



Davison County Planning & Zoning and Emergency Management  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8642



PLANNING COMMISSION AGENDA  
September 11, 2020

1. Call to order at 12:00 P.M. by Chairperson Haines.
2. Roll Call.
3. Consider the agenda.
4. Declare conflicts of interest.
5. Consider the September 1, 2020 Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. That Commercial Asphalt has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the S 1/2 of the NW 1/4 & N 1/2 of the SW 1/4 of Section 3, T 101 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
8. Consider a Plat of Lots 2A and 3, of L. Robinson's First Addition, a subdivision of the southerly 936' of the easterly 932.2' of the SE 1/4 of Section 24, T 104 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Robinson Housemoving Inc.
- 8A. Consider a Plat of DRJ's First Addition, in the NW 1/4 of Section 12, T 102 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Kevin Hagen.
9. Additional Comments from the Group.
10. Set date and time for next meeting – October 6, 2020 @ 7:00 P.M.
11. Adjournment.

*Mark Jenniges*

Mark Jenniges  
Deputy Director of Planning & Zoning



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PLANNING COMMISSION MINUTES  
September 1, 2020

1. Chairperson Haines called the meeting to order at 7:01 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
  - Present: Bruce Haines, Steve Thiesse, Kim Weitala, Brenda Bode, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
  - Absent: Charles Storm, Dave Anderson,
  - Guests: Tom & Jean Starr.
3. Consider the amended agenda.
  - Motion by Steve Thiesse, seconded by Steve Thiesse, to approve the amended agenda. Roll call vote:
  - Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
4. Declare conflicts of interest-none.
5. Consider the August 4, 2020 Minutes.

Motion by Brenda Bode, seconded by Kim Weitala, to approve the August 4, 2020 proposed minutes. Roll call vote:

Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
6. Public input for items not on the agenda-none.
7. That Brett Lowrie has appealed to the Davison County Planning Commission to recommend granting a variance in minimum for lot size of +/- 16.33 acres to create a lot size of +/- 8.67 acres, where the minimum is 25 acres in the Agricultural District.
  - This request is in pursuant to Section 307(4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as Plat of Lot 1 of Brett's Addition, in Gov. Lots 1 and 2 of the NW 1/4 of Section 19, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. It is currently described as NW ¼ Ex Lot B of Section 19, T 103 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Deputy administrator Jenniges explained the application, required notifications, and the GIS view. Notices were sent out to the neighbors and published in the paper with a few phone calls but no negative responses.
  - The applicant was present to answer questions. Discussion included the applicant is parceling of the land from his aunt to build a house on.
  - Commissioner Bode asked about access to the property to which the applicant answered there is an existing approach they will use. Also, Commissioner Bode question if they will be using rural water to which was answered it will be a well.
  - After consideration of the 1106 B-Variances, a motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.

8. Consider a Plat of Lot 1 of Brett's Addition, in Gov. Lots 1 and 2 of the NW 1/4 of Section 19, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Brett Lowrie.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. This plat goes along with the variance from item number seven of the agenda.
  - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
9. Consider a Plat of Lot B of L.V. Frey's First Addition, in the E ½ of Section 19, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Brett Lowrie.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. They are keeping the trees to the south in their parcel just to clean it up, not for access to the railroad.
  - Motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
10. That Tom and Jean Starr have appealed to the Davison County Planning Commission to recommend granting the following variances:
  1. Minimum lot size for an existing farmstead of +/- 20.99 acres to create a lot size of +/- 4.01 acres, where the minimum is 25 acres in the Agricultural District.
  2. Minimum east side yard setback to an existing building of +/- 22' resulting in a setback of +/-23' where the minimum is 50' in the Agricultural District.
  3. Minimum rear yard setback to an existing building of +/- 38' resulting in a setback of +/-12' where the minimum is 50' in the Agricultural District.
    - This request is in pursuant to Section 307(1) and 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as Plat of Lot 1 of Starr's Addition, in Gov. Lot 2 of the NE 1/4 of Section 2, T 103N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. It is currently described as NE 1/4 of Section 2, T 103 N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
    - Deputy administrator Jenniges explained the application, required notifications, and the GIS view. Notices were sent out to the neighbors and published in the paper with a few phone calls inquiring which location and what they were doing, no one had any issues with it.
    - The applicant was present to answer questions. Discussion included the applicant is parceling off the farmstead to sell. The boundaries were made to keep as much of the farm ground in production as possible. No new approaches will be needed, and any new structures built on the farmstead would require trees to be cut down or a future variance request.
    - After consideration of the 1106 B-Variations, a motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:  
Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye,

Weitala – aye, Anderson– absent, motion carried.

