



Davison County Planning & Zoning
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615



PLANNING COMMISSION AGENDA
December 6, 2022

1. Call to order at 1:15 P.M. by P&Z Chairman Haines.
2. Roll Call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve the November 1, 2022, Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. Consider a variance application requested by Matt & Katie Strand of:
 1. +/- 23.91 acres, creating a lot size of 1.09 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
 2. +/- 1.5', creating a setback of +/- 8.5' from the garage on the east property line, where the minimum rear yard setback is 10' in the Agricultural Residential District.
 3. +/- 1.5', creating a setback of +/- 8.5' from the garage on the south property line, where the minimum side yard setback is 10' in the Agricultural Residential District.
8. Consider a plat of Lot 1 of Wade's Addition an Addition in the SW1/4 of Section 3, T 102 N, R 60 West of the 5th P.M., Davison County, South Dakota, at the request of Matt & Katie Strand.
9. Consider a variance application requested by Jeff & Theresa Miiller of:
 1. +/- 23.631 acres, creating a lot size of 1.369 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
 2. +/- 42', creating a setback of +/- 8' from the pole building on the east property line, where the minimum rear yard setback is 50' in the Agricultural District.
 3. +/- 20', creating a setback of +/- 30' from the pole building on the south property line, where the minimum side yard setback is 50' in the Agricultural District.
 4. +/- 17', creating a setback of +/- 33' from the grain bins on the north property line, where the minimum side yard setback is 50' in the Agricultural District.
10. Consider a plat of Tract 1 of Jeff's Addition in the S1/2 of the SW1/4 of Section 1, T 101 N, R 62 West of the 5th P.M., Davison County, South Dakota, at the request of Jeff & Theresa Miiller.
11. Consider a plat of Tract 1 of Abby's Addition in the NW1/4 of Section 33, T 102 N, R 62 West of the 5th P.M., Davison County, South Dakota, at the request of Matt & Abby Storm.
12. Consider a plat of Lot I, a Subdivision of Lot H of Brech's Subdivision in the W1/2 of the SE1/4 of Section 4, T 103 N, R 60 West of the 5th P.M., Davison County, South Dakota, at the request of Daniel & Quincy Brech.
13. Additional comments from the group.
14. Set date and time for next meeting – January 3, 2022 @ 1:15 P.M.
15. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

November 1, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Lewis Bainbridge, Brenda Bode, Dave Anderson, Ray Gosmire, Jeff Bathke, & Karen Wegleitner.
 - Absent: Steve Thiesse & Mike Blaalid.
 - Guests: Mark Johnson & Jeff Clark.
3. Consider the amended agenda. To add a fourth variance to item # 8.
 - Motion by Dave Anderson, seconded by Brenda Bode, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Dave Anderson, seconded by Ray Gosmire, to approve the October 4, 2022 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by Jeff Clark of:
 - +/- 55', creating a setback of +/- 20' from the proposed shelterbelt on the west property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 62', creating a setback of +/- 13' from the proposed shelterbelt on the west property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 35', creating a setback of +/- 40' from the proposed shelterbelt on the south property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 35', creating a setback of +/- 40' from the proposed shelterbelt on the east property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 15', creating a setback of +/- 60' from the proposed shelterbelt on the east property line, where the minimum setback is 75' in the Agricultural District.

This request is located in Lot C of Earls Subdivision of the NW1/4 of Section 27, T 103N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

Discussion: Jeff Clark explained he can't speak of any hardships for why the shelterbelts can't be 75' from the property lines. He spoke with Dale Kroupa, the abutting neighbor, who has no issues with the shelterbelts. Jeff would be okay with any changes but would prefer what he has drawn out.

The Board struggles with the East & South sides due to the rules stated in the Davison County Ordinance and the abutting land being crop ground. There are no issues with the project, but the Ordinance states there needs to be a hardship to grant a variance. The shelterbelt to the West is less of an issue due to the driveway being in between the crop ground and shelterbelt.

Board made a motion to change the variances:

1. +/- 55', creating a setback of +/- 20' from the proposed shelterbelt on the West property line was recommended to stay the same.
2. +/- 62', creating a setback of +/- 13' from the proposed shelterbelt on the West property line was recommended to stay the same.

3. +/- 35', creating a setback of +/- 40' from the proposed shelterbelt on the South property line was recommended to maintain the 6 rows but move North to comply with the 75' setback eliminating the variance.
4. +/- 35', creating a setback of +/- 40' from the proposed shelterbelt on the East property line was recommended to go to 4 rows and comply with the 75' setback eliminating the variance.
5. +/- 15', creating a setback of +/- 60' from the proposed shelterbelt on the East property line was changed to +/- 25', creating a setback of +/- 50' from the proposed shelterbelt on the East property line due to moving the shelterbelt back 10'.

Jeff will speak with Matt Hayes on how to redo the plan.

- Motion by Ray Gosmire, seconded by Dave Anderson, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – absent, Gosmire – aye, Bainbridge – aye, Bode – aye, Blaalid – absent, Anderson – aye, motion carried.

8. Consider a variance application requested by Mark & Mikayla Johnson of:

- +/- 40', creating a setback of +/- 35' from the proposed shelterbelt on the west property line, where the minimum setback is 75' in the Agricultural District.
- +/- 55', creating a setback of +/- 20' from the proposed shelterbelt on the north property line, where the minimum setback is 75' in the Agricultural District.
- +/- 31', creating a setback of +/- 44' from the proposed shelterbelt on the north property line, where the minimum setback is 75' in the Agricultural District.

This request is located in Lot 3 of Mirkys Addition in the SE1/4 of Section 11, T 102N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

Discussion: Lewis recused himself due to a conflict of interest.

The Board approved to add a fourth variance by the applicant of +/- 40', creating a setback of +/- 35' from the proposed shelterbelt on the South property line.

Mark explained the shelterbelt is for habitat, wind, & block the view of the soybean plant. His hardship is protection from the wind and the soybean plant. They built their dream home prior to the soybean plant and don't want to see it. They plan on creating a space for their kids and potential grandkids to enjoy and one day pass down to.

The Board and Mark sees the property has waterways. The board explained the water can rip out fabric and young trees, making a mess of his property and wastes money. Mark doesn't plan on planting in the waterways.

