

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



PLANNING COMMISSION AGENDA
Tuesday, December 1, 2026

1. Call to order at 1:15 P.M. by Chairperson Haines.
2. Roll call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve November 3, 2026, minutes.
6. Consider a conditional use application requested by Derek Davis dba Mitchell Towing & Recovery, LLC to operate a mechanic shop to include towing in the Agricultural District.
7. Consider a variance application requested by Brian & Delores Nesheim of +/- 20.249 acres, creating a lot size of +/- 4.751 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 47', creating a setback of +/- 3' from the garage to the west property line, where the minimum rear yard setback is 50' in the Agricultural District.
8. Consider a plat requested by Brian & Delores Nesheim of Tract A of Nesheim's Addition, in Lot 2 of the NE1/4 of Section 14, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.
9. Consider a variance application requested by Nicholas & Barbara Schlaffman of +/- 9.05 acres, creating a lot size of +/- 15.95 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
10. Consider a plat requested by Nicholas & Barbara Schlaffman of Lot 1A of JBS Addition, in the SE1/4 of Section 11, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.
11. Consider a plat requested by John & Kathy Fraser of Lot 1 of Fraser's Addition, in the SE1/4 of Section 3 T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.
12. Consider a plat requested by Kurtis Chenoweth & Kristin Vilhauer, Co-Personal Representatives of the Estate of Wayne F. Chenoweth of Lots 2A and 2B, a Subdivision of Lot 2 of DeBoer's Subdivision in the NW1/4 of Section 26 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
13. Consider a plat requested by Chris & Aimee Nebelsick of Dream Makers Addition, in the NE1/4 of the NW1/4 and in the N1/2 of the NE1/4, less Lot H-2 therein; all in Section 32 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
14. Consider a variance application requested by Heather Tennison, Personal Representative of the Estate of Daryl Kreth of +/- 14.51 acres, creating a lot size of +/- 10.49 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 30.2', creating a setback of +/- 19.8' from the silo to the south property line, where the minimum side yard setback is 50' in the Agricultural District.
15. Consider a plat request by Heather Tennison, Personal Representative of the Estate of Daryl Kreth of as Lot 1 of Kreth Addition in the NW1/4 of Section 34, T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota.
16. Additional comments from the group.
17. Public input for items not on the agenda, no action will be taken.
18. Set date and time for next meeting – January 5, 2027 @ 1:15 P.M.
19. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES
November 3, 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, Lewis Bainbridge, Ray Gosmire (arrived at 7:04 P.M.), Jeff Bathke, & Karen Wegleitner.
   - Absent: Chris Nebelsick & Michael Blaalid.
   - Guests: Jean & Stan Starr, Shannon Klumb, & Brandon & Madison Starr
3. Consider the proposed agenda.
   - Motion by Lewis Bainbridge, 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 Dave Anderson, to approve the October 6, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Ryan Youngstrom of +/- 6.123 acres, creating a lot size of +/- 18.877 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
   This request is located in N1/2 of Section 25, T 102 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Variance application . The applicant was not present to answer questions.
   Discussion: The applicant, Ryan Youngstrom, was unable to attend the meeting. Prior to the meeting, Mr. Youngstrom explained to Deputy Administrator Wegleitner that he is selling the old farmstead without including any agricultural producing ground in the sale, as he is moving out of state. Mr. Youngstrom plans to retain the agricultural ground and lease it out. This is the reason for requesting to sell less than the minimum required 25 acres.
   Deputy Administrator Wegleitner explained that there are no access concerns with the property, as there are two existing approaches. There were no phone calls or written concerns received 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 – absent, Bainbridge – aye, Nebelsick – absent, Blaalid – absent, Anderson – aye, motion carried.
7. Consider a plat requested by Ryan Youngstrom of Tract 1 of Youngstrom's Addition, in the N1/2 of Section 25, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.
   This request is located in N1/2 of Section 25, T 102 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.
   Discussion: There were no additional comments or concerns on the plat.
   - Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners.

   Roll call vote:
   Haines – aye, Thiesse – aye, Gosmire – absent, Bainbridge – aye, Nebelsick – absent,

Blaalid – absent, Anderson – aye, motion carried.

8. Consider a variance application requested by Shannon & Michelle Klumb of +/- 21.543 acres, creating a lot size of +/- 3.457 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 35', creating a setback of +/- 40' from the proposed house to the north property line, where the minimum front yard setback is 75' in the Agricultural District. +/- 45', creating setbacks of +/- 5' from the proposed house to the east & south property lines, +/- 23', creating a setback of +/- 27' from the garage to the east property line, & +/- 32', creating a setback of +/- 18' from the barn to the south property line, where the minimum side & rear yard setbacks are 50' in the Agricultural District.

   This request is located in NW1/4 of Section 8, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

   Discussion: Shannon and Michelle Klumb are platting the lot to transfer ownership to a family member who plans to build a new house this year. The previous house has been demolished, and the new house will be constructed in approximately the same location as the former house. The surrounding land is owned by the Klumbs.

   The Board discussed concerns regarding access to the proposed lot, as the existing driveway will not be included within the plat boundaries. Mr. Klumb stated that he had not considered the access issue, as he was not concerned about it. The Board asked where the garage would be located, and Mr. Klumb explained that it would be on the west side of the house, with the garage doors facing south. The Board would like to see an easement established to ensure access to the proposed lot.

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

   Roll call vote:

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

9. Consider a plat requested by Shannon & Michelle Klumb of Tract 1 of Carmen's Addition, in the NW1/4 of the NW1/4 of Section 8, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.

   This request is located in NW1/4 of Section 8, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

   Discussion: There were no other comments or concerns regarding the plat. The Board recommended approval of the plat, upon an easement being added to provide access to the proposed lot.

   - Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners with the recommendation an easement be added to the plat for access to proposed lot.

   Roll call vote:

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

10. Consider a variance application requested by Stanley & Jean Starr of +/- 22.77 acres, creating a lot size of +/- 2.23 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in SE1/4 of Section 2, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Variance application . The applicant was present to answer questions.

Discussion: The applicants, Stan and Jean Starr, are platting out an old farmstead for their grandchild to build a residence. The proposed lot contains less than the minimum required 3 acres due to the applicants wanting to keep the remaining agricultural ground. The property will be transferred to a family member through kinship. There is existing access to the property.

The Board expressed concerns regarding the proposed lot size and its noncompliance with the minimum acreage requirements of the ordinance and discussed the history of the property.

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

Roll call vote:

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

11. Consider a plat requested by Stanley & Jean Starr of Tract 1 of Stan's Addition in the SE1/4 of Section 2, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota. This request is located in SE1/4 of Section 2, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

    Discussion: There were no further comments or concerns on the plat.

    - Motion by Ray Gosmire, 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 – absent, 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, December 1, 2026 @ 1:15 PM.
15. At 7:21 P.M., a motion was made by Steve Thiesse, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.

_____

Bruce Haines
Planning Commission Chairperson

_____

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY
CONDITIONAL USE APPLICATION

Applicant Name: Derek Davis dba Mitchell Towing & Recovery, LLC
Applicant Mailing Address: 25702 406th Ave., Mitchell, SD 57301
Application Date: 11/4/26 **Contact Phone:** 999-9442

Owner Name: Derek & Ashley Davis
Owner Address: Same
Owner Contact Phone: Same

Parcel Number of Parent Parcel: 09071-10260-001-00
Legal Description of parcel: 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, West of the 5th P.M., Davison County, South Dakota.

Zoning District: AG
Reason for Conditional Use Request: To operate a mechanic shop to include towing in the Agricultural District.
Section of Code Allowing Conditional Use: Section 3:04(28), 1106(A), and 1206(A)

Fee Collected for Condition Use ($100): 11/4/26
Check #: 303
Receipt #: 22476

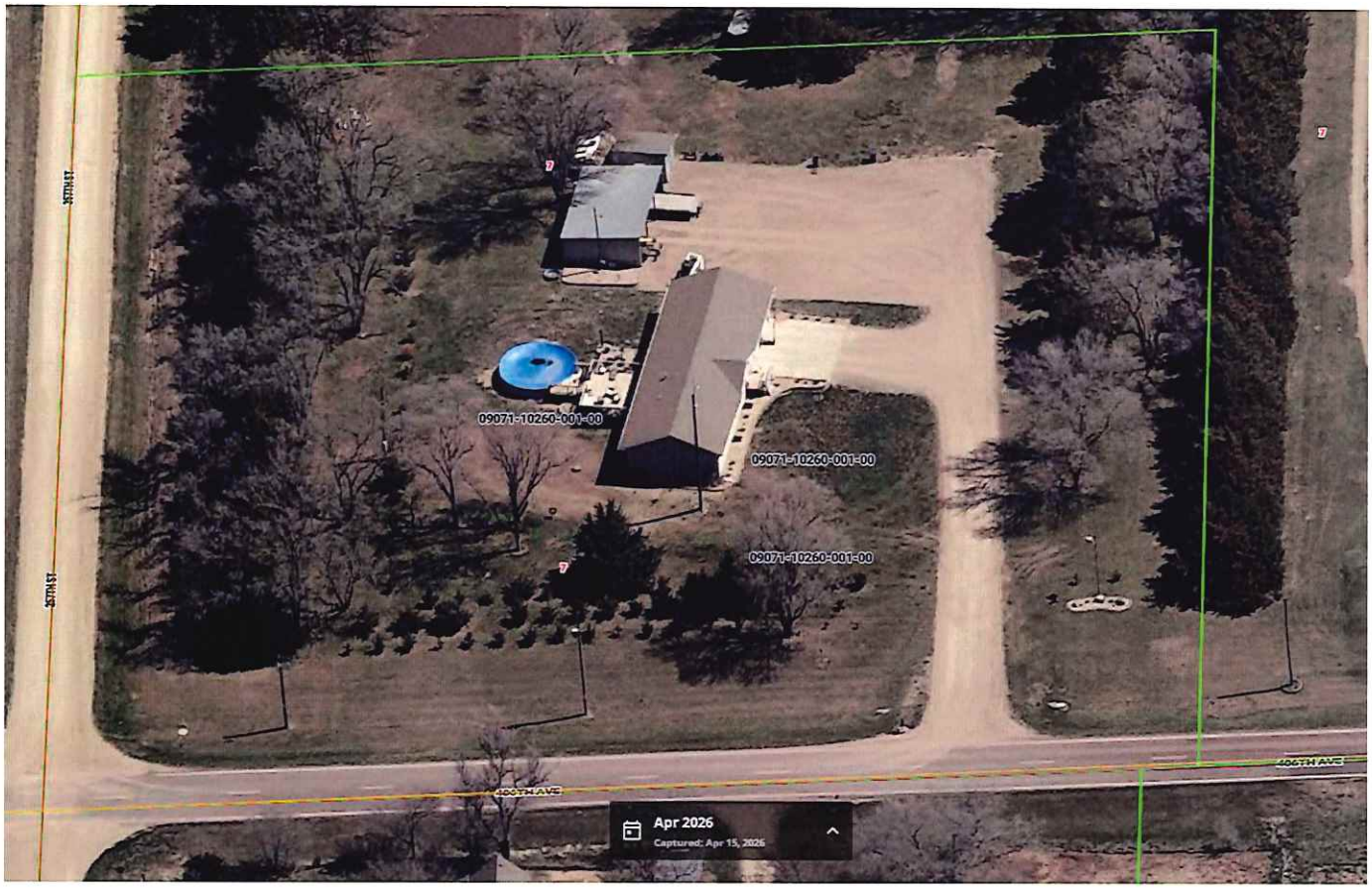
Planning Commission Hearing Date: 12/1/26
Board of Adjustment Hearing Date: 12/8/26

