

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, June 27, 2016

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting May 23, 2016

NEXT MEETING: Monday, July 11, 2016

CONDITIONAL USE: Bobbi Kurtenbach to operate a family residential child care center in her home at 1505 E Ash Ave, legally described as Lot 5, Block 5, Sunnybrook Addition, City of Mitchell, Davison County, South Dakota. Zoned R2.

VARIANCE: Merle and Robin Scheiber for a side-yard on corner variance of 8' vs 20' as required to construct an attached garage to their home at 400 Oakmond Ave, legally described as Lot 8, Block 6 and that portion of the South ½ of the vacated alley abutting Lot 8, Greenridge Addition, City of Mitchell, Davison County, South Dakota. Zoned R1.

VARIANCE: Gloria and Terry Hanson for a side-yard variance of 10' vs 3' as required to construct an addition to their home at 1326 W 4th, legally described as Lot 1 and Lot 2, of Outlot 1, C.R. Johnson's Addition, City of Mitchell, Davison County, South Dakota. Zoned R2.

PLAT: Lot 1, Block 2 of CJM Second Addition, and a portion of Jamaicas Avenue, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAT: Lot 7, Block 8 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 1, Block 10 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 1 of Crago's Addition, in the W ½ of the NE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAT: Lot 11 of Park Acres First Addition in the NE ¼ of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAT: Lot 6, Block 6 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 7, Block 10 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 3, Block 3, in Lakeview 2nd Addition, a subdivision of the NW ¼ of the SW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 1, Block 1 of Woodland Heights First Addition, a subdivision of Lot 2, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

APPROVE REVISED SITE PLAN: EVI Prairie Crossing LLC Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota. Zoned R4.

PLAN APPROVAL: BankWest – 1900 Block N Sanborn – new bank. Zoned HB.

PLAN APPROVAL: Hungry Dog (old Zesto) – 422 N Sanborn – restaurant. Zoned HB.

DISCUSSION ONLY: Bolle – 24920 406th Ave - possible rezone/conditional use. Zoned UD.

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."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, MAY 23, 2016**

NOT APPROVED

Call to Order: Chairman Larson called the May 23, 2016 City Planning Commission to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

Members Present: Larson, Everson, Fergen, Griffith, Meyers, and Allen

Members Absent: Schmucker and Molumby

Others Present: Putnam, McGannon, Overweg, Laursen, Hegg, J. Johnson, T. Johnson, and London

Agenda: Motion by Everson, seconded by Griffith to approve the May 23, 2016 agenda as presented. All members present voting aye, motion carried.

Minutes: Motion Everson, seconded by Fergen to approve the minutes of the May 9, 2016 meeting. All members present voting aye, motion carried.

Next meeting: Motion by Griffith, seconded by Everson to schedule the next planning commission meeting for June 13, 2016. All members present voting aye, motion carried.

Variance: Ashley Forst has made an application for a side-yard on a corner variance of 10' vs 20' as required to construct a porch/deck at her home at 1118 S. Milller, legally described as Lot 6, Block 20, University, Addition, City of Mitchell, Davison County, SD. The property is zoned R2 Single Family Residential.

The applicant was not present. No one was present to testify in regards to this applicant. No written objections were received.

Larson stated that he did not see that this proposal would not interfere with the corner views. He also noted this is a 50' lot and options for improvement are limited. T. Johnson noted that sidewalk has recently been install.

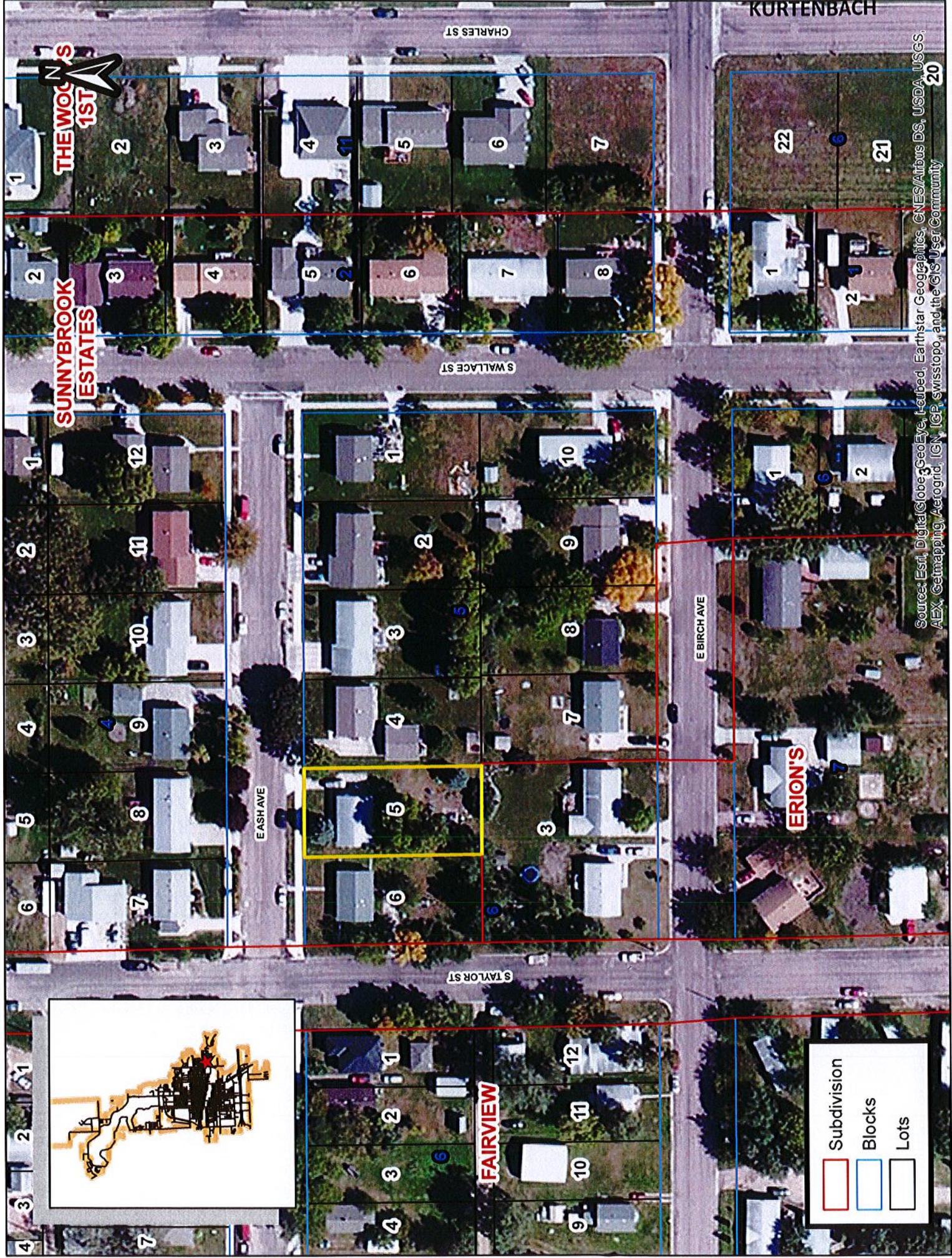
The public notice is to be published on May 12 & May 26, 2016 in the *Mitchell Daily Republic* and letters to the neighboring property owners were mailed on May 12, 2016.

Motion by Meyers, seconded by Griffith to recommend the Board of Adjustment approve the variance. Roll call Griffith aye, Fergen aye, Meyers aye, Larson aye, Everson no. Motion carried 4 ayes 1 no.

Chairman adjourned the meeting at 12:13 pm.

Chairman

Date



**THE WOODS
1ST**

**SUNNYBROOK
ESTATES**

FAIRVIEW

ERION'S

KURTENBACH

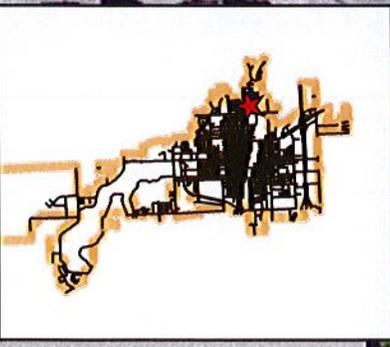
CHARLES ST

S WALLACE ST

EASH AVE

STAYLOR ST

E BIRCH AVE



	Subdivision
	Blocks
	Lots

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

APPLICATION FOR CONDITIONAL USE

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

The undersigned applicant(s) and owner(s), Bobbie Kurtenbach hereby is submitting a conditional use permit to operate a family residential child care center in her residence pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 5, Block 5, ^{Sunnybrook} Sunnyside Addition, City of Mitchell, Davison County, South Dakota (1505 E Ash Ave). The said real property is R2 Single Family Residential District.

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 the 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.

Dated this 20th of may, 2016.

Bobbie Kurtenbach
APPLICANT

Bobbie Kurtenbach
OWNER

June 1, 2016

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Bobbi Kurtenbach has applied for a conditional use to operate a family residential child care center in her home at 1505 E. Ash, legally described as Lot 5, Block 5, Sunnybrook 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 June 13, 2016 12:00 P.M and the Board of Adjustment on June 20, 2016 at 6:30 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.

I/We Michael & Linda Rushey
OWNER

1516 E Birch Ave

ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS: *Need for child care in this area of younger families.*

M. Rushey

KURTENBACH

JASON & ALLISON HOHN
1500 E ASH AVE
MITCHELL SD 57301

DENISE CALLIES
1504 E ASH AVE
MITCHELL SD 57301

TANNER & ROBIN STUNES
1508 E ASH AVE
MITCHELL SD 57301

JOHN SCHMIDT
1512 E ASH AVE
MITCHELL SD 57301

DAVID & JULIEANNE LACHNIT
1516 E ASH AVE
MITCHELL SD 57301

GARY & DONNA ELLINGSON
1517 E ASH AVE
MITCHELL SD 57301

STEPHANIE SWANSON
1513 E ASH AVE
MITCHELL SD 57301

GEOFFREY & TERESA BYRD
1509 E ASH AVE
MITCHELL SD 57301

BOBBI & JASON KURTENBACH
1505 E ASH AVE
MITCHELL SD 57301

RICKY & SHARON YOUNGBLUTH
1501 E ASH AVE
MITCHELL SD 57301

HARLYN & LINDA ANDERSEN
1508 E BIRCH AVE
MITCHELL SD 57301

JIMMIE & ELIZABETH MOE
1512 E BIRCH AVE
MITCHELL SD 57301

MICHAEL & LINDA RISHLING
1516 E BIRCH AVE
MITCHELL SD 57301

NORMAN OLSON
PO BOX 224
PICKSTOWN SD 57367

THOMAS & TRUDY PAVLIN
817 E HANSON AVE
MITCHELL SD 57301

WENTON PETERS
919 E ASH AVE #200
MITCHELL SD 57301

TORY & DEBORAH KAUFMAN
1125 SUNNYSIDE CT
MITCHELL SD 57301

JAMES & MILDRED MEAGHER
613 E 2ND AVE
MITCHELL SD 57301

MICHAEL & JEANNE HAUSER
1420 E BIRCH AVE
MITCHELL SD 57301

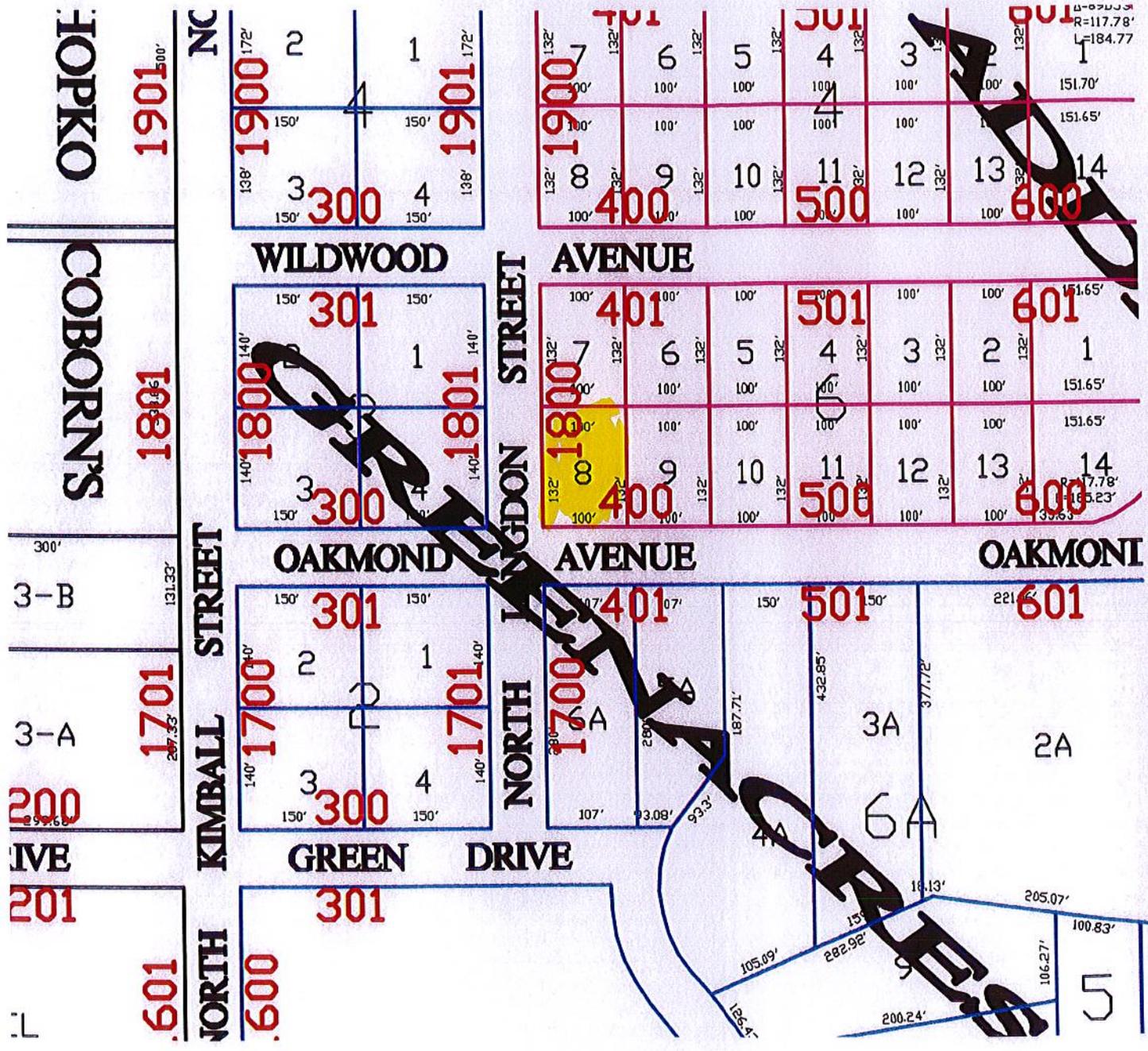
JAMES & BONNIE PUETZ
1410 E ASH AVE
MITCHELL SD 57301

APPROVED



map: Auto 04/28/2013 (2013) < image 2 of 3 >





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R=117.78'
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June 2, 2016

Easement Request for Merle & Robin Scheiber
400 Oakmond Ave.
Mitchell, SD 57301

Legal: Lot 8, Block 6, and that portion of the South ½ of the vacated Alley Abutting Lot 8, Greenridge Addition to the city of Mitchell, Davison County, SD.

We request consideration for a 12' easement on the west side of the described property which we purchased on May 31, 2016. The total curb to existing structure distance is approximately 36' for this corner lot. There are several reasons for this request.

-Prior owners have had water run off issues with this corner of the house. The attached pictures detail a drainage issue as two down spouts have been manufactured to join at this side of the house. They drain into the ground with no exit drain found. The immediate previous owners, relators, and our inspector have no idea on the construction of this configuration. The original owner we are lead to believe had water issues with this corner of the house and had this configuration completed. I am not comfortable with roof water drainage being directed into the ground next to the foundation with no exit drainage.

-The roof line on the west side of the home has a unique structure. This roof line is not very appealing, nor is it very efficient; as noted above for drainage, but also for wind and snow accumulation. The entire roof was replaced in 2012 but the unusual peaks and valleys in this area have caused some of the shingles to be replaced again. A more conventional roof line would help with this situation. There are pictures attached which show what the roof line would look like with this addition.

-The additional single stall garage/storage area would also be used as additional storage for vehicle and work area.

-Locators indicate the gas line and the sprinkler system would need to be re-routed.

-The corner visibility would not be obstructed or changed by this addition as it is set back from the original structure.

Robin and I appreciate your consideration as we make Mitchell our new home. Thank you.



