



Davison County Planning & Zoning and Emergency Management

200 E. 4th Ave.

Mitchell, SD 57301-2631

Phone (605) 995-8615

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PLANNING COMMISSION AGENDA

October 6, 2015

1. Call to order at 7:00 P.M. by Chairman Haines.
2. Roll Call
3. Approve the agenda
4. Approve the August 4, 2015 Minutes
5. Consider a Plat of Decker Tracts 1 and 2 in the West 1/2 of the SE 1/4 of Section 29, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota; at the request of the Ricky Decker Estate.
6. Consider a Plat of RDH Tract 1 in the NW 1/4 of Section 33, Township 104 North, Range 62 West of the 5th P.M., Davison County, South Dakota; at the request of Ray Hanson.
7. Consider a Plat of Kroupa's First Addition, in Lot 18-2 of the West 1/2 of the SW 1/4 of Section 22, Township 103 North, Range 62 West of the 5th P.M., Davison County, South Dakota, South Dakota; at the request of Steve Gerlach.
8. That Marge Mathers has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for storage units for rent in IT 3 SE 1/4 Less Mathers Tract A, Lying Within Section 16, T 103 N, R 62 W of the 5th P.M. Davison County, South Dakota, South Dakota.
9. That Dan and Jan Raml have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in Lot size of:
 - +/- 23.01 acres to create lot size of +/- 1.99 acres.
 - +/- 23.94 acres to create lot size of +/- 1.06 acres.
 - +/- 23.94 acres to create lot size of +/- 1.06 acres.
10. Consider a Plat of Lots 1, 2, and 3 of Raml First Addition in the West 1/2 of the NW 1/4 of Section 4, Township 102 North, Range 60 West of the 5th P.M., Davison County, South Dakota; at the request of Dan and Jan Raml.
11. That Dustin Brummett has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for storage units for rent in Lot 10 of Colwells Corner, in the SW 1/4 of Section 14, T 102 N, R 60 W of the 5th P.M. Davison County, South Dakota.
12. Additional Comments from the Group.
13. Set date and time for next meeting – November 3, 2015 @ 7:00 P.M.
14. Adjournment



Jeff Bathke

Director of Planning & Zoning



PLANNING COMMISSION MINUTES

August 4, 2015

1. Call to order at 7:00 PM by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Charles Storm, Steve Thiesse, Lewis Bainbridge, Kim Weitala, Brenda Bode, Jeff Bathke.
 - Absent:
 - Guests: Bob Weber, Barb Weber, Rex & Jan Balcom, Jerome McNarry, Marcus Traxler, Doug Molumby, Peggy Greenway, Chuck Mauszycki, Jr., Lisa Riggs, Roger Riggs, Len Scheich, Corey Juhl, Andy Prickett.
3. Approve the agenda
 - Motion by Gary Stadlman, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the July 7, 2015 Minutes
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to approve the July 7, 2015 minutes. All members voted aye, motion carried.
5. That Bob & Barb Weber have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in front yard setback of +/- 22 feet to create a setback of +/- 53 feet.
 - This request is pursuant to Section 613 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Wilson Tract 2 in the NE 1/4 of Section 25, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one response from a neighbor, who is fine with the variance.
 - The applicant was present to answer questions. Discussion included drainage, tree preservation, cleaning up the property, and approval for an additional driveway to the proposed garage.
 - After consideration of 1403- B Variance, motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Lot D-2-A of Rising Sun First Addition, 8th Avenue SE and Dorothy Court in Lot D-2, and Lot R-2-A of Rising Sun First Addition in Lot R-2, all in the NW 1/4 of Section 23, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of William Goldammer.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was not present to answer questions. However, Doug Molumby is familiar with the plat and explained the situation. Years ago the city and Mr. Goldammer had an arrangement for the area, which was not actually filed. This plat will clean up the access

to Mr. Goldammer's property, as well as provide the city access to repair a drainage issue cause by the new Avera pond.

- Motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

7. That Lisa & Roger Riggs have requested granting a Variance Permit in Lot size of +/- 21.94 acres to create lot size of +/- 3.06 acres.

