



Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
March 25, 2024

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: March 11, 2024**
- 6. Schedule Next Meeting: April 8, 2024**
- 7. Rezone Hearing and Recommendation: Harris Properties LLC-909 N Lawler St-be rezoned from Central Business District (CB) to High Density Residential District (R4)**
- 8. Plat: Tract 1 of Volesky Properties Addition, in the West 7 Rods of the NE 1/4 of the NE 1/4; and in Lot 3B of the NW 1/4 of the NE 1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Volesky Properties LLC**
- 9. Plat: Lot 1 of Finley First Addition to the City of Mitchell, Davison County, South Dakota; as requested by Austen LLC**
- 10. Plat: Lot 1 of Archer First Addition, a subdivision of Lots B-1 and B-2 within Lot B, and Lot C, formerly a portion of Irregular Tract No. 4A in the South 1/2 of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Austen LLC**
- 11. Plat: Lots 12 and 14, Block 4 of the Woods First Addition, a subdivision of the East 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc**
- 12. Other Business:**
- 13. Public Input:**
If you need to address the Board on an item that was not on the agenda, excluding personnel items, please come forward to the podium and state your name and your concern. Presentations are limited to three minutes. Items will be considered but no action will be taken at this time.
- 14. Adjourn**

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



Planning Commission
City Council Chambers, City Hall, 612 N. Main Street
March 11, 2024

1. Call to Order

Chairperson Larson called the March 11, 2024 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

Quorum is met, simple majority vote required for all items.

Present: Genzlinger, Jirsa (telephonically), Larson, McCardle, Osterloo.

Absent: Doescher, Havlik, Schmitz, Sonne

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: February 26, 2024

Motion by Genzlinger, seconded by Osterloo to approve the amended minutes of the February 26, 2024 Planning Commission Meeting. Roll call vote: Genzlinger – aye, Havlik – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

6. Schedule Next Meeting: March 25, 2024

Motion by Jirsa, seconded by Osterloo to set the date for the next Planning Commission Meeting for March 25, 2024. Roll call vote: Genzlinger – aye, Havlik – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

7. Plat: Tract 1 of Tupper's Addition, in the NE 1/4 of the NE 1/4 of Section 8, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Focus Land & Cattle LLC

Jenniges noted this lies outside the ETJ but within 3 miles of the city limits, therefore it is the

county's zoning jurisdiction. The applicant is parceling off the farmstead to be able to sell in the future. The County Planning Commission approved the plat and recommended approval of the variance in lot size for a dwelling at their March 5, 2024 meeting. The County Commission/Board of Adjustment will hear them on March 12, 2024. The applicant was not present to answer questions.

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

8. Conditional Use Permit: Tara Volesky

Tara Volesky has applied for a Conditional Use Permit for multi-family dwelling; located at 2221 E Havens Ave, legally described as Lot 2 in the NE ¼ & Lot 3B in the NW ¼ of the NE ¼ Ex H-1 & W 7 Rods of Lot 1 in the NE ¼ & W 7 Rods of the NE ¼ of NE Ex H1 of Section 26, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned UD Urban Development District.

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 that is included in the packet. The applicant was present to answer questions.

Jenniges also noted that this is the first phase of the applicants' process for developing the land. She has presented a few different ideas for the property which would require the CUP.

Volesky stated she has had a surveyor out there multiple times and has changed the layout of lots multiple times. She is looking at putting duplexes or other multi-family dwellings out there.

Larson questioned if she would be using a septic system, to which was answered that she is working with the city and Davison County Rural Water about her options for the development of the area.

Motion by Jirsa, seconded by Genzlinger to recommend approval of the conditional use. Roll call vote: Genzlinger – aye, Havlik – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

9. Conditional Use Permit: Erika Hennessey

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

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were 3 letters received in favor that made the packet and 1 letter in favor that did not make the packet. The applicant was not present to answer questions.

Jenniges explained that the applicant has run a home residential daycare for many years and in May 2023 she was approved for a CUP for Childcare, Preschool & Nursery. The applicant will follow the state guidelines for homeschool which allow up to 22 children and all must be

over the age of 3.

Motion by Genzlinger, seconded by Jirsa to recommend approval of the conditional use with the following conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass fire inspection. Roll call vote: Genzlinger – aye, Havlik – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.

10. Plat: Lot 1A in Block 3 of Stardust Subdivision to the City of Mitchell, Davison County, South Dakota; as requested by Jensen Capital & Development LLC

Jenniges gave the history of the area. This parcel is within a PUD that was recently amended to allow unlimited multifamily dwellings. The purpose of this plat is for the development of a 95-unit apartment building. The city staff are reviewing the proposed apartment building plans. The applicant was not present to answer questions.

