

1. Agenda

Documents: [02-08-16 AGENDA.PDF](#)

2. Packet

Documents: [02-8-16 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, February 8, 2016

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting January 25, 2016

NEXT MEETING: Monday, February 22, 2016

CONDITIONAL USE: Lyndsyae Sloan to operate a family residential child care center in her home at 908 E 3rd, legally described as Lot 13, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. Zoned R2.

REZONE: Delvin and Delana Schelske, Lots 5 and 6 of Knollwood Heights 2nd Subdivision from R2 to R4.

PLAT: Lots 1 and 2 of L.M. Thue First Addition in the East ½ of the NE ¼ of Section 30, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 14 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota

PLAT: Tracts A thru C and Lot 4A, Backlund Addition, NW ¼ in the SW ¼ of Section 24, T 103 N, R 60 W, of the 5th P.M., Davison County, South Dakota

PLAT: Tracts K thru O, Tract B1 and Tract B2, Wild Oak Golf Club Addition in the SE ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAN: Lot 2 of D. & D. Long's First Addition, a Subdivision of Irregular Tract No. 3 in the NE ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAN REVIEW: VFW – 215 N Main St – remodel. Zoned CB.

PLAN REVIEW: Moen/Slumberland – 812 N Rowley – renovate rental space. Zoned CB.

OTHER BUSINESS:

ADJOURN:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 995-8433 at least 24 hours prior to the scheduled meeting."

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**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, January 25, 2016**

NOT APPROVED

Call to Order: Chairman Larson called the January 25, 2016 meeting to order at 12:00 pm, Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Everson, Molumby, Meyers and Allen

Members Absent: Griffith, Fergen and Schmucker

Others Present: Putnam, Ellwein, McGannon, London, Hegg

Agenda: Motion by Molumby, seconded by Everson to approve the agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Everson, seconded by Meyers to approve the minutes of the December 14, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Molumby to schedule the next meeting for February 8, 2016. All members present voting aye, motion carried.

Plat: Lot 57 of Maui Farms Second Addition, a subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Putnam stated this appears to follow the master plan and a new home is to be placed on the lot. Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

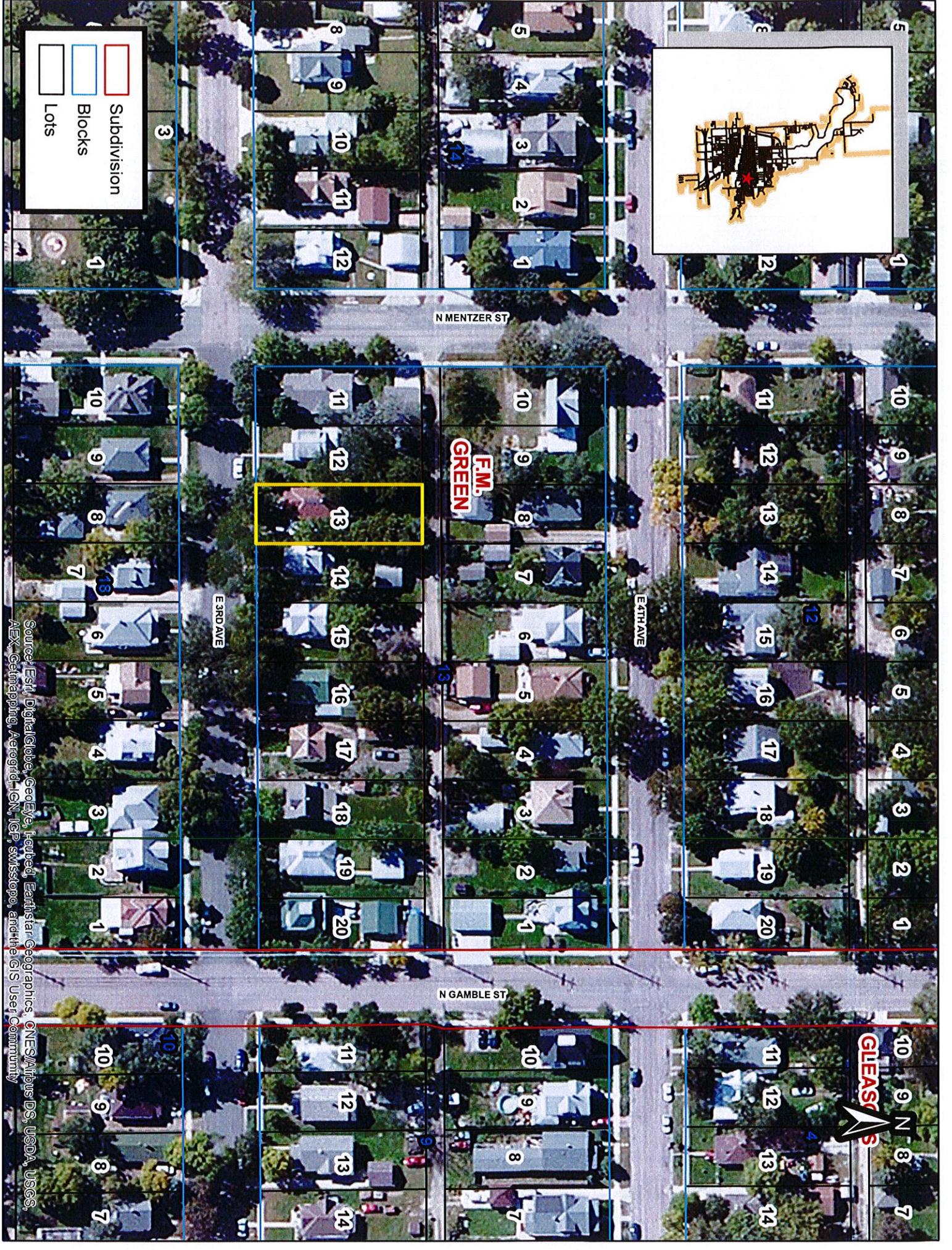
Adjournment: Chairman Larson adjourned the meeting at 12:05 pm.

Chairman

Date



Subdivision
 Blocks
 Lots



N MENTZER ST

E 4TH AVE

E 3RD AVE

N GAMBLE ST



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, AerGRID, IGN, IGP, Swisstopo, and the GIS User Community

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 Lyndsyae Sloan has applied for a conditional use to operate a family residential child care center in their home at 908 E 3rd Ave, legally described at Lot 13, Block 13 F.M. Greene 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 Planning Commission on February 8, 2016, 12:00 P.M and the Board of Adjustment on February 16, 2016 at 7:30 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 25th day of January, 2016.

Michelle Bathke

FINANCE OFFICER

Publish twice: January 29 & February 4, 2016

Approximate Cost:

SLOAN

DAVID BOOS
821 E 4TH AVE
MITCHELL SD 57301

JAMES & MARY WILLEMS
820 E 3RD AVE
MITCHELL SD 57301

MARK KUNKEL
25420 420TH AVE
FULTON SD 57340

SHAWN & JONI HIRSCH
917 E 4TH AVE
MITCHELL SD 57301

JODI ALTSTEIL
911 E 4TH AVE
MITCHELL SD 57301

DARRYL GRAHAM
909 E 4TH AVE
MITCHELL SD 57301

JORDAN & MASONDRA METZGER
901 E 4TH AVE
MITCHELL SD 57301

PAULA LARSON
900 E 3RD AVE
MITCHELL SD 57301

ADAM & JULIA KAUS
902 E 3RD AVE
MITCHELL SD 57301

LELAND & LINDA JAMES
40534 254TH ST
MITCHELL SD 57301

RICK HOHN
912 E 3RD AVE
MITCHELL SD 57301

RANDALL & NANCY BIGGERSTAFF
916 E 3RD AVE
MITCHELL SD 57301

GEORGE & SHERRY MORGAN
940 N HARMON DR
MITCHELL SD 57301

MICHAEL & BECKY ROSE
25805 ENEMY CREEK LP
MITCHELL SD 57301

LARRY WEISSER
612 S LANGDON ST
MITCHELL SD 57301

BEVERLY NUEBEL
909 E 3RD AVE
MITCHELL SD 57301

LISA GORRELL
907 E 3RD AVE
MITCHELL SD 57301

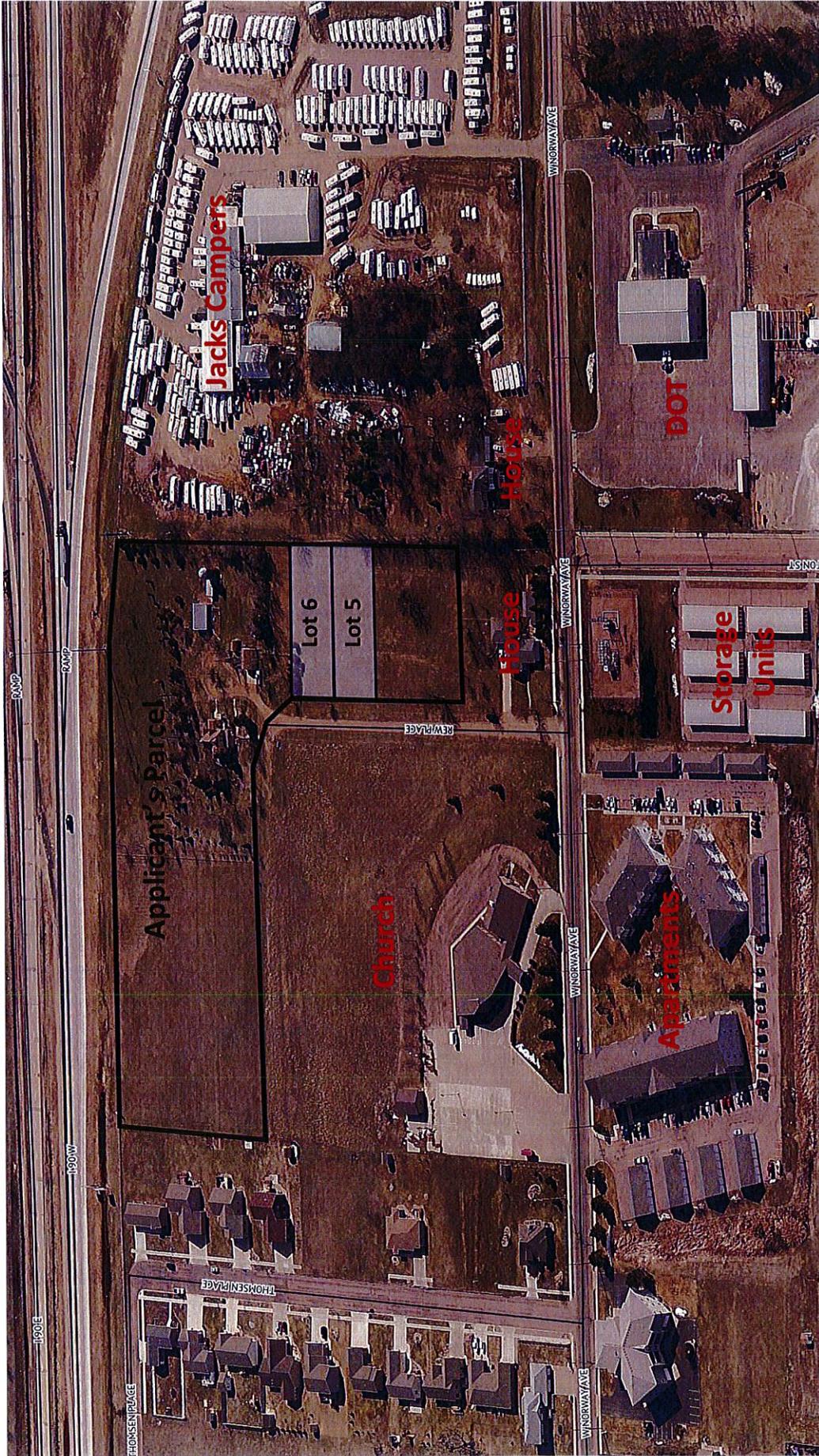
ELLIS RENTALS LLC
1523 S MILLER
MITCHELL SD 57301

DENNIS & CORINE HAUGE
901 E 3RD AVE
MITCHELL SD 57301



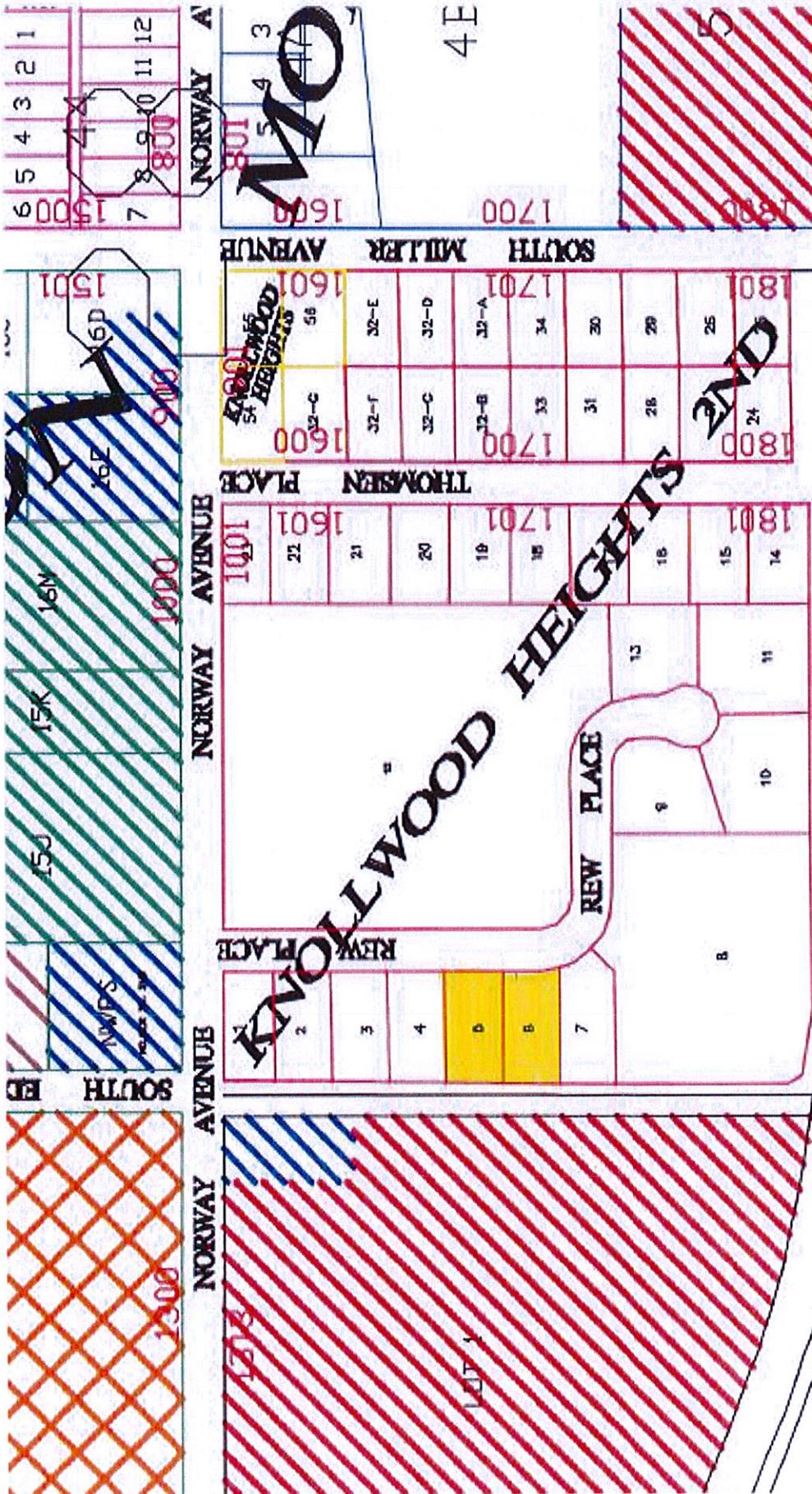
Aerial Map

Delvin & Delana Schelske – Request to rezone Lots 5 & 6 Knollwood Heights 2nd Subdivision



Zoning Map

Delvin & Delana Schelske – Request to rezone Lots 5 & 6 Knollwood Heights 2nd Subdivision



- R-2
- ▨ R-3
- ▨ R-4
- ▨ TWC
- ▨ PL



The request:

We (Delvin and Delana Schelske) are looking to rezone lots 5 and 6 of Knollwood Heights 2nd Subdivision from R-2 to R-4 with a conditional use to have a retail business. We chose R-4 because the permitted & conditional uses are more conducive to what we are trying to achieve by blending in with the current neighborhood.

The plan:

In 2014, there was an accessory building built on leased site on Lot 5 by Ben and Nikki Letcher. This building is currently being used for a woodworking shop which deals in refinishing and repurposing of furniture. Ben and Nikki would like to be able to conduct business from this building allowing clients to bring items to the building and to view items for sale. This is a new business and they would like to advertise to expand the business. There would not be regular store hours at this point. It would be by appointment only and possibly some open houses throughout the year.

Future plans:

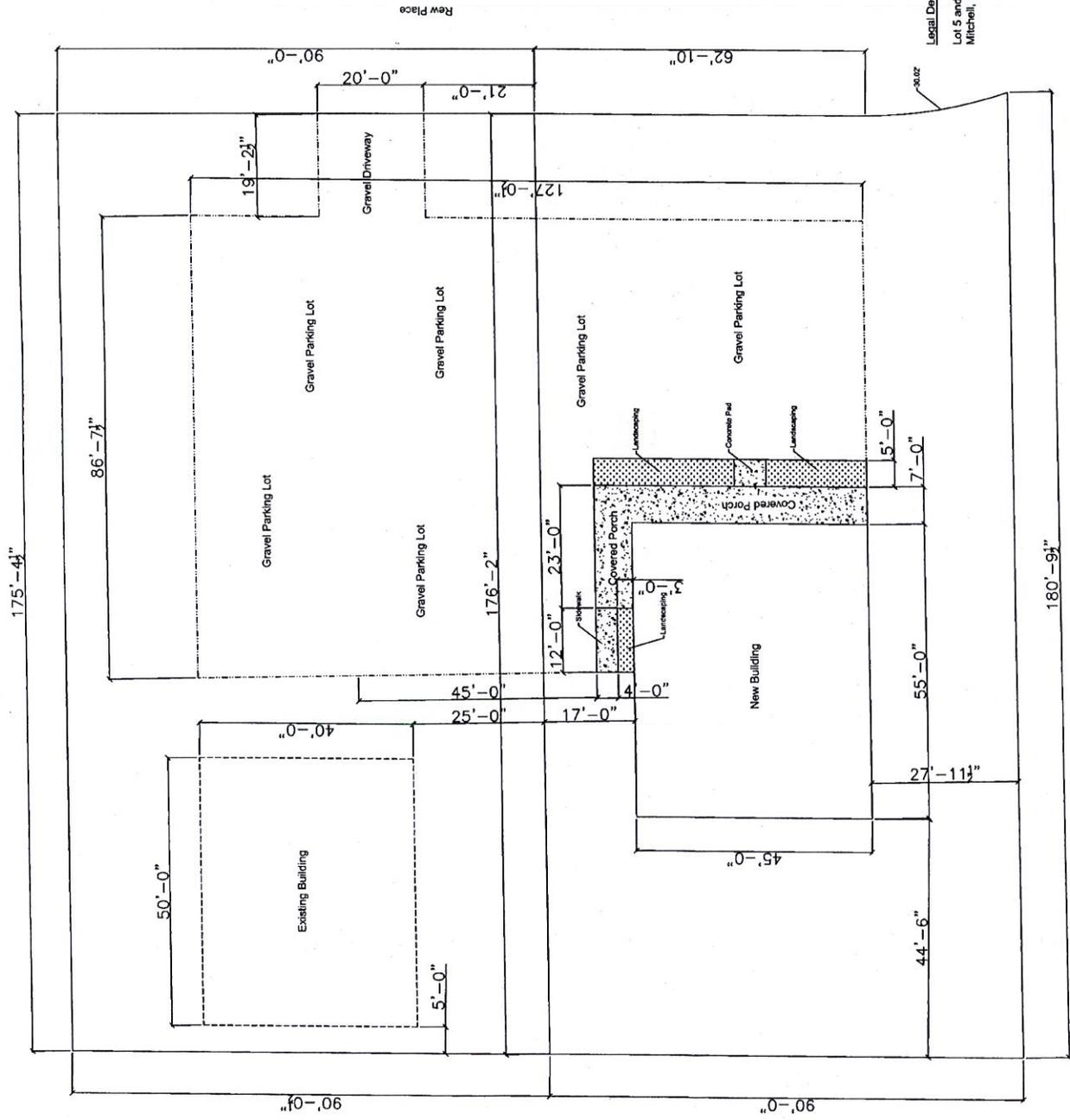
There is a request to rezone two lots because there is a plan for expansion. There are future plans of constructing a building for retail business on Lot 6. Nature's Impressions (currently located in the applicant's home) would like to expand and we would combine the two businesses into one space. This building would have regular store hours Monday through Saturday.

When building the accessory building, Ben and Nikki kept in mind this is currently zoned residential and built it to look like a barn. If we are able to construct a retail building, it would resemble a house. We chose this look so it would fit in and could be later converted into a residential home and garage, if so desired. We are trying to do what we can to make the structures an easy transition and not look out of place.

Additional Notes:

If you refer to the aerial map, you will see these lots are not currently surrounded by any residential homes. To the west is Jacks Campers which is zoned Industry and Transportation, Warehouse Commercial District. To the north are two bare lots owned by the applicant and then there are 2 homes north of that along Norway Ave. Also, across Norway Ave are apartments, storage units, and property owned by DOT. To the east is a church. And last, to the south is the applicant's house and business (currently located in the home). Currently there are only two houses (not including the applicant) within 500 feet of the lots we would like to rezone. We feel rezoning these two lots to R-4 with a conditional use for a retail business would not disturb the area since they are adjacent to lots zoned both commercial & residential. And, as you can see on the attached documents, there is currently a variety of zoning and properties in this area.

Thank you for your time and consideration of this request.



Legal Description
 Lot 5 and 6 Knollwood Heights 2nd Subdivision to the City of
 Mitchell, Davison County, South Dakota

SCHELSKE

JOHN & PENNY BAMSEY
1221 W NORWAY AVE
MITCHELL SD 57301

DELVIN & DELANA SCHELSKE
1560 REW PL
MITCHELL SD 57301

HARVEST COMMUNITY
CHURCH OF NAZARENE
1017 W NORWAY AVE
MITCHELL SD 57301

DANIEL & KATHLEEN MATTHEWS
1301 W NORWAY AVE
MITCHELL SD 57301

DOUGLAS VELDHEER
11 S HARMON DR
MITCHELL SD 57301

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LOCATION MAP
SCALE: 1" = 400'

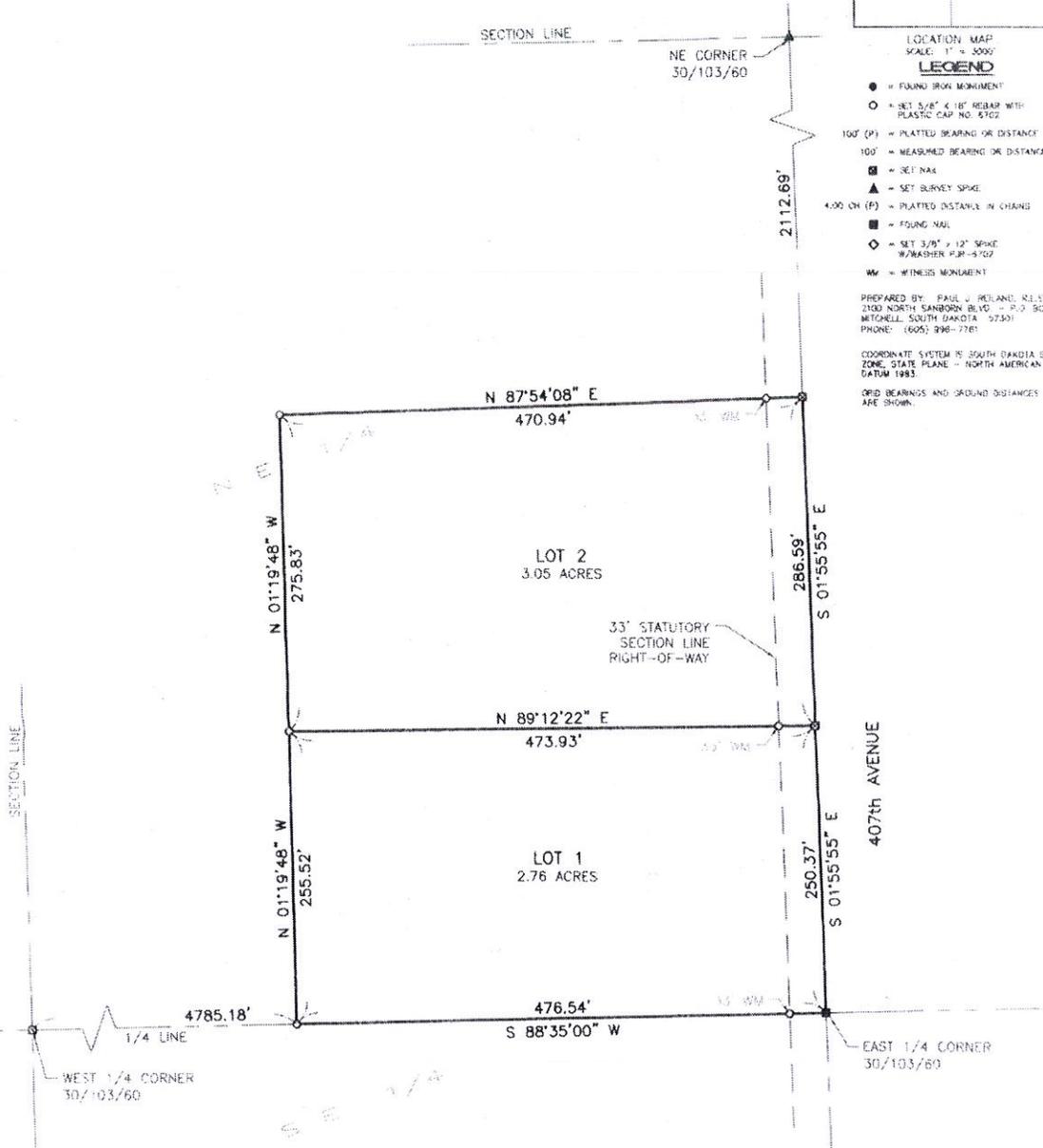
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 5702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 400 CH (P) = PLATTED DISTANCE IN CHANG
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PLR-4702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. RELAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57501
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983.

GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.



A PLAT OF LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Lillian M. Thue, and under her direction for purposes indicated therein, I did on or prior to January 21, 2016, survey those parcels of land described as follows: LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct, and was done on the ground in accordance with the most recent South Dakota laws relating to rural boundary surveys.