- This request is pursuant to Section 513 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Plat of Riggs Tract 1 in the South 825' of the SW 1/4 of the SW 1/4 of Section 24, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
- Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one response from a neighbor, who is fine with the variance.
- The applicant was present to answer questions. Discussion included how it is a good idea to keep residences together (others in the area). A request was also made to keep the trees back from the road. This will also require an Ag Covenant.
- After consideration of 1403- B Variance, motion by Gary Stadlman, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

8. Approve a Plat of Riggs Tract 1 in the South 825' of the SW 1/4 of the SW 1/4 of Section 24, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Lisa & Roger Riggs.

- Administrator Bathke gave an explanation of the plat.
- The applicant was present to answer questions. Considering the Variance was just discussed, there was no additional comments on the Plat.
- Motion by Brenda Bode, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

9. That John & Jeanne Mehlhaff have requested granting a Variance Permit in Lot size of +/- 18.31 acres to create lot size of +/- 6.69 acres.

- This request is pursuant to Section 513 (3) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Plat of Mehlhaff Addition in the NW 1/4 of the SW 1/4 of Section 22, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
- Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no responses from those notified.
- The applicant was not present to answer questions. Discussion included how other neighbors (present) were required to purchase 25 acres. The buyer, Mr. Prickett informed the board he is purchasing 40 acres, but needs to split the parcel due to financing. A request was made to rescind the plat once the financing is complete, which is not an option. Discussion also included if the applicant could sell the remaining acres, which he can.

- After consideration of 1403- B Variance, motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Stadlman – aye, Thiesse – nay, Storm – nay,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

10. Approve a Plat of Plat of Mehlhaff Addition in the NW 1/4 of the SW 1/4 of Section 22, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of John & Jeanne Mehlhaff.

- Administrator Bathke gave an explanation of the plat.

The applicant was present to answer questions. Considering the Variance was just discussed, there was no additional comments on the Plat.

- Motion by Kim Weitala, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:

Haines – aye, Stadlman – aye, Thiesse – nay, Storm – nay,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

11. That Loren VanOvershede has appealed to the Davison County Planning Commission to recommend granting a variance for a front yard setback of +/- 40 feet, resulting in a setback of +/- 35 feet from the right of way to build 2 grain bins.

- This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the S 1/2 NE 1/4 & Lots 1 & 2 in the NE 1/4 EX LJV Tracts 1 & 2 of Section 1, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota.

- Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one responses from those notified, who was fine with the variance once explained.

- The applicant was present to answer questions. Discussion included floodplain, road, trees, electricity, and utilities (rural water line next to bins).

- After consideration of 1403- B Variance, motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

12. That Juhl Energy has requested granting a Conditional Use Permit to install a temporary meteorological tower to measure wind.

- This request is pursuant to Section 607 (40) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as SE 1/4 EX Lots A & of Charlenes 1st Addition in the S714' Thereof of Section 9, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota.

- Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one responses from those notified, who was fine with the variance once explained; for this tower. He will reserve his concerns for the actual wind turbine permit.

- The applicant was present to answer questions. Discussion included a plan to build 9-12 wind turbines in the future (\$40 million investment). The tower will be 198', which is below FAA regulations, but will have warnings (not lights). The tower is needed to gage the wind for financing. It will be up for 9-18 months.

- After consideration of 1403- B Variance, motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

13. Approve a Plat of Lot E of CJM Second Addition, a Subdivision of the NW 1/4 of Section 32, T 104N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of CJM Consulting.

- Administrator Bathke gave an explanation of the plat.
- The applicant was present to answer questions. Discussion included that the buyer owns the property next to this lot and is looking at expanding his yard, so a septic tank will not be installed; as this has been a concern of having too many septic systems on this quarter.
- Motion by Gary Stadlman, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:

Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

14. Additional Comments and Discussion from the Group included:

15. Set date and time for next meeting – September 1, 2015 @ 7:00 P.M.

16. Adjournment @ 8:30P.M.

Bruce Haines
Planning Commission Chairman

Jeffrey Bathke, M.S.A.

