, SD 57301

Sonja Wells
509 S Langdon St
Mitchell, SD 57301

Linda Otterpohl
504 S Langdon St
Mitchell, SD 57301

Patrick & Marica Shannon
518 S Langdon St
Mitchell, SD 57301

Kyle Hanson
2229 S Creek View Ave
Sioux Falls, SD 57106

City of Mitchell
612 N Main St
Mitchell, SD 57301



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, 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. 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 fee due with application.

Description of Variance:

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

Description of Conditional Use: Rodeo Grounds 10-8A-3

This Application is for the following described real property:

Legal Description: Lot 1 in the S ½ of the NW ¼ of Section 33, T 104 N, R 60 W of the 5th P.M., said lot formerly within the boundaries of the Mitchell Municipal Airport, Mitchell, South Dakota.

Property Address:

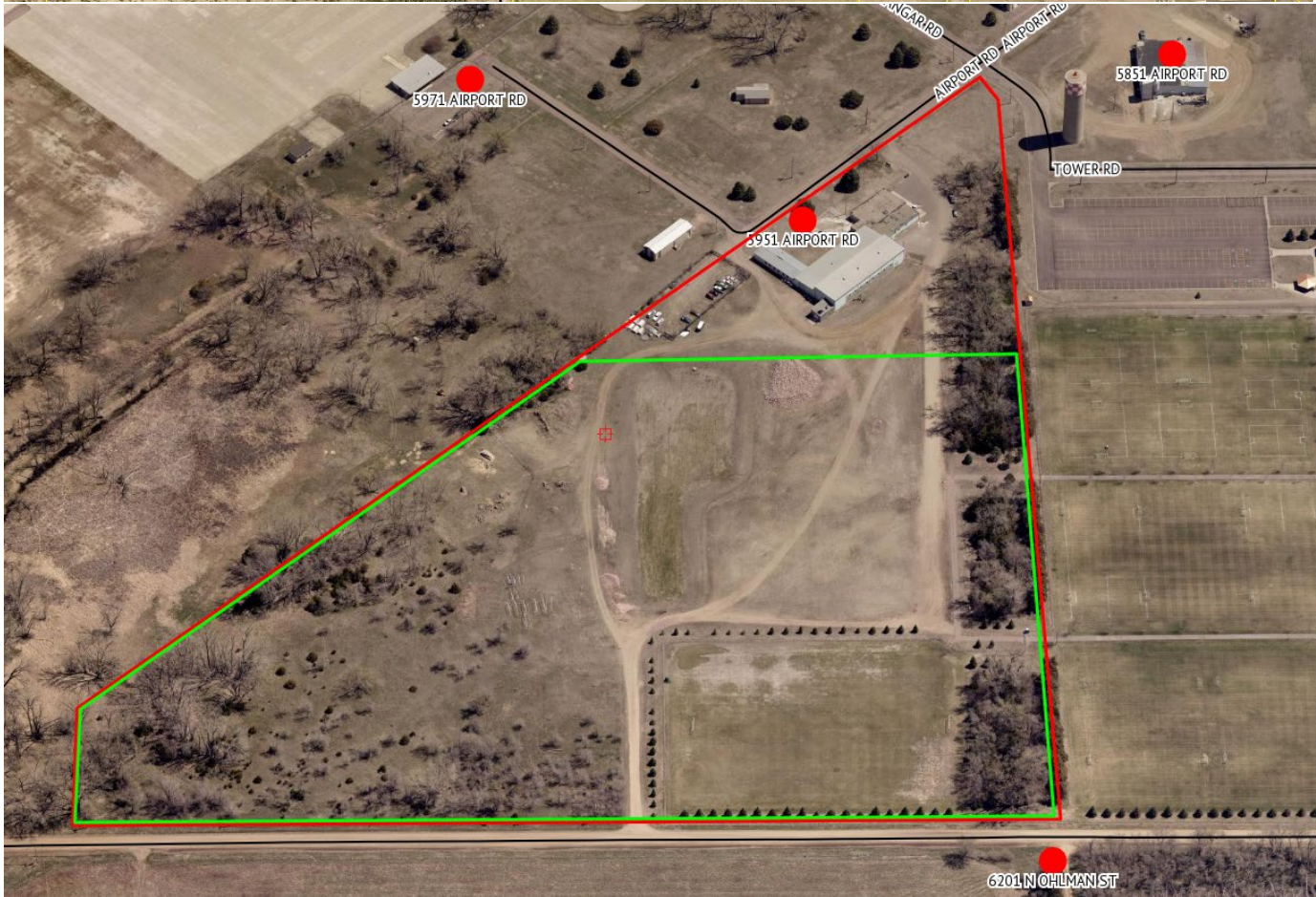
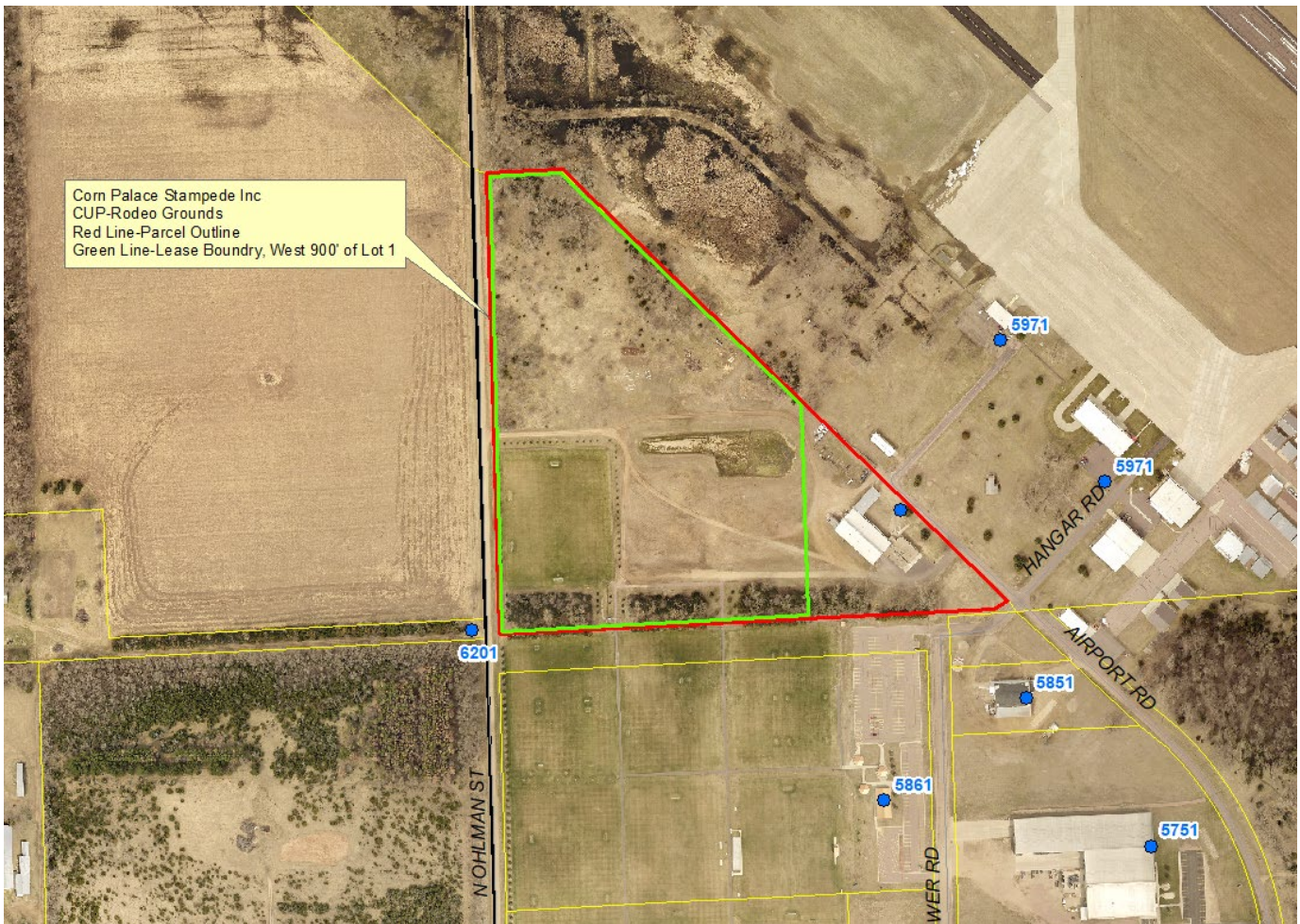
Dated this 18th of May, 2023

CORN PALACE Stampede, INC.

