



Planning Commission 6-23-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
June 23, 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: June 9, 2025

6. Schedule Next Meeting: July 14, 2025

7. Variance Permit: Maurice & Julie Hartmann

Maurice & Julie Hartmann have applied for a Variance Permit for a rear yard setback of 3' vs 25' for an attached garage. This is located at 1301 Roland Lane, legally described as Lot 14, Block 4, Firesteel Heights Subdivision, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District.

8. Variance Permit: Karl Knight

Karl Knight has applied for a Variance Permit for a rear yard setback of 11' vs 25' for an attached covered patio. This is located at 318 Christine St, legally described as Lot 9, Block 9, Woods First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

9. Conditional Use Permit: Myron VanBuskirk 2nd Amended & Restated Revoc Trust

Van Buskirk Homes LLC on behalf of Myron VanBuskirk 2nd Amended & Restated Revoc Trust has applied for a conditional use permit for multi-family dwelling units between 5-12 units; located in the 900 block of W Norway Ave, legally described as Lot 16F, a subdivision of Block 16, Sunnyside Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

10. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #43

11. Plat: Focus Land & Cattle LLC

Plat of Tract 2 of Tupper's Addition, in the NE 1/4 of the NE 1/4 of Section 8, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota

12. Plat: CJM Consulting Inc

Plat of Lots 1A, 2B1 and 2C1, Block 4 of Westwood First Addition, and a Portion of Commerce Street, a subdivision of the NW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

13. Plan Approval: Superior Steel

2424 W Havens, zoned Highway Oriented Business District.

14. Plat: JTZ Properties LLC

Plat of Lots 3 and 4 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota

15. Plat: Prairie Ethanol LLC

Plat of Tract 5 of Prairie Ethanol Addition in Lot 1 of the Southwest Quarter of Section 24, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota

16. Plat: Prairie Ethanol LLC

Plat of Tract 6 of Prairie Ethanol Addition in the Northwest Quarter of Section 25, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota

17. Plat: Prairie Ethanol LLC

Plat of Tract 7 of Prairie Ethanol Addition in the Northeast Quarter of Section 25, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota

18. Plat: Prairie Ethanol LLC

Plat of Tract 8 of Prairie Ethanol Addition in the Southeast Quarter of Section 25, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota

19. Plan Approval-Corona Village

1101 S Burr St, zoned Highway Oriented Business District

20. Other Business:

21. 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.

22. 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 6-9-25
City Council Chambers, City Hall, 612 N. Main Street
June 9, 2025

1. Call to Order

Chairperson Genzlinger called the June 9, 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, Gunkel, Osterloo, Schmitz, Schreurs, Sonne.

Absent: Havlik.

Staff Present: Dammann, Ellwein, Mayor Hanson, Hegg, Jenniges, J Johnson.

3. Declaration Of Conflicts Of Interests

Sonne item #7.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 27, 2025

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the May 27, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: June 23, 2025

Motion by Schmitz, seconded by Sonne to set the date for the next Planning Commission Meeting for June 23, 2025. All present voting aye; motion carried.

7. Rezone Hearing & Recommendation: JTZ Properties LLC

JTZ Properties has requested the following property legally described as:

Lot 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell*, Davison County, South Dakota;

Lot 1 of Singapore Slab Tract 1, a Subdivision of the East ½ of the Southeast ¼ of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota;

Singapore Slab Tract 1, Except Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota,

*This property is currently not in Mitchell city limits but will be annexed prior to the approval of this Planned Unit Development.

be changed from UD Urban Development District to Lakeshore Planned Unit Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Jenniges noted that a notice was sent out to the neighbors on May 29, 2025, published in the official newspaper on May 28, 2025, and sign posted. There were three opposed responses that did not make the packet but were handed out at the meeting. The annexation of Lot 2 was approved by council on May 19, 2025. A PUD for residential requires 1 acre of land but a PUD for more than residential requires 5 acres of land. The applicant is requesting the 25 acres be included in the PUD even though some are in the city limits and some are in the ETJ. This can be done because it's still all the city's zoning jurisdiction. Phase 1 of the project will be the senior living on Lot 2. The applicant was present to answer questions.

Justin Thiesse handed out an updated layout of the potential layout of the area along N Harmon Dr. He purchased the land three years ago. He stated there is a 40-acre buffer zone to the north to P & B Casey Farms LLC dwelling. The overall development will include 56 housing units, independent living and memory care, an event center, apartments and a gas station. The senior living facility will be called Peaceful Pines with a rural feeling. He anticipates 40-plus jobs that will help to retain students from MTC and DWU. They are planning to invest \$30 million between the senior living facility and event center and will pay about \$200 thousand more in property taxes alone. He has been told stories about people needing these kinds of facilities for family members and people having to send loved ones to Sioux Falls or other out-of-town locations because Mitchell's are full.

Schmitz stated he believed the neighbors should have a say and be present to represent themselves.

Schreurs questioned if the National Guard Armory was informed, to which Jenniges stated they were not because they are not the landowner, the City of Mitchell is the landowner.

Schreurs said he was employed at the Armory and believes they would be against this development because of all they have going on out there.

Motion by Schmitz, seconded by Osterloo to recommend approval of the PUD.

Brian Klock stated he was there representing his family as well as the Casey's as they are out of town. He serves on the MADC board and previously on the Chamber board and is not against development. He has a property to the west of this location and has invested \$1 million in it. When he purchased the land he told Casey's he would not be using it for commercial development but for his residence. He was contacted by Lonnie Faucett on Wednesday about it and Michelle Boul on Thursday or Friday. He would like to pump the breaks so they can figure out the PUD.

Thiesse responded that he tried to get hold of Brian a couple of weeks ago but a phone call was never returned. The land that Brian owns used to be Smith Manufacturing back in the

day. He believes this location will have a nice view of the lake. There aren't any other locations because the city owns 75% of the land around the lake. He has listened to people around town and what they want, and they want the town to grow. Other towns would be thankful to have this opportunity, and he is just trying to make the town better.

Jermey Jensen, a business owner in town, stated he is in support of the PUD and project. There is currently traffic in the area because of the armory and soccer fields. This will bring 40 to 50 jobs which means 100 to 120 people from the families of the employees. That will mean more housing is needed and more property taxes generated for the city.

Klock stated that Thiesse told Casey's that he purchased the land to build a house on it. Genzlinger stated that is a civil matter and this board has no authority with that.

Mayor Hanson said that people not knowing about his project is crazy and that it was revealed at his "State of the City" address months ago. Also, he has emails from back in November with MADC discussing this project. MADC supports a level 5 maximum security prison but nothing for this. He believes this is exactly why the city subsidizes MADC for projects like this. The \$25 million lake dredge project will bring people to town. He was shocked that there were no MADC staff in the audience to support this project.

Justin Johnson stated that this is the first step in the process. This board makes a recommendation to Council which has two readings. It is the Council's ordinance that they can change. The overall procedural process has been followed.

Schmitz withdrew his motion.

Osterloo stated they have been rezoning Urban Development over the years and this is nothing new.

Schruers said he understands both sides and believes kicking it down the road does no good.

Substitute motion by Gunkel, seconded by Osterloo to recommend approval of the rezone.

Roll call vote: Genzlinger – aye, Gunkel – aye, Havlik – absent, Osterloo – aye, Schmitz – nay, Schreurs – aye, Sonne – abstain. 4 aye, 1 nay, 1 abstain and 1 absent; motion carried.

8. Plat: 4K Land Group LLC

Plat of Lot 5 of Circle K Ranch First Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th PM., Davison County, South Dakota.

Jenniges gave an overview of the area. This is located outside city limits but with the ETJ, so it is the City of Mitchell zoning jurisdiction. However, since it's within 3 miles of city limits, the county still needs to approve the plat. The County Planning Commission has approved the plat and the County Commission will hear it at their next meeting. The abutting landowner is purchasing the property and there is an existing easement for ingress/egress to the parcel. The applicant was not present to answer questions.

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

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:47 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: Rear yard setback of 3' vs 25' to construct an attached garage.
- Description of Hardship:
WOULD LIKE TO BUILD A HOBBY SHOP TO ENJOY IN RETIREMENT
ODD SHAPED LOT DOES NOT ALLOW

☐ **Conditional Use Permit** \$150 application fee due with application

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

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

This Application is for the following described real property:

Legal Description: **Lot 14, Block 4, Firesteel Heights Subdivision, City of Mitchell, Davison County, South Dakota.**

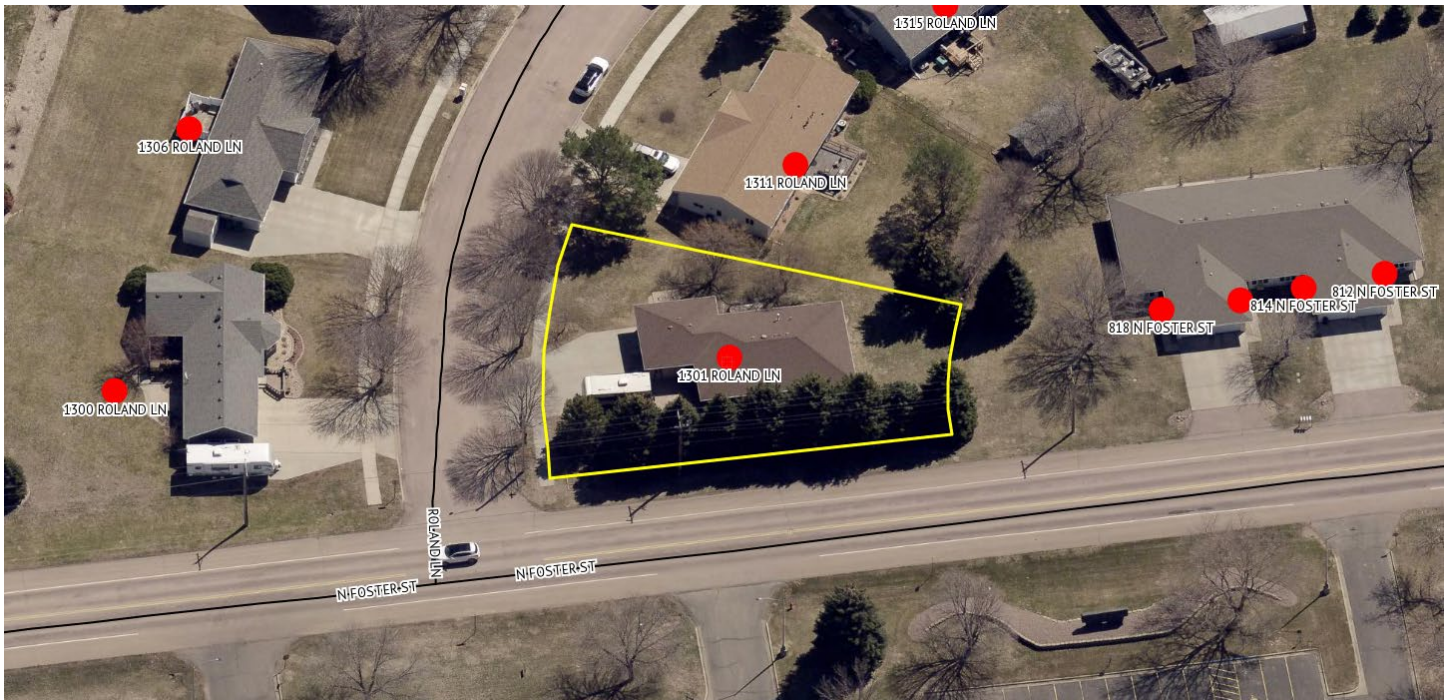
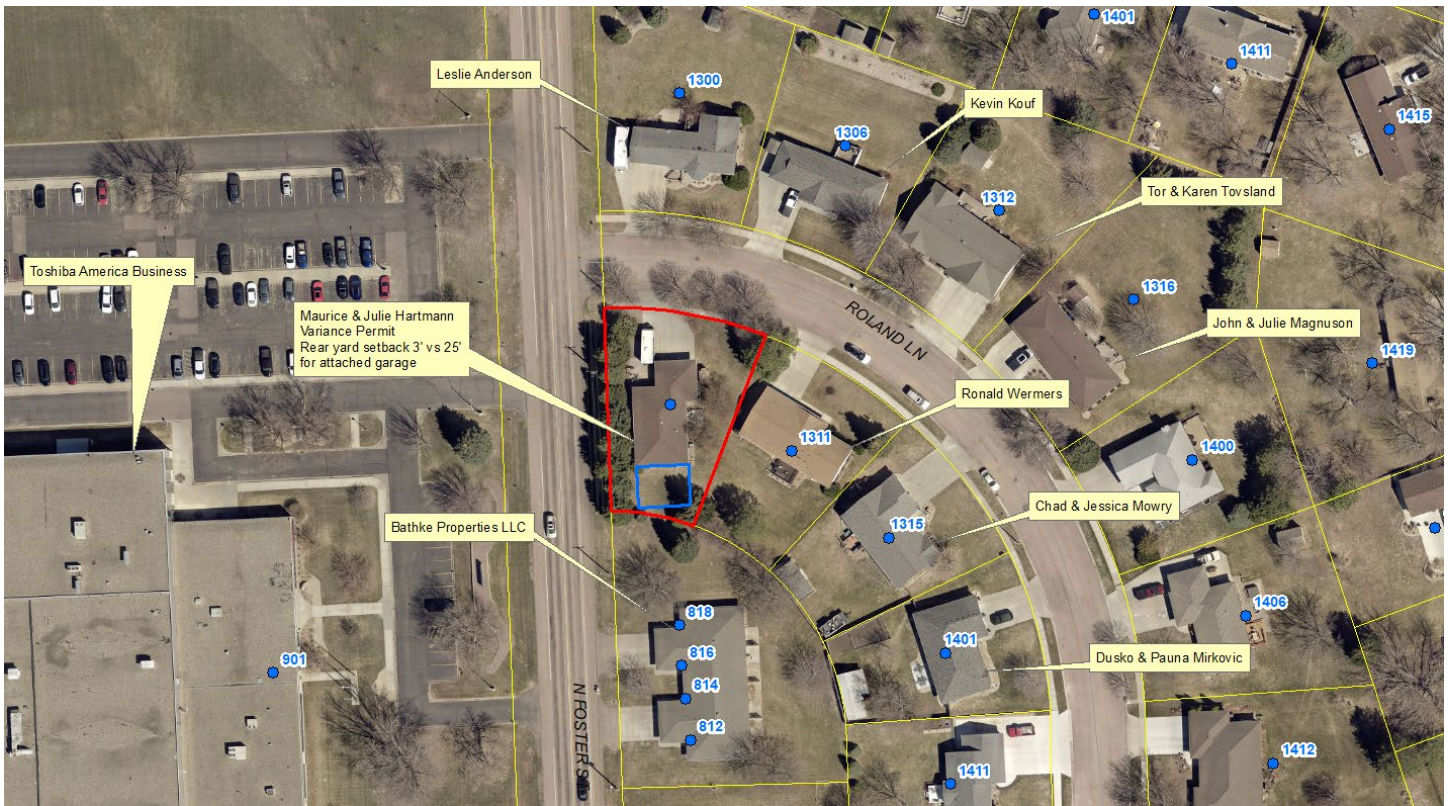
Property Address: **1301 Roland Lane**

Dated this 23rd **of** May, 2025.

APPLICANT

Maurice & Julie Hartmann
OWNER

Handwritten signatures of Maurice Hartmann and Julie Hartmann in purple ink.



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 Maurice & Julie Hartmann have applied for a Variance Permit for a rear yard setback of 3' vs 25' for an attached garage. This is located at 1301 Roland Lane, legally described as Lot 14, Block 4, Firesteel Heights Subdivision, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, June 23, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, July 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 5th day of June, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of June, 2025

Approximate Cost:

Maurice & Julie Hartmann
1301 Roland Lane
Mitchell, SD 57301

Toshiba America Business
Solutions Inc
25530 Commercentre Dr
Lake Forest, CA 92630

Leslie Anderson
1300 Roland Lane
Mitchell, SD 57301

Kevin Kouf
1306 Roland Lane
Mitchell, SD 57301

Tor & Karen Tovsland
1312 Roland Lane
Mitchell, SD 57301

John & Julie Magnuson
207 Broadland Creek Ct
Huron, SD 57350

Ronald Wermers
1311 Roland Lane
Mitchell, SD 57301

Chad & Jessica Mowry
1315 Roland Lane
Mitchell, SD 57301

Dusko & Pauna Mirkovic
1401 Roland Lane
Mitchell, SD 57301

Bathke Properties LLC
3001 Bills Beach Dr
Mitchell, SD 57301

Approval



Tor Tovsland <tor@tovsland.net>
To Mark Jenniges

 You replied to this message on 6/16/2025 7:41 AM.

We, Karen and Tor Tovsland, 1312 Roland Ln, approve of Maurice and Julie Hartmann, 1301 Roland Ln, variance permit request.

Regards,
Tor Tovsland



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 _____ District to _____ District.

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

- Description of Variance: Rear yard setback of 11' vs 25' for a covered patio.
- Description of Hardship: Used to have a detached pergola and would like to put a roof over entire existing patio.

☐ **Conditional Use Permit** \$150 application fee due with application

- Description of Conditional Use: _____

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

This Application is for the following described real property:

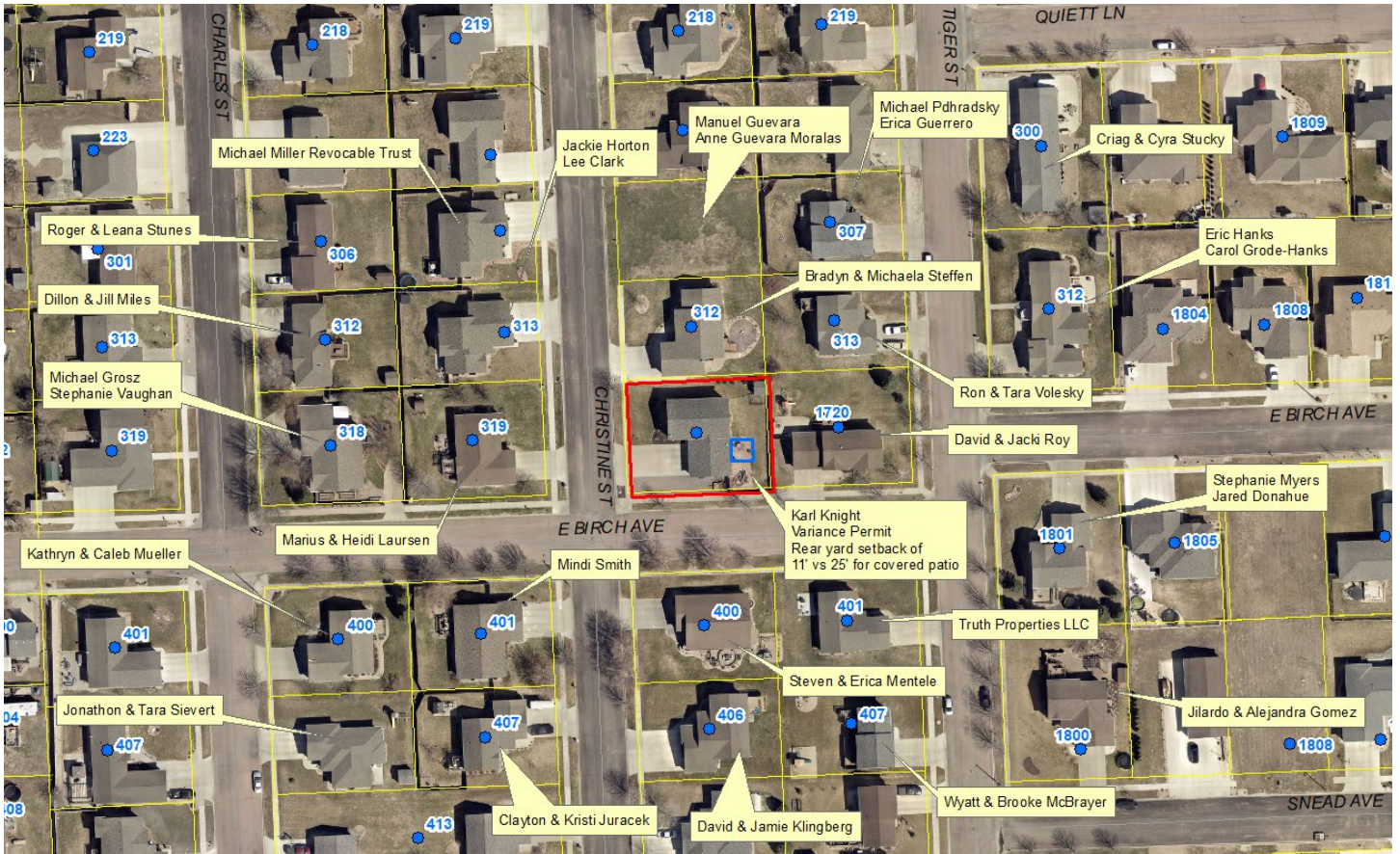
Legal Description: **Lot 9, Block 9, Woods First Addition, City of Mitchell, Davison County, South Dakota.**

Property Address: **318 Christine St**

Dated this 3rd of June, 2025

Karl Knight
APPLICANT

Karl Knight
OWNER



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Karl Knight has applied for a Variance Permit for a rear yard setback of 11' vs 25' for an attached covered patio. This is located at 318 Christine St, legally described as Lot 9, Block 9, Woods First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

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Dated this 5th day of June, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of June, 2025

Approximate Cost:

Karl Knight
318 Christine St
Mitchell, SD 57301

Roger & Leana Stunes
306 Charles St
Mitchell, SD 57301

Dillon & Jill Miles
312 Charles St
Mitchell, SD 57301

Michael Grosz
Stephanie Vaughan
318 Charles St
Mitchell, SD 57301

Kathryn & Caleb Mueller
400 Charles St
Mitchell, SD 57301

Jonathon & Tara Sievert
406 Charles St
Mitchell, SD 57301

Clayton & Kristi Juracek
407 Christine St
Mitchell, SD 57301

Mindi Smith
401 Christine St
Mitchell, SD 57301

Marius & Heidi Laursen
319 Christine St
Mitchell, SD 57301

Jackie Horton
Lee Clark
313 Christine St
Mitchell, SD 57301

Michael Miller Revocable Tr
2813 Lakeview Dr
Mitchell, SD 57301

Manuel Guevara
Anne Guevara Morales
306 Christine St
Mitchell, SD 57301

Bradyn & Michaela Steffen
312 Christine St
Mitchell, SD 57301

Steven & Erica Mentele
400 Christine St
Mitchell, SD 57301

David & Jamie Klingberg
406 Christine St
Mitchell, SD 57301

Wyatt & Brooke McBrayer
407 Tiger St
Mitchell, SD 57301

Truth Properties LLC
26131 287th Ave
Wood, SD 57585

David & Jacki Roy
1720 E Birch Ave
Mitchell, SD 57301

Ron & Tara Volesky
404 Homer Ct
Unit #4
Mitchell, SD, SD 57301

Michael Podhradsky
Erica Guerrero
307 Tiger St
Mitchell, SD 57301

Craig & Cyra Stucky
300 Tiger St
Mitchell, SD 57301

Eric Hanks
Carol Grode-Hanks
312 Tiger St
Mitchell, SD 57301

Stephanie Myers
Jared Donahue
1801 E Birch Ave
Mitchell, SD 57301

Jilardo & Alejandra Gomez
1800 Snead Ave
Mitchell, SD 57301



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

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

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

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

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

- Applicant is request to rezone property from _____ District to _____ District.

