



Planning Commission 7-27-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
July 27, 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: July 13, 2027

6. Schedule Next Meeting: August 10, 2026

7. Conditional Use Permit: Rachel Hoelsing

Rachel Hoelsing has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 421 E 15th Ave, legally described as Lot 11, Block 2, Fullerton's Terrace Third Addition and Lot 1, Block 3 Fullerton's Terrance One Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

8. Conditional Use Permit: Ann Jons

Ann Jons has applied for a conditional use permit to operate a 10-5E-3 Family Residential Daycare; located at 1108 Sunnyside Ct, legally described as Lot 12 of R.W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

9. Conditional Use Permit: Amie Thompson

Amie Thompson has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 922 University Blvd, legally described as Lots 4 & 5, Block 5 University Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

10. Plat: Carolyn Moe

Plat of Carolyn Moe Tract 1 in the NW 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

11. Plat: Enclose Manufacturing Inc & Claseman

Plat of Tract 1 of Enclose Addition, an addition in the Nowrthwest Quarter of Sectio 29, Township 103 North, Range 60 West of the 5th Principal Meridian, Davison County, South Dakota

12. Plat: Schuman & Millan Land Trust

Plat of Schuman Tract 1 in the SE 1/4 of Section 25, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota

13. Plan Review: Titan Machinery

2800 W Havens Ave, zoned Highway Oriented Business District

14. Plat: Van Buskirk Homes LLC

Plat of Tract 1 in Block 1 of Driving Park Addition, an addition to the City of Mitchell, Davison County, South Dakota

15. Plat: Firesteel Links LLC

Plat of Lot 16 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota

16. Other Business:

17. 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.

18. 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 7-13-26
City Council Chambers, City Hall, 612 N. Main Street
July 13, 2026

1. Call to Order

Chairperson Genzlinger called the 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: Genzlinger, Greenway, Gunkel, Helleloid, Osterloo, Schmitz, Schreurs, Sonne.

Absent:

Staff Present: Dammann, Hegg, J Johnson, Schroeder.

3. Election of Officers

Election of Chairperson for a 1-year term from July 1, 2026, to June 30, 2027.

Motion by Osterloo, seconded by Sonne to nominate Schmitz as Chairperson. There were no other nominations, all present voted aye; the motion carried.

Election of Vice-Chairperson for a 1-year term from July 1, 2026, to June 30, 2027.

Motion by Sonne, seconded by Osterloo to nominate Genzlinger as Vice-Chairperson. There were no other nominations, all present voted aye; the motion carried.

Chairperson Schmitz takes over the meeting.

4. Declaration Of Conflicts Of Interests

None.

5. Approve Agenda

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

6. Approval of Previous Minutes: June 8, 2026

Motion by Osterloo, seconded by Gunkel to approve the proposed minutes of the June 8, 2026 Planning Commission Meeting. All present voted aye; motion carried.

7. Schedule Next Meeting: July 27, 2026

Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission Meeting for July 27, 2026. All present voted aye; motion carried.

8. Variance Permit: Brandon Wegehaupt

Brandon Wegehaupt has applied for a Variance Permit for front yard setback of 4' vs 35' to convert existing garage into entry/mud room and build new attached garage. This is located at 1509 Westview Dr, legally described as Lot 8, Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.

Schroeder noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response that returned in favor. The applicant was not present to answer questions.

Schroeder gave an overview of the area using GIS. Westview Dr is open to the public but maintained by the HOA. He noted the neighbor to the south was granted a variance of 9' vs the then 30' front yard setback for a garage addition back in 1999. Access to the new garage would be on the south side, so a new approach would need to be built.

Genzlinger questioned if this development will get annexed into the city, to which Schroeder stated he does not expect it to be annexed in the near future.

Osterloo stated he believes that since it is a private road, it changes the variance request.

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

9. Plat: Groeneweg Construction LLC

Plat of Lots 1 through 10 and Lot A of Legacy Court Addition, in the SW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M, City of Mitchell, Davison County, South Dakota.

Schroeder gave an overview of the area using GIS. There are business condos built on the parent parcel which are now ready to be sold off individually. He stated the land is zoned TWC and the plat conforms to the zoning. Lot A will be a private road called Legacy Court and will be maintained by an HOA. There is an easement on the west side for drainage. The applicant was not present to answer questions.

Genzlinger asked if any of the structures were non-conforming to which Schroeder answered that Jenniges has already looked into that, and they are all conforming with the proposed plat

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

10. Other Business:

None.

11. Public Input:

None.

12. Adjourn

Chairperson Schmitz adjourned the meeting at 12:09 P.M.

Jon Schmitz
Planning Commission Chairperson



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

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

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

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

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

- Applicant is request to rezone property from [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

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

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

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

- Description of Conditional Use: 10-5C-3-Family Residential Daycare

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

This Application is for the following described real property:

Legal Description: Lot 11, Block 2, Fullerton's Terrace Third Addition and Lot 1, Block 3 Fullerton's Terrace One Addition, City of Mitchell, Davison County, South Dakota.

Property Address: 421 E 15th Ave

Dated this 28 **of** June , 2026.

APPLICANT

A handwritten signature in black ink, appearing to read "Dwight Wudel & Rachel Hoelsing", written over a horizontal line.

Dwight Wudel & Rachel Hoelsing

OWNER



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Rachel Hoelsing has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 421 E 15th Ave, legally described as Lot 11, Block 2, Fullerton's Terrace Third Addition and Lot 1, Block 3 Fullerton's Terrace One Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, July 27, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 3, 2026 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this 9th day of July, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 15th day of July, 2026

Approximate Cost:

Rachel Hoelsing
Dwight Wudel
421 E 15th Ave
Mitchell, SD 57301

North Davison Partners 99
1717 Pierce St
Sioux City, IA 51105-1173

Joseph & Kelsey Poppens
501 E 16th Ave
Mitchell, SD 57301

Benjamin Krohmer
PO Box 1087
Mitchell, SD 57301

Jonathan Horton
408 E 15th Ave
Mitchell, SD 57301

Donna Lepke
414 E 15th Ave
Mitchell, SD 57301

Michele Tuschen Living Trust
25314 428th Ave
Alexandria, SD 57311

Ryan Marler
1501 N Davison St
Mitchell, SD 57301

John & Marilyn Flowers
500 E 15th Ave
Mitchell, SD 57301

Tyra Sinkie
506 E 15th Ave
Mitchell, SD 57301

Joseph Galpin
401 E 15th Ave
Mitchell, SD 57301

Willard Payne
1414 N Langdon St
Mitchell, SD 57301

Wanda Hohn
415 E 15th Ave
Mitchell, SD 57301

Ashley Green
427 E 15th Ave
Mitchell, SD 57301

Jon & Annie Royals
501 E 15th Ave
Mitchell, SD 57301

Kim Miller
507 E 15th Ave
Mitchell, SD 57301

Maribeth Hoek
1406 N Langdon St
Mitchell, SD 57301

Eric Lofgren
410 E 14th Ave
Mitchell, SD 57301

Benjamman & Tina McIntyre
416 E 14th Ave
Mitchell, SD 57301

JP Rentals
421 S Iowa St
Mitchell, SD 57301

Jeanette McDaniel
426 E 14th Ave
Mitchell, SD 57301

Tylor & Jaclyn Peterson
500 E 14th Ave
Mitchell, SD 57301

Dennis & Heidi Thompson
413 E 14th Ave
Mitchell, SD 57301

Lori Sandoval
417 E 14th Ave
Mitchell, SD 57301

Cary Muilenburg
421 E 14th Ave
Mitchell, SD 57301

Austin Resick
Hannah Willis
427 E 14th Ave
Mitchell, SD 57301

Darrin Geraets
501 E 14th Ave
Mitchell, SD 57301

Jeremy & Lisa Puetz
507 E 14th Ave
Mitchell, SD 57301

July 15, 2026

TO WHOM IT MAY CONCERN:

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We Joe Galpin
OWNER
401 E. 15th Ave
ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS:



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

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

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

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

☐ **Rezoning** *\$150 application due with the application.*

Applicant is request to rezone property from [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

☐ **Variance** *\$100 application fee due with application.*

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

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

Description of Conditional Use: Family Residential Daycare

This Application is for the following described real property:

Legal Description: Lot 12 of R. W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota.

Property Address: 1108 Sunnyside Ct

Dated this 7th of July, 2026

Ann Jons

APPLICANT

A handwritten signature in black ink that reads "Ann Jons".

Ann Jons

OWNER



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Ann Jons has applied for a conditional use permit to operate a 10-5E-3 Family Residential Daycare; located at 1108 Sunnyside Ct, legally described as Lot 12 of R.W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

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Dated this 9th day of July, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 15th day of July, 2026

Approximate Cost:

Ann Jons
1108 Sunnyside Ct
Mitchell, SD 57301

Wesley Acres Inc
1115 W Havens Ave
Mitchell, SD 57301

Derek & Brittney Howard
8325 Tyler Dr
Lantana, TX 96226

Paul & Deanna Hetland
1101 Sunnyside Ct
Mitchell, SD 57301

Daniel Morrow Trust
1100 Sunnyside Ct
Mitchell, SD 57301

Scott Alexander
Revocable Living Trust
39587 270th St
Alpena, SD 57312

William & Renada Cahill
712 1ST St NE
Wessington Springs, SD 57382-2108

Rexanne Thuringer Living Trust
1714 Pebble Beach Rd
Mitchell, SD 57301

James & Grace Radke Land LLC
500 N Dominic Ave
Sioux Falls, SD 57107-0393

Sebes LLC
1050 Chalkstone Dr
Mitchell, SD 57301

Determan Family LLC
PO Box 193
Mitchell, SD 57301

Terry & Paula Abeln
Joint Revocable Living Trust
1115 Sunnyside Ct
Mitchell, SD 57301

Lance & Donna Carson
PO Box 1112
Mitchell, SD 57301

Robert & Leah Suhr
1114 Sunnyside Ct
Mitchell, SD 57301

Jacob & Jena Sonne
1120 Sunnyside Ct
Mitchell, SD 57301

Debra Schoenfelder RLT
Douglas Schoenfelder RLT
1109 Sunnyside Ct
Mitchell, SD 57301

July 15, 2026

TO WHOM IT MAY CONCERN:

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I/We

Donna Carson
OWNER
1121 Sunnyside Court
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:



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

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

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

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

☐ **Rezoning** *\$150 application due with the application.*

Applicant is request to rezone property from [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

☐ **Variance** *\$100 application fee due with application.*

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

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

Description of Conditional Use: Family Residential Daycare

This Application is for the following described real property:

Legal Description: Lots 4 & 5, Block 5 University Addition, City of Mitchell, Davison County, South Dakota.