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

11. Plat: Portion of North Capital Street, a subdivision of Lot 14, except the West 40 feet, Block 1, Scott's Second Addition to the City of Mitchell, Davison County, South Dakota; as requested by City of Mitchell

Jenniges noted there are multiple residential developments that abut Capital Street and the street width ranges from 80' to 48' wide in places. This portion of land was never platted as ROW but has been used as ROW for many years and is currently just part of a platted block that the City of Mitchell owns. The purpose of this plat is to clean up the confusion and designate it as public ROW. The applicant was present to answer questions.

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

12. Plat: Lots A, B, and C of Fawn Creek Addition, a subdivision of previously platted Lot No. 3, in the West 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; and Lots D and E of Fawn Creek Addition, a subdivision of previously platted Lot No. 3 and of Irregular Tract No. 2 within Lot No. 3, in the West 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; as requested by City of Mitchell

Jenniges noted portions of this plat are within city limits and portions are outside city limits but within the ETJ. The county will hear this plat at their April meetings, but it is all the city's zoning jurisdiction. The plat shown in the packet is missing the Highway Road Authority signature block but has since been fixed. A lot of this land has not been platted and this will clean up the legal descriptions of the area. There was some land exchanged between Ralph and Pam Kiner and Nicole Kiner prior to platting. This will vacate some existing boundary lines and plat new boundaries for that land exchange. There is an ingress/egress easement from 406th Ave to Lot B, D and E. The applicant was present to answer questions.

Schroeder noted the City is in the process of purchasing Lot A from Ralph and Pam Kiner.

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

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

Jenniges noted a master plan and plat had previously been approved for this area but the applicant would like to move the road 10' south on the west end to give those lots on the north side of the street some more depth. The previous plat will be vacated for ease of searching the area in the future at the Register of Deeds. There are some utilities already in place in this area that the applicant will be responsible for moving. The lots still meet the required size for the PUD for this area. The applicant was present to answer questions.

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

14. Plat: Lots 1 through 6, Block 1-A; Lots 1 through 10, Block 1-B, Tract DR1-A; Block 2-A; Lots 1 through 9, Block 3-A; Lots 1 and 2, Block 4-A; Lots 1 through 13, Block 5-A; Block 6-A; 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 requested by Avera Queen of Peace

Jenniges went over the history of the area and the plat that had previously been approved.

The previous plat will be vacated for ease of searching the area in the future at the Register of Deeds. This plat also vacates Wallace St and creates a different entry location onto E 8th Ave. The applicant was present to answer questions.

Terry Sabers of MAHI gave a brief history of the overall project. He said the neighbors had some issues with the previous layout, so they redesigned it to this better layout that the neighbors are in favor of. He noted there is a lawsuit with the previous plat.

Osterloo questioned why Wallace St had to be vacated, to which Sabers responded it was a \$500,000 expense for the developer if it wasn't vacated, and it widened the lots along 8th by doing so. Osterloo believed there is enough room in the lots to not have to vacate Wallace St.

Genzlinger questioned if it was the block length that the lawsuit was about, to which Sabers answered that it was. Sabers also said that if the plat is approved, the lawsuit will be dropped. Also, all the lots along E 8th Ave will be built by MTC.

Schroeder noted Publid Works has no issues with the new layout and does not affect any of the utilites in the area or for the future development. There is an easement in place for the utilities on the vacated portion of Wallace St.

Larson expressed that he is usually not in favor of vacating roads and would like to see the city

get the east 33' of the vacation.

Osterloo stated he is not in favor of the vacation Wallace St with this plat.

Motion by Genzlinger, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – aye, Havlik – absent, Jirsa – aye, Larson – aye, Osterloo – nay, Schmitz – absent, Sonne – absent. 3 aye, 1 nay, 3 absent; motion carried.

15. Other Business:

None.

16. Public Input:

None.

17. Adjourn

Chairperson Larson adjourned the meeting at 12:37 P.M.

Jay A. Larson
Planning Commission Chairperson



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

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

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

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** *\$250 application fee due with the application.*

- Applicant is request to rezone property from CB District to R4 District.

☐ **Variance** *\$150 application fee due with application.*

- Description of Variance: [Click or tap here to enter text.](#)
- Description of Hardship: [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.](#)

☐ **Plat Application** *\$100 application fee due with application*

This Application is for the following described real property:

Legal Description: Lot 4 & North 5' of Lot 5, Block 11, D.A. Scott's 1st Addition, City of Mitchell, Davison County, South Dakota.

