



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



PLANNING COMMISSION AGENDA  
June 6, 2023

1. Call to order at 7:00 P.M. by Chairman Haines.
2. Roll Call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve the May 2, 2023, Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. Consider a variance application requested by Bradley McNary of:
  1. +/- 17', creating a setback of +/- 33' from the house on the west property line, where the minimum side yard setback is 50' in the Agricultural District.
  2. +/- 15', creating a setback of +/- 35' from the shed on the west property line, where the minimum side yard setback is 50' in the Agricultural District.
8. Consider a plat of Tract 1 of McNary's Addition in the N1/2 of the NE1/4 of Section 21, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Bradley McNary.
9. Consider a Plat of Lots 2-B, 2-C and 2-D, a Subdivision of Lot 2 in the NE1/4 of Section 33, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of JVN Properties, LLC.
10. Consider a variance application requested by Judy Miiller of:
  1. +/- 20', creating a setback of +/- 55' from the proposed shelterbelt on the west property line, where the minimum setback is 75' for a shelterbelt.
11. Consider a conditional use application to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Agricultural District, at the request of Lewis Bainbridge.
12. Consider a conditional use application to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Agricultural District, at the request of Lewis Bainbridge.
13. Consider a plat of Lot B of M. and S. Miiller's First Addition, a Subdivision of the NE1/4 of the NW1/4 of Section 24, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Darwin Miiller.
14. Consider a plat of Tract 1 of Charles & Diana Land & Cattle Addition in the SE1/4 and the SE1/4 of the SW1/4 of Section 6, T 103 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of 4K Land Group LLC.
15. Consider a plat of Lot 2-AB of Circle K Ranch Third Addition, a Subdivision of Government Lots 3, 4 and 5, the SE1/4 of the NW1/4, and the W1/2 of the NE1/4, all in Section 6, T 103 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of 4K Land Group LLC.
16. Consider a plat of Lot 1, Block 5 of Circle K Ranch Second Addition, a Subdivision of the S1/2 of the NE1/4 of Section 6, T 103 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of 4K Land Group LLC.
17. Additional comments from the group.
18. Set date and time for next meeting – July 11, 2023 @ 7:00 P.M.
19. Adjournment.

*Karen Wegleitner*

Karen Wegleitner  
Deputy Director of Planning & Zoning

## PLANNING COMMISSION MINUTES

May 2, 2023

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, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Jeff Bathke, & Karen Wegleitner.
  - Absent: Chris Nebelsick.
  - Guests: Robert & Kayleen Lee, William Brummett, Phil & Andria Lee, Ray Trudeau, Frank Jackson, Wanda Kobes, Ralph Kiner, Pamela McKillip, Suzanne & Loren Skinner, Curt Wieczorek, Ken Schoenfelder, Scott Palmer, Chuck Mauszycki, & Brad Nesheim.
3. Consider the amended agenda. Agenda item #13 was added after the agenda was sent out.
  - Motion by Dave Anderson, seconded by Steve Thiesse, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Mike Blaalid, seconded by Dave Anderson, to approve the April 4, 2023 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 Custom Genetic Solutions of:
  - +/- 37', creating a setback of +/- 38' from the office on the North property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is located in Lot A in the NE1/4 of Section 9, T 102N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

**Discussion:** Curt Wieczorek from Custom Genetic Solutions explained they are adding 4 separate additions to the office building. The additions to the East will expand the office space, to the West the lab and the rest will be used for storage. The driveway to the West will be unusable due to the expansion and will be blocked off. There are no concerns with drainage on the West side of the addition.

The board questioned why they can't expand more to the East. Curt explained due to the number of trucks coming and going, expanding more to the East would complicate the traffic flow. This is also the parking area for the office/lab.

- Motion by Mike Blaalid, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

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

8. Consider a Conditional Use application to allow alcohol sales in the Agricultural Residential District, at the request of Lee Ranch Trucking, LLC dba Lee's Red Barn. This request is located in Lot A, less Lots A-1, A-2 & A-3 in the SE1/4 of Section 15, T 102N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions.

**Discussion:** Kayleen & Robert Lee explained their vision was to fix up the barn to host small family gatherings and a place for family to stay. They started selling produce for additional income to help with the cost of remodeling the barn. Customers have enjoyed

sitting on the porch and they want to provide beer and wine for them to enjoy and/or taste before purchasing. Kayleen explained they have no plans to open a bar or casino and have no intentions to host large events with loud music as they have limited space. They might host small events like birthday or anniversary parties. The hours will be limited and by appointment. Additional lights have been added to the barn and in the yard. A new septic system specific for the barn use was installed and there is parking for up to 84 vehicles. However, they do not intend to have events with that many vehicles.

#### Planning Commission Board Questions and Answers:

1. What type of alcohol license are you applying for? They are applying for a Wine & Cider License and Malt Beverage & South Dakota Farm Wine License. The licenses are only for wine and beer, no hard liquor.
2. Will you employ anyone? Kayleen Lee explained they will try and do it themselves. They have help from their son and daughter-in-law but might hire part-time help.
3. Do you need a Conditional Use Permit to apply for a license? Yes, no permit, no license.
4. Will you have signs and are there restrictions? Kayleen explained they may have a sign on their building and will advertise. In the future they might have a billboard. She expressed they will follow the Ordinance, which allows for a 100 SF sign on the building or in the yard.
5. Will you be purchasing locally? Kayleen explained they will purchase locally and from out of state.

#### Public Concerns/Questions:

Abutting and surrounding neighbors to the Lee's property addressed their concerns of noise, traffic, drunk drivers, accidents, business hours, and safety. Kayleen explained they have no intentions of throwing large parties and the barn has been insulated. They don't anticipate large groups or clusters of cars.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Conditional Use to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – nay, Bainbridge – aye, Nebelsick – absent, Blaaid – aye, Anderson – aye, motion carried.

9. Consider a Variance application requested by Brad Nesheim of:

- +/- 35', creating a setback of +/- 40' from the shed on the South property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is located in SE1/4 of Section 35, T 101N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

**Discussion:** Brad Nesheim explained the previous shed collapsed due to the weather. He is reusing the existing concrete and expanding the building size to accommodate the size of the equipment.

The board questioned why he can't expand more to the North. Brad explained he would like to add to his house and the septic system is to the North.

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

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaaid – aye, Anderson – aye, motion carried.

10. Consider a Variance application requested by Pam McKillip of:

- +/- 20.686 acres, creating a lot size of +/- 4.314 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 21', creating a setback of +/- 54' from the house on the East property line, where the minimum front yard setback is 75' in the Agricultural District.
- +/- 5', creating a setback of +/- 45' from the shed on the West property line, where the minimum rear yard setback is 50' in the Agricultural District.
- +/- 30', creating a setback of +/- 20' from the shed on the South property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is located in Lot A in the SE1/4 of Section 18, T 103N, R 62, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

**Discussion:** We received one call from a neighbor concerned about the proposed tract 2 being developed.

Ralph Kiner, Pam McKillip's realtor, explained the North field is an alfalfa field. Pam was looking for a farmstead and not the farm ground. She has no use or equipment to maintain the alfalfa field. There is a buyer for the proposed tract 2. Ralph explained the buyer has no intention of developing the land. Could the land be developed in the future, yes, but so could the land across the road.

The board discussed how they don't like chopping up ag land and creating smaller lots. Was discussed if the land could be sold by measurements. The land could be but would not be able to receive a building permit on land described by measurements due to the Ordinance.

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

Roll call vote:

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

11. Consider a Plat of Tract 1 and Tract 2 of McKillip's Addition, in the SE1/4 of Section 18, T 103 N, R 62, West of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Pam McKillip. This request is located in Lot A in the SE1/4 of Section 18, T 103N, R 62, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions.

**Discussion:** No comments on the plat.

- Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:

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

12. Consider a Plat of Lot 5 of North Maui's First Addition and Sara Avenue, a Subdivision of Lot 4 in the E1/2 of the W1/2 of Section 31, T 104 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Maui Farms, Inc. This request is located in Lot 4 in the E1/2 of the W1/2 of Section 31, T 104N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions.

**Discussion:** Chuck Mauszycki explained the proposed Lot 5 is North of Maui Drive and is being sold. Rural water is available. Sara Avenue will be expanded, and will continue to the south with future development. The proposed parcel will follow City Ordinance due to being in the ETJ.

- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaalid – aye, Anderson – aye, motion carried.
13. Consider a Plat of Tract 2 in the West 626.84 feet of Lot 5 of Crane's Addition, in the SE1/4 of Section 34, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Ronald & Michele Riggs. This request is located in W.626.84' of Lot 5 of Crane's Addition in the SE1/4 of Section 34, T 103N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was not present to answer questions.  
**Discussion:** Ronald & Michele Riggs are platting out Tract 2 for a family member within the 3rd kinship to build a residence on. The proposed parcel will follow City Ordinance due to being in the ETJ.
- Motion by Ray Gosmire, seconded by Mike Blaalid, to recommend approval of the Plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.
14. Additional Comments from the Group
- None
15. Set date and time for next meeting – June 6, 2023 @ 7:00 P.M.
16. At 9:05 P.M., a motion was made by Mike Blaalid, seconded by Lewis Bainbridge, 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:** Bradley McNary **Application date:** 5/8/23  
**Applicant Address:** 40851 259<sup>th</sup> St., Mitchell, SD 57301 **Application deadline:** 5/22/23  
**Applicant Email:** bradmcnary@yahoo.com **Contact Phone:** 999-0409

**Owner Name:** Same  
**Owner Address:** Same  
**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 09000-10260-211-20  
**Legal Description of current parcel(s):** N.621' of the W.350' of the N1/2 of the NE1/4 of Section 21, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.  
**Proposed Legal Description of parcels:** Tract 1 of McNary's Addition in the N1/2 of the NE1/4 of Section 21, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.  
**Reason for Variance:** Recommend granting a variance of:  
1. +/- 17', creating a setback of +/- 33' from the house on the west property line, where the minimum side yard setback is 50' in the Agricultural District.  
2. +/- 15', creating a setback of +/- 35' from the shed on the west property line, where the minimum side yard setback is 50' in the Agricultural District.

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

**Reason for Request to include hardships:** Property is described by measurements and requires platting before building permit will be issued per Section 10:05. The applicant proceeded to build an addition to house without platting, obtaining a variance or building permit. A letter was sent May 5, 2023, informing the applicant of Ordinance violations.  
**Section of Code Allowing Variance:** 3:08(1)(b), 11:06(b) and 12:06(b)

**Fee Collected for Variance (\$150):** 5/8/23  
**Check #:** 7669  
**Receipt #:** 14365

**Planning Commission Hearing Date:** 6/6/23  
**Board of Adjustment Hearing Date:** 6/13/23

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





Chris & Almee Nebelsick

Jerome & Sharon McNary

Edward & Lois Strand

259 ST

PROSPER

Jonna & Carl Wolf

Tract 1 of McNary's Addition  
4.99 acres  
Brad McNary

New addition

+/- 17' creating a setback of +/- 33'  
from the house on the west property line.

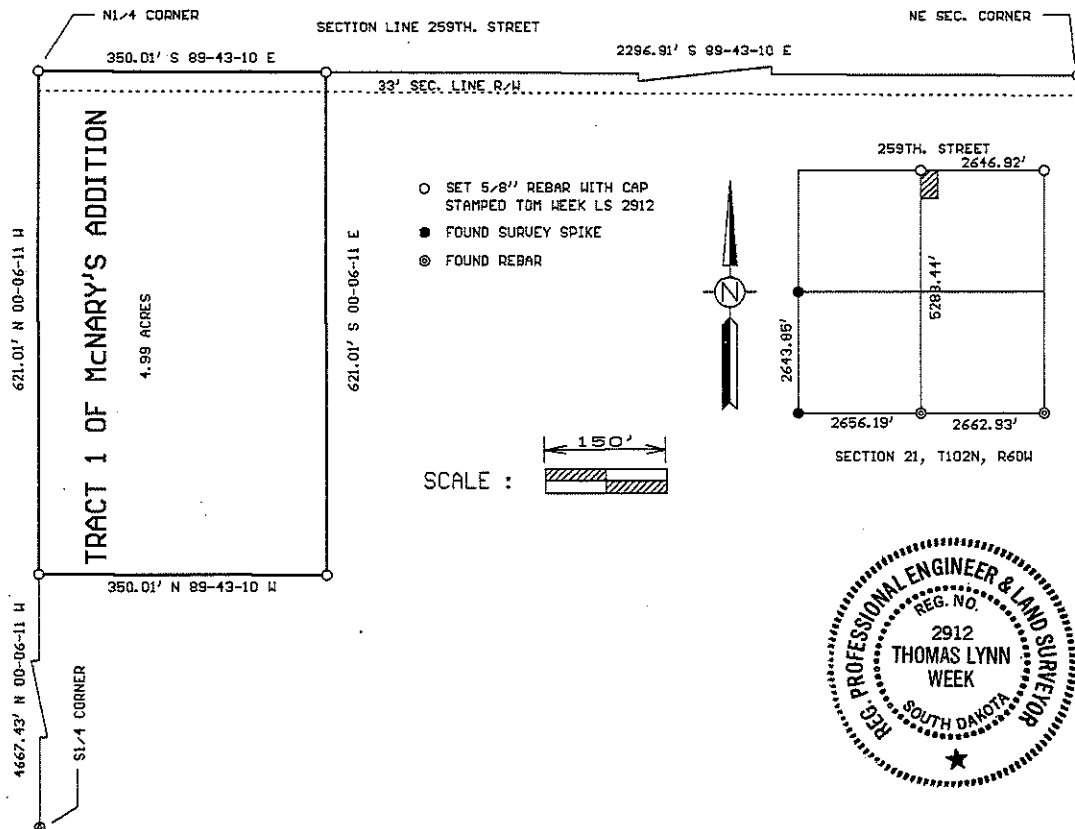
Garage gone and moved off property

+/- 15' creating a setback of +/- 35'  
from the shed on the west property line



PLAT OF TRACT 1 OF McNARY'S ADDITION IN THE N1/2 OF THE NE1/4,  
SECTION 21, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THIS PROPERTY WAS PREVIOUSLY DESCRIBED AS THE NORTH 621 FEET OF THE WEST 350 FEET OF THE N1/2  
OF THE NE1/4 OF SECTION 21, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT 1 OF McNARY'S ADDITION IN THE N1/2 OF THE NE1/4 OF SECTION 21, T102N, R60W 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 11TH. DAY OF MAY, 2023.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE EXISTS AN APPROACH TO TRACT 1 OF McNARY'S ADDITION, FROM 259TH. 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 McNARY'S ADDITION IN THE N1/2 OF THE NE1/4 OF SECTION 21, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, BRADLEY A. McNARY, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF McNARY'S ADDITION IN THE N1/2 OF THE NE1/4 OF SECTION 21, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS 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 McNARY'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 McNARY'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 \_\_\_\_\_, \_\_\_\_\_,

BRADLEY A. McNARY

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

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

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

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF McNARY'S ADDITION IN THE N1/2 OF THE NE1/4 OF SECTION 21, T102N, R60W 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 OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF McNARY'S ADDITION IN THE N1/2 OF THE NE1/4 OF SECTION 21, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 1 OF McNARY'S ADDITION IN THE N1/2 OF THE NE1/4 OF SECTION 21, T102N, R60W 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





Chris & Aimee Nebelsick

Jerome & Sharon McNary

Tract 1 of McNary's Addition  
4.99 acres  
Brad McNary

New addition

Garage gone and moved off property

Edward & Lois Strand

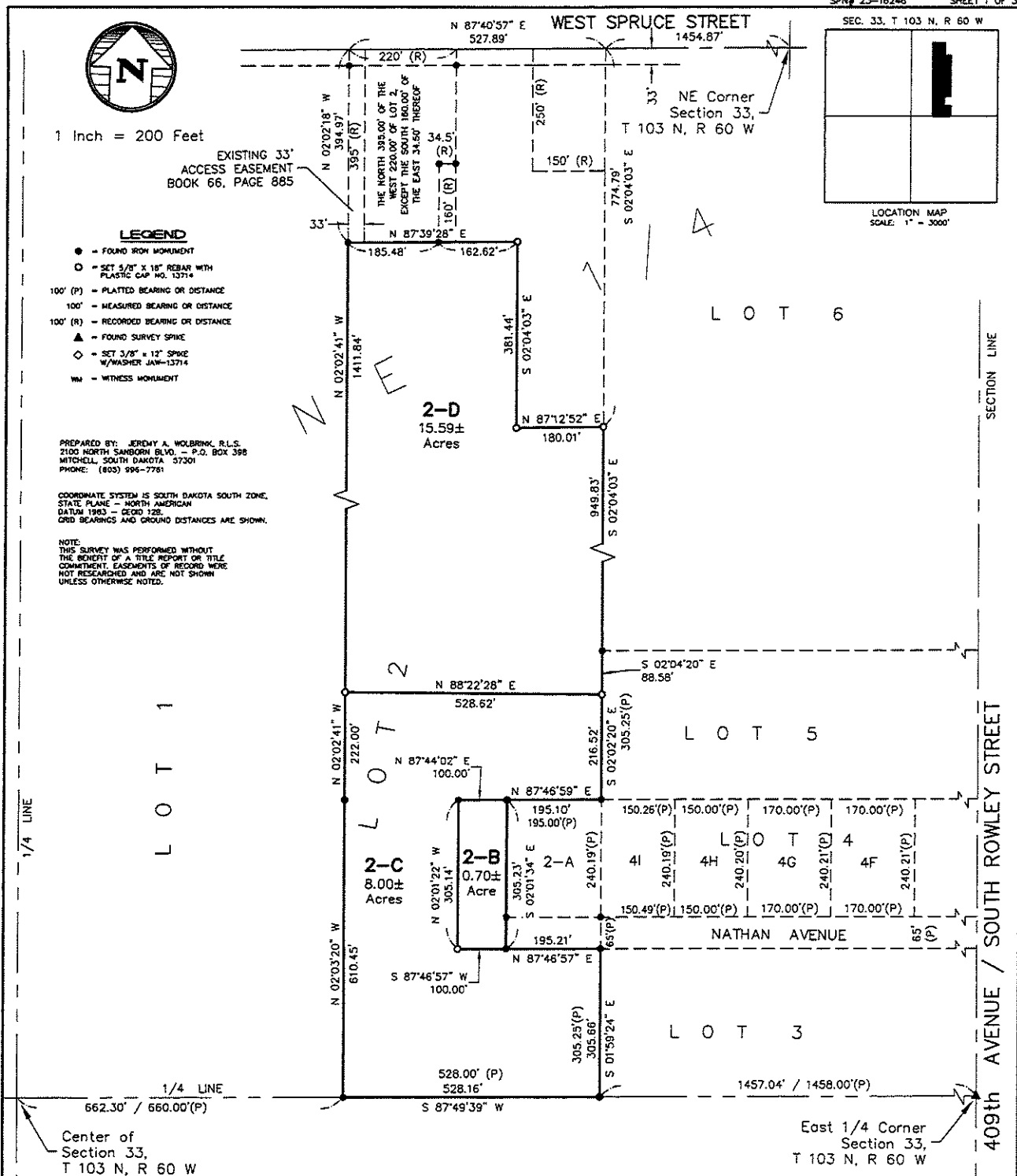
Jonna & Carl Wolf

259 ST

PROSPER

21





A PLAT OF LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

### SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of JVN Properties LLC, a South Dakota limited liability company, as owner, and under its direction for purposes indicated therein, I did on or prior to April 13, 2023, survey those parcels of land described as follows: LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, 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.

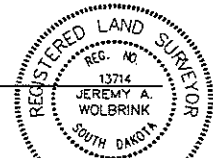
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Registered Land Surveyor #SD13714



**& 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

**& 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 LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

## RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairperson/Vice-Chairperson 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 LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, 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 \_\_\_\_\_, 2023, 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: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
Highway Authority

## 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

## DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, 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/Deputy Director  
of Equalization, Davison County

\_\_\_\_\_  
Date

## REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)  
}SS  
COUNTY OF DAVISON)

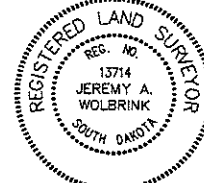
FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on  
Page(s) \_\_\_\_\_ therein and recorded on Microfilm Number \_\_\_\_\_

Register of Deeds, Davison County

By \_\_\_\_\_ Deputy

**SPN**

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









**DAVISON COUNTY  
VARIANCE APPLICATION**

**Applicant Name:** Judy Miiller

**Application date:** 5/10/23

**Applicant Address:** 1500 Kemper Ave., Mitchell, SD 57301

**Application deadline:** 5/22/23

**Applicant Email:** tyler.miiller@gmail.com

**Contact Phone:** 605-933-0091 (Tyler)

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 05000-10261-281-00

**Legal Description of current parcel(s):** NE1/4 of Section 28, T 102 N, R 61, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** NA

**Reason for Variance:** Recommend granting a variance of:

+/- 20', creating a setback of +/- 55' from the proposed shelterbelt on the west property line, where the minimum setback is 75' for a shelterbelt.

This request is pursuant to Section 2:15 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 plant a shelterbelt for a windbreak.

**Section of Code Allowing Variance:** 2:15, 11:06 B, and 12:06 B

**Fee Collected for Variance (\$100):** 5/10/23

**Check #:** 9408

**Receipt #:** 14383

**Planning Commission Hearing Date:** 6/6/23

**Board of Adjustment Hearing Date:** 6/13/23

**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:** \_\_\_\_\_

Comments:

LOCATION MAP

Site 1

### Fabric





to All

Mail

Search



Calendar





# DAVISON COUNTY

## CONDITIONAL USE APPLICATION

**Applicant Name:** Lewis Bainbridge

**Application Date:** 5/10/23

**Application Deadline:** 5/22/23

**Applicant Mailing Address:** 26355 406<sup>th</sup> Ave., Ethan, SD 57334

**Applicant Email:** icbainbridge@santel.net

**Contact Phone:** 999-4640

**Owner Name:** Lewis Bainbridge (NW1/4SE1/4 & SW1/4NE1/4) & Heidi Bainbridge (SE1/4NE1/4 & NE1/4SE1/4)

**Owner Address:** Lewis: 26355 406<sup>th</sup> Ave., Ethan, SD 57334 & Heidi: 619 N. Logan St., Unit 414, Denver, CO 80203

**Owner Contact Phone:** 999-4640 (Lewis)

**Parcel Number of Parent Parcel:** Parcel 1: 10000-10160-03120; Parcel 2: 10000-10160-03130

**Legal Description of parcel:** Parcel 1: SE1/4 of the NE1/4 & the NE1/4 of the SE1/4 of Section 3, T 101 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota. Parcel 2: SW1/4 of the NE1/4 & the NW1/4 of the SE1/4 of Section 3, T 101 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota.

**Zoning District:** AG

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

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

**Fee Collected for Condition Use (\$100):** 5/10/23

**Check #:** 34713

**Receipt #:** 14390

**Planning Commission Hearing Date:** 6/6/23

**Board of Adjustment Hearing Date:** 6/13/23

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



NOTICE OF INTENT TO MINE

Kome

Notice is hereby given that a mining operation is to be conducted by *Lewis Bainbridge*

Resident agent\* (if out-of-state corporation)

Legal location of the mine *NW 1/4 of SE 1/4 & SW 1/4 of NE 1/4 and  
SE 1/4 of NE 1/4 & NE 1/4 of SE 1/4 of ~~Sec 3 T101 N R 60 W~~  
Section 3 T101 N R 60 W*

County *Davison*

General location of the mine

*One mile west & 2 1/2 miles north of Ethan, SD*

The operation is to begin by *June 10, 2023*

and will be completed to include final reclamation by *June 10, 2063*

Proposed future use of the affected land will consist of regrading, replacing topsoil, and reseeding to allow the area to be returned to *pasture*

Additional information about the operation may be obtained from

*Lewis Bainbridge  
605-999-4640*

or the Department of Agriculture and Natural Resources, Minerals and Mining Program, 523 East Capitol Avenue, Pierre, South Dakota 57501-3182, phone: 605 773-4201.

\* A Resident agent is needed only if the operator is an out-of-state corporation. Please contact the Secretary of State's office at 605 773-3537 for more information.

You will need to publish the above notice **once** in a newspaper in the general area of the site. You will need to send a copy of the notice along with a **map** of the affected area to the four agencies listed below:

Department of Agriculture & Natural Resources  
Minerals & Mining Program  
523 E Capitol Ave  
Pierre SD 57501-3182

Archaeological Research Center  
PO Box 1257  
Rapid City SD 57709-1257

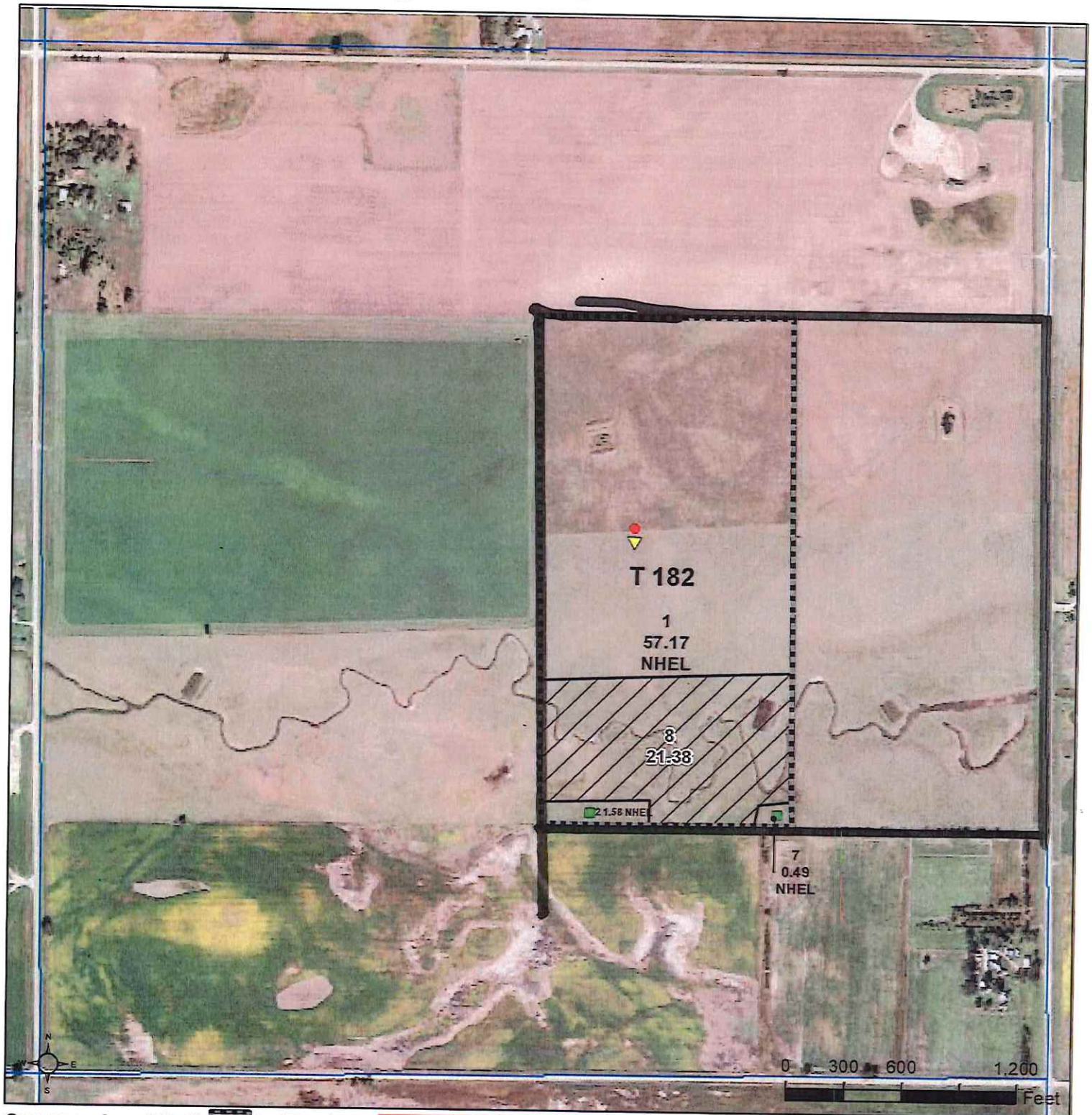
Energy & Minerals Coordinator  
4130 Adventure Trail  
Rapid City SD 57702

Your Local Conservation District



United States  
Department of  
Agriculture

## Davison County, South Dakota



### Common Land Unit

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

ALL CORN IS YELLOW  
ALL BEANS ARE COMMON  
ALL NON IRRIGATED UNLESS NOTED  
ALL GRAIN UNLESS NOTED  
PLANTING PATTERN SOLID UNLESS NOTED  
SHARES \_\_\_\_\_  
INITIALS&DATE \_\_\_\_\_

2019 Program Year

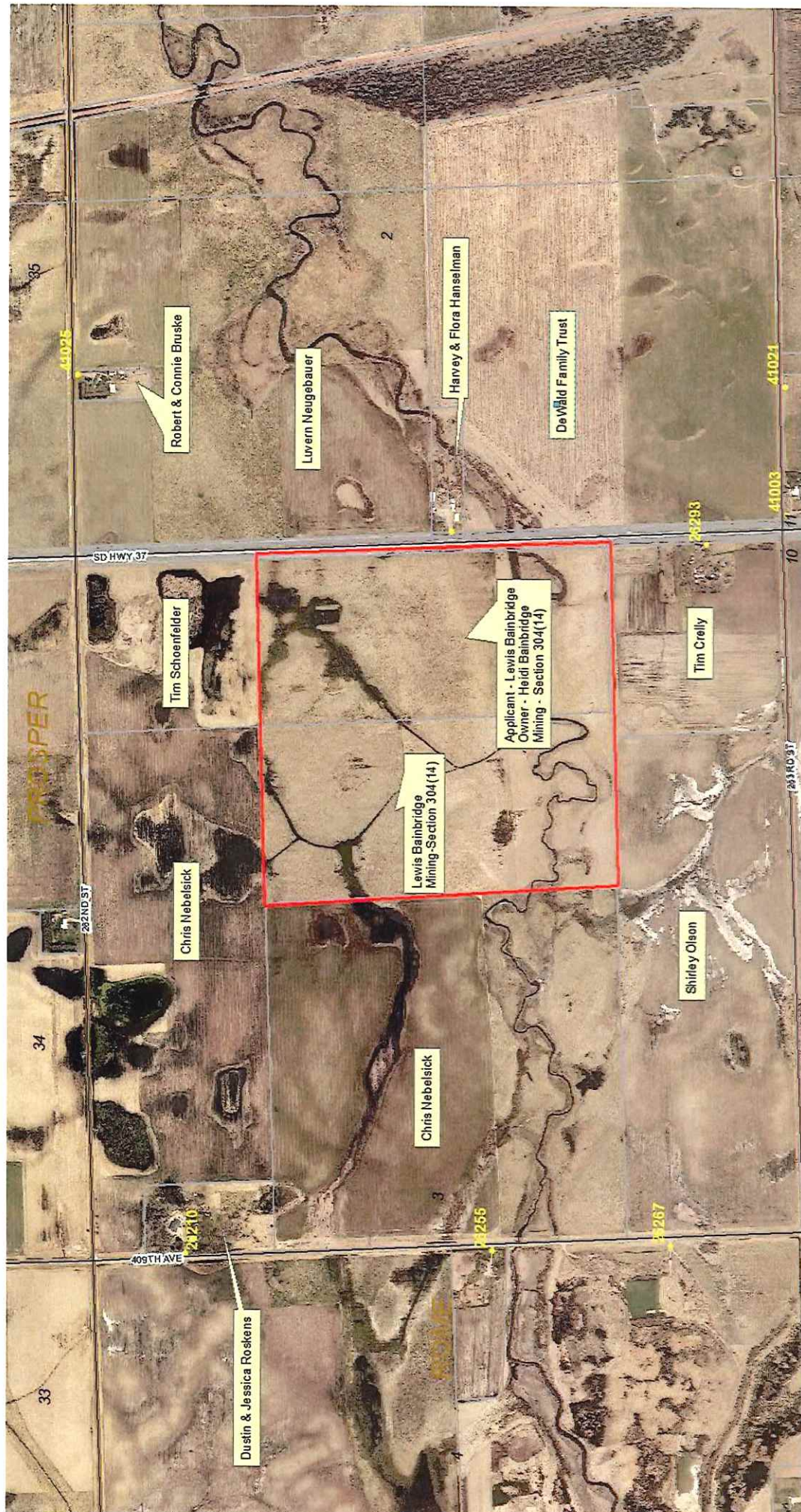
Map Created March 19, 2019

Farm 4795

3 -101N -60W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





Owner Name	Location / Section
Robert & Connie Bruske	Top left, near 44025
Luvern Neugebauer	Top center, near 44025
Harvey & Flora Hanselman	Top right, near 44025
DeWald Family Trust	Top right, near 44025
Tim Schoenfelder	Middle left, near 44025
Chris Nebelsick	Middle left, near 44025
Lewis Bainbridge Mining-Section 304 (14)	Center, within the red highlighted area
Applicant - Lewis Bainbridge Owner - Heidi Bainbridge Mining - Section 304(14)	Center, within the red highlighted area
Tim Crelly	Middle right, near 44025
Shirley Olson	Middle right, near 44025
Chris Nebelsick	Bottom center, near 44025
Dustin & Jessica Roskens	Bottom left, near 44025



# DAVISON COUNTY

## CONDITIONAL USE APPLICATION

**Applicant Name:** Lewis Bainbridge

**Application Date:** 5/10/23

**Application Deadline:** 5/22/23

**Applicant Mailing Address:** 26355 406<sup>th</sup> Ave., Ethan, SD 57334

**Applicant Email:** icbainbridge@santel.net

**Contact Phone:** 999-4640

**Owner Name:** L & C Bainbridge Land, LLC

**Owner Address:** 6355 406<sup>th</sup> Ave., Ethan, SD 57334

**Owner Contact Phone:** 999-4640

**Parcel Number of Parent Parcel:** Parcel 1: 09000-10260-19200; Parcel 2: 09000-10260-19300

**Legal Description of parcel:** W1/2 of Section 19, T 102 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota, except Lots A & B of L. Sullivan's First Addition, and Lot H-1 in the NW1/4.

**Zoning District:** AG

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

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

**Fee Collected for Condition Use (\$100):** 5/10/23

**Check #:** 34713

**Receipt #:** 14391

**Planning Commission Hearing Date:** 6/6/23

**Board of Adjustment Hearing Date:** 6/13/23

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

## NOTICE OF INTENT TO MINE

Notice is hereby given that a mining operation is to be conducted by Lewis Bainbridge

Resident agent\* (if out-of-state corporation)

Legal location of the mine

W 1/2 Section 19 T102 N R60W Ex Lots A+B of Sellivans 1st Addr

County

Davison

General location of the mine

2 miles W, 5 miles South of Mitchell, SD

The operation is to begin by June 10, 2023

and will be completed to include final reclamation by June 10, 2063

Proposed future use of the affected land will consist of regrading, replacing topsoil, and reseeding to allow the area to be returned to

pasture

Additional information about the operation may be obtained from

Lewis Bainbridge  
605-999-4640

or the Department of Agriculture and Natural Resources, Minerals and Mining Program, 523 East Capitol Avenue, Pierre, South Dakota 57501-3182, phone: 605 773-4201.

\* A Resident agent is needed only if the operator is an out-of-state corporation. Please contact the Secretary of State's office at 605 773-3537 for more information.

You will need to publish the above notice once in a newspaper in the general area of the site. You will need to send a copy of the notice along with a map of the affected area to the four agencies listed below:

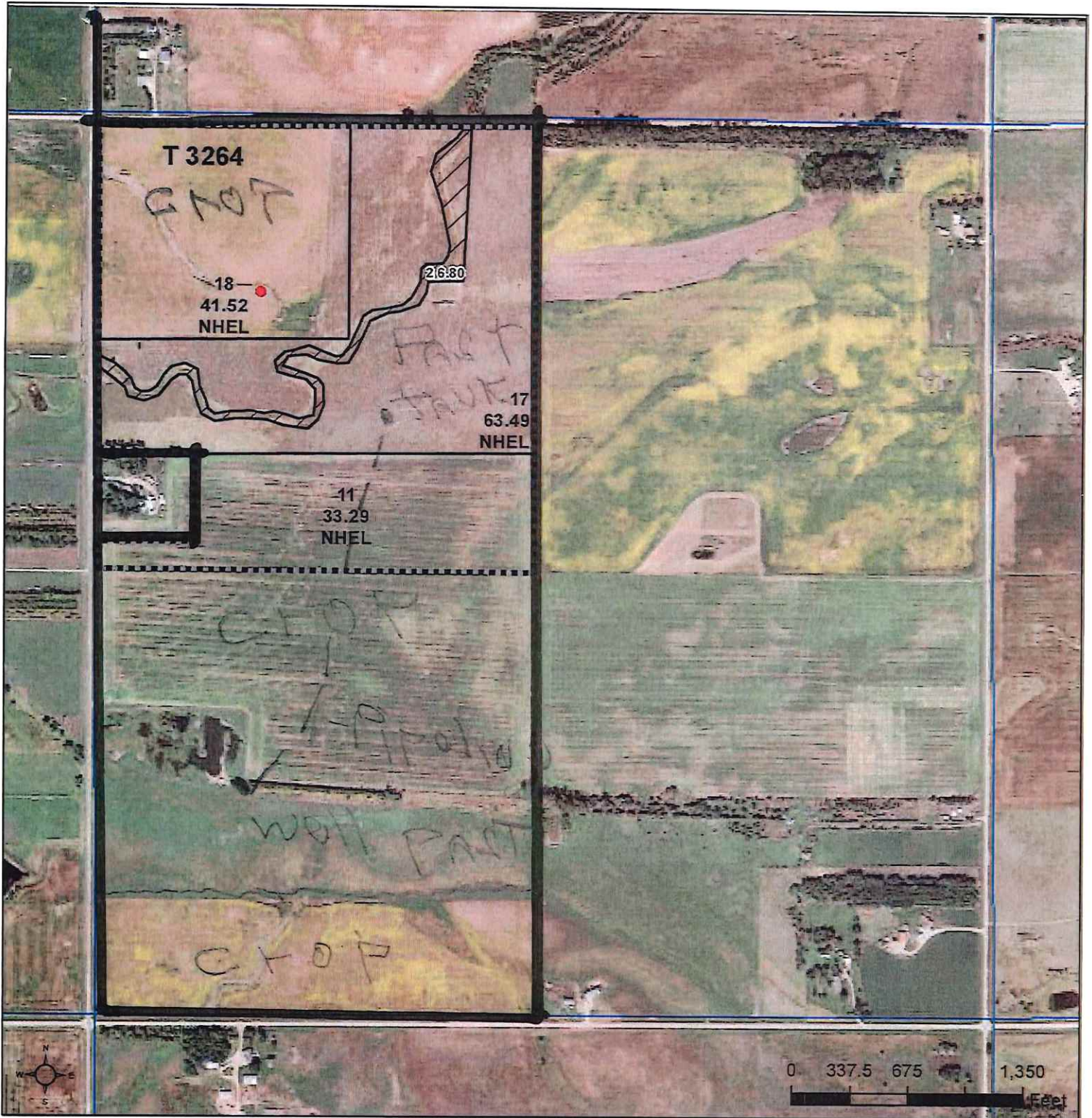
Department of Agriculture & Natural Resources  
Minerals & Mining Program  
523 E Capitol Ave  
Pierre SD 57501-3182

Archaeological Research Center  
PO Box 1257  
Rapid City SD 57709-1257

Energy & Minerals Coordinator  
4130 Adventure Trail  
Rapid City SD 57702

Your Local Conservation District





**Common Land Unit**

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

ALL CORN IS YELLOW  
ALL BEANS ARE COMMON  
ALL NON IRRIGATED UNLESS NOTED  
ALL GRAIN UNLESS NOTED  
PLANTING PATTERN SOLID UNLESS NOTED  
SHARES \_\_\_\_\_  
INITIALS&DATE \_\_\_\_\_

**2019 Program Year**

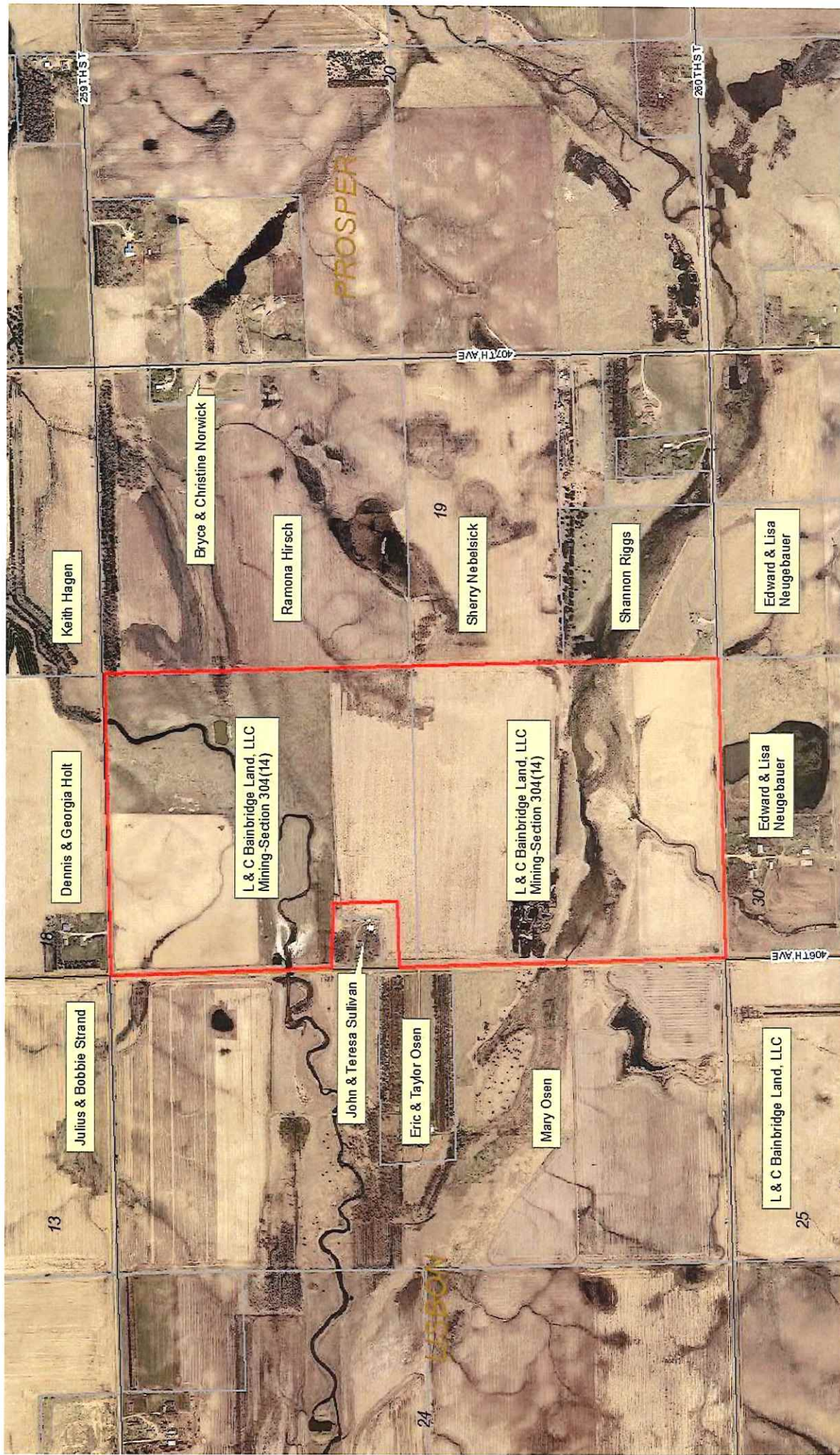
Map Created March 19, 2019

**Farm 4052**

**19 -102N -60W**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





Keith Hagen

Bryce & Christine Norwick

Ramona Hirsch

Sherry Nebelsick

Shannon Riggs

Edward & Lisa  
Neugebauer

Dennis & Georgia Holt

L & C Bainbridge Land, LLC  
Mining-Section 304(14)

L & C Bainbridge Land, LLC  
Mining-Section 304(14)

Edward & Lisa  
Neugebauer

Julius & Bobbie Strand

John & Teresa Sullivan

Eric & Taylor Osen

Mary Osen

L & C Bainbridge Land, LLC



1 Inch = 200 Feet

**LEGEND**

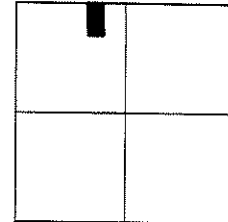
- - FOUND IRON MONUMENT
- - SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- △ - SET SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- ◆ - FOUND POLE BARN NAIL
- WM - WITNESS MONUMENT

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

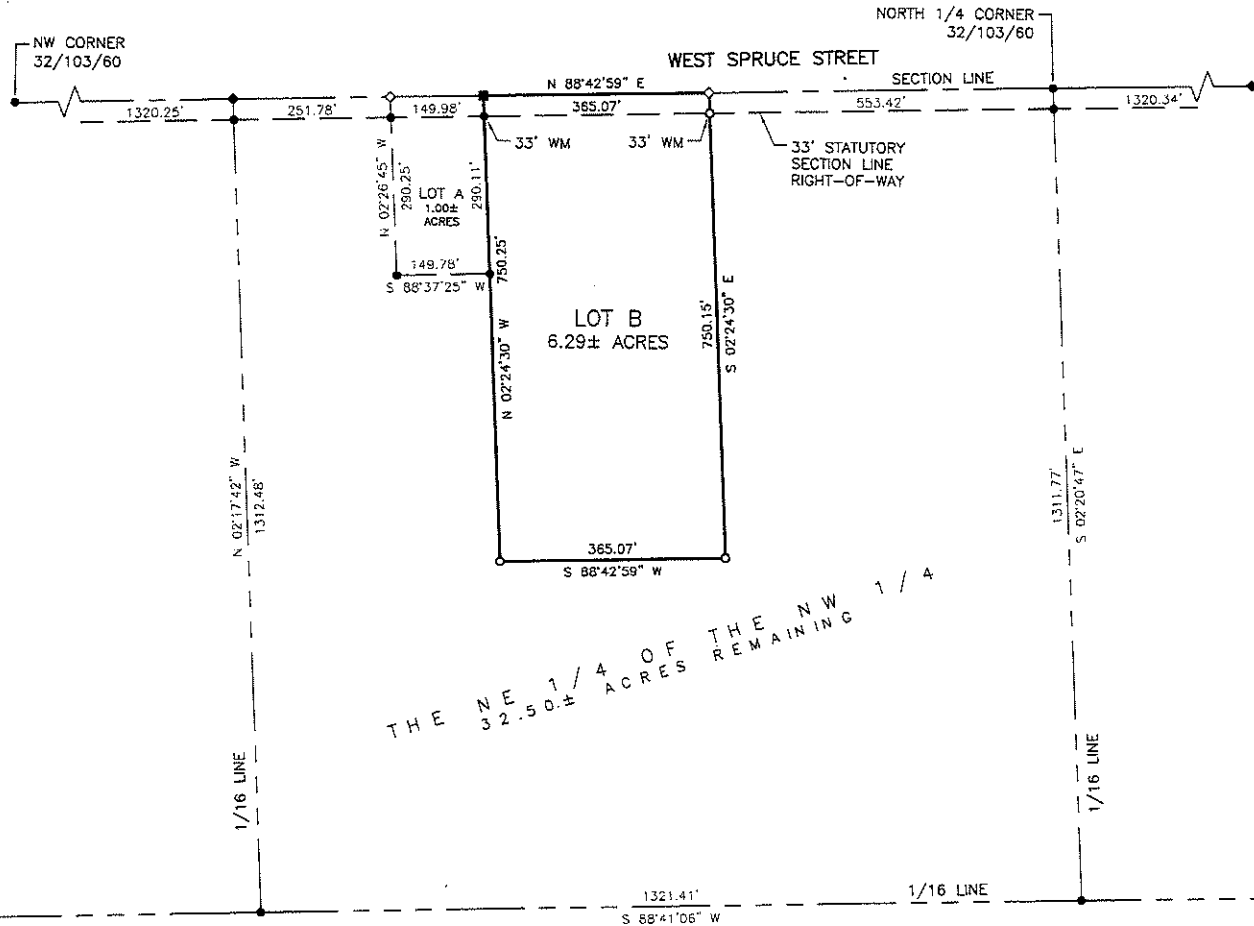
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,  
STATE PLANE - NORTH AMERICAN  
DATUM 1983 - GRID 18,  
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE REPORT OR TITLE  
COMMITMENT. ENCUMBRANCES OF RECORD WERE  
NOT RESEARCHED AND ARE NOT SHOWN  
UNLESS OTHERWISE NOTED.

SEC. 32, T 103 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3000'



A PLAT OF LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

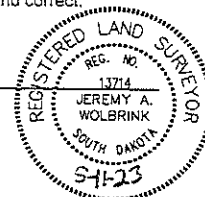
**SURVEYOR'S CERTIFICATE**

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Darwin J. Miller, Shirley A. Hendrix and Cheryl F. Miller, as owners, and under their direction for purposes indicated therein, I did on or prior to April 28, 2023, survey those parcels of land described as follows: LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, 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 11TH day of MAY, 2023.

*Jeremy A. Wolbrink*  
Registered Land Surveyor #SD13714



**SPN**

**& Associates**  
Engineers, Planners and Surveyors  
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0815



**& 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 B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

**RESOLUTION OF CITY PLANNING COMMISSION**

WHEREAS, the plat of LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairperson/Vice-Chairperson of 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 hereinafter described plat, at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023; and

WHEREAS, from an examination of the plat of LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Finance Officer/Deputy Finance Officer of City of Mitchell

**RESOLUTION OF COUNTY PLANNING COMMISSION**

WHEREAS, the plat of LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairperson/Vice-Chairperson 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 B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, 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



**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

### AUDITOR'S CERTIFICATE

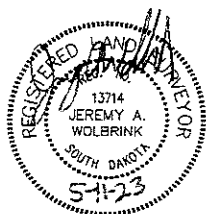
Auditor/Deputy Auditor, Davison County

## Date: \_\_\_\_\_

## Date \_\_\_\_\_

## Date \_\_\_\_\_

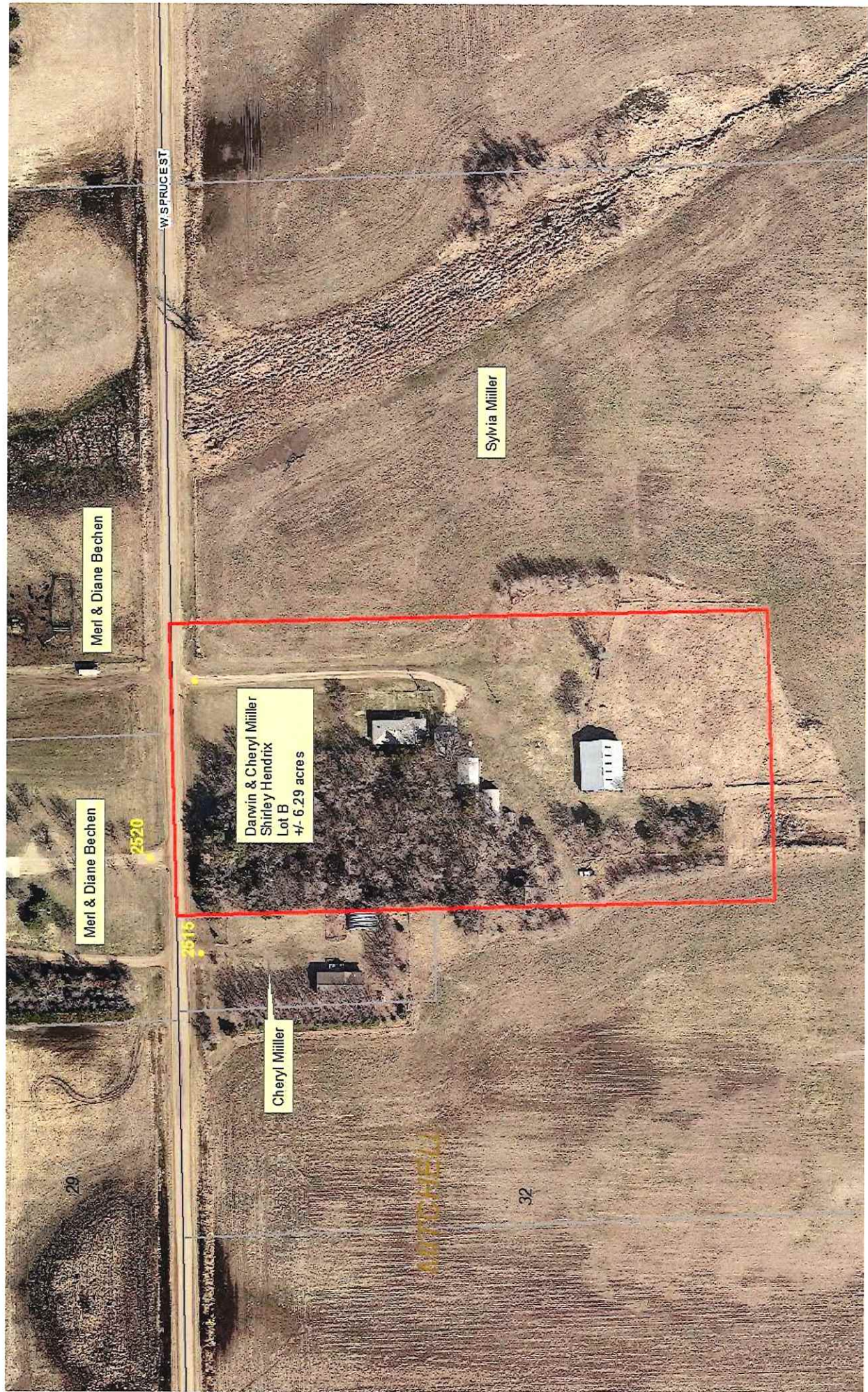
By \_\_\_\_\_ Deputy



SPN

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







SHEET 1 OF 4



PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W 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 21ST. DAY OF MAY, 2023.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, TONYA KLINGAMAN, AS MEMBER OF THE 4K LAND GROUP LLC, DATED MARCH 27TH, 2023, DO HEREBY CERTIFY THAT 4K LAND GROUP LLC, DATED MARCH 27, 2023, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS 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 CHARLES AND DIANA, LAND AND CATTLE 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 OF THIS 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.

THERE IS AN EXISTING ROAD EASEMENT THAT LIES ON THE SOUTH SIDE OF OUTLOT A, THERE IS NO GIVEN WIDTH IN THAT AGREEMENT EASEMENT (MR83, PAGE 145) SO THIS PLAT DEFINES THE WIDTH TO BE 33 FEET, WHICH IS THE SOUTH SIDE OF THE EXISTING ROADWAY. THIS PLAT EXTENDS THE EXISTING EASEMENT 34 FEET TO THE WEST OF OUTLOT A. THIS EXTENSION DOES NOT AFFECT THE MAINTENANCE AGREEMENT WITH THE OWNER OF OUTLOT A.

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

TONYA KLINGAMAN, MEMBER

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

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

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

NOTARY PUBLIC

TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W 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 CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

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

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

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

CITY PLANNING COMMISSION BY: \_\_\_\_\_



PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W 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 \_\_\_\_\_; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF CHARLES & DIANA, LAND & CATTLE ADDITION, IN THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 6, T103N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

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

CERTIFICATE OF STREET AUTHORITY

THERE EXISTS AN APPROACH TO TRACT 1 FROM 407TH. AVE., ANY FURTHER ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_.

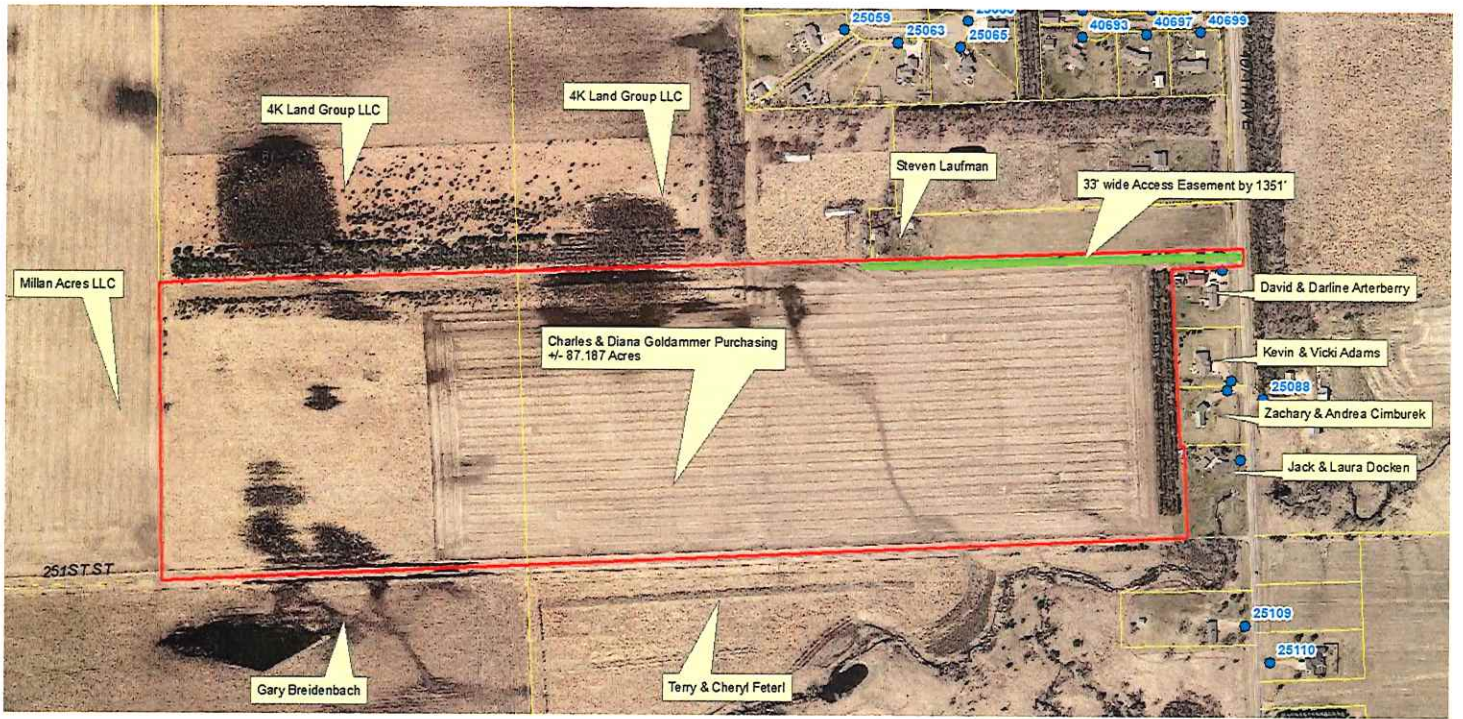
\_\_\_\_\_  
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

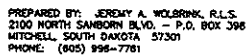
THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

\_\_\_\_\_  
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







COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE.  
STATE PLANE - NORTH AMERICAN  
DATUM 1983 - GEOID 128.  
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE REPORT OR TITLE  
COMMITMENT. EASEMENTS OF RECORD WERE  
NOT RESEARCHED AND ARE NOT SHOWN  
UNLESS OTHERWISE NOTED.

NORTH 1/4 CORNER  
SECTION 6,  
T 103 N, R 60 W

## LEGEND

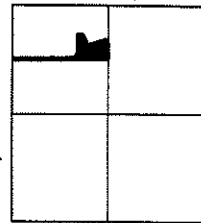
- = FOUND IRON MONUMENT  
 ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714  
 100' (P) = PLATTED BEARING OR DISTANCE  
 100' = MEASURED BEARING OR DISTANCE  
 □ = SET NAIL  
 △ = SET SURVEY SPIKE  
 4.00 CH (P) = PLATTED DISTANCE IN CHAINS  
 ■ = FOUND NAIL  
 ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714  
 WM = WITNESS MONUMENT

16' Wide Private Access Easement  
for Ingress and Egress by the  
Owner of the Remainder of the  
NW 1/4 of Section 6

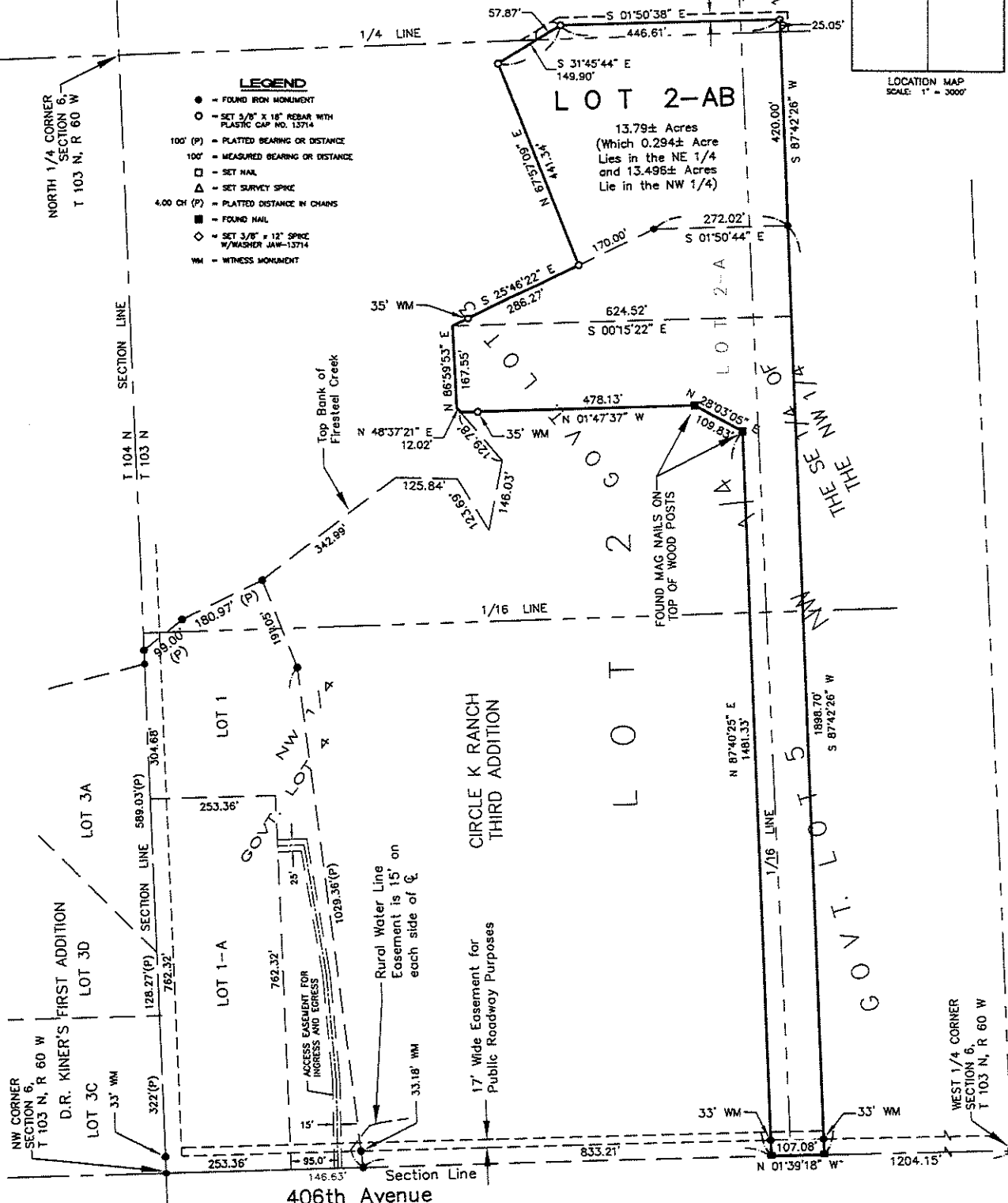
LOT 2-AB

13.79± Acres  
(Which 0.294± Acre  
Lies in the NE 1/4  
and 13.496± Acres  
Lie in the NW 1/4)

SEC. 6, T 103 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3000'



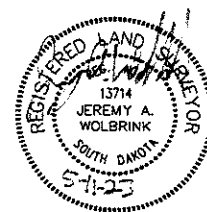
A PLAT OF LOT 2-AB OF CIRCLE K RANCH THIRD ADDITION,  
A SUBDIVISION OF GOVERNMENT LOTS 3, 4 AND 5, THE SE  
1/4 OF THE NW 1/4, AND THE WEST 1/2 OF THE NE 1/4,  
ALL IN SECTION 6, T 103 N, R 60 W OF THE 5TH P.M.,  
DAVISON COUNTY, SOUTH DAKOTA

SPN

**& Associates**

**Engineers, Planners and Surveyors**

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015







**& 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 2-AB OF CIRCLE K RANCH THIRD ADDITION, A SUBDIVISION OF GOVERNMENT LOTS 3, 4 AND 5, THE SE 1/4 OF THE NW 1/4, AND THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 6, T 103 N, R 60 W 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 2-AB OF CIRCLE K RANCH THIRD ADDITION, A SUBDIVISION OF GOVERNMENT LOTS 3, 4 AND 5, THE SE 1/4 OF THE NW 1/4, AND THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 6, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023, approving the above named plat.

\_\_\_\_\_  
Auditor/Deputy Auditor of Davison County

### CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approach(es) is hereby approved. Any change in the location 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 of Davison County

\_\_\_\_\_  
Date

### DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOT 2-AB OF CIRCLE K RANCH THIRD ADDITION, A SUBDIVISION OF GOVERNMENT LOTS 3, 4 AND 5, THE SE 1/4 OF THE NW 1/4, AND THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 6, 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/Deputy Director of Equalization of Davison County

\_\_\_\_\_  
Date

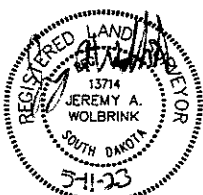
### REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)  
\_\_\_\_\_)SS  
COUNTY OF DAVISON)

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on Page \_\_\_\_\_ therein and recorded on Microfilm Number \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds, Davison County

By \_\_\_\_\_  
Deputy

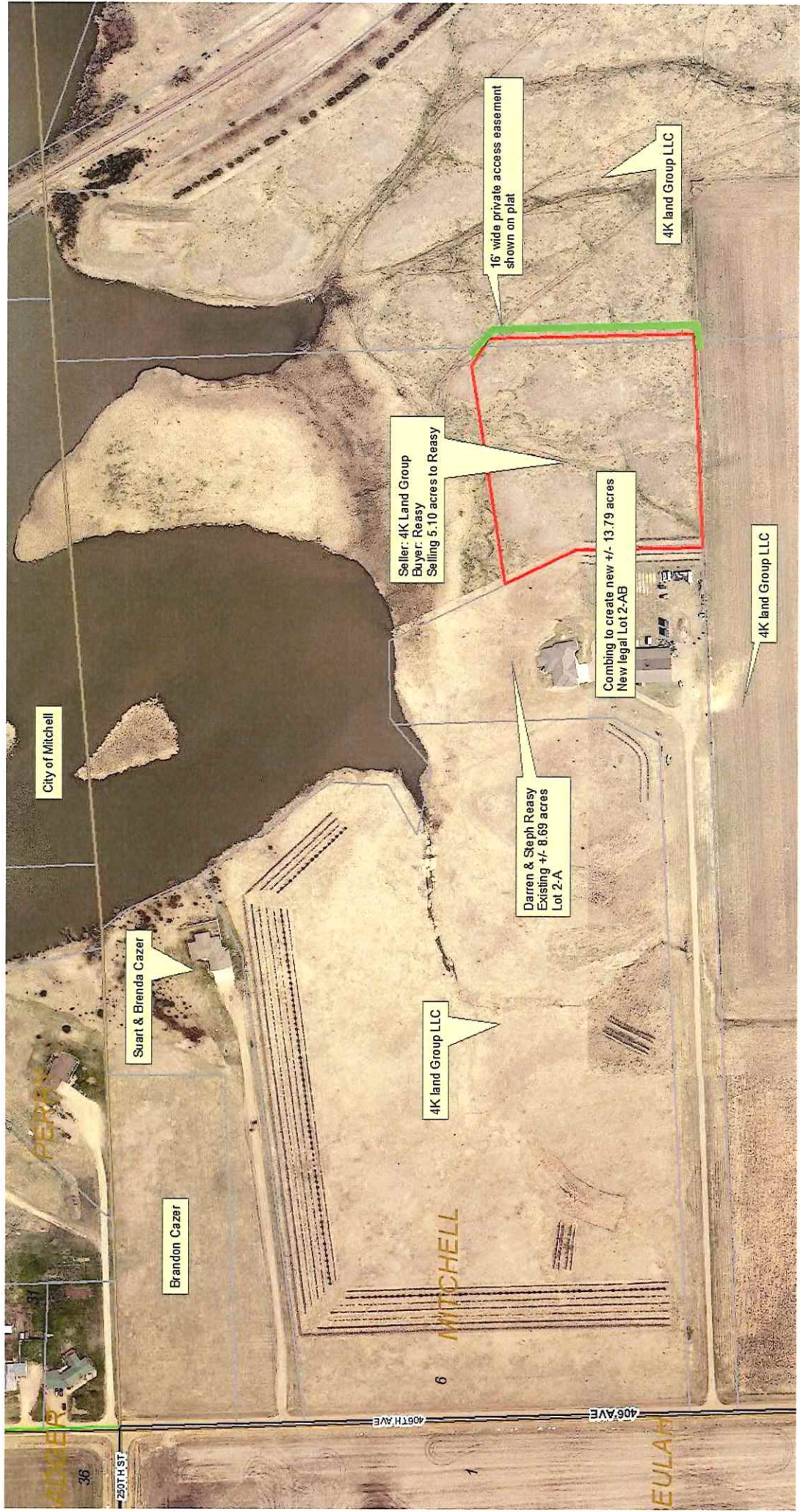


**SPN**

**& Associates**

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015



City of Mitchell

Suart & Brenda Cazer

Brandon Cazer

4K land Group LLC

Darren & Steph Reasy  
Existing +/- 8.69 acres  
Lot 2-A

Seller: 4K Land Group  
Buyer: Reasy  
Selling 5.10 acres to Reasy

Combining to create new +/- 13.79 acres  
New legal Lot 2-AB

16' wide private access easement  
shown on plat

4K land Group LLC

4K land Group LLC

PERRY

MITCHELL

EULAR

36

250TH ST

406TH AVE

406TH AVE





1 Inch = 200 Feet

**LEGEND**

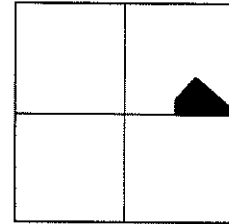
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

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

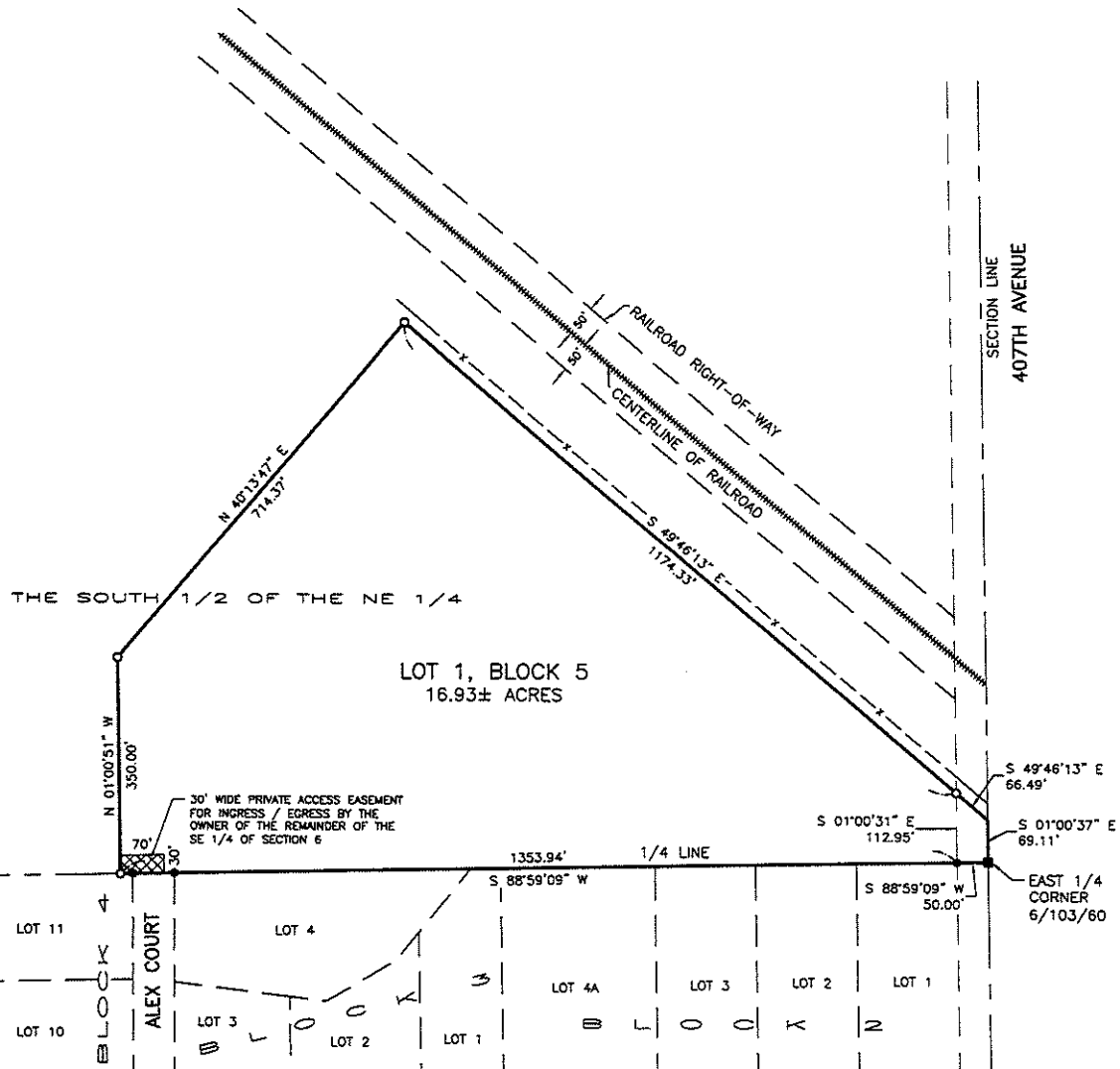
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS AND GROUND DISTANCES

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 6, T 103 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3000'



A PLAT OF LOT 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

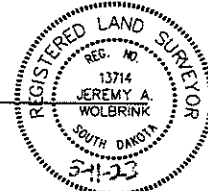
**SURVEYOR'S CERTIFICATE**

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to May 8, 2023, survey those parcels of land described as follows: LOT 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, 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 11TH day of MAY, 2023.

Registered Land Surveyor #SD13714



**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 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A  
SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, 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 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairperson/Vice-Chairperson 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 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023, approving the above named plat.

\_\_\_\_\_  
Auditor/Deputy Auditor of Davison County

**CERTIFICATE OF HIGHWAY AUTHORITY**

The location of the existing approach(es) is hereby approved. Any change in the location 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 of Davison County

\_\_\_\_\_  
Date

**DIRECTOR OF EQUALIZATION**

I hereby certify that a copy of the plat of LOT 1, BLOCK 5 OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, 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/Deputy Director of Equalization of Davison County

\_\_\_\_\_  
Date

**REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA)  
)SS  
COUNTY OF DAVISON)

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015

