Planning Commission 4-14-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
April 14, 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: March 24, 2025**
6. **Schedule Next Meeting: April 28, 2025**
7. **Conditional Use Permit: Jensen Capital & Development LLC**

   Jensen Capital and Development LLC has applied for a Conditional Use Permit for multi-family dwellings; located at the SE corner of Urbana Drive and E Spruce St, legally described as Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.
8. **Variance Permit: Doug Gehrke**

   Doug & Heidi Gehrke have applied for a variance permit for an attached accessory building of 4,600 square feet vs 2,000 square feet; located at the 304 N Mattie St, legally described as Lot 4 of D. & D. Long's First Addition, a subdivision of Irregular Tract No. 3 in the Northeast Quarter (NE 1/4) of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.
9. **Recommendation on Road Vacation**

   Mitchell School District No 17-2 have petitioned to vacate the portion of North Winsor Street which is adjacent to and abutting said Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammer’s Addition to the City of Mitchell, Davison County, South Dakota.
10. **Plat: Ethan Coop Lumber**

    Plat of Lot 7, Block 6 of Woodland Heights First Addition, a subdivision of Lot 3, Crane's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota
11. **Plat: Ethan Coop Lumber**

    Plat of Lot 10, Block 5, of Woodland Heights First Addition, a subdivision of Lot 2 and 3, Carne's Addition in the SE 1/4 of Section 34, T 103 N, Ro 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

12. **Plat: Timothy & Whitney Olinger**

    Plat of Lot 1 of Olinger Addition in the SW 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

13. **Other Business:**

14. **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.

15. **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 3-24-25
City Council Chambers, City Hall, 612 N. Main Street
March 24, 2025

1. Call to Order
Chairperson Genzlinger called the March 24, 2025 City Planning Commission Meeting to order at 12:09 P.M. in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call
Quorum is met, simple majority vote required for all items.
Present: Doescher, Genzlinger, Havlik, Jirsa (telephonically), Schmitz.
Absent: Osterloo, Schreurs, Sonne.
Staff Present: Boehmer, Dammann, Hegg, Jenniges, J Johnson.

3. Declaration Of Conflicts Of Interests
Jirsa stated he had done previous work for CJ's Bar and Casino but had nothing to do with this addition for item #9 on the agenda.

4. Approve Agenda
Laurie Kent requested item #7 be tabled because she had not received notice of the meeting yet.

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

5. Approval of Previous Minutes: February 24, 2025
Motion by Havlik, seconded by Schmitz to approve the proposed minutes of the February 24, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: April 14, 2025
Motion by Havlik, seconded by Schmitz to set the date for the next Planning Commission Meeting for April 14, 2025. All present voting aye; motion carried.

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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official

newspaper and sign posted. However, one neighbor did not receive their notification at the same time as the others. After Jenniges was informed they had not received notice, he sent them a letter. There were three responses that made the packet, two in favor and one with comments. There was also one that did not make the packet that was in favor and two opposed that did not make the packet. All letters were handed out at the meeting and shown on the screen. Jenniges also noted that during an internal review of the site plan the new dwelling unit would be considered a principal use and would require a 25' rear yard setback, not a 3'. A variance permit would be required to move closer. The applicant was present to answer questions.

Genzlinger asked legal council if they could proceed to which Johnson said notice was met per ordinance and Mrs Kent was there so she obviously had some notice of the meeting.

Laurie Kent stated she is speaking against the conditional use permit and that it is a single-family neighborhood. She has not received her letter about the meeting but had talked with Jenniges the previous Friday about the application and meeting. She believes the new structure will block her view to the west of the sunsets. She questioned the setbacks and easements per the drawing, which was said that the setback would be 25' and there would be enough room for utility work on the east side of the structure for the overhead lines.

The applicant stated he has another rental in town and was asked by that renter if he had any other rentals or something closer to the hospital. That particular renter is from Lincoln, NE and is there during the week and heads home on weekends. He thought he could build an efficiency apt closer to the hospital for traveling nurses.

Genzlinger asked why he was putting the dwelling in the corner and not on the north half of his property? The applicant answered that he felt it was the best use of his land. He purchased the property 15 years ago and has been trimming trees and cleaning up the lot.

Jirsa said he used to live in the 400 to 500 block of E Hanson in the 60's and knew of these types of dwellings happening back then. He believes it is happening in more places in Mitchell still. He is good with the concept and believes there is enough room, but it should look like the house for exterior finish.

Genzlinger said he thinks the lot should be decided and put the second dwelling on the new lot north of the existing house, and then there would be a single family dwelling on each lot.

Motion by Schmitz, seconded by Havlik to recommend approval of the conditional use. Roll call vote: Genzlinger – nay, Havlik – aye, Jirsa – aye, Osterloo – absent, Schmitz – aye, Schreurs – absent, Sonne – absent. 3 aye, 1 nay, 3 absent; motion carried.

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.

Jenniges gave an overview of the area and noted this follows the master plan. The applicant was not present to answer questions.

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

carried.

9. Plan Approval: CJ's Bar and Casino

Jenniges gave an overview of the GIS area. This is zoned HB. The applicant would like to put a roof over their patio on the east side of the building. The applicant was not present at the meeting to answer questions.

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

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.

Jenniges presented a revised plat to the board at the meeting. The legal description didn't change or any of the boundaries, just some language in the certificate blocks. The applicant was not present at the meeting to answer questions.

Motion by Havlik, seconded by Schmit to approve the presented and amended plat. All present voting aye; motion carried.

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.

Jenniges presented a revised plat to the board at the meeting. The legal description didn't change or any of the boundaries just some of the verbiage for easements and language in the certificate blocks. The applicant was not present at the meeting to answer questions.

Motion by Havlik, seconded by Schmit to approve the presented and amended plat. All present voting aye; motion carried.

12. Other Business:

Genzlinger requested an update on the ordinance revision. Jenniges stated the committee has met 3 times and is moving through the ordinance with good conversations.

13. Public Input:

None.

14. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:40 P.M.

_____

Kevin Genzlinger
Planning Commission Chairperson

City of Mitchell
SOUTH DAKOTA

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

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

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

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

☐ **Rezoning** *$150 application due with the application.*
Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☐ **Variance** *$100 application fee due with application.*
Description of Variance: Click or tap here to enter text.

☒ **Conditional Use Permit** *$150 application fee due with application*
Description of Conditional Use: Multi-family dwellings

This Application is for the following described real property:

Legal Description: Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

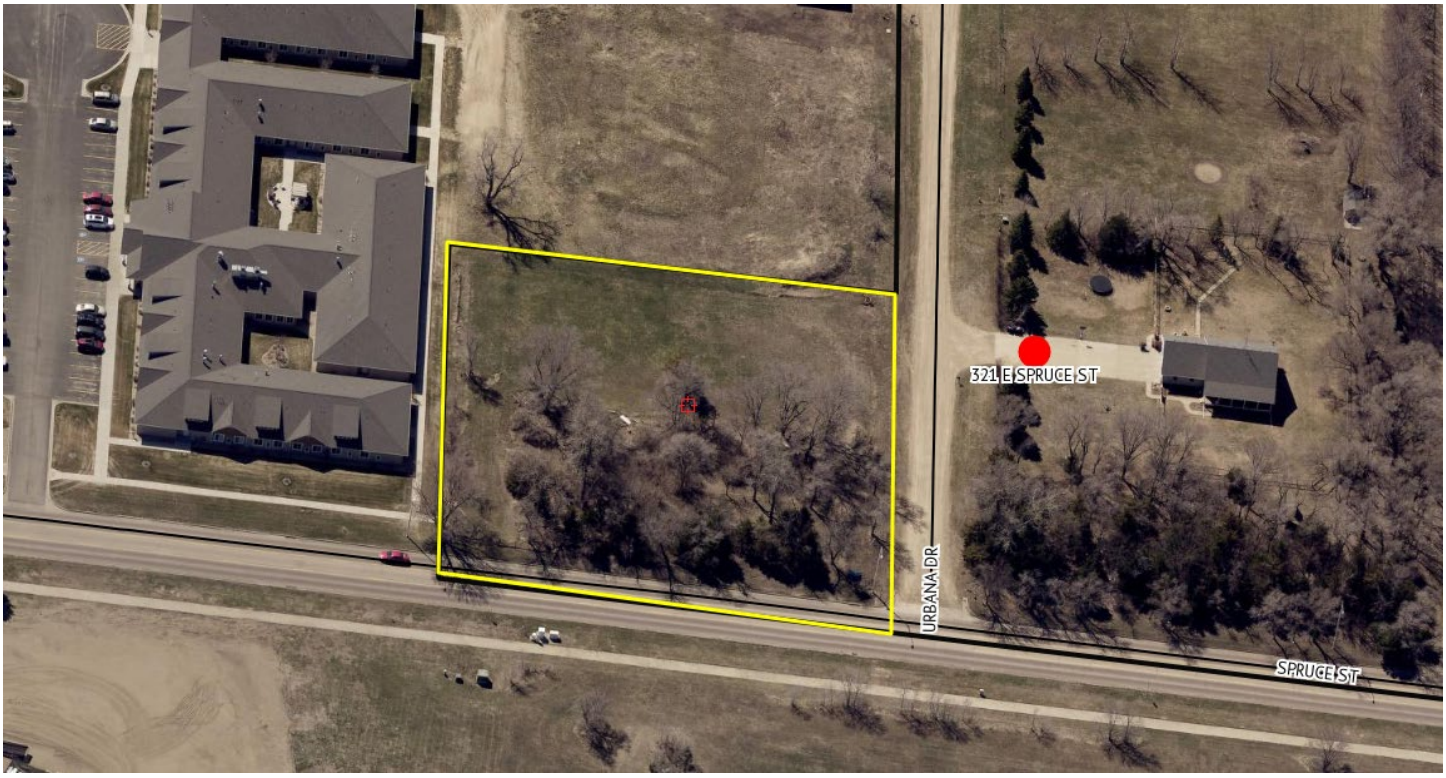
Property Address: SE corner of E Spruce St and Urbana Dr