11. Consider a Plat of Lot 1 of Starr's Addition, in Gov. Lot 2 of the NE 1/4 of Section 2, T 103N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Tom & Jean Starr.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. This goes along with item #10 on the agenda.
  - Motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
12. Consider a Plat of Tract 1 of Wendelboe First Addition in the NE 1/4 of Section 15, T 102N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Josh & Tammy Renken.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. The applicant came in to acquire a building permit but their land was described by measurements so no permit could be issued. They are platting their land to come in compliance with the ordinance.
  - Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
13. That David Nebelsick has appealed to the Davison County Planning Commission to recommend granting a variance in minimum for lot size of +/- 19.64 acres to create a lot size of +/- 5.36 acres, where the minimum is 25 acres in the Agricultural District.
  - This request is in pursuant to Section 307(4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as Plat of Lot 1 of Debra Kaye's First Addition in the NE ¼ of Section 9, T 101N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. It is currently described as N ¾ of the NE ¼ of Section 9, T 101 N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Deputy administrator Jenniges explained the application, required notifications, and the GIS view. Notices were sent out to the neighbors and published in the paper with no responses.
  - The applicant was present to answer questions. Discussion included the applicant is parceling of the land for his son to build a house on. The bank would not allow the previous amount of acres to be mortgaged.
  - After consideration of the 1106 B-Variances, a motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:  
Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– absent, motion carried.
14. Consider a Plat of Lot 1 of Debra Kaye's First Addition in the NE ¼ of Section 9, T 101 N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of David Nebelsick.

- Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. This plat goes along with the variance from item #13 of the agenda. The previous plat approved last month has not been recorded so they can use the same name.
  - Motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
15. Consider a Plat of Tracts 1, 2, and 3 of BarNone63 Addition in the SE 1/4 of Section 1, T 101N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of BarNone63 LLLP.
- Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. The applicant is selling tract 2 to Roskens which has been renting the pasture for a long time. The applicant is keeping tract 1 and 3 in farm ground. They own the adjoining land to the north of tract 1 and there is access off of 412th Ave for tract 3.
  - Motion by Lewis Bainbridge, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
16. Additional Comments from the Group-None.
17. Set date and time for next meeting – September 11, 2020 @ 12:00 P.M.
18. At 7:58 P.M., a motion by Lewis Bainbridge seconded by Steve Thiesse to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines  
Planning Commission Chairperson

*Mark Jenniges*

Mark Jenniges  
Deputy Director of Planning & Zoning

**DAVISON COUNTY  
CONDITIONAL USE APPLICATION**

**Applicant Name:** Commercial Asphalt (Neil Waldera)

**Application Date:** 8-27-20

**Application Deadline:** 9-21-20

**Applicant Mailing Address:** 25554 413<sup>th</sup> Ave, Mitchell, SD 57301

**Applicant Email:** Neil@spencerquarriesinc.com

**Contact Phone:** 996-4711

**Owner Name:** Christopher Nebelsick

**Owner Address:** 25830 408<sup>th</sup> Ave, Mitchell, SD 57301

**Owner Contact Phone:** \_\_\_\_\_

**Parcel Number of Parent Parcel:** 10000-10160-032-00

**Legal Description of parcel:** S 1/2 of the NW 1/4 & N 1/2 of the SW 1/4 of Section 3, T 101 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

