



Planning Commission 2-24-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
February 24, 2025

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: February 10, 2025**
- 6. Schedule Next Meeting: March 10, 2025**
- 7. Variance Permit: Todd & Kay Long**

Todd & Kay Long have applied for a Variance Permit for the following:

1. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 1
2. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 4A, Block 1
3. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 4.

This is located for the shelterbelt west of 40692 Chase Ct, to be legally described Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.

8. Plat: Todd & Kay Long

Plat of Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

9. Variance Permit: Todd & Nancy Boyd

Todd & Nancy Boyd have applied for a Variance Permit for rear yard setback (road side) of 17'-10" vs 30'. This is located at 155 S Harmon Dr, legally described as Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District.

10. Plan Approval: Design Interiors Event Center

623 S Sanborn Blvd, zoned Highway Oriented Business District

11. Plat: Firesteel Links LLC

Plat of Lot 2 in the replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota

12. Plat: Firesteel Links LLC

Plat of Lot 8 in the replat of Tract D, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota

13. Plat: B & D Enterprises LLC

Plat of Lot 2 of D. Odegaard's First Addition, a subdivision of previously platted Lot 5 in Fiala's Addition, City of Mitchell, Davison County, South Dakota

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 2-10-25
City Council Chambers, City Hall, 612 N. Main Street
February 10, 2025

1. Call to Order

Chairperson Genzlinger called the February 10, 2025 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

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

Present: Doescher, Genzlinger, Havlik, Osterloo, Schmitz, Schreurs, Sonne.

Absent: Jirsa

Staff Present: Boehmer, Dammann, Jenniges, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: January 27, 2025

Motion by Havlik, seconded by Schmitz to approve the proposed minutes of the January 27, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: February 24, 2025

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission Meeting for February 24, 2025. All present voting aye; motion carried.

7. Plat: CJM Consulting Inc

Plat of Lots 2B, 2C and 2D, a subdivision of Lot 2, Block 4 of Westwood First Addition, a subdivision of the NW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota.

Jenniges showed an overall GIS of the area. He noted that the land is in the county but it is the city's zoning jurisdiction. There is an easement for ingress/egress on the plat. SD DOT has seen the plat and will not approve any access from the bi-pass, that is why there is the easement. Jenniges said this the area is where the county approved a liquor license for a new steakhouse. This plat is one of many steps in the process. Commerce St will be extended during one of the next steps in the process. Don Petersen, of Morgan Theeler, was there

representing the applicant to answer any questions.

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

8. Other Business:

None.

9. Public Input:

None.

10. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:04 P.M.

Kevin Genzlinger
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 [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

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

- Description of Variance: 1. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 1. 2. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 4A, Block 1. 3. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 4.
- Description of Hardship: Landlocked property within subdivision that had master plan previously approved but the trees were never platted.

☐ **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:

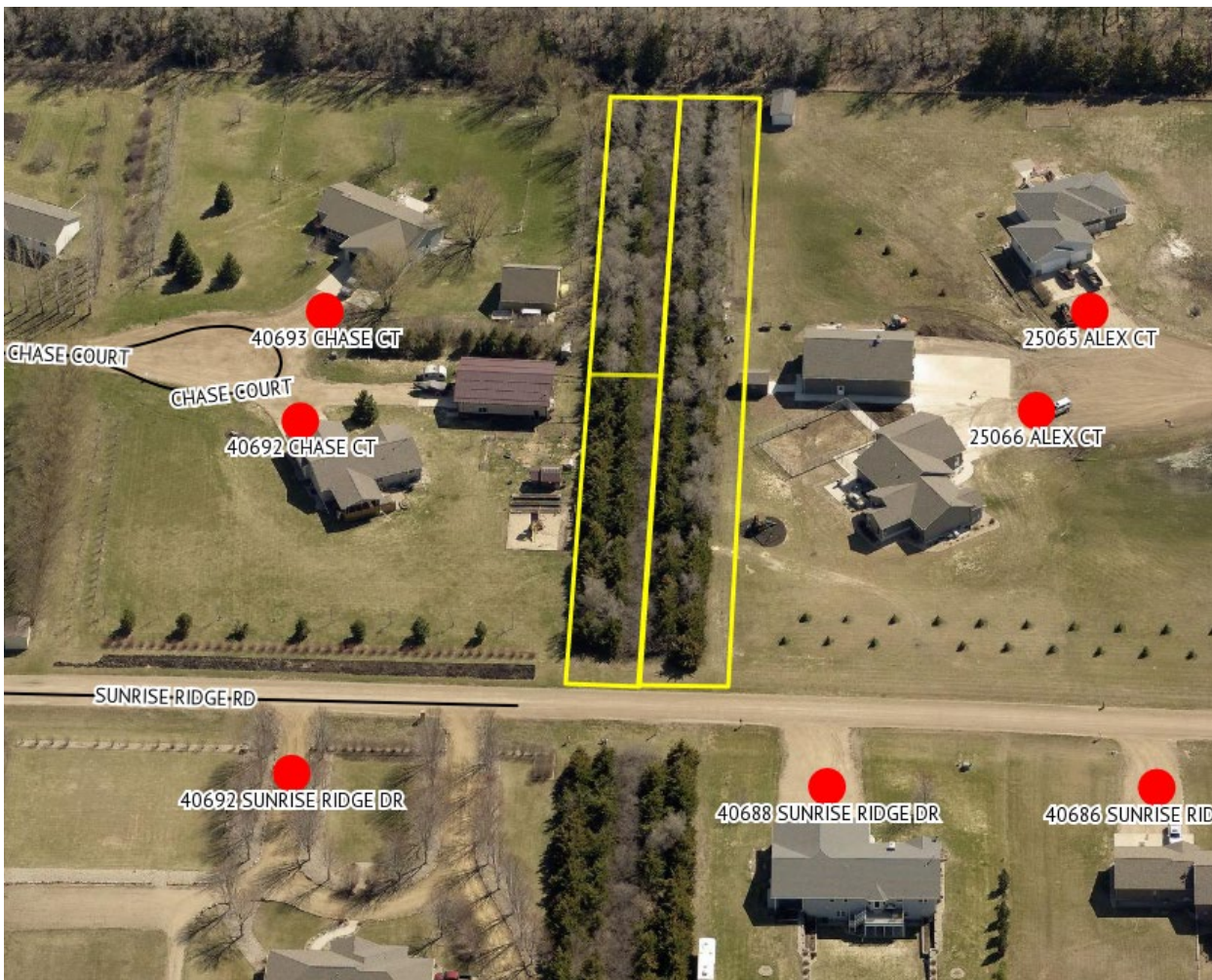
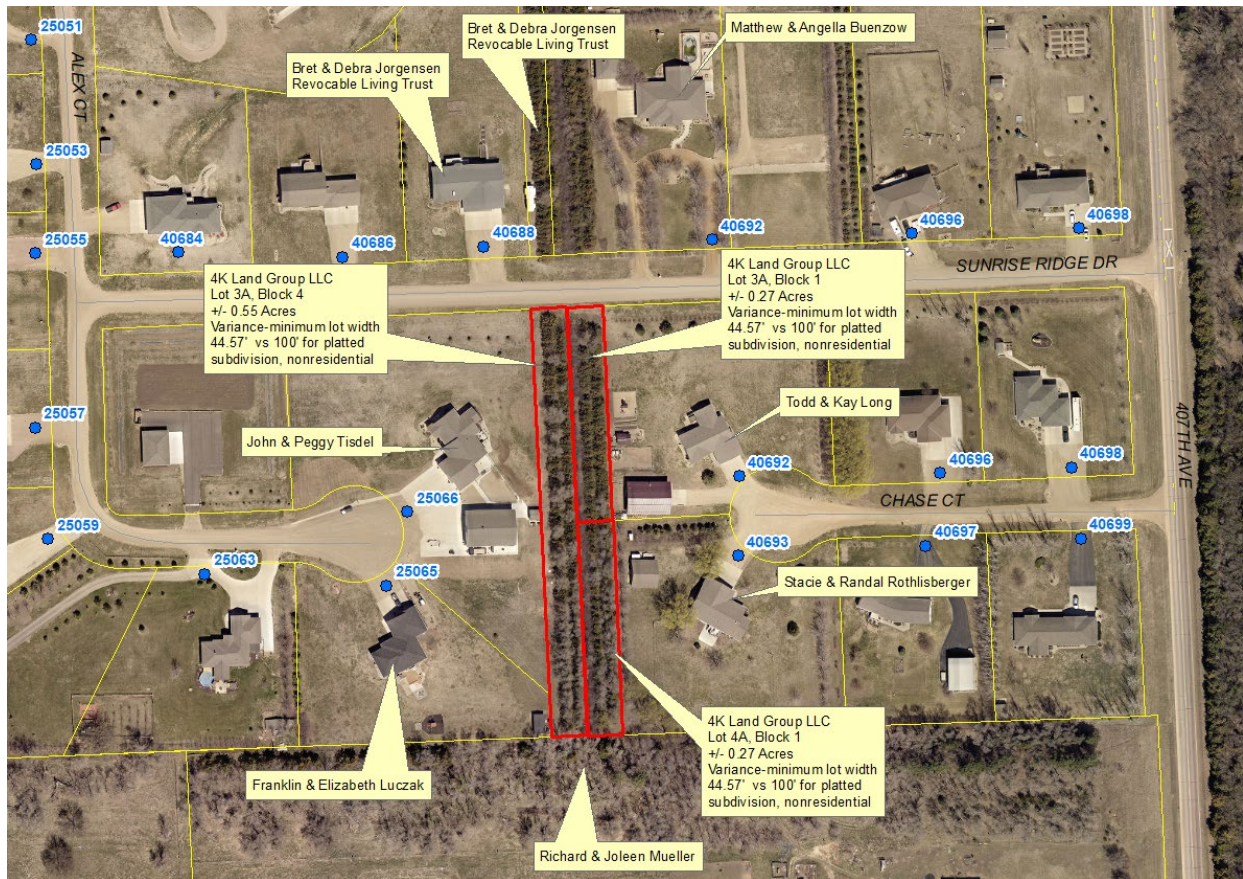
Legal Description: To be platted as-Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

Property Address: Property to west of 40692 Chase Ct

Dated this 30th **of** January , 2025.