Jeff Bathke
Director of Planning & Zoning

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

I-90 RIGHT-OF-WAY
(LOT H3)
25° E

LOCATION MAP
SCALE: 1" = 3000' **LEGEND**

- = HIDDEN TRIM MEMBER
- = SET 3.00" X 1.00" REINFORCING WITH PLATE CAP NO. 5700
- 100' (30') = PLATED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET TORQUE DRIVE
- 1.00-10' (3') = PLATED DISTANCE X CHANNEL
- 100' (30') = REINFORCED DISTANCE
- = PLATED NAIL
- = SET 3.00" X 1.00" REINFORCING PLATE-5700
- = WITNESS MARKMENT

PROGRESS ST. FAIR & REEDING, N.D.
1005 NORTH SHABAHAN BLVD. - P.O. BOX 286
WISCONSIN, SOUTH DAKOTA 57234
TELE: (800) 396-1761

COORDINATES ARE BASED ON THE
WORLD COORDINATE SYSTEM
(WGS 84). CPC-3000 PREFERENCES/FORMATS
CONTROLS.

A PLAT OF LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., 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 Raquel L. Decker, as Personal Representative for the Estate of Ricky Lynn Decker, and under her direction for purposes indicated therein, I did on or prior to August 7, 2015, survey those parcels of land described as follows: LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29-T 103 N. IR 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 _____ day of _____, 2015

Registered Land Surveyor #SD6702

SPN

Associates

ASSOCIATES
Engineers, Planners and Surveyors

21000 Foothill Boulevard West, - P.O. Box 300



A PLAT OF LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

KNOW ALL MEN BY THESE PRESENTS that I, Raquel L. Decker, hereby certify that I am the Personal Representative for the Estate of Ricky Lynn Decker; the plat is of a parcel of ground located in THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at my request and under my direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, 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 OF R.L. DECKER FIRST ADDITION shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 25th Street, Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such plat from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2015.

Raquel L. Decker, as Personal Representative
for the Estate of Ricky Lynn Decker

ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA

COUNTY OF DAVISON

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Raquel L. Decker, as Personal Representative of the Estate of Ricky Lynn Decker, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

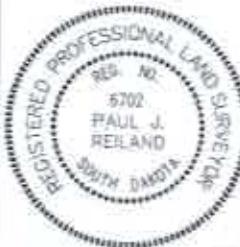
WHEREAS, the plat of LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor, in and for the State of South Dakota, heretofore filed in the office of 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 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., 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 _____, 2015.

CITY PLANNING COMMISSION — BY _____



SPN

& Associates
Engineers, Planners and Surveyors
2100 North Southern Blvd. - P.O. Box 258 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., 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 _____ 2015; and

WHEREAS, it appears from an examination of the plat of LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., 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 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., 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.

_____, 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 _____ 2015.

FINANCE OFFICER — BY: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., 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 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 LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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.

_____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify 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 _____ 2015.

COUNTY PLANNING COMMISSION — BY: _____

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota; that the plat of LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, 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.

Dated this _____ day of _____ 2015.

Chairperson, Board of County Commissioners
Davison County

AUDITOR'S CERTIFICATE

_____, 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 _____ 2015, approving the above named plat.

Auditor, Davison County



SPN

& Associates
Engineers, Planners and Surveyors
2100 North Dakota Blvd. - P.O. Box 258
Mitchell, South Dakota 57301
Phone: (605) 596-7781
Fax: (605) 596-0812

A PLAT OF LOTS 1 AND 2 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, by the records of my office, have been fully paid.

Treasurer, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approaches is hereby approved. Any change in the location of the existing approaches shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority

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 OF R.L. DECKER FIRST ADDITION IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

DIRECTOR OF EQUALIZATION: _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA) _____
COUNTY OF DAVISON) _____
SS

FILED for record this _____ day of _____ 2015, at _____, and recorded in Book _____ of Plats on
Page _____ therein and recorded on Microfilm Number _____

