



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



PLANNING COMMISSION AGENDA
March 4, 2025

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 January 7, 2025, Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. Consider a variance application requested by Bradley James of +/- 32', creating a setback of +/-43' from the proposed house addition to the east property line, where the minimum front yard setback is 75' in the Agricultural Residential District.
8. Consider a conditional use application requested by Jeff Nicholson to operate auto sales or vehicles, including trailers in the Agricultural District.
9. Consider a Plat requested by CJM Consulting, Inc. of Lots 2B, 2C, and 2D, a Subdivision of Lot 2, Block 4 of Westwood First Addition, a Subdivision of the NW1/4 of Section 16, T 103 N, R 60, West of the 5th P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota.
10. Consider a variance application requested by PZ Partnership of +/- 19 acres, creating a lot size of +/- 6 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
11. Consider a Plat requested by PZ Partnership of Lot 1A, a Subdivision of Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.
12. Consider a Plat requested by 4K Land Group LLC of Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a Subdivision of the SE1/4 of Section 6, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
13. Additional comments from the group.
14. Set date and time for next meeting – April 1, 2025 @ 7:00 P.M.
15. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

January 7, 2025

1. Deputy Administrator Wegleitner called the meeting to order at 1:15 P.M.
 2. Election of 2025 Planning Commission Officers.
 - Deputy Administrator Wegleitner called for nominations for Chairperson. Motion by Lewis Bainbridge to nominate Bruce Haines, seconded by Dave Anderson. Dave Anderson called to cease nominations and cast a unanimous vote, seconded by Ray Gosmire. Hearing no other nominations, Bruce Haines was unanimously voted as Chairperson.
 - Deputy Administrator Wegleitner called for nominations for Vice Chairperson. Motion by Bruce Haines to nominate Steve Thiesse, seconded by Chris Nebelsick. Lewis Bainbridge called to cease nominations and cast a unanimous vote, seconded by Chris Nebelsick. Hearing no other nominations, Steve Thiesse was unanimously voted as Vice Chairperson.
 - Deputy Administrator Wegleitner turned the meeting over to the Chairperson.
 3. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
 - Absent: Mike Blaalid.
 - Guests: Troy Haag and Ken Johnson
 4. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
 5. Declare conflicts of interest. None.
 6. Consider the previous minutes. Motion by Steve Thiesse, seconded by Ray Gosmire, to approve the December 3, 2024 proposed minutes. All members voted aye, motion carried.
 7. Public input for items not on the agenda. Hearing none, the meeting continued.
 8. Consider a variance application requested by Ken Johnson of +/- 45', resulting in a front yard setback of +/- 30' for the proposed garage, where the minimum front yard setback is 75' in the Agricultural Residential District.

This request is located in Lot 18 of River Bluffs Addition in the NW1/4 of Section 12, T 103 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: The residence will be moved back to 30' to comply with the variance permit granted in 2021. Mr. Johnson would like to build a garage. He stated the garage may change from what is shown today, but it will be 30' from the front.

 - Motion by Chris Nebelsick, seconded by Dave Anderson, to recommend approval of the Variance Permit to the Board of Adjustment.
- Roll call vote:**
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye,
Blaalid – absent, Anderson – aye, motion carried.
9. Consider a Plat requested by Nick & Kim Lorang of Lot 3 of Lorang's Addition in the S1/2 of the SE1/4 of Section 22, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in S1/2 of the SE1/4 of Section 22, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.
Discussion: Kim & Nick Lorang are platting Lot 3 to clean up the rest of the land described by measurements. No variance in lot size will be needed as no residence will be built on the lot.

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

10. Consider a Plat requested by Michael & Jean Haley of Lot 3 of Haley Addition in Government Lot 4 of the NW1/4 of Section 3, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Government of Lot 4 of the NW1/4 of Section 3, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Michael & Jean Haley are platting out Lot 3 for a family member. This lot is located within the ETJ and will go through the city as well. There is a 20' wide private access easement for ingress and egress to Lot 3 shown on the Plat.

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

Roll call vote:

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

11. Consider a variance application requested by Troy and Annie Haag of +/- 75', creating a setback of +/- 0' on the north property line & +/- 75', creating a setback of +/- 0' on the west property line, where the minimum setback is 75' for a shelterbelt in the Agricultural District.

This request is located in Haag Tract 1 in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 28, T 101 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: Troy Haag would like to clean up his existing shelterbelt. He is working with the Davison County Conservation District, and they suggested doing the cleanup in sections. Mr. Haag stated he spoke with the colony, the abutting neighbor, and they have no issues with the project. He stated the kind of trees presented today might change in the future based on the conditions presented when planting the next section of trees and the next section could be planted in 10 years. Mr. Haag will stay 75' from the front as shown in his plan.

