



Planning Commission 3-23-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
March 23, 2026

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: March 9, 2026**
- 6. Schedule Next Meeting: April 13, 2026**
- 7. Plat: Top Grade Properties LLC**
Tract 5 in Lot 1-A, Block C of Westview Addition in the SE 1/4 of Section 20, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota
- 8. Plat: Deslauriers & Railroad Pines LLC**
Plat of Lot 1 of Deslauriers Addition, in the NE 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota
- 9. Plat-City of Mitchell & RT LLC**
Plat of Roundabout Tracts 1 and 2, in the SE 1/4 of Section 8; Roundabout Tract 3, in the SW 1/4 of Section 9; and Roundabout Tract 4, in the NW 1/4 of Section 16; all in T 103 N, R 60 W of the 5th P.M., Portions of which lie within the City of Mitchell, Davison County, South Dakota
- 10. Plan Approval: Jokerz Casino**
716 N Rowley St, zoned Central Business District
- 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 3-9-26
City Council Chambers, City Hall, 612 N. Main Street
March 9, 2026

1. Call to Order

Chairperson Genzlinger called the March 9, 2026 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, Helleloid, Osterloo, Schreurs, Sonne.

Absent: Gunkel, Schmitz.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: February 23, 2026

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the February 23, 2026 Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: March 23, 2026

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission Meeting for March 23, 2026. All present voted aye; motion carried.

7. Variance Permit: Stephen & Trudy Morgan

Stephen & Trudy Morgan have applied for a Variance Permit for a side corner yard setback of 17.5' vs 20' to remove the existing 10' x 10' screen in porch and replace it with a 14' x 14' addition. It is located at 1421 Mitchell Blvd, legally described as Lots 6 & 7 and E ½ of Vacated Alley, Block 31, University Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single-family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were four responses in favor that made the packet and

two responses in favor that did not make the packet. The applicant was not present to answer questions.

Jenniges gave an overview of the area using GIS.

Genzlinger questioned what the hardship actually was.

Bathke noted that the pine tree to the east would block more sight lines than the proposed addition.

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

8. Variance Permit: David Baker

David Baker has applied for a Variance Permit for front yard setback of 9.9' vs 25' for a three-season porch addition. It is located at 400 W 14th Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High 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 were no responses in favor or opposed. The applicant was not present to answer questions.

Jenniges gave an overview of the area using GIS. He said the applicant is replacing his sewer and water line, so the deck will have to get taken off. He would like to replace the removed deck with a three-season porch that would have a roof. The applicant had shared previously with Jenniges that the roof above the entrance was becoming dilapidated, and he originally just thought about replacing it, but since he is removing the deck for the water and sewer lines, he thought he'd apply for the variance for the porch.

Genzlinger stated that he struggles to approve the variance and brought up the previous variances that were approved for the residential dwelling.

Schreurs questioned what would stop the applicant from enclosing the porch in the future, to which Hegg answered it would not meet the building envelope and building code, but it has happened in other places around town. He inspects footings, framing and final, but he does not go back a year or more after the project was completed to see if they are enclosed further.

Motion by Schreurs, seconded by Osterloo to recommend approval of the variance. Roll call vote: Genzlinger – nay, Gunkel – absent, Helleloid – aye, Osterloo – nay, Schmitz – absent, Schreurs – nay, Sonne – nay. 1 aye, 4 nay, 2 absent; motion carried.

9. Plan Approval: Hot Shots Espresso

Jenniges gave an overview of the area using GIS. This land is zoned Highway Oriented Business District. The applicant would like to replace the existing 8' x 12' structure that was approved by Planning Commission in 2013 with a new 12' x 16' structure. They will still meet the 30' front yard setback. The applicant was not available for questions.

Motion by Schreurs, seconded by Sonne to approve the plan. All present voted aye; motion

carried.

10. Other Business:

None.

11. Public Input:

None.

12. Adjourn

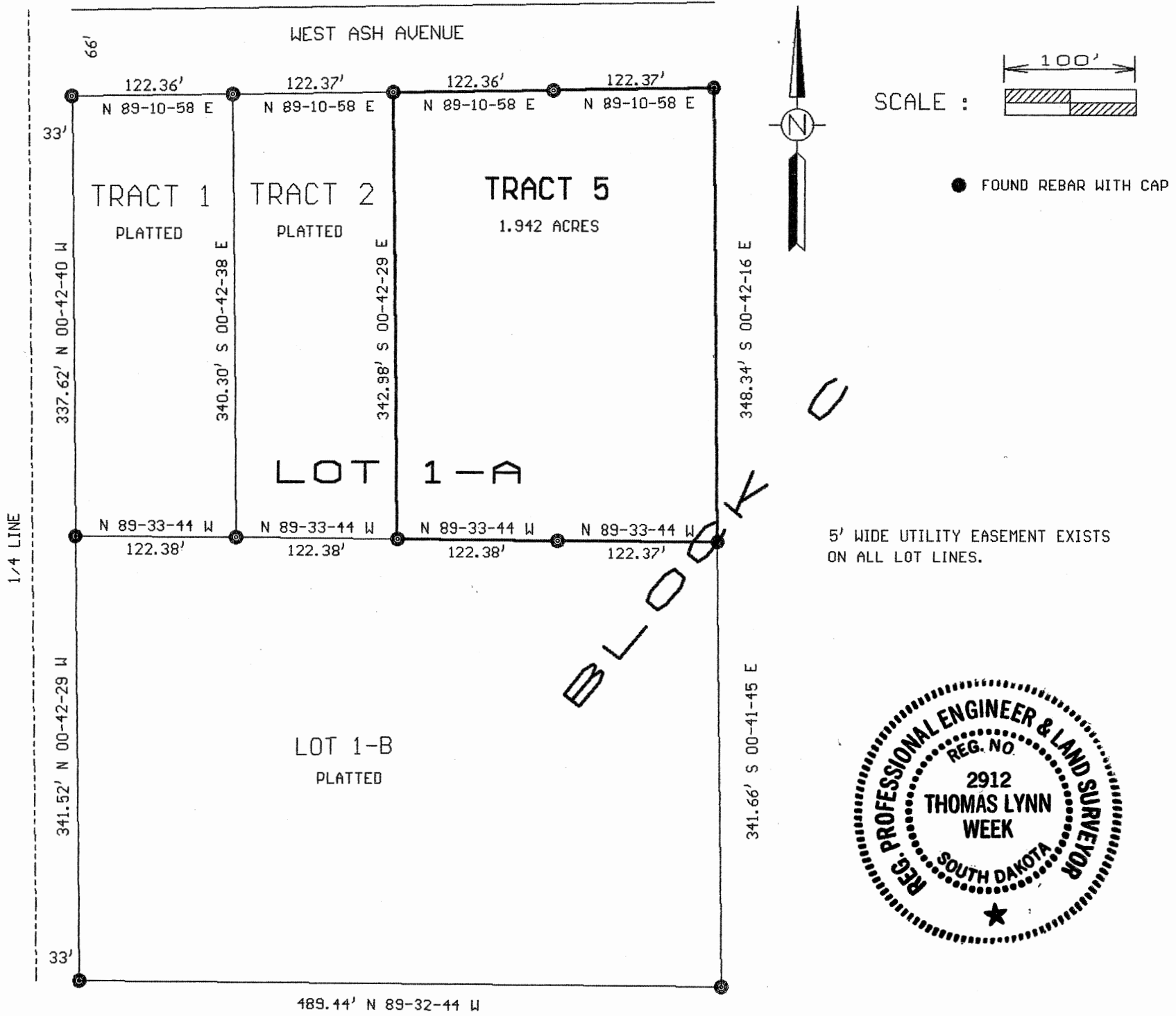
Chairperson Genzlinger adjourned the meeting at 12:13 P.M.