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:** _____


Donald & Paul Stehly
Burt E. Wilson Credit Exmpt Trust
257 ST
257TH ST
406 AVE
406TH AVE
Steve & Cynthia Endres
Derek Davis
LISBON
Linda Perkins
PROSPER
To operate a mechanic shop
to include towing
Section 3:04(28)
50'
Kevin Hagen


357TH ST
09071-10260-001-00
09071-10260-001-00
09071-10260-001-00
406TH AVE
406TH AVE
Apr 2026
Captured: Apr 15, 2026

DAVISON COUNTY
VARIANCE APPLICATION

Applicant Name: Brian & Delores Nesheim
Applicant Address: 26364 411th Ave., Ethan, SD 57334
Contact Phone:605-227-4495

Application Date: 11/2/26
Application Deadline:11/16/26

Owner Name: Brian L. Nesheim and Delores A. Nesheim Irrevocable Real Estate Trust
Owner Address: Same
Owner Contact Phone: Same

Parcel Number of parent parcel: 10000-10160-141-20
Legal Description of current parcel(s): Lot 2 of the NE1/4 of Section 14, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.
Proposed Legal Description of parcels: Tract A of Nesheim's Addition, in Lot 2 of the NE1/4 of Section 14, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Variance(s):
1. +/- 20.249 acres, creating a lot size of +/- 4.751 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
2. +/- 47', creating a setback of +/- 3' from the garage to the west property line, where the minimum rear yard setback is 50' in the Agricultural District.

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

Reason for Request to include hardships: The applicants are platting approximately 4 acres to transfer to a family member. They are keeping the surronding land.
Section of Code Allowing Variance: 3:07(4), 3:08(b), 11:06(b), & 12:06(b)

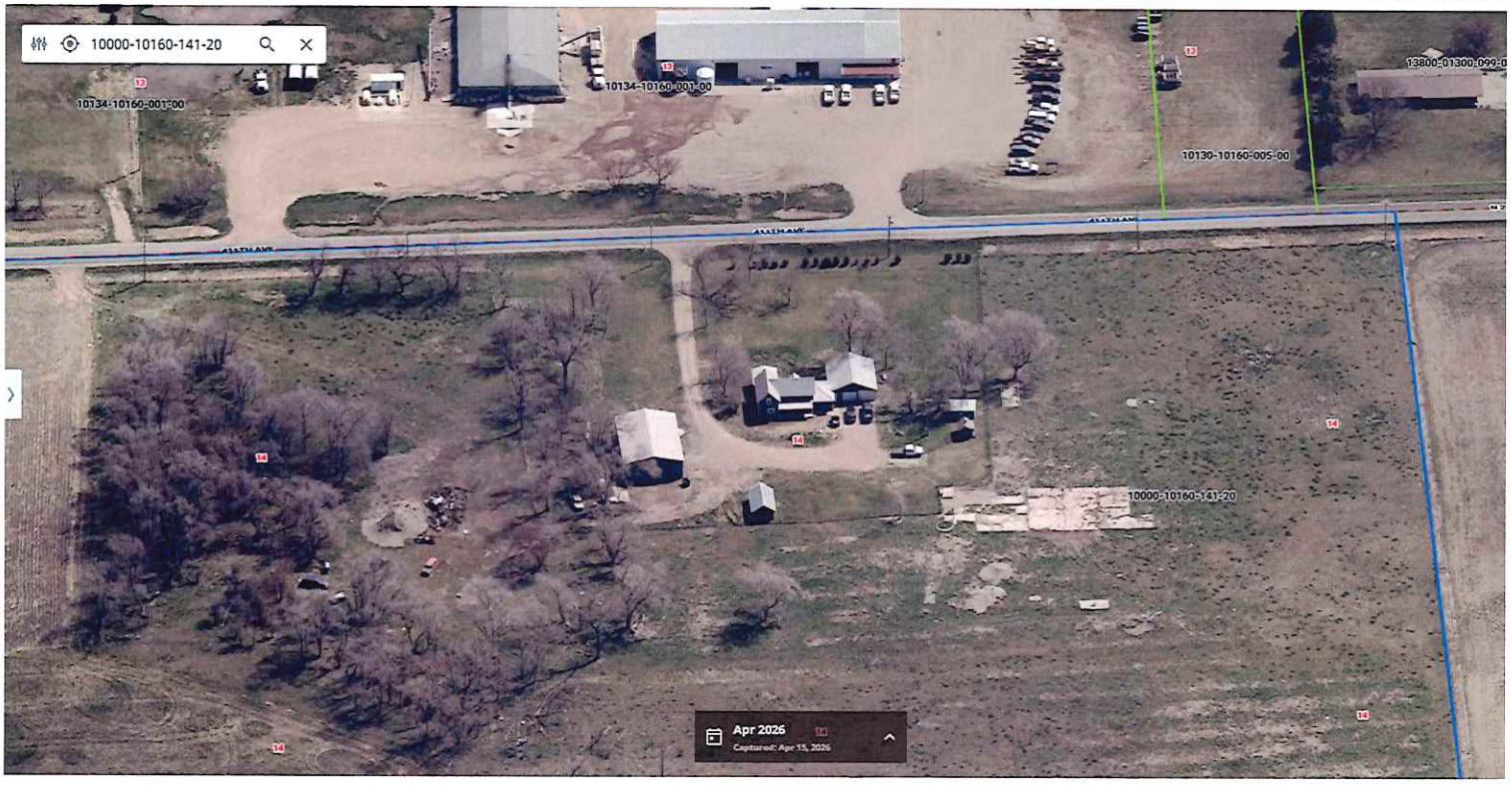
Fee Collected for Variance ($150): 11/16/26
Check #: Cash
Receipt #: 22570

Planning Commission Hearing Date: 12/1/26
Board of Adjustment Hearing Date: 12/8/26

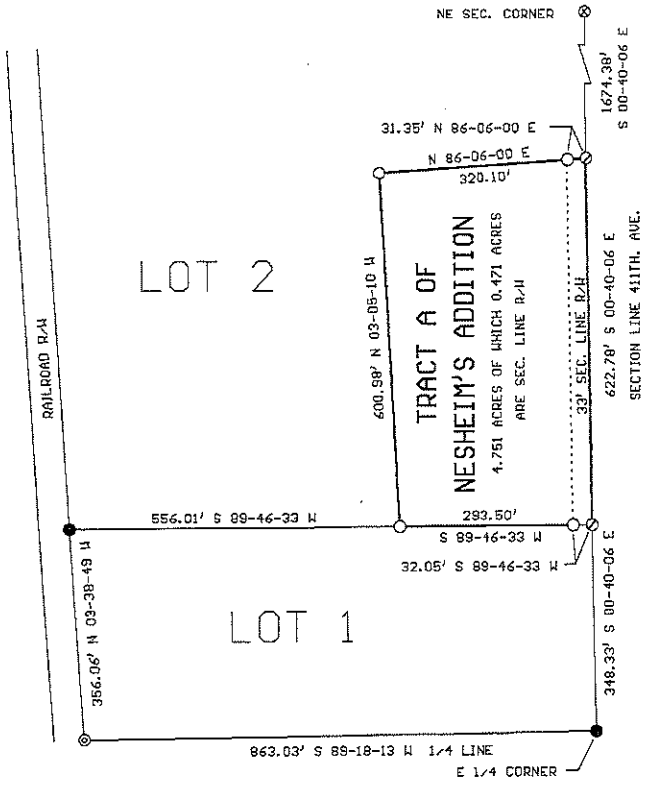
Required Items:
- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential, Commercial
- ☒ Application Fee

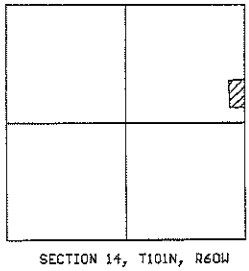
Signatures of Applicant: _____ **Date:** _____


+/- 47', creating a setback of +/- 3' from the garage to the west property line
ROME
Brian L. Nesheim and Delores A. Nesheim Irrevocable Real Estate Trust
Brian & Delores Nesheim Trust
+/- 4.751 acres
Tract A of Nesheim's Addition
Robert & Connie Bruske
28437
Farmers Coop Association of Mitchell
CHS, Inc.
Douglas Feiner
210 ST


10000-10160-141-20
10134-10160-001-00
10134-10160-001-00
10130-10160-005-00
13800-01300-099-0
10000-10160-141-20
Apr 2026
Captured: Apr 15, 2026

PLAT OF TRACT A OF NESHEIM'S ADDITION, IN LOT 2 OF THE NE1/4 OF SECTION 14, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SD.