The board stated they like to see shelterbelts cleaned up and as long as the colony is good with it, they are as well.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance Permit with the removal of the active requirement referenced in

Section 12:06(B)(6) in the Davison County Zoning Ordinance to the Board of Adjustment.

Roll call vote:

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

12. Ordinance Update Discussion.

Concentrated Animal Feeding Operations (CAFO):

The board discussed if any changes were needed to the setbacks for concentrated animal feeding operations. After an explanation of previous CAFO locations and distances from residences from Administrator Bathke, the board will not recommend any distance changes to the Commission. The Planning & Zoning Office works with the applicant to find a suitable location prior to presenting to the Planning Commission.

Pipelines:

The board discussed if any setbacks were needed for pipelines. Administrator Bathke gave an explanation of the proposed Summit Pipeline, as well as the positive input from the Davison County landowners where the pipe will run and the concerns of one neighbor, who is approximately 1/2 mile from the proposed pipeline route. Discussion included if any restrictions were put on pipelines, they would be for all hazardous pipelines and not specific to CO2 pipelines. The board felt the negotiation should be between the company and landowners. Commission Member Bainbridge questioned damage to drain tile, which Administrator Bathke explained all tile would be repaired. The Commission decided to wait till after the Legislative Session to see if any regulations are made at the State level.

Wind Energy Systems:

The board discussed if any setbacks were needed for wind energy systems. Administrator Bathke gave an explanation of the ordinance drafted several years ago, which was not implemented by the County Commission. Therefore, Davison County does not have a wind energy section in the current ordinance. The draft was developed by the Planning & Zoning Department by reviewing several other ordinances, as well as input from a wind energy system installer. The board will revisit the ordinance in April, which will give Planning & Zoning time to review the existing ordinance for format and errors.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – February 4, 2025 @ 1:15 P.M.

15. At 2:30 P.M., a motion was made by Dave Anderson, seconded by Bruce Haines, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson
Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Bradley James
Applicant Address: 25288 Barber Place
Applicant Email: brad@spencerquarriesinc.com
Contact Phone: 605-999-8332

Application date: 12/9/24
Application deadline: 2/14/25

Owner Name: Same
Owner Address: Same
Owner Contact Phone: Same

Parcel Number of parent parcel: 06000-10360-134-40

Legal Description of current parcel(s): Lot 2 in the SE1/4 of Section 13, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of Parcels: No Plat, variance only.

Reason for Variance: Recommend granting a variance of:

1. +/- 32', creating a setback of +/-43' from the proposed house addition to the east property line, where the minimum front yard setback is 75' in the Agricultural Residential District.

This request is pursuant to Section 4:08(1)(a) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant would like to build an addition on his house. The house was built in 1975 before our ordinance. The house is grandfathered in until altered.

Section of Code Allowing Variance: 4:08(1)(a), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): 12/9/24

Check #: 3057

Receipt #: 18197

Planning Commission Hearing Date: 3/4/25

Board of Adjustment Hearing Date: 3/11/25

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:** _____



DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Jeff Nicholson

Application Date: 2/4/25

Applicant Mailing Address: 40394 245th St., Letcher, SD 57359

Applicant Email: _____

Contact Phone: 999-4350 (Jeff)

Owner Name: Kenneth Larson & Rama Fuerst (power of attorney)

Owner Address: 1395 57th St. Southeast, Huron, SD 57350

Owner Contact Phone: 999-4350

Parcel Number of Parent Parcel: 01034-10461-001-10

Legal Description of parcel: Lot A of G.G. Plamp's First Addition in the SE ¼ of Section 3, T 104 N, R 61 W, Davison County, South Dakota.

Zoning District: Agricultural District

Reason for Conditional Use Request: To operate auto sales or vehicles, including trailers in the Agricultural District.

Section of Code Allowing Conditional Use: Sections 3:04(5), 11:06(A), and 12:06(A)

Fee Collected for Condition Use (\$150): 2/6/2025

Check #: 1076

Receipt #: 18586

Planning Commission Hearing Date: 3/4/25

Board of Adjustment Hearing Date: 3/11/25

FOR ANIMAL FEEDING OPERATIONS ONLY:

