



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



PLANNING COMMISSION AGENDA  
May 6, 2025

1. Call to order at 7:00 P.M. by Chairperson Haines.
2. Roll call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve April 1, 2025, Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. Consider a conditional use application requested by Commercial Asphalt 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.
8. Consider a conditional use application requested by Melvin Fisher & Joshua Staub to operate auto sales or vehicles, including trailers and construction equipment in the Agricultural Residential District.
9. Consider a Plat requested by Timothy & Whitney Olinger of Lot 1 of Olinger Addition in the SW1/4 of Section 33, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
10. Consider a conditional use application requested by Tanner Cross to operate a boarding stable and fencing company in the Agricultural District.
11. Consider a Plat requested by JTZ Properties LLC of Lots 1 and 2 of Singapore Slab Tract 1, a Subdivision of the E1/2 of the SE1/4 of Section 32, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.
12. Consider a Plat requested by Cindy Miiler & Robert King of Lots A and B, a Subdivision of Lot 1 of the SE1/4 of Section 17, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
13. Additional comments from the group.
14. Set date and time for next meeting – June 3, 2025 @ 7:00 P.M.
15. Adjournment.

*Karen Wegleitner*

Karen Wegleitner  
Deputy Director of Planning & Zoning

## PLANNING COMMISSION MINUTES

April 1, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
  - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaaid, Chris Nebelsick, Jeff Bathke, & Karen Wegleitner.
  - Absent: None.
  - Guests: Doug Mueller, Curt & Leanne Wieczorek, Heidi Bailey, Chase Kristensen, Bev & Donnie McBrayer.
3. Consider the proposed agenda.
  - Motion by Ray Gosmire, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Dave Anderson, seconded by Mike Blaaid, to approve the March 4, 2025 proposed minutes. All members voted aye, the motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a conditional use application requested by Commercial Asphalt 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. This request is located in SW1/4 of Section 33, T 102 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner explained of the Conditional Use application. The applicant was not present to answer questions.

**Discussion:** The Planning & Zoning office received no letters or phone calls regarding the application. There were neighbors present at the meeting for insight into Commercial Asphalt's application and the board had questions that could not be answered due to the applicant not being in attendance. The board made the decision to table application till May 6, 2025 due to unanswered questions.

  - Motion by Steve Thiesse, seconded by Mike Blaaid, to table Commercial Asphalt's application till May 6, 2025, due to unanswered questions.

### **Roll call vote:**

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

8. Consider a variance application requested by Curtis Wieczorek of +/- 25', creating a setback of +/- 50' from the proposed shed to the south property line, where the minimum front yard setback is 75' in the Agricultural District. This request is located in SE1/4, except the S1/2 of the W1/2, of Section 27, T 101 N, R 62, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

**Discussion:** Mr. Wieczorek would like to replace the existing building which was built prior to the Ordinance with the proposed building. The existing building is 50' away from the south property line and he would like to place proposed building the same distance for easy access for the semis. The placement of new building is the best location on his land and he owns the surrounding lands. Mr. Wieczorek stated he will maintain the 50' setback.

- Motion by Chris Nebelsick, 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 – aye, Blaallid – aye, Anderson – aye, motion carried.

9. Consider a Plat requested by Francis W. & Celine M. Fergen Trust of Franny's Tracts 1 and 2, a Subdivision of the NW1/4 of Section 27, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 27, T 101 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** The land is being split into two parcels to divide between the family. There are existing approaches for each tract. At this time, they have no plans to build as they want to keep Tract 1 as pasture ground and Tract 2 as farm ground.

- Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners.

**Roll call vote:**

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

10. Consider a Plat requested by GL Wild Oak, LLC of Lot 1 of Tract M, Wild Oak Golf Club Addition in the SE1/4 of Section 23, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Tract M of Wild Oak Golf Club Addition of Section 23, T 103 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present, but Chase Kristensen was to answer questions.

**Discussion:** This Plat is in the ETJ and will follow the City Ordinance. Chase Kristensen is purchasing the golf course. He explained there will be deed restrictions placed on the property when bought. Lot 1 is being platted to be exempt from the deed restrictions.

- Motion by Mike Blaallid, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners.

**Roll call vote:**

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

11. Consider a Plat requested by GL Wild Oak, LLC of Lots 1, 2 & 3 of Tract C, Backlund Addition in the NW1/4 and SW1/4 of Section 24, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Tract C of Backlund Addition of Section 23, T 103 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present, but Chase Kristensen was to answer questions.

**Discussion:** This Plat is in the ETJ and will follow the City Ordinance. Mr. Kristensen will purchase lot 1 and lots 2 & 3 will remain with current owners at this time.

- Motion by Ray Gosmire, 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 – aye,  
Blaalid – aye, Anderson – aye, motion carried.

12. Additional Comments from the Group

- None

13. Set date and time for next meeting – May 6, 2025 @ 7:00 P.M.

14. At 7:24 PM, a motion was made by Lewis Bainbridge, seconded by Steve Thiesse, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines

Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner

Deputy Director of Planning & Zoning

# DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Commercial Asphalt

Application Date: 2/26/2025

Application Deadline: 3/17/2025

Applicant Mailing Address: 25554 413<sup>th</sup> Ave., Mitchell, SD 57301

Applicant Email: neil@spencerquarriesinc.com

Contact Phone: 605-996-4711

Owner Name: George Ryks

Owner Address: 26238 407<sup>th</sup> Ave., Ethan, SD 57334

Owner Contact Phone: 605-999-1623

Parcel Number of Parent Parcel: 09000-10260-333-00

Legal Description of parcel: SW1/4 of Section 33, T 102 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 (\$150): 150~

