



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



PLANNING COMMISSION AGENDA
Tuesday, August 4, 2026

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 July 7, 2026, Minutes.
6. Consider a variance application requested by Jarod & Angela Klock of +/- 13.913 acres, creating a lot size of +/- 11.087 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District and +/- 35', creating a setback of +/- 15' from the shed to the south property line, where the minimum side yard setback is 50' in the Agricultural District.
7. Consider a plat requested by Jarod & Angela Klock of Lot 1 of Klock Creekside Addition, in the SE1/4 of the SE1/4 of Section 7, and the NE1/4 of the NE1/4 of Section 18, all in T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.
8. Consider a variance application requested by Ryan & Amy Storm of +/- 17.847 acres, creating a lot size of +/- 7.153 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 15', creating a setback of +/- 60' from the residence to the west property line, where the minimum front yard setback is 75', +/- 30', creating a setback of +/- 20' from the grain bins to the south property line, where the minimum side yard setback is 50', & +/- 48', creating a setback of +/- 2' from the shed to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.
9. Consider a plat requested by Ryan & Amy Storm of Tract 1 of Ryan's Addition, in the NW1/4 of the NW1/4 of Section 23, T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota.
10. Consider a plat requested by Carolyn Moe of Carolyn Moe Tract 1 in the NW1/4 of Section 33 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
11. Consider a plat requested by Kenny & Cheryl Schuman of Schuman Tract 1 in the SE1/4 of Section 25 T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.
12. Consider a plat requested by Enclose Manufacturing Inc. of Tract 1 of Enclose Addition in the NW1/4 of Section 29 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
13. Additional comments from the group.
14. Public input for items not on the agenda, no action will be taken.
15. Set date and time for next meeting – September 1, 2026 @ 7:00 P.M.
16. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

July 7, 2026

1. Call to order at 7:00 P.M. by Chairperson Haines.
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Dave Anderson, Ray Gosmire, Chris Nebelsick, Jeff Bathke, & Karen Wegleitner.
 - Absent: Lewis Bainbridge and Mike Blaaid.
 - Guests: Lyle Bode, Mark Hetland, Dennis Waldner, Larry Olsen, Stacey Patrick, & Brian Wieczorek.
3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Dave Anderson, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Ray Gosmire, to approve the June 2, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Brian Wieczorek & Stacey Patrick of +/- 16 acres, creating a lot of +/- 9 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in W1/2 of the NE1/4 of Section 23, T 104 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: The applicants, Brian Wieczorek and Stacey Patrick, are platting approximately 9 acres containing the former farmstead for the purpose of selling it. They no longer reside in the area and would like to transfer the old farmstead to a new owner. The surrounding agricultural land will remain in their ownership.

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

Roll call vote:

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

7. Consider a plat requested by Brian Wieczorek & Stacey Patrick of Tract A of Rondeevoo Addition, in the NW1/4 of the NE1/4 of Section 23, T 104 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in W1/2 of the NE1/4 of Section 23, T 104 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: There were no issues or concerns with the plat.

 - 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 – absent, Nebelsick – aye, Blaaid – absent, Anderson – aye, motion carried.

8. Consider a variance application requested by Swine Ridge LLC of +/- 130', creating a side yard setback of +/- 170' from the proposed finishing barn to the north property line & +/- 130', creating a rear yard setback of +/- 170' from the proposed finishing barn to the

east property line, where the required setback is 300' in the Agricultural District for a CAFO. +/- 35', creating a setback of +/- 40' on the east property line & +/- 35', creating a setback of +/- 40' on the north property line, where the minimum setback is 75' for a shelterbelt in the Agricultural District.

This request is located in NW1/4 of Section 33, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: The Board asked what had changed from the original proposal to plat 10 acres. The applicant explained that the acreage increased from 10 acres to just over 13 acres because the Millans decided the narrow strip of land to the south had little value to them and could be included with the previously agreed-upon 10 acres.

The Board also asked what types of trees would be planted within the proposed shelterbelt. The applicant stated that a decision has not yet been made, as they plan to consult with the Conservation Office after the county approval process is complete. Larry Olson, the abutting property owner to the south, asked how far the shelterbelt would be located from his property line. The shelterbelt will be approximately 170 feet from his property line.

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

9. Consider a plat requested by Swine Ridge LLC of Swine Ridge Tract 1, a subdivision of the NW1/4 of Section 33 T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 33, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: There were no additional comments on the plat.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

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

10. Consider a plat requested by O.L. Bussmus Farms, Inc. of Tract 1 & Tract 2 of Orville's 1st Addition, in the SE1/4 of Section 25 T 104 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in SE1/4 of Section 25, T 104 N, R 62, W of the 5th 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 applicant is platting the property to separate the pasture ground from the cropland for the purpose of selling it. Both Tract 1 and Tract 2 have access from 400th Avenue; however, a portion of 400th Avenue is unimproved. The Board discussed concerns regarding access to Tract 2. After review and discussion, the Board approved the plat as amended.

