



**Planning Commission 10-27-25 Agenda**  
City Council Chambers, City Hall, 612 N. Main Street  
October 27, 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: October 14, 2025**
- 6. Schedule Next Meeting: November 10, 2025**
- 7. Plat: James & Julie Thue**  
Plat of Tract A of Julie's Addition, in the NE 1/4 of the NE 1/4 of Section 30, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota
- 8. Plat: Verna Hofer**  
Plat of Tract 1 of Verna Hofer's Addition, in the W 1/2 of the NW 1/4 of Section 13, T 102 N, R 60 W of the 5th P.M., Davison County South Dakota
- 9. Plat: JVN Properties LLC**  
Plat of Lot 14C, Block 14, Morningview Addition to the City of Mitchell in the SE 1/4 of Section 28, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota
- 10. Plat: Colleen Campbell; Jarrett & Sara Brunsen**  
Plat of Lot 1 of Brunsen's Addition in the South 1/2 of the SE 1/4 of Section 21 and the North 1/2 of the NE 1/4 of Section 28, All in T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota
- 11. Other Business:**
- 12. 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.*
- 13. 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 10-14-25  
City Council Chambers, City Hall, 612 N. Main Street  
October 14, 2025

**1. Call to Order**

Chairperson Genzlinger called the October 14, 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: Bathke, Genzlinger, Gunkel, Havlik, Osterloo, Schmitz, Schreurs, Sonne.

Absent: None.

Staff Present: Boehmer, Dammann, Ellwein, Hegg, Jenniges, J Johnson, Schroeder.

**3. Declaration Of Conflicts Of Interests**

Schmitz item #12.

Schreurs item #13.

**4. Approve Agenda**

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

**5. Approval of Previous Minutes: August 25, 2025**

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the August 25, 2025 Planning Commission Meeting. All present voting aye; motion carried.

**6. Schedule Next Meeting: October 27, 2025**

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission Meeting for October 27, 2025. All present voting aye; motion carried.

**7. Rezone Hearing & Recommendation: Lyle Haring, 2635 Anthony Ave**

Lyle Haring is requesting the following property legally described as; Lot 5, Block 1, CJM Second Addition in the NW 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; be changed from CJM Second Addition Planned Unit Development to Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two responses in favor that made the packet and two that did not but had no comments on it. The applicant was present to answer questions.

Jenniges gave an overview of the area using GIS. He said the applicant would like to plat his three parcels into one for taxing reasons, but one of his parcels is zoned differently, so he has to rezone to all be the same. The land is contiguous for the rezone and meets all zoning regulations of the new proposed zoning district.

Motion by Schmitz, seconded by Havlik to recommend approval of the rezone. All present voting aye; motion carried.

#### **8. Hearing and Recommendation: an Ordinance Amending 10-9C-01, Lot 5, Block 1 CJM second Addition**

Lyle Haring is requesting to amend CJM Second Addition Planned Development District by changing 10-9C-1 Legal Description from "Block 1, Block 2, Block 8 and Block 9 of CJM Second Addition and a portion of Anthony Avenue and a portion of Livesay Lane, A

Subdivision of the NW ¼ of Section 32, T 104 N, R 60 W, of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota." to "Block 1, Block 2, Block 8 and Block 9 of CJM Second Addition and a portion of Anthony Avenue and a portion of Livesay Lane, A Subdivision of the NW ¼ of Section 32, T 104 N, R 60 W, of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota except Lot 5, Block 1, CJM Second Addition in the NW 1/4 of Section 32, T 104 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota"

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor that made the packet and two that did not but had no comments on it. The applicant was present to answer questions.

Jenniges said that his goes with item number 7 on the agenda. Because the land Haring is requesting to be rezoned is in a PUD and that a PUD has a legal description with it. This request is to exclude Harings' legal description from the PUD.

Motion by Schreurs, seconded by Sonne to recommend approval of the ordinance amendment. All present voting aye; motion carried.

#### **9. Variance Permit: Mark Van Den Hoek**

Mark Van Den Hoek has applied for a Variance Permit for accessory building combination of 3,470 square feet vs 2,000 square feet to build a new accessory building of 1,920 square feet.

This is located at 3220 N Main St, legally described as the 400' E of Highway in Irregular Tract 4 in the NW ¼ of Section 10, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor that did not make the packet but had no comments. The applicant was not present to answer questions.

Jenniges gave an overview of the area using GIS. The applicant would like to build a 32' x 60' addition onto his existing shed which puts him over the 2,000 sq ft. It will meet setbacks of R3.

Motion by Schreurs, seconded by Schmitz to recommend approval of the variance. All present voting aye; motion carried.

