CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N MAIN ST, MITCHELL, SD
DATE: OCTOBER 11, 2016

1. **TIME: 12:00 PM NOON**

2. **CALL TO ORDER:**

3. **ROLL CALL:**

4. **APPROVE AGENDA:**

5. **APPROVAL OF MINUTES: September 26, 2016**

   Documents:

   PLANNINGCOMMMINUTES9262016.PDF

6. **SCHEDULE NEXT MEETING: October 24, 2016**

7. **VARIANCE:**
   Sue Burris has applied for a front yard variance of 15' v 25' for construction of an unenclosed porch to her residence at 210 W 10th Ave, legally described as S 100' of Lot 10, Block 42, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2.

   Documents:

   BURRISVAR.PDF
   L10 B42 CAPITAL.PDF

8. **CONDITIONAL USE PERMIT:**
   Roxie Ackman and Brittany Royston have made an application for a conditional use permit to operate a home occupation/beauty salon in their home at 718 E 6th Ave, legally described as Lot 11, Block 4, F.M. Greene Addition, City of Mitchell, Davison County, SD. The property is zoned R2.

   Documents:

   ACKMANCUP.PDF
   L11 B4 FM GREENE.PDF

9. **Plat**
   Lot 33 of Maui Farms Second Addition, a subdivision of the SE 1/4 of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

   Documents:

   PLATLOT33MAUI.PDF

10. **Plat**
    Lot 5-B, Block 7 of Westwood First Addition, a subdivision of the SW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

    Documents:

    PLATLOT5BBLOCK7WESTWOOD.PDF

11. **Plat**

Lots 3 and 4, Block 4A of Westwood First Addition, a subdivision of Block 4 of Westwood First Addition in the NW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

PLATLOTS3AND4BLOCK4AWESTWOOD.PDF

12. **Plat**

Lots 1 and 2, Block 5 of Westwood First Addition, and portions of West 20th Avenue, Pheasant Street and Quail Street, all in the NW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

PLATLOTS1AND2BLOCK5WESTWOOD.PDF

13. **Plat:**

Lots 5B & 7B of Menards's Addition in the W 1/2 of the NE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

PLATMENARDS.PDF
L5B,7B MENARDS.PDF

14. **PLAN APPROVAL**

Dan Roeder Jr, 2200 W Havens Ave, Mitchell, SD. Zoned HB Highway Oriented Business District. New Construction.

Documents:

ROEDERSITEPLAN.PDF

15. **PLAN APPROVAL**

2300 W Havens, Zoned Highway Business District: Construction of storage buildings.

Documents:

2300WHAVENS.PDF

16. **Discussion Only: Possible Changes/Updates To Zoning Code**

17. **OTHER BUSINESS:**

18. **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, September 26, 2016

NOT APPROVED

Call to Order: Vice-Chairman Everson called the September 26, 2016 City Planning Commission to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Everson, Griffith, Meyers and Schmucker

Members Absent: Larson, Fergen, Molumby and Allen

Others Present: McGannon, Putnam, London, Laursen, T. Johnson

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

Minutes: Motion by Schmucker, seconded by Griffith to approve the minutes of the September 12, 2016 meeting. All members present voting aye, motion carried.

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

Plat: A Plat of Lot D-1, A Subdivision of Lot D in the SE ¼ of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, SD.

This plat is outside city's zoning jurisdiction, but within 3 miles of the city limits. The county will be hearing the plat soon. Motion by Griffith, seconded by Meyers to approve the plat. All members present voting aye, motion carried.

Rezone/Code Amendment: Lots 1 thru 9, Block 5, MLC Addition in the NE ¼ of SW ¼ of Section 28, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. From R2 to Planned Unit Development District known as Mueller Lumber Morningview Subdivision and amending the existing PUD District.

Bob Mueller, Lumber Co. was present to answer questions about his proposal. Putnam informed the commission that his office has received inquiries about the amendments. This is the public hearing as required by city ordinance and state statute.

The public notice has been and will be published in the *Mitchell Daily Republic* on September 15, 22, and 29, 2016 and letters to the neighboring property owners were sent September 13, 2016.

Mueller, staff and Commission discussed covenants vs. an actual ordinance that codifies the construction standards.

Motion by Meyers, seconded by Schmucker to recommend approval of the rezoning and code amendment. All members present voting aye, motion carried.

Zoning District Amendment: Woodland Heights Planned Development District (Ethan Coop Lumber).

Dan Boehmer, representing Ethan Lumber, was present to answer questions about the proposed amendments to their development. They are looking at amending the standards and uses of a two areas of their project. In subarea A, they would like to allow one, two and three family dwellings and change the lot width and square footage of a lots. In subarea C, they would like to clarify 12 units as a permitted use and 13 or more as conditional use; change the lot width and square footage of a lots. The commission recommended some additional language that addresses a 'townhouse' concept allows a duplex or more units to be subdivided into smaller lots and that side yard setbacks on common walls be waived. Putnam will draft some language and bring back to the commission. This was discussion only, no action taken.

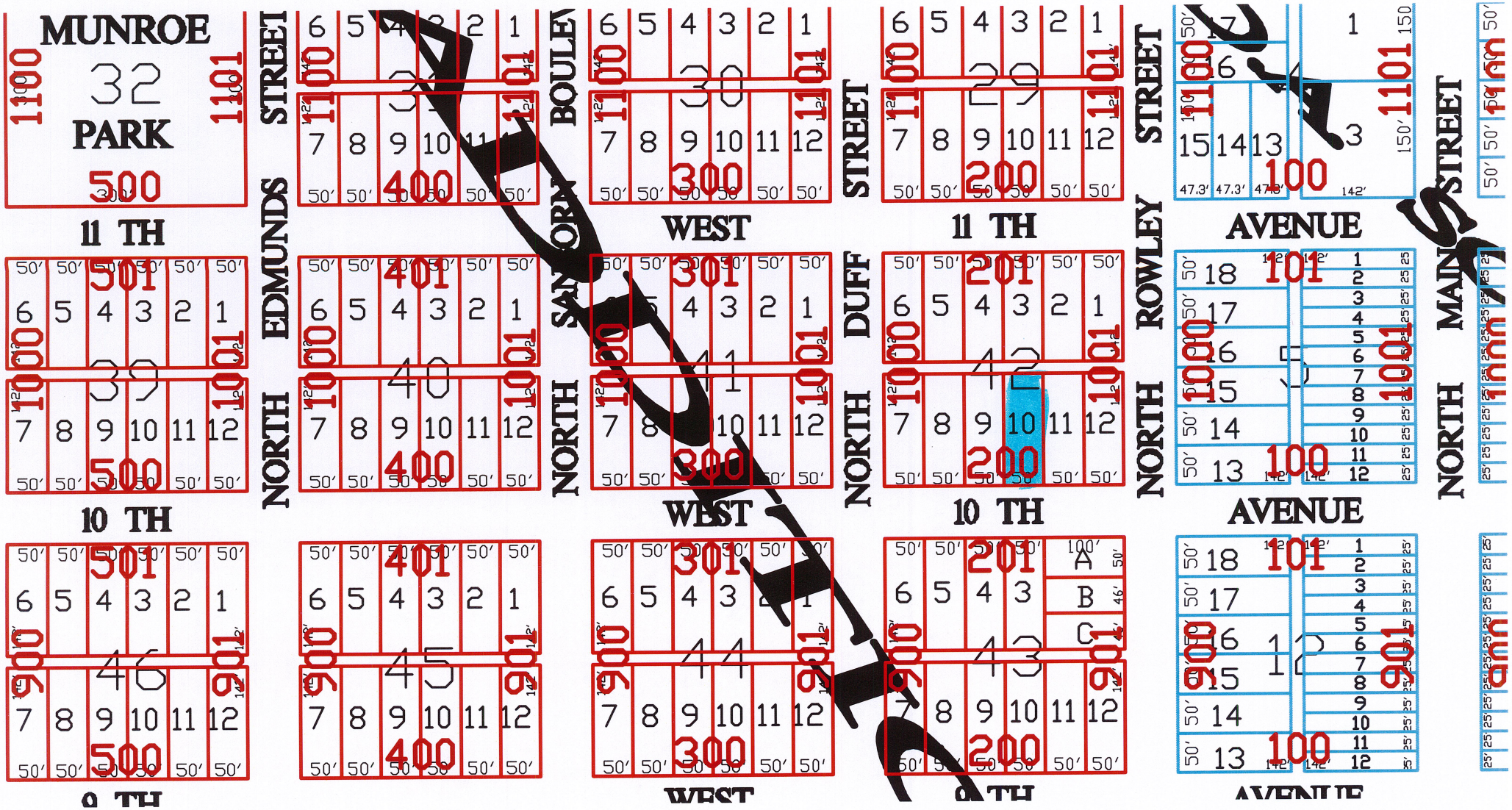
Possible Rezoning of City-Owned Properties. Putnam identified various city owned parcels that may be considered to be rezoned. He asked if the commission had any initial concerns, before formal hearings are schedules. The properties are currently used for 'open space' and 'recreational' purposes, but have commercial and residential zoning designations. The one exception is the waste/water treatment plan and old landfill properties, which are being used for city infrastructure and zoned UD. This was discussion only so action was taken.