- Motion by Chris Nebelsick, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

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

11. Consider a plat requested by O.L. Bussmus Farms, Inc. of Tract 1 & Tract 2 of Orville's 2nd Addition, in the SW1/4 of Section 30 T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in SW1/4 of Section 30, T 104 N, R 61, W of the 5th 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 applicant is platting the property to separate the pasture ground from the cropland for the purpose of selling it. Both Tract 1 and Tract 2 have access from 400th Avenue; however, a portion of 400th Avenue is unimproved. The Board discussed concerns regarding access to Tract 2. After review and discussion, the Board approved the plat as amended.

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

Roll call vote:

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

12. Additional Comments from the Group

- None

13. Public input for items not on the agenda. Hearing none, the meeting continued.
14. Set date and time for next meeting – Tuesday, August 4, 2026 @ 7:00 PM.
15. At 7:35 PM, a motion was made by Dave Anderson, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines/Steve Thiesse
Planning Commission Chairperson/Vice-Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Jarod & Angela Klock

Applicant Address: 26399 401st Ave., Mt Vernon, SD 57363

Contact Phone: 605-999-5538

Application date: 6/29/26

Application deadline: 7/20/26

Owner Name: Richard Gerlach

Owner Address: 26442 401st Ave., Mt. Vernon, SD 57363

Owner Contact Phone: 605-999-9020

Parcel Number of parent parcel: 11000-10161-074-20 & 11000-10161-181-00

Legal Description of current parcel(s): S1/2 of the SE1/4 of Section 7, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota & N1/2 of the NE1/4 of Section 18, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota

Proposed Legal Description of parcels: Lot 1 of Klock Creekside Addition, in the SE1/4 of the SE1/4 of Section 7, and the NE1/4 of the NE1/4 of Section 18, all in T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Variance(s):

1. +/- 13.913 acres, creating a lot size of +/- 11.087 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

2. +/- 35', creating a setback of +/- 15' from the shed to the south property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is pursuant to Sections 3:07 & 3:08(1)(c) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Jarod and Angela are platting their homestead from property owned by Richard Gerlach, Angela's father. The purpose of the plat is to separate their residence from the surrounding agricultural land and transfer into their names.

Section of Code Allowing Variance: 3:07, 3:08(1)(c), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): 7/20/26

Check #: 1613

Receipt #: 21869

Planning Commission Hearing Date: 8/4/26

Board of Adjustment Hearing Date: 8/11/26

Required Items:

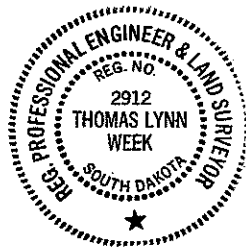
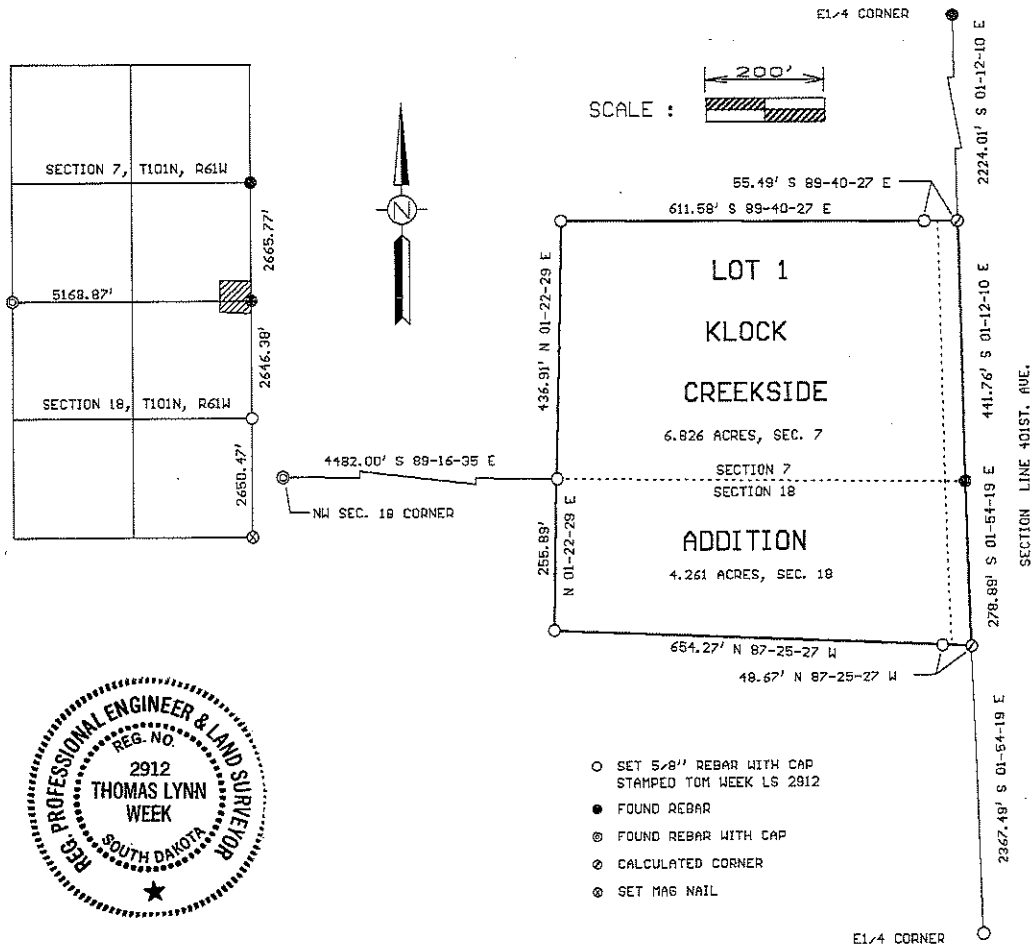
- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____