Current Animal Units in Operation: N/A

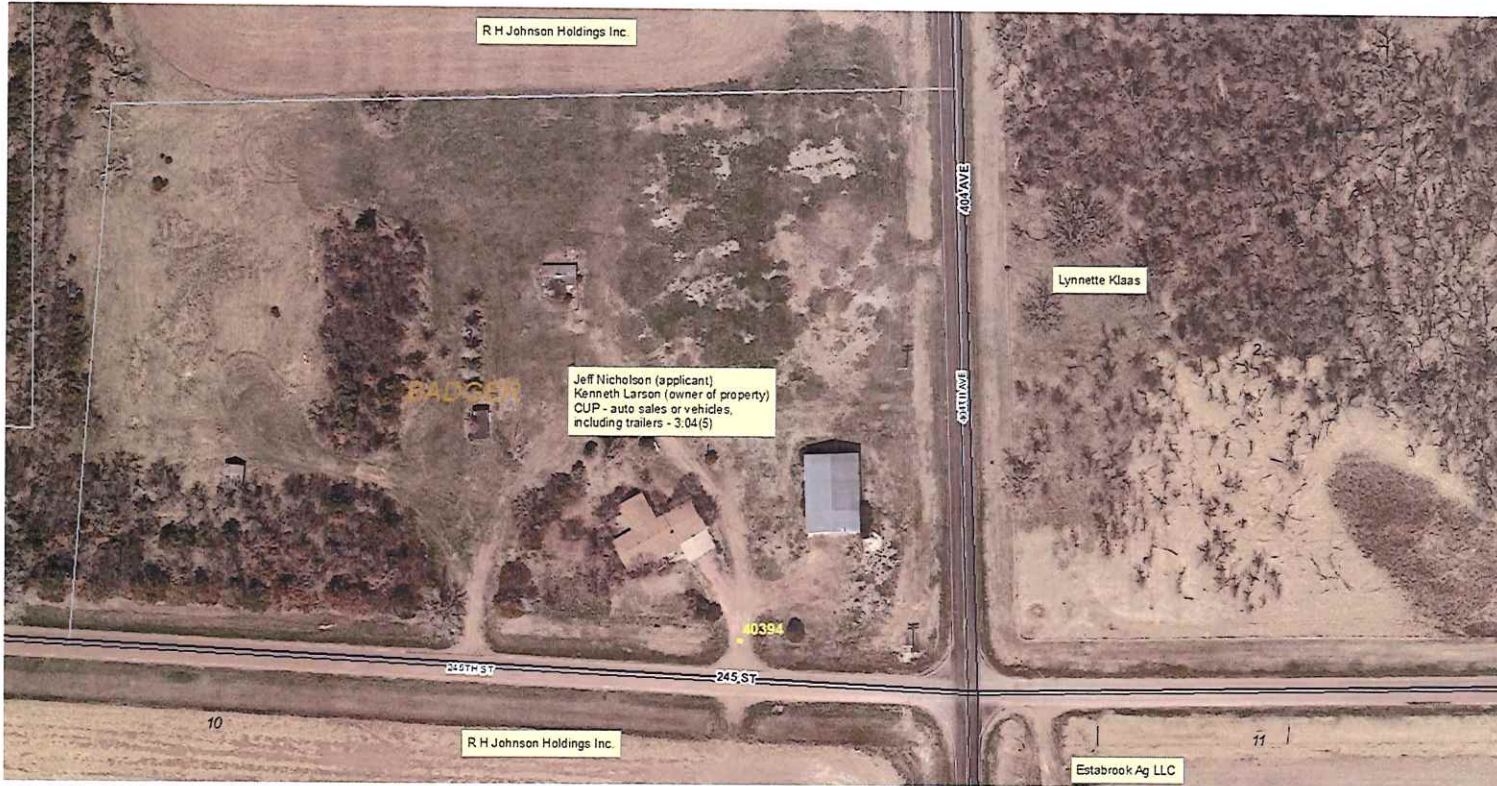
Proposed Expansion of Operation: N/A

Required Items:

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

Signatures of Applicant: _____

Date: _____





1 Inch = 100 Feet

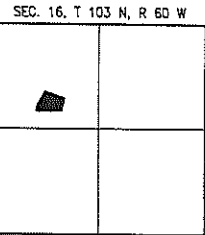
LEGEND

- - 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
- Chd L - CHORD LENGTH
- Chd B - CHORD BEARING

