

Davison County Planning & Zoning 200 E. 4th 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 5th 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 5th 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 5th 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 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

<u>Discussion:</u> 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 5th P.M., Davison County, South Dakota. Deputy Adminstrator 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 employee 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, Blaalid – 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 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

<u>Discussion:</u> 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, Blaalid – 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 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

<u>Discussion:</u> 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 5th 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 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions.
 - <u>Discussion:</u> 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 5th 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 5th P.M., Davison County, South Dakota. Deputy Adminstrator 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 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat Proposal. The applicant was not present to answer questions.

<u>Discussion:</u> 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	
8	
Karen Wegleitner	
To vogoco (vo)	
Caren Wegleitner	

Deputy Director of Planning & Zoning

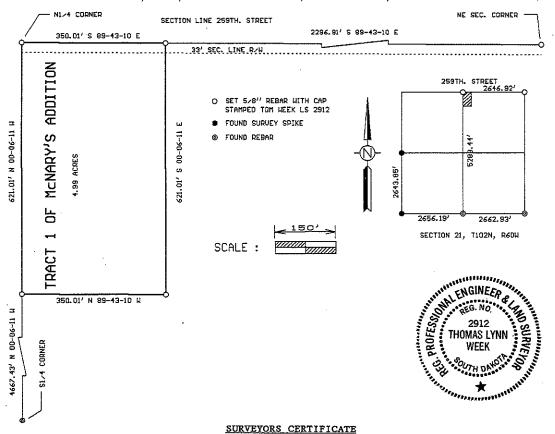
DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Bradley McNary Application date: 5/8/23 Applicant Address: 40851 259th St., Mitchell, SD 57301 Application deadline: 5/22/23 Applicant Email: bradmenary@yahoo.com Contact Phone: 999-0409 Owner Name: Same Owner Address: Same Owner Contact Phone: Same Parcel Number of parent parcel: <u>09000-10260-211-20</u> 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:



PLAT OF TRACT 1 OF McNARY'S ADDITION IN THE N1/2 OF THE NE1/4, SECTION 21, T102N, R6OW 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 NEL/4 OF SECTION 21, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



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 _____, ____,

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.

SHEET 1 OF 3

SHEET 2 OF 3

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.

IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THE MUNICIPAL SYSTEM.	AT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A
DATED THISDAY OF,,	
STATE OF	BRADLEY A. McNARY
COUNTY OF ON THIS DAY OF BEFORE M	E THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
BRADLEY A. McMary, KNOWN TO ME TO BE THE PE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT CONTAINED. IN WITNESS WHEREOF I HEREUNTO S	RSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN HE EXECUTED THE SAME FOR THE PURPOSES THEREIN
MY COMMISSION EXPIRES	NOTARY PUBLIC
	·
RESOLUTION OF COUN	TY PLANNING COMMISSION
REPRESENTING TRACT 1 OF McNARY'S ADDITION I R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUT IN CONFORMITY AND DOES NOT CONFLICT WITH TH	DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT N THE N1/2 OF THE NE1/4 OF SECTION 21, T102N, H DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS E MASTER PLAN FOR DAVISON COUNTY, AND THE SAME BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH
THE FOREGOING RESOLUTION WAS PASSED BY THE SOUTH DAKOTA, AT A MEETING THEREOF HELD ON	COUNTY PLANNING COMMISSION OF DAVISON COUNTY, THE,
	CHAIRMAN, PLANNING COMMISSION
RESOLUTIO	N OF APPROVAL
REAL PROPERTY: TRACT 1 OF MCNARY'S ADDITIO R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUT COUNTY COMMISSION OF DAVISON COUNTY, SOUTH RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED	DAKOTA FOR APPROVAL. NOW THEREFORE BE IT ACCORDING TO THE LAW AND SAME IS HEREBY R IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE
I,, COUNTY AUDITOR/ DO HEREBY CERTIFY THAT THE WITHIN AND FOREG THE BOARD OF COUNTY COMMISSIONERS OF DAVISO OF,	DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, OING IS A TRUE COPY OF THE RESOLUTION PASSED BY N COUNTY, SOUTH DAKOTA, ON THISDAY
·	
COUNTY AUDITOR/DEPUTY AUDITOR	CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SHEET 3 OF 3

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.

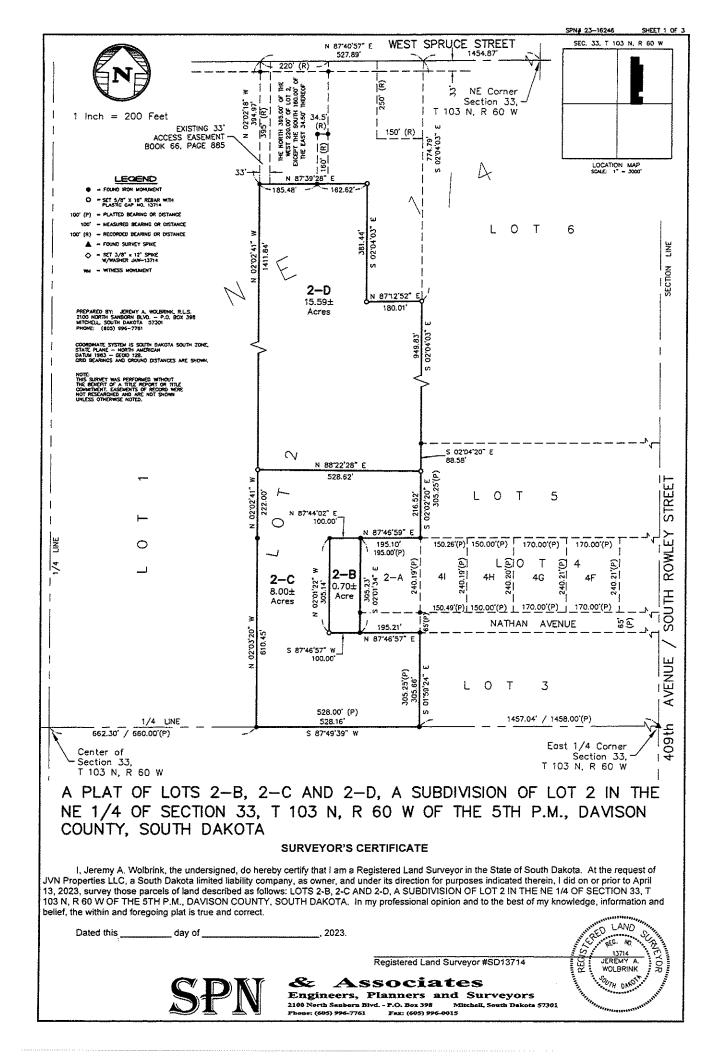
REGISTER OF DEEDS CERTIFICATE

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





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

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

KNOW ALL MEN BY THESE PRESENTS that I the undersigned, hereby certify that JVN Properties LLC, a South Dakota limited liability company, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of JVN Properties LLC, a South Dakota limited liability company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as 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, as shown by this plat; and JVN Properties LLC, a South Dakota limited liability company, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lots 2-B, 2-C AND 2-D shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that Lots 2-B and 2-C shall have access from Nathan Avenue and that Lot 2-D shall have access from an existing 33' easement recorded in Book 66 of Miscellaneous Records on Page 885. 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 Agriculture 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

