

PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N. MAIN ST, MITCHELL, SD 57301
DATE: AUGUST 8, 2016

1. TIME: 12:00 PM NOON
2. CALL TO ORDER:
3. ROLL CALL:
4. APPROVE AGENDA:
5. APPROVAL OF MINUTES: JULY 25, 2016

Documents:

[PLANNINGCOMMMIN7252016.PDF](#)

6. SCHEDULE NEXT MEETING: AUGUST 22, 2016

7. CONDITIONAL USE PERMIT:

Angela & Bonnie Jones (applicant), Boyd and Kay Reminitz (owner) have made an application for a conditional use permit to operate a home occupation to operate a retail business and display artworks in the applicant's home located at 414 W. 7th Ave, legally described E 1/2 of Lots 9 & 10, Block 3, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. Zoned R2 Single Family Residential

Documents:

[DOC080216-08022016112253.PDF](#)
[DOC080216-08022016112308.PDF](#)
[DOC080216-08022016112325.PDF](#)
[DOC080216-08022016112337.PDF](#)

8. CONDITIONAL USE PERMIT:

Sara Bailey has made an application for a conditional use permit/family residential child care in her residence at 308 E 7th Ave, legally described as Lot 9, Block 1, Rowley 1st Addition, City of Mitchell, Davison County, South Dakota. Zoned R2 Single Family Residential District

Documents:

[DOC080216-08022016112502.PDF](#)
[DOC080216-08022016112516.PDF](#)
[DOC080216-08022016112556.PDF](#)
[DOC080216-08022016113312.PDF](#)

9. PLAN APPROVAL

Chuck Mauszycki, Jr 2940 Canal Circle, wishes to install a boat slip/retaining wall on his and possibly his neighbor's property. Zoned Urban Development (The Island).

Documents:

[DOC080216-08022016112418.PDF](#)
[DOC080216-08022016125951.PDF](#)

10. OTHER BUSINESS:

A. CJM Consulting Annexation

CJM Consulting has petitioned the city council to annex the real property legally described in the notice of hearing and on the exhibit attached to the surveyor's affidavit.

Documents:

[DOC080216-08022016112500.PDF](#)

11. ADJOURNMENT:

"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 605-995-8433 at least 24 hour prior to the scheduled meeting."

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

NOT APPROVED

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

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

Member Absent: Schmucker

Others Present: Mayor Toomey, Putnam, J. Johnson, T. Johnson, Hegg, London, Laursen

Agenda: Motion by Everson, seconded by Griffith to approve the July 25, 2016 meeting as presented. All members present voting aye, motion carried.

Minutes: Motion by Everson, seconded by Griffith to approve the minutes of July 11, 2016 with a change on page 2, paragraph 2, line 2, replace two with three feet. All members present voting aye, motion carried.

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

Rezoning: (Withdrawn) Changing the zoning classification 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 Street in NW ¼ 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 Development District to be known as CJM Second Addition Planned Development District Number Two and changing the official zoning map accordingly.

Variance: Brad Bauer has made an application for a height variance of 25' vs 23' for construction of a building to be located at 2501 Anthony Avenue, legally described as Lot 14, Block 9, CJM 2nd Addition IT #3, NW ¼ Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Zoned Planned Development District.

Applicant Bauer was present. No one other than staff and commission members testified in regards to this application. No objections have been received.

The public notice was published on July 15, 2016 in the *Mitchell Daily Republic* and letters to the neighboring property owners were sent July 13, 2016.