Adjournment: Vice-Chairman Everson adjourned the meeting at 12:57 pm.

_____ _____

Chairman Date

BURRIS


MUNROE
32
PARK
11 TH
10 TH
9 TH
EDMUNDS STREET
NORTH
BOULEV
SANBORN
WEST
DUFF STREET
ROWLEY STREET
AVENUE
MAIN STREET

NOTICE OF HEARING

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

You are hereby notified, that Sue Burris has applied for a front yard variance of 15 feet vs. 25 feet for construction of an unenclosed porch to her residence at 210 W 10th Ave, legally described as S 100' of Lot 10, Block 42, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential.

You are further notified, the City Planning Commission will be conducting a hearing on this application on Tuesday, October 11, 2016 at 12:00 pm and the Board of Adjustment will be holding a hearing on October 17, 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 26th day of September, 2016.

Michelle Bathke

Finance Officer

Publish Once: Friday, September 30, 2016.

Approximate Costs:

APPLICATION FOR A VARIANCE

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

The undersigned applicant(s) and owner(s), Suzanne Burris hereby is submitting an application for a variance pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

S 100' of Lot 10, Block 42, Capital Addition, City of Mitchell, Davison County, South Dakota (210 W 10th Ave)

Applicant(s) and owner(s), Suzanne Burris the above described real estate is requesting a front yard variance of 15' vs 25' as required for construction of an unenclosed deck/porch. The property is 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.

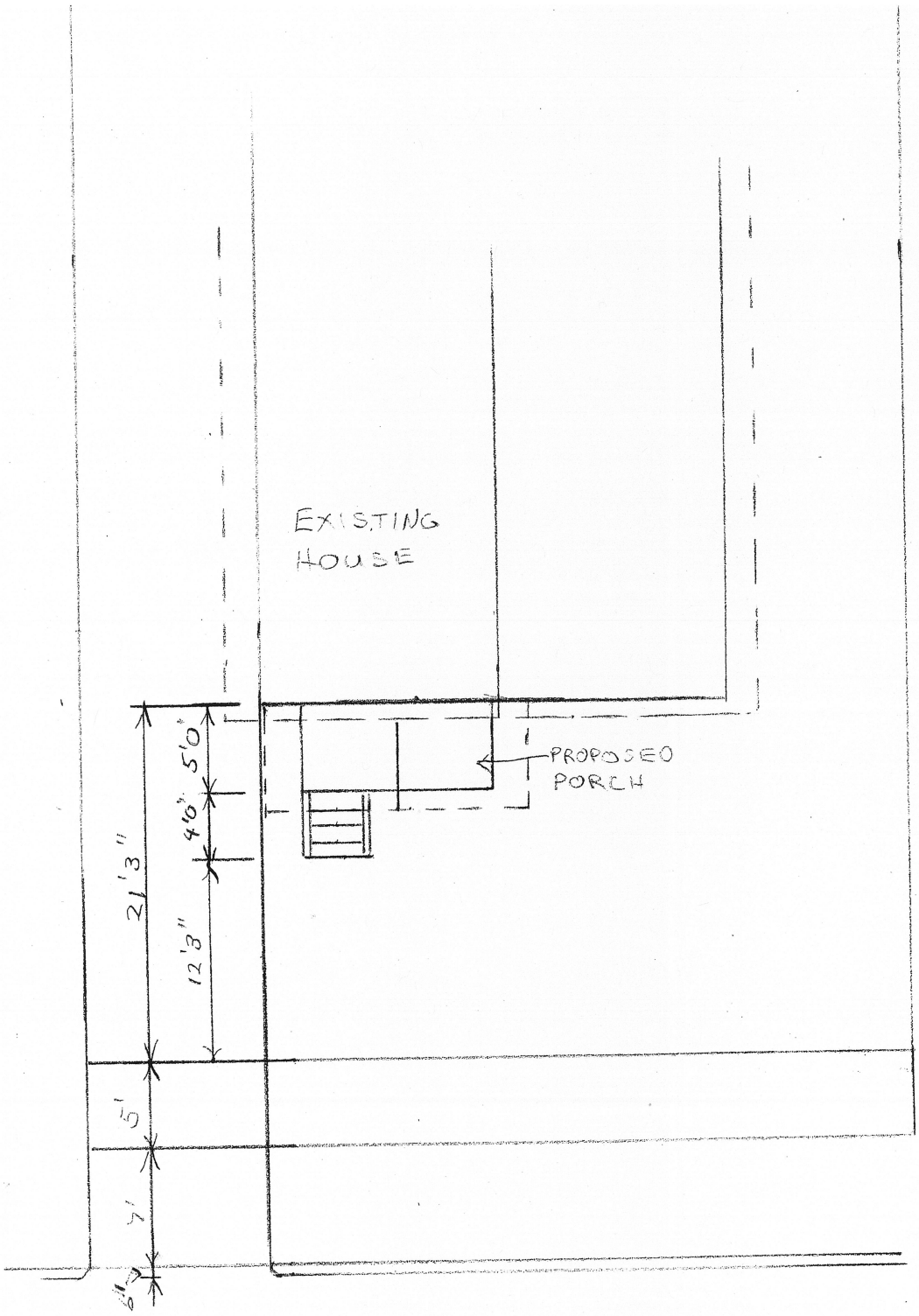
Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 30 of September, 2016.

Suzanne B. Burris (Fried Mueller Lumber)
APPLICANT

Suzanne B. Burris
OWNER

BURRIS



S 100'

LEGA
LOT 10,
ADDITIO
DAVISON

WEST 10th

SCALE 1"=10'0"