Dated this 21st day of January, 2016

Paul J. Reland
Registered Land Surveyor #SD6702



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57501
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that I am the absolute and unqualified owner of all of the land included in the within and foregoing plat. the plat is of a parcel of ground located in THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at my request and under my direction for the purposes indicated herein, which said property as so surveyed and platted shall hereafter be known as LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 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, alleys and easements, if any, as shown and marked on said plat, and that development of the land included within the boundaries of said Lots 1 and 2 of L.M. Thue First Addition shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 407th Avenue. 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 Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2016

Lillian M. Thue

STATE OF SOUTH DAKOTA
COUNTY OF DAVISON

On this the _____ day of _____, 2016, before me, _____, the undersigned (hereinafter personally appeared Lillian M. Thue, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota, and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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

_____ 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 _____, 2016

CITY PLANNING COMMISSION --- BY: _____

RESOLUTION OF CITY COUNCIL

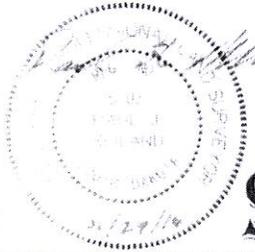
WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2016; and

WHEREAS, it appears from an examination of the plat of LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

_____ 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 _____, 2016

FINANCE OFFICER --- BY: _____



SPN

& Associates

Engineers, Planners and Surveyors

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

A PLAT OF LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota, and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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.

I, _____ of the County Planning Commission for the County of Davison, South Dakota, do hereby certify 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 _____, 2016.

COUNTY PLANNING COMMISSION -- BY: _____

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF L.M. THUE FIRST ADDITION IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, 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 _____, 2016.

Chairperson, Board of County Commissioners
Davison County

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 _____, 2016, approving the above named plat.

Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

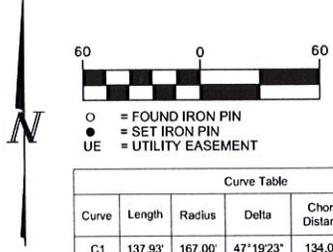
I, _____ hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid

Treasurer, Davison County



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-6815

PLAT OF
**LOT 14 IN THE REPLAT OF TRACT A
 WILD OAK GOLF CLUB ADDITION**
 TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

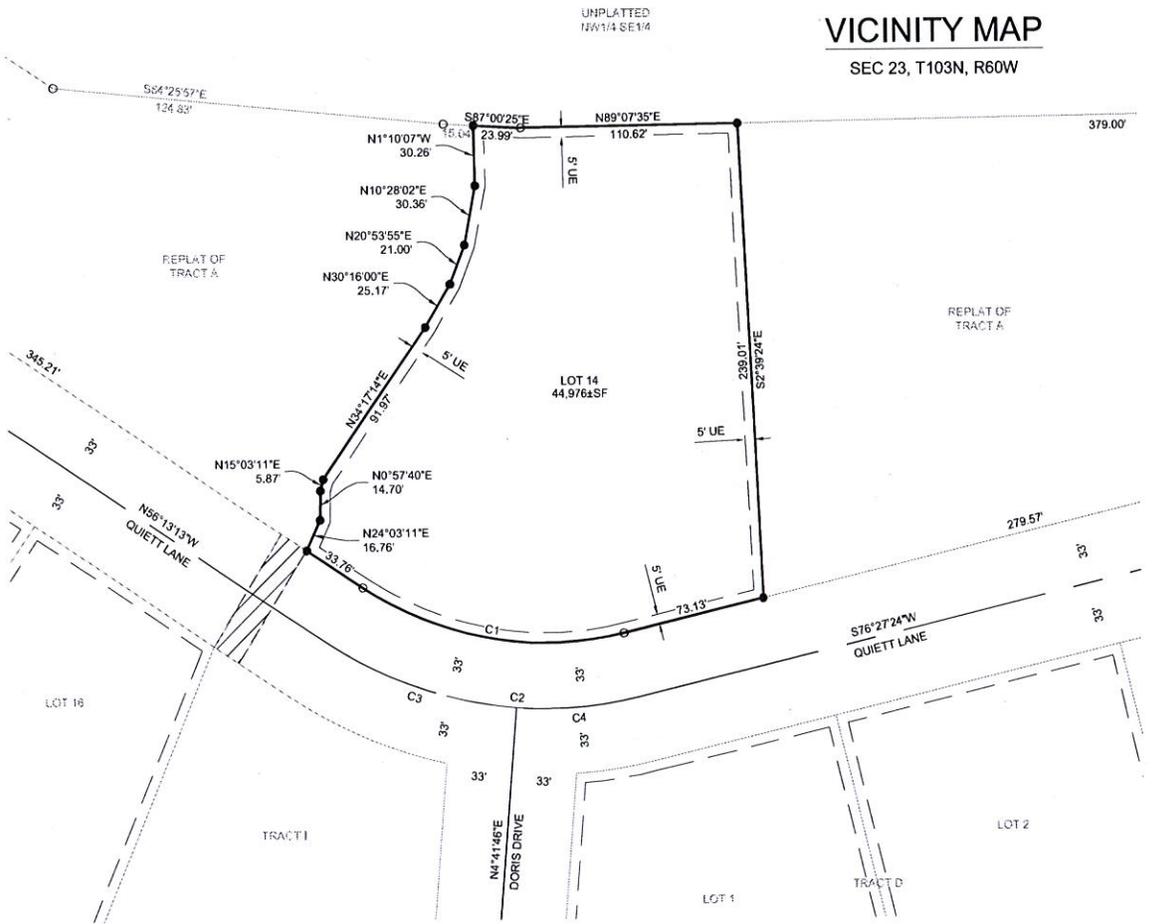


- = FOUND IRON PIN
- = SET IRON PIN
- UE = UTILITY EASEMENT

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	137.93'	167.00'	47°19'23"	134.05'	N79°52'55"W
C2	165.19'	200.00'	47°19'23"	160.53'	N79°52'55"W
C3	101.52'	200.00'	29°05'01"	100.43'	N70°45'44"W
C4	63.67'	200.00'	18°14'22"	63.40'	S85°34'35"W



VICINITY MAP
 SEC 23, T103N, R60W



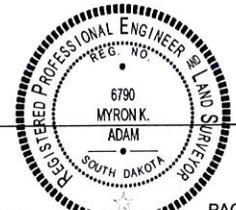
SURVEYOR'S CERTIFICATE

I, MYRON K. ADAM, 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 FEBRUARY 2, 2016 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 HEREFTER BE KNOWN AND DESCRIBED AS LOT 14 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 1.03 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 _____, 201_____.

MYRON K. ADAM, RLS 6790



PLAT OF
LOT 14 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 _____, 201__.

DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 201__, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER OF THE ABOVE SHOWN PROPERTY, 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

THIS _____ DAY OF _____, 201__.

MY COMMISSION EXPIRES: _____, 201__.

NOTARY PUBLIC

_____ COUNTY, SOUTH DAKOTA

PLAT OF
**LOT 14 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 14 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 14 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 _____, 201____.

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 _____, 201____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 14 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 14 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 _____, 201____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, 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.

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, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 201____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

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

REGISTER OF DEEDS, DAVISON COUNTY, SD



traces

traces

24

23

MITCHELL

DEAN DR

UNKNOWN

SD HWY 38

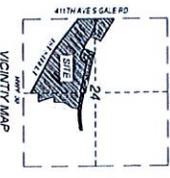
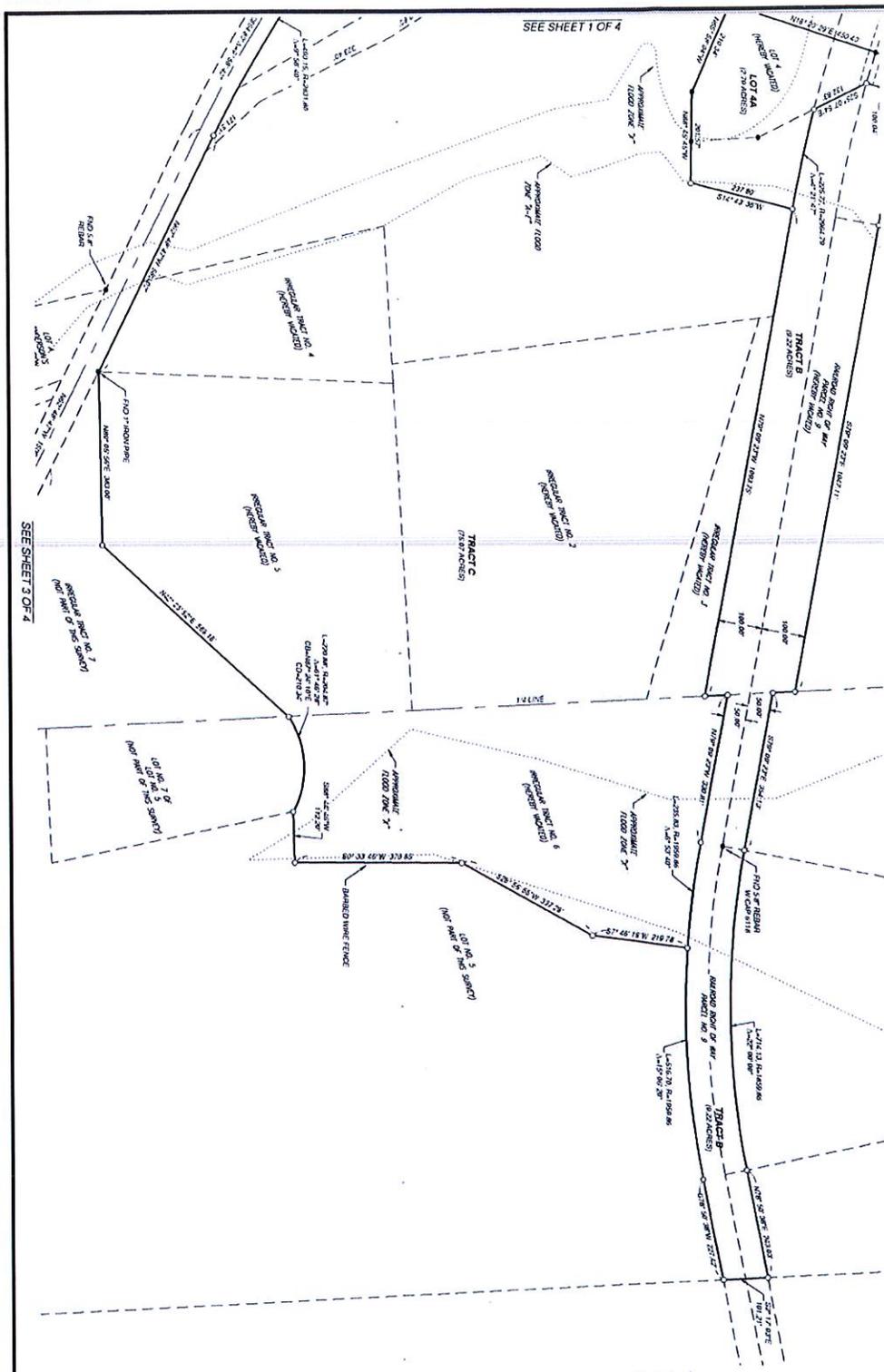
SD HWY 38 P