- ○ SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912
- ● FOUND REBAR
- ◉ FOUND REBAR WITH CAP
- ⊘ CALCULATED CORNER
- ⊗ FOUND LARGE SPIKE

SCALE : 200'

REG. PROFESSIONAL ENGINEER & LAND SURVEYOR
REG. NO. 2912
THOMAS LYNN WEEK
SOUTH DAKOTA

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT A OF NESHEIM'S ADDITION, IN LOT 2 OF THE NE1/4 OF SECTION 14, T101N, 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 2ND. DAY OF NOVEMBER, 2026.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO TRACT A FROM 411TH. AVE.

THIS _____ DAY OF _____, _____.

COUNTY AUTHORITY

PLAT OF TRACT A OF NESHEIM'S ADDITION, IN LOT 2 OF THE NE1/4 OF SECTION 14, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, BRIAN L. NESHEIM AND DELORES A. NESHEIM, AS TRUSTEES OF THE BRIAN L. NESHEIM AND DELORES A. NESHEIM IRREVOCABLE REAL ESTATE TRUST, DO HEREBY CERTIFY THAT THE BRIAN L. NESHEIM AND DELORES A. NESHEIM, IRREVOCABLE REAL ESTATE TRUST IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: TRACT A OF NESHEIM'S ADDITION, IN LOT 2 OF THE NE1/4 OF SECTION 14, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR 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 A OF NESHEIM'S ADDITION IN LOT 2, 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 TRACT A. 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_____,_____,

_____ BRIAN L. NESHEIM, TRUSTEE

_____ DELORES A. NESHEIM, TRUSTEE

STATE OF _____
COUNTY OF _____
ON THIS____DAY OF_____,_____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRIAN L. NESHEIM AND DELORES A. NESHEIM, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY AS TRUSTEES EXECUTED THE SAME FOR 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 A OF NESHEIM'S ADDITION, IN LOT 2 OF THE NE1/4 OF SECTION 14, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

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

_____
CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A OF NESHEIM'S ADDITION, IN LOT 2 OF THE NE1/4 OF SECTION 14, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

_____
COUNTY AUDITOR/DEPUTY AUDITOR

_____
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT A OF NESHEIM'S ADDITION, IN LOT 2 OF THE NE1/4 OF SECTION 14, T101N, R60W 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.

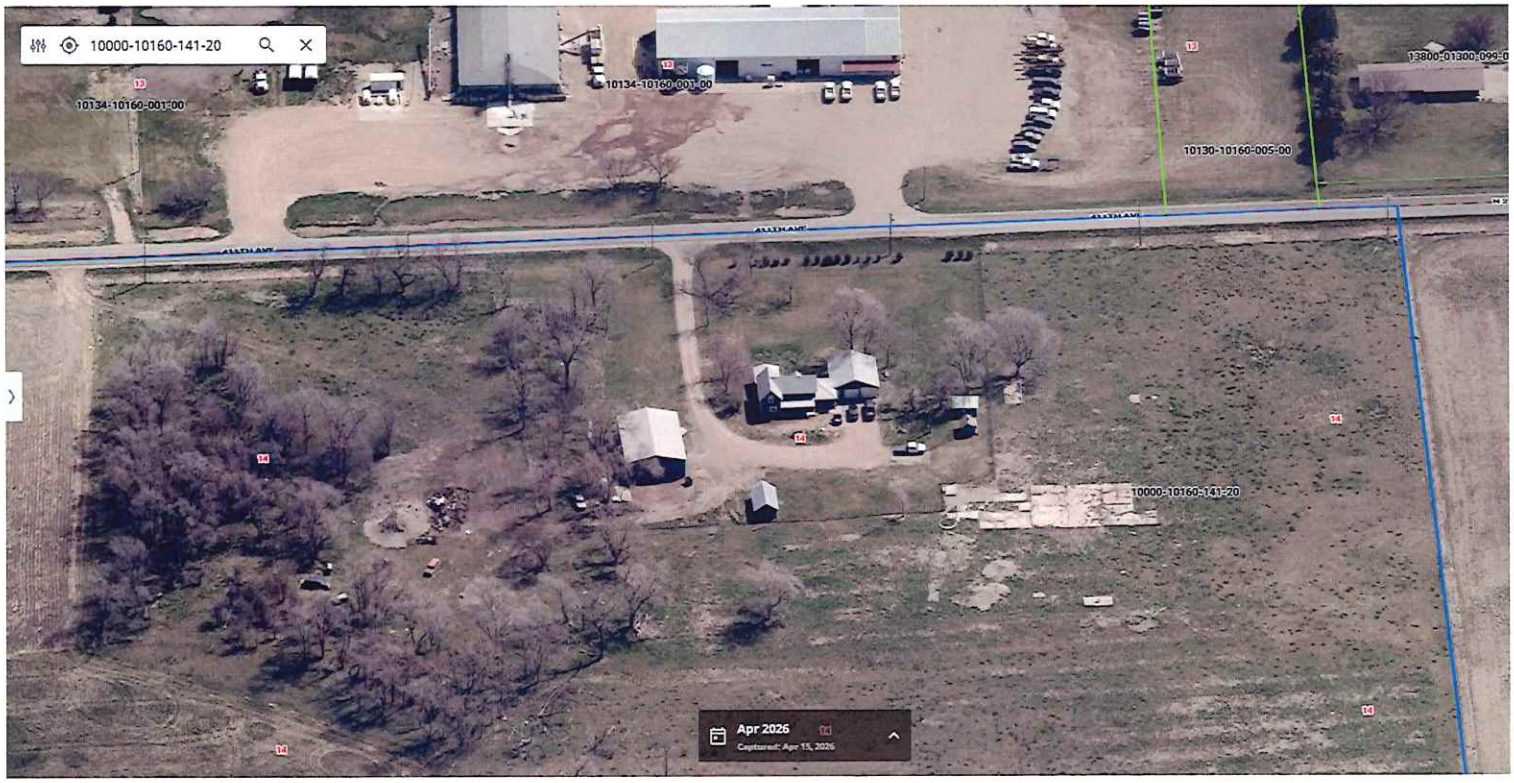
REGISTER OF DEEDS CERTIFICATE

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


+/- 47', creating a setback of +/- 3' from the garage to the west property line
ROME
Brian L. Nesheim and Delores A. Nesheim Irrevocable Real Estate Trust
Brian & Delores Nesheim Trust
+/- 4.751 acres
Tract A of Nesheim's Addition
Robert & Connie Bruske
28437
Farmers Coop Association of Mitchell
CHS, Inc.
Douglas Feiner
13
15TH ST


10000-10160-141-20
10134-10160-001-00
10130-10160-005-00
13800-01300-099-0
Apr 2026
Captured: Apr 15, 2026

DAVISON COUNTY
VARIANCE APPLICATION

Applicant Name: Nicholas & Barb Schlaffman **Application Date:** 11/16/26
Applicant Address: Barb: 512 E 4th Ave., Mitchell, SD 57301;
Nick: 26369 411th Ave., Ethan, SD 57334;
Jodi Altstiel: 911 E 4th Ave., Mitchell, SD 57301 **Application Deadline:**10/19/26
Contact Phone:_____

Owner Name: Lot 1: Nicholas Schlaffman; Lot 1A: Jodi Altstiel, trustee of the Barbara A. Schlaffman Irrevocable Real Estate Trust
Owner Address: Same
Owner Contact Phone: Same

Parcel Number of parent parcel: 10000-10160-114-20 & 10114-10160-001-00
Legal Description of current parcel(s): Lot 1 of JBS Addition, in the SE1/4 of Section 11, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota and all of the SE1/4, lying East of the railroad, Section 11, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.
Proposed Legal Description of parcels: Lot 1A of JBS Addition, in the SE1/4 of Section 11, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.
Variance(s):
1. +/- 9.05 acres, creating a lot size of +/- 15.95 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

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

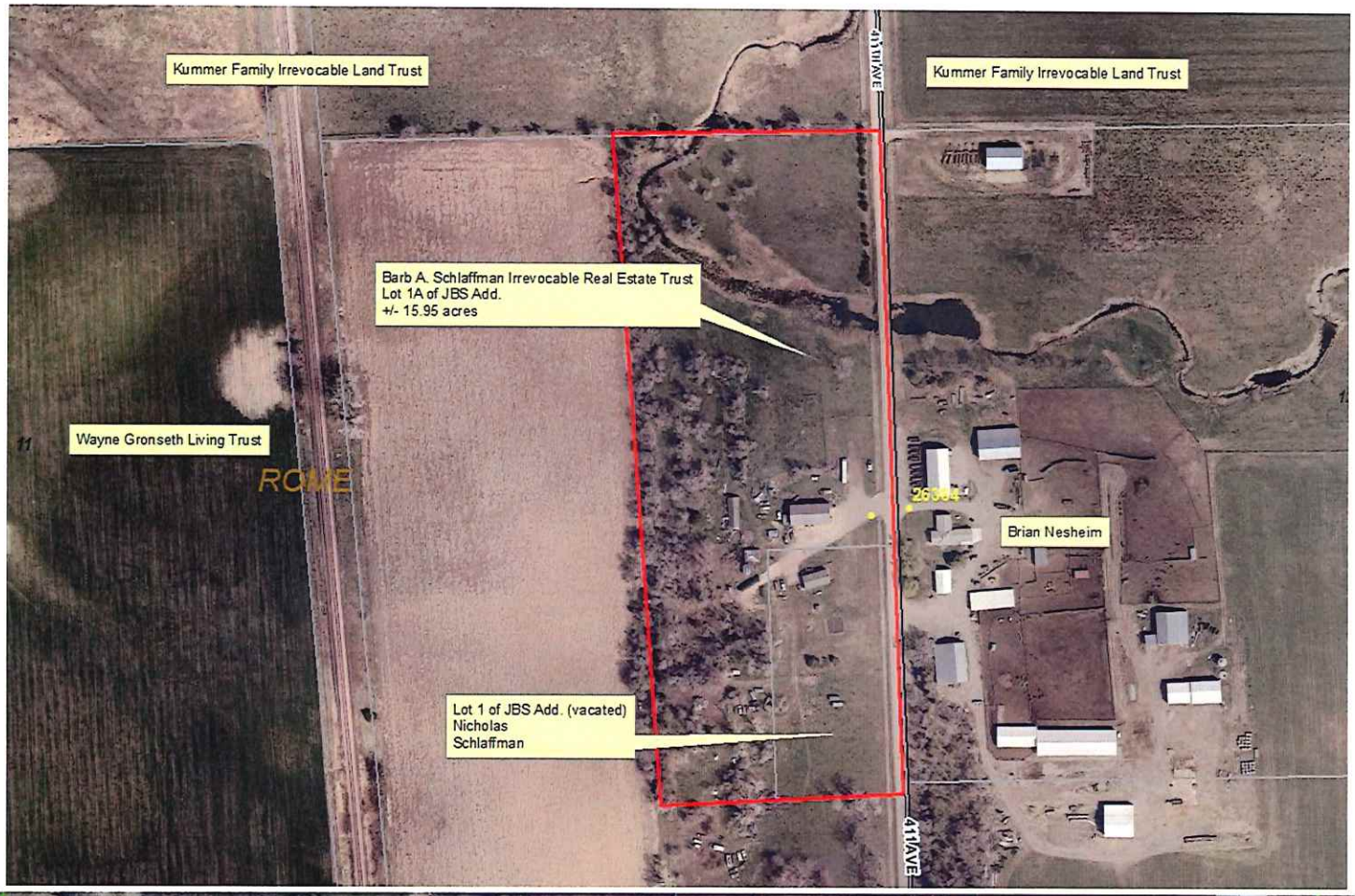
Reason for Request to include hardships: Nicholas Schlaffman's existing lot is being vacated to allow for the creation of a larger lot. Barb Schlaffman will be transferring additional land to her grandson, Nicholas, to expand the lot. The remaining agricultural ground she will keep.
Section of Code Allowing Variance: 3:07(4), 11:06(b), & 12:06(b)