Merle Scheiber

605-366-6915 (c)

605-996-6070 (w)

scheiber43@me.com ✓

mscheiber@corinsurance.com

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 Merle & Robin Scheiber have applied for a side yard on corner variance of 8 feet vs 20 feet for construction of an attached garage at their home at 400 Oakmond Avenue, legally described as Lot 8, Block 6, and that portion of the South ½ of the vacated alley abutting Lot 8, Greenridge Addition, Mitchell, Davison County, South Dakota. The said real property is zoned (R1) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on June 27, 2016, 12:00 P.M and the Board of Adjustment on July 5, 2016 at 6:30 P.M., at the Council Chambers, Mitchell City Hall, Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 6th day of June, 2016.

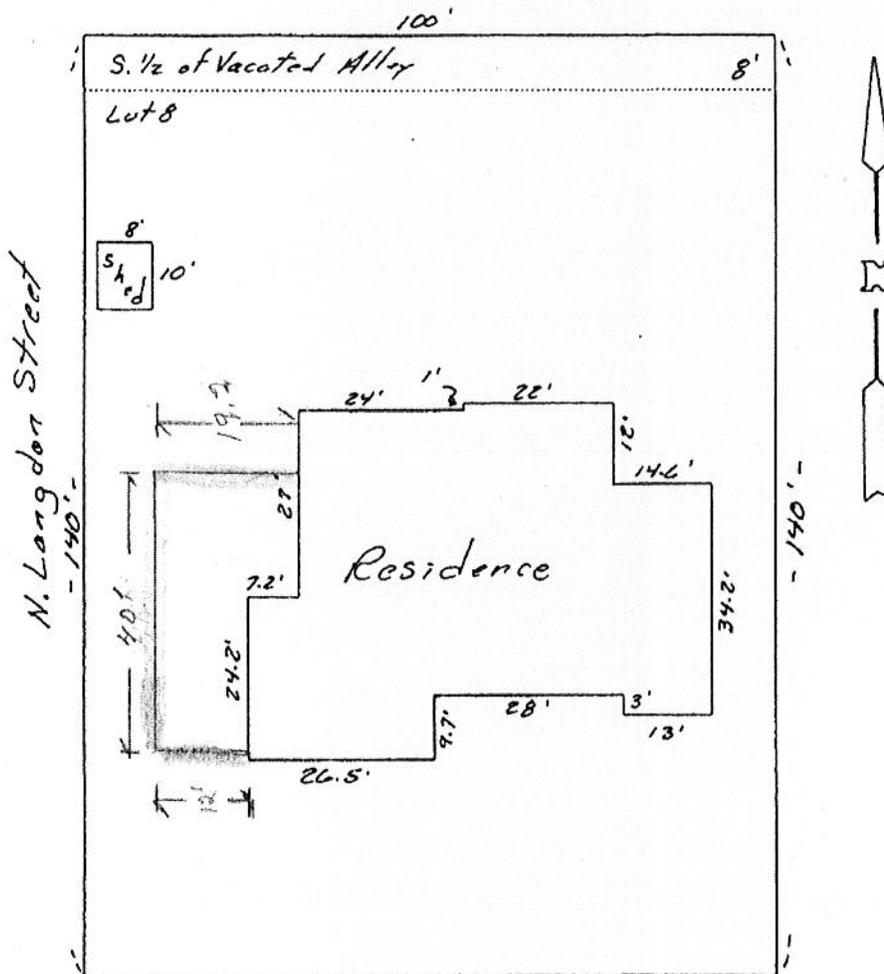
Michelle Bathke

FINANCE OFFICER

Publish once: June 17, 2016
Approximate Cost:

MORTGAGE INSPECTION

LOT 8, BLOCK 6, AND THAT PORTION OF THE SOUTH 1/2 OF THE VACATED ALLEY ABUTTING LOT 8, GREENRIDGE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.



Scale: 1" = 20'
Scheiber
400 Oakmond Ave.

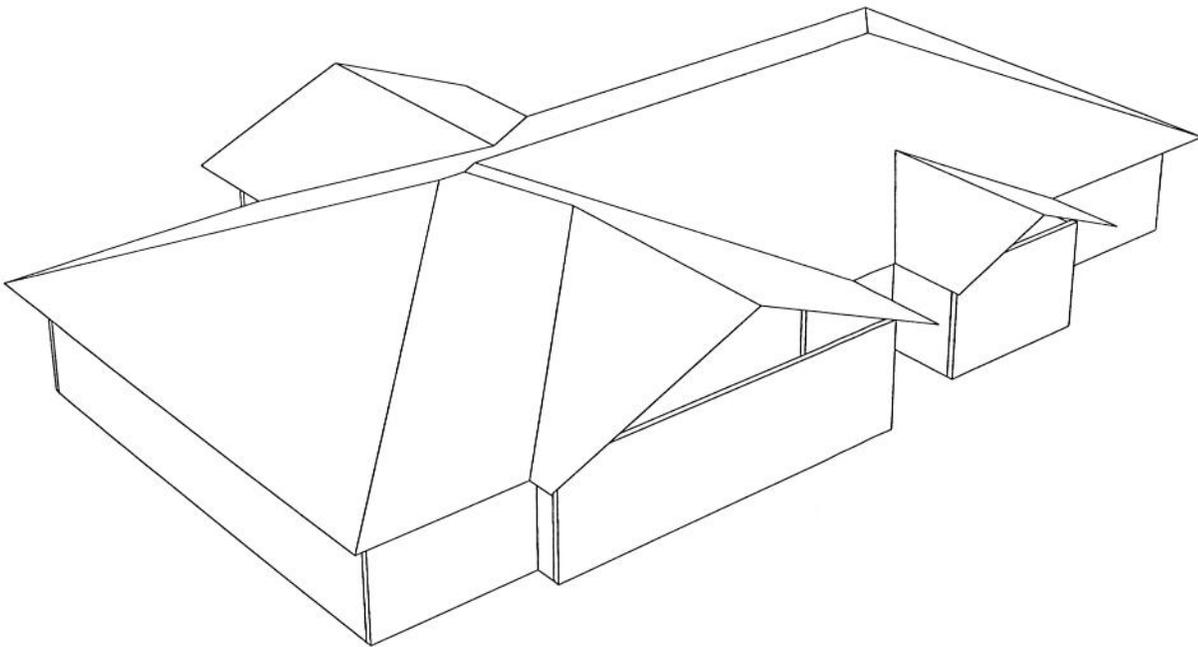
I THE UNDERSIGNED, A REGISTERED LAND SURVEYOR, IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE ABOVE MORTGAGE INSPECTION WAS PERFORMED BY ME.

THIS IS A LOCATION OF IMPROVEMENTS AND A CURSORY CHECK FOR VIOLATIONS OR ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE MEASUREMENTS SHOWN SHOULD NOT BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, STRUCTURE OR OTHER IMPROVEMENT. NO WARRANTY OF ANY KIND IS EXTENDED THEREIN TO THE PRESENT OR FUTURE OWNER

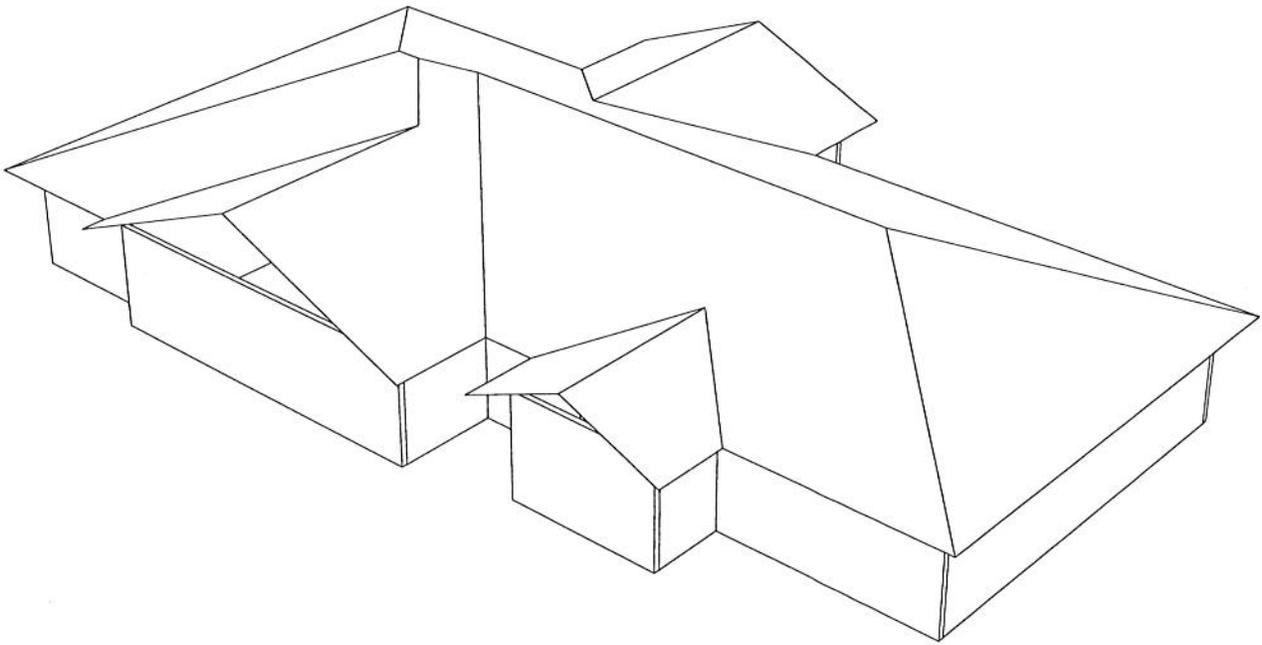
DATED THIS 13TH. DAY OF MAY, 2016.

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





Front (proposed)



Back (proposed)





SCHEIBER

DARRELL BOLEN
8712 W NIKITA DR
SIOUX FALLS SD 57106

EDWARD & EILEEN ANDERSON
412 WILDWOOD DR
MITCHELL SD 57301

RONALD & EILEEN MOLLER
500 WILDWOOD DR
MITCHELL SD 57301

DENNIS & DORIS SCHRANK
415 WILDWOOD DR
MITCHELL SD 57301

GARY & EILEEN WEDEL
407 WILDWOOD DR
MITCHELL SD 57301

VERA MAY
401 WILDWOOD DR
MITCHELL SD 57301

MERLE & ROBIN SCHEIBER
400 OAKMOND DR
MITCHELL SD 57301

BETTY BEHRENS
C/O BETTY PLOWE
406 OAKMOND DR
MITCHELL SD 57301

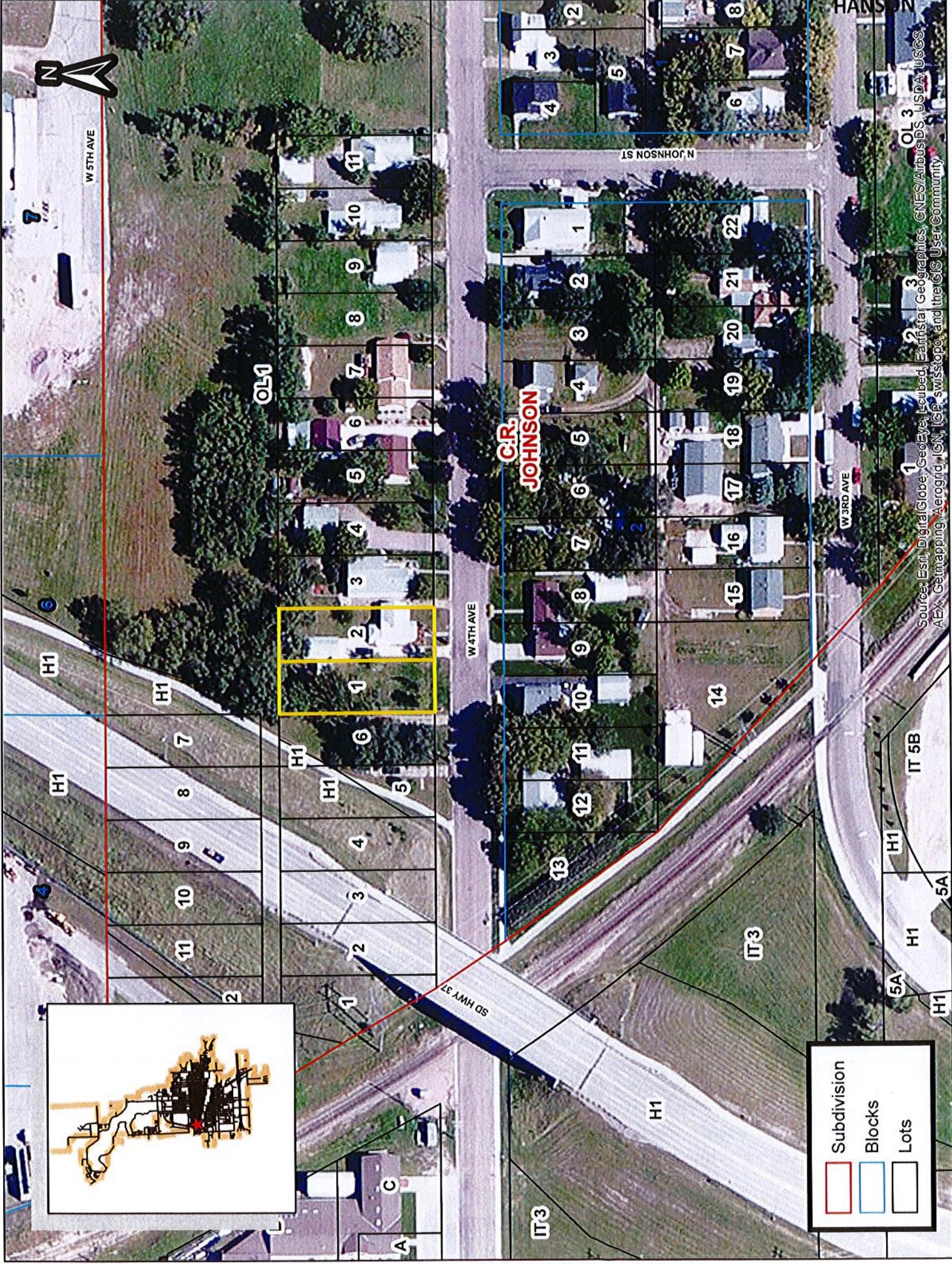
MARY ANN HETLAND
412 OAKMOND DR
MITCHELL SD 57301

STEVEN & KAY FRENCH
25891 HWY 37
MITCHELL SD 57301

MUTH PROPERTIES
PO BOX 1384
MITCHELL SD 57301

ARNOLD & WANDA RUS
401 SCOTTS LANE
CHAMBERLAIN SD 57325

LOMBARDI COURTS LTD
PO BOX 1237
PIERRE SD 57501



	Subdivision
	Blocks
	Lots



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, GEBCO, Swisstopo, AEX, Getmapping, Aerogrid, IGN, GEBCO, Swisstopo, and the GIS User Community

HANSON

Variance Request

May 18, 2016

Gloria and Terry Hanson are requesting a variance from the City of Mitchell to construct an addition on to our home located at 1326 W. 4th Ave. The official location of our property is Lot 1 and Lot 2 of Outlot 1, of C. R. Johnsons Addition to the City of Mitchell, Davison County, South Dakota.

The reason for our request is that the addition would be connected to the back our home and would sit closer to the property line than the 3-feet required by the City of Mitchell. The property line is shared with our neighbors to the east, Scott and Tammy McGregor. Mr. McGregor has marked the property line with a metal post to indicate where the original marker was located a year or so ago by a surveying company that was working on our street. This post is visible to anyone who drives by and is 29-inches to the east of our house or seven inches shy of the zoning requirement.

The Utilities Locating Services were notified on May 17 and we were issued the confirmation number of 1613872396. CenturyLink found a buried cable to the west of our home but nothing in back where the construction would take place. All other utility companies have stopped out and placed flags indicating that there are no buried cables. It is our belief that workers from the City have also looked at our property but did not leave a flag.

A brief history as to why we are requesting a variance may help in making a decision on our request. We purchased this property seven years ago because we were looking for an inexpensive home to live in during our retirement. At the time, the two lots were an eyesore to the neighborhood with overgrown weeds and downed trees. The house was not much better. Since then we cleared all of the debris and landscaped and remodeled parts of our house. The remodeling consisted of a new kitchen and the removal of a wall that separated two small bedrooms. Our property taxes went up 53 percent with the improvements.