Todd & Kay Long-Purchase Agreement with 4K Land Group LLC
APPLICANT

4K Land Group LLC
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 Todd & Kay Long have applied for a Variance Permit for the following:

1. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 1
2. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 4A, Block 1
3. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 4.

This is located for the shelterbelt west of 40692 Chase Ct, to be legally described Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, February 24, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, March 3, 2025 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 6th day of February, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of February, 2025

Approximate Cost:

4K Land Group LLC
PO Box 1008
Mitchell, SD 57301

Todd & Kay Long
40692 Chase Ct
Mitchell, SD 57301

Bret & Debra Jorgensen Revoc Trust
40688 Sunrise Ridge Dr
Mitchell, SD 57301

Matthew & Angella Buenzow
40692 Sunrise Ridge Dr
Mitchell, SD 57301

John & Peggy Tisdell
25066 Alex Ct
Mitchell, SD 57301

Frank & Elizabeth Luczak
25065 Alex Ct
Mitchell, SD 57301

Randal & Stacie Rothlisberger
40693 Chase Ct
Dundas, MN 55019

Richard & Joleen Mueller
25073 407th Ave
Mitchell, SD 57301

February 12, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Todd & Kay Long have applied for a Variance Permit for the following:

1. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 1
2. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 4A, Block 1
3. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 4.

This is located for the shelterbelt west of 40692 Chase Ct, to be legally described Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, February 24, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, March 3, 2025 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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We 4K Land Group LLC by Tonya Kiyama
OWNER
2022 W. Haver Street, PO Box 1008 Mitchell, SD 57301
ADDRESS
☒ APPROVE
☐ DISAPPROVE

COMMENTS:

City of Mitchell | Public Works
 612 North Main Street | Mitchell, SD 57301
 Phone: 605-995-8433 | Fax: 605-995-8410
 CityOfMitchell.org



February 12, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Todd & Kay Long have applied for a Variance Permit for the following:

1. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 1
2. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 4A, Block 1
3. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 4.

This is located for the shelterbelt west of 40692 Chase Ct, to be legally described Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, February 24, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, March 3, 2025 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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We

Matt & Angela Buenzow
 OWNER
40692 Sun Rise Ridge
 ADDRESS

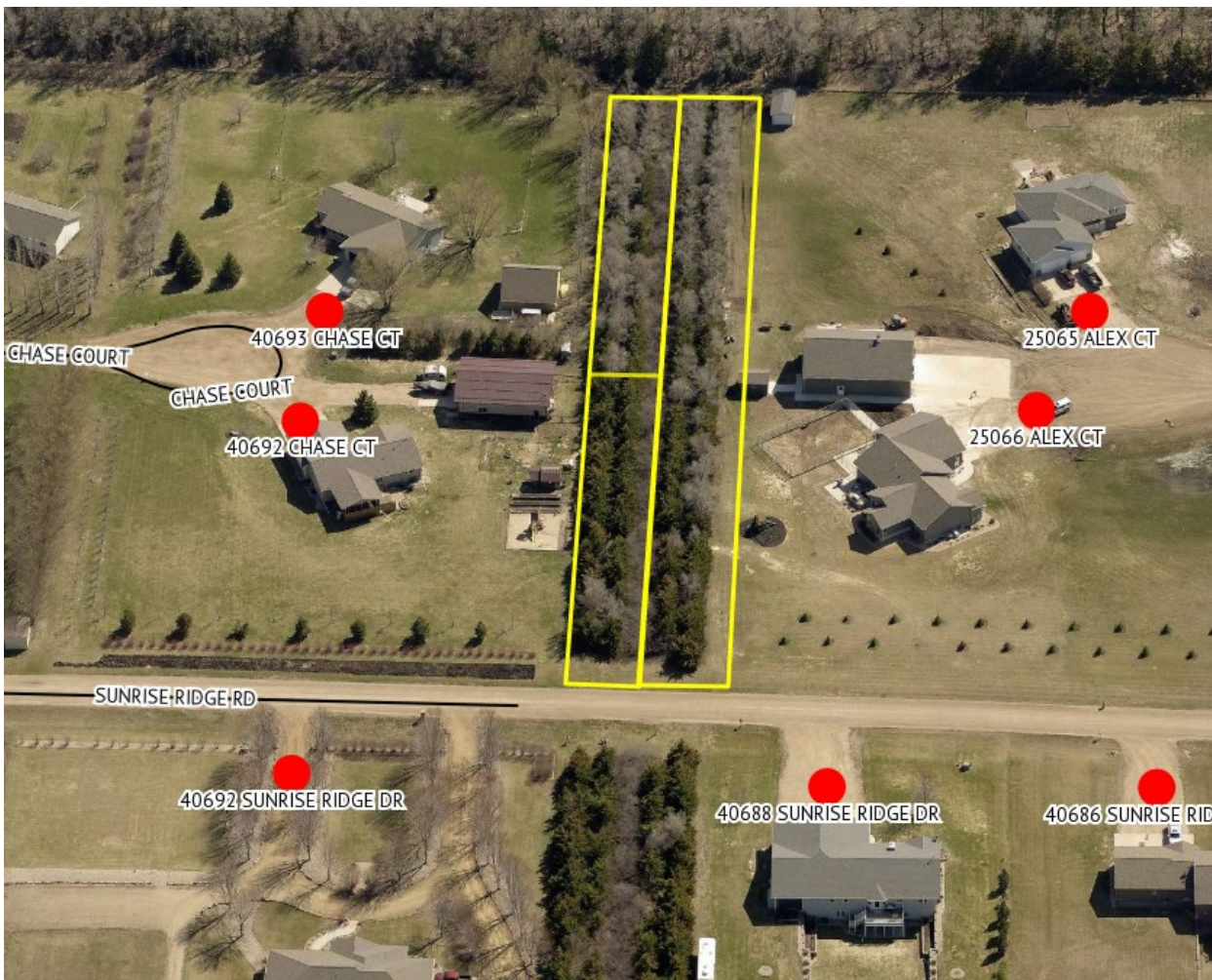
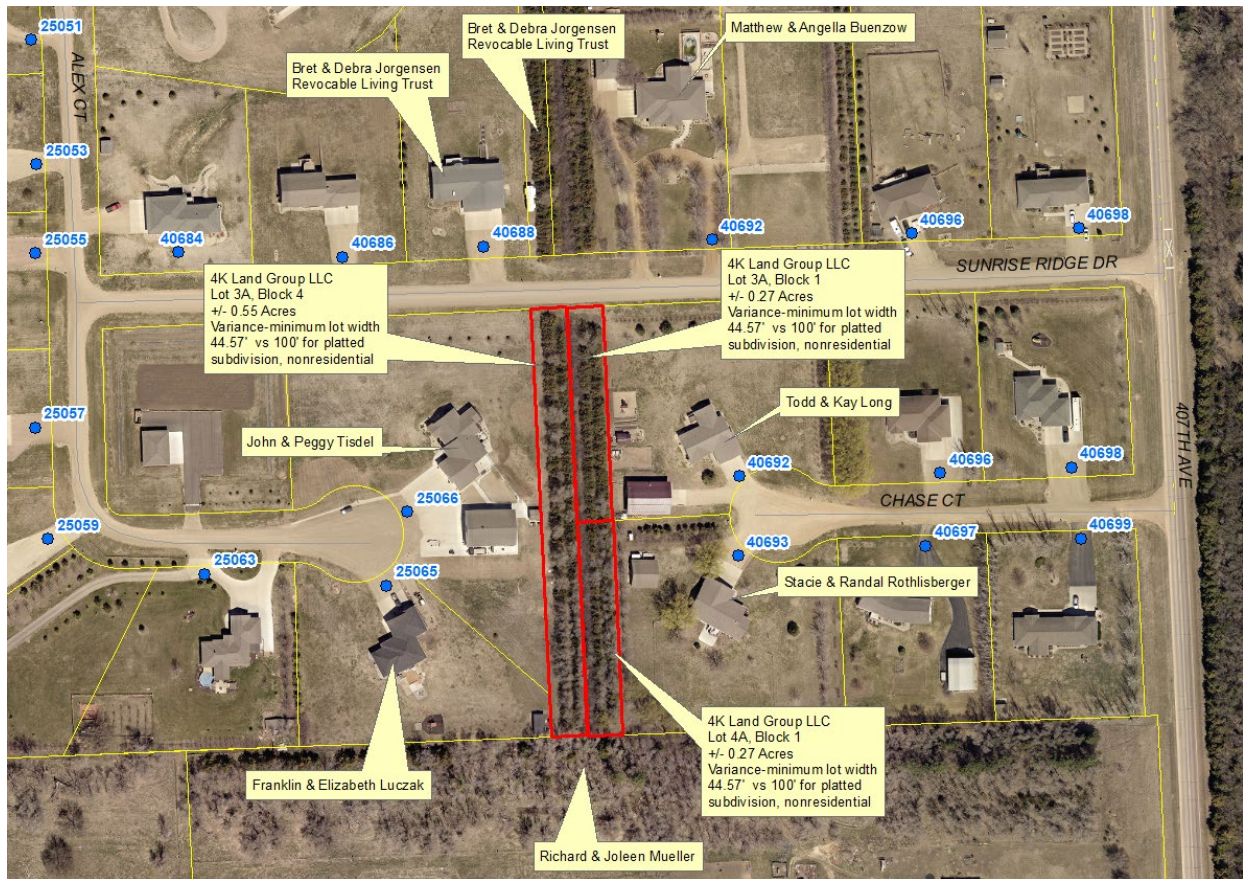
X