PLAT OF LOT 1 OF KLOCK CREEKSIDE ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 7, AND THE NE1/4 OF THE NE1/4 OF SECTION 18, ALL IN T101N, R61W 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 LOT 1 OF KLOCK CREEKSIDE ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 7, AND THE NE1/4 OF THE NE1/4 OF SECTION 18, T101N, R61W 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 28TH. DAY OF JUNE, 2026.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO LOT 1 FROM 401ST. AVE. ANY ADDITIONAL ACCESS WILL REQUIRE APPROVAL.

THIS _____ DAY OF _____, _____.

TOWNSHIP / COUNTY AUTHORITY _____

PLAT OF LOT 1 OF KLOCK CREEKSIDE ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 7, AND THE NE1/4 OF THE NE1/4 OF SECTION 18, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, RICHARD GERLACH, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOT 1 OF KLOCK CREEKSIDE ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 7, AND THE NE1/4 OF THE NE1/4 OF SECTION 18, T101N, R61W 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 LOT 1 OF KLOCK CREEKSIDE 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 LOT 1. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS _____ DAY OF _____,

RICHARD GERLACH

STATE OF _____
COUNTY OF _____

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOT 1 OF KLOCK CREEKSIDE ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 7, AND THE NE1/4 OF THE NE1/4 OF SECTION 18, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 1 OF KLOCK CREEKSIDE ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 7, AND THE NE1/4 OF THE NE1/4 OF SECTION 18, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF LOT 1 OF KLOCK CREEKSIDE ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 7, AND THE NE1/4 OF THE NE1/4 OF SECTION 18, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, _____.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, _____.

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

REGISTER OF DEEDS CERTIFICATE

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

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

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333



DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Ryan & Amy Storm

Applicant Address: 39948 266th St., Mt. Vernon, SD 57363

Contact Phone: 999-0092

Application Date: 7/17/26

Application Deadline: 7/20/26

Owner Name: Amy Storm

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 02000-10162-232-00

Legal Description of current parcel(s): NW1/4 of Section 23, T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota, less H-1.

Proposed Legal Description of parcels: Tract 1 of Ryan's Addition, in the NW1/4 of the NW1/4 of Section 23, T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota.

Variance(s):

1. +/- 17.847 acres, creating a lot size of +/- 7.153 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
2. +/- 15', creating a setback of +/- 60' from the residence to the west property line, where the minimum front yard setback is 75' in the Agricultural District.
3. +/- 30', creating a setback of +/- 20' from the grain bins to the south property line, where the minimum side yard setback is 50' in the Agricultural District.
4. +/- 48', creating a setback of +/- 2' from the shed to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

This request is pursuant to Sections 3:07, 3:08(1)(a), 3:08(1)(b), & 3:08(1)(c) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: The applicant's son lives at this homsite. The purpose is to separate the structures from the surrounding agricultural land and transfer into his name.

Section of Code Allowing Variance: 3:07, 3:08(1)(a), 3:08(1)(b), 3:08(1)(c), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): _____

