Planning Commission 3-24-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
March 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 24, 2025**
6. **Schedule Next Meeting: April 14, 2025**
7. **Conditional Use Permit: Michael Larson**
   Michael Larson has applied for a conditional use permit for two-family dwellings on his parcel; located in the 408 N Foster St, legally described as Lot 9 except the S 7' of E 86', Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.
8. **Plat: Maui Farms Inc**
   Plat of Lots 2 and 3 of Block 2 of Maui Farms Second Addition, a subdivision of previously platted Lot 4 in the East 1/2 of the West 1/2 of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota
9. **Plan Approval: CJ's Bar and Casino**
   2700 N Main St, zoned Highway Oriented Business District
10. **Plat: GL Wild Oak LLC**
    Lot 1 of Tract M, Wild Oak Golf Club Addition in the Southeast 1/4 of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota
11. **Plat: GL Wild Oak LLC**
    Lots 1, 2 & 3 of Tract 3, Backlund Addition in the Northwest 1/4 and Southwest 1/4 of Section 24, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota
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 2-24-25
City Council Chambers, City Hall, 612 N. Main Street
February 24, 2025

1. Call to Order
Chairperson Genzlinger called the February 24, 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, Jirsa (telephonically), Osterloo, Schmitz, Schreurs, Sonne.
Absent:
Staff Present: Boehmer, Dammann, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests
None.

4. Approve Agenda
Motion by Sonne, seconded by Schmitz to approve the proposed agenda. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

5. Approval of Previous Minutes: February 10, 2025
Motion by Havlik, seconded by Schmitz to approve the proposed minutes of the February 10, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: March 10, 2025
Motion by Schmitz, seconded by Osterloo to set the date for the next Planning Commission Meeting for March 10, 2025. All present voting aye; motion carried.

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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two responses in favor that made the packet and one response in favor that did not make the packet but was handed out at the meeting. The applicant was present to answer questions.

Jenniges gave an overview of the area, stating the area had a master plan, but the shelterbelt was never included in the plan and is now land-locked. He said that even keeping the plat as 1 lot would still require a variance because it is under the 100' required for non residential. The abutting neighbors will be purchasing the property and access is through the abutting property as noted in the owners' certificate.

Motion by Havlik, seconded by Schreurs to recommend approval of the variance. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

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.

Jenniges noted this plat goes along with variance that was previously recommended for approval. He also noted the plat is outside city limits but within the ETJ so it is the city's zoning jurisdiction. The county will hear it at their next board meetings.

Motion by Schreurs, seconded by Havlik to approve the plat. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor that did not make the packet but was handed out at the meeting. The applicant was present to answer questions.

Jenniges gave an overview of the site plan that showed the old house outline and the proposed new house outline which is behind where the existing house was located. The previous house would have been considered non-conforming, but since it was torn down, the

new structure would have to meet current setbacks. The applicant did purchase property to the west to avoid any side yard setback issues. There is floodplain in the front yard, which is why they are requesting to push the house further into the year yard. Jenniges mentioned that he did have a conversation with a neighbor about parking concerns with the narrow ROW, but after seeing the garage was off to the side with a curved driveway, his concerns were lessened than his initial thought of garage parking in front of the house and not enough room. Jenniges mentioned that anyone can park in a public ROW as long as they are parked legally.

Motion by Havlik, seconded by Sonne to recommend approval of the variance. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

10. Plan Approval: Design Interiors Event Center

Jenniges gave an overview of the proposed remodel. There is a change of use and will require a building permit for the remodel, which is what triggered this board to hear the plan. There is seating for 36 with space in other rooms, bringing the occupancy load for the building up to 42 people which would require 14 parking spaces. A site plan for parking was included in the packet which shows access from the north which would require an easement. Parking will have to be hard surfaced. An alternate layout for parking was shown with parking along the alley instead of the north side.

Anne Dailey stated she is remodeling her building to create a dual-purpose building of a showroom and a culinary space for special events with a cooking kitchen. During the remodel, they are adding a handicap bathroom. She will work with the city on the parking requirement.

Motion by Schmitz, seconded by Havlik to approve the plan with the condition that parking requirements are met. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

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.

Jenniges gave an overview of the area. He noted it follows the master plan and is zoned R4. The plat meets the zoning requirements. The applicant was not present to answer questions.

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

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.

Jenniges gave an overview of the area. He noted it follows the master plan and is zoned R4. The plat meets the zoning requirements. The applicant was not present to answer questions.

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

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.

Jenniges gave an overview of the area. He noted it follows the master plan and is zoned RL. The plat meets the zoning requirements. The applicant was not present to answer questions.

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

14. Other Business:

None.

15. Public Input:
None.

16. Adjourn
Chairperson Genzlinger adjourned the meeting at 12:15 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 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: 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: Two-family dwellings.

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

This Application is for the following described real property:

Legal Description: **Lot 9 except the S 7' of E 86', Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota**

Property Address: **408 N Foster**

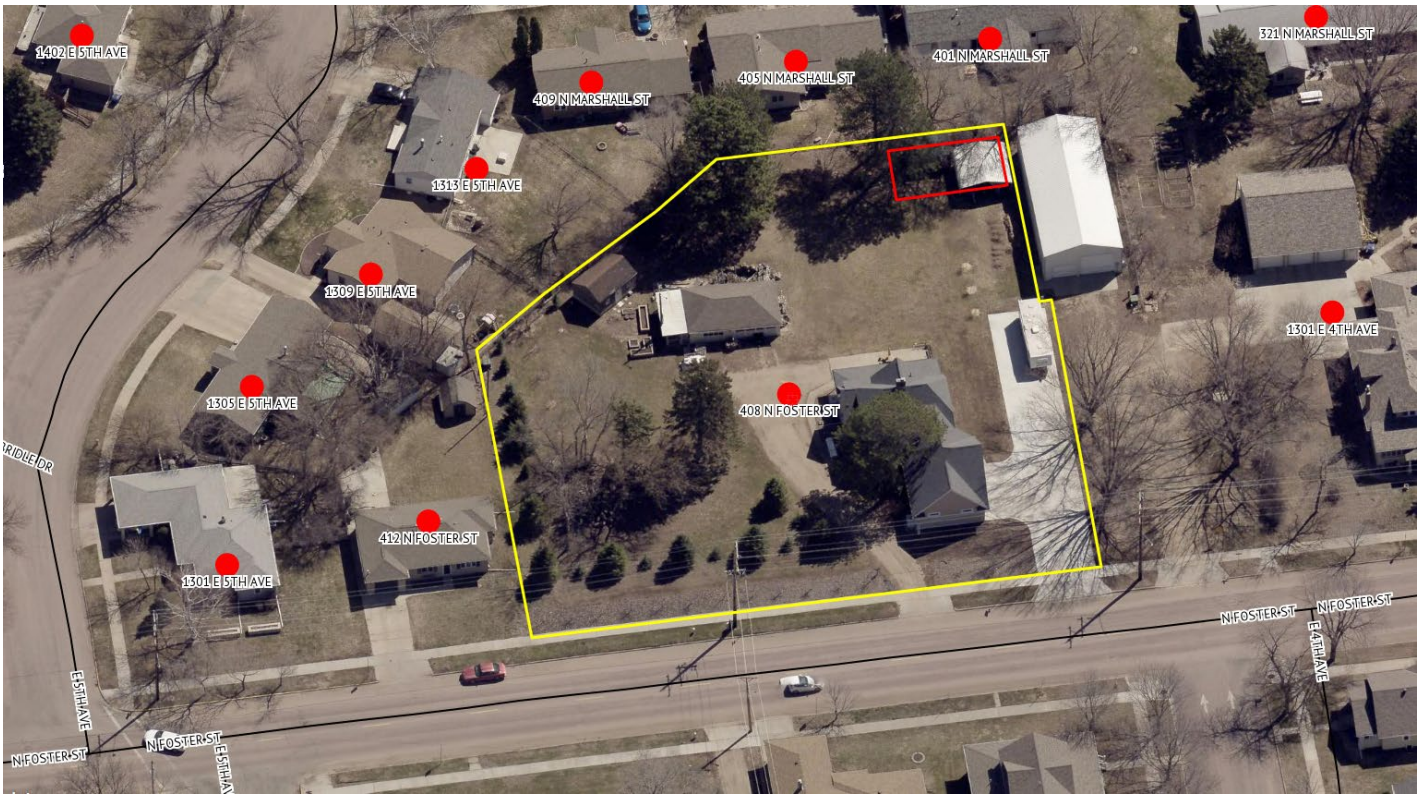
Dated this 28th of February, 2025.