APPROVE

DISAPPROVE

COMMENTS:

Outside expectations





1 Inch = 200 Feet

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
 - 100' (P) = PLATTED BEARING OR DISTANCE
 - 100' = MEASURED BEARING OR DISTANCE
 - = SET NAIL
 - △ = SET SURVEY SPIKE
 - 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
 - = FOUND NAIL
 - ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
 - WM = WITNESS MONUMENT

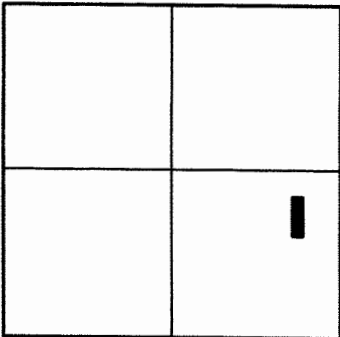
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

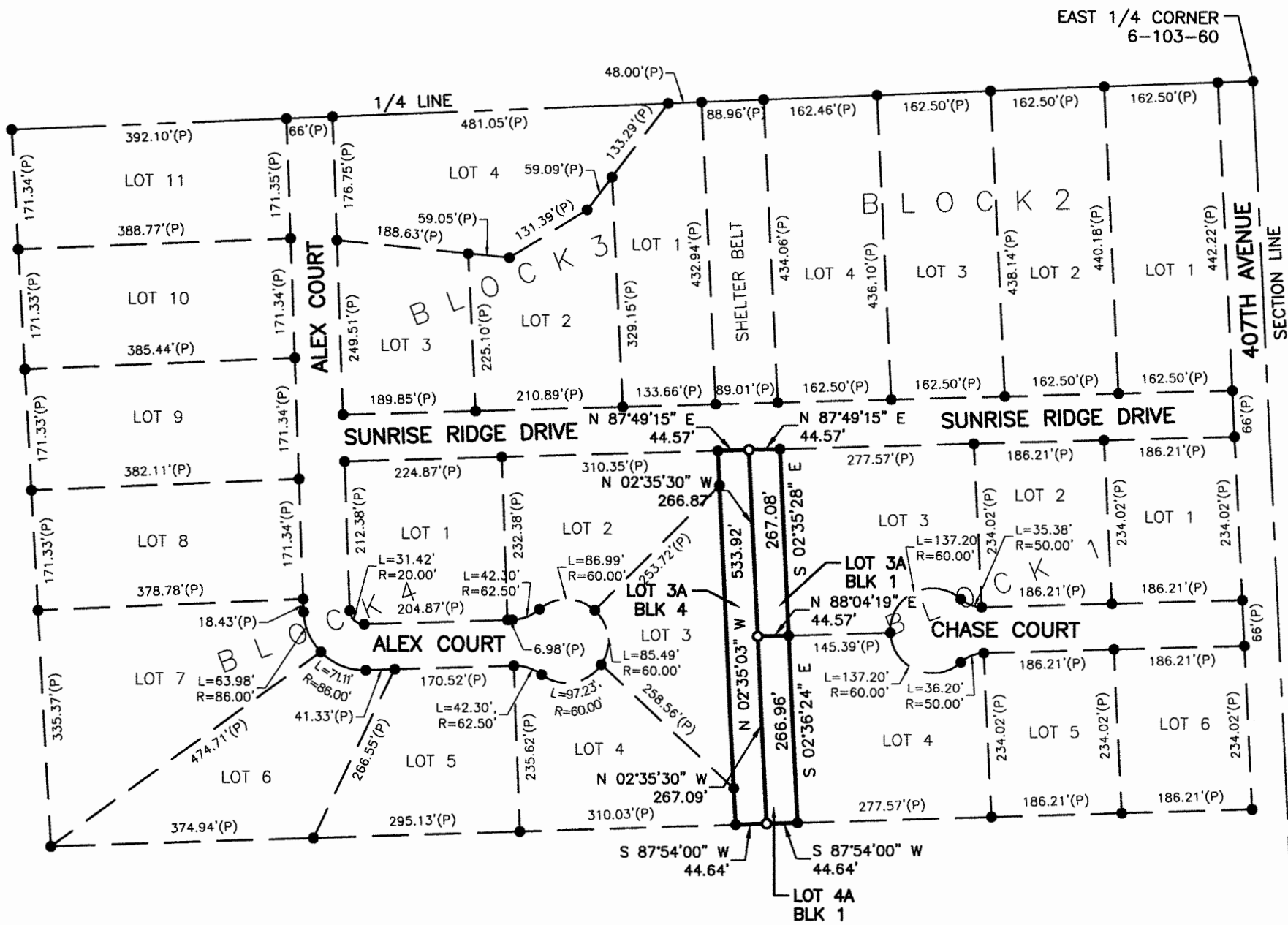
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

ACREAGE NOTE:
LOT 3A, BLOCK 1 = 0.27± ACRES
LOT 4A, BLOCK 1 = 0.27± ACRES
LOT 3A, BLOCK 4 = 0.55± ACRES

SEC. 6, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF
CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF
SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH
DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in 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 January 31, 2025, survey those parcels of land described as follows: LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

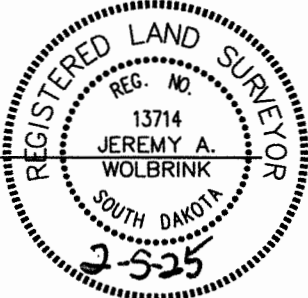
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 5TH day of FEBRUARY, 2025.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714

SPN

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



A PLAT OF LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that Kleve A. Klingaman and Tonya Klingaman hereby certify that they are members of 4K Land Group LLC, a South Dakota limited liability company, and that said LLC is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request, and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 3A and 4A, Block 1 and Lot 3A, Block 4 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Sunrise Ridge Drive; furthermore access to Lot 3A, Block 1 shall be provided by the owner of Lot 3, Block 1, access to Lot 4A, Block 1 shall be provided by the owner of Lot 4, Block 1, access to Lot 3A, Block 4 shall be provided by the owner of Lot 3, Block 4, as needed. 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, we have hereunto set our hands this _____ day of _____, 2025.

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

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

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Kleve A. Klingaman and Tonya Klingaman, as Members of 4K Land Group LLC, a South Dakota Limited Liability Company, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

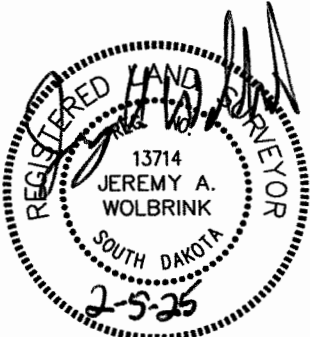
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and
WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;
NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.
The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission



A PLAT OF LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF
CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF
SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH
DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2025; and
WHEREAS, it appears from an examination of the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;
THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.
The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2025.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and
WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;
NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.
The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

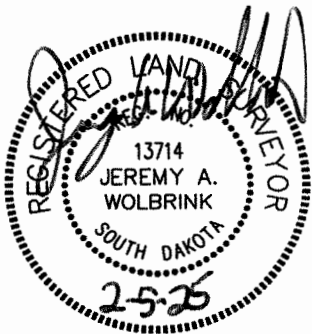
Dated this _____ day of _____, 2025.

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

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2025, approving the above-named plat.

Auditor/Deputy Auditor of Davison County



SPN

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

A PLAT OF LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approach(es) is hereby approved. Any change in the location of the existing approach(es) shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

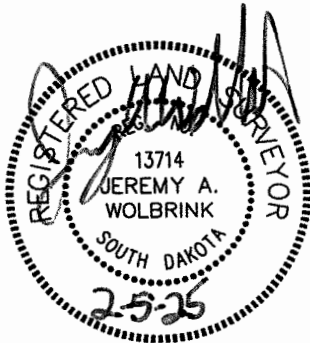
Director of Equalization/Deputy Director of Equalization of Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

FILED for record this _____ day of _____, 2025, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County By _____ Deputy





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 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** \$150 application fee due with application.

- Description of Variance: Rear yard setback (road side) of 17'-10" vs 30'
- Description of Hardship: Applicant would like to use the same rear yard setback as previous house to keep the new house and deck out of the 100 year floodplain.