Property Address: 922 Univeristy Blvd

Dated this 7th of July, 2026

Amie Thompson
APPLICANT

Sam Fosness
OWNER



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Amie Thompson has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 922 University Blvd, legally described as Lots 4 & 5, Block 5 University Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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Dated this 9th day of July, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 15th day of July, 2026

Approximate Cost:

Sam Fosness
Amie Thompson
911 University Blvd
Mitchell, SD 57301

Tully Family Partnership
1900 W 23rd Ave
Mitchell, SD 57301

Corey & Monica Alm
914 University Blvd
Mitchell, SD 57301

Jeffery & Susan Larson
916 University Blvd
Mitchell, SD 57301

Chiro Properties LLC
501 W Havens Ave
Mitchell, SD 57301

Laurie Garry
909 W Edmunds St
Mitchell, SD 57301

Abbott House Inc
900 Court Merrill
Mitchell, SD 57301

Richard & Ruth Swartout
613 Mitchell Blvd
Mitchell, SD 57301

Mitchell & Fern Elfstrand
915 University Blvd
Mitchell, SD 57301

Pamela Martins
601 Mitchell Blvd
Mitchell, SD 57301

Jay & Sarah Star
1009 University Blvd
Mitchell, SD 57301

Kelly & Catina Kost
1015 University Blvd
Mitchell, SD 57301

Carol & Russell Weise
4824 Mountain Springs Ct
Rapid City, SD 57702

Carol Ragle Living Trust
820 W 3rd Ave
Mitchell, SD 57301

LKS Properties LLC
PO Box 8133
Mitchell, SD 57301

Ty Kinneberg
1016 Court Merrill
Mitchell, SD 57301

Eric & Valerie Gebhart
1010 Court Merrill
Mitchell, SD 57301

Wayne & Roswitha Konz
1008 Court Merrill
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

July 15, 2026

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Amie Thompson has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 922 University Blvd, legally described as Lots 4 & 5, Block 5 University Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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I/We

Wayne + Roswitha Konz
OWNER
1008 Court Merrill
ADDRESS

☒

APPROVE

☐

DISAPPROVE

COMMENTS:

[Signature]

We need good + affordable daycare in order to keep + attract more young families.

Outside expectations

Carol and I will not be able to attend the meeting.

We Carol and Russell Wiese

1017 University Blvd

Approve of the conditional use permit for a family daycare at 922 University Blvd.





1 Inch = 150 Feet

LEGEND

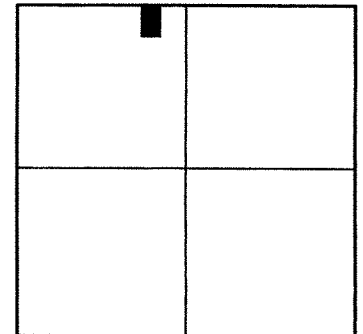
- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- WM =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

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

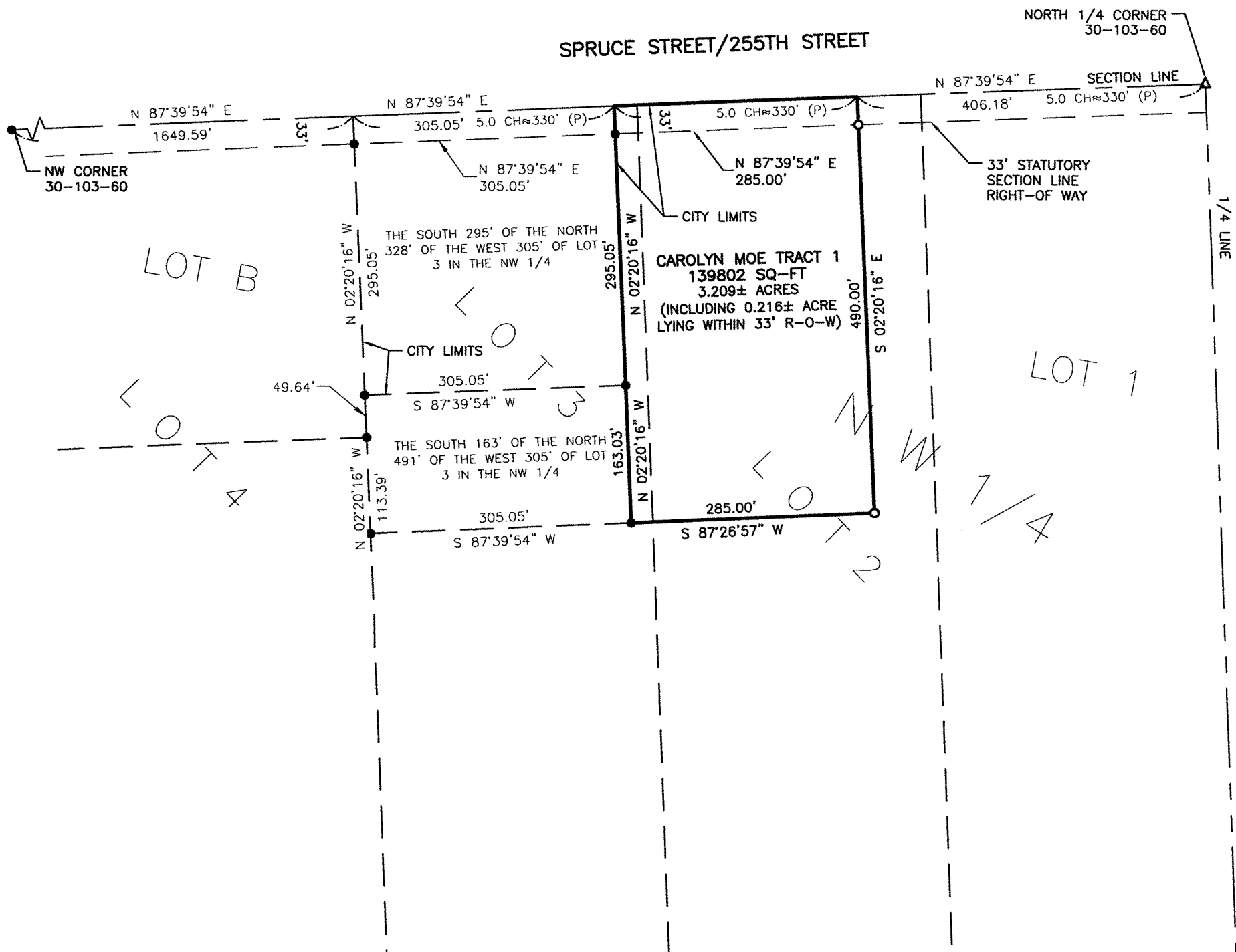
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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

SEC. 30, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

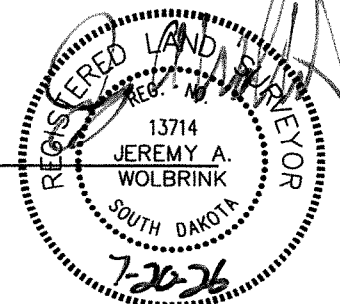
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Carolyn Moe, and under her direction for purposes indicated therein, I did on or prior to July 8, 2026, survey those parcels of land described as follows: CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate PORTIONS OF LOTS 2 AND 3 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 2 ON PAGE 35.

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 20th day of July, 2026.

Registered Land Surveyor #SD13714



SPN

& Associates

Engineers, Planners and Surveyors

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

A PLAT OF CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned 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

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

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

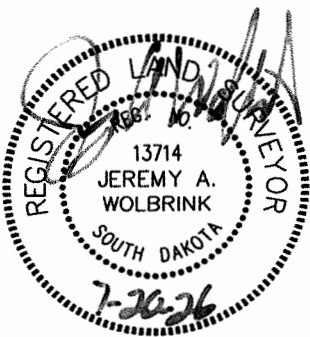
Chairperson/Vice-Chairperson,
Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2026.

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
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N,
R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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/ROAD AUTHORITY

I, _____(Name), _____(Title) of _____(Agency) do hereby certify that this plat and access location has been reviewed by me or my authorized agent and that this plat is recommended for approval. The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: _____ (Signature) Date: _____

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 CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date _____