SUE BURRIS

SCALE: AS NOTED	APPROVED BY:
DATE: 3-23-16	

MUELLER LUN

210 W. 10th Ave

BURRIS

JEFFREY GOUDY
201 W 11TH AVE
MITCHELL SD 57301

DONNA & EDWARD KLUTH
207 W 11TH AVE
MITCHELL SD 57301

VIRGINIA STAHLECKER
211 W 11TH AVE
MITCHELL SD 57301

JOHN & BEVERLY GERARD
215 W 11TH AVE
MITCHELL SD 57301

JORDAN HANSON
217 W 11TH AVE
MITCHELL SD 57301

LYN RYSAVY
223 W 11TH AVE
MITCHELL SD 57301

NATASHA HARTMAN
220 W 10TH AVE
MITCHELL SD 57301

LISA APPLETOFT
JEFF LEUNING
40923 265TH ST
ETHAN SD 57334

KIMBERLY LOFGREN
216 W 10TH AVE
MITCHELL SD 57301

SUZANNE BURRIS
210 W 10TH AVE
MITCHELL SD 57301

RYAN LARSON
200 W 10TH AVE
MITCHELL SD 57301

BOYD REIMNITZ APPROVED
116 E 3RD AVE
MITCHELL SD 57301

MICHAEL & JEANNE HAUSER
1420 E BIRCH AVE
MITCHELL SD 57301

PHYLLIS ROBERTSON
41340 SD HWY 38
MITCHELL SD 57301

LILA & KEVIN SEXTON
PO BOX 90631
SIOUX FALLS SD 57109

BRAD GERLACH
921 N ROWLEY ST
MITCHELL SD 57301

TONYA STROUD
915 N ROWLEY ST
MITCHELL SD 57301

WILLIAM & ELIZABETH CARMODY
913 N ROWLEY ST
MITCHELL SD 57301

JIM PEJSA
MARGE KNIGGE
1000 N ROWLEY ST
MITCHELL SD 57301

RYAN & COLLEEN RECKER
605 HICKORY HILLS DR
PLEASANT HILL MO 64080

RENAE MELMER
1018 N ROWLEY ST
MITCHELL SD 57301

JOHNSON INVESTMENT CO
1300 N KIMBALL ST
MITCHELL SD 57301

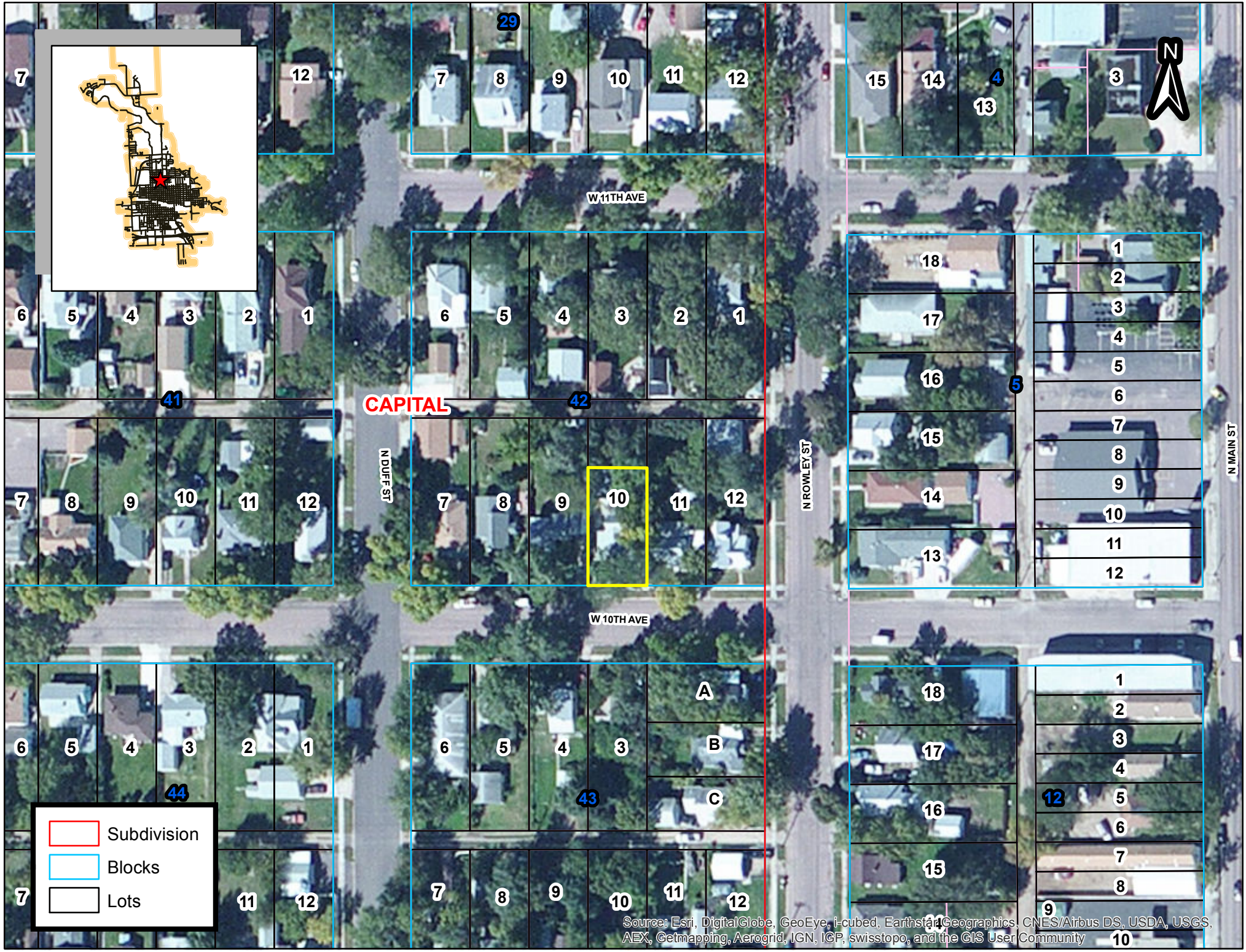
CASEY PLOOSTER
1016 N ROWLEY ST
MITCHELL SD 57301

RICHARD & KIMBERLY SWANK
1023 N MAIN ST
MITCHELL SD 57301

BRANDON & KAYLA BRAUN
914 N ROWLEY ST
MITCHELL SD 57301

RICHARD RAML
920 N ROWLEY ST
MITCHELL SD 57301

MELVIN & BRENDA EILTS
821 KYNETTE PL
MITCHELL SD 57301


CAPITAL
W 11TH AVE
W 10TH AVE
N DUFF ST
N ROWLEY ST
N MAIN ST
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

ACKMAN

STREET
NORTH BURR
6 TH
7 TH
STREET
NORTH CAPIT
AVENUE
AVENUE
STREET
NORTH WINS
STREET
NORTH MENTZ
EAST
EAST
6 TH
7 TH
STREET
NORTH GAMB

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 Roxie Ackman & Brittany Royston have made an application for a conditional use permit to operate home occupation/beauty salon in their home located at 718 E 6th Ave, legally described as Lot 11, Block 4, F.M. Greene 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 October 11, 2016 at 12:00 P.M and the Board of Adjustment on October 17, 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 22nd day of September, 2016.

MICHELLE BATHKE

FINANCE OFFICER

Publish twice: September 29, and October 6, 2016.
Approximate Cost:

APPLICATION FOR 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), Roxann & Brittany Ackman hereby make(s) application for a conditional use permit (home occupation/beauty salon) application pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 11, Block 4, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota (718 E 6th Ave).

Applicant(s) and owner(s), Roxann & Brittany Ackman, of the above described real property request(s) a conditional use permit application to operate a home occupation/beauty salon in their residence. The said real property is 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 requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 21st of Sept., 2016.

Roxie Ackman

APPLICANT

Roxie Ackman - Brittany Royston

OWNER

SUSAN SINCLAIR
PO BOX 396
TORONTO SD 57268

JUDY & RAY HAVREHOLD
805 E 7TH AVE
MITCHELL SD 57301

WADE & KELLY BROZIK
801 E 7TH AVE
MITCHELL SD 57301

RYAN & MISTY ZILLA
800 E 6TH AVE
MITCHELL SD 57301

JAY PEPPEL
804 E 6TH AVE
MITCHELL SD 57301

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

KARA ZILLA
721 E 7TH AVE
MITCHELL SD 57301

DEANNA BATTES
717 E 7TH AVE
MITCHELL SD 57301

MARY LEHRMAN
707 E 7TH AVE
MITCHELL SD 57301

DANIEL SCOTT
41873 235TH ST
FEDORA SD 57337

PHILIP & JEAN RAMSAY
700 E 6TH AVE
MITCHELL SD 57301

MARIAN JIRSA
706 E 6TH AVE
MITCHELL SD 57301

JOSEPH & BRITTANY ROYSTON
716 E 6TH AVE
MITCHELL SD 57301

ROXANN ACKMAN
718 E 6TH AVE
MITCHELL SD 57301

CHRIS & LAURA FOSNESS
720 E 6TH AVE
MITCHELL SD 57301

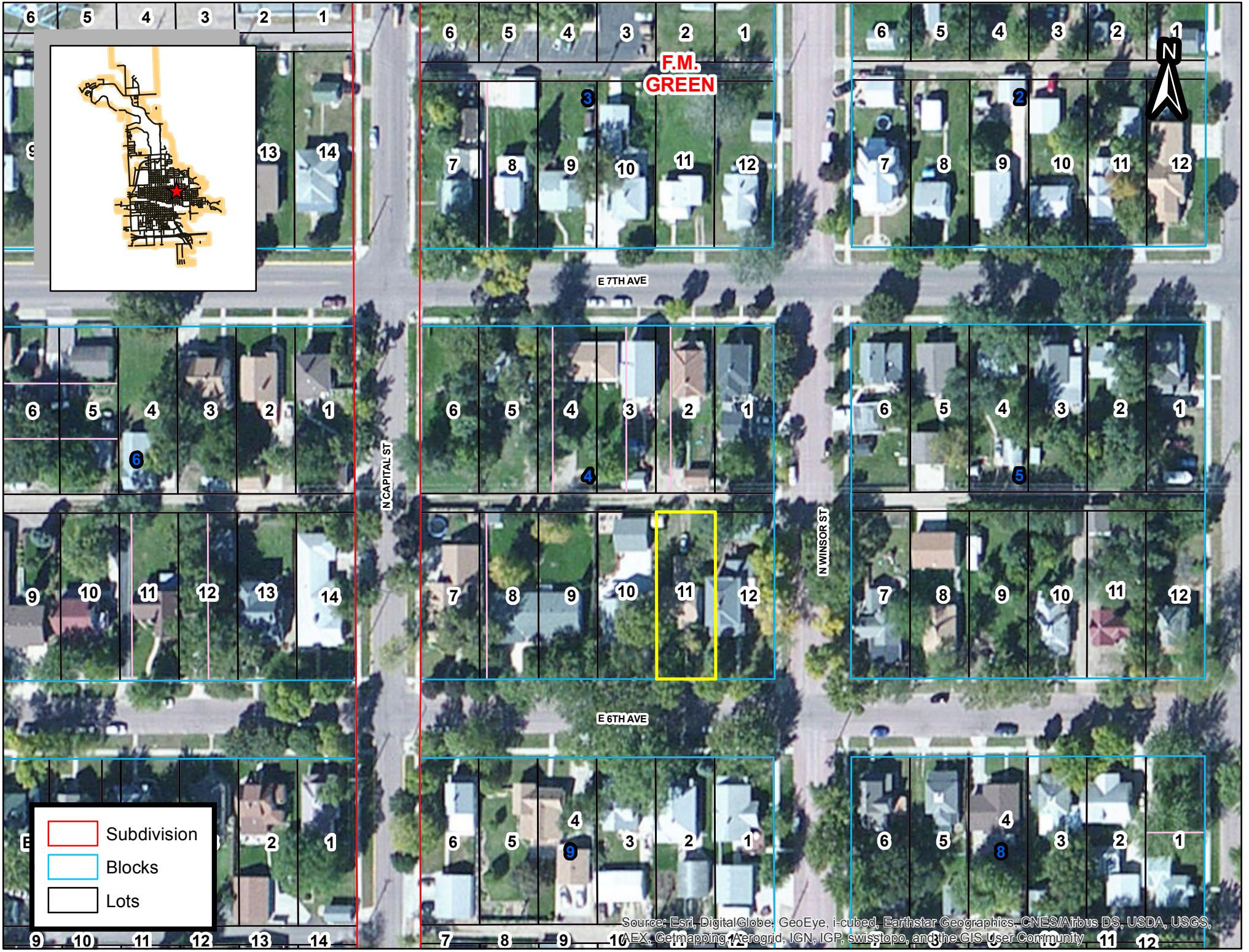
RICKY & SHARON HEYING
721 E 6TH AVE
MITCHELL SD 57301

CAROL ANN BEBO
719 E 6TH AVE
MITCHELL SD 57301

ANDREW BREITENBACH
BARBARA DUFFEY
715 E 6TH AVE
MITCHELL SD 57301

ALAN & JULIA WALTON
705 E 6TH AVE
MITCHELL SD 57301

MARK FRANEY
701 E 6TH AVE
MITCHELL SD 57301


F.M.
GREEN
E 7TH AVE
E 6TH AVE
N CAPITAL ST
N WINSOR ST
N
Subdivision
Blocks
Lots
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

GRAPHIC SCALE

-100 0 50 100 120 400

(IN FEET)
1 inch = 100 ft.