Three weeks after finishing work on the bedroom we were granted custody of our four grandsons. We gave the boys the bedroom and moved our bed into an enclosed porch located at the back of the house. The boys have shared a room since they have come to live with us. Our triplets, who were in third grade when they moved in with us, are now starting high school and their brother will enter the 8th grade in August. We can no longer expect them to be crowded into one bedroom and unification with their mother does not appear to be happening any time soon.

This addition would include removing the current "back porch/bedroom" and adding two bedrooms and a new bathroom. There will also be a place for our washer and dryer in

the new addition. Being able to hook the addition on to the existing roofline also will allow us to move our bathroom door to the back so that it would no longer open to the kitchen.

Jesse Hanson, owner of Hanson Construction LLC, is our son and will be the general contractor for the addition.

Gloria Hanson
Jesse Hanson

APPLICATION FOR A VARIANCE

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

The undersigned applicant(s) and owner(s), Gloria and Terry Hanson hereby are requesting a side-yard variance of 8 inches vs 3 feet as required to construct an addition to their residence.

This Application is for the following described real property:

Lot 1 & 2 of Outlot 1 of C.R. Johnsons Addition to the City of Mitchell, Davison County, South Dakota (1326 W 4th Ave). The said real property is R2 Single Family Residential District.

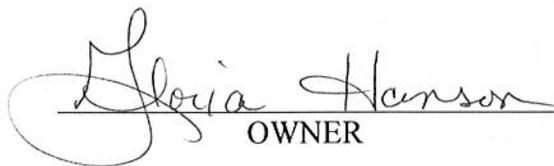
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the 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.

Dated this 18 of May, 2016.



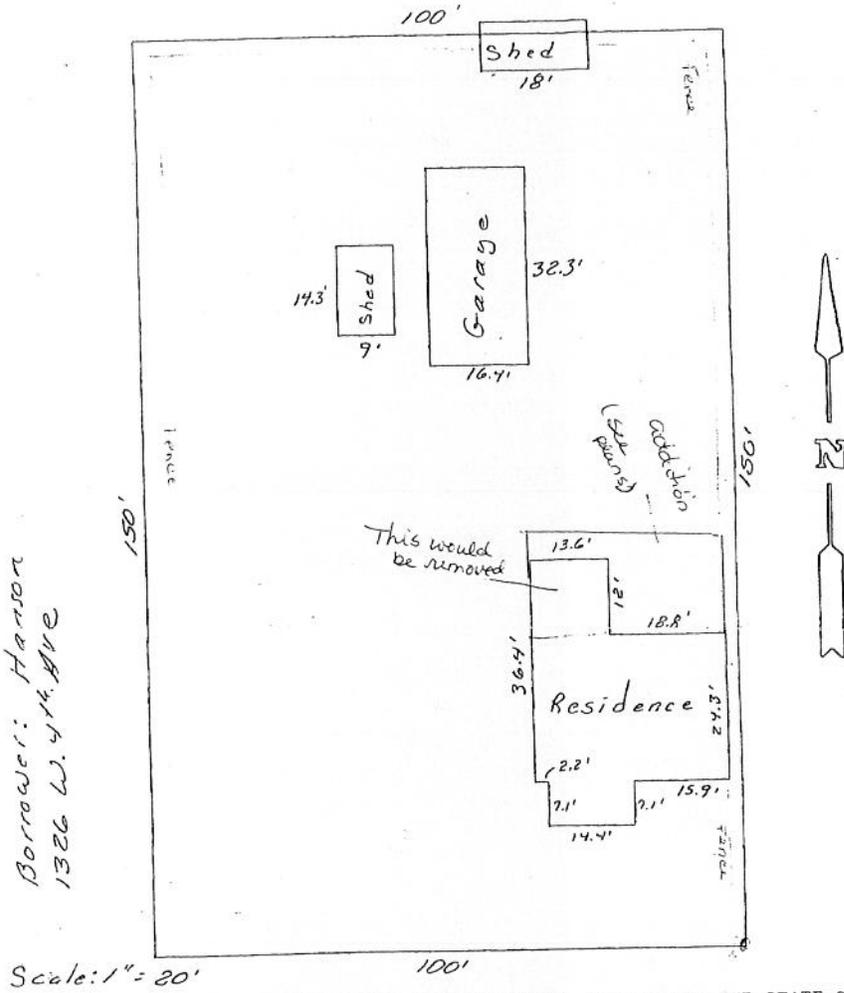
APPLICANT



OWNER

MORTGAGE INSPECTION

LOT 1 AND LOT 2 OF OUTLOT 1, OF C.R. JOHNSONS ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



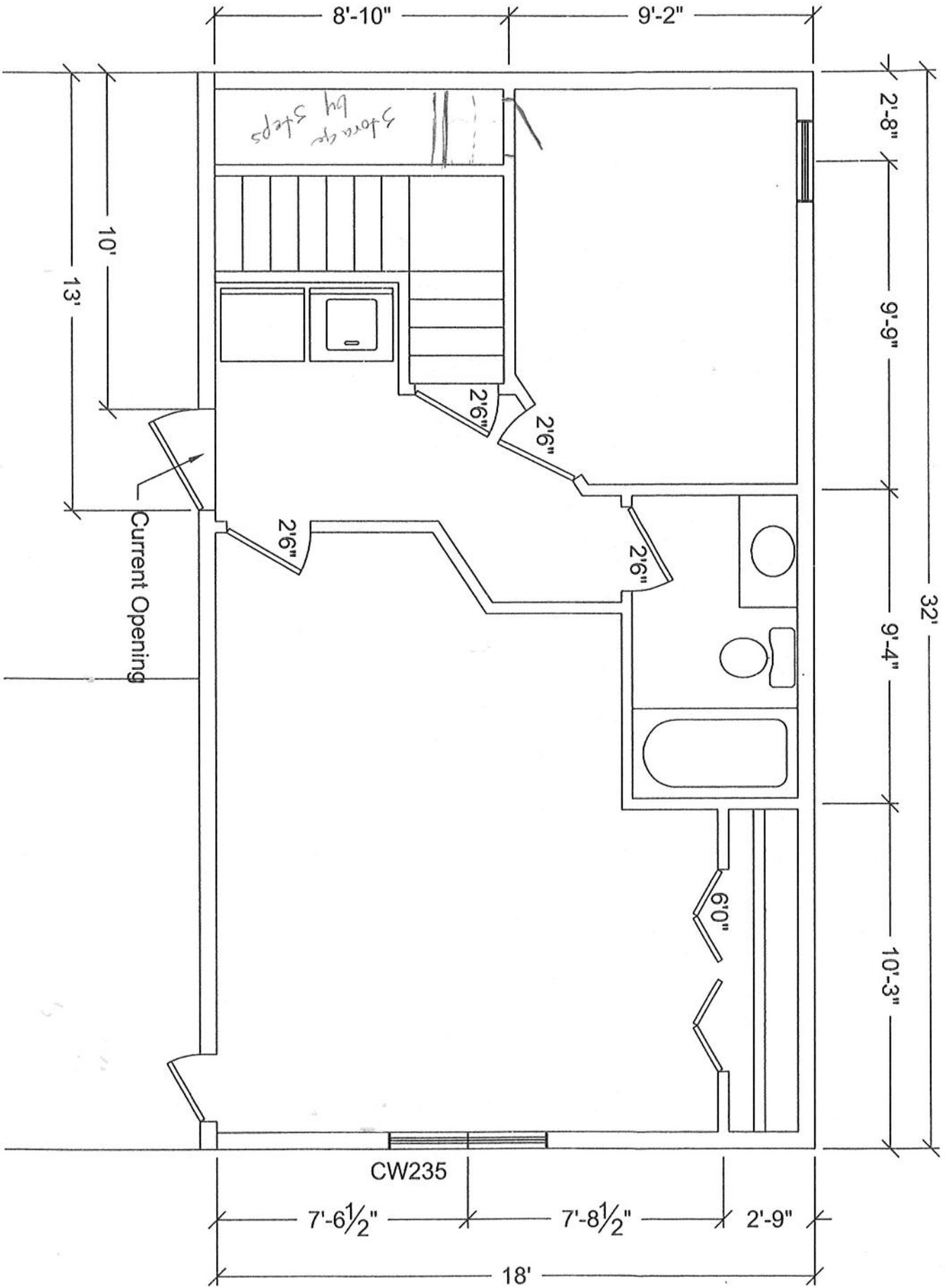
I THE UNDERSIGNED, A REGISTERED LAND SURVEYOR, IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE ABOVE MORTGAGE INSPECTION WAS PERFORMED BY ME.

THIS IS A LOCATION OF IMPROVEMENTS AND A CURSORY CHECK FOR VIOLATIONS OR ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE MEASUREMENTS SHOWN SHOULD NOT BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, STRUCTURE OR OTHER IMPROVEMENT. NO WARRANTY OF ANY KIND IS EXTENDED THEREIN TO THE PRESENT OR FUTURE OWNER

DATED THIS 25TH. DAY OF MARCH, 2009.

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





City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



June 1, 2016

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Gloria & Terry Hanson have applied for a side-yard variance of 10 inches' vs 3 feet as required to construct an addition to their home at 1326 W. 4th Ave, legally described as Lot 1 and Lot 2 of Outlot 1, C.R. Johnson's 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 June 13, 2016 12:00 P.M and the Board of Adjustment on June 20, 2016 at 6:30 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.

I/We TAMMY FELIX SCOTT MCGREGOR
OWNER

1324 W 4th AVE Mitchell SD 57301

ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS: This is too close to our property
WE ARE STRONGLY AGAINST THIS VARIANCE
There is only 2 FT From OUR Lot line to their House
The original House ^{lot line} is All Ready Over the Line
Outside expectations

HANSON

DAVISON COUNTY
200 E 4TH AVE
MITCHELL SD 57301

GLORIA & TERRY HANSON
1326 W 4TH AVE
MITCHELL SD 57301

TAMMY FELIX
SCOTT MCGREGOR
1324 W 4TH AVE
MITCHELL SD 57301

DISAPPROVED

KEVIN HUGHES
1314 W 4TH AVE
MITCHELL SD 57301

MARK BLASIUS
1321 W 4TH AVE
MITCHELL SD 57301

DISAPPROVED

MICHAEL & JEANNE HAUSER
1420 E BIRCH AVE
MITCHELL SD 57301

JAMES HOFER
1325 W 4TH AVE
MITCHELL SD 57301

JOHN & MONNA MCBRAYER
1327 W 4TH AVE
MITCHELL SD 57301

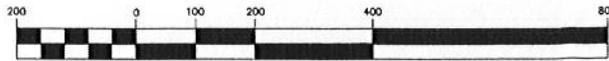
JERRY & SANDRA LONG
1331 W 4TH AVE
MITCHELL SD 57301

JAMES & MARGO TAYLOR
723 W 4TH AVE
MITCHELL SD 57301

SD DEPT OF TRANSPORTATION
700 E BROADWAY
PIERRE SD 57501

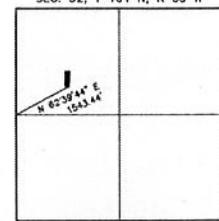


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

EASEMENTS WITHIN LOT 1, BLOCK 2 DEDICATED BY THIS PLAT:
WEST SIDE AND SOUTH SIDE-5' UTILITY AND DRAINAGE EASEMENT.
NORTH SIDE ALONG JAMAICAS AVENUE AND EAST SIDE ALONG
LIVESAY LANE-10' UTILITY EASEMENT.

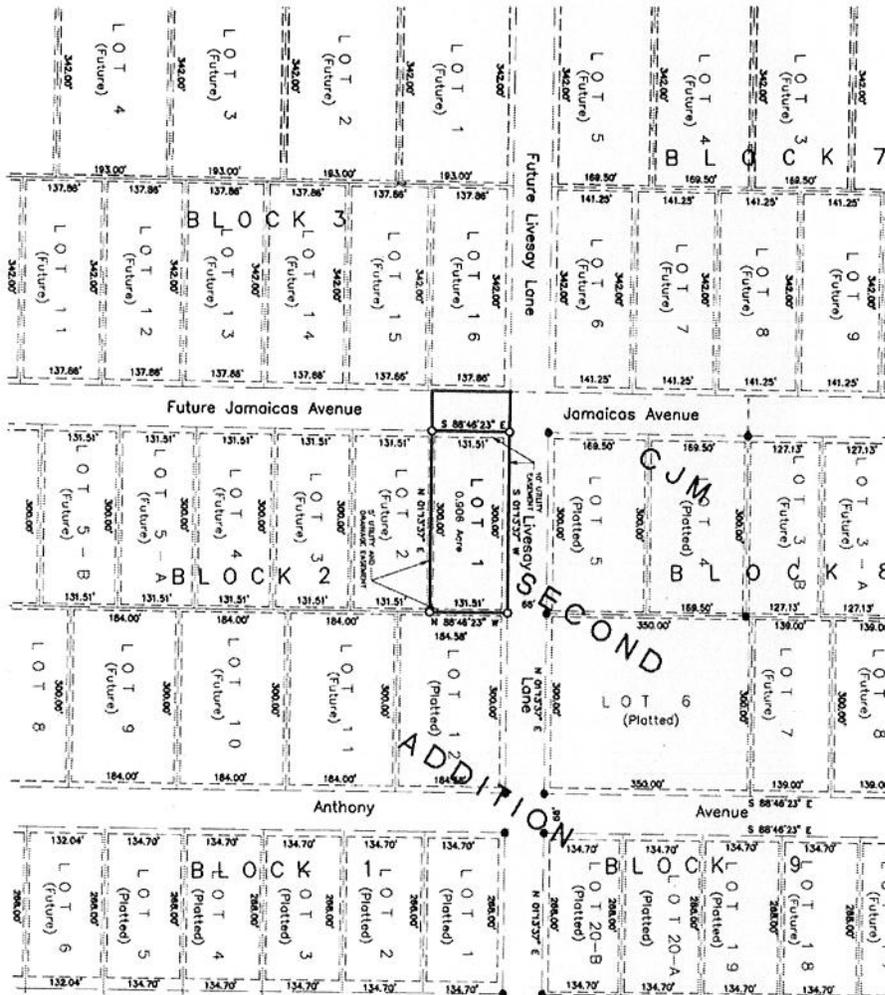


LOCATION MAP
SCALE: 1" = 3000'

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 3/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
 - 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.R.-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 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 22, 2016, survey those parcels of land described as follows: LOT 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Registered Land Surveyor #SD6702



A PLAT OF LOT 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and also hereby dedicates the easements within Lot 1, Block 2 as shown and described on said plat; and that development of the land included within the boundaries of said Lot 1, Block 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists portions of previously platted Livesay Lane and Jamaicas 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.