Board made a motion to change the variances:

1. +/- 40', creating a setback of +/- 35' from the proposed shelterbelt on the west property line was recommended to reduce to 6 rows to comply with the 75' setback eliminating the variance.
2. The 8-row shelterbelt on the North side was recommended to reduce to 6 rows to comply with the 75' setback eliminating the variance.

3. The 3-row shelterbelt on the North side was recommended to reduce to 2 rows and eliminating the variances of +/- 55', creating a setback of +/- 20' and +/- 31', creating a setback of +/- 44'. Shelterbelts are defined as 3 or more rows per the Ordinance.
4. +/- 40', creating a setback of +/- 35' from the proposed shelterbelt on the South property line was recommended to stay the same.

Mark will speak with Matt Hayes on how to redo the plan.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – absent, Gosmire – aye, Bainbridge – recused, Bode – aye,
Blaalid – absent, Anderson – aye, motion carried.

9. Additional Comments from the Group

- None

10. Set date and time for next meeting – December 6, 2022 @ 1:15 P.M.

11. At 8:15 P.M., a motion was made by Dave Anderson, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Matt & Katie Strand

Application date: 10/20/22

Applicant Address: 25660 409th Ave., Mitchell, SD 57301

Application deadline: 11/21/22

Applicant Email: _____

Contact Phone: 605-770-1210

Owner Name: Wade & Jody Strand

Owner Address: 25798 409th Ave., Mitchell, SD 57301

Owner Contact Phone: 605-770-8790

Parcel Number of parent parcel: 09000-10260-033-10

Legal Description of current parcel(s): SW1/4 of Section 3, Township 102 North, Range 60 West of the 5th P.M., Davison County, South Dakota, ex. E.150' x S.300'.

Proposed Legal Description of parcels: Lot 1 of Wade's Addition an Addition in the SW1/4 of Section 3, T 102 N, Range 60 West of the 5th P.M., Davison County, South Dakota

Reason for Variance: Recommend granting a variance of:

1. +/- 23.91 acres, creating a lot size of 1.09 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
2. +/- 1.5', creating a setback of +/- 8.5' from the garage on the east property line, where the minimum rear yard setback is 10' in the Agricultural Residential District.
3. +/- 1.5', creating a setback of +/- 8.5' from the garage on the south property line, where the minimum side yard setback is 10' in the Agricultural Residential District.

This request is pursuant to Section 4:07(4), 4:08(1)(b), & 4:08(1)(c) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant built a new residence and plans to buy the 1 acre from his parents. The 1 acre is their agreement.

Section of Code Allowing Variance: 4:07(4), 4:08(1)(b), 4:08(1)(c), 11:06(b), and 12:06(b)

Fee Collected for Variance (\$100): 10/20/22

Check #: CC

Receipt #: 12855

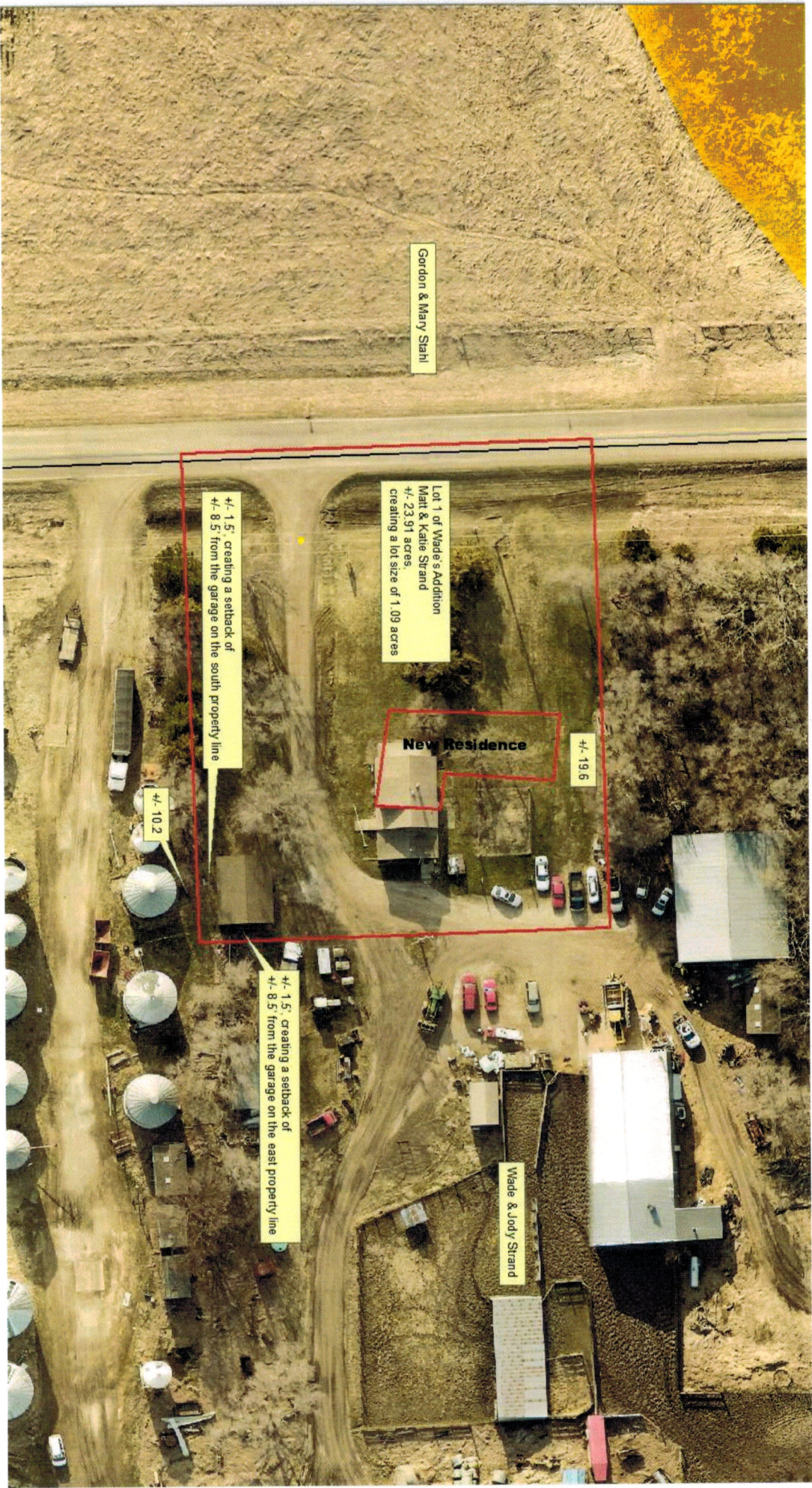
Planning Commission Hearing Date: 12/6/22