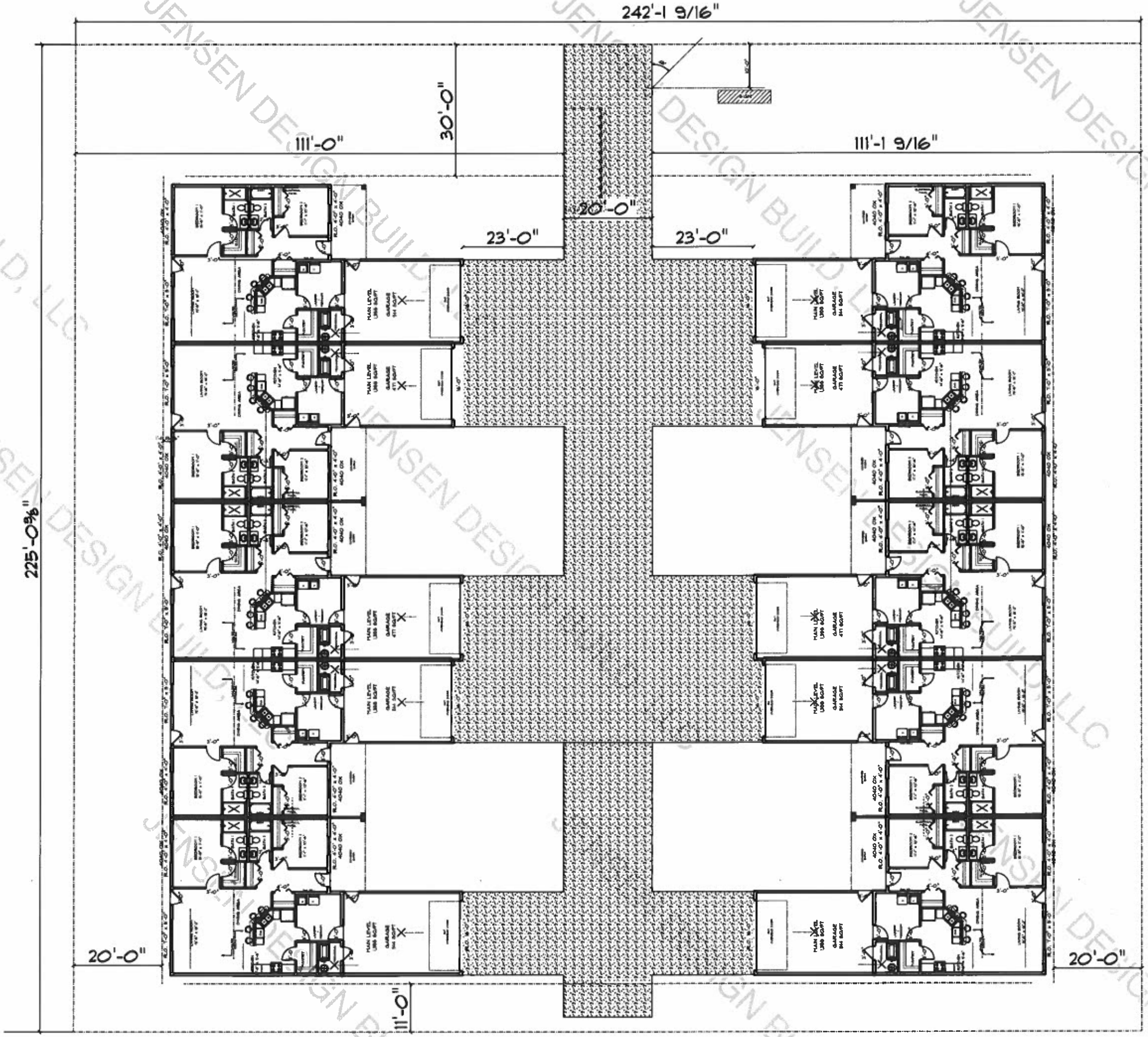
Dated this 17th of March , 2025.

Jensen Capital & Development LLC
APPLICANT

OWNER Jensen Capital & Dev. LLC
3.17.25

Avera Queen of Peace
TDR Passthru LLC & RB48 Passthru LLC
E SPRUCE ST
Jensen Captial & Development LLC
CUP Multi-family Dwelling
EVI Mitchell LLC
Philip & Kelli Malde
321
URBANA DR
Philip & Kelli Malde
EVI Mitchell LLC
EVI Mitchell LLC


321 E SPRUCE ST
URBANA DR
SPRUCE ST



JENSEN DESIGN BUILD, LLC

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Jensen Capital & Development LLC has applied for a conditional use permit for multi-family dwellings; located at the SE corner of E Spruce St and Urbana Dr, legally described as Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, April 14, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, April 21, 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 27th day of March, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 2nd day of April, 2025
Approximate Cost:

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

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

TDR Passthru LLC
RB48 Passthru LLC
2500 E Kearney
Springfield, MO 65898

Philip & Kelli Malde
321 E Spruce St
Mitchell, SD 57301

EVI Mitchell LLC
PO Box 13288
Grand Forks, ND 58208-3238

City of Mitchell
SOUTH DAKOTA

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: 4,600 sqaure feet vs 2,000 square feet for an attached accessory building.
- Description of Hardship: I would like to add another 1600 square feet for camper and trailer storage onto the existing plan permitted on 11/15/24. This would be added onto the east end of the existing. The setback of the structure will be 100' west, 80' south, 163' east, and 50' north

☐ **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: **Plat of Lot 4 of D. & D. Long's First Addition, a subdivision of Irregular Tract No. 3 in the Northeast Quarter (NE 1/4) of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota**

Property Address: **304 N Mattie St**

Dated this 31st of March, 2025.

APPLICANT

Doug [illegible] Heidi Gehrke

Doug & Heidi Gehrke
OWNER

FUPA Adventures LLC
N MATTIE ST
Daren & Lisa Long
Devon & Ann Long
William & Barbara Goldammer
Joint Revocable Living Trust
Doug & Heidi Gehrke
Variance Permit
3,000 sq ft garage with 1,600 sq ft
addtion to garage for total of 4,600 sq ft
vs 2,000 sq ft
204
Chase & Shelby Kristensen
106
Josh & Jena Lawson
E 1ST AVE

