

CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N MAIN ST, MITCHELL, SD 57301
DATE: SEPTEMBER 12, 2016

1. TIME: 12:00 PM NOON
2. CALL TO ORDER:
3. ROLL CALL:
4. APPROVE AGENDA:
5. APPROVAL OF MINUTES: AUGUST 22, 2016

Documents:

[MINUTES82216.PDF](#)

6. SCHEDULE NEXT MEETING: SEPTEMBER 26, 2016

7. VARIANCE:

Shane Snyder has made an application for a backyard variance of 2 ft vs 25 ft and a side yard variance of 2 v 3 feet for construction of two attached garages to his residence, legally described as S 82 feet of Lots 11 & 12, Block 14, Rowley's 2nd Addition, City of Mitchell, Davison County, SD, 503 N Duff St. Zoned R4

Documents:

[SYNDERVAR.PDF](#)
[L11-12 B14 ROWLEYS 2ND.PDF](#)

8. PLAN APPROVAL

American Family Insurance, 708 N Sanborn Blvd, addition to the front of the building. Zoned HB and TWC.

Documents:

[BEUKELMAN.PDF](#)

9. Plan Approval:

Justin Thiesse is requesting approval to construct two garages at his property 1701 N Main st. Zoned HB Highway Business District.

Documents:

[THIESEPLAN.PDF](#)

10. Discussion Only: Zoning District Amendment

Discussion Only: Possible Amendments to the Mueller Lumber Morningview Planned Development and expansion of its boundary.

Documents:

[MUELLERORDREVIEW.PDF](#)

11. Discussion Only: Zoning District Amendment

Discussion Only: Amendments to the Woodland Heights Planned Development District

*Discussion Only: Amendments to the Woodland Heights Planned Development District
(Ethan Lumber)*

Documents:

[WOODLANDHEIGHTS.PDF](#)

12. Plat:

*Lot 12 & 13 in The Replat of Tract A Wild Oak Golf Club Addition to City of Mitchell,
Davison County, SD.*

Documents:

[LOT 12 AND 13 TRACT A WILD OAK.PDF](#)
[L12-13 TA WILD OAK.PDF](#)

13. Plat: CJM2ndB2B3B7B8B9

*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., City of Mitchell, Davison County,
SD*

Documents:

[PLATCJM2.PDF](#)

14. Plat: L8B2CJM2nd

*A Plat of Lot 8, Block 2, 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, SD*

Documents:

[PLATL8B2CJM2.PDF](#)
[L8 B2 CJM 2ND.PDF](#)

15. Plat: Lot X-1

*A Plat of Lot X-1, Square 19, A Subdivision of Portions of Lot X of Square 19 and the
West 1/2 of Vacated South Lawler Street, All in Weaver's Squares, City of Mitchell,
Davison County, SD*

Documents:

[PLATX1.PDF](#)
[LX-1 B19 WEAVERS SQUARES.PDF](#)

16. OTHER BUSINESS:

17. 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, August 22, 2016**

NOT APPROVED

Call to Order: Chairman Larson called the August 22, 2016 City Planning Commission to order at 12:00 pm, in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

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

Members Absent: Meyers, Fergen, and Molumby

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

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

Minutes: Motion by Griffith, seconded by Everson, to approve the minutes of the August 8, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Schmucker to schedule the next meeting for September 12, 2016. All members present voting aye, motion carried.

Plat: Lot 15 in Tract H Wild Oak Golf Club Addition to the 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.

Plan Approval: Agronomy Plus, 2500 W Havens. Zoned HB. A representative of the owner provided an explanation of the location and installation of the new bins they wish to add to the property. They meet the setbacks. Motion by Griffith, seconded by Everson to approve the plan. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:07 pm.

Chairman

Date

11	1	50'
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3		50'
4		50'
5		50'
6		50'

12	401	1	50'
11		2	50'
10	600	3	50'
9	1	4	50'
8		5	50'
7	400	6	50'

12	301	1	50'
11		2	50'
10	600	3	50'
9	1	4	50'
8		5	50'
7	300	6	50'

12	201	1	50'
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10	600	3	50'
9	1	4	50'
8		5	50'
7	200	6	50'

18		100'
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16	600	50'
15	600	50'
14		50'
13		50'

11	1	50'
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3		50'
4		50'
5		50'
6		50'

12	401	1	50'
11		2	50'
10	500	3	50'
9	1	4	50'
8		5	50'
7	400	6	50'

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500					501
7	8	9	10		
300					

4	201	3
5		
6	500	1
7		3
8		2
9	200	1A

18		94'
17		50'
16	500	50'
15	500	50'
14		50'
13		50'

11	1	50'
2		56'
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5		56'
6		56'

12	401	1	50'
11		2	56'
10	400	3	56'
9		4	56'
8		5	56'
7	400	6	56'

4	301	1
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C	B	A	1
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400			401
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200			

6		50'
5		50'
4		50'
3		50'
2		50'
1		50'

1	50'	50'
3	2	1

50'	50'	401	50'	50'	
6	5	4	3	2	1

50'	50'	301	50'	50'	
6	5	4	3	2	1

50'	50'	201	50'	50'	
6	5	4	3	2	1

18		100'
17		50'

NORTH EDMUNDS STREET

NORTH SANBORN BOULEVARD

NORTH DUFF STREET

NORTH ROWLEY STREET

WEST

WEST

WEST

6 TH

4 TH

4 TH

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified, that Shane Snyder has applied for a back yard variance of 2 feet and a side yard variance of 2 feet for construction of two attached garages to the west and north of the residence. The property is legally described as the S. 82 feet of Lots 11& 12, Block 14, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota and the address is 503 N. Duff Street. The property is zoned R4 Multi-family residential.

You are further notified, the City Planning Commission will be conducting a hearing on this application on Monday, September 12, 2016 at 12:00 pm and the Board of Adjustment will be holding a hearing on September 19, 2016 at 6:30 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 30th day of August, 2016.

Michelle Bathke

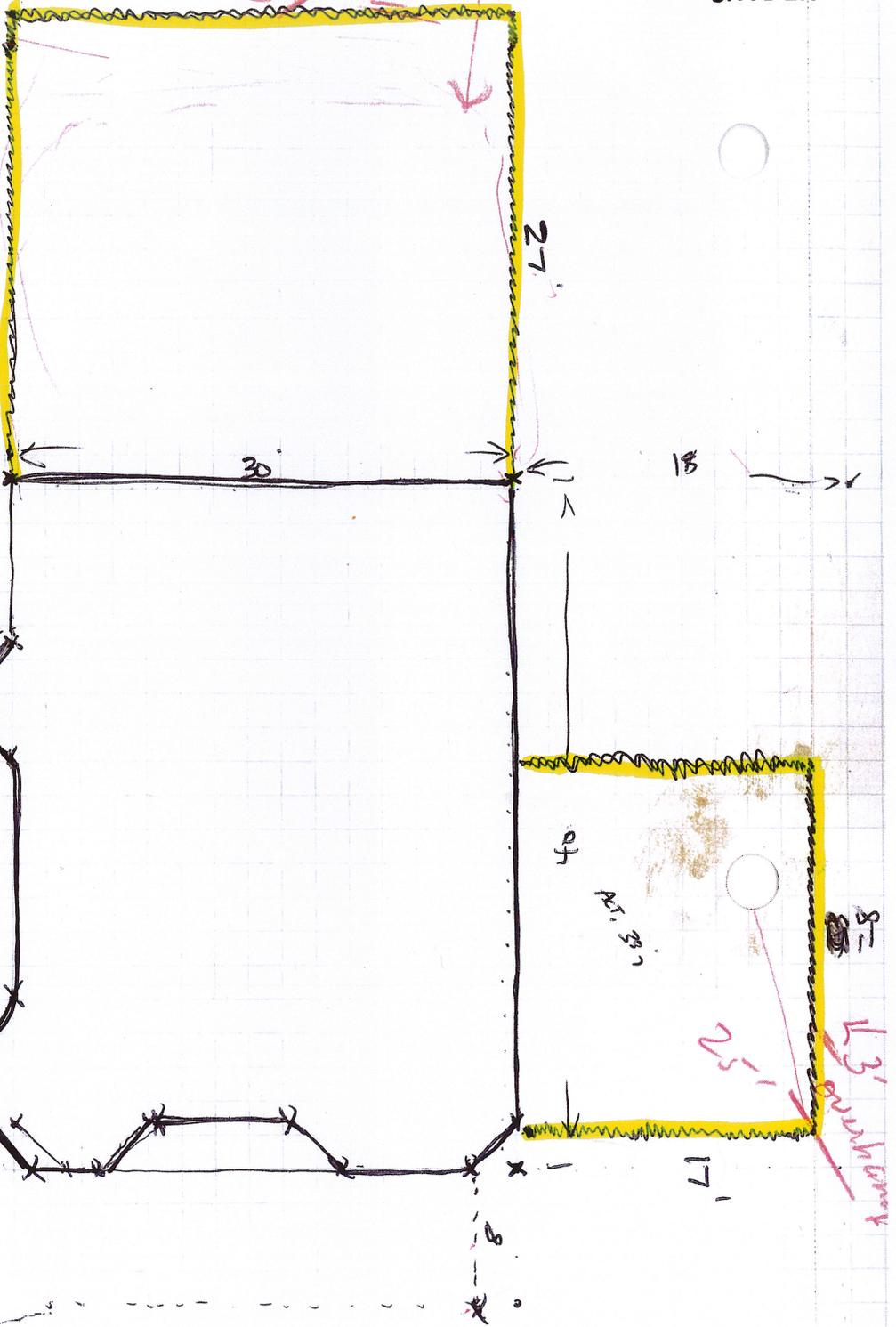
Finance Officer

Publish Once: Friday, September 2, 2016.

Approximate Costs:

MAP-

SARAH SNYDER
605-999-2340
SNYDER61@gmail.com



25'

600/10

104

25' 17'

23'

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



September 1, 2016

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Shane Snyder is applying for a back yard variance of 2 feet and a side yard variance of 2 feet for construction of attached garages to his property at 503 N. Duff St, legally described as the S 82 feet of Lot 11 & 12, Block 14, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (R4) High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on September 12, 2016, 12:00 P.M and the Board of Adjustment on September 19, 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~~ Margaret L. Spensley
OWNER

505 N. Duff, Mitchell, SD 57301
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

Will the garage actually be attached to the house as shown by the diagram?