Kevin Genzlinger
Planning Commission Chairperson



PLAT OF TRACT 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

THIS PLAT VACATES THE PREVIOUSLY PLATTED TRACTS 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.
 FILED ON JUNE 21ST., 2024, AND RECORDED IN BOOK 40, PAGE 27.



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 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN AND SURVEY AND PLAT ARE CORRECT TO MY KNOWLEDGE AND BELIEF.

DATED THIS 6TH. DAY OF MARCH, 2026.

THOMAS LYNN WEEK
 REGISTERED LAND SURVEYOR
 REG. NO. 2912

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.

PLAT OF TRACT 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, VICTOR RIDGEWAY, AS PRESIDENT OF TOP GRADE PROPERTIES, LLC., DO HEREBY CERTIFY THAT TOP GRADE PROPERTIES, LLC., IS THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, 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 5, 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 ROAD SYSTEM, 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 _____, _____.

VICTOR RIDGEWAY,
PRESIDENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED VICTOR RIDGEWAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE AS PRESIDENT, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, 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 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, 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: _____

PLAT OF TRACT 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, _____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, 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 5 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, 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: _____

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
1-605-665-8333



1 Inch = 200 Feet

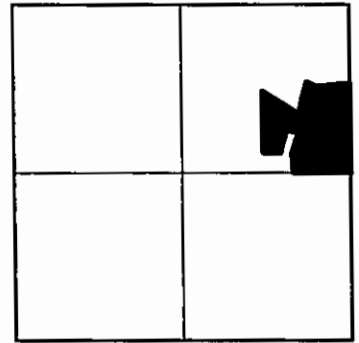
LEGEND

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

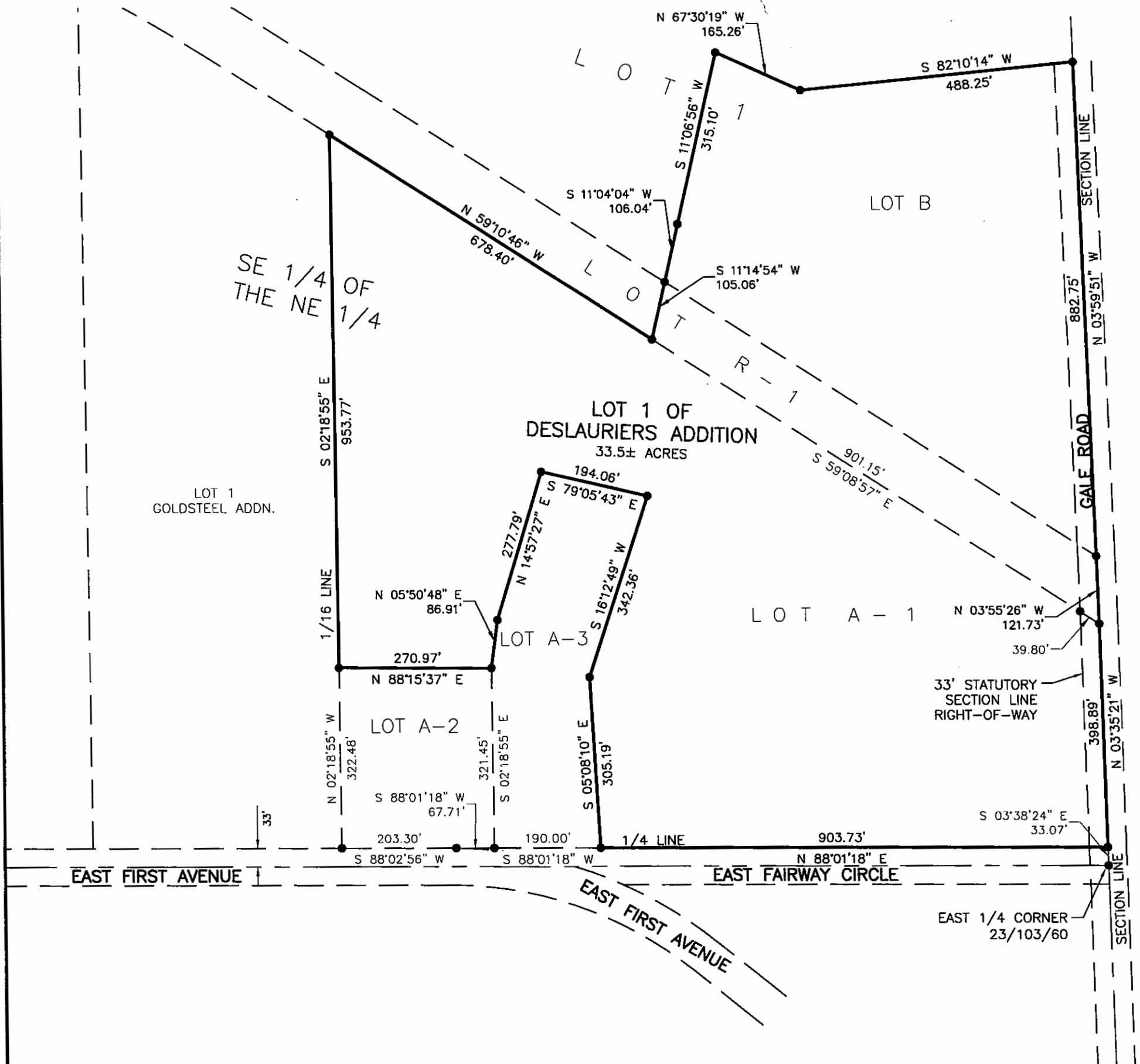
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

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



LOCATION MAP
SCALE: 1" = 3000'



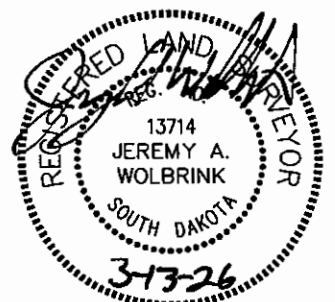
A PLAT OF LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SPN

& Associates

Engineers, Planners and Surveyors

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



A PLAT OF LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, 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 November 24, 2025, survey the parcel of land described as follows: LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate A PORTION OF LOT A-1 OF N. BOYDEN ADDITION, A SUBDIVISION OF THE SE 1/4 OF THE NE 1/4 LYING SOUTH OF THE ABANDONED CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILWAY, NOW KNOW AS LOT R-1, IN SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 25 ON PAGE 8; LOT B IN LOT 1 OF COLELLA'S SUBDIVISION AND IN A PORTION OF LOT R-1, ALL IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 16 ON PAGE 54; A PORTION OF LOT 1 OF COLELLA'S SUBDIVISION IN THE SE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M. AND IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 13 ON PAGE 83; AND A PORTION OF LOT R-1 IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 14 ON PAGE 27.