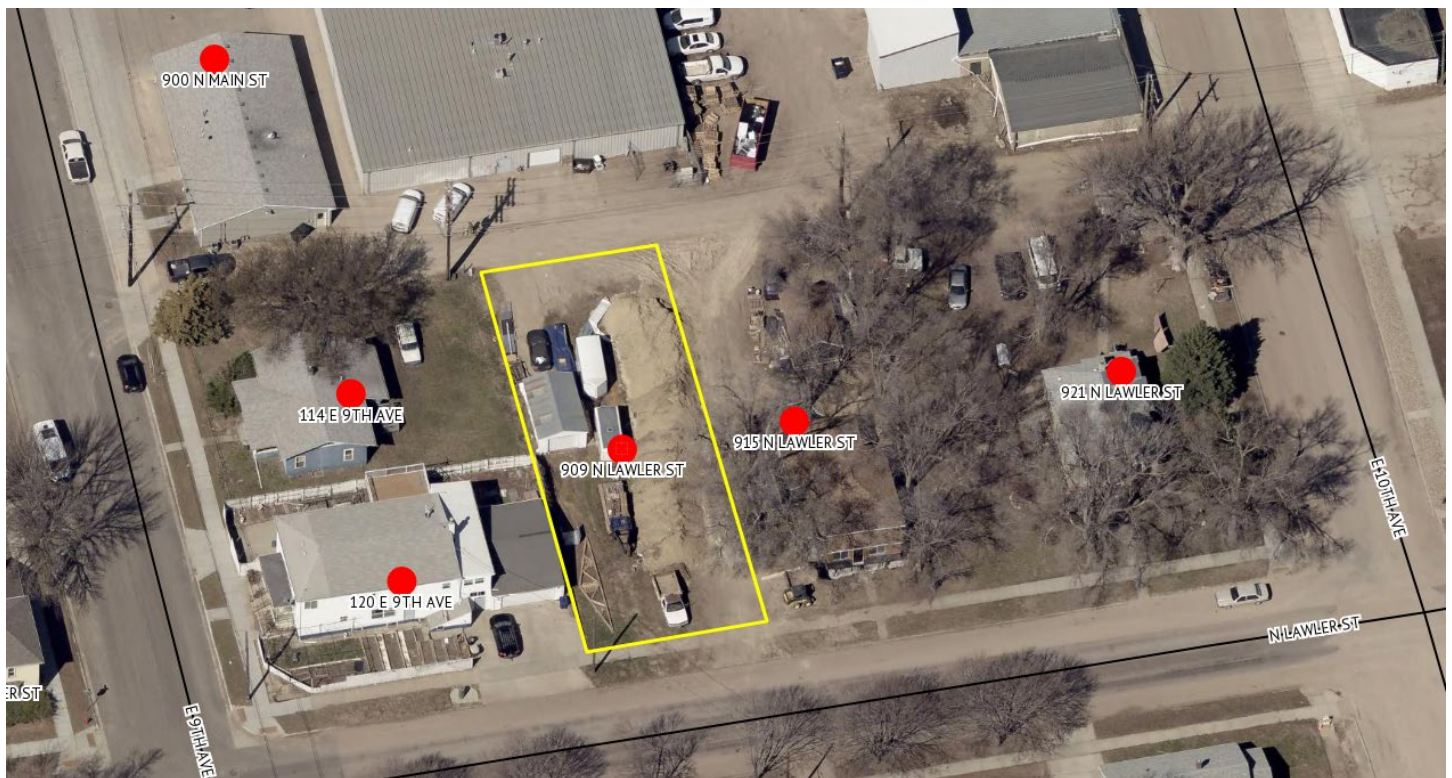
Property Address: 909 N Lawler St

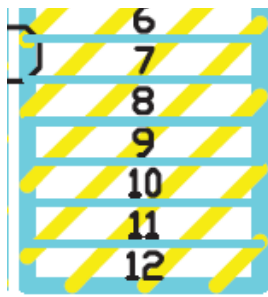
Dated this 5th of March, 2024

A handwritten signature in black ink, appearing to read "Paul Harris", is written over a horizontal line.

