

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, July 11, 2016

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting June 27, 2016

NEXT MEETING: Monday, July 25, 2016

ELECTION OF CHAIRMAN: for term commencing July 2016 to July 2017

ELECTION OF VICE CHAIRMAN: for term commencing July 2016 to July 2017

VARIANCE(referred back to Planning Commission): 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PLAT(withdrawn): Lot 1, Block 2 of CJM Second Addition, in a portion of Jamaicas Avenue, the NW 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAT: Lot 1 of Crago's Addition, in the W 1/2 of the NE 1/4 of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAT: Lot 1 of Denne's Addition, in the W 1/2 of the NE 1/4 of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

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

PLAT: Lot 55 of Maui Farms 2nd Addition, and a portion of Colette Street, a subdivision of the SE 1/4 of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 3, Block 4 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

PLAT: Lot 15 and 16, Block 9 of CJM Second Addition, a subdivision of a portion of Blocks 9 and 9A of CJM Second Addition in the NW 1/4, and a portion of Irregular Tract No. 3 in the SW 1/4, all in Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Portions of Block 2, Block 3, Block 7, Block 8 and Block 9 of CJM Second Addition, and portions of Michael Ave, Livesay Lane and Jamaica St, all in the NW 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota

REZONE: Changing the zoning classifications of the real property legally described as Block 2, Block 3, Block 7, Block 8 and Block 9 of CJM 2nd Addition, and portions of Michael Ave, Livesay Lane and Jamaica St in the NW 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota from Urban Development District to a Planned Unit Development District known as CJM Second Addition Planned Development District Number Two and changing the official zoning map accordingly

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, June 27, 2016**

NOT APPROVED

Call to Order: Chairman Larson called the June 27, 2016 City Planning Commission meeting to order at 12:00 pm, in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

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

Members Absent: Fergen, Meyers, and Schmucker

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

Agenda: Motion by Molumby, seconded by Everson to approve the June 27, 2016 agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Everson, seconded by Griffith to approve the minutes of May 23, 2016 meeting (no meeting June 13, 2016). All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for July 11, 2016. All members present voting aye, motion carried.

Conditional Use: Bobbi Kurtenbach has made an application for a family residential child care center in her home at 1505 E. Ash Ave, legally described as Lot 5, Block 5, Sunnybrook Estates Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The applicant was not present. No one other than staff commented on this application. The public notice was published in the *Mitchell Daily Republic* on June 1 & 8, 2016 and letters to the neighboring property owners were sent on June 1, 2016.

The fire marshal reported the applicant passed an inspection. The commission reviewed written comments that were submitted.

Motion by Molumby, seconded by Everson to recommend the Board of Adjustment to approve the conditional use permit with the following conditions; 1) the permit is not transferable 2) if the business ceases to operate for a period of six months or longer then a new application will be required. All members present voting aye, motion carried.

Variance: Merle and Robin Scheiber have made an application for a side-yard on a corner variance of 8' vs 20' to construct an addition/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. The property is zoned R1 Single Family Residential District.

The applicant was available by speaker phone. He answered various questions from the commission. No written comments were received. No one other than staff testified in regards to this application.

The public notice of the hearing was published in the *Mitchell Daily Republic* on June 17, 2016 and letters to the neighbors were sent on June 17, 2016.

T. Johnson asked about installation of sidewalks and the owner was aware of the requirement. T. Johnson informed him that sidewalks are planned in the near future for this area. The applicant indicated a tree on the corner has been removed and he has staked the proposed addition. He answered questions about the drainage and water situation of his property and how the new addition may address this situation. His new addition would match the roof line. Commissioners and city staff indicated there will not be a corner obstruction.

Motion by Griffith, seconded by Molumby to recommend approval of the variance to the Board of Adjustment; Roll call, Everson no, Molumby no, Griffith yes, and Larson yes. Motion fails two yes, two no.

Variance: Gloria and Terry Hanson have made an application for a side-yard variance of 10 inches vs 3 feet as required to construct an addition to their home at 1326 W. 4th Avenue, legally described as Lots 1 & 2, Outlot 1, C. R. Johnson's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential.

Gloria Hanson and her contractor were available to answer questions. No one other than staff testified in regards to the application.

The public notice was published in the *Mitchell Daily Republic* on June 6, 2016 and letters to the neighbors were sent on June 1, 2016.

Molumby noted the next door neighbor objects to the variance. Larson asked the applicant about the possibility of constructing the addition in compliance with the 3' standard. Ms. Hanson responded that it would require displacing some bedrooms, required removal of part of her driveway pavement and a reconfiguration of their yard. She indicated the neighbor's driveway that is adjacent to her property is rarely used.

Motion by Molumby, seconded by Everson to recommend the Board of Adjustment deny the variance application. Roll Call Everson yes, Griffith yes, Molumby yes, and Larson yes. Motion passes 4 to 0.

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. Chuck Mauszycki Sr., (developer) was present to answer questions about this plat. The name Jamaicas Street will be changed. McGannon indicated that water is not available at this time and this area is not in the city limits. Mauszycki indicated the buyer is willing to install a smaller water line of about 300 feet in order to meet their needs. However, McGannon and Mauszycki indicated that a larger line will eventually be installed when the development is approved. Mauszycki will inform the client of the options and the time frames. He also indicated that he will be back to provide details about his plans for this development.

Motion by Everson, seconded by Molumby to table this plat until the next meeting. All members present voting aye, motion carried.

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. Chuck Mauszycki Sr. was present to answer questions about this plat. It appears to follow the master plan.

Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

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. Chuck Mauszycki Sr. was present to answer questions about this plat. It appears to follow the master plan.

Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

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. This plat is just outside the city limits, but within the ETJ. The county will also review the plat.

Motion by Everson, seconded by Molumby to approve the plat, pending county approval. All members present voting aye, motion carried.

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. Chuck Mauszycki Sr. was present to answer questions about this plat. It appears to follow the master plan. There was discussion of septic tank requirements. Rural water will serve this area. The commission also asked about the dedicated ROW indicated on the plat. The developer said there are no immediate plans to construct a road; however, the ROW will be dedicated in the event such an access is required or desirable. This property is outside the city limits, but within the ETJ. The county will also review the plat.

Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

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. Chuck Mauszycki Sr. was present to answer questions about this plat. It appears to follow the master plan.

Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

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. Chuck Mauszycki Sr. was present to answer questions about this plat. It appears to follow the master plan.

Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

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. This appears to follow the master plan.

Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

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. This appears to follow the master plan.

Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

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 of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

Jeff McCormick, SPN & Associates, represented the property owners. The owners have a revised plan that indicates a smaller building, access from Spruce Street rather than South Village Point Rd, no access to Urbana Drive, and a cul-de-sac on the owners' property. McCormick indicated the plan has been reviewed by Public Works and Public Safety. McGannon asked about drainage and McCormick indicated the drainage will be directed to north to the street. McCormick has been told the previous developers are not interested in installing the platted street at this time. McGannon recommended the commission review the revised plan. Molumby asked about the conditions originally recommended with the conditional use. The council did not accept the suggested planning commission condition that required maintenance of Urbana Drive.

Motion by Molumby, seconded by Everson to approve the revised plan. All members present voting aye, motion carried.

Plan Approval: BankWest, 1900 Block of N Sanborn Blvd. Highway Oriented Business District (HB). Jeff McCormick, SPN & Associates, was present to answer questions about the project. There was discussion about the drainage and installation of sidewalks on the By-Pass and Sanborn. McCormick indicated that project will comply with city standards.

Motion by Griffith, seconded by Molumby to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: Hungry Dog (Old Zesto) 422 S. Sanborn Blvd. Highway Oriented Business District (HB). The new owners presented a plan that indicated new improvements to the building and their intention to open the business. They were made aware of previous issues with city code enforcement. They have intentions to update the property to meet city standards.

Motion by Molumby, seconded by Everson to approve the plan as submitted. All members present voting aye, motion carried.

Discussion: Justin Bolle (prospective buyer) of 24920 406th Ave. Zoned Urban Development (UD). Mr. Bolle is looking to purchase this property with the intention of using the property to store his semi-trucks (tractors only) and not have trailers at the site. Bolle indicated there will not be commercial activity. He has visited with the neighboring property owners and they have no objections. He also consulted with the County Highway Department about the road. The superintendent indicated that since there will be no trailers, the road should handle the traffic. Putnam indicated the UD development does not specifically address this possible use. Justin Johnson, City Attorney, advised the commission that they have the authority to make a determination of a proposed use that may be similar to permitted or conditional use that may comply with the city code. The commission determined that the proposed use is an "Agricultural Activity", therefore a permitted use.

Motion by Molumby, seconded by Griffith to determine the proposed use is permitted and recommended no trailers be stored on the site and no 'truck washing'. All members present voting aye, motion carried.

Adjournment: Chairman Larson adjourned the meeting at 1:05 pm.

Chairman

Date



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LS NOSNHOF, N

CR. JOHNSON

W 4TH AVE

W 3RD AVE

SD HWY 37

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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:

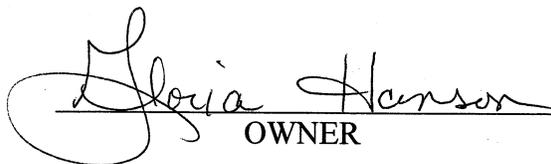
Lot 1 & 2 of Outlot 1 of C.R. Johnsons Addition to the City of Mitchell, Davison County, South Dakota (1326 W 4th Ave). The said real property is R2 Single Family Residential District.

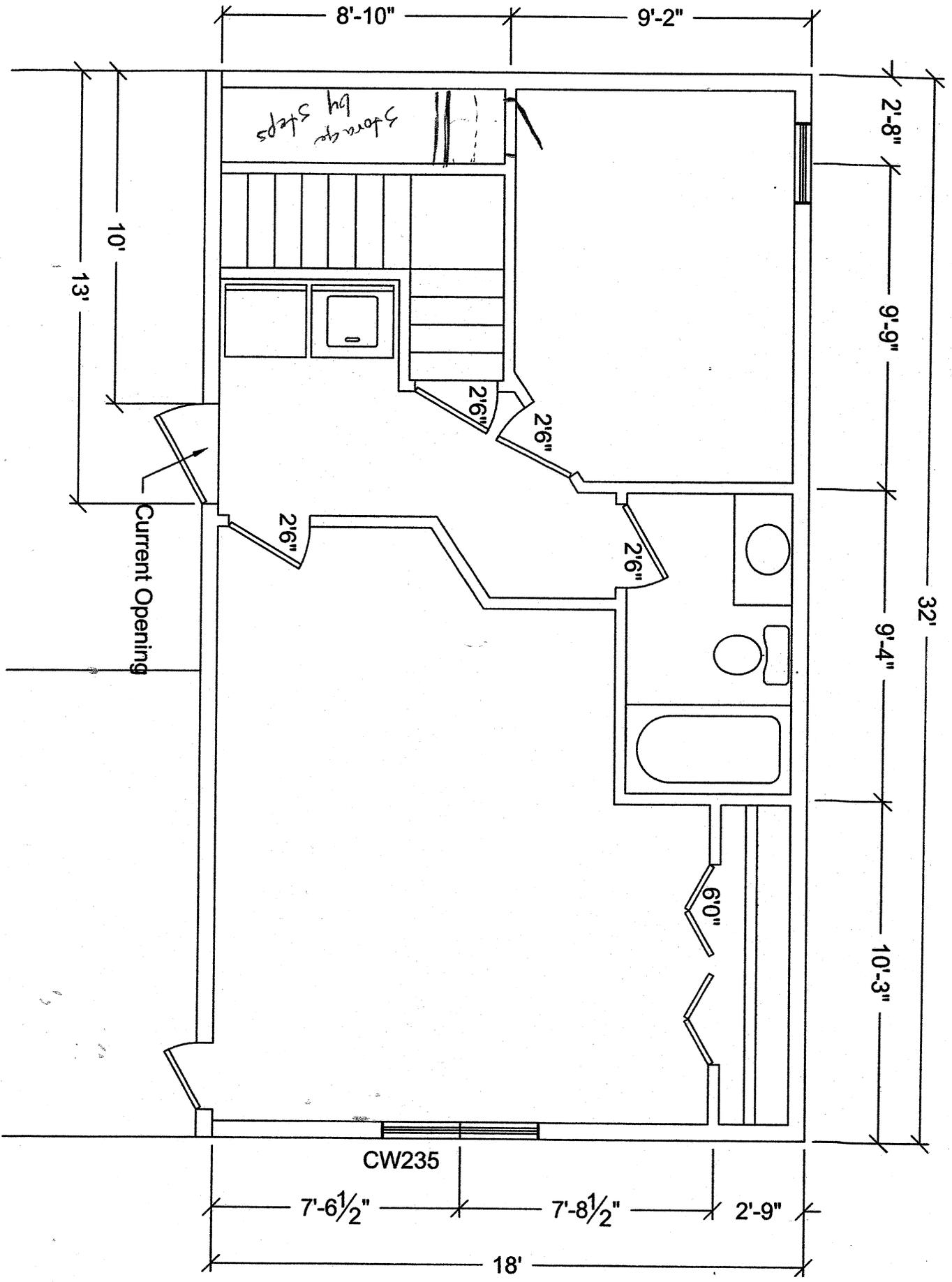
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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