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 March, 2026.

Jeremy A. Wolbrink
 Registered Land Surveyor #SD13714



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

KNOW ALL MEN BY THESE PRESENTS that Daniel R. DesLauriers, the undersigned, hereby certifies that Railroad Pines, LLC, a South Dakota Limited Liability Company, is the absolute and unqualified owner of LOT A-1, EXCEPT LOTS A-2 AND A-3 PLATTED THEREIN, OF N. BOYDEN ADDITION, EAST FIRST AVENUE AND EAST FAIRWAY CIRCLE, A SUBDIVISION OF THE SE 1/4 OF THE NE 1/4 LYING SOUTH OF THE ABANDONED CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILWAY, NOW KNOW AS LOT R-1, IN SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; and that Daniel R. DesLauriers and Diane L. Deslauriers, the undersigned, hereby certify that we are the Trustees of the Daniel R. DesLauriers Revocable Living Trust Agreement dated the 27th day of October, 2016, and that said Trust is the absolute and unqualified owner of LOT B IN LOT 1 OF COLELLA'S SUBDIVISION AND IN A PORTION OF LOT R-1, ALL IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request, and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and that we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 1 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Gale Road and East Fairway Circle.

Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

This plat does hereby vacate A PORTION OF LOT A-1 OF N. BOYDEN ADDITION, A SUBDIVISION OF THE SE 1/4 OF THE NE 1/4 LYING SOUTH OF THE ABANDONED CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILWAY, NOW KNOW AS LOT R-1, IN SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 25 ON PAGE 8; LOT B IN LOT 1 OF COLELLA'S SUBDIVISION AND IN A PORTION OF LOT R-1, ALL IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 16 ON PAGE 54; A PORTION OF LOT 1 OF COLELLA'S SUBDIVISION IN THE SE 1/4 OF SECTION 14, T 103 N, R 60 W OF THE 5TH P.M. AND IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 13 ON PAGE 83; AND A PORTION OF LOT R-1 IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 14 ON PAGE 27.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of March, 2026.

Daniel R. DesLauriers
 Daniel R. DesLauriers, member of Railroad Pines, LLC,
 a South Dakota limited liability company

STATE OF SOUTH DAKOTA)
)SS
 COUNTY OF DAVISON)

On this, the 16 day of March, 2026, before me, Connie R. Warnke, the undersigned officer, personally appeared Daniel R. DesLauriers, who acknowledged himself to be a member of Railroad Pines, 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.

Connie R. Warnke
 Notary Public, South Dakota
 My Commission Expires: 6-15-2031

A PLAT OF LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

IN WITNESS WHEREOF, we have hereunto set our hands this 16 day of March, 2026.

Daniel R. DesLauriers
Daniel R. DesLauriers, Trustee of the Daniel R. DesLauriers Revocable Living Trust Agreement dated the 27th day of October, 2016

Diane L. DesLauriers
Diane L. DesLauriers, Trustee of the Daniel R. DesLauriers Revocable Living Trust Agreement dated the 27th day of October, 2016

STATE OF SOUTH DAKOTA)
COUNTY OF Davison)SS

On this, the 16 day of March, 2026, before me, Connie R. Warnke, the undersigned officer, personally appeared Daniel R. DesLauriers and Diane L. DesLauriers, Trustees of the Daniel R. DesLauriers Revocable Living Trust Agreement dated the 27th day of October, 2016, known to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged to me that they executed the same in the capacity therein stated and for the purposes therein contained.

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

Connie R. Warnke
Notary Public, South Dakota
My Commission Expires: 6-15-2031

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, 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 _____, 2026.

Chairperson/Vice Chairperson of the City of Mitchell Planning Commission

RESOLUTION OF CITY COUNCIL

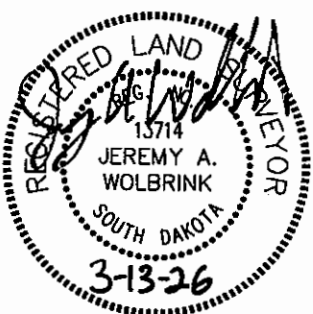
WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2026; and

WHEREAS, it appears from an examination of the plat of LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, 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 _____, 2026.

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 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2026.

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 DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2026.

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

AUDITOR'S CERTIFICATE

The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2026, approving the above-named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

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

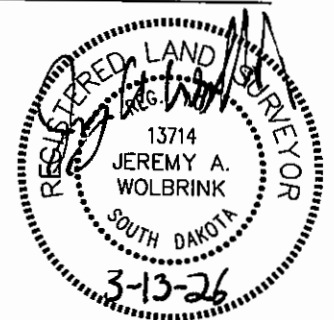
By: _____
Highway Authority

Title: _____

Date: _____



& 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 DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, 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 1 OF DESLAURIERS ADDITION, IN THE NE 1/4 OF SECTION 23, 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)

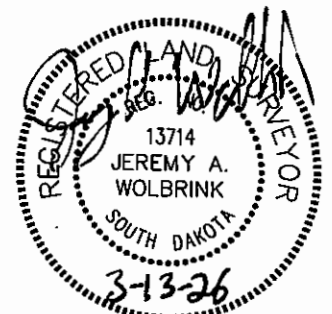
FILED for record this _____ day of _____, 2026, at _____, and recorded in Book _____ of Plats on Page(s) _____ therein.