06144-10360-001-00
06231-10360-002-00
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06231-10360-005-00
06231-10360-006-00
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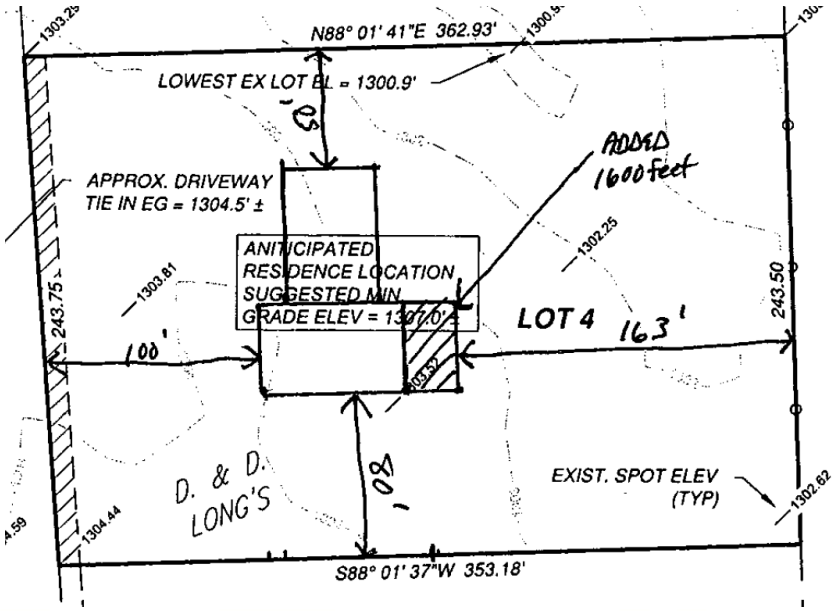
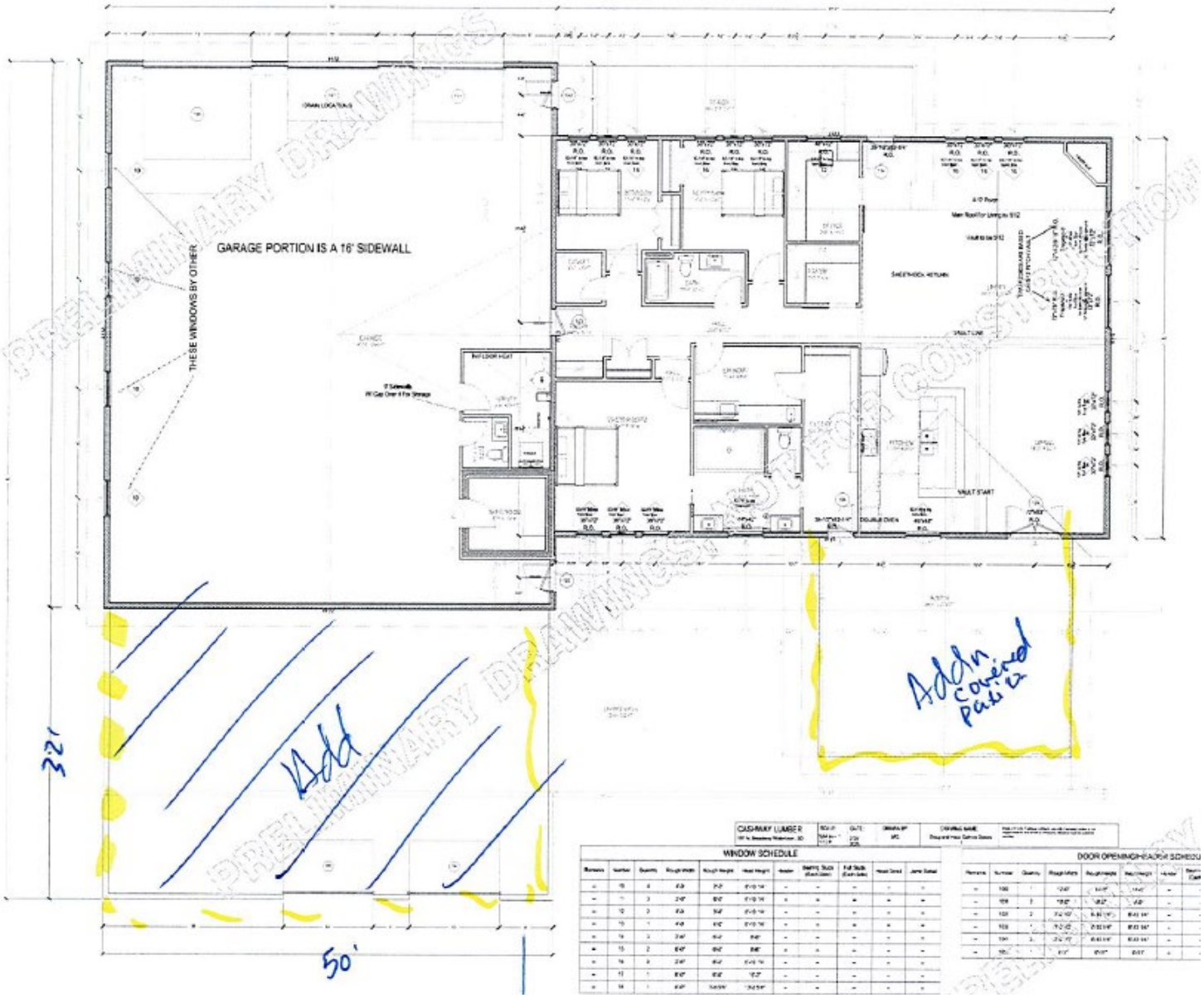

N88° 01' 41"E 362.93'
LOWEST EX LOT EL = 1300.9'
50'
ADDED 1600 feet
APPROX. DRIVEWAY TIE IN EG = 1304.5' ±
ANTICIPATED RESIDENCE LOCATION SUGGESTED MIN. GRADE ELEV = 1307.0' ±
LOT 4
163'
100'
243.75
243.50
1303.81
1302.25
D. & D. LONG'S
80'
EXIST. SPOT ELEV (TYP)
1302.62
1304.44
S88° 01' 37"W 353.18'


GARAGE PORTION IS A 16' SIDEWALL
THESE WINDOWS BY OTHER
PRELIMINARY DRAWINGS
Add
Addn covered patio
32'
50'
WINDOW SCHEDULE
DOOR OPENING HEADER SCHEDULE

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 Doug & Heidi Gehrke have applied for a variance permit for an attached accessory building of 4,600 square feet vs 2,000 square feet; located at the 304 N Mattie St, legally described as Lot 4 of D. & D. Long's First Addition, a subdivision of Irregular Tract No. 3 in the Northeast Quarter (NE 1/4) of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, April 14, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, April 21, 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 27th day of March, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 2nd day of April, 2025
Approximate Cost:

Doug & Heidi Gehrke
1525 N Wisconsin St
Mitchell, SD 57301

FUPA Adventures LLC
2202 E 1st Ave
Mitchell, SD 57301

Daren & Lisa Long
Devon & Ann Long
1920 Bridle Dr
Mitchell, SD 57301

William & Barbara Goldammer
Joint Revoc Living Trust
2040 E 8th Ave
Mitchell, SD 57301

Chase & Shelby Kristensen
204 N Mattie St
Mitchell, SD 57301

Josh & Jena Lawson
106 N Mattie St
Mitchell, SD 57301

1103
E 11TH AVE
AREA TO BE VACATED
Mitchell School District 17-2
Mitchell School District 17-2
Mitchell School District 17-2
1020
1018
1016
1014
1012
1000
924
914
910
82
81
804
910
908
906
900
814
804
MB Sigmund
Jacob Schultz
Jeanie Morgan
Emily Ehlke
Luke Nagel
Vermillion LLC
Vermillion LLC
Proposed Cul-de-sac
N CAPITAL ST
N WINSOR
N MENTZER ST
E 8TH AVE

Document Prepared By:
Schmucker, Paul, Nohr & Associates
2100 North Sanborn Blvd.
Mitchell SD 57301
Phone: (605) 996-7761

PETITION FOR VACATION AND CONDITIONAL GRANT OF EASEMENT

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

The undersigned, being the owner of real property abutting a portion of developed right-of-way (North Winsor Street) hereinafter described, hereby petitions this governing body, subject to the conditional easements included herein, to vacate said right-of-way pursuant to the statutes in such cases made, and provided, particularly SDCL 9-45-/, et. Seq., and the petitioner respectfully shows and represents the following:

1. Mitchell School District No. 17-2 owns Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammer's Addition to the City of Mitchell, Davison County, South Dakota, as depicted on the plats recorded with the Davison County Register of Deeds in Book 1 of Miscellaneous Records on Page 164 and in Book 2 of Plats on Page 123.

2. The subject right-of-way to be vacated is that portion of North Winsor Street which is adjacent to and abutting said Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammer's Addition to the City of Mitchell, Davison County, South Dakota.

3. An illustration of the portion of right-of-way proposed to be vacated is attached hereto and marked Exhibit "A" and by this reference is incorporated herein.

4. The above property constitutes all of the land adjoining the portion of North Winsor Street right-of-way sought to be vacated.

5. In the event the City of Mitchell proceeds with vacating the proposed portion of North Winsor Street right-of-way, and in consideration of the grant of such request to vacate, the party to this Petition (Granting Party), does hereby Grant, at the time such vacation is approved and effective, the following temporary easements:

   A. To the respective service providers for the continued use, maintenance, repair and replacement of the utilities currently located within the vacated area, along with the right of ingress, egress, and temporary use of such adjacent space reasonable and supplementary to such use, maintenance, repair and replacement until such time that the proposed plat of North Winsor Street, marked Exhibit "B", is recorded at the Davison County Register of Deeds office. At the time of recording the 50' wide utility easement as shown and dedicated on said plat shall take affect and the temporary easements will expire.