☐ **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: Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

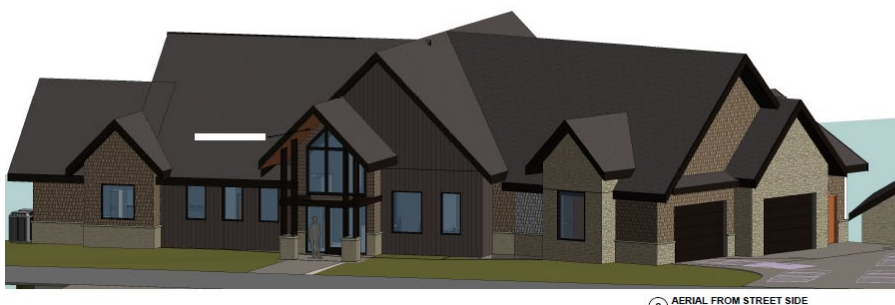
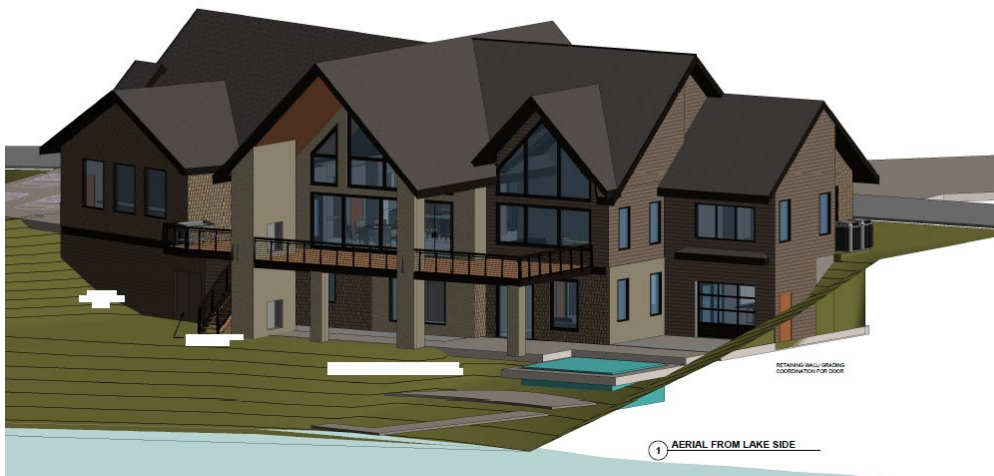
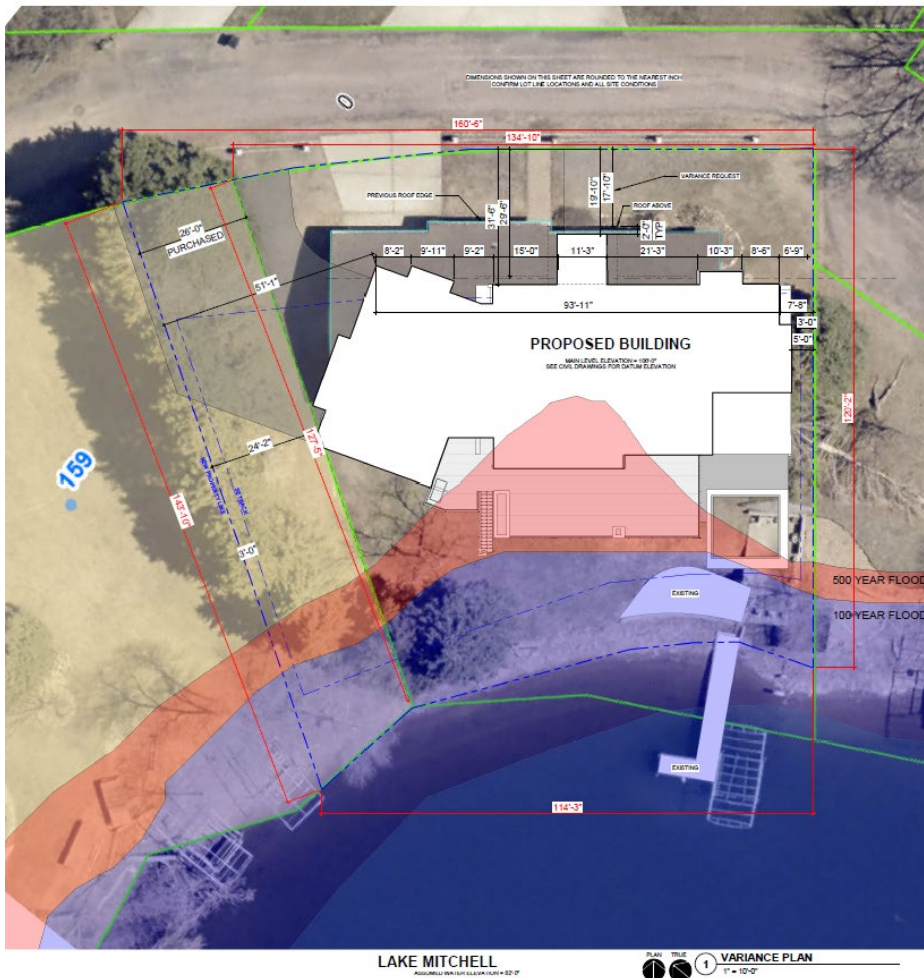
Property Address: 155 S Harmon Drive

Dated this 3rd **of** February , 2025.


APPLICANT

Todd & Nancy Boyd
OWNER





DRAFT ONLY
01-22-2025

BOYD HOME
155 S HARMON
MITCHELL, SD
EXTERIOR VIEWS

Revision Schedule
No. Description Date

Drawn By: [blank]
Checked By: [blank]
Date: 01-22-2025

A3.1

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 Todd & Nancy Boyd have applied for a Variance Permit for rear yard setback (road side) of 17'-10" vs 30'. This is located at 155 S Harmon Dr, legally described as Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, February 24, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, March 3, 2025 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 6th day of February, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of February, 2025

Approximate Cost:

Todd & Nancy Boyd
600 Oakmond Ave
Mitchell, SD 57301

Rick Deschepper & Roger Musick
Cheryl Oleske
2509 E Stanton Cr
Sioux Falls, SD 57103

Donald & Barbara Young
167 S Harmon Dr
Mitchell, SD 57301

Boyd & Kay Reimnitz
817 N Sanborn Blvd
Mitchell, SD 57301

Gopal Vyas Trust
PO Box 1367
Mitchell, SD 57301

Mark Graham Revoc Living Trust
145 S Harmon Dr
Mitchell, SD 57301

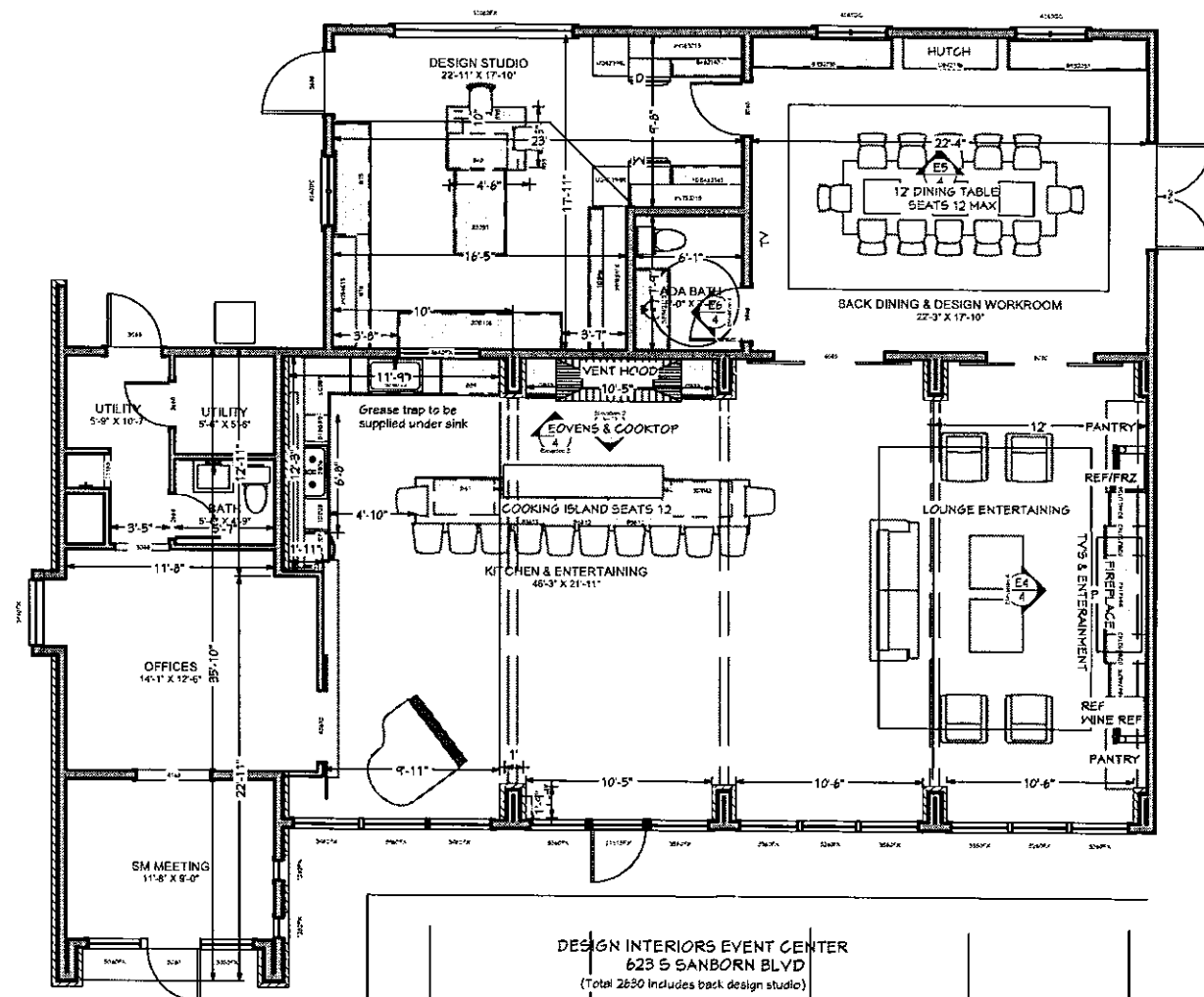
Lurken Living Trust
139 S Harmon Dr
Dundas, MN 55019

Phillip & Kathleen Kirkegaard
137 S Harmon Dr
Mitchell, SD 57301

Bart & Nikki Fredericksen
129 S Harmon Dr
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301





DESIGN INTERIORS EVENT CENTER
623 S SANBORN BLVD
(Total 2650 includes back design studio)

BACK WEST PARKING LOT

EAST FRONT PARKING LOT

NORTH SIDE PARKING AREA

****ALL CONTRACTORS MUST CONFIRM TO BE WORKING WITH MOST RECENT DRAWING SET****

PRIOR TO COMMENCING CONSTRUCTION, ALL PROJECT CONTRACTORS AND SUPPLIERS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND DETAILS IN THE INCLUDED DRAWINGS AND ARE SOLELY RESPONSIBLE THEREAFTER. PLEASE NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES FOR PLAN CORRECTIONS/REVISIONS AS NEEDED. DESIGN INTERIORS, INC. DOES NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES, THUS ALL STRUCTURAL NEEDS ARE TO BE PROVIDED BY THE BUILDER AND HIS SUPPLIERS. DESIGN INTERIORS INC. IS NOT LIABLE FOR CONSTRUCTION CHANGES OR ERRORS. THESE PLANS ARE HAVE BEEN CUSTOM CREATED AND ARE THE PROPERTY OF DESIGN INTERIORS INC AND THE HOME OWNER & THEY MAY NOT BE REPRODUCED FOR OTHERS WITHOUT CONSENT.