Check #: 14109

Receipt #: 18717

Planning Commission Hearing Date: 4/1/2025

Board of Adjustment Hearing Date: 4/8/2025


## FOR ANIMAL FEEDING OPERATIONS ONLY:

Current Animal Units in Operation: N/A

Proposed Expansion of Operation: N/A

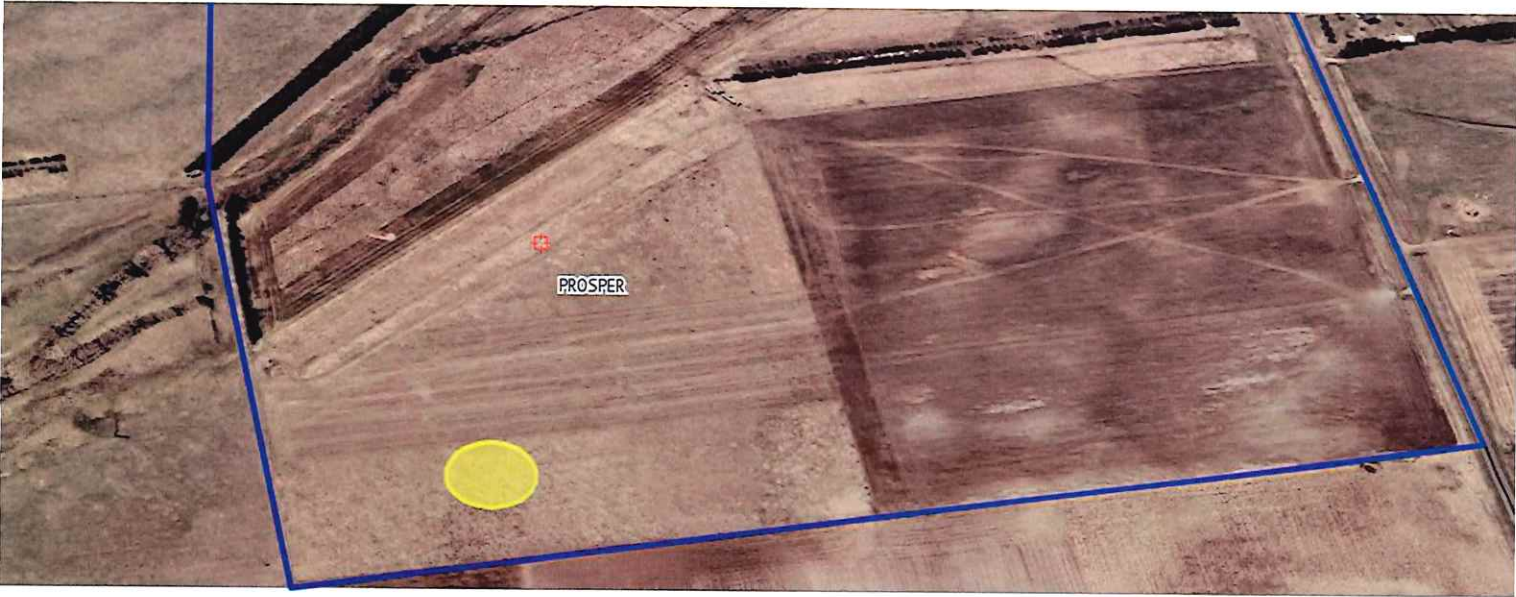
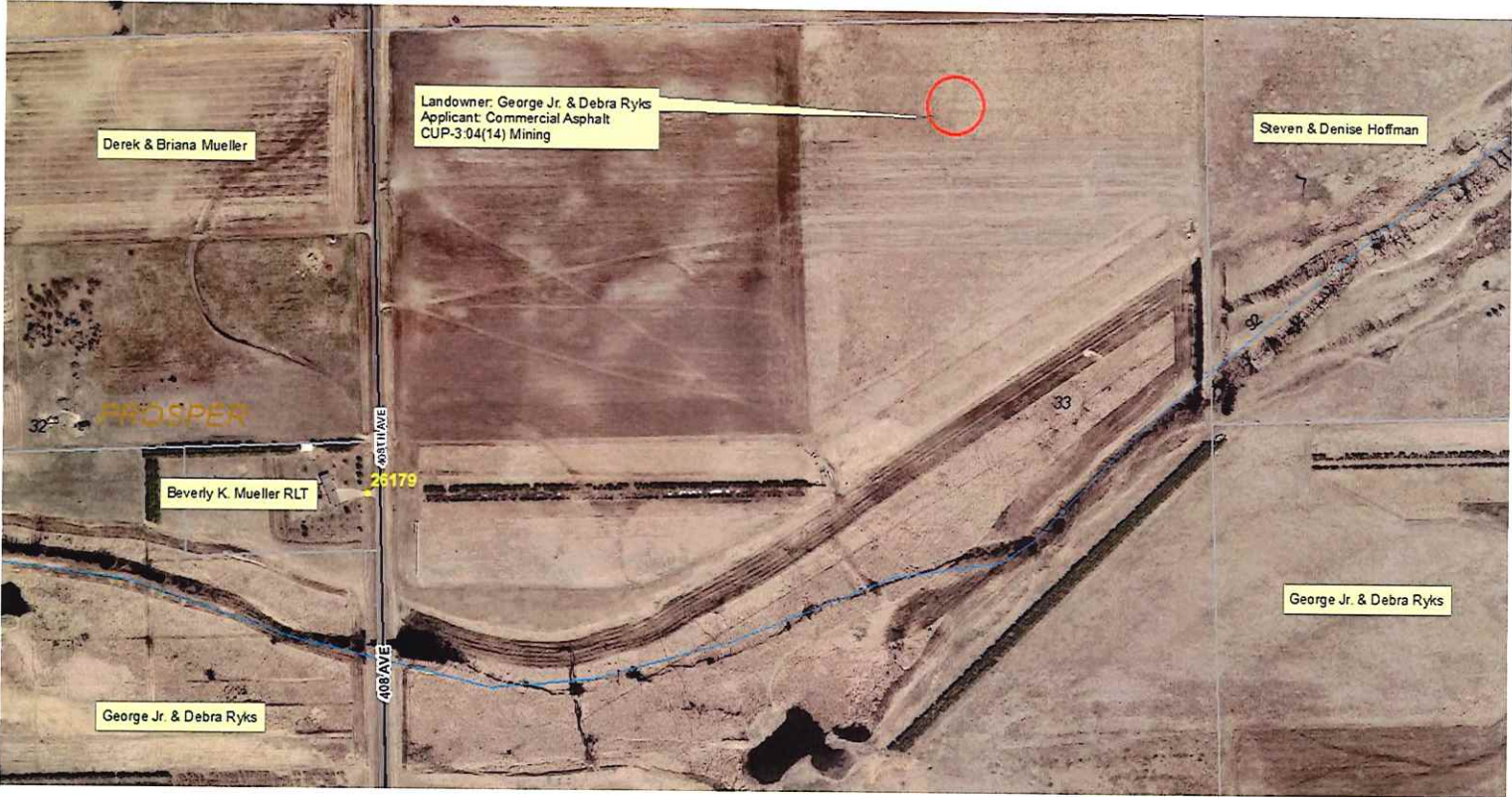
### Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures
- ☒ Application Fee