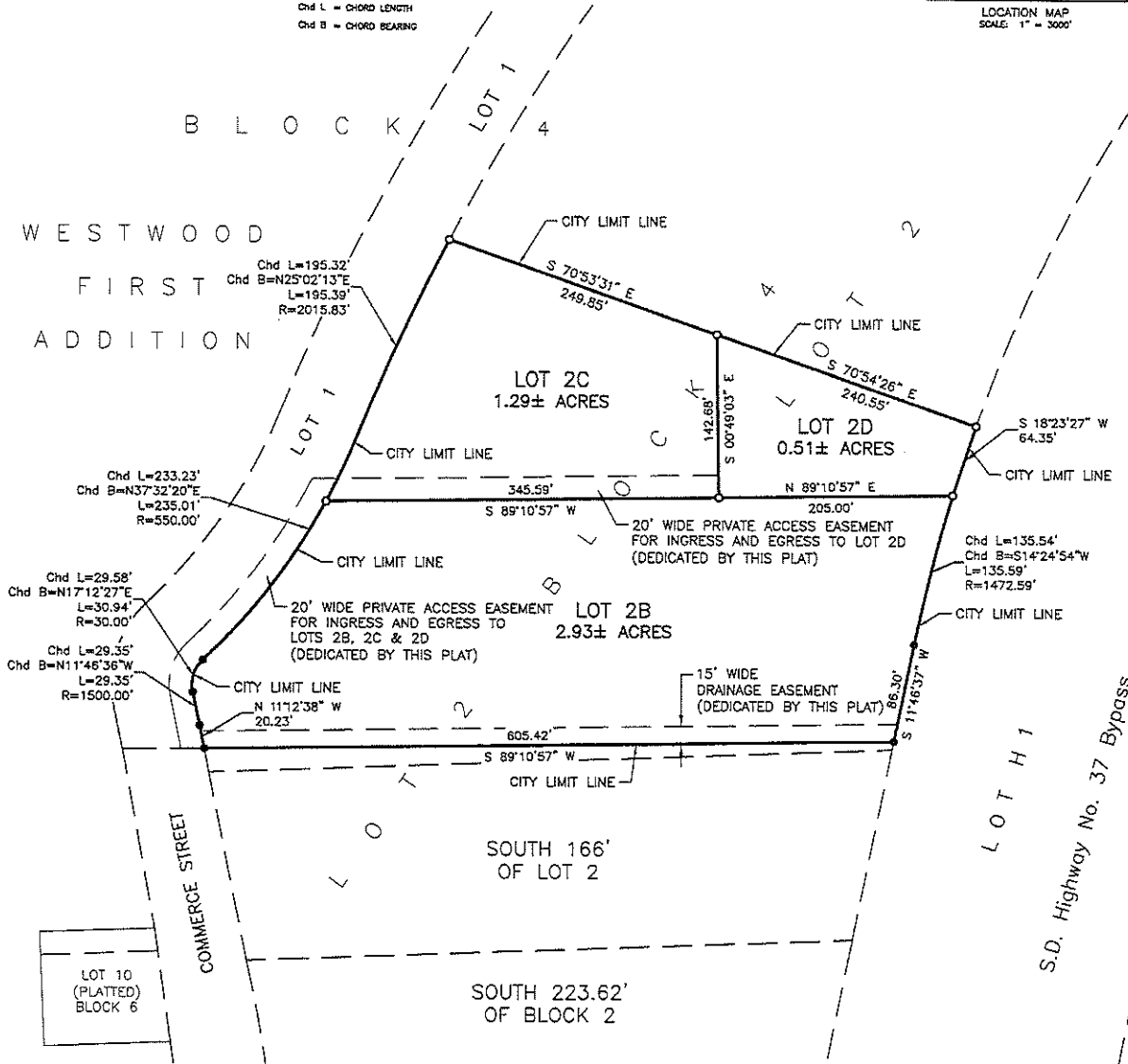
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SAABORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

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



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, 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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to January 20, 2025, survey those parcels of land described as follows: LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, 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 _____, 2025.



SPN & Associates
Registered Land Surveyor #SD13714
Engineers, Planners and Surveyors
2100 North Saaborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, 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 LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates 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 2B, 2C, and 2D shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Commerce Street and S.D. Highway No. 37 Bypass; furthermore this plat dedicates a private access easement for ingress and egress as shown. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, 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 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission



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

A PLAT OF LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2025; and
 WHEREAS, it appears from an examination of the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, 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 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.
 The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2025.

 Finance Officer/Deputy Finance Officer of the City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, 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 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.
 The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

 Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

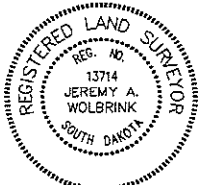
Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.
 Dated this _____ day of _____, 2025.

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

AUDITOR'S CERTIFICATE

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 _____, 2025, approving the above-named plat.

 Auditor/Deputy Auditor, Davison County



A PLAT OF LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF HIGHWAY AUTHORITY

No access to South Dakota Highway No. 37 Bypass is approved. This certificate 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.

By: _____ Title: _____ Date: _____
Highway or Street 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 this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

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

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

Register of Deeds, Davison County By _____ Deputy





DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: PZ Partnership

Application date: 2/13/25

Applicant Address: 2500 W. Havens St., Mitchell, SD 57301 **Application deadline:** 2/14/25

Applicant Email: _____

Contact Phone: 999-4265 (Taylor)

Owner Name: Same

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 08000-10460-041-00

Legal Description of current parcel(s): Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: Lot 1A, a subdivision of Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance of:

1. +/- 19 acres, creating a lot size of +/- 6 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: The applicant is platting out 6 acres for his son to build a residence. In order for his son to obtain financing, the land will need to be in his name. The applicant is only allowing his son to have 6 acres of the 52 acres.