#### **10. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #44**

Jenniges gave an overview of the area using GIS. This area has been platted in the past few months. Part of the TIF does overlap with county TID #2. However, they are not making any improvements to that lot until that TIF is paid off which is anticipated to be 2028. City staff did an internal review of the TIF and gave comments back to the applicant. This is a developer finance TIF for Economic Development. The applicant is requesting \$2,921,326, which is the full amount of the projected assessment value tax increase over the next 20 years. The project cost is \$9,271,970 with \$5,469,405.15 of TIF eligible costs. The project will consist of building a new restaurant/bar with a banquet room located within Lot 2B1. This will be a fine-dining concept employing up to 15 full-time employees and 25 part-time employees. The restaurant facility is estimated for completion in November 2026 with construction starting in the fall of 2025. Also in the area but not included with the TIF is a quick-service restaurant and a lodging facility. The developer will waive the discretionary tax abatement. They have also stated in the project plan that the project would not work but for the use of the TIF. All costs will be certified by the city finance prior to payment of grant funds. The applicant was present to answer questions.

Genzlinger questioned what would happen if they didn't have the other developments within the area to produce the projected assessment increases. Ellwein said that the developer would be responsible for paying for any shortages that happen. The TIF is not front end loaded, meaning they don't get all the money up front, they get money as the assessment of the project moves forward and the difference in taxes from the frozen assessment to the new assessment.

Don Petersen, of Morgan Theeler, representing the applicant, stated that the developer knows if this area does not fully develop that they will have to pay for the shortage. The TIF is one of four major hurdles for the project, and it will not move forward without the TIF.

Chuck Mauszycki Sr stated the project wouldn't move forward without the TIF. So far they are meeting their goals and timelines. They are almost ready for the project to go out for bid and 6 of the 16 investors will be part of the build.

Steve Sibson stated that he is in favor of the project and the Mauszycki family is a long-time family friend. Sibson said he has been working with the state on TIF's and that there are problems with this project plan. He believes county TIF 2 should be an added pdf to this project since it's overlapping. There is no way to prove the "but for" clause because they don't have enough financials in the project plan. He believes the land base value is calculated incorrectly because it's assessed as ag land, but it's zoned commercial, so it should have a higher base value. He believes that the project does not need a TIF to continue.

Genzlinger stated he believed the land being assessed as ag and not commercial like the property to the south, because it has been farmground, and it has not been developed and has no buildings on it.

Motion by Havlik, seconded by Schreurs, to set the boundaries as presented for TIF District

#44 to include the following:

LOTS TWO B ONE (2B1) AND TWO C ONE (2C1), A SUBDIVISION OF LOT TWO (2), BLOCK FOUR (4), WESTWOOD FIRST ADDITION IN THE NORTHWEST QUARTER (NW1/4) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA;

THAT PORTION OF COMMERCE STREET LOCATED ALONG THE WESTERLY BORDER OF LOTS TWO B ONE (2B1) AND TWO C ONE (2C1); AND

LOT ONE (1), BLOCK TEN (10), A SUBDIVISION OF BLOCK FOUR (4) OF WESTWOOD FIRST ADDITION IN THE NORTHWEST QUARTER (NW1/4) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60) WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA;

All present voting aye; motion carried.

Motion by Schmitz, seconded by Sonne to approve the project plan and recommend approval of TIF District #44. All present voting aye; motion carried.

#### **11. Plat: DWU, Kittle & Reider**

Plat of Lots 7A & 9A in Tract D, Wild Oak Golf Club Addition to the City of Mitchell, in the SE 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

Jenniges gave an overview of the area using GIS. Kittle and Reider are purchasing Lot 8 from DWU, which this plat is vacating Lot 8 that DWU owned. Kittle and Reider are vacating and replanting their original lots to include the land they are purchasing from DWU. The applicants were not present to answer questions.

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

#### **12. Plan Approval: Schmitz Construction, 926 N Main St, zoned Central Business District**

Jenniges gave an overview of the area using GIS. The applicant has requested to demo a couple portions of the building and request a building permit to add back an addition. The applicant was present to answer questions.

Schmitz stated that they had originally just planned to demo one of the structures, but after getting into the second area, they decided that would need to be demoed as well and built back new.

Genzlinger stated he was happy to see someone is doing something with this building as it needs some repair.

Motion by Havlik, seconded by Schreurs to approve the plan. Roll call vote: Genzlinger – aye, Gunkel – aye, Havlik – aye, Osterloo – aye, Schmitz – abstain, Schreurs – aye, Sonne – aye. 6 aye, 0 nay, 1 abstain; motion carried.

**13. Plat: Servicemen's Memorial Cemetery Association Inc**

Plat of Veterans Memorial Park Tract 1, a subdivision of the SE 1/4 of the WSE 1/4 of the SW 1/4 of Section 9, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. This is being platted for a bathroom to be built on the property. After the bathroom is built, the City of Mitchell will acquire ownership of the lot. The parent parcel is still in the county, so County Planning Commission and County Commission will also hear this at their next meetings. Zoning and building authority still lies with the City of Mitchell. The applicant was present to answer any questions.

Motion by Sonne, seconded by Schmitz to approve the plat.

Dwight Stadler stated he is the treasurer for the Servicemen's Memorial Cemetery, and he is requesting the plat be tabled. They were not notified that the plat had been completed, and the plat boundaries are in the wrong location.