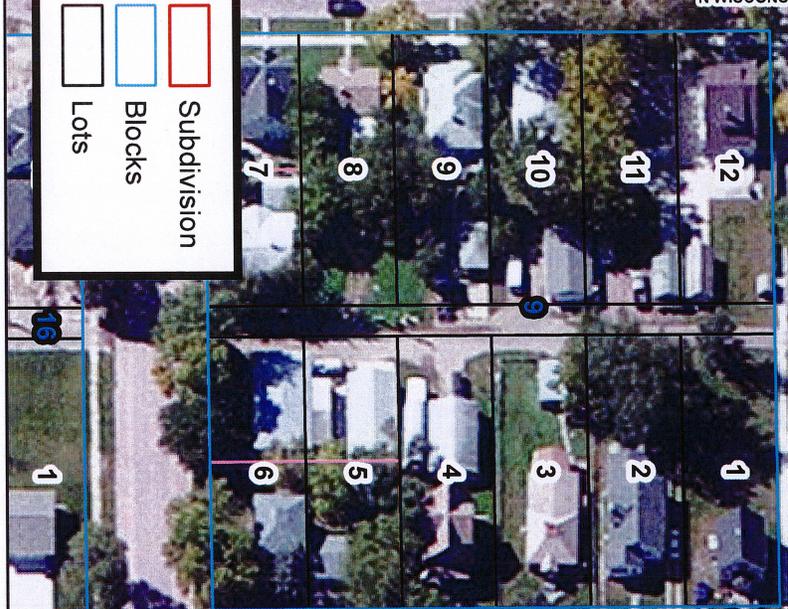
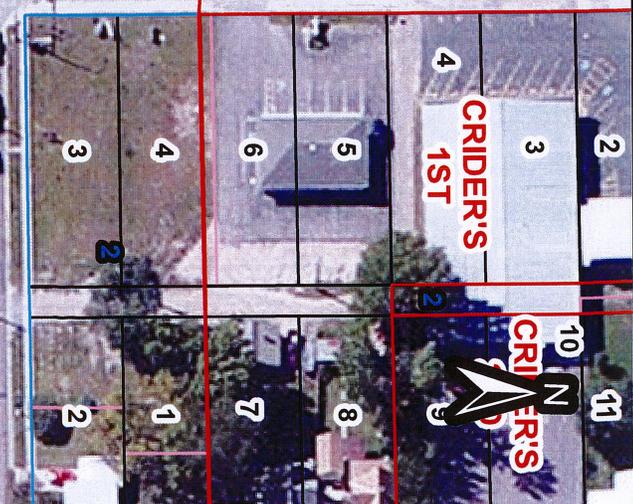
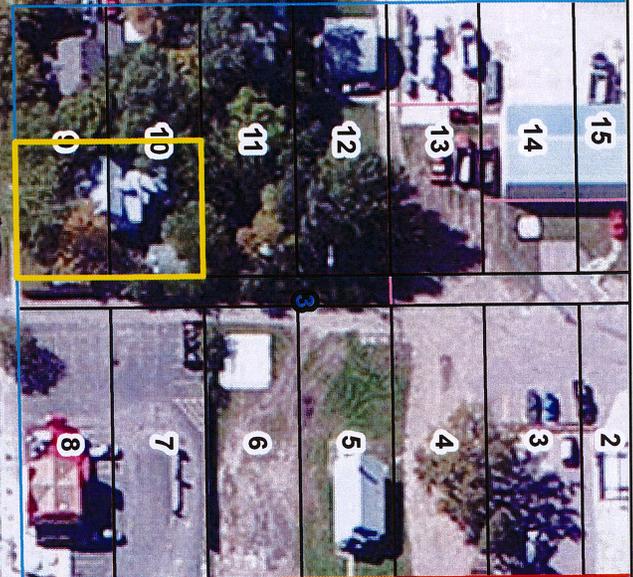
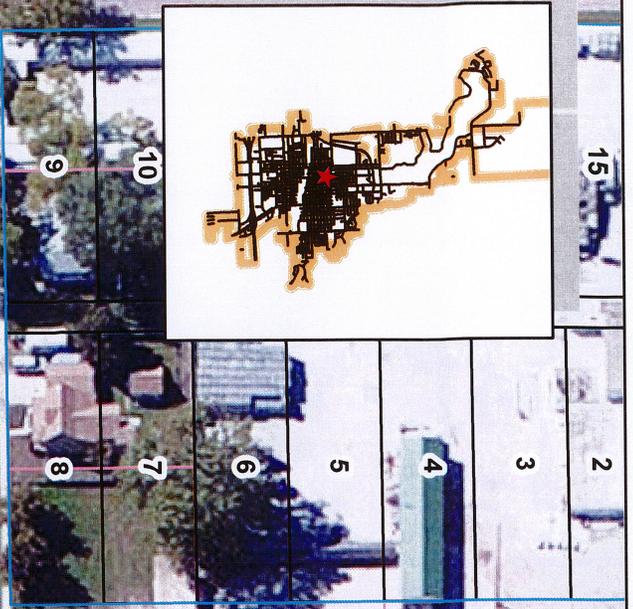
Motion by Molumby, seconded by Fergen to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Other Business: Justin Johnson, City Attorney, briefed the commission on ex-parte and conflict of interest procedures for boards/commission that act in quasi-judicial capacities. He answered questions from the commission. No action taken.

Adjournment: Chairman Larson adjourned the meeting at 12:29 pm.

Chairman

Date



N WISCONSIN ST

N EDMUNDS ST

W 7TH AVE

**ROWLEY'S
2ND**

N SANBORN BLVD

H1

**CRIDER'S
1ST**



Subdivision
 Blocks
 Lots

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

NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED, that Angela & Bonnie Jones (applicant), Boyd & Kay Reminitz (owner) have made an application for a conditional use permit to operate home occupation to operate a retail business and display artworks in the applicant's home located at 414 W 7th Ave, legally described E1/2 of Lots 9 & 10, Block 3, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that the public hearings will be held by the City Planning Commission on August 8, 2016 at 12:00 P.M and the Board of Adjustment on August 15, 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.

Dated at Mitchell, South Dakota, this 20th day of July, 2016.

MICHELLE BATHKE

FINANCE OFFICER

Publish twice: July 28 and August 4, 2016.