**Zoning District:** AG

**Reason for Conditional Use Request:** To allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B.

**Section of Code Allowing Conditional Use:** Section 3:04 (14), 1106 (A), and 1206 (A)

**Fee Collected for Condition Use (\$100):** \_\_\_\_\_

**Check #:** \_\_\_\_\_

**Receipt #:** \_\_\_\_\_

**Planning Commission Hearing Date:** 10-6-20

**Board of Adjustment Hearing Date:** 10-13-20

**FOR ANIMAL FEEDING OPERATIONS ONLY:**

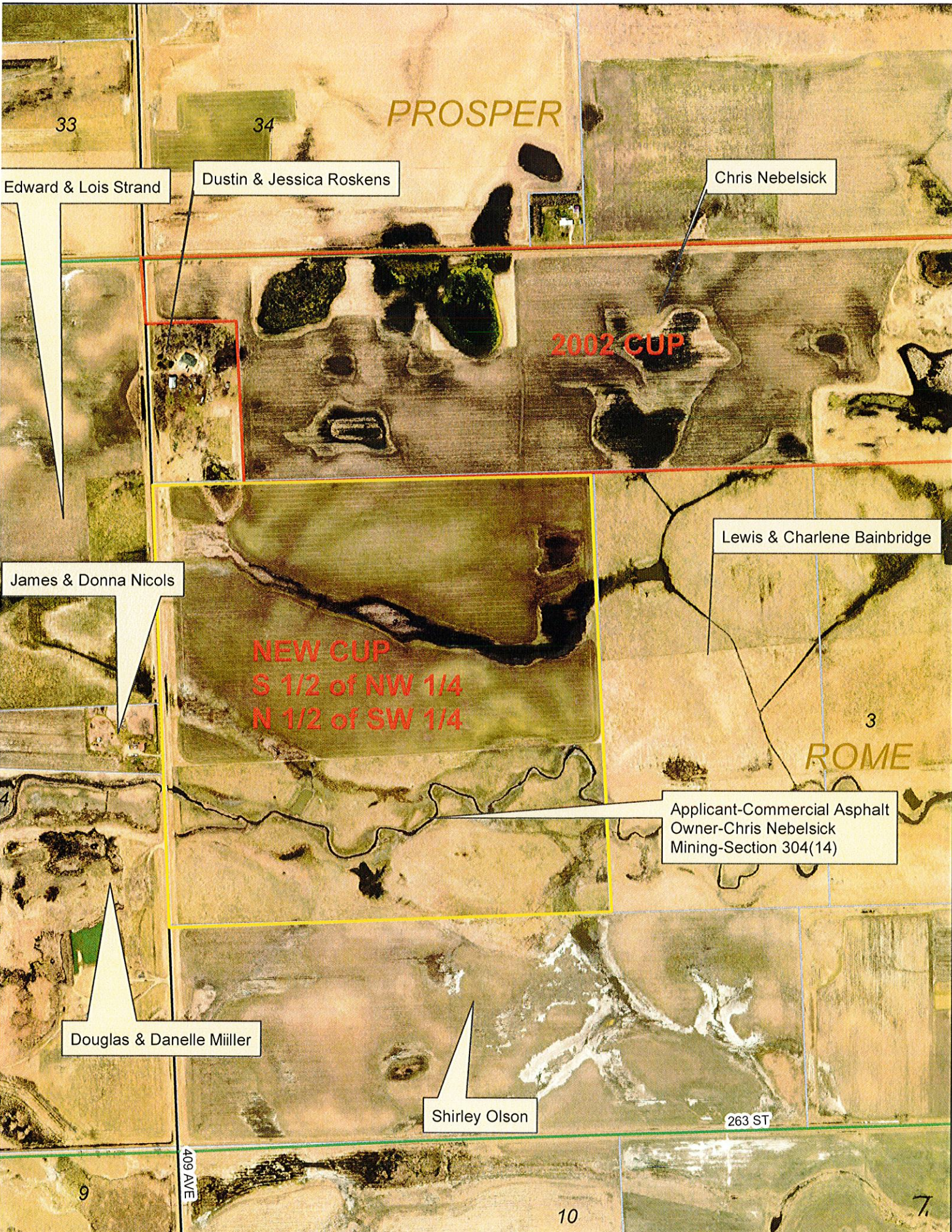
**Current Animal Units in Operation:** N/A

**Proposed Expansion of Operation:** N/A

**Required Items:**

- Detailed site plan (GIS Photo of the property)
- Location and use of adjacent structures
- Application Fee

**Signatures of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_



PROSPER

ROME

Edward & Lois Strand

Dustin & Jessica Roskens

Chris Nebelsick

2002 CUP

James & Donna Nicols

Lewis & Charlene Bainbridge

NEW CUP  
S 1/2 of NW 1/4  
N 1/2 of SW 1/4

Applicant-Commercial Asphalt  
Owner-Chris Nebelsick  
Mining-Section 304(14)

Douglas & Danelle Miiller

Shirley Olson

263 ST

409 AVE

33

34

3

9

10

7

Will need variance at Oct meeting due to new property lines.