Substitute motion by Sonne, seconded by Schmitz to postpone the plat until the correct one is provided. All present voting aye, with Schreurs abstaining; motion carried.

**14. Other Business:**

None.

**15. Public Input:**

None.

**16. Adjourn**

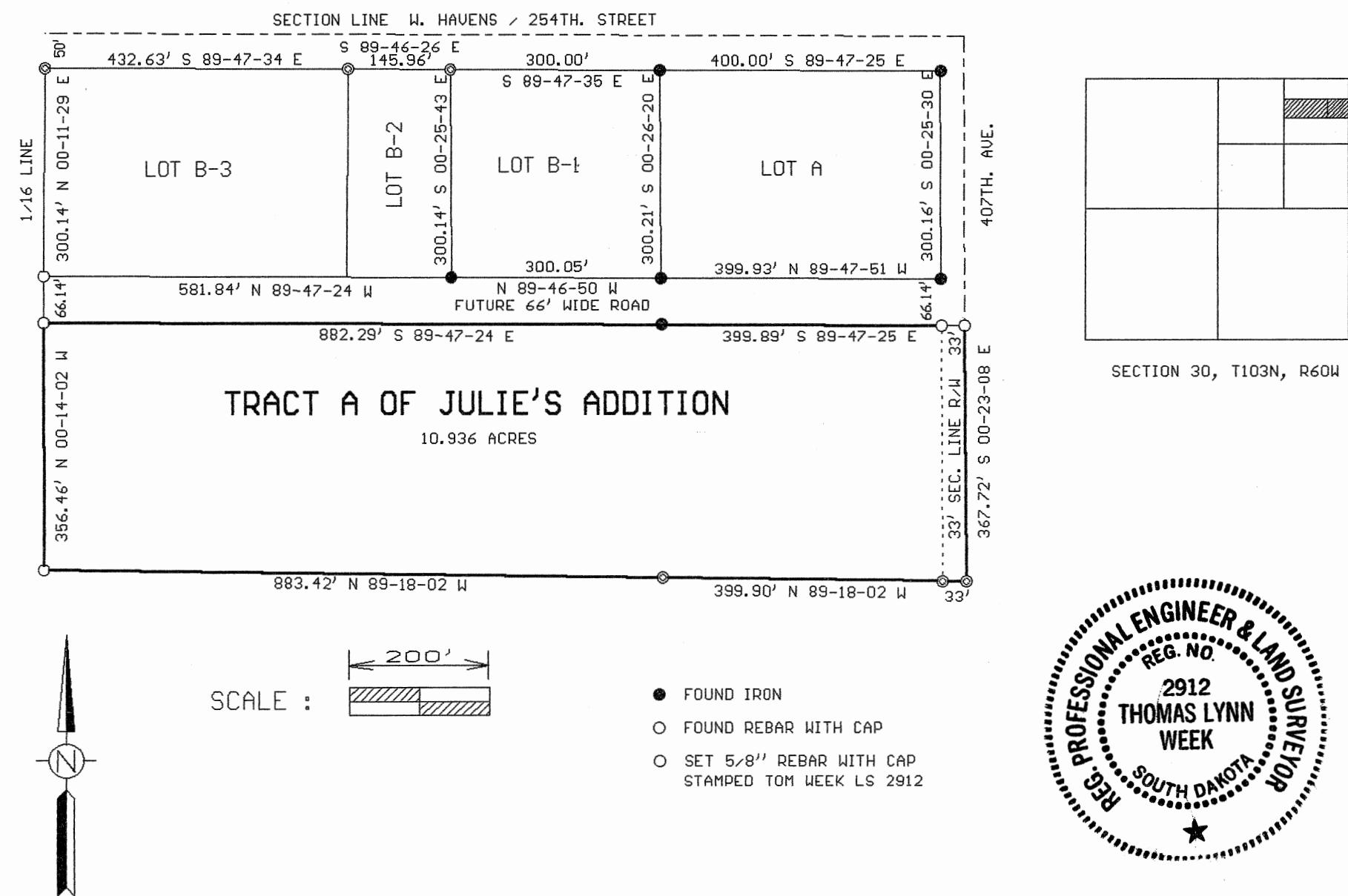
Chairperson Genzlinger adjourned the meeting at 12:40 P.M.

Kevin Genzlinger  
Planning Commission Chairperson



PLAT OF TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THIS PLAT VACATES PREVIOUSLY PLATTED LOT D, IN THE NE1/4 OF NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SD  
FILED ON JULY 25TH., 2019, IN PB 35, PAGE 28.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 13TH. DAY OF OCTOBER, 2025.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

ACCESS TO TRACT A IS FROM THE EXISTING APPROACH OFF OF 407TH. AVE. ANY FURTHER ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

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

PLAT OF TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, JAMES THUE A/K/A JAMES W. THUE AND JULIE THUE A/K/A JULIE A. THUE, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR 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 A, 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. THIS PLAT VACATES PREVIOUSLY PLATTED LOT D, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. FILED ON JULY 25TH. 2019, IN PB 35, PAGE 28.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
JAMES THUE A/K/A  
JAMES W. THUE

\_\_\_\_\_  
JULIE THUE A/K/A  
JULIE A. THUE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES THUE A/K/A JAMES W. THUE AND JULIE THUE A/K/A JULIE A. THUE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY 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 A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
COUNTY AUDITOR/DEPUTY AUDITOR

\_\_\_\_\_  
CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY  
COMMISSIONERS

PLAT OF TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION; NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

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 \_\_\_\_\_, 2025; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT A OF JULIE'S ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 30, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER BY: \_\_\_\_\_

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 \_\_\_\_\_, 2025.