APPLICANT

Dominic Epp executive committee

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 Corn Palace Stampede Inc has applied for a conditional use permit to operate a Rodeo Grounds; located on N Ohlman St north of Industrial Road (no address created at this time), legally described as Lot 1 in the S 1/2 of the NW 1/4 of Section 33, T 104 N, R 60 W of the 5th P.M., said lot formerly within the boundaries of the Mitchell Municipal Airport, Mitchell, South Dakota. The said real property is zoned PL Public Lands and Institutions District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, June 12, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, June 20, 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 25th day of May, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of May, 2023

Approximate Cost:

Corn Palace Stampede Inc
PO Box 177
Mitchell, SD 57301

Josten Enterprises LLC
1201 W Van Eps Ave
Sioux Falls, SD 57105

P & B Casey Farms LLC
8962 E 47th Ave
Denver, CO 80238

City of Mitchell
612 N Main St
Mitchell, SD 57301



PETITION FOR VACATION AND CONDITIONAL GRANT OF EASEMENT

**TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MITCHELL,
SOUTH DAKOTA:**

The undersigned, being the owners of real property abutting a portion of undeveloped right of way (Indian Head Drive) hereinafter described, hereby petition this governing body, subject to the conditional easements included herein, to vacate said right of way pursuant to the statutes in such cases made, and provided, particularly SDCL 9-45-7, et. seq., and the petitioners respectfully show and represent the following:

1. Kelly Gross owns:

Lots 1-2-3-A, Block 15, Indianhead 3rd Addition, City of Mitchell, Davison County, South Dakota and vacated alley abutting, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 70 on June 7, 1978; (hereinafter "Gross Property")

2. Bart and Nikki Fredericksen own:

Lot 2A, Block 3, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota; (hereinafter "Fredericksen Property")

3. Charles and Pricilla Stevenson own:

Lot 4A and Lot 5, Block 3, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota; (hereinafter "Stevenson Property")

4. CJM Consulting, Inc. owns:

Lot 1, Block 6, South Lake Estates Subdivision to the City of Mitchell in the SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; (hereinafter "CJM Property")

- 5. The subject right of way to be vacated is that portion of Indian Head Drive which is adjacent to the Gross Property, Fredericksen Property, Stevenson Property and CJM Property, but only such portion lying east of the west property boundary of the CJM Property, and not including any portion of the intersection of Indian Head Drive with South Harmon Drive.**
- 6. An illustration of the portion of right of way proposed to be vacated is attached hereto and marked Exhibit "A" and by this reference is incorporated herein.**
- 7. The alley sought to be vacated was never improved.**

8. The above properties constitute all of the land adjoining the portion of the alley sought to be vacated.
9. In the event the City proceeds with vacating the proposed portion of right of way, and in consideration of the grant of such request to vacate, the parties to this Petition (“Granting Parties”), for the portion of the vacated right of way that accrues to each Granting Party, do hereby GRANT, at the time such vacation is approved and effective, the following perpetual easements:
 - A. To the respective service providers for the continued use, maintenance, repair, and replacement of all utilities currently located within the vacated area, along with the right of ingress, egress, and temporary use of such adjacent space reasonable and supplementary to such use, maintenance, repair, and replacement; and
 - B. To the City, for the benefit of the public, an easement within the entire vacated area for the purposes of surface water drainage and/or surface water detention as the City deems now or in the future to be appropriate, along with the right to construct, maintain, alter, or complete drainage improvements within the easement area.
 - C. For each easement, each Granting Party shall be prohibited from placing any landscaping, structure, or other material in the Drainage Easement area unless the City has provided written consent to such placement and then only to the extent expressly permitted in such writing. In the event a Granting Party places such an improvement in the easement area, the Granting Party shall be solely responsible for the repair or replacement of such improvement if the improvement is damaged or destroyed in connection with actions authorized by the easement. Such easements shall constitute covenants running with the land and be binding upon all Granting Parties and their respective successors in interest.

WHEREFORE, Petitioners respectfully pray that the governing body order this Petition to be filed with the City Finance Officer, and direct that notice of the time and place when the Petition will be considered be given by publication once each week for two successive weeks; and that upon said hearing, the governing body adopt a resolution vacating the right of way in the manner requested in this Petition pursuant to SDCL 9-45-7 et seq.

[signature pages to follow]

Dated this 22nd day of may, 2023.

Kelly Gross

[illegible]

KELLY GROSS, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.

Kelly Gross
KELLY GROSS

Subscribed and sworn to before me this 22 day of May, 2023.



Dawn R Parola
NOTARY PUBLIC – SOUTH DAKOTA

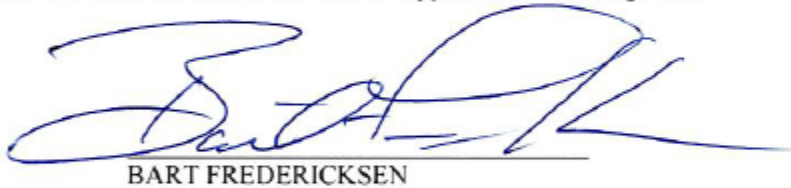
My Commission expires: 3/25/2029

Dated this 21st day of May, 2023.


BART FREDERICKSEN

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

BART FREDERICKSEN, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.


BART FREDERICKSEN

Subscribed and sworn to before me this 21st day of May, 2023.

(SEAL)


NOTARY PUBLIC - SOUTH DAKOTA

My Commission expires: 11-8-2027

Dated this 21st day of May, 2023.



NIKKI FREDERICKSEN

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

NIKKI FREDERICKSEN, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.



NIKKI FREDERICKSEN

Subscribed and sworn to before me this 21st day of May, 2023.

(SEAL)



NOTARY PUBLIC - SOUTH DAKOTA

My Commission expires: 11-8-2027



Dated this 19 day of May, 2023.

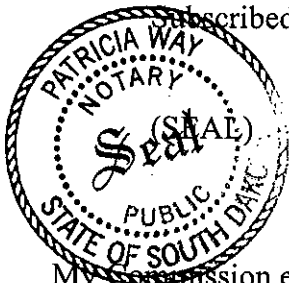
Charles Stevenson
CHARLES STEVENSON

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

CHARLES STEVENSON, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.

Charles Stevenson
CHARLES STEVENSON

Subscribed and sworn to before me this 19th day of May, 2023.



Patricia Way
NOTARY PUBLIC - SOUTH DAKOTA

My commission expires: 8-03-2023

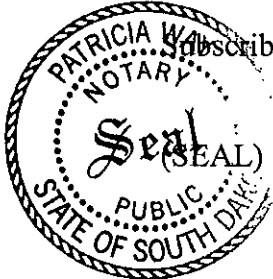
Dated this 19th day of May, 2023.

Priscilla Stevenson
PRISCILLA STEVENSON

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

PRISCILLA STEVENSON, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.

Priscilla Stevenson
PRISCILLA STEVENSON



Subscribed and sworn to before me this 19th day of May, 2023.

Patricia Way
NOTARY PUBLIC - SOUTH DAKOTA

My Commission expires: 8-03-2023

Dated this 22nd day of MAY, 2023.



CHARLES J MAUSZYCKI, SR.
President, CJM CONSULTING, INC.

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

CHARLES J MAUSZYCKI, SR., being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief in his capacity as President of CJM Consulting, Inc.



CHARLES J MAUSZYCKI, SR.
President, CJM CONSULTING, INC.

Subscribed and sworn to before me this 22nd day of MAY, 2023.

