



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



PLANNING COMMISSION AGENDA
Tuesday, October 6, 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 September 1, 2026, minutes.
6. Consider a variance application requested by Monte Rice of +/- 22.999 acres, creating lot sizes for Parcels A & B of +/- 2.001 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 35', creating setbacks of +/- 15' from the proposed buildings to the north & south property lines on Parcel A and +/- 35', creating setbacks of +/- 15' from the proposed buildings to the north & south property lines on Parcel B, where the minimum side yard setback is 50' in the Agricultural District.
7. Consider a plat requested by Monte Rice of Parcels A and B, in Tract 1 of Rice's Addition, being a Subdivision of Lot B, in the SE1/4 of Section 9, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.
8. Consider a plat requested by RDY Family Irrevocable Trust of Lots 1 and 2, Block 1, Black Eagle Second Addition in the SW1/4 of Section 8 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
9. Additional comments from the group.
10. Public input for items not on the agenda, no action will be taken.
11. Set date and time for next meeting – November 3, 2026 @ 7:00 P.M.
12. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

September 1, 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, Lewis Bainbridge (Arrived at 7:03 P.M.), Ray Gosmire, Chris Nebelsick (By phone.), Jeff Bathke, & Karen Wegleitner.
 - Absent: Dave Anderson & Michael Blaalid.
 - Guests: Cody Denne & Derek Davis
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Ray Gosmire, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Steve Thiesse, to approve the August 4, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Derek Davis of +/- 35', creating a setback of +/- 15' from the proposed building to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

This request is located in Lot 1 of Shadow Valley Acres Addition in the N1/2 of the N1/2 of the NW1/4 of Section 7, T 102 N, R 60, 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: Derek Davis, the applicant, is requesting approval to construct a pole building for storage. The proposed placement is due to the limited space available on the property and the location of the drain field north of the house. No calls or correspondence were received expressing concerns regarding the application.

The Board asked whether the proposed building could be moved farther to the west. Mr. Davis explained that doing so would limit available parking and would block a portion of the driveway.

The Board asked whether the neighboring property owner to the east had any concerns with the proposed project. Mr. Davis stated that he had spoken with the neighbor, who was good with the project.

The Board also asked whether the proposed building would affect drainage on the property or neighboring properties. Mr. Davis explained that he did not anticipate any drainage issues, as the building would have gutters. He noted that the property is relatively flat and that he believes the natural drainage flows toward the north.

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

7. Consider a variance application requested by Cody & Kourtney Denne of +/- 15.661 acres, creating a lot size of +/- 9.339 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in Lot D in the SW1/4 of Section 23, 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: Cody and Kourtney Denne, the applicants, are requesting to plat their property to place the two existing houses on separate lots to satisfy the bank's requirements. One house will be owned by Cody and Kourtney Denne, while the other will be owned by relatives. No calls or correspondence were received expressing concerns regarding the application. Only one of the proposed lots required a variance due to being less than 25 acres. The Board had no questions, issues, or concerns regarding the application.

- Motion by Steve Thiesse, 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, Blaaid – absent, Anderson – absent, motion carried.

8. Consider a plat requested by Cody & Kourtney Denne of Lot D2 and Lot D3, of Lot D in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot D in the SW1/4 of Section 23, 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 or concerns with 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 – aye, Nebelsick – aye, Blaaid – absent, Anderson – absent, motion carried.