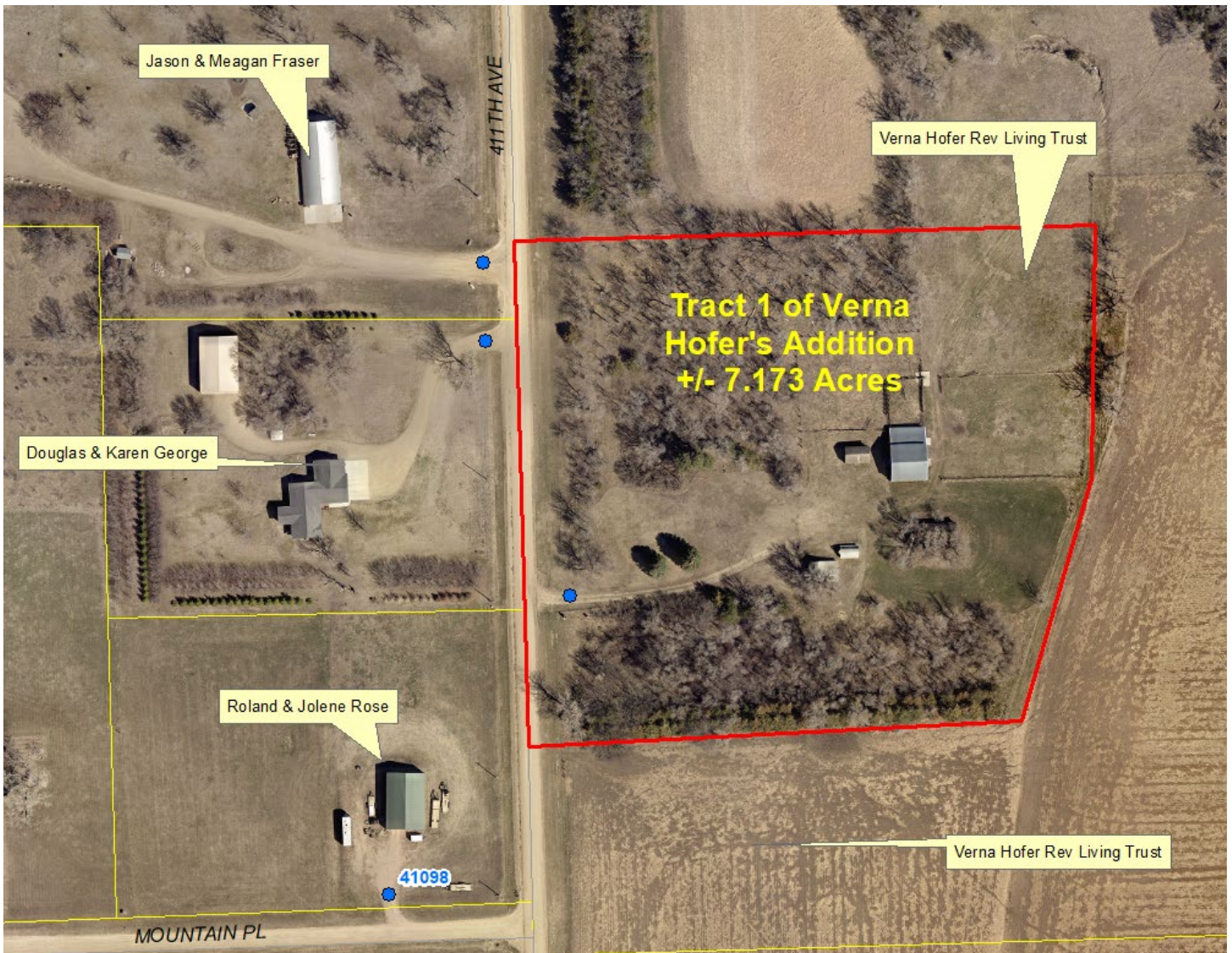
\_\_\_\_\_  
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

