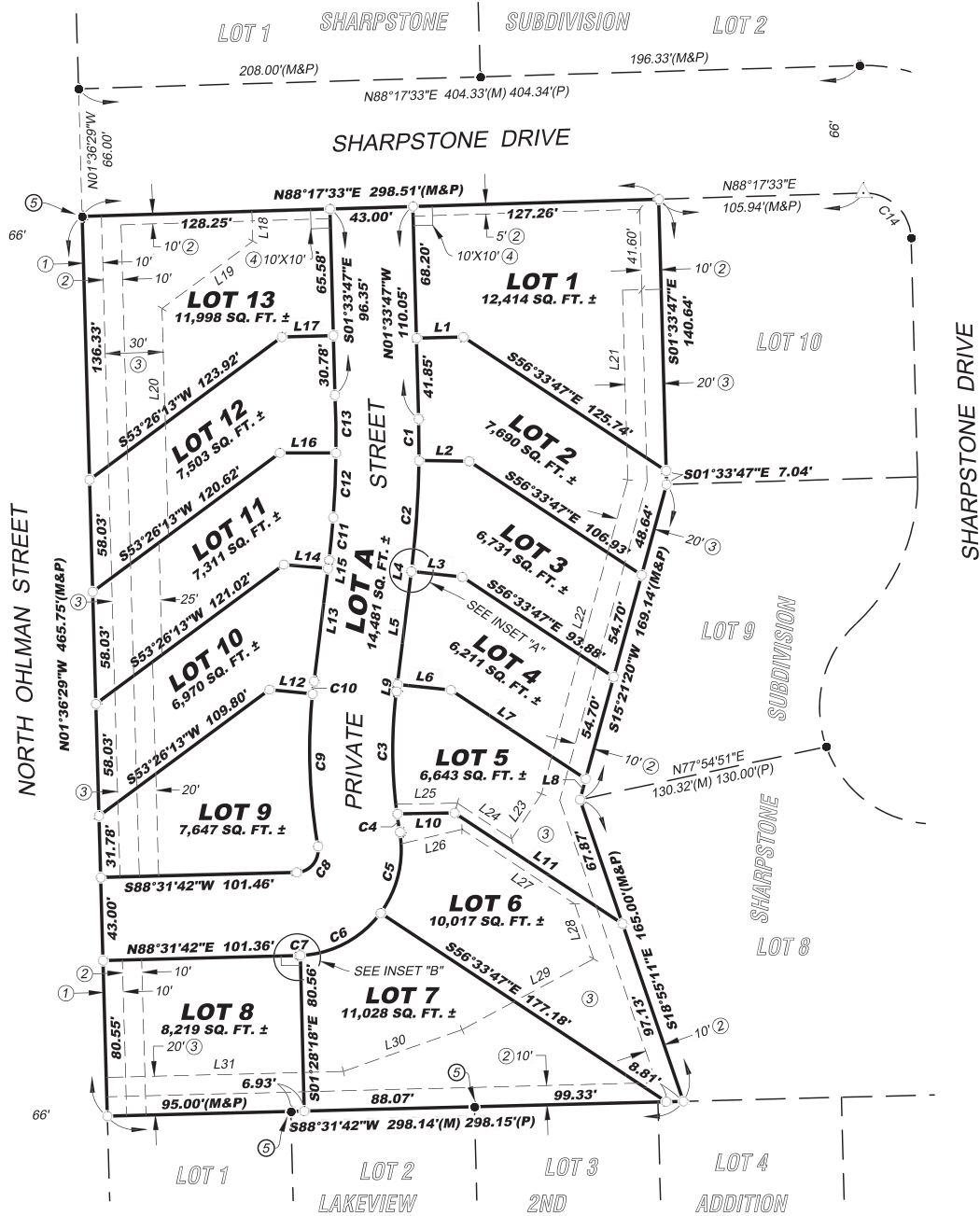


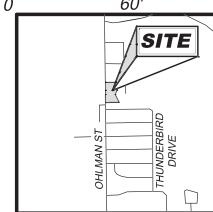
SURVEY PLAT

OF

LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



SCALE: 1 INCH = 60 FEET



VICINITY MAP
NO SCALE

LEGEND

- IRON MONUMENT FOUND
KLM "5801" UNLESS NOTED
- IRON MONUMENT SET
5/8" x 18" REBAR W/CAP
"SDRLS KLM 5801"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- ① BIKE TRAIL EASEMENT
- ② UTILITY EASEMENT
- ③ DRAINAGE EASEMENT
- ④ SIDEWALK EASEMENT
- ⑤ FOUND PJR "6702"