Register of Deeds, Davison County

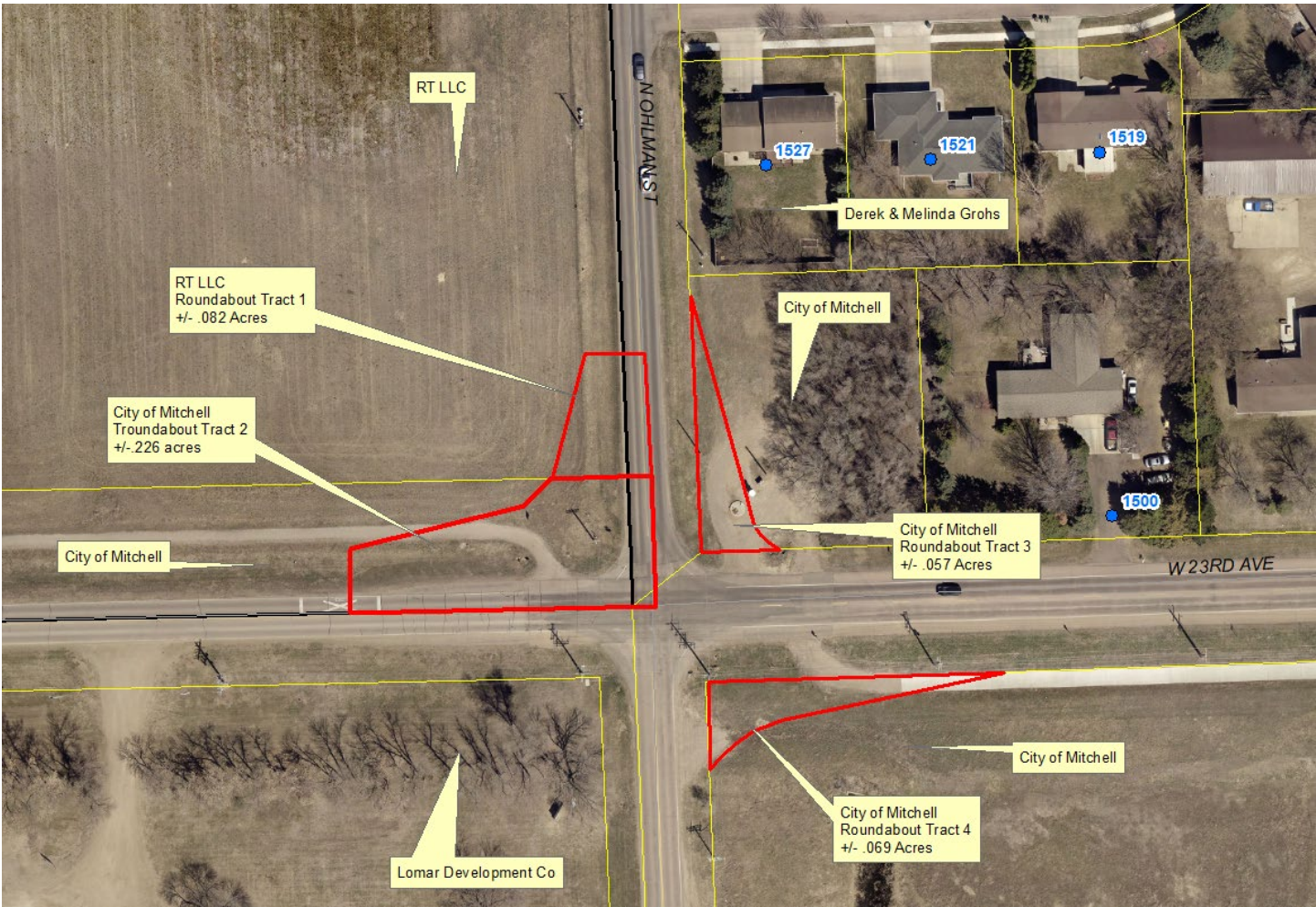
By _____
Deputy



& 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







LEGEND

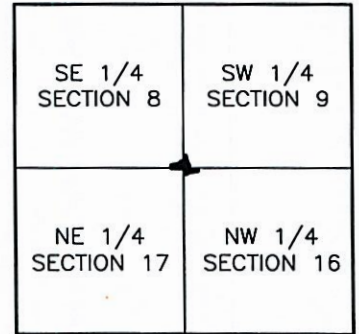
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- ▲ = FOUND SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE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

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

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

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

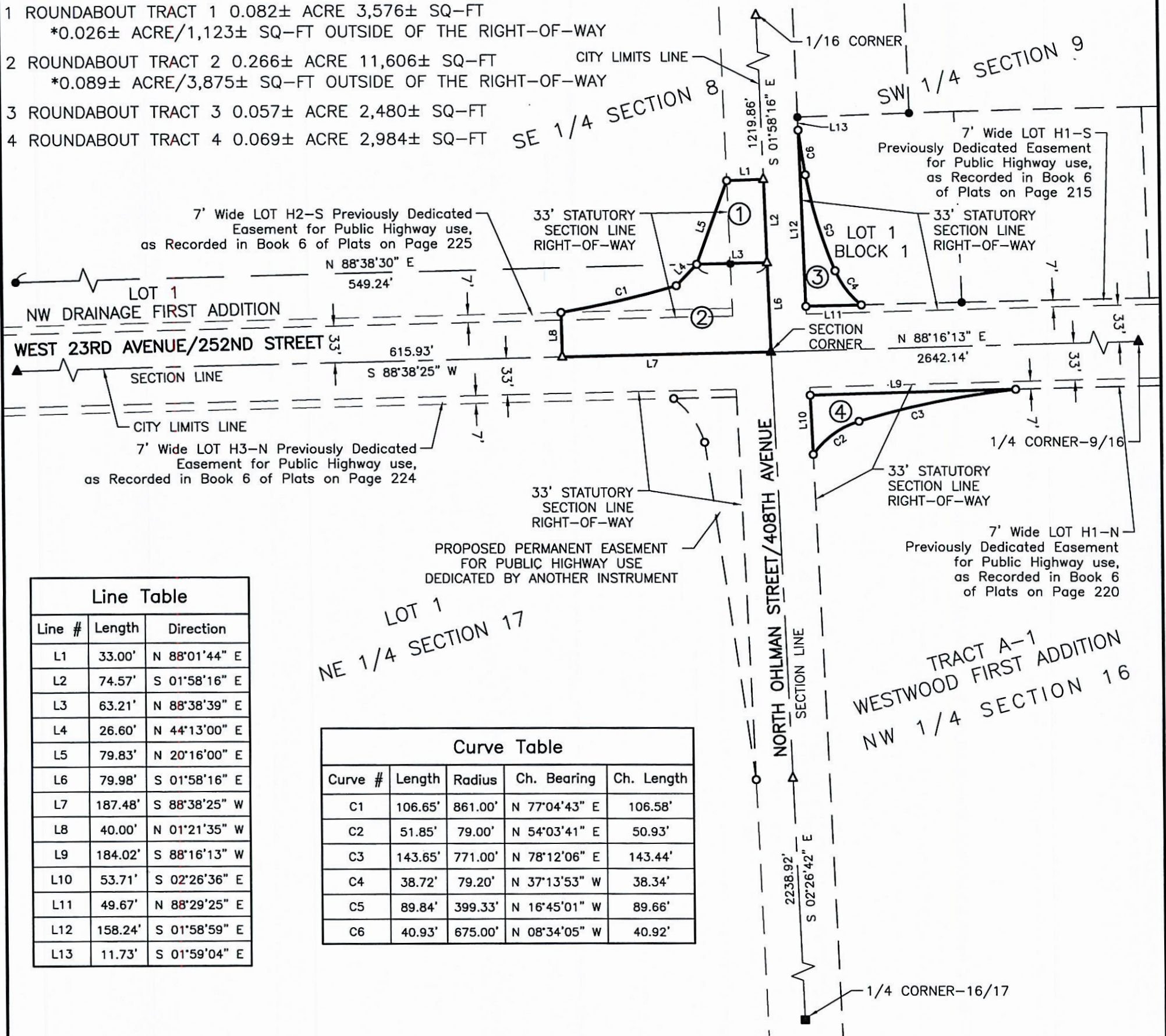
T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

1 Inch = 100 Feet

- 1 ROUNDABOUT TRACT 1 0.082± ACRE 3,576± SQ-FT
*0.026± ACRE/1,123± SQ-FT OUTSIDE OF THE RIGHT-OF-WAY
- 2 ROUNDABOUT TRACT 2 0.266± ACRE 11,606± SQ-FT
*0.089± ACRE/3,875± SQ-FT OUTSIDE OF THE RIGHT-OF-WAY
- 3 ROUNDABOUT TRACT 3 0.057± ACRE 2,480± SQ-FT
- 4 ROUNDABOUT TRACT 4 0.069± ACRE 2,984± SQ-FT