Fee Collected for Variance ($150): 11/17/26
Check #: 10986
Receipt #: 22589

Planning Commission Hearing Date: 12/1/26
Board of Adjustment Hearing Date: 12/8/26

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:** _____


Kummer Family Irrevocable Land Trust
411TH AVE
Kummer Family Irrevocable Land Trust
Barb A. Schlaffman Irrevocable Real Estate Trust
Lot 1A of JBS Add.
+/- 15.95 acres
Wayne Gronseth Living Trust
11
ROME
26304
Brian Nesheim
Lot 1 of JBS Add. (vacated)
Nicholas
Schlaffman
411TH AVE


10000-10160-123-00
12
416TH AVE
10114-10160-001-00
11
10000-10160-114-20
Apr 2026

1 Inch = 200 Feet

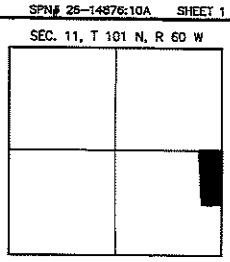
LEGEND

- ● = 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
- ◎ = CALCULATED CORNER

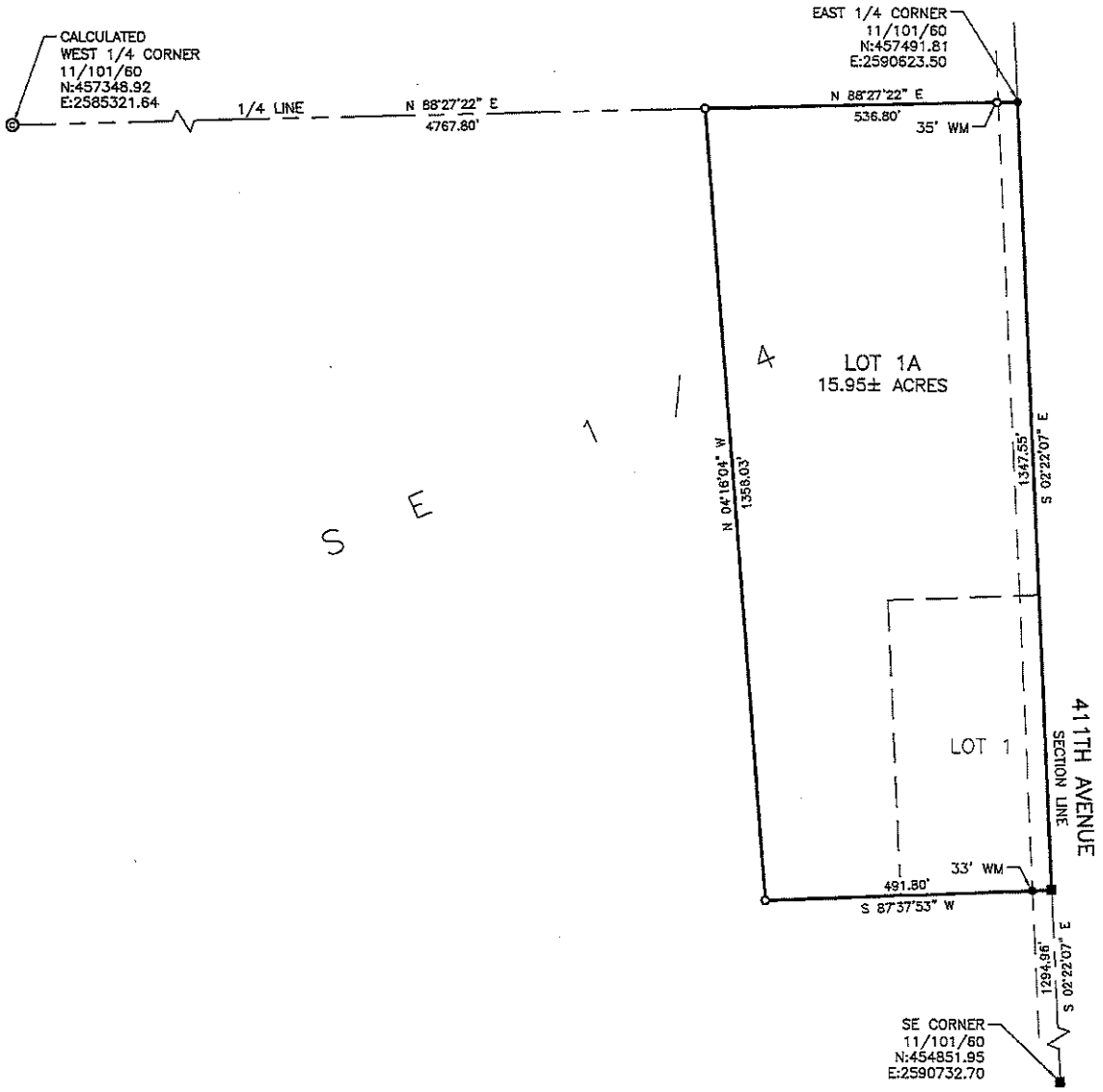
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD.
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE – NORTH AMERICAN DATUM 1983 – GEOID 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.



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 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 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 October 19, 2026, survey those parcels of land described as follows: LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT 1 OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 33 ON PAGE 40.

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 16th day of November, 2026.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
11-16-26

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-8015

A PLAT OF LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 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 Nicholas A. Schlaffman, the undersigned, hereby certifies that he is the absolute and unqualified owner of LOT 1 OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; and that Jodi Altstiel, the undersigned, hereby certifies that she is the Trustee of the Barbara A Schlaffman Irrevocable Real Estate Trust dated July 27, 2018, and that said Trust is the absolute and unqualified owner of THE SE 1/4, LYING EAST OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, EXCEPT LOT 1 OF JBS ADDITION THEREIN; ALL IN SECTION 11, T 101 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 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 1A shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 411th Avenue. 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 previously platted LOT 1 OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 33 ON PAGE 40.

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

_____
Nicholas A. Schlaffman

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Nicholas A. Schlaffman, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated and 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 _____, 2026.

_____
Jodi Altstiel, Trustee of the Barbara A. Schlaffman
Irrevocable Real Estate Trust dated July 27, 2018.

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Jodi Altstiel, Trustee of the Barbara A. Schlaffman Irrevocable Real Estate Trust dated July 27, 2018, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged to me that she executed the same in the capacity therein stated and for the purposes therein contained.

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

REGISTERED LAND SURVEYOR
13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
11-16-26

_____
Notary Public, South Dakota
My Commission Expires:_____

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

A PLAT OF LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 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 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 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 does hereby certify 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 LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 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

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:_____

REGISTERED LAND SURVEYOR
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
11-16-26

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-6015

A PLAT OF LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF COUNTY TREASURER

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

_____
Treasurer/Deputy Treasurer, Davison County

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 1A OF JBS ADDITION IN THE SE 1/4 OF SECTION 11, T 101 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____
Director of Equalization/Deputy Director of Equalization
Davison County