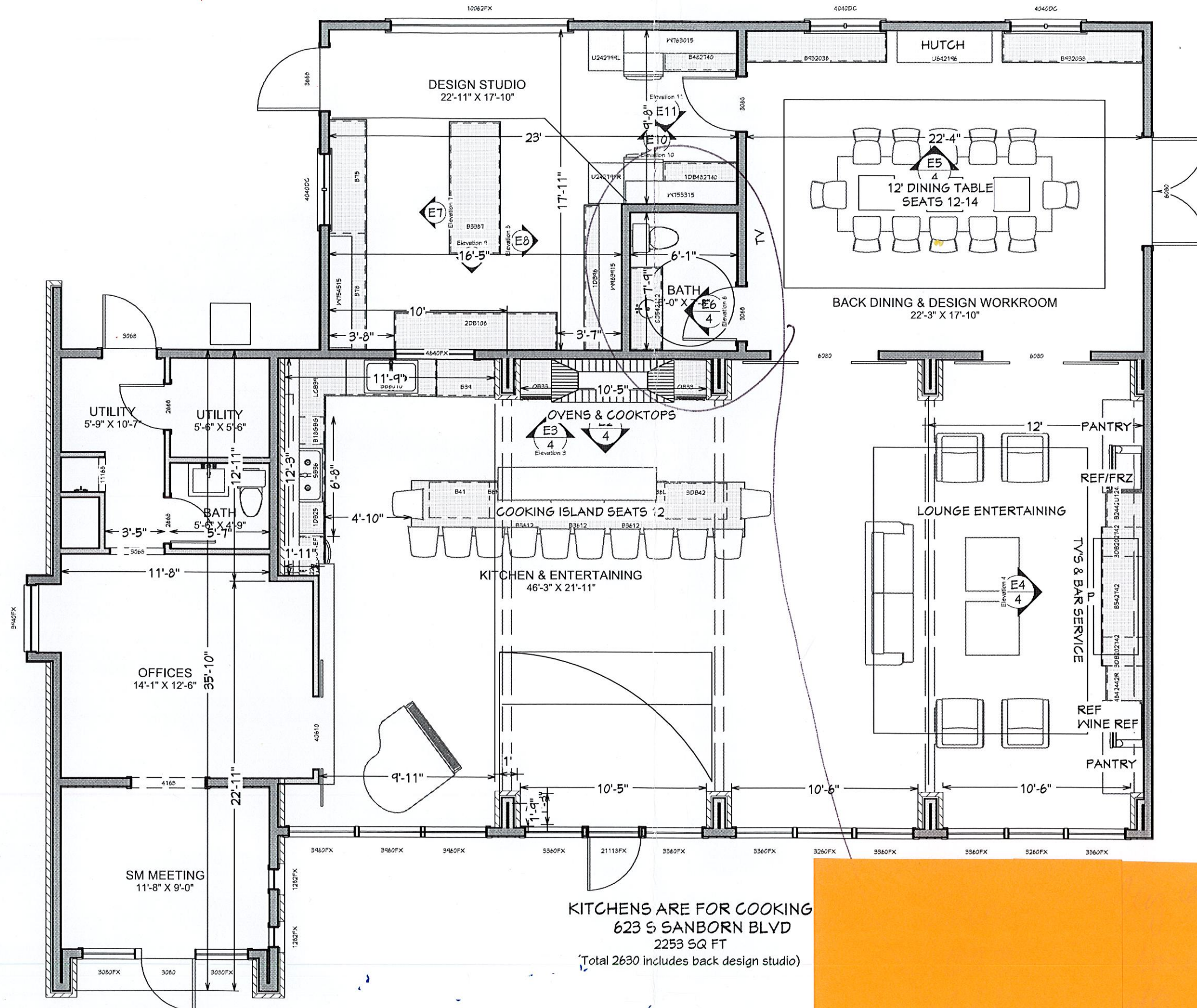
To the best of Design Interiors Inc's knowledge, these plans have been drawn in compliance with owner's approved decisions and approved specifications. Any changes made to the project after final prints have been issued will be the owner's and/or builder's responsibility. While every effort has been made in the preparation of this plan to avoid mistakes, we cannot guarantee against human error. In order for the design and aesthetics to be fulfilled or revised as desired, the designer needs to be consulted during the project as needed.

REVISION DATES:

SCALE:

DESIGN INTERIORS
EVENT SPACE

Anne Dailey
design
interiors, inc.
605 999 9027
Mitchell, SD 57301
anne@annedailey.com
www.annedailey.com

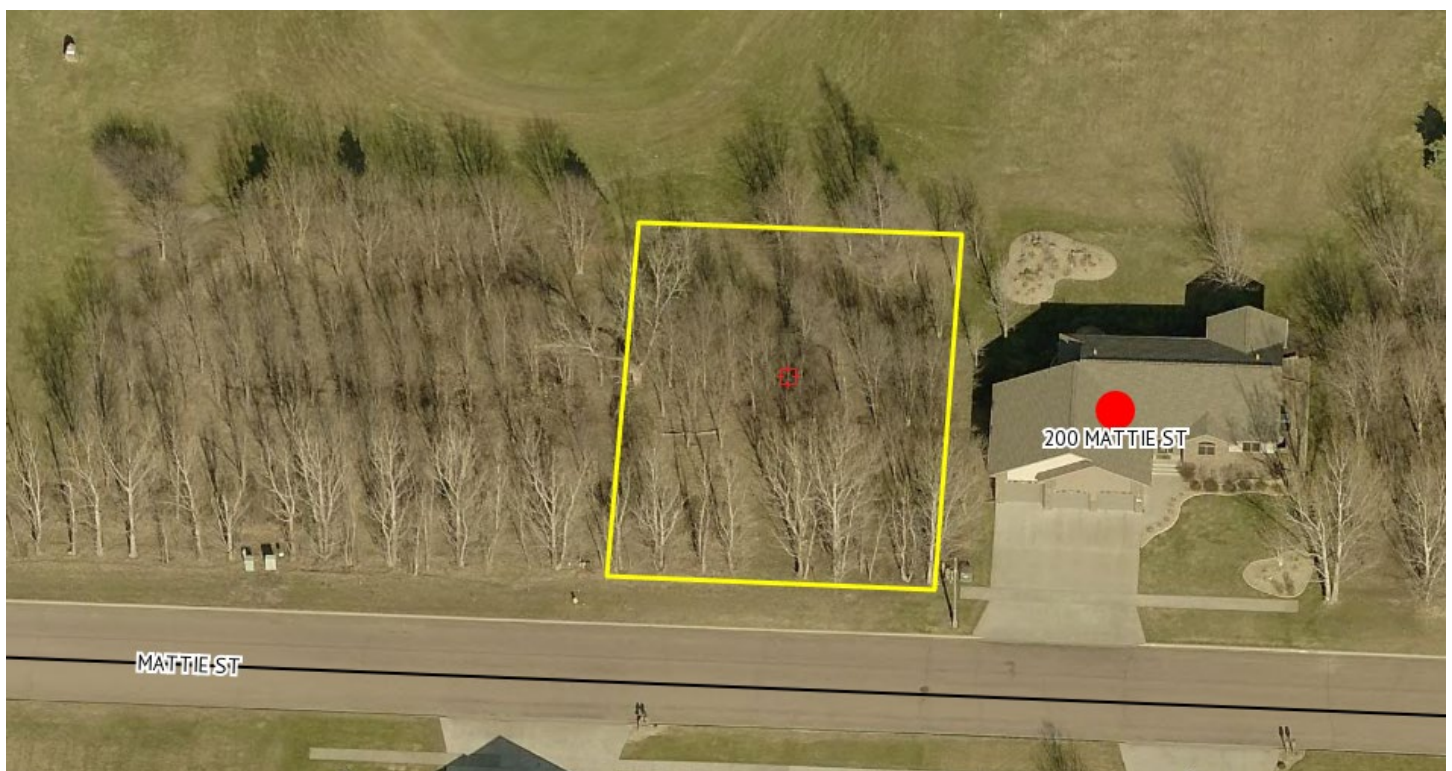


KITCHENS ARE FOR COOKING
 623 S SANBORN BLVD
 2253 SQ FT
 (Total 2630 includes back design studio)

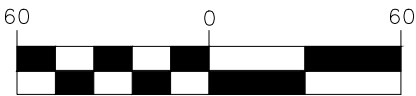
Anne Dailey
design
 interiors, inc.
 605 999 9027
 Mitchell, SD 57301
 anne@annedailey.com
 www.annedailey.com

••ALL CONTRACTORS MUST CONFIRM TO BE WORKING WITH MOST RECENT DRAWING SET••
 PRIOR TO COMMENCING CONSTRUCTION, ALL PROJECT CONTRACTORS AND SUPPLIERS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND DETAILS IN THE INCLUDED DRAWINGS AND ARE SOLELY RESPONSIBLE THEREAFTER. PLEASE NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES FOR PLAN CORRECTIONS/REVISIONS AS NEEDED. DESIGN INTERIORS, INC. DOES NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES, THUS ALL STRUCTURAL NEEDS ARE TO BE PROVIDED BY THE BUILDER AND HIS SUPPLIERS. DESIGN INTERIORS INC. IS NOT LIABLE FOR CONSTRUCTION CHANGES OR ERRORS. THESE PLANS ARE HAVE BEEN CUSTOM CREATED AND ARE THE PROPERTY OF DESIGN INTERIORS INC AND THE HOME OWNER & THEY MAY NOT BE REPRODUCED FOR OTHERS WITHOUT CONSENT.
 To the best of Design Interiors Inc's knowledge, these plans have been drawn in compliance with owner's approved decisions and approved specifications. Any changes made to the project after final prints have been issued will be the owner's and/or builder's responsibility. While every effort has been made in the preparation of this plan to avoid mistakes, we cannot guarantee against human error. In order for the design and aesthetics to be fulfilled or revised as desired, the designer needs to be consulted during the project as needed.