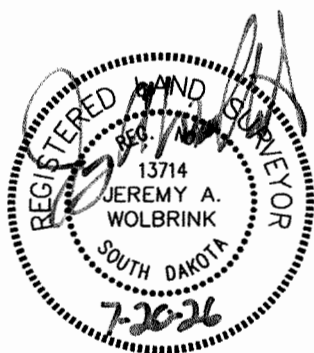
REGISTER OF DEEDS

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

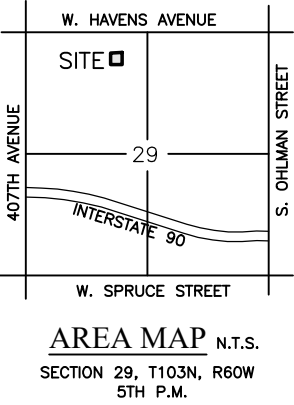
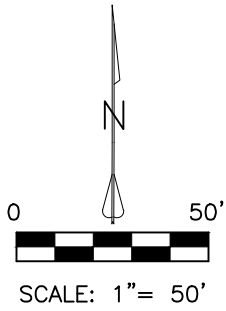
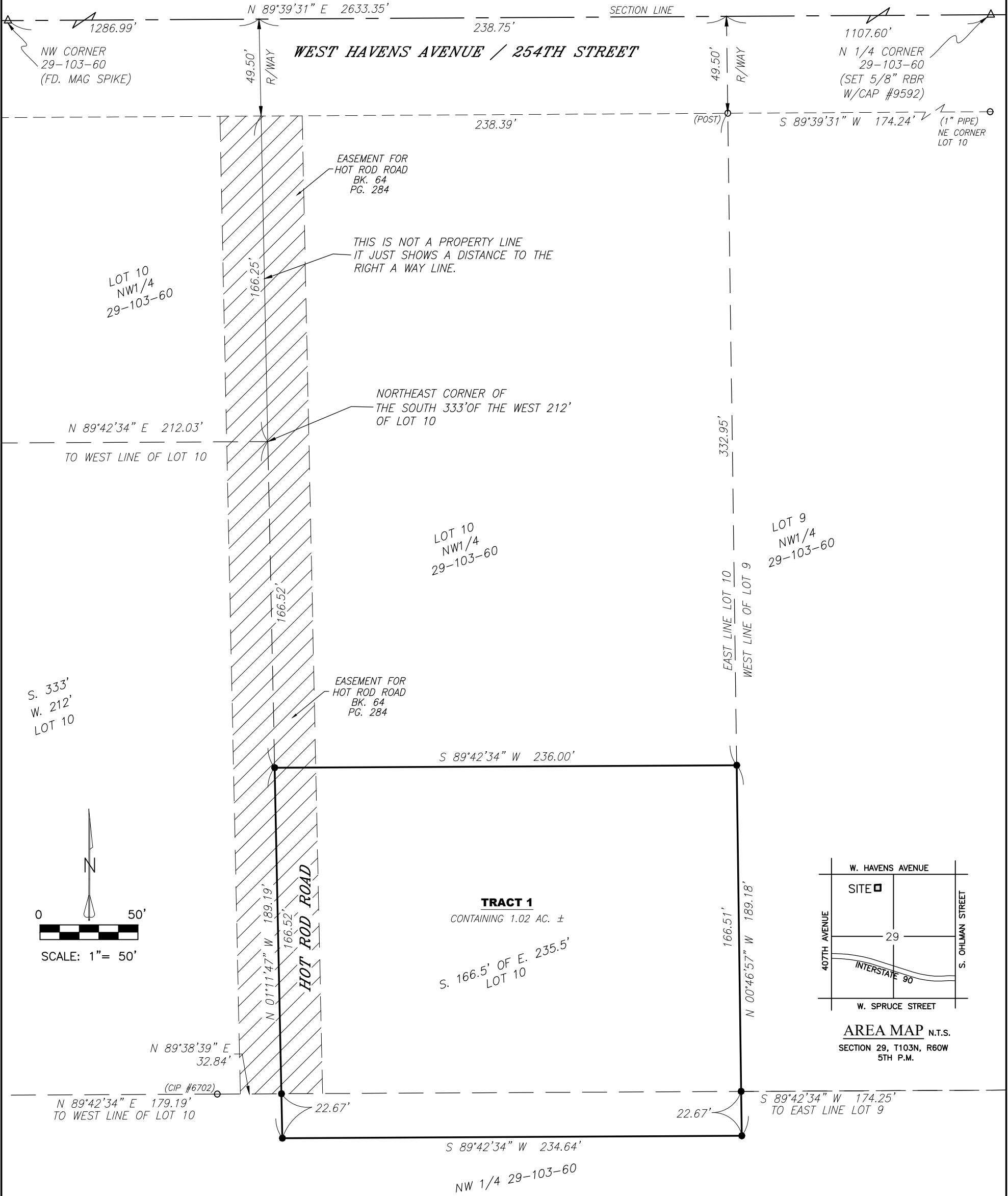
Engineers, Planners and Surveyors

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



PLAT OF TRACT 1 OF ENCLOSE ADDITION

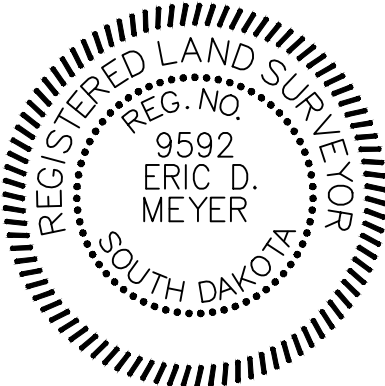
AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.



LEGEND:

- SET 5/8" REBAR W/CAP #9592
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- EASEMENT LINE
- PREVIOUSLY PLATTED PROPERTY LINE
- SECTION LINE
- ===== PLATTED PARCEL

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

PLAT OF TRACT 1 OF ENCLOSE ADDITION

AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Eric D. Meyer, of Meyer Land Surveying, LLC., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, surveyed a portion of Lot 10 and a portion of the Northwest Quarter of Section 29, Township 103 North, Range 60 West of the 5th Principal Meridian, Davison County, South Dakota, and replatted a portion of the same into Tract 1 of Enclose Addition, an Addition in the Northwest Quarter of Section 29, Township 103 North, Range 60 West of the 5th Principal Meridian, Davison County, South Dakota, as shown on the foregoing REPLAT.

The same shall be known and described as TRACT 1 OF ENCLOSE ADDITION, AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this _____ day of _____, 20____.

REGISTERED LAND SURVEYOR
REG. NO.
9592
ERIC D.
MEYER
SOUTH DAKOTA

Eric D. Meyer, Registered Land Surveyor No. 9592

OWNER'S CERTIFICATE

We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Tract 1 Enclose Addition does hereby vacate the following platting:

A portion of Lot 10 in the NW 1/4 of Section 29, Township 103 North, Range 60 West, Davison County, South Dakota, on file at the office of the Register of Deeds in Book 12 of plats, Page 3, said plat, hereby vacated, being situated within described Enclose Addition as surveyed.

Dated this _____ Day of _____, 20 ____.

By: _____
ENCLOSE MANUFACTURING INC

Its:_____

State of _____
County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who acknowledged themselves to be the _____ of ENCLOSE MANUFACTURING INC, and that they, as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as _____.

In witness whereof I hereunto set my hand and official seal.

Notary Public – State of _____
My Commission Expires:

Dated this _____ Day of _____, 20 ____.

Gerald Claseman a/k/a Jerry Claseman

State of _____
County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Gerald Claseman a/k/a Jerry Claseman, known to me or satisfactorily proven to be the person whose names is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

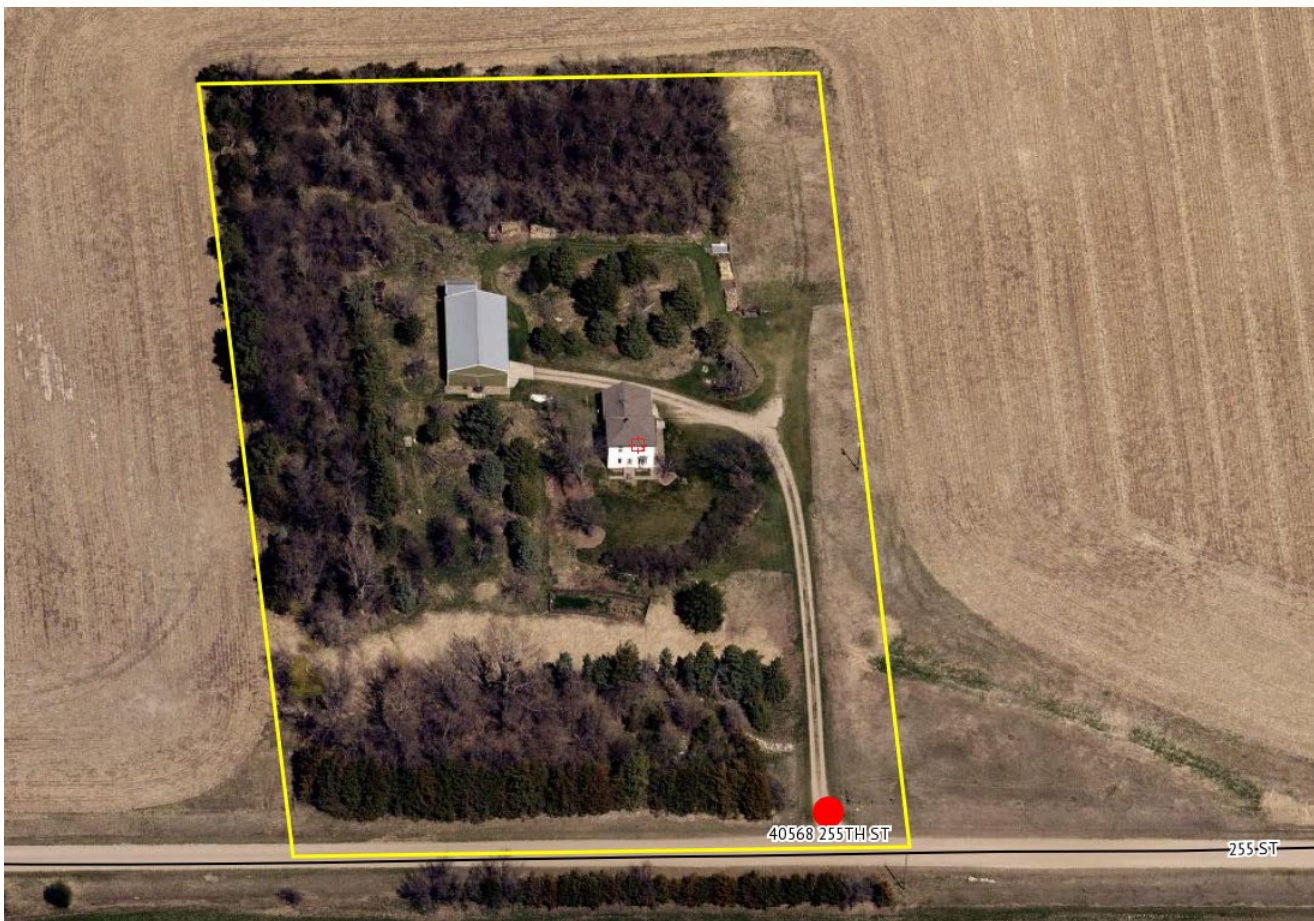
In witness whereof I hereunto set my hand and official seal.