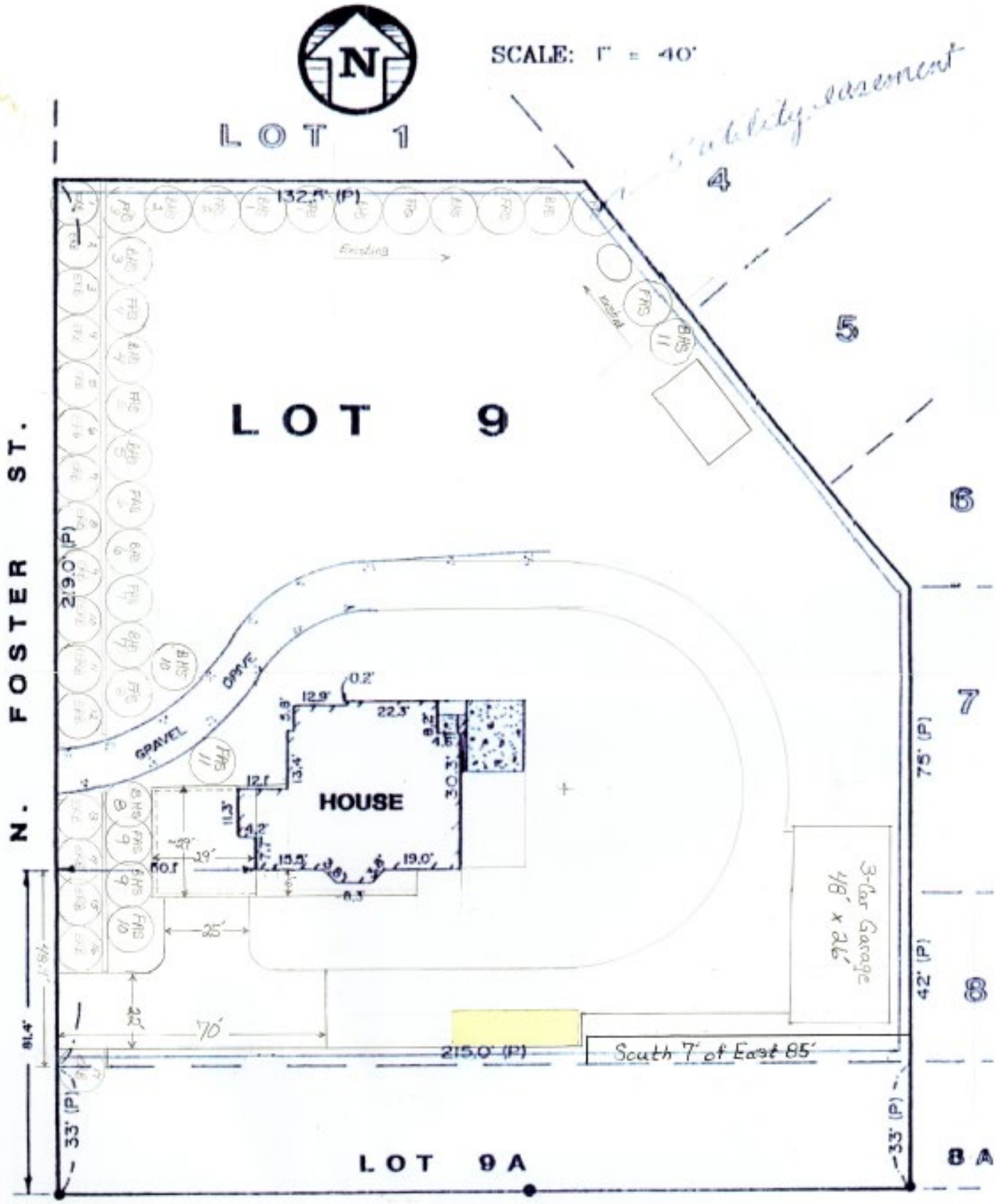
APPLICANT

Michael Larson

OWNER

E 5TH AVE
N FOSTER ST
1301
1305
1309
1313
1402
1404
1406
1401
409
404
405
1400
401
1209
1213
1217
1221
411
1208
1212
1220
E 4TH AVE
1301
321
320
1205
1209
1215
1217
1221
Michael Larson
408 N Foster St
Conditional Use Permit
Two Family Dwellings
N MARSHALL ST

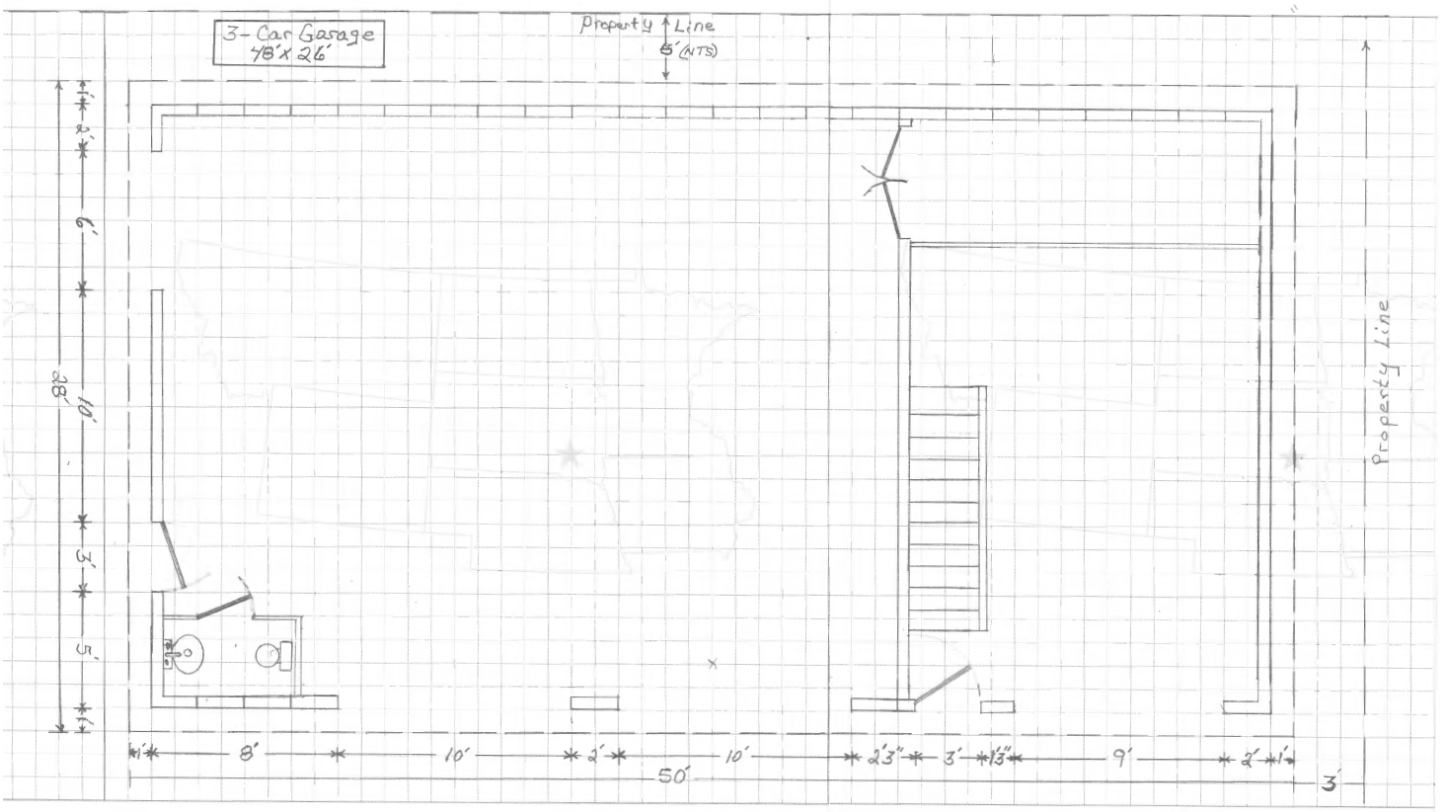

1402 E 5TH AVE
409 N MARSHALL ST
405 N MARSHALL ST
401 N MARSHALL ST
321 N MARSHALL ST
1313 E 5TH AVE
1309 E 5TH AVE
1301 E 4TH AVE
1305 E 5TH AVE
408 N FOSTER ST
412 N FOSTER ST
1301 E 5TH AVE
N FOSTER ST
E 4TH AVE
E 5TH AVE



LEGEND

100.0 (P) = PLATTED DISTANCE
● = EXISTING IRON MONUMENT
■ = EXISTING SET NAIL

5'
14'
8'
1'
1'
8'
9'
8'
10'
2'
10'
2'
3'
2'
9'
1'
20'
10'
1'
50'


3-Car Garage
48'x26'
Property Line
5' (MTS)
28'
6'
10'
3'
5'
8'
10'
2'
10'
2'3"
3'
1'3"
9'
2'
50'
Property Line

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 Michael Larson has applied for a conditional use permit for two-family dwellings on his parcel; located in the 408 N Foster St, legally described as Lot 9 except the S 7' of E 86', Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, March 24, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, April 7, 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 March, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of March, 2025
Approximate Cost:

Michael Larson
408 N Foster St
Mitchell, SD 57301

Avera Queen of Peace
525 N Foster Ave
Mitchell, SD 57301

Mary Huffman
1212 E 4th Ave
Mitchell, SD 57301

Dorothy Hoscheid
411 N Foster Ave
Mitchell, SD 57301

Darren Swenson
1220 E 4th Ave
Mitchell, SD 57301

Chad Callies
1215 E 4th Ave
Mitchell, SD 57301

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

Cory Schoenfelder
1221 E 4th Ave
Mitchell, SD 57301

Colleen Nohr Credit Shelter Trust
1301 E 5th Ave
Mitchell, SD 57301

Craig & Janet Knutson
1301 E 4th Ave
Mitchell, SD 57301

Joyce Berg
Larry Weisser
321 N Marshall St
Mitchell, SD 57301

Nyla & Kyle Potter
320 N Marshall St
Mitchell, SD 57301

Kristen Winters
405 N Marshall St
Mitchell, SD 57301

Hon Kasselder
180 S Harmon Dr
Mitchell, SD 57301

Austin Van Horn
1313 E 5th Ave
Mitchell, SD 57301

Krista Olson
Bailey Olson
1309 E 5th Ave
Mitchell, SD 57301

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

Tami Dammann
PO Box 1093
Mitchell, SD 57301

Paul & Becky Dagen
1400 E 4th Ave
Mitchell, SD 57301

Shirley Greene Revocable Trust
404 N Marshall St
Mitchell, SD 57301

Earl Davis
1404 E 5th Ave
Mitchell, SD 57301

Craig & Linnea Fuerst
1404 E 5th Ave
Mitchell, SD 57301

Don Brody
1402 E 5th Ave
Mitchell, SD 57301

William & Cheri Hamilton
Joint Revocable Living Trust
1400 E 5th Ave
Mitchell, SD 57301