Board of Adjustment Hearing Date: 12/13/22

Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____



Gordon & Mary Stahl

Lot 1 of Wade's Addition
Matt & Kaile Strand
+/- 23.91 acres
creating a lot size of 1.09 acres

+/- 1.5' creating a setback of
+/- 8.5' from the garage on the south property line

New Residence

+/- 19.6

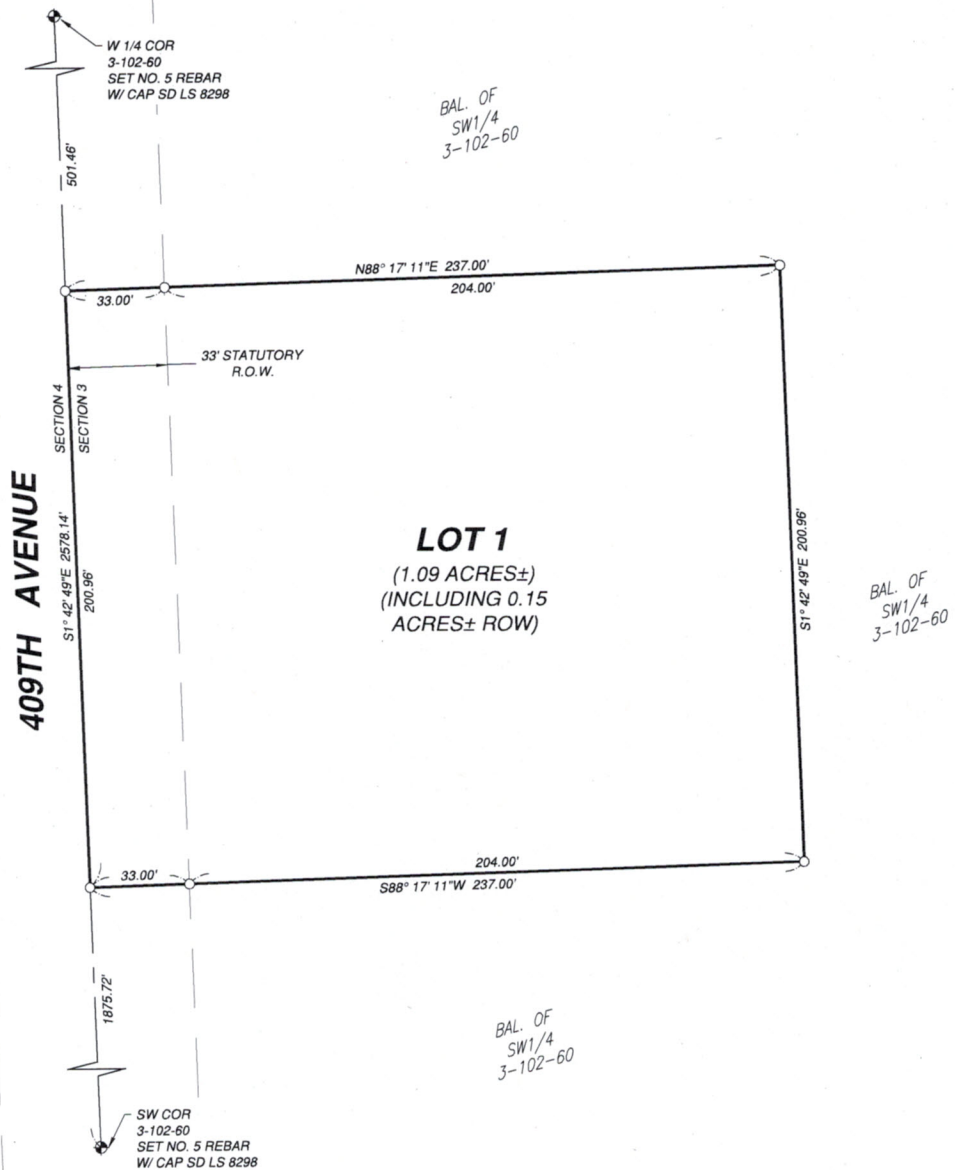
+/- 10.2

+/- 1.5' creating a setback of
+/- 8.5' from the garage on the east property line

Wade & Judy Strand

LOT 1 OF WADE'S ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



SURVEYOR'S NOTES:

1. BASIS OF BEARING IS NAD83(2011) SOUTH DAKOTA SOUTH ZONE.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN.

LEGEND

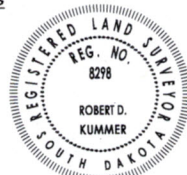
- PROPOSED PROPERTY LINE
- - - EXISTING SECTION LINE
- FOUND 5/8\"/>

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE OCTOBER 19, 2022, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY AND SUBDIVIDE A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOT 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF ____, 2022.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



PREPARED BY:

infrastucture
design group, inc.

520 N. LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
EMAIL: infrastucturedg.com

LOT 1 OF WADE'S ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJECT NO.: 22178

DATE: 10/19/2022

DRAWN BY: MAS

CHECKED BY: RDK

SHEET NO. 1 OF 3

LOT 1 OF WADE'S ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATER OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTEWATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND 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. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS _____ DAY OF _____, 2022

WADE R. STRAND, TRUSTEE

WADE R. STRAND AND JODY A. STRAND JOINT REVOCABLE LIVING TRUST

JODY A. STRAND, TRUSTEE

WADE R. STRAND AND JODY A. STRAND JOINT REVOCABLE LIVING TRUST

STATE OF: SOUTH DAKOTA)

COUNTY OF:) :SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED WADE R. STRAND AND JODY A. STRAND, WHO ACKNOWLEDGE THEMSELVES TO BE THE TRUSTEES OF THE FAMILY TRUST UNDER THE WADE R. STRAND AND JODY A. STRAND JOINT REVOCABLE LIVING TRUST, AND THAT THEMSELVES AS SUCH TRUSTEES BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE TRUST BY THEMSELVES AS TRUSTEES.