Notary Public – State of _____
My Commission Expires:



PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

PLAT OF TRACT 1 OF ENCLOSE ADDITION AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.	
RESOLUTION OF CITY PLANNING COMMISSION	RESOLUTION BY BOARD OF COUNTY COMMISSIONERS
WHEREAS, THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING OF SAID CITY OF MITCHELL, SOUTH DAKOTA; AND WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION; NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED. I, _____, CHAIRMAN/VICE CHAIRMAN OF THE CITY 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 _____, 2026. _____ CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION	BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO THE 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 DAVISON COUNTY, SOUTH DAKOTA AUDITOR'S CERTIFICATE I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2026, APPROVING THE ABOVE PLAT. Dated this _____ day of _____, 20____. _____ AUDITOR/DEPUTY AUDITOR DAVISON COUNTY, SOUTH DAKOTA
RESOLUTION OF CITY COUNCIL	CERTIFICATE OF ROAD AUTHORITY
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 HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, 2026; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO THE LAW; THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANTING SURVEYOR'S CERTIFICATE SHALL PREVAIL. I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2026. _____ FINANCE OFFICER/DEP. FINANCE OFFICER	THE LOCATION OF THE EXISTING APPROACHES ARE HEREBY APPROVED, ANY CHANGE IN LOCATIONS OF EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL By: _____ Date: _____ TITLE:_____ COUNTY TREASURER'S CERTIFICATE I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID. Dated this _____ Day of _____, 20 ____. _____ COUNTY TREASURER/DEPUTY TREASURER DAVISON COUNTY, SOUTH DAKOTA DIRECTOR OF EQUALIZATION I HEREBY CERTIFY THAT A COPY OF THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN RECIEVED BY ME AND FILED IN MY OFFICE. _____ DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION DAVISON COUNTY, SOUTH DAKOTA
RESOLUTION OF COUNTY PLANNING COMMISSION	REGISTER OF DEEDS
WHEREAS, THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND WHEREAS, THE COUNTY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, HERETOFORE ADOPTED BY THE COMMISSION; NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY ERIC D. MEYER, 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. _____ CHAIRMAN/VICE CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION	FILED FOR RECORD THIS ____ DAY OF _____, 20 _____, AT _____ O'CLOCK, ____M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____. _____ REGISTER OF DEEDS/ DEPUTY REGISTER OF DEEDS DAVISON COUNTY, SOUTH DAKOTA  MEYER LAND SURVEYING, LLC 605-310-9401 PREPARED BY: Meyer Land Surveying, LLC 45246 Hwy 44 Parker, SD 57053 Phone: (605) 310-9401 SHEET 3 OF 3





1 Inch = 100 Feet

LEGEND

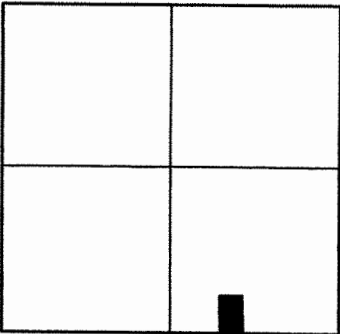
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = FOUND SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- WM = WITNESS MONUMENT

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

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

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

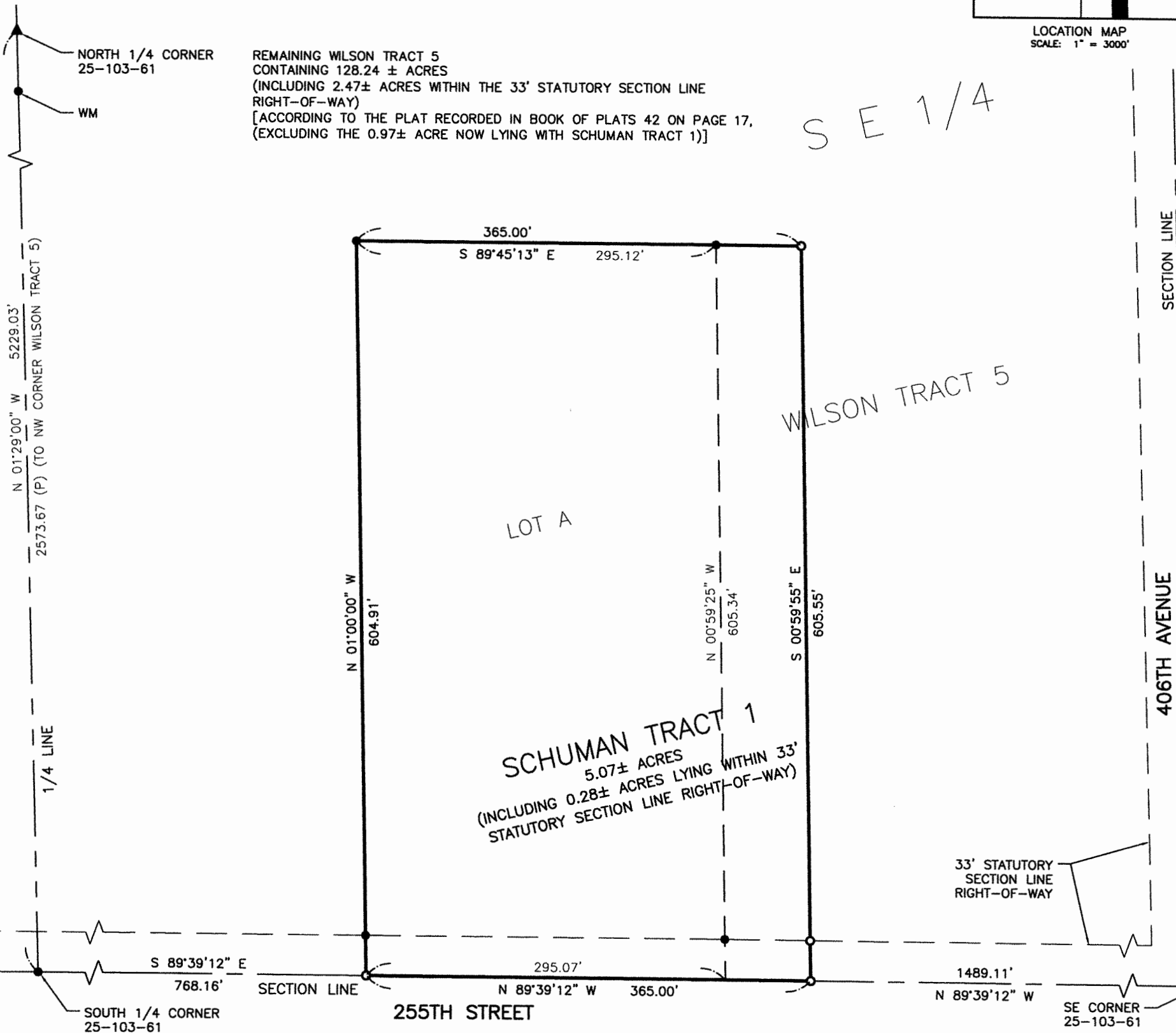
SEC. 25, T 103 N, R 61 W



LOCATION MAP
SCALE: 1" = 3000'

REMAINING WILSON TRACT 5
CONTAINING 128.24 ± ACRES
(INCLUDING 2.47± ACRES WITHIN THE 33' STATUTORY SECTION LINE
RIGHT-OF-WAY)
[ACCORDING TO THE PLAT RECORDED IN BOOK OF PLATS 42 ON PAGE 17,
(EXCLUDING THE 0.97± ACRE NOW LYING WITH SCHUMAN TRACT 1)]

SE 1/4



A PLAT OF SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N,
R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

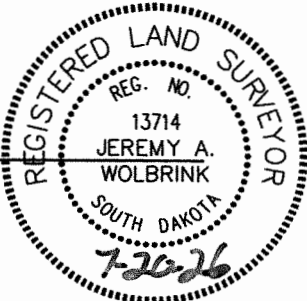
SURVEYOR'S CERTIFICATE

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 July 9, 2026, survey those parcels of land described as follows: SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT A IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 12 ON PAGE 86; and A PORTION OF WILSON TRACT 5 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 42 ON PAGE 17.

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 20th day of July, 2026.

[Signature]
Registered Land Surveyor #SD13714



SPN

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

A PLAT OF SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that Kenny Schuman and Cheryl Schuman, the undersigned, hereby certify that we are the absolute and unqualified owner of LOT A IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; and that Rebecca A. Millan and John B. Millan, the undersigned, hereby certify that we are Trustees of the Millan Land Trust dated December 31, 2020, and that said Trust is the absolute and unqualified owner of WILSON TRACT 5 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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 SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I 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 Schuman Tract 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 255th Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

This plat does hereby vacate previously platted LOT A IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 12 ON PAGE 86; and A PORTION OF WILSON TRACT 5 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 42 ON PAGE 17.

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

Kenny SchumanCheryl Schuman

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Kenny Schuman and Cheryl Schuman, known to me or satisfactorily proven to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

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

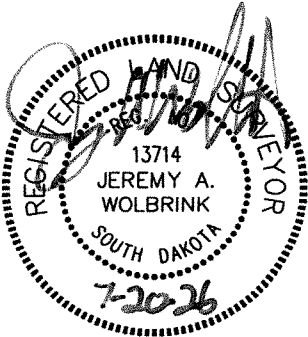
Rebecca A. Millan, Trustee of the Millan Land Trust
dated December 31, 2020

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Rebecca A. Millan, Trustee of the Millan Land Trust dated December 31, 2020, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged to me that she 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.

Notary Public, South Dakota
My Commission Expires: _____



A PLAT OF SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N,
R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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 SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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 SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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 SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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.

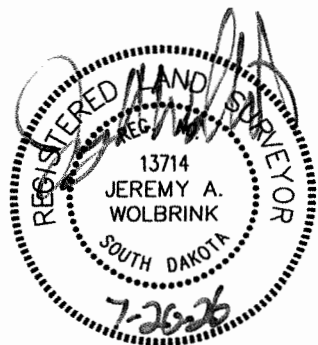
The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2026.