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 ^{backline} is All Ready Over the Line
Outside expectations

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



Rec'd
6-30-16

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 James Hofer
OWNER

1325 W 4th Ave
ADDRESS

____ APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

*I vote to go by existing code !!
Whats the point OF Making or creating code + then change it.*

Outside expectations

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 MARK BLASIGS
OWNER

1321 W 4
ADDRESS

APPROVE

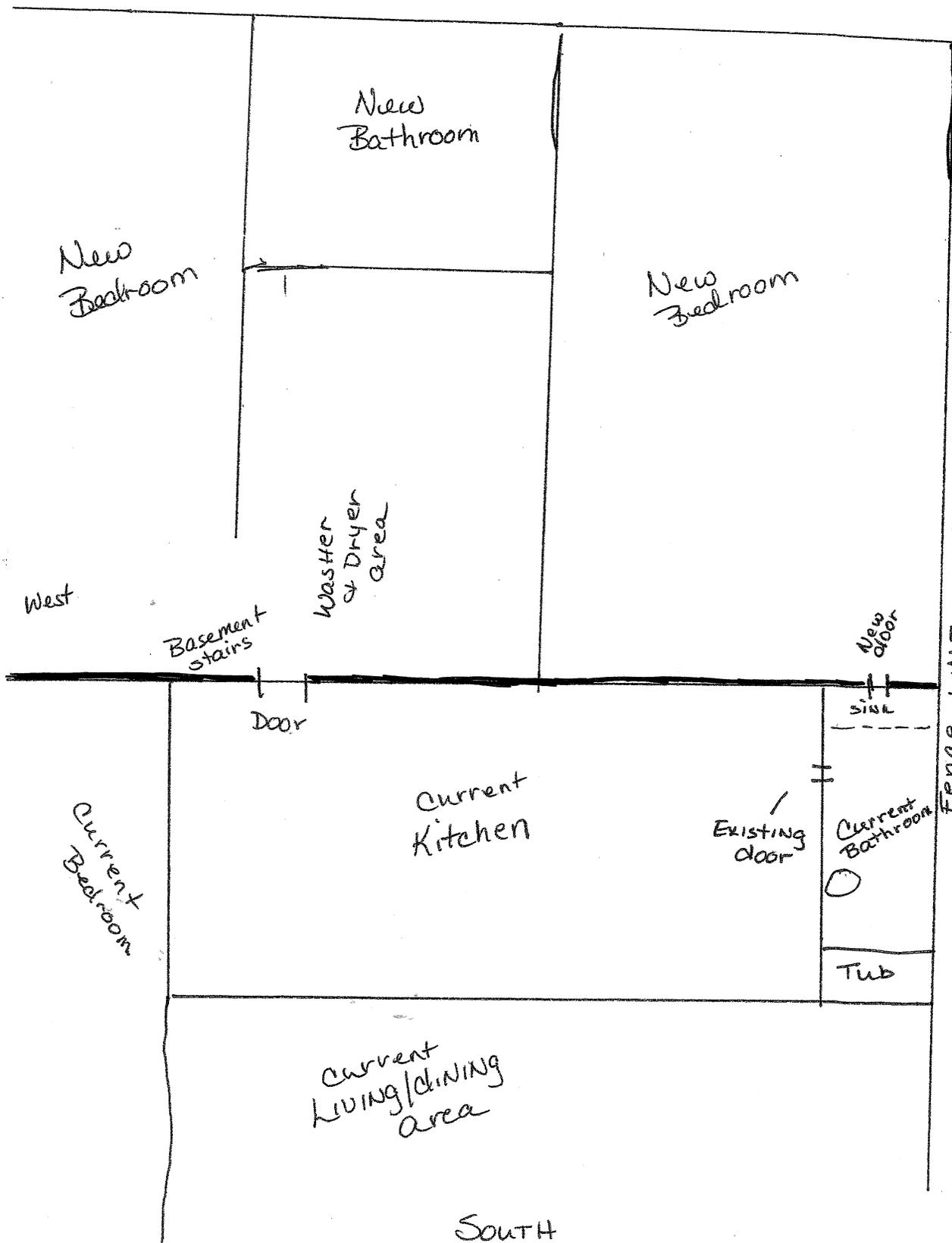
DISAPPROVE

No response will indicate approval.

COMMENTS:

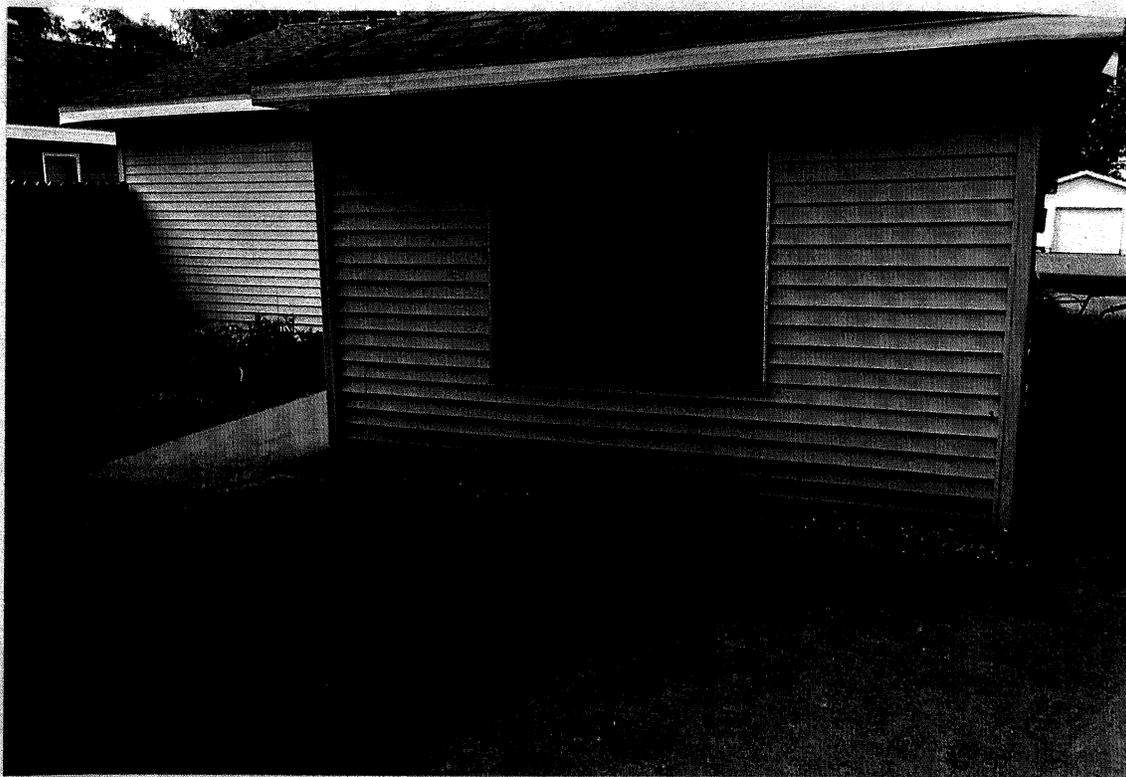


North



Ms Grear's driveway

#1



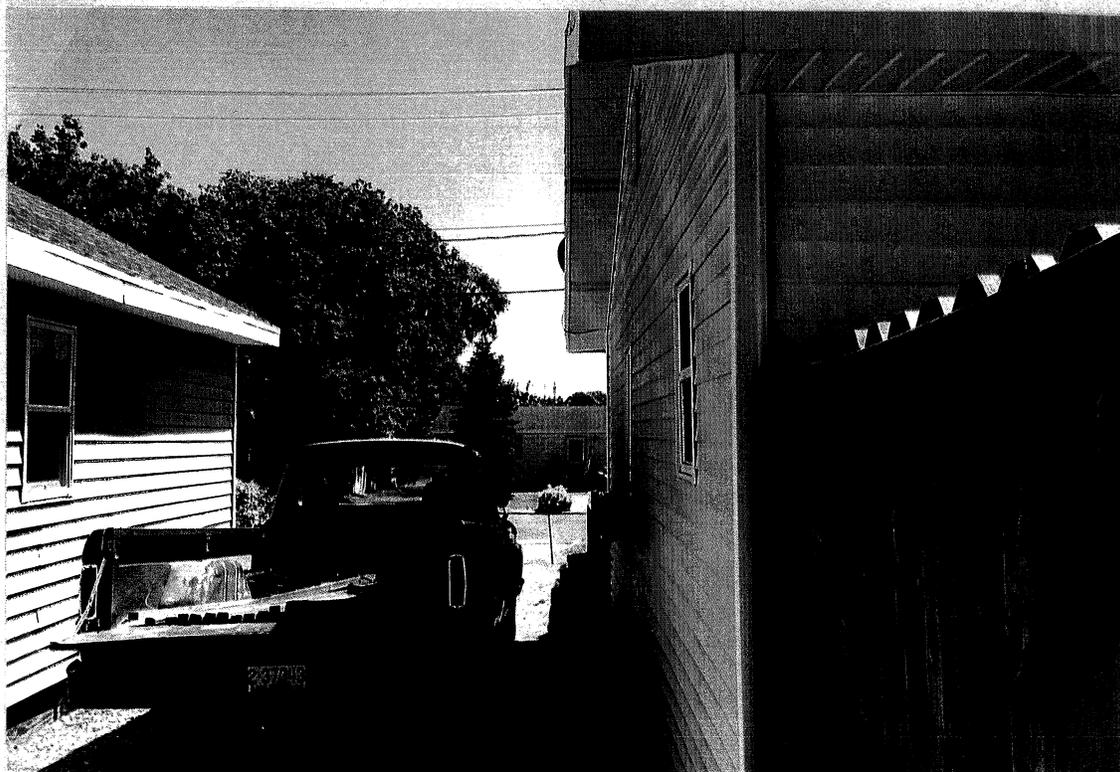
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#3