Section of Code Allowing Variance: 3:07(4), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): 2/13/25

Check #: 10186

Receipt #: 18618

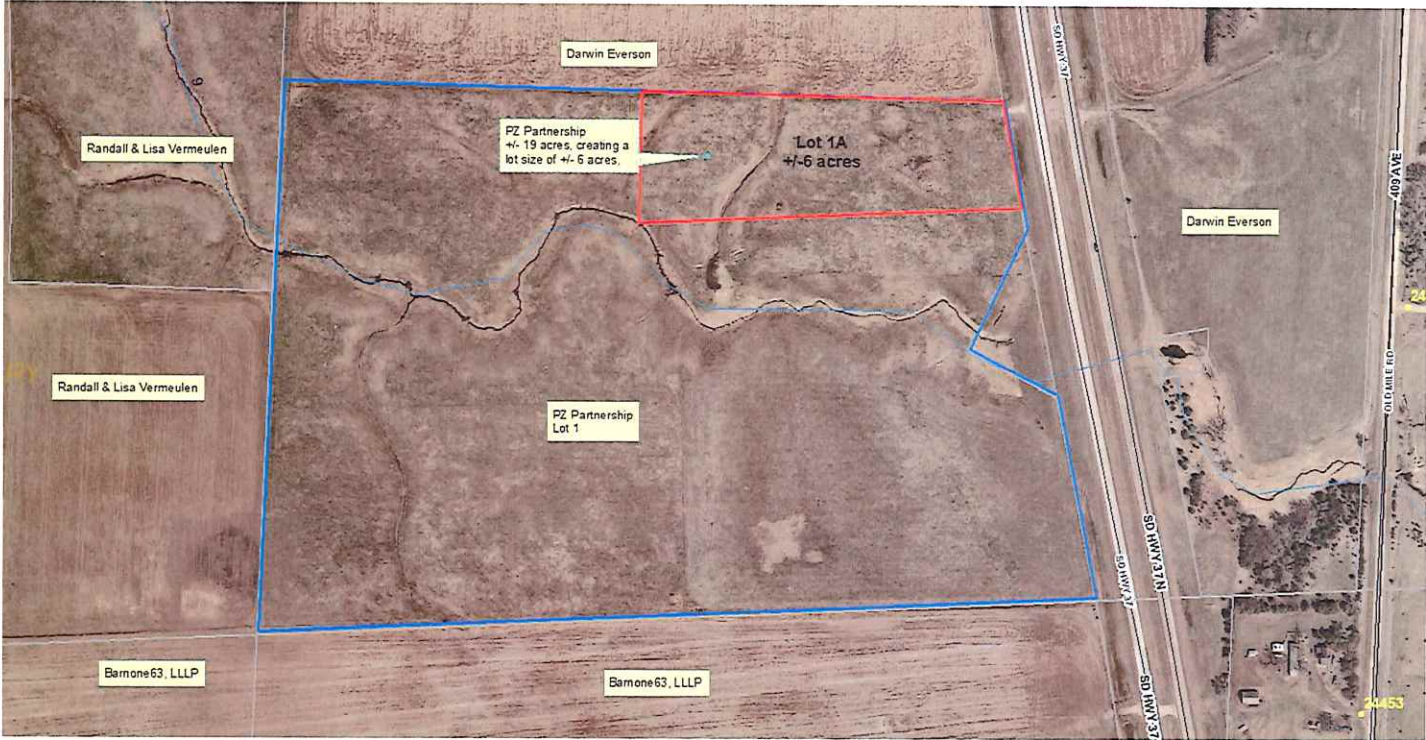
Planning Commission Hearing Date: 3/4/25

Board of Adjustment Hearing Date: 3/11/25

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:** _____





1 Inch = 300 Feet

LEGEND

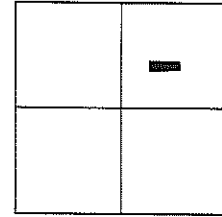
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM =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