Finance Officer/Deputy Finance Officer of the City of Mitchell

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



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

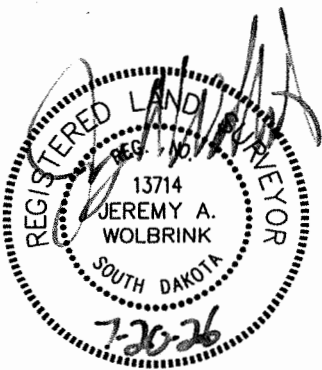
CERTIFICATE OF HIGHWAY/ROAD AUTHORITY

By: _____ (Signature) Date: _____

Date _____

Date _____

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



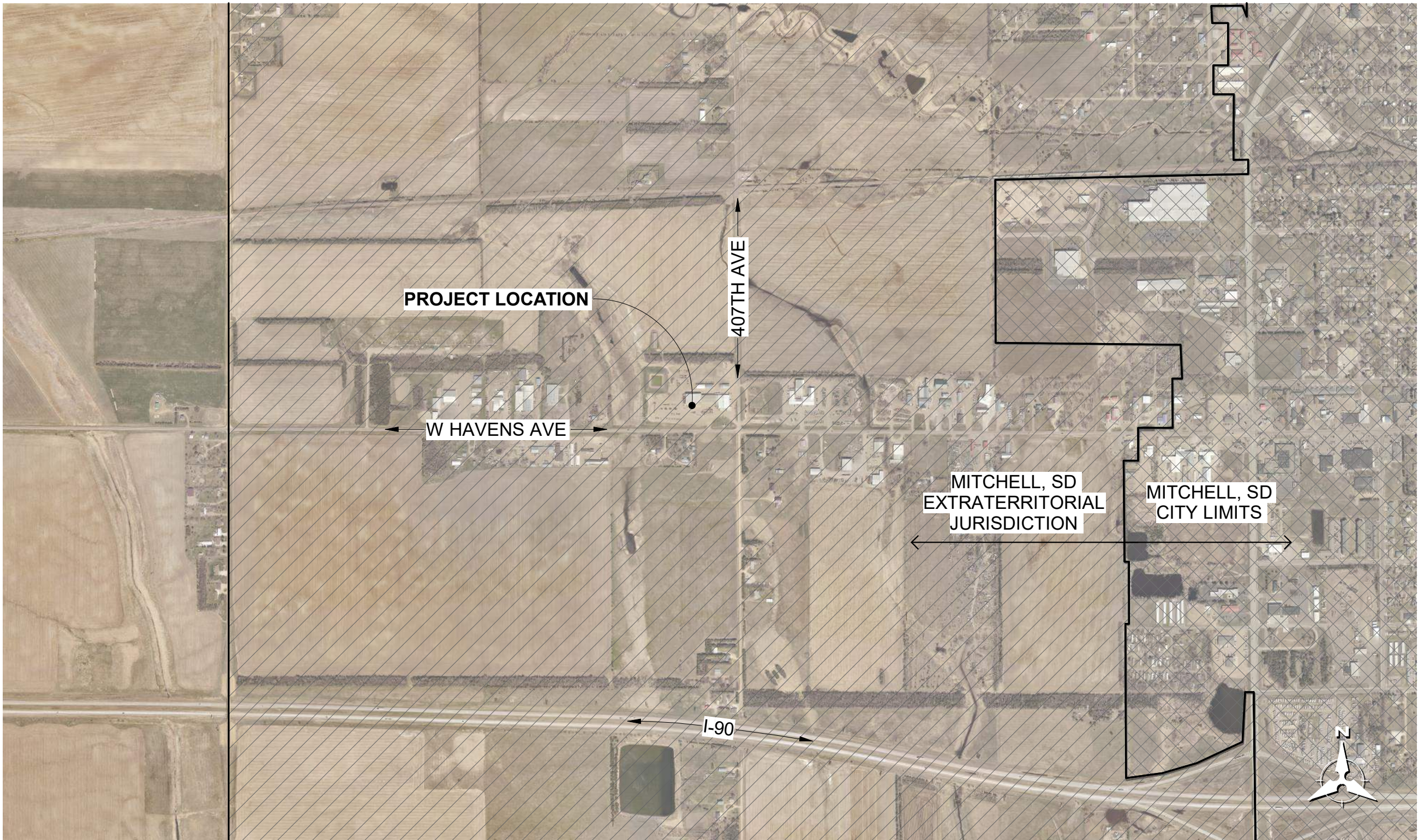
TITAN MACHINERY SHOP ADDITION

2800 W HAVENS AVE MITCHELL, SOUTH DAKOTA 57301

RENDERING



VICINITY MAP



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE ADDITION TO THE EXISTING TITAN MACHINERY FACILITY IN MITCHELL, SOUTH DAKOTA. THE ADDITION WILL PRIMARILY CONTAIN SHOP SPACE FOR THE MAINTENANCE OF AGRICULTURAL EQUIPMENT.

DEFERRED SUBMITTALS

• PRE-ENGINEERED METAL BUILDING DRAWINGS BY BUTLER MANUFACTURING CO.