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

Dated this 20th day of March, 2025.

Joe Childs, Superintendent
Mitchell School District No. 17-2

Theresa Kriese, Business Manager
Mitchell School District No. 17-2

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

Joe Childs, Superintendent of Mitchell School District No. 17-2, and Theresa Kriese, Business Manager of Mitchell School District No. 17-2, being duly sworn on oath, verify the statements contained in the foregoing Application and state the same are true to the best of Applicants' knowledge and belief.

Joe Childs, Superintendent
Mitchell School District No. 17-2

Theresa Kriese, Business Manager
Mitchell School District No. 17-2

Subscribed and sworn to before me this 20th day of March, 2025.

Notary Public, South Dakota
My Commission Expires: 6/30/2026

MELINDA K. BAMSEY NOTARY SEAL PUBLIC STATE OF SOUTH DAKOTA

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

EASEMENT EXHIBIT

I, Jeremy A. Wolbrink, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. This exhibit was prepared under my direct supervision to depict the portion of North Winsor Street which is adjacent to and abutting said Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammers Addition to the City of Mitchell. Davison County, South Dakota, to be Vacated and the 50' wide Temporary Utility Easement lying therein.

In my professional opinion and to the best of my knowledge, information and belief, this drawing correctly shows the location of the described property.

Dated this 14TH day of MARCH, 2025.

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

Registered Land Surveyor #SD13714 3-14-25

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the 14th day of March, 2025, before me, the undersigned Notary Public in and for said county and state, personally appeared Jeremy A. Wolbrink, well known to me to be the person described in and who executed the foregoing instrument and duly acknowledged that he executed the same in his official capacity as a Registered Land Surveyor for the purposes therein set forth.

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

BRIDGET LARSON
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

Notary Public, South Dakota
My Commission Expires: 03/15/2030

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

PROJECT NO. 24–15939
EXHIBIT "A"
PAGE 1 OF 2

EASEMENT EXHIBIT 'A'

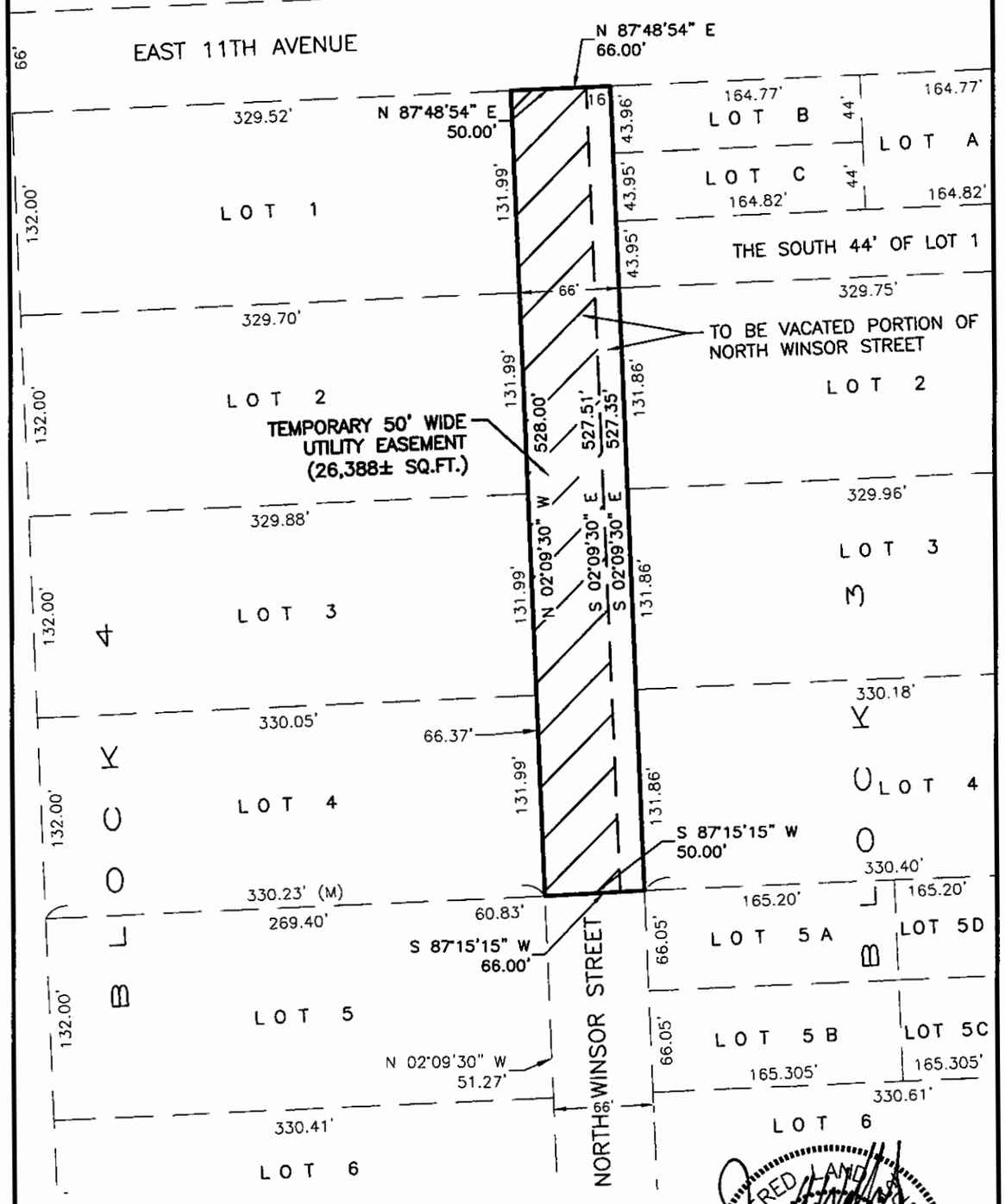
PROJECT NO. 24-15939

SCALE: 1" = 100'

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.

LEGEND

- ● = FOUND IRON MONUMENT
- ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (R) = RECORD BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- ▲ = SET SURVEY SPIKE
- ■ = FOUND NAIL
- ▨ = TEMPORARY UTILITY EASEMENT



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

EXHIBIT "A"
PAGE 2 OF 2

Exhibit "B"

SPN# 24-15939 SHEET 1 OF 3

1 Inch = 100 Feet

LEGEND

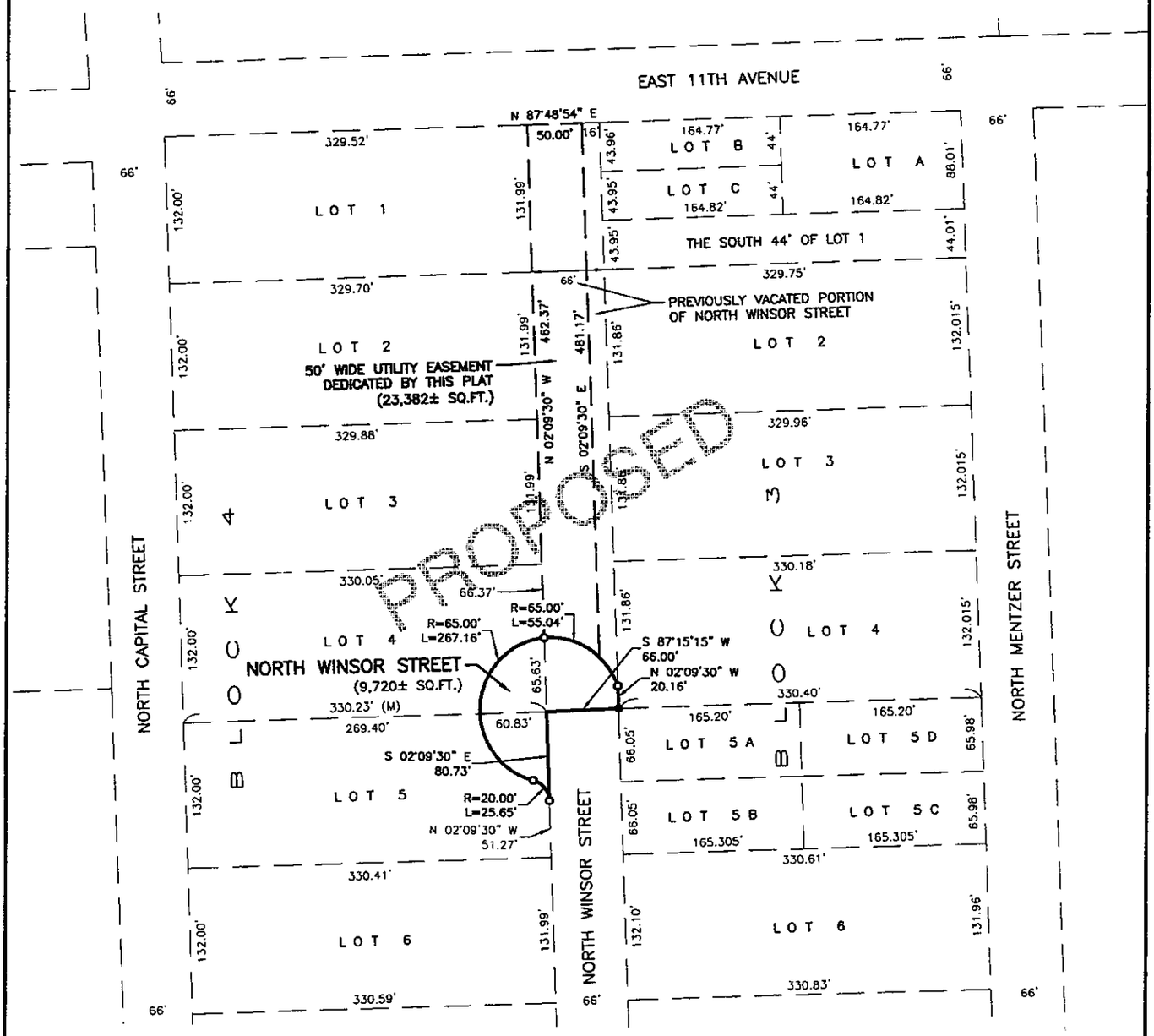
- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- ▲ = SET SURVEY SPIKE
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