SEC. 31, T 104 N, R 60 W

LOCATION MAP
SCALE: 1" = 3000'

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

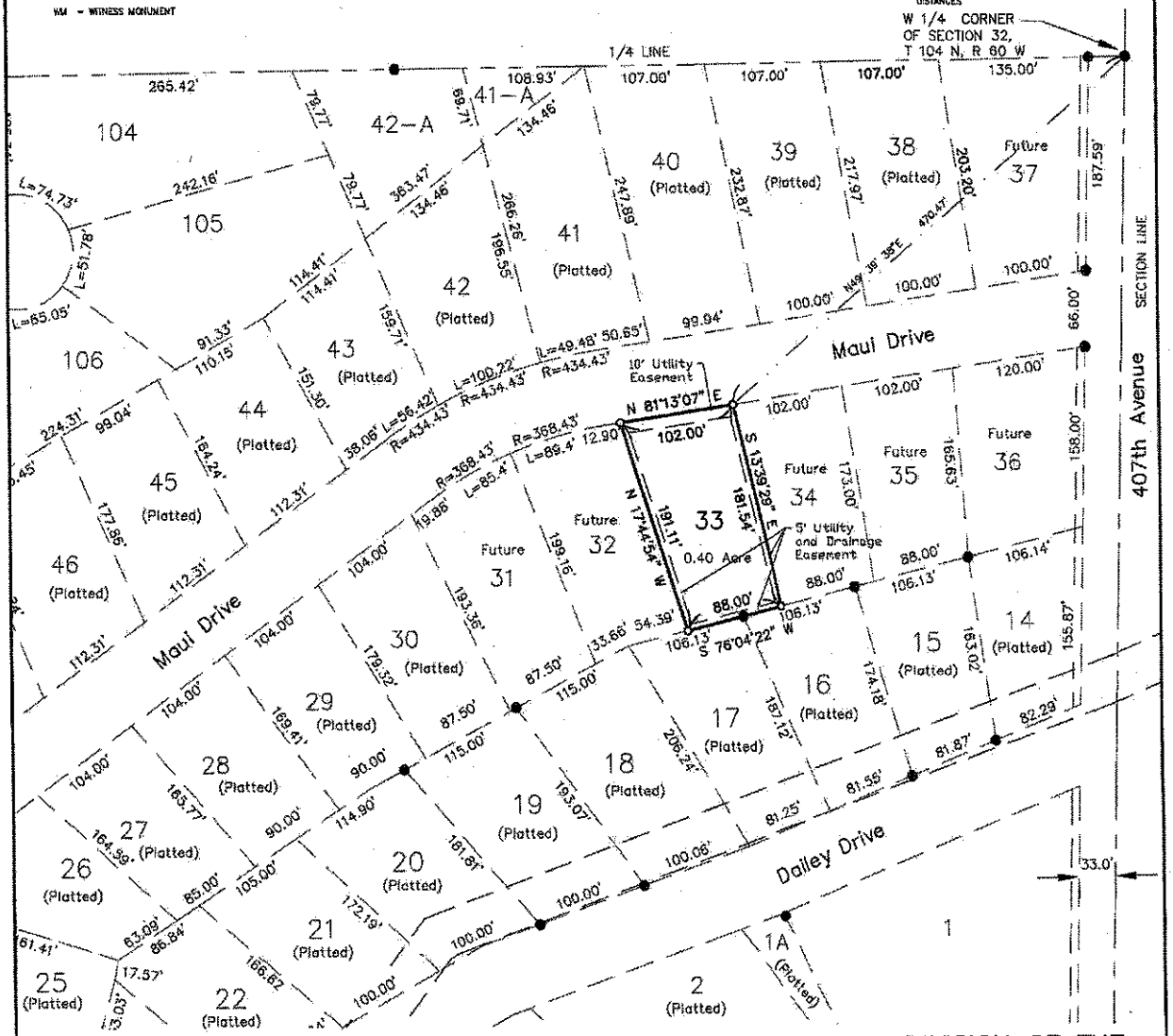
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

LEGEND

- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

Easements within Lot 33:

Sides and Rear = 5' Utility and Drainage Easements
Along Maui Drive = 10' Utility Easement



A PLAT OF LOT 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 3, 2016, survey those parcels of land described as follows: LOT 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of October, 2016.

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

Registered Land Surveyor #SD6702

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

A PLAT OF LOT 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SE 1/4 OF SECTION 31, 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 Maui Farms 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 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms 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 33 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Maui Drive.

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

_____
Charles J. Mauszycki, Jr., Vice President of Maui Farms Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of Maui Farms 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 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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:_____

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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

A PLAT OF LOT 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 33 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
6702
PAUL J.
REILAND
SOUTH DAKOTA

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

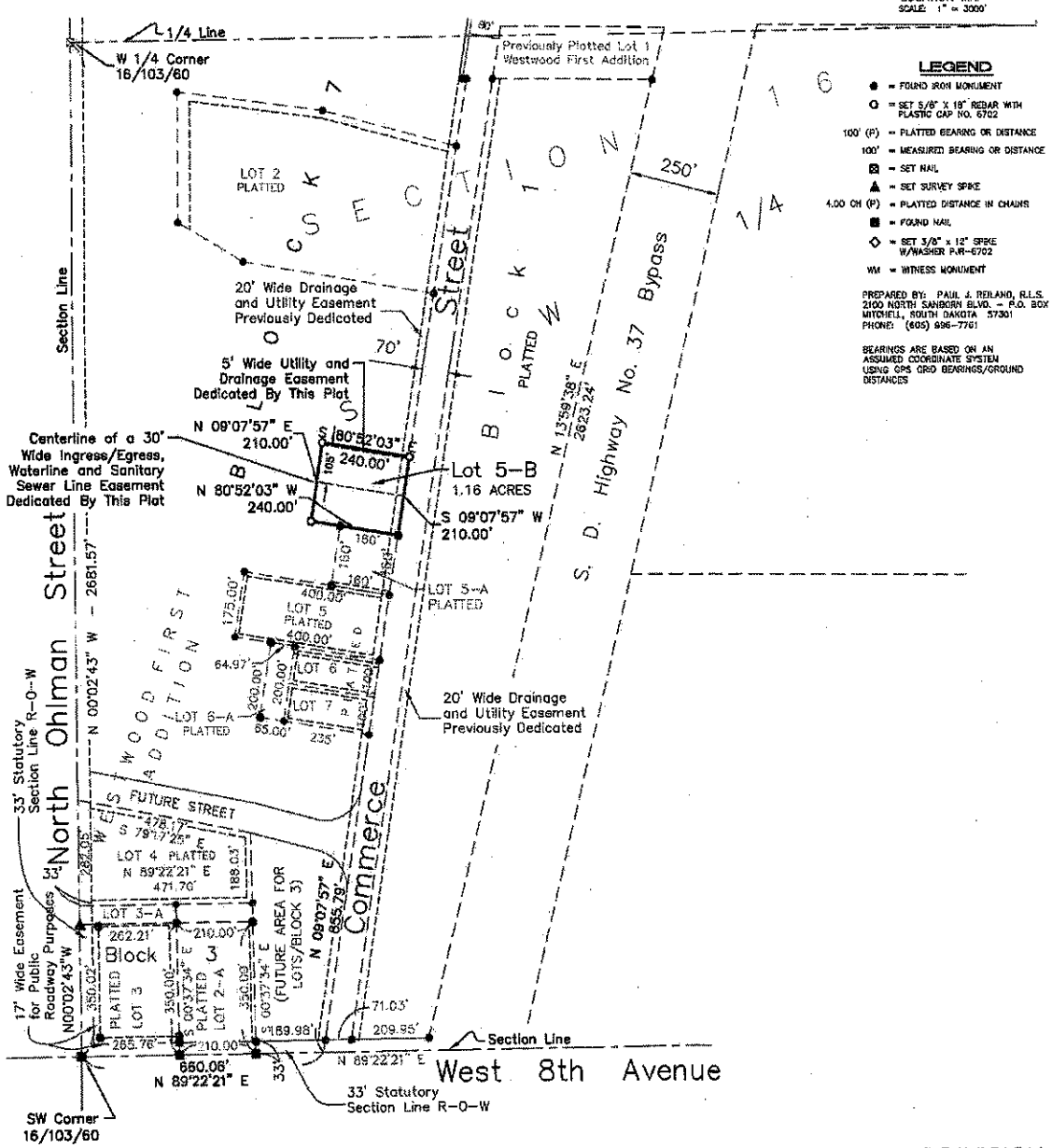
GRAPHIC SCALE

-300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

SEC. 16, T 103 N, R 60 W

LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 3, 2016, survey those parcels of land described as follows: LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of October, 2016.