STATE OF SOUTH DAKOTA) SS COUNTY OF DAVISON) On this, the day of, 2023, before me, officer, personally appeared Jeffrey A. Heppler, who acknowledged himself to be a member of company, and that he, as such member, being authorized so to do, executed the foregoing instituted iliability company by himself as a member. IN WITNESS WHEREOF, I hereunto set my hand and official seal. Notary Public My Commissi RESOLUTION OF CITY PLANNING COMMERCAS, the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE NUMBER OF THE SUBDIVISION OF LOT 2 IN THE NUMBER OF THE NUMBER OF THE SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M. eremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by hereby recommended. The undersigned hereby certifies that the foregoing resolution was passed by the City Fineeting thereof held on the day of, 2023.	South Dakota on Expires: ### AMISSION E 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH and Surveyor in and for the State of South Dakota, nitted to the City Planning Commission of the said City of
STATE OF SOUTH DAKOTA) SS COUNTY OF DAVISON) On this, the day of, 2023, before me, officer, personally appeared Jeffrey A. Heppler, who acknowledged himself to be a member of company, and that he, as such member, being authorized so to do, executed the foregoing instinance of the limited liability company by himself as a member. IN WITNESS WHEREOF, I hereunto set my hand and official seal. Notary Public My Commissi RESOLUTION OF CITY PLANNING COMMERCAS, the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE N. P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed L ditchell, South Dakota, has been submitchell, South Dakota; and WHEREAS, the City Planning Commission, in regular meeting assembled, had duly consonformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, hen NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M. leterny A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by nereby recommended. The undersigned hereby certifies that the foregoing resolution was passed by the City Fineeting thereof held on the day of, 2023.	, the undersigned IVN Properties LLC, a South Dakota limited liability rument for the purposes therein contained, by signing the South Dakota on Expires: IMISSION E 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH and Surveyor in and for the State of South Dakota, nitted to the City Planning Commission of the said City of
On this, the day of, 2023, before me,	South Dakota on Expires: ### AMISSION E 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH and Surveyor in and for the State of South Dakota, nitted to the City Planning Commission of the said City of
On this, the day of, 2023, before me,	South Dakota on Expires: ### AMISSION E 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH and Surveyor in and for the State of South Dakota, nitted to the City Planning Commission of the said City of the State of the State of South Dakota, nitted to the City Planning Commission of the said City of the State of South Dakota, nitted to the City Planning Commission of the said City of the State of South Dakota, nitted to the City Planning Commission of the said City of the State of South Dakota, nitted to the City Planning Commission of the State City of the State of South Dakota, nitted to the City Planning Commission of the State City of South Dakota, nitted to the City Planning Commission of the State City of South Dakota.
RESOLUTION OF CITY PLANNING COMMY Commission WHEREAS, the plat of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 IN THE N P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed L heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been subsigned in the office of the City Finance Officer of Mitchell, South Dakota, has been subsigned whereas, the City Planning Commission, in regular meeting assembled, had duly conconformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, here NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South SUBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M. Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by hereby recommended. The undersigned hereby certifies that the foregoing resolution was passed by the City Femeeting thereof held on the day of	South Dakota on Expires: ### AMISSION E 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH and Surveyor in and for the State of South Dakota, nitted to the City Planning Commission of the said City or
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neeting thereof held on the day of, 2023.	Dakota, that the plat of LOTS 2-B, 2-C AND 2-D, A , DAVISON COUNTY, SOUTH DAKOTA, prepared by the City Council of the City of Mitchell, South Dakota, is
	anning Commission of Minorica, Country Danoica, at a
	ice-Chairperson of Mitchell City Planning Commission
RESOLUTION OF CITY COUNC	IL
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 theday or	JBDIVISION OF LOT 2 IN THE NE 1/4 OF SECTION 33 remy A. Wolbrink, a duly licensed Land Surveyor in and s set forth in the Master Plan adopted by the City d according to law; of LOTS 2-B, 2-C AND 2-D, A SUBDIVISION OF LOT 2 UTH DAKOTA, prepared by Jeremy A. Wolbrink, be and or's certificate shall prevail.
day of, 2023.	
day of	r/Deputy Finance Officer of City of Mitchell

2100 North Sanborn Bivd. - P.O. Box 398

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. 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 REGISTER OF DEEDS STATE OF SOUTH DAKOTA) COUNTY OF DAVISON) FILED for record this ___ ____, 2023, at ______, and recorded in Book __ day of ___ ____ therein and recorded on Microfilm Number ____

Register of Deeds, Davison County

Associates

Engineers, Planners and Surveyors -P.O. Box 398 Mitchell, South Dakota 57301 Fax: (605) 996-0015 Blvd. - P.O. Box 398

13714

WOLBRINK



DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: <u>Judy Miiller</u> Application date: <u>5/10/23</u>
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): <u>5/10/23</u> Check #: <u>9408</u> Receipt #: <u>14383</u>
Planning Commission Hearing Date: <u>6/6/23</u> Board of Adjustment Hearing Date: <u>6/13/23</u>
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:

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MLHA	_	_			PLANTING INFORMATION -			PLANNE							APPLIE	D			Check if	Check If Installed	Calc-ulate
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Establishment

Mail

Q Search





DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Lewis Bainbridge Application Date: 5/10/23 **Application Deadline:** 5/22/23 Applicant Mailing Address: 26355 406th 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 406th 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 5th 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 5th 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

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

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

Legal location of the mine NW14 & SE14 & SW14 & NE44 and SE14 & NE14 & NE44 & SE14 & S

County

General location of the mine

One mile West + 21/2 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

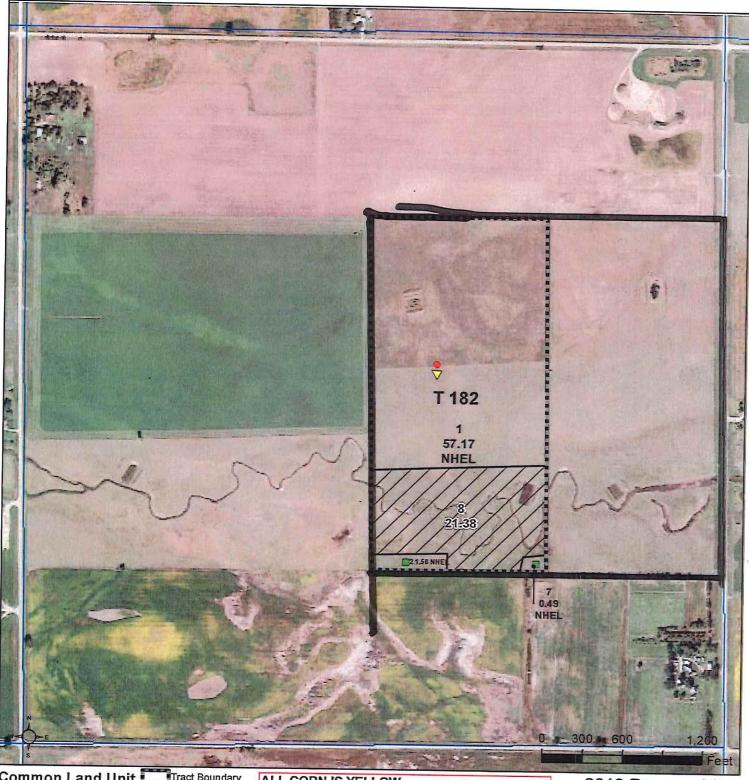
Archaeological Research Center PO Box 1257 Rapid City SD 57709-1257