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.

SQUARE FOOTAGE BREAKDOWN:
PREVIOUSLY VACATED NORTH WINSOR STREET = 3,574± SQ.FT.
LOT 4, BLOCK 4 = 3,095± SQ.FT.
LOT 5, BLOCK 4 = 3,051± SQ.FT.



A PLAT OF NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owner as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under its direction for purposes indicated therein, I did on or prior to March 4, 2025, survey those parcels of land described as follows: NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE 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 _____, 2025.

REGISTERED LAND SURVEYOR REG. NO. 13714 JEREMY A. WOLBRINK SOUTH DAKOTA

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 NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that Mitchell School District No. 17-2, 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 A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Mitchell School District No. 17-2 and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; Mitchell School District No. 17-2 hereby dedicates to the public, for public use forever as such, the portion of North Winsor Street being platted; and that development of the land included within the boundaries of said North Winsor Street shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists North Winsor 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, we have hereunto set our hands this 20th day of March, 2025.

Joe Childs, Superintendent
Mitchell School District No. 17-2

Theresa Kriese, Business Manager
Mitchell School District No. 17-2

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the 20th day of March, 2025, before me, Melinda Bamsey, the undersigned officer, personally appeared Joe Childs, as Superintendent of Mitchell School District No. 17-2, and Theresa Kriese, as Business Manager of Mitchell School District No. 17-2, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes contained within.

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

Melinda Bamsey
Notary Public, South Dakota
My Commission Expires 6/20/2026

PROPOSED

MELINDA R. BAMSEY NOTARY SEAL PUBLIC STATE OF SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, has been submitted and 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 NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of the City Planning Commission

REGISTERED LAND SURVEYOR REG. NO. 13714 JEREMY A. WOLBRINK SOUTH DAKOTA

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

Exhibit "B"

A PLAT OF NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE 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 NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2025.

PROPOSED

_____
Finance Officer/Deputy Finance Officer

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____ _____
Director of Equalization/Deputy Director of Equalization, Davison County 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(s) _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

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

NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Mitchell School District No. 17-2 has petitioned the City Council of the City of Mitchell, Davison County, South Dakota to vacate the following:

Petitioner requests to vacate the portion of North Winsor Street which is adjacent to and abutting said Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammer's Addition to the City of Mitchell, Davison County, South Dakota.

The petitioner is the sole owner of the real property abutting the aforementioned Winsor Street, as they own the following real property;

Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammer's Addition to the City of Mitchell, Davison County, South Dakota, as depicted on the plats recorded with the Davison County Register of Deeds in Book 1 of Miscellaneous Records on Page 164 and in Book 2 of Plats on Page 123.

You are hereby notified that a discussion and recommendation will be held by the Planning Commission on Monday, April 14, 2025, 12:00 P.M. (noon) in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD and the public hearing by the City Council on Monday, April 21, 2025 at 6:00 P.M., in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD to consider the petition and resolution vacating the said street. All interested parties may attend and be heard at the public hearing.

Dated this the 27th day of March, 2025

Michelle Bathke
Finance Officer

Published twice: April 2 and 9, 2025
Approximate Cost:

Mitchell School District 17-2
821 N capital St
Mitchell, SD 57301

MB Sigmund
1311 Northridge Rd
Mitchell, SD 57301

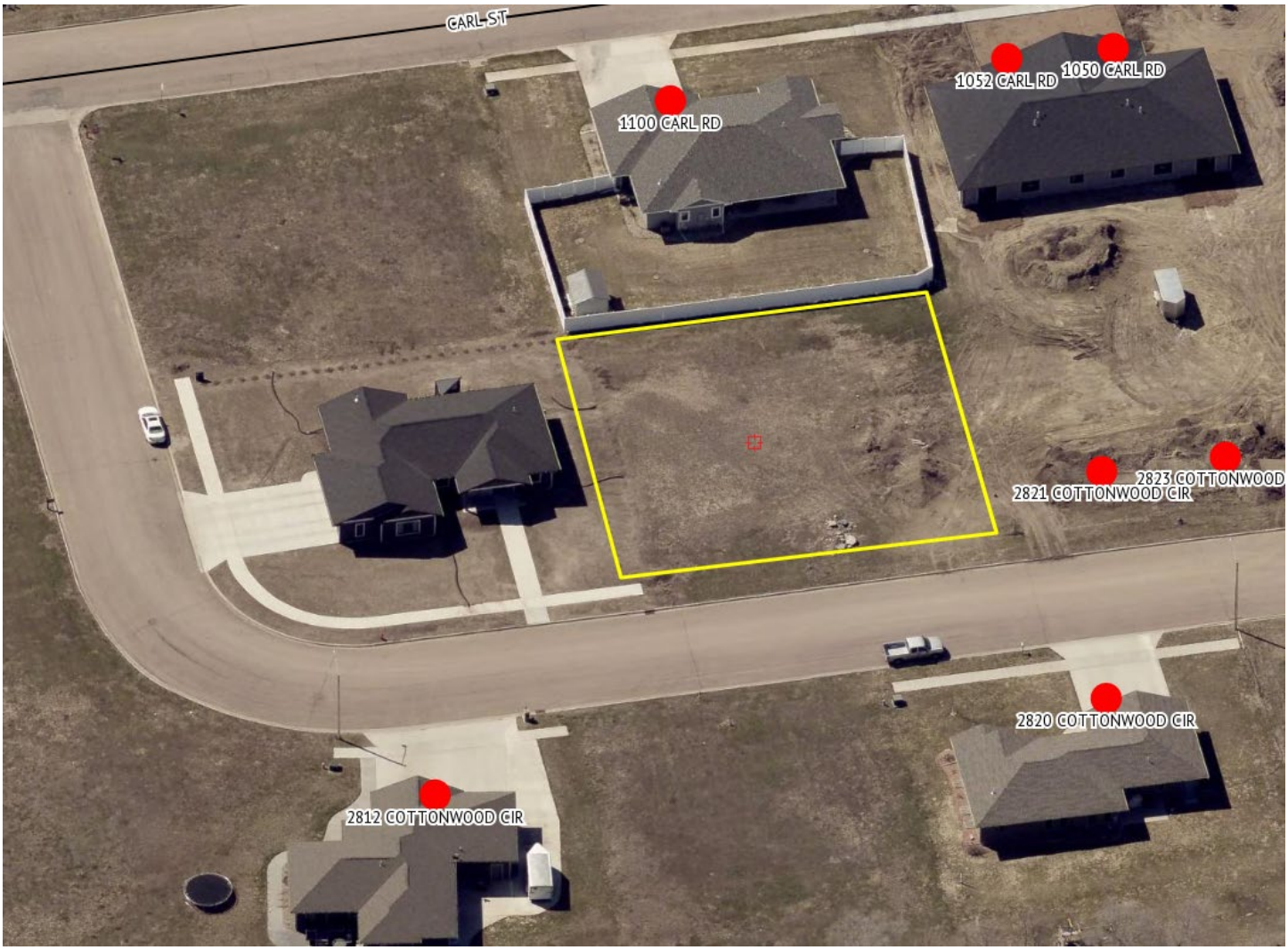
Jacob Schultz
908 N Winsor St
Mitchell, SD 57301