Signatures of Applicant: 

Date: 2-27-2025







**Michael Evans**  
Environmental Scientist  
Minerals, Mining, & Superfund Program

Michael.Evans@state.sd.us  
Direct: 605-773-4201

Joe Foss Building  
523 E. Capitol Ave.  
Pierre, SD 57501-3182  
Fax: 605-773-5286  
danr.sd.gov

## DEPARTMENT of AGRICULTURE and NATURAL RESOURCES

JOE FOSS BUILDING  
523 E CAPITOL AVE  
PIERRE SD 57501-3182  
Danr.sd.gov

25 March 2025

Neil Waldera  
Spencer Quarries, Inc.  
43026 SD HWY 38.  
Spencer, SD 57374-7611

83-36

Dear Mr. Waldera:

A new mine license for **Spencer Quarries, Inc.** has been issued with site number **36015**, in accordance with SDCL 45-6. Your request has been granted for the proposed mine site located in **SW1/4 Section 33, T102N, R60W, Davison County, South Dakota.**

Even though the new license has been issued, before you begin mining, you will need to have a Notice of Intent to Mine published once in a newspaper circulating in the general location of the mine. The notice, along with a map of the mine area, must also be sent to the following agencies: SD Department of Agriculture and Natural Resources, Archaeological Research Center, Energy & Minerals Coordinator, and the local conservation district.

A mine license does NOT convey any property rights or exclusive privilege. Permission must be obtained from the landowner before mining begins. Local governments may have additional requirements that need to be met, such as obtaining special use permits. You will need to contact the local governing authorities for their requirements.

If you have any questions, please feel free to contact the Minerals and Mining Program at (605) 773-4201. Thank you for your cooperation in this matter.

Sincerely,

Michael Evans  
Minerals, Mining, and Superfund Program  
SD Department of Agriculture and Natural Resources







# HAUL ROAD AGREEMENT

WHEREAS, Davison County agrees to allow Commercial Asphalt DBA Spencer Quarries Inc. to use 408<sup>th</sup> Ave From Pit North to I-90.

WHEREAS, in order to complete said project it may become necessary for the contractor to utilize a portion of the Davison County Highway System of 408<sup>th</sup> Ave for the conveyance of construction equipment and materials to the project site, and

WHEREAS, Commercial Asphalt DBA Spencer Quarries, Inc. or its assignee will restore that portion of said highway system as shown on the reverse side of this agreement, after it has been used to convey construction equipment and materials, to the condition which existed immediately prior to its use, and

WHEREAS, an inspection of the proposed route to be so utilized will be made, preferably not to exceed 30 days prior to expected initiation of its stated use, at which time the inspection team will determine and record the existing condition of the haul road, including the type, thickness and width of surfacing material in-place, and

WHEREAS, Authorized representatives of the County and Commercial Asphalt DBA Spencer Quarries, Inc., after making said inspection and recording the existing condition of the haul road, shall all sign the inspection report, agreeing to the conditions state therein.

NOW, THEREFORE, in consideration of the premises, the mutual and independent covenants and any and all other requirements, agreements and covenants, all as hereinafter more fully set forth, the parties hereto agree as follows:

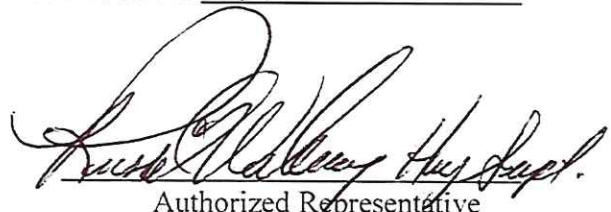
That, the portion of the Davison County Highway System as shown on the reverse side of this sheet is that portion which is planned for use as a haul road, and