Lot 2A-Mark Robison  
Garage Addition  
Replatted Lot 2 into 2A  
no variance required for  
garage addition.

Robinson Housemoving Inc

**Lot 2A  
2.68 Acres**

24

19

**BADGER**

406 AVE

60' x 120' Shed  
Will need platted prior  
to building permit issued

**Lot 3  
+/- 15.02 Acres**

Lot 1-Anita Robison

248 ST

25

30

8

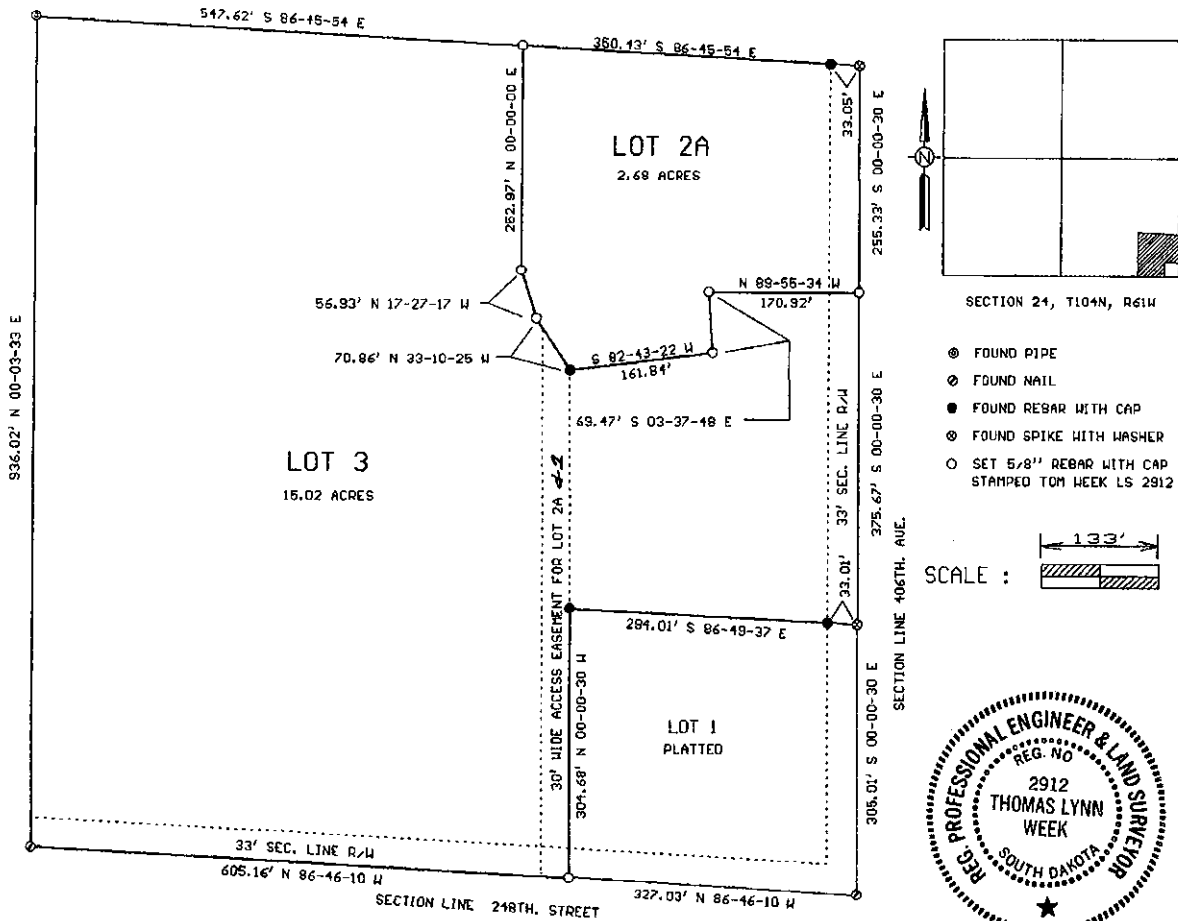
**PERRY**





PLAT OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THIS PLAT VACATES PREVIOUSLY PLATTED LOT 2 OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. FILED FOR RECORD ON MAY 21, 2002 AND RECORDED IN BOOK 18 OF PLATS ON PAGE 50.