(SEAL)



NOTARY PUBLIC – SOUTH DAKOTA

My Commission expires: 4-1-24

Exhibit "A"

SPN# 22-16194

SHEET 1 OF 3

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

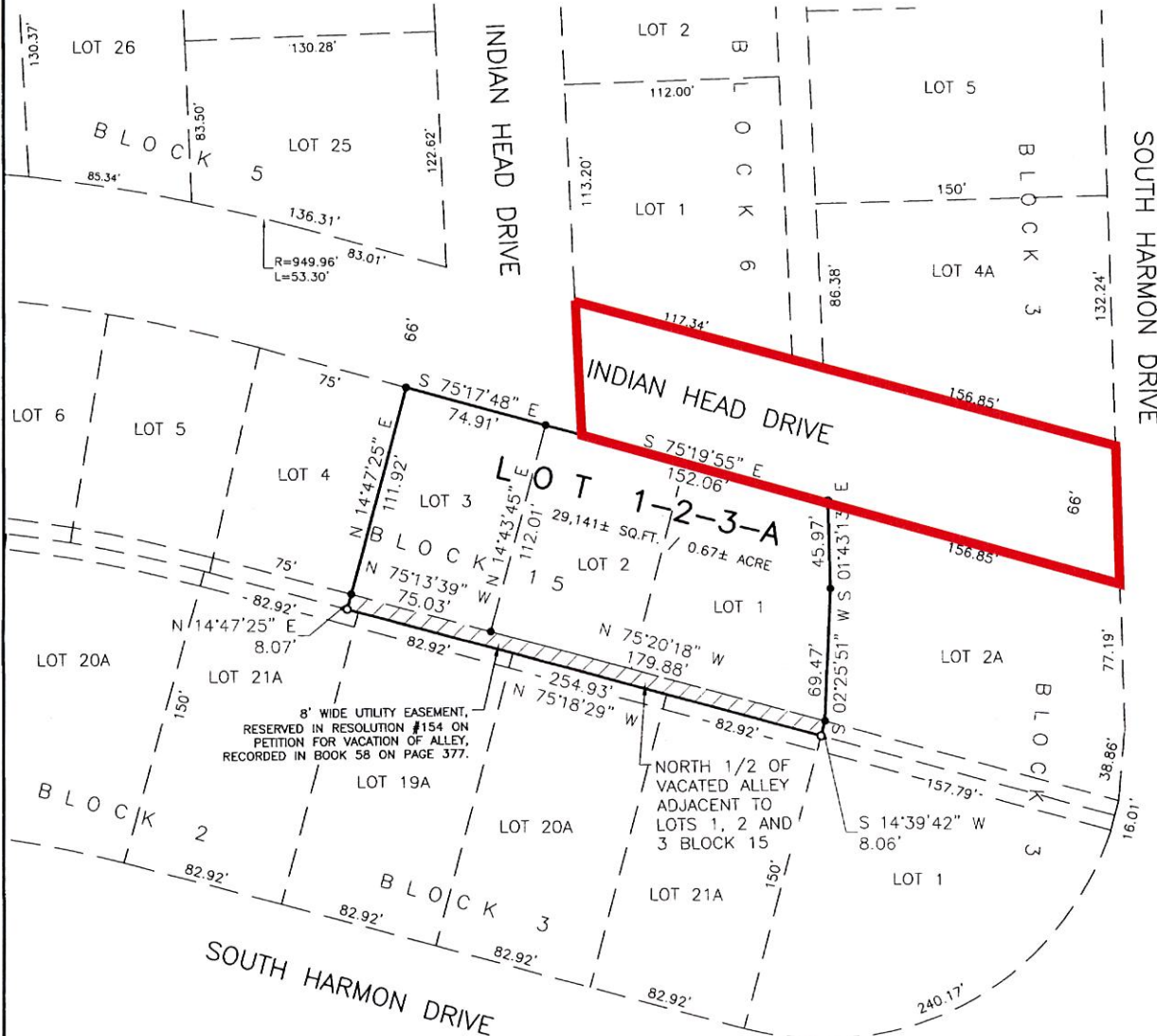
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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



1 inch = 60 Feet



A PLAT OF LOT 1-2-3-A OF BLOCK 15, INDIAN HEAD THIRD ADDITION TO THE 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 Kelly Gross, as owner, and under his direction for purposes indicated therein, I did on or prior to December 12, 2022, survey those parcels of land described as follows: LOT 1-2-3-A OF BLOCK 15, INDIAN HEAD THIRD ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate LOTS 1, 2 AND 3 OF BLOCK 15, INDIAN HEAD THIRD ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 11 ON PAGE 70.

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 10TH day of JANUARY, 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

NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Kelly Gross, Bart and Nikki Fredericksen, Charles and Pricilla Stevenson and CJM Consulting Inc, have petitioned the City Council of the City of Mitchell, Davison County, South Dakota to vacate the following:

Petitioners request to vacate the portion of Indian Head Drive which is adjacent to the Gross Property, Fredericksen Property, Stevenson Property and CJM Property, but only such portion lying east of the west property boundary of the CJM Property, and not including any portion of the intersection of Indian Head Drive with South Harmon Drive.

The petitioners are the sole owners of the real property abutting the aforementioned alley, as they own the following real property;

Lots 1-2-3-A, Block 15, Indianhead 3rd Addition, City of Mitchell, Davison County, South Dakota and vacated alley abutting, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB 11, Page 70 on June 7, 1987 is owned by Petitioner Kelly Gross.

Lot 2A, Block 3 Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota is owned by Petitioners Bart and Nikki Fredericksen.

Lot 4A and Lot 5, Block 3, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota is owned by Petitioners Charles and Pricilla Stevenson.

Lot 1, Block 6, South Lake Estates Subdivision to the City of Mitchell in the SW ¼ of Section T 103 N, R 60 W of the 5th P.M., Davison County South Dakota is owned by Petitioner CJM Consulting Inc.

You are hereby notified that a discussion and recommendation will be held by the Planning Commission on Monday, June 12, 2023, 12:00 P.M. (noon) in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD and the public hearing by the City Council on Tuesday June 20, 2023 at 6:00 P.M., in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD to consider the petition and resolution vacating the said road. All interested parties may attend and be heard at the public hearing.

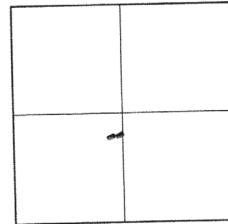
Dated this the 25th day of May, 2023

Michelle Bathke
Finance Officer

Published twice: May 31, 2023 and June 7, 2023
Approximate Cost:



1 Inch = 100 Feet

LOCATION MAP
SCALE: 1" = 3000'PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS &
GROUND DISTANCESNOTE:
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.**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

Existing 30' Permanent
Waterline EasementRailroad Right-of-Way
Centerline of Railroad TracksLOTS LABELED AS PLATTED OR FUTURE
ARE AS OF 05/30/2023 WHICH IS
THE DATE THIS DRAWING WAS CREATED

Easements within Lot K dedicated by this plat:
10' Drainage and Utility Easement (Including
Driveway Culverts) on the front along Sam Street.
8' Drainage and Utility Easement on the south side.
3' Drainage and Utility Easement on the north side.
5' Drainage and Utility Easement on the rear.

Easements within Lot M dedicated by this plat:
10' Drainage and Utility Easement (Including
Driveway Culverts) on the front along Sam Street.
3' Drainage and Utility Easement on the south side.
8' Drainage and Utility Easement on the north side.
5' Drainage and Utility Easement on the rear.

A PLAT OF LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to May 29, 2023, survey those parcels of land described as follows: LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

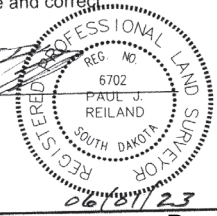
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 1st day of JUNE, 2023.

Registered Land Surveyor #SD6702

SPN

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



A PLAT OF LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT S OF MAUI FARMS SECOND ADDITION IN THE SE 1/4 OF SECTION 31 AND PREVIOUSLY PLATTED 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., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots K and M shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Sam Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of Maui Farms Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

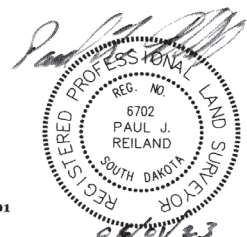
NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned 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 the City of Mitchell Planning
Commission

SPN

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



A PLAT OF LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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 LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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 LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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

Finance Officer/Deputy Finance Officer

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 this 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 LOTS K AND M, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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

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 _____.