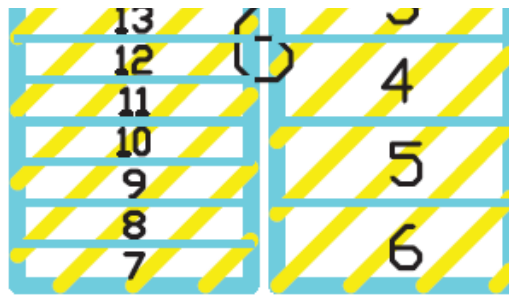
APPLICANT

Harris Properties LLC
OWNER



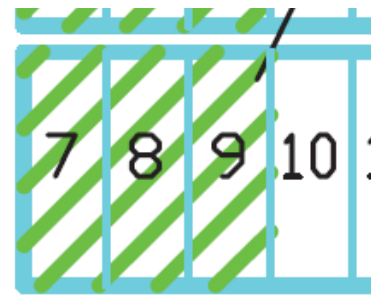


NORTH

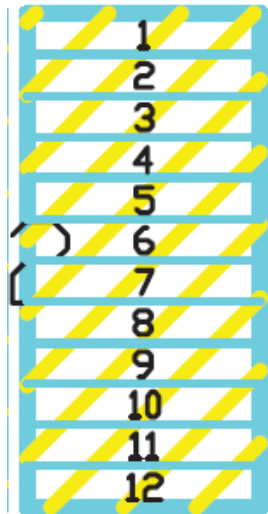


EAST

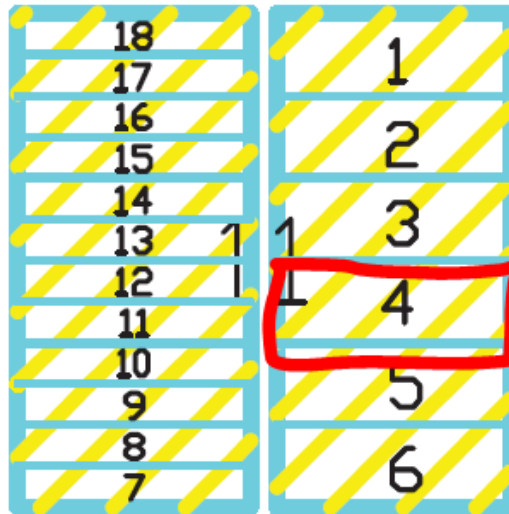
NORTH



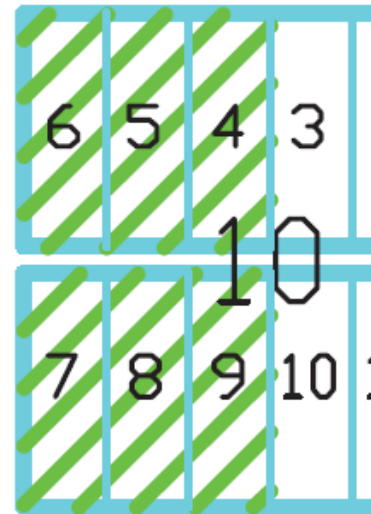
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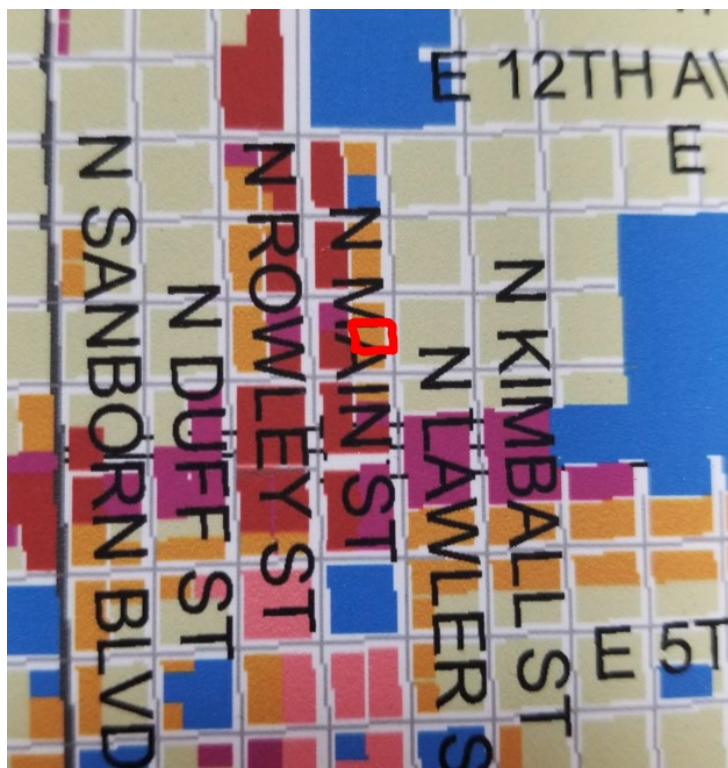
NUE



EAST



9 TH



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 March 25, 2024 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, April 1, 2024 at 6:00 p.m. and 2nd Reading and Adoption on Monday, April 15, 2024 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. O2024-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lot 4 & North 5' of Lot 5, Block 11, D.A. Scott's 1st Addition, City of Mitchell, Davison County, South Dakota; be changed from CB Central Business District to R4 High Density Residential District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS, Lot 4 & North 5' of Lot 5, Block 11, D.A. Scott's 1st Addition, City of Mitchell, Davison County, South Dakota; be changed from CB Central Business District to R4 High Density Residential District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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 _____, 2024.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: April 1, 2024
SECOND READING: April 15, 2024
ADOPTION: April 15, 2024

Published three times: March 13 and 20, 2024 and April 3, 2024
Approximate Costs:

Harris Properties LLC
2312 Dean Dr
Mitchell, SD 57301

DEBI LLC
1125 Woods Circle
Mitchell, SD 57301

Steven & Kathleen Feeldy
2704 S Capital St
Mitchell, SD 57301

Terry Reimnitz
Grant Reimnitz
PO Box 883
Mitchell, SD 57301

Todd & Kimberly Vanwalleghen
40813 241st St
Letcher, SD 57359

Zhong Jie Teng, Teng Qu
Chen Feiyan
120 E 9th Ave
Mitchell, SD 57301

Scott & Janet Maeschen
1220 N Edmunds St
Mitchell, SD 57301

Chad & Paula Deckert
3700 N Foster St
Mitchell, SD 57301

Kevin & Tracy Haag
205 E 10th Ave
Mitchell, SD 57301

Bryan Katka
Jennifer Scott
209 E 10th Ave
Mitchell, SD 57301

Darlene Pearson
200 E 9th Ave
Mitchell, SD 57301

Johnson Investment Company
1300 N Kimball St
Mitchell, SD 57301

Garrett Oldenberg
210 E 9th Ave
Mitchell, SD 57301

Riggs Rental Properties LLC
41575 Hwy 32
Ethan, SD 57334

Scott Maeschen
1220 N Edmunds St
Mitchell, SD 57301

Stanley Blow
205 E 9th Ave
Mitchell, SD 57301

Anna Rywelski
915 N Lawler St
Mitchell, SD 57301

March 13, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Harris Properties LLC is requesting the following property legally described as; Lot 4 & North 5' of Lot 5, Block 11, D.A. Scott's 1st Addition, City of Mitchell, Davison County, South Dakota; be changed from CB Central Business District to R4 High Density Residential District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (909 N Lawler St-see reverse side for location).

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday March 25, 2024 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, April 1, 2024 at 6:00 p.m. and 2nd Reading and Adoption on Monday, April 15, 2024 at 6:00p.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

Joe Harris

OWNER

909 N. Lawler

ADDRESS

☒

APPROVE

DISAPPROVE

COMMENTS:

March 13, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Harris Properties LLC is requesting the following property legally described as; Lot 4 & North 5' of Lot 5, Block 11, D.A. Scott's 1st Addition, City of Mitchell, Davison County, South Dakota; be changed from CB Central Business District to R4 High Density Residential District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (909 N Lawler St-see reverse side for location).

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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 Todd & Kimberly Van Walkeghen
OWNER

114 E. 9th St.
ADDRESS

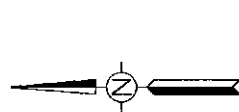
____ APPROVE

☒ DISAPPROVE

COMMENTS:

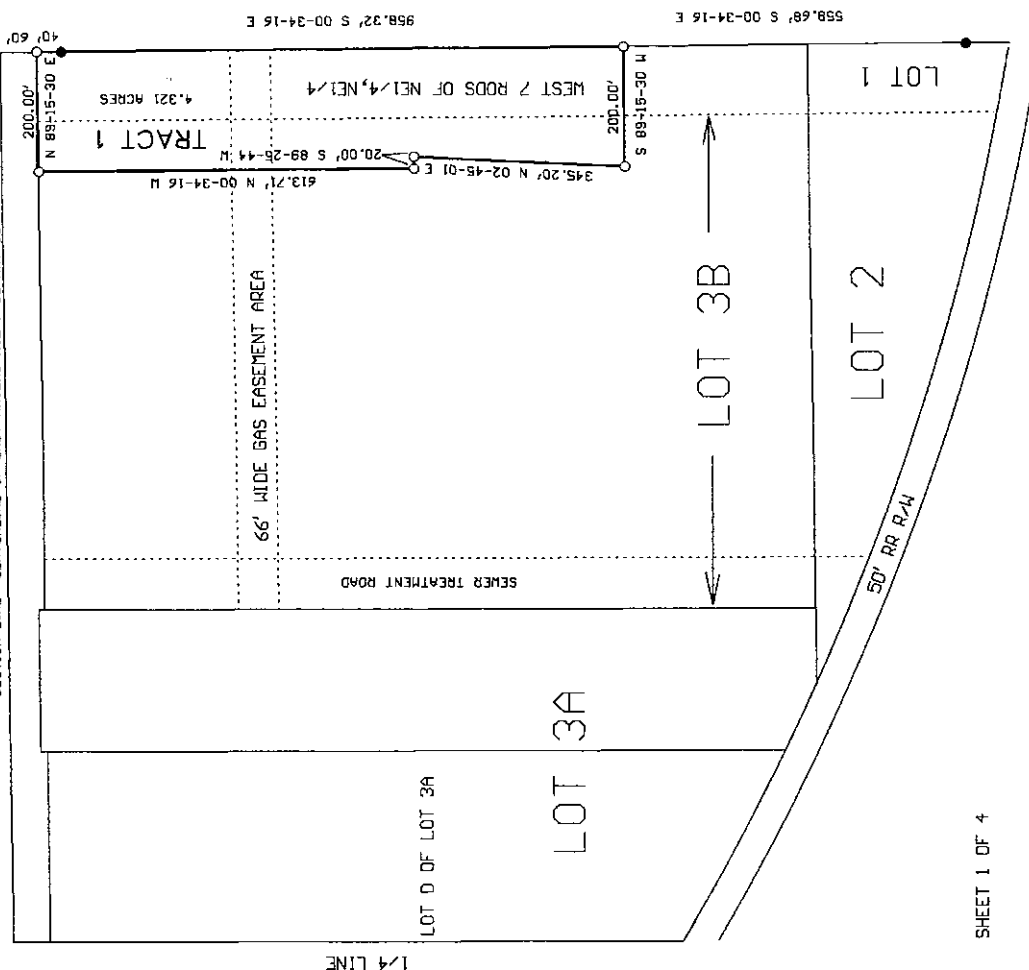
High density will Highly impact our property with the main street businesses using the alley and putting multiples on this property impacts the quality of life for our property occupants.
Outside expectations

SECTION LINE CENTERLINE OF EAST HAUVENS AVE / SD JULY 38



SCALE :

- FOUND REBAR WITH CAP
- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912



SHEET 1 OF 4

PLAT OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN AND SURVEY AND PLAT ARE CORRECT TO MY KNOWLEDGE AND BELIEF.