That the roadway of the described haul road is maintained by Davison County and

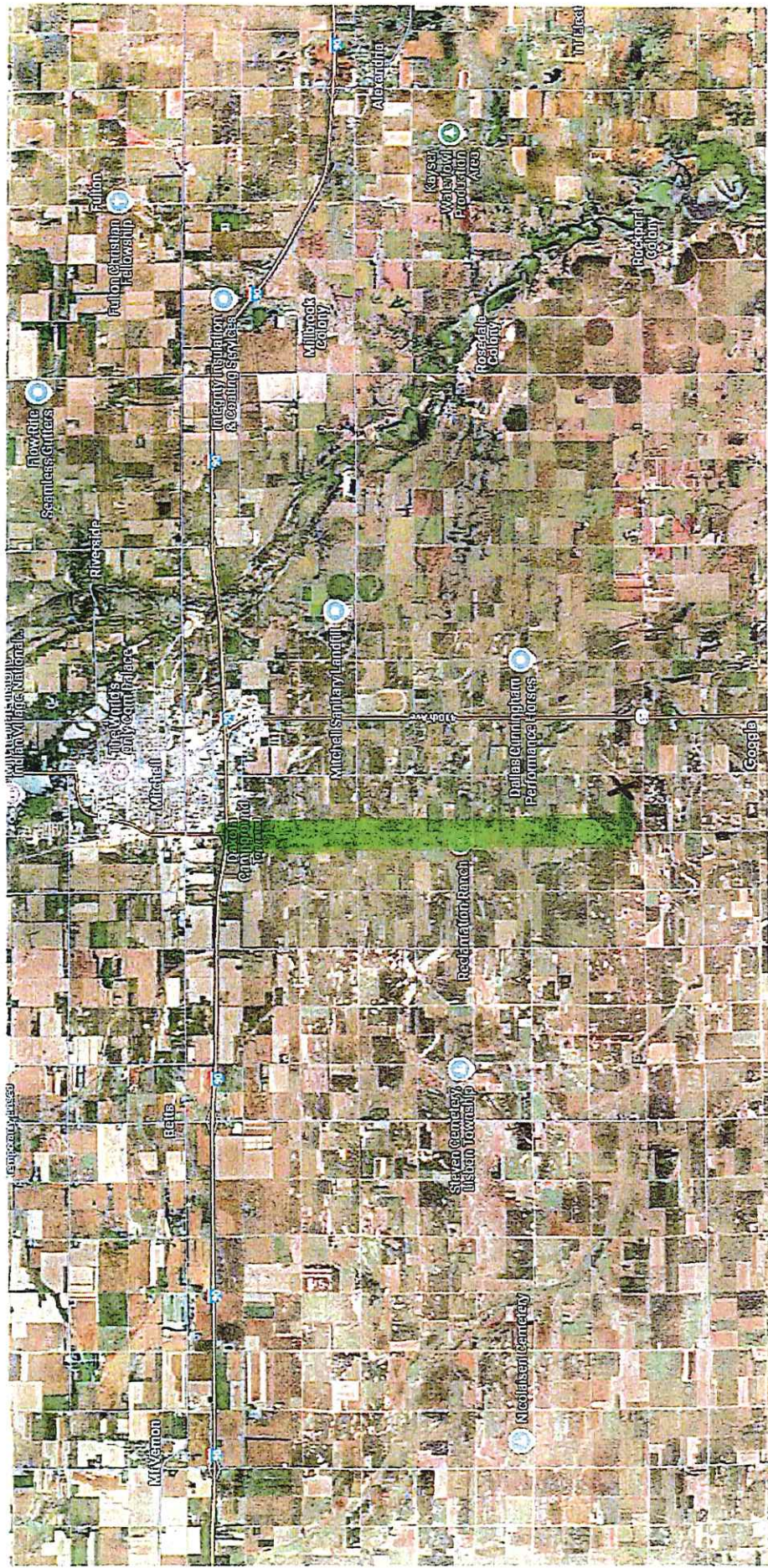
That, after use of said highway as a haul road for the purposes herein set forth, the Commercial Asphalt hereby agrees to restore, to the satisfaction of the County Superintendent, said highway to its existing condition, as reported in the Haul Road Inspection Report in accordance with measurements and observations of the inspection party at time of inspection.

IN WITNESS WHEREOF, the said parties hereto have caused this agreement to be signed by their respective and duly authorized offices on the 14<sup>th</sup> of April, 2025

  
Commercial Asphalt

  
Authorized Representative







# DAVISON COUNTY CONDITIONAL USE APPLICATION

**Applicant Name(s)** Melvin Fisher & Joshua Staub      **Application Date:** 4/2/25  
**Applicant Mailing Address:** 307 N. Bismark St., Parkston, SD 57336 (Joshua)  
**Applicant Email:** lifebuilders21@gmail.com      **Contact Phone:** 307-757-5421 (Joshua)

**Owner Name:** Melvin Fisher  
**Owner Address:** 25563 411<sup>th</sup> Ave., Mitchell, SD 57301  
**Owner Contact Phone:** 605-656-1397

**Parcel Number of Parent Parcel:** 06354-10360-001-10  
**Legal Description of parcel:** Tract A of Spruce Acres in the SE ¼ of Section 35, T 103 N, R 60 W, Davison County, South Dakota.

**Zoning District:** Agricultural Residential District  
**Reason for Conditional Use Request:** To operate auto sales or vehicles, including trailers and construction equipment in the Agricultural Residential District.  
**Section of Code Allowing Conditional Use:** Sections 4:04(5), 11:06(A), and 12:06(A)

**Fee Collected for Condition Use (\$150):** 4/2/2025  
**Check #:** CC  
**Receipt #:** 18928

**Planning Commission Hearing Date:** 5/6/25  
**Board of Adjustment Hearing Date:** 5/13/25

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





Jim River Ridge Farms LLP

Cherie & Ronald Scheich

Jim River Ridge Farms LLP

411TH AVE

411 AVE

25333

MITCHELL

35

Jim River Ridge Farms LLP

Melvin Fisher & Joshua Staub  
Auto Sales or vehicles, including trailers  
& construction equipment - 4-04(5)  
Melvin was granted a CUP in Nov. 2021 for rent-all-shop  
and provide inside storage for this property

# DAVISON COUNTY CONDITIONAL USE PERMIT

**DATE GRANTED:** November 9, 2021

**TO:** Melvin Fisher

**FOR:** Conditional Use Permit to operate a Rent-All-Shop and provide inside storage in the Agricultural Residential District.

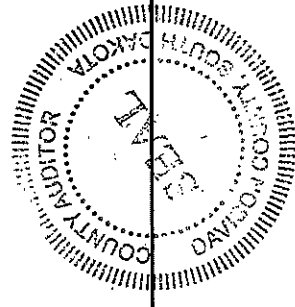
**LEGAL DESCRIPTION:** Tract A, Spruce Acres in the SE 1/4 of Section 35, T 103 N, R 60 West of the 5th P.M., Davison County, South Dakota.