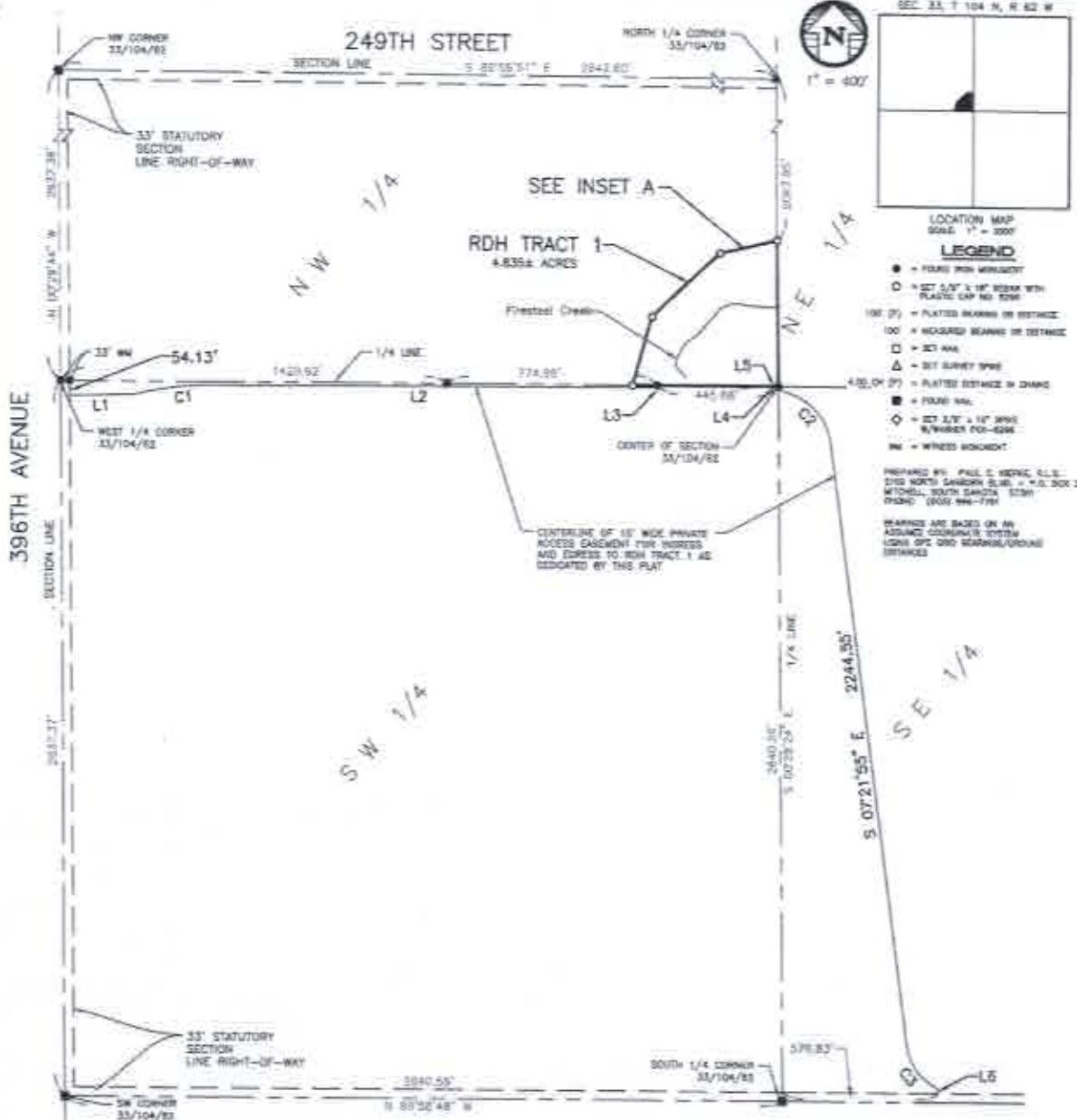
Register of Deeds, Davison County _____ By _____
Deputy _____



SPN

& Associates
Engineers, Planners and Surveyors
2109 North Southern Blvd. - P.O. Box 358 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0012





INSET A

Line Table		
Line #	Length	Direction
L1	237.06'	N 88°21'10" E
L2	157.847'	N 89°45'31" E
L3	15.00'	N 002°31'18" W
L4	81.01'	S 67°43'31" E
L5	20.10'	N 88°57'34" E
L6	21.10'	S 147°56'59" E

Curve Table				
Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	391.35	1289.50'	N 84°13'00" E	390.17'
C2	213.07	220.00'	S 38°08'37" E	204.84'
C3	198.85	198.00'	S 36°08'11" E	193.80'



A PLAT OF RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 W
OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