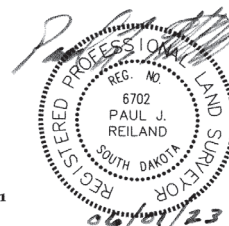
Register of Deeds, Davison County

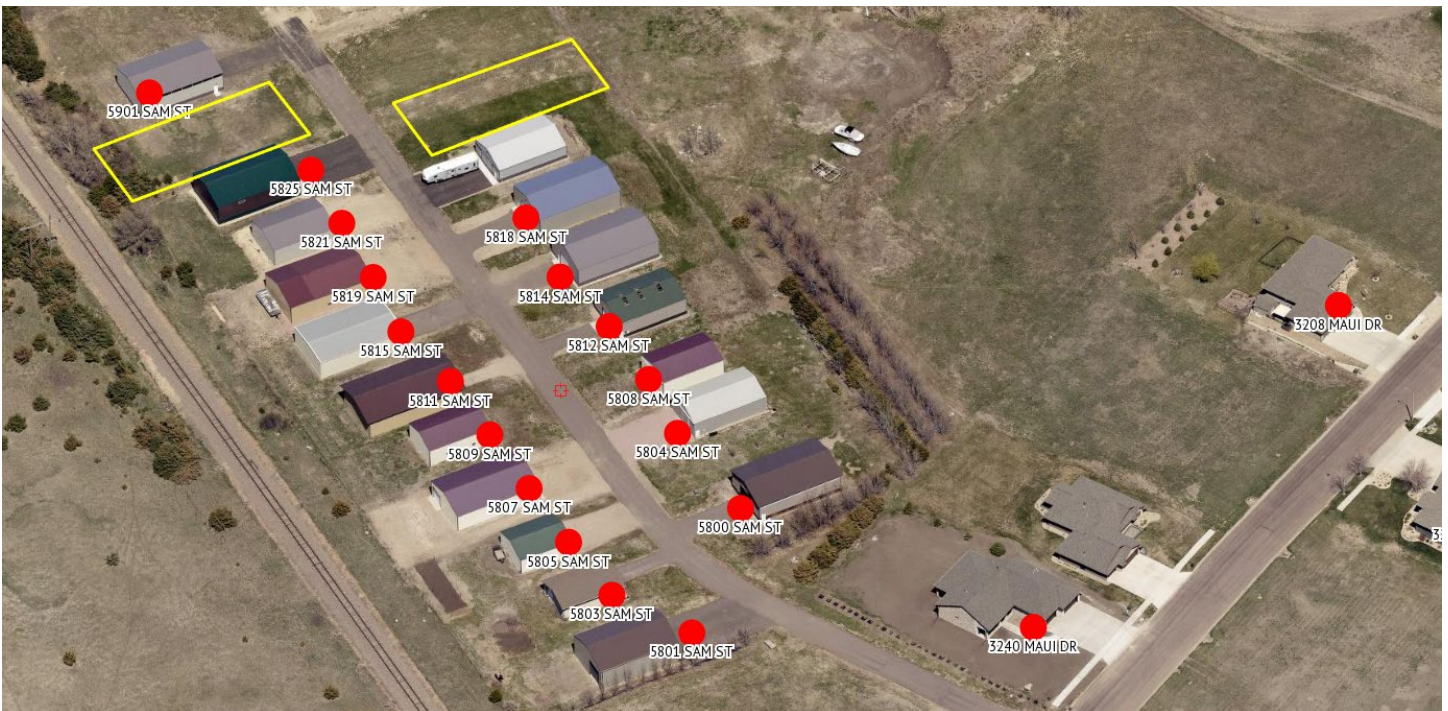
By _____

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







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
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- 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

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

**EASEMENTS WITHIN LOT 1,
BLOCK 5 DEDICATED BY THIS PLAT.**

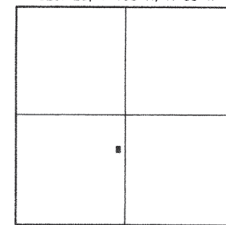
FRONT ALONG SNEAD AVENUE = 5'
UTILITY EASEMENT

WEST SIDE = 3'
DRAINAGE AND UTILITY EASEMENT

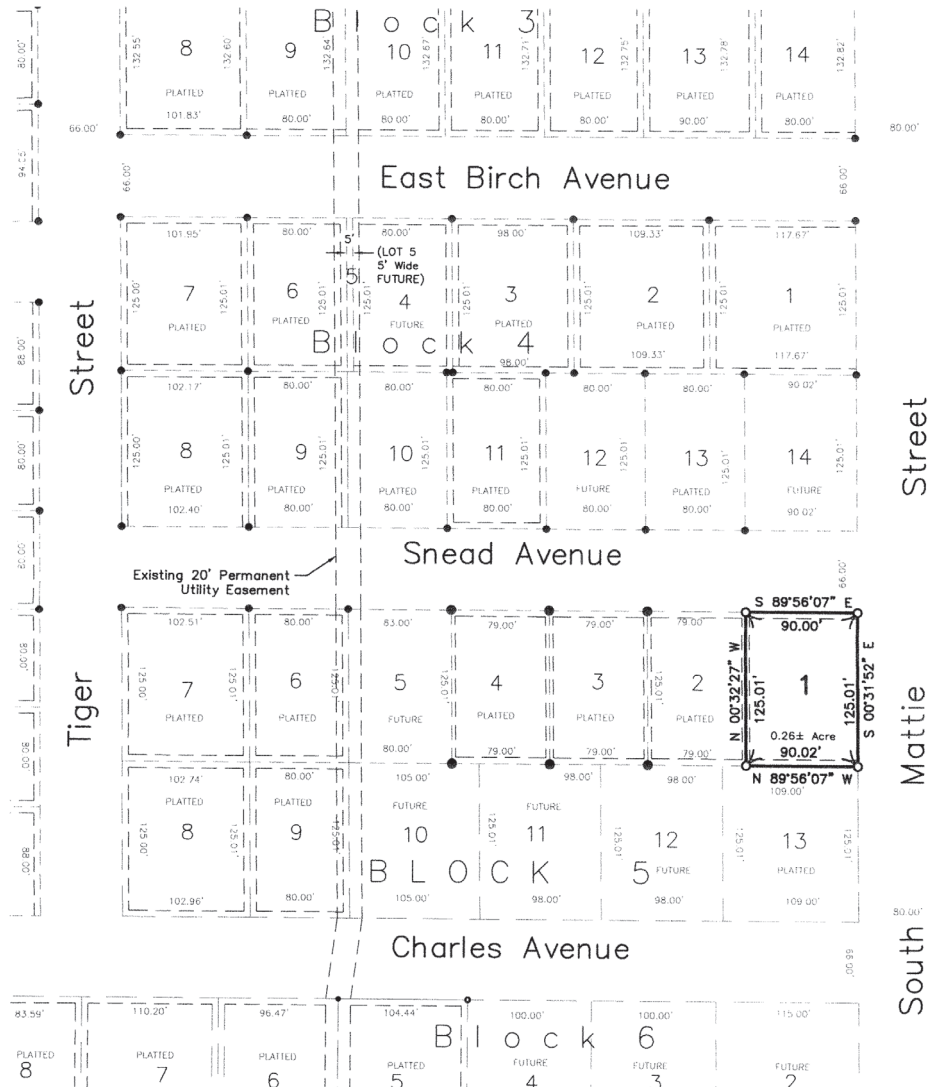
REAR = 5'
DRAINAGE AND UTILITY EASEMENT

LOTS LABELED AS PLATTED OR FUTURE
ARE AS OF 06/01/2023 WHICH IS THE
DATE THIS DRAWING WAS CREATED

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 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 June 1, 2023, survey those parcels of land described as follows: LOT 1, BLOCK 5 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 1ST day of JUNE, 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 1, BLOCK 5 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

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE 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; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1, BLOCK 5 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 shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets, alleys and easements, if any, as noted and shown on said plat; and that development of the land included within the boundaries of said Lot 1, Block 5 shall conform to all applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Snead Avenue and South Mattie Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

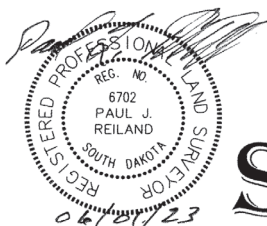
RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1, BLOCK 5 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, 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 1, BLOCK 5 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, 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 the City of Mitchell
Planning Commission

SPN

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



SEC. 23, T 103 N, R 60 W



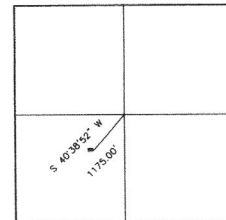
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Easements Within Lot 11, Block 9, Dedicated By This Plat:
Sides Without Streets = 3' Wide Utility and Drainage Easements
Rear of Lot = 5' Wide Utility and Drainage Easement
Abutting Street = 5' Wide Utility Easement

LOTS LABELED AS PLATTED OR FUTURE
ARE AS OF 06/01/2023 WHICH IS THE
DATE THIS DRAWING WAS CREATED



LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
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- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PLR-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



A PLAT OF LOT 11, BLOCK 9 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.

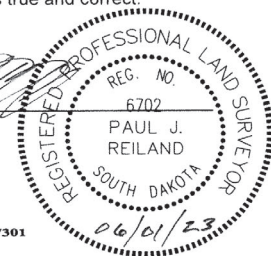
SURVEYOR'S CERTIFICATE

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 June 1, 2023, survey those parcels of land described as follows: LOT 11, BLOCK 9 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 1st day of JUNE, 2023.