_____
Registered Land Surveyor #SD6702

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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

A PLAT OF LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 5-B, Block 7 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Commerce Street.

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

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

CITY PLANNING COMMISSION --- BY:_____

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
5702
PAUL J.
REILAND
SOUTH DAKOTA

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

A PLAT OF LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, _____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2016.

FINANCE OFFICER --- BY:_____

CERTIFICATE OF COUNTY TREASURER

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

_____ _____
Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 5-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____ _____
Director of Equalization, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

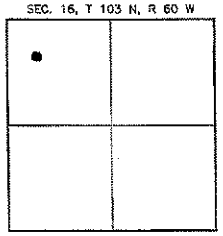
FILED for record this _____ day of _____, 2016, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
6702
PAUL J.
REILAND
SOUTH DAKOTA

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

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

GRAPHIC SCALE

-60 0 30 60 120 240

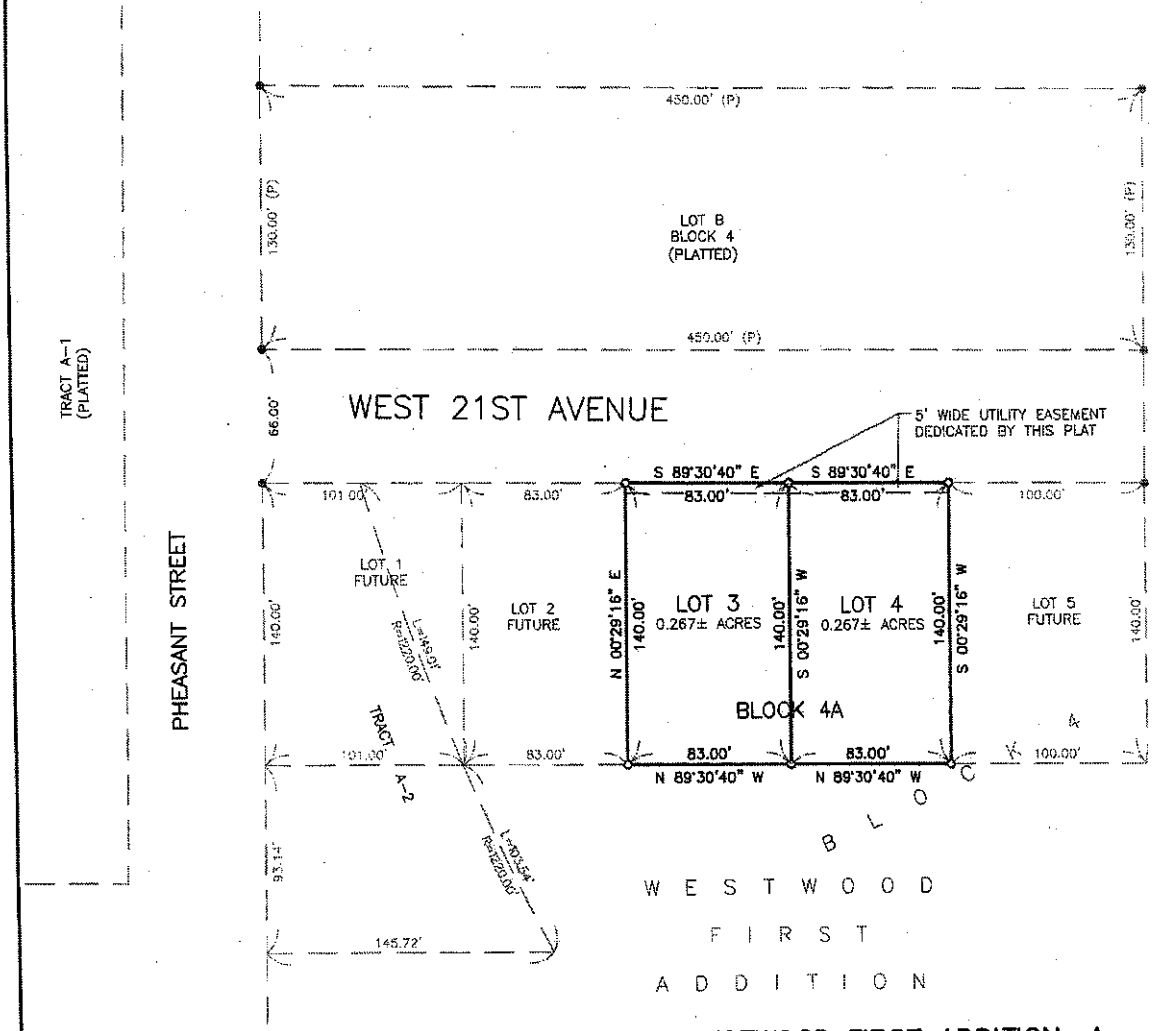
(IN FEET)
1 inch = 60 ft.

LEGEND

- ● = FOUND IRON MONUMENT
- ○ = SET 5/8" X 16" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PJR-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) 995-7761

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



A PLAT OF LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 3, 2016, survey those parcels of land described as follows: LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of October, 2016.

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

Registered Land Surveyor #SD6702

SPN & Associates
Engineers, Planners and Surveyors
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A PLAT OF LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 3 and 4, Block 4A shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists West 21st Avenue.

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

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

CITY PLANNING COMMISSION — BY:_____

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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A PLAT OF LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, _____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2016.

FINANCE OFFICER --- BY:_____

CERTIFICATE OF COUNTY TREASURER

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

_____ _____

Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOTS 3 AND 4, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____ _____

Director of Equalization, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

_____ By_____

Register of Deeds, Davison County Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
6702
PAUL J.
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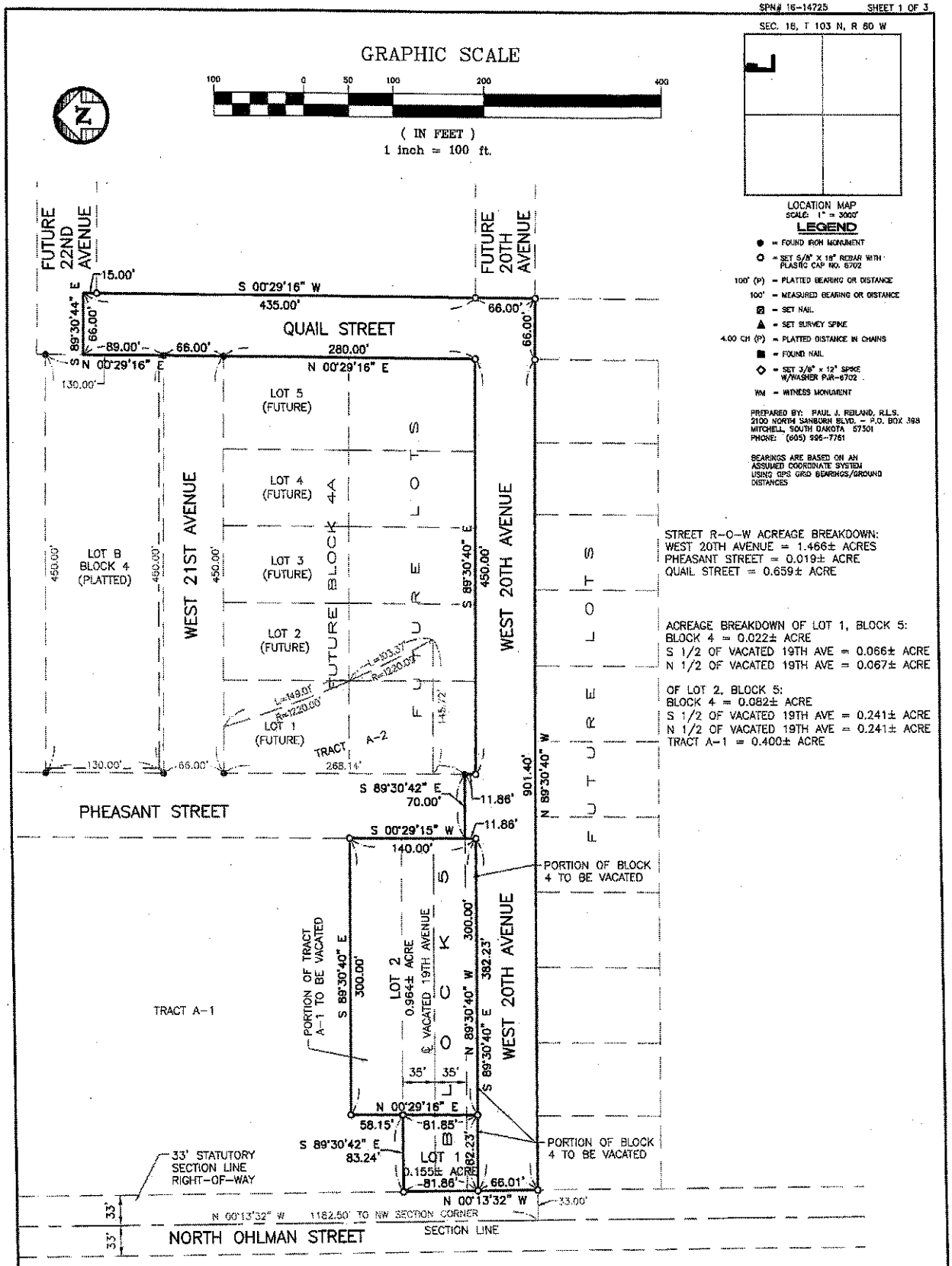