PROJECT REVISIONS

ABBREVIATIONS

AB	ANCHOR BOLT	DBL	DOUBLE	D	DEEP/DEPTH	FUR	FURRING	MM	MILLIMETERS	PTD	PAPER TOWEL DISPENSER	SYST	SYSTEM
ACM	ALUMINUM COMPOSITE PANEL	DEF	DEFINITION	FUT	FUTURE	MTG	MEETING	MTL	METAL	PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE	T	TREAD(S)
ACT	ACUSTICAL CEILING TILE	DEG	DEGREE	FV	FIELD VERIFY	MEZZ	MEZZANINE	PTN	PARTITION	PTN	PARTITION	T&G	TONGUE AND GROOVE
ADA	AMERICANS WITH DISABILITIES ACT	DEM	DEMOLITION	GA	GALVANIZED	MFG	MANUFACTURING	PTR	PAPER TOWEL RECEPTACLE	PTN	PARTITION	TB	TOWEL BAR
ADDL	ADDITIONAL	DEPT	DEPARTMENT	GB	GRAB BAR	MIDLE	MIDDLE	PVC	POLYVINYL CHLORIDE	PVC	POLYVINYL CHLORIDE	TBE	TRUSS BEARING ELEVATION
ADOM	ADDENDUM	DET	DETAIL	GC	GENERAL CONTRACTOR	MIN	MINIMUM	PVG	PAVING	PVG	PAVING	TECH	TECHNICAL
ADJ	ADJUSTABLE OR ADJACENT	DF	DRINKING FOUNTAIN	GEN	GENERAL	MISC	MISCELLANEOUS	PWR	POWER	PWR	POWER	TEMP	TEMPERATURE / TEMPERED / TEMPORARY
ADON	ADDITION	DIA	DIAGONAL	GL	GLASS / GLAZING	MISC	MISCELLANEOUS	QT	QUARRY TILE	QT	QUARRY TILE	TFR	TOP OF FOOTING ELEVATION
ADR	ABOVE FINISHED FLOOR	DM	DIMENSIONS	GR	GRADE	MTD	MOUNTED	QTY	QUANTITY	QTY	QUANTITY	THK	THICK
AGG	AGGREGATE	DIST	DISTANCE	GYP	GYPSUM	MTD	MOUNTED	QZ	QUARTZ	QZ	QUARTZ	THRU	THROUGH
AHD	AIR HAND DRYER	DOC	DOCUMENT	GRV	GRASS	MULL	MULLION	TMS	TACK STRIP	TMS	TACK STRIP	TMS	TACK STRIP
AHU	AIR HANDLING UNIT	DN	DOWN	GYP BD	GYPSUM BOARD	MOUNTING	MOUNTING	T.O.	TOP OF DECK, BEAM, WALL, ETC.)	T.O.	TOP OF DECK, BEAM, WALL, ETC.)	T.O.	TOP OF DECK, BEAM, WALL, ETC.)
ALUM	ALUMINUM	DR	DOOR	H	HEIGHT / HIGH	MULL	MULLION	TOC	TOP OF CURB OR CONCRETE	TOC	TOP OF CURB OR CONCRETE	TOF	TOP OF FOOTING
ALT	ALTERNATE	DS	DOWNSPOUT	HB	HOSE BIB	N	NORTH	TOP	TOP OF PARTITION	TOP	TOP OF PARTITION	TPE	TOP OF PIER ELEVATION
ANDZ	ANDZED	DSGN	DESIGN	HC	HOLLOW CORE	N	NORTH	TPD	TOILET PAPER DISPENSER	TPD	TOILET PAPER DISPENSER	TPI	TOILET PAPER HOLDER
APPR	APPROXIMATELY	DT	DRAIN TILE	HCP	HANDICAPPED	NA	NOT APPLICABLE	TRTD	TREATED	TRTD	TREATED	TS	TUBE STEEL / TRANSITION STRIP
ARCH	ARCHITECTURAL	DW	DRYWALL	HDBD	HARDBOARD	NAT	NATURAL	TV	TELEVISION	TV	TELEVISION	TYP	TYPICAL
AUTO	AUTOMATIC	DWG	DRAWING	HDD	HARDWOOD	NOM	NOT IN CONTRACT	UL	UNDERWRITERS LABORATORY	UL	UNDERWRITERS LABORATORY	UNEXC	UNEXCAVATED
AUR	ACCESSIBLE URINAL	E	EAST	HDR	HARDWOOD	NORM	NORMAL	UNO	UNLESS NOTED OTHERWISE	UNO	UNLESS NOTED OTHERWISE	URNL	URINAL
AVG	AVERAGE	EAS	EXTERIOR INSULATION	HDRW	HARDWARE	NIC	NOT IN CONTRACT	US	URINAL SCREEN	US	URINAL SCREEN	UTL	UTILITY
AWC	ACCESSIBLE WATER CLOSET	EA	EAST	HGR	HANGER	NIC	NOT IN CONTRACT	VAN	VANITY	VAN	VANITY	VAR	VARIATION OR VARIABLE
BD	BOARD	EJ	EXPANSION JOINT	HL	HAND LAVATORY	NUM	NUMBER	VB	VAPOR BARRIER	VB	VAPOR BARRIER	VCT	VINYL COMPOSITE TILE
BRY	BOUNDARY	EL	ELEVATION	HM	HOLLOW METAL	OA	OVERALL	VENT	VENTILATION(ION)	VENT	VENTILATION(ION)	VERT	VERTICAL
BELOW	BELOW	ELEV	ELEVATOR / ELEVATION	HORIZ	HORIZONTAL	OC	ON CENTER	REV	REVERSE / REVISED(ION)	REV	REVERSE / REVISED(ION)	VIN	VINYL
BIT	BITUMINOUS	ELEC	ELECTRICAL	HPL	HIGH PRESSURE LAMINATE	OC	ON CENTER	RFG	ROOFING	RFG	ROOFING	VNR	VENEER
BLDG	BUILDING	ELEV	ELEVATOR / ELEVATION	HR	HOUR	OD	OUTSIDE DIAMETER	RND	ROUND	RND	ROUND	W	WEST OR WIDE
BLK	BLOCK	EMER	EMERGENCY	HSS	HOLLOW STRUCTURAL STEEL	OD	OUTSIDE DIAMETER	RLG	RAILING	RLG	RAILING	W	WEST OR WIDE
BLKG	BLOCKING	ENCL	ENCLOSURE	HTR	HEATER	OH	OVERHEAD	RM	ROOM	RM	ROOM	W	WEST OR WIDE
BLVD	BOULEVARD	ENGR	ENGINEER	HVAC	HEATING VENTILATION / AIR CONDITIONING	OF	OUTSIDE FACE	RND	ROUND	RND	ROUND	W	WEST OR WIDE
B.O.	BOTTOM OF DECK, BEAM, WALL, ECT.)	ENR	ENGINEER	HWY	HIGHWAY	OPNG	OPENING	RO	ROUGH OPENING	RO	ROUGH OPENING	WC	WATER CLOSET OR WALL COVERING
BR	BRICK	EP	ELECTRICAL PANEL	EPDM	ETHYLENE PROPYLENE DIENE POLYMER	OPNG	OPENING	RT	RIGHT OF WAY	RT	RIGHT OF WAY	WD	WOOD
BRG	BEARING	EPS	EXPANDED POLYSTYRENE SOARD (INSULATION)	EQ	EQUAL	OPP	OPPOSITE	S	SOUTH	S	SOUTH	WDW	WINDOW
BRK	BRACKET	EPT	EPOXY PAINT	EQ	EQUAL	OPT	OPTIONAL	SAN	SANITARY	SAN	SANITARY	WHSE	WAREHOUSE
BSMT	BASEMENT	EPM	EPOXY PAINT	EQ	EQUAL	ORD	ORDINANCE	SB	SOIL BORING	SB	SOIL BORING	WP	WATERPROOFING
BTM	BOTTOM	EQ	EQUAL	ESMT	EASEMENT	ORIG	ORIGINAL	SC	SEALED CONCRETE	SC	SEALED CONCRETE	WTR	WATER
BTWN	BETWEEN	EQ	EQUAL	EW	EACH WAY	OSB	ORIENTED STRAND BOARD	SCW	SOLID CORE WOOD	SCW	SOLID CORE WOOD	W	WEST OR WIDE
CB	CABINET	ESMT	EASEMENT	EWG	ELECTRIC WATER COOLER	PAT	PATTERN	SCHD	SCHEDULE	SCHD	SCHEDULE	W	WEST OR WIDE
CAP	CAPACITY	EW	ELECTRIC WATER COOLER	EXH	EXHAUST	PC	PRECAST CONCRETE / POLISHED CONCRETE	SEP	SEPARATE	SEP	SEPARATE	W	WEST OR WIDE
CAR	CARPET BASE	EXH	EXHAUST	EXIST	EXISTING	PERF	PERFORATED	SF	SQUARE FEET / FOOT	SF	SQUARE FEET / FOOT	W	WEST OR WIDE
CG	CORNER GUARD	EXP	EXPANSION	EXT	EXTERIOR	PERM	PERMETER	SGL	SINGLE	SGL	SINGLE	W	WEST OR WIDE
CHAM	CHAMFER	EXT	EXISTING	EXR	EXTERIOR	PH	PHASE	SHT	SHEET	SHT	SHEET	W	WEST OR WIDE
CHAN	CHANNEL	EXT	EXISTING	JAN	JANITOR	PKG	PACKAGE	SHD	SHEATHING	SHD	SHEATHING	W	WEST OR WIDE
CIR	CIRCLE	CIRC	CIRCUMFERENCE	JT	JOINT	POR	PORCELAIN TILE	SIM	SIMILAR	SIM	SIMILAR	W	WEST OR WIDE
CIP	CAST-IN-PLACE	CL	CONTROL JOINT	KIT	KITCHEN	POS	POSITIVE	SIN	SIMILAR	SIN	SIMILAR	W	WEST OR WIDE
CL	CL CENTERLINE	CLR	CLEAR	L	LENGTH	PL	PLATE	SILT	SEALANT	SILT	SEALANT	W	WEST OR WIDE
CL CENTERLINE	CL CENTERLINE	CLR	CLEAR	L	LENGTH	PL	PLATE	SILT	SEALANT	SILT	SEALANT	W	WEST OR WIDE
CLR	CLEAR	CM	CULTURED MARBLE OR CENTIMETER	LAV	LAVATORY	PLM	PLASTIC LAMINATE	SND	SANITARY NAPKIN DISPENSER	SND	SANITARY NAPKIN DISPENSER	W	WEST OR WIDE
CM	CULTURED MARBLE OR CENTIMETER	FE	FIRE EXTINGUISHER	LB	POUNDS	PLBG	PLUMBING	SNO	SANITARY NAPKIN RECEPTACLE	SNO	SANITARY NAPKIN RECEPTACLE	W	WEST OR WIDE
CMU	CONCRETE MASONRY UNIT	FEC	FIRE EXTINGUISHER CABINET	LF	LINEAL / LINEAR FOOT	PLYWD	PLYWOOD	SOG	SLAB ON GRADE	SOG	SLAB ON GRADE	W	WEST OR WIDE
CO	COORDINATE	FF	FINISHED FLOOR ELEVATION	LN	LINEAL	PL	PLATE	SPRAY	POLYURETHANE FOAM	SPRAY	POLYURETHANE FOAM	W	WEST OR WIDE
COL	COLUMN	FIX	FIXTURE	LTG	LIGHTING	POL	POLISHED	SQ	SQUARE	SQ	SQUARE	W	WEST OR WIDE
CONC	CONCRETE	FLG	FLOORING	LVL	LUXURY VINYL TILE	POLY	POLYETHYLENE (PLASTIC)	SQ	SQUARE	SQ	SQUARE	W	WEST OR WIDE
CONF	CONFERENCE	FLS	FLOORING	LVR	LOUVER	PR	PAIR	SS	STAINLESS STEEL	SS	STAINLESS STEEL	WTR	WATER
CONN	CONNECTION	FIN	FINISHED	LVT	LUXURY VINYL TILE	PREF	PREFERENCE	STD	STANDARD	STD	STANDARD	W	WEST OR WIDE
CONST	CONSTRUCTION	FLR	FLOOR	LVT	LUXURY VINYL TILE	PREFAB	PREFABRICATED	STN	STAIR	STN	STAIR	W	WEST OR WIDE
CONT	CONTINUOUS	FLR	FLOOR	MAS	MASONRY	PREFIN	PREFINISHED	STR	STRUCTURAL	STR	STRUCTURAL	W	WEST OR WIDE
COORD	COORDINATE	FLEX	FLEXIBLE	MACH	MACHINE	PREL	PRELIMINARY	SUB	SUBSTITUTE	SUB	SUBSTITUTE	W	WEST OR WIDE
CORR	CORRIDOR	FLG	FLOORING	MATL	MATERIAL	PREP	PREPARATION	SUSP	SUSPENDED	SUSP	SUSPENDED	W	WEST OR WIDE
CPT	CARPET OR BROADLOOM	F.O.	FACE OF (SLAB, BRICK, SHEATHING, ETC.)	MAU	MAKEUP AIR UNIT	PREV	PREVIOUS	SV	SHEET VINYL	SV	SHEET VINYL	W	WEST OR WIDE
CT	CERAMIC TILE	MAX	MAXIMUM	MAX	MAXIMUM	PROP	PROPERTY	SYM	SYMMETRICAL	SYM	SYMMETRICAL	W	WEST OR WIDE
CTR	CONTROL	MECH	MECHANICAL	MECH	MECHANICAL	PROJ	PROJECT / PROJECTION	T	TREAD(S)	T	TREAD(S)	W	WEST OR WIDE
CTRSK	COUNTERSUNK OR COUNTERSINK	MEM	MEMBRANE	PRK	PARKING	PRV	POWER ROOF VENTILATOR	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
CW	COLD WATER	MEM	MEMBRANE	PRV	POWER ROOF VENTILATOR	PSF	POUNDS PER SQUARE FOOT	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
CV	CUBIC YARD	MG	METAL GRATE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MTG	MEETING	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MM	MILLIMETERS	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MTG	MEETING	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MTL	METAL	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MEZZ	MEZZANINE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MFG	MANUFACTURING	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MIDLE	MIDDLE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MIN	MINIMUM	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MIR	MIRROR	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MISC	MISCELLANEOUS	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MTD	MOUNTED	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MTG	MOUNTING	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MULL	MULLION	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		MULT	MULTIPLE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		N	NORTH	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		NA	NOT APPLICABLE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		NAT	NATURAL	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		NOM	NOT IN CONTRACT	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		NORM	NORMAL	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		NIC	NOT IN CONTRACT	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		NTS	NOT TO SCALE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		NUM	NUMBER	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OA	OVERALL	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OC	ON CENTER	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OD	OUTSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OH	OVERHEAD	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OF	OUTSIDE FACE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OPNG	OPENING	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OPP	OPPOSITE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OPT	OPTIONAL	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		ORD	ORDINANCE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		ORIG	ORIGINAL	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OSB	ORIENTED STRAND BOARD	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		OZ	OUNCE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PAR	PARALLEL	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PAT	PATTERN	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PC	PRECAST CONCRETE / POLISHED CONCRETE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PERF	PERFORATED	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PERM	PERMETER	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PH	PHASE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PKG	PACKAGE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		POR	PORCELAIN TILE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		POS	POSITIVE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PL	PLATE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PLM	PLASTIC LAMINATE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PLBG	PLUMBING	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PLF	POUND PER LINEAL FOOT	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PLYWD	PLYWOOD	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		POL	POLISHED	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		POLY	POLYETHYLENE (PLASTIC)	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PR	PAIR	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PREF	PREFERENCE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE	W	WEST OR WIDE	W	WEST OR WIDE
		PREFAB	PREFABRICATED	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	W	WEST OR WIDE</				

MATERIAL LEGEND

	EARTH
	CONCRETE
	CMU
	SAND
	RIGID INSULATION
	STEEL
	BATT INSULATION
	GYPSUM BOARD
	BRICK
	PLYWOOD
	WOOD
	ALUMINUM

SYMBOLS

	ROOM		ROOM NAME
	ROOM NUMBER		DOOR NUMBER
	WINDOW TYPE		SECTION NUMBER
	SHEET SHOWN ON		ELEVATION NUMBER
	NUMBER INDICATES REFERENCED CONSTRUCTION NOTE		NUMBER INDICATES REFERENCED DEMOLITION NOTE
	DETAIL NUMBER		SHEET SHOWN ON
	REVISION NUMBER		SYSTEM NUMBER
	INTERIOR WALL TYPE		EXTERIOR WALL TYPE
	3-HOUR RATED WALL		2-HOUR RATED WALL
	1-HOUR RATED WALL		SMOKE RATED WALL