#4



#5



#6



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

KEVIN HUGHES
1314 W 4TH AVE
MITCHELL SD 57301

MARK BLASIUS
1321 W 4TH AVE
MITCHELL SD 57301

MICHAEL & JEANNE HAUSER
1420 E BIRCH AVE
MITCHELL SD 57301

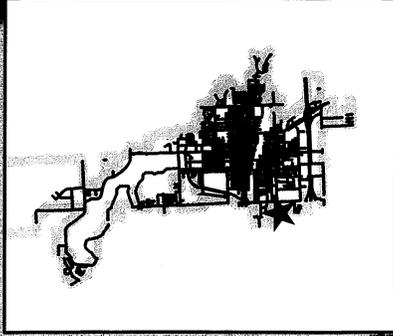
JAMES HOFER
1325 W 4TH AVE
MITCHELL SD 57301

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



284 ST



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OL5

OL6



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CRAGO'S

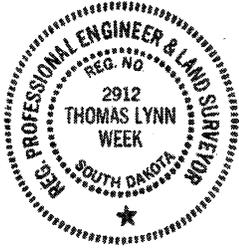
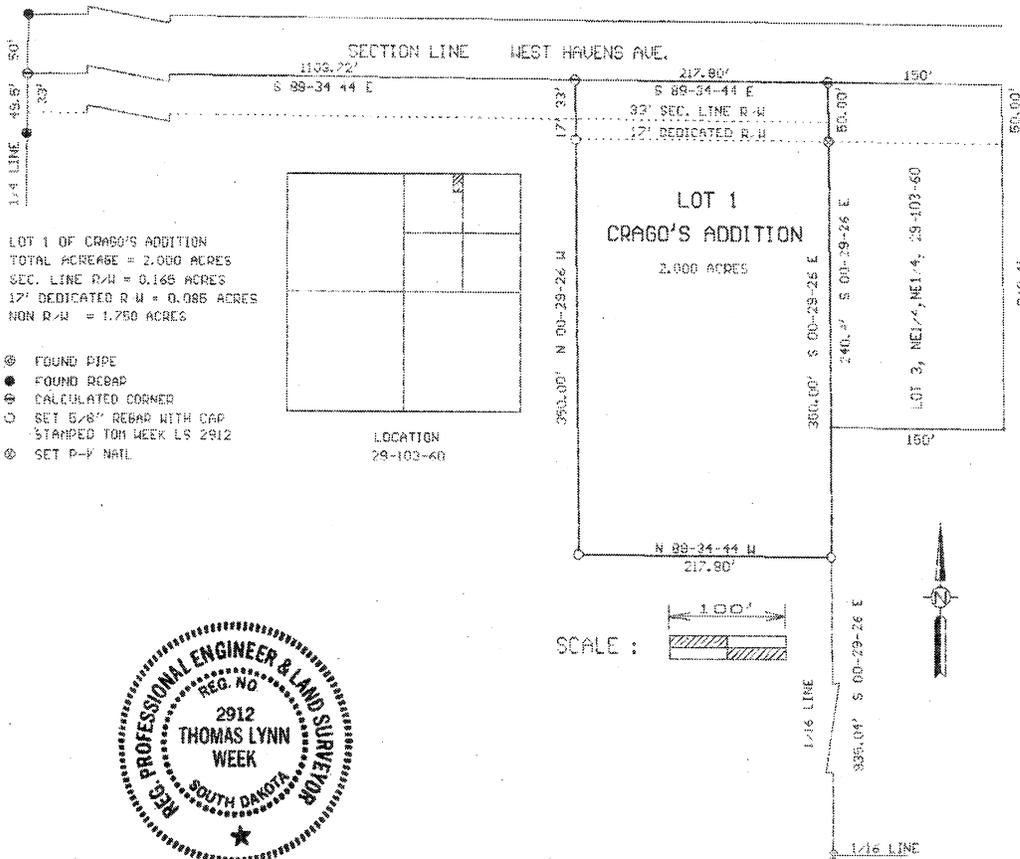
3

3A

- 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

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 HEREBY 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.

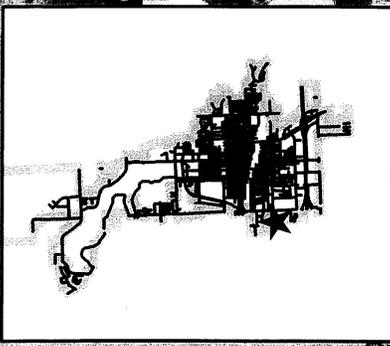
TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

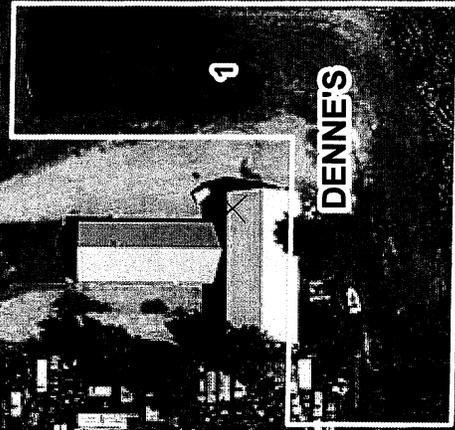
THE UNDERSIGNED, REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2016, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS, DAVISON COUNTY, S.D.

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



254 ST

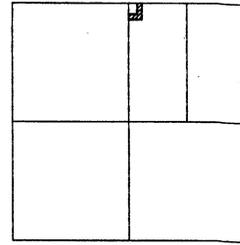
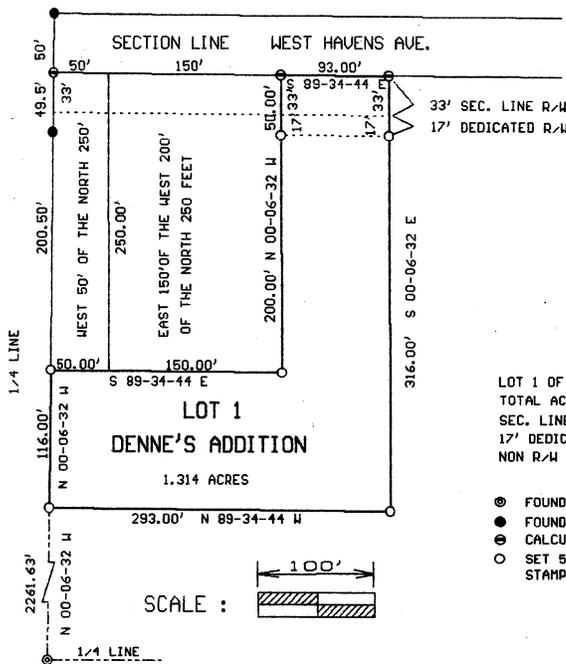


DENNE'S

- 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

PLAT OF LOT 1 OF DENNE'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.



LOCATION
29-103-60

LOT 1 OF DENNE'S ADDITION
TOTAL ACREAGE = 1.314 ACRES
SEC. LINE R/W = 0.070 ACRES
17' DEDICATED R/W = 0.036 ACRES
NON R/W = 1.208 ACRES

- ⊙ FOUND REBAR WITH CAP
- FOUND REBAR
- ⊙ CALCULATED CORNER
- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912



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 DENNE'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 25TH. 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 DENNE'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 DENNE'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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOT 1 OF DENNE'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 DENNE'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 DENNE'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 DENNE'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 DENNE'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 DENNE'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 DENNE'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.

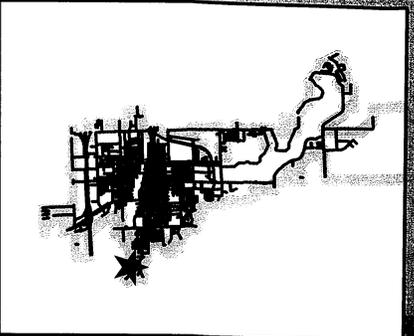
TREASURER, DAVISON COUNTY, S.D.

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



TRACTE

3

TRACTE

DEAN DR

TRACTE

TRACTU

6

TRACTU

WILD OAK
GOLF CLUB

DORIS DR

3

TRACTU

12

TRACTU

13

12

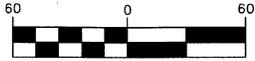
3

4

- Subdivision
- Blocks
- Lots

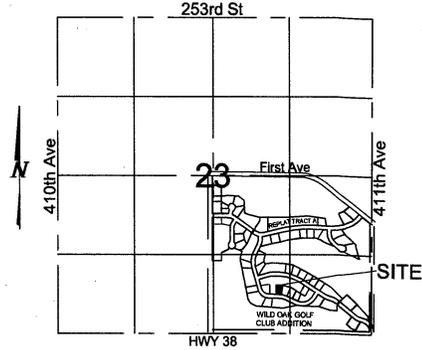
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

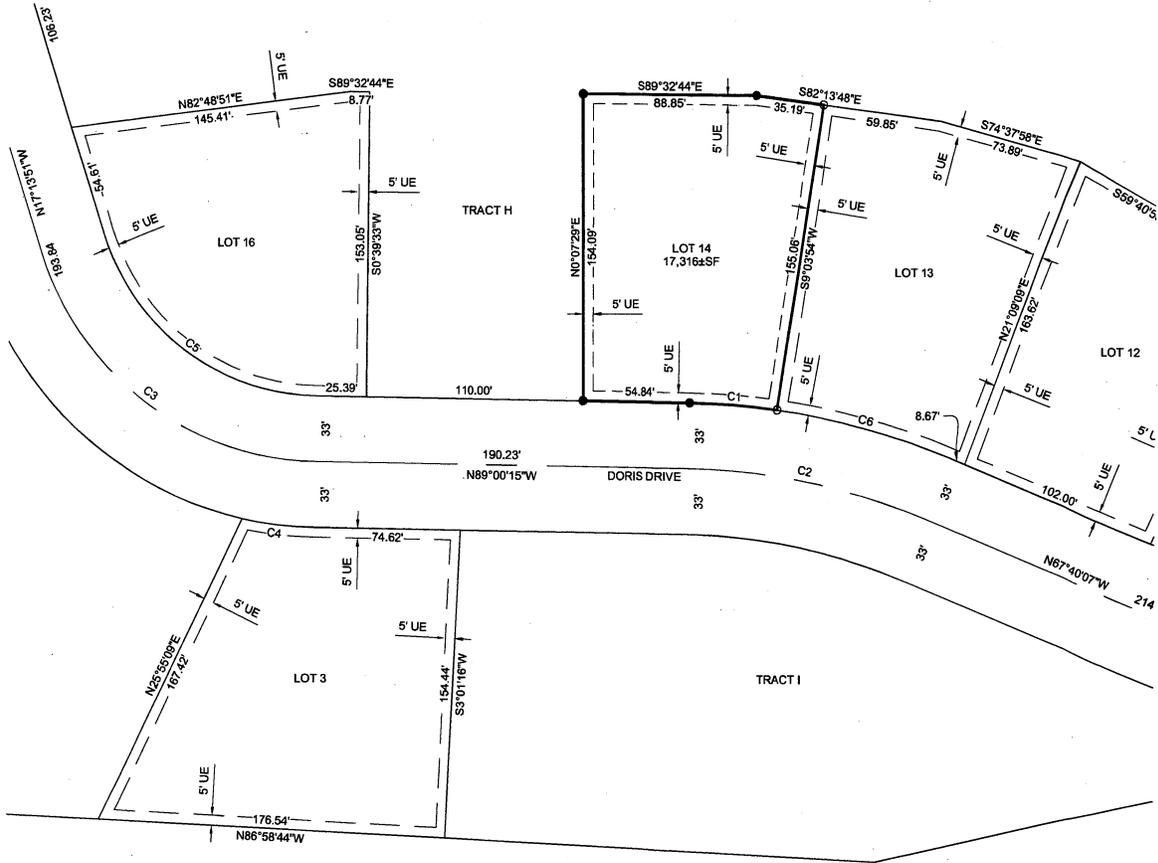


- = FOUND IRON PIN
- = SET IRON PIN
- UE = UTILITY EASEMENT

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	44.95'	366.00'	7°02'14"	44.92'	N85°29'08"W
C2	124.00'	333.00'	21°20'08"	123.29'	N78°20'11"W
C3	187.90'	150.00'	71°46'24"	175.85'	S53°07'03"E
C4	36.97'	183.00'	11°34'29"	36.91'	S83°13'00"E
C5	146.56'	117.00'	71°46'24"	137.17'	S53°07'03"E
C6	91.34'	366.00'	14°17'54"	91.10'	N74°49'04"W



VICINITY MAP
SEC 23, T103N, R60W



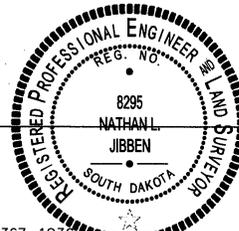
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE JULY 6TH, 2016, SURVEY A PORTION OF TRACT H, WILD OAK GOLF CLUB ADDITION, IN THE SE 1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 14 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.40 ACRES.