Line Table		
Line #	Length	Direction
L1	33.00'	N 88°01'44" E
L2	74.57'	S 01°58'16" E
L3	63.21'	N 88°38'39" E
L4	26.60'	N 44°13'00" E
L5	79.83'	N 20°16'00" E
L6	79.98'	S 01°58'16" E
L7	187.48'	S 88°38'25" W
L8	40.00'	N 01°21'35" W
L9	184.02'	S 88°16'13" W
L10	53.71'	S 02°26'36" E
L11	49.67'	N 88°29'25" E
L12	158.24'	S 01°58'59" E
L13	11.73'	S 01°59'04" E

Curve Table				
Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	106.65'	861.00'	N 77°04'43" E	106.58'
C2	51.85'	79.00'	N 54°03'41" E	50.93'
C3	143.65'	771.00'	N 78°12'06" E	143.44'
C4	38.72'	79.20'	N 37°13'53" W	38.34'
C5	89.84'	399.33'	N 16°45'01" W	89.66'
C6	40.93'	675.00'	N 08°34'05" W	40.92'

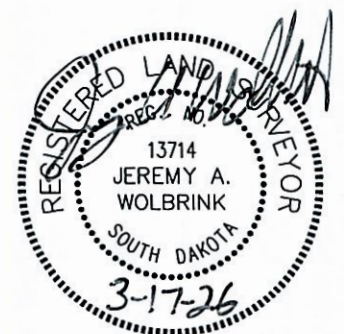
A PLAT OF ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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A PLAT OF ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2026.

The City of Mitchell, South Dakota, a South Dakota municipal corporation

Jordan Hanson, Mayor

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Jordan Hanson, of the City of Mitchell, South Dakota, a South Dakota municipal corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as Mayor.

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 ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, 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 ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2026.

Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

RESOLUTION OF CITY COUNCIL

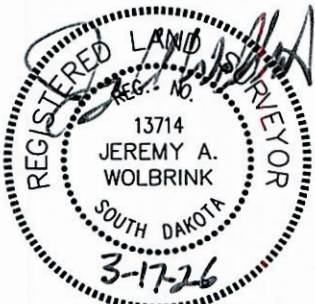
WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2026; and

WHEREAS, it appears from an examination of the plat of ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2026.

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 ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, 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 ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the 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 _____, 2026.

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 ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2026.

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

AUDITOR'S CERTIFICATE

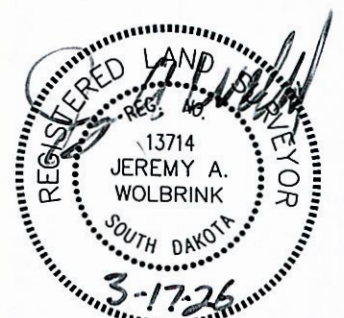
The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2026, approving the above-named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____ Title: _____ Date: _____
Highway Authority



A PLAT OF ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, 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 ROUNDABOUT TRACTS 1 AND 2, IN THE SE 1/4 OF SECTION 8; ROUNDABOUT TRACT 3, IN THE SW 1/4 OF SECTION 9; AND ROUNDABOUT TRACT 4, IN THE NW 1/4 OF SECTION 16; ALL IN T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE 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

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this ___ day of ___, 2026, at ___, and recorded in Book ___ of Plats on Page(s) ___ therein.