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 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 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 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: _____



A PLAT OF LOT 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 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 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 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: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 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 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 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 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

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(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: _____
Highway Authority

Title: _____

Date: _____



A PLAT OF LOT 1, BLOCK 2 OF CJM SECOND ADDITION, AND A PORTION OF JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 1, BLOCK 2 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization, Davison County

Date

REGISTER OF DEEDS

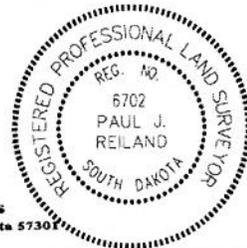
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

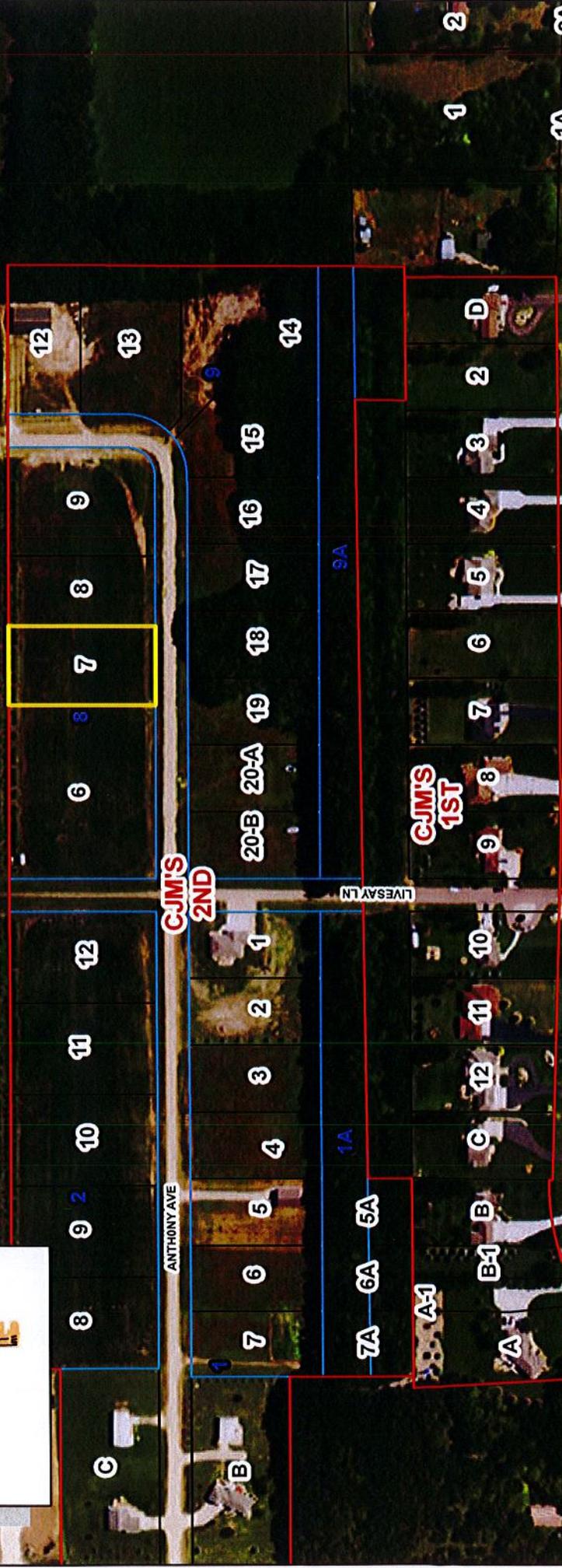
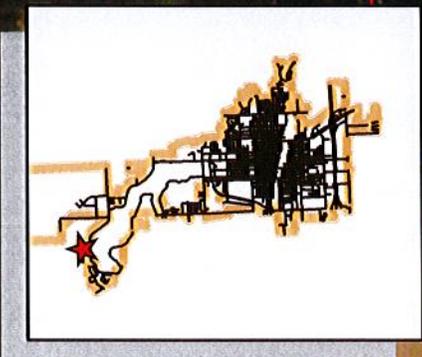
FILED for record this _____ day of _____, 2016, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____

Deputy



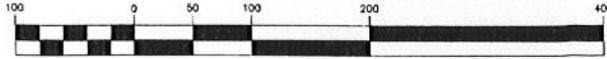


	Subdivision
	Blocks
	Lots

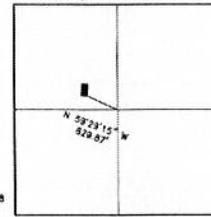
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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

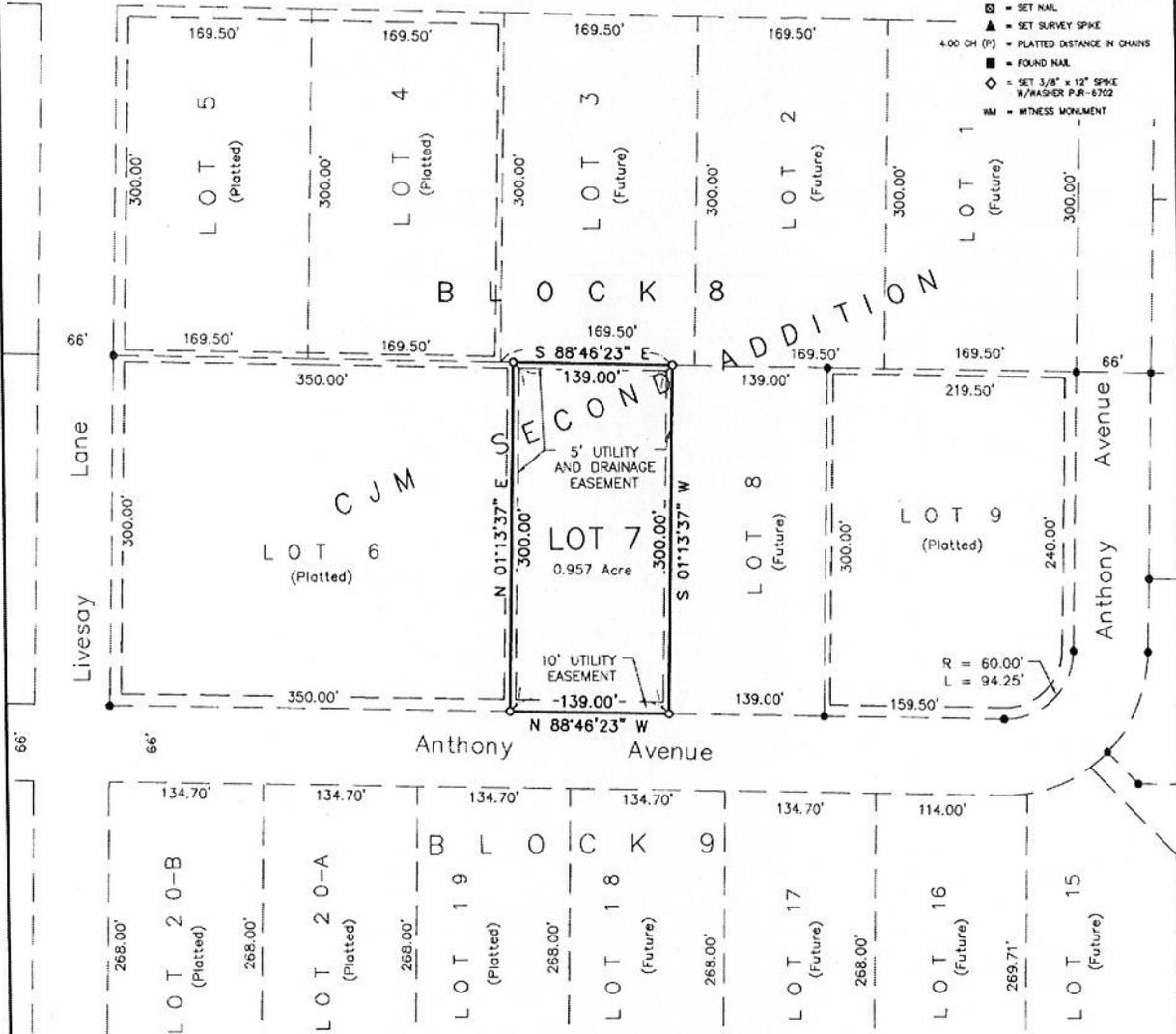
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

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 PUR-6702
- WM = WITNESS MONUMENT

EASEMENTS WITHIN LOT 7, BLOCK 8, DEDICATED BY THIS PLAT:
NORTH, EAST, AND WEST SIDES = 5' UTILITY AND DRAINAGE EASEMENT
SOUTH SIDE ALONG ANTHONY AVENUE = 10' UTILITY EASEMENT.



A PLAT OF LOT 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to May 27, 2016, survey those parcels of land described as follows: LOT 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 June, 2016.

Registered Land Surveyor #SD6702



A PLAT OF LOT 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 7, Block 8 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Anthony 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.

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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: _____



& 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 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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: _____

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

Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2016, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____
Deputy



& Associates
Engineers, Planners and Surveyors
1100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

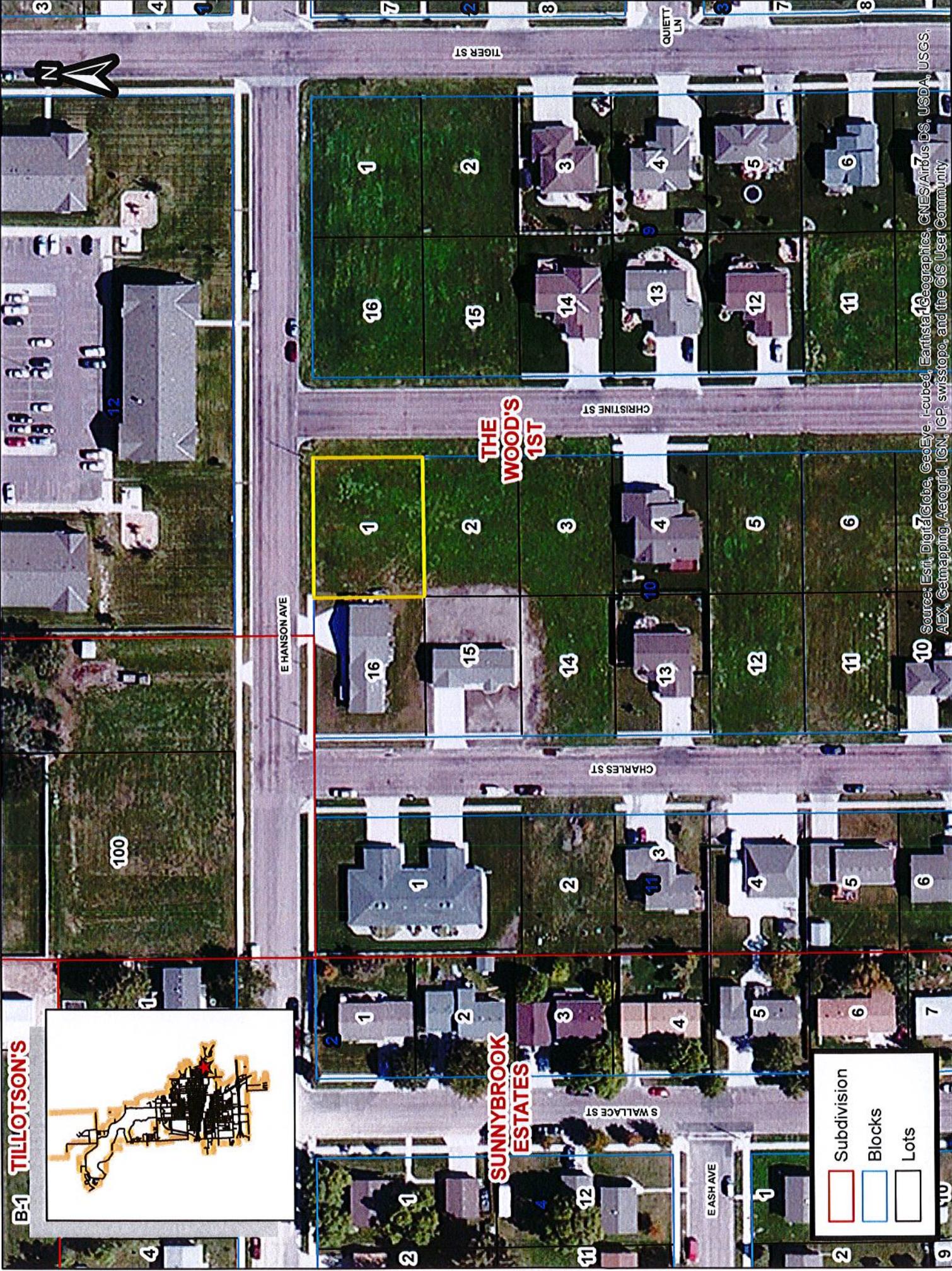
B-1 TILLOTSON'S



SUNNYBROOK ESTATES

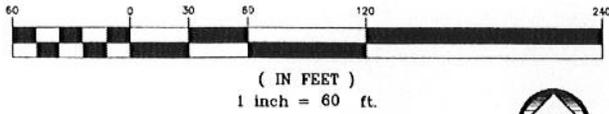
THE WOOD'S WOOD'S 1ST

- Subdivision
- Blocks
- Lots



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

GRAPHIC SCALE



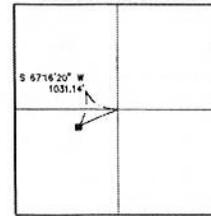
LEGEND

- - FOUND IRON MONUMENT
- - SET 5/8" X 16" REBAR WITH PLASTIC CAP NO. 4702
- 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

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

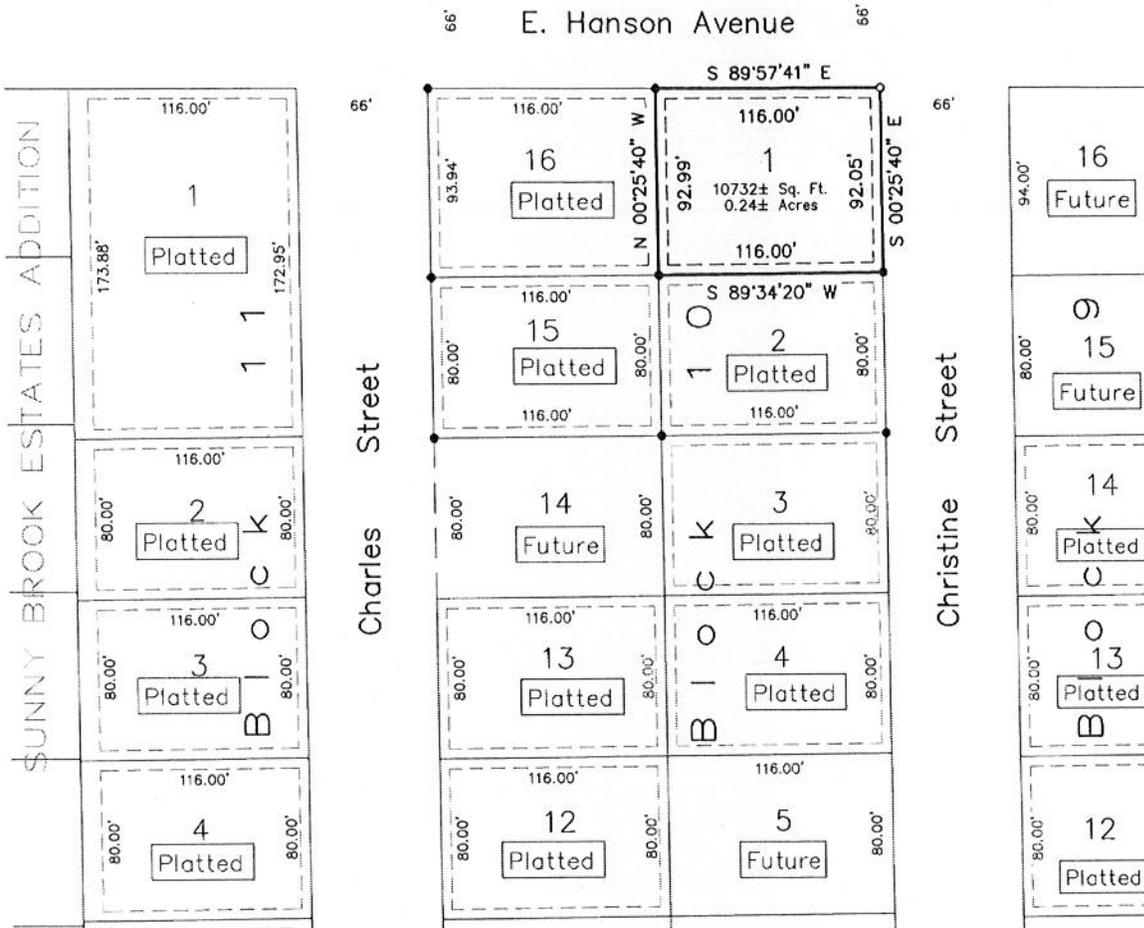
SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

EASEMENTS WITHIN LOT 1 DEDICATED BY THIS PLAT:
SIDE AND REAR: 5' DRAINAGE AND UTILITY EASEMENTS.
ALONG CHRISTINE STREET AND E. HANSON AVENUE: 5' UTILITY EASEMENTS.