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

- Description of Variance: _____

- Description of Hardship: _____

☒ **Conditional Use Permit** \$150 application fee due with application

- Description of Conditional Use: 8 units of TownHomes - 2 4 unit Buildings

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

This Application is for the following described real property:

Legal Description: Lot 16F Sunnyside Addition

Property Address: _____

Dated this 4th of June, 2025

Jordan Hefner on Behalf of Van Buren LLC Companies.

APPLICANT

[Signature]
OWNER

NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Van Buskirk Homes LLC on behalf of Myron VanBuskirk 2nd Amended & Restated Revoc Trust has applied for a conditional use permit for multi-family dwelling units between 5-12 units; located in the 900 block of W Norway Ave, legally described as Lot 16F, a subdivision of Block 16, Sunnyside Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, June 23, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, July 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 5th day of June, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of June, 2025
Approximate Cost:

Myron Van Buskirk 2nd Amended
& Restated Revoc Trust
2571 S. Westlake DR, STE 100
Sioux Falls, SD 57106

Van Buskirk Homes LLC
Jordan Hefner
2571 S. Westlake DR, STE 100
Sioux Falls, SD 57106

Vicki Brinkman
1009 W Hurst Ave
Mitchell, SD 57301

Lloyd Kunkel
1005 W Hurst Ave
Mitchell, SD 57301

Alex & Shelby Vanoverschelde
1001 W Hurst Ave
Mitchell, SD 57301

Darla & Christopher Kummer
1503 S Miller St
Mitchell, SD 57301

Tyson & Lisa Schulz
1509 S Miller St
Mitchell, SD 57301

David & Paige Radke
1513 S Miller St
Mitchell, SD 57301

David & Cindy Driscoll
1519 S Miller St
Mitchell, SD 57301

Bonnie Sieler-Ellis
Fredrick Ellis
1523 S Miller St
Mitchell, SD 57301

GC-VW Marquardt Revoc Trust
1525 S Miller St
Mitchell, SD 57301

Timothy Goldammer
920 W Norway Ave
Unit 204
Mitchell, SD 57301

Brian & Colleen Hunt
Joint Revoc Living Trust
3208 Maui Dr
Mitchell, SD 57301

Richard Stedman
920 W Norway Ave
Unit 202
Mitchell, SD 57301

Stephanie Moen
920 W Norway Ave
Unit 201
Mitchell, SD 57301

Charmaine Crain
920 W Norway Ave
Unit 306
Mitchell, SD 57301

Howard Hart
3210 N Dakota Ave
Apt 123
Corsica, SD 57328-2238

Dorothy & Lyle Dewald
920 W Norway Ave
Unit 304
Mitchell, SD 57301

Norma Eppel
920 W Norway Ave
Unit 303
Mitchell, SD 57301

Jean Turner
920 W Norway Ave
Unit 302
Mitchell, SD 57301

Nicholas Stuetelberg
920 W Norway Ave
Unit 301
Mitchell, SD 57301

David & Ann Morris
920 W Norway Ave
Unit 206
Mitchell, SD 57301

Troy & Karla Kokesh
920 W Norway Ave
Unit 205
Mitchell, SD 57301

June 11, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Van Buskirk Homes LLC on behalf of Myron VanBuskirk 2nd Amended & Restated Revoc Trust has applied for a conditional use permit for multi-family dwelling units between 5-12 units; located in the 900 block of W Norway Ave, legally described as Lot 16F, a subdivision of Block 16, Sunnyside Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density 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, June 23, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, July 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

Paul Driscoll, Cynthia Driscoll

OWNER

1519 S Miller Ave, Mitchell

ADDRESS

APPROVE

X

DISAPPROVE

COMMENTS:

At this time, there is not enough information on this project !!

Water drainage to protect all properties?

Snow removal/piling and where?

Where do future tenants enter and depart area?

Van Buskirk has not been ^{good} at current time on this location for drainage and weed control !!

~~will~~ will any outside perimeters be bermed?

will they put up ~~privacy fences~~ *Outside expectations* for us?

will units be sold - maintenance
Townhouse - who owns land - HOA's?

How many total units?

June 11, 2025

TO WHOM IT MAY CONCERN:

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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 Bonnie Ellis
OWNER
1523 S Miller Mitchell
ADDRESS

☐ APPROVE
☒ DISAPPROVE

COMMENTS:

Water Drainage
Snow Removable
Access to Front Bldg.
Garbage Placement

Outside expectations

June 11, 2025

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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, June 23, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, July 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 Tim Goldammer
OWNER

920 W. Norway Apt 204
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

Great Property management company



NOTICE OF HEARING

NOTICE IS HEREBY GIVEN to the general public and all interested parties that the City of Mitchell Planning Commission will conduct a public hearing and acted upon in the City Hall Council Chambers at 612 North Main Street, Mitchell, South Dakota at 12:00 pm (noon) on June 23, 2025 in regards to a proposed project plan and the establishment of boundaries for the proposed tax increment financing district known as City of Mitchell Tax Incremental District Number Forty-three (43).

The following real property is to be included in this district and is legally described as follows:

Lot 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota;

At the above stated time and place, all interested parties will be afforded a reasonable opportunity to express their views on the proposed creation of the Tax Incremental District and its proposed boundaries. The project plan may be viewed on the city's website at www.cityofmitchellsd.gov. Following such hearing, the matter will be heard and acted upon by the Mitchell City Council on July 7, 2025 at 6:00 pm in the City Hall Council Chambers.

Dated this 5th day of June, 2025.

Michelle Bathke – Finance Officer

Published once: 11th day of June, 2025

Approximate publication cost: _____



Tax Increment Finance District #43

Mitchell, South Dakota

On behalf of: PPSL Mitchell, LLC

Tobin J. Morris
Managing Director
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Colliers Securities LLC
124 W Dakota Ave Pierre, SD
57501



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Introduction – The Project

Key Components of Tax Increment Financing

1. **Attracting Investment:** TIF enables local governments to support private development by using the anticipated increase in property tax revenues to fund projects in the designated district. As property values rise from new development, more tax dollars are generated. This growth in tax revenue can be used for further improvements, helping to overcome initial barriers to development.
2. **Property Tax Increment:** The core mechanism of TIF is the “tax increment” the difference between the property tax valuation before the TIF district is created and the increased valuation after the district is formed. For example:
 - o Before the TIF: The properties in the district have a certain valuation.
 - o After the TIF: The properties increase in value due to improvements and development, leading to higher property valuations.
 - o The Increment: The tax revenue from the increase in property value (the increment) is used to fund specific redevelopment projects within the district.
3. **Allocation of Funds:** While the base-level property tax revenue (from the original property value) continues to be distributed to local governments (city, county, school district, etc.), the additional revenue generated by the increased property value (the tax increment) is retained within the TIF district to finance redevelopment efforts.
4. **Economic Development and Job Creation:** TIF assists local governments address the costs associated with development, making it a powerful tool for both attracting new businesses and retaining existing ones. The economic activity generated by TIF can result in new jobs, an increased customer base, and greater investment opportunities, all of which benefit the community.
5. **Legal Framework in South Dakota:** According to South Dakota Codified Law, Chapter 11-9, local governments have the authority to designate specific areas within their jurisdiction as TIF districts. These districts are often located in areas that require revitalization or have significant potential for development. The development plan for a TIF district must be recommended for approval by both the City Planning Commission and the City Council.

The Project

The primary goal of TIF #43 is to support the development of a senior living community within the City of Mitchell that offers three levels of continuing care: independent living, assisted living, and memory care.

The project is led by Kirk Simet, Founder and CEO of SLH Holdings, LLC—an asset holding and real estate development company based in Brookings, South Dakota. With over 40 years of combined experience in development, marketing, and sales, Kirk established SLH Holdings and its sister company, HME Companies. SLH specializes in senior living, multifamily, commercial, and residential real estate, and has completed more than 20 successful projects across South Dakota, Minnesota, and North Dakota. HME Companies oversees property management, marketing, design, construction, administration, and human resources for SLH-affiliated entities.

Introduction – The Project

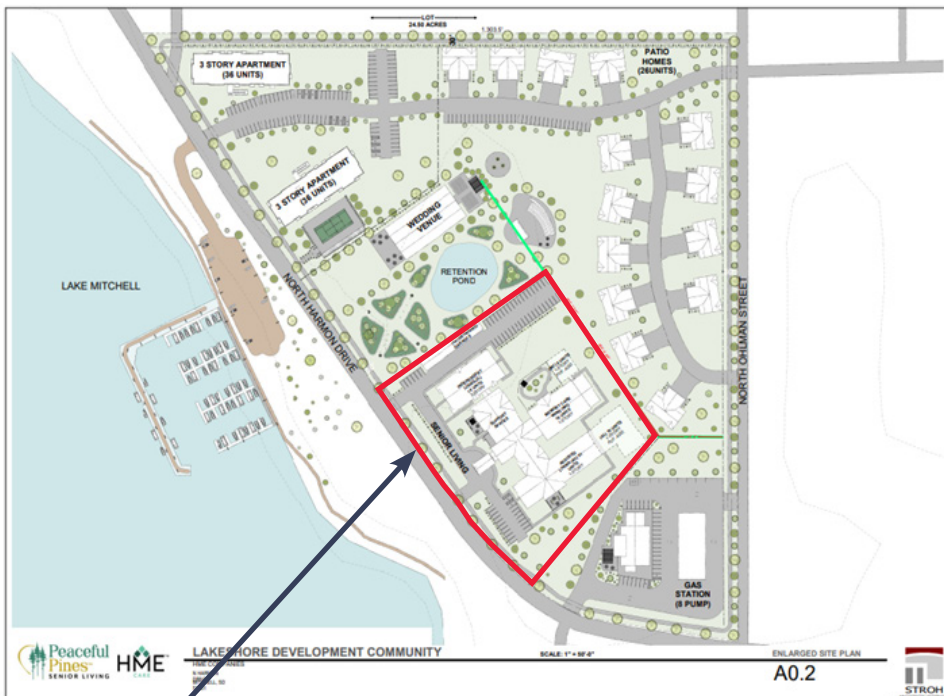
Brief Description of Project:

The proposed Mitchell Senior Living Facility will include: 59,000 square foot facility, a variety of amenities, including a common dining room, lounge, multi-purpose room, exercise room, theater, pub, hair salon, and resident laundry rooms. Senior living units will include: 21 Assisted living units, 18 independent living units, and 16 memory care units.

Brief Description of Projects Public Benefits:

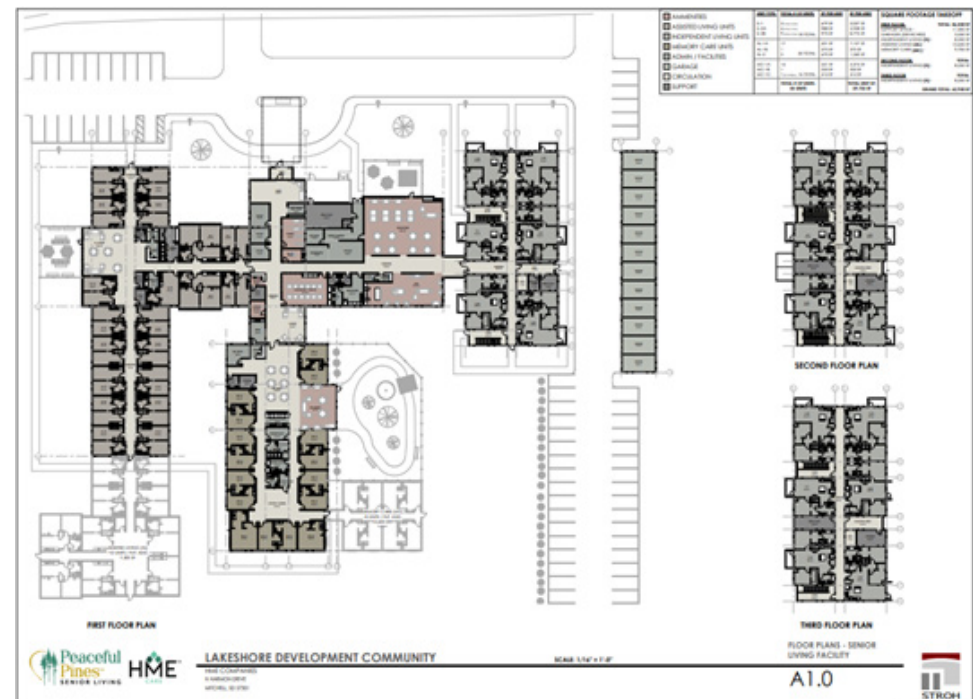
This project serves two critical objectives: housing and job creation. It addresses a growing need for senior housing while generating approximately \$1.5 million in payroll through the creation of 30+ jobs. Additionally, the 14-month construction period is expected to generate significant sales tax revenue. By advancing the continuum of housing options for seniors, the development will help free up existing homes for younger families and ensure elderly residents remain close to healthcare services and loved ones.

The image below shows the development site and its improvements:



Tax Increment District #43 Boundary

The image below shows the layout of the proposed senior living facility:



Introduction – The Project

The following shows comparable projects recently completed by the developer:

Peaceful Pines Senior Living – Milbank, SD

- 60 Units
- Independent Living
- Assisted Living
- Memory Care
- Valuation - \$9,703,496



Peaceful Pines Senior Living - Madison, SD

- 108 Units
- Independent Living
- Assisted Living
- Memory Care
- Valuation - \$3,296,000 (partial)



Peaceful Pines Senior Living - Fort Pierre, SD

- 54 Units
- Independent Living
- Assisted Living
- Memory Care
- Valuation - \$9,188,472

Introduction – The Project

But For Statement

But for the use of Tax Increment Financing in the amount of \$2,518,558 to the developer, the proposed senior living facility would not be financially feasible and therefore would not proceed within the City. The anticipated costs associated with necessary infrastructure improvements, site development, and other eligible project expenses create a financing gap that cannot be overcome through conventional funding sources alone. The availability of TIF is essential to bridging this gap, allowing for the construction of a continuum-of-care senior living community that will address the local demand for independent living, assisted living, and memory care housing. Importantly, the financial support provided through TIF will directly benefit future residents by helping ensure the delivery of quality housing and services at more affordable rates than would otherwise be possible. Absent TIF support, the project would not move forward in its proposed scope, time frame, or location.

Introduction – The Project

HME Employee Benefit Packages and Range of Wages

Medical Insurance Options

We offer three medical plans so you can choose the coverage that best fits your needs and budget. All plans include generous employer contributions.

Medical Insurance is provided by Wellmark.

Dental Coverage (Delta Dental)

Your dental plan covers preventive care, basic services, and major procedures.

Vision Insurance

Vision care is available through Avesis, with access to a wide network of providers for exams, lenses, and frames.

Visit: www.avesis.com

Health Savings & Flex Spending Accounts

- Health Savings Account (HSA): Available with our HDHP plan.
- Flexible Spending Account (FSA): Use pre-tax dollars for medical and dependent care expenses.

Retirement Plan – 401(k)

401(k) program via My Plan Connection:

Multiple investment options

Employer match available (details upon enrollment)

Personalized planning tools

Job Title	Hourly Rate	Pay Type
UMA	\$18.00 - 23.00	Hourly
Activities Director	\$19.50 - \$24.50	Hourly
RCA	\$17.00 - \$22.00	Hourly
RCA	\$17.00 - \$22.00	Hourly
Cook	\$17.50 - \$22.50	Hourly
RCA	\$17.00 - \$22.00	Hourly
Director of Sales and Marketing	\$25.48 - \$30.48	Salary
Dietary Manager	\$22.36 - \$27.36	Salary
RCA	\$16.50 - \$21.50	Hourly
UMA	\$20.09 - \$25.09	Hourly
RCA	\$16.50 - \$21.50	Hourly
RCA	\$16.50 - \$21.50	Hourly
UMA	\$17.50 - \$22.50	Hourly
RCA	\$16.50 - 21.50	Hourly
RCA	\$17.00 - \$22.00	Hourly
Cook	\$17.25 - \$22.25	Hourly
RCA	\$16.75 - \$21.75	Hourly
Director of Nursing	\$45.00 - \$50.00	Salary
RCA	\$17.00 - \$22.00	Hourly
CNA/UMA	\$19.06 - \$24.06	Hourly
RCA	\$16.50 - \$21.50	Hourly
CNA/UMA	\$17.50 - \$22.50	Hourly
UMA	\$18.54 - \$23.54	Hourly
Cook	\$19.35 - \$24.35	Hourly
RCA	\$16.50 - \$21.50	Hourly
RN	\$32.00 - \$37.00	Hourly
RN	\$35.00 - \$40.00	Hourly
RCA	\$16.50 - \$21.50	Hourly
UMA	\$18.75 - \$23.75	Hourly
UMA	\$18.50 - \$23.50	Hourly
Housekeeper	\$14.75 - \$19.75	Hourly
RCA	\$16.50 - \$21.50	Hourly
UMA	\$19.06 - \$24.06	Hourly
RCA	\$16.50 - \$21.50	Hourly
CNA/UMA	\$18.03 - 23.03	Hourly
RCA	\$16.50 - \$21.50	Hourly
Maintenance Technician	\$21.00 - \$26.00	Hourly
CNA/UMA	\$20.09 - \$25.09	Hourly
UMA	\$18.50 - \$23.50	Hourly
RCA	\$16.50 - \$21.50	Hourly
RCA	\$16.50 - \$21.50	Hourly



TAX INCREMENT FINANCE DISTRICT #43

Purpose & General Definitions

Purpose & General Definitions

Purpose of the TIF District

The proposed Tax Increment District (TID) is located within the City of Mitchell, South Dakota.

As such, the creation of the City of Mitchell TIF #43 will be presented for the recommendation of the district’s boundaries through a resolution and recommendation of the TID Project Plan by the City Planning and Zoning Commission.

This Plan, which will be implemented by the City of Mitchell, is designed to meet the requirements for a Tax Increment District as outlined in SDCL Chapter 11-9. The primary objective of the Plan is to identify eligible properties and establish a Tax Increment Plan to fund activities within the designated area. It will also outline the boundaries, estimated costs, feasibility, and fiscal impact of the district.

The central goal of this plan is to utilize Tax Increment Financing (TIF) as a mechanism to stimulate private sector development, promote redevelopment, and encourage economic growth within the district. This plan will provide a structured financial vehicle to manage and administer the funds generated by the district.

City of Mitchell - General Information and Statistics

The City of Mitchell was first settled in 1877. It was incorporated in 1881. It is located on Interstate 90 approximately 64 miles west of the City of Sioux Falls, South Dakota. Its population, as of the 2020 Census was 15,663.

The City is located in Davison County (which had a total population of 19,504 according to the 2010 Census). Its general trade area is considered to be 45 miles to the north, east, and south and 78 miles to the west. The City is located at the intersection of two major highways, State Highway 37 and Interstate 90, which traverse the State of South Dakota from north to south, and from east to west, respectively.

The City of Mitchell is the county seat of Davison County, South Dakota. The City has an actual area of 6,976 acres or 10.9 square miles. The City has a municipal airport 5 miles from the City limits. Complete commercial air service is located 70 miles east at the Sioux Falls Regional Airport. The City is home of the world-famous Corn Palace.