DATED THIS 9TH. DAY OF MARCH, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

ACCESS TO SD HWY 38 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.

DATED THIS ____ DAY OF _____, _____.

STATE HIGHWAY AUTHORITY

DIRECTOR OF EQUALIZATION CERTIFICATE

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

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

TREASURER CERTIFICATE

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

TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

PLAT OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, TARA VOLESKY, AS MEMBER MANAGER OF VOLESKY PROPERTIES LLC., DO HEREBY CERTIFY THAT VOLESKY PROPERTIES LLC., IS THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WERE MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT 1, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS _____ DAY OF _____,

TARA VOLESKY
MEMBER MANAGER

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TARA VOLESKY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE AS MEMBER MANAGER, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

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

CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

CITY PLANNING COMMISSION BY: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, _____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF VOLESKY PROPERTIES ADDITION, IN THE WEST 7 RODS OF THE NE1/4 OF THE NE1/4; AND IN LOT 3B OF THE NW1/4 OF THE NE1/4 OF SECTION 26, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER BY: _____

REGISTER OF DEEDS CERTIFICATE

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

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





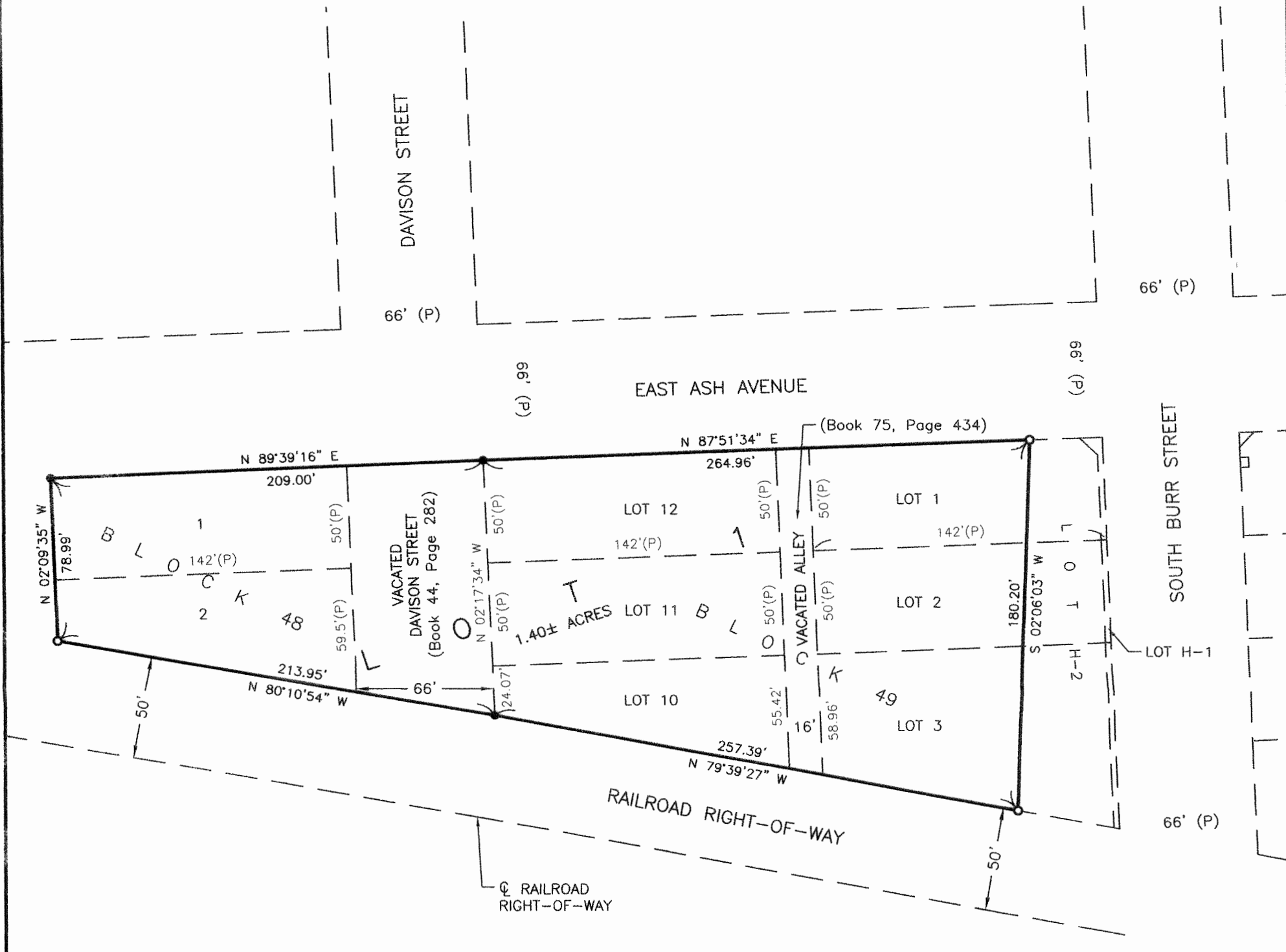
1 Inch = 60 Feet

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
 - 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 PCK-8296
 - WM = WITNESS MONUMENT