Josh Russell
40457 261st St
Mitchell, SD 57301

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

March 12, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Michael Larson has applied for a conditional use permit for two-family dwellings on his parcel; located in the 408 N Foster St, legally described as Lot 9 except the S 7' of E 86', Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, March 24, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, April 7, 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 Dylan Potter
OWNER

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

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I/We Earl Larson
OWNER

1401 E 5th AVE
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

March 12, 2025

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I/We Ellwyn Nohr
OWNER
1301 E 5th Mitchell, SDak
ADDRESS

_____ APPROVE

_____ DISAPPROVE

COMMENTS:

* Concerns of drainage off of our property
* required setbacks

Lot 3
+/- .19 Acres
Lot 2
+/- .19 Acres
5901
5829
5824
5825
5820
5821
5818
5819
5814
5815
5812
5811
5808
5809
5804
5807
5800
5805
5803
5801
3208
3217
3232
3240
SAM ST
MAUI DR

5812 SAM ST
5814 SAM ST
5818 SAM ST
5820 SAM ST
5824 SAM ST
5815 SAM ST
5819 SAM ST
5821 SAM ST
5825 SAM ST
5829 SAM ST
5901 SAM ST

1 Inch = 100 Feet

LEGEND

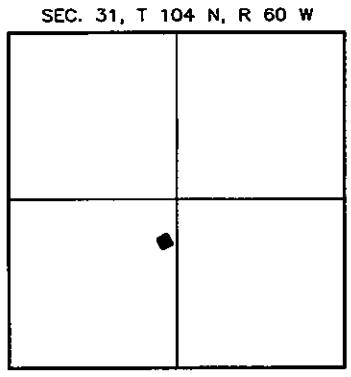
- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- WM = WITNESS MONUMENT

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

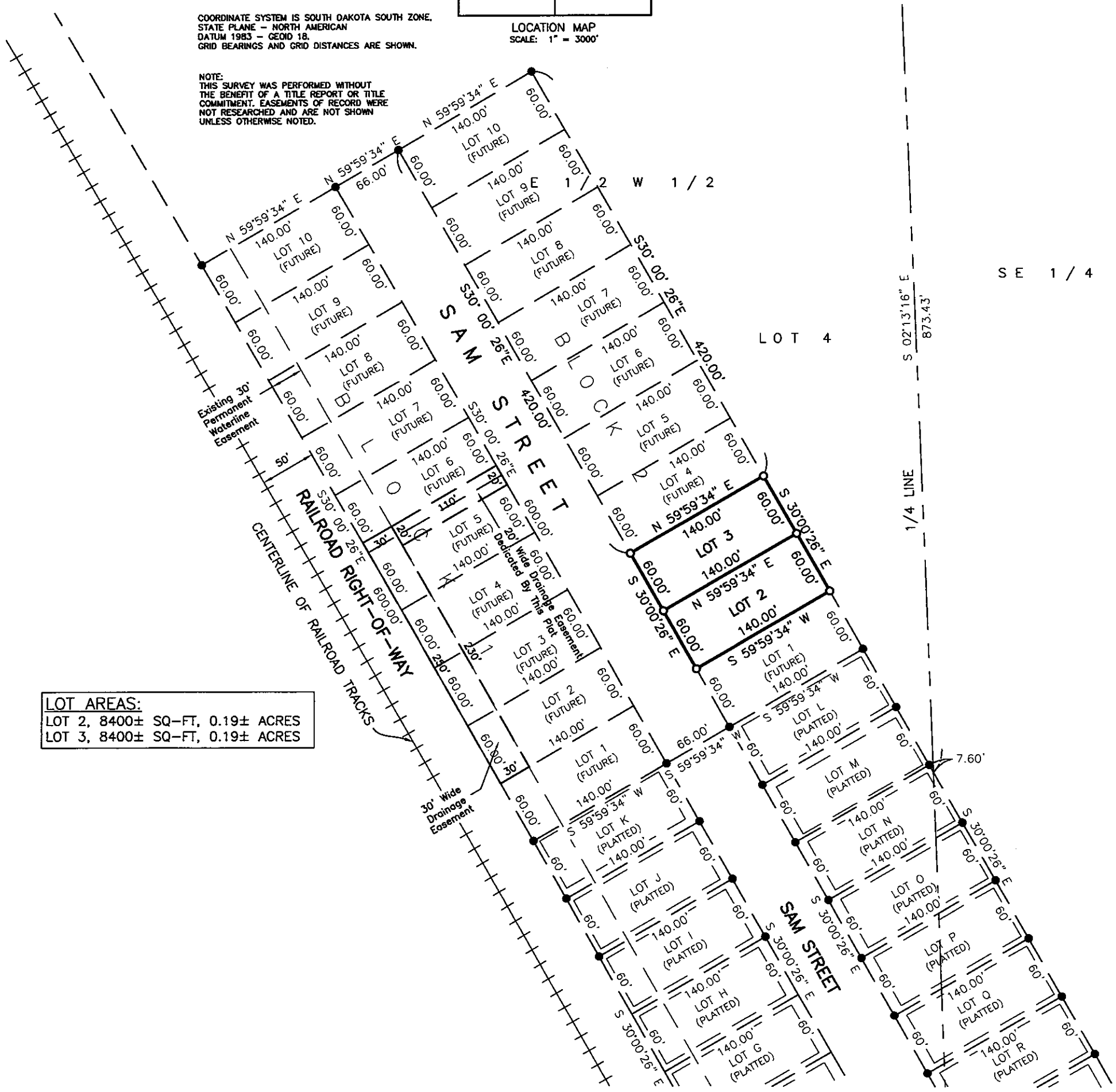
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE – NORTH AMERICAN
DATUM 1983 – GEOID 18.
GRID BEARINGS AND GRID DISTANCES ARE SHOWN.

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. 31, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



LOT AREAS:
LOT 2, 8400± SQ-FT, 0.19± ACRES
LOT 3, 8400± SQ-FT, 0.19± ACRES

A PLAT OF LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to February 24, 2025, survey those parcels of land described as follows: LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., 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 14TH day of MARCH, 2025.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
3-14-25

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 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 2 and 3 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Sam Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2025.

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of Maui Farms Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., 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 LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., 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 of Mitchell Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2025; and

WHEREAS, it appears from an examination of the plat of LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned 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

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
3-14-25

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 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., 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 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 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., 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 Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned does hereby certify 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 the 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 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 of the Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

The undersigned does 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, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing/proposed approaches is hereby approved. Any change in the location of the existing/proposed approaches shall require additional approval.

By:_____ Title:_____ Date:_____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

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

_____ _____
Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of LOTS 2 AND 3 OF BLOCK 2 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

_____ _____
Director of Equalization/Deputy Director of Equalization Date

REGISTER OF DEEDS

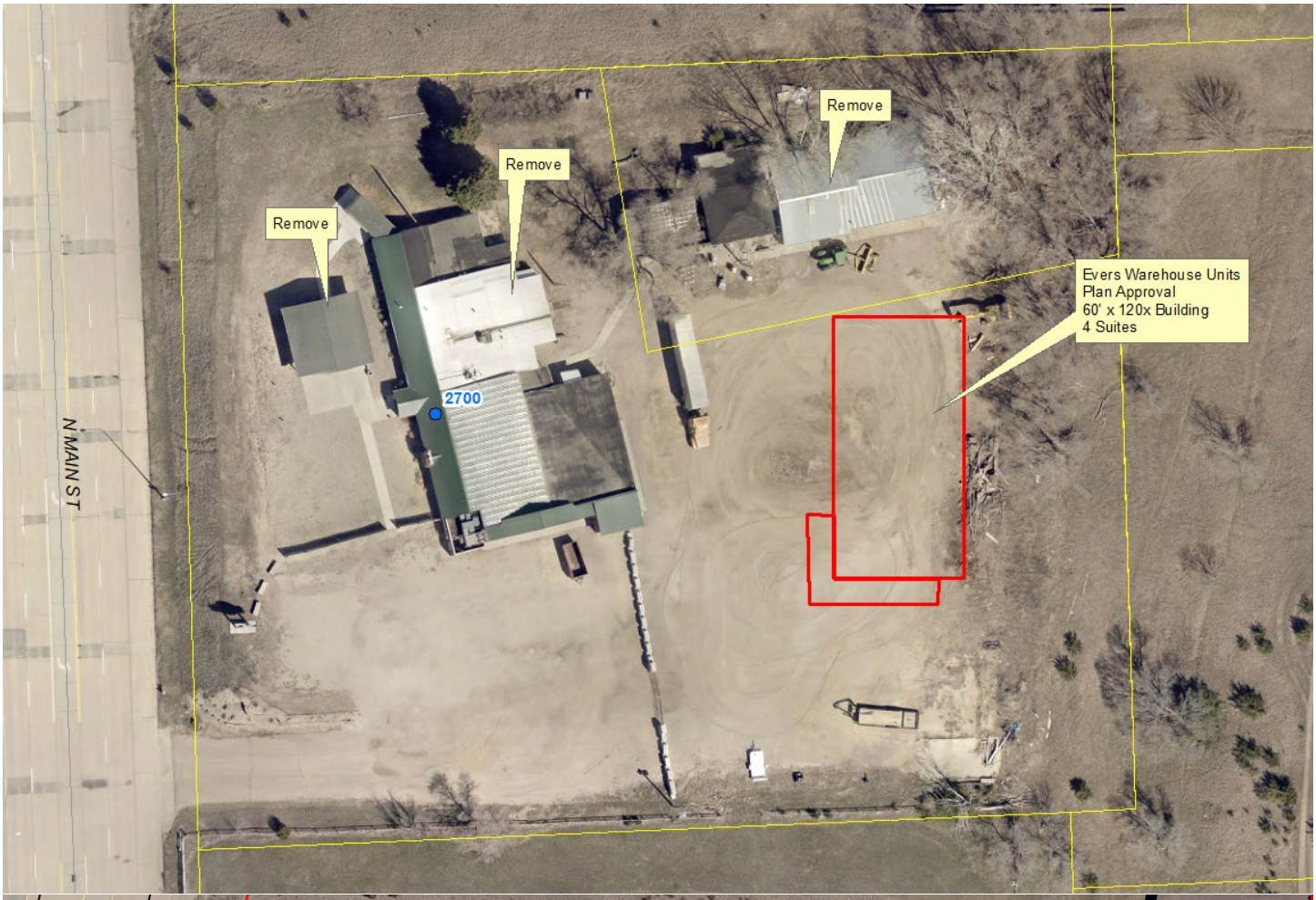
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