Population Statistics

Decennial	1980	1990	2000	2010	2020
Mitchell	13,916	13,816	14,651	15,265	15,663

Annual Estimates	2021	2022	2023
Mitchell	15,610	15,611	15,621

Source: State Data Center/U.S. Census

Purpose & General Definitions

Labor Statistics and Sales Tax History

Labor Statistics

Year	Average Annual Civilian Labor Force		Average Annual Unemployment Rate		
	Mitchell	Davison County	Mitchell	Davison County	South Dakota
2023	8,825	11,097	1.8%	1.7%	2.0%
2022	8,803	11,068	1.9	1.8	2.0
2021	8,704	10,939	2.4	2.3	2.6
2020	8,705	10,968	3.9	3.7	4.2
2019	8,818	11,081	2.5	2.5	2.8
2018	8,775	11,039	2.4	2.4	2.8
2017	8,753	11,012	2.7	2.7	3.1
2016	8,960	11,294	2.5	2.4	3.0
2015	9,033	11,399	2.6	2.5	3.0

Source: South Dakota State Department of Labor, updated annually

2024 Monthly Labor Statistics

Month	Average Civilian Labor Force		Average Unemployment Rate		
	Mitchell	Davison County	Mitchell	Davison County	South Dakota
January	8,704	10,949	1.8%	1.8%	2.2%
February	8,725	10,983	2.4	2.4	2.7
March	8,825	11,108	1.6	1.7	2.0
April	8,872	11,165	1.7	1.7	2.0
May	8,909	11,209	1.7	1.7	1.9
June	8,968	11,280	1.9	1.9	2.1
July	9,003	11,325	1.6	1.5	1.9
August	8,969	11,290	1.8	1.8	2.1
September	8,969	11,286	1.3	1.3	1.5

Source: South Dakota State Department of Labor

SALES TAX

Year	Pledged Sales Taxes
2023	\$14,880,301
2022	13,551,624
2021	12,375,451
2020	11,231,537
2019	11,290,646
2018	11,528,922
2017	11,072,077
2016	11,169,681
2015	11,295,421
2014	10,984,035
2013	10,496,991
2012	10,737,217

Purpose & General Definitions

Property Tax Rates

The 1995 South Dakota Legislature enacted into law Section 10-13-35, South Dakota Codified Laws. For taxes payable in 1997 and subsequent years. Section 10-13-35 provides that the total amount of revenue derived from property taxes for municipal purposes may increase over the prior year's revenues by the smaller of three percent or the CPI inflation index. Increases in revenues from additions, improvements or change in use of real property are permitted, as well as increased revenues resulting from annexations, reorganizations and certain other limited circumstances. Section 10-13-35 also provides that a county may increase its revenues above the revenue limitation to pay principal, interest, and redemption charges on any bonds, which were subject to a referendum. The revenue limitations for 1997 and thereafter may be exceeded by an excess tax levy imposed by a two-thirds vote of the governing body of the municipality, subject to a referendum by the electors of the municipality.

Property Values

The total taxable valuation of real property in the City for the past years is as follows:

Levy /Collection Year	Assessed Value	Taxable Valuation
2024/2025	\$1,615,564,329	\$1,584,609,382
2023/2024	1,464,851,701	1,420,856,317
2022/2023	1,266,041,420	1,219,688,460
2021/2022	1,074,280,645	972,276,515
2020/2021	1,033,813,555	971,414,899
2019/2020	1,016,400,990*	911,546,020**
2018/2019	983,705,930	905,842,655
2017/2018	924,561,655*	858,688,906**
2016/2017	894,299,450*	831,486,709**
2015/2016	869,969,045*	788,989,580**
2014/2015	933,548,763	814,741,681
2013/2014	790,952,330	697,592,125
2012/2013	757,437,060	693,443,164

Source: Davison County Director of Equalization

*These amounts are without Utilities added

**These figures are without the TIF amounts

Largest Property Taxpayers

Taxpayer	Type of Business	2023 Taxable Value
Northwestern Energy	Utilities	\$19,393,197
Firesteel SNF Realty LLC	Health Care	11,505,877
Musick Properties LLC	Rentals	10,800,774
Is Properties LLC	Rentals	4,570,017
Walmart Real Estate Business T Corp	Retail	9,772,728
Menard Inc	Retail	9,236,723
Trail King Industries Inc	Manufacturer	8,358,954
Farmers Union Industries LLC	Cannery	1,866,683
Graphic Packaging	Supplier	6,784,058
TDR Passthru LLC & R848 Passthru LLC		6,680,414
Total		\$88,969,425

Source: Davison County Auditor

Purpose & General Definitions

Analysis of Senior Living Facility Demand

As part of their planning, HME conducted a senior housing demand assessment focused on Davison County and the surrounding area. This included a study by OHC Advisors, a senior housing consulting firm based in Chicago and Tampa. The analysis reviewed local demographics, current facility inventory, and the 2017–2019 South Dakota State Plan on Aging. Findings suggest the senior population (ages 65+) in South Dakota is projected to increase by 84% by 2035.

PMA Population by Age					
Age Group	2020	2025	2030	% Change 2020 - 2025	% Change 2025 - 2030
Total Pop.	28,287	28,430	28,627		
45-54	3,056	3,067	3,191	0.36%	4.04%
55-64	3,843	3,457	3,002	-10.04%	-13.16%
65-74	3,140	3,385	3,415	7.80%	0.89%
75-84	1,615	1,803	2,252	11.64%	24.90%
85+	794	854	928	7.56%	8.67%
65+	5,549	6,042	6,595	8.88%	9.15%
75+	2,409	2,657	3,180	10.29%	19.68%
85+	794	854	928	7.56%	8.67%

Net Independent Living Demand						
	2025	2026	2027	2028	2029	2030
Gross IL Demand (Units)	163	168	173	179	186	191
Demand Filled by HHAs	- 3	3	3	3	3	3
Demand Filled by Informal Caregivers (20%)	- 33	34	35	36	37	38
Independent Living Supply	- 54	97	97	97	97	97
Net Independent Living Demand	74	35	39	43	49	53

Net Assisted Living Demand						
	2025	2026	2027	2028	2029	2030
Gross AL Demand (Beds)	177	182	189	193	200	204
Demand Filled by HHAs	- 5	5	5	5	5	5
Demand Filled by Informal Caregivers (15%)	- 27	27	28	29	30	31
Memory Care Supply	-					
Assisted Living Supply	- 130	130	130	130	130	130
Net Assisted Living Demand	16	20	25	29	35	38

Net Memory Care Demand						
	2025	2026	2027	2028	2029	2030
Gross MC Demand (Beds)	237	246	254	262	270	282
Demand Filled by HHAs	- 5	5	6	6	6	6
Demand Filled by Informal Caregivers (60%)	- 142	147	152	157	162	169
Demand Filled by ALRs (36% of freestanding AL)	- 47	47	47	47	47	47
Demand Filled by SNFs (3.5% of SN supply)	- 8	8	8	8	8	8
Memory Care Supply	- 37	37	37	37	37	37
Net Memory Care Demand	-2	1	4	7	10	15

Purpose & General Definitions

General Definitions

The following terms found in this Plan are defined as the following:

“Base” or “Tax Incremental Base” means the aggregate assessed value of all taxable property located within a Tax Incremental District on the date the district is created, as determined by SDCL § 11-9-20.

“Blighted or Economic Development” SDCL § 11-9-8.

(1) Not less than twenty-five percent, by area, of the real property within the district is a blighted area or not less than fifty percent, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources; and

(2) The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in the district.

“Council” means the City of Mitchell City Council.

“Calendar Year” means the starting date of January 1 to an ending date of December 31st.

“Department of Revenue” means the South Dakota Department of Revenue.

“Developer” means PPSL Mitchell, LLC.

“Developer’s Agreement” means the agreement between Developer and the City of Mitchell concerning this Tax Incremental District.

“District” means the Tax Incremental District.

“Economic Development” means all powers expressly granted and reasonably inferred pursuant to SDCL § 9-54.

“Fiscal year” means that fiscal year for the City of Mitchell.

“Generally Applicable Taxes” shall have the same meaning as set forth in 26 CFR § 1.141-4(e).

“Governing body” means the City of Mitchell, City Council.

“Grant” means the transfer for a governmental purpose of money or property to a transferee that is not a related party to or an agent of the municipality;

“Infrastructure Improvements” means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, for the benefit of or for the protection of the health, welfare, or safety of the public generally.

“Planning Commission” means the City of Mitchell Planning Commission.

“Plan” means this Project Plan.

“Project Costs” means any expenditure or monetary obligations by the City of Mitchell, whether made, estimated to be made, incurred or estimated to be incurred, which are listed as Project Costs herein will include any costs incidental thereto but diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by the City of Mitchell in connection with the implementation of this Plan.

“Project Plan” means a properly approved Plan for the development or redevelopment of a tax incremental district including all properly approved amendments thereto as recommended pursuant to SDCL § 11-9-13.

“Public Works” means the Infrastructure Improvements, the acquisition by purchase or condemnation of real and personal property within the Tax Incremental District and the sale, lease, or other disposition of such property to private individuals, partnerships, corporations, or other entities at a price less than the cost of such acquisition which benefit or further the health, safety, welfare and economic development of the City and Project Costs.

“Taxable Property” means all real taxable property located in a Tax Incremental District.

“Tax Incremental District” means a contiguous geographic area within a City defined and created by resolution of the governing body and named the City of Mitchell Tax Increment District #43.

“Tax Increment Valuation” is the total value of the Tax Increment District minus the tax incremental base pursuant to § 11-9-19.

“Tax Increment Law” means South Dakota Codified Laws Chapter 11-9.

Creation of Mitchell Tax Increment District #43

Creation of the District

Representatives of the Developer have approached officials of the City of Mitchell regarding the possibility of creating a Tax Incremental Financing District ("TID") to assist in the Project Costs within the Plan on land located within the City of Mitchell, South Dakota.

The City of Mitchell wishes to build a diverse, and resilient economy that allows for upward economic mobility for the community, broadens and promotes economic well-being and quality of life for its residents. Through business attraction, retention and expansion, job creation, infrastructure development, and workforce development.

State law requires that tax increment districts cannot exceed ten percent of the taxable value of a municipality. The 2025 valuation of the City of Mitchell is \$1,584,609,382. The base value of the taxable property for inclusion into this Tax Incremental District #43, as estimated but not yet verified by the Davison County Director of Equalization, is \$26,040.

11-9-7. Maximum percentage of taxable property in municipality permitted in districts. In order to implement the provisions of this chapter, the resolution required by § 11-9-5 shall contain a finding that the aggregate assessed value of the taxable property in the district plus the tax incremental base of all other existing districts does not exceed ten percent of the total assessed value of taxable property in the municipality.

There are twenty-six other active TIF district in the City of Mitchell. Using the estimates provided for TID #43, the value of all existing Tax Increment Districts combined is less than 2% of the total 2025 Taxable Valuation.

CITY OF MITCHELL	
Tax Increment District	Base Values
8	\$5,900,522
9	\$49,543
14	\$37,207
16	\$4,920,402
19	\$13,143
20	\$149,308
21	\$139,817
23	\$2,953,202
24	\$602,220
26	\$0
27	\$985,641
28	\$2,083,459
29	\$391,053
30	\$54,665
31	\$600,605
32	\$1,530,600
33	\$776,329
34	\$1,250,395
35	\$130,385
36	\$217,468
37	\$77,929
38	\$93,065
39	\$208,387
40	\$174,720
41	\$364,837
42	\$473,750
43	\$26,040
Total	\$24,204,692
City of Mitchell Taxable Value	\$1,584,609,382
All Base Values must be < 10%	\$158,460,938

Kind, Number, Location, And Detailed Costs Of Proposed Public Works And Improvements – SDCL § 11-9-13(1) W

Project Costs

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred. The Project Costs include capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental thereto.

All Project Costs are found to be necessary and convenient to the creation of the Tax Incremental District and its implementation. The project constitutes economic development which is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The City shall enter into all contracts in accordance with South Dakota Law.

Costs of Public Works and Improvements

In accordance with SDCL § 11-9-14 the following is the kind, number, location and dollar amount of estimated Project Costs, costs of public works and improvements.

Estimated costs for non-project costs and TIF eligible costs may vary from actual costs incurred during construction. The grant to Developer is not controlled by the individual line items for TIF eligible costs. TIF proceeds may flow through to Developer for certified TIF eligible expenses, without respect to a particular line item, based on the actual costs incurred for those TIF eligible expenses up to the developer authorized TIF request amount of \$2,518,558, consistent with the Administrative Costs section of this project plan.

PROJECT COSTS			
Kind of Project	Location ¹	Amount	Reference ²
Capital Costs (Street, Water & Sewer) (cleaning & grading of land & associated costs)	District		11-9-15(1)
Financing Costs	District		11-9-15(1)
Real Property Assembly	District		11-9-15(1)
Professional Fees	District		11-9-15(1)
Administrative Costs	District	\$375,000	11-9-15(1)
Relocation Costs	District		11-9-15(1)
Organizational Costs	District		11-9-15(1)
Discretionary Costs and Grants	District	\$2,518,558	11-9-15(1)
Eligible Project Costs		\$2,893,558	

The City of Mitchell will receive \$375,000 as reimbursement for its infrastructure expenses related to the project. This reimbursement will occur only after the developer has been fully reimbursed for all certified TIF-eligible costs.

¹ District shall mean the Tax Increment District

² SDCL §11-9-15 (1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds or notes issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the Project Plan, are sufficient to pay the principal of and interest on the tax incremental bonds or notes when due

(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for Project Costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;

(3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a Project Plan;

(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a Project Plan;

(6) Relocation costs;

(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and

(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.

Kind, Number, Location, And Detailed Costs Of Proposed Public Works And Improvements – SDCL § 11-9-13(1)

DEVELOPER'S AGREEMENT

The City of Mitchell will enter into a Developer's Agreement with Developer with the following as the guidelines for the Agreement:

Financing Terms:

- **Amount.** The total amount of the TIF will not exceed \$2,893,558, consistent with the Administrative Costs section of this project plan.
- **Interest Rate.** The interest rate associated with this project plan is equal to 0%.
- **Length.** The TIF will not exceed 20 calendar years from the year of creation.
- **Expiration.** The TIF will expire at the end of 20 calendar years or when the \$2,893,558 has been paid out in tax payment, including up to \$2,518,558 for the Developer's certified project costs and up to \$375,000 for the City's Administrative Costs.

Legal Terms:

- Should the State of South Dakota not classify the TIF as economic development, the TIF will not be finalized and will cease to exist.
- Any owners of real property located within the TIF District will waive their right to the discretionary tax abatement.

Conditions of the Developer Agreement relating to Constitutional Debt:

The exclusive funding mechanism for this TID will be a grant pass-through of positive tax increment from the TID receipted into the TIF Fund. It is specifically a condition of the proposed Developer's Agreement that the City's obligation to pay is limited to the proceeds of the positive tax increment from the TID receipted into the TIF Fund. The City shall have no obligation to commit any City funds from any other source into the TIF Fund other than the positive tax increment from the TID receipted into the TIF Fund. It is also to be specifically agreed that the City has made no representation that the proceeds from the TIF Fund shall be sufficient to retire any indebtedness incurred by Developer. The parties further acknowledge that SDCL 11-9-25 limits the duration of allocation of the positive tax increment payments and the fund created by the TID to 20 years from the year of creation. As such, it is further understood that the amount of \$2,518,558 will be the maximum amount the City will ever pass on acting as a conduit for TIF #43 for eligible project costs.

All TIF revenue will be passed onto the Developer as a grant until the full amount has been paid or 20 years from the year of creation, whichever happens first. The payment of tax increment funds under this Agreement is a grant under SDCL Chapter 11-9 (the "Grant"). The Grant is a personal property right vested with the Developer on the effective date of the Developer Agreement. The City will grant this amount to the Developer and thus not have to account for any assets on the City's financial statement. The Developer will be responsible for obtaining their financing and the City will not be liable for any Developer debt.

Upon completion of the construction of project involving eligible project costs, the Developer shall certify to the City's Finance Officer the eligible project costs in sufficient detail to determine that payment of grant funds is solely for eligible project costs. The Developer shall provide contractor/supplier invoices or other supporting documentation upon request of the Finance Officer. Upon certification and verification of eligible project costs, the City shall pass-through all available tax increment fund revenues not to exceed \$2,518,558 in a manner consistent with the Administrative Costs section of this project plan.

Kind, Number, Location, And Detailed Costs Of Proposed Public Works And Improvements – SDCL § 11-9-13(1)

Given that the exclusive funding mechanism for this TID is the grant pass-through of positive tax increment from the TIF Fund, that no tax increment bonds will be issued in relation to this TID, and that the City shall have no obligation to commit other City funds, the City's obligation hereunder shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. In recognition that the City cannot appropriate funds that have not accrued, the City's exclusive obligation shall be to budget and appropriate the positive tax increment from the TID received into the TIF Fund on an annual basis during the City's then current fiscal year, as may be required. Notwithstanding anything to the contrary contained in the proposed Agreement, the City hereby acknowledges and agrees that the obligations of the City under this Agreement are a material inducement for Developer to incur various development and construct improvements upon the TID property and the failure to pay tax increment to Developer will be financial detrimental to future improvements on said property.

If at any time during the term of this Agreement, the governing body of the City shall fail or refuse to approve or authorize the funds due hereunder, and if the TID is eligible to be terminated pursuant to SDCL 11-9-46, then the Agreement shall terminate upon the end of the fiscal year for which funds were approved or authorized, without penalty to the City.

Developer Terms:

- PPSL Mitchell, LLC, will act as the Developer and all TIF proceeds will flow to Developer.
- Developer will certify the costs to the City for reimbursement.
- The Developer shall submit a report to the City no later than November 15 of each calendar year on a form provided by the City.
- The City of Mitchell reserves the right to charge an annual administration expense. This fee will be used to offset any future expenses that may occur due to reporting. The amount will not exceed \$5,000.00 in a calendar year.
- The Developer agrees to waive the discretionary formula for all construction within the TIF.

Administrative Costs:

City will be reimbursed from TIF proceeds for Administrative Costs in the amount of \$375,000. TIF increment will first be applied to Developer's certified costs, up to Developer's estimate of \$2,518,558. Once Developer's certified costs have been paid, TIF proceeds will be paid to City for Administrative Costs up to the \$375,000. Once both the Developer's certified costs and the City's Administrative Costs have been paid, or the 20 year term has lapsed, the TIF will terminate.

Kind, Number, Location, And Detailed Costs Of Proposed Public Works And Improvements – SDCL § 11-9-13(1)

Expenditures Exceeding Estimated Cost

Any expenditures, which in sum would exceed the total amount of the TID amount of \$2,893,558 will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

When the expenditures within the Plan are increased in excess of more than 35 percent of the total above, the Department of Revenue will be required to reset the base, in accordance with SDCL §11-9-23.

If the Project Costs are not provided for in the original plan, the governing body would be required to amend the plan which requires the South Dakota Department of Revenue to re-determine the tax increment base when additional Project Costs are added to a plan. SDCL §11-9-23.

Detailed List of Estimated Project Costs

Attached as Schedule 1 is a detailed list of estimated Project Costs for each of the phases of the project as per SDCL § 11-9-13(3). No expenditure for Project Costs is provided for more than five years after the District is created.

Feasibility Study

An economic feasibility study per SDCL § 11-9-13(2) is attached as Schedule 2.

Economic Development Study

Attached is Schedule 4 a Fiscal Impact Statement showing the impact of the Tax Increment District, until and after the debt is repaid, upon all entities levying property taxes in the district. Required as per SDCL § 11-9-13(4).

Fiscal Impact Statement

Attached is Schedule 5 a Statement showing the Estimated Captured Taxable Values. Required as per SDCL § 11-9-13(5).

Method Of Financing, Timing Of Costs And Monetary Obligations

Method of Finance

The payment of Project Costs is anticipated to be made by the City to Developer from the special fund of the Tax Incremental District. SDCL § 11-9-13(5). Pursuant to the Developer's Agreement, the City will pay to the Developer all available tax increment funds it receives from the District.

Maximum Amount of Tax Increment Revenue

The maximum amount of monetary obligations to be paid through Tax Increment District #43 shall not to exceed \$2,893,558, consistent with the Administrative Costs section of this project plan. The final terms and conditions will be set forth in the Developer's Agreement.

Duration of Tax Increment Plan

The duration of the Plan will extend to the number of years it will take for the reimbursement of the City, the extinguishment of bonds and the monetary obligation except that the Plan duration shall not exceed 20 calendar years of revenue from the date of creation of the District.



Estimated Impact Of Tax Increment Financing On Revenues Of Taxing Jurisdictions

Impact

The site will generate taxes to the local jurisdictions at or above the assessed value of the base. All taxing districts shall receive the taxes from that base which will be the value set for 2024 taxes payable in 2025. The tax increment will be available to the taxing jurisdictions at or before twenty years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds and monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

GENERAL FUND

Mechanisms are built within State Codified Law to ensure that school districts are held harmless by TIF districts for their General and Special Education Funds. For these purposes, law (SDCL 13-13-10.2) defines four classifications of TIFs:

- » Economic Development - Any area where there is or will be one or more businesses engaged in any activity defined as commercial or industrial by the governing body that has zoning authority over the land contained within the tax incremental district.
- » Industrial – Any factory or any business engaged primarily in the manufacturing or assembly of goods, the processing of raw materials, and the wholesale distribution of products for resale.
- » Affordable Housing – Includes an area where: 1. The original selling price of any house in the district will be at or below the first-time homebuyer purchase price limit being used by the South Dakota Housing Development Authority as of the date the house is sold; OR 2. The monthly rental rate of all multifamily housing units in the district will be at or below the calculated rent for the state's eighty percent area median income as of the date the district is created, for a minimum of five years following the date of first occupancy.
- » Local – Any tax incremental districts that do not fall under Economic Development or Industrial.

All public school districts are funded through the State Aid to Education formula. The two primary channels of the formula are State Aid and Local Effort. Multiple agencies of the State of South Dakota calculate the amount of General Fund monies to be distributed to school districts each year through the State portion. Local effort is considered the amount of revenue that is generated by local property taxes at maximum levies.

If a TIF is classified as Economic Development, Industrial, or Affordable Housing, the school funding that would be generated by the increment valuation is considered lost local effort and is paid through the State Aid side of the formula. If a TIF is classified as Local, the affected school district funding must be recouped through local effort in the form of an additional levy added to the General and Special Education Funds. In either scenario, the school district receives the financial need associated with the increment valuation.

The City of Mitchell TIF #43 will be classified as Economic Development; therefore, any lost local effort will be covered through the State Aid to Education Formula.

Estimated Impact Of Tax Increment Financing On Revenues Of Taxing Jurisdictions

CAPITAL OUTLAY FUND

The impact of a TIF to the Capital Outlay Fund is minimal. Starting on July 1, 2020, a school district is limited to the amount of capital outlay dollars they can receive by either:

- A. the previous year's maximum allowable can be increased by a growth factor plus 3%.
- Or
- B. a per student amount.