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

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

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



**A PLAT OF LOT 1 OF FINLEY FIRST ADDITION TO THE CITY OF MITCHELL,
DAVISON COUNTY, SOUTH DAKOTA**

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 the owners listed below, and under their direction for purposes indicated therein, I did on or prior to March 11, 2024, survey the parcel of land described as follows: LOT 1 OF FINLEY FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOTS 1 AND 2, BLOCK 48, JOHN LAWLER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK 1, PAGE 5, AND VACATED DAVISON STREET ABUTTING BLOCK 48, AS RECORDED IN BOOK 44, PAGE 282; AND LOTS 1, 2, 3, 10, 11 AND 12, INCLUDING THE VACATED ALLEY LYING BETWEEN THESE LOTS (RECORDED IN BOOK MR75, PAGE 434), AND EXCEPT LOTS H1 AND H2, ALL IN BLOCK 49, COOLEY AND GUERNSEY'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK 1, PAGE 147.

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 13th day of March, 2024.

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



RESOLUTION OF CITY PLANNING COMMISSION

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 _____, 2024.

RESOLUTION OF CITY COUNCIL

CERTIFICATE OF COUNTY TREASURER

Date _____

DIRECTOR OF EQUALIZATION

Date _____

REGISTER OF DEEDS

& 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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A PLAT OF LOT 1 OF ARCHER FIRST ADDITION, A SUBDIVISION OF LOTS B-1 AND B-2 WITHIN LOT B, AND LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

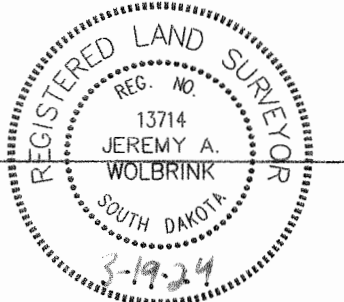
SURVEYOR'S CERTIFICATE

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 as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to March 11, 2024, survey the parcel of land described as follows: LOT 1 OF ARCHER FIRST ADDITION, A SUBDIVISION OF LOTS B-1 AND B-2 WITHIN LOT B, AND LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, 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 19th day of March, 2024.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Iverson Chrysler Center, Inc., a South Dakota corporation, Austen LLC, a South Dakota Limited Liability Company, and Austen L. Iverson are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in previously platted LOT B-1 AND LOT B-2 EXCEPT THE SOUTH 149 FEET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT B; AND THE REMAINDER OF LOT C; ALL FORMERLY A PORTION IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, 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 Iverson Chrysler Center, Inc., a South Dakota corporation, Austen LLC, a South Dakota Limited Liability Company, and Austen L. Iverson, and under their direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF ARCHER FIRST ADDITION, A SUBDIVISION OF LOTS B-1 AND B-2 WITHIN LOT B, AND LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and that Iverson Chrysler Center, Inc., a South Dakota corporation, Austen LLC, a South Dakota Limited Liability Company, and Austen L. Iverson hereby dedicate 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 Lot 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists South Burr Street, Iverson Avenue and Austen 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 _____, 2024.

Austen L. Iverson, President of Iverson Chrysler Center, Inc.,
a South Dakota corporation, the owner of Lot B-1 within Lot B

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared Austen L. Iverson, President of Iverson Chrysler Center, Inc., a South Dakota corporation, and that he, 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 himself as President.

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

Notary Public, South Dakota
My Commission Expires: _____

A PLAT OF LOT 1 OF ARCHER FIRST ADDITION, A SUBDIVISION OF LOTS B-1 AND B-2 WITHIN LOT B, AND LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2024.

Austen L. Iverson, a Member of Austen LLC, a South Dakota Limited Liability Company, the owner of the remainder of Lot B-2 within Lot B

ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared Austen L. Iverson, and that he, as such Member of Austen LLC, a South Dakota Limited Liability Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Austen LLC, a South Dakota Limited Liability Company, by himself as a Member of Austen LLC, a South Dakota Limited Liability Company.

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 _____, 2024

Austen L. Iverson, owner of the remainder of Lot C

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared Austen L. Iverson, 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

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF ARCHER FIRST ADDITION, A SUBDIVISION OF LOTS B-1 AND B-2 WITHIN LOT B, AND LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, 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 1 OF ARCHER FIRST ADDITION, A SUBDIVISION OF LOTS B-1 AND B-2 WITHIN LOT B, AND LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, 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 _____, 2024.