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

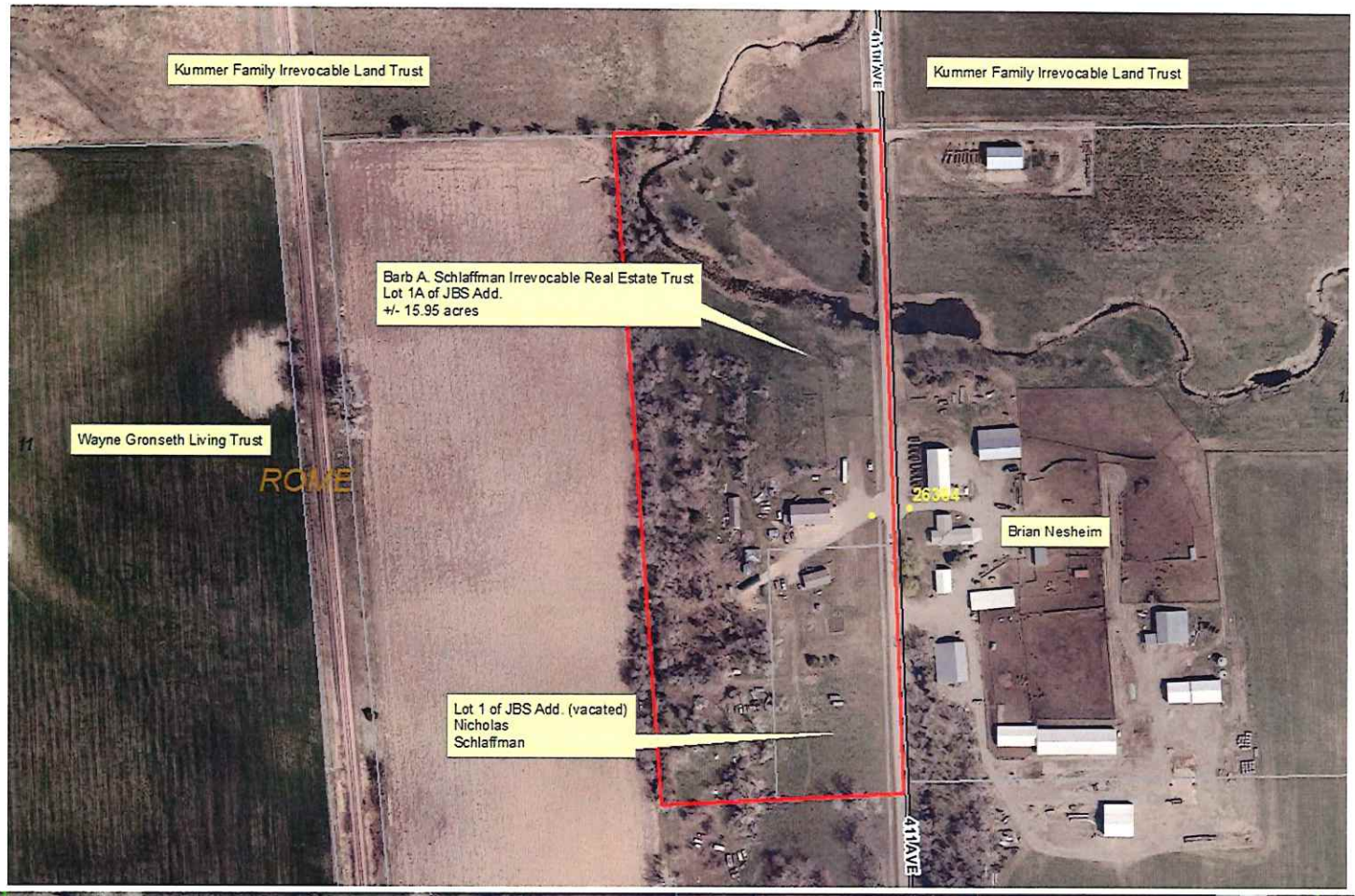
FILED for record this _____ day of _____, 2026, at _____, and recorded in Book _____ of Plats on Page(s) _____ therein.

_____
Register of Deeds, Davison County

By_____
Deputy

REGISTERED LAND SURVEYOR
13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
1-16-26

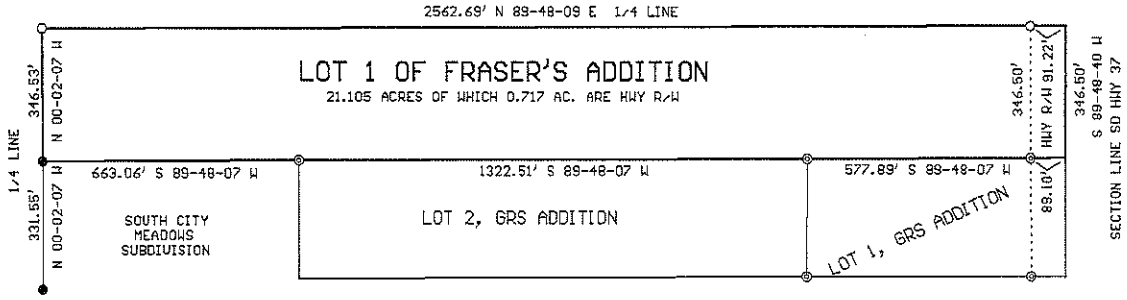
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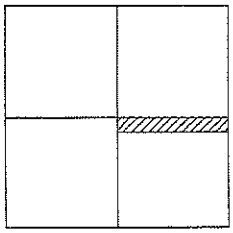

Kummer Family Irrevocable Land Trust
411TH AVE
Kummer Family Irrevocable Land Trust
Barb A. Schlaffman Irrevocable Real Estate Trust
Lot 1A of JBS Add.
+/- 15.95 acres
Wayne Gronseth Living Trust
ROME
26304
Brian Nesheim
Lot 1 of JBS Add. (vacated)
Nicholas
Schlaffman
411TH AVE


10000-10160-123-00
416TH AVE
411TH AVE
10114-10160-001-00
10000-10160-114-20
Apr 2026

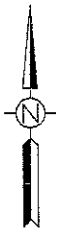
PLAT OF LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF THE SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THIS WAS PREVIOUSLY DESCRIBED AS THE NORTH 346.5 FEET OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



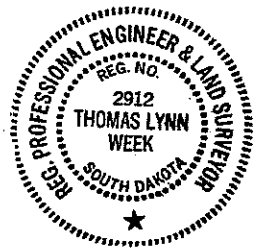


SECTION 3, T102N, R60W



SCALE : 308'

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



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, 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 13TH. DAY OF NOVEMBER, 2026.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

ACCESS TO SD HWY 37 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

DATED THIS_____DAY OF_____, _____.

STATE HIGHWAY AUTHORITY

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_____, 2026.

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

PLAT OF LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, JOHN D. FRASER AND KATHY C. FRASER, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR 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, 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_____, 2026.

_____ JOHN D. FRASER

_____ KATHY C. FRASER

STATE OF _____
COUNTY OF _____
ON THIS____DAY OF_____, 2026, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN D. FRASER AND KATHY C. FRASER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY 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 FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, 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 _____, 2026.

_____
CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, 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_____, 2026.

_____
COUNTY AUDITOR/DEPUTY AUDITOR

_____
CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, 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 LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, 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 _____, 2026.

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 _____, 2026; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, 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 LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, 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 _____, 2026.

FINANCE OFFICER BY: _____

SHEET 4 OF 4

PLAT OF LOT 1 OF FRASER'S ADDITION, IN THE SE1/4 OF SECTION 3, T102N, R60W 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_____, 2026.

_____
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_____, 2026,_____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


Duane & Dianna Dummer Joint Revoc Living Trust
Milton Wendelboe ET AL
Marlin Magstadt
Crystal Phillips
John & Kathy Fraser
Joan Hiles Land Trust
40978
HARDING PL
25650
Lot 1
+/- 21.105 Acres
Dennis Hall
Wade & Jody Strand Joint Revoc Living Trust
Raymond & Rhonda Trudeau
Gerald Shultz
Scott Blackstein
Cody & Kelsi Miles
Walter & Meghan Moody
25656
40994
25661
40987
23657



1 Inch = 100 Feet

LEGEND

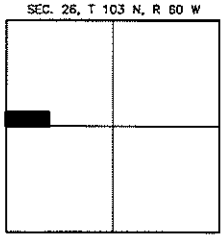
- ● = FOUND IRON MONUMENT
- ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714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

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

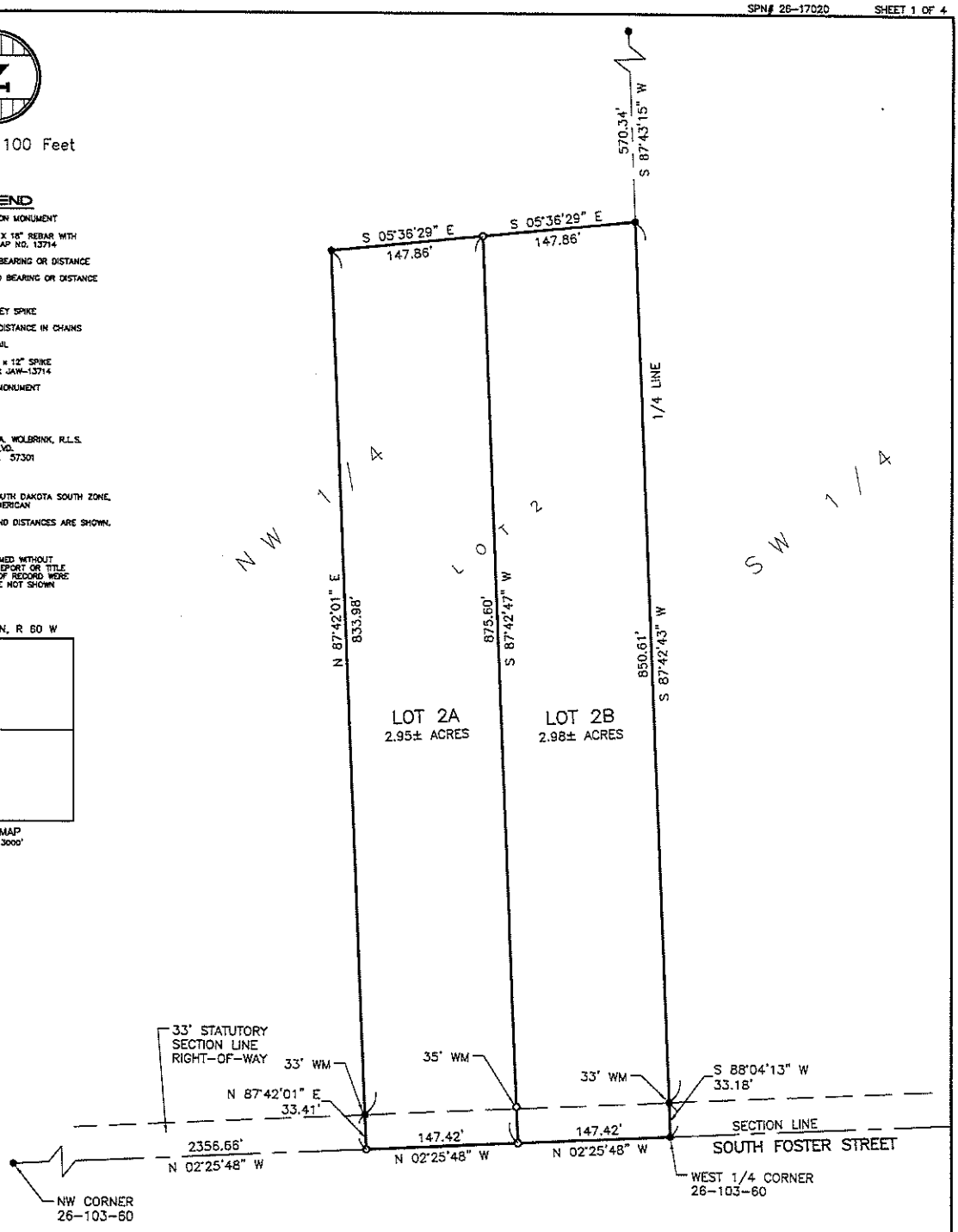
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE – NORTH AMERICAN DATUM 1983 – GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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. 26, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 the co-personal representatives as listed on the Owner's Certificate and Dedication, and under their direction for purposes indicated therein, I did on or prior to November 3, 2026, survey those parcels of land described as follows: LOTS 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 November, 2026.