The primary impact would be to the first scenario; a TIF would delay annual growth until the TIF is completed. However, once the TIF is dissolved, all increment value would be considered new growth for the school district. If a school district falls under a per student limitation, they will see no impact to their funding due to the TIF.

SPECIAL EDUCATION FUND

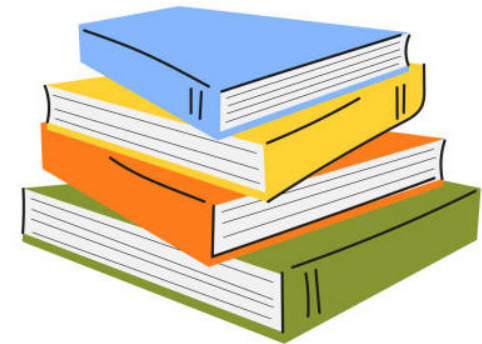
The Special Ed Fund has the potential to see the greatest negative impact from the creation of a TIF district.

If the school district requests their special education monies in the form of a levy, then the exclusion of the TIF increment in the tax base would mean the school district is not receiving as much as it could.

If the school district submits their request in a dollar amount, then the fund would see no impact from a TIF district.

BOND REDEMPTION FUND

The school district is always able to ask for the needed money for the principal and interest of their bond repayment. The only impact a TIF would have on this fund is by holding back the increment value, lowering tax base for the spreading of the tax burden and creating a slightly higher levy for the local taxpayers.



Supplementary Findings

CHANGES TO CITY COMPREHENSIVE/MASTER PLAN MAP, BUILDING CODES & CITY ORDINANCES PER SDCL §11-9-16 (4)

The property will be rezoned to “Planned Unit Development” (PUD).

LIST OF ESTIMATED NON-PROJECT COSTS

The following is a list of the non-Project Costs per SDCL § 11-9-16(5). All costs are listed as taxable value; actual non-project costs will exceed the following amounts.

STATEMENT OF DISPLACEMENT AND RELOCATION PLAN

No residents or families will be displaced by the Project. SDCL § 11-9-16(6).

PERFORMANCE BOND, SURETY BOND OR OTHER GUARANTY

As security for its fulfillment of the agreement with the governing body, a purchaser or lessee of redevelopment property may furnish a performance bond, with such surety and in such form and amount as the governing body may approve or make such other guaranty as the governing body may deem necessary in the public interest. This additional security may be provided for in a Developer’s Agreement.

LIST OF ESTIMATED NON-PROJECT COSTS	
Item	Amount
Completed Development Costs	\$13,162,166
Total	\$13,162,166

The costs above are related to the construction of the buildings within the District and are deemed non - eligible for Tax Increment reimbursement. These costs are further defined on page 27.

List of Schedules

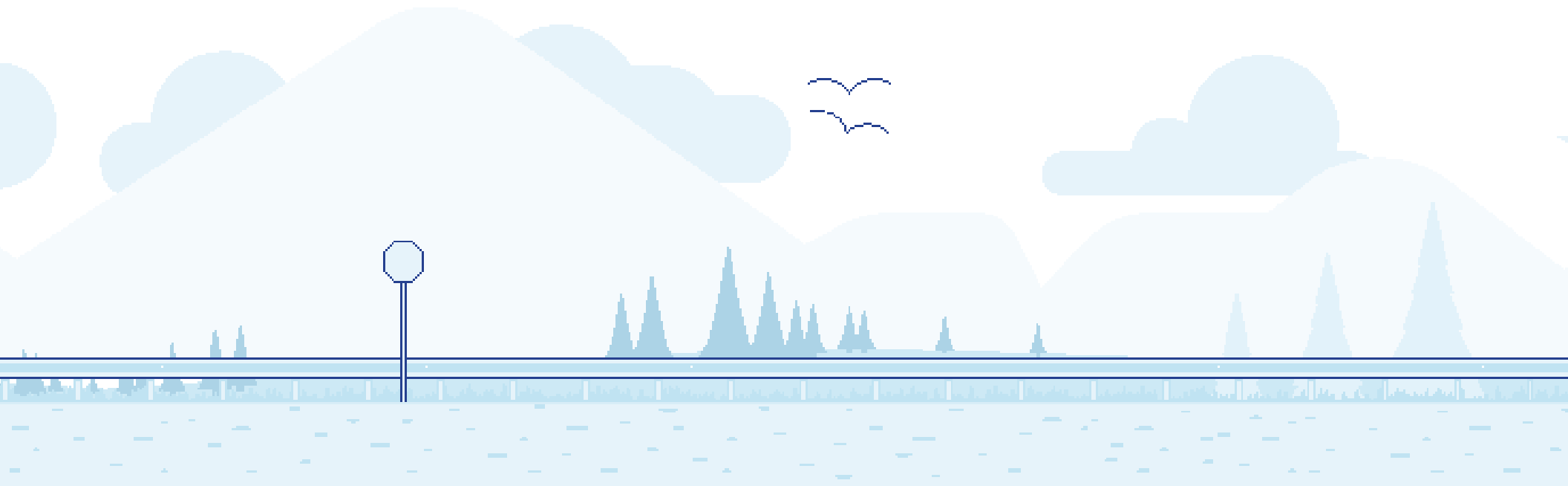
Schedule 1 - Estimated Project Costs

Schedule 2 - Economic Feasibility Study & Estimated Captured Taxable Values

Schedule 3 - Economic Development Study

Schedule 4 - Fiscal Impact Statement

Schedule 5 - Estimated Captured Taxable Values



Schedule 1

§ SDCL 11-9-15 Project Costs

TID Eligible Project Costs Requested

The City of Mitchell has determined that this will be an economic development Tax Increment District, thus the eligible cost will be in the form of an infrastructure grant that will not exceed \$2,518,558. This is a permitted use under SDCL 11-9-15. 11-9-15. Specific items included in project costs. Project costs include:

- (1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds / debt issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the project plan, are sufficient to pay the principal and interest on the tax incremental bonds / debt when due;
- (2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for project costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;
- (3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a project plan;
- (4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;
- (5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a project plan;
- (6) Relocation costs;
- (7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and
- (8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts, the implementation of project plans, or to stimulate and develop the general economic welfare and prosperity of the state.

Engineer's Opinion of Probable Costs

The following engineer's estimate shows the estimated costs of Infrastructure:

A Mobilization, Removals, and Grading					
No.	Description	Unit	Quantity	Unit Costs	Total
A-1	Mobilization	LS	1	\$ 125,000.00	\$ 125,000.00
A-2	Waste	CY	4,000	\$ 6.00	\$ 24,000.00
A-3	Unclassified Excavation	CY	10,000	\$ 6.50	\$ 65,000.00
A-4	Placing Topsoil	CY	6,600	\$ 12.00	\$ 79,200.00
A-5	Scarify & Recompact (12")	CY	1,590	\$ 6.00	\$ 9,540.00
A-6	Granular Fill	Ton	12,150	\$ 22.00	\$ 267,300.00
					\$ 570,040.00

B Storm Sewer					
No.	Description	Unit	Quantity	Unit Costs	Total
B-1	6" HDPE	LF	1,264	\$ 28.00	\$ 35,392.00
B-2	HDPE Fittings	EA	52	\$ 150.00	\$ 7,800.00
B-3	6" Riser & Roof Drain Connection	EA	43	\$ 600.00	\$ 25,800.00
B-4	8" PVC Storm Pipe	LF	56	\$ 35.00	\$ 1,960.00
B-5	12" HDPE	LF	1,117	\$ 40.00	\$ 44,680.00
B-6	15" PVC (Sch 40)	LF	102	\$ 60.00	\$ 6,120.00
B-7	15" RCP	LF	30	\$ 65.00	\$ 1,950.00
B-8	18" HDPE	LF	506	\$ 55.00	\$ 27,830.00
B-9	24" HDPE	LF	294	\$ 65.00	\$ 19,110.00
B-10	24" Flared End Section	EA	1	\$ 1,200.00	\$ 1,200.00
B-11	18" Drain Basin	EA	7	\$ 1,800.00	\$ 12,600.00
B-12	24" Drain Basin	EA	5	\$ 2,200.00	\$ 11,000.00
B-13	4-ft Dia. Storm Manhole	EA	5	\$ 3,200.00	\$ 16,000.00
B-14	2' x 3' Type B Drop Inlet, F&I	EA	6	\$ 2,800.00	\$ 16,800.00
B-15	Type B Frame and Grate, F&I	EA	6	\$ 1,000.00	\$ 6,000.00
B-16	Concrete Headwall	EA	2	\$ 2,000.00	\$ 4,000.00
B-17	Detention Pond Outlet Structure	EA	1	\$ 2,000.00	\$ 2,000.00
					\$ 240,242.00

C Surfacing and Pavement Markings					
No.	Description	Unit	Quantity	Unit Costs	Total
C-1	Concrete Curb and Gutter	LF	1,421	\$ 18.00	\$ 25,578.00
C-2	8" PCC Fillet and Valley Gutter	SY	96	\$ 90.00	\$ 8,640.00
C-3	6" Colored Concrete Patio	SqFt	1,805	\$ 10.00	\$ 18,050.00
C-4	6" Miscellaneous PCC Pavement	SY	44	\$ 65.00	\$ 2,860.00
C-5	5" Concrete Sidewalk / PCC Patios	SqFt	13,719	\$ 5.80	\$ 79,570.20
C-6	36" Mow Strip	SqFt	4,839	\$ 4.50	\$ 21,775.50
C-7	Detectable Warning Panels	SqFt	40	\$ 65.00	\$ 2,600.00
C-8	Adjust Manhole Castings	EA	3	\$ 700.00	\$ 2,100.00
C-9	Pavement Marking Paint, 4" White	LF	1,250	\$ 2.00	\$ 2,500.00
C-10	Pavement Marking Paint, Arrow	EA	4	\$ 150.00	\$ 600.00
C-11	Accessible Parking Sign & Post	EA	2	\$ 350.00	\$ 700.00
C-12	Stop Sign & Post	EA	2	\$ 350.00	\$ 700.00
					\$ 165,673.70

Engineer's Opinion of Probable Costs

Mitchell TIF #43 Project Costs and TIF Request	
Infrastructure	\$1,501,202
Land	\$473,356
Design	\$385,000
Financing	\$26,000
Insurance	\$73,000
Professional Services	\$60,000
Administrative Costs	\$375,000
Total TIF Request	\$2,893,558

D Erosion and Sediment Control					
No.	Description	Unit	Quantity	Unit Costs	Total
D-1	Temporary Tracking Control Entrance	EA	2	\$ 2,000.00	\$ 4,000.00
D-2	Concrete Washout Area	EA	1	\$ 1,200.00	\$ 1,200.00
D-3	Silt Fence	LF	500	\$ 6.00	\$ 3,000.00
D-4	Inlet Sediment Control Device	EA	24	\$ 100.00	\$ 2,400.00
D-5	Erosion Control Blanket	SY	1,300	\$ 6.00	\$ 7,800.00
D-6	Miscellaneous Erosion Control Items	LS	1	\$ 4,000.00	\$ 4,000.00
D-7	Mulching	Ton	4	\$ 3,200.00	\$ 12,160.00
D-8	Permanent Seed Mixture	LB	1,162	\$ 16.00	\$ 18,592.00
D-9	Fertilizer	LB	1,660	\$ 1.20	\$ 1,992.00
					\$ 55,144.00

E Water & Sewer Services					
No.	Description	Unit	Quantity	Unit Costs	Total
E-1	6" C900 Water Service Pipe	LF	615	\$ 42.00	\$ 25,830.00
E-2	6" DI MJ Gate Valve & Box	EA	3	\$ 2,000.00	\$ 6,000.00
E-3	6" DI MJ Fitting	EA	4	\$ 1,200.00	\$ 4,800.00
E-4	Standard Fire Hydrant	EA	2	\$ 3,500.00	\$ 7,000.00
E-5	Connect to Existing Water Main	EA	2	\$ 1,500.00	\$ 3,000.00
E-6	6" Sanitary Sewer Service Pipe	LF	554	\$ 50.00	\$ 27,700.00
E-7	6" Sch 40 PVC Cleanouts	EA	6	\$ 800.00	\$ 4,800.00
E-8	Connect to Existing Sewer Main	EA	2	\$ 1,000.00	\$ 2,000.00
E-9	48" Dia Sanitary Sewer Manhole	EA	2	\$ 4,800.00	\$ 9,600.00
E-10	6" PVC Fittings	EA	4	\$ 450.00	\$ 1,800.00
E-11	Grease Interceptor	EA	1	\$ 8,000.00	\$ 8,000.00
					\$ 100,530.00

F Base Course & Asphalt Pavement					
No.	Description	Unit	Quantity	Unit Costs	Total
F-1	Asphalt Concrete (Assumed 5")	Ton	1,100	\$ 135.00	\$ 148,500.00
F-2	Aggregate Base Course (Assumed 10")	Ton	2,400	\$ 22.00	\$ 52,800.00
F-3	Aggregate Base Course (5" Under Sidewalks)	Ton	700	\$ 22.00	\$ 15,400.00
F-4	Geotextile Fabric	SY	4,100	\$ 4.00	\$ 16,400.00
					\$ 233,100.00

Notes: This estimate excludes landscaping, irrigation, electrical or any other utilities besides storm, sanitary, and water. Quantities were estimated prior to the completion of the geotechnical exploration. Assumptions were made on the subgrade preparation, base, and building preparation.

Summary of Costs		
A	Mobilization, Removals, and Grading	\$ 570,040.00
B	Storm Sewer	\$ 240,242.00
C	Surfacing and Pavement Markings	\$ 165,673.70
D	Erosion and Sediment Control	\$ 55,144.00
E	Water & Sewer Services	\$ 100,530.00
F	Base Course & Asphalt Pavement	\$ 233,100.00
Subtotal		\$ 1,364,729.70
10% Contingency		\$ 136,472.97
Total Opinion of Construction Costs:		\$ 1,501,202.67

Engineer's Opinion of Probable Costs

The following shows the total project costs of the proposed development:

Soft Costs	Total Costs	Developer Costs	TIF Requested
7000 Design			
7010 Architect	\$250,000	\$0	\$250,000
7020 Civil	\$50,000	\$0	\$50,000
7021 Geotechnical Services	\$10,000	\$0	\$10,000
7022 Survey	\$5,000	\$0	\$5,000
7023 Replatting	\$5,000	\$0	\$5,000
7030 Structural	\$50,000	\$50,000	\$0
7040 Landscape	\$0	\$0	\$0
7050 MEP	\$65,000	\$0	\$65,000
7060 Kitchen Design	\$10,000	\$10,000	\$0
7070 Design & FFE Procurement Services	\$191,160	\$191,160	\$0
Subtotal	\$636,160	\$251,160	\$385,000
7100 Financing			
7110 Construction Loan 1 Interest	\$250,000	\$250,000	\$0
7111 Loan 1 Origination Fee	\$50,000	\$50,000	\$0
7120 TIF Loan 2 Interest	\$115,000	\$115,000	\$0
7121 Loan 2 Origination Fee	\$0	\$0	\$0
7150 Appraisal	\$10,500	\$0	\$10,500
7160 Recording Fee/Flood Fee	\$500	\$0	\$500
7170 Construction Inspections	\$15,000	\$0	\$15,000
7180 Property Tax Payments	\$10,000	\$10,000	\$0
Subtotal	\$451,000	\$425,000	\$26,000
7200 Insurance			
7210 Title Insurance	\$31,000	\$0	\$31,000
7220 Builders Risk	\$42,000	\$0	\$42,000
7230 Liability Insurance	\$0	\$0	\$0
Subtotal	\$73,000	\$0	\$73,000

7300 Professional Services			
7310 Admin/Legal Services	\$60,000	\$0	\$60,000
7320 Finance Services	\$0	\$0	\$0
7330 Equity Raise Services	\$112,500	\$112,500	\$0
7340 Capital Placement Services	\$112,500	\$112,500	\$0
7350 Management Onboarding Fee	\$90,000	\$90,000	\$0
7360 Market Survey	\$5,310	\$5,310	\$0
7370 Owner Representative	\$0	\$0	\$0
Subtotal	\$380,310	\$320,310	\$60,000
Other Costs			
7400 Marketing	\$102,300	\$102,300	\$0
7600 Operating Cash	\$1,000,000	\$1,000,000	\$0
7700 Contingency	\$15,000	\$15,000	\$0
7800 Guarantor Fee	\$288,118	\$288,118	\$0
7900 Developer Fee	\$500,000	\$500,000	\$0
Subtotal	\$1,905,418	\$1,905,418	\$0
Hard Costs			
8000 Construction + 5% Contingency	\$10,782,980	\$9,281,778	\$1,501,202
8200 FFE	\$750,000	\$750,000	\$0
9200 Owners Contingency	\$228,500	\$228,500	\$0
10000 Land Purchase	\$473,356	\$0	\$473,356
Subtotal	\$12,234,836	\$10,260,278	\$1,974,558
Total Costs	\$15,680,724	\$13,162,166	\$2,518,558

10% contingency based on page 26.

Schedule 2

Feasibility Study, Economic Development Study, And Fiscal Impact Statement

The City has been asked to create a Tax Increment District to help offset the expansion associated with this project. This feasibility study provides that the Project Costs can be financed through tax increment financing under South Dakota Tax Incremental District Law (South Dakota Codified Laws Chapter 11-9). Tax increment financing is an indispensable self-financing tool used throughout the United States to help local governments successfully develop and redevelop areas and encourage economic development.

In tax increment financing, the current real property tax assessed value of all properties in a designated project area ("tax increment financing district") is established as the "base value." As development in the tax increment financing district increases the assessed values of the redeveloped properties, a portion of the additional tax revenue generated by the increase in assessed value over the base value is set aside and committed by the City to the reimbursement of approved project costs.

Tax increment financing is permitted only in connection with a "Project Plan" duly adopted by the City. The property is currently estimated to have a taxable value of \$26,040. The improvements to be made to the property are estimated to add to the assessed valuation. The estimated increment resulting from the improvements would be approximately \$10,500,000 in new value once fully developed. Since only positive tax increment will be applied, the proposed project is feasible.

All of the project costs are found to be necessary and convenient to the creation of the Tax Incremental District and the implementation of the project.

The City's role is to simply act as a conduit for the revenue and pass on all positive increment to the Developer, per the Developer's Agreement. The Agreement will state the conditions of which to receive the positive increment, of which, will never exceed \$2,518,558 in total payments, or 20 years, whichever comes first.

It is assumed that all obligations incurred would be adequately secured as to allow the payment of principal and interest when due, whether by means of a taxable bond or loan. The actual repayment schedule may change, but all principal and interest shall be paid within the life of the TID. Utilizing the information regarding expected increment valuation and tax generation, it is possible to estimate an expected revenue stream that can be utilized to retire debt that will be created as a result of implementing the Project Plan.

The City of Mitchell TID #43 is proven feasible based upon the projections made by the Developer, projecting a total in excess of \$2,893,558 in tax revenue during the life of the 20-year TIF. The calculations of the estimated tax increment valuation and tax generated for the TID can be found in the following tables. For purposes of this Project Plan, it is anticipated no increment generated by the City of Mitchell TID #43 will be available until the earliest of calendar year 2028 and thereafter.

TID Tax Revenue Estimates Available for the City of Mitchell TID #43

The following shows the TIF projections and the total amount the TIF would produce over the course of its 20 year lifespan. The projections are hypothetical and are based off of the Developer's build out schedule.

School	County	City	Fire	Water	Ambulance	Total	Equalized
9.686	3.3157	4.251	0	0.056	0	17.3086	95%

Construction Year	Valuation Year	Revenue Year	Phase 1	Phase 2	Other	Other	Total Amount Available for D/S
2026	2027	2028	\$0	\$0	\$0	\$0	\$0
2027	2028	2029	\$172,653	\$0	\$0	\$0	\$172,653
2028	2029	2030	\$172,653	\$0	\$0	\$0	\$172,653
2029	2030	2031	\$172,653	\$0	\$0	\$0	\$172,653
2030	2031	2032	\$172,653	\$0	\$0	\$0	\$172,653
2031	2032	2033	\$172,653	\$0	\$0	\$0	\$172,653
2032	2033	2034	\$172,653	\$0	\$0	\$0	\$172,653
2033	2034	2035	\$172,653	\$0	\$0	\$0	\$172,653
2034	2035	2036	\$172,653	\$0	\$0	\$0	\$172,653
2035	2036	2037	\$172,653	\$0	\$0	\$0	\$172,653
2036	2037	2038	\$172,653	\$0	\$0	\$0	\$172,653
2037	2038	2039	\$172,653	\$0	\$0	\$0	\$172,653
2038	2039	2040	\$172,653	\$0	\$0	\$0	\$172,653
2039	2040	2041	\$172,653	\$0	\$0	\$0	\$172,653
2040	2041	2042	\$172,653	\$0	\$0	\$0	\$172,653
2041	2042	2043	\$172,653	\$0	\$0	\$0	\$172,653
2042	2043	2044	\$172,653	\$0	\$0	\$0	\$172,653
2043	2044	2045	\$172,653	\$0	\$0	\$0	\$172,653
2044	2045	2046	\$0	\$0	\$0	\$0	\$0
			\$2,935,106	\$0	\$0	\$0	\$2,935,106

Senior Living Facility

\$10,500,000		Projected Valuation		
Year	% Assessed	Projected Valuation	Taxable Valuation	Taxation
2026	0%	\$0	\$0	\$0
2027	0%	\$0	\$0	\$0
2028	0%	\$0	\$0	\$0
2029	100%	\$10,500,000	\$9,975,000	\$172,653
2030	100%	\$10,500,000	\$9,975,000	\$172,653
2031	100%	\$10,500,000	\$9,975,000	\$172,653

TID Tax Revenue Estimates Available for the City of Mitchell TID #43

The following shows the total costs requested by the developer as well as the City's Administrative Costs:

Mitchell TIF #43 Project Costs and TIF Request	
Infrastructure	\$1,501,202
Land	\$473,356
Design	\$385,000
Financing	\$26,000
Insurance	\$73,000
Professional Services	\$60,000
Administrative Costs	\$375,000
Total TIF Request	\$2,893,558

Economic Development Study

Introduction

The City of Mitchell has been approached concerning the creation of a tax increment district (TID). Per South Dakota Codified Law 11-9-8, the governing body must make a finding that not less than 50%, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the State through the promotion and advancement of industrial, commercial, manufacturing, agricultural and natural resources, and the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.