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

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

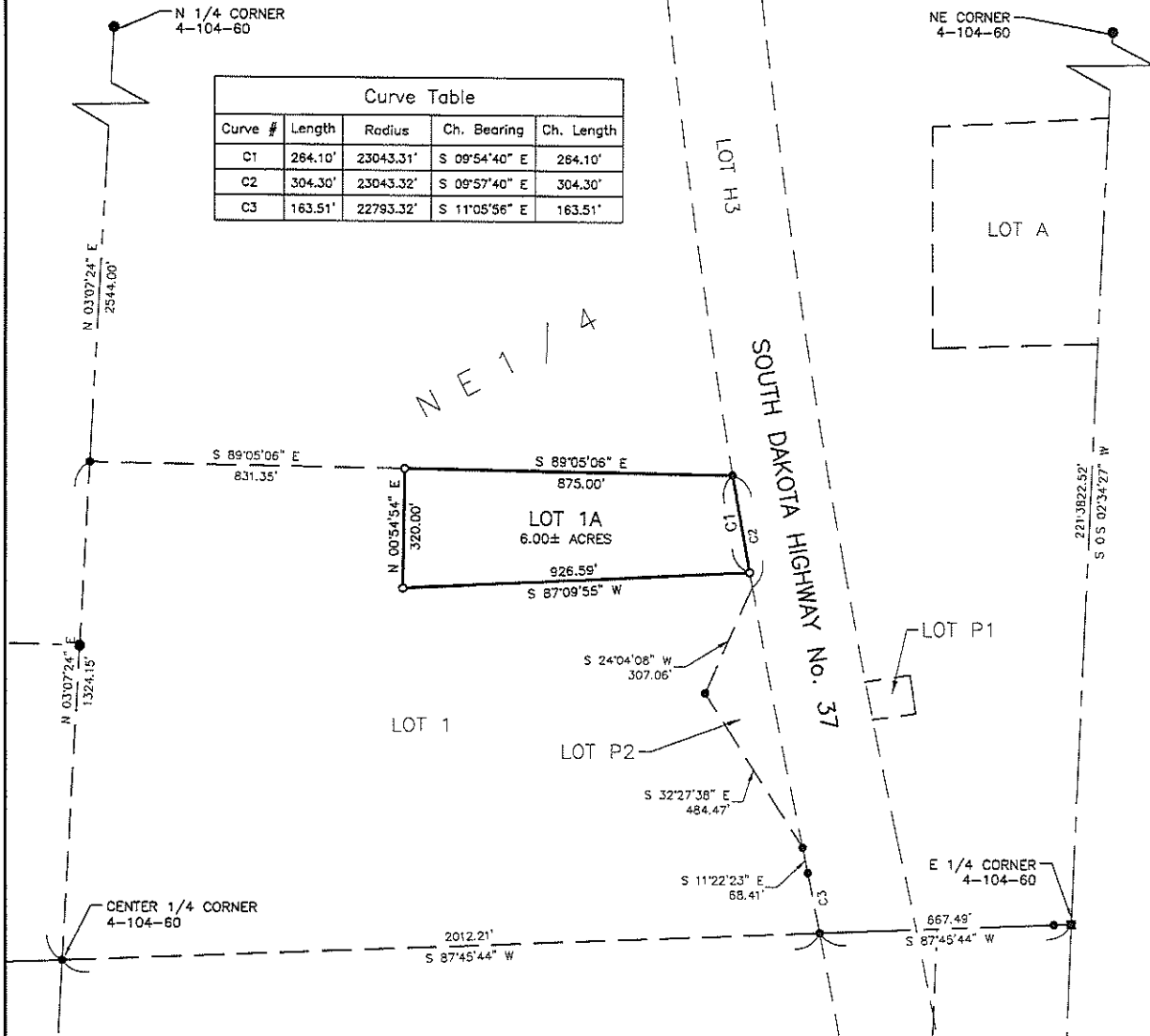
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 4, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

Curve Table				
Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	264.10'	23043.31'	S 09°54'40" E	264.10'
C2	304.30'	23043.32'	S 09°57'40" E	304.30'
C3	163.51'	22793.32'	S 11°05'56" E	163.51'



A PLAT OF LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of PZ Partnership, a South Dakota general partnership, and under its direction for purposes indicated therein, I did on or prior to January 23, 2025, survey those parcels of land described as follows: LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

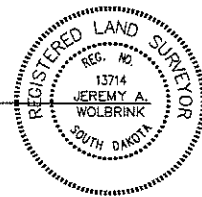
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2025.

Registered Land Surveyor #SD13714



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



A PLAT OF LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 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 PZ Partnership, a South Dakota general partnership, 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 LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of PZ Partnership, a South Dakota general partnership, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and PZ Partnership, a South Dakota general partnership, 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 South Dakota Highway No. 37. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

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

Pat Feterl, General Partner of PZ Partnership, a South Dakota General Partnership

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Pat Feterl, who acknowledged himself to be a General Partner of PZ Partnership, a South Dakota general partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as General Partner.

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

Notary Public, South Dakota
My Commission Expires: _____

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

Zach Schroder, General Partner of PZ Partnership, a South Dakota General Partnership

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Zach Schroder, who acknowledged himself to be a General Partner of PZ Partnership, a South Dakota general partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as General Partner.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned 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 _____, 2025.



Chairperson/Vice Chairperson of the Davison County Planning Commission

A PLAT OF LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2025.

 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 _____, 2025, approving the above-named plat.

 Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

Access to South Dakota Highway No. 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.