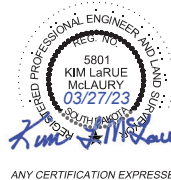


SURVEYORS NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
2. BASIS OF BEARING: BEARINGS ARE BASED ON GRID NORTH (WGS84 DATUM) OBTAINED BY DIRECT OBSERVATION USING SURVEY GRADE GPS EQUIPMENT. DISTANCES ARE GROUND IN U.S. SURVEY FEET.

BUILDING RESTRICTIONS:

1. FRONT YARD: FIFTEEN FEET (15')
2. REAR YARD: TWENTY-FIVE FEET (25')
3. SIDE YARD: THREE FEET (3')
4. SIDE YARD ON A CORNER LOT: FIFTEEN FEET (15')
5. LOT COVERAGE SHALL BE NO MORE THAN 75%



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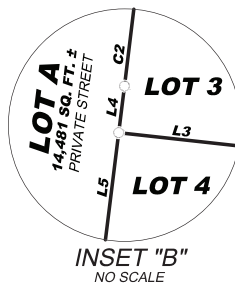
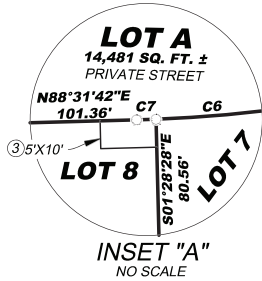
SURVEY PLAT

OF

LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

CURVE TABLE					
NAME	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2°21'15"	522.00'	21.45'	N00°23'10"W	21.45'
C2	6°15'58"	522.00'	57.09'	N03°55'27"E	57.06'
C3	14°40'21"	248.00'	63.51'	N00°16'44"W	63.34'
C4	2°12'56"	248.00'	9.59'	N08°43'23"W	9.59'
C5	46°29'57"	54.50'	44.23'	N13°25'08"E	43.03'
C6	51°03'06"	54.50'	48.56'	N62°11'39"E	46.97'
C7	0°48'29"	54.50'	0.77'	N88°07'27"E	0.77'
C8	98°21'32"	11.50'	19.74'	S39°20'56"W	17.41'
C9	15°35'08"	291.00'	79.16'	S02°02'17"E	78.91'
C10	1°18'09"	291.00'	6.62'	S06°24'22"W	6.62'
C11	2°39'20"	479.00'	22.20'	S05°43'46"W	22.20'
C12	3°42'20"	518.17'	33.51'	S02°26'10"W	33.51'
C13	3°18'41"	518.17'	29.95'	S01°04'21"E	29.94'
C14	90°08'40"	24.00'(M&P)	37.76'(M&P)	S46°38'07"E	33.98'

LINE TABLE		
NAME	LENGTH	DIRECTION
L1	24.25'	N88°26'13"E
L2	25.97'	S89°12'32"E
L3	26.49'	S83°42'31"E
L4	0.47'	N07°03'02"E
L5	58.84'	N07°03'26"E
L6	27.85'	S83°55'41"E
L7	83.55'	S56°33'47"E
L8	11.10'	S15°21'20"W
L9	3.74'	N07°03'26"E
L10	29.74'	N88°58'18"E
L11	104.14'	S56°33'47"E
L12	22.47'	N84°14'43"W
L13	58.77'	S07°03'26"W
L14	23.02'	S84°53'04"E
L15	4.28'	S07°03'26"W
L16	29.05'	N90°00'00"E
L17	26.63'	S88°26'13"W
L18	15.49'	S01°42'27"E
L19	58.50'	S53°26'13"W
L20	117.54'	S01°36'29"E
L21	98.08'	S01°33'47"E
L22	168.49'	S15°21'20"W
L23	28.03'	S33°26'13"W
L24	33.66'	N56°33'47"W
L25	31.82'	S88°58'18"W
L26	32.28'	N76°38'47"E
L27	69.98'	S56°33'47"E
L28	30.09'	S18°55'11"E
L29	77.26'	S61°42'44"W
L30	65.20'	S70°38'14"W
L31	122.69'	S88°31'42"W



Kim LaRue

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110 N. 1ST STREET
 P.O. BOX 916
 PARKSTON, SD 57366
 (605) 928-7676

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SCALE:	1" = 60'
PROJECT NO.:	22220403
DRAWN BY:	JPK 03/24/23
SURVEY CREW:	JPG 06/13/22

SURVEY PLAT

OF

LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE:

TO: SHARPSTONE DEUCE, LLC

I, KIM LaRUE McLAURY, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNER, I DID, ON OR BEFORE JUNE 13, 2022, SURVEY LOT 11 OF SHARPSTONE SUBDIVISION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AND SUBDIVIDED THE SAME AS SHOWN ON THE ATTACHED PLAT. THAT PORTION SHALL HEREAFTER BE KNOWN AND DESCRIBED AS "LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA".

DATED THIS 27th DAY OF March, 2023.

Kim L. McLaury
REGISTERED LAND SURVEYOR - KIM L. McLAURY, R.L.S SD-5801

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OWNER'S CERTIFICATE:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT SHARPSTONE DEUCE, LLC, IS THE OWNER OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT MY REQUEST AND IN ACCORDANCE WITH MY INSTRUCTIONS FOR THE PURPOSES OF LOCATING, MONUMENTING AND PLATTING, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

I HEREBY DEDICATE TO THE CITY OF MITCHELL, EASEMENTS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES OVER LOT A.

I HEREBY RETAIN LOT A AS A PRIVATE STREET FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS WITHIN THIS PLAT.

IT IS FURTHER PROVIDED THAT ANY STREETS, ROADS, ALLEYS, DRAINAGE, UTILITY AND/OR OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY, OR HAVE BEEN PREVIOUSLY DEDICATED FOR THE PURPOSES INDICATED HEREON.

PURSUANT TO SDCL 11.3.20, 11.3.20.1 AND 11.3.20.3, THE APPROVAL AND FILING OF THIS PLAT VACATES "LOT 11 OF SHARPSTONE SUBDIVISION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY SOUTH DAKOTA", AS PLATTED IN BOOK 17, PAGE 38, IN THE DAVISON COUNTY REGISTER OF DEEDS OFFICE.

CALEB KOERNER, MANAGING MEMBER _____ DATE _____
SHARPSTONE DEUCE, LLC

ACKNOWLEDGMENT OF OWNER:

STATE OF _____ COUNTY OF _____

ON THIS DAY OF _____, 20____, BEFORE ME,

_____, THE UNDERSIGNED OFFICER,

PERSONALLY APPEARED CALEB KOERNER, WHO ACKNOWLEDGED HIMSELF TO BE MANAGING MEMBER OF SHARPSTONE DEUCE, LLC, AND THAT HE AS MANAGING MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RESOLUTION OF CITY PLANNING COMMISSION:

WHEREAS, THE PLAT OF LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY KIM LaRUE McLAURY, 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 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY KIM LaRUE McLAURY, 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.

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 _____, 20____.

CHAIRPERSON/VICE-CHAIRPERSON
MITCHELL 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 HERINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20____, AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY KIM LaRUE McLAURY, 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 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W1/2 OF THE S1/2 OF THE SW1/4 OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY KIM LaRUE McLAURY, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD

ON THE _____ DAY OF _____, 20____.

FINANCE OFFICER/DEPUTY FINANCE OFFICER
CITY OF MITCHELL



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SURVEY PLAT

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CERTIFICATE OF COUNTY TREASURER:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

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

DATED THIS _____ DAY OF _____, 20__.

DIRECTOR/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I, THE UNDERSIGNED, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THE ABOVE PLAT AND SAID PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS _____ DAY OF _____, 20__.

DIRECTOR/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF REGISTER OF DEEDS:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

FILED FOR RECORD THIS _____ DAY OF _____, 20__.

AT _____ O'CLOCK ____ M., AND RECORDED IN BOOK _____ OF PLATS

ON PAGE _____ THEREIN.

DIRECTOR/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA



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