STREET R-O-W ACREAGE BREAKDOWN:
WEST 20TH AVENUE = 1.466± ACRES
PHEASANT STREET = 0.019± ACRE
QUAIL STREET = 0.659± ACRE

ACREAGE BREAKDOWN OF LOT 1, BLOCK 5:
BLOCK 4 = 0.022± ACRE
S 1/2 OF VACATED 19TH AVE = 0.066± ACRE
N 1/2 OF VACATED 19TH AVE = 0.067± ACRE

OF LOT 2, BLOCK 5:
BLOCK 4 = 0.082± ACRE
S 1/2 OF VACATED 19TH AVE = 0.241± ACRE
N 1/2 OF VACATED 19TH AVE = 0.241± ACRE
TRACT A-1 = 0.400± ACRE

A PLAT OF LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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A PLAT OF LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 3, 2016, survey those parcels of land described as follows: LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate THAT PORTION OF PREVIOUSLY PLATTED TRACT A-1 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK 29 OF PLATS ON PAGE 17, (LYING WITHIN PROPOSED LOT 1, BLOCK 5). This plat does hereby vacate THAT PORTION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA,, AS RECORDED IN BOOK 21 OF PLATS ON PAGE 9, WHICH IS ABUTTING AND LYING SOUTH OF THE SOUTH 1/2 OF VACATED WEST 19TH AVENUE, ABUTTING AND LYING WEST OF PHEASANT STREET, ABUTTING AND LYING EAST OF NORTH OHLMAN STREET, AND ABUTTING AND LYING NORTH OF PROPOSED WEST 20TH AVENUE, ALL IN WESTWOOD FIRST ADDITION THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of October, 2016.

_____
Registered Land Surveyor #SD6702

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 1 and 2, Block 5 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists North Ohlman Street, Pheasant Street and West 21ST Avenue.

This plat does hereby vacate THAT PORTION OF PREVIOUSLY PLATTED TRACT A-1 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK 29 OF PLATS ON PAGE 17, (LYING WITHIN PROPOSED LOT 1, BLOCK 5). This plat does hereby vacate THAT PORTION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA,, AS RECORDED IN BOOK 21 OF PLATS ON PAGE 9, WHICH IS ABUTTING AND LYING SOUTH OF THE SOUTH 1/2 OF VACATED WEST 19TH AVENUE, ABUTTING AND LYING WEST OF PHEASANT STREET, ABUTTING AND LYING EAST OF NORTH OHLMAN STREET, AND ABUTTING AND LYING NORTH OF PROPOSED WEST 20TH AVENUE, ALL IN WESTWOOD FIRST ADDITION THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

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

_____
Notary Public, South Dakota
My Commission Expires:_____

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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

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REGISTERED PROFESSIONAL LAND SURVEYOR 6702 PAUL J. REILAND SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

CITY PLANNING COMMISSION --- BY:_____

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, _____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2016.

FINANCE OFFICER --- BY:_____

CERTIFICATE OF COUNTY TREASURER

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

_____ _____

Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOTS 1 AND 2, BLOCK 5 OF WESTWOOD FIRST ADDITION, AND PORTIONS OF WEST 20TH AVENUE, PHEASANT STREET AND QUAIL STREET, ALL IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____ _____

Director of Equalization, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

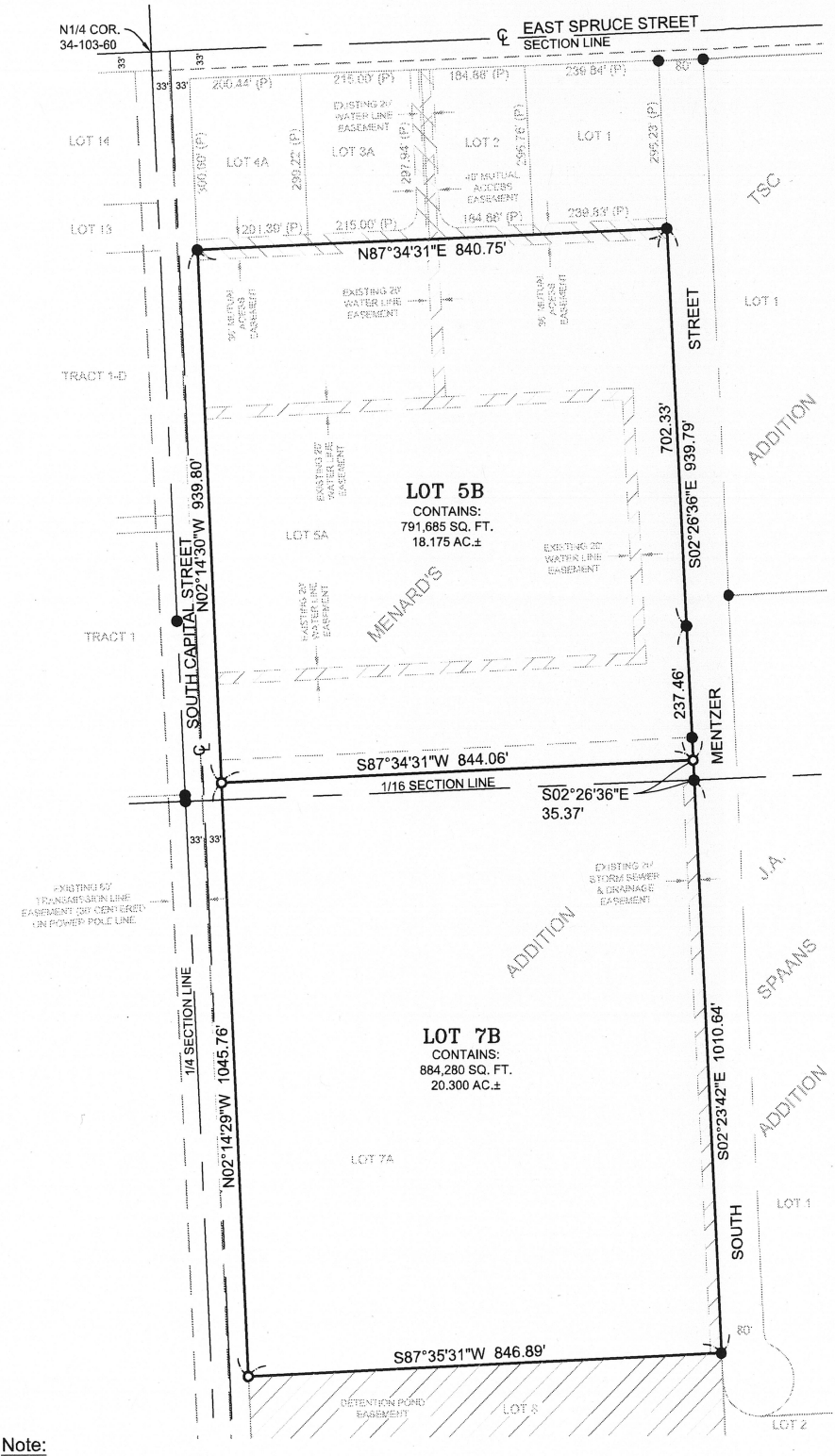
FILED for record this _____ day of _____, 2016, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____

Register of Deeds, Davison County Deputy

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

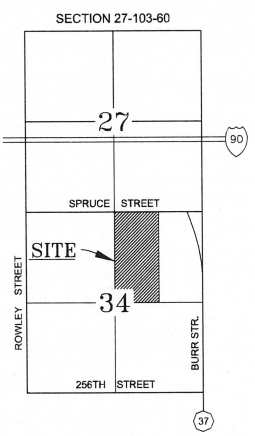
LOTS 5B AND 7B OF MENARD'S ADDITION IN THE W1/2 OF THE NE1/4 OF SECTION 34, T103N, R60W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.



GRAPHIC SCALE

0 100 200 400

(IN FEET)



VICINITY MAP

SECTION 34-103-60

Note:

The bearing system for this plat is based on the UTM Zone 14 North.