7 REVISION DATES:
 SCALE:
COOKING KITCHEN

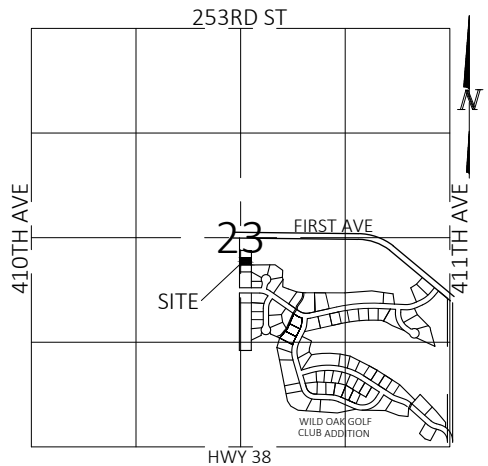


PLAT OF
LOT 2 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

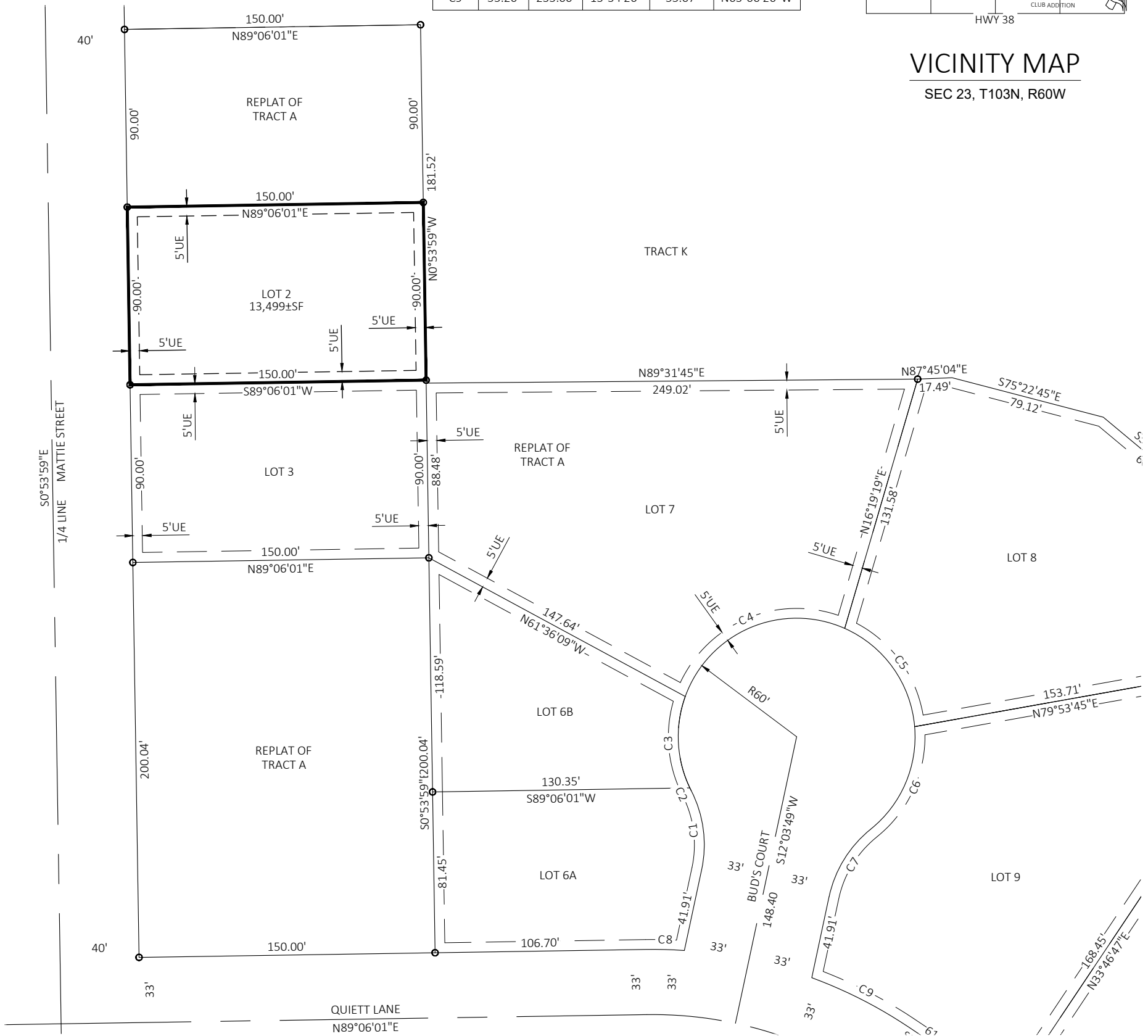


- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	41.04'	60.00'	39°11'42"	40.25'	N7°32'02"W
C2	1.61'	60.00'	1°32'01"	1.61'	S26°21'53"E
C3	47.61'	60.00'	45°27'56"	46.37'	S2°51'55"E
C4	98.50'	60.00'	94°03'46"	87.81'	S66°53'56"W
C5	64.07'	60.00'	61°11'05"	61.07'	N35°28'38"W
C6	58.79'	60.00'	56°08'36"	56.47'	N23°11'12"E
C7	41.04'	60.00'	39°11'42"	40.25'	S31°39'39"W
C8	19.61'	233.00'	4°49'16"	19.60'	N88°29'21"W
C9	55.20'	233.00'	13°34'26"	55.07'	N63°00'26"W



VICINITY MAP
SEC 23, T103N, R60W



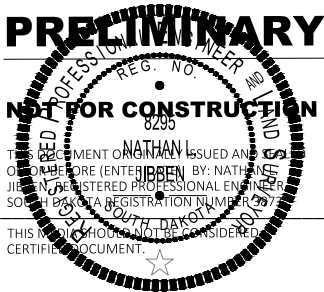
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE FEBRUARY 17, 2025, SURVEY A PORTION OF THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREFTER BE KNOWN AND DESCRIBED AS LOT 2 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.31 ACRES±.

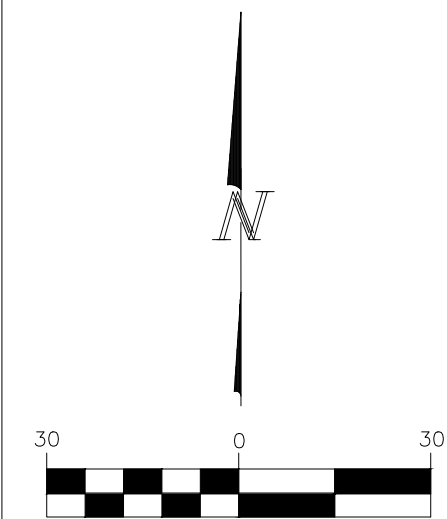
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202____.