Outside expectations

SNYDER

JULIE PAYNE
523 N DUFF ST
MITCHELL SD 57301

BRANDON HIRSTCARON
EMMA KELLY
517 N DUFF ST
MITCHELL SD 57301

CASEY ROBIDEAU
305 W 6TH AVE
MITCHELL SD 57301

GINGER FEHLBERG
307 W 6TH AVE
MITCHELL SD 57301

RICK CARPENTER
319 W 6TH AVE
MITCHELL SD 57301

JAMES & PEGGY HAUGE
520 N SANBORN BLVD
MITCHELL SD 57301

RUTH REIF
312 W 5TH AVE
MITCHELL SD 57301

LLOYD REIF
312 W 5TH AVE
MITCHELL SD 57301

JOSEPH & JANICE SCHLIMGEN
308 W 5TH AVE
MITCHELL SD 57301

SHANE & TAMI SNYDER
40880 204TH ST
ETHAN SD 57334

MARGARET SPENSLEY
PO BOX 814 **DISAPPROVED**
MITCHELL SD 57301

RANDY YOUNG
522 N DUFF ST
MITCHELL SD 57301

HAMILTON ENTERPRISES EAST LLC
PO BOX 1706
WILLISTON ND 58802

KIMBERLY BUTLER
508 N DUFF ST
MITCHELL SD 57301

ELLIS RENTALS LLC
1523 S MILLER ST
MITCHELL SD 57301

FIRST LUTHERAN CHURCH
411 N DUFF ST
MITCHELL SD 57301

RANDY & KAY MEINKE
221 W 5TH AVE
MITCHELL SD 57301

SHERRY VANOVERSCHELDE
1125 CHALKSTONE DR
MITCHELL SD 57301

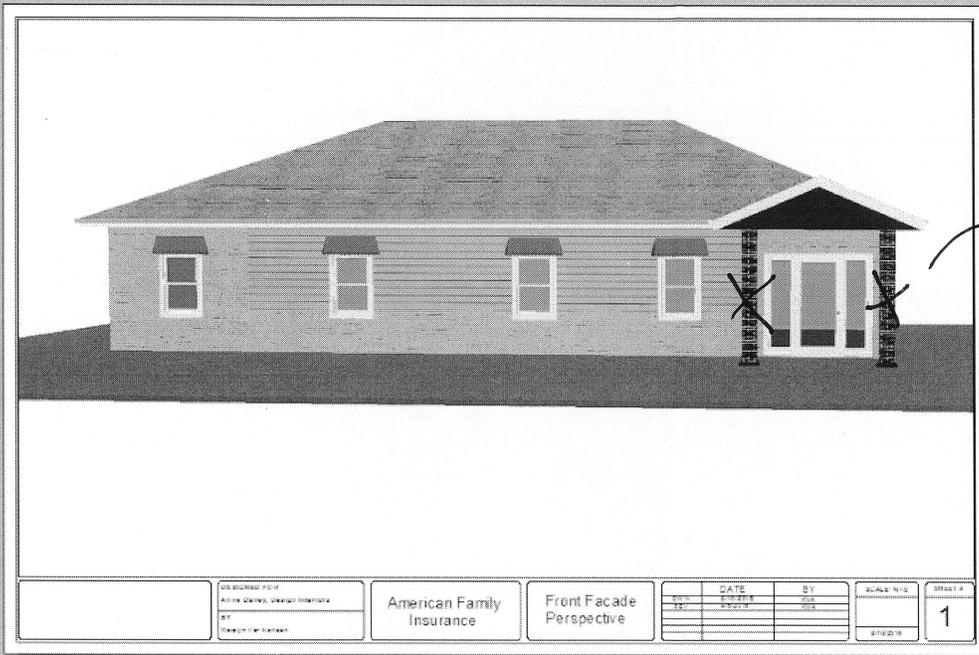
NORTHWESTERN BELL TELEPHONE
1801 CALIF ST RM 3130
DENVER CO 80202

CHRISTOPHER WILCOX
PO BOX 825
EDGEMONT SD 57735

CLARKE CO LLC
500 S ANDERSON ST
MITCHELL SD 57301

RONALD & ELIZABETH HANSING
4311 S PINEBROOK LANE
COLUMBIA MO 65203

GRACE DURST
412 N DUFF ST
MITCHELL SD 57301

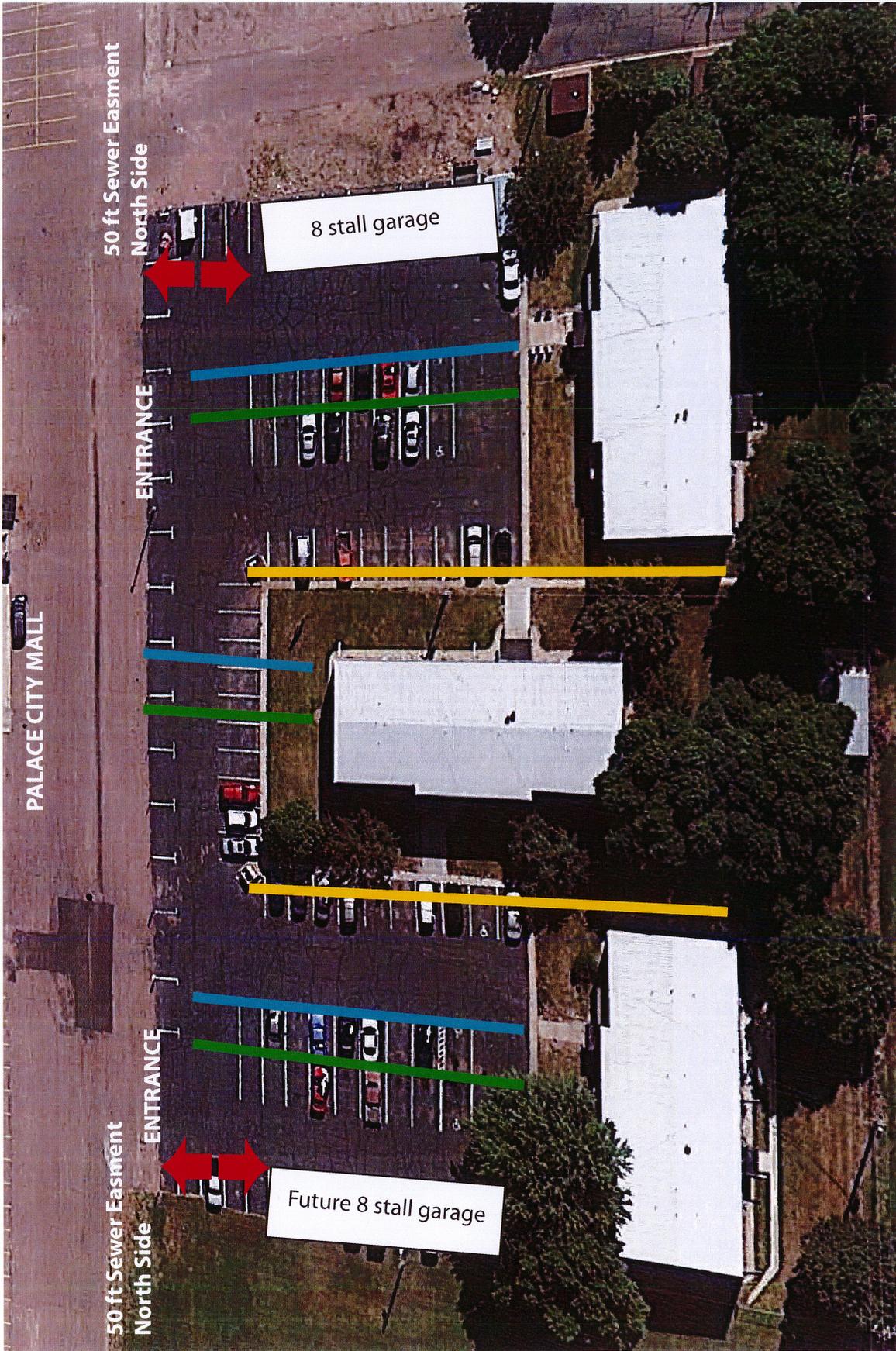


No columns -
roof supported
by roof
structure

American Family Insurance
708 N. Sankovich Blvd
Front Door Roof Addition

9/7/14

(Laehmit Const)



KEY

Water Lines —

Sewer Lines —

Gas Lines —

Each building will be 26x96.

The proposed building plan is to build 2 ft from the property line with a 1 ft overhang.

Friday, August 26, 2016

City of Mitchell
Planning & Zoning Board
612 North Main Street
Mitchell, SD 57301

Dear Planning & Zoning Board:

I am requesting your approval for a building permit to construct (2) 26x96 buildings. These buildings will serve as (2) 8 stall garage units for 54 tenants at Village Pointe Apartments (1701 North Main Street).

One 8-stall garage will be built this fall and the other will be built in the spring of 2017. The building materials will be a smart siding and engineered shingles.

My address is Main Street, but the only entrances are on the north side of the property. The north 50 ft. of the property has a sewer easement; therefore I can only build on the east and west sides of the property.

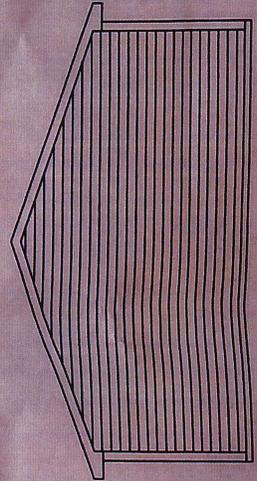
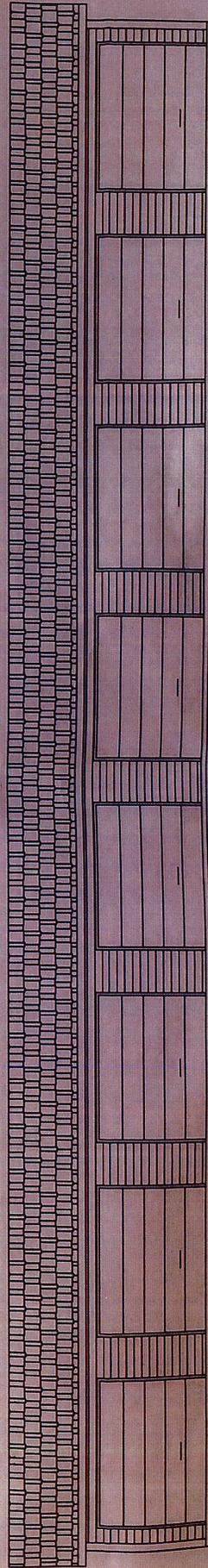
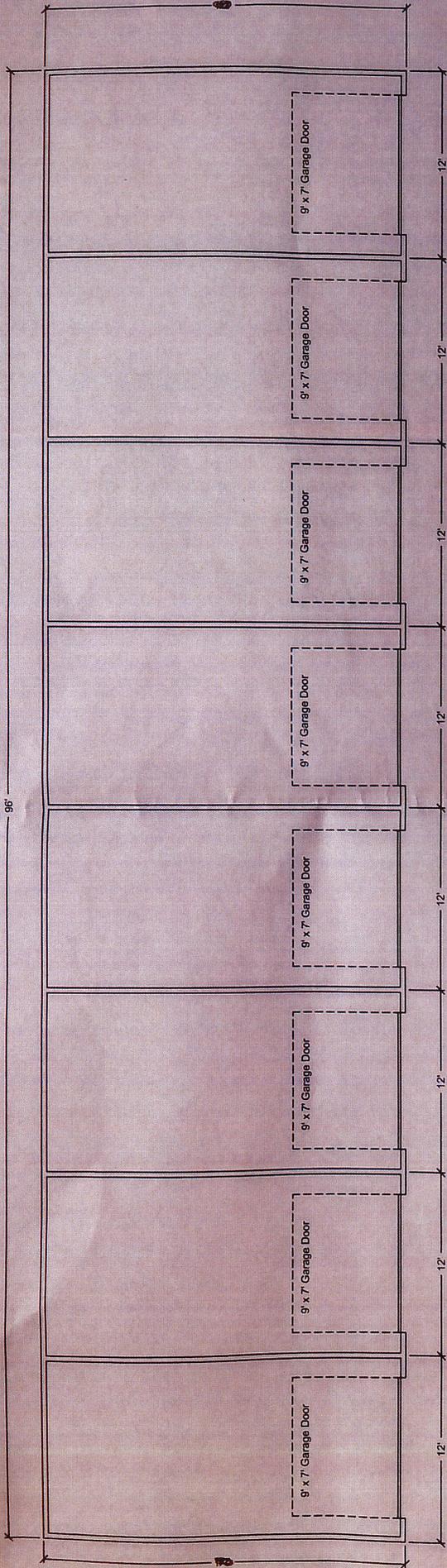
I am requesting to build 2 ft. from the property line with a 1 ft. over hang. This would give me a 1 ft. setback from the east and west. Having the garages on the east and west sides will give Village Pointe a barrier and a more secure place to live.