Legend

- ○ - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 6250
- ● - Denotes found monument
- □ - Denotes 5/8 inch by 18 inch rebar Witness Corner set and marked by License No. 6250
- (P) - Platted Distance
- (M) - Measured Distance

Total Area Surveyed: 38.475 Acres±

BY: BJB, 21020 Plat.dwg, PLAT, REV DATE: , PRINT DATE: Sep 26, 2016

Sayre Associates
216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222
Engineers • Surveyors

LOTS 5B AND 7B OF MENARD'S ADDITION IN THE W1/2 OF THE NE1/4 OF SECTION 34, T103N, R60W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor in Sioux Falls, South Dakota, do hereby certify that I did on or prior to September 8, 2016, survey and replat Lots 5A and 7A of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., in the City of Mitchell, Davison County, South Dakota, into lots as shown. The same shall hereafter be known and described as **Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota**.

I further certify that to the best of my knowledge, the within and foregoing plat correctly represents the same.

Dated this _____ day of _____, 20_____.

_____
S.D. Professional Land Surveyor No. 6250

OWNER'S CERTIFICATE AND DEDICATION

We, Menard, Inc., a Wisconsin Corporation, do hereby certify that we are the absolute and unqualified owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instruction for the purposes indicated therein, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever, the streets, roads, alleys and 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 driveways, 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.

We, Menard, Inc., a Wisconsin Corporation, do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota, does hereby vacate the following platting: Lots 5A and 7A of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., in the City of Mitchell, Davison County, South Dakota, on file at the Register of Deeds office in Book 19, page 13. Said plat, hereby vacated, is situated within described Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota, as surveyed.

Dated this _____ day of _____, 20_____.

Owner: Menard, Inc., a Wisconsin Corporation

By: _____

Title: _____

State of _____)
§
County of _____)

On this _____ day of _____, 20_____, before me, the undersigned officer, appeared _____, known to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same for the purposes therein contained.

In witness thereof, I have hereunto set my hand and official seal.

My commission expires: _____

_____
Notary Public, _____ County, State of _____

RESOLUTION OF CITY PLANNING COMMISSION

Whereas, the plat of Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota, prepared by James H. Cordell, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

Now therefore, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota, prepared by James H. Cordell, 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.

_____
Chairman, City Planning Commission

Sayre Associates
216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222
Engineers • Surveyors

LOTS 5B AND 7B OF MENARD'S ADDITION IN THE W1/2 OF THE NE1/4 OF SECTION 34, T103N, R60W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

Whereas, the plat of Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota, prepared by James H. Cordell, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

Now therefore, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota, prepared by James H. Cordell, 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.

_____
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 di recommend the approval and adoption of the hereinafter described plat, at its meeting held on the ____ day of _____, 2016; and

Whereas, it appears from an examination of the plat of Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota, as prepared by James H. Cordell, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

Therefore, be it resolved by the City Council of Mitchell, South Dakota, that the plat of Lots 5B and 7B of Menard's Addition in the W1/2 of the NE1/4 of Section 34, T103N, R60W of the 5th P.M., City of Mitchell, Davison County, South Dakota, prepared by James H. Cordell, be and the same is hereby approved and the description set forth therein on 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 Council of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2016.

_____
Finance Officer, Mitchell, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Davison County, South Dakota, hereby certify that all taxes which are liens upon any land shown in the above plat as shown by the records of my office, have been paid in full.

_____
Treasurer, Davison County, South Dakota

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, South Dakota

REGISTER OF DEEDS

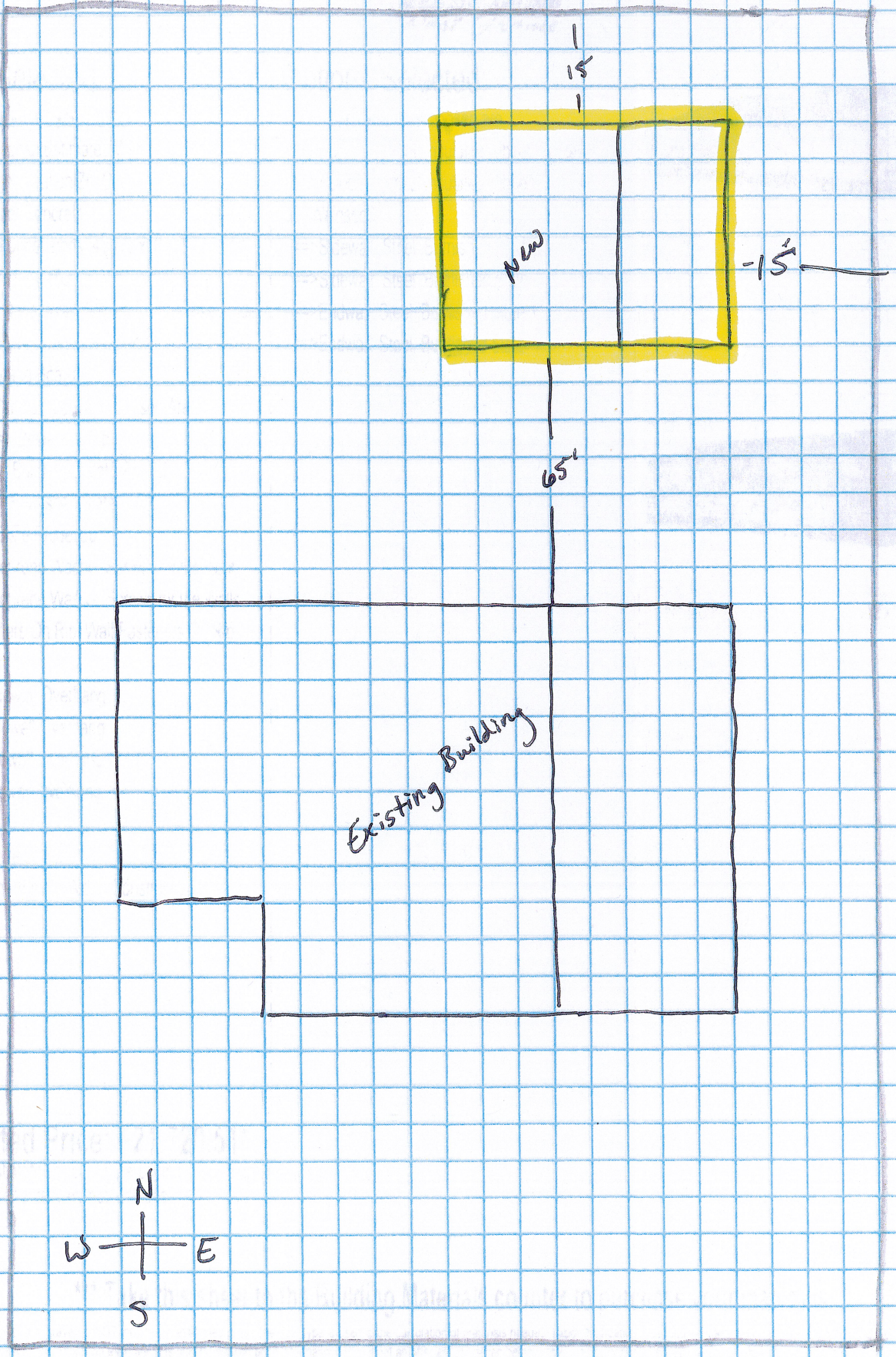
Filed for record this _____ day of _____, 20_____, at _____ o'clock, _____.M., and recorded in Book _____ of Plats on page _____.

_____
Register of Deeds, Davison County, South Dakota

Sayre Associates
216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222
Engineers • Surveyors

5
4
CABELAS 1ST
3C
3B-1
3B
CABELA DR
CABELAS 1ST
2-D
SD HWY 37 N
SD HWY 37 S
SPRUCE ST
N
Tract 1-B
14
13
4
3
2
1
2
3A
3
1-D
STARLIGHT ADDITION
5B
TSC
1
WALMART STORES 1ST
1
Tract 1
MENARD'S
S CAPITAL ST
S MENTZER ST
Tract 1-A
7B
1
J.A. SPAANS
8
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

Dan Roeder Jr. 2200 W Havens Mitchell, SD 57301



ate Id: 22271

MENARDS® Design-It® Post Frame

10/5/2016

Items Selected:

Standard Building Type
8' Truss Spacing; Estimated With 4 / 12 Pitch
Truss Design Location Zip Code: 57301
Flooring Type: Concrete
Post Frame Dimensions: 40'x72'x16'6"
12'x72' Front Lean-To:
- Closed Interior Wall; Closed Ends, Closed Side
- Normal Post Quantity & Spacing

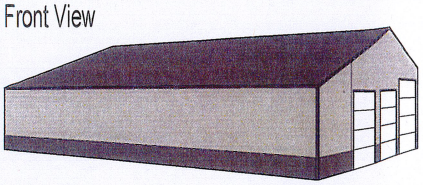
2X8 CCA Grade Board
The Steel Panels You Have Chosen Are:
- Walls ==> Beige Pro-Rib
- Roof ==> Burnished Slate Pro-Rib
- Trim ==> Burnished Slate