Energy & Minerals Coordinator 4130 Adventure Trail Rapid City SD 57702

Your Local Conservation District



Davison County, South Dakota



Common Land Unit

Tract Boundary
PLSS

Wetland Determination Identifiers

Restricted Use

Cropland

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_

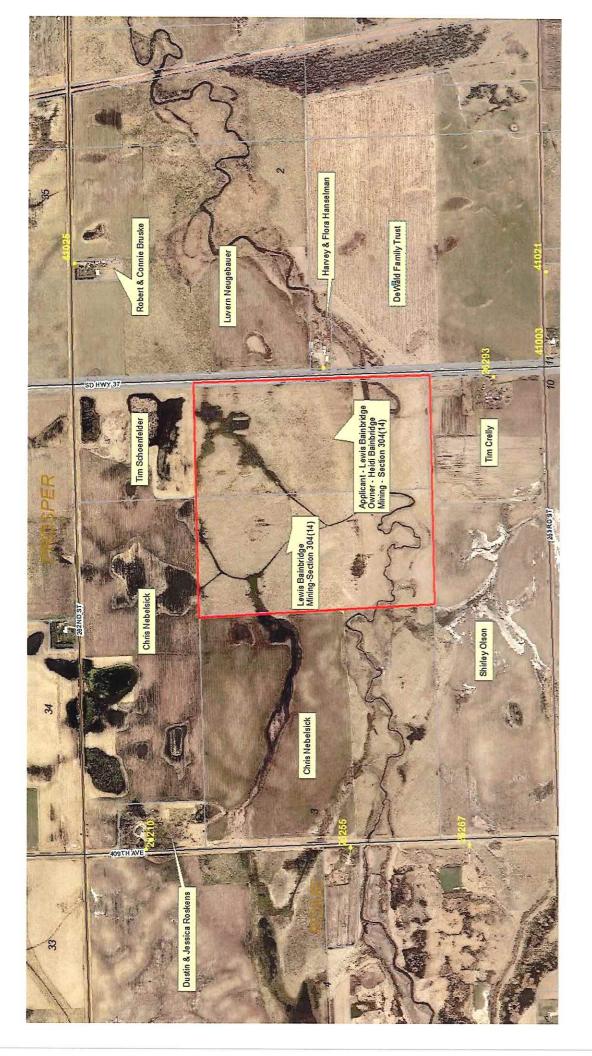
INITIALS&DATE

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 lasts 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



DAVISON COUNTY CONDITIONAL USE APPLICATION

Application Date: <u>5/10/23</u> **Application Deadline:** <u>5/22/23</u>

Applicant Name: Lewis Bainbridge

Applicant Mailing Address: 26355 406th Ave., Ethan, SD 57334

Applicant Email: icbainbridge@santel.net	Contact Phone: 999-4640
Owner Name: L & C Bainbridge Land, LLC Owner Address: 6355 406th Ave., Ethan, SD 57334 Owner Contact Phone: 999-4640	
Parcel Number of Parent Parcel: Parcel 1: 09000-1026 Legal Description of parcel: W1/2 of Section 19, T 102 County, South Dakota, except Lots A & B of L. Sullivan NW1/4.	N, R 60, West of the 5th P.M., Davison
Zoning District: AG Reason for Conditional Use Request: To allow extract such uses meet requirements for conducting surface minimages. Section of Code Allowing Conditional Use: Section 3:0	ing activities of SDCL 45-6B.
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/2 Section 19 TIO2N RLOW Exclots A&B of Stellivans 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 reseading to allow the area to be returned to Dasture

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Additional Information about the operation may be obtained from LEWIS Bainbridge 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.

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

Energy & Minerals Coordinator 4130 Adventure Trail Rapid City SD 57702

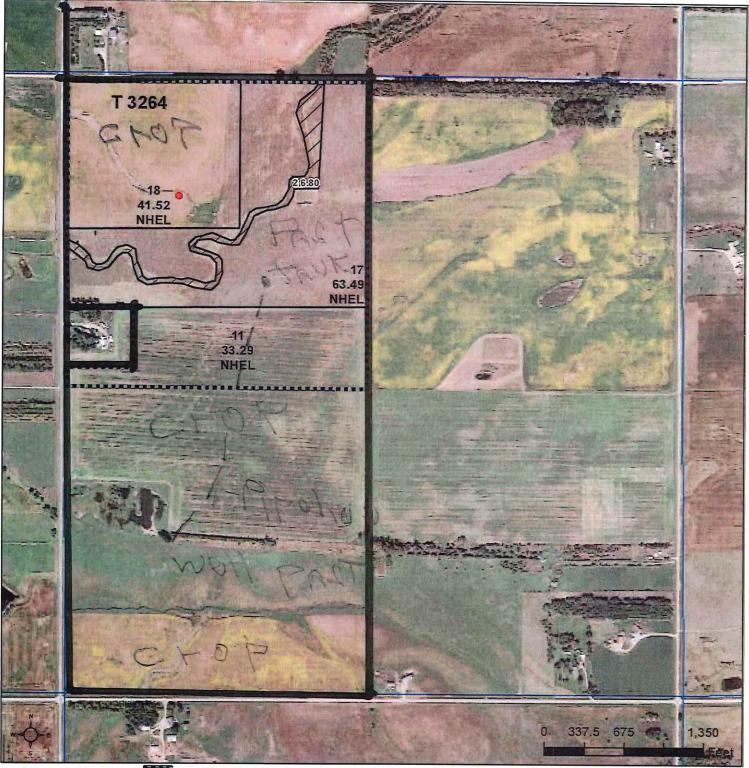
Archaeological Research Center PO Box 1257 Rapid City SD 57709-1257