I have included a map of the property with located water, sewer and gas lines as well as the garage locations. Please let me know if you have any questions or concerns

Sincerely,



Justin Thiesse
605-990-4444
justin@thiesse.net



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ORDINANCE NO.

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 5, MLC ADDITION, IN THE NE ¼ OF THE SW ¼ OF SECTION 28, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R2) TO THE PLANNED UNIT DEVELOPMENT DISTRICT (PD) KNOWN AS MUELLER LUMBER MORNINGVIEW SUBDIVISION AND AMENDING ORDINANCE NO. 2430 THAT PREVIOUSLY ESTABLISHED THE PLANNED UNIT DEVELOPMENT DISTRICT KNOWN AS MUELLER LUMBER MORNINGVIEW SUBDIVISION.

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

Section 1. The following real property legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 5, MLC Addition, in the NE ¼ of the SW ¼ of Section 28, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota to be changed from Single Family Residential District (R2) to the Planned Unit Development District (PD) known as the Mueller Lumber Morningview Subdivision and to be identified as Subarea C in the exhibit hereto attached to this ordinance.

Section 2. Notwithstanding Ordinance No. 2430, the following is an amendment to the Planned Unit Development District (PD) known as the Mueller Lumber Morningview Subdivision

10-9F-4 Supplemental Regulations:

- A. No structure shall be permitted to be constructed with a post from method of square or round poles in the ground (commonly known as 'pole barns').
- B. No structure shall be permitted to be finished on the exterior roof or walls with light gauge metal panels, vertical or horizontal, galvanized or colored metal.
- C. All accessory buildings shall have the same exterior finish as the principal residence. If the principal residence is masonry brick, stone or stucco, the accessory building may use wood or vinyl siding on the walls in lieu of masonry brick, stone or stucco.

Section 3. The district classifications of the real property legally described in this ordinance is hereafter to be changed and the official map is to reflect the new district classification.

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

Passed and approved this ____ day of _____, 2016.

Mayor

Attest:

Finance Officer

First Reading
Second Reading
Adoption



SCALE: 1" = 100'



SPN

& Associates
Engineers, Planners and Surveyors

1100 S. State Street, Suite 100 • FAX: 605/396-0011 • Mitchell, South Dakota 57301

MUELLER LUMBER
MORNINGVIEW SUBDIVISION
DATE: 03/29/2015

ORDINANCE NO. 2430

AN ORDINANCE AMENDING THE CITY OF MITCHELL ZONING CODE (TITLE TEN), CHAPTER NINE, ARTICLE F, CHANGING THE DISTRICT CLASSIFICATIONS OF THE REAL PROPERTY BLOCK THREE (3), EXCEPT THE WEST 108 FEET OF THE NORTH 150 FEET THEREOF; LOT 4B, EXCEPT THE NORTH 150 FEET THEREOF BLOCK FOUR, MORNINGVIEW ADDITION, CITY OF MITCHELL, DAVISON, SOUTH DAKOTA FROM SINGLE FAMILY RESIDENTIAL (R2) DISTRICT TO A PLANNED UNIT DEVELOPMENT (PD) KNOWN AS MUELLER LUMBER MORNINGVIEW SUBDIVISION AND BLOCK FIVE, EXCEPT LOT H1 THEREOF, MORNINGVIEW ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA FROM TRANSPORTATION, WAREHOUSING, AND COMMERCIAL (TWC) DISTRICT TO A PLANNED UNIT DEVELOPMENT (PD) KNOWN AS MUELLER LUMBER MORNINGVIEW SUBDIVISION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Section 1. That the following real property's district classification legally described by Block 3, Except the West 150 feet of the North 150 feet thereof; Lot 4B Except the North 150 feet thereof, Block Four, Morningview Addition, City of Mitchell, Davison County, South Dakota be changed from Single Family Residential (R2) District to a Planned Unit Development (PD) known as Mueller Lumber Morningview Subdivision.

Section 2. That the following real property's district classification legally described by Block 5, except Lot H1 thereof, Morningview Addition, City of Mitchell, Davison County, South Dakota be changed from Transportation, Warehousing, and Commercial (TWC) District to a Planned Unit Development (PD) known as Mueller Lumber Morningview Subdivision.

- A. Purpose: This Planned Development District is intended residential opportunities and provide for a variety of densities which provide the efficient and diverse utilization of land.
- B. Scope: The regulations in this ordinance or set forth elsewhere in the City of Mitchell Zoning Code when referred to in this ordinance are the district regulations that shall be governed by the Mueller Lumber Morningview Subdivision.

Sub Area A. As reference in the Exhibit hereto attached to this ordinance:

- A. Permitted Uses:
 - 1. Single Family Dwellings
 - 2. Two Family Dwellings
 - 3. Open Spaces
 - 4. Parks and Playgrounds
- B. Conditional Uses:
 - 1. Residential Care
 - 2. Family Residential Care
 - 3. Family Residential Day Care
- C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
 2. Home Occupations, unless the criteria set forth in 10-5G-2 is not met. Note 10-5G-3A.
- D. Parking Regulations:
1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.
- E. Sign Regulations:
1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.
- F. Maximum Building Height:
1. No principal building shall exceed two and one half stories or 35 feet in height.
 2. No accessory building shall exceed 20 feet in height
- G. Maximum Coverage:
1. No more than Forty-five percent (45%) of the zoning lot area shall be covered with structures.
 2. No accessory building shall exceed 1,250 square feet in area.
- H. Minimum Lot Area and Width:
1. The minimum zoning lot area shall be no less than 10,000 square feet and a minimum zoning lot width of 85 feet.
- I. Minimum Yard Requirements:
1. Front Yard 25 feet, Back Yard 25 feet, Side Yard 8 feet, Side Yard on a Corner 15 feet

Sub Area B As reference in the Exhibit hereto attached to this ordinance:

- A. Permitted Uses:
1. Single Family Dwellings
 2. Two Family Dwellings
 3. Open Spaces
 4. Parks and Playgrounds
- B. Conditional Uses:
1. Residential Care
 2. Family Residential Care
 3. Family Residential Day Care
- C. Accessory Uses:
1. Accessory Buildings for Permitted and Conditional Uses
 2. Home Occupations, unless the criteria set forth in 10-5G-2 is not met. Note 10-5G-3A.
- D. Parking Regulations:
1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.
- E. Sign Regulations:
1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.
- F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
 2. No accessory building shall exceed 20 feet in height
- G. Maximum Coverage:
1. No more than Forty-five percent (45%) of the zoning lot area shall be covered with structures.
 2. No accessory building shall exceed 1,250 square feet in area.
- H. Minimum Lot Area and Width:
1. The minimum zoning lot area shall be no less than 10,000 square feet and a minimum zoning lot width of 85 feet.
- I. Minimum Yard Requirements:
1. Front Yard 25 feet, Back Yard 25 feet, Side Yard 8 feet, Side Yard on a Corner 15 feet

Sub Area C. As reference in the Exhibit hereto attached to this ordinance:

- A. Permitted Uses:
1. Single Family Dwellings
 2. Two, Three or Four Family Dwellings
 3. Open Spaces
 4. Parks and Playgrounds
- B. Conditional Uses:
1. Residential Care
 2. Family Residential Care
 3. Family Residential Day Care
 4. Five to Twelve Family Dwellings
- C. Accessory Uses:
1. Accessory Buildings for Permitted and Conditional Uses
 2. Home Occupations, unless the criteria set forth in 10-5G-2 is not met. Note 10-5G-3A.
- D. Parking Regulations:
1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.
- E. Sign Regulations:
1. The placement and installation of signs shall comply with Title Nine, City of Mitchell Municipal Code.
- F. Maximum Building Height:
1. No principal building shall exceed two and one half stories or 35 feet in height.
 2. No accessory building shall exceed 20 feet in height
- G. Maximum Coverage:
1. No more than Sixty (60%) of the zoning lot area shall be covered with structures.
 2. No accessory building for single family residential shall exceed 1,250 square feet in area.
 3. Accessory buildings for two or more dwellings units shall not exceed more than 400 square feet per dwelling unit.

H. Minimum Lot Area and Width:

1. The minimum zoning lot area shall be no less than 9,000 square feet and a minimum zoning lot width of 80 feet.

I. Minimum Yard Requirements:

1. Front Yard 25 feet, Back Yard 25 feet, Side Yard 8 feet, Side Yard on a Corner 15 feet

Sub Area D. As reference in the Exhibit hereto attached to this ordinance:

A. Permitted Uses:

1. Single Family Dwellings
2. Two, Three or Four Family Dwellings
3. Open Spaces
4. Parks and Playgrounds

B. Conditional Uses:

1. Residential Care
2. Family Residential Care
3. Family Residential Day Care
4. Child Care, Preschool, Nursery
5. Coffee House
6. Convenience Store
7. Personal Service Facility
8. Retail Services & Trade (Footprint of principal structures 5,000 square feet or less)
9. Student Housing (Off Campus)
10. Temporary or Shelter
11. Automotive Detailing
12. Structures constructed for the sole purpose of personal or household storage.
 - a. Retail, wholesale or commercial related activities are prohibited
 - b. Exterior walls and roofs shall be constructed with materials typically installed on single family residential properties
13. Five to Twelve Family Dwellings

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-5G-2 is not met. Note 10-5G-3A.