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

DATED THIS _____ DAY OF _____, 201_____.

NATHAN L. JIBBEN, RLS 8295



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

OWNER'S CERTIFICATE

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

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

DATED THIS _____ DAY OF _____, 201__.

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

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 201__, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER OF THE ABOVE SHOWN PROPERTY, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

THIS _____ DAY OF _____, 201__.

MY COMMISSION EXPIRES: _____, 201__.

NOTARY PUBLIC

_____ COUNTY, SOUTH DAKOTA

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

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 14 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 14 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 201____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 201____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 14 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 14 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 201____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

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

DATE

TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

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

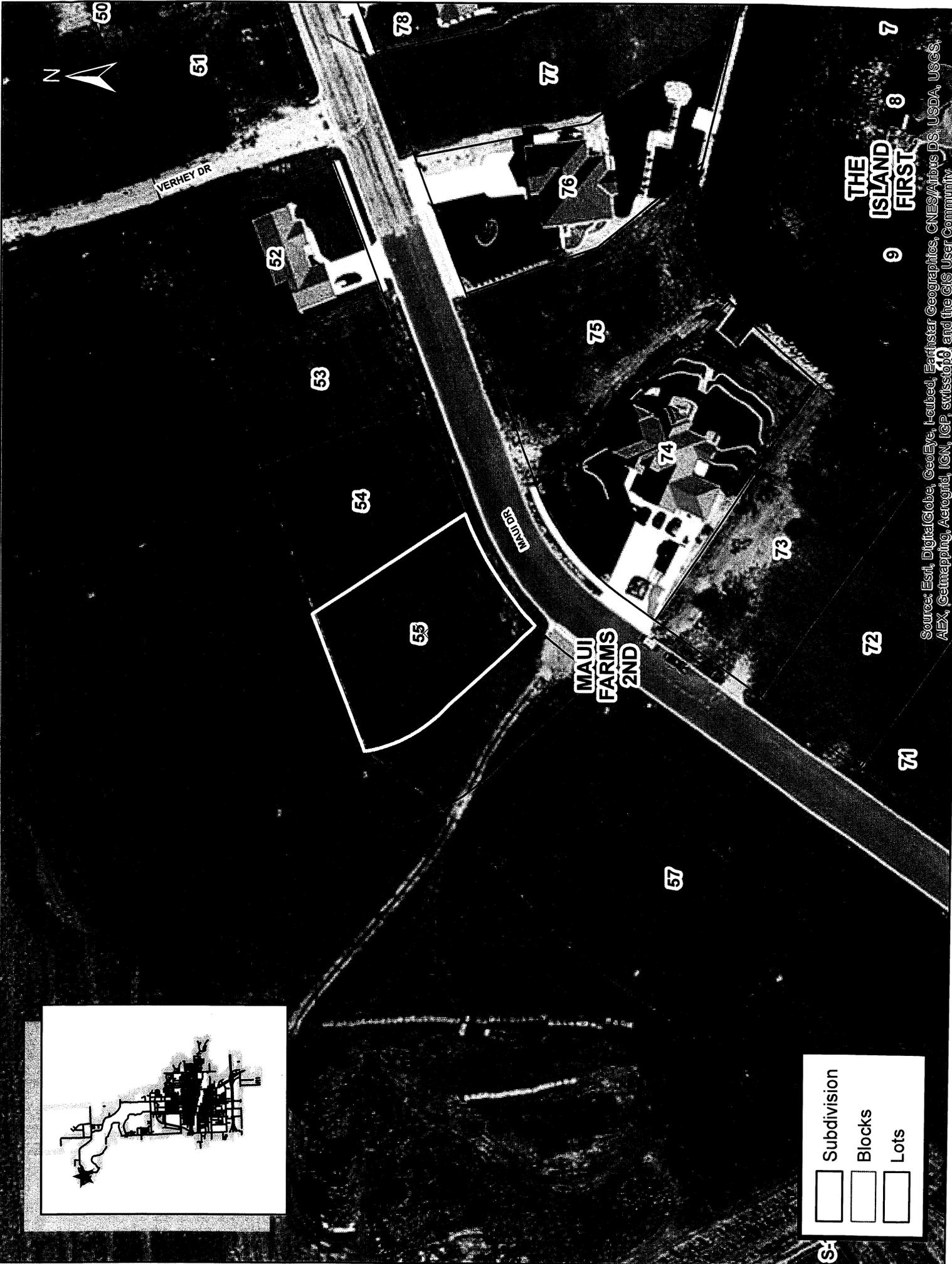
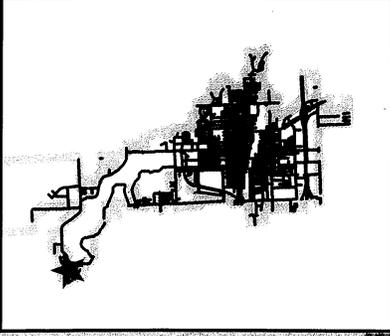
DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

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

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

REGISTER OF DEEDS, DAVISON COUNTY, SD



	Subdivision
	Blocks
	Lots

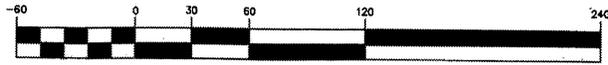
THE ISLAND FIRST

7 8 9

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



GRAPHIC SCALE

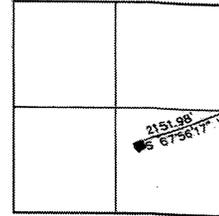


(IN FEET)
1 inch = 60 ft.

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

SEC. 31, T 104 N, R 60 W

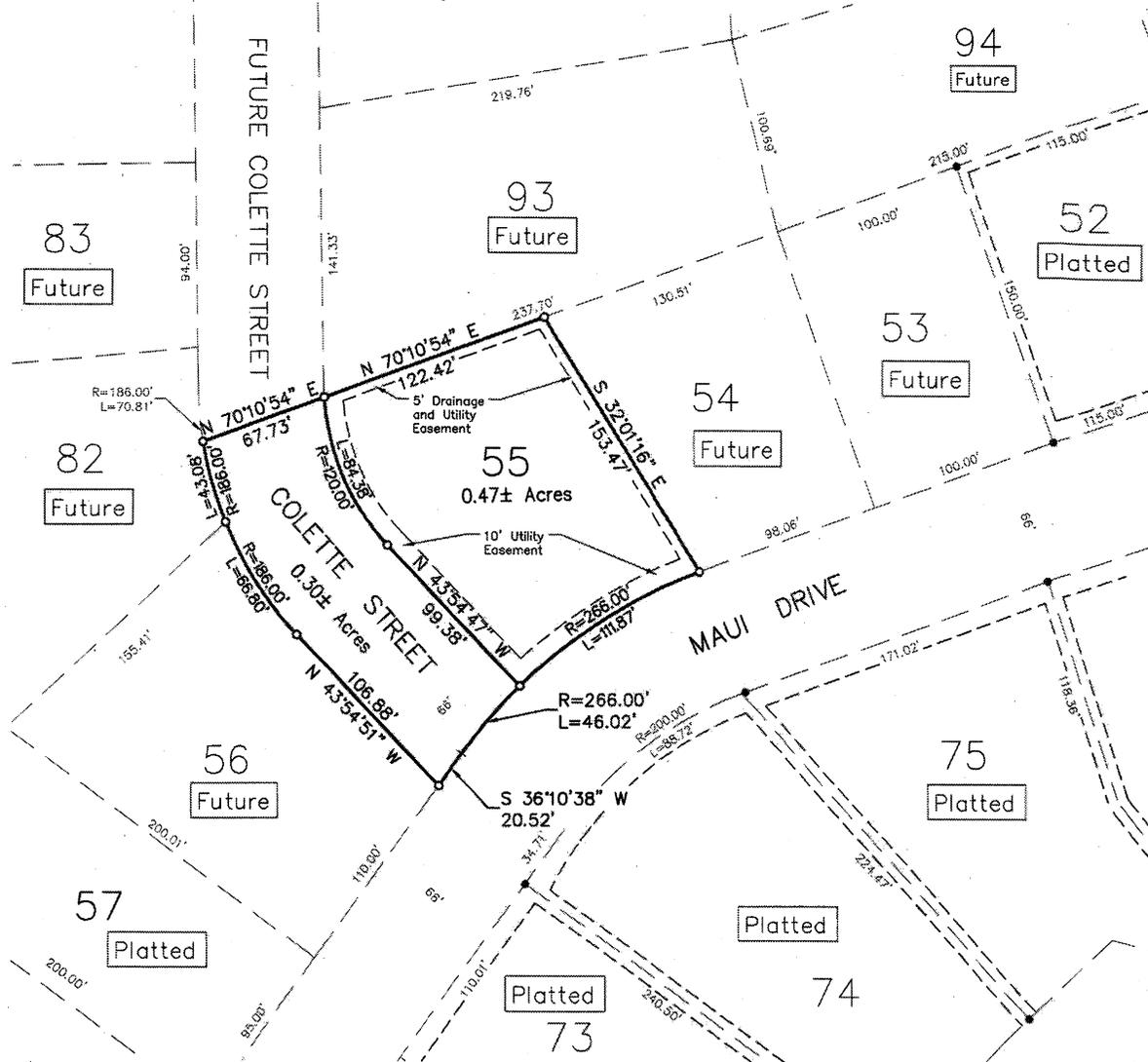


LOCATION MAP
SCALE: 1" = 3000'

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

Easements within Lot 55 Dedicated by this Plat:
Northerly and Easterly Sides = 5' Drainage and Utility Easement
Along Maui Drive and Colette Street = 10' Utility Easement



A PLAT OF LOT 55 OF MAUI FARMS SECOND ADDITION, AND A PORTION OF COLETTE STREET, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

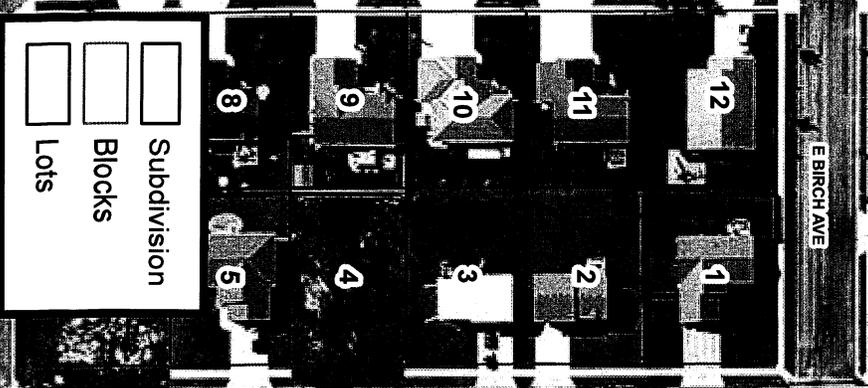
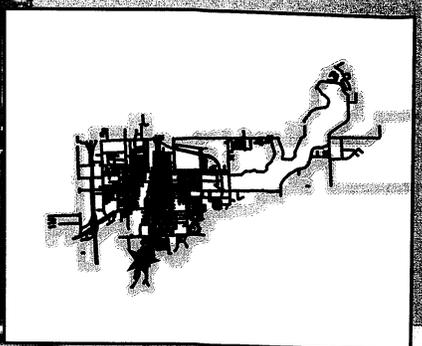
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 1, 2016, survey those parcels of land described as follows: LOT 55 OF MAUI FARMS SECOND ADDITION, AND A PORTION OF COLETTE STREET, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, 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 July, 2016.