Paul J. Reiland
Registered Land Surveyor #SD6702



SPN

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

A PLAT OF LOT 11, BLOCK 9 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.

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE 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; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 11, BLOCK 9 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 shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets, alleys and easements, if any, as noted and shown on said plat; and that development of the land included within the boundaries of said Lot 11, Block 9 shall conform to all applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Christine Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 11, BLOCK 9 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, 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 11, BLOCK 9 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, 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.

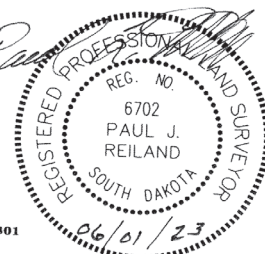
Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

SPN

& Associates

Engineers, Planners and Surveyors

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



A PLAT OF LOT 11, BLOCK 9 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 11, BLOCK 9 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 11, BLOCK 9 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 11, BLOCK 9 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 _____

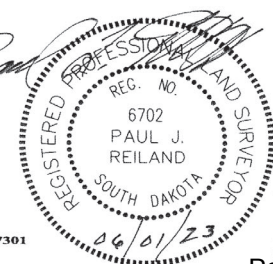
Deputy

SPN

& Associates

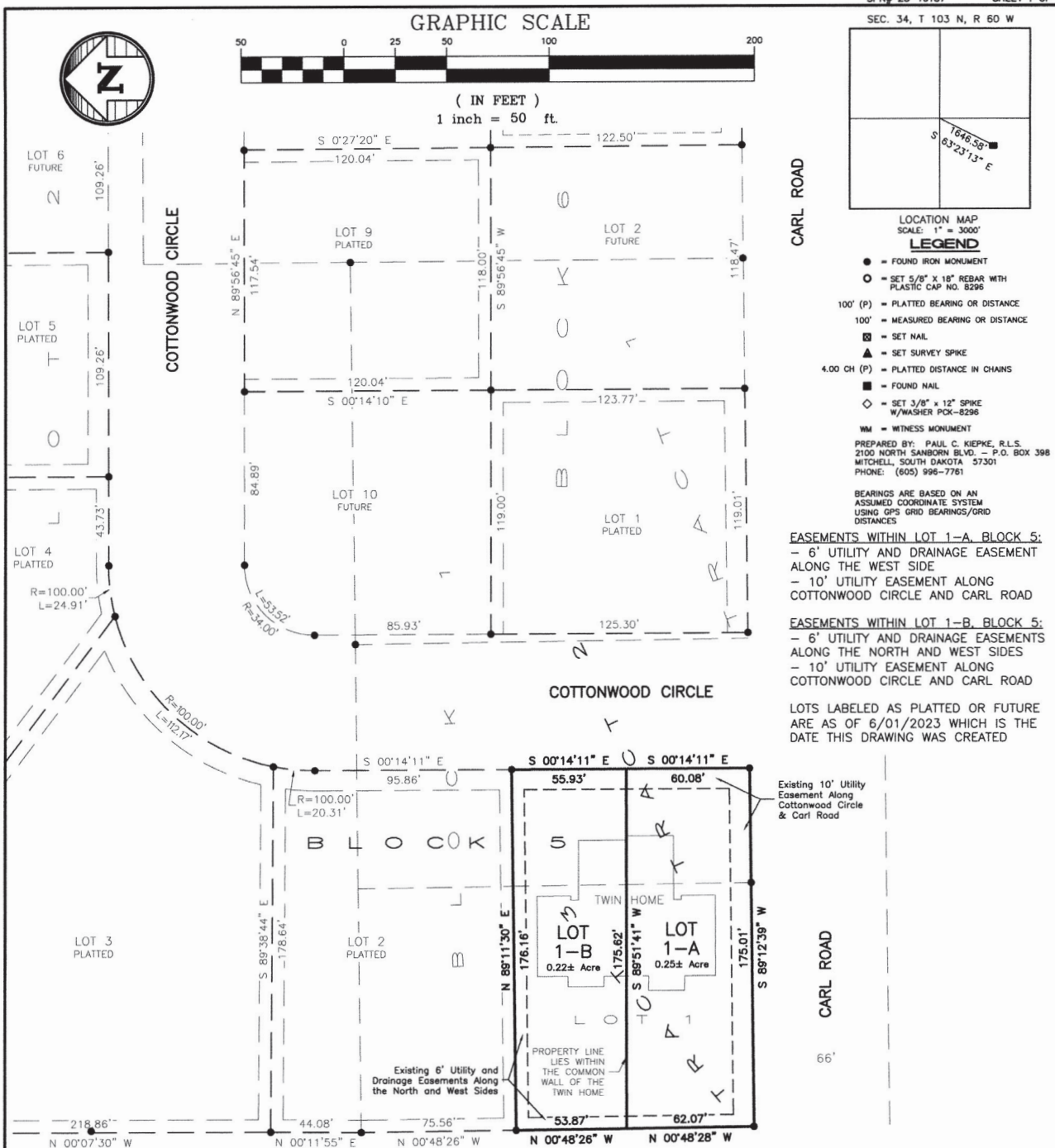
Engineers, Planners and Surveyors

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





SEC. 34, T 103 N, R 60 W

**SURVEYOR'S CERTIFICATE**

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 17, 2023, survey those parcels of land described as follows: LOTS 1-A AND 1-B, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF TRACTS 2 AND 3, BLOCK 1, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

This plat does hereby vacate previously platted LOT 1, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF TRACTS 2 AND 3, BLOCK 1, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 38 ON PAGE 57.

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

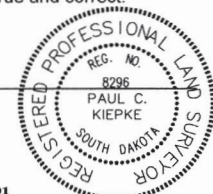
Dated this _____ day of _____, 2023.