Check #: _____

Receipt #: _____

Planning Commission Hearing Date: 8/4/26

Board of Adjustment Hearing Date: 8/11/26

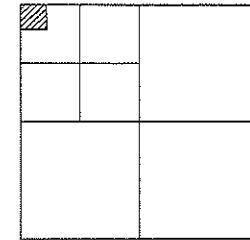
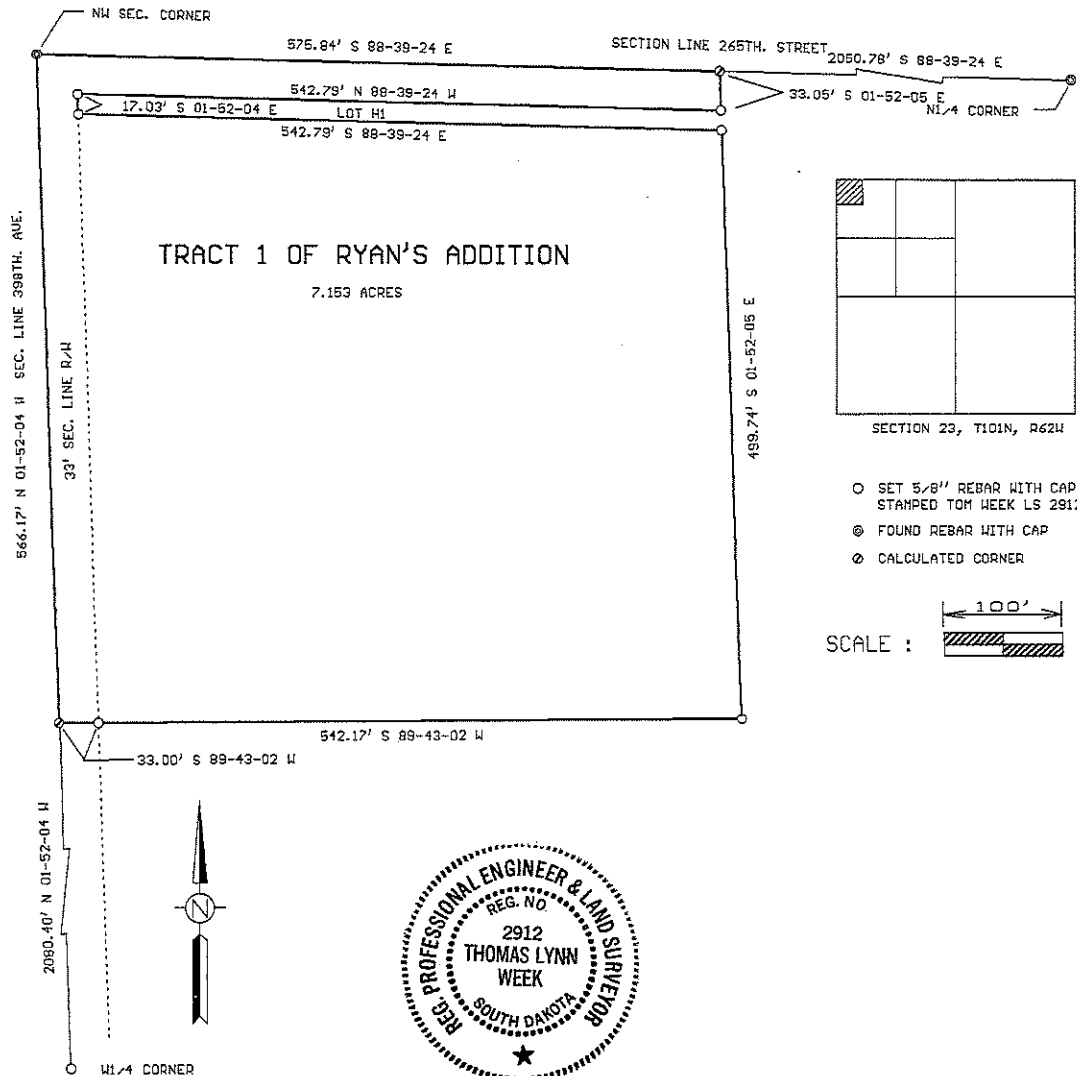
Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

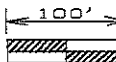
Signatures of Applicant: _____ **Date:** _____



PLAT OF TRACT 1 OF RYAN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 23, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912
- FOUND REBAR WITH CAP
- ⊙ CALCULATED CORNER

SCALE : 

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 1 OF RYAN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 23, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

I HAVE SET IRON PINS AS SHOWN AND SURVEY AND PLAT ARE CORRECT TO MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH. DAY OF JULY, 2026.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS EXISTING ACCESS TO 398TH. AVE. FROM TRACT 1 OF RYAN'S ADDITION. ANY ADDITIONAL ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY AUTHORITY

PLAT OF TRACT 1 OF RYAN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 23, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, AMY L. STORM, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT 1 OF RYAN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 23, T101N, R62W 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 TRACT 1 SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS _____ DAY OF _____, _____.

AMY L. STORM

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED AMY L. STORM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF RYAN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 23, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, _____.

CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF RYAN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 23, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 1 OF RYAN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 23, T101N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

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.

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.