Your Local Conservation District

2021 S&G NOLdor



Davison County, South Dakota



Common Land Unit

Tract Boundary
PLSS

Non-Cropland Cropland

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

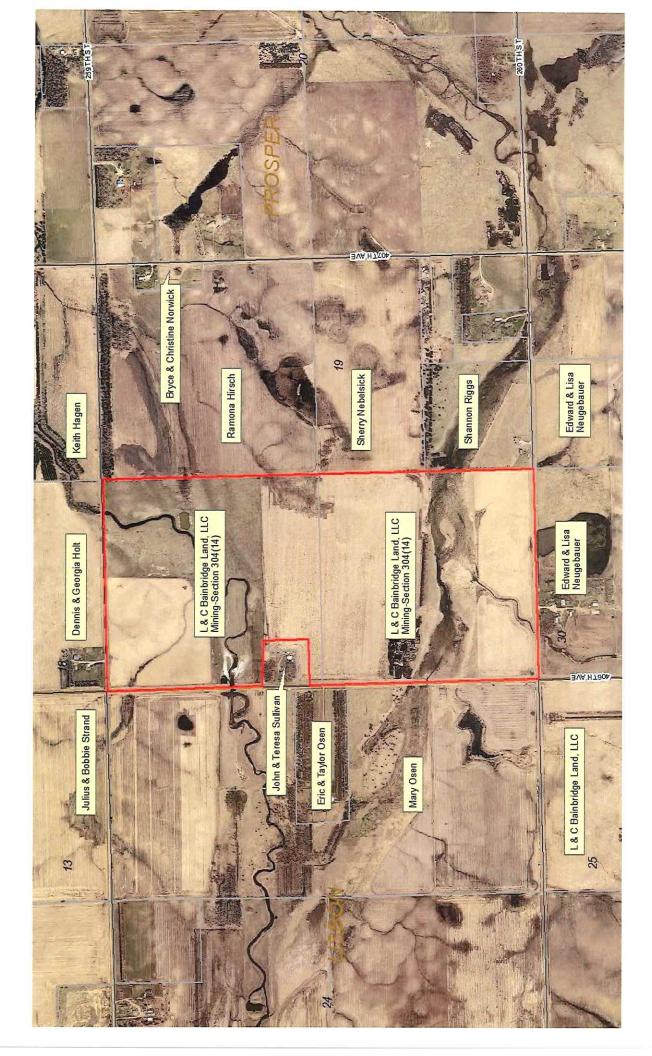
INITIALS&DATE

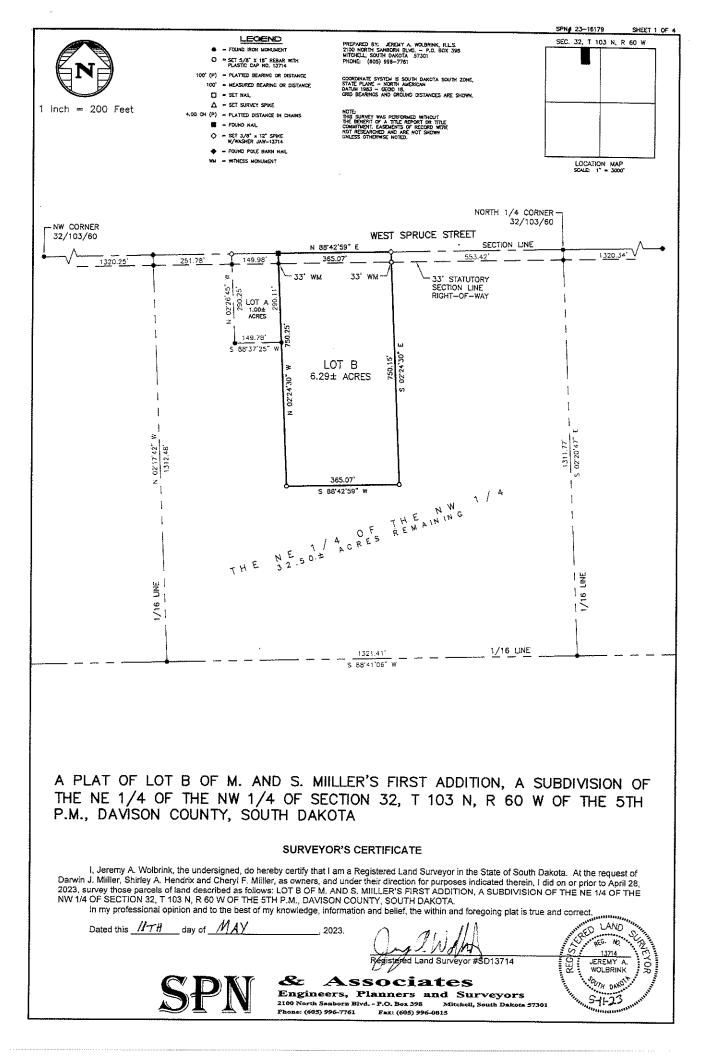
2019 Program Year Map Created March 19, 2019

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).





A PLAT OF LOT B OF M. AND S. MIILLER'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

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, do 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 NE 1/4 OF OF THE NW 1/4 OF SECTION 32, T 103 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 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 shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lot B shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances. 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 Agriculture 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.

	Darwin J. Miiller
STATE OF COURT DAYOTA	Darwin J. Willier
STATE OF SOUTH DAKOTA))SS	
COUNTY OF DAVISON)	
On this, the day of, 2023, before me, officer. personally appeared Darwin J. Miiller, known to me or satisfactorily pro	, the undersigned
and acknowledged to me that he executed the same for the purposes therein of	ven to be the person whose name is subscribed to the within instrument 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 2023
The state of the s	2023.
	Shirley A. Hendrix
STATE OF SOUTH DAKOTA))SS	
COUNTY OF DAVISON)	
On this, theday of, 2023, before me,officer, personally appeared Shirley A. Hendrix, known to me or satisfactorily particles.	the undersigned
and acknowledged to me that she executed the same for the purposes therein IN WITNESS WHEREOF, I hereunto set my hand and official seal.	contained.
	Notary Public, South Dakota My Commission Expires:
IN WITNESS WHEREOF, I have hereunto set my hand thisd	day of, 2023.
	Cheryl F. Miller
	Cheryl F. Miiller
	ву
	By Darwin J. Miiller, Attorney-in-Fact
	ву
STATE OF SOUTH DAKOTA)	By
STATE OF SOUTH DAKOTA) SS COUNTY OF DAVISON)	By
COUNTY OF DAVISON)	By
On this, theday of, 2020, before me,officer, personally appeared Darwin J. Milller, known to me or satisfactorily provine within instrument as the Attorney-in-Fact of Cheryl F. Miller, and acknowled	By
On this, the day of, 2020, before me, officer, personally appeared Darwin J. Miller, known to me or satisfactorily prov	By
On this, the day of 2020, before me, officer, personally appeared Darwin J. Miiller, known to me or satisfactorily provide within instrument as the Attorney-in-Fact of Cheryl F. Miiller, and acknowled principal and his own name as Attorney-in-Fact.	By
On this, the day of 2020, before me, officer, personally appeared Darwin J. Miller, known to me or satisfactorily provide within instrument as the Attorney-in-Fact of Cheryl F. Miller, and acknowled principal and his own name as Attorney-in-Fact.	By

Engineers, Planners and Surveyors 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakots

Fax: (605) 996-0015

Phone: (605) 996-7761

Mitchell, South Dakota 57301

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 DAKOŤA

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 3.	_
T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wollbrink, duly licensed Land Surveyor in and for	۷,
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 theday of, 2023.	
Chairpe	rson/Vice-Chairperson of Mitchell City Planning Commission
RESOLUTION OF CITY CO	UNCIL
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 WHEREAS, it appears from an examination of the plat of LOT B OF M. AND S. N. OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNT duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accommodate Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, that the A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T 103 N, R 60 W OF prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description shall prevail.	IIILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 ITY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a redance with the system of streets and alleys set forth in the ta, and that such plat has been prepared according to law; e plat of LOT B OF M. AND S. MILLER'S FIRST ADDITION, THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, a set forth therein and the accompanying surveyor's certificate
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 PLANNIN	G COMMISSION
WHEREAS, the plat of LOT 8 OF M. AND S. MIILLER'S FIRST ADDITION, A SUT 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by the State of South Dakota, heretofore filed in the office of the County Auditor of Davison C Planning Commission of the said County of Davison, South Dakota; and WHEREAS, the County Planning Commission, in regular meeting assembled, had conformity and does not conflict with the Master Plan for the County of Davison, South Da NOW THEREFORE, be it resolved by the County Planning Commission of Davison MIILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SEC COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and til Commissioners of the County of Davison, South Dakota, is hereby recommended. The undersigned hereby certifies that the foregoing resolution was passed by the	Jeremy A. Wolbrink, duly licensed Land Surveyor in and for ounty. South Dakota, has been submitted to the County I duly considered said plat and finds as a fact that said plat is in kota, heretofore adopted by this Commission; in County, South Dakota, that the plat of LOT B OF M. AND S. TION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON he same is hereby approved and its adoption by the Board of
Dakota, at a meeting thereof held on the day of, 2023.	
Chairper Planning	son/Vice-Chairperson of Davison County Commission
DECOLUTION BY DOADD OF COUNTY	

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



Associates

Engineers, Planners and Surveyors 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakots 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

AUDITOR'S	CERTIFICATE

	bove resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a re, 2023, approving the above-named plat.
	Auditor/Deputy Auditor, Davison County
	CERTIFICATE OF HIGHWAY AUTHORITY
The location(s) of the exis additional approval.	g approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require
By:Highway Authority	Title: Date:
	CERTIFICATE OF COUNTY TREASURER
I hereby certify that all tax ecords of my office, have been fu	which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the paid.
	Treasurer/Deputy Treasurer, Davison County Date
	DIRECTOR OF EQUALIZATION
I hereby certify that a copy F SECTION 32, T 103 N, R 60 W	f the plat of LOT B OF M. AND S. MILLER'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF THE NW 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 Date of Equalization, Davison County
	REGISTER OF DEEDS
TATE OF SOUTH DAKOTA)	
)SS OUNTY OF DAVISON)	
FILED for record this	day of, 2023, at, and recorded in Book of Plats on
	corded on Microfilm Number
	By
egister of Deeds, Davison County	Deputy



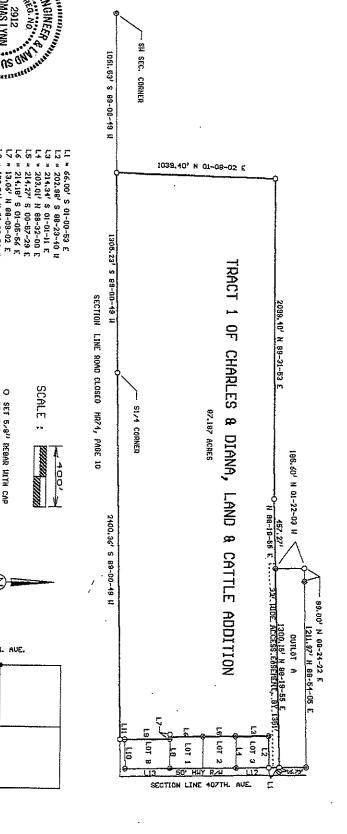
SPN

& 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



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



SHEET LOF 4

L0 = 186.74' N 49-03-83 E
(3 = 296.50' S 00-50-53 E
(10 = 189.57' N 89-83-45 E
(11 = 32.93' S 00-68-45 E
(12 = 214.83' S 01-01-41 E
(13 = 296.67' S 01-01-31 E

@ FOUND REBAR WITH CAP

FOUND LARGE SPIKE

406TH. AUE. 2637.44'

261ST. STREET ROAD CLOSED SECTION 6, TIOON, REOH @ FOUND REBAR

O SET 5/8" REBAR HITH CAP STAMPED TON HEEK LS 2912

SCALE :

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 UNDERSIGN	ED OFFICER, PERSONALLY APPEARED
TONYA KLINGAMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME I	S SUBSCRIBED TO THE WITHIN
INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED TH	E SAME IN THE CAPACITY THEREIN
STATED, AND FOR THE PURPOSES THEREIN CONTAINED. IN WITNES	S WHEREOF I HEREUNTO SET MY HAND
AND OFFICIAL SEAL.	
MY COMMISSION EXPIRES	
MI COMMISSION BAFIADS	MOTADI DIDITO

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. F.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.

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 OF ________, ON THIS ______DAY

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 SEI/4 AND THE SEI/4 OF THE SWI/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.

Ι,,	CHAIRMAN OF THE CITY PLANNING	COMMISSION FOR THE CITY OF
MITCHELL, SOUTH DAKOTA. DO H	EREBY CERTIFY THAT THE FOREGO	ING RESOLUTION WAS PASSED BY THE
CITY PLANNING COMMISSION OF	MITCHELL, SOUTH DAKOTA, AT A	MEELING AMEDROA ARE D ON WAS INC
DAY OF		MEDITING THEREOF HEED ON THE

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 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 STH. 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 SWI/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 BY:
CERTIFICATE OF STREET AUTHORITY
THERE EXISTS AN APPROACH TO TRACT 1 FROM 407TH. AVE., ANY FURTHER ACCESS WILL REQUIRE ADDITIONAL APPROVAL.
THIS,,
COUNTY AUTHORITY
DIRECTOR OF EQUALIZATION CERTIFICATE
DIRECTOR OF EQUALIZATION CERTIFICATE THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISOR COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS DAY OF,
THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISOR COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A CODY OF THE PORECOING
THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISOR COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THISDAY OF, DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISOR COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THISDAY OF, DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF

BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ___ DAY OF ___

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

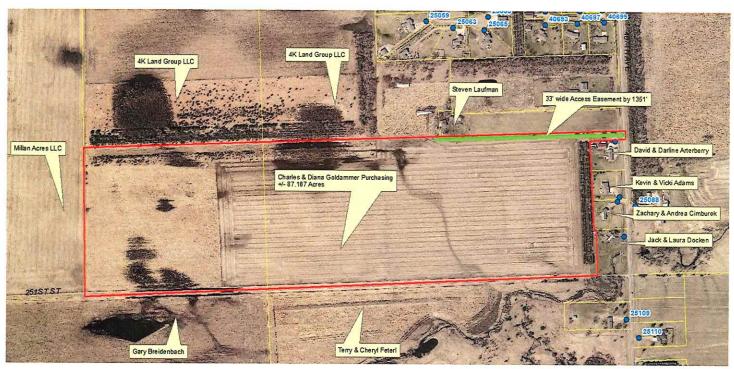
REGISTER OF DEEDS CERTIFICATE

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 ________

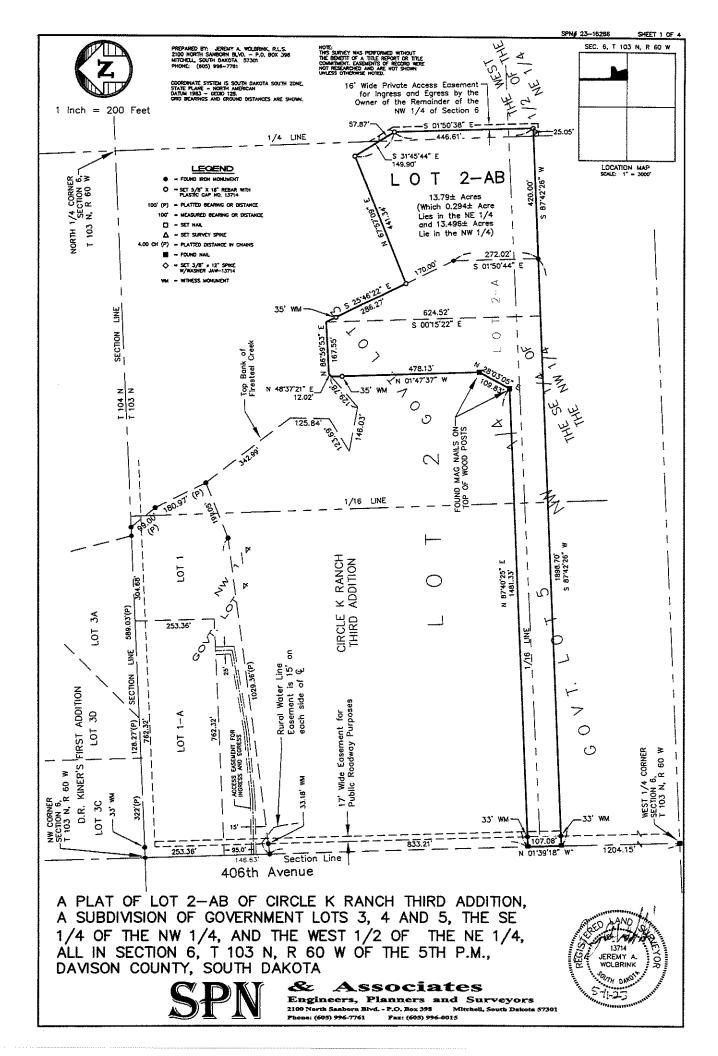
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY: TOM WEEK

407 REGAL DRIVE YANKTON, SOUTH DAKOTA 57078 1-605-665-8333







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 DÁKOTA

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 April 11, 2023, survey those parcels of land described as follows: 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.

This plat does hereby vacate THAT PORTION OF LOT 2 OF CIRCLE K RANCH THIRD ADDITION LYING WITHIN LOT 2-A

RANCH THIRD ADDITION, A SUBDIVISION OF GOVERNMENT LOTS 3, 4 AND 5, AND THE SE 1/4 OF THE NW 1/4, ALL IN SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 26 ON PAGE 23, THIS PLAT ALSO VACATES THE 66*

WOF THE STITP.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 20 ON PAGE 23, THIS PLAT ALSO VACATES THE 60 WIDE ACCESS EASEMENT AS SHOWN AND DEDICATED WITHIN SAID LOT 2 OF CIRCLE K RANCH THIRD ADDITION.

This plat does hereby vacate LOT 2-A OF CIRCLE K RANCH THIRD ADDITION, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT 2 OF CIRCLE K RANCH THIRD ADDITION, A PORTION OF GOVERNMENT LOT 3, AND A PORTION OF THE SE 1/4 OF THE NW 1/4, ALL IN SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 29 ON PAGE 5, THIS PLAT ALSO VACATES THE 66' WIDE ACCESS EASEMENT AS SHOWN AND DEDICATED WITHIN SAID LOT 2-A OF CIRCLE K RANCH

THIRD ADDITION.			
In my professional opinion and to the best of my	knowledge, information ar	nd belief, the within and foregoing plat i	s true and correct
Dated this 1/TH day of /NAY	, 2023.	4	Server AED LAND SPIRIT
		1 //	13714
			JEREMY A. S
	<u>-</u>	Registered Land Surveyor #SD13714	- CANONIA A
	7	Joseph Control of the	14, 51-23 Recent
OWNER'S CERTIFICATE, DE	DICATION AND AGE	REEMENT OF PROTECTION O	F WATER
KNOW ALL MEN BY THESE PRESENTS that K Group LLC, a South Dakota limited liability company, and and 5, and the SE ½ of the NW ½, except Lots 2 and 2-A of the West ½ of the NE ½; all in Section 6, T 103 N, R 6 Reasy hereby certify that they are the owners of record of Previously Platted Lot 2 of Circle K Ranch Third Addition, N, R 60 W of the 5™ P.M., Davison County, South Dakots RANCH THIRD ADDITION, PORTIONS OF GOVERNMIN SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVIdirection for the purposes indicated therein; which said pre RANCH THIRD ADDITION, A SUBDIVISION OF GOVERNMENT ALL IN SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVID CONTROL OF CONTROL	If that said LLC is the absort of Circle K Ranch Third A O W of the 5th P.M., Davisor of previously platted Lot 2-4, a Portion of Government at the plat is of a parcel of ENT LOTS 3, 4 AND 5, The VISON COUNTY, SOUTH roperty as so surveyed an RNMENT LOTS 3, 4 AND P.M., DAVISON COUNTY and the plat is of a parcel of the NW 1/4. The plat is of a parcel of the NW 1/4. The plat is of the property described adjacent to or with conform to and follow all reper of the property described and the property describe	addition; and that said LLC is also the a con County, South Dakota; and that Dar A of Circle K Ranch Third Addition, a S Lot 3, and a Portion of the SE ½ of the ground located in PREVIOUSLY PLAT IE SE 1/4 OF THE NW 1/4, AND THE ID AKOTA; that the plat has been madded platted shall hereafter be known as L 5, THE SE 1/4 OF THE NW 1/4, AND THE ID AKOTA; that the plat has been madded platted shall hereafter be known as L 5, THE SE 1/4 OF THE NW 1/4, AND 5, THE SE 1/4 OF THE NW 1/4, AND 5, THE SE 1/4 OF THE NW 1/4, AND 5, THE SE 1/4 OF THE NW 1/4, AND 1/4, AND THE SE 1/4 OF THE NW 1/4, AND 1/4, AND THE SE 1/4 OF THE NW 1/4, AND THE SE 1/4 OF THE NW 1/4, AND THE SE 1/4 OF THE NW 1/4, PLAT BOOK 26 ON PAGE 23, THIS POF CIRCLE K RANCH THIRD ADDITION QUITTION, A SUBDIVISION OF A PORTION 6, SOUTH DAKOTA, RECORDED IN P	ainder of Government Lots 3, 4 absolute and unqualified owner ren Reasy and Stephanie rubdivision of a Portion of a NW ¼, all in Section 6, T 103 TED LOT 2-A OF CIRCLE K WEST 1/2 OF THE NE 1/4, All at our request, and under out OT 2-AB OF CIRCLE K THE WEST 1/2 OF THE NE 10lat; and we hereby dedicate to as easement for ingress and the land included within the inage regulations and inperty described within this plasm sewage from suchment of Agriculture and Naturally polition that occurs from entain that wastewater that West 100 G, T 103 N, 100 N, 100 OF PREVIOUSLY DF THE SE 1/4 OF THE NW LAT BOOK 29 ON PAGE 5.
IN WITNESS WHEREOF, we have hereunto set	our hands this d	ay of, 2023.	
Kleve A. Klingaman, as a Member of 4K Land Gr	oup I.I.C	Tonya Klingaman, as a Member of	4V Lond Crown LLC
a South Dakota Limited Liability Company	July CEO,	a South Dakota Limited Liability C	
TATE OF SOUTH DAKOTA)			
)SS COUNTY OF DAVISON)			
	2023, before me,		, the undersigned
officer, personally appeared Kleve A. Klingaman and Ton Company, and that they, as such Members, being author the name of the company by themselves as Members.			
IN WITNESS WHEREOF, I hereunto set my han-	d and official seal.		
		lotary Public, South Dakota ly Commission Expires:	
	& Ass	ociates	