By: _____ Title: _____ Date: _____
 Highway or Street 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 LOT 1A, A SUBDIVISION OF LOT 1 OF FETERL ADDITION IN THE NE 1/4 OF SECTION 4, T 104 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

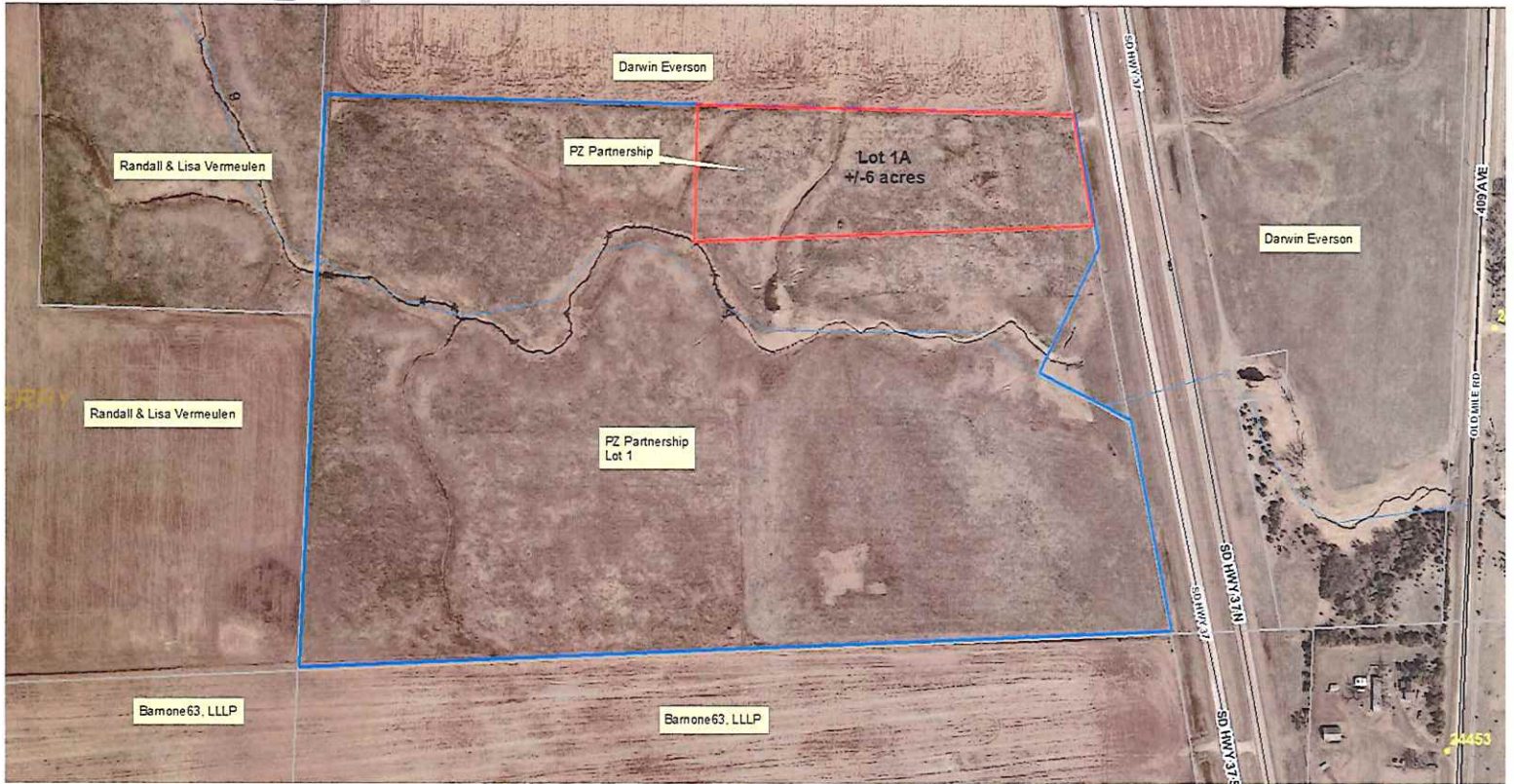
REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
 COUNTY OF DAVISON)

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

 Register of Deeds, Davison County By _____ Deputy







1 Inch = 200 Feet

LEGEND

- - FOUND IRON MONUMENT
- - SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 33714
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- ▲ - SET SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- WM - WITNESS MONUMENT

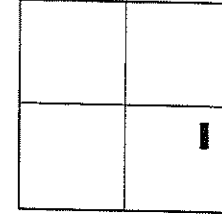
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