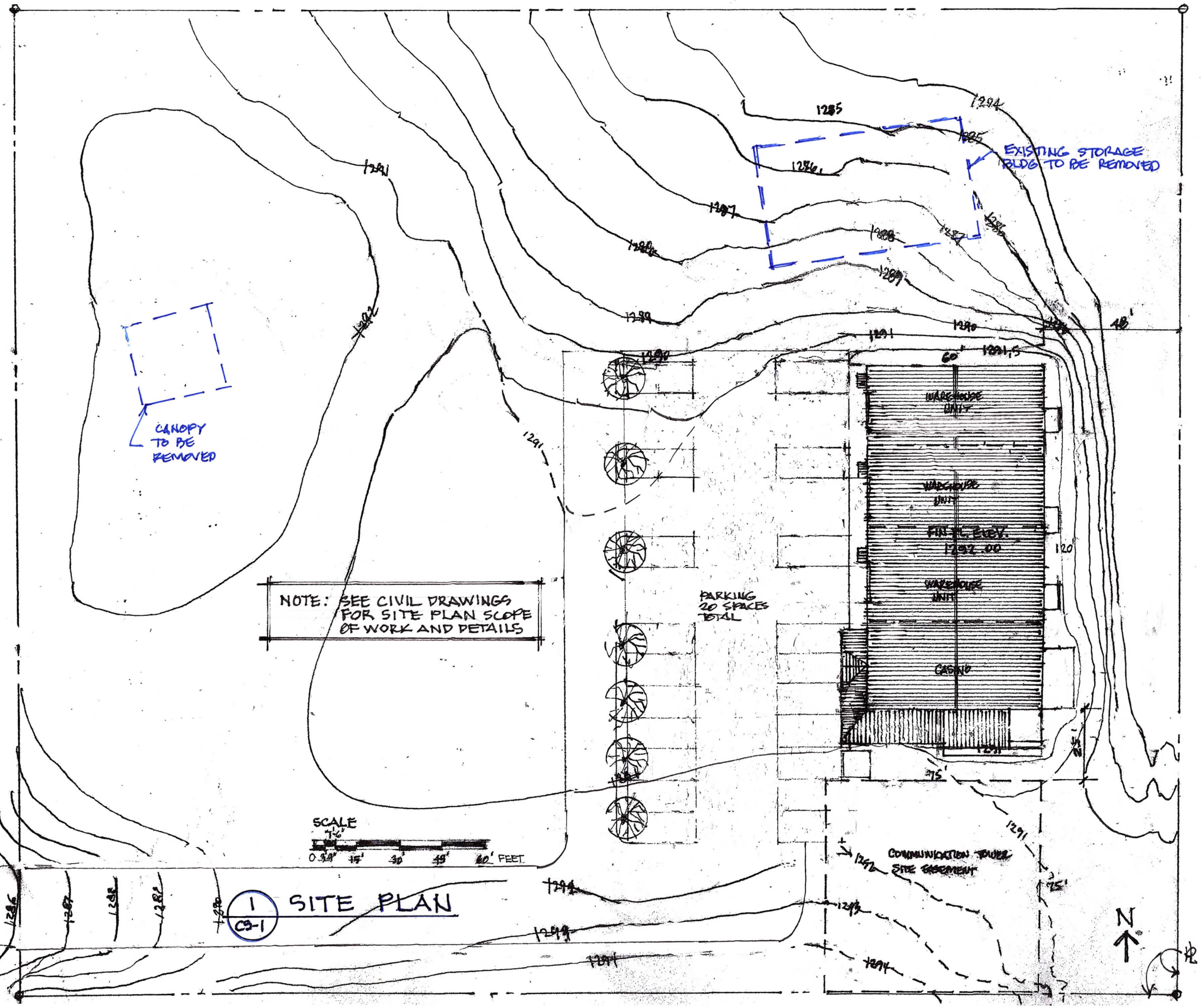
_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
3-14-25

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


Remove
Remove
Remove
Evers Warehouse Units
Plan Approval
60' x 120x Building
4 Suites
2700
N MAIN ST

15800-01000-405-80
15072-00000-002-00
2700 N MAIN ST
15072-00000-001-00
15800-01000-403-10
15800-01000-403-00



PROPOSED CONSTRUCTION PHASES:

PHASE I -
INCLUDES ROUGH GRADING, BUILDING FOUNDATION, ERECTION OF WOOD FRAMED BUILDING SHELL EXTERIOR WALLS AND ROOF

PHASE II -
INCLUDES 100% COMPLETION OF CONSTRUCTION DOCUMENTS FOR ALL SITE FINISH WORK, PAVING, LANDSCAPING, BUILDING SYSTEMS, & FINISHES OF INTERIOR. BUILDING TO BE REMOVED TO BE COMPLETED FOLLOWING COMPLETION OF NEW BUILDING. SITE WORK TO BE 100% COMPLETED FOLLOWING REMOVAL OF EXISTING BUILDING.

BUILDING DATA:

SINGLE STORY - 7,450 SF
CONSTRUCTION TYPE - VB
PRE-ENGINEERED WOOD POST AND WOOD ROOF TRUSS BUILDING WITH NO FIRE SPRINKLER SYSTEM. COMMON WALLS BETWEEN TENANTS DRAFTSTOPPED TO ROOF DECK

CODE DATA:

B & S-1 OCCUPANCY CLASSIFICATION
ALLOWABLE SF - 9,000
S-1 STORAGE STOCK LIMITED TO 12 FEET IN HEIGHT. HIGH PILED STORAGE OF COMBUSTIBLE STOCK OVER 12 FEET HIGH SHALL COMPLY WITH IBC SECTION 413 & INTERNATIONAL FIRE CODE
BAR/CASINO TENANT SPACE WITH LESS THAN 50 OCCUPANTS TO BE CLASSIFIED AS A 'B' TYPE OCCUPANCY IN LIEU OF AN A-2 OCCUPANCY