NATHAN L. JIBBEN, RLS 8295

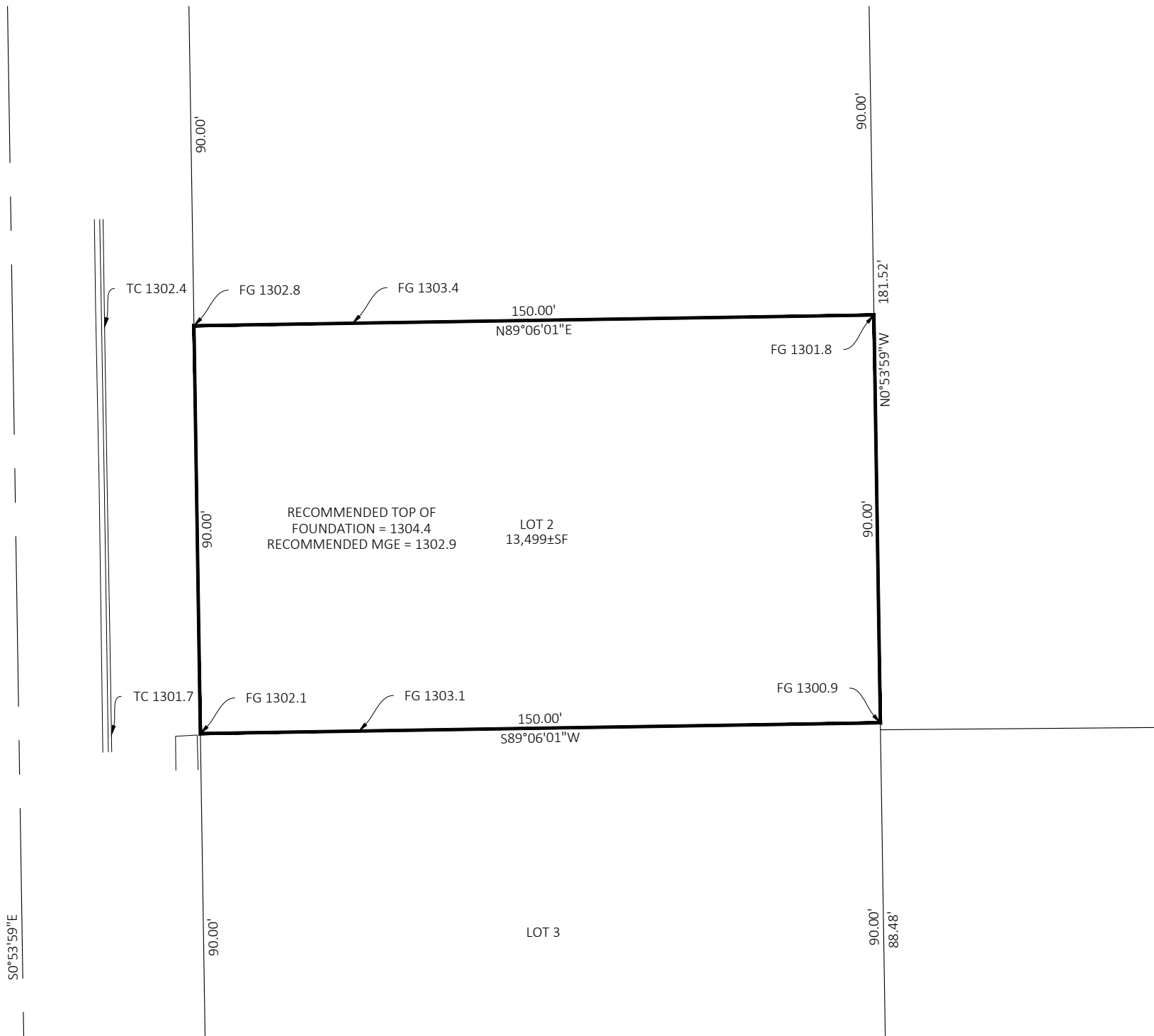


PLAT OF
LOT 2 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 2/10/2025
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF STRUCTURE
← = DRAINAGE ARROW

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

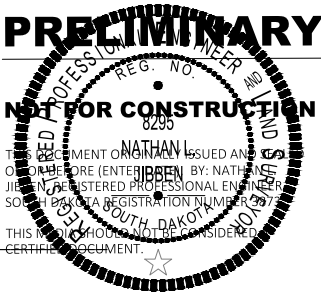


ENGINEER'S CERTIFICATE

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

DATE: _____

BY: _____



PLAT OF
LOT 2 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

DATED THIS _____ DAY OF _____, 20____.

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

STATE OF SOUTH DAKOTA

COUNTY OF _____

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

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

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC

_____ COUNTY, SOUTH DAKOTA

PLAT OF
LOT 2 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 2 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 2 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE

APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 2 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 2 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

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

DATE

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

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

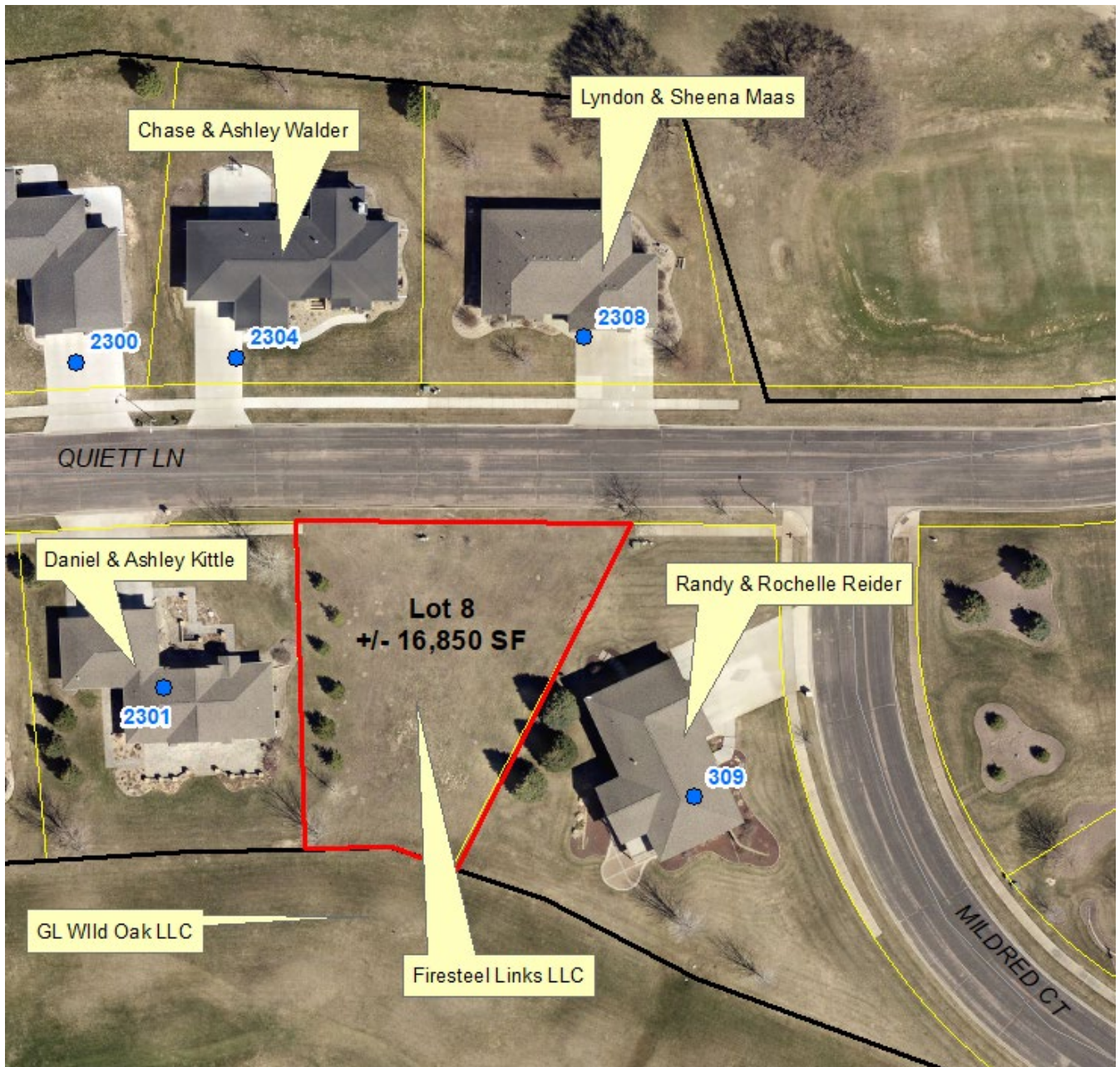
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

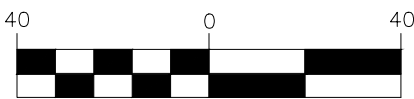
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

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

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SD

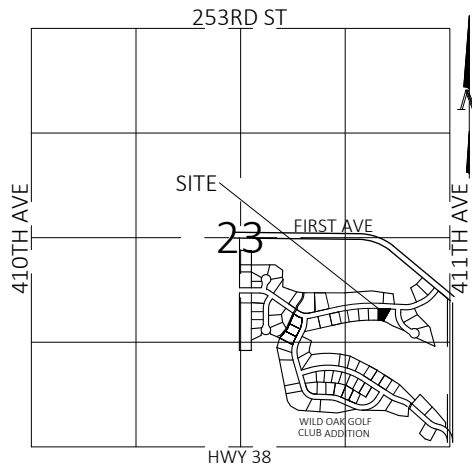


PLAT OF
LOT 8 IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

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



VICINITY MAP
SEC 23, T103N, R60W



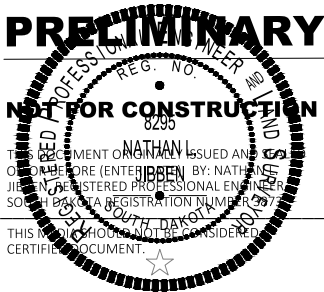
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE FEBRUARY 17, 2023, SURVEY A PORTION OF TRACT D, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 8 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.39 ACRES±.

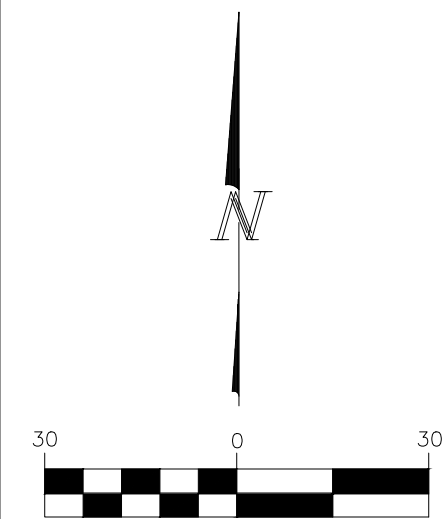
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202____.