Approximate Cost:

*e-mailed
7-21-16*

APPLICATION FOR A CONDITIONAL USE PERMIT

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

The undersigned applicant(s) Angela & Bonnie Jones and owner(s), Boyd & Kay Reimnitz Revocable Living Trust hereby make an application for a home occupation/conditional use permit for operation of a retail and art business in the applicants' residence as required by the provisions of the City of Mitchell Zoning Code

This Application is for the following described real property:

E ½ of Lots 9 & 10, Block 3, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The address is 414 W. 7th Ave, Mitchell, SD. Zoned 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 19 of July, 2016.


APPLICANT


OWNER

Neil Putnam

From: Angela Jones <abacusangela@gmail.com>
Sent: Thursday, July 14, 2016 11:43 AM
To: Neil Putnam
Subject: Fwd: Bonnie & Angela Jones: 414 W. 7th Ave

Hello Neil,

As per your request, this is our plan for our home based retail business at 414 W. 7th Ave.

My mother and I would like to open a retail store in our living room at 414 W. 7th Ave here in Mitchell. The living room area stretches across the entire front of the house and we will close it off entirely from the living space with accordion doors at the entrance to the living space of our home. She and I have always lived together and we are the only occupants of the house. We will both run the store and we will not have any employees other than the two of us. We will have two desks with computers situated in the store area - one in the southeast corner and the other in the northwest. We think this will offer us a good sightline of the showroom space while being able to assist customers. Weather permitting, we would like to use the front porch area to display items such as antique furniture and seasonal decor as a welcome to the entrance of the store area.

Prior to moving to Mitchell, we owned a licensed, home based bookkeeping business in California. For many years, we have also made a living selling arts and crafts items to retail stores. This past summer, we have had a tent set up at the Mitchell Farmer's Market selling culinary spices and occasional baked goods.

We would like to sell primarily handmade home decor, jewelry, fashion accessories (purses, hats, scarves, etc...), some clothing items, decorative items that we make. We expect to also have to buy some items for re-sell in which case we would like to carry items that compliment the things we already make. Example: sunglasses, flip-flops, perfumes, bath soap, tea pots, spice racks, trivets, etc...

In our living space in this house, we have two bedrooms and a bathroom upstairs. On the main floor, we will use the existing dining room as our living room which we will separate from the store area with accordion doors. We will use the main floor bedroom as our dining room - this is separated from the store area with a wood door. In the basement area, we have a room that we will use for a sewing room, which will have our two home (not industrial) sewing machines and an area for cutting and ironing fabric. We have another room in the basement that we will use for painting, working with paper mache and (air dry and oven baked) clay, or making jewelry. We use hand tools for making jewelry - various pliers and hammers but not any professional grinders, tumblers, or anything that will require welding, saws, or anything of that nature. There is also a laundry area in the basement with washer, dryer, and ironing board. We might on occasion and weather permitting, use the garage to paint or refinish small, decorative furniture pieces. Mostly we knit, crochet, sew, and make jewelry. We would like to continue a small section of our store selling the pre-packaged spices that we offer at the Farmer's Market and my mom would like to offer whole, homemade pies for pick up on Sunday afternoons out of her kitchen since we are across from the Wesleyan Church, so long as she falls within the guidelines of the "South Dakota Requirements for the Sale of Home Baked Goods Made with Your Home" found on the South Dakota Department of Health web site here: <http://igrow.org/up/resources/04-1004-2012.pdf>

We have two large trees on the south east corner of the house, that sit far back near the house and away from the sidewalk or roadway, that I had hoped to be able to use to place a sign between for the store because it would be visible from the intersection of W. 7th Ave and Sanborn Street without causing any obstructions to view or traffic. Ideally, I would like to hang a simple, two-color, professionally printed mesh banner from this

company <https://www.buildesign.com/mesh-banners> That has this design:



The sign would hang between the two trees on the southeast side of the house, well within the yard space and away from obstruction. We would stick with this simple two color design to keep it tasteful and in keeping with the existing black, gray, white, color of the house. On Sunday afternoons, we would like to hang a small sign on the porch that says "Home Baked Pies", indicating that they are available. This would be removed once they were sold.

As to business hours, we want to be closed a couple of days per week but we also want to be open on weekends so our plan is to close on Monday and Tuesday. With operating hours on the remaining days to be between 9:00 am -7:00 pm.

Please let me know if I missed anything.