9. Additional Comments from the Group

- None

10. Public input for items not on the agenda. Hearing none, the meeting continued.

11. Set date and time for next meeting – Tuesday, October 6, 2026 @ 7:00 PM.

12. At 7:25 P.M., a motion was made by Steve Thiesse, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Monte Rice

Applicant Address: 1401 S. Main St., Lot 35, Mitchell, SD 57301

Contact Phone: 770-0724

Application Date: 9/14/26

Application Deadline: 9/21/26

Owner Name: Same

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 09094-10260-001-00

Legal Description of current parcel(s): Tract 1 of Rice's Addition, being a Subdivision of Lot B, in the SE1/4 of Section 9, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: Parcels A and B, in Tract 1 of Rice's Addition, being a Subdivision of Lot B, in the SE1/4 of Section 9, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Variance(s):

1. +/- 22.999 acres, creating lot sizes for Parcels A & B of +/- 2.001 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
2. +/- 35', creating setbacks of +/- 15' from the proposed buildings to the north & south property lines on Parcel A, where the minimum side yard setback is 50' in the Agricultural District.
3. +/- 35', creating setbacks of +/- 15' from the proposed buildings to the north & south property lines on Parcel B, where the minimum side yard setback is 50' in the Agricultural District.

This request is pursuant to Sections 3:07(5) & 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 is requesting to divide his existing lot into two lots, one for his personal use and the other to be sold. A residence will be constructed on each lot.

Section of Code Allowing Variance: 3:07(5), 3:08(1)(c), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): 9/14/26

Check #: CC

Receipt #: 22186

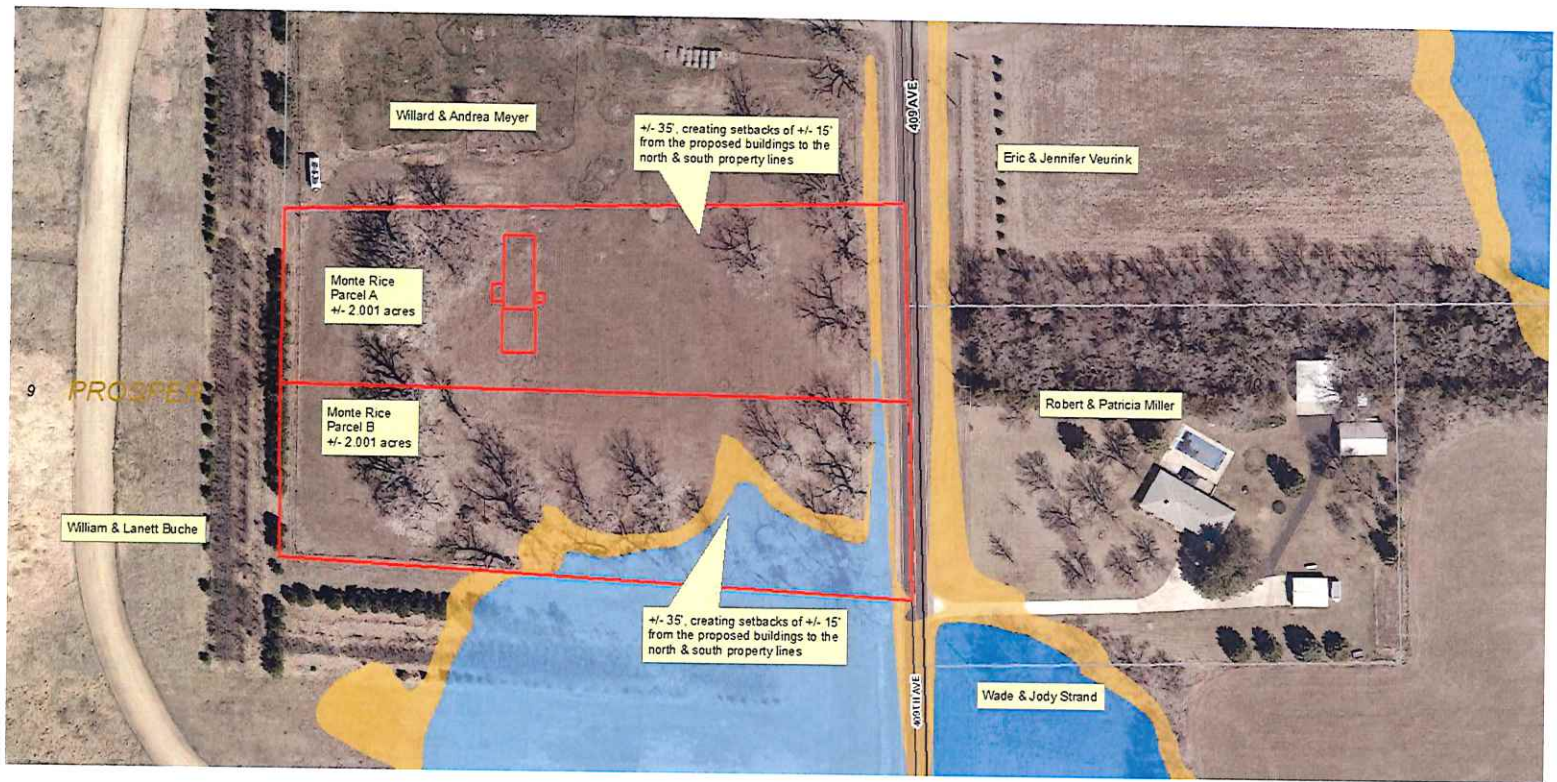
Planning Commission Hearing Date: 10/6/26