Engineers, Planners and Surveyors

Fax: (605) 996-0015

Mitchell, South Dakots 57301

2100 North Sanborn Blvd. - P.O. Box 398

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 IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of ____ Darren Reasy, owner of record of previously platted Stephanie Reasy, owner of record of previously platted Lot 2-A of Circle K Ranch Third Addition Lot 2-A of Circle K Ranch Third Addition STATE OF SOUTH DAKOTA) COUNTY OF DAVISON) On this, the ______ day of _______, 2023, before me, ______ the undersigned officer, personally appeared Darren Reasy and Stephanie Reasey, 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 RESOLUTION OF CITY PLANNING COMMISSION WHEREAS, 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, 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 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, 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 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 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, 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 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, 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 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, 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

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 _



& Associates

Engineers, Planners and Surveyors 2100 North Sanborn Blvd. - P.O. Box 398
Phone: (605) 996-7761 Fax: (605) 99 Mitchell, South Dekots 57301 Phone: (605) 996-7761 Fax: (605) 996-0015

Chairperson/Vice-Chairperson of Davison County Planning Commission

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

SECTION 6, T 103 N, R 60 W OF THE 5	RNMENT LOTS 3, 4 AND 5, THE SE 1. 5TH P.M., DAVISON COUNTY, SOUTH	ty, South Dakota, that the plat of LOT 2-AB OF CIRCLE K RANCH THIRD 1/4 OF THE NW 1/4, AND THE WEST 1/2 OF THE NE 1/4, ALL IN H DAKOTA, which has been submitted for examination pursuant to law, is 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 CE	RTIFICATE
I do hereby certify that the above eeting held on	e resolution was adopted by the Board , 2023, approving the above named	of County Commissioners of Davison County, South Dakota, at a regular plat.
		Auditor/Deputy Auditor of Davison County
	CERTIFICATE OF HIGH	HWAY AUTHORITY
The location of the existing appropriotal.	pach(es) is hereby approved. Any char	nge in the location of the existing approach(es) shall require additional
y: Highway Authority	Title:	Date:
I hereby certify that all taxes whit cords of my office, have been fully paid	CERTIFICATE OF COU ch would, if not paid, be liens upon any d.	JNTY TREASURER of the land included in the within and foregoing plat, as shown by the
	Treasurer/Deputy Tre	easurer of Davison County Date
	DIRECTOR OF EC	QUALIZATION
	plat of LOT 2-AB OF CIRCLE K RANG	CH THIRD ADDITION, A SUBDIVISION OF GOVERNMENT LOTS 3, 4
ND 5, THE SE 1/4 OF THE NW 1/4, AN	eceived by me and is filed in my office.	LL IN SECTION 6, T 103 N. R 60 W OF THE 5TH P.M., DAVISON
ND 5, THE SE 1/4 OF THE NW 1/4, AN	eceived by me and is filed in my office.	rector of Equalization of Davison County Date
1D 5, THE SE 1/4 OF THE NW 1/4, AN	eceived by me and is filed in my office.	rector of Equalization of Davison County Date
ID 5, THE SE 1/4 OF THE NW 1/4, AN DUNTY, SOUTH DAKOTA, has been n	eceived by me and is filed in my office. Director of Equalization/Deputy Director of Equalization (Deputy Director of Equalization)	rector of Equalization of Davison County Date
O 5, THE SE 1/4 OF THE NW 1/4, ANDUNTY, SOUTH DAKOTA, has been not be a second of the control of	eceived by me and is filed in my office. Director of Equalization/Deputy Director of Equalization	rector of Equalization of Davison County Date
ND 5, THE SE 1/4 OF THE NW 1/4, AN DUNTY, SOUTH DAKOTA, has been not be the south DAKOTA) SS DUNTY OF DAVISON)	eceived by me and is filed in my office. Director of Equalization/Deputy Director of Equalization (Deputy Director of Equalization)	rector of Equalization of Davison County Date
ND 5, THE SE 1/4 OF THE NW 1/4, AN OUNTY, SOUTH DAKOTA, has been not not contain the south dakota) (SS) OUNTY OF DAVISON)	Director of Equalization/Deputy Director of Equalization/Deputy Director of Equalization (Deputy Director of Equalization)	rector of Equalization of Davison County Date F DEEDS
ND 5, THE SE 1/4 OF THE NW 1/4, AN OUNTY, SOUTH DAKOTA, has been research that the south DAKOTA) SS OUNTY OF DAVISON) FILED for record this day	peceived by me and is filed in my office. Director of Equalization/Deputy Director of Equalization Direct	rector of Equalization of Davison County Date F DEEDS

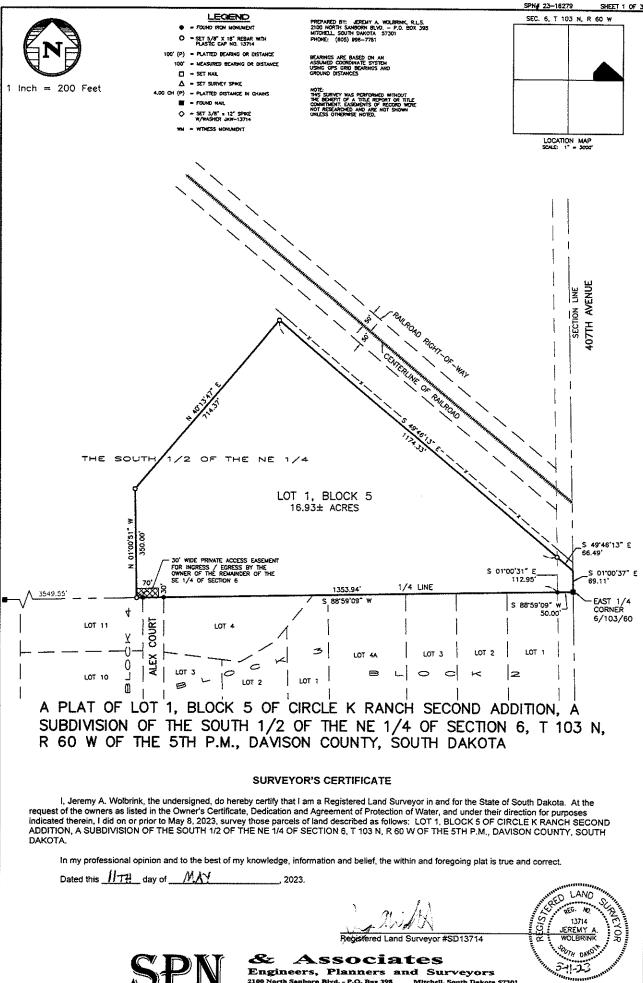


SPN

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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

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

KNOW ALL MEN BY THESE PRESENTS that Kleve A. Kiingaman and Tonya Kliingaman hereby certify that they are members of 4K Land Group LLC, a South Dakota limited liability company, and that said LLC is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in 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; 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 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, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, if any, as shown and marked on said plat; the 30' wide private access easement for ingress and egress as shown, is to be utilized only by the owner of the remainder of the NE ½ of Section 6 lying South and West of the Railroad right-of-way; and that development of the land included within the boundaries of said Lot 1, Block 5 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 407th Avenue and Alex Court. 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 Agriculture 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

IN WITNESS WHEREOF, we have hereunto set our har	nds this day o	f	, 2023.
Kleve A. Klingaman, as a Member of 4K Land Group LLC a South Dakota Limited Liability Company	, :	Tonya Klingaman, a South Dakota L	, as a Member of 4K Land Group LLC, imited Liability Company
			·
TATE OF SOUTH DAKOTA))SS OUNTY OF DAVISON)			
On this, the day of, 2023, b fficer, personally appeared Kleve A. Klingaman and Tonya Klin, ompany, and that they, as such Members, being authorized so le name of the company by themselves as Members.	efore me,	of 4K Land Group egoing instrumen	, the undersigned b LLC, a South Dakota Limited Liability at for the purposes therein contained, by signin
IN WITNESS WHEREOF, I hereunto set my hand and o	fficial seal.		
		y Public, South Dommission Expire	akota :s:
RESOLUTION	OF CITY PLANNIN	G COMMISSIO	ON
WHEREAS, the plat of LOT 1, BLOCK 5 OF CIRCLE K. DF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON Surveyor in and for the State of South Dakota, heretofore filed in the City Planning Commission of the said City of Mitchell, South WHEREAS, the City Planning Commission, in regular monformity and does not conflict with the Master Plan for the City NOW THEREFORE, be it resolved by the City Planning RANCH SECOND ADDITION, A SUBDIVISION OF THE SOUTH COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Council of the City of Mitchell, South Dakota, is hereby recomme The undersigned hereby certifies that the foregoing resoneeting thereof held on the day of	COUNTY, SOUTH DA the office of the City F Dakota; and eeting assembled, had of Mitchell, South Dak Commission of Mitchell H 1/2 OF THE NE 1/4 (a and Surveyor, be an ended.	KOTA, prepared inance Officer of I duly considered ota, heretofore act, South Dakota, to F SECTION 6, T d the same is her	by Jeremy A. Wolbrink, duly licensed Land Mitchell, South Dakota, has been submitted to said plat and finds as a fact that said plat is in dopted by this Commission; that the plat of LOT 1, BLOCK 5 OF CIRCLE K 103 N, R 60 W OF THE 5TH P.M., DAVISON eby approved and its adoption by the City
	Chairnerson/Vice-Cha	irnerson of Mitch	ell City Planning Commission
	·	•	en only i landing Commission
WHEREAS, it appears that the City Planning Commission approval and adoption of the hereinafter described plat, at its me WHEREAS, it appears from an examination of the plat of the SOUTH 1/2 OF THE NE 1/4 OF SECTION 6, T 103 N, R 6/4, Wolbrink, a duly licensed Land Surveyor in and for the State of orth in the Master Plan adopted by the City Planning Commission of law; THEREFORE, be it resolved by the City Council of Mitch ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 10 DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is sertificate shall prevail. The undersigned hereby certifies that the foregoing resolution of the same	peting held on the of LOT 1, BLOCK 5 OF 0 W OF THE 5TH P.M. of South Dakota, that so on of the City of Mitche hell, South Dakota, that 1/4 OF SECTION 6, T.4 hereby approved and the of LOT 1, and the control of the co	I, South Dakota, of day of CIRCLE K RANG, DAVISON COU! aid plat is in accord, South Dakota, at the plat of LOT 103 N, R 60 W OF the description set	, 2023; and , 2023; and , 2023; and , 2023; and , 2020; A SUBDIVISION OF NTY, SOUTH DAKOTA, as prepared by Jerenridance with the system of streets and alleys se and that such plat has been prepared according , BLOCK 5 OF CIRCLE K RANCH SECOND THE 5TH P.M., DAVISON COUNTY, SOUTH forth therein and the accompanying surveyors.
AND JANO JANO	Finance Officer/Deput	y Finance Officer	of City of Mitchell



SPN

& Associates

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

A PLAT OF LOT 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

Surveyor in and for the State of South Dakota, neretorore filed in the ornice 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 understand hereby conflicts that the forecoing resolution was passed by the County Planning Commission of Davison County. South

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 _

	Chairperson/Vice-	Chairperson of Davison Count	y Planning Commission
RESOLUTION	ON BY BOARD OF COUNTY	COMMISSIONERS	
Be it resolved by the Board of County Commis SECOND ADDITION, A SUBDIVISION OF THE SOU SOUTH DAKOTA, which has been submitted for exam directed to endorse on such plat a copy of this Resolu	TH 1/2 OF THE NE 1/4 OF SECTION THE THE PROPERTY IN THE PROPERTY IN THE THE PROPERTY IN THE PR	ON 6 T 103 N R 60 W OF TH	FISTHIP M. DAVISON COUNTY
Dated this day of	, 2023.		
		Chairperson/Vice-Chairperso Commissioners of Davison C	
	AUDITOR'S CERTIFICA	NTE	
I do hereby certify that the above resolution we meeting held on, 2023, app	as adopted by the Board of County proving the above named plat.	Commissioners of Davison Commissioners	ounty, South Dakota, at a regular
		Auditor/Deputy Auditor of Day	vison County
CE	RTIFICATE OF HIGHWAY A	UTHORITY	
The location of the existing approach(es) is he approval.	ereby approved. Any change in the	location of the existing approa	ch(es) shall require additional
By: Highway Authority	Title:	Date	
CE	RTIFICATE OF COUNTY TR	EASIBER	
I hereby certify that all taxes which would, if no records of my office, have been fully paid.			regoing plat, as shown by the
	Treasurer/Deputy Treasurer of I	Davison County	Date
	DIRECTOR OF EQUALIZA	TION	
I hereby certify that a copy of the plat of LOT 1 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF my office.	I, BLOCK 5 OF CIRCLE K RANCH THE 5TH P.M., DAVISON COUNT	SECOND ADDITION, A SUBI Y, SOUTH DAKOTA, has bee	DIVISION OF THE SOUTH 1/2 on received by me and is filed in
Director o	of Equalization/Deputy Director of Ec	qualization of Davison County	Date
	REGISTER OF DEEDS	S	
STATE OF SOUTH DAKOTA)			
)SS COUNTY OF DAVISON)			
FILED for record this day of	, 2023, at	, and recorded in B	ook of Plats on Page
therein and recorded on Microfilm Number _	*		
	D.		



Register of Deeds, Davison County



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

Deputy