**BOARD OF ADJUSTMENT CHAIRPERSON:**

*Brenda R. Smith*

**AUDITOR ATTEST:**

*Susan Kuepfer*





1 Inch = 300 Feet

**LEGEND**

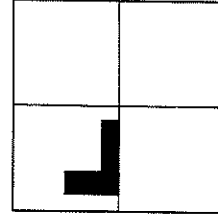
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- ▲ = FOUND SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE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

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

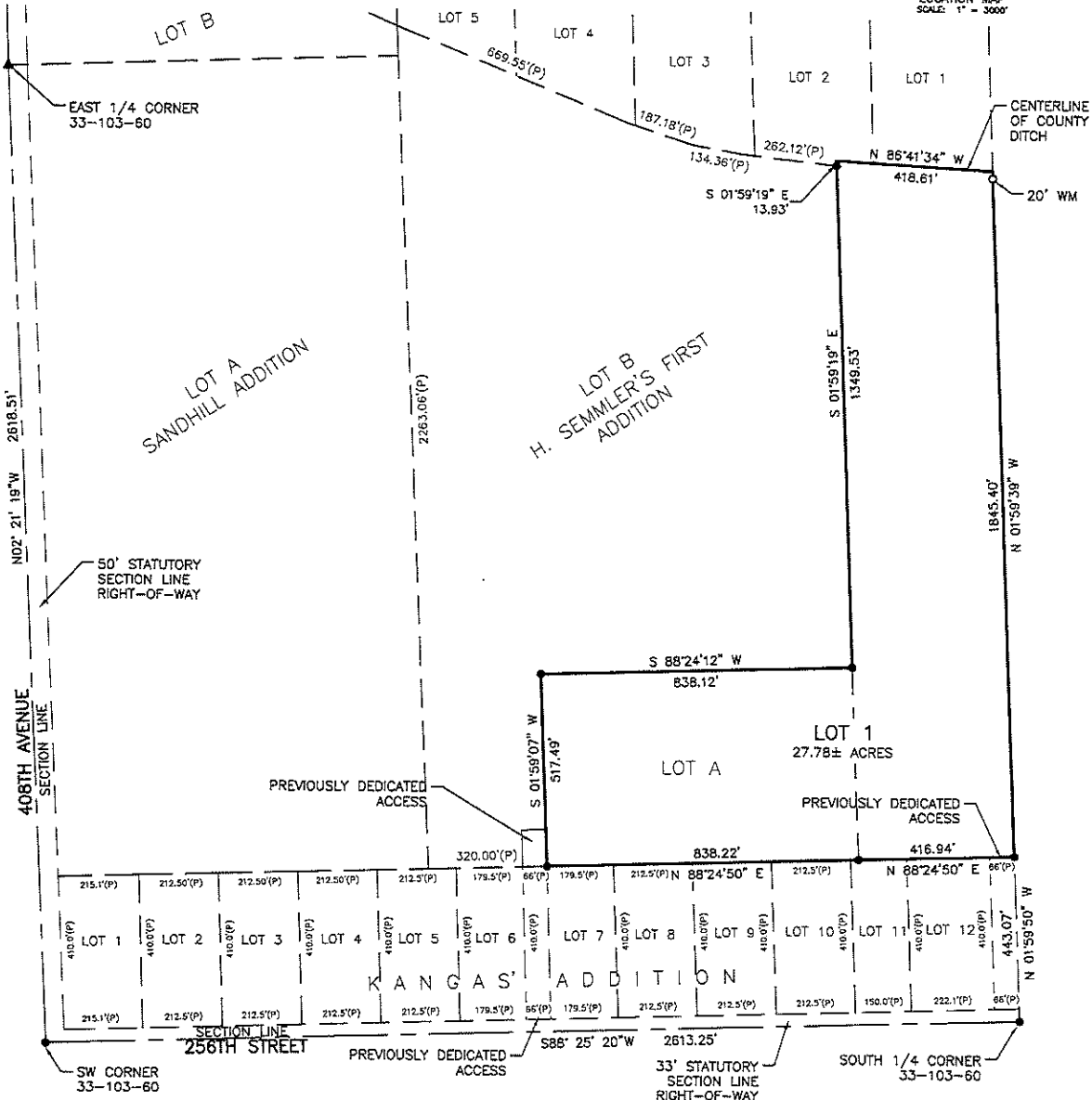
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,  
STATE PLANE - NORTH AMERICAN  
DATUM 1983 - GEOID 18.  
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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

SEC. 33, T 103 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3000'



**A PLAT OF LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33,  
T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA  
SURVEYOR'S CERTIFICATE**

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Timothy Olinger and Whitney M. Olinger, as owners, and under their direction for purposes indicated therein, I did on or prior to March 26, 2025, survey those parcels of land described as follows: LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate LOT A OF H. SEMMLER'S FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 19 ON PAGE 41 AND ON MICROFILM NUMBER 5402.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this \_\_\_\_\_ day of April, 2025.

**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

Registered Land Surveyor #SD13714





# A PLAT OF LOT 1 OF OLINGER ADDITION IN THE SW 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 we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT A OF H. SEMMLER'S FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AND THE EAST 417 FEET OF THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., LYING SOUTH OF THE COUNTY DITCH, DAVISON COUNTY, SOUTH DAKOTA, LESS AND EXCEPT THE SOUTH 443 FEET THEREOF; 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 OF OLINGER ADDITION IN THE SW 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 we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 256th Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of 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.

This plat does hereby vacate LOT A OF H. SEMMLER'S FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 19 ON PAGE 41 AND ON MICROFILM NUMBER 5402.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Timothy Olinger

\_\_\_\_\_  
Whitney M. Olinger

STATE OF SOUTH DAKOTA)  
)SS  
COUNTY OF DAVISON)

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, \_\_\_\_\_, the undersigned officer, personally appeared Timothy Olinger and Whitney M. Olinger, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public, South Dakota  
My Commission Expires: \_\_\_\_\_

## RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF OLINGER ADDITION IN THE SW 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 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 1 OF OLINGER ADDITION IN THE SW 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 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson/Vice-Chairperson of Mitchell City Planning Commission

**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 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

## RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025; and

WHEREAS, it appears from an examination of the plat of LOT 1 OF OLINGER ADDITION IN THE SW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 1 OF OLINGER ADDITION IN THE SW 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, 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 \_\_\_\_\_, 2025.