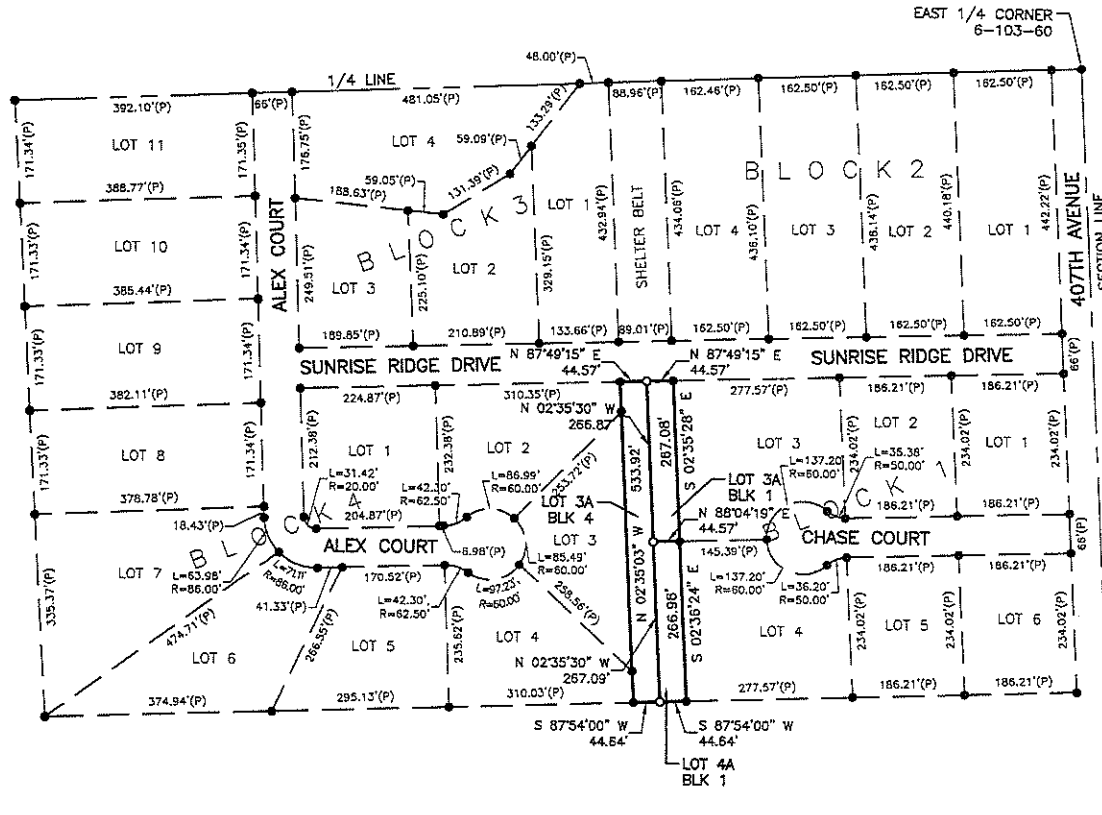
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

ACREAGE NOTE:
LOT 3A, BLOCK 1 = 0.274 ACRES
LOT 4A, BLOCK 1 = 0.274 ACRES
LOT 3A, BLOCK 4 = 0.256 ACRES

SEC. 6, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

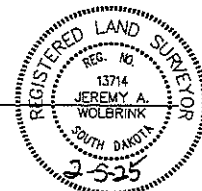
SURVEYOR'S CERTIFICATE

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 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 January 31, 2025, survey those parcels of land described as follows: LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, 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 5TH day of FEBRUARY, 2025.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



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

A PLAT OF LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that Kieve A. Klingaman and Tonya Klingaman hereby certify that they are members of 4K Land Group LLC, a South Dakota limited liability company, and that said LLC is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request, and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 3A and 4A, Block 1 and Lot 3A, Block 4 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Sunrise Ridge Drive; furthermore access to Lot 3A, Block 1 shall be provided by the owner of Lot 3, Block 1, access to Lot 4A, Block 1 shall be provided by the owner of Lot 4, Block 1, access to Lot 3A, Block 4 shall be provided by the owner of Lot 3, Block 4, as needed. 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 _____, 2025.

Kieve A. Klingaman, as a Member of 4K Land Group LLC,
a South Dakota Limited Liability Company

Tonya Klingaman, as a Member of 4K Land Group LLC,
a South Dakota Limited Liability Company

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Kieve A. Klingaman and Tonya Klingaman, as Members of 4K Land Group LLC, a South Dakota Limited Liability Company, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the 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;

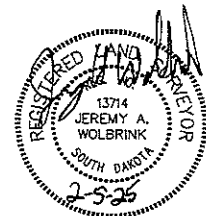
NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7763 Fax: (605) 996-0015



A PLAT OF LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

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

WHEREAS, it appears from an examination of the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, 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 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2025.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted 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 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

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

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

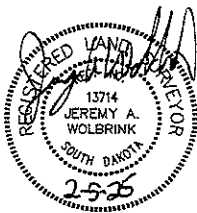
Dated this _____ day of _____, 2025.

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

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2025, approving the above-named plat.

Auditor/Deputy Auditor of Davison County



A PLAT OF LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 3A AND 4A, BLOCK 1 AND LOT 3A, BLOCK 4, ALL OF CIRCLE K RANCH SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

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

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

Register of Deeds, Davison County By _____ Deputy