PROJECT DIRECTORY

OWNER	TITAN MACHINERY 644 E BEATON DRIVE WEST FARGO, ND 58078 PHONE: (701) 639-7187 WEBSITE: www.titanmachinery.com CONTACT: Rick Thibet
GENERAL CONTRACTOR	RICE COMPANIES, INC. 1019 INDUSTRIAL DRIVE SOUTH SAUK RAPIDS, MN 56379 PHONE: (320) 252-0404 WEBSITE: www.ricecompanies.com CONTACT: Don Larsen, AIA EMAIL: shane.steckler@ricecompanies.com
ARCHITECT	RICE COMPANIES, INC. 1019 INDUSTRIAL DRIVE SOUTH SAUK RAPIDS, MN 56379 PHONE: (320) 252-0404 WEBSITE: www.ricecompanies.com CONTACT: Ryan J. Seavert, P.E. EMAIL: ryan.seavert@ricecompanies.com
STRUCTURAL	RICE COMPANIES, INC. 1019 INDUSTRIAL DRIVE SOUTH SAUK RAPIDS, MN 56379 PHONE: (320) 252-0404 WEBSITE: www.ricecompanies.com CONTACT: Ryan J. Seavert, P.E. EMAIL: ryan.seavert@ricecompanies.com

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1

ARCHITECTURAL SITE PLAN

1" = 40'-0"

ZONING REQUIREMENTS	
A. DISTRICT:	HB - HIGHWAY ORIENTED BUSINESS
CITY OF MITCHELL, SD (ET.);	C - RURAL COMMERCIAL
DAVISON COUNTY:	
B. USE:	AGRICULTURAL SALES & SERVICE (PERMITTED)
C. SITE AREA:	5.67 ACRES
D. BUILDING SETBACKS:	
FRONT YARD (SOUTH SIDE):	30'-0" MINIMUM
SIDE YARD CORNER (EAST SIDE):	0'-0" MINIMUM
SIDE YARD (WEST SIDE):	0'-0" MINIMUM
REAR YARD (NORTH SIDE):	0'-0" MINIMUM
E. BUILDING HEIGHT:	66'-0" MAXIMUM ALLOWED

NOT FOR CONSTRUCTION

TITAN MACHINERY

SHOP ADDITION

2800 W HAVENS AVE MITCHELL, SOUTH DAKOTA 57301

REVISIONS	
NUMBER	DATE

NOTICE: This document ("Instrument of Service") was prepared by Rice Companies, Inc. ("RCI") specifically for the referenced project and is not intended for any other use. RCI retains all common law, statutory and other reserved rights, including copyrights. This Instrument of Service shall not be used on other projects, in whole or in part, or for completion of this project by others without RCI's prior written consent. Any unauthorized use of this Instrument of Service shall be prohibited.



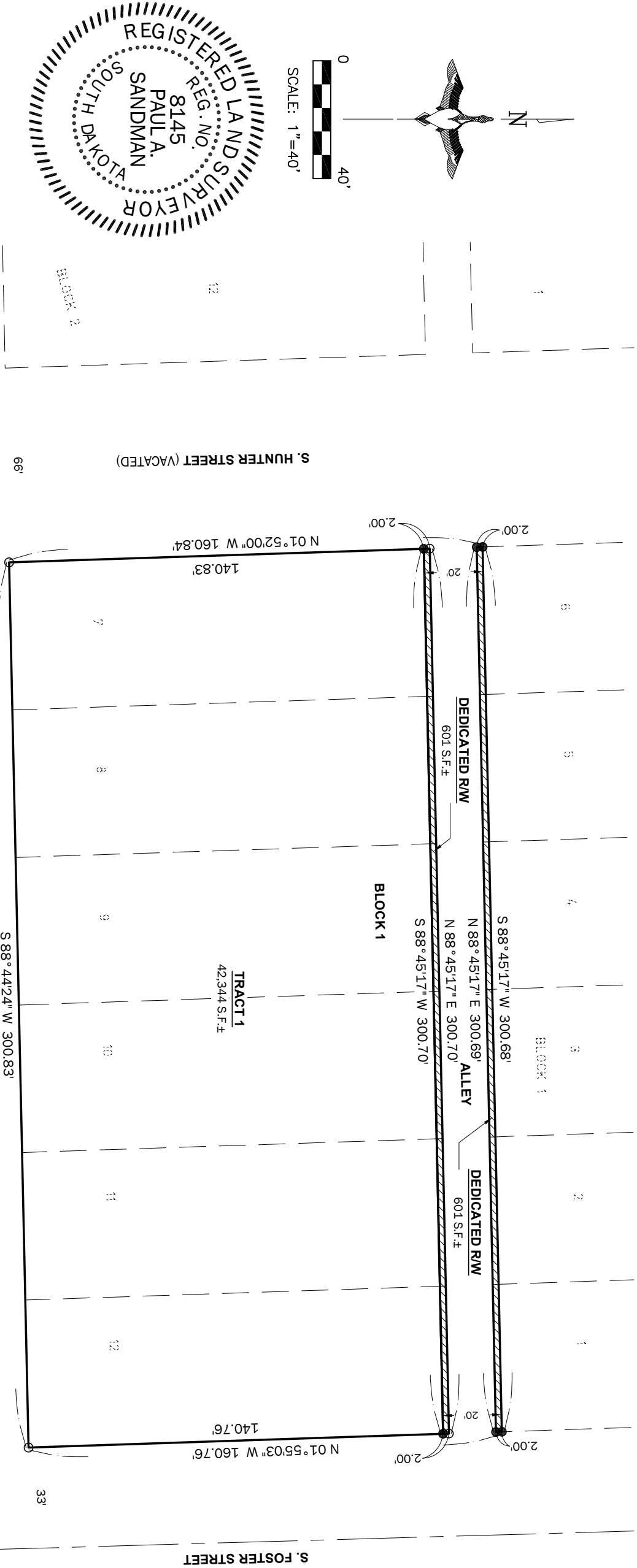
ARCHITECTURAL SITE PLAN

A100



PLAT OF TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION

AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



LEGEND:

- SET 5/8" REBAR W/CAP #8145
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- - - - - RIGHT OF WAY LINE

NOTES:

BASIS OF BEARINGS IS UTM-ZONE 14

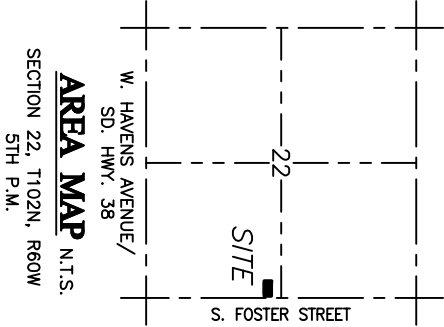
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

#26-440 JJW



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901



PLAT OF TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION

AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

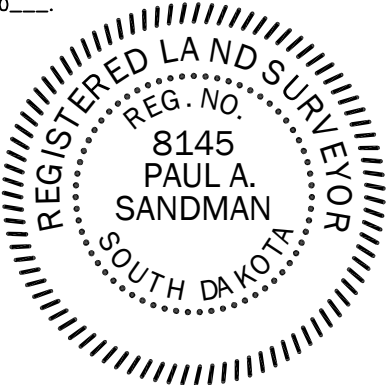
SURVEYOR'S CERTIFICATE

I, Paul A. Sandman, of Midwest Land Surveying, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 1 of Driving Park Addition, an Addition to the City of Mitchell, Davison County, South Dakota, and replatted the same into Tract 1 in Block 1 of Driving Park Addition, an Addition to the City of Mitchell, Davison County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION, AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this ____ day of _____, 20____.



Paul A. Sandman, Registered Land Surveyor No. 8145

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

KNOW ALL MEN BY THESE PRESENTS That we, the undersigned, hereby certify that Van Buskirk Homes, LLC, a South Dakota limited liability company, are the absolute and unqualified owners of all the land included in the within and foregoing plat; the plat is a parcel of ground located in LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 IN BLOCK 1 OF DRIVING PARK ADDITION, AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the proposes indicated therein; which said property as so surveyed and platted shall hereafter be known as TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION, AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Tract 1 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists E. Hanson Avenue right of way on the south side, S. Foster Street right of way on the East side, a previously platted alley right of way on the North side, and vacated S. Hunter Street right of way on the West side. 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 waste water drainage shall be connected to a municipal system.

We further certify that this platting of said described Tract 1 in Block 1 of Driving Park Addition, an Addition to the City of Mitchell, Davison County, South Dakota does hereby vacate the following platting:

The South two feet of Lots 1, 2, 3, 4, 5, and 6 in Block 1 of Driving Park Addition, an Addition to the City of Mitchell, Davison County, South Dakota, on file at the office of the Register of Deeds in Book 1 of plats, page 218, said plat, hereby vacated, being situated within described Tract 1 in Block 1 of Driving Park Addition, an Addition to the City of Mitchell, Davison County, South Dakota as surveyed.

All of lots 7, 8, 9, 10, 11, and 12 in Block 1 of Driving Park Addition, an Addition to the City of Mitchell, Davison County, South Dakota, on file at the office of the Register of Deeds in Book 1 of plats, page 218, said plat, hereby vacated, being situated within described Tract 1 in Block 1 of Driving Park Addition, an Addition to the City of Mitchell, Davison County, South Dakota as surveyed.

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

By: _____
Van Buskirk Homes, LLC, a South Dakota limited liability company

Its:_____

State of _____

County of _____

On this the ____ day of _____, 20__, before me, _____, the undersigned officer, personally appeared _____, who acknowledged themselves to be the _____ of Van Buskirk Homes, LLC, a South Dakota limited liability company, and that they, as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themself as _____.

In witness whereof I hereunto set my hand and official seal.