D. Parking Regulations:

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed three stories or 45 feet in height.
2. No accessory building shall exceed 20 feet in height

G. Maximum Coverage:

1. No more than sixty (60%) of the zoning lot area shall be covered with structures.
2. No accessory building for a single family residential dwelling shall exceed 1,250 square feet in area.
3. Accessory buildings for two or more family dwelling units shall not exceed more than 400 square feet per dwelling unit.

H. Minimum Lot Area and Width:

1. The minimum zoning lot area shall be no less than 9,000 square feet and a minimum zoning lot width of 80 feet.

I. Minimum Yard Requirements:

1. Front Yard 25 feet, Back Yard 25 feet, Side Yard 8 feet, Side Yard on a Corner 15 feet

Section 3: That district classifications of the real property described in this ordinance are hereafter to be changed on the official zoning map to reflect the new district classification.

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

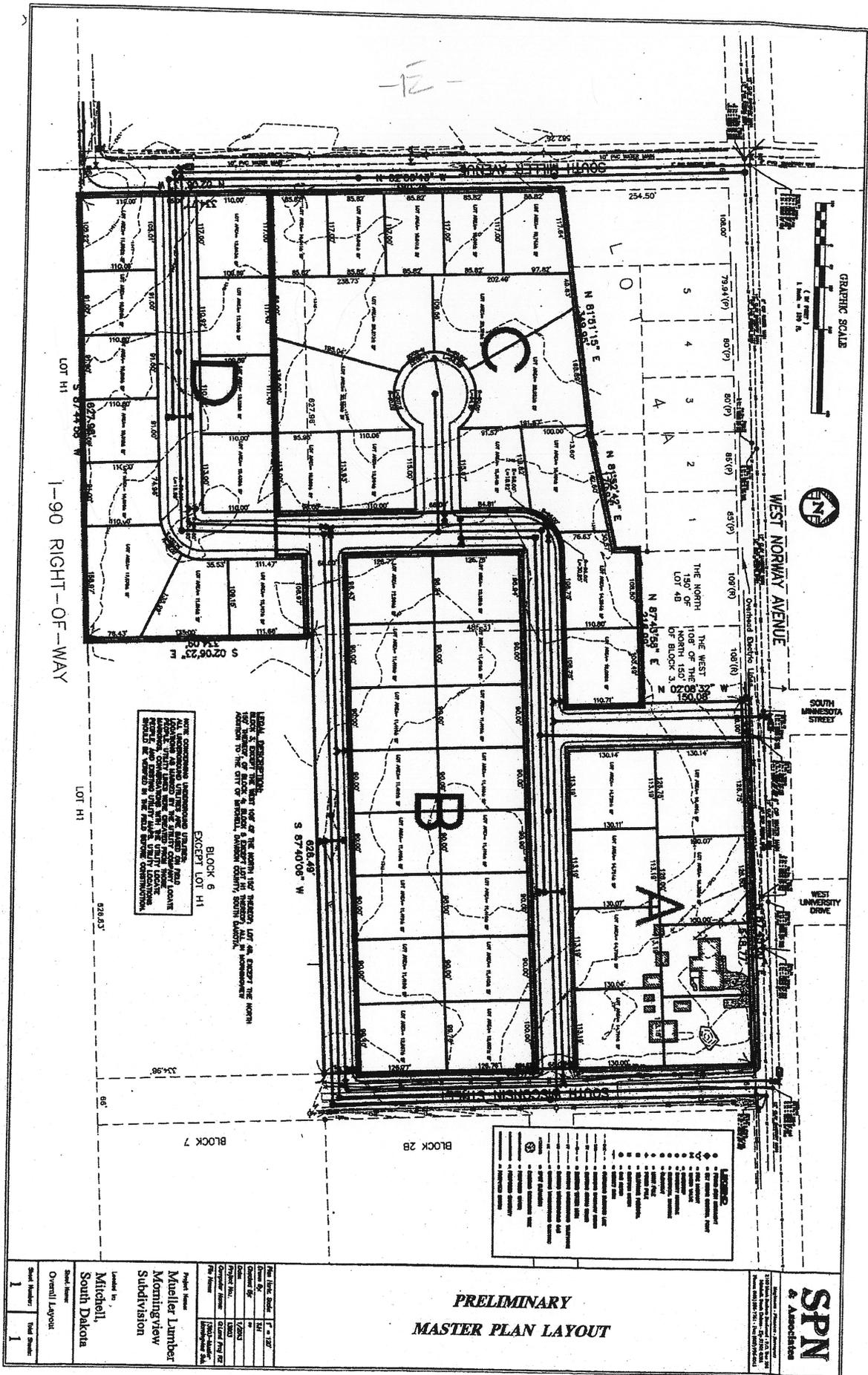
Passed and approved this the 1ST Day of April 2013.

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING MARCH 18, 2013
SECOND READING APRIL 1, 2013
ADOPTION APRIL 1, 2013



LEGAL DESCRIPTION:
 BLOCK 6 EXCEPT LOT H1
 S 02°06'23" E
 S 67°40'06" W
 628.45'

- LEGEND**
- Proposed Street
 - Existing Street
 - Proposed Right-of-Way
 - Proposed Lot
 - Existing Lot
 - Proposed Easement
 - Proposed Utility
 - Proposed Structure
 - Proposed Landmark
 - Proposed Monument
 - Proposed Survey
 - Proposed Boundary
 - Proposed Enclosure
 - Proposed Fencing
 - Proposed Signage
 - Proposed Lighting
 - Proposed Landscaping
 - Proposed Parking
 - Proposed Loading
 - Proposed Unloading
 - Proposed Storage
 - Proposed Office
 - Proposed Warehouse
 - Proposed Shop
 - Proposed Restaurant
 - Proposed Retail
 - Proposed Office/Professional
 - Proposed Industrial
 - Proposed Residential
 - Proposed Public
 - Proposed Institutional
 - Proposed Religious
 - Proposed Educational
 - Proposed Cultural
 - Proposed Entertainment
 - Proposed Recreation
 - Proposed Open Space
 - Proposed Green Space
 - Proposed Water
 - Proposed Sewer
 - Proposed Stormwater
 - Proposed Gas
 - Proposed Electric
 - Proposed Telephone
 - Proposed Cable
 - Proposed Fiber Optic
 - Proposed Data
 - Proposed Video
 - Proposed Audio
 - Proposed Visual
 - Proposed Tactile
 - Proposed Olfactory
 - Proposed Gustatory
 - Proposed Kinesthetic
 - Proposed Vestibular
 - Proposed Auditory
 - Proposed Visual
 - Proposed Tactile
 - Proposed Olfactory
 - Proposed Gustatory
 - Proposed Kinesthetic
 - Proposed Vestibular
 - Proposed Auditory

**PRELIMINARY
 MASTER PLAN LAYOUT**

Project Name	Mitchell, South Dakota
Client Name	Mitchell, South Dakota
Overall Layout	1
Sheet Number	1

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING DISTRICT KNOWN AS THE WOODLAND HEIGHTS PLANNED DEVELOPMENT DISTRICT AS IDENTIFIED IN TITLE TEN, CHAPTER 9B OF THE MITCHELL CITY CODE.

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

Notwithstanding Ordinance Numbers 2053 and 2408, the provisions of this ordinance shall amend Mitchell City Code Section 10-9B-3: Scope of Regulations:

Section 1.

Amend A. Subarea A: by deleting:

“Also known as lots 1-11, block 1, Woodland Heights First Addition, city of Mitchell, Davison County, South Dakota.”

and replacing said text with the following:

“Also known as Block 1, Woodland Heights First Addition, City of Mitchell, Davison County, South Dakota.”

Section 2.

Amend A. Subarea A: 1. Permitted Uses, by deleting:

“Two-family dwellings”

and replacing said text with the following:

“One, two, and three family dwellings”

Section 3.

Amend A. Subarea A: 8. Minimum Lot Area and Width, by deleting:

“The minimum lot area shall be at least ten thousand (10,000) square feet and minimum lot width of seventy feet (70).”

and replacing said text with the following:

“The minimum lot area shall be at least seven thousand-five hundred (7,500) square feet and the minimum lot width of fifty (50) feet.”

Section 4.

Amend C. Subarea C: 2. Conditional Uses, by deleting:

“Multi-family dwelling twelve (12) units or more”

And replacing said text with the following:

“Multi-family dwellings thirteen (13) units or more”

Section 5.

Amend C. Subarea C: 7. Minimum Lot Area and Width, by deleting:

“The minimum lot area shall be least ten thousand (10,000) square feet and minimum lot width of seventy feet (70).”

and replacing said text with the following:

“The minimum lot area shall be at least seven thousand- five hundred (7,500) square feet and the minimum lot width of fifty (50) feet.”

Section 6. The City Finance Officer shall publish notice of this ordinance and the same shall become effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 20____.

Jerry Toomey – Mayor

Attest:

(seal)

Michelle Bathke – City Finance Officer

First Reading: _____

Second Reading: _____

Adoption: _____

Published: _____

ARTICLE B. WOODLAND HEIGHTS PLANNED DEVELOPMENT DISTRICT

10-9B-1: LEGAL DESCRIPTION:

All of Lot Three (3) and Lot Two (2), to include Tracts One (1), Two (2), Three (3), and Five (5) of Block One (1) in the said Lot Two (2) but except the West Forty (40) feet and the North Forty (40) feet of the said Lot Two (2), except lots Two A (2A), Two B (2B), Two C (2C), Two D, (2D), Two E (2E) and Two F (2F), of the said Lot Two (2) and except Tracts Four (4), Six (6) and Seven (7), Block One (1) of the said Lot Two (2), All in Crane's Addition in the Southeast Quarter (SE $\frac{1}{4}$) Section Thirty-Four (34), Township One Hundred Three (103) North Range (60) West, City of Mitchell, Davison County, South Dakota.

(Ord. 2408, 10-1-2012)

10-9B-2: PURPOSE:

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

10-9B-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 Woodland Heights planned development district.

A. Subarea A: Also known as lots 1-11, block 1, Woodland Heights First Addition, city of Mitchell, Davison County, South Dakota.

1. Permitted Uses:

Accessory buildings.

Two-family dwellings.

2. Conditional Uses:

Home occupations.