Jeanie Morgan
906 N Winsor St
Mitchell, SD 57301

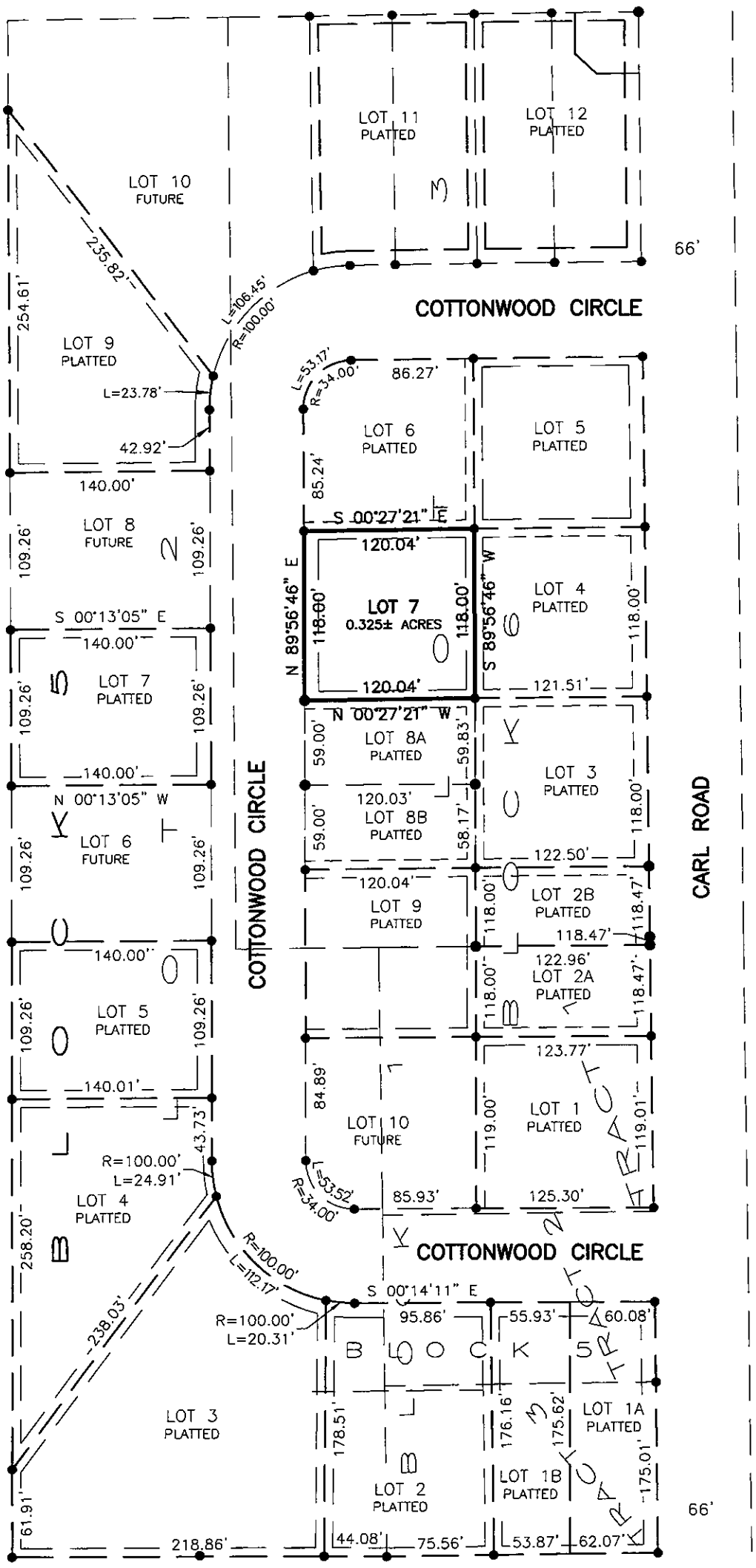
Emily Ehlke
Luke Nagel
900 N Windsor St
Mitchell, SD 57301

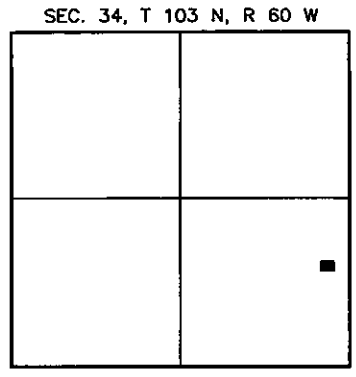
Verbillion LLC
3213 W Main St
#231
Rapid City, SD 57702

2721
SD HWY 37
2832
2828
2820
2812
Ethan Coop Lumber
Lot 7, Block 6
0.325 Acres
COTTONWOOD CIR
2833
2827
2825
2823
2821
2837
2839
2841
1030
1036
1038
1050
1052
1100
1120
1122
1144
CARL RD


CARL ST
1052 CARL RD
1050 CARL RD
1100 CARL RD
2823 COTTONWOOD
2821 COTTONWOOD CIR
2820 COTTONWOOD CIR
2812 COTTONWOOD CIR

SCALE: 1" = 100'





LOCATION MAP
SCALE: 1" = 3000'

SEC. 34, T 103 N, R 60 W

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

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

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

EASEMENTS WITHIN EACH LOT DEDICATED BY THIS PLAT:

LOT 7, BLOCK 6:
10' UTILITY EASEMENT ALONG NORTH SIDE.
6' DRAINAGE AND UTILITY EASEMENT ALONG EAST, WEST, AND SOUTH SIDES.

A PLAT OF LOT 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 28, 2025, survey those parcels of land described as follows: LOT 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 3RD day of APRIL, 2025.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
4-3-25

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 LOT 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Ethan Co-op Lumber Association, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Ethan Co-op Lumber Association, 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 Lot 7, Block 6, shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Cottonwood Circle. 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.

_____
Dan Boehmer, Manager
Ethan Co-op Lumber Association, 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 Dan Boehmer, of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as 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 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

_____
Chairperson/Vice-Chairperson of Planning Commission,
City of Mitchell, South Dakota

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
4-3-25

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 LOT 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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, City of Mitchell

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 my 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 LOT 7, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

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

REGISTER OF DEEDS

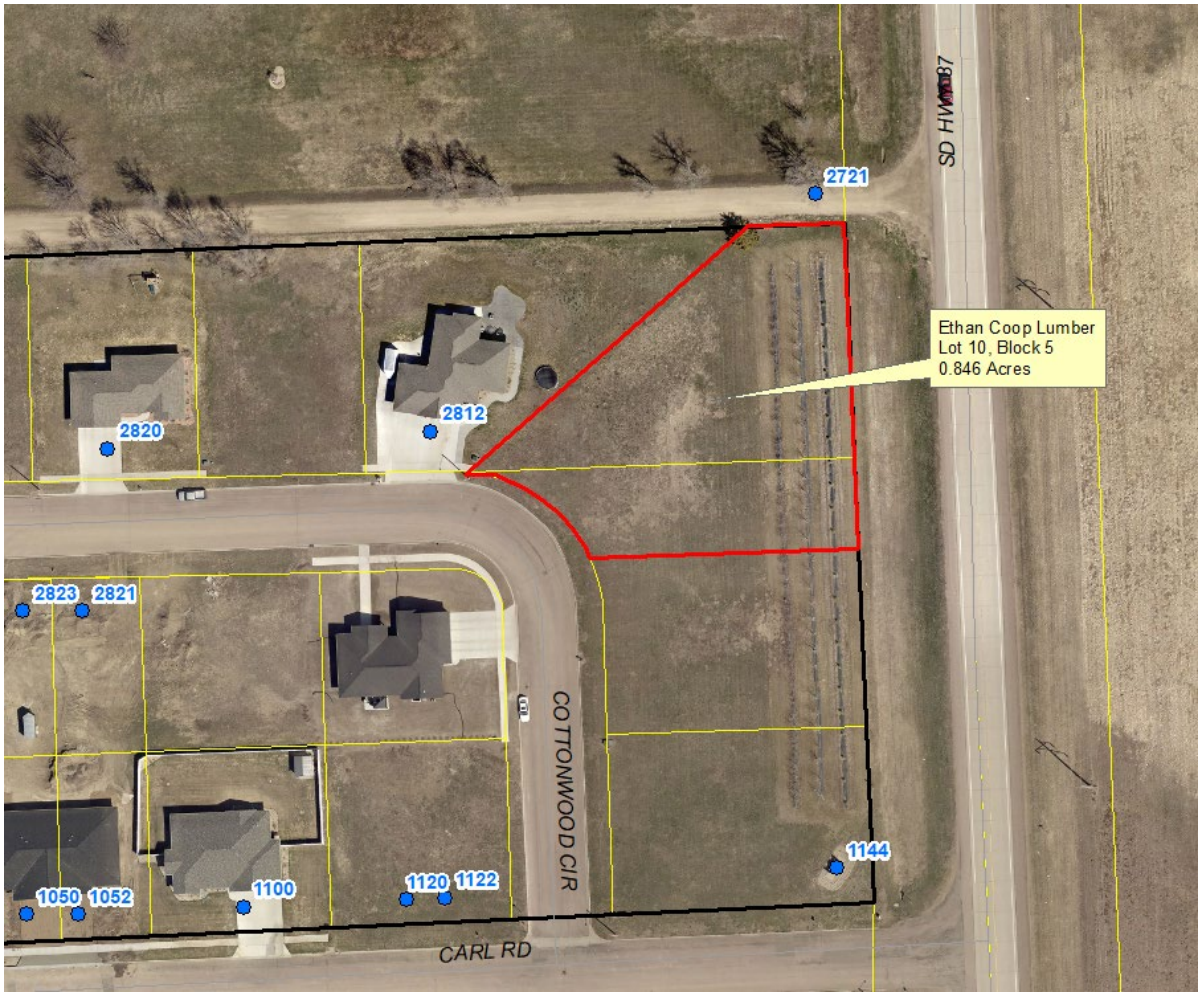
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