Register of Deeds, Davison County

By ___ Deputy

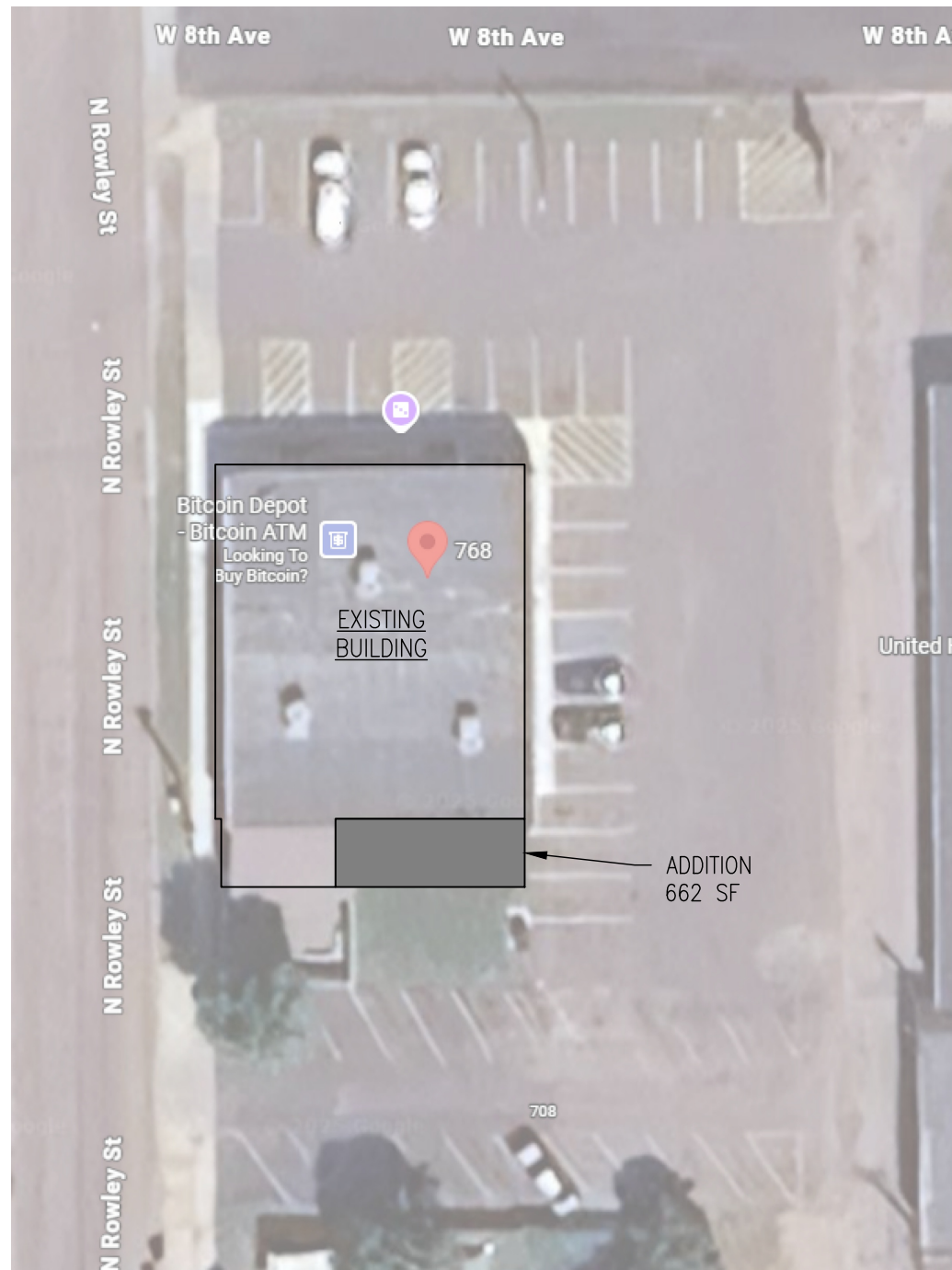


SPN

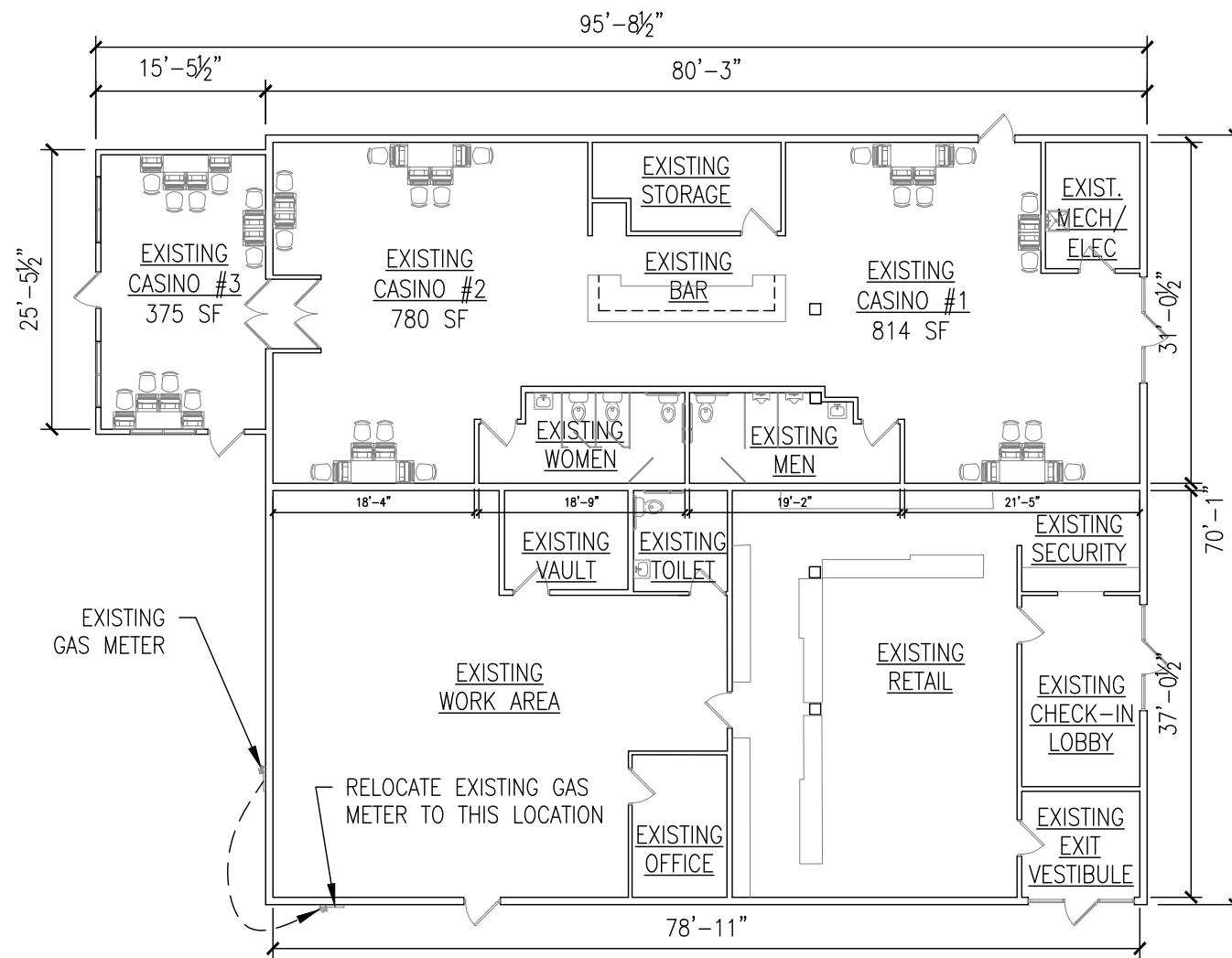
& Associates

Engineers, Planners and Surveyors

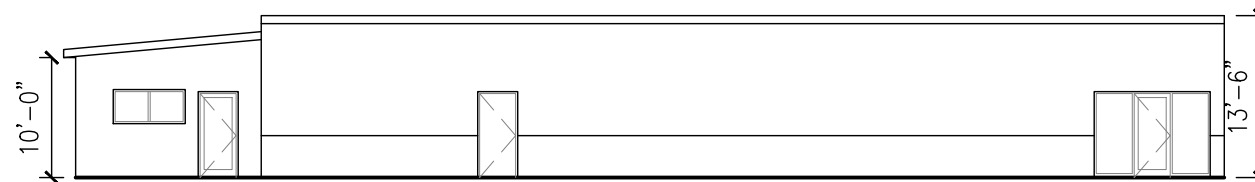
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



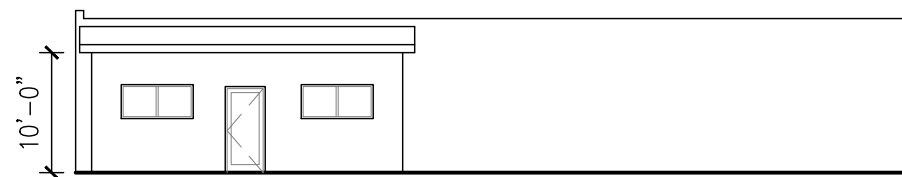
1 Site Plan
1" = 40'-0"
NORTH



2 Existing Floor Plan
1/16" = 1'-0"
NORTH



3 Existing East Elevation
1/16" = 1'-0"



4 Existing South Elevation
1/16" = 1'-0"

JOKERZ CASINO ADDITION
768 N. ROWLEY ST.
MITCHELL, S.D.

SHEET INDEX

- A-1 SITE PLAN AND EXISTING PLAN AND EXTERIOR ELEVATIONS
- A-2 FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS AND DOOR SCHEDULE
- A-4 SECTION, CEILING PLAN, & FINISH SCHEDULE
- S-1 FOUNDATION PLAN

BUILDING CODES

MITCHELL: 2012 IBC

BUILDING INFORMATION

CONSTRUCTION TYPE: VB
OCCUPANCY: A-ASSEMBLY
AREA OF ADDITION: 662 SF

FIRE SPRINKLER SYSTEM

THIS BUILDING DOES HAVE A FIRE SPRINKLER SYSTEM THAT WILL BE MODIFIED TO SERVE ALL SPACES.