3. Parking Regulations: Parking shall be regulated in conformance with this title. (Ord. 2408, 10-1-2012)

4. Sign Regulations: Sign regulations shall be in conformance with [title 9, chapter 4](#) of this code. (Ord. 2512, 4-6-2015)
 5. Maximum Building Height: No principal building shall exceed two and one-half (2^{1/2}) stories or thirty five feet (35') in height and no accessory building shall exceed one story or seventeen feet (17') in height.
 6. Maximum Coverage: No more than forty five percent (45%) of the lot area shall be covered by structures.
 7. Accessory Buildings: Accessory buildings shall not exceed one thousand fifty (1,050) square feet.
 8. Minimum Lot Area And Width: The minimum lot area shall be at least ten thousand (10,000) square feet and minimum lot width of seventy feet (70').
 9. Minimum Yard Requirements (Setbacks):
 - a. Front yard: Thirty feet (30').
 - b. Back yard: Thirty feet (30').
 - c. Side yard: Six feet (6').
 - d. Side yard of corner lot: Fifteen feet (15').
- B. Subarea B: Also to be known as lots 1-14, block 2, lots 1-14, block 3, lots 1-10, block 4, lots 1-8, block 5, Woodland Heights First Addition, city of Mitchell, Davison County, South Dakota.
1. Permitted Uses:

Accessory buildings.

Single-family dwellings.
 2. Conditional Uses:

Home occupations.
 3. Parking Regulations: Parking shall be regulated in conformance with this title. (Ord. 2408, 10-1-2012)
 4. Sign Regulations: Sign regulations shall be in conformance with [title 9, chapter 4](#) of this code. (Ord. 2512, 4-6-2015)
 5. Maximum Building Height: No principal building shall exceed two and one-half (2^{1/2}) stories or thirty five feet (35') in height and no accessory building shall exceed one story or seventeen feet (17') in height.
 6. Maximum Coverage: No more than forty five percent (45%) of the lot area shall be covered by structures.

7. Accessory Buildings: Accessory buildings shall not exceed one thousand fifty (1,050) square feet.
 8. Minimum Lot Area And Width: The minimum lot area shall be at least ten thousand (10,000) square feet and minimum lot width of seventy feet (70').
 9. Minimum Yard Requirements (Setbacks):
 - a. Front yard: Thirty feet (30').
 - b. Back yard: Thirty feet (30').
 - c. Side yard: Six feet (6').
 - d. Side yard of corner lot: Fifteen feet (15').
- C. Subarea C: Also to be known as block 6, Woodland Heights Addition First Addition, city of Mitchell, Davison County, South Dakota.
1. Permitted Uses:

Accessory buildings.

Multi-family dwellings twelve (12) units or less.

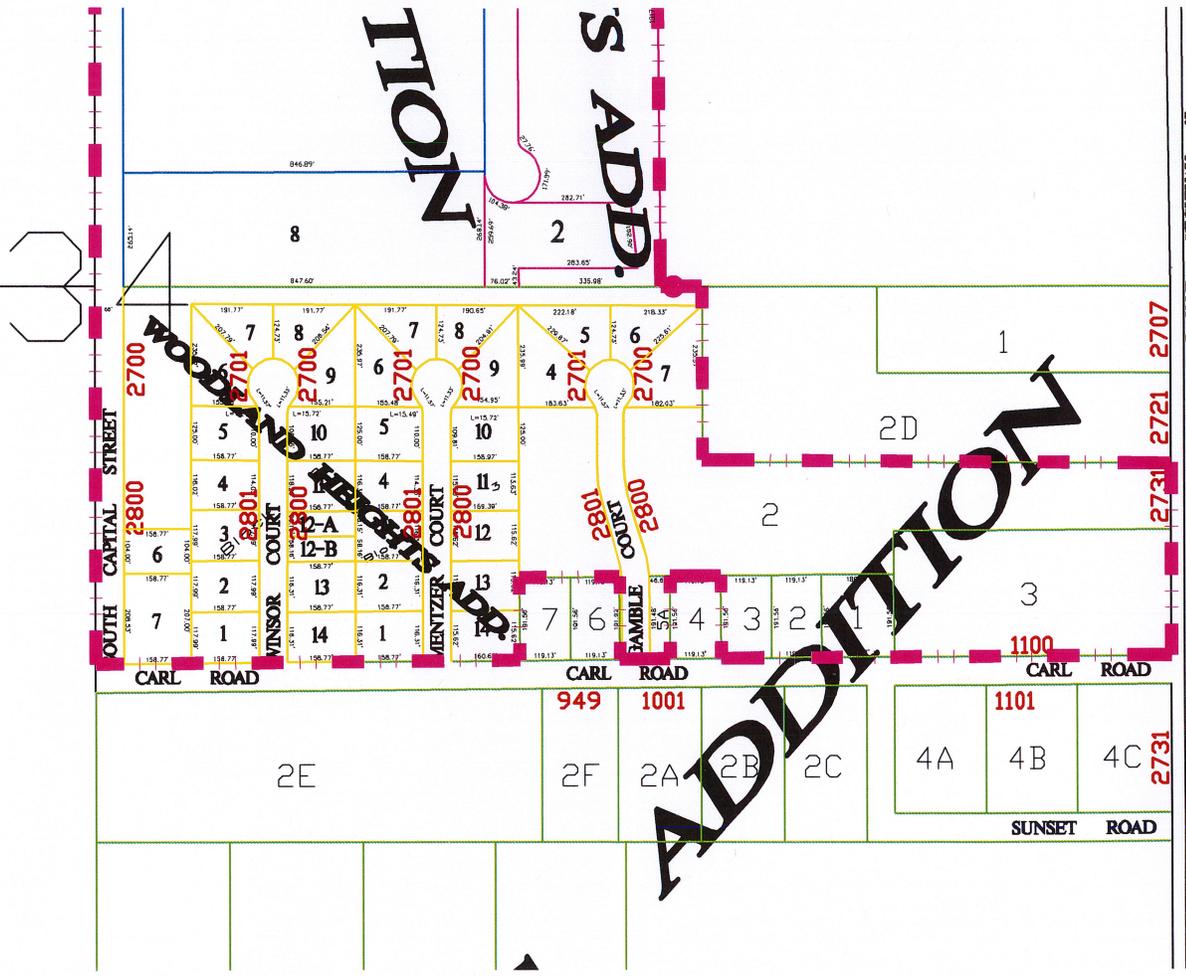
Single-family dwellings.
 2. Conditional Uses:

Home occupations.

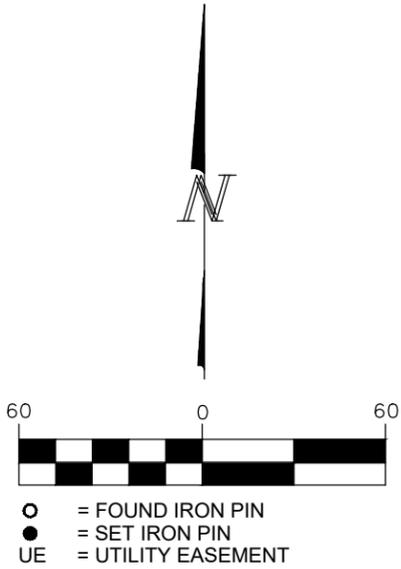
Multi-family dwelling twelve (12) units or more.
 3. Parking Regulations: Parking shall be regulated in conformance with this title. (Ord. 2408, 10-1-2012)
 4. Sign Regulations: Sign regulations shall be in conformance with [title 9, chapter 4](#) of this code. (Ord. 2512, 4-6-2015)
 5. Maximum Building Height: No principal building shall exceed six (6) stories or sixty five feet (65') in height and no accessory buildings shall exceed one story or seventeen feet (17') in height.
 6. Maximum Coverage: No more than seventy five percent (75%) of the lot area shall be covered by structures.
 7. Minimum Lot Area And Width: The minimum lot area shall be at least ten thousand (10,000) square feet and minimum lot width of seventy feet (70').
 8. Minimum Yard Requirements (Setbacks):
 - a. Front yard: Thirty feet (30').
 - b. Back yard: Thirty feet (30').

c. Side yard: Six feet (6').

d. Side yard of corner lot: Fifteen feet (15'). (Ord. 2408, 10-1-2012)

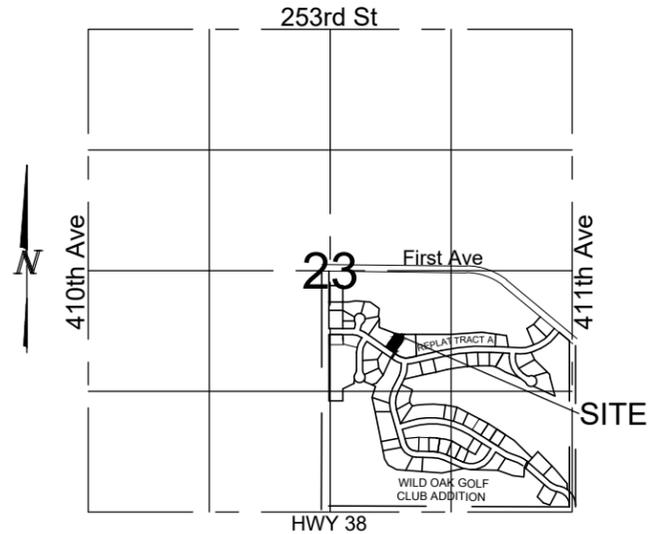


PLAT OF
LOT 12 & 13 IN THE REPLAT OF TRACT A
WILD OAK GOLF CLUB ADDITION
 TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