Notary Public – State of _____
My Commission Expires:



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

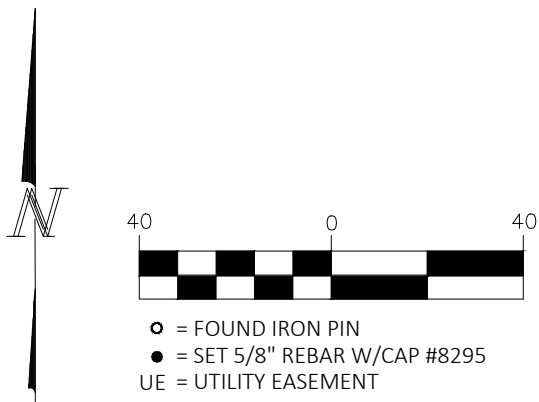
PLAT OF TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION

AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

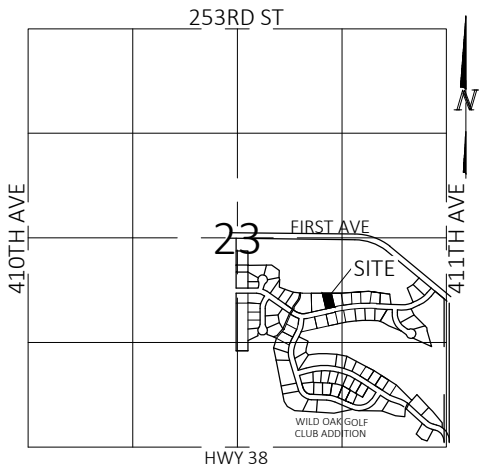
RESOLUTION OF CITY PLANNING COMMISSION	DIRECTOR OF EQUALIZATION
WHEREAS, the plat of <u>TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION, AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA</u>, prepared by Paul A. Sandman, duly licensed Land Surveyor in and for the State of South Dakota, heretofore 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; 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 <u>TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION, AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA</u>, prepared by Paul A. Sandman, 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 hereof held on the ____ day of _____, 20____. _____ Chairman/Vice Chairman of the City of Mitchell Planning Commission	The undersigned does hereby certify that a copy of the Plat of <u>TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION, AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA</u>, has been received by me and is filed in this office. _____ Director of Equalization/Deputy Director of Equalization of Davison County Date
RESOLUTION OF CITY COUNCIL	REGISTER OF DEEDS
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 _____, 20____. and WHEREAS, it appears from an examination of the plat of <u>TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION, AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA</u>, prepared by Paul A. Sandman, 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 <u>TRACT 1 IN BLOCK 1 OF DRIVING PARK ADDITION, AN ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA</u>, prepared by Paul A. Sandman, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail. I, _____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the ____ day of _____, 20____. _____ Finance Officer/Deputy Finance Officer of the City of Mitchell	_____ REGISTER OF DEEDS, DAVISON COUNTY By: _____ DEPUTY Filed for record this _____ day of _____, 20 _____, at _____ o'clock, _____m., and recorded in Book _____ of Plats on Page _____ therein.
CERTIFICATE OF COUNTY TREASURER	
The undersigned does hereby certify 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. _____ Treasurer/Deputy Treasurer of Davison County Date _____ Finance Officer/Deputy Finance Officer of the City of Mitchell	
 211 E. 14th street, Sioux Falls, SD 57104 Phone: (605) 339-8901	



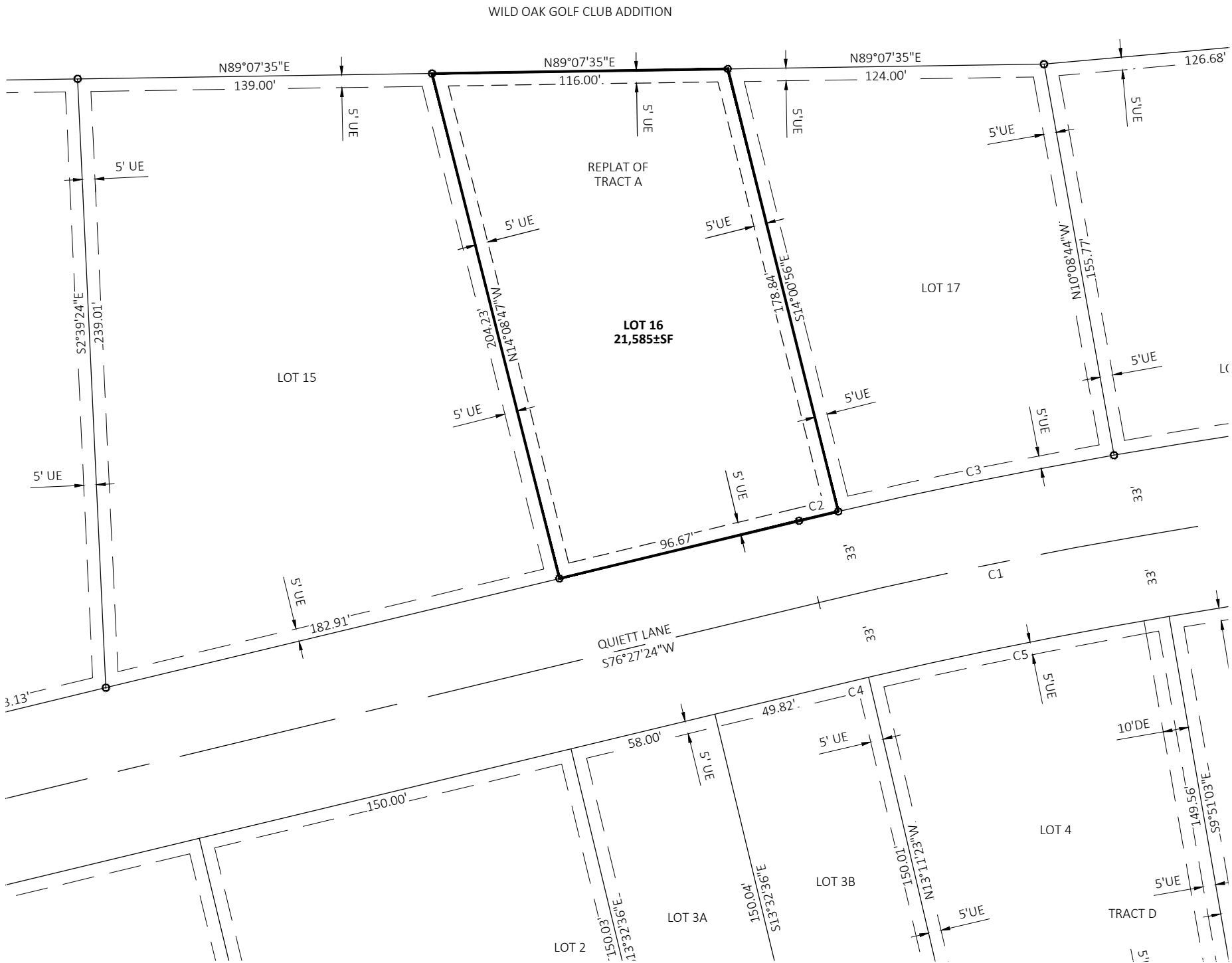
PLAT OF
LOT 16 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	540.81'	2000.00'	15°29'35"	539.17'	S84°12'11"W
C2	15.83'	2033.00'	0°26'47"	15.83'	S76°40'47"W
C3	110.36'	2033.00'	3°06'36"	110.34'	S78°27'29"W
C4	12.14'	1967.00'	0°21'13"	12.14'	S76°38'00"W
C5	120.25'	1967.00'	3°30'10"	120.23'	S78°33'42"W



VICINITY MAP
SEC 23, T103N, R60W



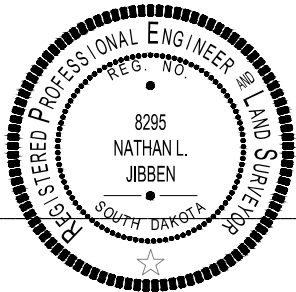
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE JULY 07, 2026, SURVEY A PORTION OF THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 16 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.50± ACRES.

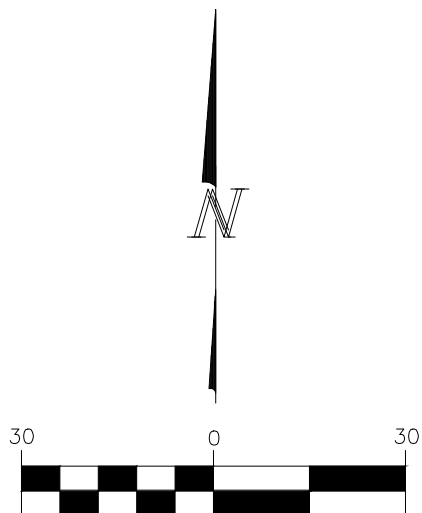
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202_____.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
LOT 16 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION
FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF STRUCTURE
← = DRAINAGE ARROW

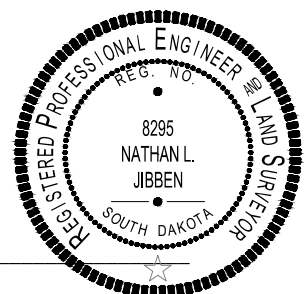
- NOTES:
1. DRAINAGE ARROWS SHOW RECOMMENDED DRAINAGE PATTERNS.
2. THE MGE MAY NEED TO BE ADJUSTED TO ENSURE PROPER DRAINAGE AWAY FROM THE STRUCTURE DEPENDING ON THE FINAL STRUCTURE PLAN.
3. TOP OF FOUNDATION ELEVATION SHALL BE 2.0' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE STRUCTURE.
4. ALL ELEVATIONS LISTED ARE NAVD88.
5. ELEVATIONS SHOWN ARE RECOMMENDED ELEVATIONS. ACTUAL ELEVATIONS SHALL BE BASED ON STRUCTURE TYPE, STRUCTURE LOCATION, AND EXISTING ADJACENT PROPERTY ELEVATIONS.
6. THE ELEVATIONS SHOWN REFLECT THE PROPOSED ELEVATIONS FROM THE PREVIOUSLY FILED PLAT OF LOTS 15 AND 17 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. ACTUAL ELEVATIONS MAY DIFFER.



ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR DO HEREBY CERTIFY THAT THE FOLLOWING GRADING PLAN WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: BY:



PREPARED BY: **JSA** CONSULTING ENGINEERS/LAND SURVEYORS, INC.,
6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108

605-367-1036

PAGE 2 OF 4

PLAT OF
LOT 16 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

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

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

DATED THIS _____ DAY OF _____, 20____.

DOUGLAS BACKLUND, MEMBER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DOUGLAS BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED MEMBER OF FIRESTEEL LINKS LLC, OWNER, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC

PLAT OF
LOT 16 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 16 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 16 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN 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 _____, 20_____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE

APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20_____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 16 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 16 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20_____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATE

TREASURER/DEPUTY TREASURER,
DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION/
DEPUTY DIRECTOR OF EQUALIZATION,
DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20_____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS/
DEPUTY REGISTER OF DEEDS,
DAVISON COUNTY, SD