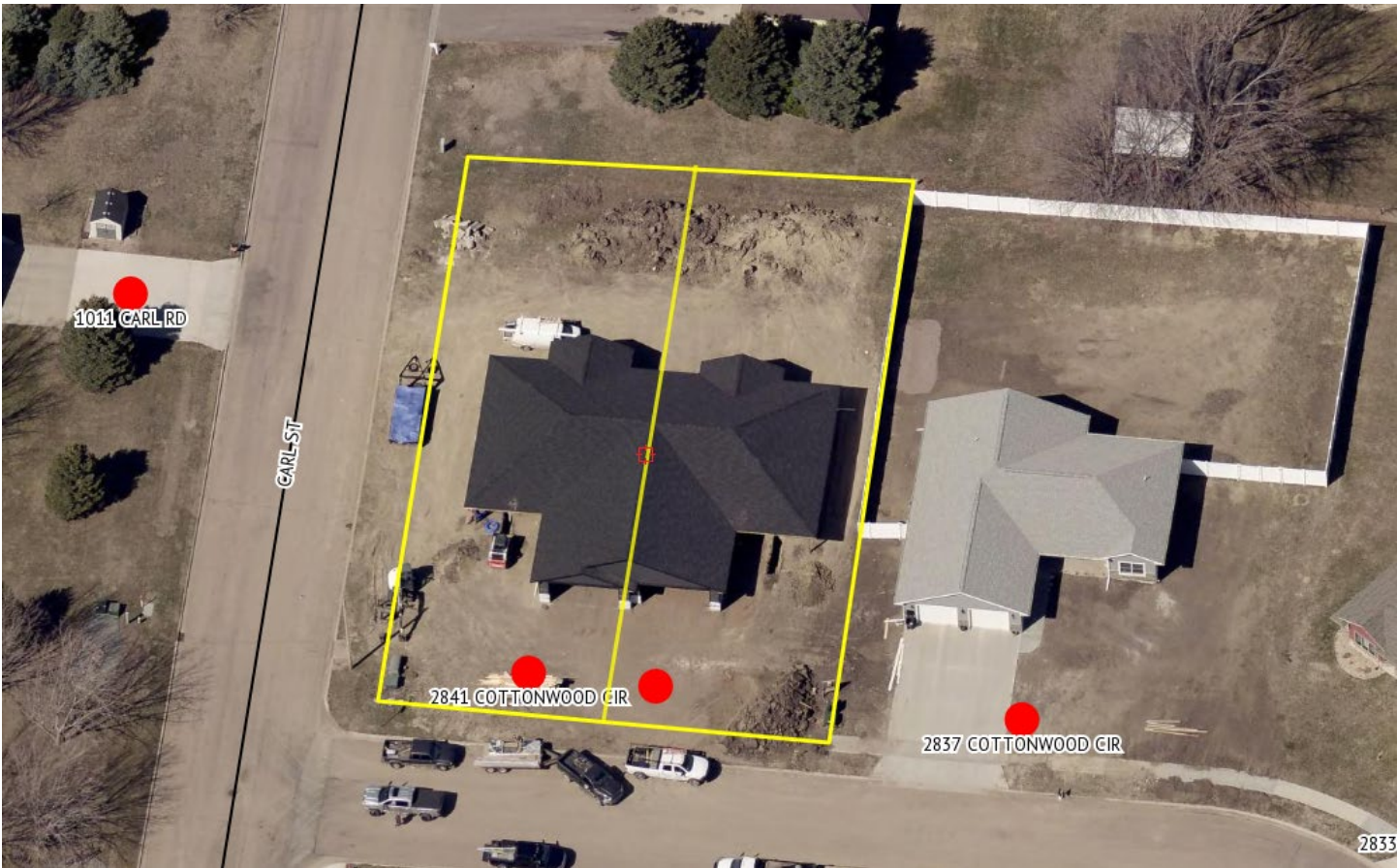
Registered Land Surveyor #SD8296

SPN

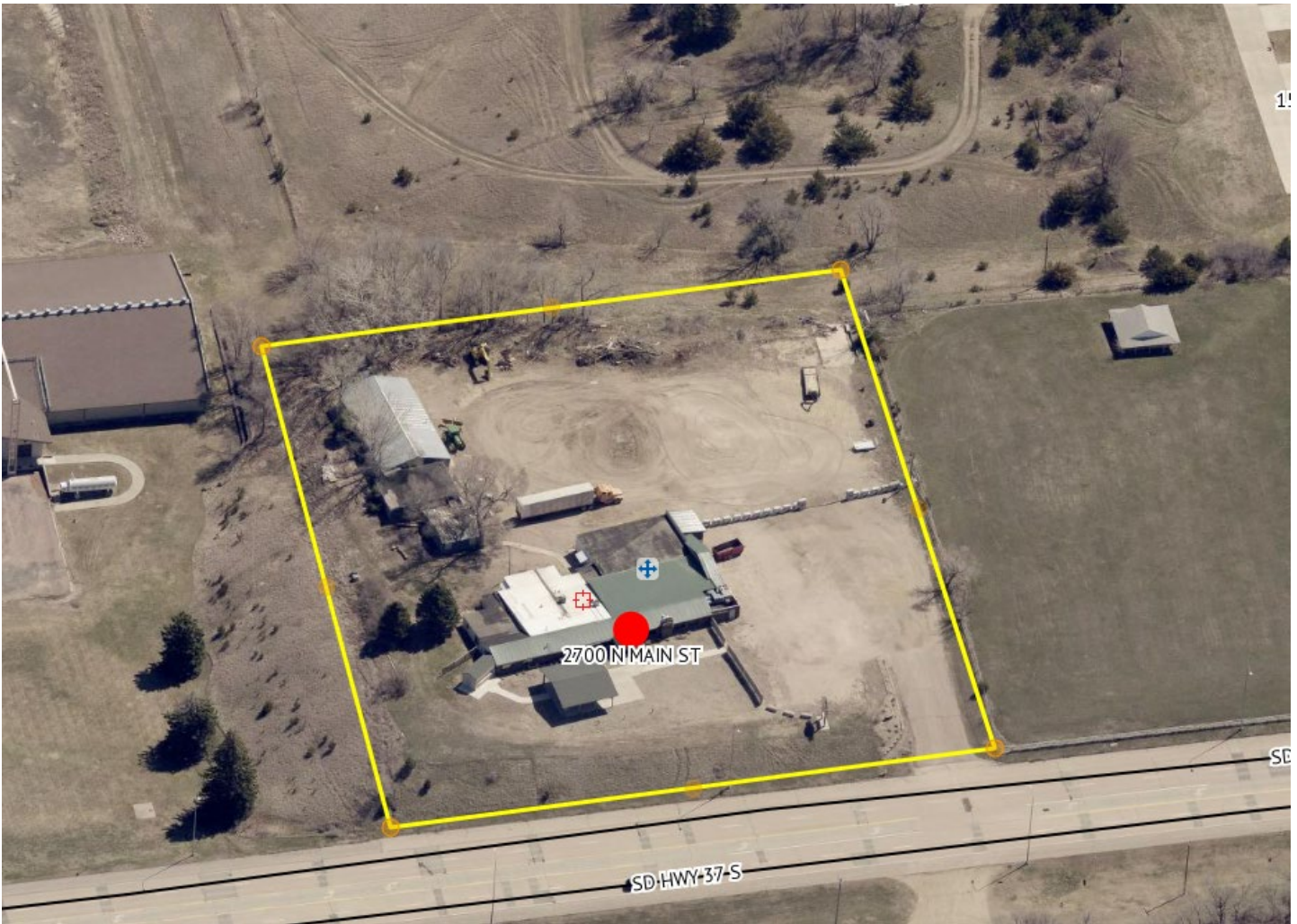
& Associates
Engineers, Planners and Surveyors

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











June 8, 2023

EVERS DRILLING

Attn: Matt Eischens

Dear Matt:

Per your recent request, please find following our quotation for a 170' Sabre Model S3TL self-supporting tower.

If you have any questions or require further information, please feel free to contact me at (800) 369-6690, ext. 11606.

Sincerely,
SABRE INDUSTRIES

A handwritten signature in black ink, appearing to read "Tim Hornbeck", is written over the printed name.

Tim Hornbeck
North Region Sales Manager

Enclosure: Per Above

TJH: rm

PROPOSAL

Prepared for: **EVERS DRILLING**

Attn: Matt Eischens

Proposal No.: **24-0565-TJH Opt. 1**

Date: **06/08/23**

Reference: **170' S3TL/Mitchell, SD**

Freight: **Origin**

Page **2** of **3**

NOTES: **Terms will be reviewed upon receipt of order.**

Wind induced vibrations, such as vortex shedding and harmonic oscillation/resonance, of structures of all types due to unpredictable interaction with wind and surrounding structures, exposure and terrain rarely occur. The owner's maintenance program should include observations for vibration and any resulting loosening of connecting hardware or damage to the structure. The Sabre warranty specifically excludes failure due to fatigue or similar phenomena as a result of the aforementioned behavior.

The permit package includes a profile drawing of the structure with member sizes; anchor bolt details; descriptive notes; structural calculations; a table of supported antennas, mounts and feedlines; and a foundation sketch and calculations (if applicable).

This quotation is based on ANSI/TIA-222-H and Customer provided specifications. Any information not provided by ANSI/TIA-222-H or the Customer has not been considered.

Foundation and anchor bolt designs are based strictly on ANSI/TIA-222-H. Any additional requirements may result in increased foundation size and price.

Dimensional information is preliminary only; it may change based on final engineering.

All Sabre mounts are quoted with support pipes of appropriate length for most applications if not otherwise specified. If different support pipe lengths are required at the time of the order, additional costs may be incurred.

Cable type safety climbing device provided does not include harness.

Freight charges quoted are for provided materials only. Additional freight charges may be incurred with the order of additional items.

All antennas, transmission lines, jumpers, ground kits, hangers, and hardware are to be provided and installed by others.

All tower materials will be hot dip galvanized as outlined in ASTM A-123.

Construction step bolts have been quoted to the 120' elevation on all three legs for safety and ease of construction. Step bolts should not be used for climbing without the use of a safety climbing device or fall protection equipment.

This proposal does not include any sales, use, excise, contractors or any other taxes not specifically detailed in this proposal.

If a Customer requests to pick up a tower, a \$300.00 per truck charge may apply for dunage and loading.

Storage charges of \$350.00 per month may apply starting sixty (60) days after original scheduled ship date.

Due to material and freight price fluctuations, Sabre reserves the right to review all material and freight pricing prior to accepting any order. Any structure order placed on hold is subject to a price review at the time of its release from hold status.

PROPOSAL

Prepared for: EVERS DRILLING

Proposal No.: 24-0565-TJH Opt. 1

Date: 06/08/23 Page 3 of 3

Reference: 170' S3TL/Mitchell, SD

Attn: Matt Eischens

Freight: Origin

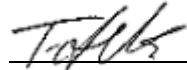
Title, ownership, risk of loss, risk of material obsolescence and risk of material market value decline shall pass to the Customer upon invoicing or shipment to Customer, whichever occurs earlier in time.