L.L. JIRSA ARCHITECT
PO BOX 925 MITCHELL, SD 57301
605-770-6424
email: lljirsa

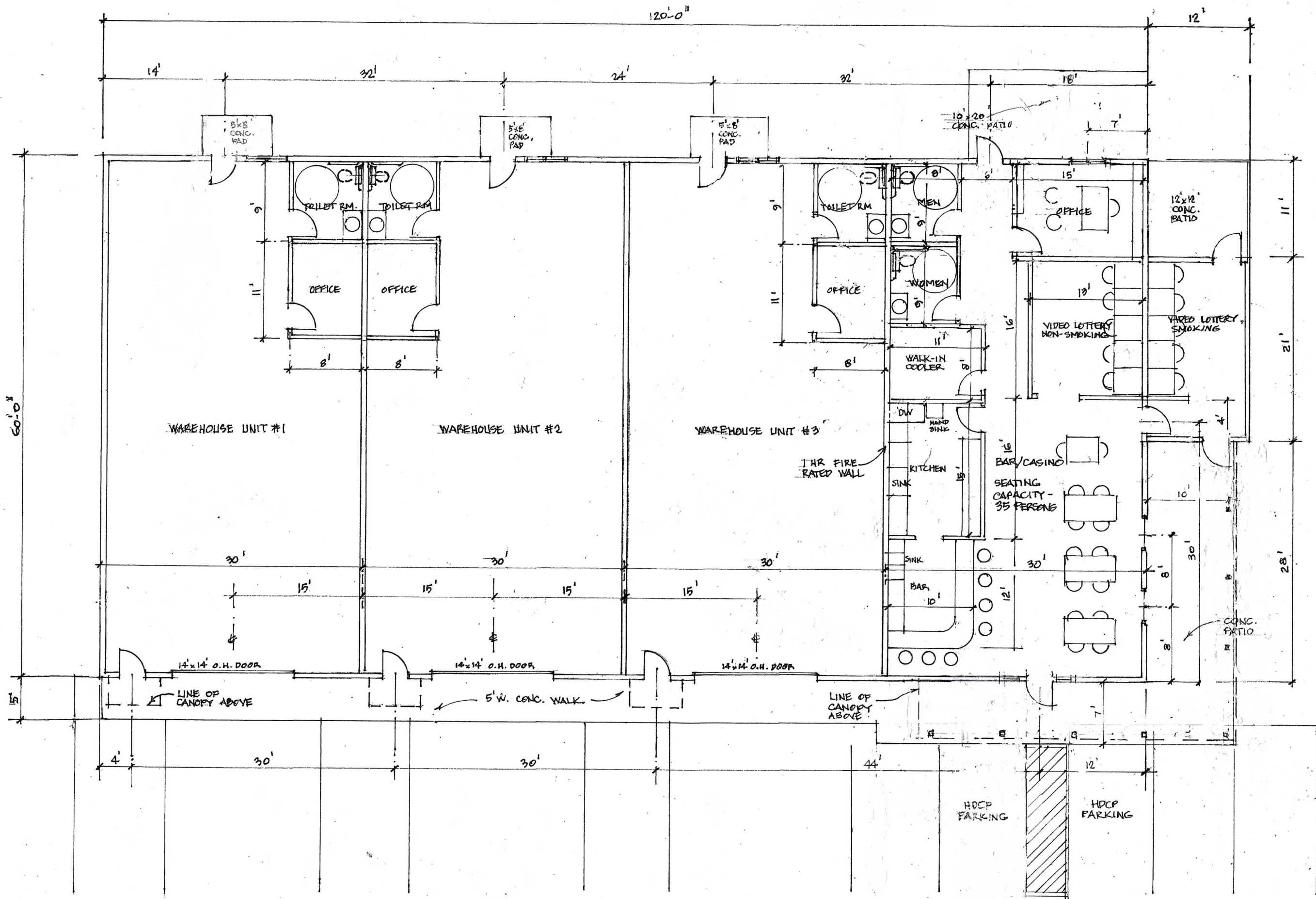
REGISTERED ARCHITECT
REG. NO. 4993
LARRY L. JIRSA
SOUTH DAKOTA
10-18-23

PROJECT NAME
EVERS WAREHOUSE UNITS & CASINO
2700 N. MAIN ST.
MITCHELL, SD

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 1001-2023
DATE OCT. 18, 2023
SHEET TITLE COVER SHEET
SHEET NO. CS-1



1 / A-1 FLOOR PLAN
3/32" = 1'-0"

L.L.JIRSA ARCHITECT
PO BOX 925 MITCHELL, SD 57301
605-770-6424
email: lljirsaarchitect@gmail.com

REGISTERED ARCHITECT
REG. NO. 4935
LARRY L. JIRSA
SOUTH DAKOTA
10-18-23

PROJECT NAME
EVERS WAREHOUSE UNITS & CASINO
2700 N. MAIN ST.
MITCHELL, SD

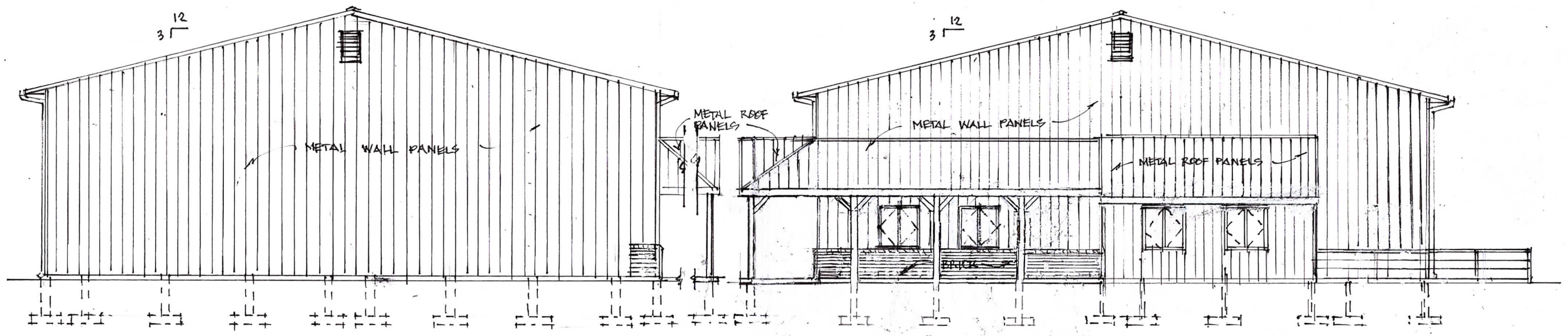
REVISIONS
NO. DATE DESCRIPTION

ASSOCIATED NO.
1001-2023

DATE
OCT 18, 2023

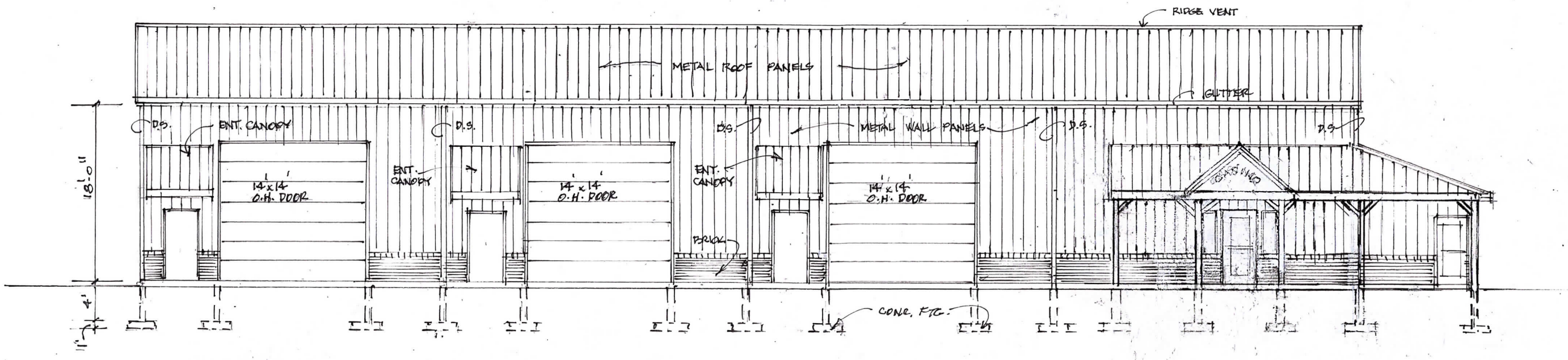
SHEET TITLE
FLOOR PLAN

SHEET NO.
A-1



1 A-2 NORTH ELEVATION
3/32" = 1'-0"

2 A-2 SOUTH ELEVATION
3/32" = 1'-0"



3 A-2 WEST ELEVATION
3/32" = 1'-0"

L.L.JIRSA ARCHITECT
PO BOX 925 MITCHELL, SD 57301
605-770-6424
email: lljirsaarchitect@gmail.com

REGISTERED ARCHITECT
REG. NO. 7995
LARRY L. JIRSA
SOUTH DAKOTA
10-18-23

PROJECT NAME
EVERS WAREHOUSE UNITS
& CASINO
2700 N. MAIN ST.
MITCHELL, SD

REVISIONS

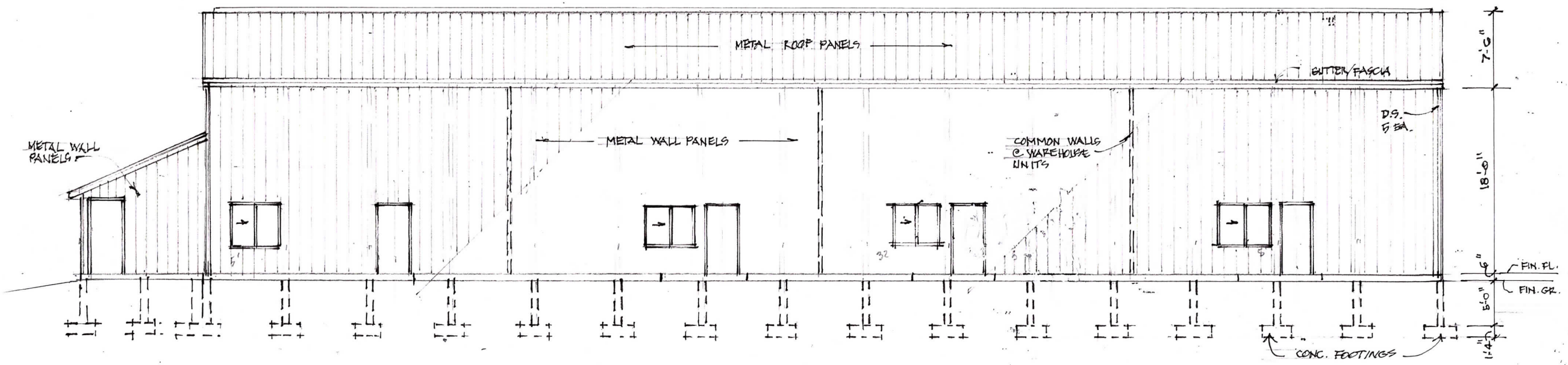
NO.	DATE	DESCRIPTION

PROJECT NO.
1001 - 2023

DATE
OCT. 18, 2023

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-2



1 / A-3 EAST ELEVATION

3/32" = 1'-0"