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





1 Inch = 150 Feet

LEGEND

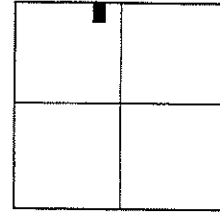
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER JAW-13714
- WM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

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

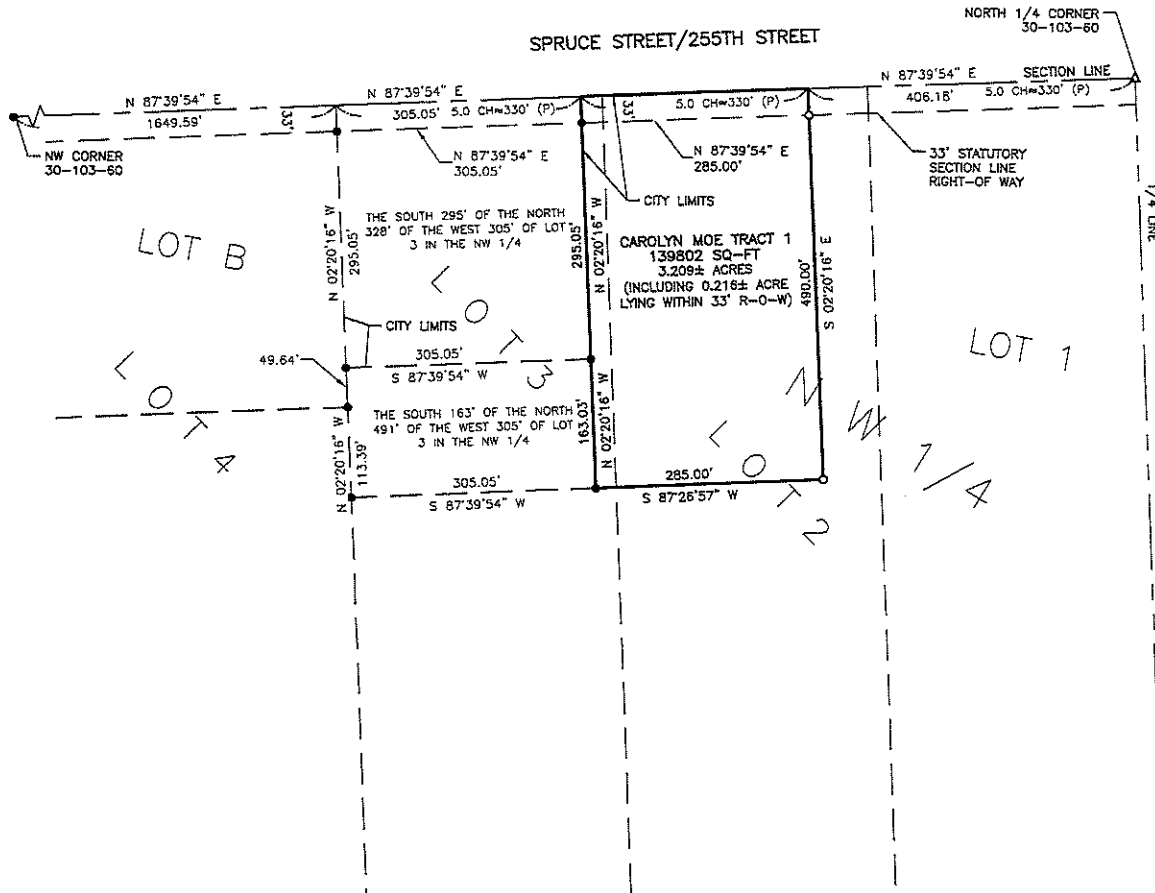
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GRID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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

SEC. 30, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF CAROLYN MOE TRACT 1 IN THE NW 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 Carolyn Moe, and under her direction for purposes indicated therein, I did on or prior to July 8, 2026, survey those parcels of land described as follows: CAROLYN MOE TRACT 1 IN THE NW 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 PORTIONS OF LOTS 2 AND 3 IN THE NW 1/4 OF SECTION 33, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 2 ON PAGE 35.

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 20th day of July, 2026.

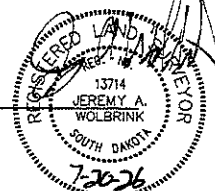
Registered Land Surveyor #SD13714

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



2100 North Sanborn Blvd. • P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-8015

A PLAT OF CAROLYN MOE TRACT 1 IN THE NW 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 _____, 2026; and

WHEREAS, it appears from an examination of the plat of CAROLYN MOE TRACT 1 IN THE NW 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 CAROLYN MOE TRACT 1 IN THE NW 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 does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2026.

Finance Officer/Deputy Finance Officer of the City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of CAROLYN MOE TRACT 1 IN THE NW 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 CAROLYN MOE TRACT 1 IN THE NW 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 _____, 2026.

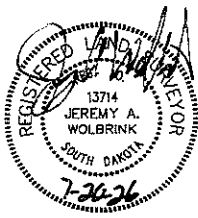
Chairperson/Vice-Chairperson,
Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of CAROLYN MOE TRACT 1 IN THE NW 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 _____, 2026.