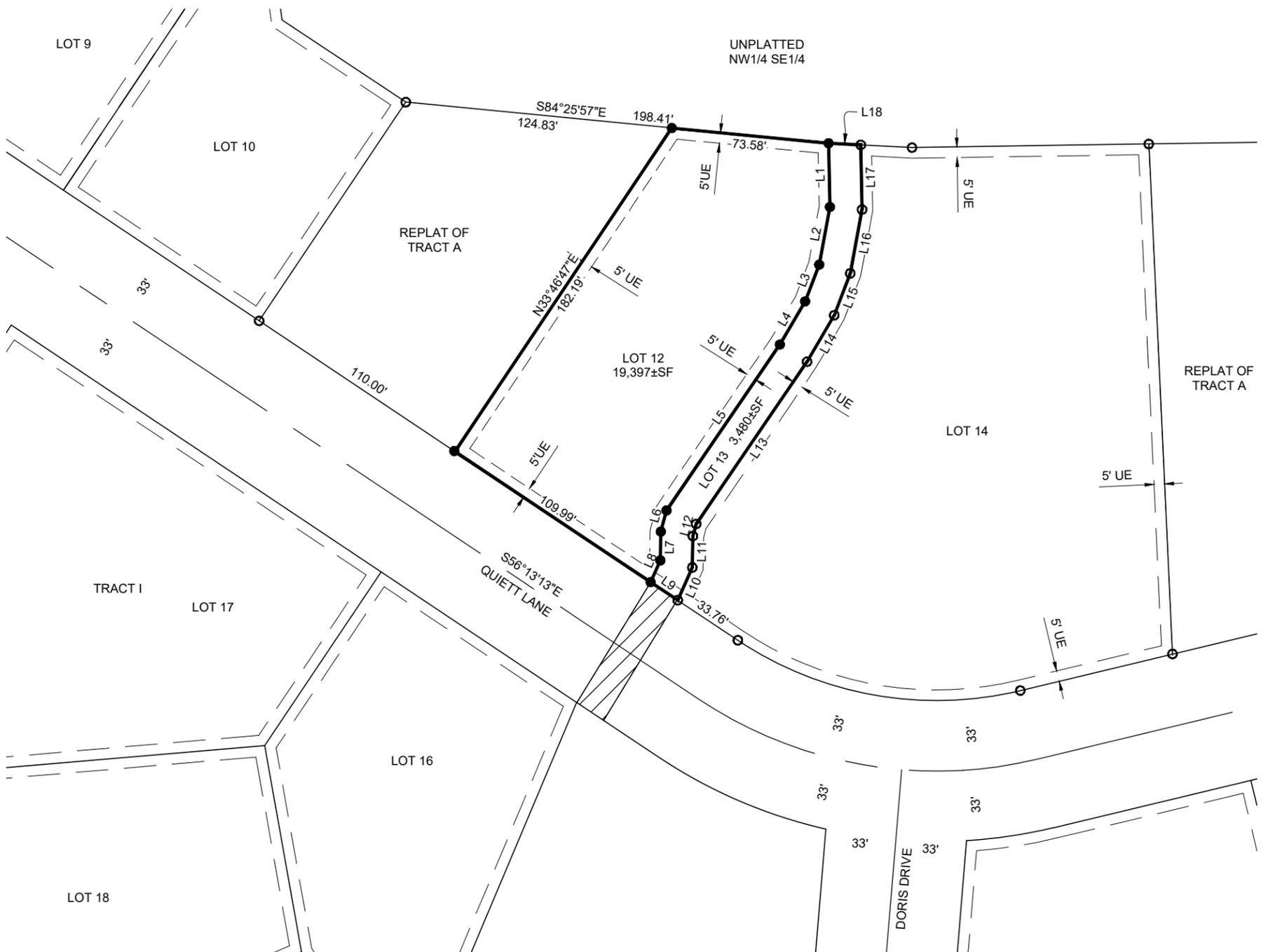
Line Table		
Line #	Length	Direction
L1	29.83	N1°10'06.6"W
L2	27.47	N10°28'02.5"E
L3	18.40	N20°53'55.4"E
L4	23.41	N30°15'59.9"E
L5	93.98	N34°17'13.7"E
L6	10.27	N15°03'10.8"E
L7	13.49	N0°57'39.7"E
L8	11.12	N24°03'11.3"E
L9	15.22	S56°13'13.4"E

Line Table		
Line #	Length	Direction
L10	16.76	N24°03'11.3"E
L11	14.70	N0°57'39.7"E
L12	5.87	N15°03'10.8"E
L13	91.97	N34°17'13.7"E
L14	25.17	N30°15'59.9"E
L15	21.00	N20°53'55.4"E
L16	30.36	N10°28'02.5"E
L17	30.26	N1°10'06.6"W
L18	15.04	S87°00'24.6"E



VICINITY MAP

SEC 23, T103N, R60W



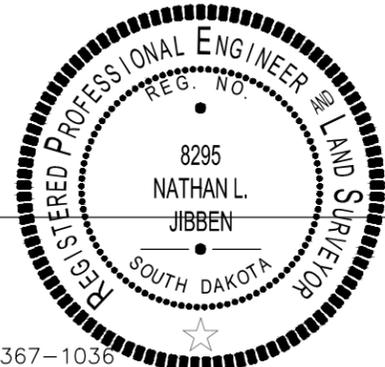
SURVEYOR'S CERTIFICATE

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 AUGUST 26TH, 2016, SURVEY A PORTION OF THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 12 & 13 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.53 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 12 & 13 IN THE REPLAT OF TRACT A
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

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

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

DATED THIS _____ DAY OF _____, 201____.

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

STATE OF SOUTH DAKOTA

COUNTY OF _____

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

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

THIS _____ DAY OF _____, 201____.

MY COMMISSION EXPIRES: _____, 201____.

NOTARY PUBLIC

_____ COUNTY, SOUTH DAKOTA

PLAT OF
**LOT 12 & 13 IN THE REPLAT OF TRACT A
WILD OAK GOLF CLUB ADDITION**
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 12 & 13 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 12 & 13 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

_____ DAY OF _____, 201_____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

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

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 12 & 13 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 12 & 13 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

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

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.

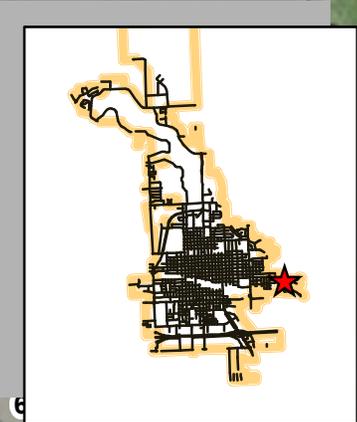
DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

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

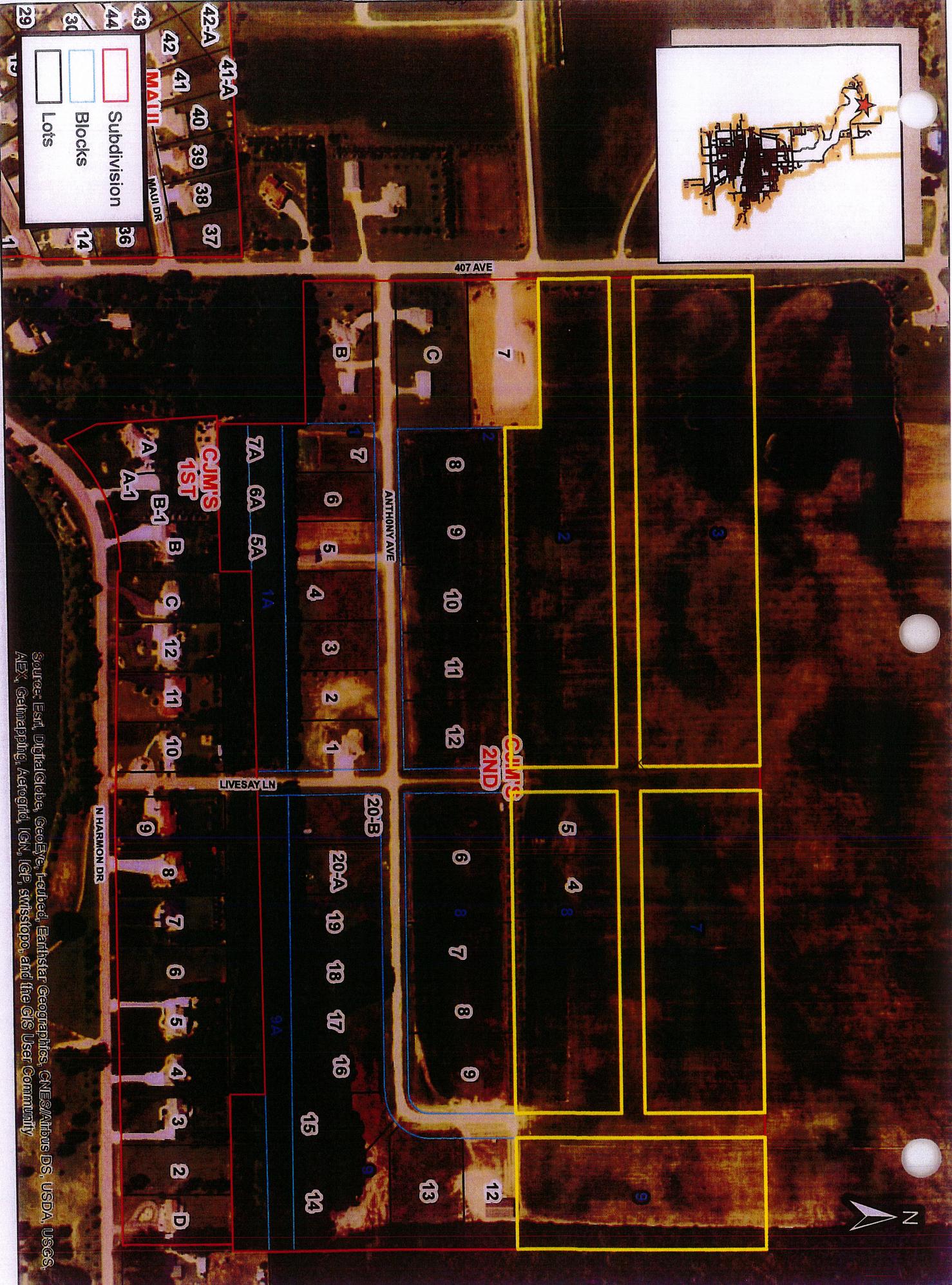
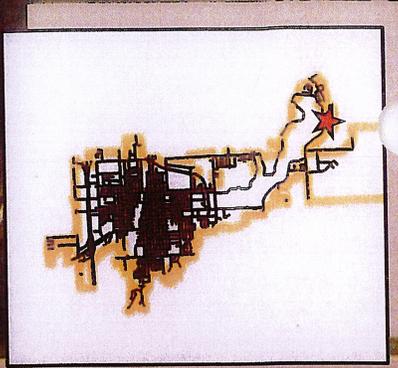
_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD



	Subdivision
	Blocks
	Lots

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



Legend

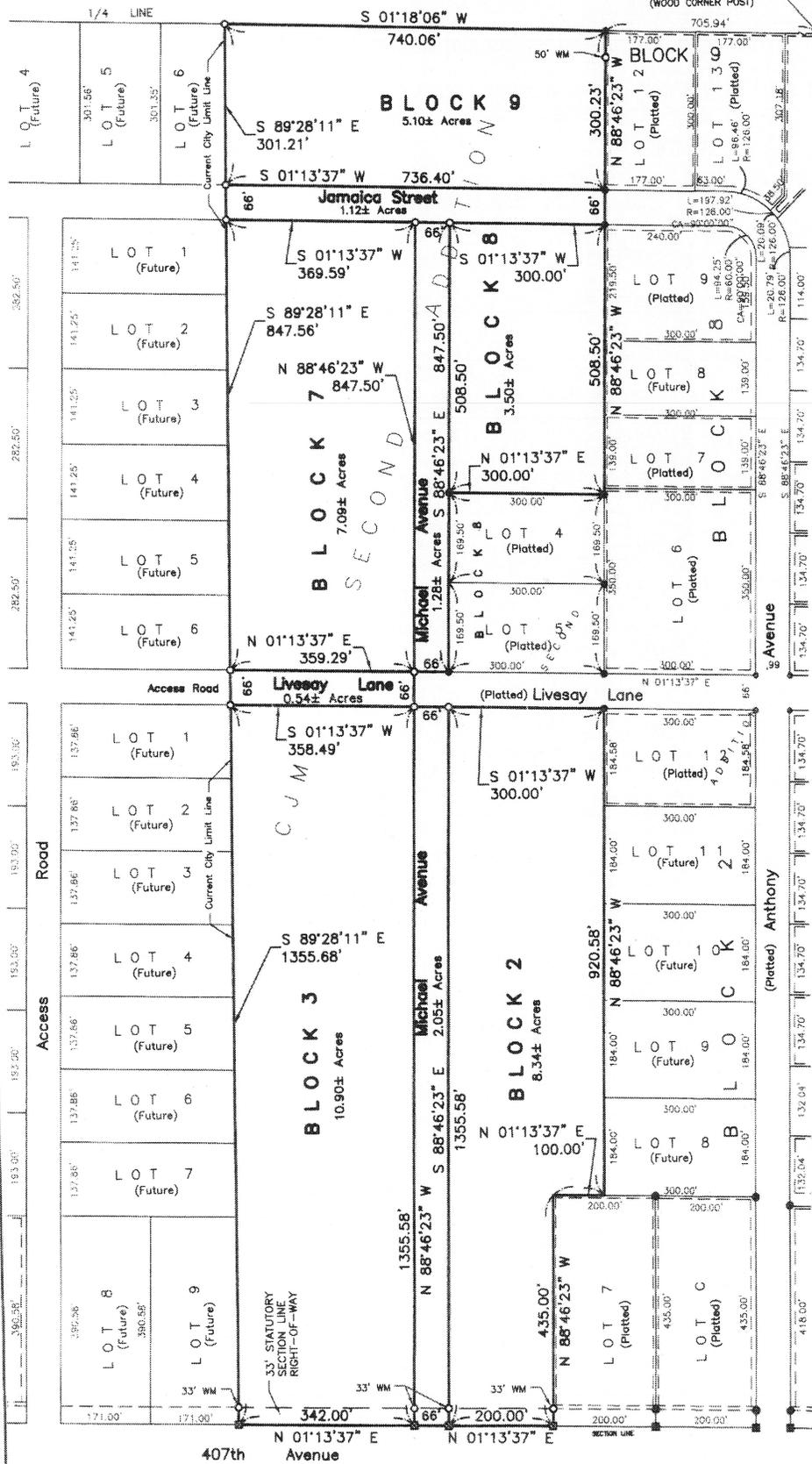
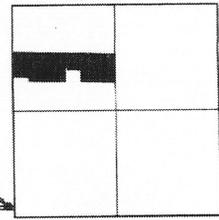
- Subdivision
- Blocks
- Lots

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

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



LOCATION MAP
SCALE: 1" = 3000'

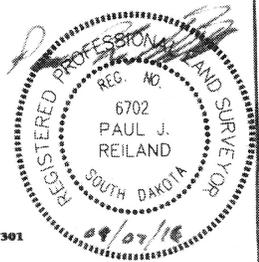
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 16" 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.U.R.-4702
- 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/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., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.



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., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Joseph Walter, Trustee of the Joseph Walter and Julie Walter Living Trust which has 1/2 interest in the ownership of Lots 4 and 5, Block 8 of CJM Second Addition

Julie Walter, Trustee of the Joseph Walter and Julie Walter Living Trust which has 1/2 interest in the ownership of Lots 4 and 5, Block 8 of CJM Second Addition

ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

On this, the _____ day of _____, 2016, before me, _____ the undersigned officer, personally appeared Joseph Walter and Julie Walter, Trustees of the Joseph Walter and Julie Walter Living Trust, known to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged to me that they executed the same in the capacity therein stated and for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

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

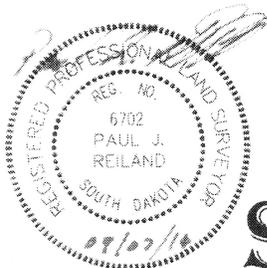
Jordon Leighton, 1/2 interest in the ownership of Lots 4 and 5, Block 8 of CJM Second Addition

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

On this, the _____ day of _____, 2016, before me, _____ the undersigned officer, personally appeared Jordon Leighton, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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: _____



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., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of 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., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

CITY PLANNING COMMISSION --- BY: _____

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., 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 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., 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

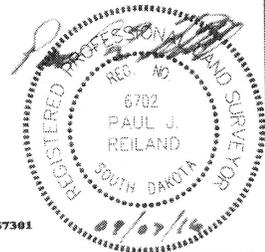
Date



& Associates

Engineers, Planners and Surveyors

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





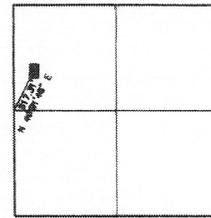
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- = FOUND IRON MONUMENT
- = SET 6" 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/NUMBER P.A.R.-6702
- WM = WITNESS MONUMENT

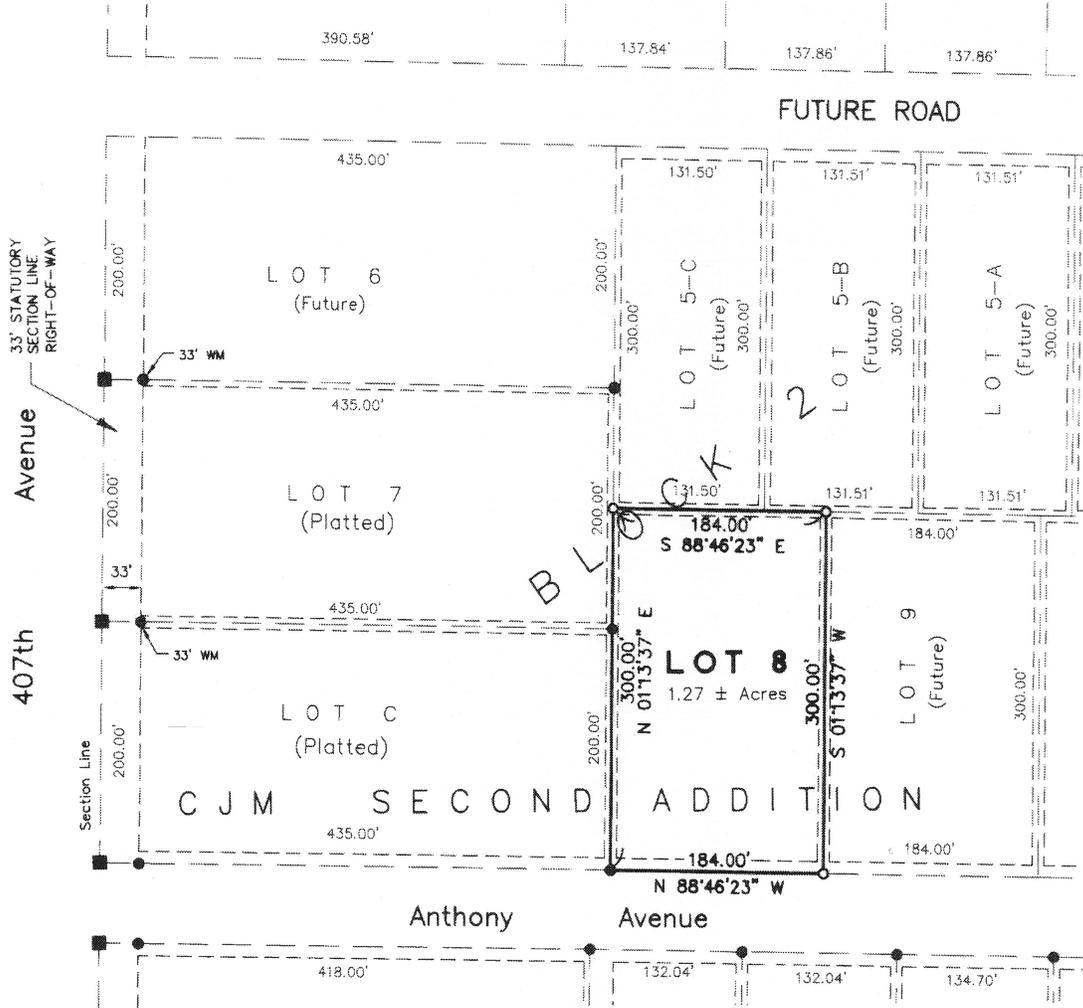


LOCATION MAP
SCALE: 1" = 3600'

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SAMBERN BLVD. - P.O. BOX 388
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM

EASEMENTS WITHIN LOT 8, BLOCK 2 DEDICATED BY THIS PLAT:
5' DRAINAGE AND UTILITY EASEMENT ALONG THE NORTH, EAST AND WEST SIDES.
10' UTILITY EASEMENT ALONG THE SOUTH SIDE.



A PLAT OF LOT 8, 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.

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 September 6, 2016, survey those parcels of land described as follows: LOT 8, 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.

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 7th day of September, 2016.

Paul J. Reiland
Registered Land Surveyor #SD6702



& Associates
Engineers, Planners and Surveyors
2100 North Sambern Blvd. - P.O. Box 388 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-8816

A PLAT OF LOT 8, 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.

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in BLOCK 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; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 8, 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 shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 8, Block 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Anthony Avenue. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

Charles J. Mauzycki, 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. Mauzycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires:

RESOLUTION OF CITY PLANNING COMMISSION

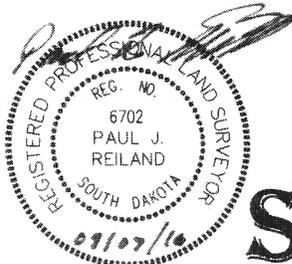
WHEREAS, the plat of LOT 8, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 8, 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, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

CITY PLANNING COMMISSION -- BY: _____



& Associates

Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 396 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0816

A PLAT OF LOT 8, 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.

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 8, 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 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 8, 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, 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 8, 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, has been received by me and is filed in my office.