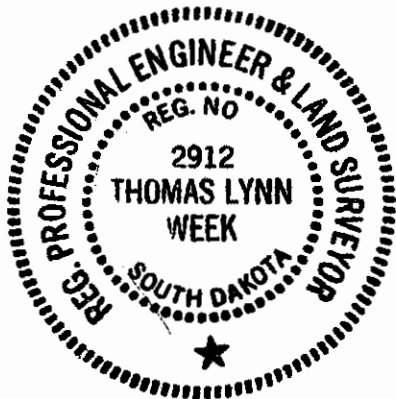
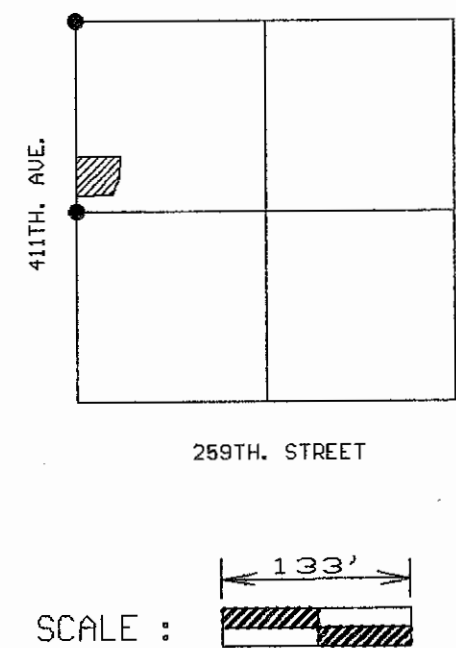
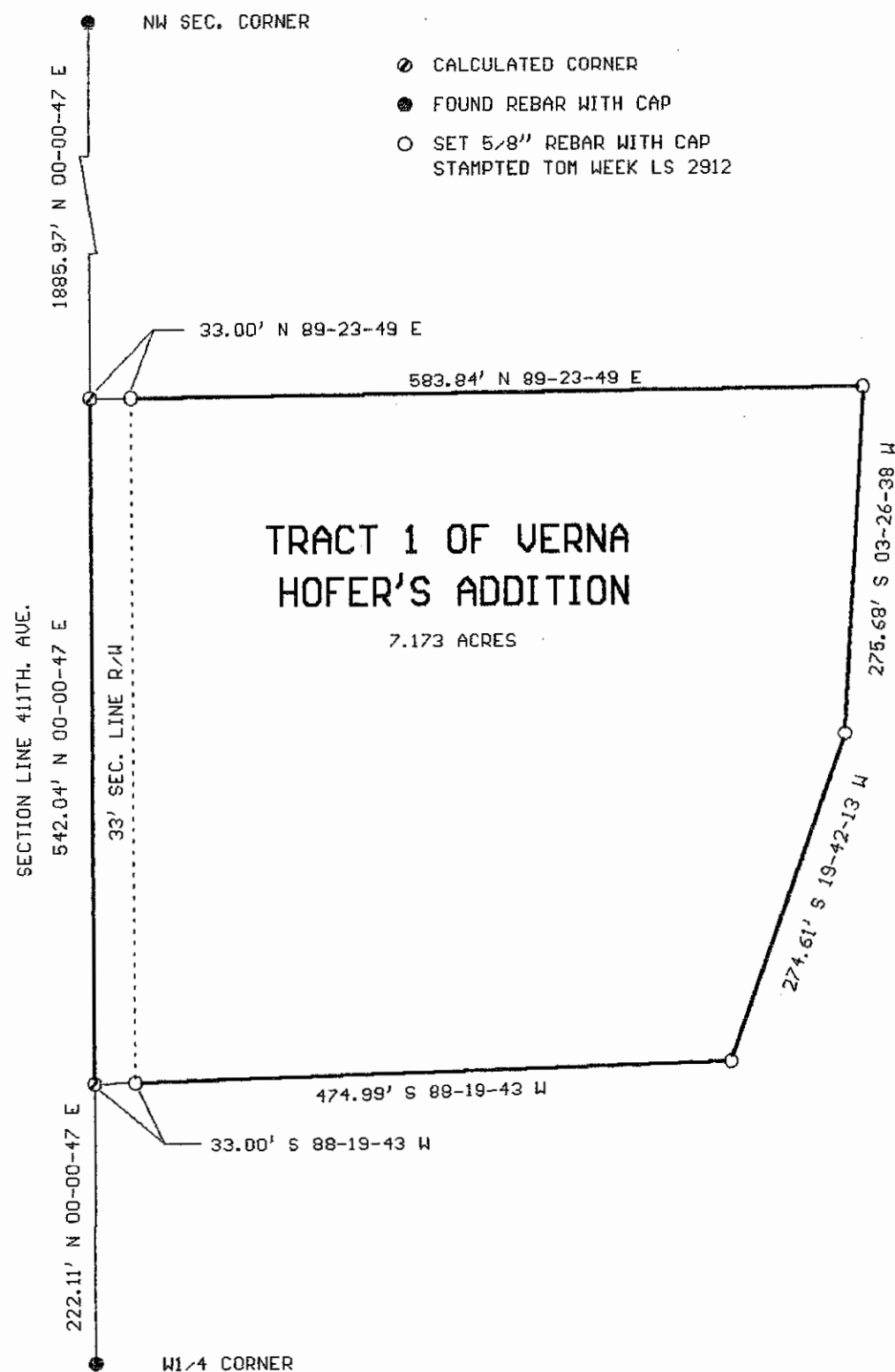
THE UNDERSIGNED, REGISTER OF DEEDS\DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

\_\_\_\_\_  
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



PLAT OF TRACT 1 OF VERNA HOFER'S ADDITION, IN THE W1/2 OF THE NW1/4 OF SECTION 13, 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 1 OF VERNA HOFER'S ADDITION, IN THE W1/2 OF THE NW1/4 OF SECTION 13, 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 15TH. DAY OF OCTOBER, 2025.