SPN

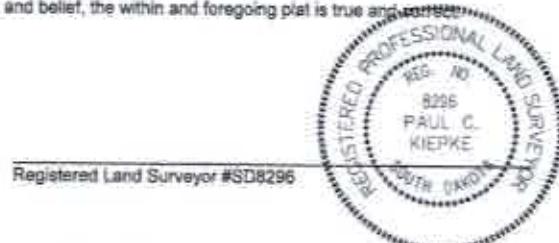
& Associates
Engineers, Planners and Surveyors
3100 North Standard Blvd. - P.O. Box 398
Mitchell, South Dakota 57301
Phone: (605) 996-7781 Fax: (605) 996-0818

A PLAT OF RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 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 Linda F. Hanson, as owner of the NW 1/4 of Section 33, and Ray D. Hanson, as owner of the South 1/2 of Section 33, all in T 104 N, R 62 W of the 5th P.M., Davison County, South Dakota, and under their direction for purposes indicated therein, I did on or prior to September 17, 2015, survey those parcels of land described as follows: RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 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 _____ day of _____, 2015.



Registered Land Surveyor #SD8296

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

KNOW ALL MEN BY THESE PRESENTS that Linda F. Hanson, the undersigned, hereby certifies that she is the absolute and unqualified owner of the NW 1/4 of Section 33 which includes proposed RDH Tract 1; and that Ray D. Hanson, the undersigned, hereby certifies that he is the owner of the South 1/2 of Section 33, all in T 104 N, R 62 W of the 5th P.M., Davison County, South Dakota; that the plat is a parcel of ground located in the NW 1/4 OF SECTION 33, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate 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 RDH Tract 1 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that Ray D. Hanson does hereby dedicate 15' wide private access easements within the South 1/2 of Section 33, T 104 N, R 62 W of the 5th P.M., Davison County, South Dakota for ingress and egress to RDH Tract 1 as shown. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2015.

Linda F. Hanson

STATE OF SOUTH DAKOTA

)SS

COUNTY OF _____)

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Linda F. Hanson, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that she 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: _____

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2015.

Ray D. Hanson

STATE OF SOUTH DAKOTA

)SS

COUNTY OF DAVISON)

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Ray D. Hanson, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Harbor Blvd. - P.O. Box 598 Mitchell, South Dakota 57301

Phone: (605) 996-7781

Fax: (605) 996-2018

A PLAT OF RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 W
OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 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 RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor,

hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, do on the _____ day of _____, 2015.

COUNTY PLANNING COMMISSION --BY _____

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 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.

Dated this _____ day of _____, 2015.

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 _____, 2015, approving the above named plat.

Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approaches is hereby approved. Any change in the location of the existing approaches shall require additional approval.

By: _____
Highway Authority

Title: _____

Date: _____



SPN

& Associates
Engineers, Planners and Surveyors
2100 North Southern Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0618

A PLAT OF RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 W
OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of RDH TRACT 1 IN THE NW 1/4 OF SECTION 33, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

DIRECTOR OF EQUALIZATION _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)

COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2015, at _____, and recorded in Book _____ of Plats on Page _____
therein and recorded on Microfilm Number _____

Register of Deeds, Davison County _____ By _____ Deputy _____



SPN

& Associates
Engineers, Planners and Surveyors
2100 North Western Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-8815