Reynolds Construction Management
INCORPORATED

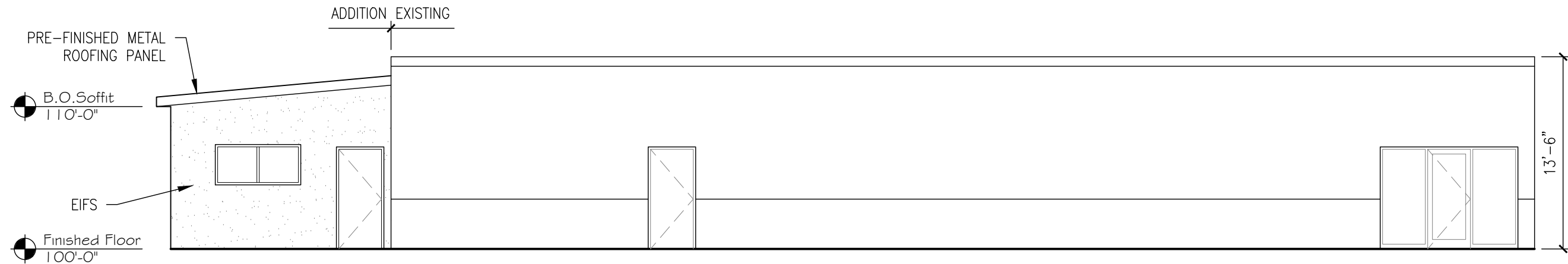
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Jokerz Casino Addition
768 N. Rowley St.
Mitchell, SD

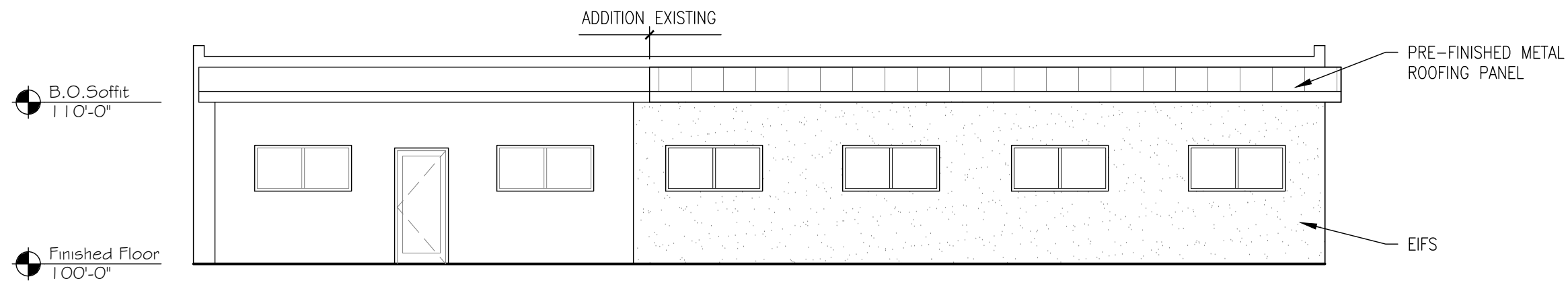
Site Plan and Existing Plan & Elevations

03-17-2026

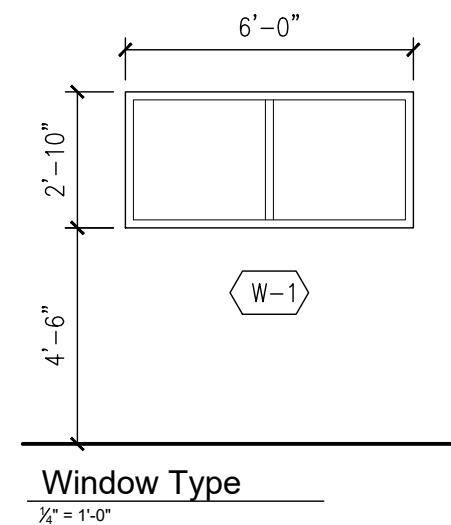
A-1



1 East Elevation
1/8" = 1'-0"

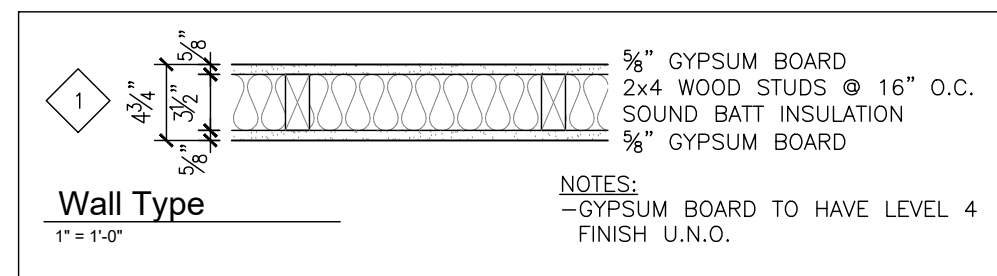



2 South Elevation
1/8" = 1'-0"



DOOR SCHEDULE													
DOOR NO.	DOOR							FRAME		FIRE RATING	HDW. GROUP	REMARKS	
	SIZE			TYPE	MAT'L	CORE	GLASS	TYPE	MAT'L				DEPTH
	W	H	T										
101	3'-0"	7'-0"	1 3/4"	WD				-	HM				
102	3'-0"	7'-0"	1 3/4"	WD				-	HM				

LEGEND: HM - HOLLOW METAL WD - WOOD	NOTES: -CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HEAVY DUTY COMMERCIAL GRADE HARDWARE ON ALL NEW DOORS. DOOR HARDWARE SHALL CONSIST OF BUTTS, CLOSERS, PANICS/LATCHES DEVICES. EXTERIOR DOORS SHALL INCLUDE THRESHOLD, WEATHERSTRIPPING AND KEYED LOCK. -CONTRACTOR SHALL COORDINATE ALL LATCH/LOCK FUNCTIONS AND KEYING OF LOCKS WITH OWNER.
--	---