Sincerely,
Angela Jones
[605-550-4172](tel:605-550-4172)

MITCHELL CONCRETE PRODUCTS
721 N EDMUNDS ST
MITCHELL SD 57301

DEAN & JEAN ROBIDEAU
2500 SHANARD RD
MITCHELL SD 57301

BOYD REIMNITZ
116 E 3RD AVE
MITCHELL SD 57301

APPROVED

MICHAEL REIMNITZ
619 N EDMUNDS ST
MITCHELL SD 57301

KYLE MARGHEIM
613 N EDMUNDS ST
MITCHELL SD 57301

DAKOTA DISTRICT OF THE
WESLEYAN CHURCH
13790 APPALOOSA AVE
RAPID CITY SD 57702

DENNIS & GERALDINE HOHN
612 N EDMUNDS ST
MITCHELL SD 57301



July 27, 2016

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Angela & Bonnie Jones (applicant), Boyd & Kay Reminitz (owner) have made an application for a conditional use permit to operate home occupation to operate a retail business and display artworks in the applicant's home located at 414 W 7th Ave, legally described E1/2 of Lots 9 & 10, Block 3, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on August 8, 2016, 12:00 P.M and the Board of Adjustment on August 15, 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

Boyd + Kay Reminitz
OWNER

owners of 414 W 7th Unit applicants are renting
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

APPLICATION FOR A CONDITIONAL USE PERMIT

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), Sara Bailey hereby is submitting a conditional use permit to operate a family residential child care center in her residence pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 9, Block 1, Rowley's 1st Addition, City of Mitchell, Davison County, South Dakota (308 E 7th 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 ^{SB}~~27~~ of ~~May~~ July 22, 2016.

Sara Bailey
APPLICANT

Sara Bailey
OWNER

NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED, that Sara Bailey has made an application for a conditional use permit/family residential child care in her residence at 308 E 7th Ave, legally described as Lot 9, Block 1, Rowley's 1st Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on August 8, 2016 at 12:00 P.M and the Board of Adjustment on August 15, 2016, 2014 at 6:30 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St, Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

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

MICHELLE BATHKE

FINANCE OFFICER

Publish twice: July 28, & August 4, 2016

Approximate Cost:

BAILEY

PUETZ REALTY LLC
PO BOX 368
MITCHELL SD 57301

MUTH PROPERTIES LLC
PO BOX 1384
MITCHELL SD 57301

CLINT & TAMARA NEUGEBAUER
300 E 7TH AVE
MITCHELL SD 57301

RANDY & SHERYL MEISTER
304 E 7TH AVE
MITCHELL SD 57301

SARA & JAY BAILEY
308 E 7TH AVE
MITCHELL SD 57301

BENJAMIN & KAY FOLDEN
312 E 7TH AVE
MITCHELL SD 57301

CONNIE PIETZ
316 E 7TH AVE
MITCHELL SD 57301

EARL GIEDD
CONSTANCE PIETZ
316 E 7TH AVE
MITCHELL SD 57301

RIESIDE PROPERTIES LLC
37786 262ND ST
WHITE LAKE SD 57383

BECKY LYNN JACOBSON
JOSEPH FICK
709 N KIMBALL ST
MITCHELL SD 57301

CHARLES & RUTHANNE LYNDE
221 E 7TH AVE
MITCHELL SD 57301

JIM ROBIDEAU
625 N LANGDON ST
MITCHELL SD 57301

RON & MONA EMMETT
723 E 7TH AVE
MITCHELL SD 57301

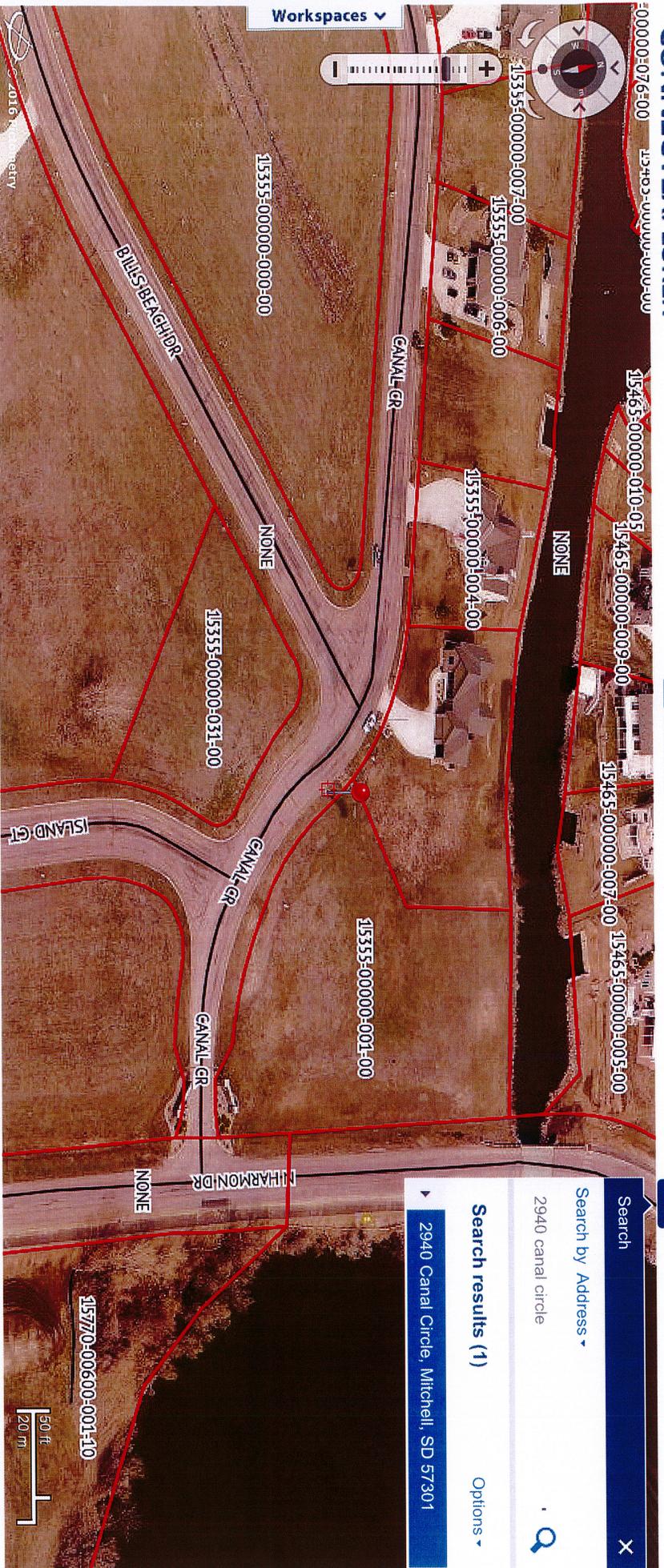
JAMES TEGETHOFF
2220 W HAVENS AVE
MITCHELL SD 57301