SD HWY 38

26

25

PLAT OF TRACTS A THRU C AND LOT 4A, BACKLUND ADDITION
 IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 103 NORTH,
 RANGE 80 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



- LEGEND**
- PROPOSED PROPERTY LINE
 - - - - - EXISTING PROPERTY LINE
 - LINE TO BE WATCHED PER PLAT
 - SETBACK LINE
 - FOUND ENCUMBRANCE
 - SET NO. REBARS LOCATED
 - △ CALCULATED POSITION
 - ▲ CADASTRAL WORKSHEET AS NOTED



SURVEYOR NOTES:
 1. ALL DISTANCES ARE GIVEN IN NORTH.
 2. ALL DISTANCES ARE GIVEN IN NORTH.
 3. ALL DISTANCES ARE GIVEN IN NORTH.
 4. ALL DISTANCES ARE GIVEN IN NORTH.
 5. ALL DISTANCES ARE GIVEN IN NORTH.

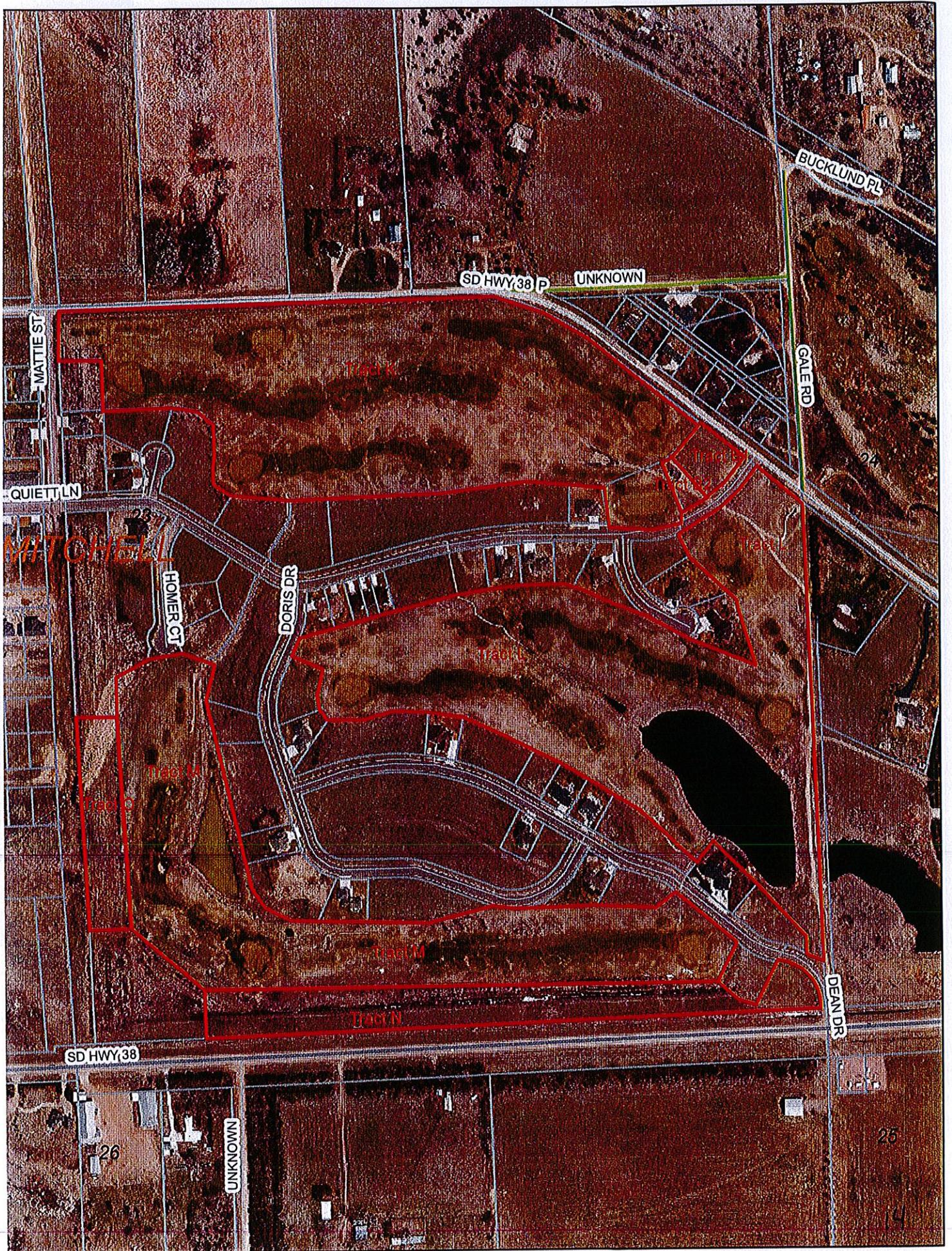
SURVEYOR:
 ROBERT D. KUWAMER, R.L.S.
 1111 N. LAKE AVENUE, SUITE 100
 SIOUX FALLS, SD 57104
 PHONE: 605-713-8277
 FAX: 605-713-8277



PREPARED BY:
infrastucture
 design group, inc.