*Thomas Lynn Week*  
THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS AN EXISTING DRIVEWAY OFF OF 411TH. AVE., TO TRACT 1 OF VERNA HOFER'S ADDITION,

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
TOWNSHIP/COUNTY HIGHWAY REPRESENTATIVE

PLAT OF TRACT 1 OF VERNA HOFER'S ADDITION, IN THE W1/2 OF THE NW1/4 OF SECTION 13, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, VERNA J. HOFER, AS TRUSTEE OF THE VERNA J. HOFER REVOCABLE LIVING TRUST AGREEMENT, DO HEREBY CERTIFY THAT THE VERNA J. HOFER REVOCABLE LIVING TRUST AGREEMENT IS THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT 1 OF VERNA HOFER'S ADDITION, IN THE W1/2 OF THE NW1/4 OF SECTION 13, 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 1, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS 16 DAY OF Oct, 2025.

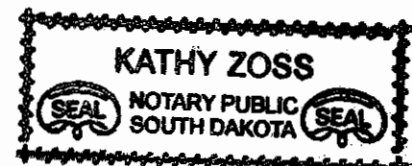
Verna J. Hofer  
VERNA J. HOFER, TRUSTEE

STATE OF South Dakota  
COUNTY OF Sankarn

ON THIS 16 DAY OF October, 2025 BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED VERNA J. HOFER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE AS TRUSTEE, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3/11/2031

Kathy Zoss  
NOTARY PUBLIC



RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF VERNA HOFER'S ADDITION, IN THE W1/2 OF THE NW1/4 OF SECTION 13, 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

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF VERNA HOFER'S ADDITION, IN THE W1/2 OF THE NW1/4 OF SECTION 13, 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

PLAT OF TRACT 1 OF Verna Hofer's Addition, in the W1/2 of the NW1/4 of Section 13, T102N, R60W of the 5th. P.M., Davison County, South Dakota.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF Verna Hofer's Addition, in the W1/2 of the NW1/4 of Section 13, 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 1 OF Verna Hofer's Addition, in the W1/2 of the NW1/4 of Section 13, 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 1 OF Verna Hofer's Addition, in the W1/2 of the NW1/4 of Section 13, 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 1 OF Verna Hofer's Addition, in the W1/2 of the NW1/4 of Section 13, 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 1 OF VERNA HOFER'S ADDITION, IN THE W1/2 OF THE NW1/4 OF SECTION 13, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

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 \_\_\_\_\_, \_\_\_\_\_.

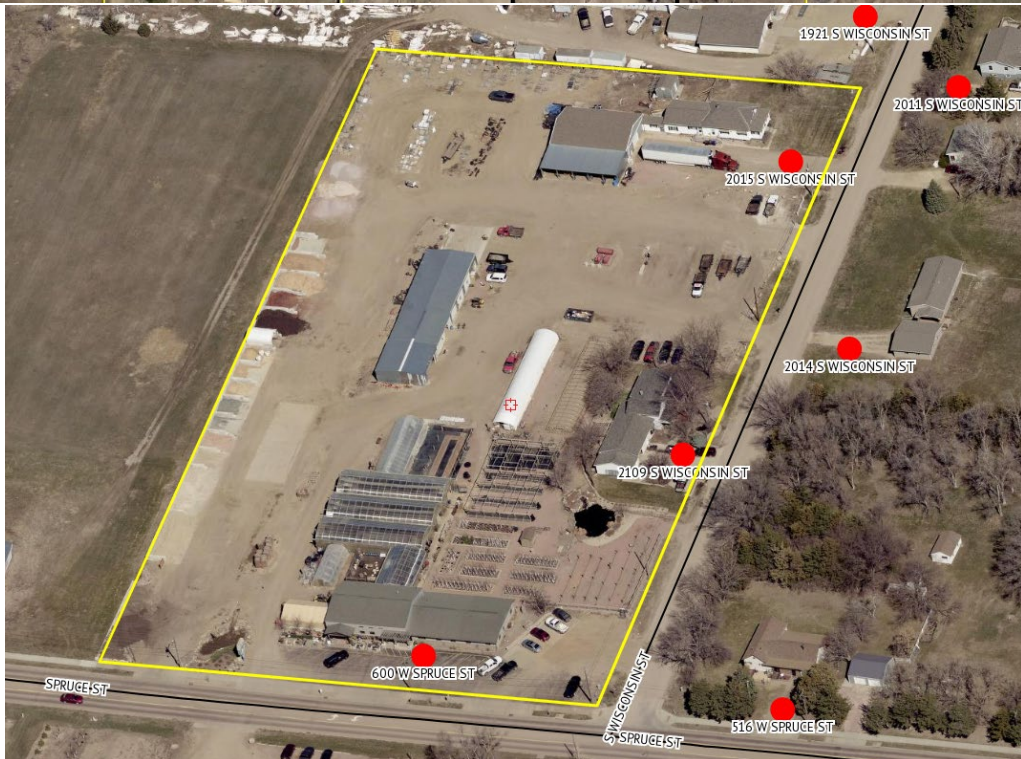
\_\_\_\_\_  
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