Study Area Boundary

The Project boundaries are described and depicted on the maps in Attachments 1 and 2 of this Plan.

Establishing Economic Development

South Dakota law describes economic development as activity that stimulates and develops the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources. The definition of economic development for State Aid to Education Formula purpose is any area where there is or will be one or more businesses engaged in any activity defined as commercial or industrial by the governing body that has zoning authority over the land contained within the TIF district. The proposed City of Mitchell TID #43 meets both of these criteria.

The proposed development will consist of Commercial property.

Finding That the Improvements to the Area Are Likely To Enhance Significantly the Value of Substantially All of the Other Real Property in the District

It is definitively found that once the improvements set forth within the Project Plan are initiated, the improvements will enhance significantly the value of substantially all of the other real property in the district. The City of Mitchell TIF #43 will revitalize economic development to the City of Mitchell and the eastern region of the State of South Dakota. A supplemental use of the TIF will be improvements as deemed necessary within the developed area.

Conditions Within the Study Area; Land Use and Planning Land Use, Planning and Comprehensive Plan

The City of Mitchell's Comprehensive Plan is consistent with the proposed use of the District.

Findings within the Project Area Analysis

It is found that not less than 50%, by area, of the real property within the District will stimulate and develop the general economic welfare and prosperity of the State of South Dakota through the promotion and advancement of economic development. It is also found that the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District in accordance with SDCL 11-9-8.

Schedule 4

Fiscal Impact Statement for the City of Mitchell TID #43

Introduction

A fiscal impact statement shows the impact of the TID, both until and after the bonds or obligations are repaid, upon all entities levying taxes upon property in the District. The following fiscal impact statement is intended to provide only a brief analysis of the estimated impact of the Tax Increment District to the public pursuant to SDCL § 11-9-13(4). It is not intended to challenge a more detailed, complete financial analysis.

Definitions

“Assumptions” means factors or definitions used in the fiscal analysis. Assumptions may include facts and figures identified by the District and educated guesses that are sometimes necessary when not all of the information is available. Assumptions are often used to extrapolate an estimate. Assumptions may include an estimate of tax levies of each taxing entity, the school aid formula contribution, the value of the real property, etc.

“**Base Revenues**” means the taxes collected on the base value.

“**Fiscal Impact**” means the increase or decrease in revenues and generally refers to an impact to revenues caused by the district.

“**Revenue**” means ad valorem taxes.

“**Tax Increment District**” means the City of Mitchell Tax Increment District Number 43.

“**Taxing Districts**” means all political subdivisions of the state which have ad valorem taxing power over property within the boundaries of the Tax Increment District.

“**Tax Increment Revenues**” means all revenues above the Base Revenues.

Assumptions

1. The property will have improvements which at completion is estimated at taxable purposes projected to exceed \$10,500,000.
2. The average tax levy of all taxing districts will be \$17.3086 “Other” per thousand dollars of taxable valuation.
3. Tax increment will start to be collected in 2028 and end prior to 2045.
4. The discretionary formula will be waived by Developer.

Schedule 5

Estimated Captured Taxable Values

For purposes of this Project Plan, it is assumed that the **Developer will elect not to use the real property tax discretionary formula** currently utilized in Davison County, South Dakota, pertaining to payment of real property taxes (i.e., 20% Year 1; 40% Year 2; 60% Year 3; 80% Year 4; and 100% Year 5.)

* Actual valuation shall depend upon the value determined by the Davison County Director of Equalization when assessed, with the application of dollars-per-thousand from local taxes. All tax increment revenues shall be from Generally Applicable Taxes attributable to the improvements to be constructed in the TID. The potential for total increment collections are estimated to be at the maximum range of \$2,893,558 covering a span of captured tax years not to exceed 20. Collection is anticipated to begin in 2028, and the schedule carries out the tax captured 20 years from the date of Plan adoption.

The following dollars-per-thousand rates are the current taxing rates of the local taxing jurisdictions for "Other" property types:

2024 Property Tax Rate	
Entity	Mill Rate
Davison County	3.3157
Mitchell School District	9.6860
City of Mitchell	4.2509
James River Water District	.0560
Total	17.3086

Utilizing the information regarding expected increment valuation and tax generation, it is possible to generate an expected revenue stream that can be utilized to retire debt that will be created as a result of implementing the Project Plan.

List of Attachments

Attachment 1 - Description of Real Property

Attachment 2 - Conditions map, SDCL § 11-9-16(1)

Attachment 3 - Improvements map, SDCL § 11-9-16(2)

Attachment 4 - Project Timeline

Attachment 5 - Zoning Change Map SDCL § 11-9-16(3)

Attachment 6 - TID Boundary Map

Attachment 7 - Department of Revenue Classification Letter

Attachment 1

Description of Real Property

Description of Real Property:

- Lot 2 Singapore Slab Tract 1 in E1/2 SE1/4 32-104-60

All located in the City of Mitchell, Davison County, South Dakota including within and adjacent right-of-way.

Attachment 2

Conditions picture for the City of Mitchell Tax Incremental District #43, SDCL § 11-9-16(1)

The following image shows the current condition of the proposed location of TID #43:



Attachment 3

Improvements Map for the City of Mitchell Tax Incremental District #43, SDCL § 11-9-16(2)

The following image shows the proposed improvements of the proposed improvements of TID #43:



Attachment 4

Project Timeline

The following shows the estimated timeline for TID #43:

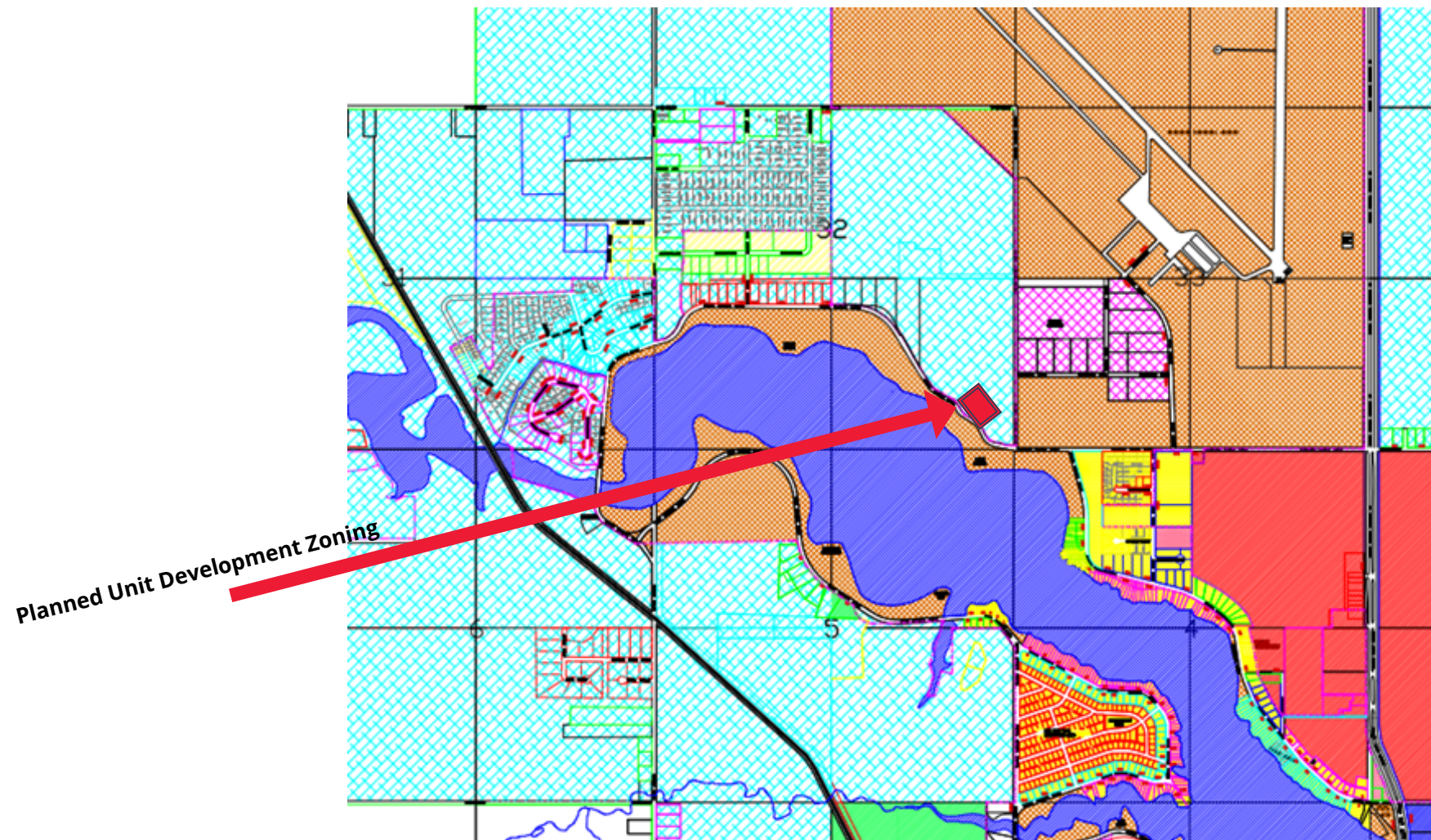
FOR PLANNING PURPOSES ONLY, SUBJECT TO CHANGE

TASK NAME	STATUS	ASSIGNED TO	START DATE	END DATE	DURATION in days
SIGN DEVELOPMENT DOCUMENTS	Complete	HME, SLH, & JTZ	3/1/25	4/17/25	48
DETERMINE FINANCIAL MODEL AND RETURN METRICS	Complete	HME, SLH, & JTZ	3/15/25	4/15/25	32
ENGAGE AND RELEASE TOPO, GEOTECHNICAL, & PLATTING	Complete	HME, SLH, & JTZ	4/1/25	4/23/25	23
DRAFT TIF APPLICATION	In Progress	HME	4/15/25	5/15/25	31
PLATTING & ANNEXATION Process	In Progress	HME, SPN, & JTZ	4/15/25	5/13/25	29
OBTAIN TERM SHEET FROM PROSPECTIVE LENDER	Complete	HME	3/20/25	4/25/25	37
FINALIZE INVESTOR DOCUMENTS FOR EQUITY RAISE	In Progress	HME	4/29/25	5/9/25	11
EQUITY RAISE	Not Started	HME, SLH, & JTZ	6/3/25	8/3/25	62
FINALIZE DESIGN, BANKING, AND EQUITY EFFORTS	Not Started	HME, SLH, & JTZ	8/3/25	10/13/25	72
BREAK GROUND ON CONSTRUCTION	Not Started	HME	10/13/25	11/1/26	385
OPEN FOR RESIDENTS	Not Started	Team	11/1/26	11/1/26	1

Attachment 5

Zoning Change Map SDCL § 11-9-16(3)

The map to the right shows the City of Mitchell's Zoning Map. The red arrow points to the location of the proposed development. The proposed development will be rezoned from UD - Urban Development to "PUD - Planned Unit Development"



Attachment 6

Tax Increment District Boundary Map

The following image shows the preliminary boundary of the tax increment district:



Attachment 7

Department of Revenue Classification Letter

The following is a document from the South Dakota Department of Revenue:



SOUTH DAKOTA DEPARTMENT OF REVENUE
445 East Capitol Avenue • Pierre, SD 57501
(605) 773-3311 • dor.sd.gov

June 12, 2025

City of Mitchell
612 N Main St
Mitchell SD 57301

RE: Preliminary Classification of City of Mitchell # 43

Dear Stephanie Ellwein:

The Department of Revenue hereby acknowledges receipt of your request for Preliminary Classification of Tax Increment Financing District submitted on 06/11/2025.

Upon review of the provided information, the Department has determined the preliminary classification for the TIF District "City of Mitchell # 43" to be Economic Development for the purposes of the State Aid to Education formula.

If you have any questions or concerns, please do not hesitate to contact this office.

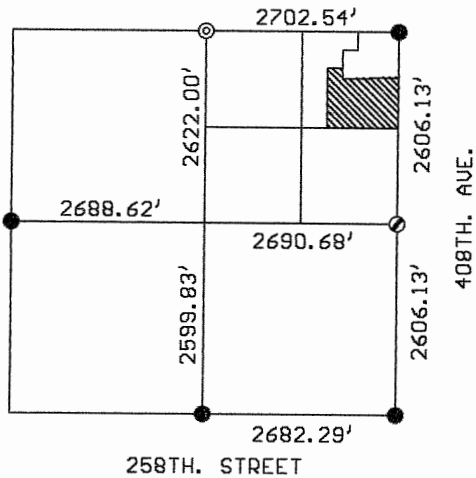
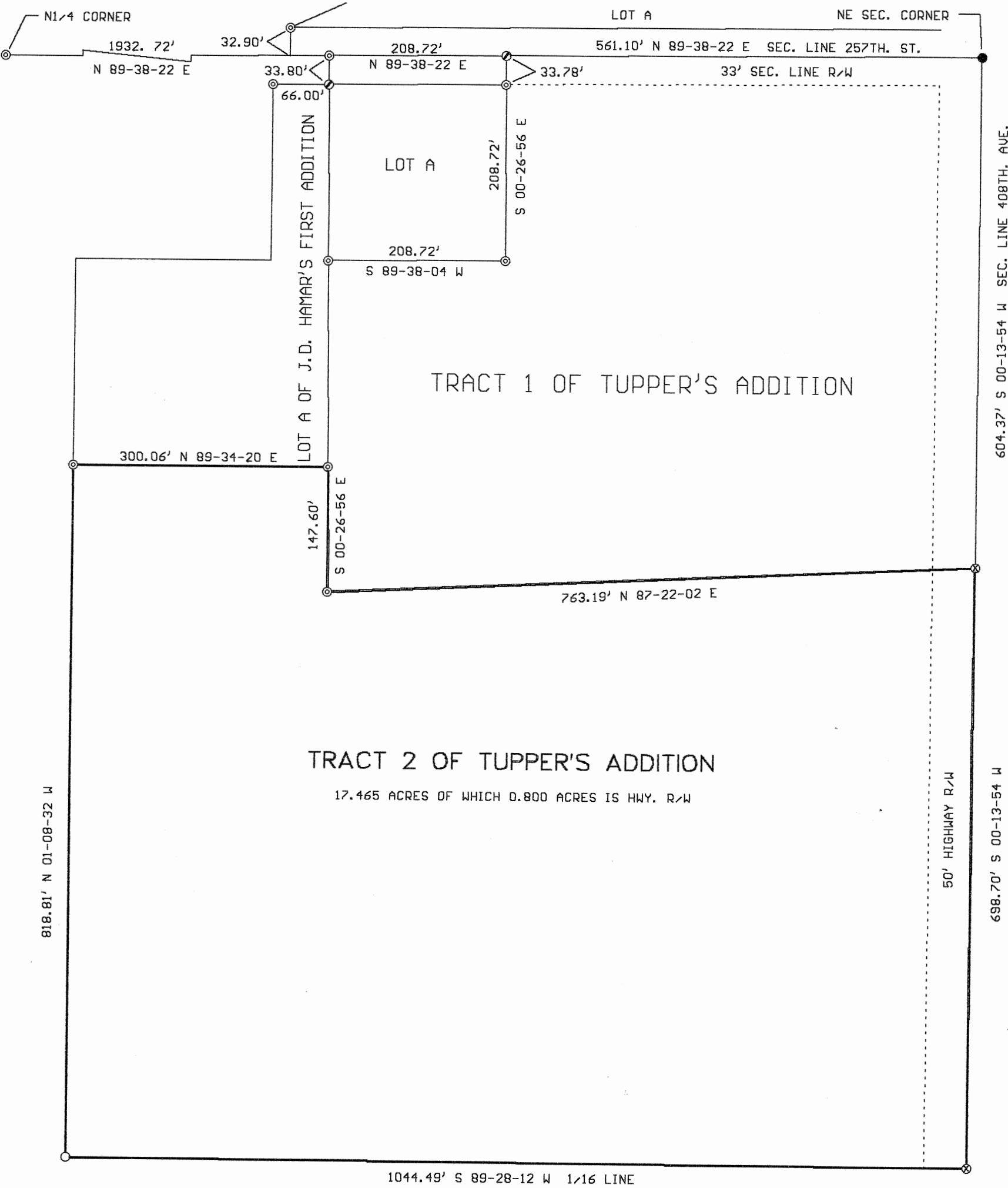
Sincerely,

A handwritten signature in blue ink, appearing to read 'WJS'.

Wendy Semmler, Director
Property Tax Division

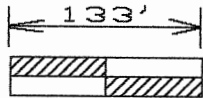


PLAT OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



- ⊙ FOUND REBAR WITH CAP
- FOUND REBAR / IRON ROD
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912
- ⊗ CALCULATED CORNER
- ⊗ SET LARGE SPIKE / MAG NAIL

SCALE :



SHEET 1 OF 4



PLAT OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN AND SURVEY AND PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 8TH. DAY OF JUNE, 2025.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, RYAN W. TUPPER, AS MEMBER MANAGER OF FOCUS LAND AND CATTLE LLC, A SOUTH DAKOTA LLC, DO HEREBY CERTIFY THAT FOCUS LAND AND CATTLE LLC, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT 2, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS ____ DAY OF _____, ____.

RYAN W. TUPPER, MEMBER MANAGER

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RYAN W. TUPPER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE AS MEMBER MANAGER OF FOCUS LAND AND CATTLE LLC, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

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

CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

PLAT OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION; NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

CITY PLANNING COMMISSION BY: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, _____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER BY: _____

PLAT OF TRACT 2 OF TUPPER'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 8, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF STREET AUTHORITY

ACCESS TO TRACT 2 WILL BE THROUGH TRACT 1 FROM 408TH. AVE.

DATED THIS _____ DAY OF _____, _____.

COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

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

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

TREASURER CERTIFICATE

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

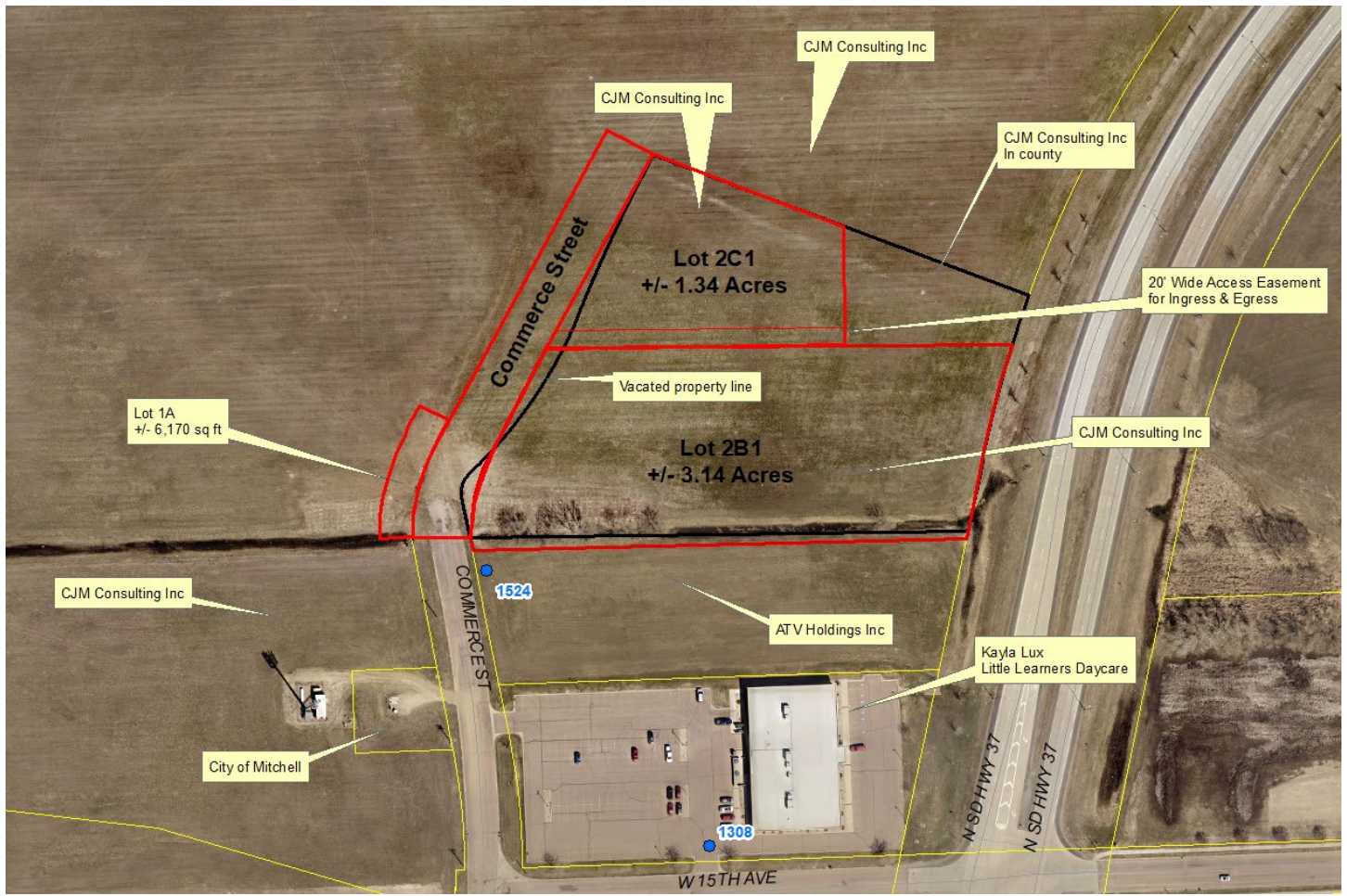
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