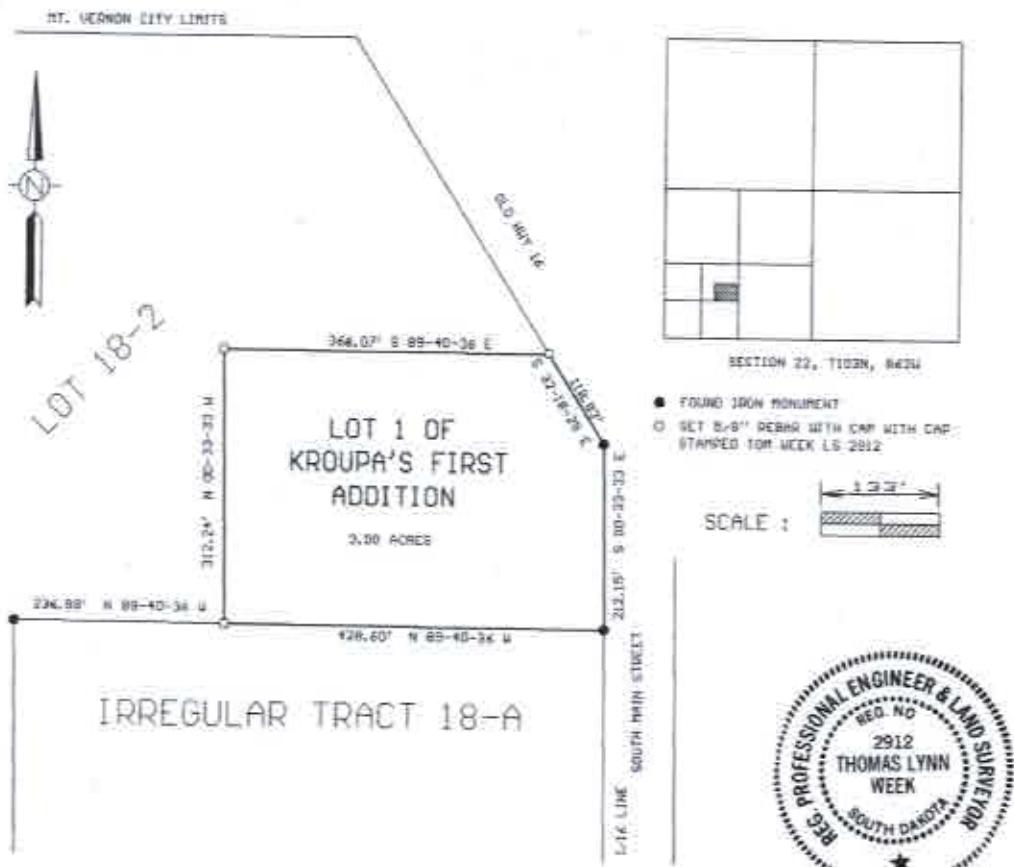
Ray Hanson purchasing 4.83 Acres
from Linda Hanson.

BLENDON

33

PLAT OF LOT 1 OF KROUPEA'S FIRST ADDITION, IN LOT 18-2 OF THE
W.1/2 OF THE S.W.1/4 OF SECTION 22, T103N, R62W OF THE 5TH.
P.M., DAVISON COUNTY, SOUTH DAKOTA

Gerlach



SURVEYORS' CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOT 1 OF KROUPA'S FIRST ADDITION, IN LOT 18-2 OF THE W. 1/2 OF THE S.W. 1/4 OF SECTION 22, T103N, R62W OF THE 3RD P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 18TH DAY OF SEPTEMBER, 2015.

Tom Week
THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE ARE NO APPROACHES TO THIS PROPERTY. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. DATED THIS 11 DAY OF JUNE 2015.

COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY 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 2015.

DIRECTION OF EQUALIZATION, DAVIDSON COUNTY, N.C.

PLAT OF LOT 1 OF KROUPA'S FIRST ADDITION, IN LOT 18-2 OF THE W.1/2 OF THE S.W.1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, DALE KROUPA, DO HEREBY CERTIFY, THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: LOT 1 OF KROUPA'S FIRST ADDITION, IN LOT 18-2 OF THE W.1/2 OF THE S.W.1/4 OF SECTION 22, T103N, R62W 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 LOT 1 OF KROUPA'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 EAST SIDE AND NORTH SIDE OF LOT 1 OF KROUPA'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 _____, 2015.

DALE KROUPA

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 2015, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DALE KROUPA, 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 HEREBUNTO 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 LOT 1 OF KROUPA'S FIRST ADDITION, IN LOT 18-2 OF THE W.1/2 OF THE S.W.1/4 OF SECTION 22, T103N, 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 _____, 2015.

RESOLUTION OF APPROVAL

CHAIRMAN, PLANNING COMMISSION

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 1 OF KROUPA'S FIRST ADDITION, IN LOT 18-2 OF THE W.1/2 OF THE S.W.1/4 OF SECTION 22, T103N, R62W 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 IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY 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 _____, 2015.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY 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 _____, 2015.

TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS ____ DAY OF _____, 2015, ____ 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, DAVISON COUNTY, S.D.



DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Marge Mathers

Application Date: 9-14-15

Applicant Mailing Address: 110 North Cotton St., Mt. Vernon, SD 57363

Applicant Email: mmath_meps@yahoo.com

Contact Phone: 605-999-1455

Owner Name: Marge Mathers

Owner Address: 110 North Cotton St., Mt. Vernon, SD 57363

Owner Contact Phone: 605-999-1455

Parcel Number of Parent Parcel: 07000-10362-164-50

Legal Description of parcel: 1T 3 SE 1/4 Less Mathers Tract A, Lying Within Section 16, T 103 N, R 62 W of the 5th P.M. Davison County, South Dakota.