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

_____ DAY OF _____, 2022

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 ABOVE PLAT, 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/VICE 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 _____, 2022.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 2022; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF LOT 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE ABOVE PLAT BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2022.

FINANCE OFFICER/DEP. FINANCE OFFICER

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____ TITLE _____ DATE _____
ROAD AUTHORITY

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE ABOVE PLAT, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2022.

CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

PREPARED BY:

infrastructure
design group, inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT 1 OF WADE'S ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJECT NO.: 22178

DATE: 10/19/2022

DRAWN BY: MAS

CHECKED BY: RDK

SHEET NO: 2 OF 3

LOT 1 OF WADE'S ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF LOT 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2022.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2022, APPROVING THE ABOVE PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2022.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF LOT 1 OF WADE'S ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2022, AT _____

O'CLOCK __M., AND RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:

infrastructure
design group, inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT 1 OF WADE'S ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJECT NO.: 22178

DATE: 10/19/2022

DRAWN BY: MAS

CHECKED BY: RDK

SHEET NO: 3 OF 3



Gordon & Mary Stahl

Lot 1 of Wade's Addition
Matt & Katie Strand
1.09 acres

New Residence

Wade & Jody Strand

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Jeffrey & Theresa Miiller

Application date: 11/17/22

Applicant Address: 26292 399th Ave., Mt. Vernon, SD 57363 **Application deadline:** 11/21/22

Applicant Email: _____

Contact Phone: 605-770-9537

Owner Name: Same

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 02000-10162-013-10

Legal Description of current parcel(s): S1/2 of the SW1/4 of Section 1, T 101 N, R 62 W of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: Tract 1 of Jeff's Addition in the S1/2 of the SW1/4 of Section 1, T 101 N, R 62 W of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance of:

1. +/- 23.631 acres, creating a lot size of 1.369 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

2. +/- 42', creating a setback of +/- 8' from the pole building on the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

3. +/- 20', creating a setback of +/- 30' from the pole building on the south property line, where the minimum side yard setback is 50' in the Agricultural District.

4. +/- 17', creating a setback of +/- 33' from the grain bins on the north property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is pursuant to Section 3:07(3), 3:07(5), 3:08(1)(b), & 3:08(1)(c) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant would like to build a new residence in the future and needs to plat to obtain a loan. Does not want any farm structures included in plat.

Section of Code Allowing Variance: 3:07(3), 3:07(5), 3:08(1)(b), 3:08(1)(c), 11:06(b), and 12:06(b)

Fee Collected for Variance (\$100): 11/17/22

Check #: 1797

Receipt #: 13047

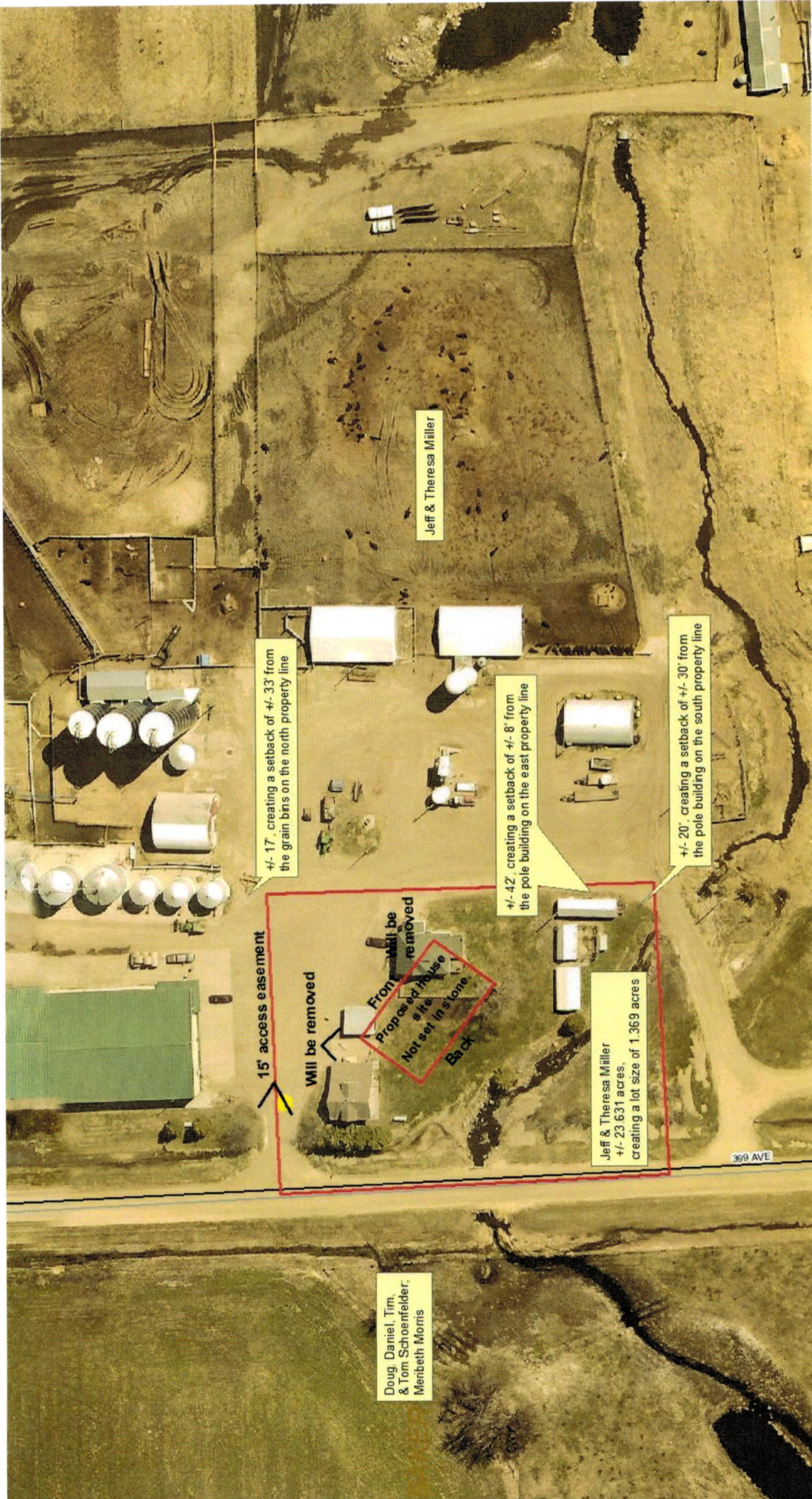
Planning Commission Hearing Date: 12/6/22