1111 N. LAKE AVENUE
 SIOUX FALLS, SD 57104
 PHONE: 605-713-8277
 FAX: 605-713-8277
 WWW: www.infrastucture.com

PROJECT NO. 1500103
 DATE OF 12.20.16
 DRAWN BY: ROK
 CHECKED BY: ROK
 SHEET NO. 2 OF 4



BUCKLUND PL

SD HWY 38 P UNKNOWN

MATTIE ST

GALE RD

QUIET LN

MITCHELL

HOMER CT

DORIS DR

Basin

Basin

Basin

Basin

Basin

Basin

Basin

Basin

DEAN DR

SD HWY 38

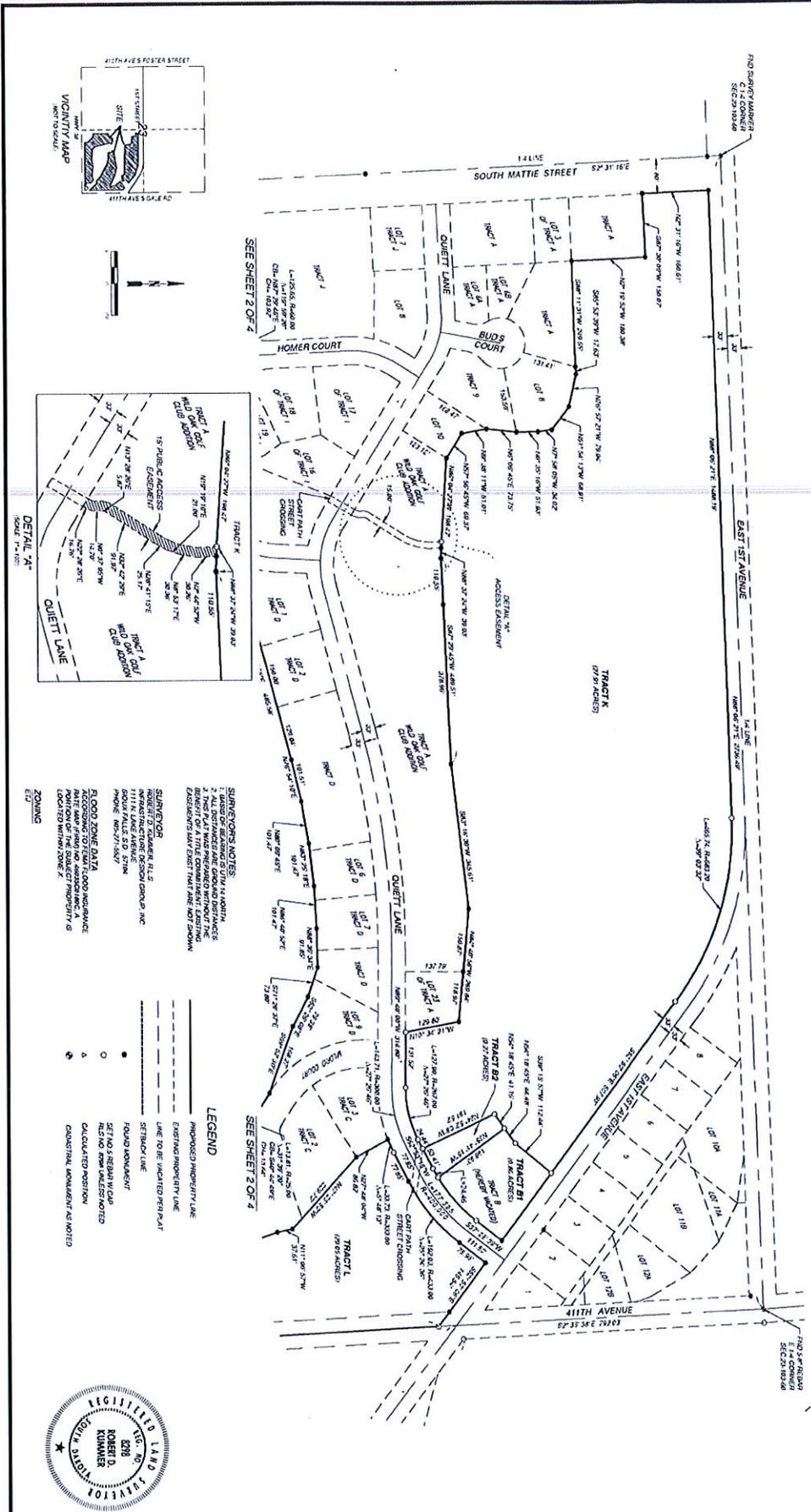
26

UNKNOWN

25

14

PLAT OF TRACTS K THRU O, TRACT B1 AND TRACT B2, WILD OAK GOLF CLUB ADDITION
 IN THE SOUTH-EAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH,
 RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



SURVEYOR'S NOTES

1. ALL OF THE RECORDED DATA IS ACCURATE.
2. THE PLAT WAS PREPARED WITHOUT THE ASSISTANCE OF A SURVEYOR.
3. THE PLAT WAS PREPARED WITHOUT THE ASSISTANCE OF A SURVEYOR.
4. THE PLAT WAS PREPARED WITHOUT THE ASSISTANCE OF A SURVEYOR.

LEGEND

- PROPOSED PROPERTY LINE
- - - - - EXISTING PROPERTY LINE
- LINE TO BE VACATED PER PLAT
- STRIPED LINE
- FOUND MONUMENT
- SET AND 5 BEARS IN CAP
- ALSO FROM UNDESIGNED
- CALCULATED POSITION
- CALCULATED MONUMENT AS NOTED

DETAIL 'A'
 SCALE 1" = 100'

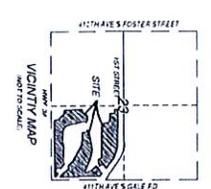
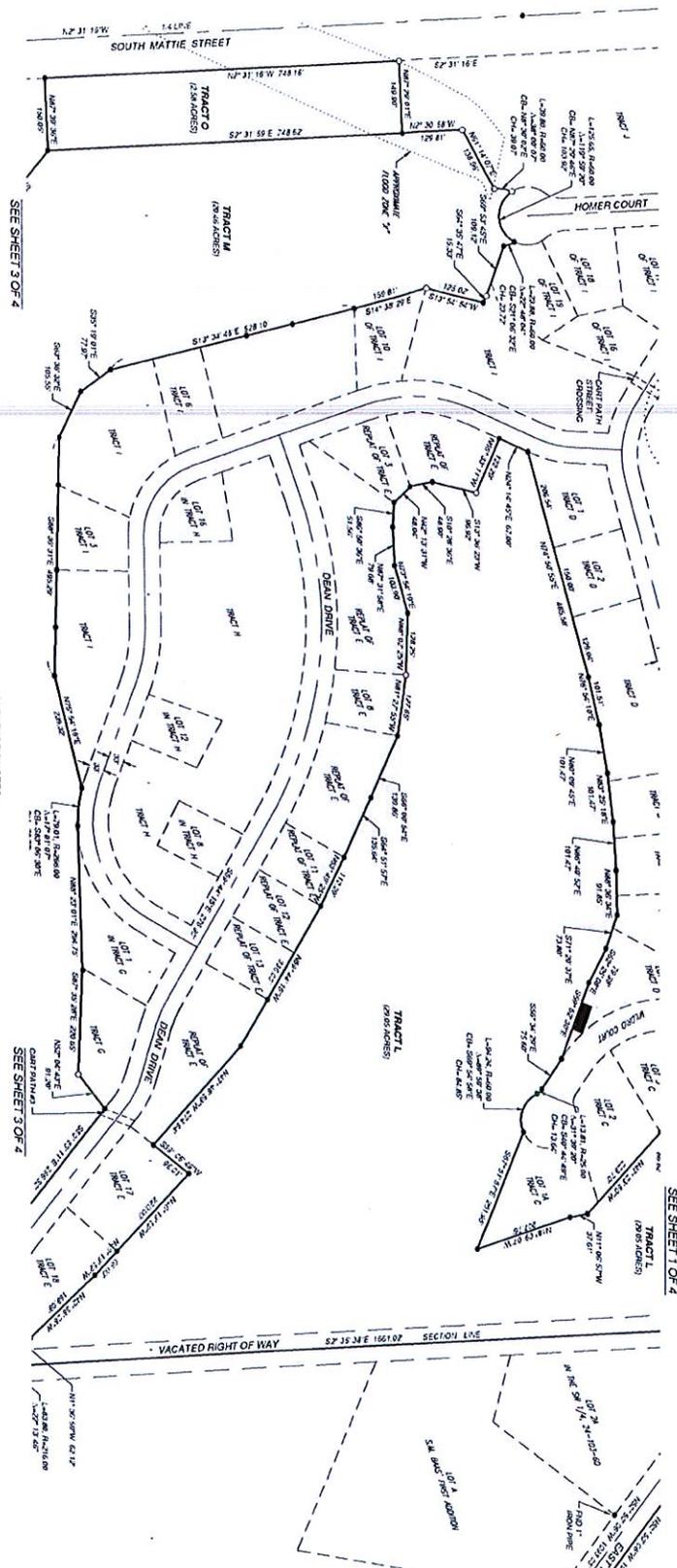
DETAIL 'B'
 SCALE 1" = 100'

SEE SHEET 2 OF 4



PREPARED BY: Infrastructure earth group inc.	1111 N. LAKE AVENUE SIOUX FALLS, SD 57102 PHONE 605-712-1557 FAX 605-712-1557 EMAIL info@infrastructure.com	PLAT OF TRACTS K THRU O, TRACT B1 AND TRACT B2, WILD OAK GOLF CLUB ADDITION IN THE SOUTH-EAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA	PROJECT NO. 1500102 DATE 01/19/2018 DRAWN BY: RDK CHECKED BY: BJM SHEET NO. 1 OF 4
---	---	---	--

PLAT OF TRACTS K THRU O, TRACT B1 AND TRACT B2, WILD OAK GOLF CLUB ADDITION
 IN THE SOUTH-EAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH,
 RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



SEE SHEET 3 OF 4

SEE SHEET 1 OF 4

SEE SHEET 3 OF 4

SURVEYOR'S NOTES:
 1. BASIS OF SURVEY IS THE 1/4 SECTION 23.
 2. THIS PLAT WAS PREPARED WITHOUT THE
 ASSISTANCE OF ANY INSTRUMENTS THAT ARE NOT SHOWN.
 3. THE SURVEYOR HAS REVIEWED THE
 RECORDS OF THE COUNTY RECORDS FOR THE
 SECTION 23 AND HAS FOUND NO OTHER
 RECORDS THAT AFFECT THIS PLAT.

SURVEYOR:
 ROBERT D. KUMMER, R.L.S.
 REGISTERED PROFESSIONAL SURVEYOR, INC.
 1111 N. LAKE AVENUE
 SIOUX FALLS, SD 57104
 PHONE: 605-271-3307

FLOOD ZONE DATA:
 ACCORDING TO FEDERAL FLOOD INSURANCE
 RATE MAPS, THERE IS NO FLOOD HAZARD
 IDENTIFIED WITHIN ZONE X.