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

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

PREPARED BY TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333



LEGEND

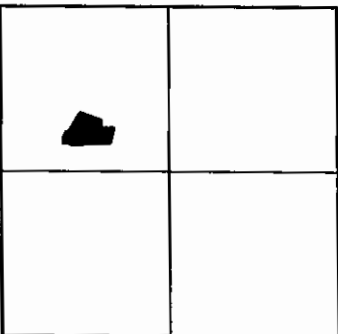
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM =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

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

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

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

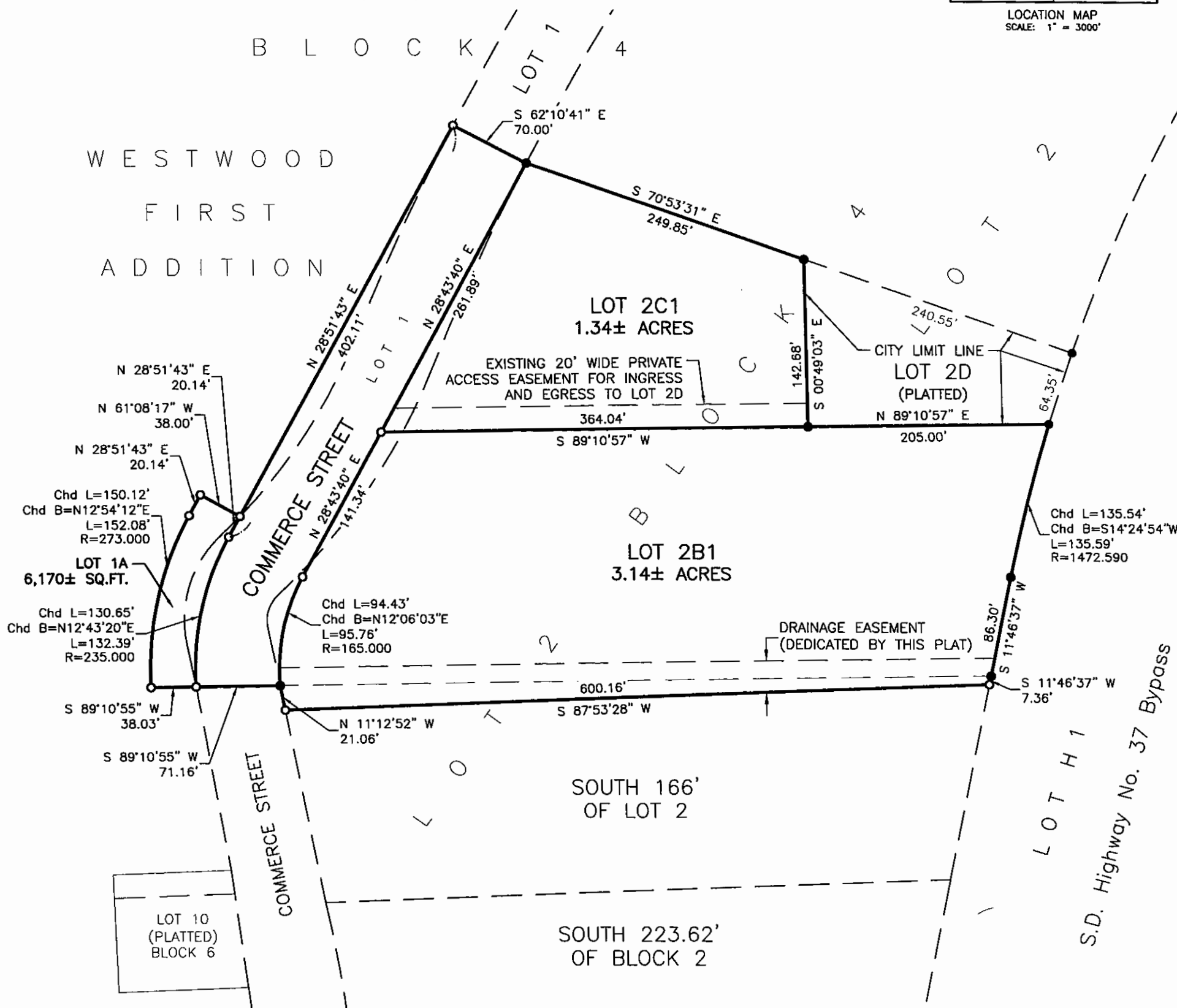
SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



1 Inch = 100 Feet



A PLAT OF LOTS 1A, 2B1 AND 2C1, BLOCK 4 OF WESTWOOD FIRST ADDITION, AND A PORTION OF COMMERCE STREET, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, 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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 9, 2025, survey those parcels of land described as follows: LOTS 1A, 2B1 AND 2C1, BLOCK 4 OF WESTWOOD FIRST ADDITION, AND A PORTION OF COMMERCE STREET, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate LOTS 2B AND 2C, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 41 ON PAGE 6; AND PORTIONS OF LOTS 1 AND 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 28 ON PAGE 44.

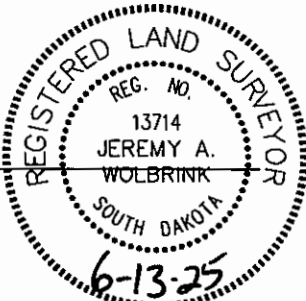
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 13th day of June, 2025.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714

SPN

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



Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

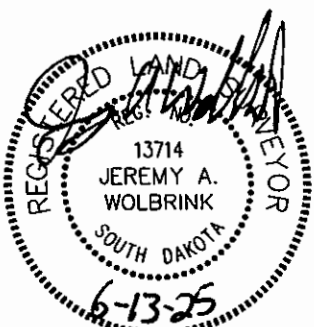
STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

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

Notary Public, South Dakota
My Commission Expires: _____

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 of Mitchell
Planning Commission



SPN

& Associates

Engineers, Planners and Surveyors

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

Finance Officer/Deputy Finance Officer of the City of Mitchell

The undersigned does 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 this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date _____

The undersigned does hereby certify that a copy of the plat of LOTS 1A, 2B1 AND 2C1, BLOCK 4 OF WESTWOOD FIRST ADDITION, AND A PORTION OF COMMERCE STREET, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, 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 this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date _____

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

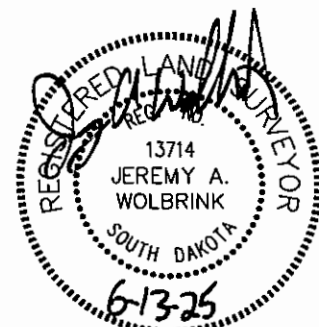
FILED for record this _____ day of _____, 2025, at _____, and recorded in Book _____ of Plats on Page _____ therein.

Register of Deeds, Davison County

By _____ Deputy _____



& 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



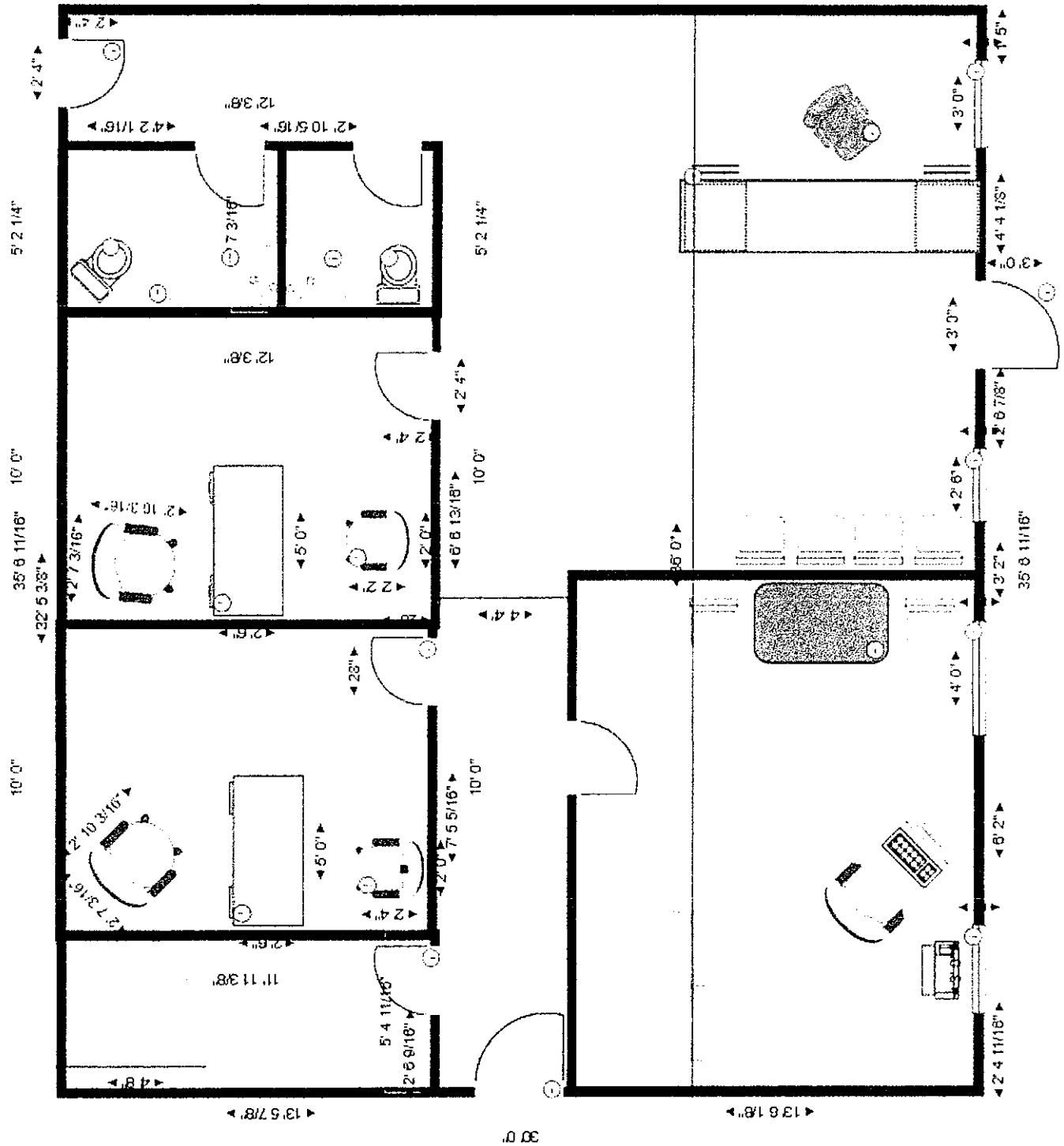


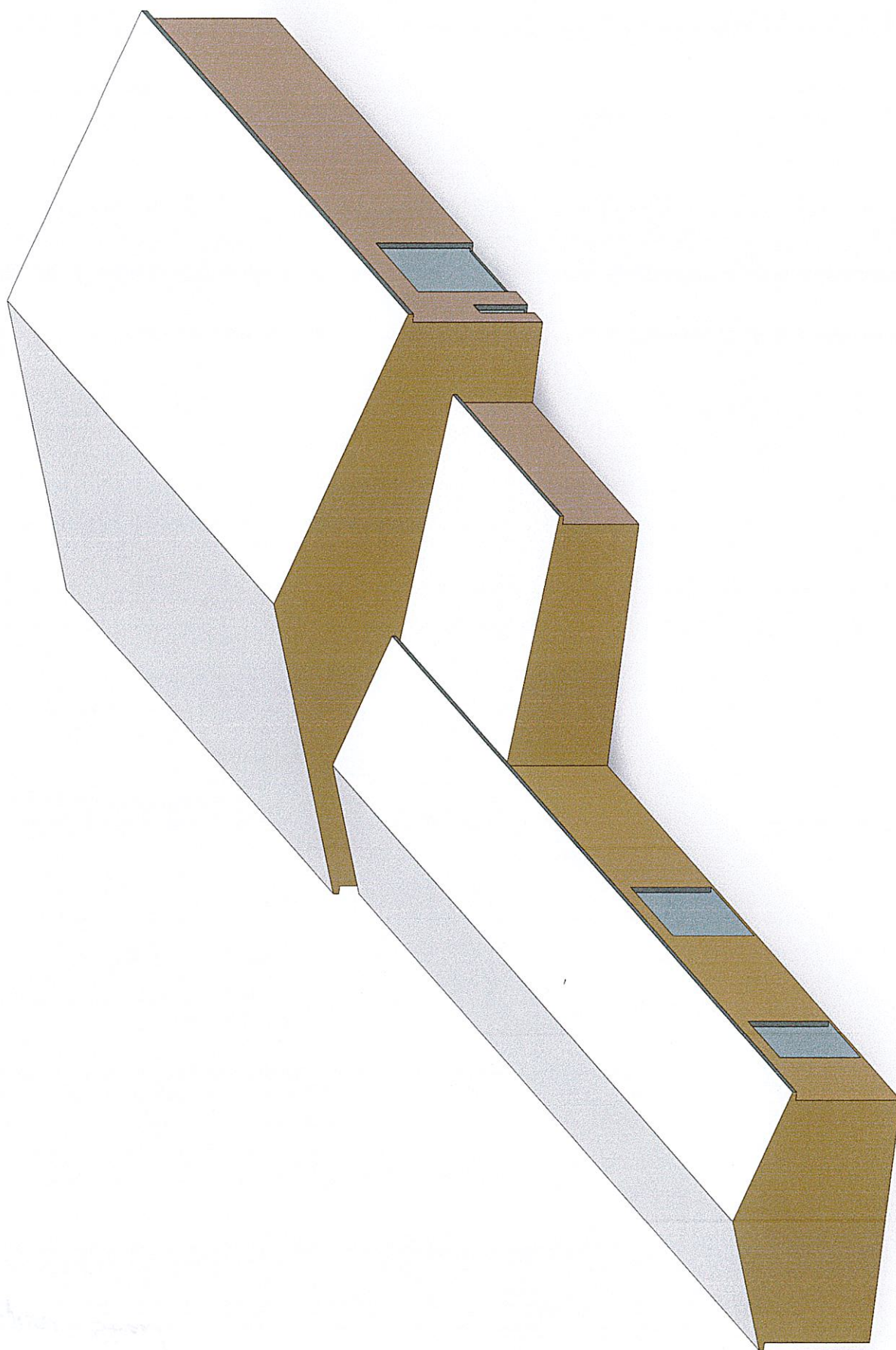
70' x 104' East Building Approved 10-10-23

Requesting new 30' x 40' Addition (orange)

Remodel 20' x 30' existing structure west of orange.

34 32 36 40 44 48 52 56 60 64 68 72







LEGEND

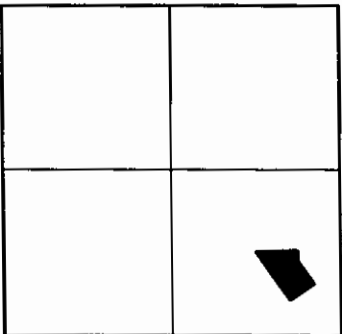
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- ▲ = FOUND SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE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

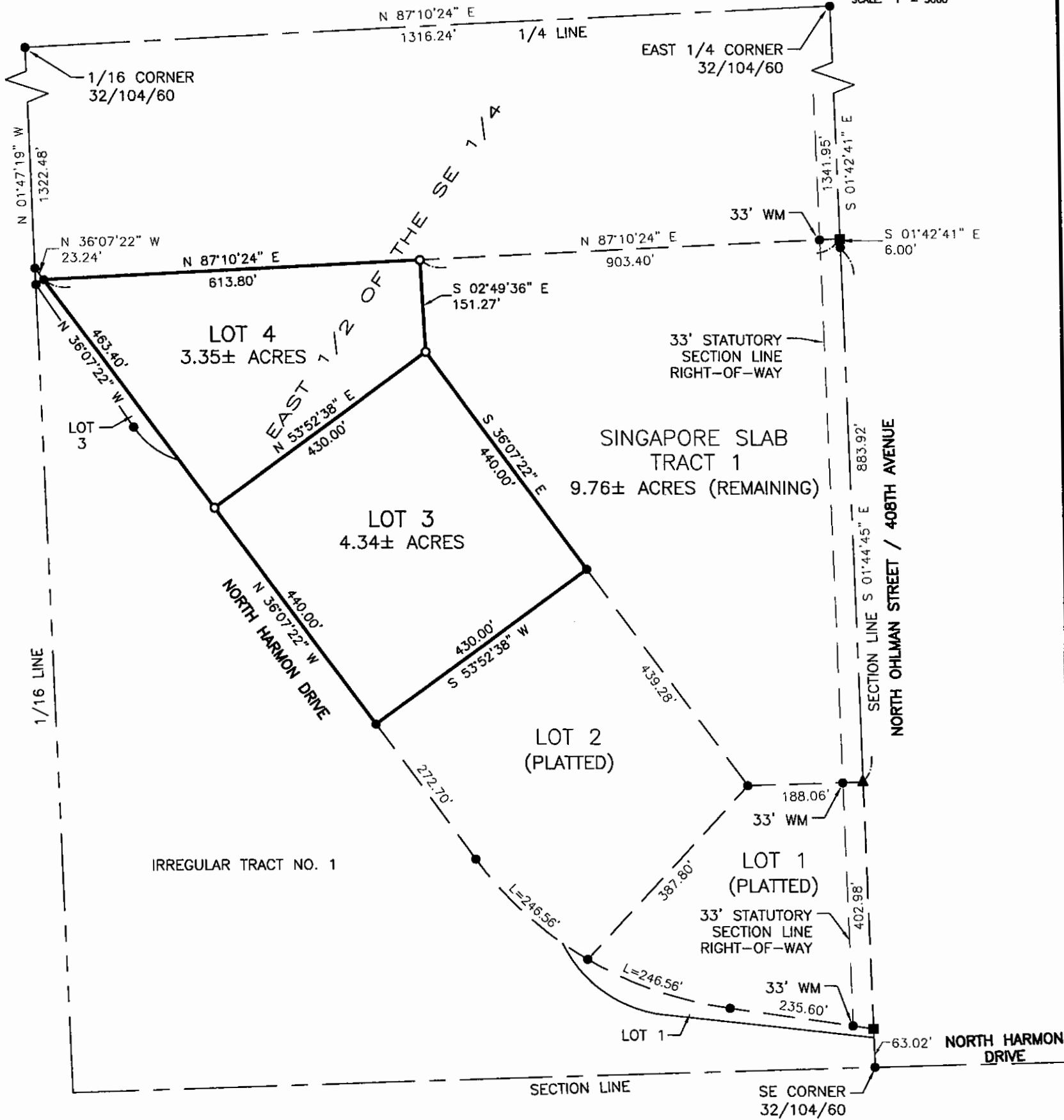
SEC. 32, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



1 Inch = 200 Feet



A PLAT OF LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

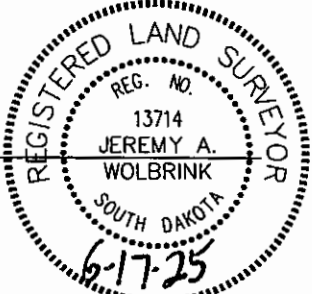
SURVEYOR'S CERTIFICATE

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 JTZ Properties LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to June 13, 2025, survey those parcels of land described as follows: LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this 17TH day of June, 2025.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



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

A PLAT OF LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 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 I the undersigned, hereby certify that JTZ Properties LLC, a South Dakota Limited Liability Company, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, 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 JTZ Properties LLC, a South Dakota Limited Liability Company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and JTZ Properties LLC, a South Dakota Limited Liability Company, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lots 3 and 4 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists North Harmon Drive. 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.

Justin Thiesse, member of JTZ Properties LLC,
a South Dakota Limited Liability Company

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Justin Thiesse, who acknowledged himself to be a member of JTZ Properties 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 WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

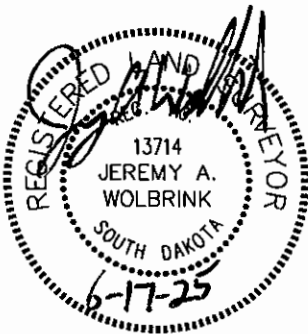
WHEREAS, the plat of LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

Chairperson/Vice-Chairperson of Mitchell City Planning Commission



A PLAT OF LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Davison County Planning Commission

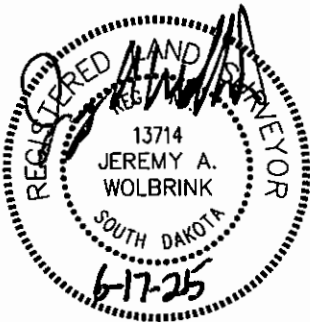
RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 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.