Board of Adjustment Hearing Date: 12/13/22

Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____



Jeff & Theresa Miller

+/- 17' creating a setback of +/- 33' from the grain bins on the north property line

+/- 42' creating a setback of +/- 8' from the pole building on the east property line

+/- 20' creating a setback of +/- 30' from the pole building on the south property line

15' access easement

Will be removed

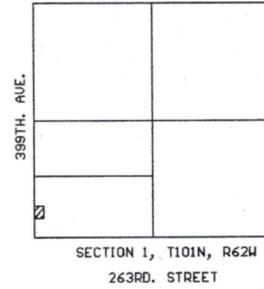
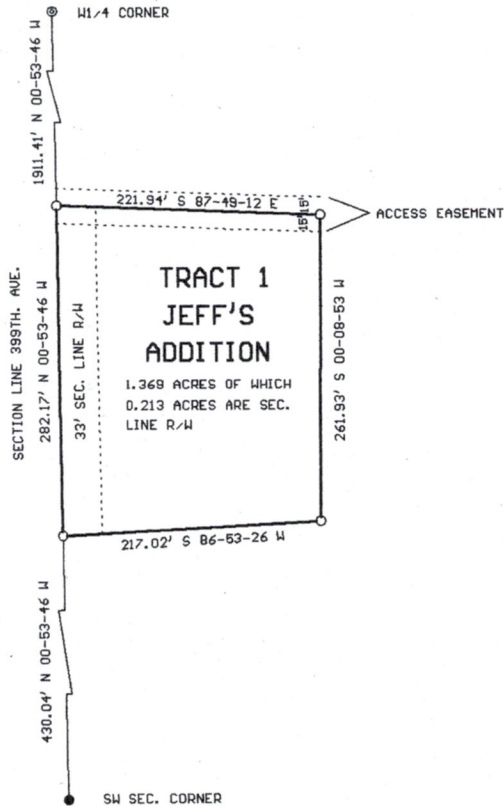
Front will be removed
Proposed house site
Not set in stone
Back

Jeff & Theresa Miller
+/- 23.631 acres,
creating a lot size of 1.369 acres

369 AVE

Doug, Daniel, Tim,
& Tom Schoenfelder,
Meribeth Morris

PLAT OF TRACT 1 OF JEFF'S ADDITION IN THE S1/2 OF THE SW1/4 OF
SECTION 1, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SCALE : 100'

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



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 1 OF JEFF'S ADDITION IN THE S1/2 OF THE SW1/4 OF SECTION 1, T101N, R62W 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 16TH. DAY OF NOVEMBER, 2022.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE EXISTS AN APPROACH TO JEFF'S ADDITION, FROM 399TH. AVE. ANY FURTHER ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

THIS _____ DAY OF _____, _____.

TOWNSHIP / COUNTY AUTHORITY

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.

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.

PLAT OF TRACT 1 OF JEFF'S ADDITION IN THE S1/2 OF THE SW1/4 OF SECTION 1, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, JEFFREY M. MILLER AND THERESA MILLER, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF JEFF'S ADDITION IN THE S1/2 OF THE SW1/4 OF SECTION 1, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS 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 JEFF'S ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE WEST SIDE OF JEFF'S 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. A 15 FOOT ACCESS EASEMENT IS BEING DEDICATED ON EACH SIDE OF THE NORTH LINE OF JEFF'S ADDITION FOR ACCESS TO JEFF'S ADDITION AND THE REMAINING FARM LAND.

DATED THIS _____ DAY OF _____, _____,

JEFFREY M. MILLER

THERESA MILLER

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFFREY M. MILLER AND THERESA MILLER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF JEFF'S ADDITION IN THE S1/2 OF THE SW1/4 OF SECTION 1, T101N, R62W 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, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF JEFF'S ADDITION IN THE S1/2 OF THE SW1/4 OF SECTION 1, T101N, R62W 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/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 OF THE BOARD OF COUNTY COMMISSIONERS

