



Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
November 13, 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: October 23, 2023**
- 6. Schedule Next Meeting: November 27, 2023**
- 7. Conditional Use Permit: Jaun'I Gibson**

Jaun'I Gibson has applied for a conditional use permit to operate a Family Residential Daycare; located at 613 E 3rd Ave, legally described as Lot 4, Block 37, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 8. Plan Approval: Independant Viking Glass-1908 W Havens Ave, zoned Highway Business District**
- 9. Plan Approval: Marco's Pizza-605 S Sanborn Blvd, zoned Highway Business District**
- 10. Rezone Hearing and Recommendation: Mitchell Area Housing Inc on behalf of Avera Queen of Peace, land east of the hospital and south of 8th Ave to their existing parking lot, be rezoned from Ridge View on Foster Planned Development District & High Density Residential District (R4) to Medium Density Residential District (R3) and High Density Residential District (R4)**
- 11. Plat: Lots 1 through 17, Block 1; Tract DR1; Block 2; Lots 1 through 4, Block 3; Lots 1 and 2, Block 4; Lots 1 through 13, Block 5; Block 6; Nagle Lane; Peace Place; Nursia Drive; and North Calhoun Street, All in the Ridge View on Foster Addition in the NW ¼ of Section 23 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota; as requested by Avera Queen of Peace**
- 12. Plat: Lot A of Jerry's Addition in the NW 1/4 of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Jerry Claseman**
- 13. Plat: Tract 1 of Horseman's Addition to the City of Mitchell, Davison County, South Dakota; as requested by Horseman Sports Inc**
- 14. Other Business:**
- 15. 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.

16. 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
October 23, 2023

1. Call to Order

Vice-Chairperson Genzlinger called the October 23, 2023 City Planning Commission Meeting to order at 12:02 P.M. 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, Osterloo, Penney, Schmitz.

Absent: Larson, Sonne.

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

3. Declaration Of Conflicts Of Interests

Jirsa item # 11.

4. Approve Agenda

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

5. Approval of Previous Minutes: October 10, 2023

Motion by Jirsa, seconded by Schmitz to approve the proposed minutes of the October 10, 2023 Planning Commission meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: November 13, 2023

Motion by Osterloo, seconded by Penney to set the date for the next Planning Commission meeting for November 13, 2023. All present voting aye; motion carried.

7. Plan Approval: Bradley's Pub & Grille, 514 N Main St, zoned CB Central Business

Jenniges explained SHPO's preliminary review and requested an 11.1 case report. The Historic Planning Commission agreed with the 11.1 case report and SHPO still said the project will encroach upon damage or destroy a historic building. Council approved R2023-74 unanimously on October 16, 2023 to approve the project to move forward. The certified letter has been sent to SHPO and waiting for confirmation of receipt of the letter to start the 10 day waiting period. The applicant was present to answer questions.

All present voting aye; motion carried.

8. Rezone: NJM Properties LLC-land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC

NJM Properties LLC is requesting the following property legally described as; Lot 1 of R L Decker 1st Addition in the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from HB Highway Business District to UD Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC).

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. This application was postponed at a previous meeting due to lack of quorum and had to be noticed again. There was 1 letter received in favor and 1 letter received that wanted more information. The applicant was not present to answer questions.

Jenniges noted the applicant had explained they wanted to use the land for self storage and outside commercial storage. Self storage requires a conditional use permit in HB and UD. However, outside commercial storage is a conditional use permit in UD, in HB it is not permitted or a conditional use permit. They also mentioned the possibility of creating a couple more residential lots up front. The ingress/egress easement would have to be modified.

Thomas Flint, neighbor to the west, presented his letter of approval at the meeting. He stated he had talked with the applicants about their proposed plans and has no issues as long as drainage is done correctly and no new water drains onto his land from the development. Jenniges noted SPN is working with the applicant to come up with a drainage plan for the site. Flint also stated he had talked to Candice Cross, a neighbor that uses the ingress/egress easement, and she has concerns about the road if the storage units do get approved. Jenniges noted that the applicant is capable to widen or move the road and have a new easement drawn up if needed, but this would be a civil matter.

Merl Bechen stated his concern is drainage in the area.

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

9. Rezone: Maui Farms Inc, land abutting to the northwest of 5829 Sam St

Maui Farms Inc is requesting the following property legally described as; Blocks 1 and 2 of Maui Farms Second Addition and a portion of Sam Street, a subdivision of 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., Davison County, South Dakota; be changed from UD Urban Development District to Lot S, Maui Farms Second Addition Planned Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (land abutting to the northwest of 5829 Sam St).

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was 1 letter received in favor. The plat was approved at a recent meeting and on October 2, 2023 City Council approved the annexation. The applicant was not present to answer questions.

Jenniges said the applicant would like to expand the development of storage sheds. The road will be assessed to abutting land owners and no one in the existing PUD will be assessed for it or change their taxes because of this development expansion.

Motion by Penney, seconded by Schmitz to recommend approval of the rezone. All present voting aye; motion carried.

10. Hearing and Recommendation: an Ordinance Amending 10-9D-1, Lot S, Maui Farms Second Addition

Maui Farms Inc is requesting to amend Lot S, Maui Farms Second Addition Planned Development District by changing 10-9D-1 Legal Description from "Lot S, Maui Farms Second Addition, A Subdivision of the Southeast Quarter (SE $\frac{1}{4}$), Section 31, and Previously Platted Lot 4 in the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of Section 31, Township 104 North, Range 60 W of the 5th P.M., Portions of which lie within the city limits of Mitchell, Davison County, South Dakota." to "Lot S, Maui Farms Second Addition, A Subdivision of the Southeast Quarter (SE $\frac{1}{4}$), Section 31, and Previously Platted Lot 4 in the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of Section 31, Township 104 North, Range 60 W of the 5th P.M., Portions of which lie within the city limits of Mitchell, Davison County, South Dakota and Blocks 1 and 2 of Maui Farms Second Addition and a portion of Sam Street, a subdivision of previously platted lot 4 in the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were 5 letters received in favor. By approving the rezone the legal description in the PUD needs to be amended to include a new legal description being added. This is a procedural item in conjunction with item #9 on the agenda. The applicant was not present to answer questions.

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

11. Plan Approval: Evers Warehouse Units, 2700 N Main St, zoned HB Highway Business

Jenniges refreshed the board's memory of what has taken place at this location over the past year. There was a variance and conditional use permit awarded for a telecommunications tower. An easement is shown on the plans. Also it had been replatted from 2 parcels into 1 parcel. The applicant would like to build a 60' x 120' building and separate it into 4-30' wide units, one of which being a bar/casino. The applicant was present to answer questions.

Jirsa, being the architect on the project, said they would like to do the build out in two phases. They would like to get the dirt work/grading and outside shell of the building done this fall so they can design and finish the interior of the building over the winter.

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

12. Plan Approval: Jokerz Casino, 716 N Rowley St, zoned CB Central Business

Jenniges went over the plans for the proposed addition to the south side of the building. The north half of the building is a medical marijuana dispensary and the south side is a bar/casino. This addition will be a 16' x 25' enclosed addition with a couple of garage doors to be able to open up. They are not altering the existing building and utilizing the existing double doors as the entrance into the new addition. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Penney to approve the plan. All present voting aye; motion

carried.

13. Plan Approval: Roeder, 2200 W Havens Ave, zoned HB Highway Business

Jenniges noted the applicants would like to create a three seasons porch that will give them some more privacy since a lot of the trees on the neighboring property have been cut down. The addition meets all setbacks. The applicant was present to answer any questions.

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

14. Plan Approval: Hohn Brothers LLC (Larry's I-90), 900 Block of E Kay Ave, zoned HB Highway Business

Jenniges noted the applicants would like to build a 60' x 160' pole shed for their business and personal storage. The shed will meet all setbacks, the applicants will just have to remove some trees on the north side of the property. Because this is a shed over 50' wide, a structurally stamped plan will be required to issue a building permit. The applicant was present to answer questions.

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

15. Other Business:

Jenniges handed out an agenda to those attending the South Dakota Planners Association Conference which starts Tuesday night and ends around noon on Thursday. It is being held at the Highland Conference Center.

16. Public Input:

None.

17. Adjourn

Vice-Chairperson Genzlinger adjourned the meeting at 1227P.M.

Kevin Genzlinger
Planning Commission Vice-Chairperson



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 fee 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: Family Residential Daycare

This Application is for the following described real property:

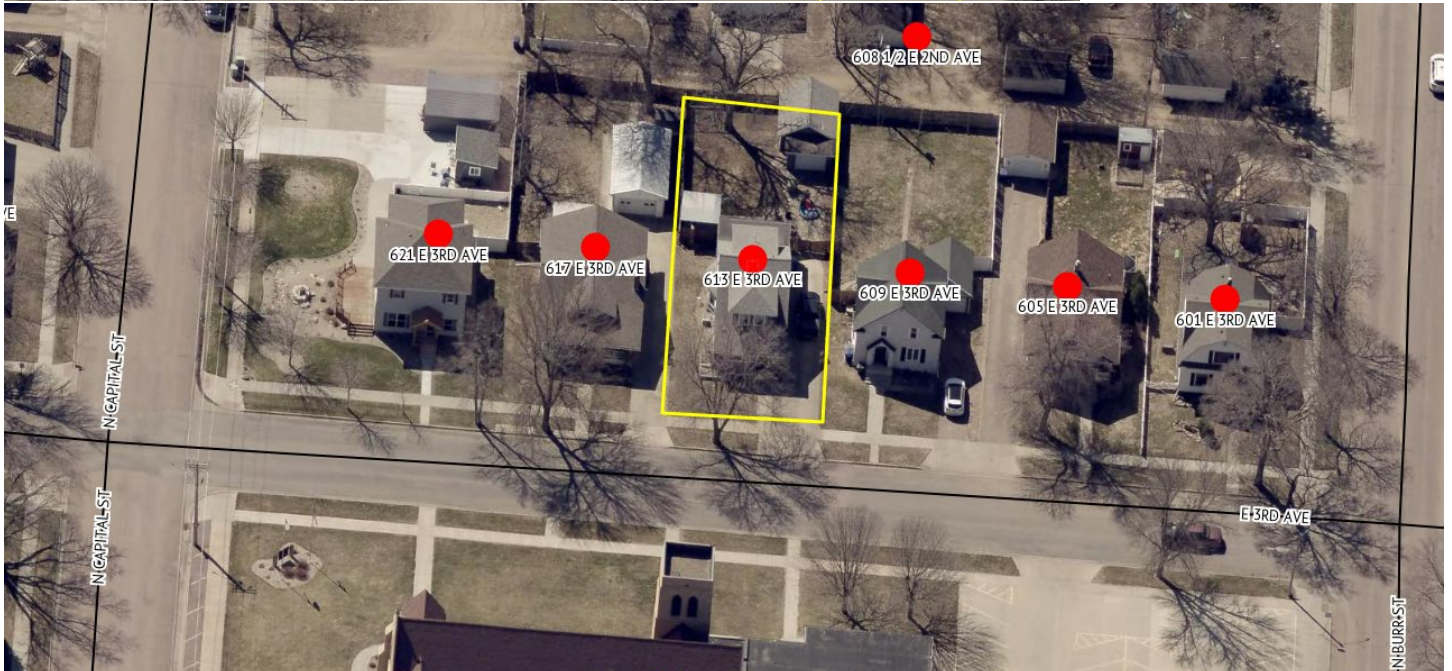
Legal Description: Lot 4, Block 37, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota

Property Address: 613 E 3rd Ave, Mitchell, SD 57301

Dated this 18th of October, 2023


APPLICANT

Jaun'l & Sawyer Gibson
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 Jaun'l Gibson has applied for a conditional use permit to operate a Family Residential Daycare; located at 613 E 3rd Ave, legally described as Lot 4, Block 37, Cooley & Guernsey 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, November 13, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, November 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 this 26th day of October, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of November, 2023

Approximate Cost:

Jaun'I & Sawyer Gibson
613 E 3rd Ave
Mitchell, SD 57301

Zion Lutheran Church
620 E 3rd Ave
Mitchell, SD 57301

Michael Harvey
26521 414th Ave
Ethan, SD 57334

Jason & Tamara Styer
601 E 3rd Ave
Mitchell, SD 57301

Nicholas Pardy
Shelby Spelbring
605 E 3rd Ave
Mitchell, SD 57301

Bruce & Arlene Bushbach
8011 E Linvale PL
Denver, CO 80231

Krogman Construction LLC
621 E 3rd Ave
Mitchell, SD 57301

Derrick & Melissa Krogman
623 E 3rd Ave
Mitchell, SD 57301

Michael Horton
701 E 3rd Ave
Mitchell, SD 57301

Rodnie & Ann Miller
600 E 2nd Ave
Mitchell, SD 57301

Boyd Reimnitz Revoc Liv Trust
817 N Sanborn Blvd
Mitchell, SD 57301

BC Hilde LLC
2957 Dailey Dr
Mitchell, SD 57301

Lucas Johnson
614 E 2nd Ave
Mitchell, SD 57301

Levi Walpole
620 E 2nd Ave
Mitchell, SD 57301

Marlin & Christina Sprang
622 E 2nd Ave
Mitchell, SD 57301

Joseph & Heidi Geppert
700 E 2nd Ave
Mitchell, SD 57301

November 1, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that A Jaun'l Gibson has applied for a conditional use permit to operate a Family Residential Daycare; located at 613 E 3rd Ave, legally described as Lot 4, Block 37, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, November 13, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, November 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

Linda Kaufmann - member mid Dakota Properties
OWNER 8

816 E 3rd

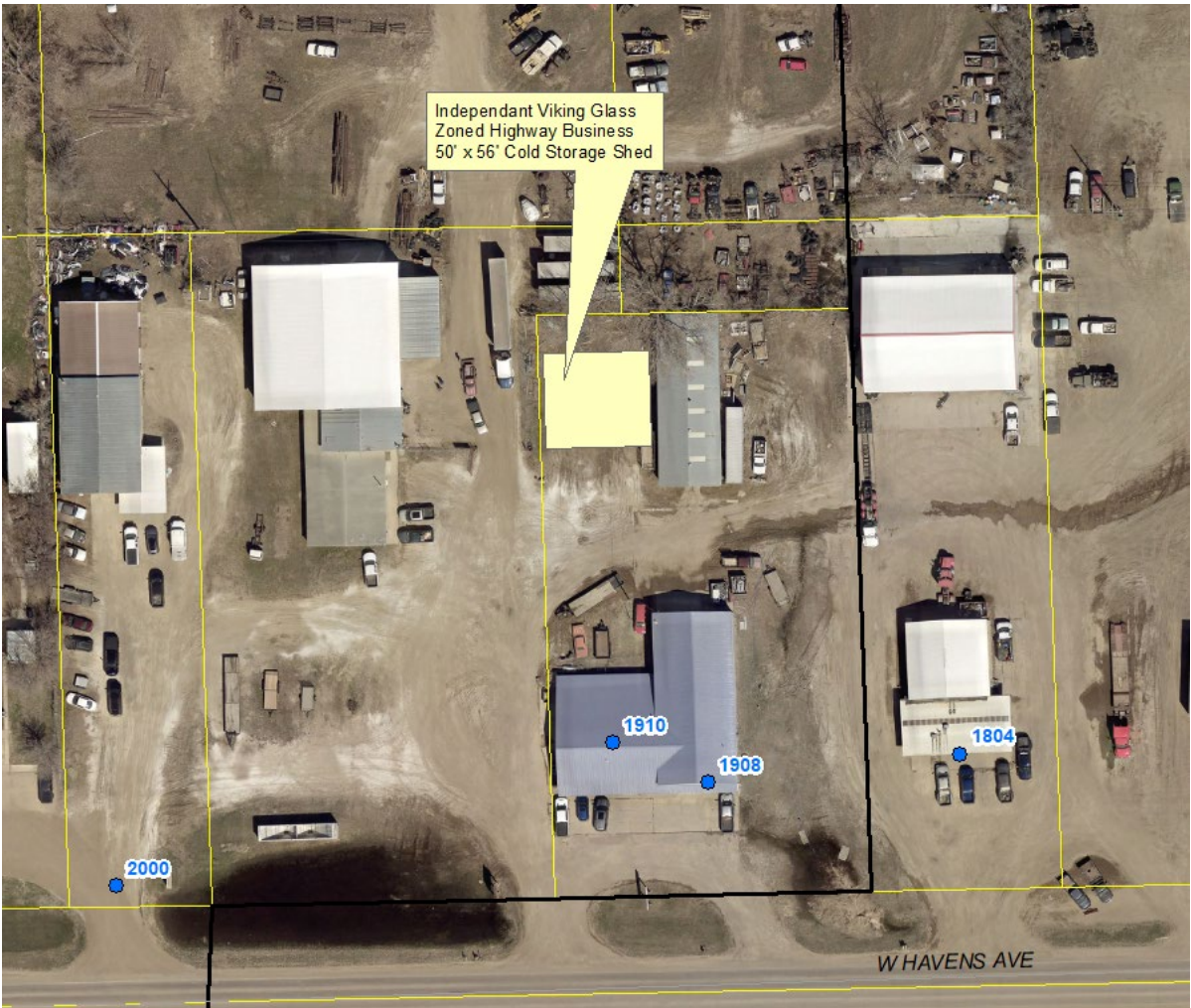
ADDRESS

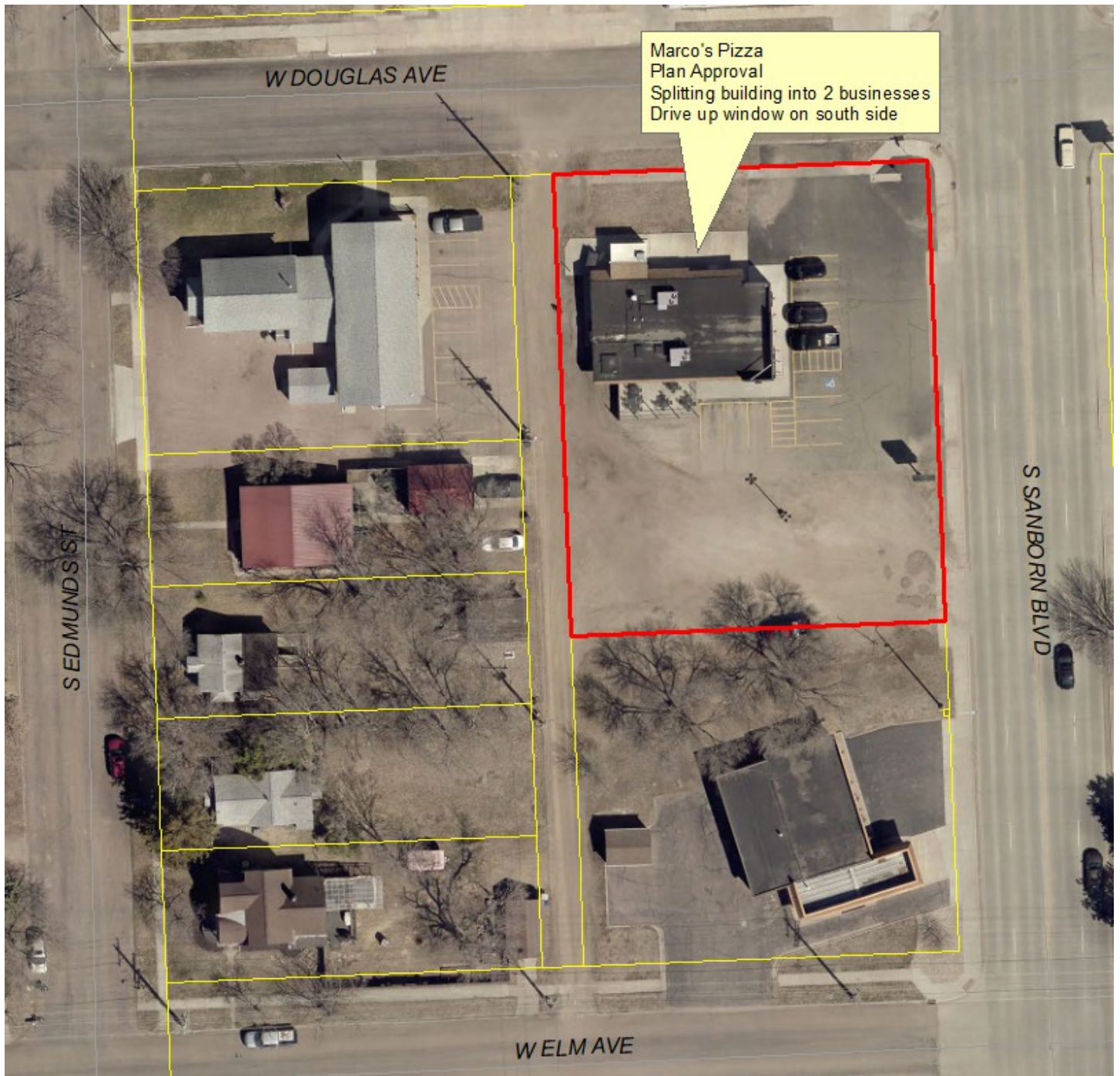
X

APPROVE

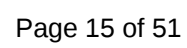
DISAPPROVE

COMMENTS:











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 Ridge View on Foster PUD District to R3 and R4 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: [Click or tap here to enter text.](#)

This Application is for the following described real property:

Legal Description: The real property herein presently described will be platted and recorded with the Davison County Register of Deeds will be legally described as; Lots 1 through 17, Block 1; Tract DR1; Block 2; Lots 1 through 4, Block 3; Lots 1 and 2, Block 4; Lots 1 through 13, Block 5; Block 6; Nagle Lane; Peace Place; Nursia Drive; and North Calhoun Street, All in the Ridge View on Foster Addition in the NW ¼ of Section 23 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota

Property Address: None

Dated this 29th of September, 2023

MAHI
APPLICANT

Avera Queen of Peace
OWNER





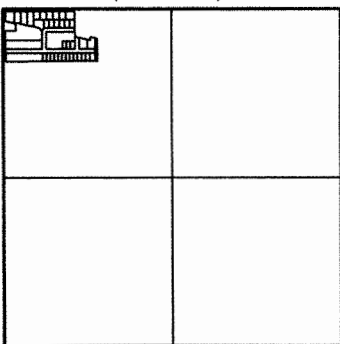
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE

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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GRID DISTANCES ARE SHOWN.

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

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 = 200 Feet

Block and Lot Acreage Breakdown:

Block 1: 255,541± SqFt / 5.87± Acres
Lot 1 = 18,250± SqFt / 0.42± Acre
Lots 2 Thru 6 = 13,000± SqFt / 0.30± Acre
Lot 7 = 23,205± SqFt / 0.53± Acre
Lot 8 = 20,894± SqFt / 0.48± Acre
Lot 9 = 19,230± SqFt / 0.44± Acre
Lot 10 = 24,240± SqFt / 0.55± Acre
Lot 11 = 22,325± SqFt / 0.51± Acre
Lot 12 = 10,472± SqFt / 0.24± Acre
Lots 13 Thru 16 = 10,400± SqFt / 0.24± Acre
Lot 17 = 10,325± SqFt / 0.24± Acre

Block and Lot Acreage Breakdown:

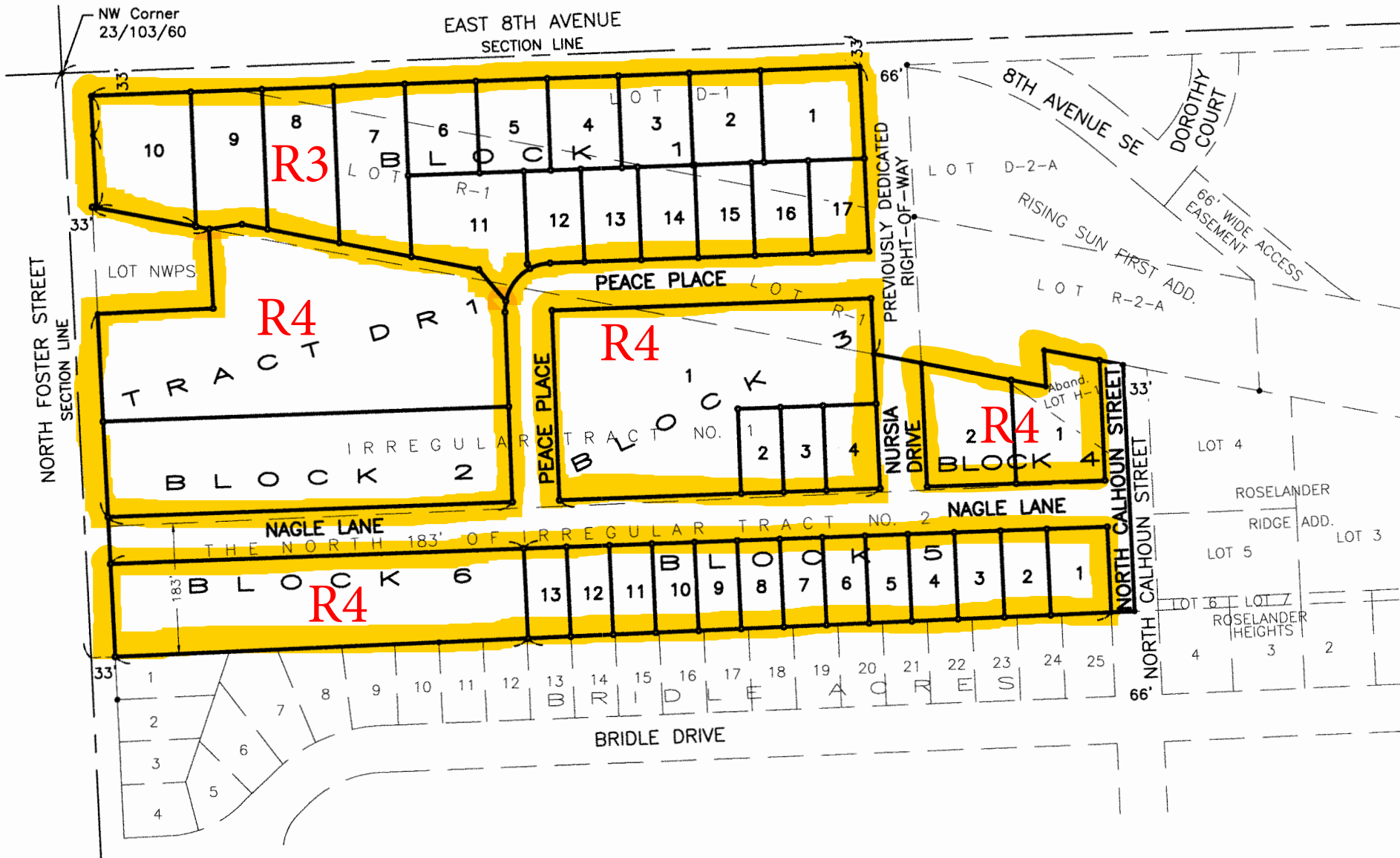
Tract DR1: 118,700 SqFt / 2.72± Acres
Block 2: 76,688± SqFt / 1.76± Acres
Block 3: 120,378± SqFt / 2.76± Acres
Lot 1 = 96,978± SqFt / 2.22± Acres
Lots 2 Thru 3 = 7,200± SqFt / 0.17± Acre
Lot 4 = 9,000± SqFt / 0.20± Acre
Block 4: 40,420± SqFt / 0.93± Acre
Lot 1 = 20,419± SqFt / 0.47± Acre
Lot 2 = 20,001± SqFt / 0.46± Acre

Block and Lot Acreage Breakdown:

Block 5: 100,840± SqFt / 2.31± Acres
Lot 1 = 10,229± SqFt / 0.24± Acre
Lot 2 = 7,855± SqFt / 0.18± Acre
Lot 3 = 7,886± SqFt / 0.18± Acre
Lot 4 = 7,917± SqFt / 0.18± Acre
Lot 5 = 7,334± SqFt / 0.17± Acre
Lot 6 = 7,361± SqFt / 0.17± Acre
Lot 7 = 7,387± SqFt / 0.17± Acre
Lot 8 = 7,413± SqFt / 0.17± Acre
Lot 9 = 7,439± SqFt / 0.17± Acre
Lot 10 = 7,465± SqFt / 0.17± Acre
Lot 11 = 7,492± SqFt / 0.17± Acre
Lot 12 = 7,518± SqFt / 0.17± Acre
Lot 13 = 7,544± SqFt / 0.17± Acre
Block 6: 74,212± SqFt / 1.70± Acres

Street Right-Of-Way Acreage Breakdown:

Nagle Lane = 92,395± SqFt / 2.12± Acres
Peace Place = 50,676± SqFt / 1.16± Acres
Nursia Drive = 12,008 SqFt / 0.28± Acre
North Calhoun Street = 11,585 SqFt / 0.27± Acre



A PLAT OF LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 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 Avera Queen of Peace Hospital, a South Dakota nonprofit corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 1, 2023, survey those parcels of land described as follows: LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 1/4 OF SECTION 23, 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 IRREGULAR TRACT NO. 1, INCLUDING ABANDONED LOT H1, BUT SPECIFICALLY EXCLUDING LOT NWPS AND THE EAST HALF OF NORTH FOSTER STREET THEREIN; THE NORTH 183 FEET OF IRREGULAR TRACT NO. 2, EXCEPT NORTH FOSTER STREET THEREIN; LOT D-1 AND LOT R-1; ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 1 ON PAGE 24 (IRREGULAR TRACTS NO. 1 AND 2), PLAT BOOK 6 ON PAGE 298 (LOT H1) AND IN PLAT BOOK 14 ON PAGE 25 (LOT D-1 AND LOT R-1).

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.

SPN

Registered Land Surveyor #SD6702
& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



NOTICE OF HEARING

TO: Mitchell City Planning Commission, City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The Planning Commission hearing will be Monday November 13, 2023 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, November 20, 2023 at 6:00 p.m. and 2nd Reading and Adoption on Monday, December 4, 2023 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO. O2023-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lot D-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; portion within Lot R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; all to be platted as Lots 1 through 17, Block 1, Ridge View on Foster Addition.