L.L.JIRSA ARCHITECT
PO BOX 925 MITCHELL, SD 57301
605-770-6424
email: lljirsaarchitect@gmail.com

REGISTERED ARCHITECT
REG. NO. 4509
LARRY L. JIRSA
SOUTH DAKOTA
10-18-23

PROJECT NAME
EVERS WAREHOUSE UNITS & CASINO
2700 N. MAIN ST.
MITCHELL, SD

REVISIONS

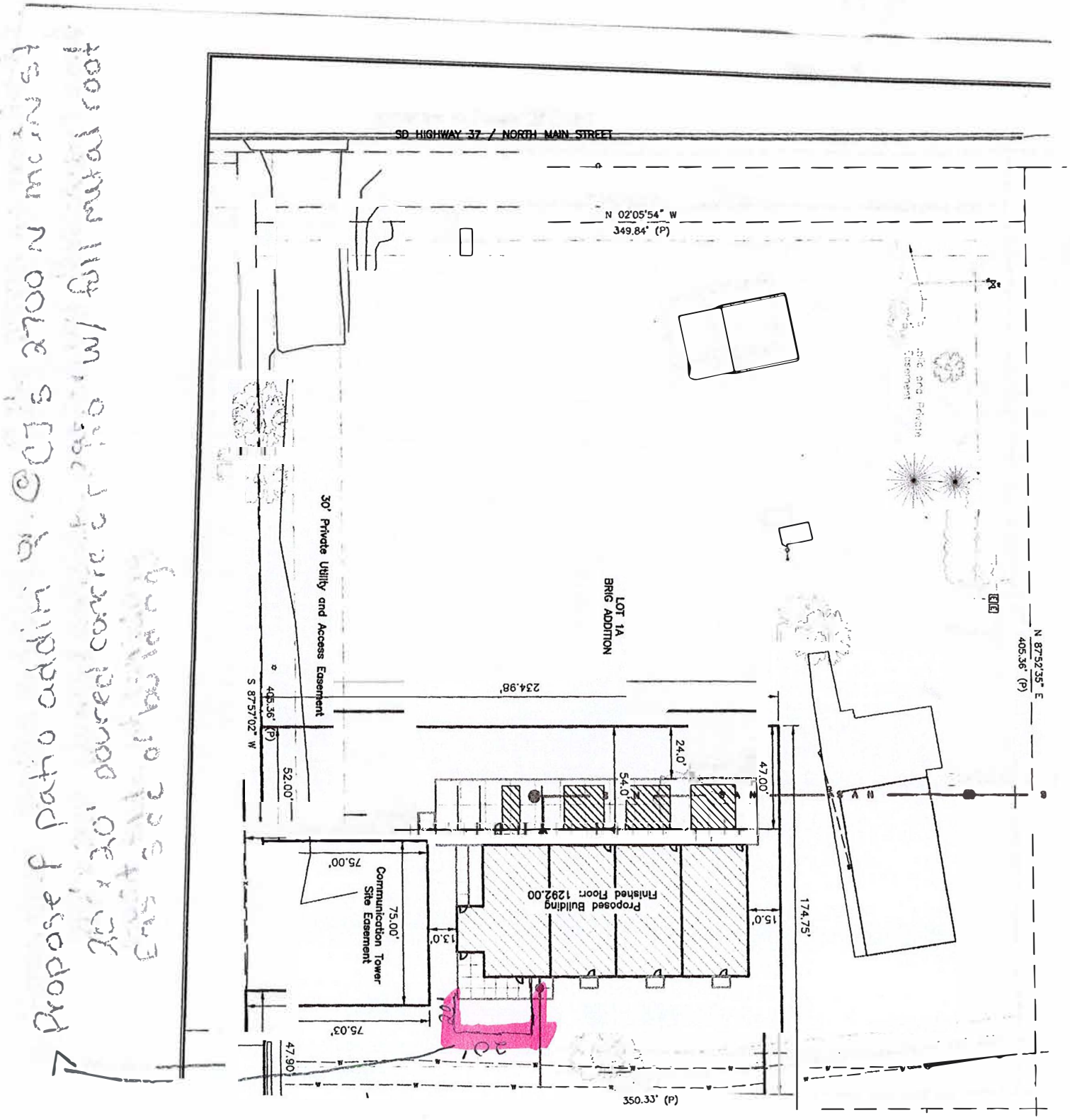
NO.	DATE	DESCRIPTION

PROJECT NO.
1001 - 2023

DATE
OCT. 18, 2023

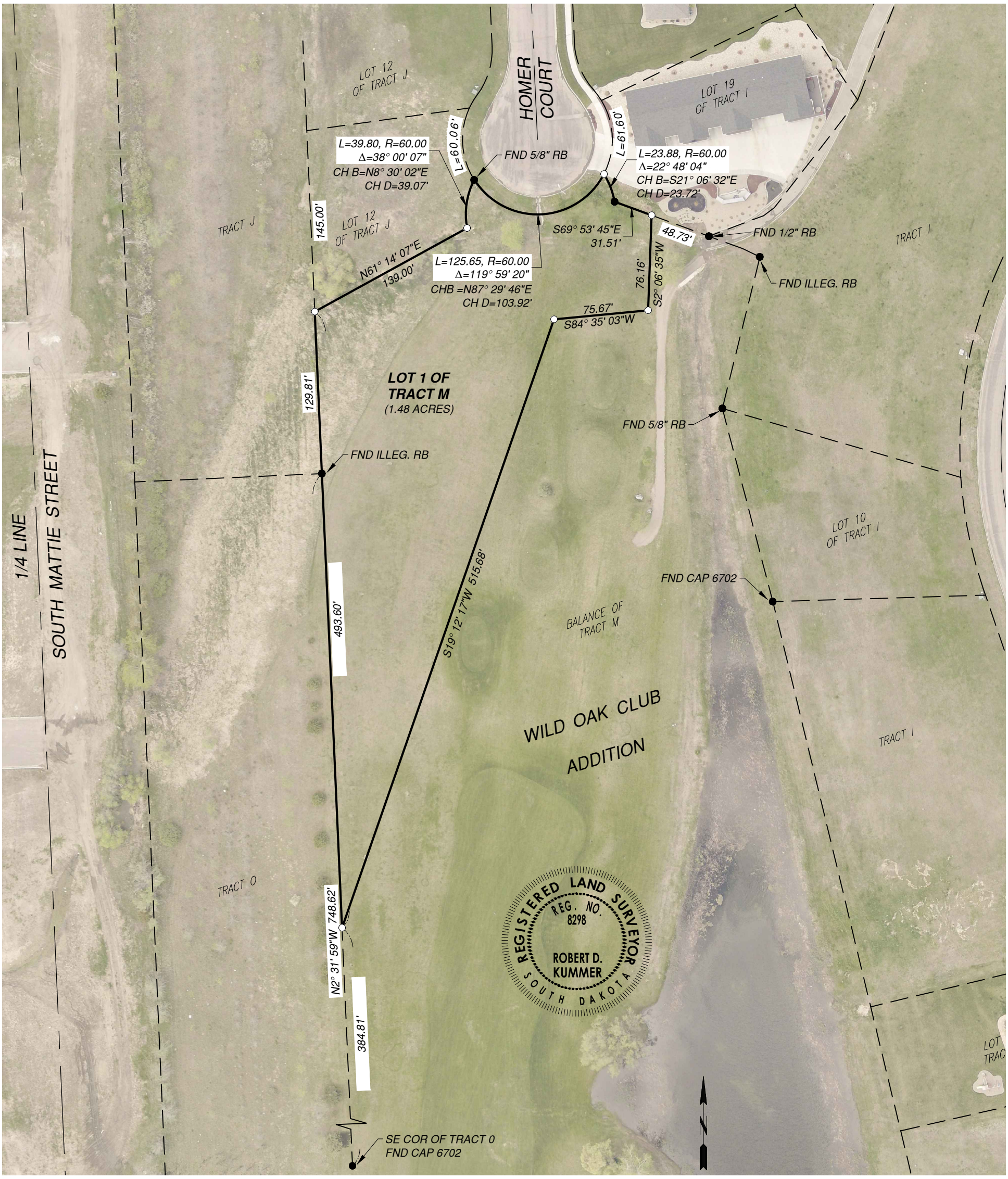
SHEET TITLE
EXTERIOR ELEVATION

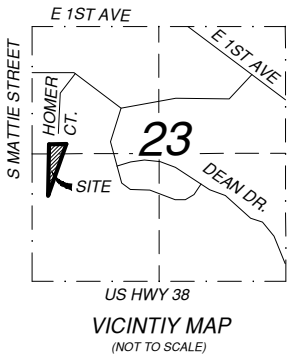
SHEET NO.
A-3


Propose f patio addition @ CJ's 2700 N main st
20' x 20' poured concrete 295.0' w/ full metal roof
Eas side of building
SD HIGHWAY 37 / NORTH MAIN STREET
N 02°05'54" W
349.84' (P)
30' Private Utility and Access Easement
LOT 1A
BRIG ADDITION
234.98'
S 87°57'02" W
405.36' (P)
52.00'
24.0'
54.0'
47.00'
N 87°52'35" E
405.36' (P)
75.00'
Communication Tower
Site Easement
75.00'
13.0'
Proposed Building
Finished Floor: 1292.00
15.0'
174.75'
75.03'
47.90'
350.33' (P)

LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION

IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA





VICINTIY MAP
(NOT TO SCALE)

0 20 40 80

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.