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





1 Inch = 100 Feet

LEGEND

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

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

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

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



A PLAT OF LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of the owners as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to October 10, 2025, survey the parcel of land described as follows: LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT 1, WITHIN THE EAST 272 FEET OF LOT 14B, BLOCK 14 OF MORNINGVIEW ADDITION TO THE CITY OF MITCHELL IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 12 ON PAGE 42; A PORTION OF LOT 2, A SUBDIVISION OF LOT 14B, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 16 ON PAGE 87 AND POTIONS OF LOTS 14A AND 14B, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 4 ON PAGE 102.

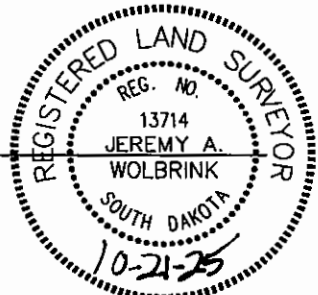
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 21st day of October, 2025.

Registered Land Surveyor #SD13714

SPN

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





A PLAT OF LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

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

\_\_\_\_\_  
Jon Mentele, member of James Valley 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 Jon Mentele, who acknowledged himself to be a member of James Valley 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 LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and  
WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;  
NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.  
The undersigned 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

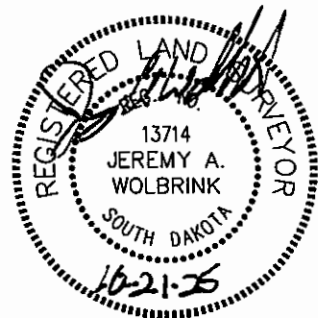
RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025; and  
WHEREAS, it appears from an examination of the plat of LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;  
THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.  
The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Finance Officer/Deputy Finance Officer of the City of Mitchell

SPN

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



A PLAT OF LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 14C, BLOCK 14, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, IN THE SE 1/4 OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., 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

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)  
 )SS  
 COUNTY OF DAVISON)

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on Page(s) \_\_\_\_\_ therein and recorded on Document Number \_\_\_\_\_.