GARY & JUDITH BIERLE
311 E 7TH AVE
MITCHELL SD 57301

STEVEN HUBER
307 E 7TH AVE
MITCHELL SD 57301

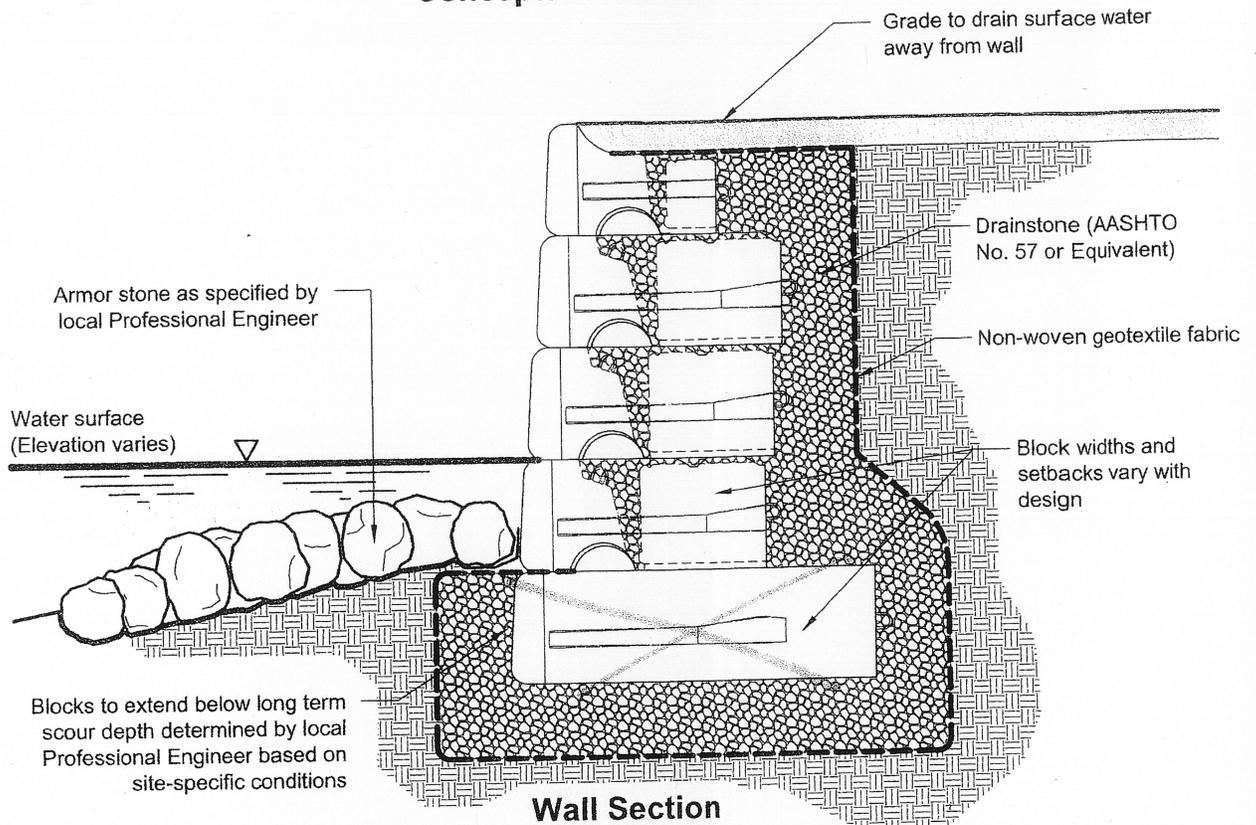
TAYLA KUNIS
301 E 7TH AVE
MITCHELL SD 57301