Block 12



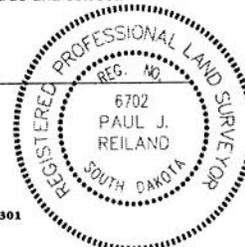
A PLAT OF LOT 1, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to May 27, 2016, survey those parcels of land described as follows: LOT 1, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 _____, 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 1, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2016; and WHEREAS, it appears from an examination of the plat of LOT 1, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 1, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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: _____

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 Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 1, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization, Davison County Date

REGISTER OF DEEDS

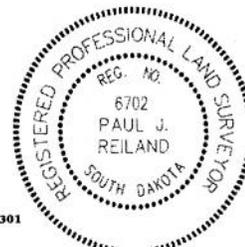
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2016, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

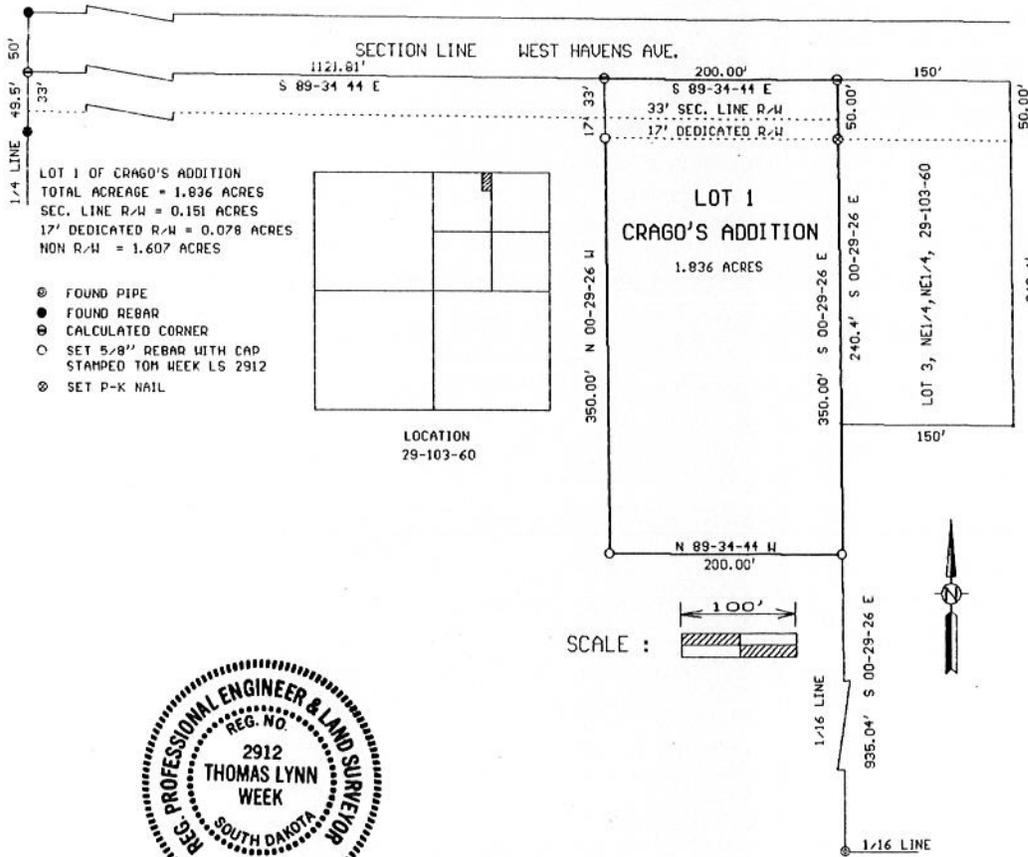
Register of Deeds, Davison County By _____ Deputy



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



PLAT OF LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA. HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 15TH. DAY OF JUNE, 2016.

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

CERTIFICATE OF STREET AUTHORITY

THERE ARE NO APPROACHES TO THIS PROPERTY. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. DATED THIS ___ DAY OF ___, 2016.

 COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ___ DAY OF ___, 2016.

 DIRECTOR OF EQUALIZATION, DAVISON COUNTY, S.D.

PLAT OF LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, WILLIAM NEBELSICK AND CHRISTOPHER NEBELSICK, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF LOT 1, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE NORTH SIDE OF LOT 1. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM. THIS PLAT DEDICATES AN ADDITIONAL 17 FEET OF HIGHWAY R/W, AS SHOWN ABOVE.

DATED THIS ____ DAY OF _____, 2016.

WILLIAM NEBELSICK

CHRISTOPHER NEBELSICK

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 2016, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WILLIAM NEBELSICK AND CHRISTOPHER NEBELSICK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2016.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, 2016.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 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 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 1 OF CRAGO'S ADDITION, IN THE W.1/2 OF THE N.E.1/4 OF SECTION 29, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE _____ DAY OF _____, 2016.

FINANCE OFFICER BY: _____

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____, 2016.

TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

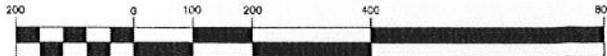
THE UNDERSIGNED, REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2016, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS, DAVISON COUNTY, S.D.

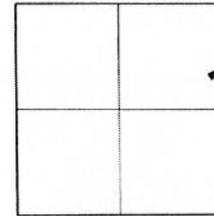
PREPARED BY TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333



GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.



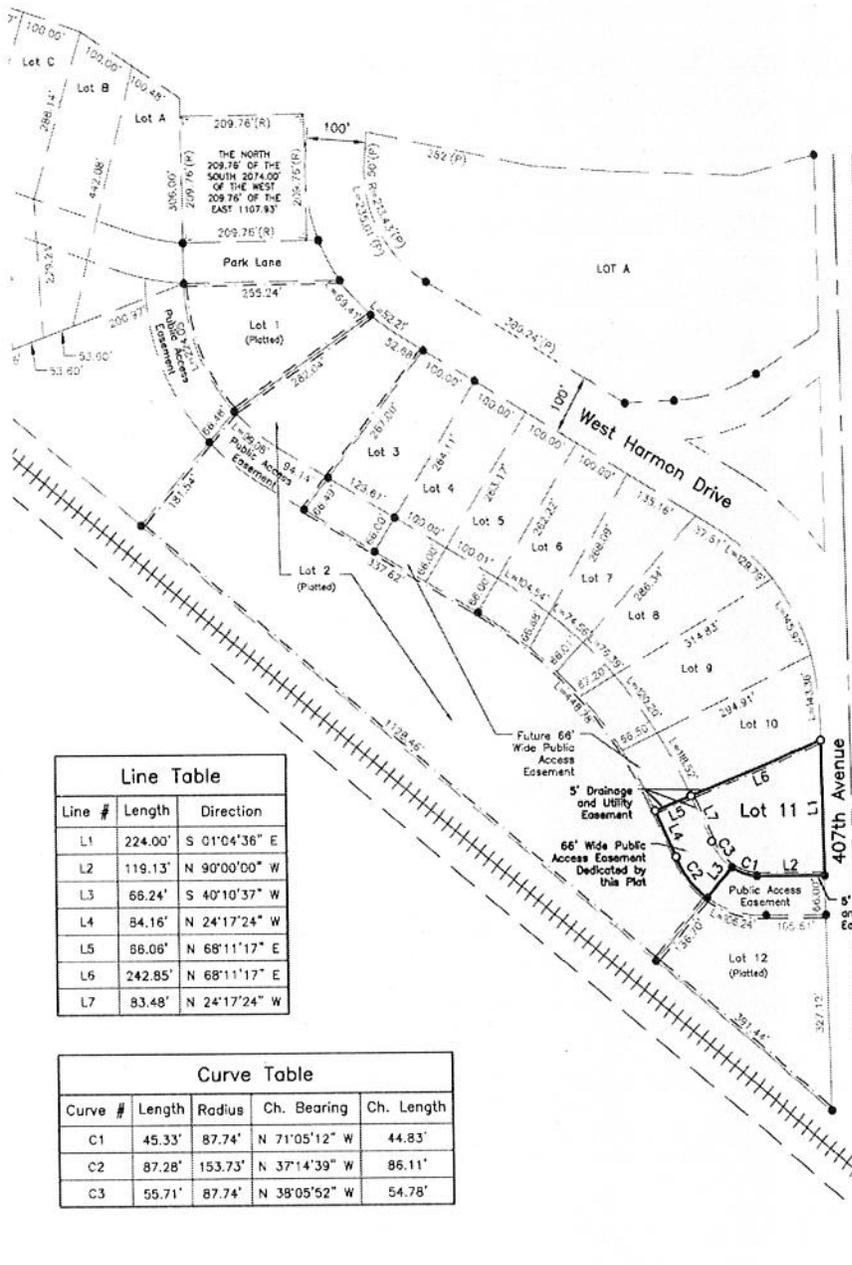
LOCATION MAP
 SCALE: 1" = 300'

LEGEND

- = FOUND IRON MONUMENT
- = SET 3/8" 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.J.R.-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/GRO DISTANCES



Line Table		
Line #	Length	Direction
L1	224.00'	S 01°04'36" E
L2	119.13'	N 90°00'00" W
L3	66.24'	S 40°10'37" W
L4	84.16'	N 24°17'24" W
L5	66.06'	N 68°11'17" E
L6	242.85'	N 68°11'17" E
L7	83.48'	N 24°17'24" W

Curve Table				
Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	45.33'	87.74'	N 71°05'12" W	44.83'
C2	87.28'	153.73'	N 37°14'39" W	86.11'
C3	55.71'	87.74'	N 38°05'52" W	54.78'

Acres Breakdown of Lot 11:
 1.07± Acres of which 0.24± Acre lies within the 66' Public Access Easement.

A PLAT OF LOT 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 17, 2016, survey those parcels of land described as follows: LOT 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 June, 2016.

Registered Land Surveyor #SD6702



A PLAT OF LOT 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and also hereby dedicates the easements within Lot 11 as shown and described on said plat; and that development of the land included within the boundaries of said Lot 11 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.

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

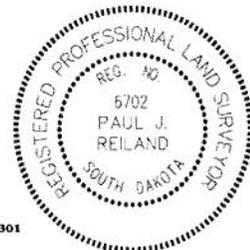
WHEREAS, the plat of LOT 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer 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 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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: _____



& 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 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 _____, 2016; and

WHEREAS, it appears from an examination of the plat of LOT 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 11 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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, South Dakota



& Associates

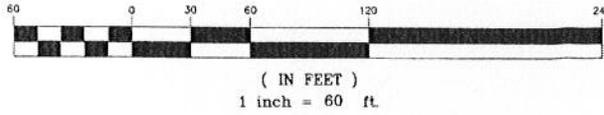
Engineers, Planners and Surveyors

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

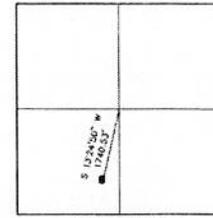




GRAPHIC SCALE



Easements Within Lot 6, Block 6 Dedicated by this Plat:
 -West Side = 5' Wide Utility and Drainage Easement
 -Abutting Street = 5' Wide Utility Easement



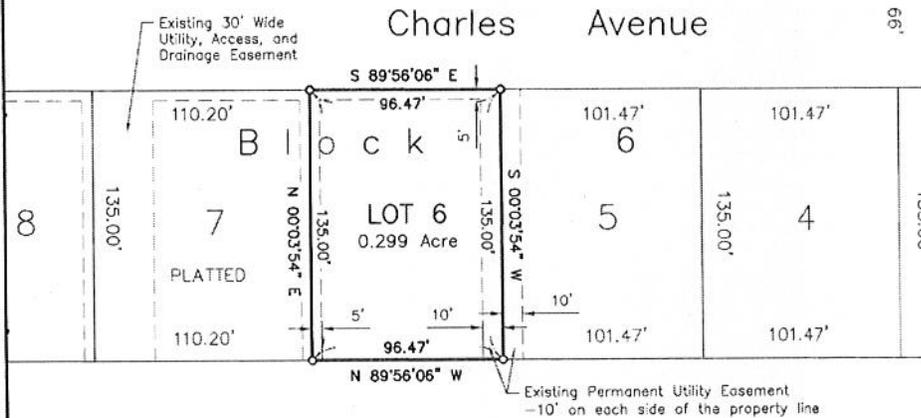
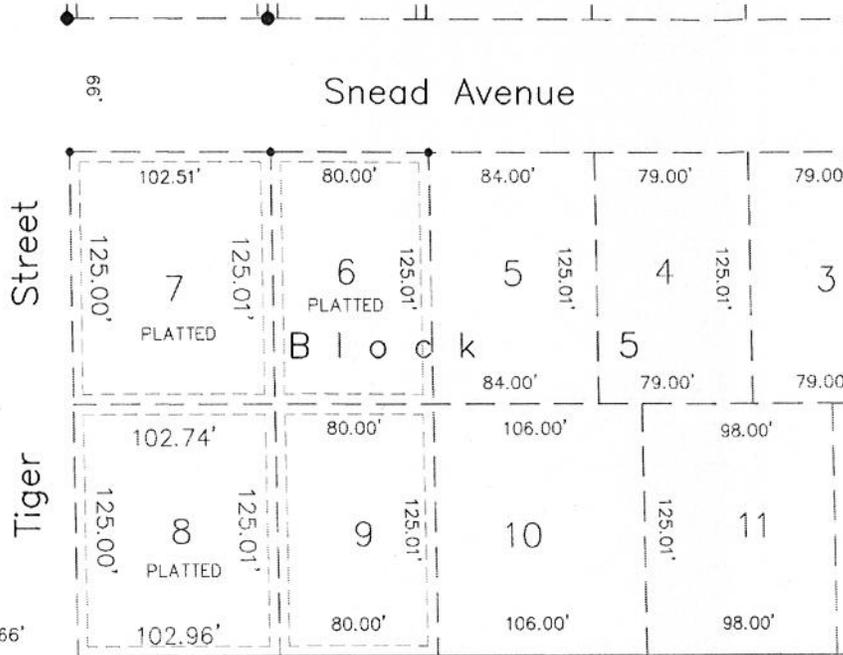
LOCATION MAP
 SCALE: 1" = 3000'

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/R-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/GRD DISTANCES

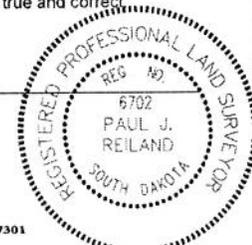


A PLAT OF LOT 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 20, 2016, survey those parcels of land described as follows: LOT 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 June, 2016.

Registered Land Surveyor #SD6702



& 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 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and also hereby dedicates the easements within Lot 6, Block 6 as shown and described on said plat; and that development of the land included within the boundaries of said Lot 6, Block 6 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Charles Avenue.

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

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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;

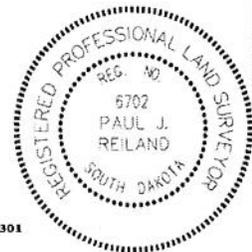
NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by 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: _____



& 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 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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: _____

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

Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 6, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2016, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____
Deputy



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



A PLAT OF LOT 7, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 7, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and also hereby dedicates the easements within Lot 7, Block 10 as shown and described on said plat; and that development of the land included within the boundaries of said Lot 7, Block 10 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Christine Street.

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

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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 7, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 7, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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: _____

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 7, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 7, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 7, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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: _____

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

Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 7, BLOCK 10 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

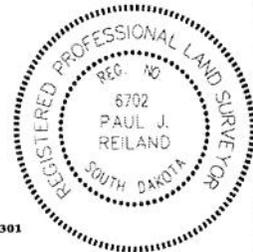
FILED for record this _____ day of _____, 2016, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

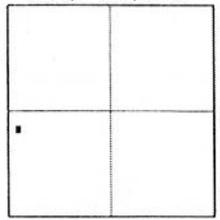
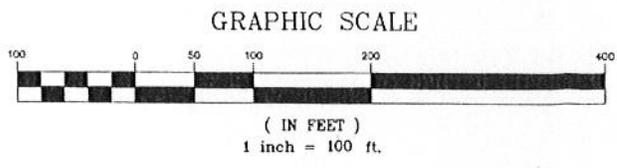
Register of Deeds, Davison County