Registered Land Surveyor #SD6702

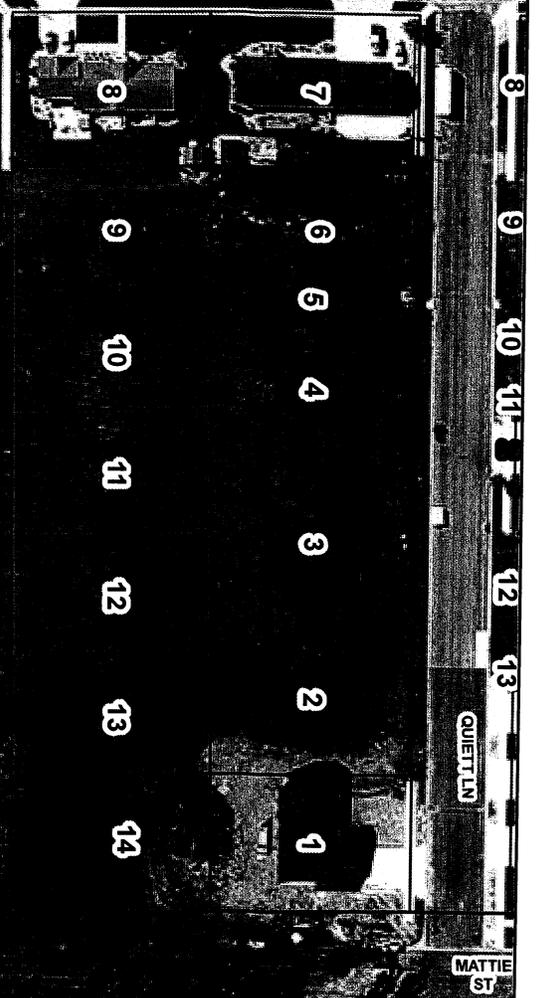


& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



Subdivision
 Blocks
 Lots

TIGER ST



THE WOODS 1ST

WILDOAK GOLF CLUB TRACT J



CHARLES AVE

SNEAD AVE

E BIRCH AVE

E BIRCH AVE

QUIET LN

MATTIE ST

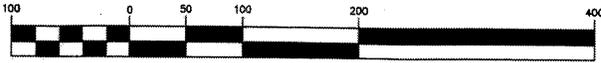
TRACTA

6A

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

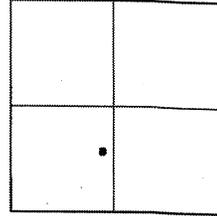


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 8000'

- LEGEND**
- = PREVIOUSLY LOCATED 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

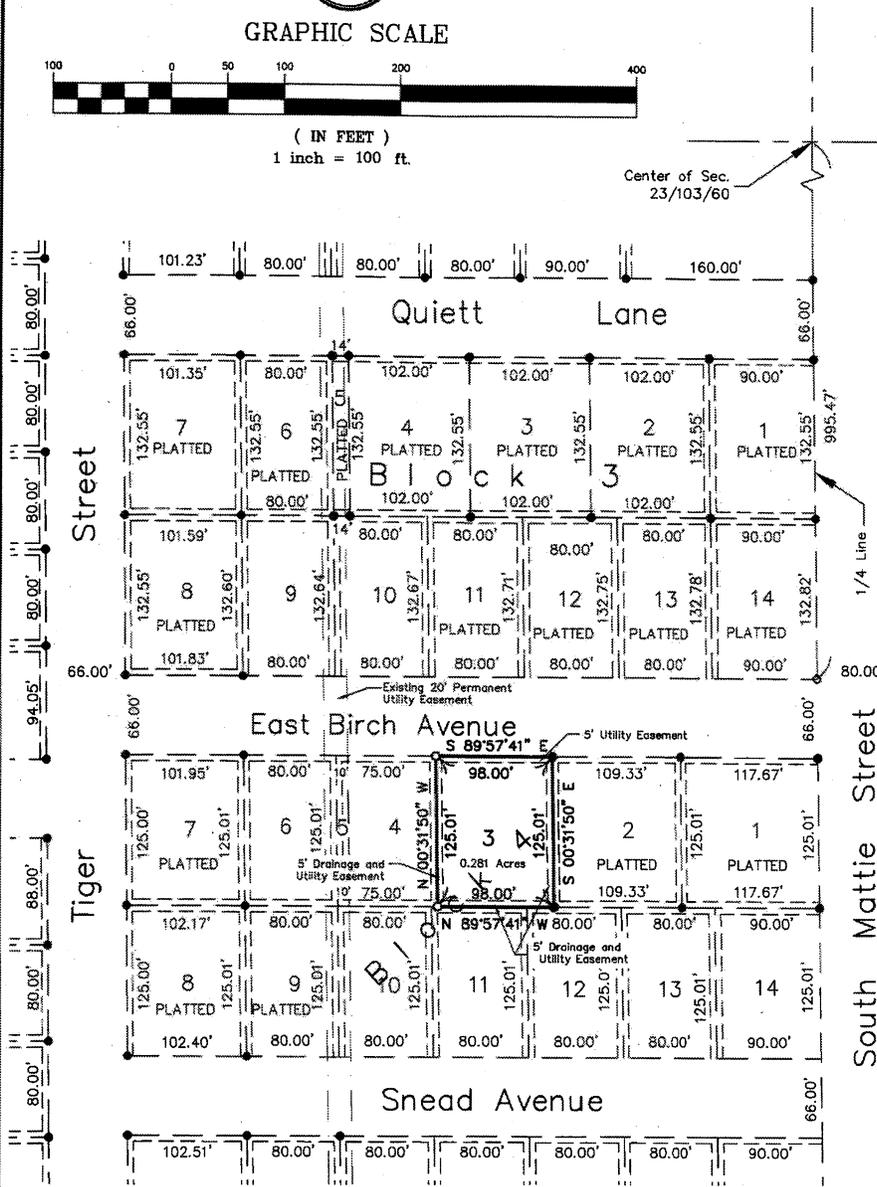
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM

EASEMENTS WITHIN LOT 3, BLOCK 4 DEDICATED BY THIS PLAT.

FRONT ALONG E. BIRCH AVENUE = 5' UTILITY EASEMENT.

SIDES AND REAR AS SHOWN = 5' DRAINAGE AND UTILITY EASEMENT



A PLAT OF LOT 3, BLOCK 4 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 July 1, 2016, survey those parcels of land described as follows: LOT 3, BLOCK 4 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 July, 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 3, BLOCK 4 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 3, BLOCK 4 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 3, BLOCK 4 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 3, BLOCK 4 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.

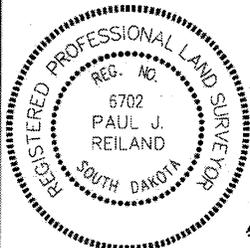
Director of Equalization, Davison County _____ Date _____

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



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



12

13

14

9

CJMS
2ND

16

15

17

18

19

20-B

20-A

8

7

1

2

3

4

5

6

CJMS
1ST

- Subdivision
- Blocks
- Lots

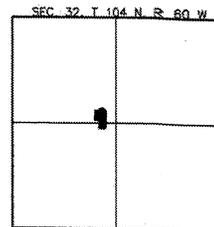
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

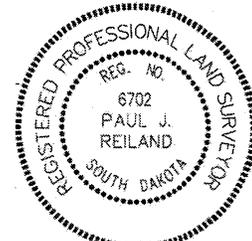
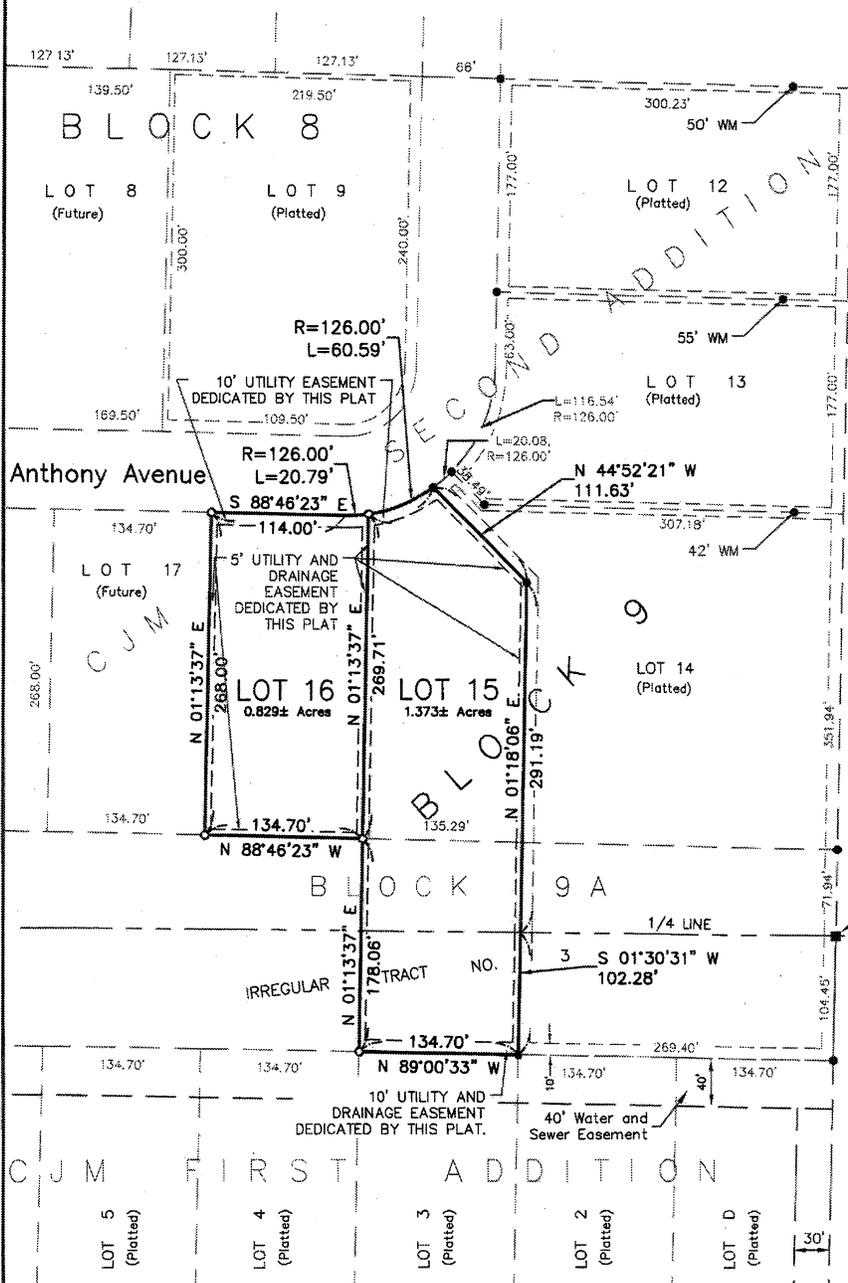


LOCATION MAP
SCALE: 1" = 3000'
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" 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 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

A PLAT OF LOT 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

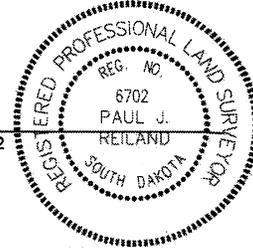
SURVEYOR'S CERTIFICATE

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 July 5, 2016, survey those parcels of land described as follows: LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate THAT PORTION OF BLOCK 9A 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 RECORDED IN PLAT BOOK 18 ON PAGE 59 LYING WITHIN LOT 15, BLOCK 9; and THAT PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 3 ON PAGE 18 LYING WITHIN LOT 15, BLOCK 9.