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

_____
Registered Land Surveyor #SD13714

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

A PLAT OF LOTS 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 Kurtis W. Chenoweth and Kristin K. Vilhauer certify that they are the co-personal representatives of the Estate of Wayne F. Chenoweth, and that said Estate is the owner of Lot 2 of DeBoer's Subdivision in the NW 1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; the plat is a parcel of ground located in LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 2A and 2B shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists South Foster Street / 410th Avenue. 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 _____, 2026.

_____
Kurtis W. Chenoweth, Co-Personal Representative of the
Estate of Wayne F. Chenoweth

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Kurtis W. Chenoweth, as Co-Personal Representative of the Estate of Wayne F. Chenoweth, 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:_____

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

_____
Kristin K. Vilhauer, Co-Personal Representative of the
Estate of Wayne F. Chenoweth

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Kristin K. Vilhauer, as Co-Personal Representative of the Estate of Wayne F. Chenoweth, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged to me that she executed the same in the capacity therein stated and for the purposes therein contained.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

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

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

A PLAT OF LOTS 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 _____, 2026.

_____
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 _____, 2026; and

WHEREAS, it appears from an examination of the plat of LOTS 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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.

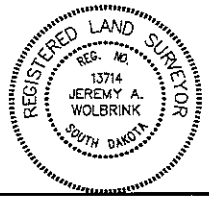
The undersigned does hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2026.

_____
Chairperson/Vice Chairperson of the 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 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 of the Board of County Commissioners of Davison County

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

A PLAT OF LOTS 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, 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 AUTHORITY

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

By:_____ Title:_____ Date:_____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

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

_____ _____
Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 2A AND 2B, A SUBDIVISION OF LOT 2 OF DEBOER'S SUBDIVISION IN THE NW 1/4 OF SECTION 26, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____ _____
Director of Equalization/Deputy Director of Equalization, Davison County Date

REGISTER OF DEEDS

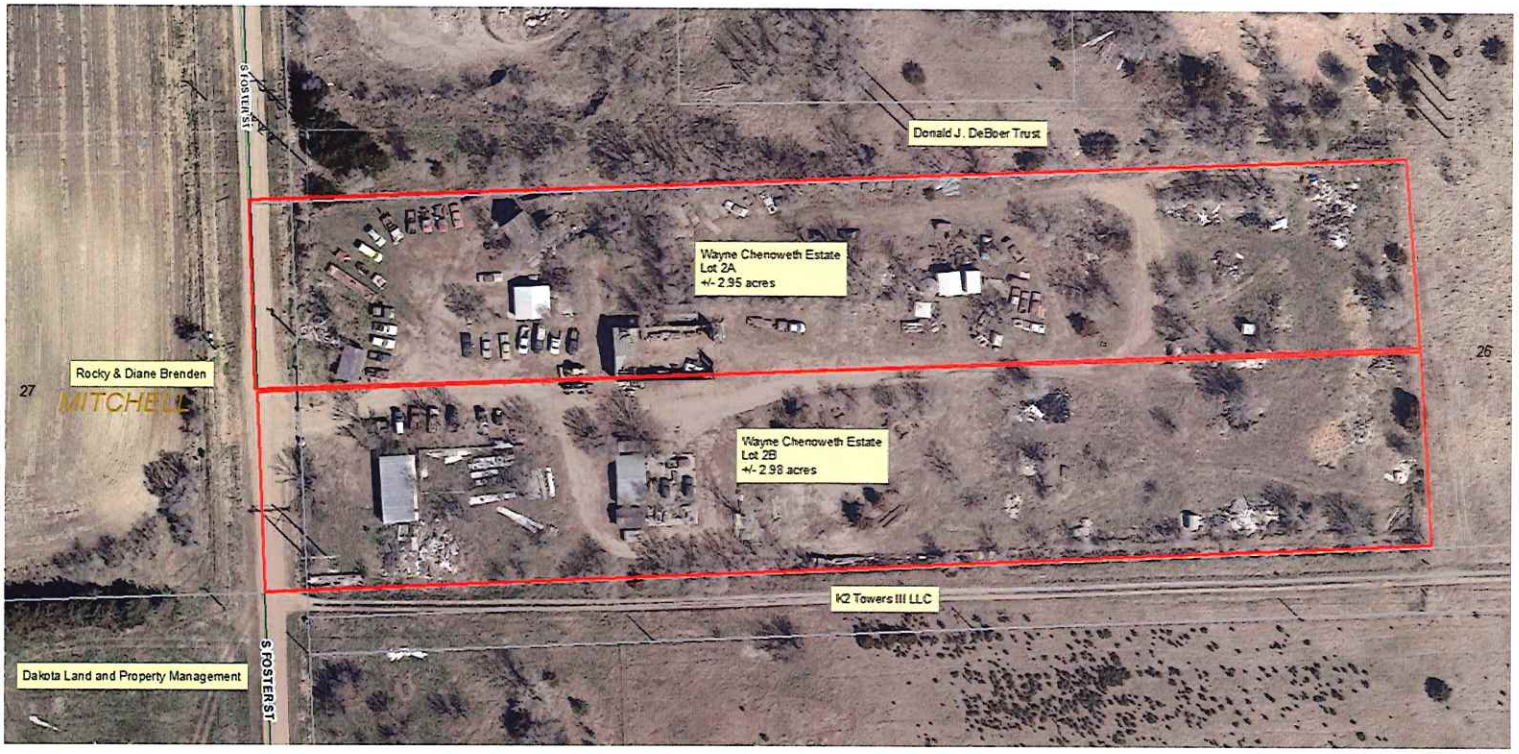
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

_____ By_____
Register of Deeds, Davison County Deputy

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

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


S FOSTER ST
Donald J. DeBoer Trust
Wayne Chenoweth Estate
Lot 2A
+/- 2.95 acres
Rocky & Diane Brenden
27
MITCHELL
26
Wayne Chenoweth Estate
Lot 2B
+/- 2.98 acres
K2 Towers III LLC
Dakota Land and Property Management
S FOSTER ST


CHENOWETH WAYNE
06261-10360-001-00
06262-10360-002-00
06000-10360-262-10
06000-10360-263-15
06261-10360-002-00
S FOSTER ST
S FOSTER ST
Apr 2026
Captured: Apr 15, 2026

1 Inch = 600 Feet

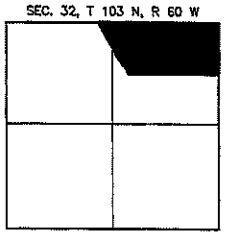
LEGEND

- ● = 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
- ◆ = FOUND 3/8" x 12" SPIKE W/WASHER JAW-1371
- WM = WITNESS MONUMENT

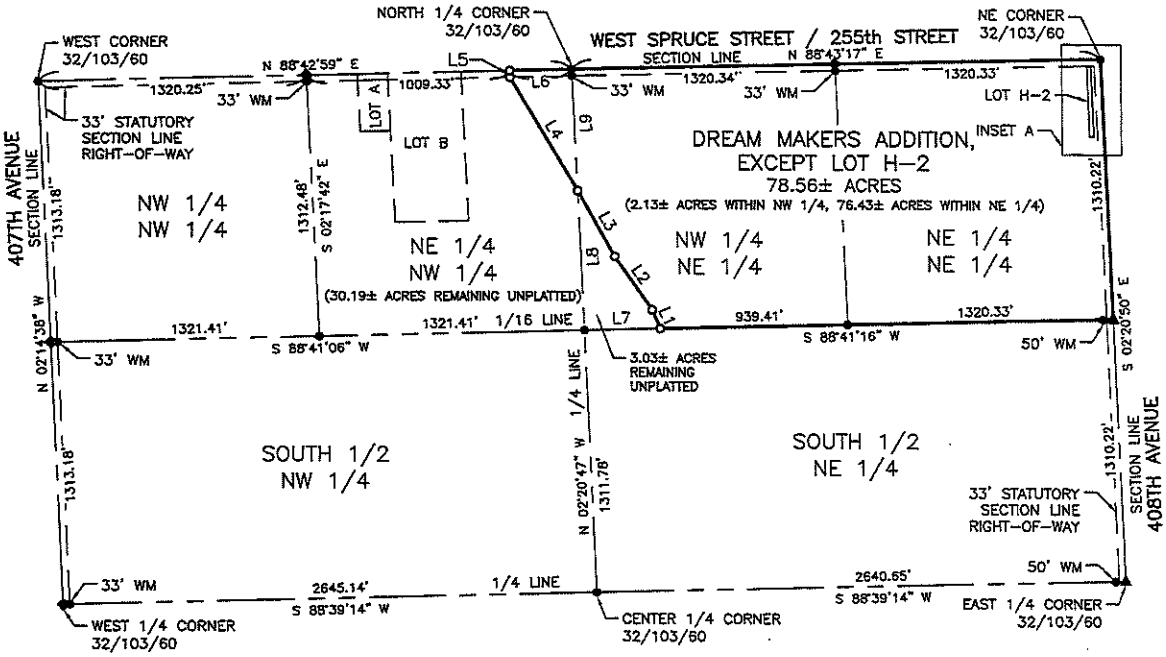
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD.
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

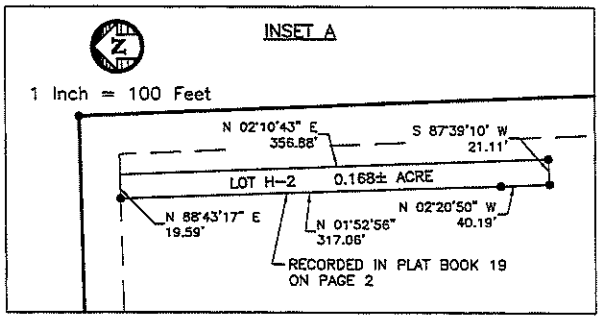
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.