Portion within Lot R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R4 High Density Residential District to be platted as portion of Lot 1, Block 3, Ridge View on Foster Addition.

Portion within Lot R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R4 High Density Residential District to be platted as portion of Tract DR1, Ridge View on Foster Addition.

Portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R4 High Density Residential District to be platted as a portion Lot 1, Block 3, Ridge View on Foster Addition.

Portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from R4 High Density Residential District to remain R4 High Density Residential District to be platted as a portion Lot

1, Block 3 and all of Lots 2 through 4, Block 3, Ridge View on Foster Addition.

Portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from R4 High Density Residential District to remain R4 High Density Residential District to be platted as a portion Tract DR1; Block 2; Lots 1 and 2, Block 4, Ridge View on Foster Addition.

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AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME AS DEPICTED ON EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED BY REFERENCE.

The real property herein presently described will be platted and recorded with the Davison County Register of Deeds will be legally described as; Lots 1 through 17, Block 1; Tract DR1; Block 2; Lots 1 through 4, Block 3; Lots 1 and 2, Block 4; Lots 1 through 13, Block 5; Block 6; Nagle Lane; Peace Place; Nursia Drive; and North Calhoun Street, All in the Ridge View on Foster Addition in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota.

AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME AS DEPICTED ON EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED BY REFERENCE:

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS, Lot D-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; portion within Lot R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; all to be platted as Lots 1 through 17, Block 1, Ridge View on Foster Addition.

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AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME AS DEPICTED ON EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED BY REFERENCE.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the _____ day of _____, 2023.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: November 20, 2023
SECOND READING: December 4, 2023
ADOPTION: December 4, 2023

Published three times: November 1, 8 and 22, 2023.
Approximate Costs:

Avera Queen of Peace 525 N Foster St Mitchell, SD 57301	MADC 601 N Main St Mitchell, SD 57301	Toshiba 25530 Commercentre Dr Lake Forest, CA 92630
Van & Katherine Wire 1415 Roland Ln Mitchell, SD 57301	Allen & Marsha Tuschen 1411 Roland Ln Mitchell, SD 57301	Timothy & Terrian Murry 1416 Roland Ln Mitchell, SD 57301
Michael & Wanda Baker 1412 Roland Ln Mitchell, SD 57301	Kelly & Kimberly Gregg 1435 Firesteel Dr Mitchell, SD 57301	Dan & Joanne Darrington 1431 Firesteel Dr Mitchell, SD 57301
Ricky & Valerie Johnson 1427 Firesteel Dr Mitchell, SD 57301	Daniel Rhoads 417 N Main St Unit 110 Mitchell, SD 57301	Cully Evers 804 Firesteel Dr Mitchell, SD 57301
Rocky & Melinda Niewenhuis 812 Firesteel Dr Mitchell, SD 57301	Gayle & Thomas Dice PO Box 790 Mitchell, SD 57301	Daniel & Mary Pranger 1624 E 8 th Ave Mitchell, SD 57301
Michael & Pamela Bathke 1660 E 8 th Ave Mitchell, SD 57301	Thomas & Charlys Dice PO Box 790 Mitchell, SD 57301	City of Mitchell 612 N Main St Mitchell, SD 57301
Cole Long 1920 Bridle Dr Mitchell, SD 57301	William & Barbara Goldammer 2040 E 8 th Ave Mitchell, SD 57301	Carolyn Knight 1700 Bridle Dr Mitchell, SD 57301
Jeanette Gebel 1716 Bridle Dr Mitchell, SD 57301	Charles & Peggy Finkenbiner 1724 Bridle Dr Mitchell, SD 57301	Paul & Jane Stehly 601 Roselander Rd Mitchell, SD 57301
Jacqueline & Quenton Thompson 1725 Bridle Dr Mitchell, SD 57301	Kevin & Michele Devries 1717 Bridle Dr Mitchell, SD 57301	Jason & Ann Carpenter 1709 Bridle Dr Mitchell, SD 57301
Casey & Kayla Strehlow 1701 Bridle Dr Mitchell, SD 57301	Dennis Burnham 1616 Bridle Dr Mitchell, SD 57301	Robert & Jeanne Lorenz 1612 Bridle Dr Mitchell, SD 57301

Brett & Brooke Kopfmann
1608 E Bridle Dr
Mitchell, SD 57301

Jeremiah & Anastasia Klumb
1604 E Bridle Dr
Mitchell, SD 57301

Michelle & Daniel Mika
1600 Bridle Dr
Mitchell, SD 57301

Timothy Crelly
1510 Bridle Dr
Mitchell, SD 57301

Derek Cope
1508 Bridle Dr
Mitchell, SD 57301

Beatrice Nelson
1506 Bridle Dr
Mitchell, SD 57301

William Hamilton
1504 Bridle Dr
Mitchell, SD 57301

Kurt & Gloria Henriksen
1502 Bridle Dr
Mitchell, SD 57301

Jo Elaine Haiar Trust
1500 Bridle Dr
Mitchell, SD 57301

William & Cheri Hamilton
1400 E 5th Ave
Mitchell, SD 57301

Melissa Tschetter
1408 Bridle Dr
Mitchell, SD 57301

Dennis & Linda Stokes
1406 Bridle Dr
Mitchell, SD 57301

David Solmonson
1404 Bridle Dr
Mitchell, SD 57301

Katie Noack
1402 Bridle Dr
Mitchell, SD 57301

Judith Geraets
1316 Bridle Dr
Mitchell, SD 57301

Ryan Stach
1312 Bridle Dr
Mitchell, SD 57301

Ben & Jennifer Egli
1308 Bridle Dr
Mitchell, SD 57301

Josh Russel
40457 261st St
Mitchell, SD 57301

Davyd & Rodney Titze
506 N Foster St
Mitchell, SD 57301

Steven & Tamara Bamberg
510 N Foster St
Mitchell, SD 57301

Carolrae Mccorkell
1617 Bridle Dr
Mitchell, SD 57301

Skyler Mickelson
1613 Bridle Dr
Mitchell, SD 57301

Roxanne Larson
1609 Bridle Dr
Mitchell, SD 57301

Hillary & Christ Christopher
3116 Maui Dr
Mitchell, SD 57301

Tanner Johnson
1521 Bridle Dr
Mitchell, SD 57301

Jason & Amy Gebhard
1517 Bridle DR
Mitchell, SD 57301

Shane Taylor
1513 Bridle Dr
Mitchell, SD 57301

Brent Schmitt
1509 Bridle DR
Mitchell, SD 57301

Gary & Gloria Oldenberg
1505 Bridle Dr
Mitchell, SD 57301

Laurrie Bentson
1501 Bridle Dr
Mitchell, SD 57301

Neighborhood Pool Inc
PO Box 465
Mitchell, SD 57301

Derik Weigandt
1411 Bridle Dr
Mitchell, SD 57301

Nicole Peterson
1409 Bridle Dr
Mitchell, SD 57301

Collin Kowall
1407 Bridle Dr
Mitchell, SD 57301

Tonia Lagg
1405 Bridle Dr
Mitchell, SD 57301

Elijah Bindert
1403 Bridle Dr
Mitchell, SD 57301

Misty Bryant
1401 Bridle Dr
Mitchell, SD 57301

Colleen Nohr
1301 E 5th Ave
Mitchell, SD 57301

Michele Pietz
608 N Calhoun St
Mitchell, SD 57301

Arlen & Anne Moke
1708 Bridle Dr
Mitchell, SD 57301

David & Morgan Punt
1305 E 5th Ave
Mitchell, SD 57301

CCP Firesteel LLC
C/O Altus Group
Phoenix, AZ 85050

Northwestern Public Service
PO Box 1350
Huron, SD 57350

November 1, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Mitchell Area Housing Inc (MAHI) on behalf of Avera Queen of Peace is requesting the following zoning change:

Lot D-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; portion within Lot R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; portion within Irregular Tract 1 except Lot "NWPS" in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; all to be platted as Lots 1 through 17, Block 1, Ridge View on Foster Addition.

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AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME AS DEPICTED ON EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED BY REFERENCE.

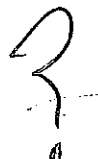
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YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday November 13, 2023 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, November 20, 2023 at 6:00 p.m. and 2nd Reading and Adoption on Monday, December 4, 2023 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

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 Chuck & Peggy Finkenbinder
OWNER

1724 Bridle Dr.
ADDRESS

____ APPROVE 

Nagle Lane needs to have access to connect to Foster street for all the additional traffic of the construction equipment and the cars from the new homes. Bridle Dr. already has a lot of cars parked curbside making for a narrow street especially in the winter months.

Also, where Bridle Dr. and 5th street come together to get on Foster St. is a bad intersection because it did not lineup with 5th street going west.