**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 4TH. DAY OF SEPTEMBER, 2020.

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

**CERTIFICATE OF STREET AUTHORITY**

EXISTING ACCESS TO LOTS 2A AND LOT 3 IS APPROVED. ANY ADDITIONAL ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
 COUNTY/TOWNSHIP HIGHWAY REPRESENTATIVE

PLAT OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, MARK ROBINSON, DO HEREBY CERTIFY, THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE PREVIOUSLY PLATTED LOT 2 OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA; AND I, MIKE ROBINSON, AS TREASURER OF ROBINSON HOUSEMOVING, INC., A SOUTH DAKOTA CORPORATION, DO HEREBY CERTIFY, THAT ROBINSON HOUSEMOVING, INC., A SOUTH DAKOTA CORPORATION, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT FOR LOTS 1 AND 2 THEREOF. TOGETHER WE ARE THE OWNERS OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF LOTS 2A AND 3, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM. THERE IS SEC. LINE R/W ON THE EAST AND SOUTH SIDES OF LOTS 2A AND 3.

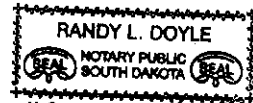
DATED THIS 9<sup>th</sup> DAY OF September, 2020.

Mark Robinson  
MARK ROBINSON

STATE OF South Dakota  
COUNTY OF  Davison   
ON THIS 9<sup>th</sup> DAY OF September, 2020, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARK ROBINSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6-18-2024

Lady J Doyle  
NOTARY PUBLIC



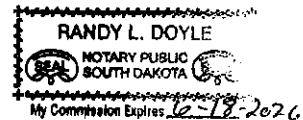
DATED THIS 9 DAY OF Sept, 2020.

Mike Robinson  
MIKE ROBINSON, TREASURER,  
ROBINSON HOUSEMOVING, INC.  
A SOUTH DAKOTA CORPORATION.

STATE OF South Dakota  
COUNTY OF  Davison   
ON THIS 9<sup>th</sup> DAY OF September, 2020, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MIKE ROBINSON, WHO ACKNOWLEDGED HIMSELF TO BE THE TREASURER OF ROBINSON HOUSEMOVING, INC., A SOUTH DAKOTA CORPORATION, AND THAT HE, AS SUCH TREASURER BEING AUTHORIZED SO TO DO, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS TREASURER. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6-18-2024

Lady J. Doyle  
NOTARY PUBLIC



RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

PLAT OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, \_\_\_\_\_, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
COUNTY AUDITOR/DEPUTY AUDITOR

\_\_\_\_\_  
CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION; NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, \_\_\_\_\_, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, \_\_\_\_\_, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

FINANCE OFFICER BY: \_\_\_\_\_

PLAT OF LOTS 2A AND 3, OF L. ROBINSON'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHERLY 936 FEET OF THE EASTERLY 932.2 FEET OF THE SE1/4 OF SECTION 24, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER\DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF  
EQUALIZATION, DAVISON COUNTY, S.D.