2. ALL DISTANCES ARE GROUND.

3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- FOUND BARE REBAR OR ILLEGIBLE CAP UNLESS NOTED OTHERWISE
- SET NO.5 REBAR W/CAP RLS NO. 8298

REGISTERED LAND SURVEYOR
REG. NO. 8298
ROBERT D. KUMMER
SOUTH DAKOTA

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

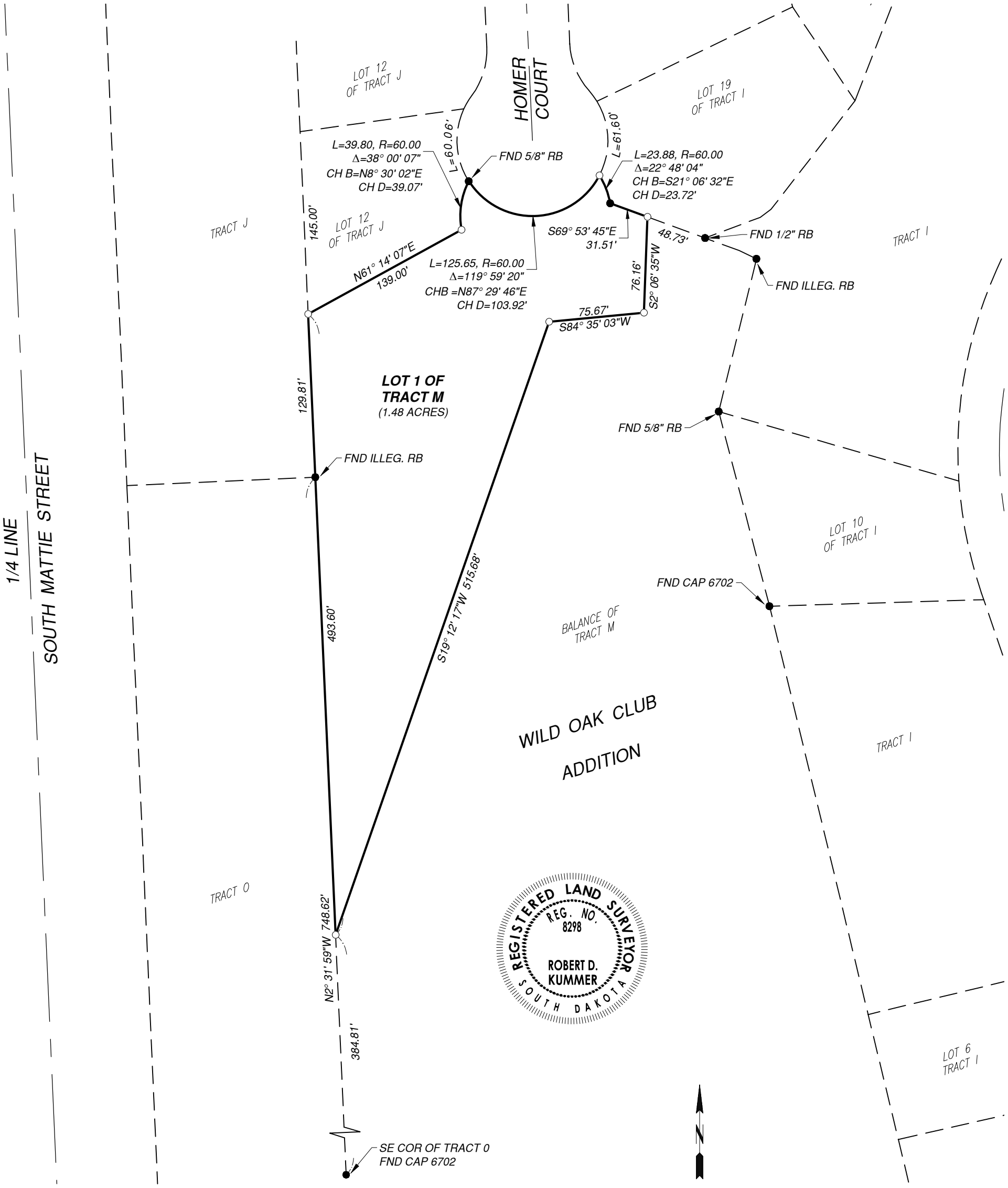
LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION

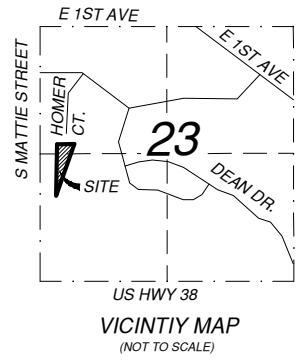
IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 02/21/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 1 OF 3

LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION

IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA





VICINTIY MAP
(NOT TO SCALE)

REGISTERED LAND SURVEYOR
REG. NO. 8298
ROBERT D. KUMMER
SOUTH DAKOTA

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.

2. ALL DISTANCES ARE GROUND.

3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- FOUND BARE REBAR OR ILLEGIBLE CAP UNLESS NOTED OTHERWISE
- SET NO.5 REBAR W/CAP RLS NO. 8298

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION

IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 02/21/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 1 OF 3

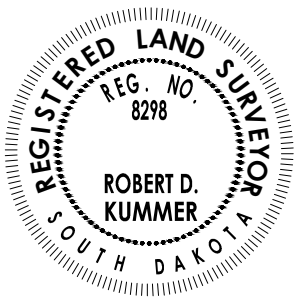
LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION

IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE MARCH 19, 2025, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2025.



_____
ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298

OWNER'S CERTIFICATE

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

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

DATED THIS ____ DAY OF _____, 2025.

_____
GL WILD OAK, LLC, OWNER

STATE OF: SOUTH DAKOTA)
:SS
COUNTY OF: _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF GL WILD OAK, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH MEMBER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS A MEMBER.

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

_____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN/VICE CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF _____, 2025.

_____
CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ___ DAY OF _____, 2025; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF _____, 2025.

_____
FINANCE OFFICER/DEP. FINANCE OFFICER

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION
IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 02/21/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 2 OF 3

LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION

IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF _____, 2025.

_____
CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2025.

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

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2025, APPROVING THE ABOVE PLAT.

_____
AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF ROAD AUTHORITY

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

BY: _____ _____ _____
ROAD AUTHORITY TITLE DATE

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2025.

_____
COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

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

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2025, AT _____

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

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

PREPARED BY:

infrastructure design group, inc.

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

LOT 1 OF TRACT M, WILD OAK GOLF CLUB ADDITION
IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 02/21/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 3 OF 3

LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION

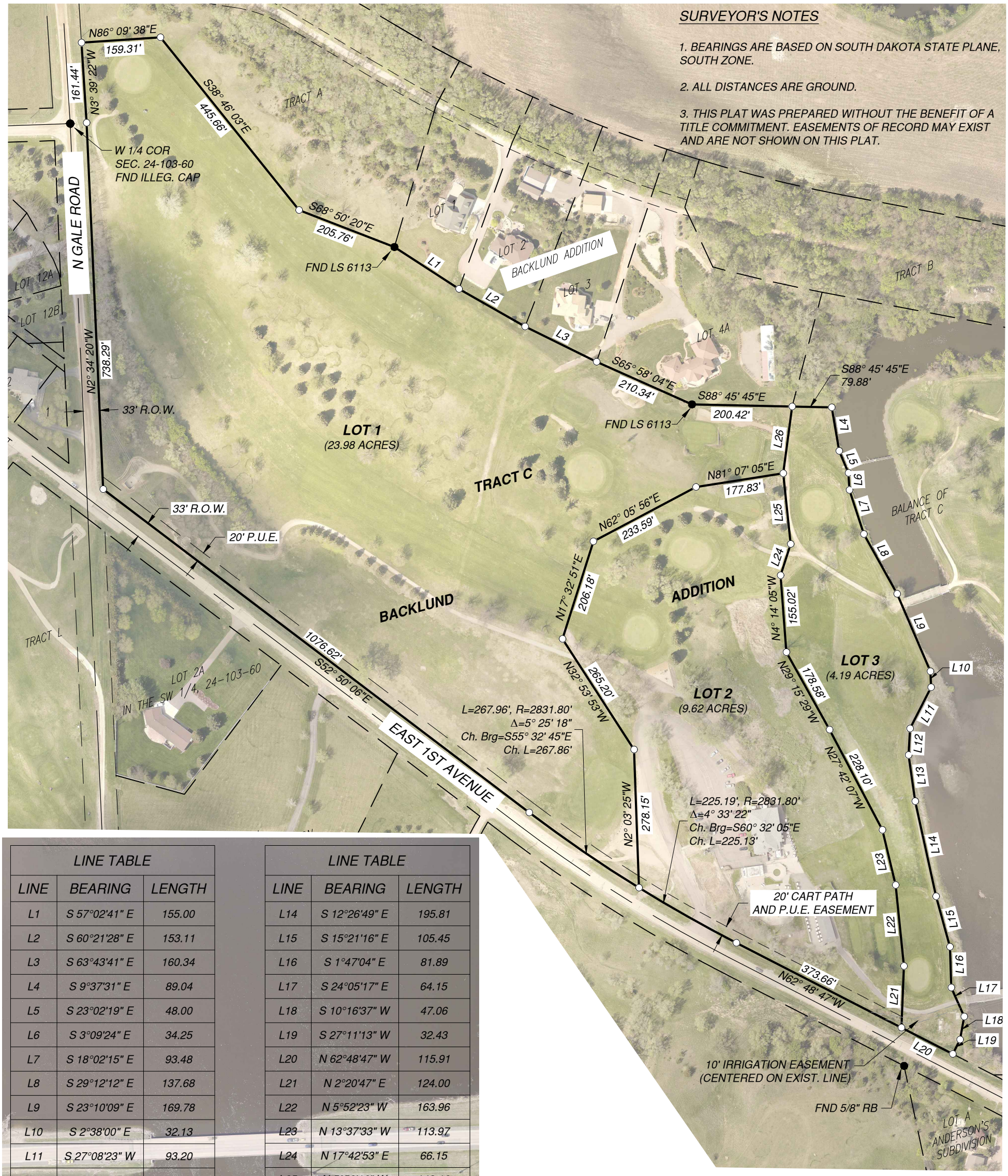
IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.