November 1, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Mitchell Area Housing Inc (MAHI) on behalf of Avera Queen of Peace is requesting the following zoning change:

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

I/We

Carolyn Knight

OWNER

1700 Bridle Dr. Mitchell, SD 57301

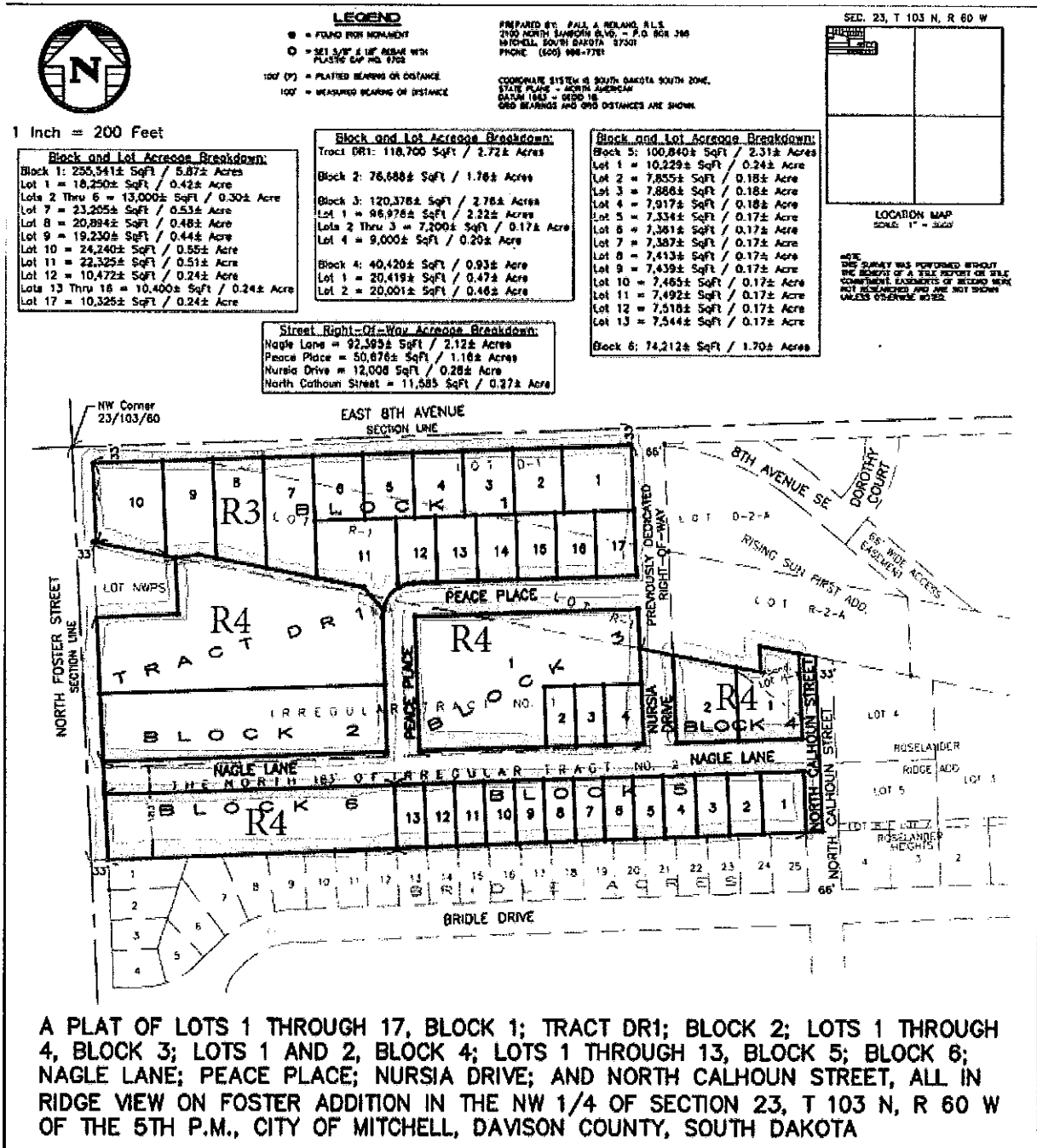
ADDRESS

☐ APPROVE

☒ DISAPPROVE

COMMENTS: See attached

Exhibit A



Carolyn Knight
1700 Bridle Dr.
Mitchell, SD 57301

November 6, 2023

To: Mitchell Area Housing Inc (MAH)
on behalf of Avera Queen of Peace

Re: Zoning Changes (letter dated 11-1-23)

My Background:

- 70 years old, retired in 2021
- My husband, Tim is 71 and resides at Bormann Manor in Parkston, SD
- We are in year 12 of Tim's Early onset Alzheimer's journey
- this disease has pretty much depleted our retirement savings

My Concerns about Rezoning and this housing project:

- letter was confusing & complicated
- part of this housing project will be zoned R3; part R4. There would

- be less controversy if larger lots and homes would be built
- Infrastructure is going to be very costly
 - Drainage - when we have heavy rains, the intersection of Bridle Drive & Calhoun Street floods. Drains can't handle heavy rains.
 - What is proposal for adequate drainage?
 - Cost of new curb & gutter, paved street. Will sidewalks be needed? I am on the corner of Bridle Dr. and Calhoun, this street is currently a gravel road. How much will I need to pay out of pocket?
 - The NWPS Transformer -- who wants to be a "neighbor" with that?
 - "The Pond" -- will young families want a Pond? will this be fenced off?

- I have enclosed the "Ground Breaking" picture from the Wed. November 1st Mitchell ~~Daily~~ Republic. I received my letter on Friday November 30th.
- Will it matter if I respond to this letter? It very much looks like this project is already a "done deal" ??

Closing Comments:

My husband Tim and I moved to Mitchell in September of 1973. We were a young married couple, we raised our four children here. We were a middle class family who loved living in this community. So many businesses have closed. Examples: KMART, Shopko, J.C. Penny's, Sunshine, Burger King, The Lakehouse, Toggery Whiskey Creek, Chef Louie's, Little Red Hen, and I could continue. Aside from some very nice boutique's, WalMart is the only place to shop.

Past Ribbon Cuttings & Groundbreakings



Rowdy Ram Lounge & Casino – September 29



My Place Hotels – October 3



Ridgeview on Foster Housing Development

Casinos and banks are popping up on every corner, that would not draw my grown children back to Mitchell.

Closing Questions:

- Why this big push to develop this property right now?
Queen of Peace still needs their parking until a new hospital is built. So, the homes will be built leaving the parking lot/s.
- How much has Mitchell's population grown since 2020? I would love to see Mitchell grow, but most employers are scrambling to find employees, and I don't think we can blame that ^{totally} on housing shortages.
- Have you seen "The Field of Dreams" movie? I am not convinced that by building small homes on small

lots that people will flock to
Mitchell to live in homes that
are basically on top of each
other.

Thank you for letting me express
my thoughts.

Sincerely,

Carolyn Knight
Tim Knight, by Carolyn Knight
POA

PS - Sorry I had to write this out,
my printer is not working.

★ One more point, how will this
affect the evaluation on my
home? Assessments?



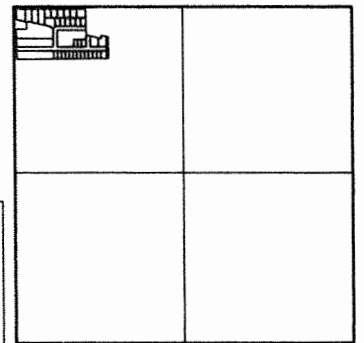
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE

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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GRID DISTANCES ARE SHOWN.

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

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 = 200 Feet

Block and Lot Acreage Breakdown:

Tract DR1: 118,700 SqFt / 2.72± Acres

Block 2: 76,688± SqFt / 1.76± Acres

Block 3: 120,378± SqFt / 2.76± Acres

Lot 1 = 96,978± SqFt / 2.22± Acres

Lots 2 Thru 3 = 7,200± SqFt / 0.17± Acres

Lot 4 = 9,000± SqFt / 0.20± Acres

Block 4: 40,420± SqFt / 0.93± Acres

Lot 1 = 20,419± SqFt / 0.47± Acres

Lot 2 = 20,001± SqFt / 0.46± Acres

Block and Lot Acreage Breakdown:

Block 5: 100,840± SqFt / 2.31± Acres

Lot 1 = 10,229± SqFt / 0.24± Acres

Lot 2 = 7,855± SqFt / 0.18± Acres

Lot 3 = 7,886± SqFt / 0.18± Acres

Lot 4 = 7,917± SqFt / 0.18± Acres

Lot 5 = 7,334± SqFt / 0.17± Acres

Lot 6 = 7,361± SqFt / 0.17± Acres

Lot 7 = 7,387± SqFt / 0.17± Acres

Lot 8 = 7,413± SqFt / 0.17± Acres

Lot 9 = 7,439± SqFt / 0.17± Acres

Lot 10 = 7,465± SqFt / 0.17± Acres

Lot 11 = 7,492± SqFt / 0.17± Acres

Lot 12 = 7,518± SqFt / 0.17± Acres

Lot 13 = 7,544± SqFt / 0.17± Acres

Block 6: 74,212± SqFt / 1.70± Acres

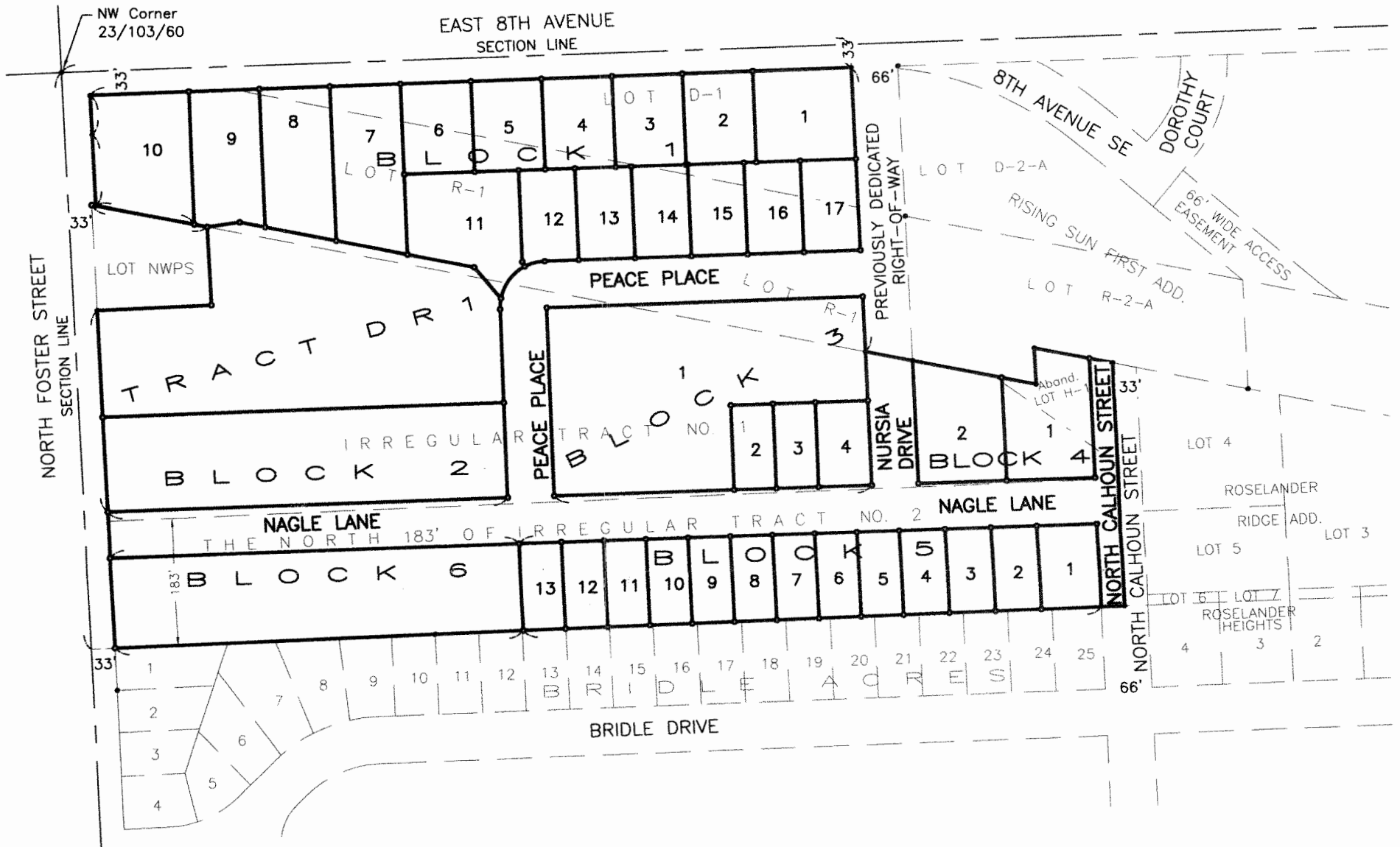
Street Right-Of-Way Acreage Breakdown:

Nagle Lane = 92,395± SqFt / 2.12± Acres

Peace Place = 50,676± SqFt / 1.16± Acres

Nursia Drive = 12,008 SqFt / 0.28± Acres

North Calhoun Street = 11,585 SqFt / 0.27± Acres



A PLAT OF LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 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 Avera Queen of Peace Hospital, a South Dakota nonprofit corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 1, 2023, survey those parcels of land described as follows: LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 1/4 OF SECTION 23, 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 IRREGULAR TRACT NO. 1, INCLUDING ABANDONED LOT H1, BUT SPECIFICALLY EXCLUDING LOT NWPS AND THE EAST HALF OF NORTH FOSTER STREET THEREIN; THE NORTH 183 FEET OF IRREGULAR TRACT NO. 2, EXCEPT NORTH FOSTER STREET THEREIN; LOT D-1 AND LOT R-1; ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 1 ON PAGE 24 (IRREGULAR TRACTS NO. 1 AND 2), PLAT BOOK 6 ON PAGE 298 (LOT H1) AND IN PLAT BOOK 14 ON PAGE 25 (LOT D-1 AND LOT R-1).

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

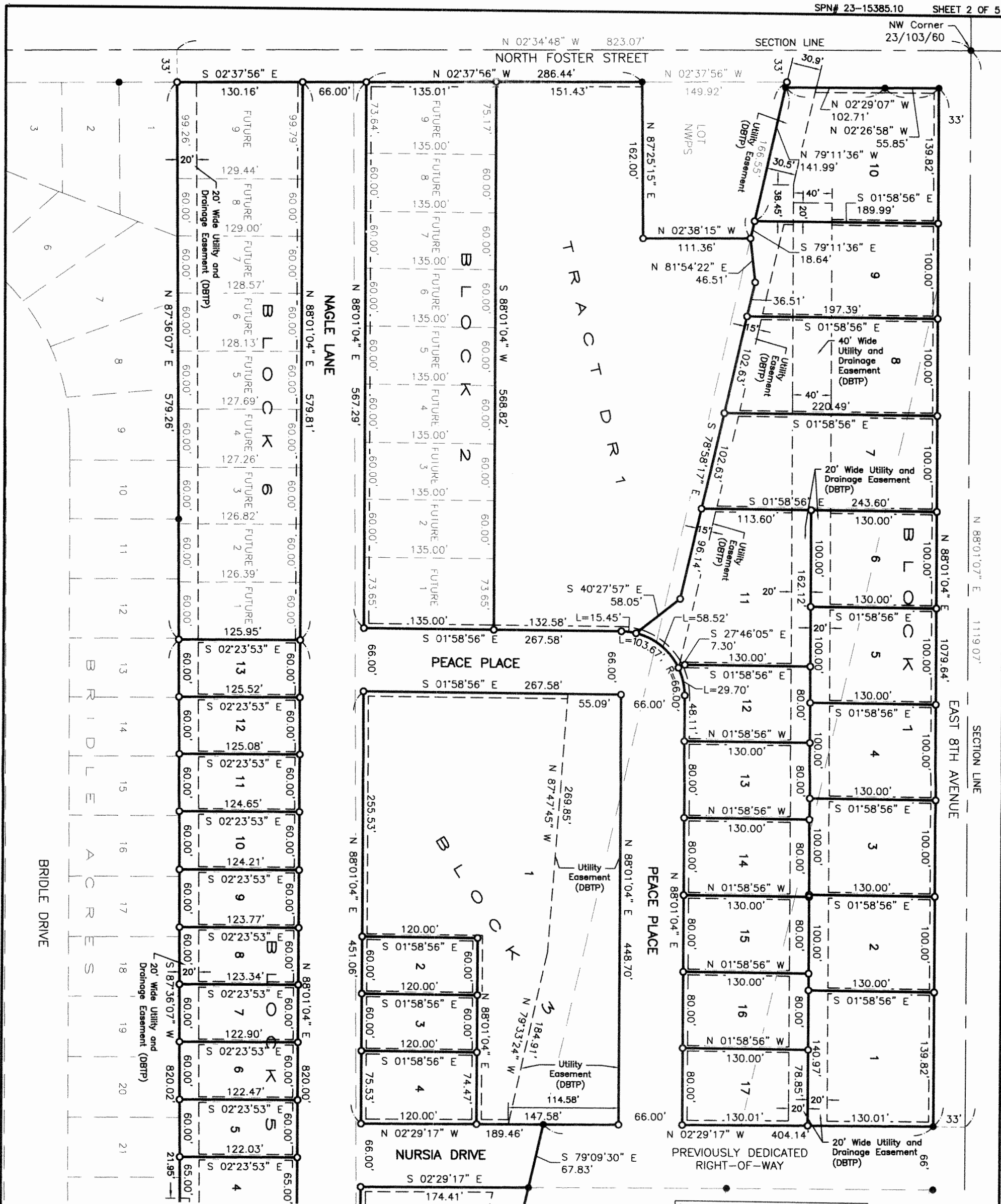
Dated this 27TH day of OCTOBER, 2023.

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

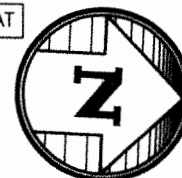
Registered Land Surveyor #SD6702





Easements dedicated by this plat unless otherwise shown and noted on the plat drawing:
 The entirety of Tract DR1 is intended to be a drainage easement parcel along with 5' wide utility easements abutting streets.
 Block 2 = 5' wide utility easements abutting streets.
 Block 6 = 5' wide utility easements abutting streets and a 20' wide utility easement as shown and noted near the rear.
 Lots within Blocks 1, 3, 4 and 5:
 Sides of lots without streets unless otherwise shown and noted = 3' wide drainage easements.
 Rear of lots unless otherwise shown and noted = 5' wide drainage and utility easements.
 Lots abutting streets = 5' wide utility easements.

(DBTP) = DEDICATED BY THIS PLAT



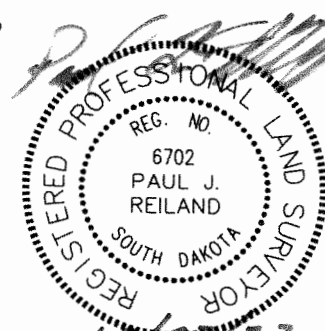
1 Inch = 100 Feet

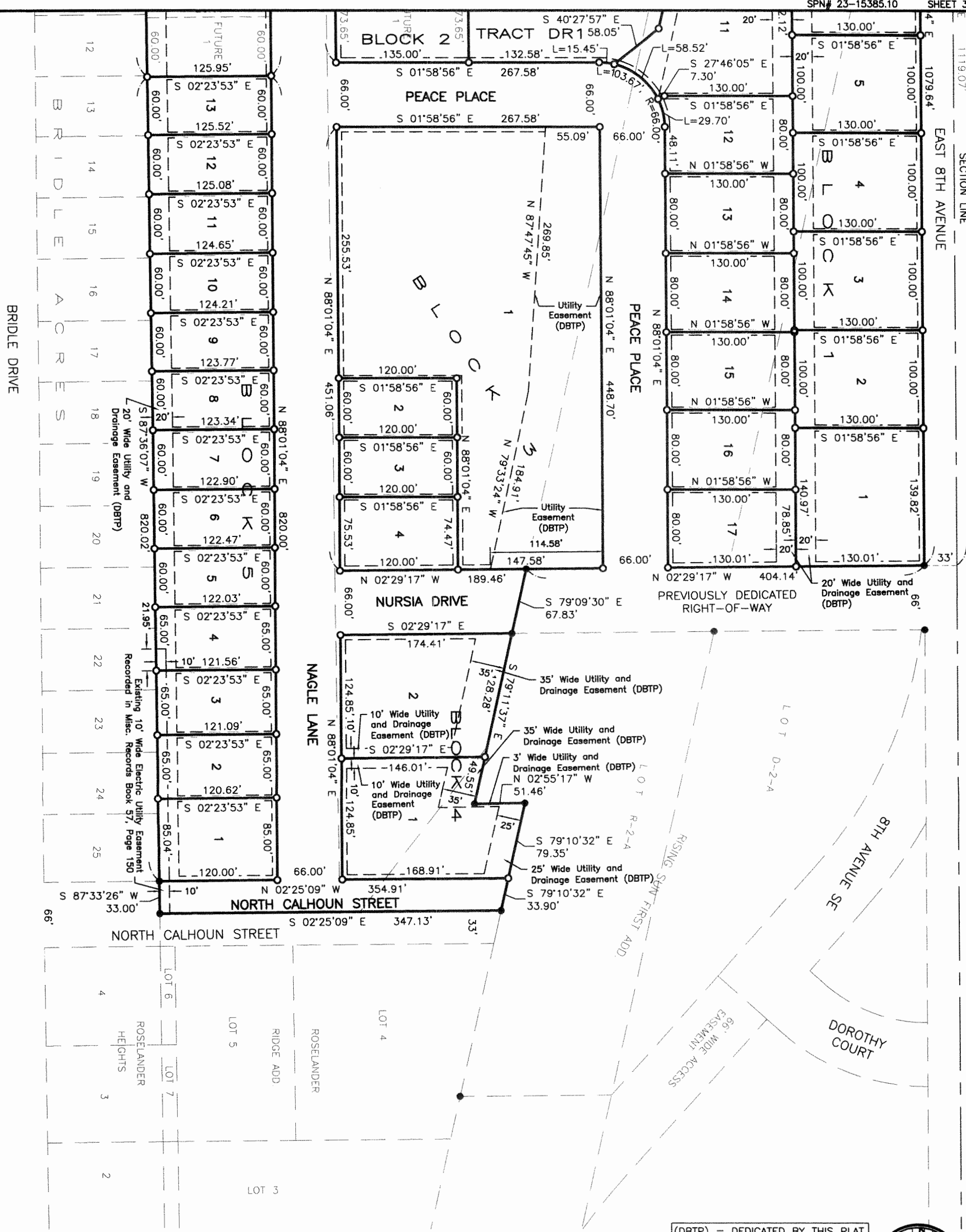
A PLAT OF LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SPN