SHEET 3 OF 3

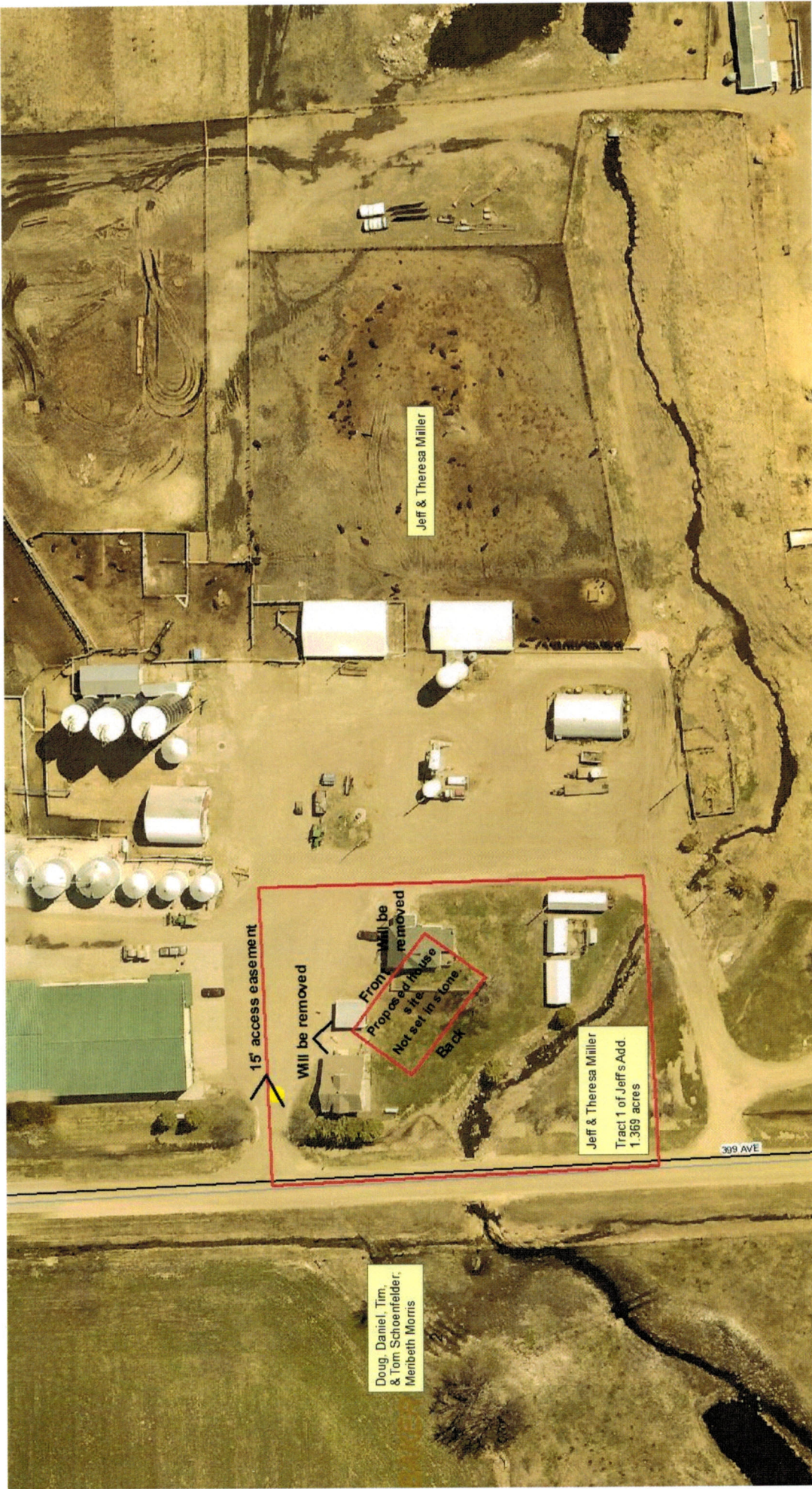
PLAT OF TRACT 1 OF JEFF'S ADDITION IN THE S1/2 OF THE SW1/4 OF SECTION 1, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

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.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333



Jeff & Theresa Miller

15' access easement

Will be removed

Front will be removed
Proposed house site
Not set in stone
Back

Jeff & Theresa Miller
Tract 1 of Jeff's Add.
1.369 acres

309 AVE

Doug, Daniel, Tim,
& Tom Schoenfelder,
Meribeth Morris

PLAT OF TRACT 1 OF ABBY'S ADDITION IN THE NW1/4 OF SECTION 33, T102N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, MATTHEW U. STORM AND ABBY J. STORM, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF ABBY'S ADDITION IN THE NW1/4 OF SECTION 33, T102N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS 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 ABBY'S 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 SIDE OF ABBY'S 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 _____, _____, MATTHEW U. STORM ABBY J. STORM
STATE OF _____

COUNTY OF _____
ON THIS _____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MATTHEW U. STORM AND ABBY J. STORM, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF ABBY'S ADDITION IN THE NW1/4 OF SECTION 33, T102N, R62W 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, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF ABBY'S ADDITION IN THE NW1/4 OF SECTION 33, T102N, R62W 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/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 OF THE BOARD OF COUNTY COMMISSIONERS

SHEET 3 OF 3

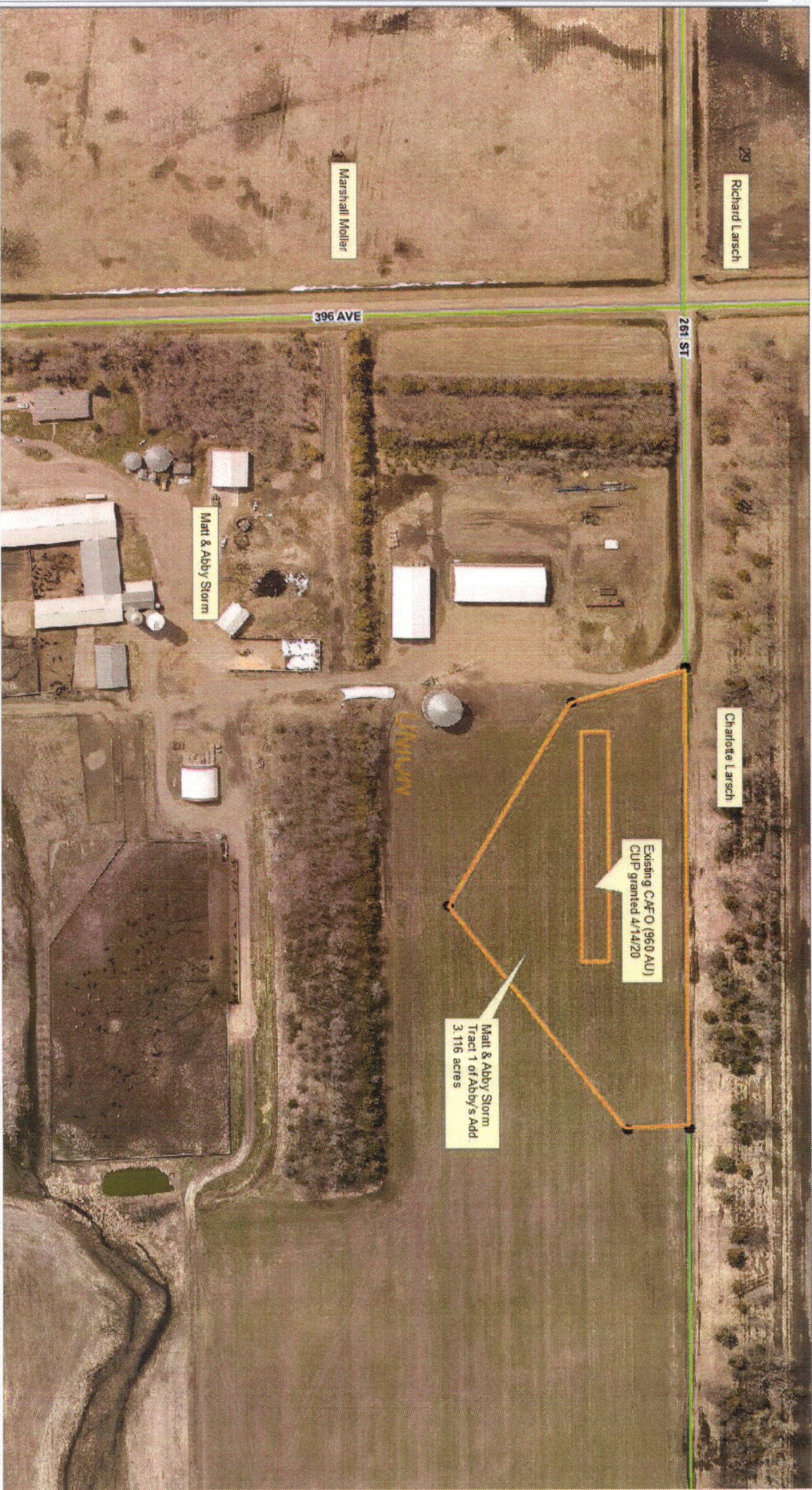
PLAT OF TRACT 1 OF ABBY'S ADDITION IN THE NW1/4 OF SECTION 33, T102N, R62W OF THE 5TH.
P.M., DAVISON COUNTY, SOUTH DAKOTA.