Board of Adjustment Hearing Date: 10/13/26

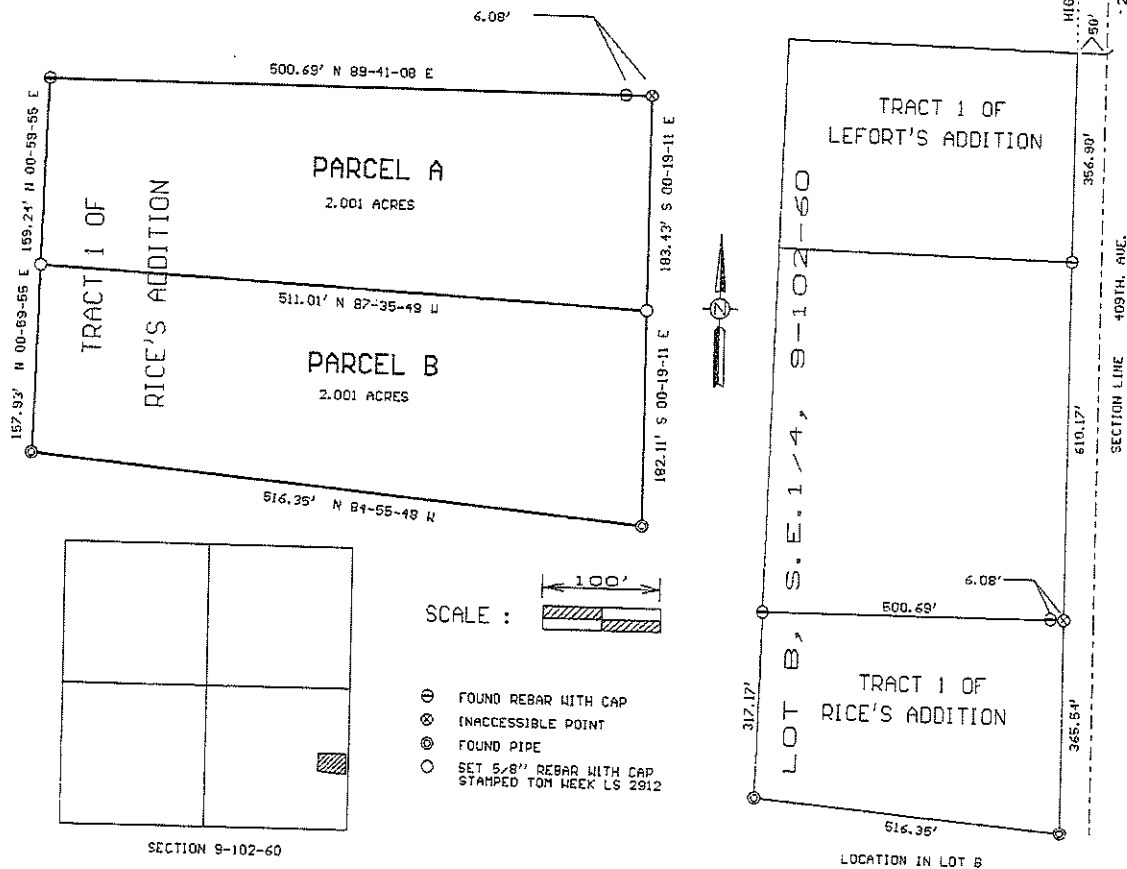
Required Items:

- ☒ 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 PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 18TH. DAY OF SEPTEMBER, 2026.

Thomas Lynn Week
THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS NO APPROACH TO PARCEL A OR PARCEL B. FUTURE APPROVAL WILL BE REQUIRED.

DATED THIS _____ DAY OF _____, _____.

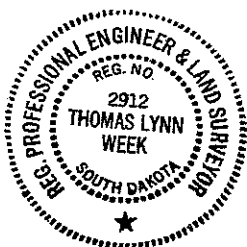
COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR 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.

SHEET 1 OF 3



PLAT OF PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

CITY PLANNING COMMISSION BY: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, _____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER/DEPUTY FINANCE OFFICER BY: _____

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
605-665-8333

PLAT OF PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, MONTE RICE, DO HEREBY CERTIFY, THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE 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 PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, 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 _____, _____.

STATE OF _____
COUNTY OF _____

MONTE RICE

ON THIS _____ DAY OF _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MONTE RICE, 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 HEREBY 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 PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

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

CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

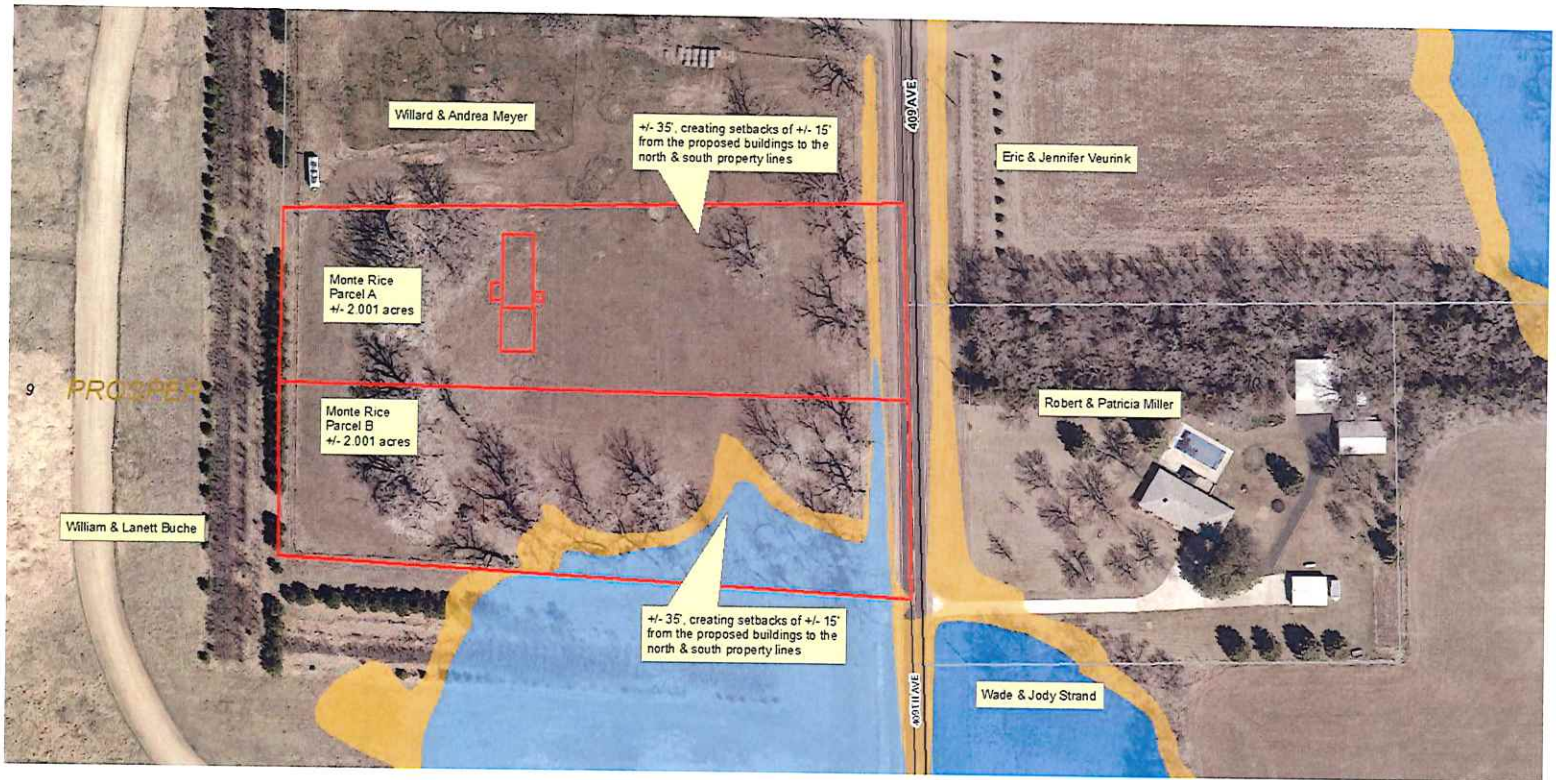
RESOLUTION OF APPROVAL

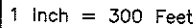
WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: PARCELS A AND B, IN TRACT 1 OF RICE'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS



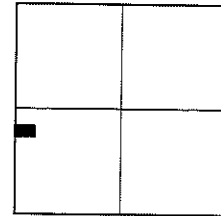


- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- ▲ = FOUND SURVEY SPIKE
- WM = WITNESS MONUMENT

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE.
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOD 18.
GRID BEARINGS AND GRID 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.