Delivery will be approximately 4 to 6 weeks after receipt of required information and contingent upon backlog at the time of order.

This proposal is based on the terms and conditions proposed above including the attached standard terms and conditions and is subject to our review and final acceptance of your order. No other terms are valid unless signed by an authorized officer of Sabre Industries.

Submitted By: Sabre Industries

Acceptance of Customer:



Tim Hornbeck

North Region Sales Manager

Please enter our order for the above items in accordance with this proposal.

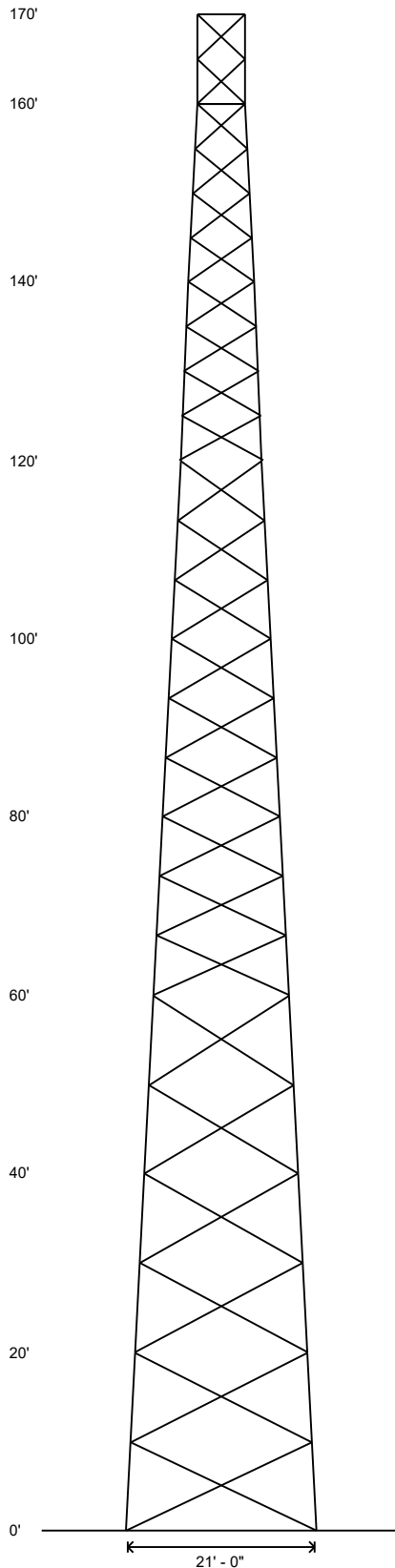
Signature _____

Name (print) _____

Title _____ Date _____

Purchase Order No. _____

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN									
Legs	5.563 OD X .500		5.563 OD X .375	5.563 OD X .258	4.000 OD X .318	3.500 OD X .216	2.875 OD X .203		
Diagonals	L 3 1/2 X 1/2 X 1/4		L 3 X 3 X 3/16	L 2 1/2 X 2 1/2 X 3/16		L 2 X 2 X 3/16		L 2 X 2 X 1/8	
Horizontals				NONE					
Brace Bolts	(1) 3/4"			(1) 5/8"					
Top Face Width	19'	17'	15'	13'	11'	9'	7'	5'	
Panel Count/Height	6 @ 10'			9 @ 6.6667'					
Section Weight	3478	3351	2373	2033	1925	1611	1106	906	489



Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	113 mph
Wind Speed (Ice)	50 mph
Design Ice Thickness	1.00 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	1348 ft
Seismic Importance Factor, I _e	1.00
0.2-sec Spectral Response, S _s	0.144 g
1-sec Spectral Response, S ₁	0.034 g
Site Class	D (DEFAULT)
Seismic Design Category	A
Basic Seismic Force-Resisting System	Telecommunication Tower (Truss: Steel)

Base Reactions - Wind/Ice

Total Foundation		Individual Footing	
Shear (kips)	38.03	Shear (kips)	23.28
Axial (kips)	81.75	Compression (kips)	243
Moment (ft-kips)	4182	Uplift (kips)	211

Base Reactions - Seismic

Total Foundation		Individual Footing	
Shear (kips)	1.07	Shear (kips)	1.74
Axial (kips)	44.23	Compression (kips)	22
Moment (ft-kips)	140	Uplift (kips)	0

Material List

Display	Value
A	L 2 X 2 X 1/8
B	NONE

Notes

- 1) All legs are A500 (50 ksi Min. Yield).
- 2) All braces are A572 Grade 50.
- 3) All brace bolts are A325-X.
- 4) The tower model is S3TL Series HD1.
- 5) Transmission lines are to be attached to standard 6 hole waveguide ladders.
- 6) Azimuths are relative (not based on true north).
- 7) Foundation loads shown are maximums.
- 8) (6) 1" dia. x 51"-long F1554 grade 105 anchor bolts per leg.
- 9) All unequal angles are oriented with the short leg vertical.
- 10) Weights shown are estimates. Final weights may vary.
- 11) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 12) No grout is required under the base plates.



Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Quote:	24-0565-TJH Opt. 1		
Customer:	EVERS DRILLING		
Site Name:	Mitchell, SD		
Description:	170' S3TL		
Date:	6/8/2023	By: RM	Page: 1

Designed Appurtenance Loading

Elev	Description	Tx-Line	Elev	Description	Tx-Line
165	(1) 35,000 sq. in. antenna loading (below top)	(3) 1 1/4"	135	(1) 20,000 sq. in. (4000 lbs) (below top)	(3) 1 1/4"
150	(1) 25,000 sq. in. antenna loading (below top)	(3) 1 1/4"	120	(1) 20,000 sq. in. (4000 lbs) (below top)	(3) 1 1/4"

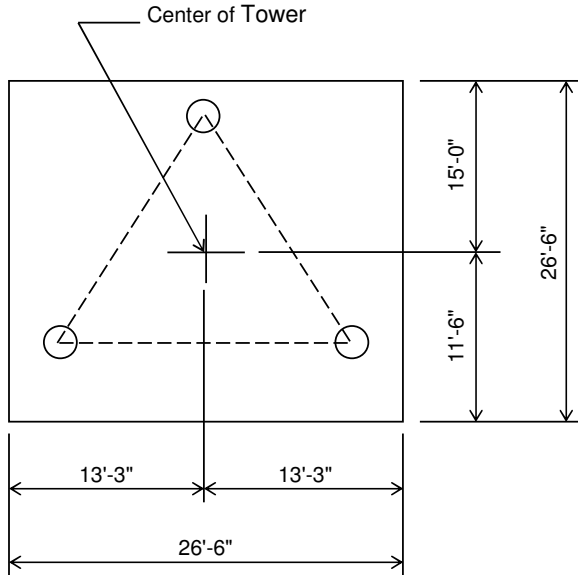
 Sabre Industries 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814 Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.	Quote: 24-0565-TJH Opt. 1		
	Customer: EVERS DRILLING		
	Site Name: Mitchell, SD		
	Description: 170' S3TL		
	Date: 6/8/2023	By: RM	Page: 2

Customer: EVERS DRILLING

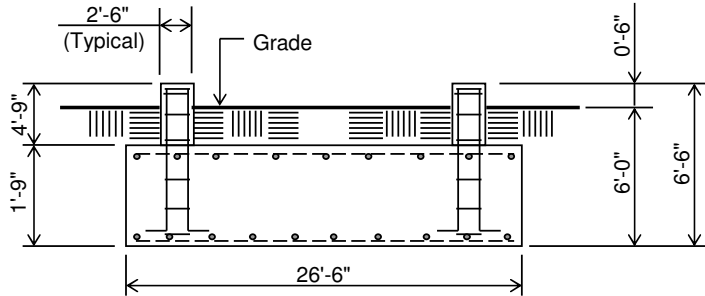
Site: Mitchell, SD

170 ft. Model S3TL Series HD1 Self Supporting Tower

PRELIMINARY -NOT FOR CONSTRUCTION-



PLAN VIEW



ELEVATION VIEW

(48.1 cu. yds.)
(1 REQD.; NOT TO SCALE)

CAUTION: Center of tower is
not in center of slab.

Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by AET Project No. 32-20500, Date: 5/26/2020
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.25' of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

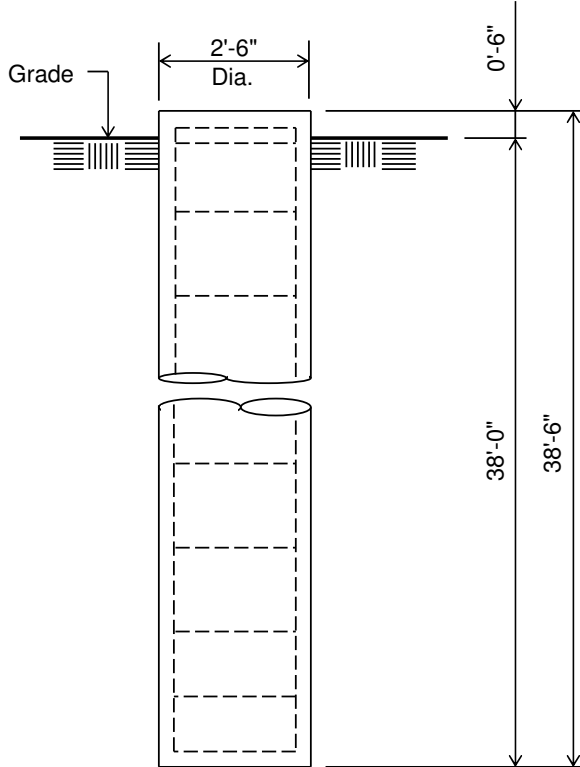
Rebar Schedule per Mat and per Pier	
Pier	(12) #8 vertical rebar w/ hooks at bottom w/ #4 rebar ties, two (2) within top 5" of pier then 4" C/C
Mat	(50) #5 horizontal rebar evenly spaced each way top and bottom. (200 total)
Anchor Bolts per Leg	
(6) 1" dia. x 51" F1554-105 on a 9" B.C. w/ 7" max. projection above concrete.	

Customer: EVERS DRILLING

Site: Mitchell, SD

170 ft. Model S3TL Series HD1 Self Supporting Tower

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW

(7.0 cu. yds.)
(3 REQUIRED; NOT TO SCALE)

Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by AET Project No. 32-20500, Date: 5/26/2020
- 6) See the geotechnical report for drilled pier installation requirements, if specified.
- 7) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule per Pier	
Pier	(10) #10 vertical rebar w/ #4 ties, two (2) within top 5" of pier then 12" C/C
Anchor Bolts per Leg	
	(6) 1" dia. x 51" F1554-105 on a 9" B.C. w/ 7" max. projection above concrete.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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

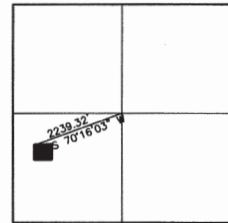
BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GROUND
DISTANCES



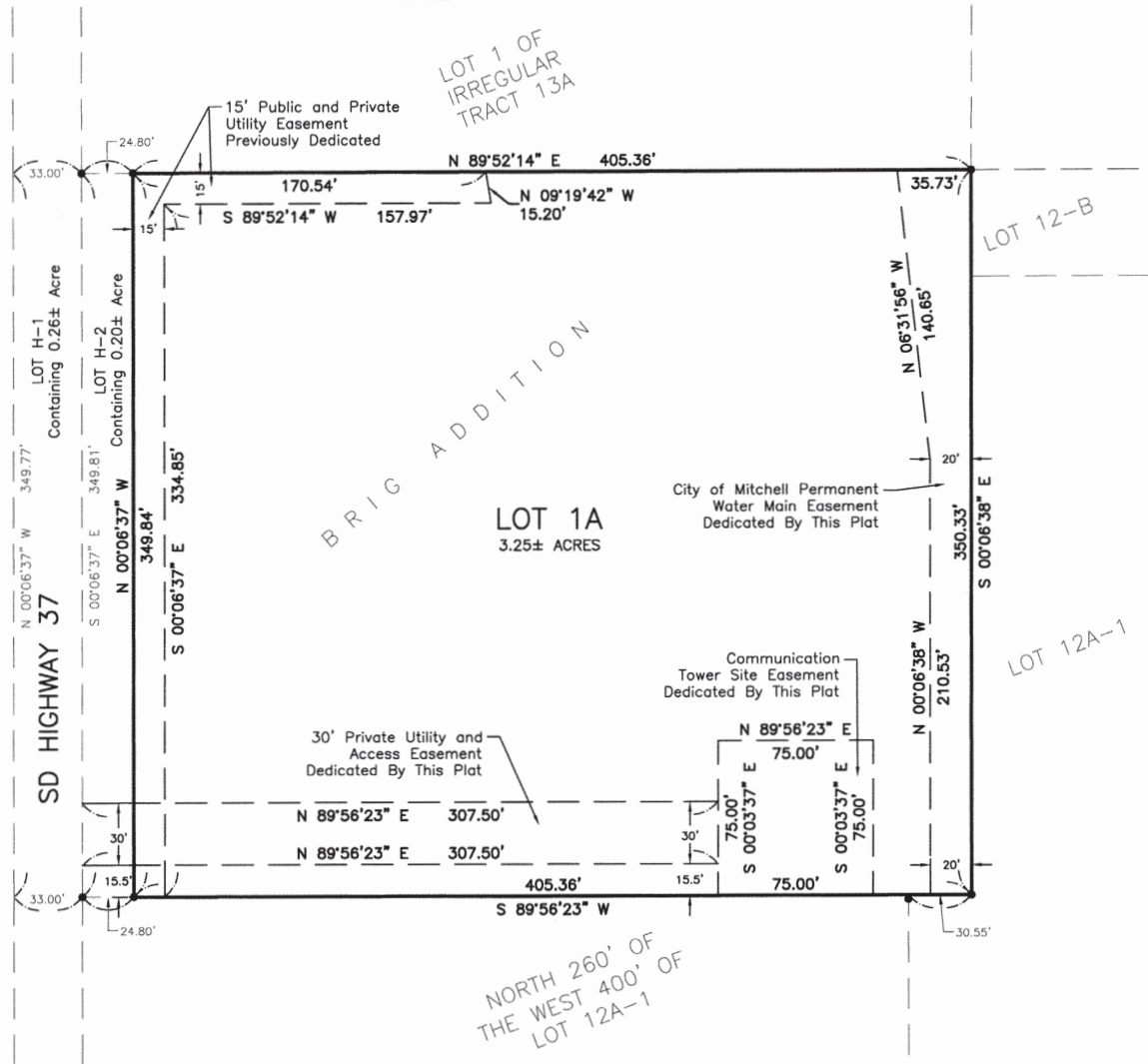
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8298
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE

SEC. 10, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 1A 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

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 June 6, 2023, survey those parcels of land described as follows: LOT 1A 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. This plat does hereby vacate previously platted LOTS 1 AND 2 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, AND THE 30' WIDE UTILITY EASEMENT AND ACCESS EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON SAID PLAT OF LOTS 1 AND 2, RECORDED IN PLAT BOOK 31 ON PAGE 45.

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 1A 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

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

KNOW ALL MEN BY THESE PRESENTS that Cully Evers hereby certifies that he is the absolute and unqualified owner of previously platted Lot 1 of Brig Addition; and that Josie Lemer hereby certifies that Josie Lemer Agency, Inc., a South Dakota corporation, is the absolute and unqualified owner of previously platted Lot 2 of Brig Addition; the plat is of a parcel of ground located in LOTS 1 AND 2 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 aka THE NORTH THREE HUNDRED FIFTY FEET (N. 350') OF THE WEST FOUR HUNDRED THIRTY FEET (W. 430') OF IRREGULAR TRACT 12 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOTS H-1 AND H-2; 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 1A 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, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, if any, as noted and shown on said plat; and that development of the land included within the boundaries of said Lot 1A shall conform to all applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists SD Highway 37. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

This plat does hereby vacate previously platted LOTS 1 AND 2 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, AND THE 30' WIDE UTILITY EASEMENT AND ACCESS EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON SAID PLAT OF LOTS 1 AND 2, RECORDED IN PLAT BOOK 31 ON PAGE 45.

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

Cully Evers

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Cully Evers, 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.

Josie Lemer, President of Josie Lemer Agency, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Josie Lemer, of Josie Lemer Agency, Inc., a South Dakota corporation, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

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

Notary Public, South Dakota
My Commission Expires: _____



SPN

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

A PLAT OF LOT 1A 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

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1A 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, 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 1A 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, 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 the City of Mitchell
Planning Commission

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 1A 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, 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 1A 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, 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 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

SDDOT CERTIFICATE OF HIGHWAY AUTHORITY

Access to S.D. Highway No. 37 is approved. This access approval does not replace the need for any permits required by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02.

By: _____
Highway Authority

Title: _____

Date: _____

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 1A 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, 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)
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
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