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 July, 2016.

Registered Land Surveyor #SD6702



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 A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN 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 LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 Lots 15 and 16, Block 9, 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 waste water drainage shall be connected to a municipal system.

CJM Consulting, Inc., a South Dakota corporation, also hereby certifies that the platting of said LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, does hereby vacate THAT PORTION OF BLOCK 9A 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 RECORDED IN PLAT BOOK 18 ON PAGE 59 LYING WITHIN LOT 15, BLOCK 9; and THAT PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 3 ON PAGE 18 LYING WITHIN LOT 15, BLOCK 9.

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: _____

A PLAT OF LOT 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 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 LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, _____, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2016.

CITY PLANNING COMMISSION -- BY: _____

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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

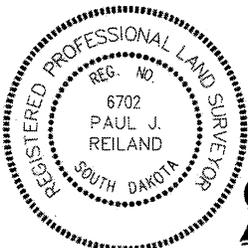
WHEREAS, the plat of LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 15 AND 16, BLOCK 9 OF CJM SECOND ADDITION, A SUBDIVISION OF A PORTION OF BLOCKS 9 AND 9A OF CJM SECOND ADDITION IN THE NW 1/4, AND A PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4, ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 County Commissioners of the County of Davison, South Dakota, is hereby recommended.

I, _____, Chairman 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: _____



SPN

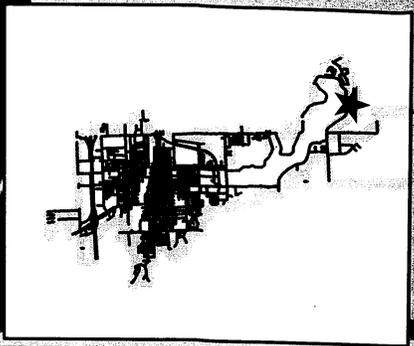
& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015



407 AVE

- 43 Subdivision
- 44 Blocks
- 30 Lots

29 31 14 36 41 42 43 44 45

42A 41A 40 39 38 37

MAIL MAIL DR

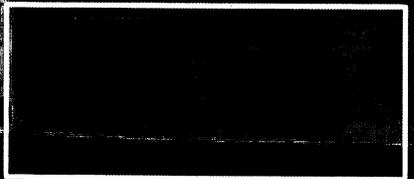
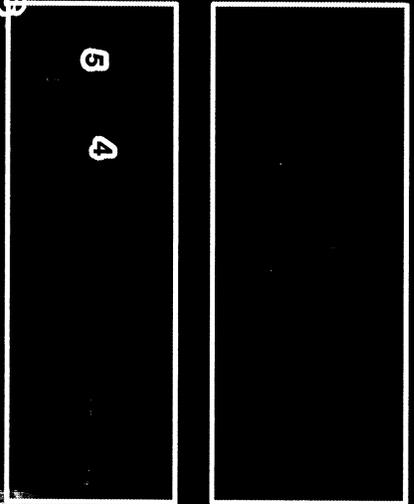
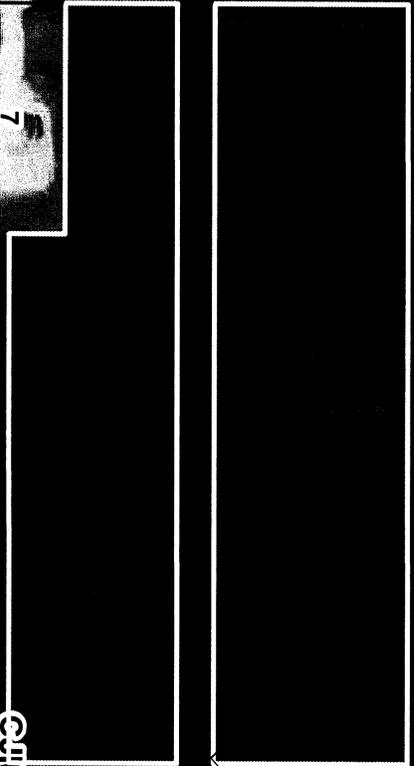
7 B C

7A 6A 5A CUM'S 1ST A B1 B C 12 11 10 A1

7 8 9 10 11 12 6 5 4 3 2 1

ANTHONY AVE

CUM'S 2ND



LIVESAY LN

N HARMON DR

20B

20A 19 18 17 16

13 14

9 8 7 6 5 4 3 2 D

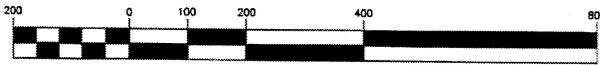
6 7 8 9

12 13

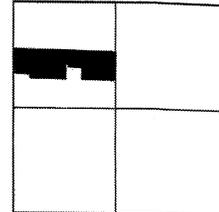


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

SEC. 32, T 104 N, R 60 W



(IN FEET)
1 inch = 200 ft.



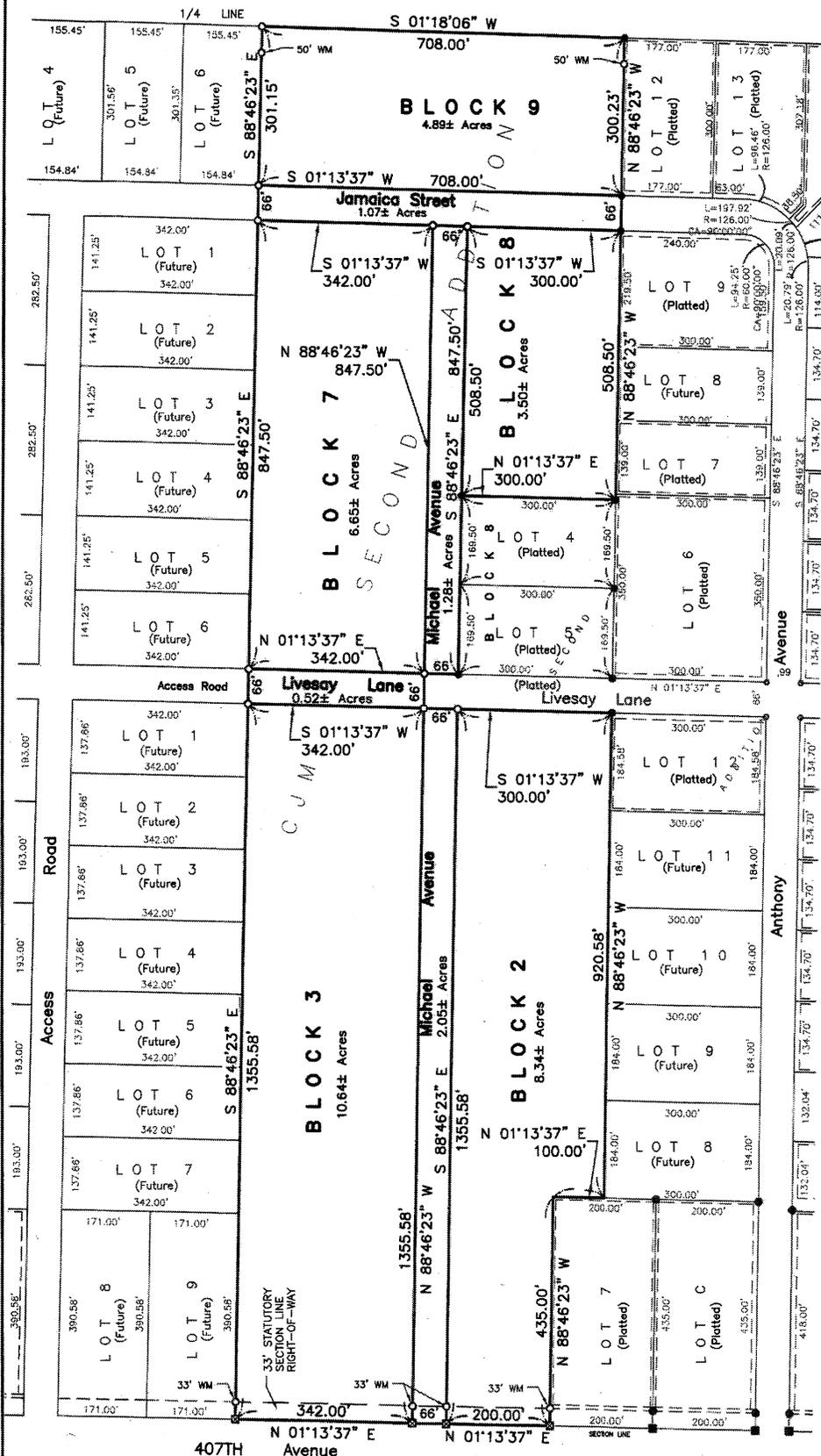
LOCATION MAP
SCALE: 1" = 3000'

LEGEND

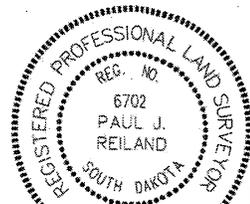
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ▲ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ◆ = FOUND NAIL
- ◆ = SET 3/8" X 12" SPIKE W/WASHER PUR-8702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 998-7781

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



A PLAT OF PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.



SPN

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

A PLAT OF PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Aaron P. Baas

Jessica L. Baas

Owners of Lots 4 and 5, 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., Davison County, South Dakota

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Aaron P. Baas and Jessica L. Baas, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL 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 PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL 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: _____

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 PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL 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 PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL 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: _____



& 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 PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL 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 COUNTY PLANNING COMMISSION

WHEREAS, the plat of PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL 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 PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL 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 PORTIONS OF BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET, ALL 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.

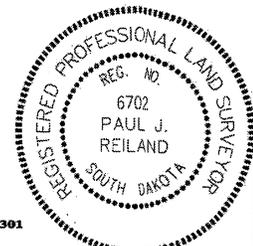
By: _____
Highway Authority

Title: _____

Date: _____



& 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



NOTICE OF HEARING

To: The Planning Commission, City Council, Mitchell South Dakota, and to the general public:

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA FROM URBAN DEVELOPMENT (UD) DISTRICT TO A PLANNED UNIT DEVELOPMENT DISTRICT KNOWN AS CJM SECOND ADDITION PLANNED DEVELOPMENT DISTRICT NUMBER TWO, AND CHANGING THE OFFICIAL ZONING MAP ACCORDINGLY

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

SECTION 1. The Zoning District Classification of the real property legally described as BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA to be changed from Urban Development (UD) District to a planned unit development to be known as CJM Second Addition Planned Development District Number Two.