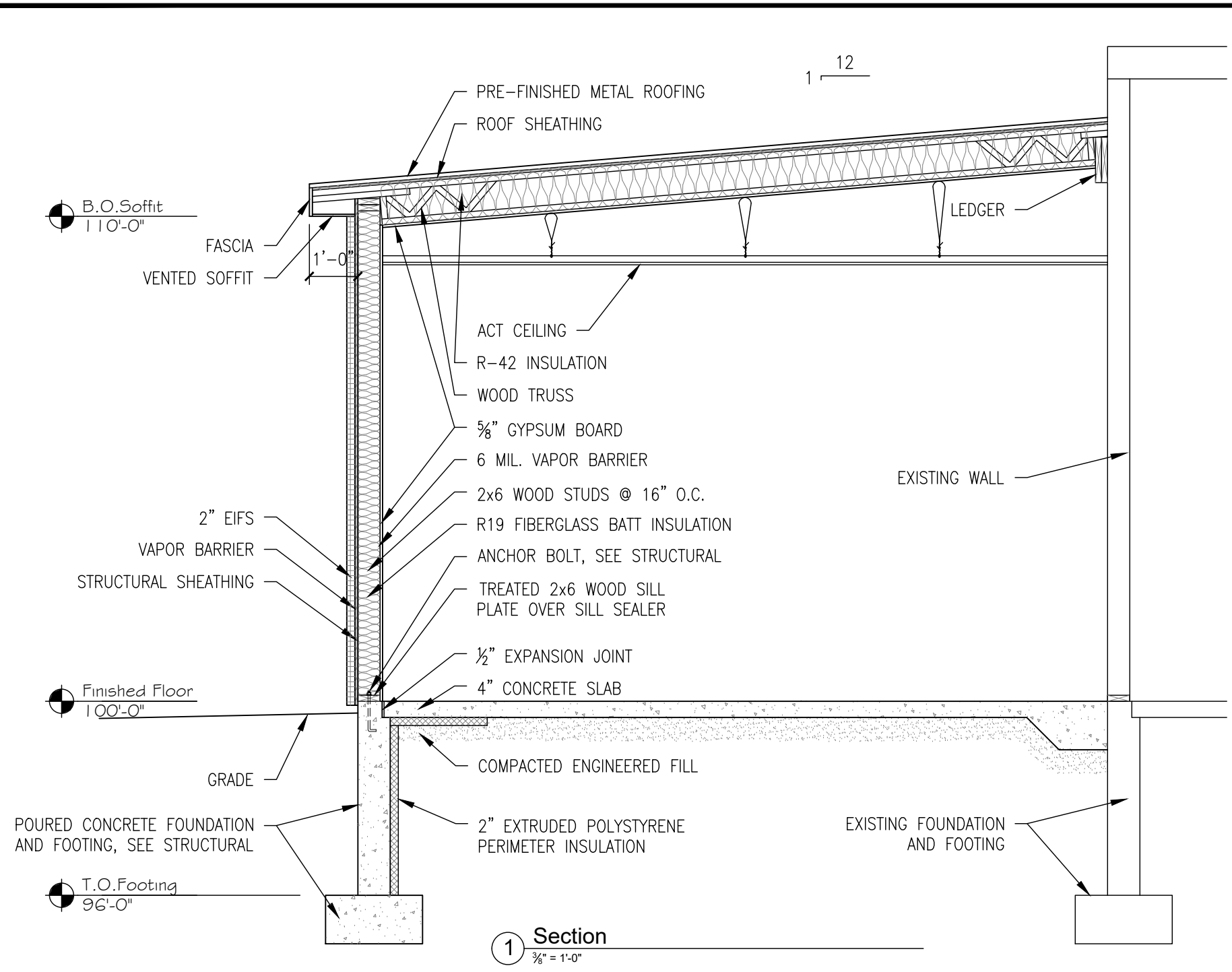


Reynolds Construction Management
INCORPORATED

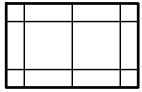
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Jokerz Casino Addition
 768 N. Rowley St.
 Mitchell, SD

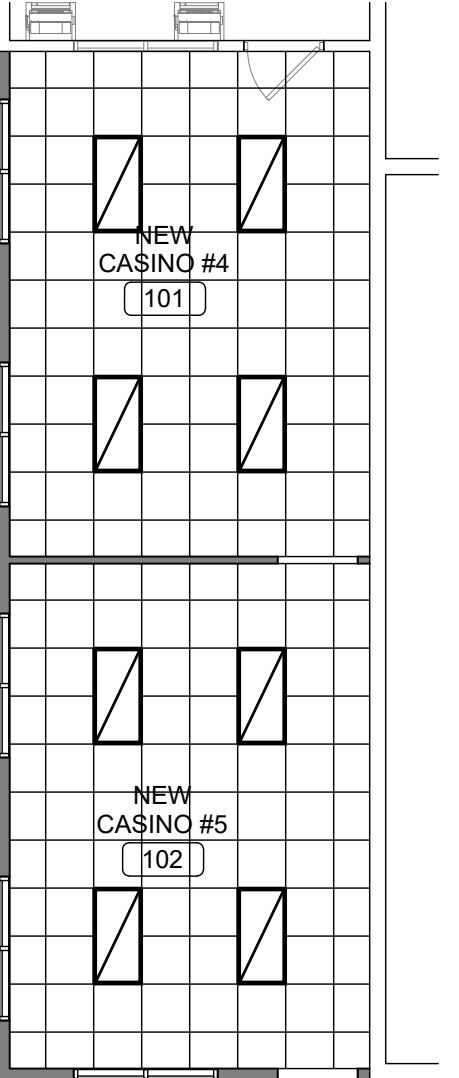
Exterior Elevations and Door Schedule
 03-17-2026 A-3



LEGEND

 2'x2' SUSPENDED ACOUSTICAL CEILING TILE

 RECESSED LED FIXTURE



2 Ceiling Plan
1/8" = 1'-0" NORTH

1 Section
3/8" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR		WALLS				CEILING MAT'L	CEILING HEIGHT	REMARKS
		MAT'L	BASE	N	E	S	W			
101	CASINO #4	CPT	VWB	P	P	P	P	ACT	9'-0"	
102	CASINO #5	CPT	VWB	P	P	P	P	ACT	9'-0"	LVT AT EAST DOOR

LEGEND

ACT	-	ACOUSTICAL CEILING TILE	LVT	-	LUXURY VINYL TILE
CPT	-	CARPET TILES	P	-	PAINT
			VWB	-	VINYL WALL BASE

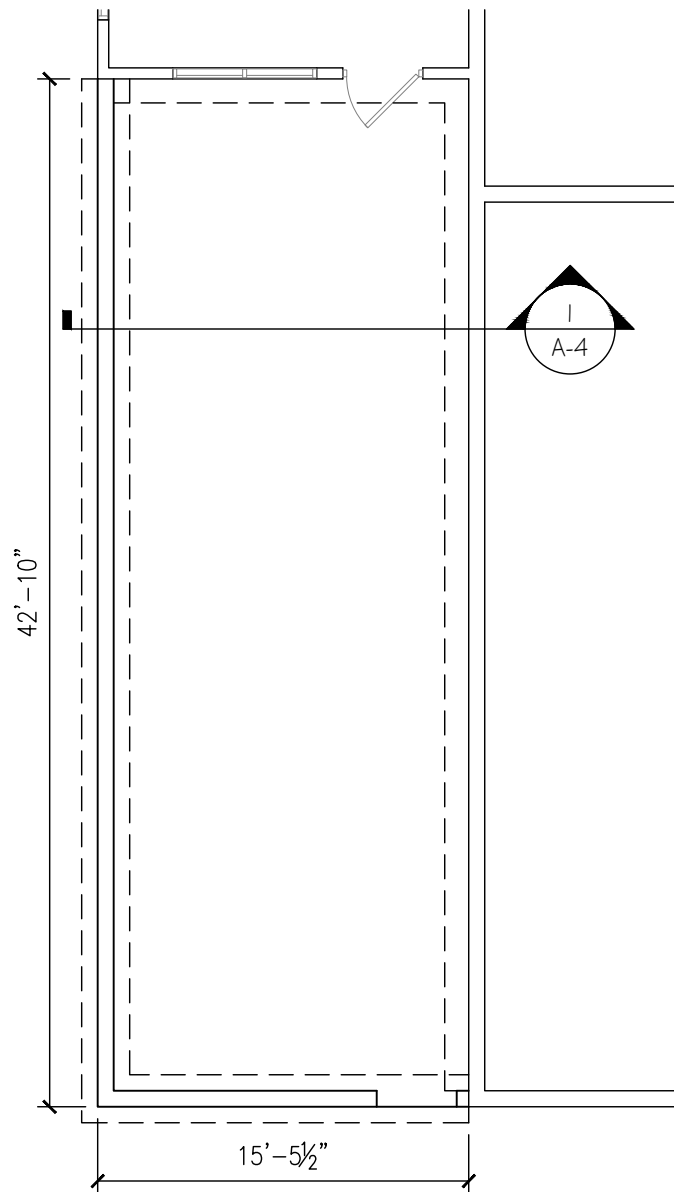
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Jokerz Casino Addition
768 N. Rowley St.
Mitchell, SD

Section, Ceiling Plan, & Finish Schedule

03-17-2026	A-4
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① Foundation Plan
 1/8" = 1'-0" NORTH



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Jokerz Casino Addition
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Foundation Plan

03-17-2026

S-1