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, Davison County



& 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 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) 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, Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 3 AND 4 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 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, Davison County Date

REGISTER OF DEEDS

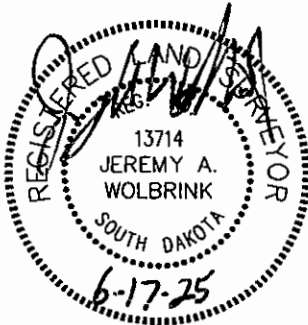
STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

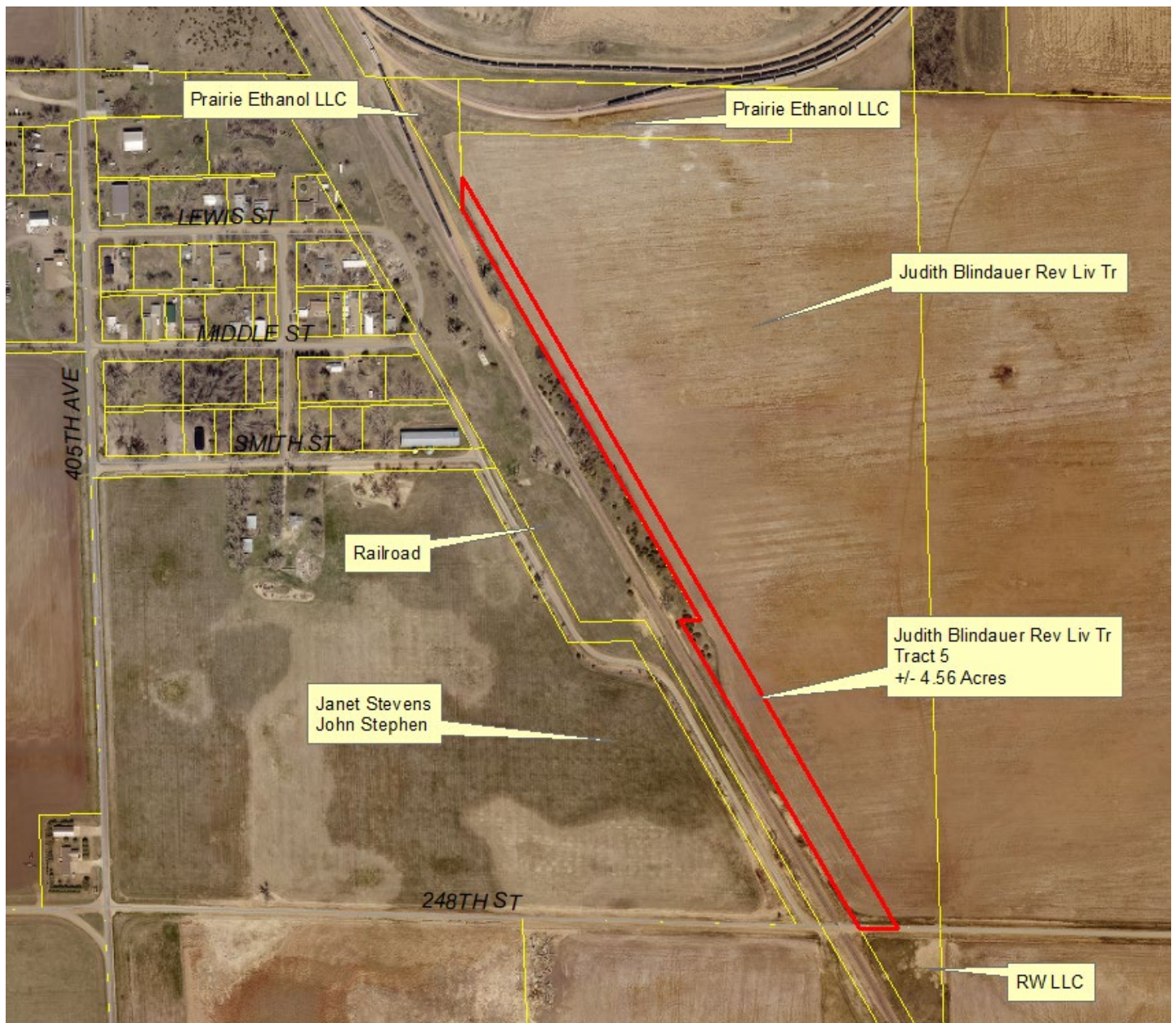
FILED for record this _____ day of _____, 2025, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County By _____ Deputy



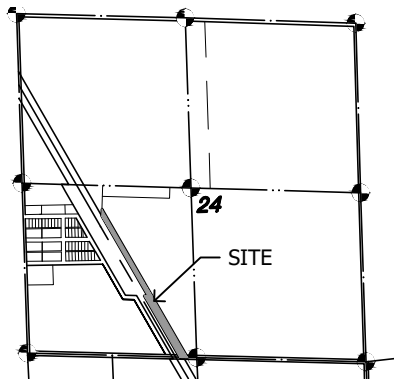
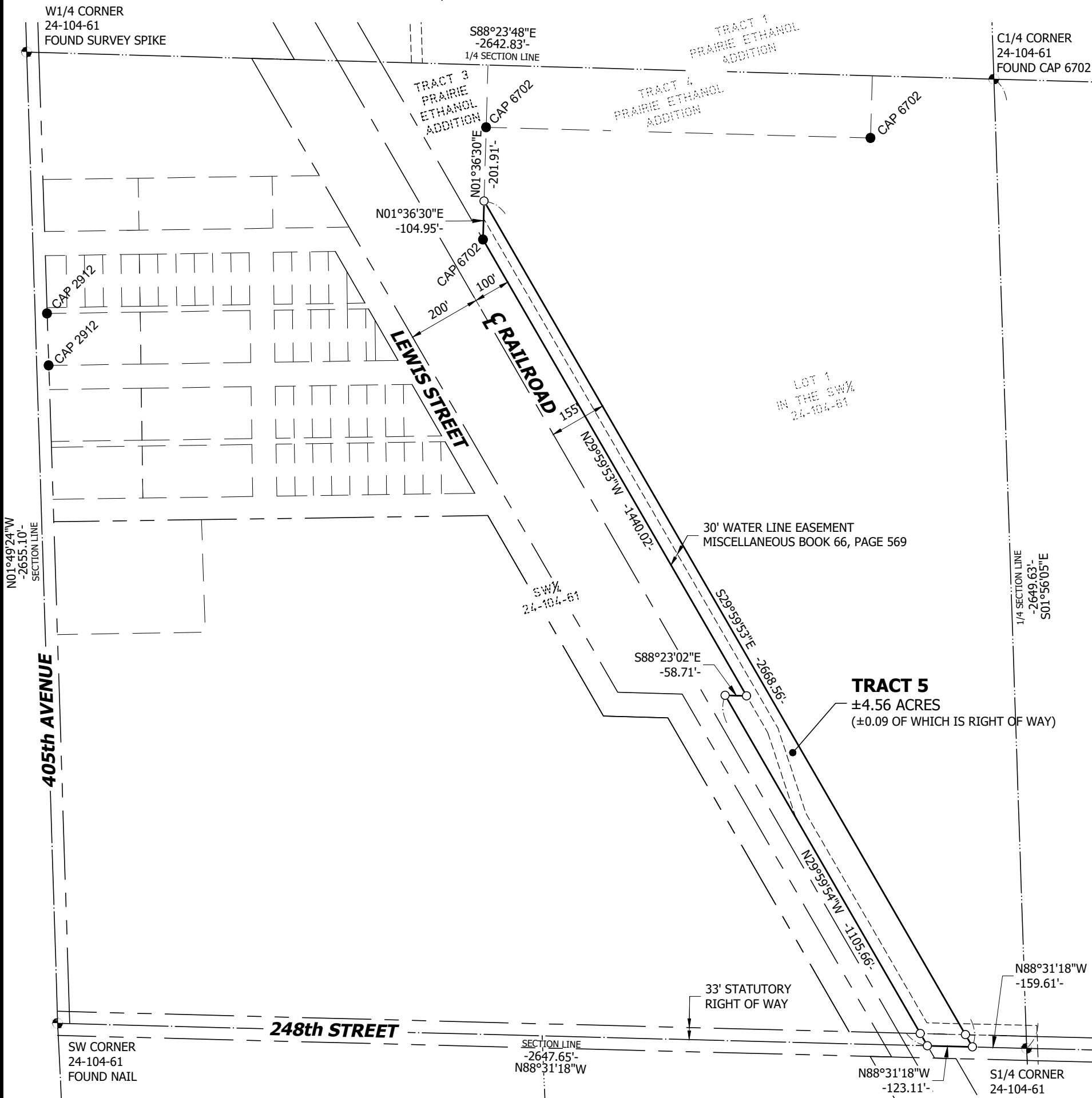
& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015





PLAT OF TRACT 5 OF
PRAIRIE ETHANOL ADDITION

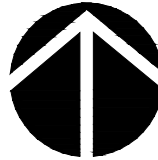
IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 198,664 S.F± OR 4.56 ACRES MORE OR LESS



KEY MAP
SECTION 24-104-61

LEGEND:
FOUND CORNER AS NOTED
FOUND SECTIONAL CORNER AS NOTED
SET 5/8" x 18" CAPPED REBAR
(UNLESS OTHERWISE NOTED)
PREVIOUSLY PLATTED DISTANCE (100.00')

NOTES:
1. BASIS OF BEARINGS FOR THIS PLAT IS UTM ZONE 14 NORTH.
2. SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH.



0 75 150 300
SCALE 1" = 300'

SURVEYOR'S CERTIFICATE

I, JOE DALE WHITLOCK, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE MAY 23, 2025, I HAVE SURVEYED LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AND PLATTED A PORTION THEREOF INTO **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** WITH AREA AND DIMENSIONS AS SHOWN ON THE PLAT.

A PORTION OF THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER.

DATED THIS ____ DAY OF _____, 2025.

JOE DALE WHITLOCK REG. NO. 9925



STOCKWELL
PREPARED BY:
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg PAGE 1 OF 3

PLAT OF TRACT 5 OF

PRAIRIE ETHANOL ADDITION

IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. CONTAINING 198,664 S.F± OR 4.56 ACRES MORE OR LESS

OWNER'S CERTIFICATE

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

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, 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, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

DATED THIS ____ DAY OF _____, 2025.

DONALD P. BLINDAUER, TRUSTEE
DONALD P. BLINDAUER REVOCABLE LIVING TRUST
AGREEMENT DATED THE 1ST DAY OF MAY 2014

JUDITH A. BLINDAUER, TRUSTEE
JUDITH A. BLINDAUER REVOCABLE LIVING TRUST
AGREEMENT DATED THE 1ST DAY OF MAY 2014

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **DONALD P. BLINDAUER OF THE DONALD P. BLINDAUER REVOCABLE LIVING TRUST AGREEMENT DATED THE 1ST DAY OF MAY 2014**, WHO ACKNOWLEDGED HIMSELF AN OWNER OF THE ABOVE DESCRIBED PROPERTY AND HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:_____

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **JUDITH A. BLINDAUER OF THE JUDITH A. BLINDAUER REVOCABLE LIVING TRUST AGREEMENT DATED THE 1ST DAY OF MAY 2014**, WHO ACKNOWLEDGED HERSELF AN OWNER OF THE ABOVE DESCRIBED PROPERTY AND SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A 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 **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

BY:_____
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 **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, AS PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

PREPARED BY: _____
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg **PAGE 2 OF 3**

BY:_____
FINANCE OFFICER



PLAT OF TRACT 5 OF

PRAIRIE ETHANOL ADDITION

IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 198,664 S.F± OR 4.56 ACRES MORE OR LESS

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETO 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 **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED 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.

I, _____, OF THE COUNTY PLANNING COMMISSION FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY
OF _____, 2025.

BY: _____
CHAIRMAN/VICE CHAIRMAN
DAVISON COUNTY COMMISSIONERS

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 5 OF PRAIRIE ETHANOL ADDITION IN LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 61 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.

BY: _____
CHAIRMAN/VICE CHAIRMAN
DAVISON COUNTY COMMISSIONERS

COUNTY AUDITOR CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT INCLUDING THE SIGNATURE THEREON

DATED THIS ____ DAY OF _____, 2025.

COUNTY AUDITOR
DAVISON COUNTY, SOUTH DAKOTA

HIGHWAY AUTHORITY CERTIFICATE

I, _____ OF _____, DO HEREBY CERTIFY THAT THIS PLAT AND ACCESS LOCATION HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

BY: _____ TITLE: _____ DATE: _____
HIGHWAY AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2025.

TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

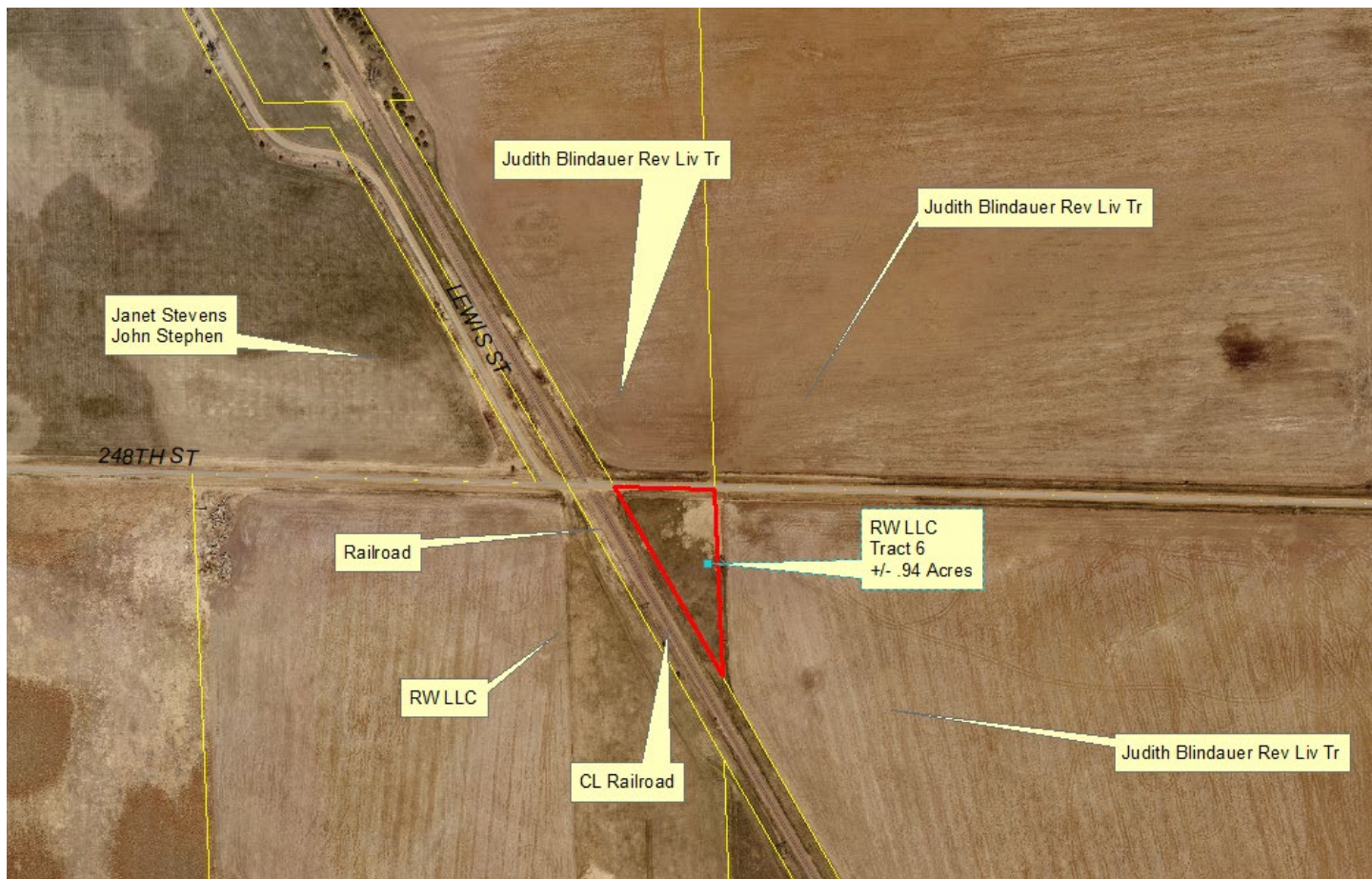
FILED FOR RECORD THIS ____ DAY OF _____, 2025, AT ____ O'CLOCK ____M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

PREPARED BY:
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg

REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

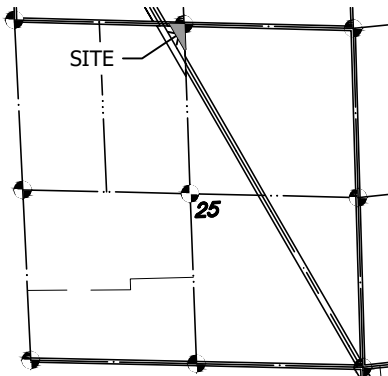
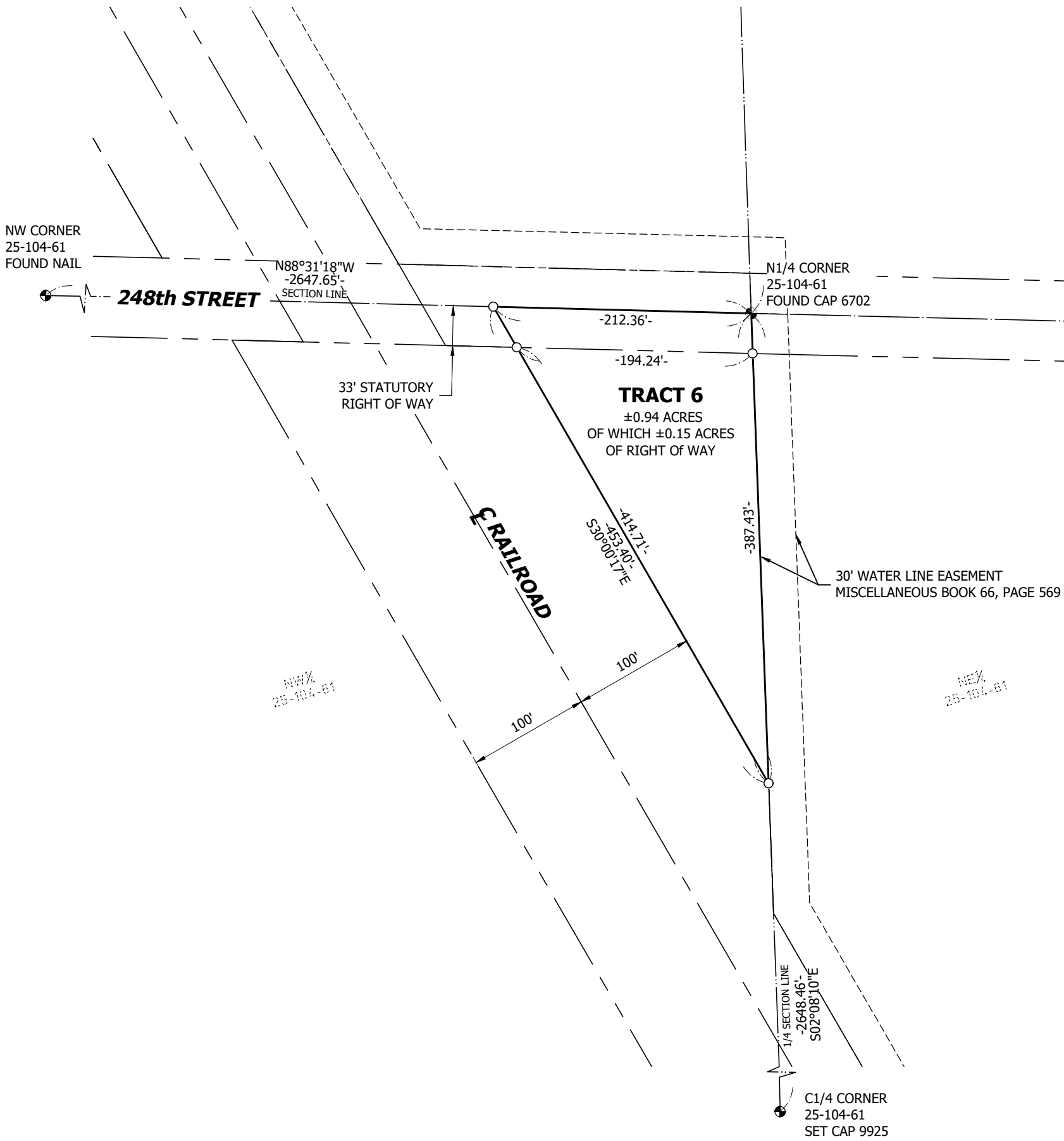
PAGE 3 OF 3





PLAT OF TRACT 6 OF
PRAIRIE ETHANOL ADDITION

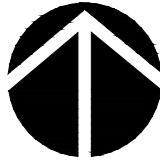
IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 41,056 S.F± OR 0.94 ACRES MORE OR LESS



KEY MAP
SECTION 25-104-61

LEGEND:
FOUND CORNER AS NOTED
FOUND SECTIONAL CORNER AS NOTED
SET 5/8" x 18" CAPPED REBAR (UNLESS OTHERWISE NOTED)
PREVIOUSLY PLATTED DISTANCE (100.00')

NOTES:
1. BASIS OF BEARINGS FOR THIS PLAT IS UTM ZONE 14 NORTH.
2. SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH.



0 25 50 100
SCALE 1" = 100'

SURVEYOR'S CERTIFICATE

I, JOE DALE WHITLOCK, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE MAY 23, 2025, I HAVE SURVEYED THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AND PLATTED A PORTION THEREOF INTO **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** WITH AREA AND DIMENSIONS AS SHOWN ON THE PLAT.

A PORTION OF THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER.

DATED THIS ____ DAY OF _____, 2025.

JOE DALE WHITLOCK REG. NO. 9925



STOCKWELL
PREPARED BY:
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg PAGE 1 OF 3

PLAT OF TRACT 6 OF

PRAIRIE ETHANOL ADDITION

IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 41,056 S.F± OR 0.94 ACRES MORE OR LESS

OWNER'S CERTIFICATE

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

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, 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, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

DATED THIS ____ DAY OF _____, 2025.

RW, LLC A SOUTH DAKOTA LIMITED LIABILITY COMPANY

BY:_____

TITLE: _____

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ AS
_____ OF **RW, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY**, WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE ABOVE
DESCRIBED PROPERTY AND THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A 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 **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

BY:_____
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 **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, AS PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

BY:_____
FINANCE OFFICER

PLAT OF TRACT 6 OF

PRAIRIE ETHANOL ADDITION

IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 41,056 S.F± OR 0.94 ACRES MORE OR LESS

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETO 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 **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED 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.

I, _____, OF THE COUNTY PLANNING COMMISSION FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2025.

BY: _____
CHAIRMAN/VICE CHAIRMAN
DAVISON COUNTY COMMISSIONERS

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 6 OF PRAIRIE ETHANOL ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 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.