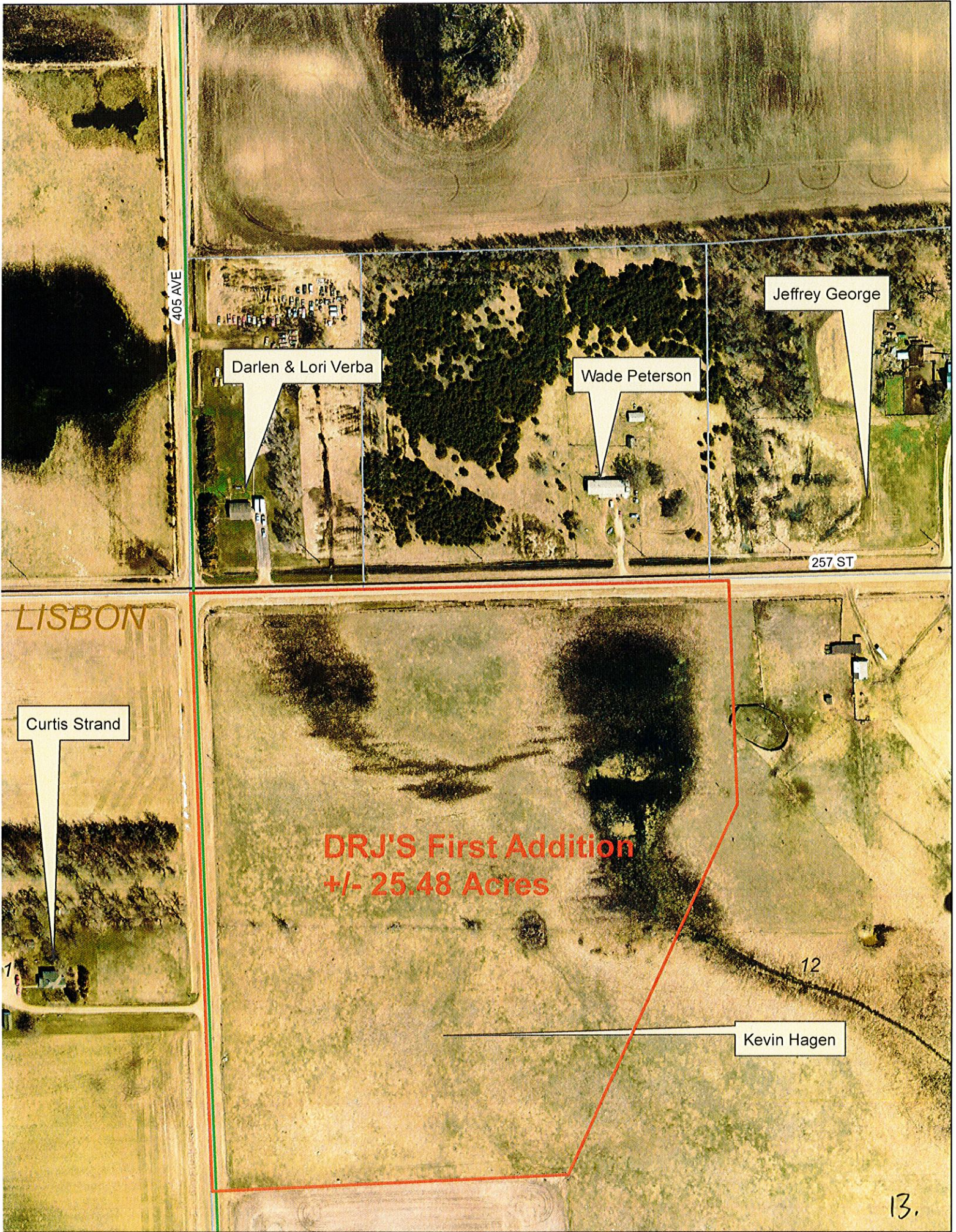
REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS\DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 2020, \_\_\_ O'CLOCK \_\_\_ M., AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

PREPARED BY TOM WEEK

407 REGAL DRIVE  
YANKTON, SOUTH DAKOTA 57078  
605-665-8333

\_\_\_\_\_  
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.