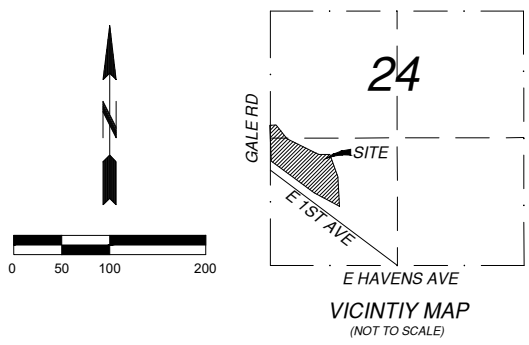
2. ALL DISTANCES ARE GROUND.

3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 57°02'41" E	155.00
L2	S 60°21'28" E	153.11
L3	S 63°43'41" E	160.34
L4	S 9°37'31" E	89.04
L5	S 23°02'19" E	48.00
L6	S 3°09'24" E	34.25
L7	S 18°02'15" E	93.48
L8	S 29°12'12" E	137.68
L9	S 23°10'09" E	169.78
L10	S 2°38'00" E	32.13
L11	S 27°08'23" W	93.20
L12	S 3°10'10" W	53.54
L13	S 8°09'39" E	93.87

LINE TABLE		
LINE	BEARING	LENGTH
L14	S 12°26'49" E	195.81
L15	S 15°21'16" E	105.45
L16	S 1°47'04" E	81.89
L17	S 24°05'17" E	64.15
L18	S 10°16'37" W	47.06
L19	S 27°11'13" W	32.43
L20	N 62°48'47" W	115.91
L21	N 2°20'47" E	124.00
L22	N 5°52'23" W	163.96
L23	N 13°37'33" W	113.97
L24	N 17°42'53" E	66.15
L25	N 5°59'16" W	143.10
L26	N 7°34'52" E	135.67



VICINTIY MAP
(NOT TO SCALE)

REGISTERED LAND SURVEYOR
REG. NO. 8298
ROBERT D. KUMMER
SOUTH DAKOTA

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- FOUND MONUMENT AS NOTED
- SET NO.5 REBAR W/CAP RLS NO. 8298

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION
IN THE NORTHWEST NW 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 03/19/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 1 OF 3

LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION

IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S NOTES

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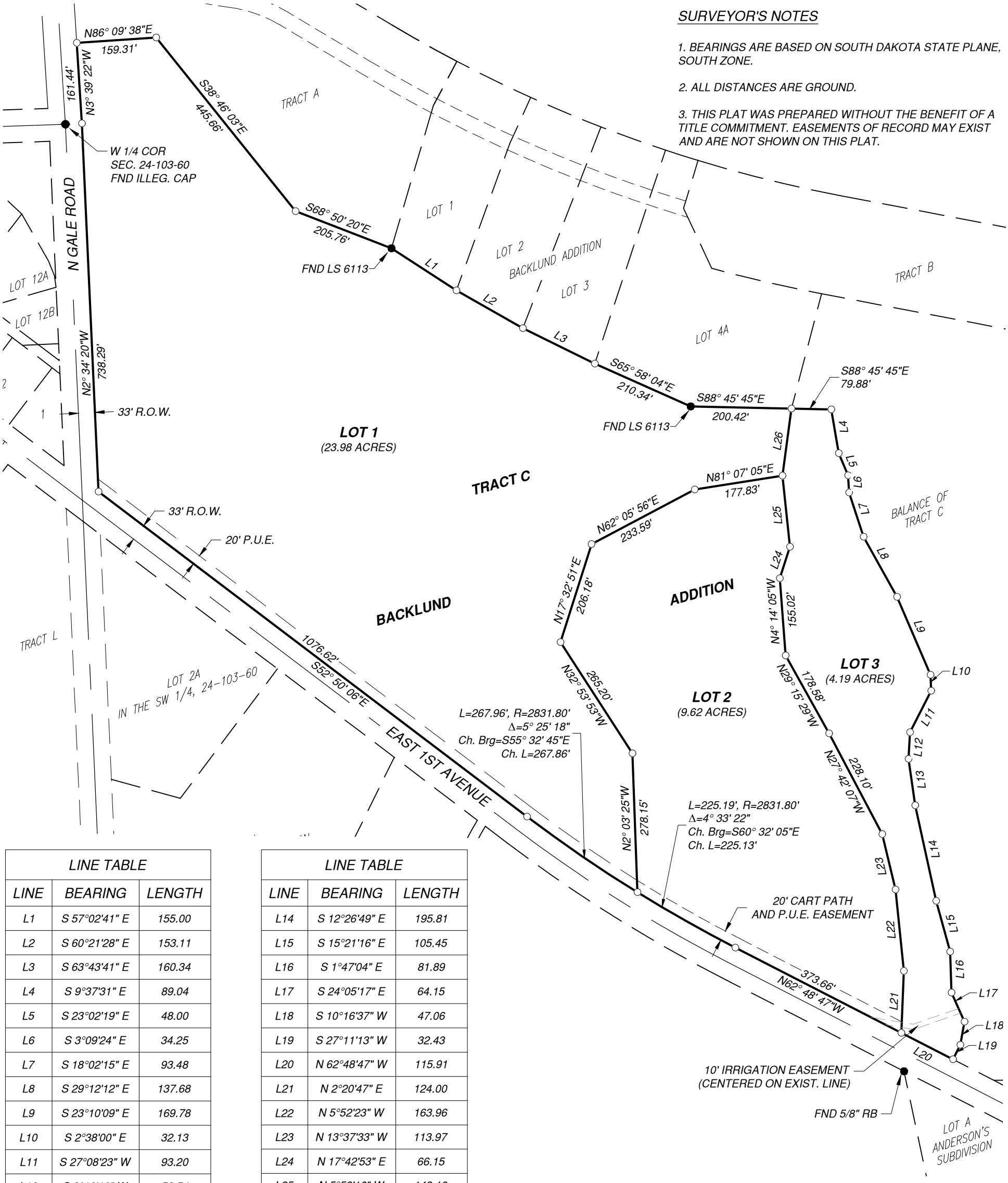

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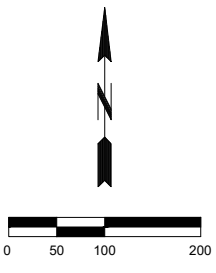

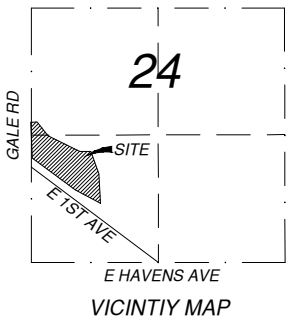

VICINTIY MAP
(NOT TO SCALE)

REGISTERED LAND SURVEYOR
REG. NO. 8298
ROBERT D. KUMMER
SOUTH DAKOTA

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- FOUND MONUMENT AS NOTED
- SET NO.5 REBAR W/CAP RLS NO. 8298

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
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LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION
IN THE NORTHWEST NW 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 03/19/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 1 OF 3

LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION

IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE MARCH 19, 2025, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2025.

REGISTERED LAND SURVEYOR
REG. NO. 8298
ROBERT D. KUMMER
SOUTH DAKOTA

_____
ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298

OWNER'S CERTIFICATE

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

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

DATED THIS ____ DAY OF _____, 2025.

_____
GL WILD OAK, LLC, OWNER

STATE OF: SOUTH DAKOTA)
:SS
COUNTY OF: _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF GL WILD OAK, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH MEMBER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS A MEMBER.

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

_____ DAY OF _____, 2025.

_____
NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN/VICE CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF _____, 2025.

_____
CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ___ DAY OF _____, 2025; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF _____, 2025.

_____
FINANCE OFFICER/DEP. FINANCE OFFICER

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION

IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF _____, 2025.

_____
CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA,** WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2025.

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

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2025, APPROVING THE ABOVE PLAT.

_____
AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF ROAD AUTHORITY

ACCESS TO EAST 1ST AVENUE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

BY:_____ _____ _____
HWY/STREET AUTHORITY TITLE DATE

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2025.

_____
COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

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

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2025, AT _____

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

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

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOTS 1, 2 & 3 OF TRACT C, BACKLUND ADDITION
IN THE NORTHWEST NW 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 03/19/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 3 OF 3