CONNECTEXPLORER



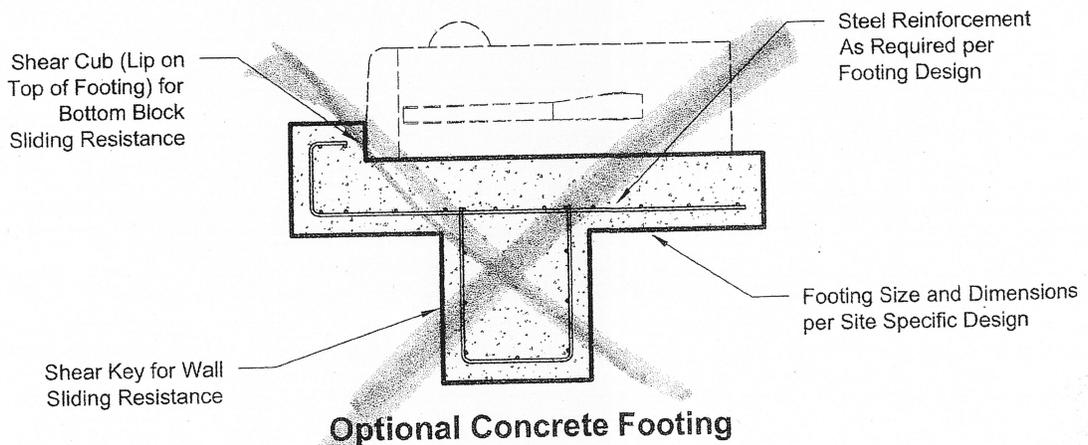
map: Auto ▾ 04/28/2013 (2013) ▾ < Image 1 of 4 >

Conceptual Seawall Detail

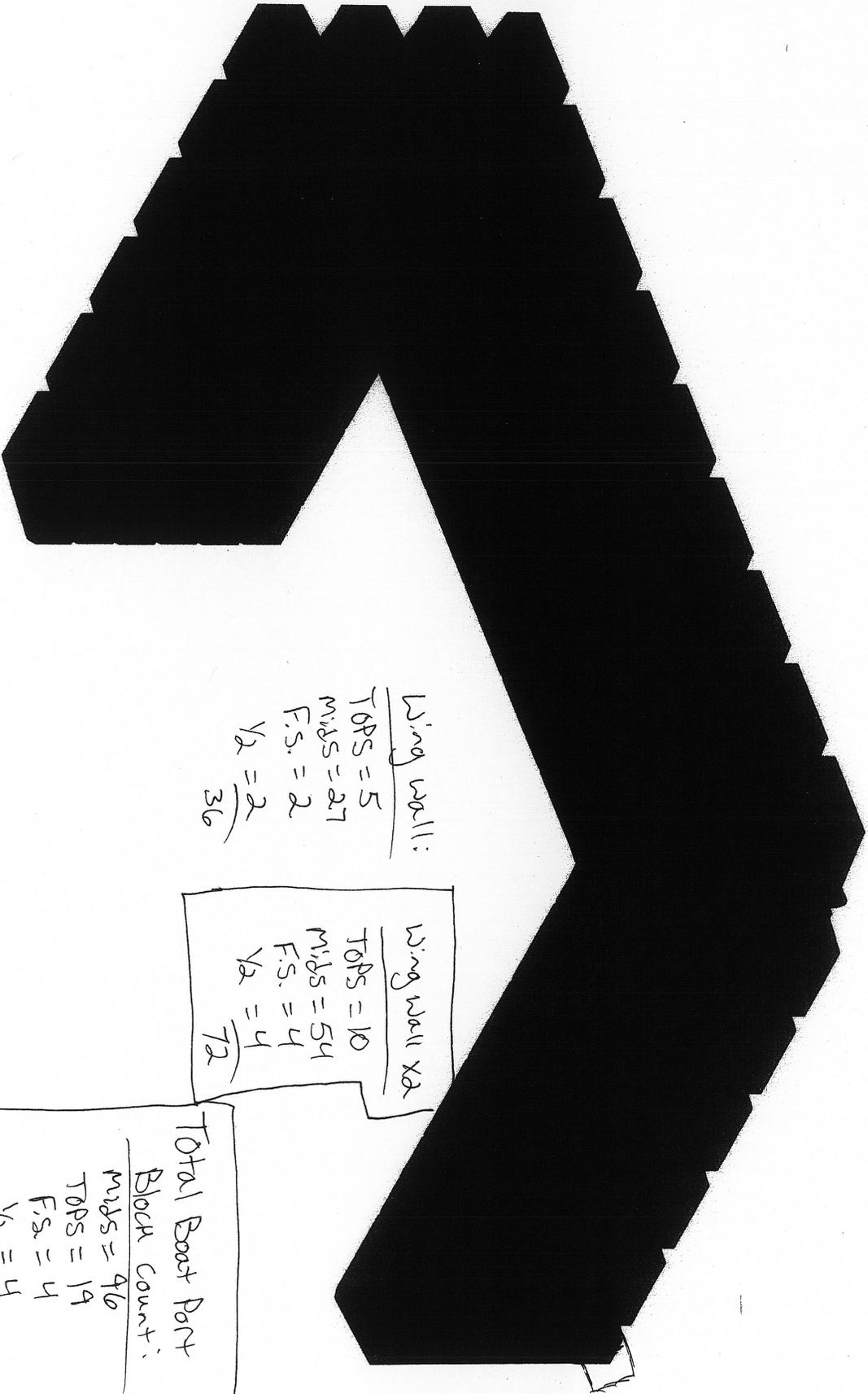


Notes:

- Use ASTM No. 57 stone (or as specified by local Professional Engineer) to infill between blocks.
- Preliminary wall height charts do not apply and should not be used for walls in water applications due to the variety of site-specific variables.
- Contact your local Professional Engineer for specific details and final design.
- Walls may require geogrid reinforcement.
- Refer to final engineering plans.



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.



Living wall:
TOPS = 5
MIDS = 27
F.S. = 2
 $\frac{1}{2} = 2$
36

Living wall X2
TOPS = 10
MIDS = 54
F.S. = 4
 $\frac{1}{2} = 4$
72

Total Boast Port
Block Count:
MIDS = 96
TOPS = 19
F.S. = 4
 $\frac{1}{2} = 4$

123 Blocks

NOTICE OF HEARING

The City Council of the City of Mitchell, Davison County, South Dakota will be holding a public hearing in regards to the petition and resolution of intent on behalf of CJM Consulting Inc. to have annexed into the City of Mitchell the following real property legally described as:

The North 740.06 feet of the South 1,446.00 feet of the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota; specifically including previously platted portions of Livesay Lane and Jamaicas Avenue, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota, as recorded in Plat Book 30 on Page 20; but specifically excepting the following parcels: Lot 7, Block 2 of CJM Second Addition in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota, as recorded in Plat Book 30 on Page 10; Lot 12, Block 2 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, as recorded in Plat Book 31 on Page 20; Lots 4 and 5, Block 8 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota, as recorded in Plat Book 30 on Page 20; Lot 6, 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, as recorded in Plat Book 21 on Page 42; 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, as recorded in Plat Book 32 on Page 14; Lot 9, 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, as recorded in Plat Book 31 on Page 37; Lot 12, Block 9 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, as recorded in Plat Book 29 on Page 25; and Block 2 and Block 9 of CJM Second Addition, and a portion of Anthony Avenue and a portion of Livesay Lane, A Subdivision of the NW ¼ 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.

The City Council will hold the public hearing of the proposed resolution on Monday, August 15, 2016 at 6:30 pm, Council Chambers, City Hall, 612 N. Main St, Mitchell, South Dakota. All interested parties will have an opportunity to be heard at the hearing.

MICHELLE BATHKE

FINANCE OFFICER

Publish once: August 2, 2016

Approximate Costs:

LEGAL DESCRIPTION

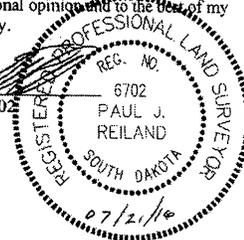
THE NORTH 740.06 FEET OF THE SOUTH 1446.00 FEET OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; SPECIFICALLY INCLUDING PREVIOUSLY PLATTED PORTIONS OF LIVESAY LANE AND JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 30 ON PAGE 20; BUT SPECIFICALLY EXCEPTING THE FOLLOWING PARCELS: LOT 7, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 30 ON PAGE 10; LOT 12, BLOCK 2 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 31 ON PAGE 20; 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, AS RECORDED IN PLAT BOOK 30 ON PAGE 20; LOT 6, BLOCK 8 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 21 ON PAGE 42; LOT 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 32 ON PAGE 14; LOT 9, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 31 ON PAGE 37; LOT 12, BLOCK 9 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 29 ON PAGE 25; AND BLOCK 2 AND BLOCK 9 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., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 18 ON PAGE 59.

SURVEYOR'S AFFIDAVIT

I, Paul J. Reiland, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. I did survey, in general conformance with accepted standards of practice, THE NORTH 740.06 FEET OF THE SOUTH 1446.00 FEET OF THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; SPECIFICALLY INCLUDING PREVIOUSLY PLATTED PORTIONS OF LIVESAY LANE AND JAMAICAS AVENUE, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 30 ON PAGE 20; BUT SPECIFICALLY EXCEPTING THE FOLLOWING PARCELS: LOT 7, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 30 ON PAGE 10; LOT 12, BLOCK 2 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 31 ON PAGE 20; 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, AS RECORDED IN PLAT BOOK 30 ON PAGE 20; LOT 6, BLOCK 8 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 21 ON PAGE 42; LOT 7, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 32 ON PAGE 14; LOT 9, BLOCK 8 OF CJM SECOND ADDITION, IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 31 ON PAGE 37; LOT 12, BLOCK 9 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 29 ON PAGE 25; AND BLOCK 2 AND BLOCK 9 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., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 18 ON PAGE 59. In my professional opinion and to the best of my knowledge, information and belief, this drawing correctly shows the location of the described property.