LEGEND:
 --- UNPROCESSED PROPERTY LINE
 --- EXISTING PROPERTY LINE
 --- LINE TO BE MONITORED PER PLAT
 --- SETBACK LINE
 ● FOUND MONUMENT
 ○ SET NO. 5 REBAR W/ CAP
 ▲ CALCULATED POSITION
 ◆ CHANGING MONUMENT AS NOTED



PREPARED BY
infrastructure
 design group, inc.
 1111 N. LAKE AVENUE
 SIOUX FALLS, SD 57104
 PHONE: 605-271-3307
 EMAIL: info@infrastructure.com

PLAT OF TRACTS K THRU O, TRACT B1 AND TRACT B2, WILD OAK GOLF CLUB ADDITION
 IN THE SOUTH-EAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH,
 RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

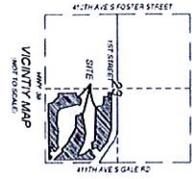
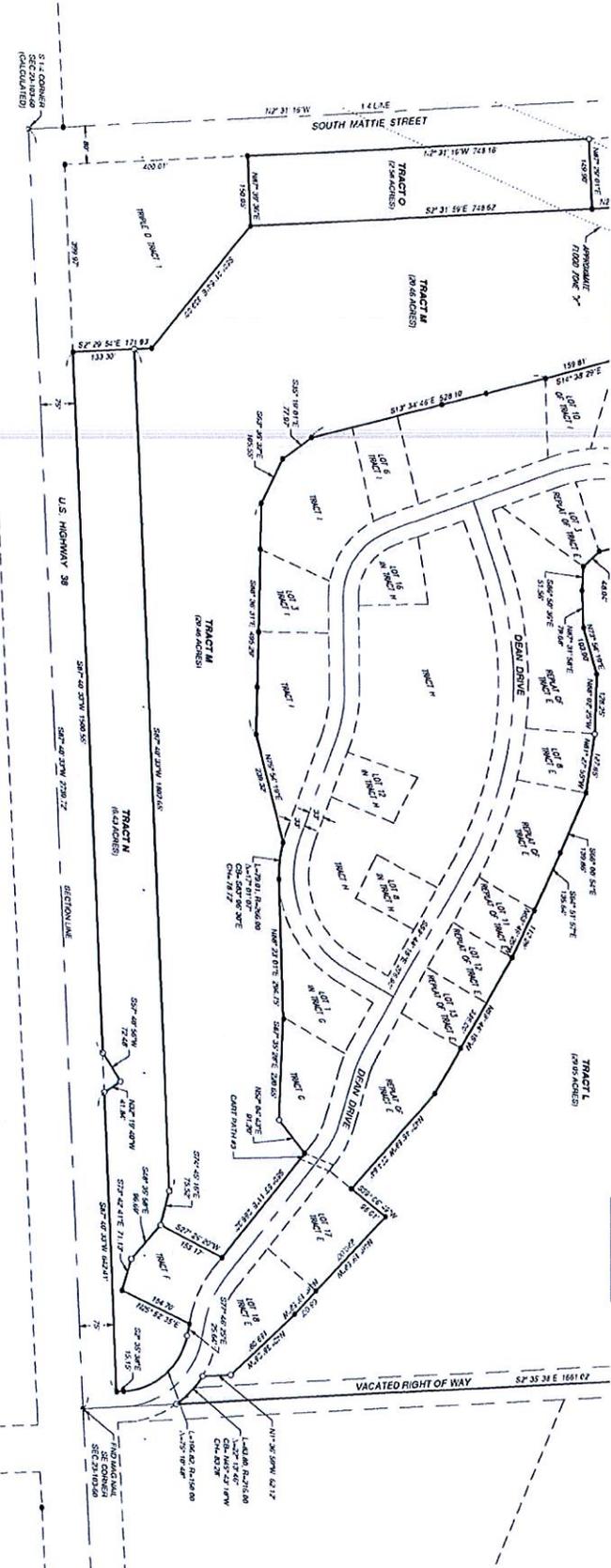
PROJECT NO 1500103
 DATE 01/13/2016
 DRAWN BY RDK
 CHECKED BY BJK
 SHEET NO. 2 OF 4

PLAT OF TRACTS K THRU O, TRACT B1 AND TRACT B2, WILD OAK GOLF CLUB ADDITION

IN THE SOUTH-EAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH,
RANGE 69 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SEE SHEET 2 OF 4

SEE SHEET 2 OF 4



SURVEYOR'S NOTES:
 1. ALL DISTANCES ARE GIVEN IN METERS.
 2. ALL DISTANCES ARE GIVEN AS DISTANCES
 3. THIS PLAT WAS PREPARED WITHOUT THE
 4. ASSISTANCE OF ANY SURVEYING INSTRUMENTS
 5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY
 6. ENCUMBRANCES THAT MAY EXIST THAT ARE NOT SHOWN
 7. ON THIS PLAT.

SUBJECT:
 ROBERT D. KUMMER, R.L.S.
 11111 LAKE AVENUE
 SOUTHWEST, DAVISON, SD 57032
 PHONE: 605.271.5527

FLOOD ZONE DATA:
 ACCORDING TO FIRM FLOOD INSURANCE
 RATE MAP NO. 17003C-0101, THE
 PORTION OF THE SUBJECT PROPERTY IS
 LOCATED WITHIN ZONE X.

ZONING:
 R7

LEGEND

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- LINE TO BE VACATED PER PLAT
- SETBACK LINE
- FOUND MONUMENT
- SETBACK MONUMENT
- △ FOUND MONUMENT
- △ CALCULATED POSITION
- △ QUADRANT MONUMENT AS NOTED



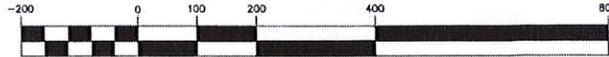
PREPARED BY
infrastructure
 11111 LAKE AVENUE
 SOUTHWEST, DAVISON, SD 57032
 PHONE: 605.271.5527
 EMAIL: info@infrastructure.com

PLAT OF TRACTS K THRU O, TRACT B1 AND TRACT B2, WILD OAK GOLF CLUB ADDITION
 IN THE SOUTH-EAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH,
 RANGE 69 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

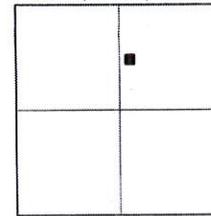
PROJECT NO. 1801 03
 DATE 01/18/2016
 CHECKED BY: RDK
 SHEET NO. 3 OF 4



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



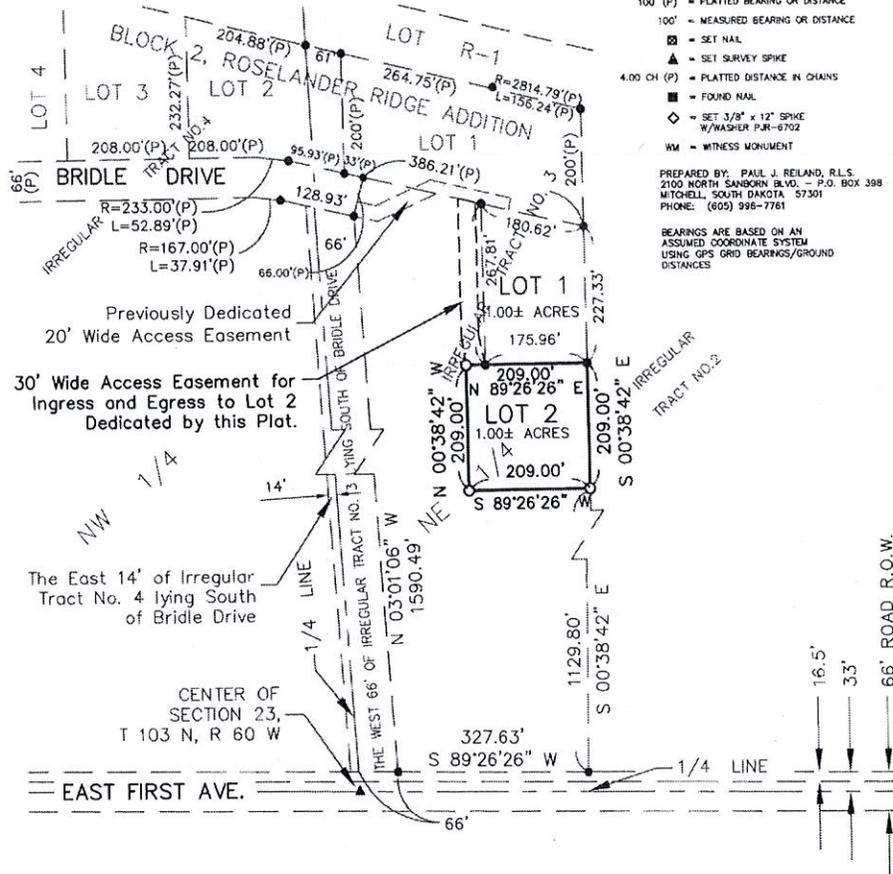
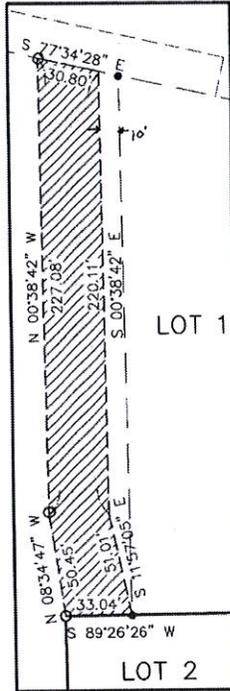
LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 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 P.N.-6702
- WM = WITNESS MONUMENT

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

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



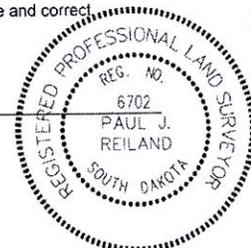
A PLAT OF LOT 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Daren Dale Long, Lisa Jo Long, Devon J. Long and Ann L. Long, as owners, and under their direction for purposes indicated therein, I did on or prior to January 27, 2016, survey those parcels of land described as follows: LOT 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this _____ day of February, 2016.

Registered Land Surveyor #SD6702



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 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE NE 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in IRREGULAR TRACT NO. 3 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 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 we hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Bridle Drive and that the access easement as shown shall be dedicated by this plat. 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 Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2016.