Zoning District: Agriculture District (AG)

Reason for Conditional Use Request: To build storage units to rent

Section of Code Allowing Conditional Use: Section 507 (34) Conditional Uses-Self Storage Units, 1403 (A), and 1507 (B)

Fee Collected for Variance (\$100): \$100

Check #: 4444

Receipt #: 1905

Planning Commission Hearing Date: 10-6-15

Board of Adjustment Hearing Date: 10-13-15

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: _____

Mathers

25252 397TH AVE

25256 397TH AVE

16

Marge Mathers
Storage Units
Zoned Ag
999-1455

Self Storage Units require CUP
60' x 100'

397 AVE

25289 397TH AVE

25293 397TH AVE

39690 253RD ST

253 ST

25256 397TH AVE

21

407 W 3RD

22



GRAPHIC SCALE



(IN FEET)

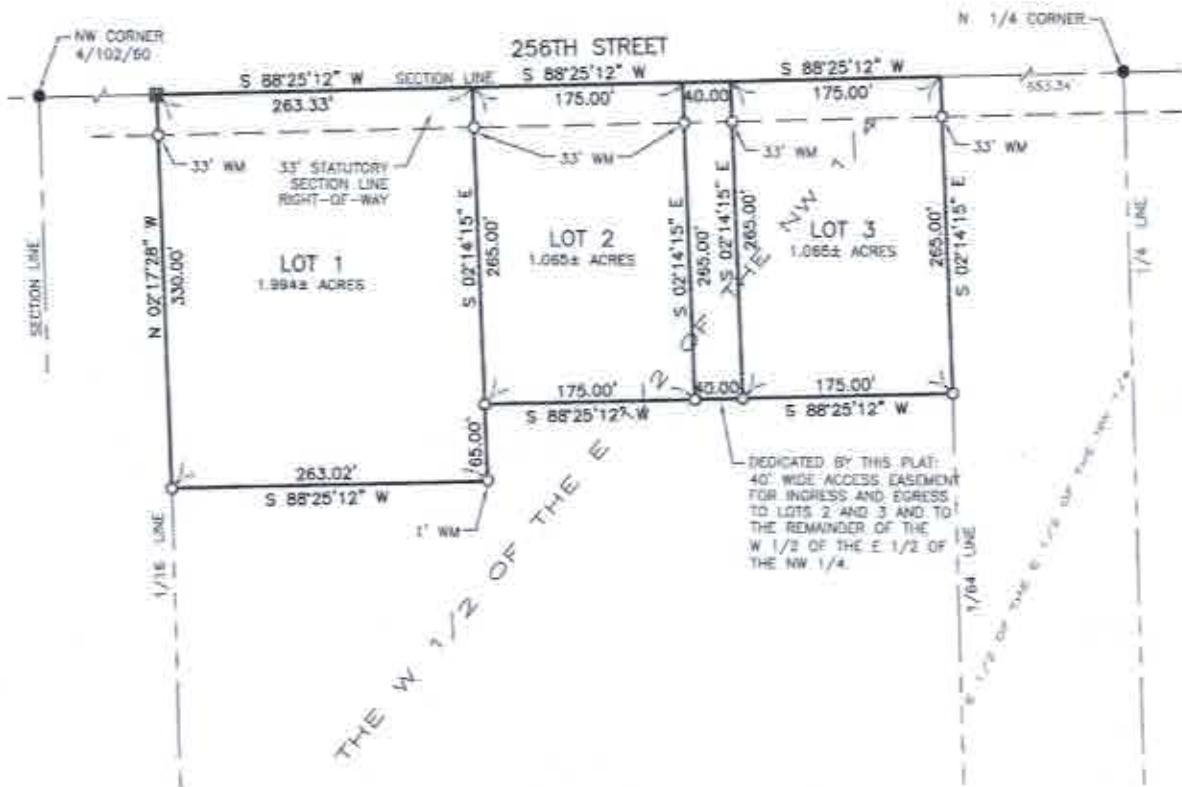
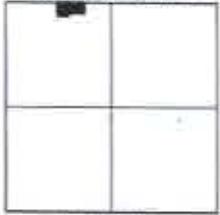
LEGEND