BY: _____
CHAIRMAN/VICE CHAIRMAN
DAVISON COUNTY COMMISSIONERS

COUNTY AUDITOR CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT INCLUDING THE SIGNATURE THEREON

DATED THIS ____ DAY OF _____, 2025.

COUNTY AUDITOR
DAVISON COUNTY, SOUTH DAKOTA

HIGHWAY AUTHORITY CERTIFICATE

I, _____ OF _____, DO HEREBY CERTIFY THAT THIS PLAT AND ACCESS LOCATION HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

BY: _____ TITLE: _____ DATE` : _____
HIGHWAY AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2025.

TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION
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 _____.

PREPARED BY: _____
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg
PAGE 3 OF 3

REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA





IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 250,372 S.F± OR 5.75 ACRES MORE OR LESS



STOCKWELL

PREPARED BY:
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668

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PLAT OF TRACT 7 OF

PRAIRIE ETHANOL ADDITION

IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 250,372 S.F± OR 5.75 ACRES MORE OR LESS

OWNER'S CERTIFICATE

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

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, 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, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

DATED THIS ____ DAY OF _____, 2025.

DONALD P. BLINDAUER, TRUSTEE
DONALD P. BLINDAUER REVOCABLE LIVING TRUST
AGREEMENT DATED THE 1ST DAY OF MAY 2014

JUDITH A. BLINDAUER, TRUSTEE
JUDITH A. BLINDAUER REVOCABLE LIVING TRUST
AGREEMENT DATED THE 1ST DAY OF MAY 2014

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **DONALD P. BLINDAUER, TRUSTEE OF THE DONALD P. BLINDAUER REVOCABLE LIVING TRUST AGREEMENT DATED THE 1ST DAY OF MAY 2014**, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:_____

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **JUDITH A. BLINDAUER, TRUSTEE OF THE JUDITH. BLINDAUER REVOCABLE LIVING TRUST AGREEMENT DATED THE 1ST DAY OF MAY 2014**, WHO ACKNOWLEDGED HERSELF TO BE THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A 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 **TRACT 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

BY:_____
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 **TRACT 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, AS PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

BY:_____
FINANCE OFFICER

PREPARED BY:
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg PAGE 2 OF 3



PLAT OF TRACT 7 OF

PRAIRIE ETHANOL ADDITION

IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 250,372 S.F± OR 5.75 ACRES MORE OR LESS

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETO 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 **TRACT 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED 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.

I, _____, OF THE COUNTY PLANNING COMMISSION FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2025.

BY: _____
CHAIRMAN/VICE-CHAIRMAN
DAVISON COUNTY COMMISSIONERS

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 7 OF PRAIRIE ETHANOL ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 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.

BY: _____
CHAIRMAN/VICE-CHAIRMAN
DAVISON COUNTY COMMISSIONERS

COUNTY AUDITOR CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT INCLUDING THE SIGNATURE THEREON

DATED THIS _____ DAY OF _____, 2025.

COUNTY AUDITOR
DAVISON COUNTY, SOUTH DAKOTA

HIGHWAY AUTHORITY CERTIFICATE

I, _____ OF _____, DO HEREBY CERTIFY THAT THIS PLAT AND ACCESS LOCATION HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

BY: _____ TITLE: _____ DATE: _____
HIGHWAY AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION
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 _____.

PREPARED BY: _____
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg
PAGE 3 OF 3

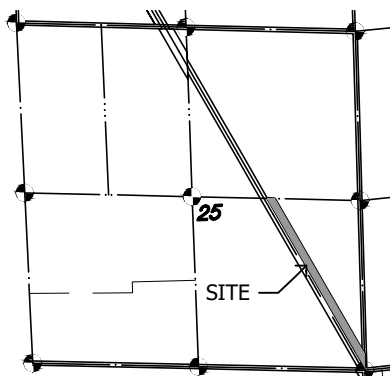
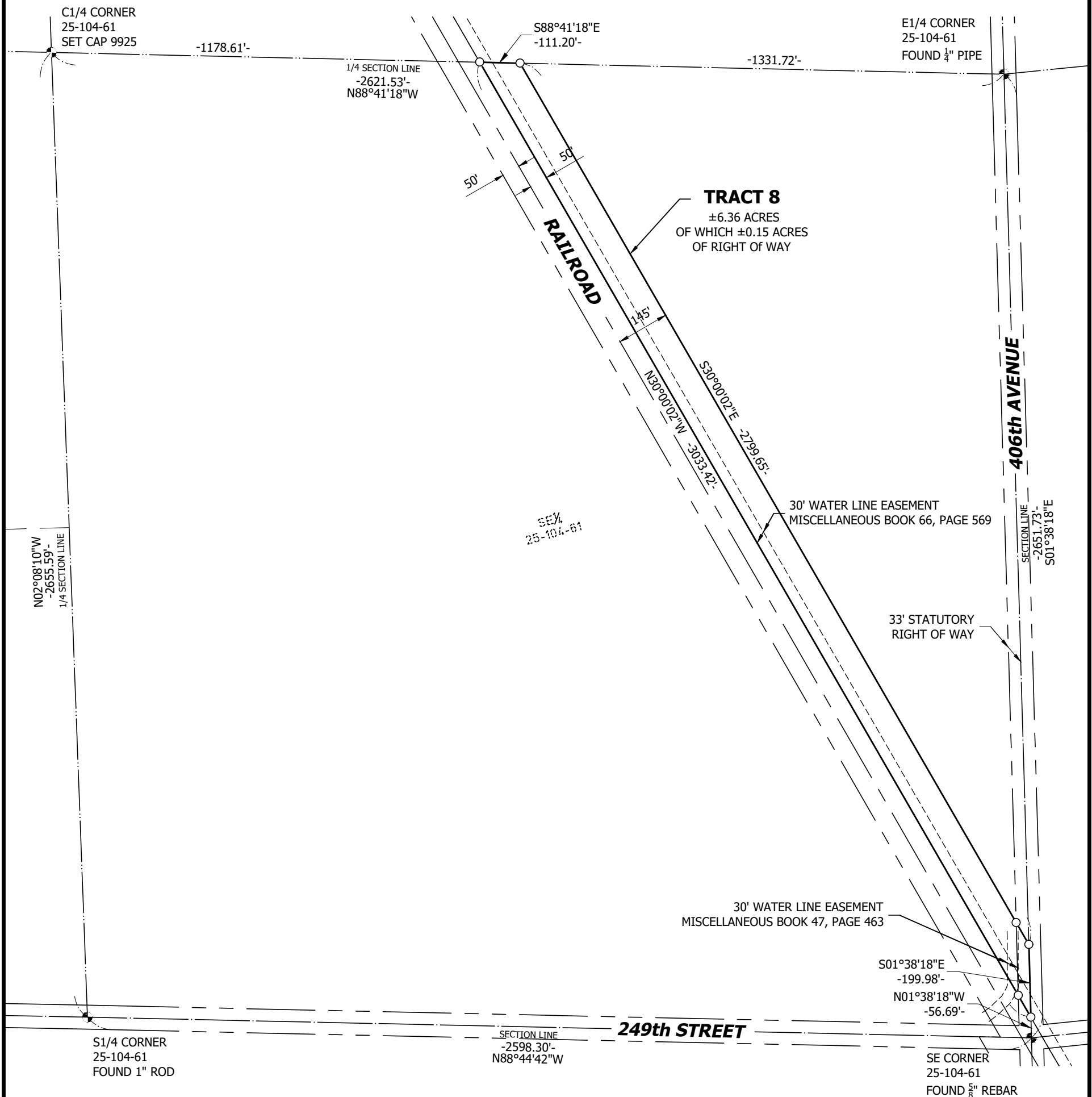
REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA





PLAT OF TRACT 8 OF
PRAIRIE ETHANOL ADDITION

IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 277,071 S.F.± OR 6.36 ACRES MORE OR LESS



KEY MAP
SECTION 25-104-61

LEGEND:
FOUND CORNER AS NOTED
FOUND SECTIONAL CORNER AS NOTED
SET 5/8" x 18" CAPPED REBAR
(UNLESS OTHERWISE NOTED)
PREVIOUSLY PLATTED DISTANCE (100.00')

NOTES:
1. BASIS OF BEARINGS FOR THIS PLAT IS UTM ZONE 14 NORTH.
2. SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH.



0 75 150 300
SCALE 1" = 300'

SURVEYOR'S CERTIFICATE

I, JOE DALE WHITLOCK, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE MAY 23, 2025, I HAVE SURVEYED THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AND PLATTED A PORTION THEREOF INTO **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** WITH AREA AND DIMENSIONS AS SHOWN ON THE PLAT.

A PORTION OF THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**.

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER.

DATED THIS ____ DAY OF _____, 2025.

JOE DALE WHITLOCK REG. NO. 9925



STOCKWELL
PREPARED BY:
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg PAGE 1 OF 3

PLAT OF TRACT 8 OF

PRAIRIE ETHANOL ADDITION

IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 277,071 S.F± OR 6.36 ACRES MORE OR LESS

OWNER'S CERTIFICATE

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

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, 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, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

DATED THIS ____ DAY OF _____, 2025.

RW, LLC A SOUTH DAKOTA LIMITED LIABILITY COMPANY

BY:_____

TITLE:_____

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ AS

_____ OF **RW, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY**, WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF SOUTH DAKOTA
MY COMMISSION EXPIRES:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A 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 **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING

RESOLUTION WAS PASSED BY THE PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING HEREOF HELD ON THE ____ DAY OF _____, 2025.

BY:_____
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 **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, AS PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY

OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE ____ DAY OF _____, 2025.

BY:_____
FINANCE OFFICER

PLAT OF TRACT 8 OF

PRAIRIE ETHANOL ADDITION

IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE
5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.
CONTAINING 277,071 S.F± OR 6.36 ACRES MORE OR LESS

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETO 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 **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY JOE DALE WHITLOCK, A DULY LICENSED 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.

I, _____, OF THE COUNTY PLANNING COMMISSION FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2025.

BY: _____
CHAIRMAN/VICE-CHAIRMAN
DAVISON COUNTY COMMISSIONERS

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 8 OF PRAIRIE ETHANOL ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 104 NORTH, RANGE 61 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.

BY: _____
CHAIRMAN/VICE-CHAIRMAN
DAVISON COUNTY COMMISSIONERS

COUNTY AUDITOR CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT INCLUDING THE SIGNATURE THEREON

DATED THIS _____ DAY OF _____, 2025.

COUNTY AUDITOR
DAVISON COUNTY, SOUTH DAKOTA

HIGHWAY AUTHORITY CERTIFICATE

I, _____ OF _____, DO HEREBY CERTIFY THAT THIS PLAT AND ACCESS LOCATION HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

BY: _____ TITLE: _____ DATE` : _____
HIGHWAY AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

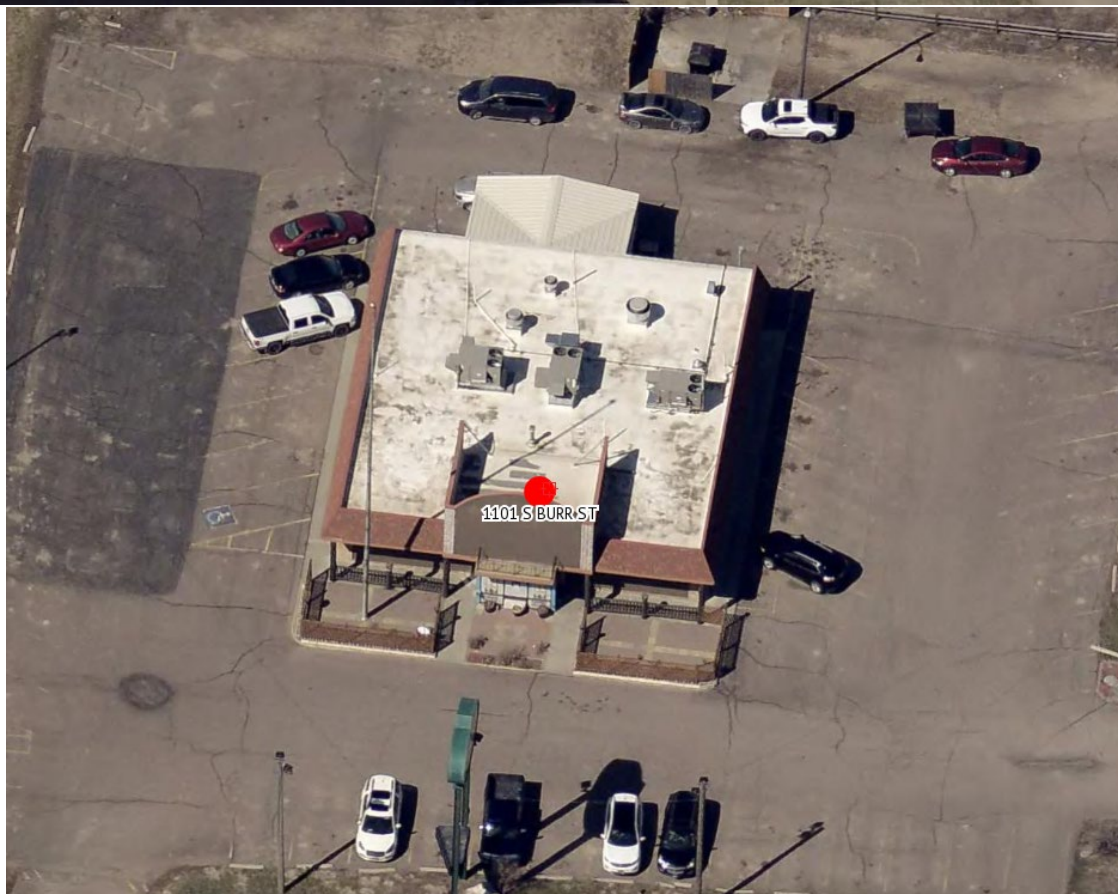
REGISTER OF DEEDS

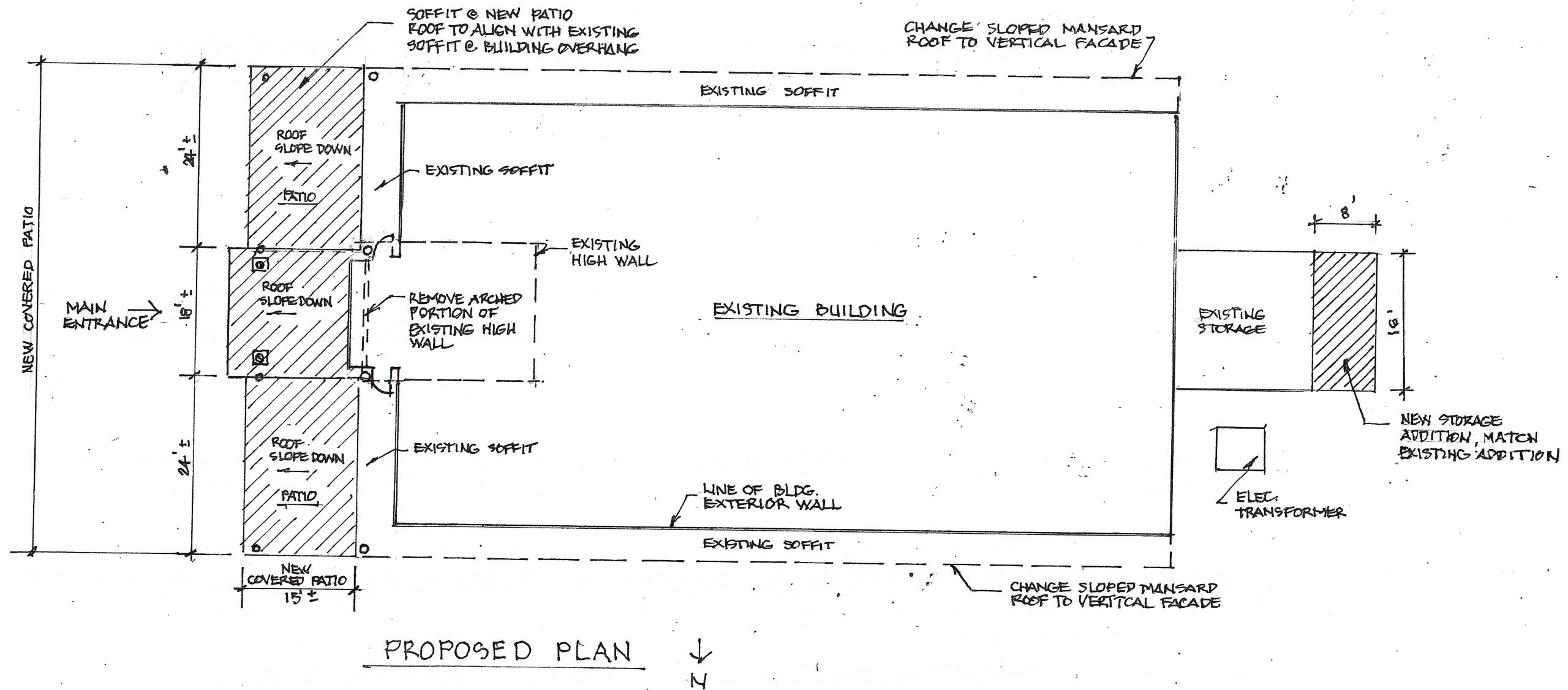
FILED FOR RECORD THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK ____M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

PREPARED BY: _____
JOE D. WHITLOCK, PLS
801 NORTH PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668
23031 - 0 - Boundary.dwg
PAGE 3 OF 3

REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

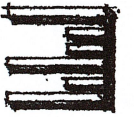






EXISTING BUILDING

L.L. JIRSA ARCHITECT
P.O. BOX 925
MITCHELL, SD 57501
email: lljirsa@lljirsa.com
605-776-5464



PROJECT NAME
CORONA VILLAGE
RESTAURANT RENOVATIONS
S. BURR ST.
MITCHELL, SD

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.

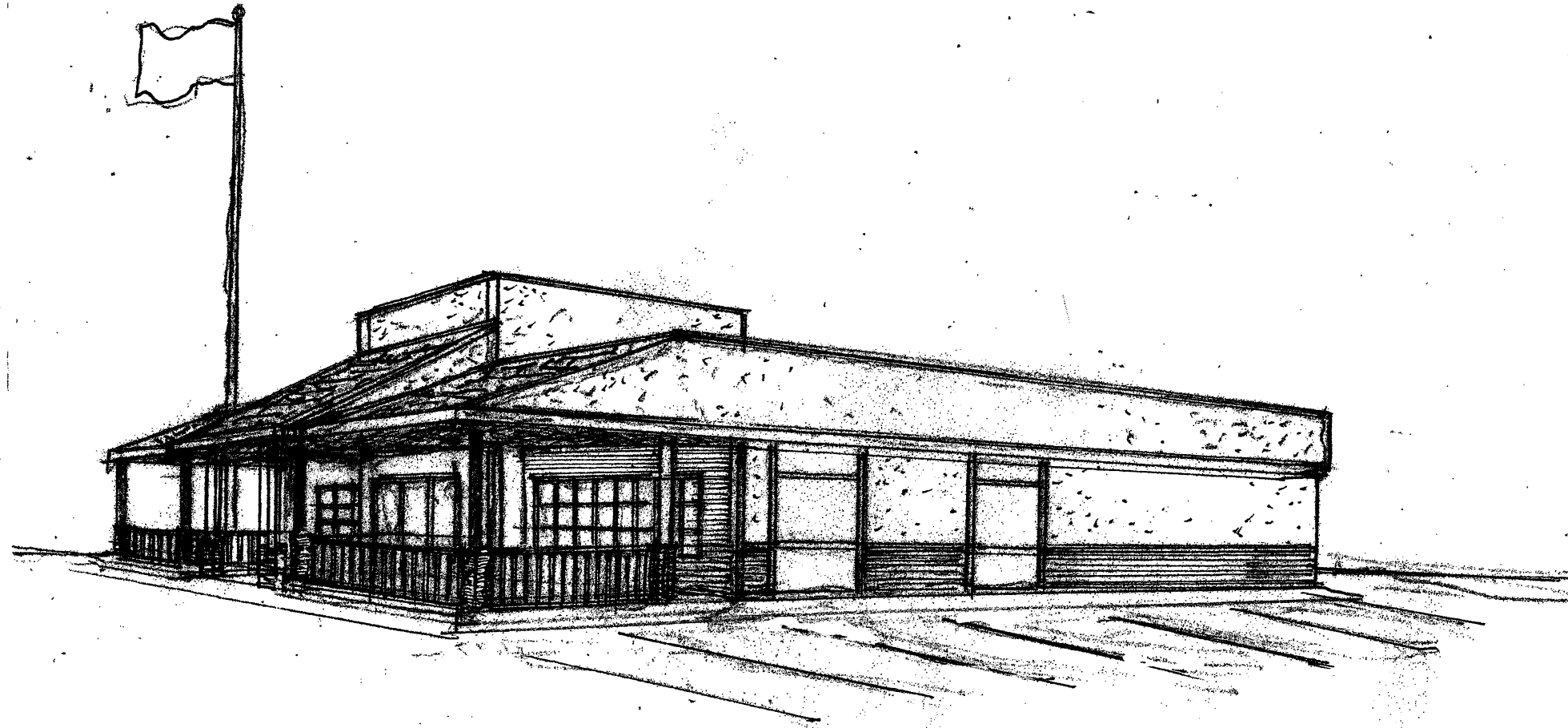
DATE

JUN 16, 2025

PROJECT TITLE

PLAN

Page 100 of 101



L.L. JIRSA ARCHITECT
P.O. BOX 928
MITCHELL, SD 57301
CELL: 605-993-1111
FAX: 605-993-1112



PROJECT NAME
CORONA VILLAGE
RESTAURANT RENOVATIONS
2. BURR ST.
MITCHELL, SD

REVISIONS
NO. DATE DESCRIPTION

DATE

JUN 16, 2025

VIEW

PERSPECTIVE

SHEET NO.

A-2