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

## RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF OLINGER ADDITION IN THE SW 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 LOT 1 OF OLINGER ADDITION IN THE SW 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson/Vice-Chairperson of Davison County Planning Commission

## RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 1 OF OLINGER ADDITION IN THE SW 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025, approving the above-named plat.

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

**SPN**

**& Associates**

**Engineers, Planners and Surveyors**

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









# DAVISON COUNTY CONDITIONAL USE APPLICATION

**Applicant Name:** Tanner Cross

**Application Date:** 4/15/2025

**Application Deadline:** 4/21/2025

**Applicant Mailing Address:** 23659 397<sup>th</sup> Ave., Woonsocket, SD 57385

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

**Contact Phone:** 605-933-2754

**Owner Name:** Tanner & Kim Cross

**Owner Address:** 23659 397<sup>th</sup> Ave., Woonsocket, SD 57385

**Owner Contact Phone:** 605-933-2754

**Parcel Number of Parent Parcel:** 03151-10361-004-00

**Legal Description of parcel:** Lot D of Kotrba's Subdivision in the SW1/4 of Section 15, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

**Zoning District:** AG

**Reason for Conditional Use Request:** To operate a boarding stable (TC Performance Horses) and fencing company (CK Fencing).

**Section of Code Allowing Conditional Use:** Section 3:05, 1106(A), and 1206(A)

**Fee Collected for Condition Use (\$150):** 4/16/25

**Check #:** 2015

**Receipt #:** 19044

**Planning Commission Hearing Date:** 5/6/2025

**Board of Adjustment Hearing Date:** 5/13/2025

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





Kelley Family Inc

Jane Ball

Robert & Jane Ball

Kelley Family Inc.

Tanner & Kim Cross  
3 05-Classification of unlisted uses  
Boarding stable & fencing company

Michele & Scott Rumbolz

Mark Herbst

Phillip & Marsha Schulz

15

403 AVE

403 AVE

6 BEULAH





1 Inch = 200 Feet

**LEGEND**

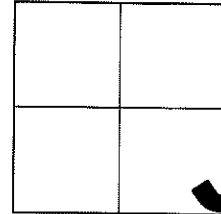
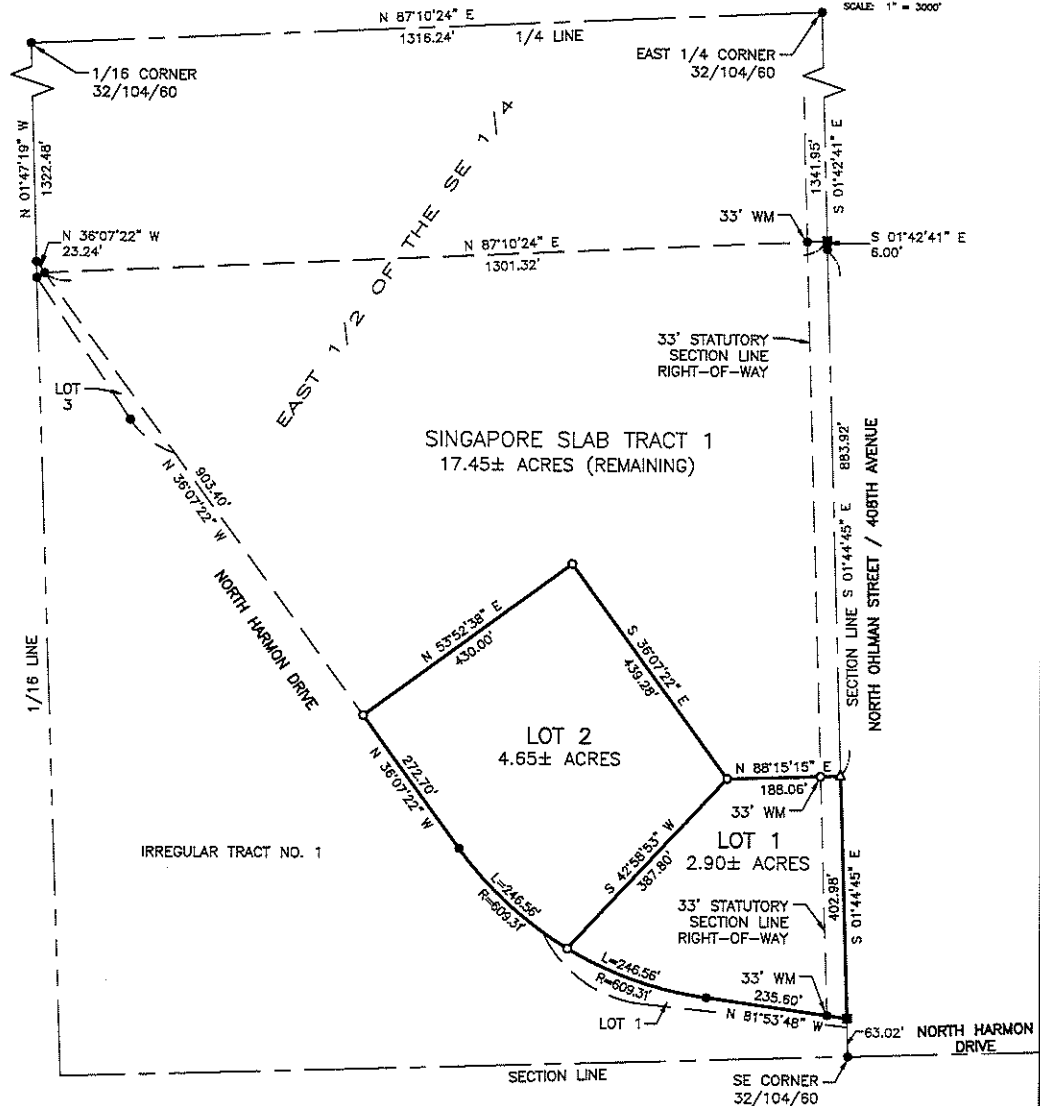
- - FOUND IRON MONUMENT
- - SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- △ - SET SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM -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

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

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

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

SEC. 32, T 104 N, R 60 W

LOCATION MAP  
SCALE: 1" = 3000'

A PLAT OF LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION  
OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF  
THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

**SURVEYOR'S CERTIFICATE**

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of JTZ Properties LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to April 23, 2025, survey those parcels of land described as follows: LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 23rd day of April, 2025.