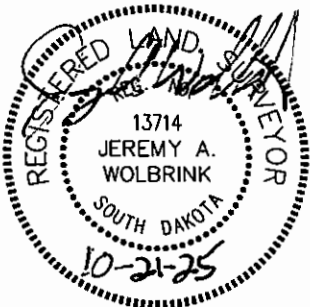
Register of Deeds, Davison County

By

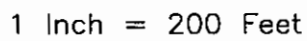
Deputy



**& 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





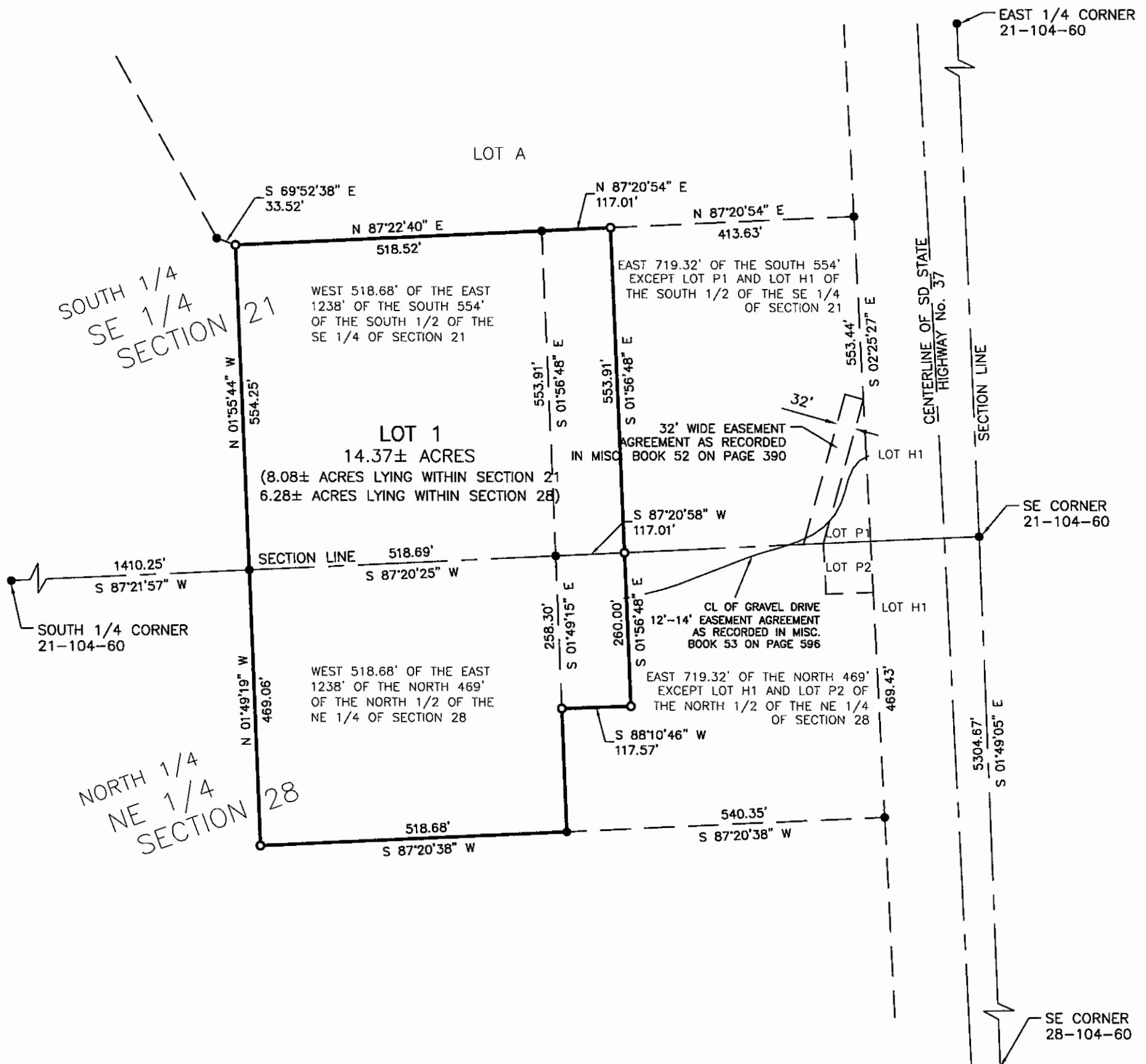


● = FOUND IRON MONUMENT  
 ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714  
 100' (P) = PLATTED BEARING OR DISTANCE  
 100' = MEASURED BEARING OR DISTANCE  
 □ = SET NAIL  
 ▲ = SET SURVEY SPIKE  
 0 CH (P) = PLATTED DISTANCE IN CHAINS  
 ■ = FOUND NAIL  
 ◇ = SET 3/8" x 12" SPIKE W/ WASHER JAW-13714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

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

|                  |                                                                                                         |
|------------------|---------------------------------------------------------------------------------------------------------|
| SW 1/4<br>SEC 21 | SE 1/4<br>SEC 21<br> |
| NW 1/4<br>SEC 28 | NE 1/4<br>SEC 28                                                                                        |

LOCATION MAP  
SCALE: 1" = 3000'



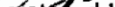
A PLAT OF LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

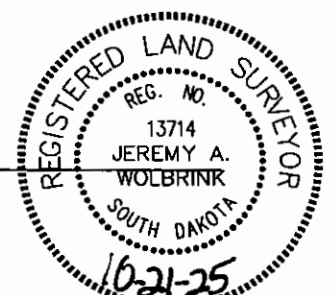
## SURVEYOR'S CERTIFICATE

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 the owners as listed under the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to October 10, 2025, survey those parcels of land described as follows: LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN 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 21st day of October, 2025.

  
Registered Land Surveyor #SD13714



SPN

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

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

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

**Jarrett Brunsen**

Sara Brunsen

STATE OF SOUTH DAKOTA) )SS  
COUNTY OF DAVISON)

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

Notary Public, South Dakota  
My Commission Expires: \_\_\_\_\_

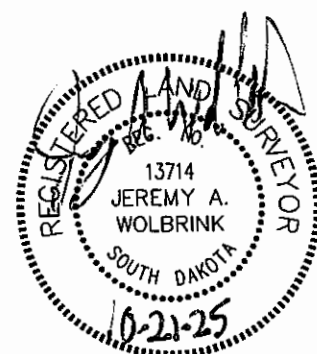
IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Colleen F. Campbell

STATE OF SOUTH DAKOTA) )SS  
COUNTY OF DAVISON)

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

Notary Public, South Dakota  
My Commission Expires: \_\_\_\_\_



# SPN

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

A PLAT OF LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN 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 LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN 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 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

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN 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 LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN 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 does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Finance Officer/Deputy Finance Officer of the City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN 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 LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN 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.

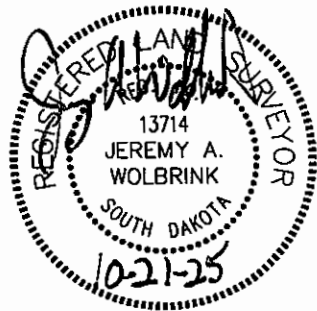
The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 LOT 1 OF BRUNSEN'S ADDITION IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 21 AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28, ALL IN 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



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

SPN

& Associates  
 Engineers, Planners and Surveyors  
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
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