By _____
Deputy



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





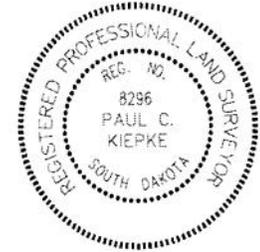
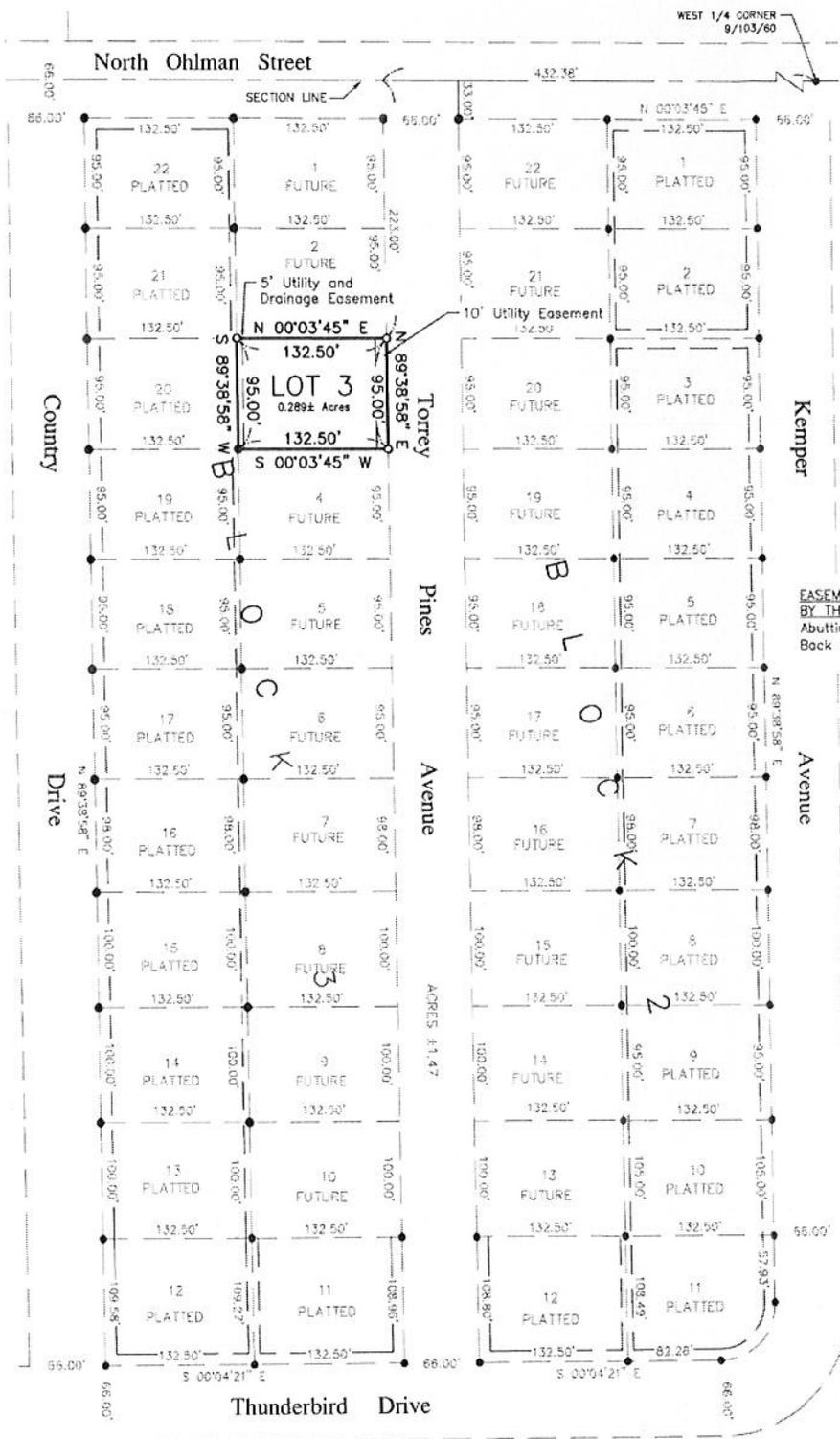
LOCATION MAP
 SCALE: 1" = 3000'

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
 - 100' (P) = PLATTED BEARING OR DISTANCE
 - 100' = MEASURED BEARING OR DISTANCE
 - = SET NAIL
 - ▲ = SET SURVEY SPIKE
 - 4.00 (P) = PLATTED DISTANCE IN CHAINS
 - = FOUND NAIL
 - ◆ = SET 3/8" X 12" SPIKE W/WASHER POK-8296
 - WM = WITNESS MONUMENT

PREPARED BY: PAUL C. KIEPKE, 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

EASEMENTS WITHIN LOT 3, BLOCK 3 DEDICATED BY THIS PLAT:
 Abutting Street = 10' Wide Utility Easement
 Back of Lot = 5' Wide Utility and Drainage Easement



A PLAT OF LOT 3, BLOCK 3, IN LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

A PLAT OF LOT 3, BLOCK 3, IN LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 3, BLOCK 3, LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, 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 3, BLOCK 3, LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, 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 3, BLOCK 3, LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul C. Kiepke, 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 3, BLOCK 3, LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, 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: _____

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

Date



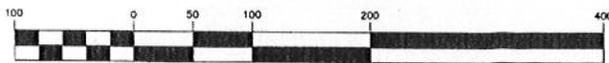
SPN

& 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

GRAPHIC SCALE

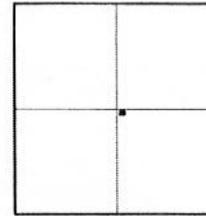


(IN FEET)
1 inch = 100 ft.

Easements Within Each Lot:

Back of Lot 1, Block 1 Dedicated By This Plat:
North and East sides = 5' Wide Utility and Drainage Easement

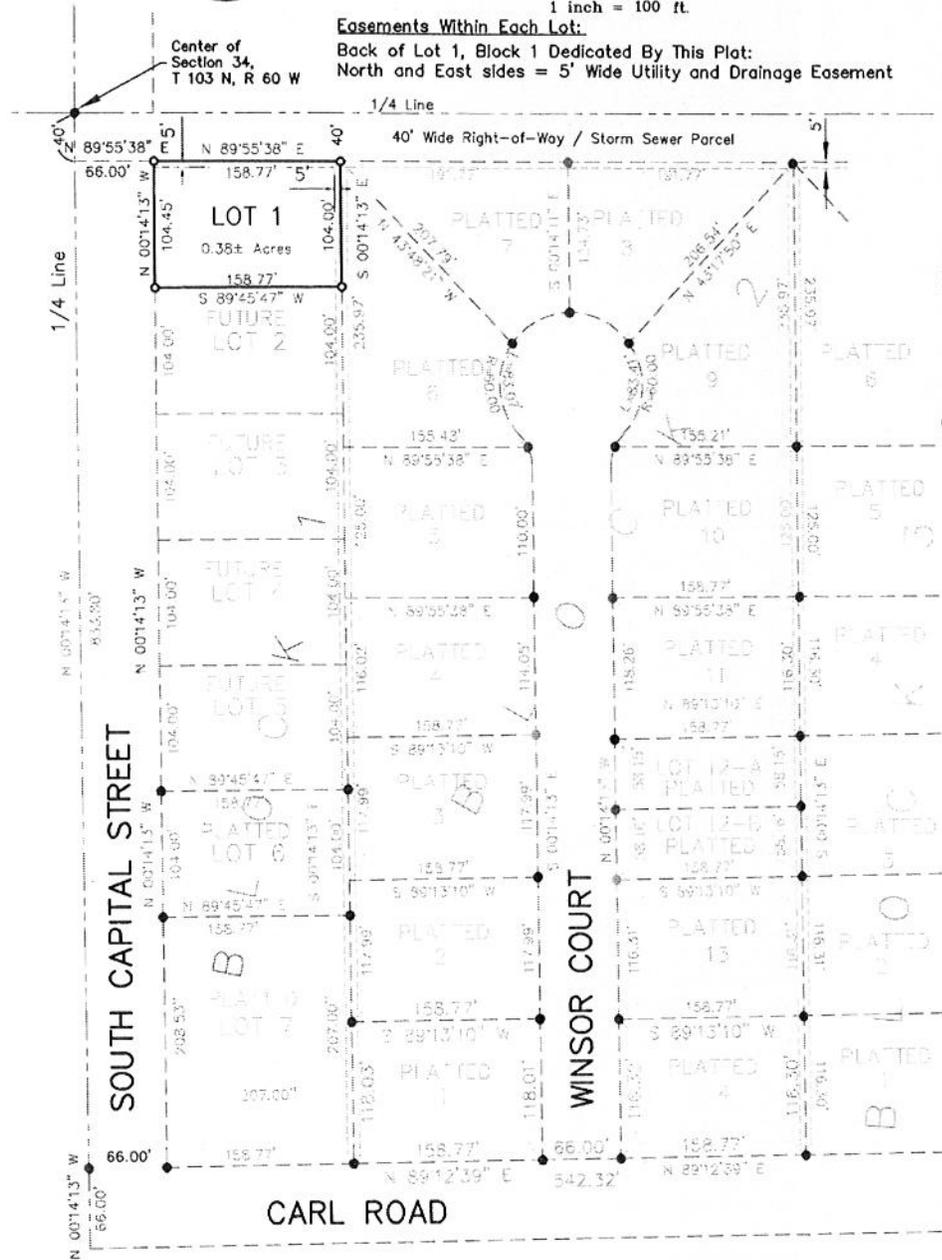
SEC. 34, T 103 N, R 60 W



LOCATION MAP
SCALE 1" = 3000'

LEGEND

- - FOUND IRON MONUMENT
 - - SET 5/8" X 18" REBAR WITH CAP NO. 6702
 - ▲ - FOUND SURVEY MARKER SPIKE
 - △ - SET SURVEY MARKER SPIKE
 - 100' (P) - PLATTED BEARING OR DISTANCE
 - 100' (N) - DISTANCE OF RECORD
 - 100' - MEASURED BEARING OR DISTANCE
 - - FOUND NAIL
 - - SET 3/8" X 10" NAIL
 - WM - WITNESS MONUMENT
- PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 368
MITCHELL, SOUTH DAKOTA 57301-0368
PHONE: (605) 996-7761
- BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM.



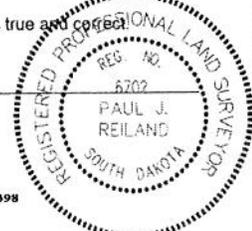
A PLAT OF LOT 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 14, 2016, survey those parcels of land described as follows: LOT 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 June, 2016.

Registered Land Surveyor #SD6702



SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Ethan Co-op Lumber Association, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Ethan Co-op Lumber Association, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat, and also hereby dedicates the easements within Lot 1, Block 1, as shown and described on said plat; and that development of the land included within the boundaries of said Lot 1, Block 1 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists South Capital Street.

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

 Dan Boehmer, Manager
 Ethan Co-op Lumber Association, Inc., a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
 COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Dan Boehmer, of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Manager.
 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 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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: _____



& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301-0398
 Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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: _____

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

Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 1, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2016, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

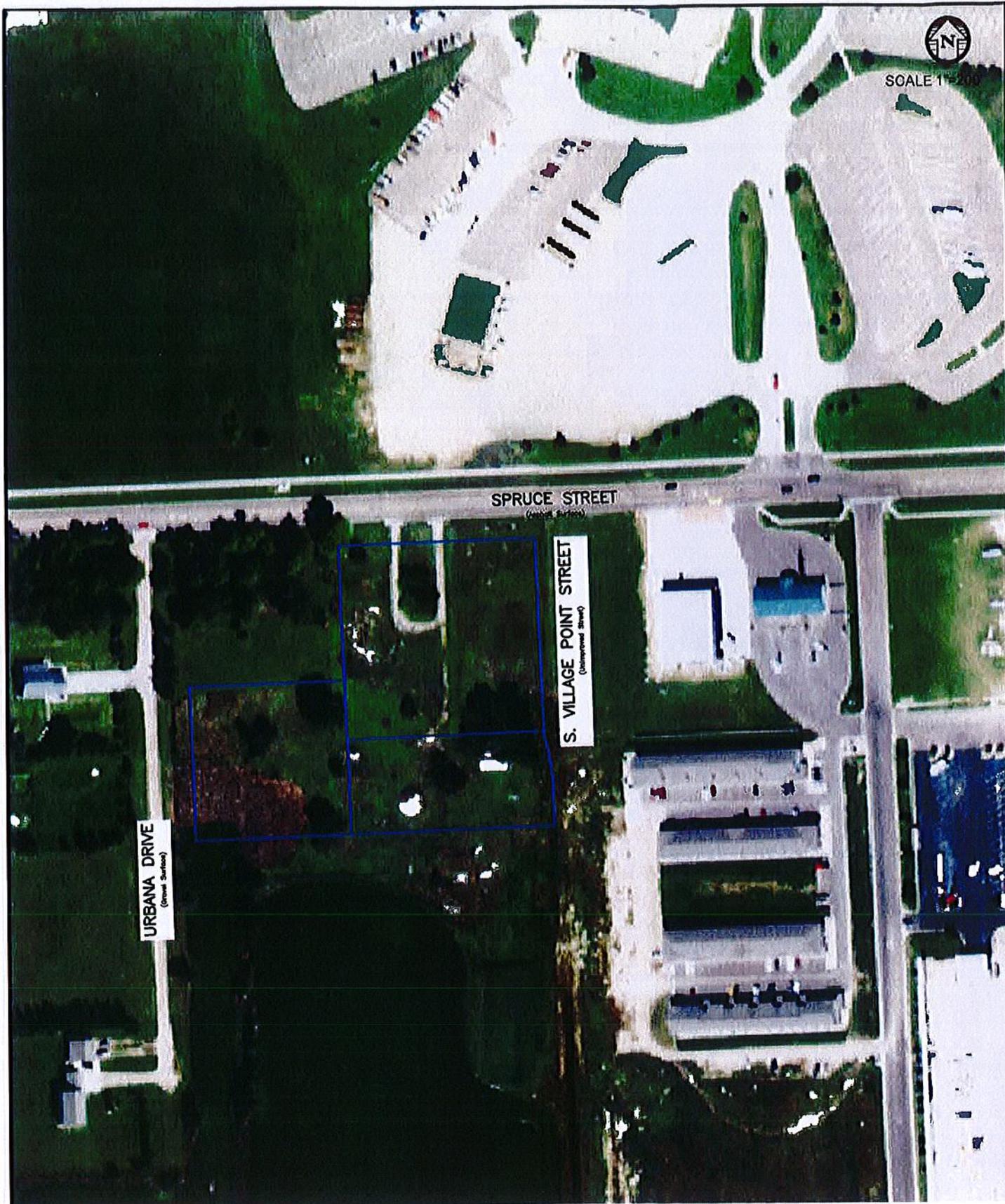
By _____
Deputy



& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 Fax: (605) 996-0015



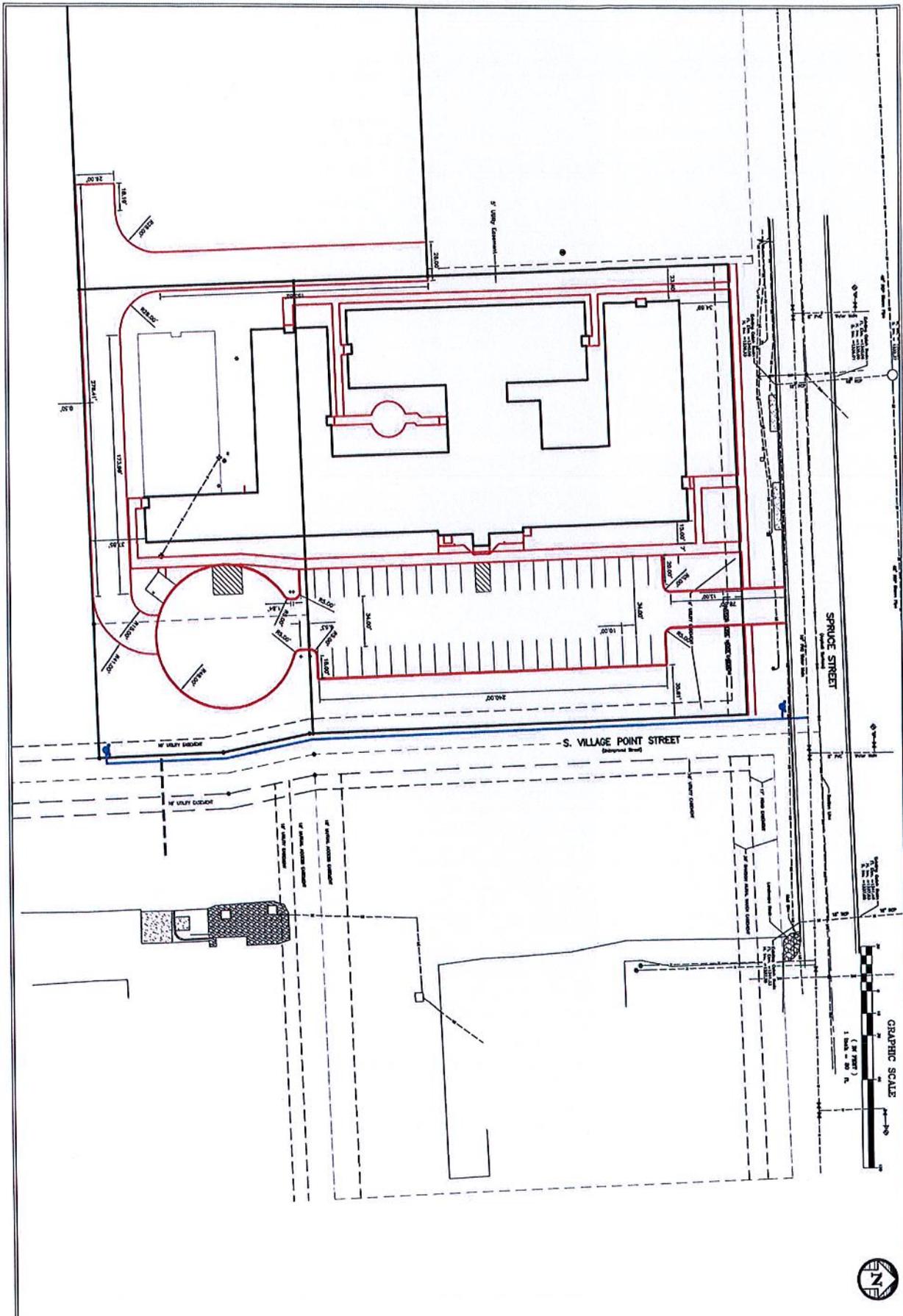
SPN

& 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



SPN
 & Associates
 1700 North Dakota Avenue, Suite 100
 Bismarck, ND 58103
 Phone: (701) 781-1111 Fax: (701) 781-1112

PRELIMINARY
 NOT FOR CONSTRUCTION

Project Name:	Edgewood Assisted Living
Location:	Mitchell, South Dakota
Drawn By:	SLV
Checked By:	FAH
Date:	5/2/2015
Project No.:	
Computer Name:	01andray
File Name:	
Plot Date:	5/2/2015 11:27 AM
Sheet Number:	1
Total Sheets:	1

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, August 25, 2015**

Chairman Larson called to order the August 25, 2015 city planning commission meeting at 12:00 pm, Mayor's office, City Hall, Mitchell, SD.