Registered Land Surveyor #SD13714

**SPN****& Associates****Engineers, Planners and Surveyors**

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

REGISTERED LAND SURVEYOR  
REG. NO.  
13714  
JEREMY A. WOLBRINK  
SOUTH DAKOTA

SPN

**& Associates**

**Engineers, Planners and Surveyors**

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**A PLAT OF LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

**RESOLUTION OF CITY COUNCIL**

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025; and

WHEREAS, it appears from an examination of the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 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 \_\_\_\_\_, 2025.

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

**RESOLUTION OF COUNTY PLANNING COMMISSION**

WHEREAS, the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 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 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson/Vice-Chairperson of Davison County Planning Commission

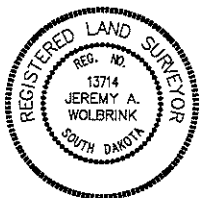
**RESOLUTION BY BOARD OF COUNTY COMMISSIONERS**

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 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 \_\_\_\_\_, 2025, approving the above-named plat.



\_\_\_\_\_  
Auditor/Deputy Auditor, Davison County

**SPN**

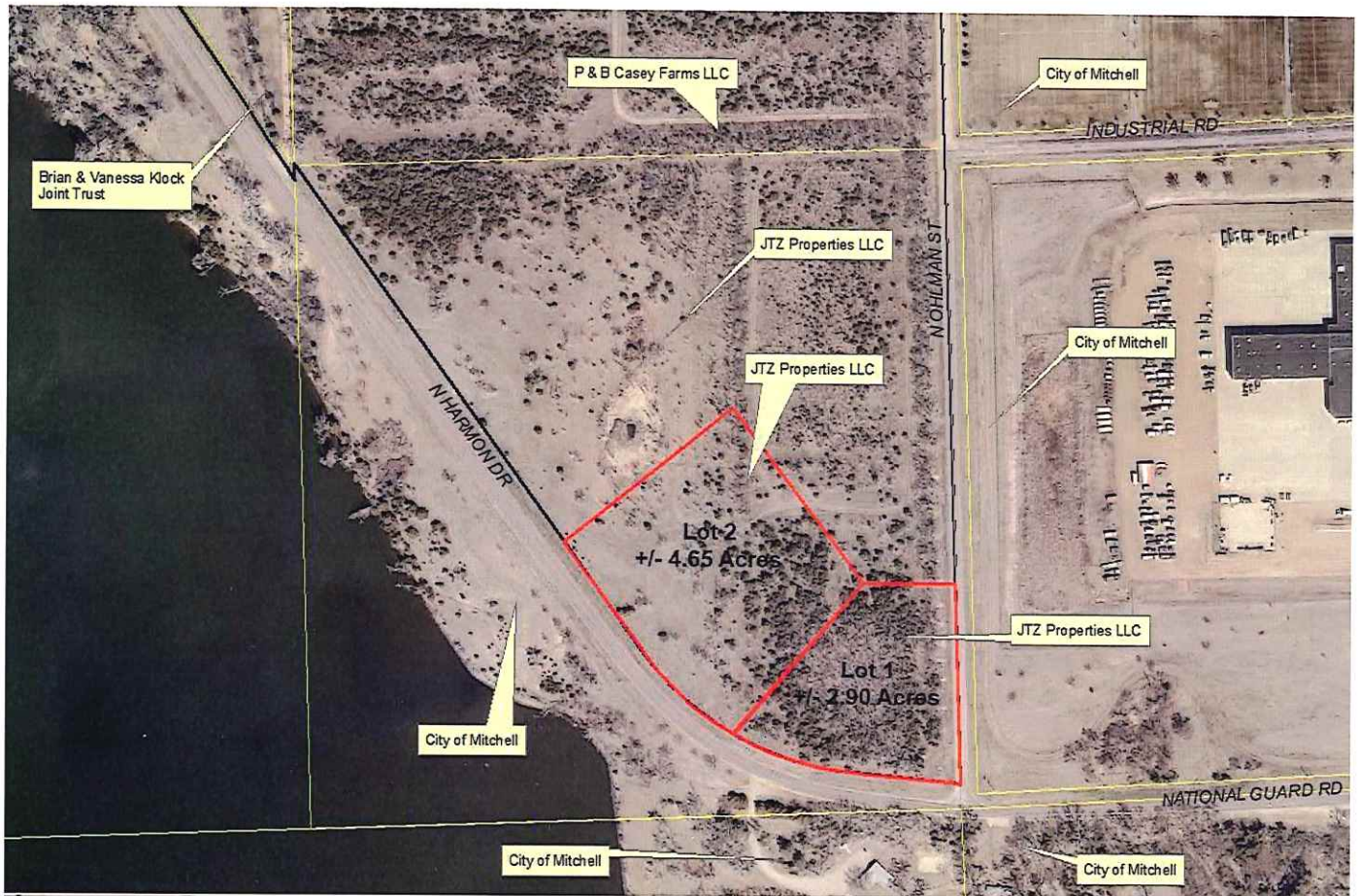
**& Associates**

**Engineers, Planners and Surveyors**

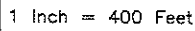
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015