405 AVE

Darlen & Lori Verba

Wade Peterson

Jeffrey George

257 ST

LISBON

Curtis Strand

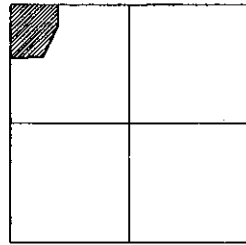
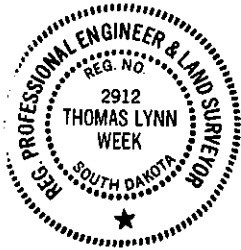
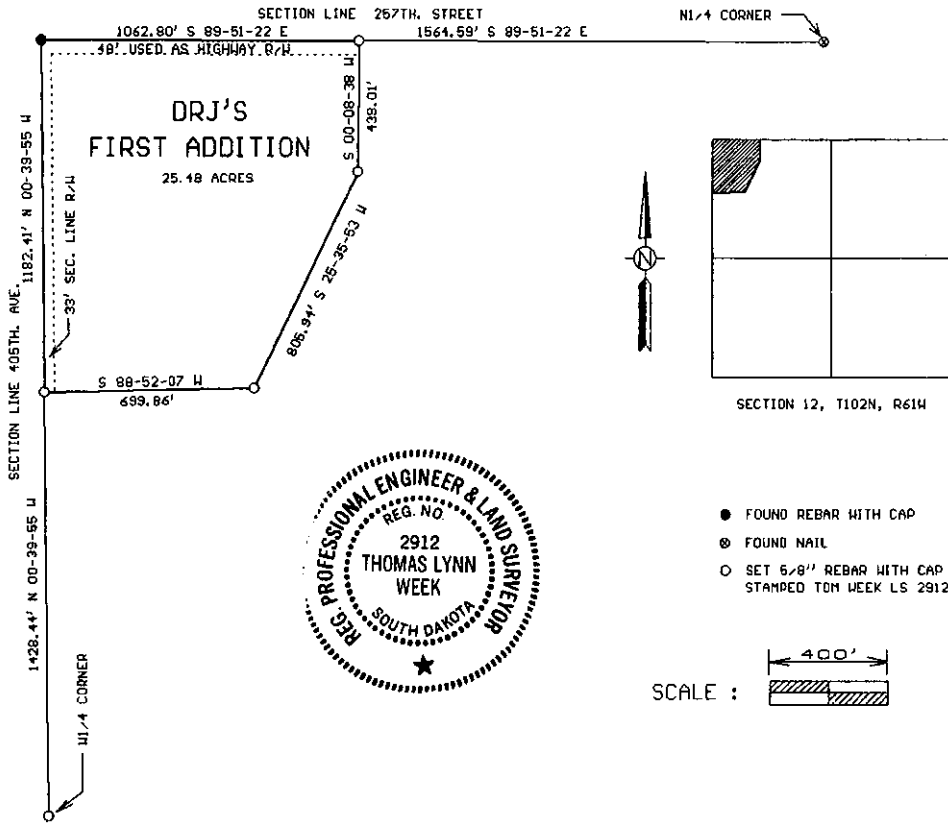
**DRJ'S First Addition  
+/- 25.48 Acres**

Kevin Hagen

12

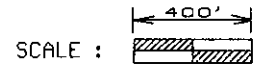
13.

PLAT OF DRJ'S FIRST ADDITION, IN THE NW1/4 OF SECTION 12,  
T102N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SECTION 12, T102N, R61W

- FOUND REBAR WITH CAP
- ⊗ FOUND NAIL
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912



**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF DRJ'S FIRST ADDITION, IN THE NW1/4 OF SECTION 12, T102N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 4TH. DAY OF SEPTEMBER, 2020.

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

**CERTIFICATE OF STREET AUTHORITY**

THERE IS PRESENTLY ONE APPROACH TO DRJ'S FIRST ADDITION. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
TOWNSHIP / COUNTY HIGHWAY REPRESENTATIVE

**TREASURER CERTIFICATE**

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

\_\_\_\_\_  
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

**DIRECTOR OF EQUALIZATION CERTIFICATE**

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

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, S.D.

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

PLAT OF DRJ'S FIRST ADDITION, IN THE NW1/4 OF SECTION 12, T102N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, KEVIN HAGEN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: DRJ'S FIRST ADDITION, IN THE NW1/4 OF SECTION 12, T102N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WERE MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF DRJ'S FIRST ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE NORTH AND WEST SIDE OF DRJ'S FIRST ADDITION. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS. EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_  
KEVIN HAGEN

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KEVIN HAGEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING DRJ'S FIRST ADDITION, IN THE NW1/4 OF SECTION 12, T102N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

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

\_\_\_\_\_  
CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: DRJ'S FIRST ADDITION, IN THE NW1/4 OF SECTION 12, T102N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

\_\_\_\_\_  
COUNTY AUDITOR/DEPUTY AUDITOR

\_\_\_\_\_  
CHAIRMAN / VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REGISTER OF DEEDS CERTIFICATE

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

\_\_\_\_\_  
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.