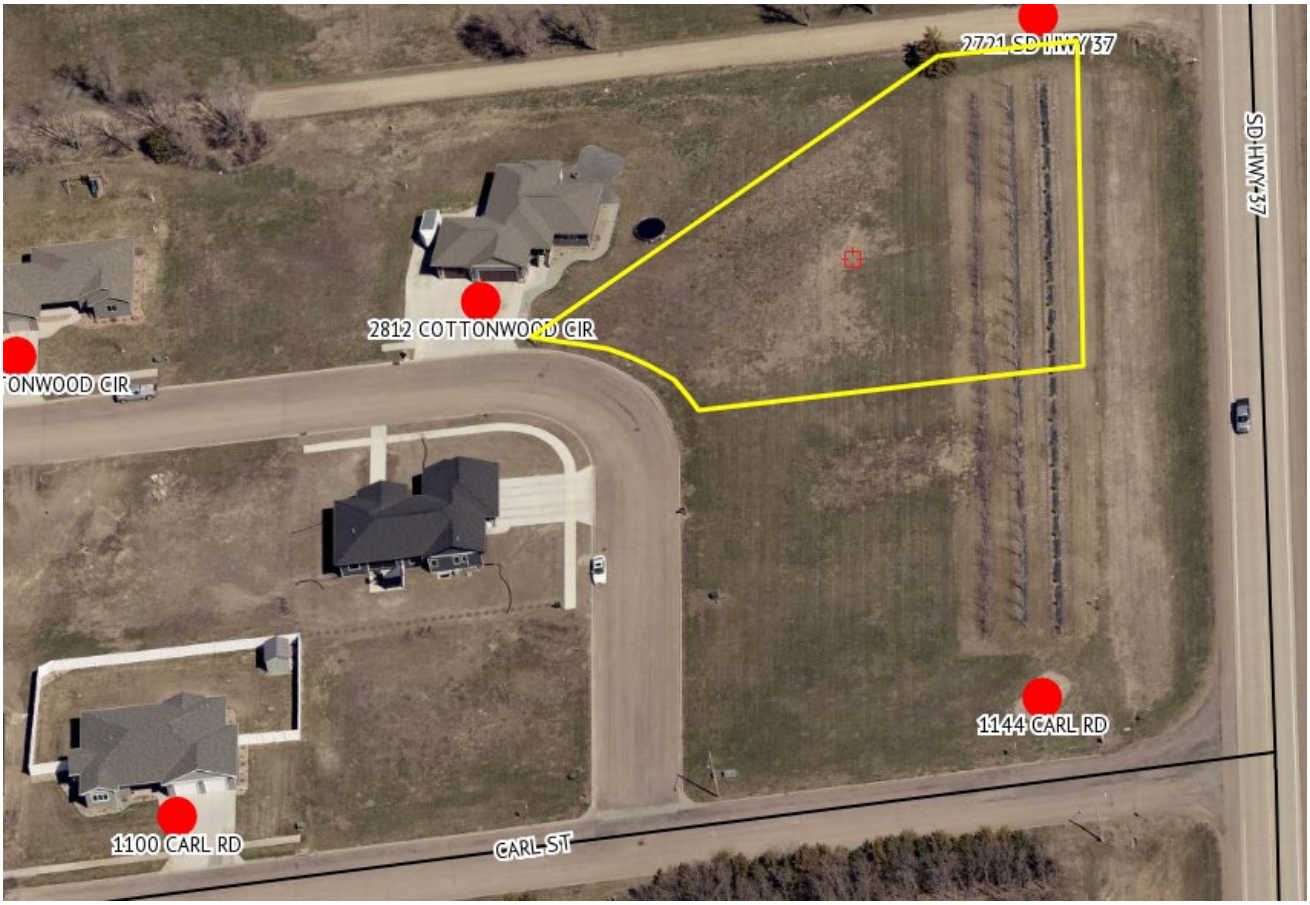
FILED for record this _____ day of _____, 2025, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deputy

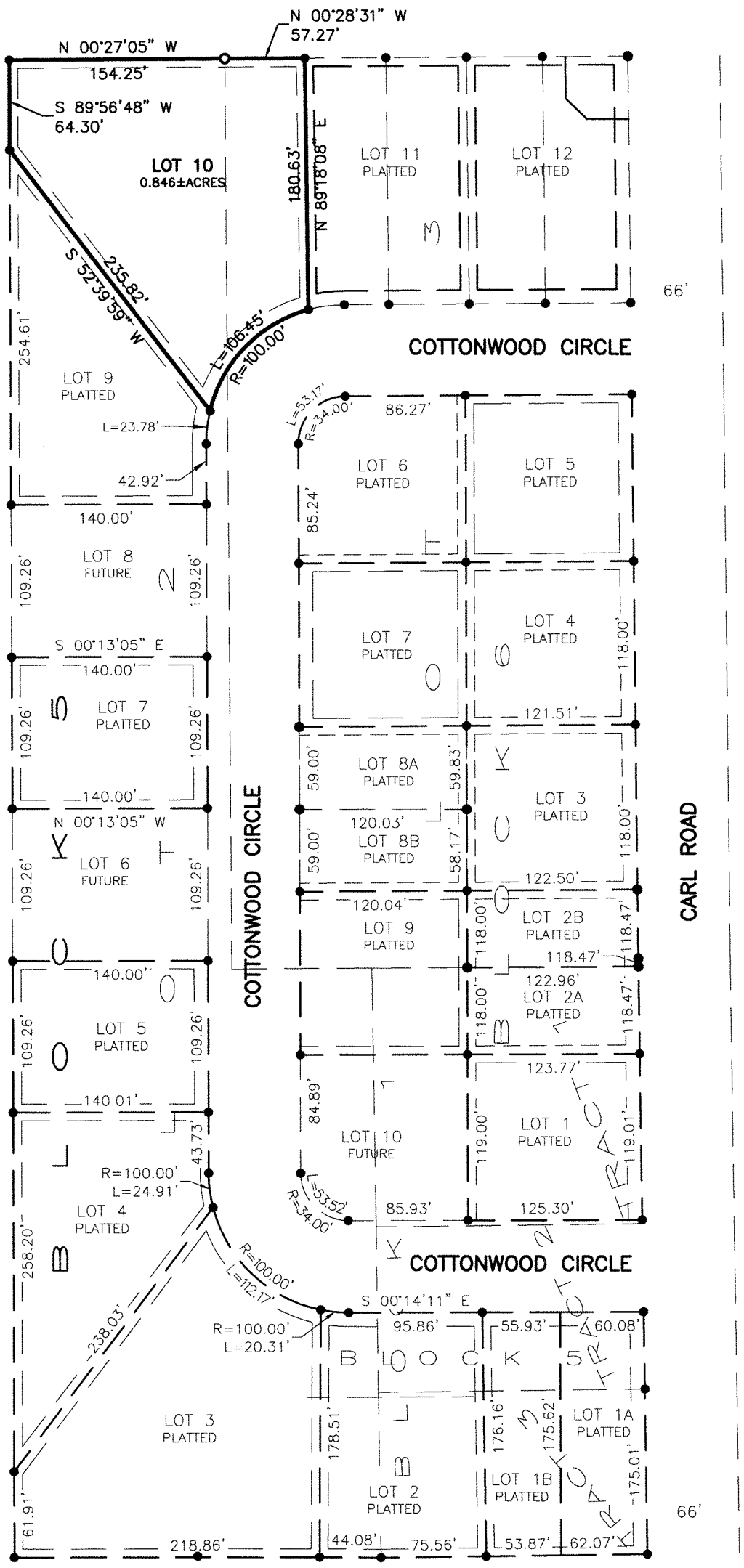
REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
4-3-25