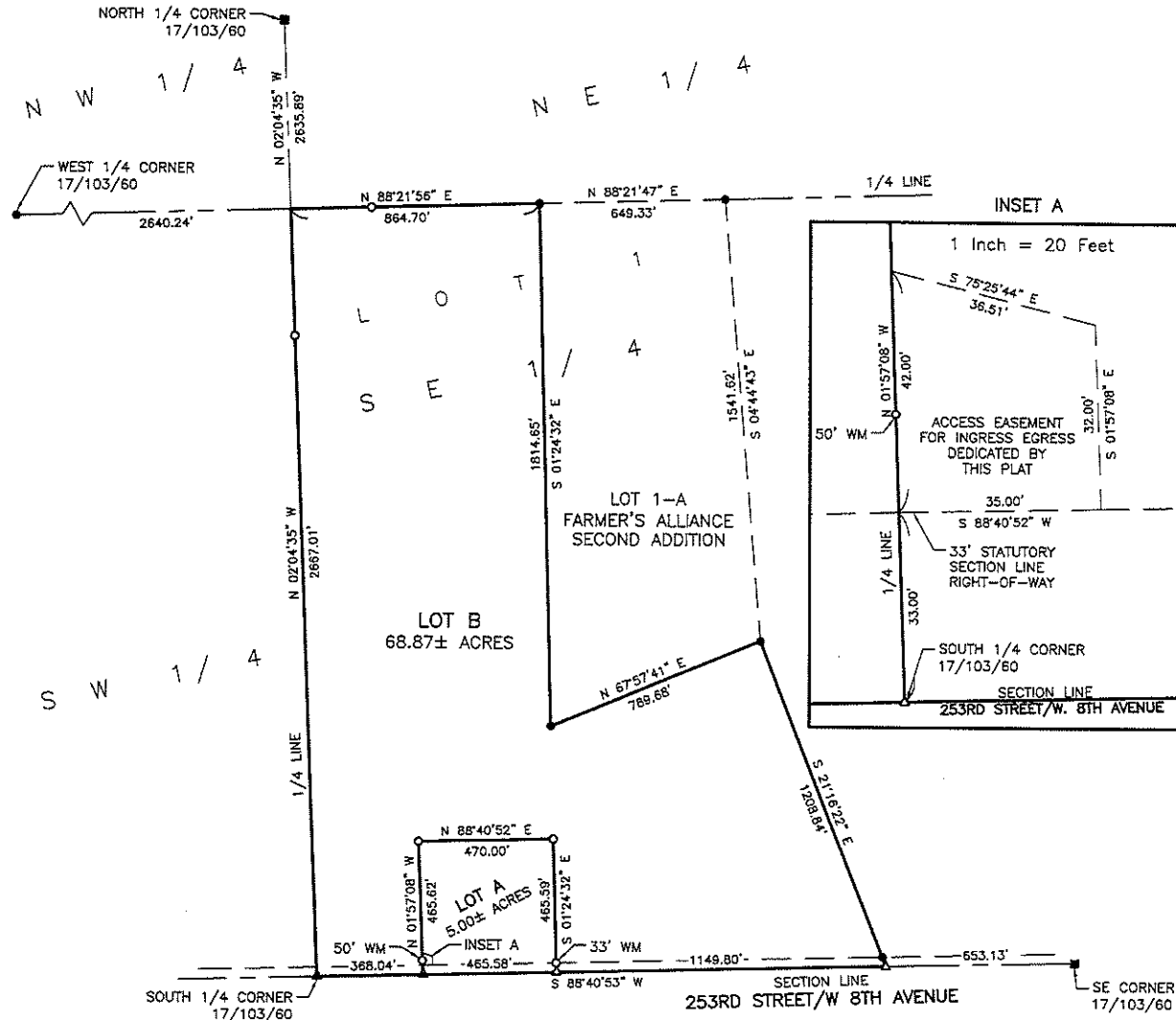




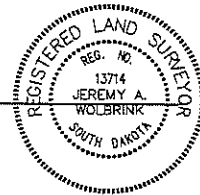
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NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE REPORT OR TITLE  
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UNLESS OTHERWISE NOTED.


LOCATION MAP  
SCALE: 1" = 3000'



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





**A PLAT OF LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, 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, hereby certify that we are the Personal Representatives of the Estate of Bertha Jean King, and that said estate is the owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 1 OF THE SE 1/4 OF SECTION 17, 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 LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, 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 and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots A and B shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 253th Street / W. 8th Avenue; furthermore this plat dedicates a private access easement for ingress and egress as shown. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of 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.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Cindy Miller

STATE OF SOUTH DAKOTA)  
)SS  
COUNTY OF DAVISON)

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, \_\_\_\_\_, the undersigned officer, personally appeared Cindy Miller, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public, South Dakota  
My Commission Expires: \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

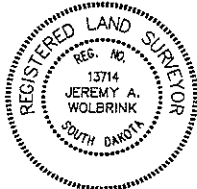
\_\_\_\_\_  
Robert King

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

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, \_\_\_\_\_, the undersigned officer, personally appeared Robert King, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public, South Dakota  
My Commission Expires: \_\_\_\_\_



**SPN**

**& Associates**

**Engineers, Planners and Surveyors**

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57361  
Phone: (605) 996-7761 Fax: (605) 996-0015

# A PLAT OF LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

## RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, 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 LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson/Vice-Chairperson of Mitchell City Planning Commission

## RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025; and

WHEREAS, it appears from an examination of the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, 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 \_\_\_\_\_, 2025.

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

## RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, 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 A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, 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.

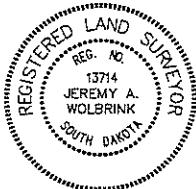
The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



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

# SPN

## & Associates

### Engineers, Planners and Surveyors

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

**A PLAT OF LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA**

**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 \_\_\_\_\_, 2025, approving the above-named plat.

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

**CERTIFICATE OF HIGHWAY AUTHORITY**

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

By: \_\_\_\_\_  
Highway Authority

Title: \_\_\_\_\_

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

**CERTIFICATE OF COUNTY TREASURER**

I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

\_\_\_\_\_  
Treasurer/Deputy Treasurer of Davison County

\_\_\_\_\_  
Date

**DIRECTOR OF EQUALIZATION**

I hereby certify that a copy of the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

\_\_\_\_\_  
Director of Equalization/Deputy Director of Equalization of Davison County

\_\_\_\_\_  
Date

**REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA)  
                                  )SS  
COUNTY OF DAVISON)

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on Page \_\_\_\_\_ therein and recorded on Microfilm Number \_\_\_\_\_.

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

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



**SPN**

**& Associates**

**Engineers, Planners and Surveyors**

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