NATHAN L. JIBBEN, RLS 8295

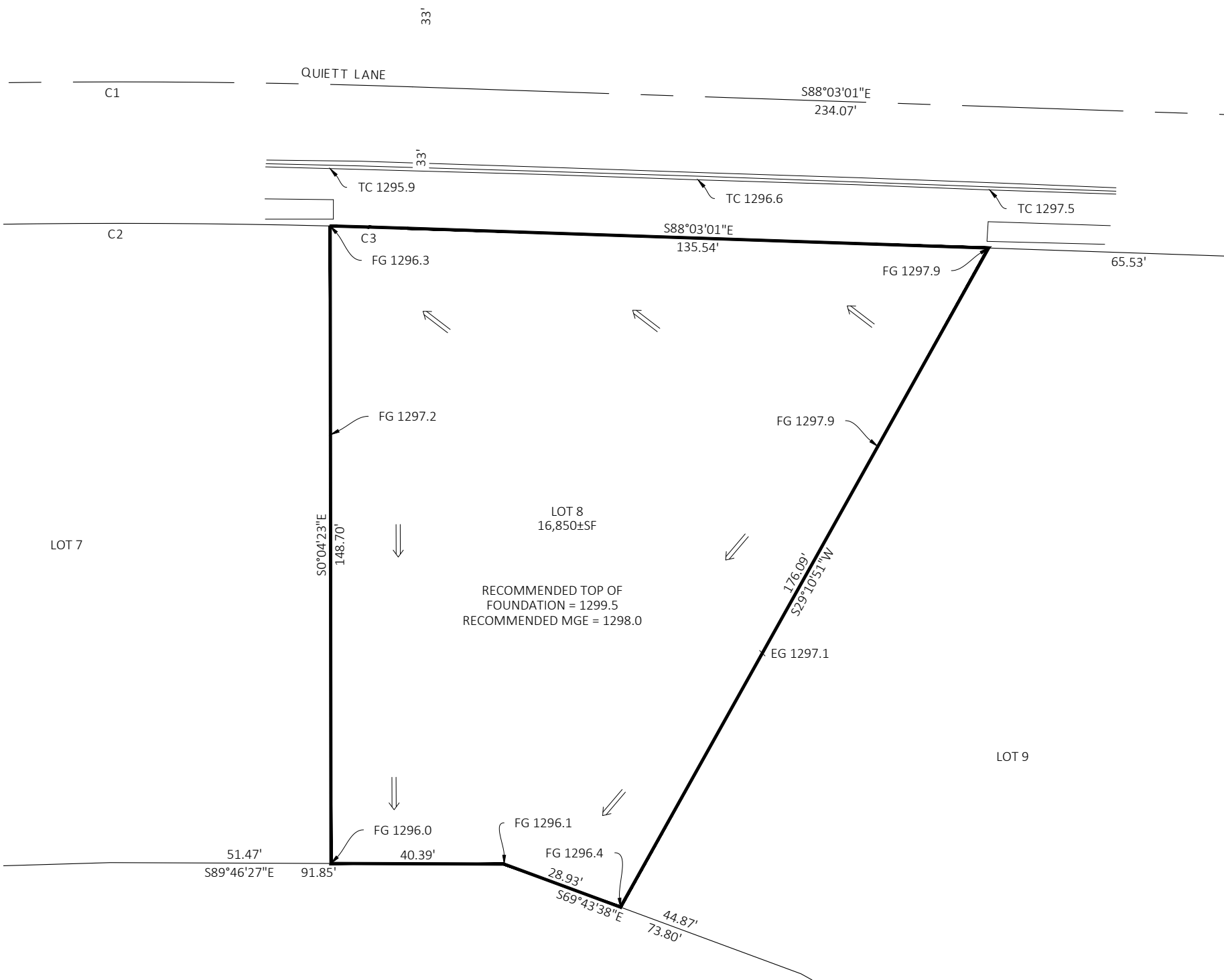


PLAT OF
LOT 8 IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 2/10/2025
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF STRUCTURE
← = DRAINAGE ARROW

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

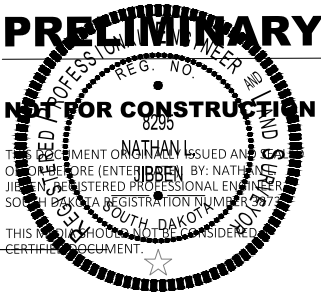


ENGINEER'S CERTIFICATE

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

DATE: _____

BY: _____



PLAT OF
LOT 8 IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

DATED THIS _____ DAY OF _____, 20____.

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

STATE OF SOUTH DAKOTA

COUNTY OF _____

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

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

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC

_____ COUNTY, SOUTH DAKOTA

PLAT OF
LOT 8 IN TRACT D,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 8 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 8 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20_____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE

APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20_____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 8 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 8 IN TRACT D, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

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

DATE

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

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

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

REGISTER OF DEEDS

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

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

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SD





1 Inch = 100 Feet

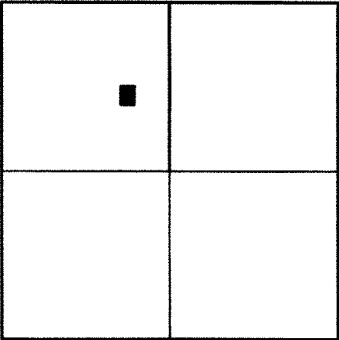
- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
 - 100' (P) = PLATTED BEARING OR DISTANCE
 - 100' = MEASURED BEARING OR DISTANCE
 - = SET NAIL
 - △ = SET SURVEY SPIKE
 - 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
 - = FOUND NAIL
 - ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
 - WM = WITNESS MONUMENT

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

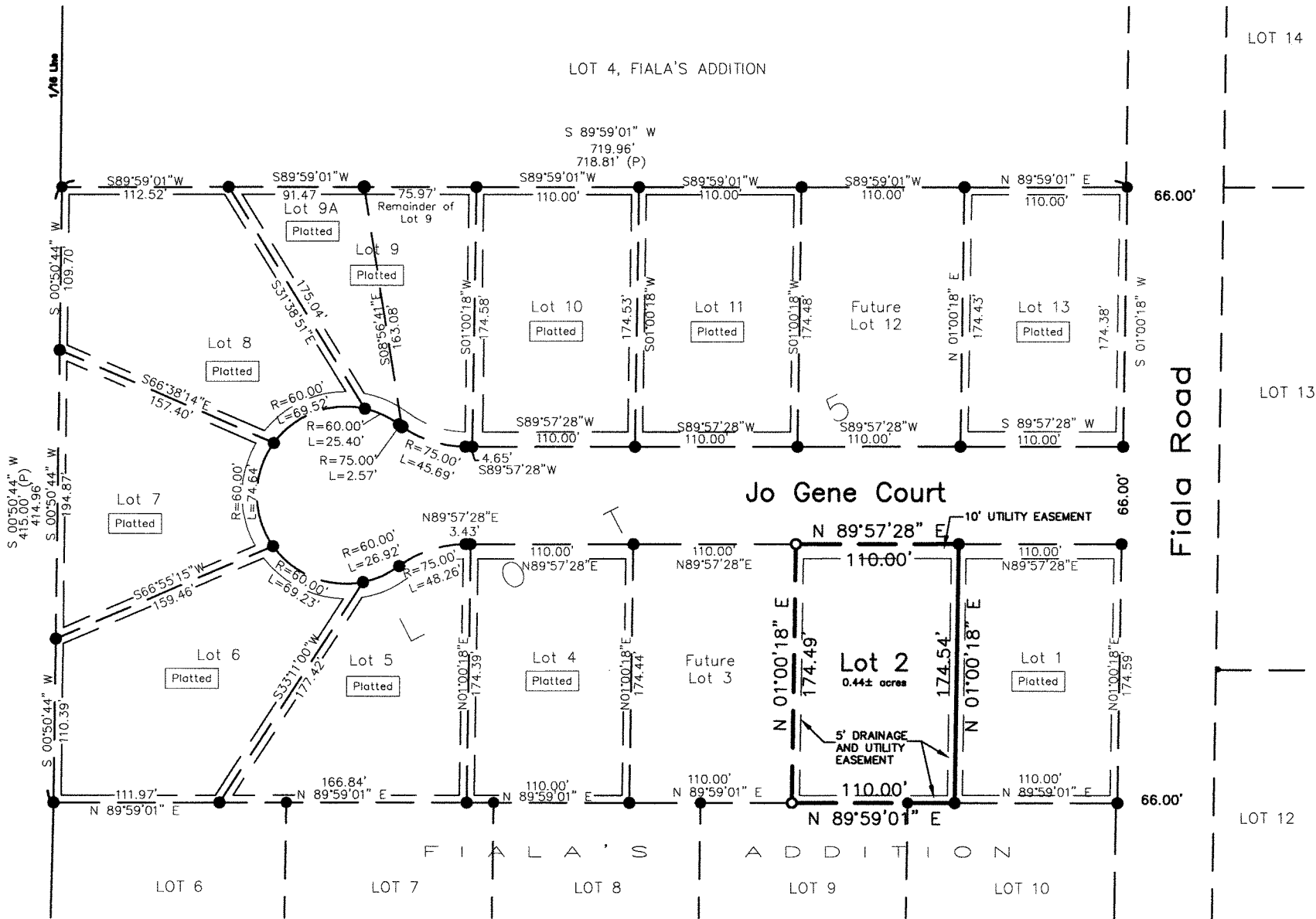
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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.

SEC. 4, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 2 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

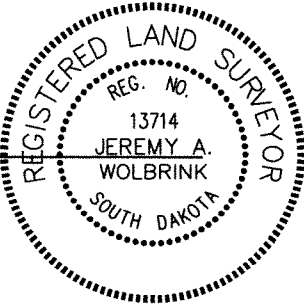
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of B & D Enterprises, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to February 7, 2025, survey those parcels of land described as follows: LOT 2 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of February, 2025.

Registered Land Surveyor #SD13714



SPN

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

A PLAT OF LOT 2 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF
PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, CITY OF MITCHELL,
DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that B & D Enterprises, LLC, a South Dakota Limited Liability Company, 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 LOT 5 IN FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 B & D Enterprises, LLC, a South Dakota Limited Liability Company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 2 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and B & D Enterprises, LLC, a South Dakota Limited Liability Company, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 2 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Jo Gene Court. 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 , 2025.

Jody Smith, Member and Manager of B & D Enterprises, LLC,
a South Dakota Limited Liability Company

ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Jody Smith, who acknowledged herself to be a Member and Manager of B & D Enterprises, LLC, a South Dakota Limited Liability Company, and that she, as such Member and Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as a Member and Manager.

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 2 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, 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 2 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, 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 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 _____, 2025.

Chairperson/Vice-Chairperson of the City Planning Commission



& 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