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) 996-0615

**A PLAT OF CAROLYN MOE TRACT 1 IN THE NW 1/4 OF SECTION 33, T 103 N,
R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

AUDITOR'S CERTIFICATE

The undersigned does 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 _____, 2026, approving the above-named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY/ROAD AUTHORITY

I, _____ (Name), _____ (Title) of _____ (Agency)
do hereby certify that this plat and access location has been reviewed by me or my authorized agent and that this plat is recommended for approval. The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: _____ (Signature) Date: _____

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies 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 this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of CAROLYN MOE TRACT 1 IN THE NW 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 this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

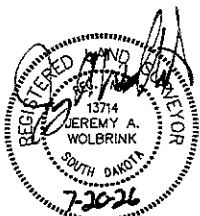
REGISTER OF DEEDS

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

FILED for record this _____ day of _____, 2026, at _____, and recorded in Book _____ of
Plats on Page(s) _____ therein.

Register of Deeds, Davison County

By _____
Deputy



SPN

& Associates

Engineers, Planners and Surveyors

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





1 Inch = 100 Feet

LEGEND

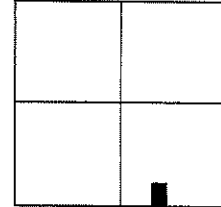
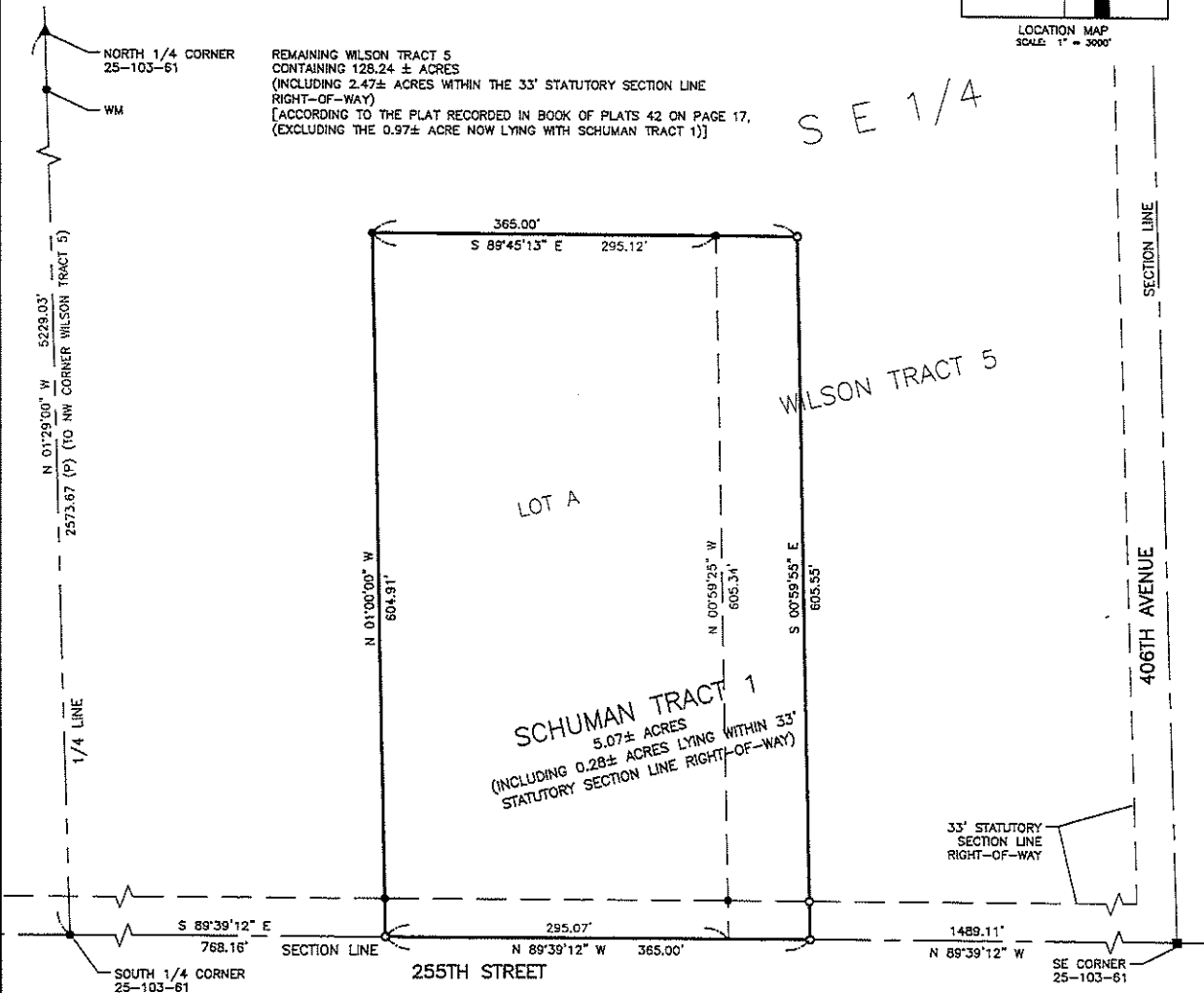
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = FOUND SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- WM = WITNESS MONUMENT