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.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333

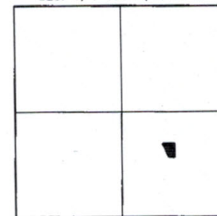


GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SEC. 4, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

LEGEND

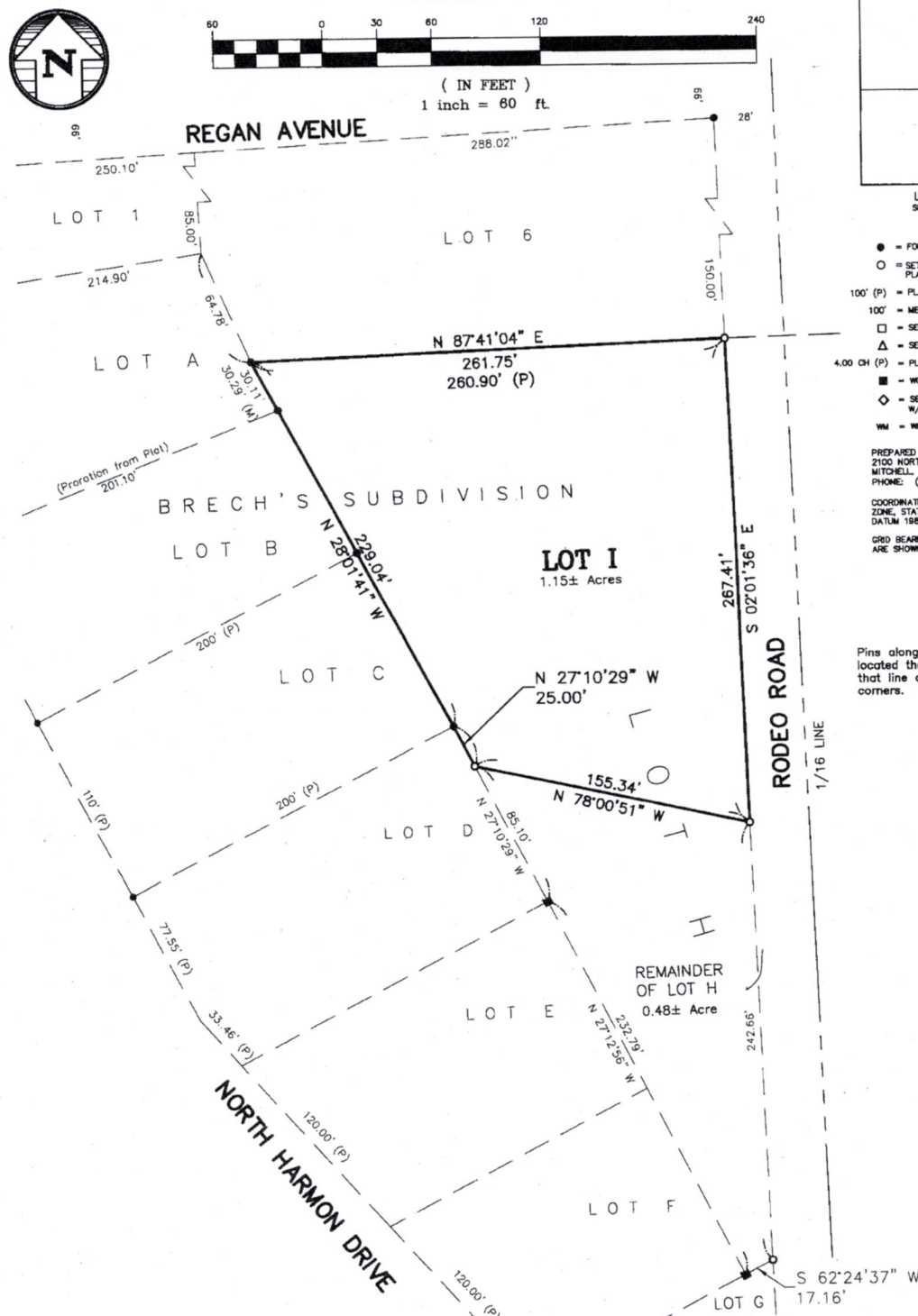
- = FOUND IRON MONUMENT
- = SET 5/8" X 15" REBAR WITH PLASTIC CAP NO. 5296
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = WOOD POST
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PCK-8296
- WM = WITNESS MONUMENT

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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 18.

GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

Pins along west line were originally located then a fence was built along that line and wood posts are at lot corners.



A PLAT OF LOT I, A SUBDIVISION OF LOT H OF BRECH'S SUBDIVISION IN THE W 1/2 OF THE SE 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

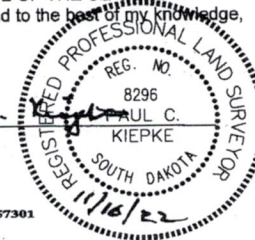
I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Daniel L. Brech and Quincy Brech, as owners, and under their direction for purposes indicated therein, I did on or prior to October 24, 2022, survey those parcels of land described as follows: LOT I, A SUBDIVISION OF LOT H OF BRECH'S SUBDIVISION IN THE W 1/2 OF THE SE 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., 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 10th day of November, 2022.