& Associates

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





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The entirety of Tract DR1 is intended to be a drainage easement parcel along with 5' wide utility easements abutting streets.
Block 2 = 5' wide utility easements abutting streets.
Block 6 = 5' wide utility easements abutting streets and a 20' wide utility easement as shown and noted near the rear.
Lots within Blocks 1, 3, 4 and 5:
Sides of lots without streets unless otherwise shown and noted = 3' wide drainage easements.
Rear of lots unless otherwise shown and noted = 5' wide drainage and utility easements.
Lots abutting streets = 5' wide utility easements.



1 Inch = 100 Feet

A PLAT OF LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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A PLAT OF LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 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 Avera Queen of Peace Hospital, a South Dakota nonprofit 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 PREVIOUSLY PLATTED IRREGULAR TRACT NO. 1, INCLUDING LOT H1, BUT SPECIFICALLY EXCLUDING LOT NWPS AND THE EAST HALF OF NORTH FOSTER STREET THEREIN; THE NORTH 183 FEET OF IRREGULAR TRACT NO. 2 EXCEPT THE EAST HALF OF NORTH FOSTER STREET THEREIN; LOT D-1 AND LOT R-1; ALL IN THE NW 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 Avera Queen of Peace Hospital, a South Dakota nonprofit corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 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 Avera Queen of Peace Hospital, a South Dakota nonprofit corporation, hereby dedicates to the public, for public use forever as such, the streets, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 1 through 17, Block 1; Tract DR1; Block 2; Lots 1 through 4, Block 3; Lots 1 and 2, Block 4; Lots 1 through 13, Block 5; and Block 6 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists North Foster Street, East 8th Avenue and a portion of North Calhoun 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.

This plat does hereby vacate previously platted IRREGULAR TRACT NO. 1, INCLUDING ABANDONED LOT H1, BUT SPECIFICALLY EXCLUDING LOT NWPS AND THE EAST HALF OF NORTH FOSTER STREET THEREIN; THE NORTH 183 FEET OF IRREGULAR TRACT NO. 2, EXCEPT NORTH FOSTER STREET THEREIN; LOT D-1 AND LOT R-1; ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 1 ON PAGE 24 (IRREGULAR TRACTS NO. 1 AND 2), PLAT BOOK 6 ON PAGE 298 (LOT H1) AND IN PLAT BOOK 14 ON PAGE 25 (LOT D-1 AND LOT R-1).

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

Hilary Rockwell, President/CEO of Avera Queen of Peace Hospital, a South Dakota nonprofit corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared Hilary Rockwell, of Avera Queen of Peace Hospital, a South Dakota nonprofit corporation, and that she, as such President/CEO, 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/CEO.

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 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 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 LOTS 1 THROUGH 17, BLOCK 1; TRACT DR1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; PEACE PLACE; NURSIA DRIVE; AND NORTH CALHOUN STREET, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 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.

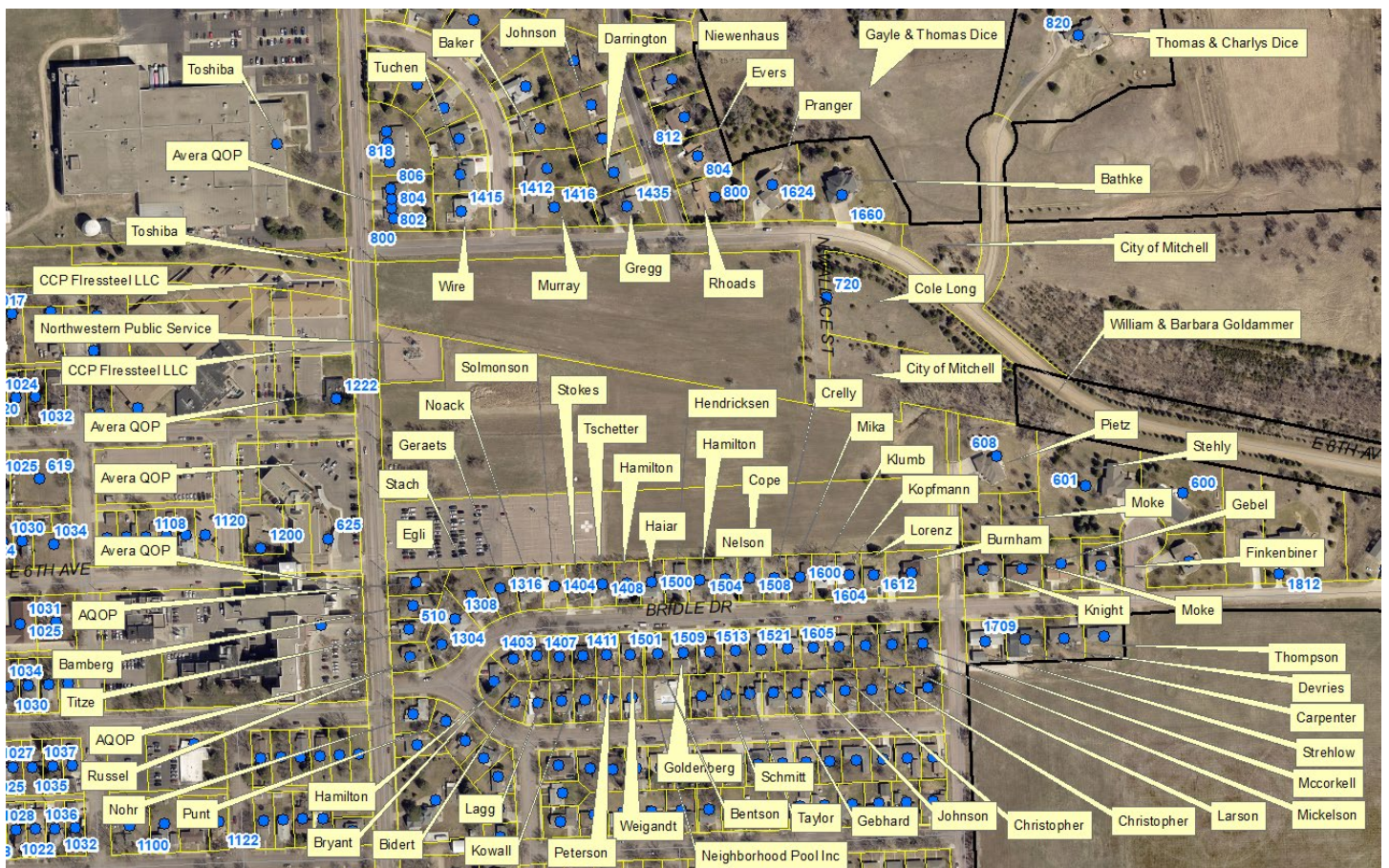
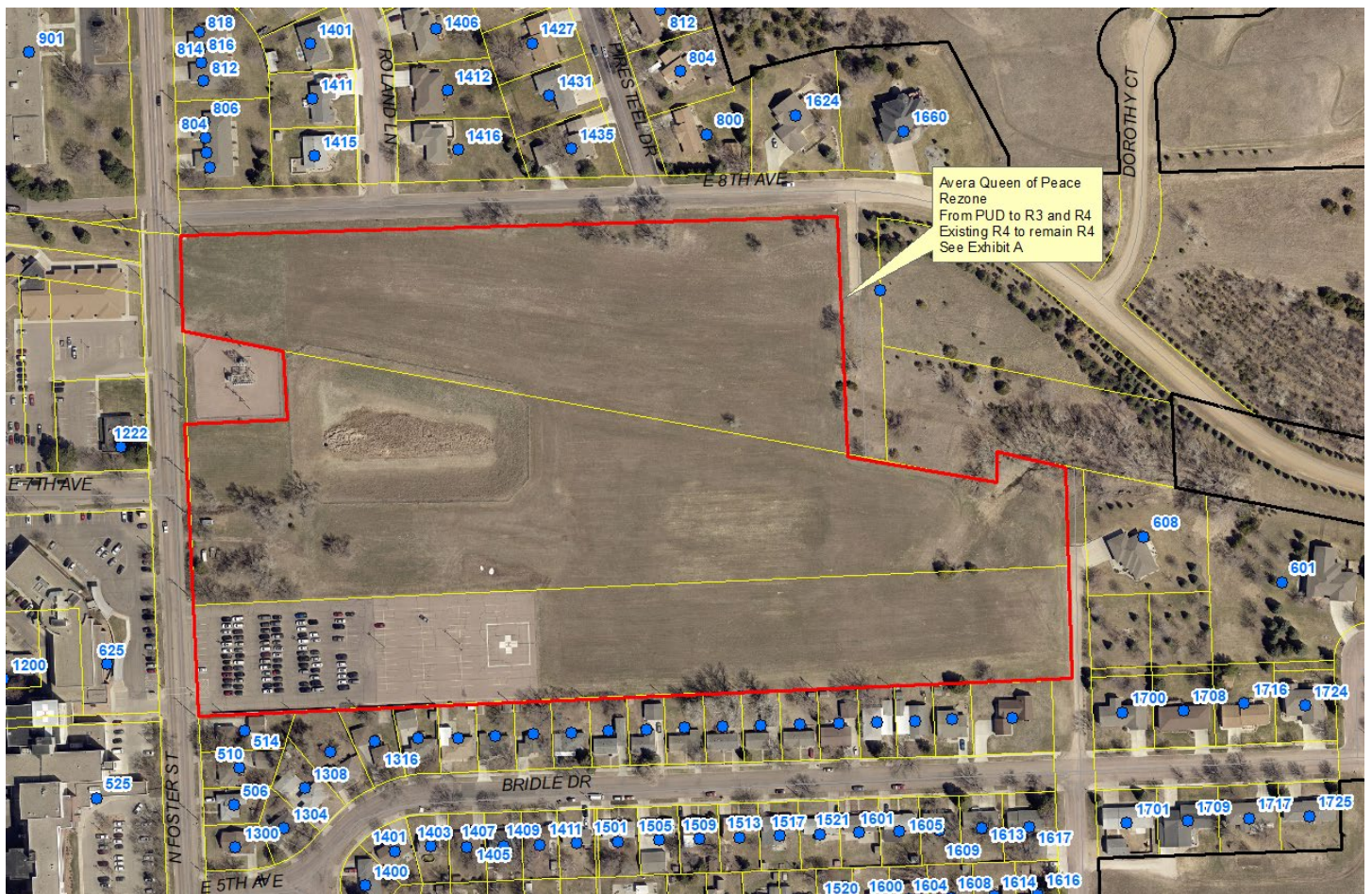
The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2023.