Burnished Slate Ridgecap
Colored Neoprene Washer Screws for the Roof
Colored Neoprene Washer Screws for the Walls
Roof Fasteners On Rib; Wall Fasteners On Rib
Bottom Trim
0" Front Sidewall Overhang
0" Back Sidewall Overhang
0" Front Endwall Overhang
0" Back Endwall Overhang
Eave Trim
Inside Closure Strips
Custom Mini-Print To Aid In Construction

Options Selected:

The options you have chosen are:
(2)OH Doors 12'X14' Insulated Ribbed Whites
(2)OH Doors 10'X12' Insulated Ribbed Whites
36" Wainscot
==>Sidewall: Steel, Burnished Slate
==>Sidewall: Steel, Burnished Slate
==>Endwall: Steel, Burnished Slate
==>Endwall: Steel, Burnished Slate

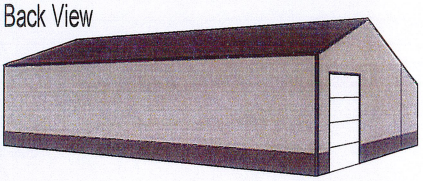
Front View



Sidewall:
- No Doors

Endwall:
-10'x12' Overhead 157" DP
-10'x12' Overhead 313" DP
-12'x14' Overhead 456" DP

Back View



Sidewall:
- No Doors

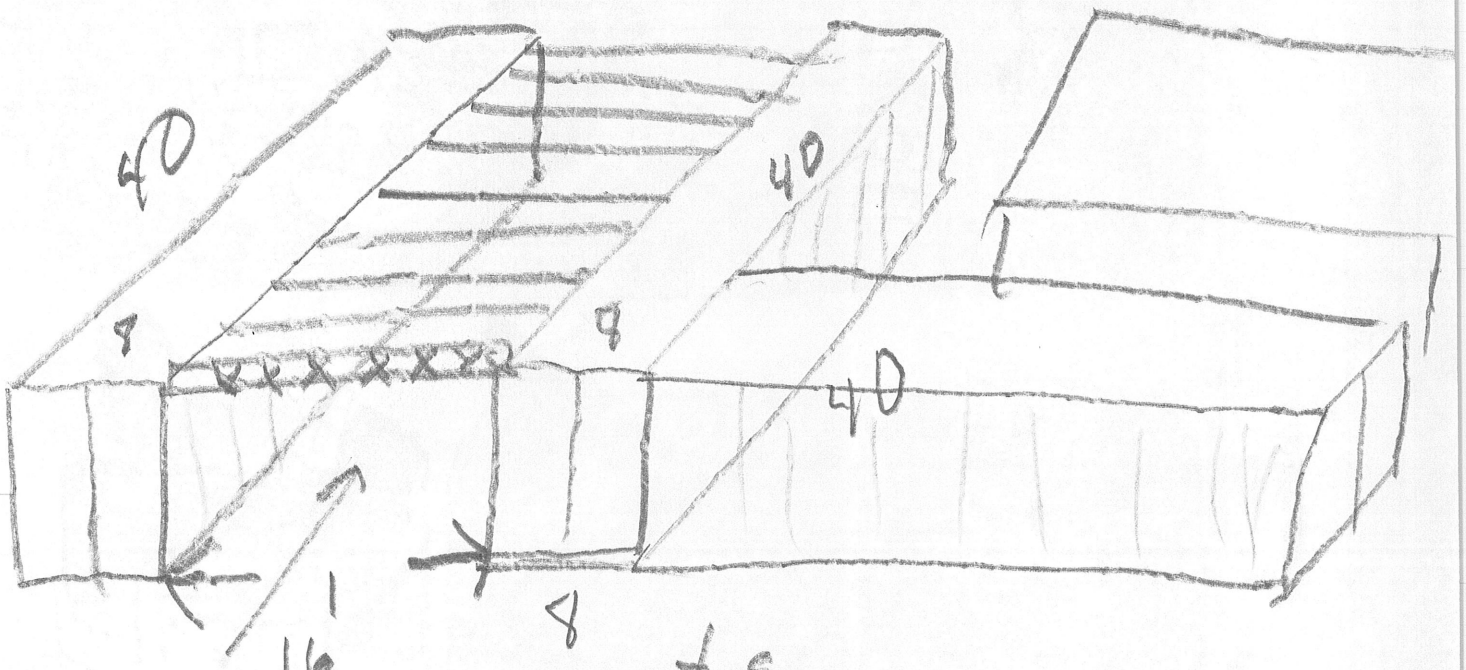
Endwall:
-12'x14' Overhead 48" DP

Estimated Price: $21,720.51*

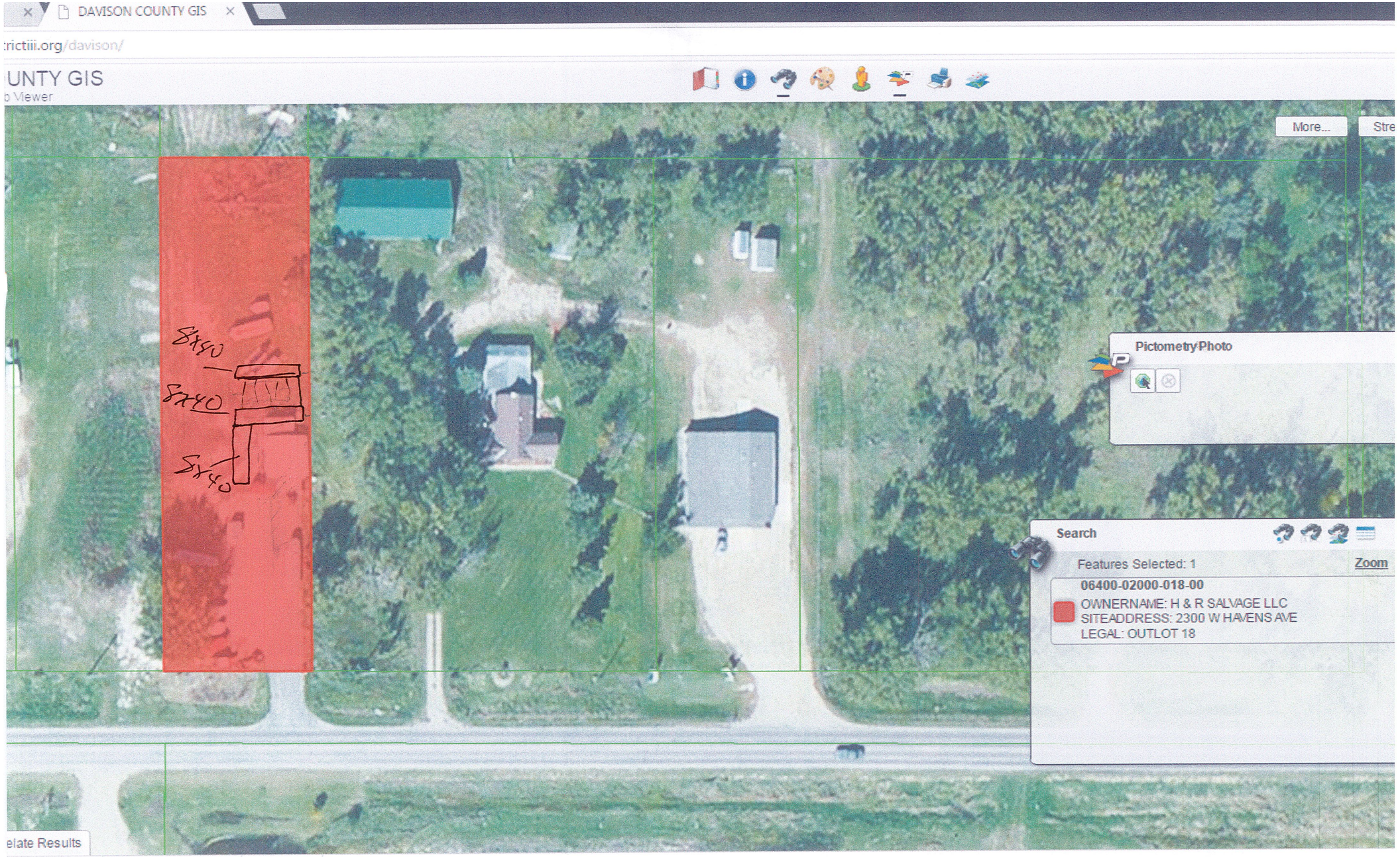
* Today's estimated price, future pricing may go up or down.
Tax, labor, and delivery not included.

***** Take this sheet to the Building Materials counter to purchase your materials. *****

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN.
All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



For Cars + Boats + Awnings


DAVISON COUNTY GIS
rictiii.org/davison/
UNTY GIS
b Viewer
More...
8'x50'
8'x40'
8'x40'
Pictometry/Photo
Search
Features Selected: 1
Zoom
06400-02000-018-00
OWNERNAME: H & R SALVAGE LLC
SITEADDRESS: 2300 W HAVENS AVE
LEGAL: OUTLOT 18
elate Results
ERNAME
SITEADDRESS
LEGAL
ASSESSOR_PAGE
SALVAGE LLC
2300 W HAVENS AVE
OUTLOT 18
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