Daren Dale Long

Lisa Jo Long

Devon J. Long

Ann L. Long

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Daren Dale Long, Lisa Jo Long, Devon J. Long and Ann L. Long, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 Paul J. Reiland, 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 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 Paul J. Reiland, 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 _____, 2016.

CITY PLANNING COMMISSION --- BY: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2016; and

WHEREAS, it appears from an examination of the plat of LOT 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 Paul J. Reiland, 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 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 Paul J. Reiland, 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 _____, 2016.

FINANCE OFFICER --- BY: _____



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 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 Paul J. Reiland, 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 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 Paul J. Reiland, 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.

I, _____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify 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 _____, 2016.

COUNTY PLANNING COMMISSION --- BY: _____

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 2 OF D. & D. LONG'S FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 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 _____, 2016.

Chairperson, Board of County Commissioners
Davison County

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 _____, 2016, approving the above named plat.

Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

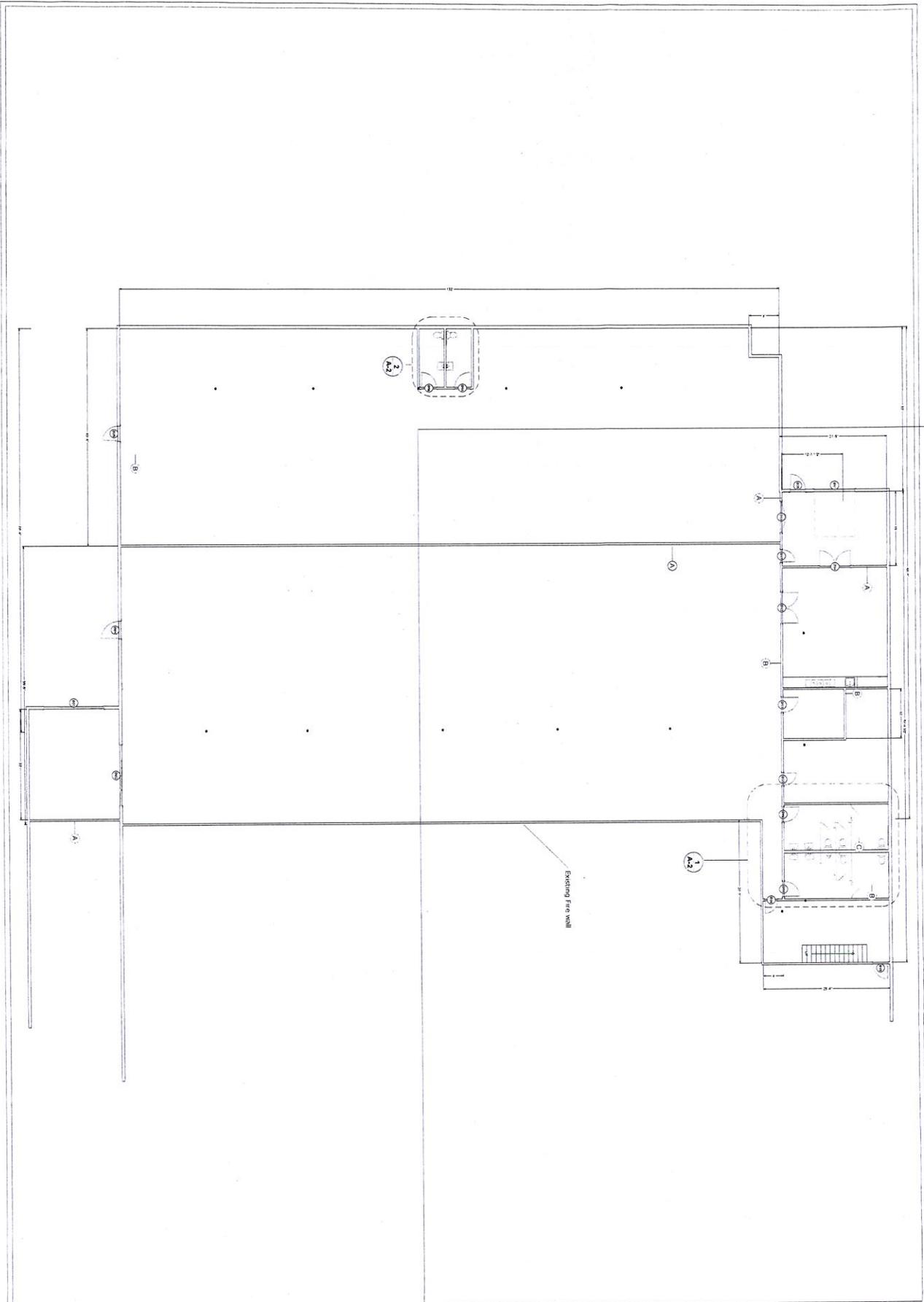
I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer, 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-1

SHEET:
1/8"=1'

SCALE:
2/3/2016

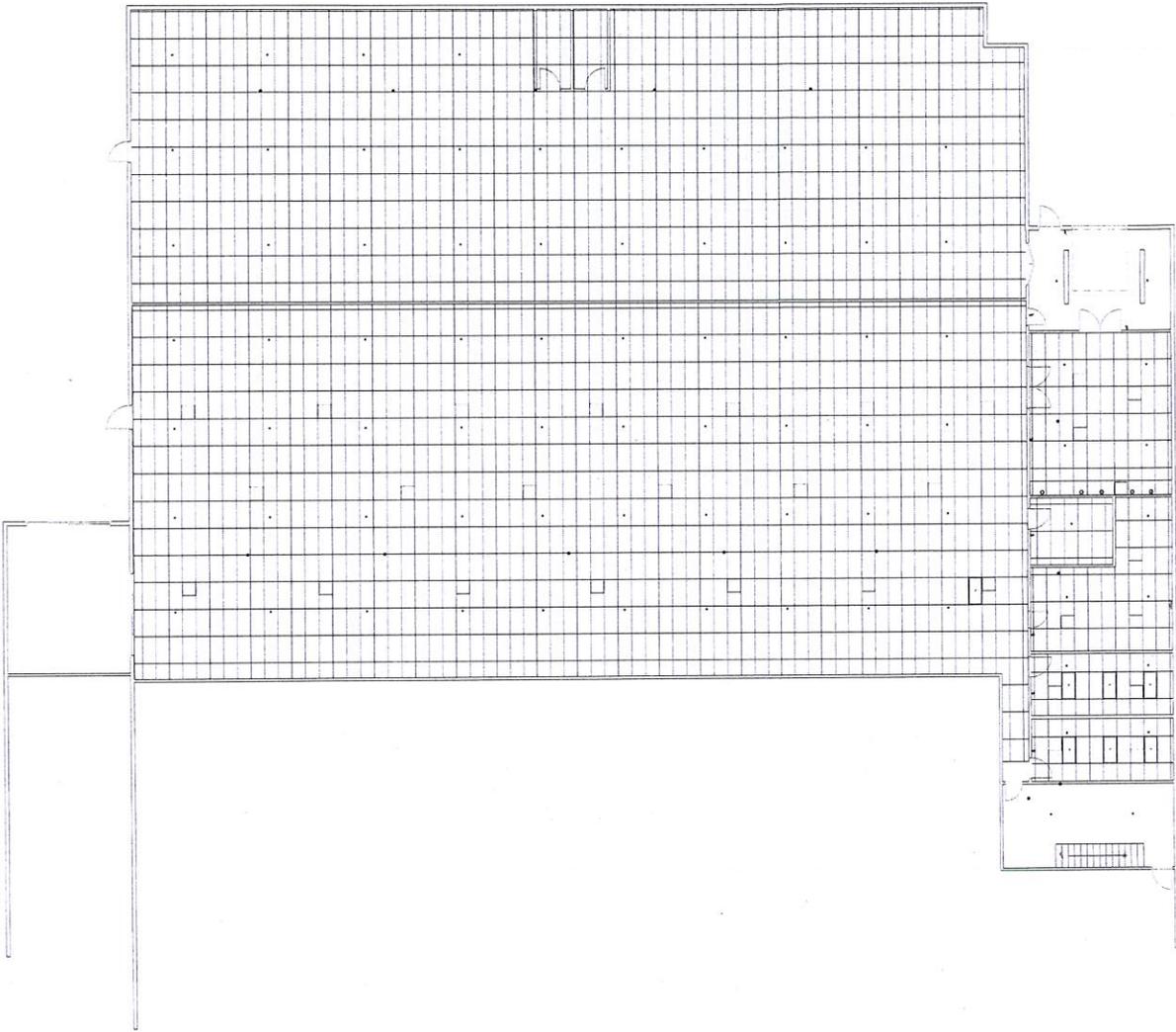
DATE:
DRAWINGS PROVIDED BY:
Picek Construction Co, Inc.
150 2nd St. NE
Huron, SD 57350
605-352-8686
www.picekconstruction.com

PROJECT DESCRIPTION:
Renovate Rental Space

SHEET TITLE:
Floor Plan

NO.	DESCRIPTION	BY	DATE





A-4	SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:	NO.	DESCRIPTION	BY	DATE	
		1/8"=1'	2/3/2016	Picek Construction Co, Inc. 150 2nd St. NE Huron, SD 57350 605-352-0086 www.picekconstruction.com	Renovate Rental Space	Reflected Ceiling					