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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 16.
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. 25, T 103 N, R 61 W

LOCATION MAP
SCALE: 1" = 3000'

A PLAT OF SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

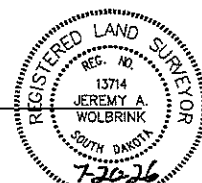
SURVEYOR'S CERTIFICATE

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 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 July 9, 2026, survey those parcels of land described as follows: SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT A IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 12 ON PAGE 86; and A PORTION OF WILSON TRACT 5 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 42 ON PAGE 17.

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 20th day of July, 2026.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



SPN

& Associates
Engineers, Planners and Surveyors

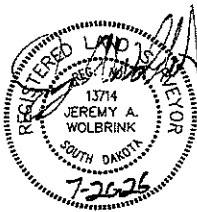
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

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

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2026.

STATE OF SOUTH DAKOTA))
COUNTY OF DAVISON) SS

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



SPN

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

**A PLAT OF SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N,
R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA**

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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 SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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 does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2026.

Chairperson/Vice Chairperson of the City of Mitchell
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 _____, 2026; and

WHEREAS, it appears from an examination of the plat of SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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 SCHUMAN TRACT 1 IN THE SE 1/4 OF SECTION 25, T 103 N, R 61 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.

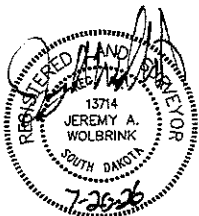
The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2026.

Finance Officer/Deputy Finance Officer of the City of Mitchell

AUDITOR'S CERTIFICATE

The undersigned does 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 _____, 2026, 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

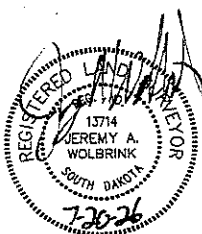
CERTIFICATE OF HIGHWAY/ROAD AUTHORITY

By: _____ (Signature) Date: _____

Date _____

Date _____

By _____ Deputy



SPN

& Associates

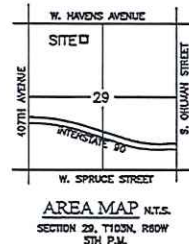
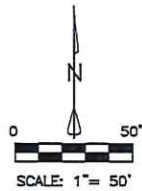
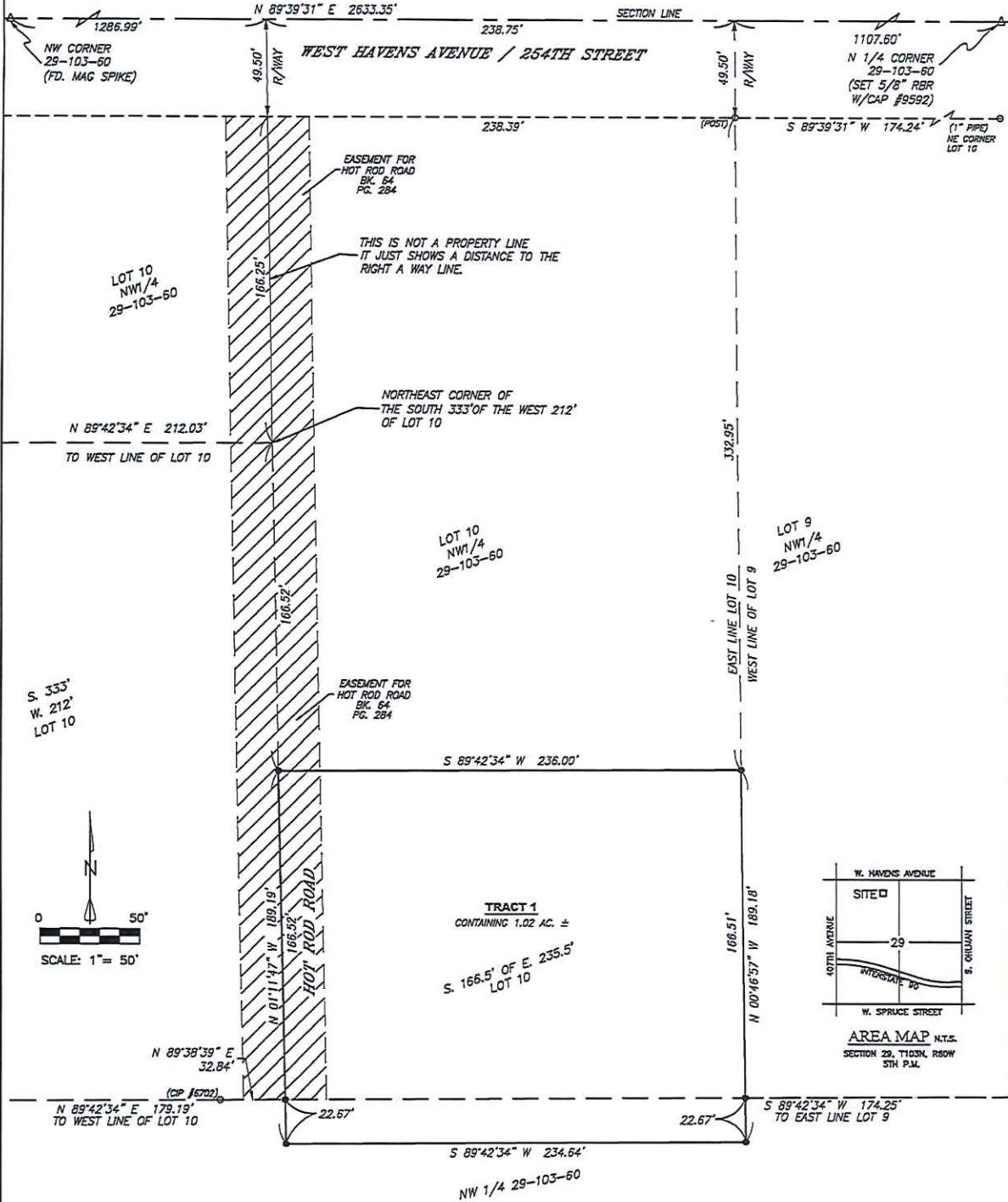
Engineers, Planners and Surveyors