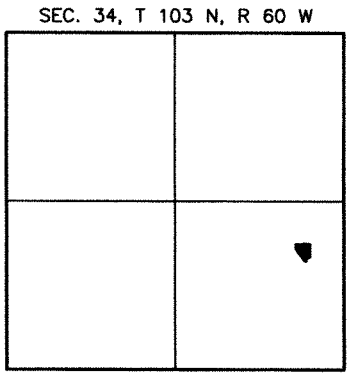
SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015


2721
SD HWY 37
Ethan Coop Lumber
Lot 10, Block 5
0.846 Acres
2820
2812
2823
2821
COTTONWOOD CIR
1144
1050
1052
1100
1120
1122
CARL RD


2721 SD HWY 37
SD HWY 37
2812 COTTONWOOD CIR
1144 CARL RD
1100 CARL RD
CARL ST

SCALE: 1" = 100'





LOCATION MAP
SCALE: 1" = 3000'

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

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

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

EASEMENTS WITHIN EACH LOT DEDICATED BY THIS PLAT:

LOT 10, BLOCK 5:
10' UTILITY EASEMENT ALONG COTTONWOOD CIRCLE.
6' DRAINAGE AND UTILITY EASEMENT ALONG NORTHWEST, NORTH, EAST, AND SOUTH SIDES.

A PLAT OF LOT 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 28, 2025, survey those parcels of land described as follows: LOT 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 _____, 2025.

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

_____
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 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Ethan Co-op Lumber Association, 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 LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Ethan Co-op Lumber Association, 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 Lot 10, Block 5, shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Cottonwood Circle. 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.

_____
Dan Boehmer, Manager
Ethan Co-op Lumber Association, 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 Dan Boehmer, of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as 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 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

_____
Chairperson/Vice-Chairperson of Planning Commission,
City of Mitchell, South Dakota

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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A PLAT OF LOT 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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, City of Mitchell

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 my 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 LOT 10, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____ _____
Director of Equalization/Deputy Director of Equalization, Davison County 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

SPN & Associates
Engineers, Planners and Surveyors
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Phone: (605) 996-7761 Fax: (605) 996-0015

Carolyn Moe
2720
2811
Spencer Quarries Inc
Lot 1
+/- 27.78 Acres
Delbert Carey
S OHLMAN ST
Timothy & Whitney Olinger
Timothy & Whitney Olinger
3020
3030
3040
Dustin & Nicole Sullivan
3012
Joshua & Kristen Gillen
Geral & Davonne Uecker
40864
40808
40814
40818
256TH ST
40812
40822
40793
Bret & Tonya Stahl
Florence Semmler
Thad & Karla Moody
James & Kathleen Stern

1 Inch = 300 Feet

LEGEND

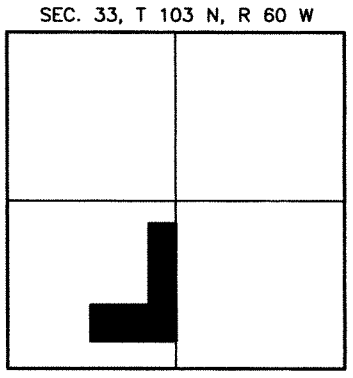
- ● = FOUND IRON MONUMENT
- ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- △ = SET SURVEY SPIKE
- ▲ = FOUND SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" 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

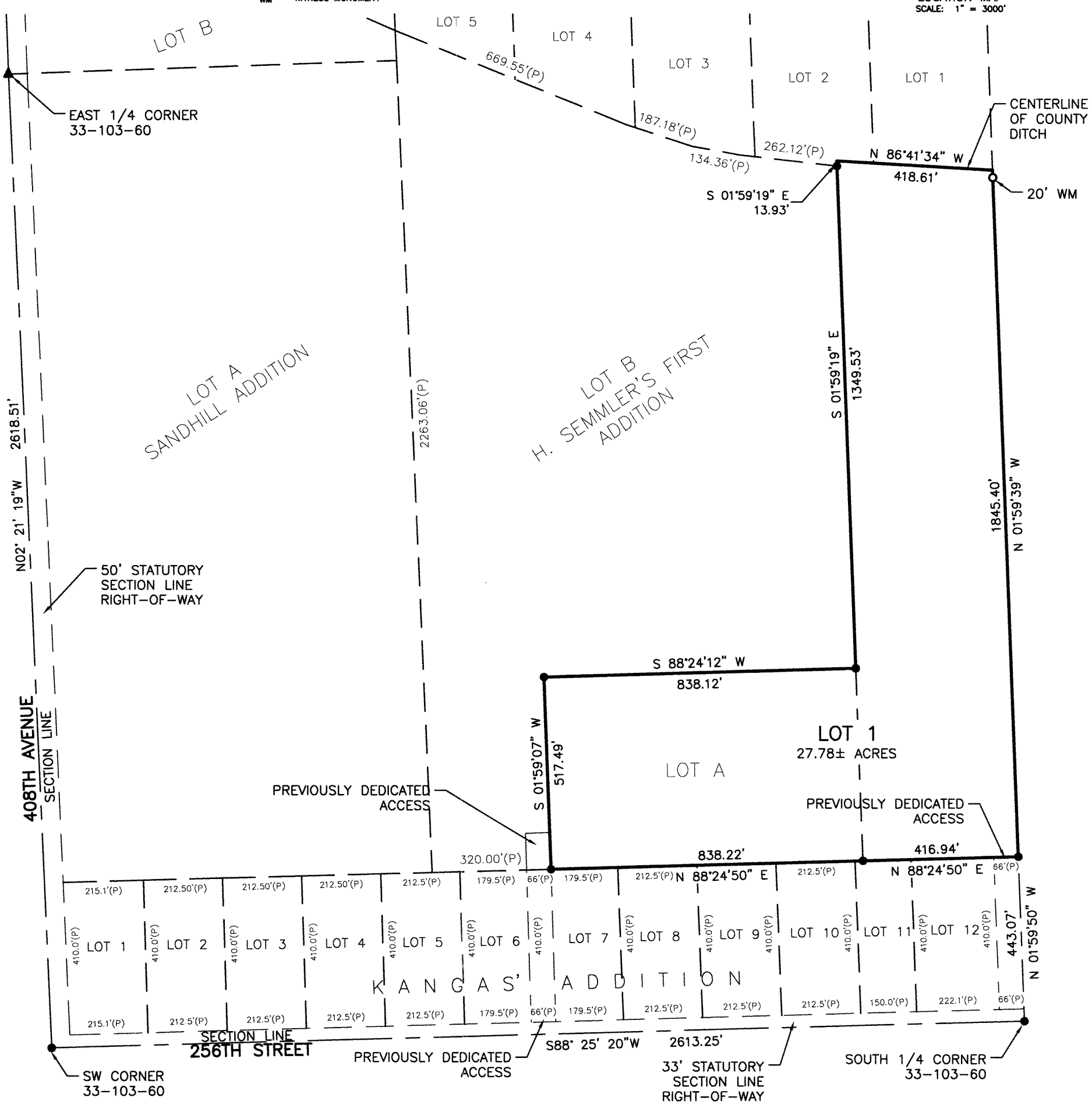
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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. 33, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 Timothy Olinger and Whitney M. Olinger, as owners, and under their direction for purposes indicated therein, I did on or prior to March 26, 2025, survey those parcels of land described as follows: LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate LOT A OF H. SEMMLER'S FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 19 ON PAGE 41 AND ON MICROFILM NUMBER 5402.

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 April, 2025.

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

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 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT A OF H. SEMMLER'S FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AND THE EAST 417 FEET OF THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., LYING SOUTH OF THE COUNTY DITCH, DAVISON COUNTY, SOUTH DAKOTA, LESS AND EXCEPT THE SOUTH 443 FEET THEREOF; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 256th Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

This plat does hereby vacate LOT A OF H. SEMMLER'S FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 19 ON PAGE 41 AND ON MICROFILM NUMBER 5402.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2025.

_____ Timothy Olinger

_____ Whitney M. Olinger

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Timothy Olinger and Whitney M. Olinger, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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A PLAT OF LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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A PLAT OF LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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 LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, 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)
)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

SPN & Associates
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