Registered Land Surveyor #SD8296

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



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

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

Quincy Brech

On this, the _____ day of _____, 2022, before me, _____, the undersigned officer, personally appeared Daniel L. Brech and Quincy Brech, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

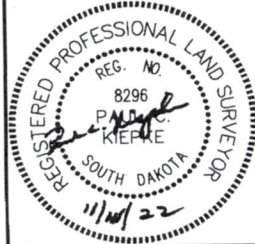
Notary Public, South Dakota
My Commission Expires: _____

The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2022.

Chairman/Vice-Chairman of Mitchell City Planning Commission

The undersigned hereby certifies that the
day of _____, 2022.

Finance Officer/Deputy Finance Officer of City of Mitchell



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 I, A SUBDIVISION OF LOT H OF BRECH'S SUBDIVISION IN THE W 1/2 OF THE SE 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT I, A SUBDIVISION OF LOT H OF BRECH'S SUBDIVISION IN THE W 1/2 OF THE SE 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT I, A SUBDIVISION OF LOT H OF BRECH'S SUBDIVISION IN THE W 1/2 OF THE SE 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2022.

Chairman/Vice-Chairman of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT I, A SUBDIVISION OF LOT H OF BRECH'S SUBDIVISION IN THE W 1/2 OF THE SE 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2022, approving the above named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: _____
Highway Authority

Title: _____

Date: _____

CERTIFICATE OF COUNTY TREASURER

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/Deputy Treasurer, Davison County

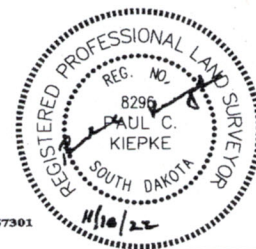
Date _____

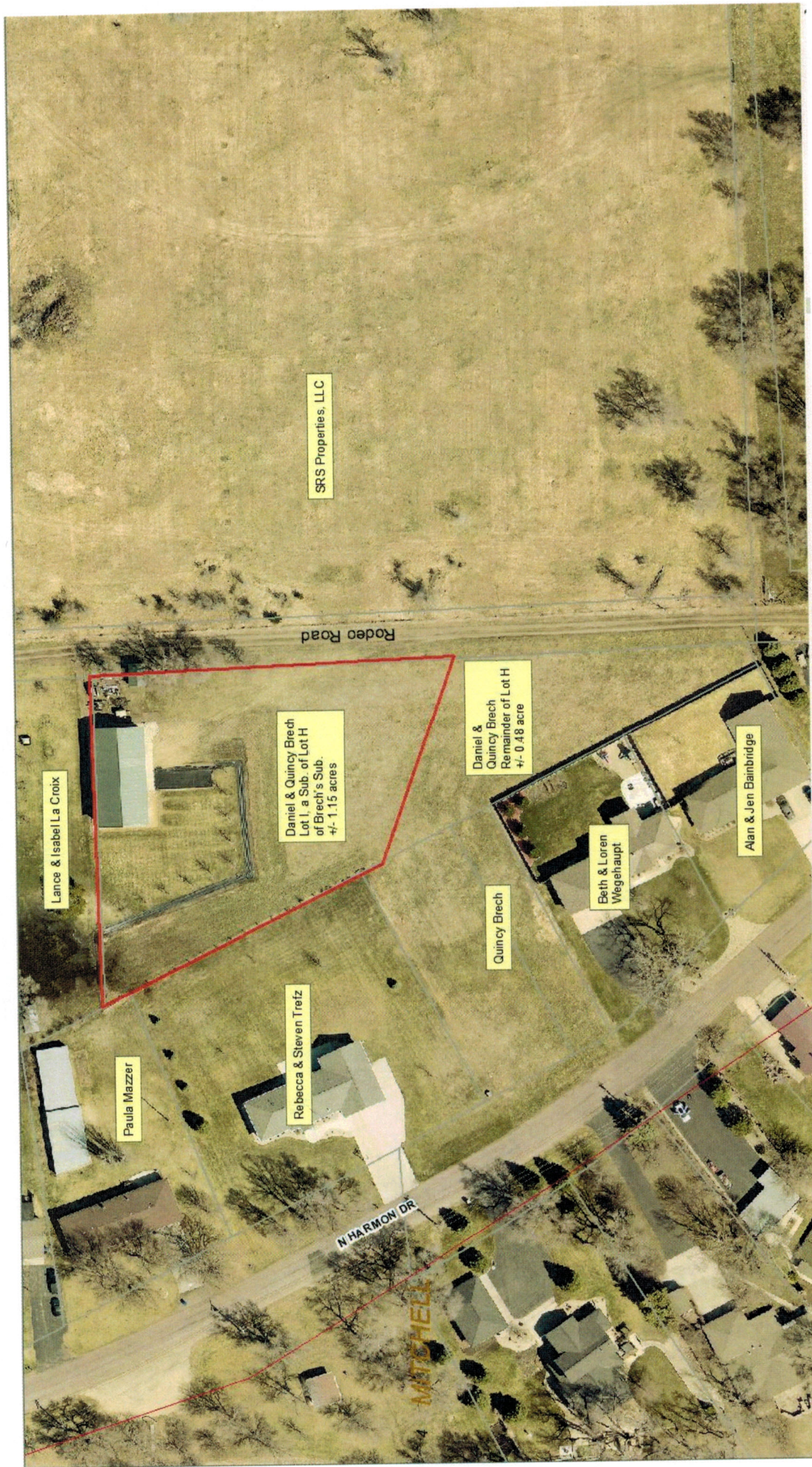
SPN

& 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





SRS Properties, LLC

Rodeo Road

Lance & Isabella La Croix

Daniel & Quincy Brech
Lot 1 a Sub. of Lot H
of Brech's Sub.
+/- 1.15 acres

Daniel &
Quincy Brech
Remainder of Lot H
+/- 0.48 acre

Quincy Brech

Beth & Loren
Wegehaupt

Alan & Jen Bambridge

Paula Mazzer

Rebecca & Steven Trefz

N HARMON DR

MITCHELL