LOCATION MAP
SCALE: 1" = 3000'



Line Table		
Line #	Length	Direction
L1	101.23'	N 23°11'58" W
L2	324.98'	N 34°58'50" W
L3	378.83'	N 28°56'15" W
L4	662.21'	N 30°24'12" W
L5	33.00'	N 01°17'03" W
L6	310.91'	N 88°42'59" E
L7	380.92'	S 88°41'16" W
L8	700.16'	N 02°20'47" W
L9	611.61'	N 02°20'47" W



A PLAT OF DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN SECTION 32, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Christopher Nebelsick, Aimee Nebelsick, William Nebelsick, and Sherry Nebelsick, as owners, and under their direction for purposes indicated therein, I did on or prior to October 29, 2026, survey those parcels of land described as follows: DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this 17th day of November, 2026.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
11-17-26

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

A PLAT OF DREAM MAKERS ADDITIION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN SECTION 32, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in the NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said DREAM MAKERS ADDITION shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists West Spruce Street / 255th Street and 408th Avenue. 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, we have hereunto set our hands this _____ day of _____, 2026.

_____ _____

Christopher Nebelsick Aimee Nebelsick

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Christopher Nebelsick and Aimee Nebelsick, 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:_____

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

_____ _____

William Nebelsick Sherry Nebelsick

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared William Nebelsick and Sherry Nebelsick, 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:_____

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
11-17-26

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

A PLAT OF DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN SECTION 32, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

_____
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 _____, 2026; and

WHEREAS, it appears from an examination of the plat of DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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

_____
Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 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 DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

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. Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN SECTION 32, 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 _____, 2026, approving the above-named plat.

_____
Auditor/Deputy Auditor of 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

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 DREAM MAKERS ADDITION, IN THE NE 1/4 OF THE NW 1/4 AND IN THE NORTH 1/2 OF THE NE 1/4, LESS LOT H-2 THEREIN; ALL IN THE SECTION 32, 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

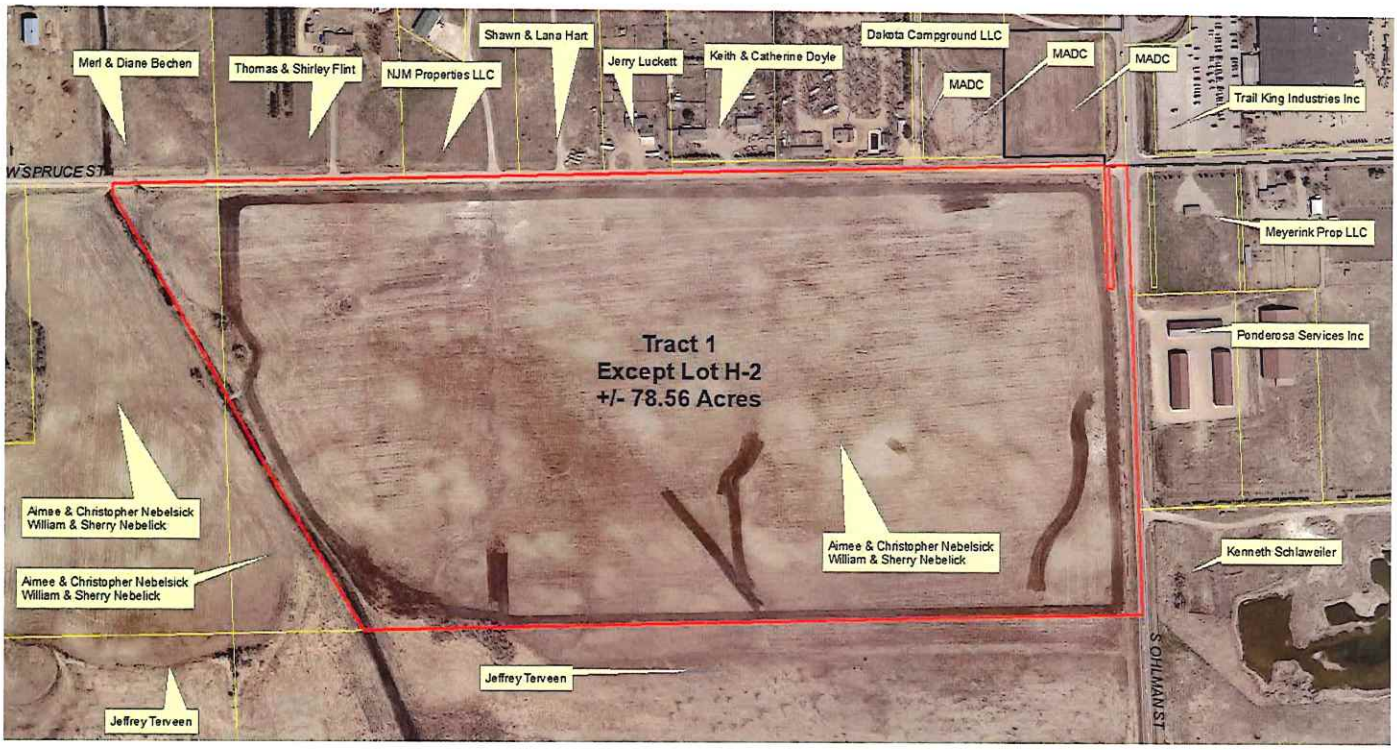
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
11-17-26

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


Merl & Diane Bechen
Thomas & Shirley Flint
NJM Properties LLC
Shawn & Lana Hart
Jerry Luckett
Keith & Catherine Doyle
Dakota Campground LLC
MADC
MADC
MADC
Trail King Industries Inc
W SPRUCE ST
Meyerink Prop LLC
Ponderosa Services Inc
Tract 1
Except Lot H-2
+/- 78.56 Acres
Aimee & Christopher Nebelsick
William & Sherry Nebelick
Aimee & Christopher Nebelsick
William & Sherry Nebelick
Aimee & Christopher Nebelsick
William & Sherry Nebelick
Kenneth Schlaweiler
Jeffrey Terveen
Jeffrey Terveen
S OHLMAN ST


2440 W SPRUCE ST
2300 W SPRUCE ST
1800 W SPRUCE ST
1527 W SPR
2316 S OHLMAN S

DAVISON COUNTY
VARIANCE APPLICATION

Applicant Name: Heather Tennison, PR of the Estate of Daryl Kreth **Application Date:** 11/16/26
Applicant Address: 1434 Savannah Circle, Noble, OK 73068 **Application Deadline:** 11/16/26
Contact Phone:_____

Owner Name: Daryl Kreth Estate
Owner Address: Same
Owner Contact Phone: Same

Parcel Number of parent parcel: 02000-10162-342-00
Legal Description of current parcel(s): NW1/4 of Section 34, T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota.
Proposed Legal Description of parcels: Lot 1 of Kreth Addition in the NW1/4 of Section 34, T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota.

Variance(s):
1. +/- 14.51 acres, creating a lot size of +/- 10.49 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
2. +/- 30.2', creating a setback of +/- 19.8' from the silo 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(1) & 3:08(b) 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 platting out the farmstead to sell as they live out of state. They plan to keep the farm ground.
Section of Code Allowing Variance: 3:07(1), 3:08(b), 11:06(b), & 12:06(b)

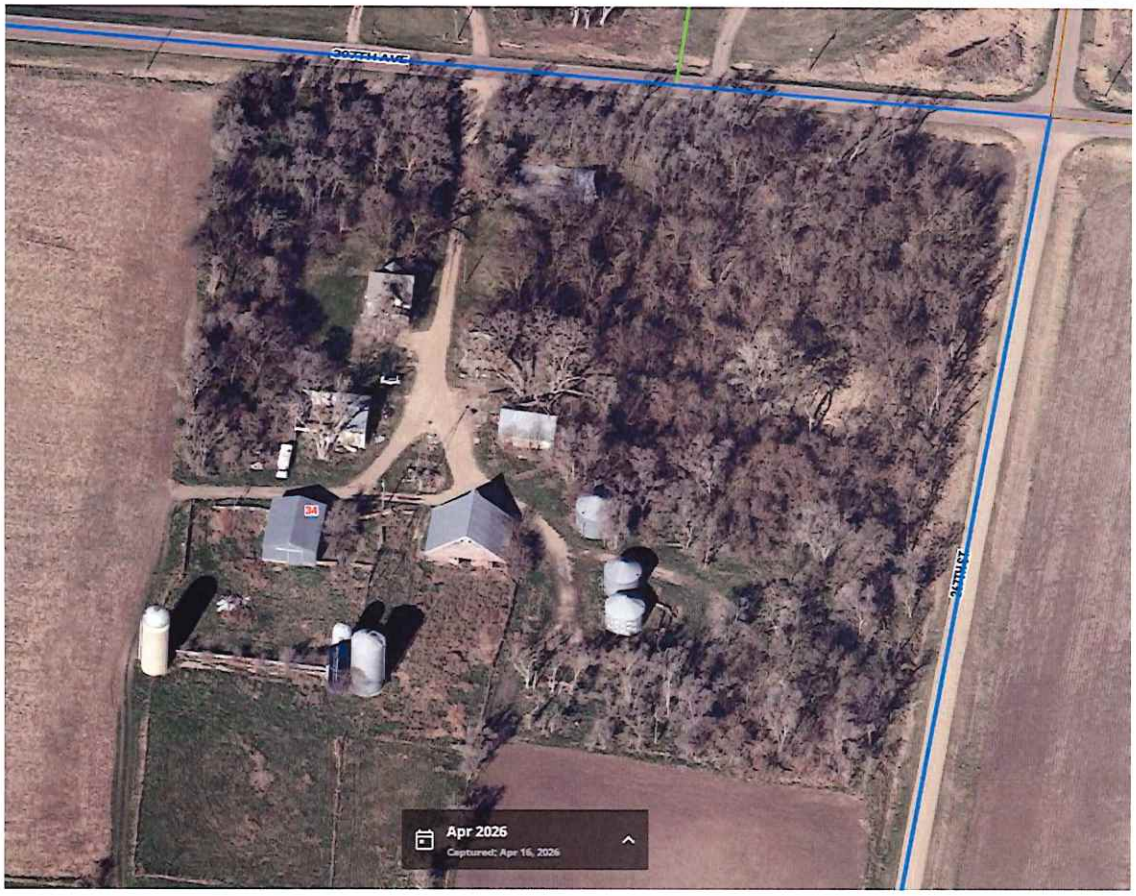
Fee Collected for Variance ($150): 11/17/26
Check #: 10987
Receipt #: 22592