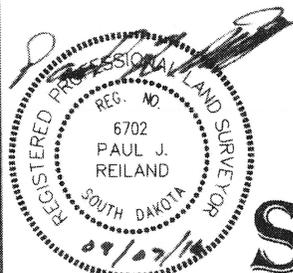
Director of Equalization, Davison County _____ Date _____

REGISTER OF DEEDS

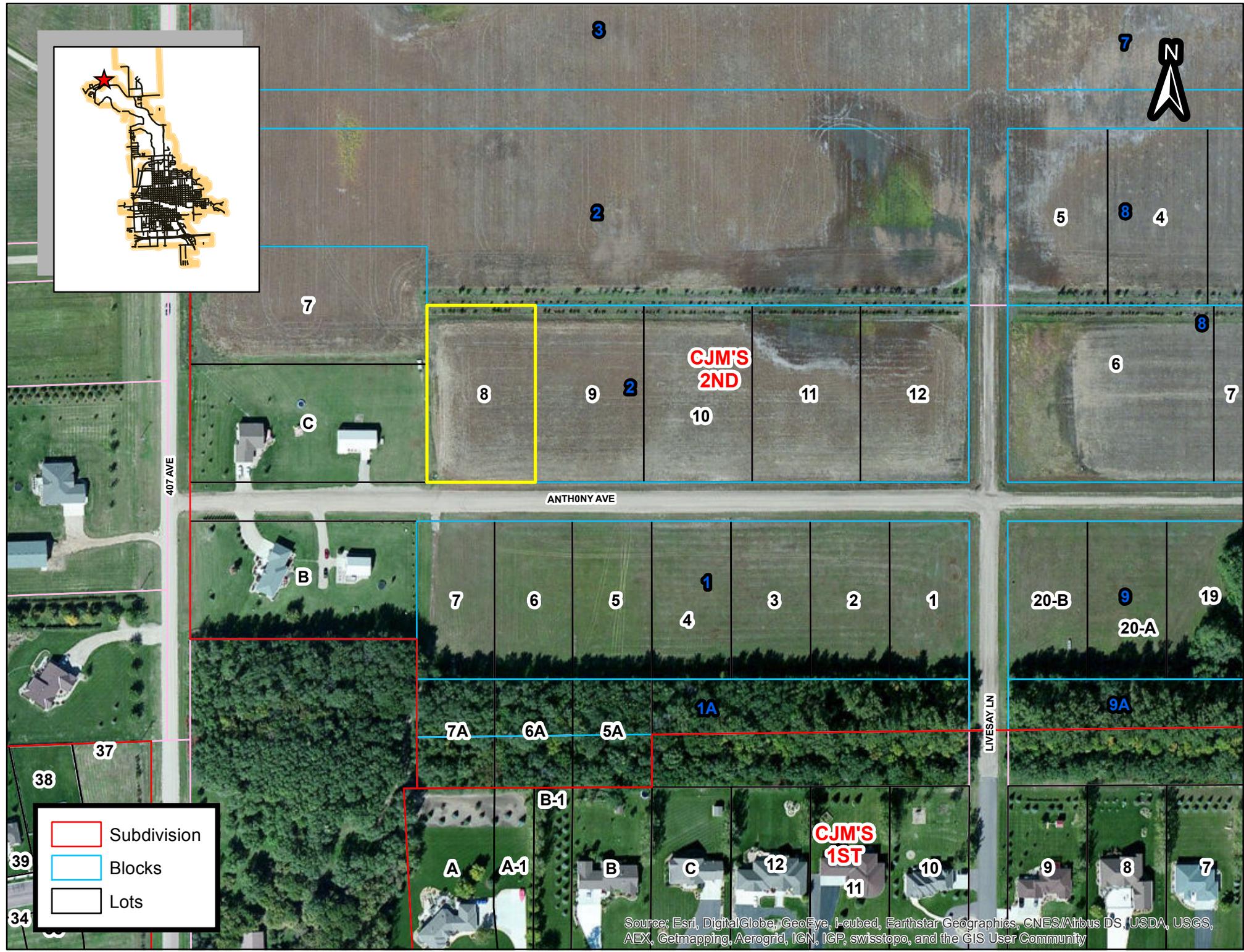
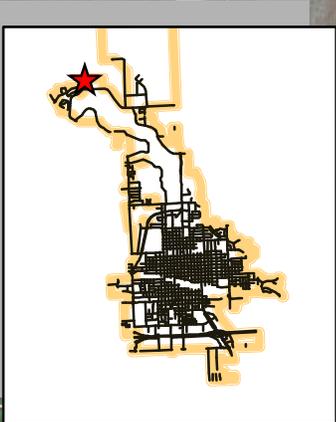
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

Register of Deeds, Davison County _____ By _____ Deputy



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 396 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0816



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



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SQUARE 18

SQUARE 17

South Lawler Street
66'

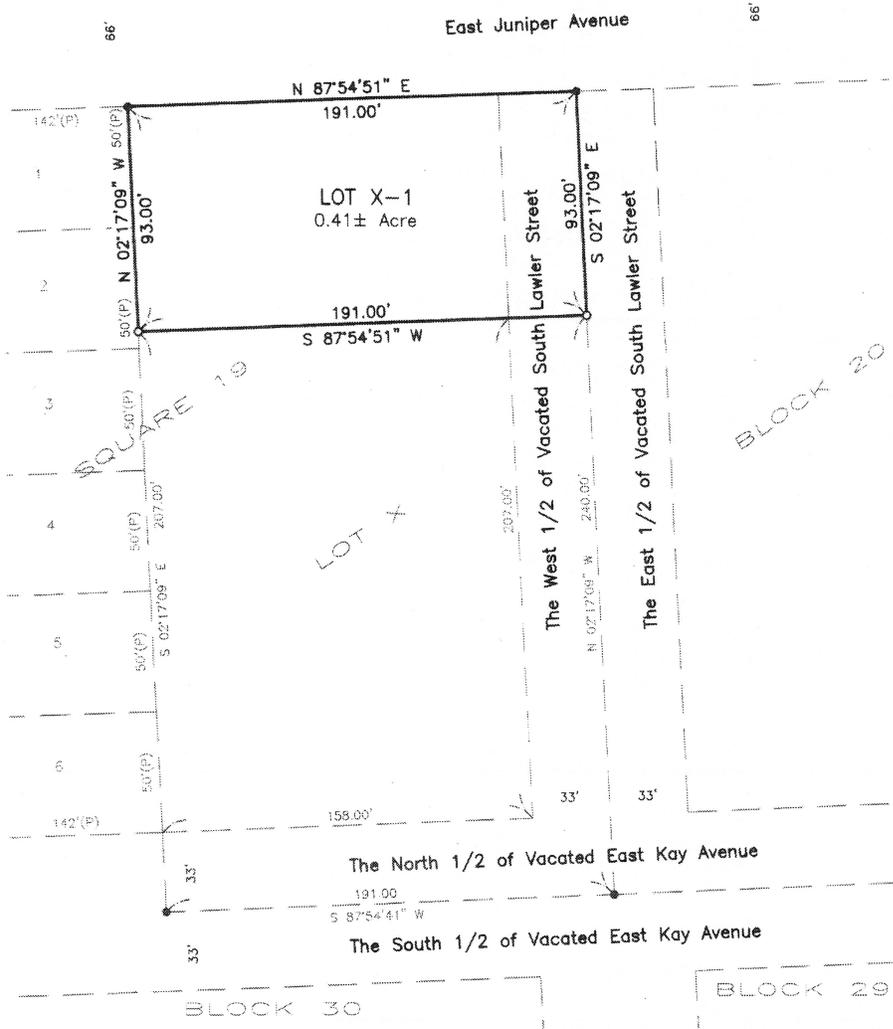
LEGEND

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- 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.W.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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE STATE PLANE - NORTH AMERICAN DATUM 1983 - BEGID 12A.

GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.



A PLAT OF LOT X-1, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19 AND OF THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

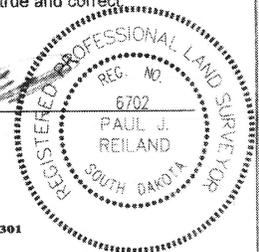
SURVEYOR'S CERTIFICATE

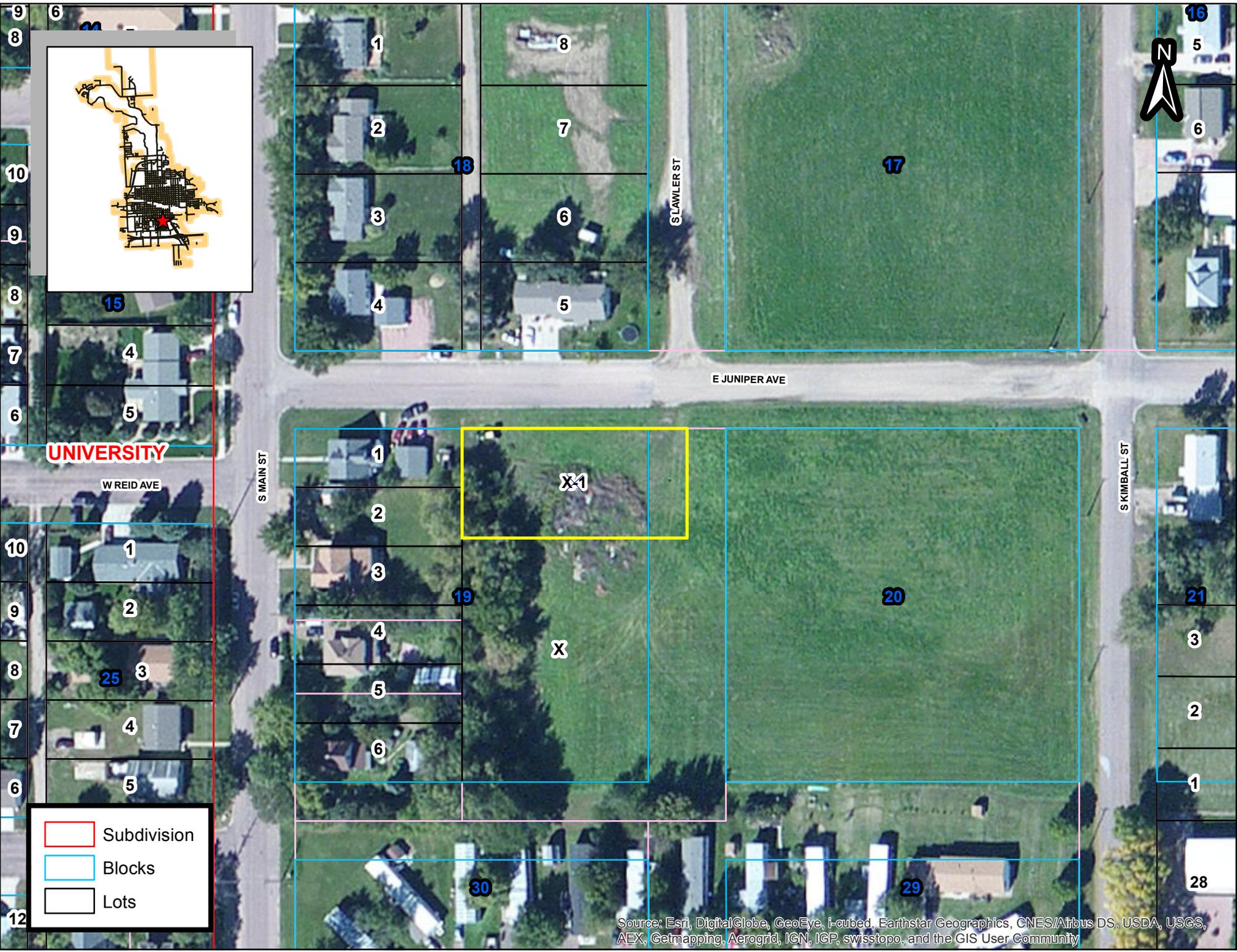
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Valor Investment Properties, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to September 6, 2016, survey those parcels of land described as follows: LOT X-1, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, AND OF THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, 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 7th day of September, 2016.

Paul J. Reiland
Registered Land Surveyor #SD6702





UNIVERSITY

- Subdivision
- Blocks
- Lots

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