SECTION 2. The official zoning map is to be changed to reflect the change in the zoning district classification of the aforementioned real property.

SECTION 3. The City of Mitchell, South Dakota Municipal Code be amended by amending Title Ten, Zoning Regulations, Chapter Nine, Article G to include the following:

Article G. CJM Second Addition Planned Development District Number Two

10-9G-1: Legal Description:

10-9G-2: Purpose This area is intended to provide residential with accessory opportunities and provide for densities, which reflect both the cost and best utilization of the real property located within this district.

10-9G-3: Scope of Regulations: The regulations in this ordinance or set forth elsewhere in Title 10 Zoning Regulations, when referred to in this title, are the district regulations of the CJM Second Addition Planned Development District Number Two.

A. Permitted Uses:

Single Family Dwellings
Storage Buildings
Accessory Buildings

B. Conditional Uses:

Home Occupations

C. Maximum Building Height: No principal building shall exceed two and one half (2 1/2) stories or thirty-five (35') in height and no accessory building shall exceed twenty-three (23') feet in height.

D. Minimum Lot and Width: The minimum lot area shall be at least twenty-five thousand (25,000) square feet and minimum lot width of one hundred feet (100').

E. Minimum Yard Requirements: (Setbacks)

1. Front Yard: Thirty feet (30')
2. Back Yard: Thirty feet (30')
3. Side Yard: Eight feet (8')
4. Side Yard on a corner lot: Twenty feet (20')
5. Lot Coverage shall be no less than 45%.

F. Other Regulations:

1. Municipal Water service will be available by the developer
2. Municipal sewer service will not be available by the developer
3. Roads/streets will be installed to standards to comply with rural road classification. The roads/streets will be paved once fifty percent (50%) of the lots are developed and costs are to be assessed to the property owners
4. Building permits will not be issued until water utilities, roads/streets, drainage are installed and comply with the standards set forth by the City of Mitchell.
5. No person shall keep any horse, cow, goat or sheep or erect or maintain any building or enclosure. No person shall allow any ducks, geese, chickens or other domestic fowl to run at large, nor shall any person keep enclosed or housed any domestic fowl.

Section 4. The City Finance Officer shall publish notice of this ordinance, and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved _____ day of _____.

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING
SECOND READING
ADOPTION

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on July 11, 2016 at 12:00 P.M and City Council will hold first reading of the rezoning on July 18, 2016 and second reading and adoption August 1, 2016 at 7:30 P.M. All meetings will be at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this the 27th day of June 2016, Mitchell, South Dakota.

Michelle Bathke

FINANCE OFFICER

Publish three times: June 30, July 7, and July 14, 2016

At the approximate cost of:

DOCUMENT 2388

RESOLUTION NO. 1957

ANNEXATION OF REAL PROPERTY LEGALLY DESCRIBED BY:

Block 1, Block 1A, Block 8, Block 9 and Block 9A of CJM Second Addition, and a Portion of Anthony Avenue and a Portion of Livesay Lane, A Subdivision of the NW 1/4 of Section 32, T 104 N, R 60 W, Davison County, South Dakota

The East 2,238.64 feet of Irregular Tract No. 3 Lying North of the North Harmon Drive Right-of-way (Lot 1), as recorded in Plat Book 14 on Page 60, and Lying East of the West Property Line of Lot A as recorded in Plat Book 16 on Page 79, Specifically including Lots A, A-1, B-1, C, D, 3, 9, and 11 of CJM 1st Addition and a portion of Livesay Lane, all in T 104 N, R 60 W, of the 5th Addition and a portion of Livesay Lane, all in the SW 1/4 of Section 32, T 104 N, R 60 W, of the 5th P.M. Davison County, South Dakota.

Whereas: Todd and Shirlyce Weisser, Jason and Nichole Merkley, Joseph M. and Lisa Williams, Gary R. and Arlene Heitz, Donald and Georgia Livesay, John and Cherron Foster, and Charles J. Mauszycki, Sr., President of CJM Consulting Inc., are owners and petitioners of the above described property, and

Whereas: The petitioners constitute as least three-fourths (3/4) of the registered voters in the territory sought to be annexed and are the owners of at least three-fourths (3/4) of the value of the territory sought to be annexed, and

Whereas: The property is contiguous to the corporate limits of the City of Mitchell, Davison County, South Dakota, and

Whereas: There are residential improvements located on the property, and

Now therefore be it resolved that in accordance with SDCL 9-4-1, and the City of Mitchell, Davison County, South Dakota hereby annexes said described property.

Passed and approved this the 1st day of July 2002.

Alice Claggett
Mayor

ATTEST:

Marilyn Wilson
FINANCE OFFICER

STATE OF SOUTH DAKOTA
DAVISON COUNTY

FILED FOR RECORD
MICROFILM
JUL 17 2002 11:05 AM
FEE \$14

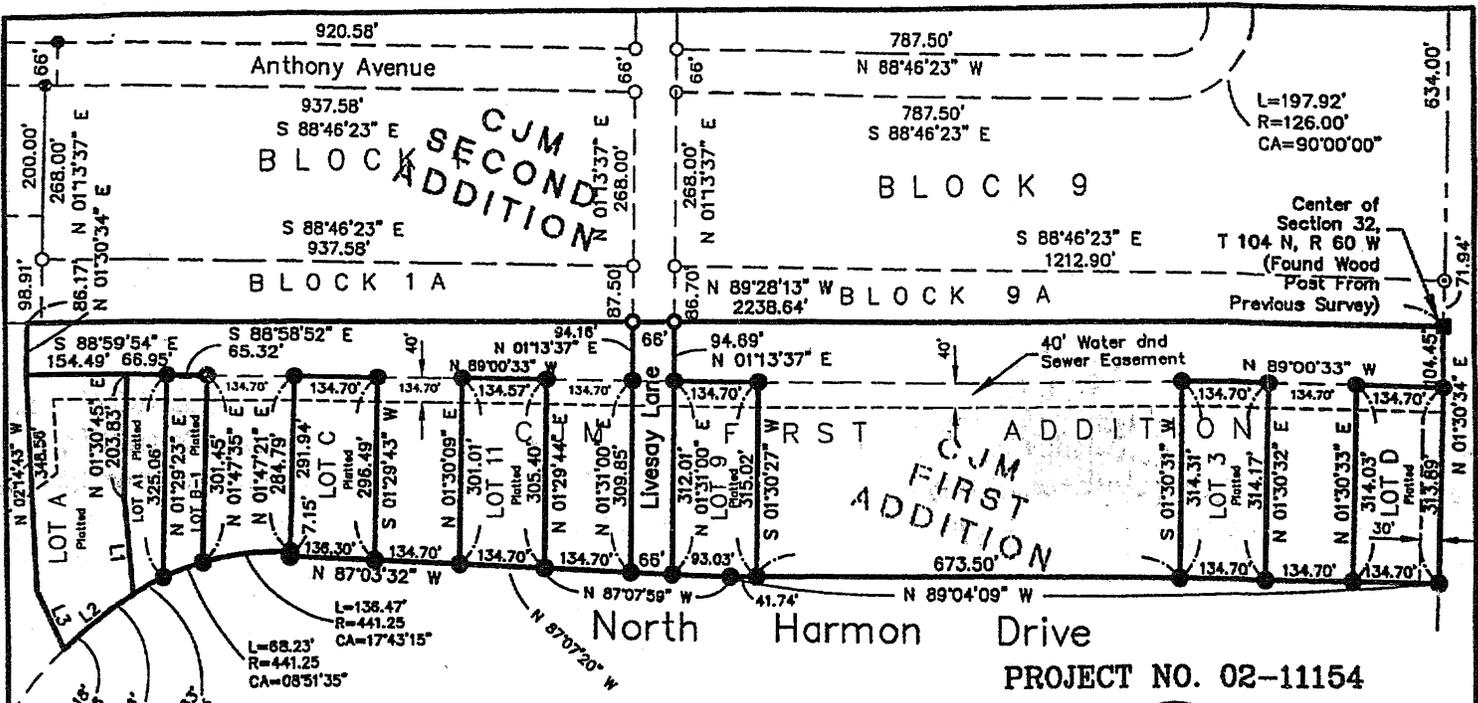
State of South Dakota } ss.
County of Davison }
I hereby certify that I have carefully examined the within instrument and compared the same with the original now on file in my office and that it is a true and correct copy of the same.

Dated this 16th day of July 2002
Michelle Bathke
Deputy Finance Officer

Darlene Saley
REG. OF DEEDS

BOOK 63 PAGE 324

1957



L=55.16'
R=633.56'
L=58.38'
R=441.25'
L=57.83'
R=441.25'

LEGEND

- ▲ = SET 3" SURVEY SPIKE
- = SET 5/8" X 18" REBAR WITH CAP NO. 6702
- = FOUND IRON REBAR
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ☒ = SET NAIL
- X = SET POST

LINE TABLE		
LINE	LENGTH	BEARING
L1	150.06	N 04°51'33" W
L2	25.88	S 51°30'16" W
L3	100.00	S 23°36'08" E



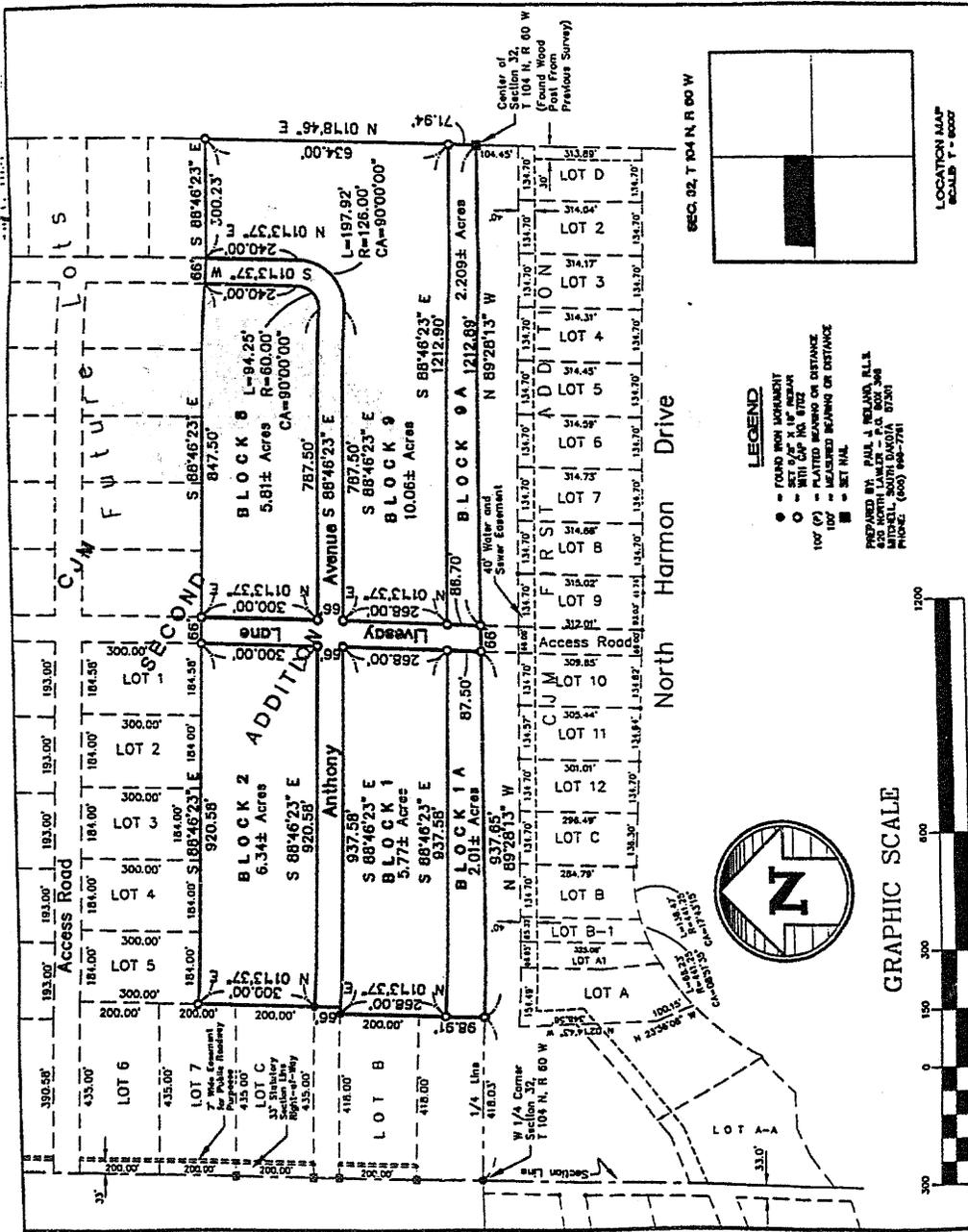
SCALE: 1" = 300'