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



1 Inch = 100 Feet

LOTS LABELED AS PLATTED OR FUTURE
ARE AS OF 03/20/2024 WHICH IS THE
DATE THIS DRAWING WAS CREATED

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

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

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.

**EASEMENTS WITHIN LOT 14,
BLOCK 4 DEDICATED BY THIS PLAT:**

FRONT ALONG SNEAD AVENUE = 5'
UTILITY EASEMENT

WEST SIDE = 3'
DRAINAGE AND UTILITY EASEMENT

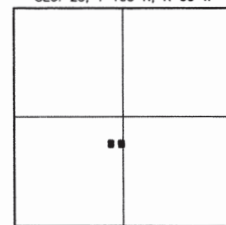
REAR = 5'
DRAINAGE AND UTILITY EASEMENT

**EASEMENTS WITHIN LOT 12,
BLOCK 4 DEDICATED BY THIS PLAT:**

FRONT ALONG SNEAD AVENUE = 5'
UTILITY EASEMENT

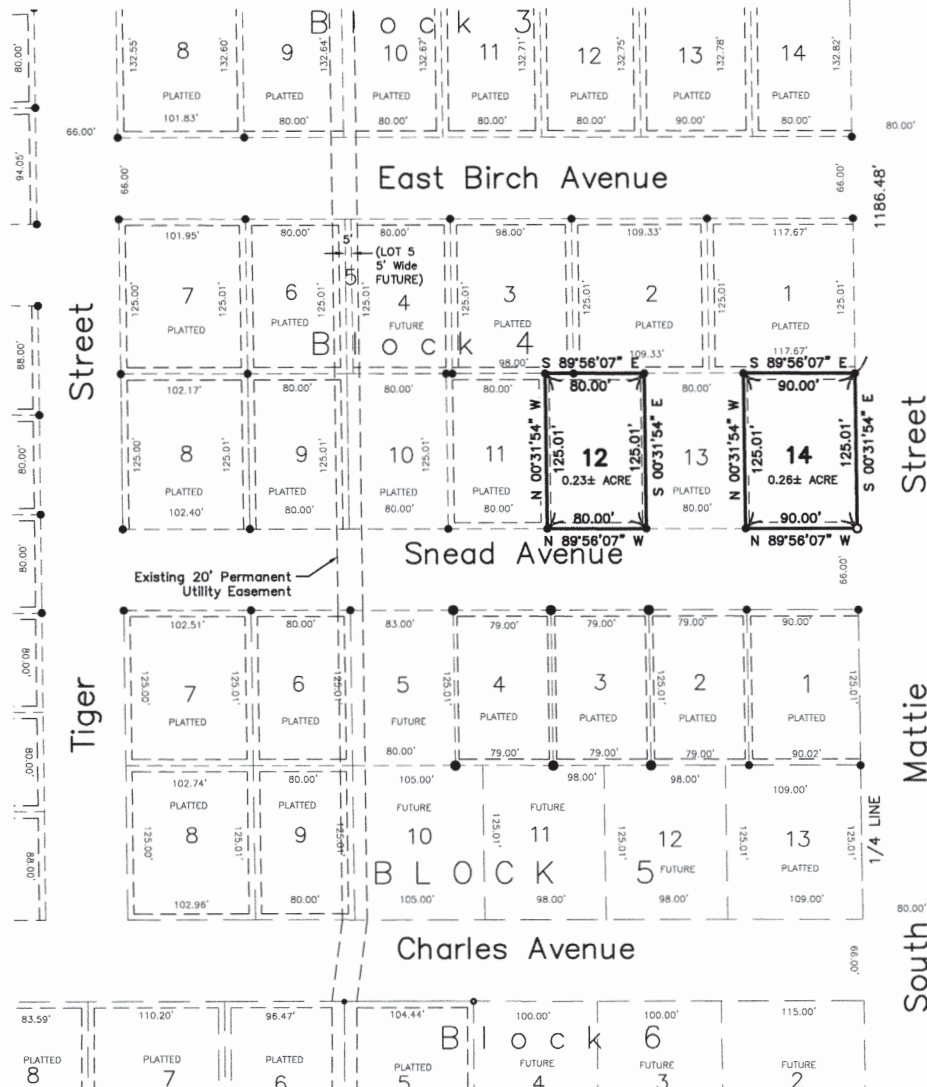
SIDES = 3'
DRAINAGE AND UTILITY EASEMENT

REAR = 5'
DRAINAGE AND UTILITY EASEMENT



LOCATION MAP
SCALE: 1" = 3000'

Center of Sec.
23/103/60



**A PLAT OF LOTS 12 AND 14, BLOCK 4 OF THE WOODS FIRST ADDITION, A
SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N,
R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 20, 2024, survey those parcels of land described as follows: LOTS 12 AND 14, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2024.

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



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