Dated this 21st day of July, 2016.

Registered Land Surveyor #SD6702



STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the 21st day of July, 2016, before me, the undersigned Notary Public in and for said county and state, personally appeared Paul J. Reiland, well known to me to be the person described in and who executed the foregoing instrument and duly acknowledged that he executed the same in his official capacity as a Registered Land Surveyor for the purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: 11/22/19

PROJECT NO. 16-14668

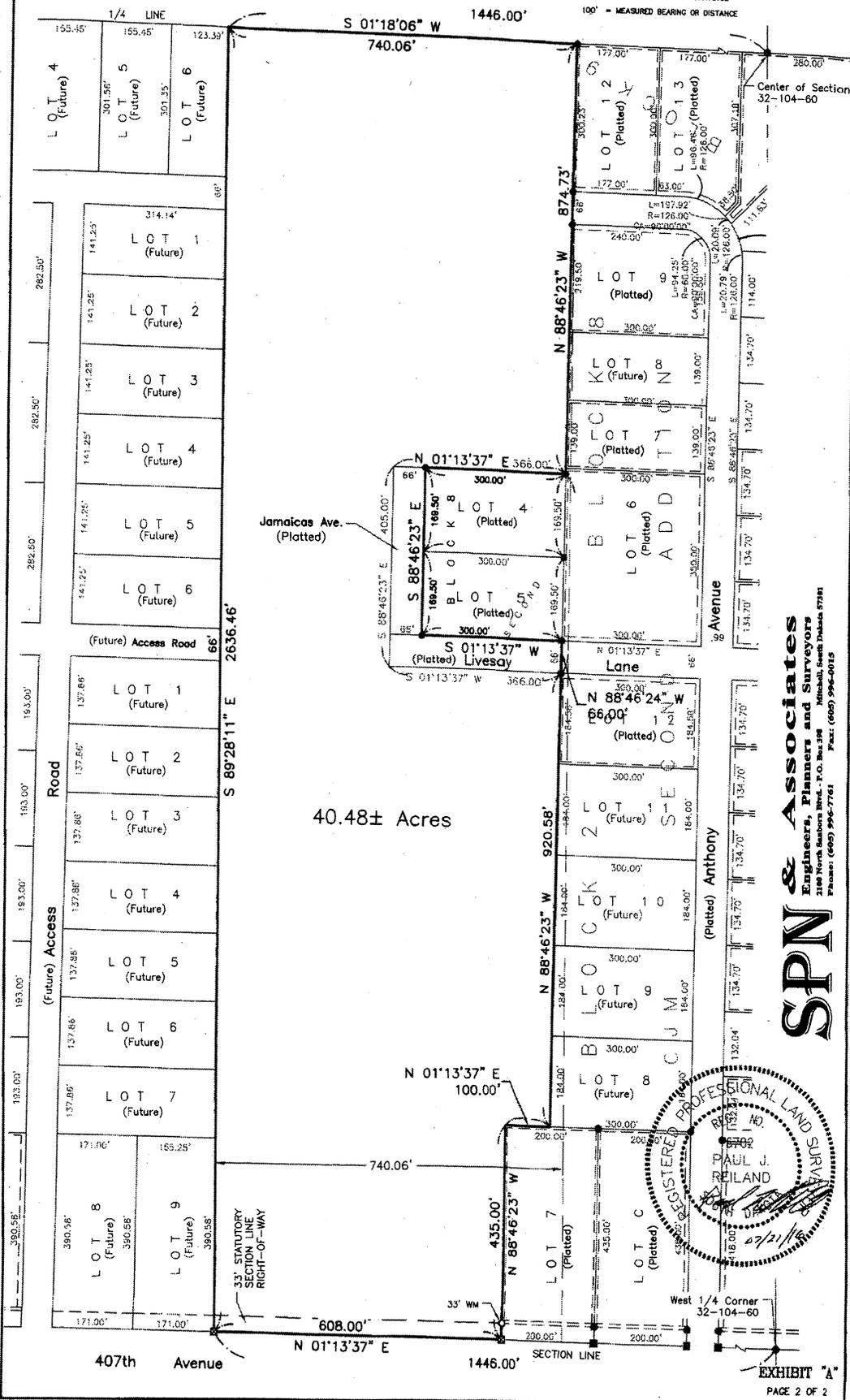
SCALE: 1" = 200'



SURVEYOR'S AFFIDAVIT

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (R) = RECORD BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL



SPN & ASSOCIATES
 Engineers, Planners and Surveyors
 1168 North Harbor Blvd., P.O. Box 298
 Miramar, South Dakota 57501
 Phone: (605) 996-7761 Fax: (605) 996-0015