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



PLAT OF TRACT 1 OF ENCLOSE ADDITION

AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.



LEGEND:

- SET 5/8" REBAR W/CAP #9592
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE

- EASEMENT LINE
- PREVIOUSLY PLATTED PROPERTY LINE
- SECTION LINE
- PLATTED PARCEL

NOTES:

BASIS OF BEARINGS IS UTM-ZONE 14

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

PLAT OF TRACT 1 OF ENCLOSE ADDITION

AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Eric D. Meyer, of Meyer Land Surveying, LLC, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of Lot 10 and a portion of the Northwest Quarter of Section 29, Township 103 North, Range 60 West of the 5th Principal Meridian, Turner County, South Dakota, and replatted a portion of the same into Tract 1 of Enclose Addition, an Addition in the Northwest Quarter of Section 29, Township 103 North, Range 60 West of the 5th Principal Meridian, Turner County, South Dakota, as shown on the foregoing REPLAT.

The same shall be known and denoted as TRACT 1 OF ENCLOSE ADDITION, AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, TURNER COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this _____ day of _____, 20____.



Eric D. Meyer, Registered Land Surveyor No. 9592

OWNER'S CERTIFICATE

We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Tract 1 Enclose Addition does hereby vacate the following plottings:

A portion of Lot 10 in the NW 1/4 of Section 29, Township 103 North, Range 60 West, Davison County, South Dakota, on file at the office of the Register of Deeds in Book 12 of plats, Page 3, said plat, hereby vacated, being situated within described Enclose Addition as surveyed.

Dated this _____ day of _____, 20____.

By: _____
ENCLOSE MANUFACTURING INC

Its: _____

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____ who acknowledged themselves to be the _____ of ENCLOSE MANUFACTURING INC, and that they, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as _____

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING OF 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 ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____ CHAIRMAN/VICE CHAIRMAN OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026.

CHAIRMAN/VICE CHAIRMAN 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 HEREAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 2026; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____ FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026.

FINANCE OFFICER/DEP. FINANCE OFFICER

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., 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 THE COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY ERIC D. MEYER, 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 _____, 2026.

CHAIRMAN/VICE CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

Dated this _____ day of _____, 20____.

Gerald Glaseman a/k/a Jerry Glaseman

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Gerald Glaseman a/k/a Jerry Glaseman, known to me or satisfactorily proven to be the person whose names is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____



PREPARED BY:
Meyer Land Surveying, LLC
45245 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

SHEET 2 OF 3

PLAT OF TRACT 1 OF ENCLOSE ADDITION

AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO THE 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
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2025, APPROVING THE ABOVE PLAT.

Dated this _____ day of _____, 20____.

AUDITOR/DEPUTY AUDITOR
DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF ROAD AUTHORITY

THE LOCATION OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN LOCATIONS OF EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

By: _____ Date: _____

TITLE: _____

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

Dated this _____ Day of _____, 20____.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF TRACT 1 OF ENCLOSE ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

Filed for record this _____ day of _____, 20____, at _____ o'clock, _____m., and recorded in Book _____ of Plats on Page _____.

REGISTER OF DEEDS/ DEPUTY REGISTER OF DEEDS
Turner County, South Dakota



PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