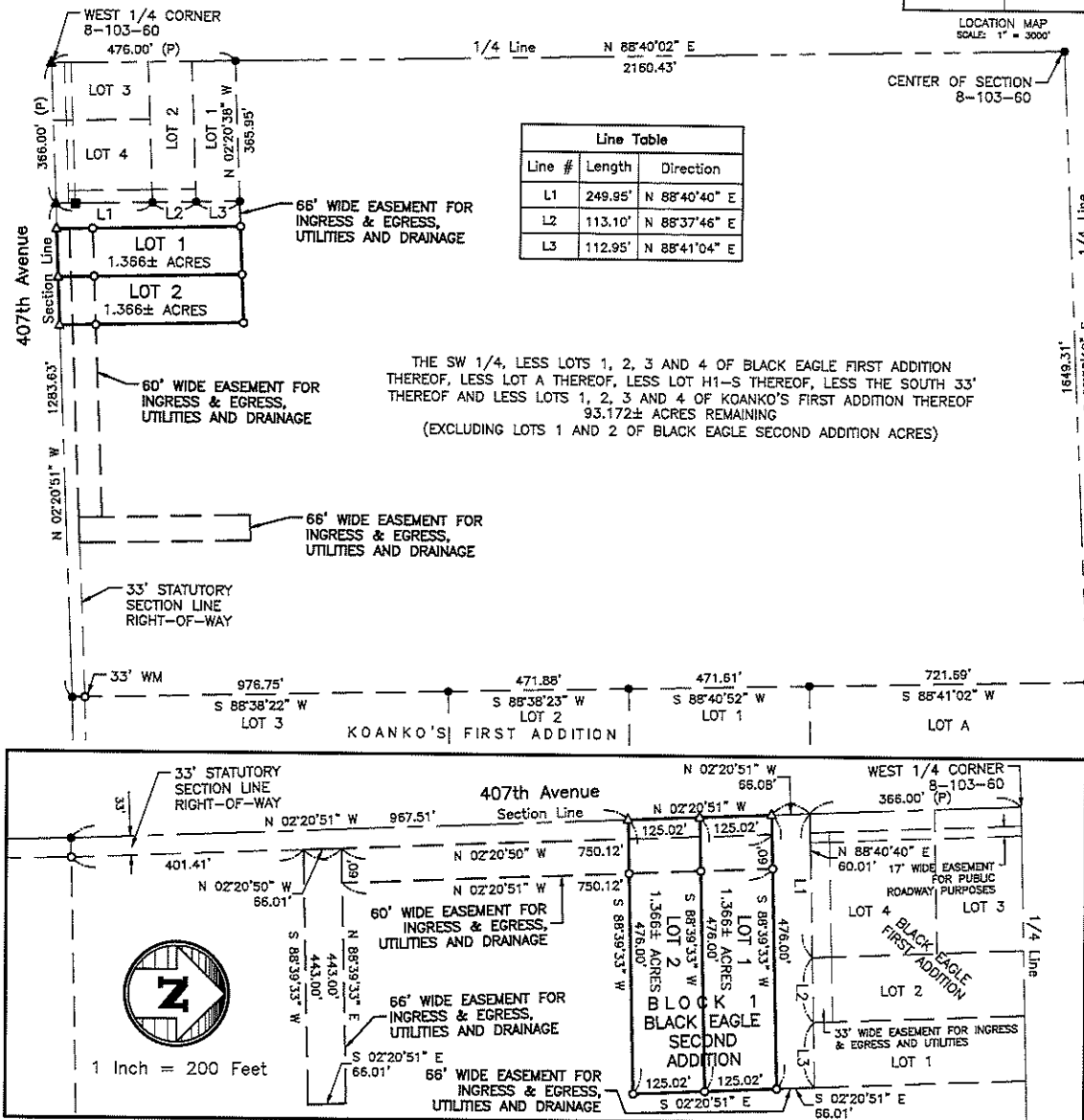
SEC. 8, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

Line #	Length	Direction
L1	249.95'	N 88°40'40" E
L2	113.10'	N 85°37'46" E
L3	112.95'	N 88°41'04" E

THE SW 1/4, LESS LOTS 1, 2, 3 AND 4 OF BLACK EAGLE FIRST ADDITION
THEREOF, LESS LOT A THEREOF, LESS LOT H1-S THEREOF, LESS THE SOUTH 33'
THEREOF AND LESS LOTS 1, 2, 3 AND 4 OF KOANKO'S FIRST ADDITION THEREOF
93.172± ACRES REMAINING
(EXCLUDING LOTS 1 AND 2 OF BLACK EAGLE SECOND ADDITION ACRES)



A PLAT OF LOTS 1 AND 2, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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 Alexander J. Young and Amanda B. Schelske, Trustees of the RDY Family Irrevocable Trust under date February 24, 2025, and under their direction for purposes indicated therein, I did on or prior to September 22, 2026, survey those parcels of land described as follows: LOTS 1 AND 2, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of September, 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



KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the Trustees of the RDY Family Irrevocable Trust under date February 24, 2025, and that said Trust is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 8, 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 1 AND 2, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, 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 1 and 2 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 407th Avenue; furthermore this plat dedicates an easement for ingress and egress, utilities and drainage, 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.

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 1 AND 2, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, 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 LOTS 1 AND 2, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, 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 1 AND 2, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, 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 _____, 2026.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, 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 1 AND 2, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, 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 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, BLOCK 1, BLACK EAGLE SECOND ADDITION IN THE SW 1/4 OF SECTION 8, 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) 996-0015



AUDITOR'S CERTIFICATE

Auditor/Deputy Auditor of Davison County

By: _____ (Signature) Date: _____

Date _____

Date _____

By _____ Deputy



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