Planning Commission Hearing Date: 12/1/26
Board of Adjustment Hearing Date: 12/8/26

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:** _____


28
Kreth Farms, LLC
397 AVE
Wieczorek Legacy Land Trust
27
267 ST
Daryl Kreth Estate
Lot 1 of Kreth Addition
+/- 10.49 acres
Santel Communications, Inc.
Daryl Kreth Estate
Daryl Kreth Estate
34
397TH AVE
+/- 30.2', creating a setback of +/- 19.8' from the silo to the south property line


Apr 2026
Captured: Apr 16, 2026

1 Inch = 200 Feet

LEGEND

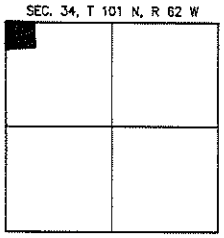
- ● = FOUND IRON MONUMENT
- O = SET 3/8" X 18" REBAR WITH PLASTIC CAP No. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714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

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

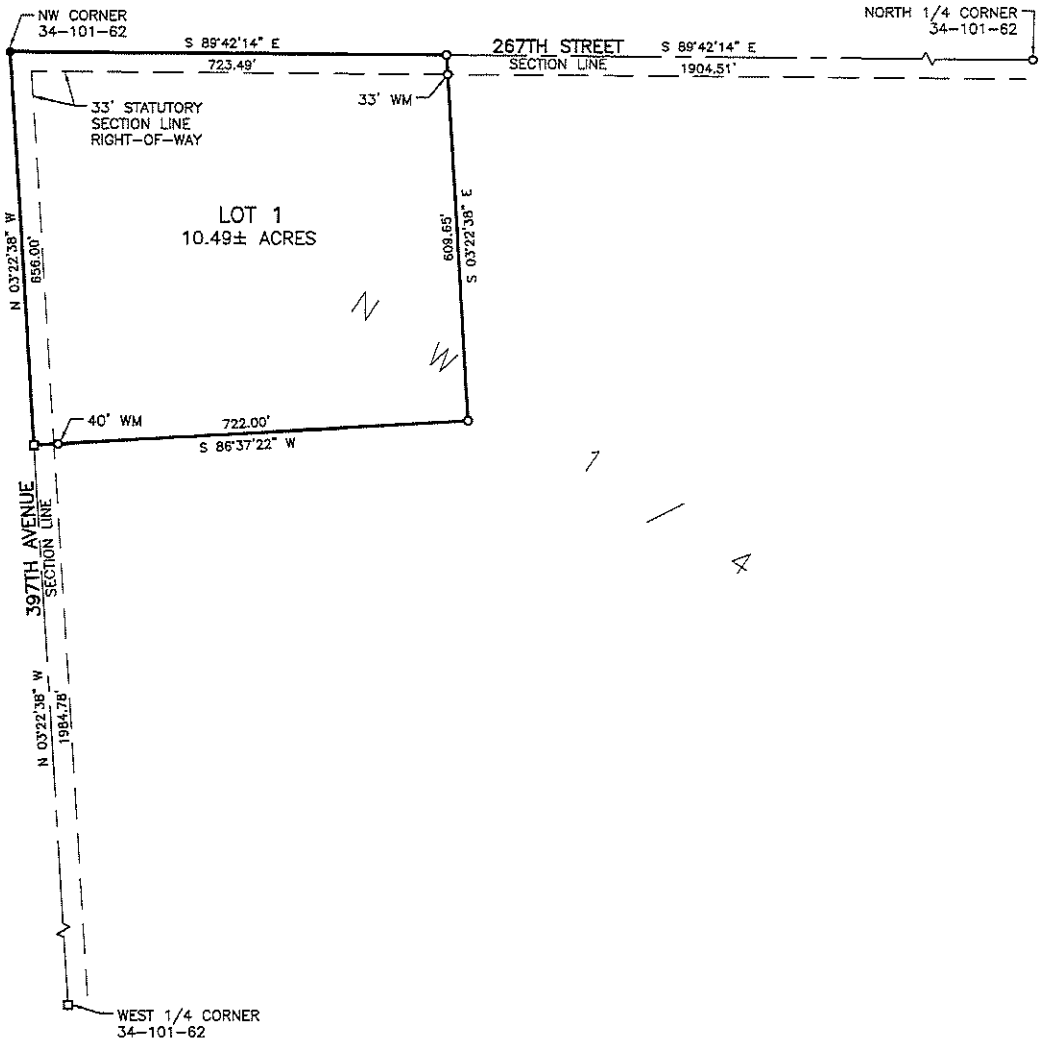
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE – NORTH AMERICAN DATUM 1983 – GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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. 34, T 101 N, R 62 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 1 OF KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 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 personal representative as listed on the Owner's Certificate and Dedication, and under her direction for purposes indicated therein, I did on or prior to November 10, 2026, survey those parcels of land described as follows: LOT 1 OF KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 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 November, 2026.

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

Registered Land Surveyor #SD13714

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

A PLAT OF LOT 1 OF KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 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 Heather Tennison certifies that she is the personal representative of the Estate of Daryl Kreth, and that said Estate is the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NW 1/4 OF SECTION 34, T 101 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at my request and under my direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I 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 397th Avenue and 267th 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.

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

_____
Heather Tennison, Personal Representative of the
Estate of Daryl Kreth

STATE OF _____)
)SS
COUNTY OF _____)

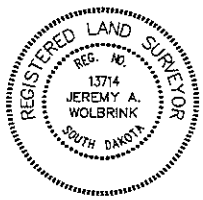
On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Heather Tennison, as Personal Representative of the Estate of Daryl Kreth, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained.

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

_____

Notary Public, _____(State)

My Commission Expires:_____



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

A PLAT OF LOT 1 OF KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 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 KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 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 does hereby certify 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 the 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 KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 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 of the Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

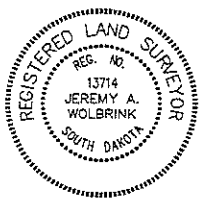
The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2026, approving the above-named plat.

_____
Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

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

By:_____ Title:_____ Date:_____
Highway Authority



SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-8015

A PLAT OF LOT 1 OF KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF COUNTY TREASURER

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

_____ _____
Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 1 OF KRETH ADDITION IN THE NW 1/4 OF SECTION 34, T 101 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

_____ _____
Director of Equalization/Deputy Director of Equalization, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

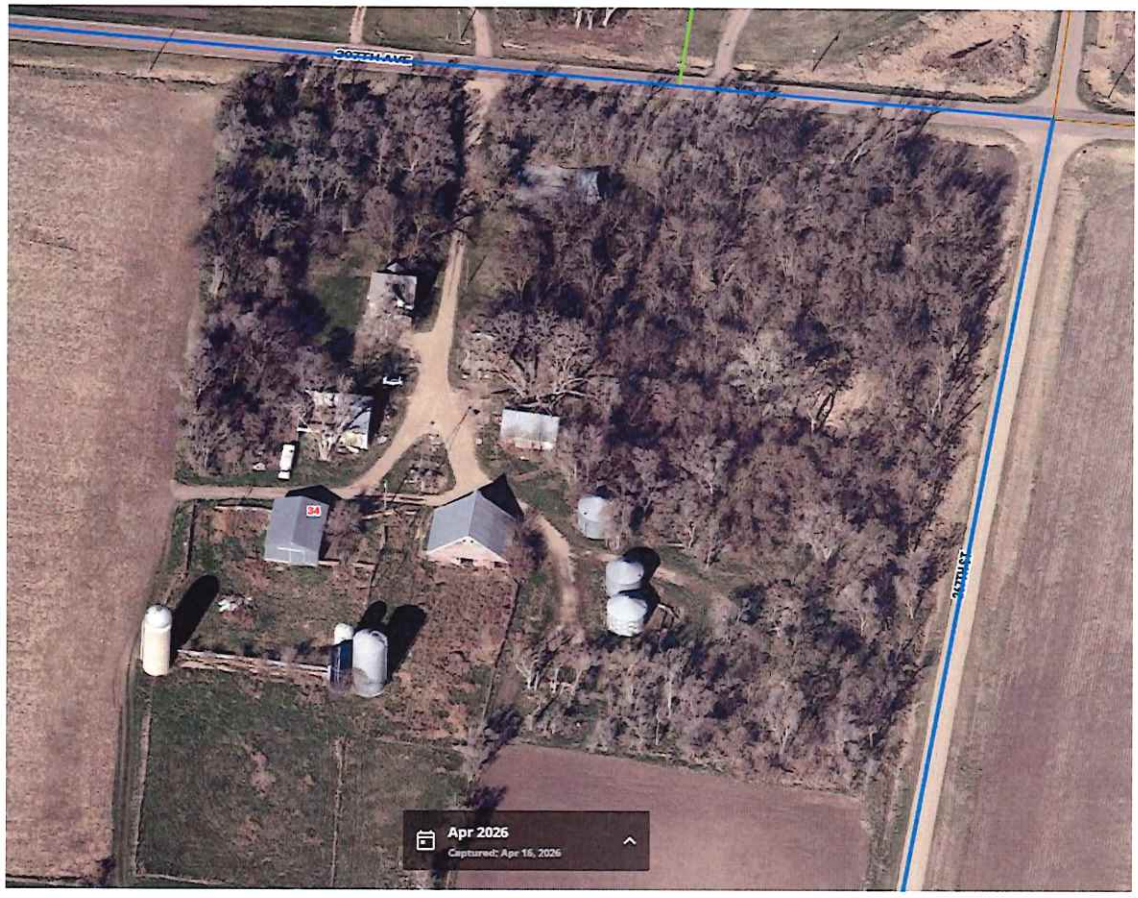
FILED for record this _____ day of _____, 2026, at _____, and recorded in Book _____ of Plats on Page(s) _____ therein.

_____ By_____
Register of Deeds, Davison County Deputy

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

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Engineers, Planners and Surveyors
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28
Kreth Farms, LLC
397 AVE
Wieczorek Legacy Land Trust
27
267 ST
Daryl Kreth Estate
Lot 1 of Kreth Addition
+/- 10.49 acres
Santel Communications, Inc.
Daryl Kreth Estate
Daryl Kreth Estate
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397 AVE
+/- 30.2', creating a setback of +/- 19.8' from the silo to the south property line


Apr 2026
Captured: Apr 16, 2026