Exhibit "A"

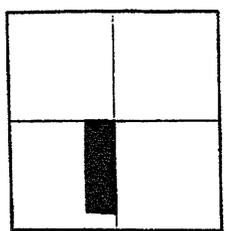
PREPARED BY: PAUL J. REILAND, R.L.S.
620 NORTH LAWLER - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

LEGAL DESCRIPTION

THE EAST 2238.64' OF IRREGULAR TRACT NO. 3 LYING NORTH OF THE NORTH HARMON DRIVE RIGHT-OF-WAY (LOT 1), AS RECORDED IN PLAT BOOK 14 ON PAGE 60, AND LYING EAST OF THE WEST PROPERTY LINE OF LOT A AS RECORDED IN PLAT BOOK 16 ON PAGE 79, SPECIFICALLY INCLUDING LOTS A, A-1, B-1, C, D, 3, 9 AND 11 OF CJM FIRST ADDITION AND A PORTION OF LIVESAY LANE, ALL IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA. CONTAINING 21.06 ACRES, MORE OF LESS.



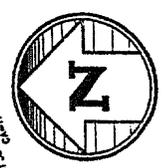
SEC. 02, T 104 N, R 60 W



LOCATION MAP
SCALE 1" = 600'

LEGEND

- - FOUND IRON MONUMENT
 - - SET 5/8" X 1 1/2" IRON
 - - WITH CAP NO. 6722
 - 100' (P) - PLATTED BEARING OR DISTANCE
 - 100' - MEASURED BEARING OR DISTANCE
 - - SET NAIL
- PREPARED BY PAUL J. HOLLAND, S.L.L.
620 NORTH LAWLER - P.O. BOX 348
MIDLAND, SOUTH DAKOTA 57051
PHONE (605) 834-7211



GRAPHIC SCALE



A PLAT OF BLOCK 1, BLOCK 1A, BLOCK 8, BLOCK 9 AND BLOCK 9A OF CJM SECOND ADDITION, AND A PORTION OF ANTHONY AVENUE AND A PORTION OF LIVESAY LANE, A SUBDIVISION OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION NO. 2061

ANNEXATION OF REAL PROPERTY LEGALLY DESCRIBED BY:

Block Two, of CJM Second Addition, A Subdivision of the NW 1/4 of Section 32, Township 104 North, Range 60 West, Davison County, South Dakota

Whereas: Charles J. Mauszycki, Sr., President of CJM Consulting Inc., is the owner and petitioner of the above described real property, and

Whereas: The petitioners constitute at least three-fourths (3/4) of the registered voters in the territory sought to be annexed and are the owners of at least three-fourths (3/4) of the value of the territory sought to be annexed, and

Whereas: The property is contiguous to the corporate limits of the City of Mitchell, Davison County, South Dakota, and

Whereas: There are no improvements located on the property, and

Now therefore be it resolved that in accordance with SDCL 9-4-1, and the City of Mitchell, Davison County, South Dakota hereby annexes said described property.

Passed and approved this the 7th day of July, 2003.

Alice Claggett
Mayor

Attest:

Cheryl Wilson
Finance Officer

State of South Dakota } ss.
County of Davison }
I hereby certify that I have carefully examined the within instrument and compared the same with the original now on file in my office and that it is a true and correct copy of the same.
Dated this 8th day of July 2003
Michele Balko
Deputy Finance Officer



FILED FOR RECORD
DAVISON COUNTY
SOUTH DAKOTA

9:50 AM Fee \$ 14.00
JUL 09 2003

By *Debra A. Young* R. Fee
Debra A. Young, Register of Deeds

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**PETITION FOR ANNEXATION OF TERRITORY INTO CORPORATE LIMITS
OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**

I Charles J. Mauszycki, Sr., President of CJM Consulting, Inc., a South Dakota Corporation, hereby certifies that I am the owner and petitioner of the real property legally described as:

Block 2 of CJM Second Addition, A Subdivision of the NW ¼ of Section 32, T 104 N, R 60 W, of the 5th P.M., Davison County, South Dakota.

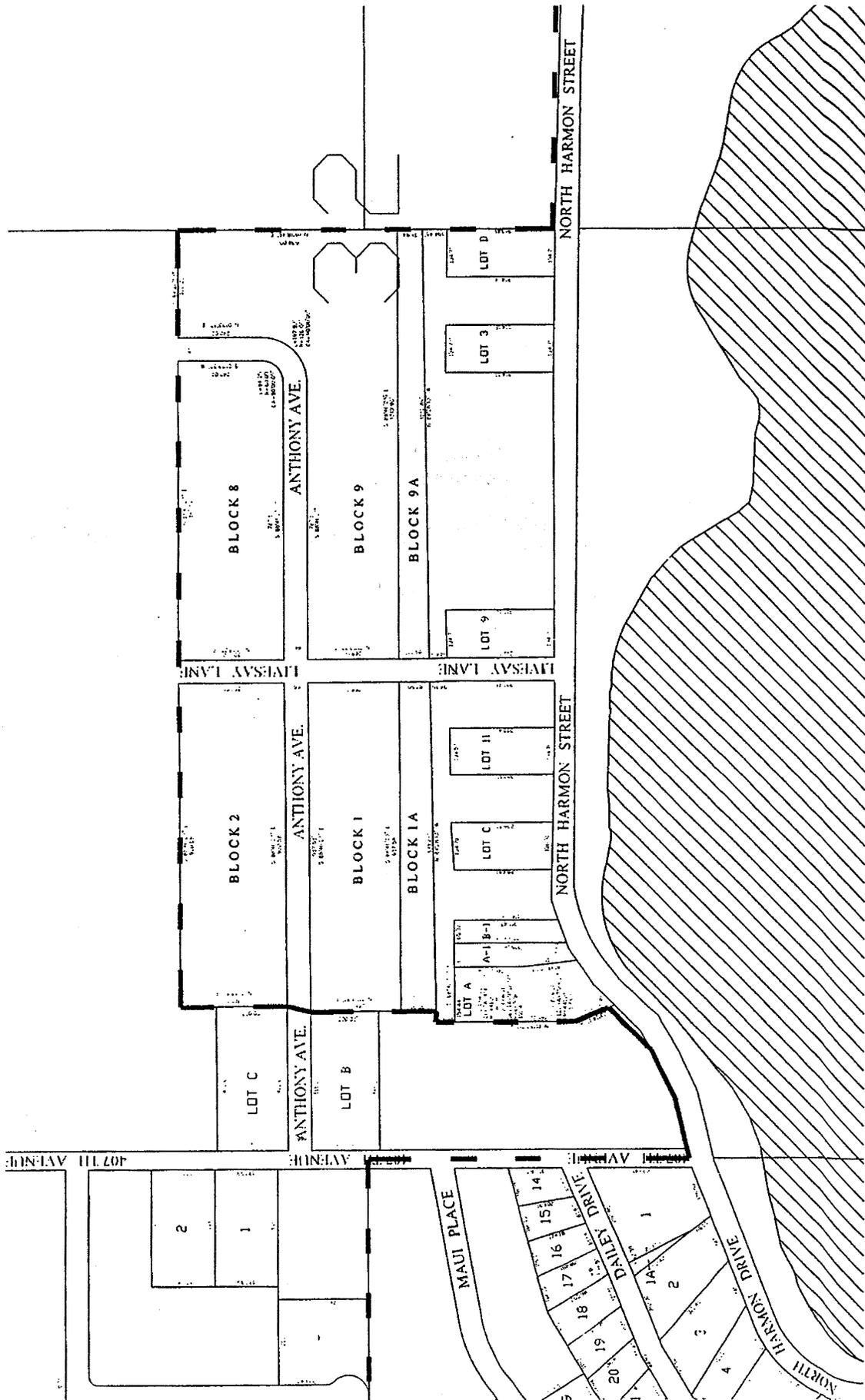
I further certify that said property is contiguous to the corporate limits of the City of Mitchell, Davison County, South Dakota, and that there are no registered voters residing on this property. There are no improvements on this property.

Therefore, in conformance with SDCL 9-4-1, I request and petition that the above-described real property be annexed into the corporate limits of the City of Mitchell, Davison County, South Dakota.

*CJM Consulting Inc
Charles J. Mauszycki, Sr.*

Charles J. Mauszycki, Sr.
President of CJM Consulting, Inc., a South Dakota Corporation

6-26-03
Date



ARTICLE C. CJM SECOND ADDITION PLANNED DEVELOPMENT DISTRICT

10-9C-1: LEGAL DESCRIPTION:

Block 1, Block 2, Block 8 and Block 9 of CJM Second Addition and a portion of Anthony Avenue and a portion of Livesay Lane, A Subdivision of the NW $\frac{1}{4}$ of Section 32, T 104 N, R 60 W, of the 5th P.M., City of Mitchell, Davison County, South Dakota.
(Ord. 2408, 10-1-2012)

10-9C-2: PURPOSE:

This area is intended to provide residential with accessory opportunities and provide for densities, which reflect both the cost and best utilization of the real property. (Ord. 2408, 10-1-2012)

10-9C-3: SCOPE OF REGULATIONS:

The regulations in this article or set forth elsewhere in the zoning code when referred to in this article are the district regulations that shall be governed by the CJM Second Addition planned development district.

A. Permitted Uses:

- Accessory buildings.
- Single-family dwellings.
- Storage building.

B. Conditional Uses:

- Home occupations.

C. Maximum Building Height: No principal building shall exceed two and one-half ($2\frac{1}{2}$) stories or thirty five feet (35') in height and no accessory building shall exceed twenty three feet (23') in height.

D. Minimum Lot And Width: The minimum lot area shall be at least twenty five thousand (25,000) square feet and minimum lot width of one hundred feet (100').

E. Minimum Yard Requirements (Setbacks):

1. Front yard: Thirty feet (30').
2. Back yard: Thirty feet (30').
3. Side yard: Eight feet (8').
4. Side yard of corner lot: Twenty feet (20').

F. Other Regulations:

1. Municipal water will be available by developer.
2. Municipal sewer services will not be available by the developer.
3. Roads/streets will be installed to standards to comply with rural road classification. The roads/streets will be paved once fifty percent (50%) of the lots are developed and costs are to be assessed to the property owners.
4. Dwelling building permits will not be issued until water utilities, road/streets, drainage are installed and comply with standards set forth by the city of Mitchell. (Ord. 2408, 10-1-2012)