- → FOUND IRON MONUMENT
- → SET 12' 2 1/2" REBAR WITH PLASTIC TUBE NO. 8552
- 100' (7) → PLATED BEARING OR DISTANCE
- 100' → MEASURED BEARING OR DISTANCE
- 12 → SET MM.
- ▲ → SET SURVEY SPKE
- 4.00' (7) → PLATED DISTANCE IN FEET
- → FOUND MM.
- → SET 2 1/2' x 4" SPKE WITH PLASTIC TUBE NO. 8552
- → IRON MONUMENT

PROPOSED BY: PAUL J. REILAND, P.L.S.
1206 NORTH SANBORN BLVD. - P.O. BOX 386
MONTICELLO, IOWA, DAKOTA 57351
PHONE: (605) 844-7721

DEPARTS AND BASED ON AN
ASSIGNED COORDINATE SYSTEM
WHICH APES GRID SYSTEMS, TAKING
INTO ACCOUNT

LOCATION MAP
NAME: 5° x 30°



A PLAT OF LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., 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 Daniel M. Rami and Janice C. Rami, and under their direction for purposes indicated therein, I did on or prior to September 9, 2015, survey those parcels of land described as follows: LOTS 1, 2 AND 3 OF RAMI, FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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, and was done on the ground in accordance with the most recent South Dakota laws relating to rural boundary surveys.

Dated this ____ day of September, 2015.

Registered Land Surveyor #SD6702



SPN

Associates

Engineers, Planners and Surveyors
2190 North Southern Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7781 Fax: (605) 996-7714

A PLAT OF LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 1, 2 and 3 of Ram First Addition shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 256th Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2015.

Daniel M. Rami

Janice C. Rami

STATE OF SOUTH DAKOTA)

COUNTY OF DAVISON)

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Daniel M. Rami and Janice C. Rami, 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: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State 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, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., 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 _____, 2015.

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 hereinabove described plat, at its meeting held on the _____ day of _____, 2015; and

WHEREAS, it appears from an examination of the plat of LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., 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, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., 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 _____, 2015.



FINANCE OFFICER — BY: _____

SPN

& Associates
Engineers, Planners and Surveyors
2190 North Northern Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0016

A PLAT OF LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., 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 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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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.

I, _____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify 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 _____, 2015.

COUNTY PLANNING COMMISSION — BY: _____

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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.

Dated this _____ day of _____, 2015.

Chairperson, Board of County Commissioners
Davison County

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 _____, 2015, approving the above named plat.

Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approach is hereby approved. Any change in the location of the existing approach shall require additional approval.

By: _____
Highway Authority Title: _____ Date: _____

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



SPN

& Associates
Engineers, Planners and Surveyors
2180 North Southern Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7762 Fax: (605) 996-8016

SPN 15-14482 SHEET 4 OF 4
A PLAT OF LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

DIRECTOR OF EQUALIZATION: _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA) _____
SS:
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2015, at _____, and recorded in Book _____ of Plats on
Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County _____ By _____ Deputy _____

SPN

& Associates

Engineers, Planners and Surveyors
3100 North Southern Blvd., P.O. Box 398 Mitchell, South Dakota 57752
Phone: (605) 996-7781 Fax: (605) 996-0016





DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Brummett, Dustin

Application Date: 9-21-15

Applicant Mailing Address: 25839 E. Enemy Creek LP

Contact Phone: 770-7860

Applicant Email: _____

Owner Name: Same

Owner Address: Same

Owner Contact Phone: _____

Parcel Number of Parent Parcel: 09300-00000-010-00

Legal Description of parcel: Lot 10 of Colwells Corner, in the SW 1/4 of Section 14, T 102 N, R 60 W of the 5th P.M. Davison County, South Dakota.

Zoning District: Agriculture Residential District (AR).

Reason for Conditional Use Request: To build storage units to rent

Section of Code Allowing Conditional Use: Section 607 (35) Conditional Uses-Self Storage Units, 1403 (A), and 1507 (B)

Fee Collected for Variance (\$100): \$100

Check #: 4555

Receipt #: 1897

Planning Commission Hearing Date: 10-6-15

Board of Adjustment Hearing Date: 10-13-15

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: _____

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Bennett