Members Present: Larson, Everson, Fergen, Molumby, Schmucker, and Doescher

Members Absent: Griffith and Meyers

Others Present: Putnam, McGannon, Ellwein, Hegg, London, Overweg, Laursen, Johnson, and Mayor Toomey.

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

Minutes: Motion by Fergen, seconded by Everson, to approved the minutes of the August 10, 2015 meeting. All members present voting aye, motion carried.

Next meeting: Motion by Everson, seconded by Fergen to schedule the next meeting for September 14, 2015. All member present voting aye, motion carried.

Plan Approval: Avera Queen of Peace has requested an exception to the Commercial Landscaping Ordinance for their project on Lot 5, Cabela's First Addition, SW ¼, Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, SD (201 W Cabela Drive). Zoned "I" Industrial.

Jacob Bunde, Avera's architect, was available to answer questions and he submitted various documents that were reviewed. No one testified in opposition and no written comments were received. Motion by Molumby, seconded by Everson to approve the plan as submitted. All members present voting aye, motion carried.

Variance: Kristi Thill has made an application for a variance to separate one lot into two with the following frontages 49.84 and 31.76 feet respectfully; 60 feet is required. The two lots are legally described as Lots 2-A and 2-B, a subdivision of the previously platted Lot 2, Block 22, Van Eps 1st Addition to the City of Mitchell, Davison County, SD (800 & 806 S Rowley St). The property is zoned HB Highway Oriented Business District.

Letters to the neighboring property owners were sent August 13, 2015 and the legal notice was published in the *Mitchell Daily Republic* on August 14, 2015.

Ms. Thill was present to answer questions. The commission reviewed written correspondence. Thill indicated she wishes to subdivide the property, so that she made sell the properties separately. Putnam said that neighbor Zoss asked that the two garages that encroach on the Thill, Zoss and the alley be removed. Thill indicated they will be removed. The plat of the property has been approved by the city council. Molumby expressed the hope that no additional variances will be requested on this property. Motion by Schmucker, seconded by Molumby to recommend approval of the variance to the Board of Adjustment. Roll Call: Fergen yes, Schmucker yes, Molumby yes, Larson no, Everson no. Motion passes 3 to 2.

Conditional Use: (Tabled 8/10/15) EVI Prairie LLC applicant has requested a conditional use permit to construct a 60 unit assisted living facility, more than 24 units require a conditional use permit, at the property legally described as Tract 1-C, Tract 1-E, and Tract 1-F, Starlite Estates in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T 103 N, R 60 W of the 5th P.M., to the City of Mitchell, Davison County. The property was recently rezoned to R4 High Density Residential District.

Letters to the neighboring property owners were sent July 15 & July 27, 2015 and the public notices were published July 16, 23, 29 and 30, 2015 in the *Mitchell Daily Republic*.

No one other than staff and commissioners testified in person about the project. The commission reviewed the written correspondence. Putnam indicated the applicant would be available by phone.

Putnam reviewed the zoning designation of the areas. Public Safety Personnel and Putnam also provided background on the rationale of the less than standard right-of-way for South Village Point Street (28'). Commissioners questioned if the South Point Planned Development master plan is changing. It was suggested that prior to construction of future South Point projects that a revised master plan be submitted.

Motion by Everson, seconded by Molumby to recommend approval of the conditional use permit to the Board of Adjustment with three conditions: 1) no parking be permitted on both sides of South Village Point Street, 2) EVI LLC and future owners share in the costs involved in maintenance and snow removal of Urbana Street, 3) an additional 10 feet of easement for installation of a sidewalk which will be directly west of the 10 feet utility easement. Roll Call: Schmucker yes, Fergen yes, Larson no, Everson yes, Molumby yes. Motion passes 4 to 1.

Plat: Decker Tracts 1 & 2 in the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Revised Legal Description: A Plat of Lots 1 and 2 of R.L. Decker First Addition in the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The commission questioned the legality of the private access easement that is indicated on the plat. Motion by Molumby, seconded by Schmucker to table the plat until the next meeting. All Members present voting aye, motion carried.

Plan Approval: Little Caesars' Pizza, 1007 N Main Street. Zoned CB. Motion by Everson, Seconded Fergen to approve the plans as submitted. All members present voting aye, motion carried.

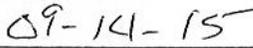
Plan Approval: Masonic Temple, 112 E 5th Ave, zoned CB. Schmucker provided a description of the 9 x 12 addition to the north side of the property. The plan will need to be submitted to SD State Office of History. Motion by Molumby, seconded by Everson to approve the plan. All members present voting aye, motion carried.

Other Business: Putnam indicated the Coca-Cola Company may be seeking approval of plans from the planning commission as they are looking for sites to temporarily locate their operation as result of their fire. No action taken.

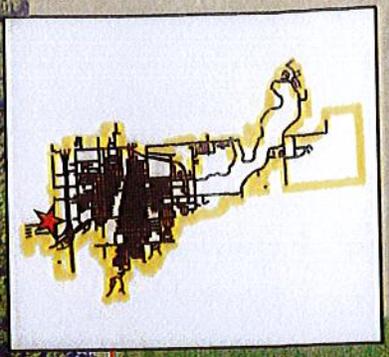
Adjournment: Chairman Larson adjourned the meeting at 12:50 pm.



Chairman

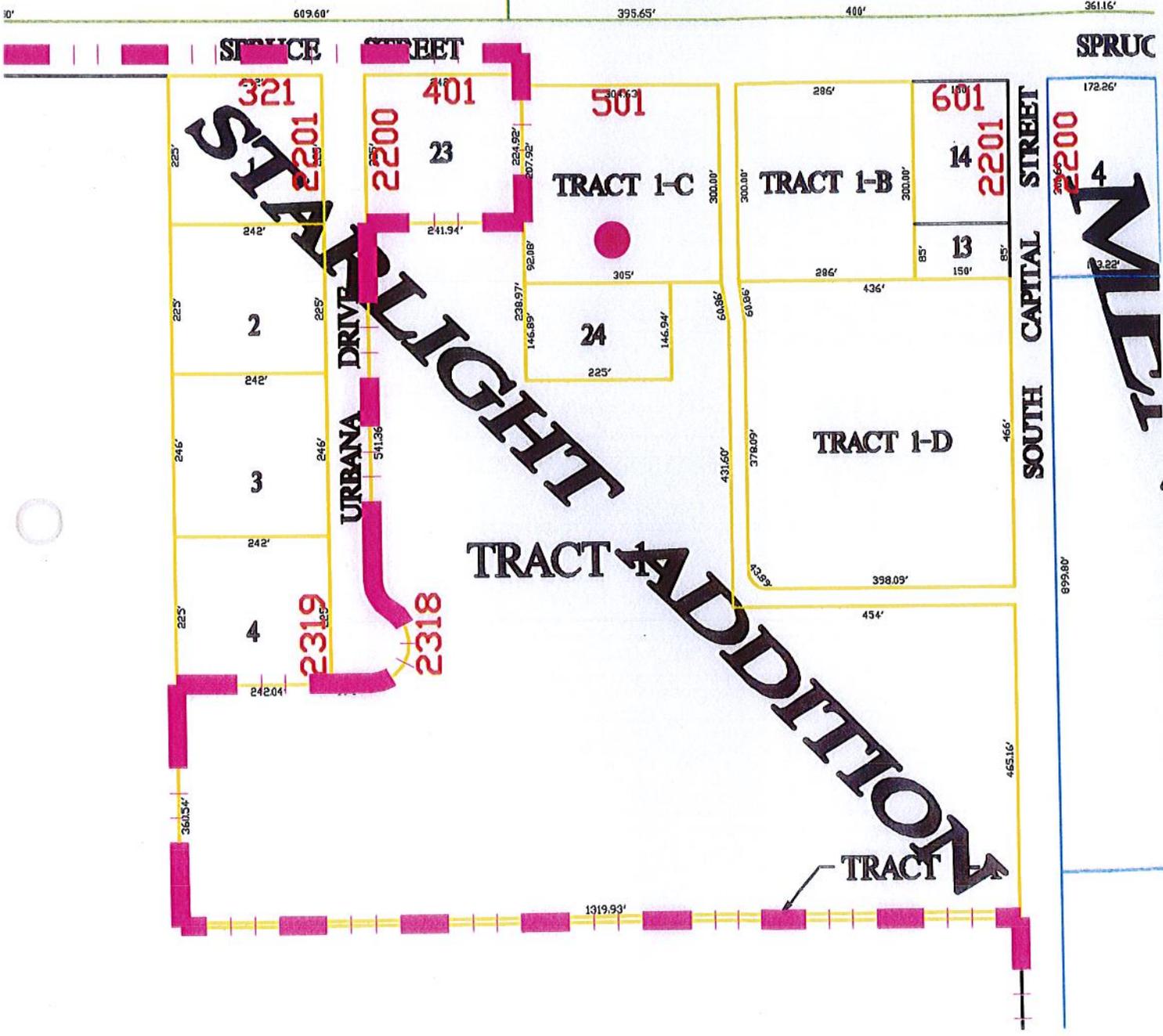


Date



Subdivision
 Blocks
 Lots





NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council (Board of Adjustment) and to the general public:

EVI Prairie Crossing LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District.

The applicant is also requesting a conditional use permit to constructed a 60 unit assisted living facility, in which more than 24 units require a conditional use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on August 10, 2015 at 12:00 P.M. and City Council will hold first reading of the rezoning on August 3, 2015, 7:30 P.M., and second reading and adoption of the rezoning ordinance on August 17, 2015. The Board of Adjustment will consider the conditional use permit on August 17, 2015, 7:30 P.M... All meetings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St., Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this the 27^h day of July, 2015.

Michelle Bathke

Finance Officer

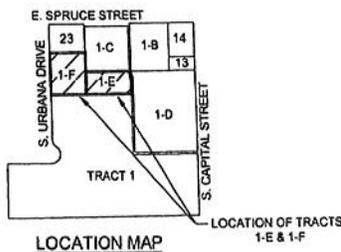
Publish three times: July 16, 23, 29, and 30, 2015

At the approximate cost of:

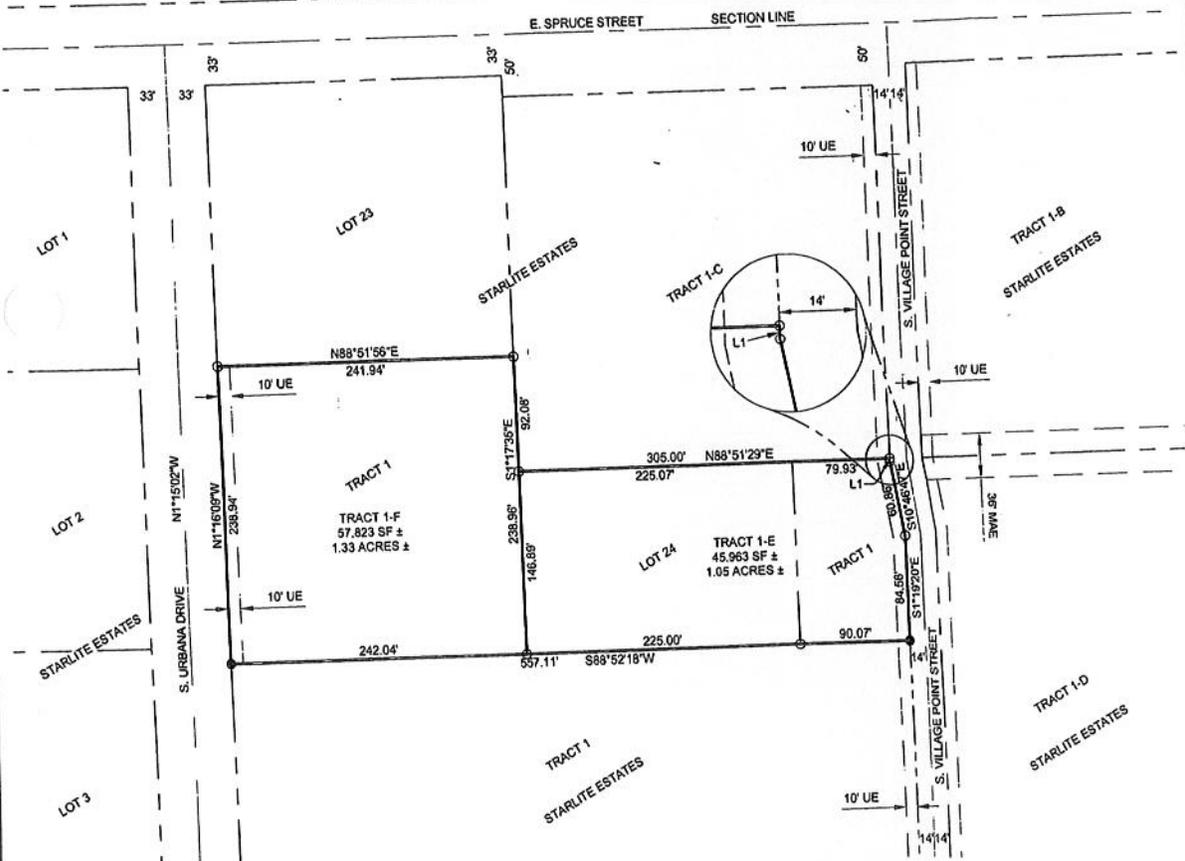
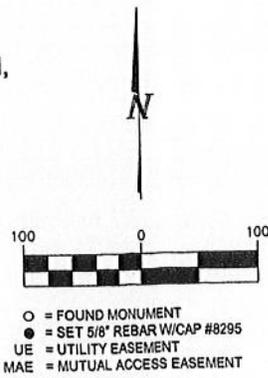
PLAT OF
TRACT 1-E AND TRACT 1-F
STARLITE ESTATES
 IN THE NE 1/4 OF THE NW 1/4
 OF SECTION 34, TOWNSHIP 103 NORTH,
 RANGE 60 WEST OF THE 5TH P.M.,
 TO THE CITY OF MITCHELL,
 DAVISON COUNTY, SOUTH DAKOTA