Chairperson/Vice-Chairperson of the City Planning Commission



SPN

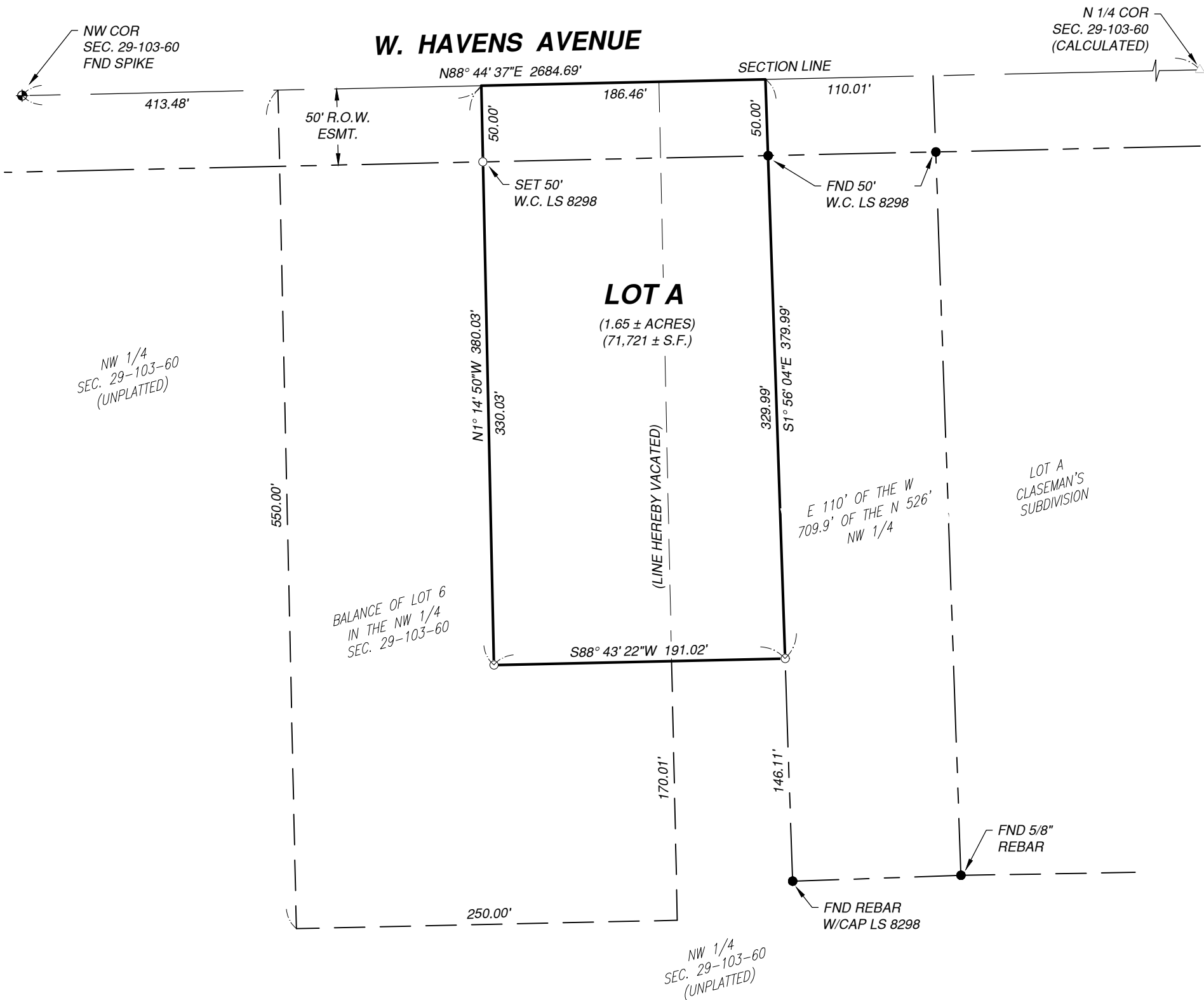
& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015





PLAT OF LOT A OF JERRY'S ADDITION

IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

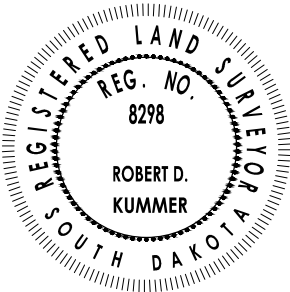


SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.
2. ALL DISTANCES ARE GROUND.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED.

FLOOD ZONE DATA:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 46035C0154C, THE SUBJECT PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) WITH AN EFFECTIVE DATE OF 9/29/2010.



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PREVIOUSLY PLATTED LINE
- FOUND SURVEY MONUMENT NO. 5 REBAR (UNLESS NOTED)
- SET NO.5 REBAR W/ CAP RLS NO. 8298

PREPARED BY:



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

PLAT OF LOT A OF JERRY'S ADDITION
IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 23164
DATE: 11/07/2023
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 1 OF 3

PLAT OF LOT A OF JERRY'S ADDITION

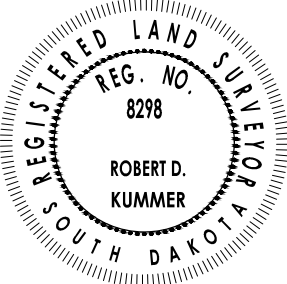
IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE NOVEMBER 7, 2023, FOR THE PURPOSE OF PLATTING, SURVEY THAT PORTION AS SHOWN OF LOT 6 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUATER (NW 1/4 NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2023.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATER OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTEWATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT , INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** DOES HEREBY VACATE THAT PORTION AS SHOWN OF THE FOLLOWING PLATTING:

LOT 6 IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, ON FILE AT THE REGISTER OF DEEDS IN BOOK 4 PAGE 140; SAID PLAT, HEREBY PARTIALLY VACATED, BEING SITUATED WITHIN DESCRIBED **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** AS SURVEYED.

DATED THIS ____ DAY OF _____, 2023.

GERALD CLASEMAN (OWNER)

STATE OF: SOUTH DAKOTA)
COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 2023, BEFORE ME, _____, THE

UNDERSIGNED OFFICER, PERSONALLY APPEARED, GERALD CLASEMAN, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS
______ DAY OF _____, 2023.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN/VICE CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2023.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, 2023; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2023.

FINANCE OFFICER/DEP. FINANCE OFFICER

PREPARED BY:



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

PLAT OF LOT A OF JERRY'S ADDITION
IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 23164
DATE: 11/07/2023
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 2 OF 3

PLAT OF LOT A OF JERRY'S ADDITION

IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

WHEREAS, THE COUNTY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2023.

CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2023.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2023, APPROVING THE ABOVE PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____
ROAD AUTHORITY TITLE DATE

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2023.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **LOT A OF JERRY'S ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2023, AT ____

O'CLOCK __.M., AND RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:



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

PLAT OF LOT A OF JERRY'S ADDITION
IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 23164
DATE: 11/07/2023
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 3 OF 3



PLAT OF TRACT 1 OF HORSEMAN'S ADDITION

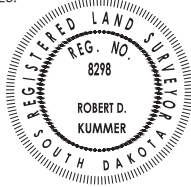
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE OCTOBER 21, 2023, FOR THE PURPOSE OF PLATTING, DID SURVEY THAT PORTION AS SHOWN OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUATER (SE 1/4 SE 1/4) OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2023.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATER OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTEWATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____ DAY OF _____, 2023.

BRANDON NEUGEBAUER
PRESIDENT, HORSEMAN'S SPORTS, INC.

STATE OF: SOUTH DAKOTA) :SS

COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 2023, BEFORE ME, _____, THE

UNDERSIGNED OFFICER, PERSONALLY APPEARED, BRANDON NEUGEBAUER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF HORSEMAN'S SPORTS, INC., A CORPORATION, THAT HE, AS SUCH POSITION, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF CORPORATION BY HIMSELF.

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

____ DAY OF _____, 2023.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN/VICE CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2023.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, 2023; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA** BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2023.

FINANCE OFFICER/DEP. FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2023.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2023, AT ____

O'CLOCK __.M., AND RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:

infrastructure
design group, inc.

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

PLAT OF TRACT 1 OF HORSEMAN'S ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 23064

DATE: 10/26/2023

DRAWN BY: MAB

CHECKED BY: RDK

SHEET NO: 2 OF 2