VICINITY MAP
 SEC 34, T103N, R60W



Line Table		
Line #	Length	Direction
L1	2.40	N1°19'20"W



SURVEYOR'S CERTIFICATE

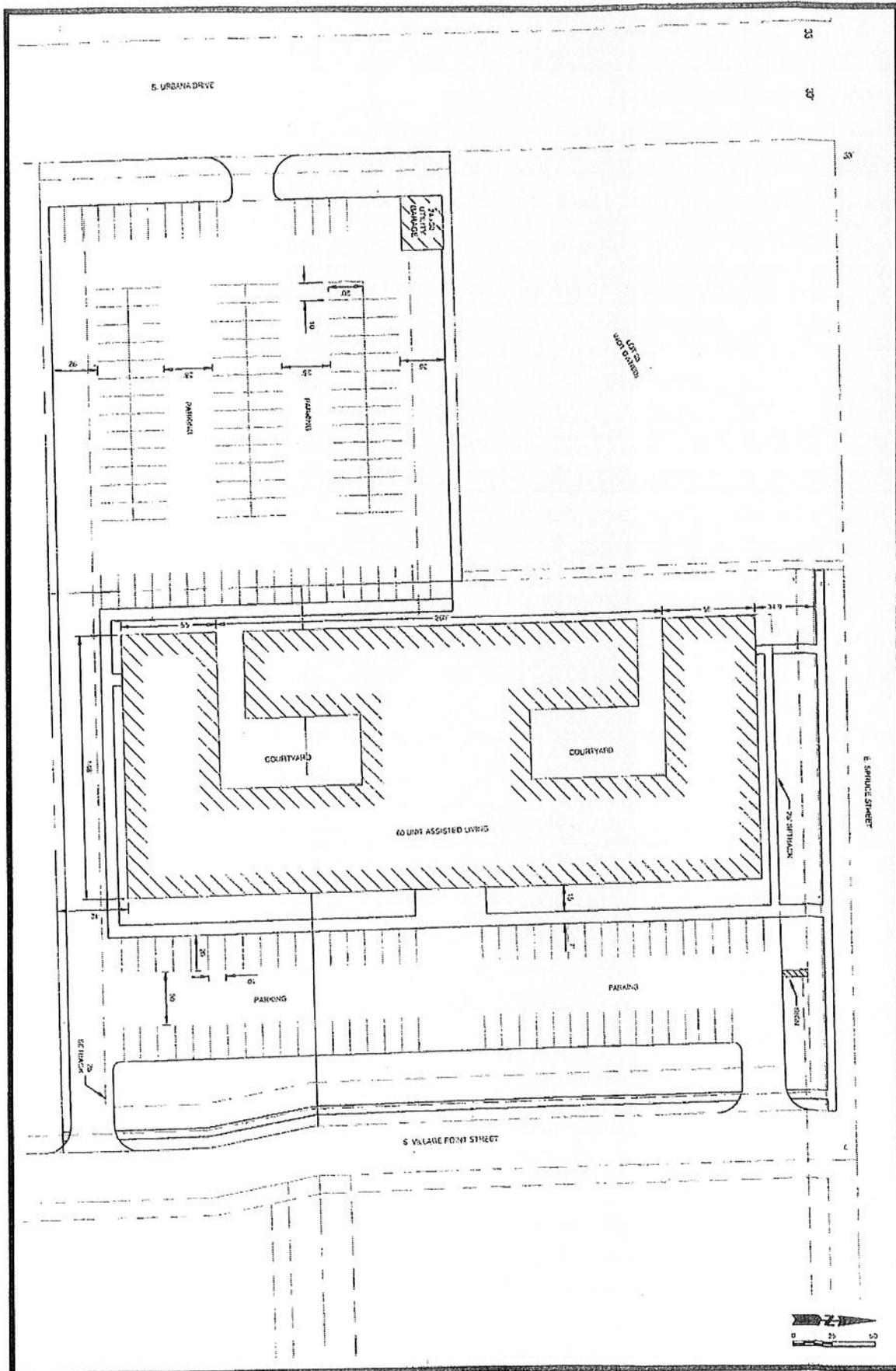
I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE FEBRUARY 2, 2015, SURVEY A PORTION OF TRACT 1 AND ALL OF THE REMAINING PORTION OF LOT 24 OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST 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 TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 2.38± ACRES MORE OR LESS.

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 27TH DAY OF February, 2015.

NATHAN L. JIBBEN, RLS 8765





		SITE LAYOUT 1	REVISIONS				
		DESIGNED BY: JDS DRAWN BY: JDS CHECKED BY: PLS APPROVED: [Signature] DATE: 5.24.12	REVISION 1 REVISION 2 REVISION 3 REVISION 4 REVISION 5	BY BY BY BY BY	DATE DATE DATE DATE DATE		
		Edgewood Vista Tracts 1-C, 1-E, & 1-F STARLITE ESTATES MITCHELL, SOUTH DAKOTA					

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

July 15, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED EVI Prairie Crossing LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District. The applicant is also requesting a conditional use permit to constructed a 60 unit assisted living facility, in which more than 24 units require a conditional use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on June 27, 2015 at 12:00 P.M. and City Council will hold first reading of the rezoning on August 3, 2015, 7:30 P.M., and second reading and adoption of the rezoning ordinance on August 17, 2015. The Board of Adjustment will consider the conditional use permit on August 17, 2015, 7:30 P.M... All meetings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St., Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We Michael Parrish/Connie Parrish
OWNER

321 East Spruce Ave.
ADDRESS

APPROVE
 DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

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I/We Lyndon & Jana Overweg
OWNER

1517 Deerfield Lane Mitchell SD
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

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I/We Basil & Sandra Kelley
OWNER

2319 Urbana Dr. Mitchell, SD
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

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I/We Ken + Joanne Blealid
OWNER

800 W Spruce Mitchell, SD 57301
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

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I/We DuBois Family Trust
OWNER Deborah Tenken, trustee
16165 Tucker Plaza
ADDRESS Bennington Ne 68807

APPROVE
 DISAPPROVE

No response will indicate approval.

COMMENTS:

MICHAEL & CONSTANCE PARRISH
321 E SPRUCE ST
MITCHELL SD 57301

DISAPPROVED

LYNDON & JANA OVERWEG
1517 DEERFIELD LN
MITCHELL SD 57301

APPROVED

BASIL & SANDRA KELLEY
2319 URBANA DR
MITCHELL SD 57301

DISAPPROVED

GLADYS A BALDWIN
1212 S MILLER
MITCHELL SD 57301

KENNETH & JEANNE BLAALID
800 W SPRUCE
MITCHELL SD 57301

APPROVED

SOUTH POINT VILLAGE LLC
PO BOX 1384
MITCHELL SD 57301

DUBOIS FAMILY LIVING TRUST
C/O DEBERAH TERVEEN
16165 TUCKER PLAZA
BENNINGTON NE 68007-1907

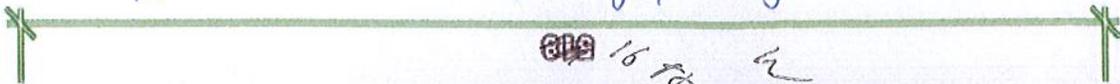
APPROVED

AVERA QUEEN OF PEACE
525 N FOSTER ST
MITCHELL SD 57301

CABELA'S
1 CABELA DR
SYDNEY NE 69160-1004

422 J. Janbom Hungry Dog

16 ft



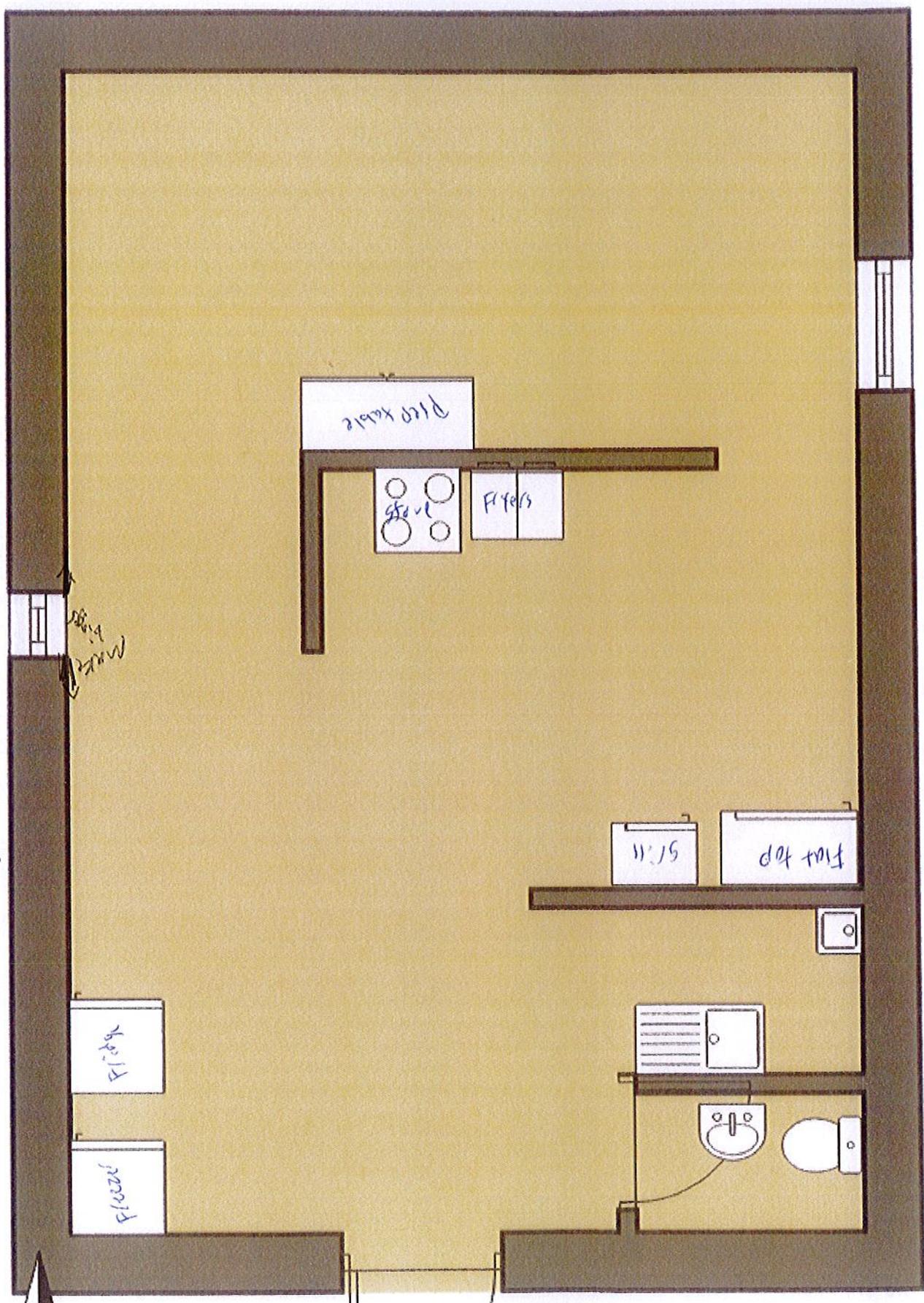
29 ft 4

N



29 ft 4

5

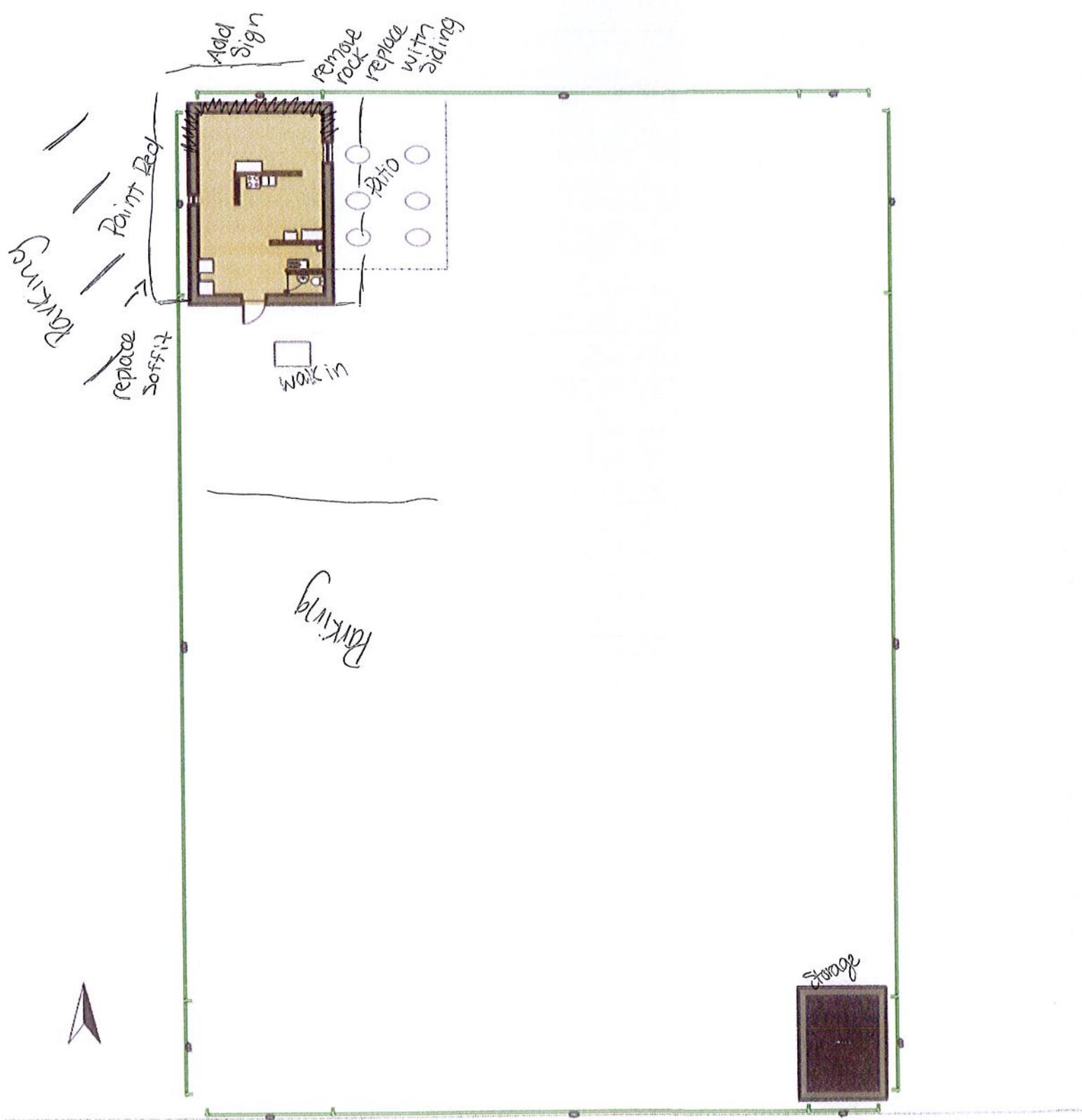


16 ft



422 S. Somborn

April 2012



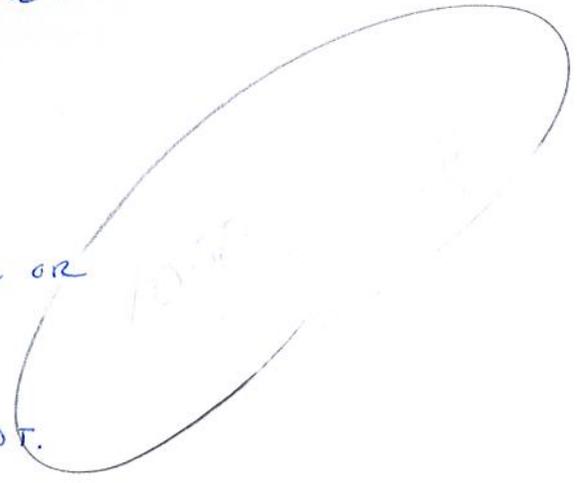
249th St.



map: Auto ▾ 04/27/2013 (2013) ▾ < image 1 of 3 >

24920 406th Ave -

POSSIBLE COND USE OR
 REZONING -
 CURRENT ZONING
 URBAN DEVELOPMENT.



ARTICLE C. UD URBAN DEVELOPMENT DISTRICT

10-8C-1: INTENT:

The intent of this district is providing for land located on the periphery of the city's urban area. The goal is to provide a compatible transition from agricultural activities to residential and commercial development, while maintaining the rural character of the land. (Ord. 2408, 10-1-2012)

10-8C-2: PERMITTED USES:

Agricultural activity.

Airport.

Cemetery.

Farm (hobby).

Farm occupation.

Farm unit.

Farmstead.

Fireworks sales if outside the city limits.

Game farm.

Hangar.

Heliport.

Historic sites.

Horticulture.

Parks and playgrounds.

Roadside stand.

Single-family residential if included within a platted subdivision.

Utility station. (Ord. 2408, 10-1-2012)

10-8C-3: CONDITIONAL USES:

Agricultural product processing facility.

Alcohol sales (on- and off-sale).

Amphitheaters, stadia, drive-in theaters, arenas and field houses.

Animal shelter and clinics and boarding.

Assembly hall.

Automotive sales, repair, parts, detailing.

Bed and breakfast.

Campgrounds.

Childcare, preschool.

Educational institutions.

Exploration of minerals.

Extraction of minerals.

Family residential daycare.

Game lodge.

Home occupations.

Manufactured home communities.

Multi-family dwellings.

Outdoor recreational facilities.

Private shooting range.

Quarry.

Religious institutions.

Retail sales and trade.

Riding stable.

Sewage treatment.

Shooting range.

Single-family dwelling not included within a platted subdivision.

Single-family manufactured housing on parcels owned by the occupant. (Ord. 2408, 10-1-2012; amd. Ord. 2512, 4-6-2015)

10-8C-4: ACCESSORY USES: