

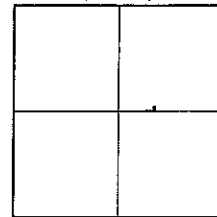


PREPARED BY: JEREMY A. WOLBRINK, R.L.S.  
2100 NORTH SANBORN BLVD. - P.O. BOX 398  
MITCHELL, SOUTH DAKOTA 57301  
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

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 103 N, R 60 W

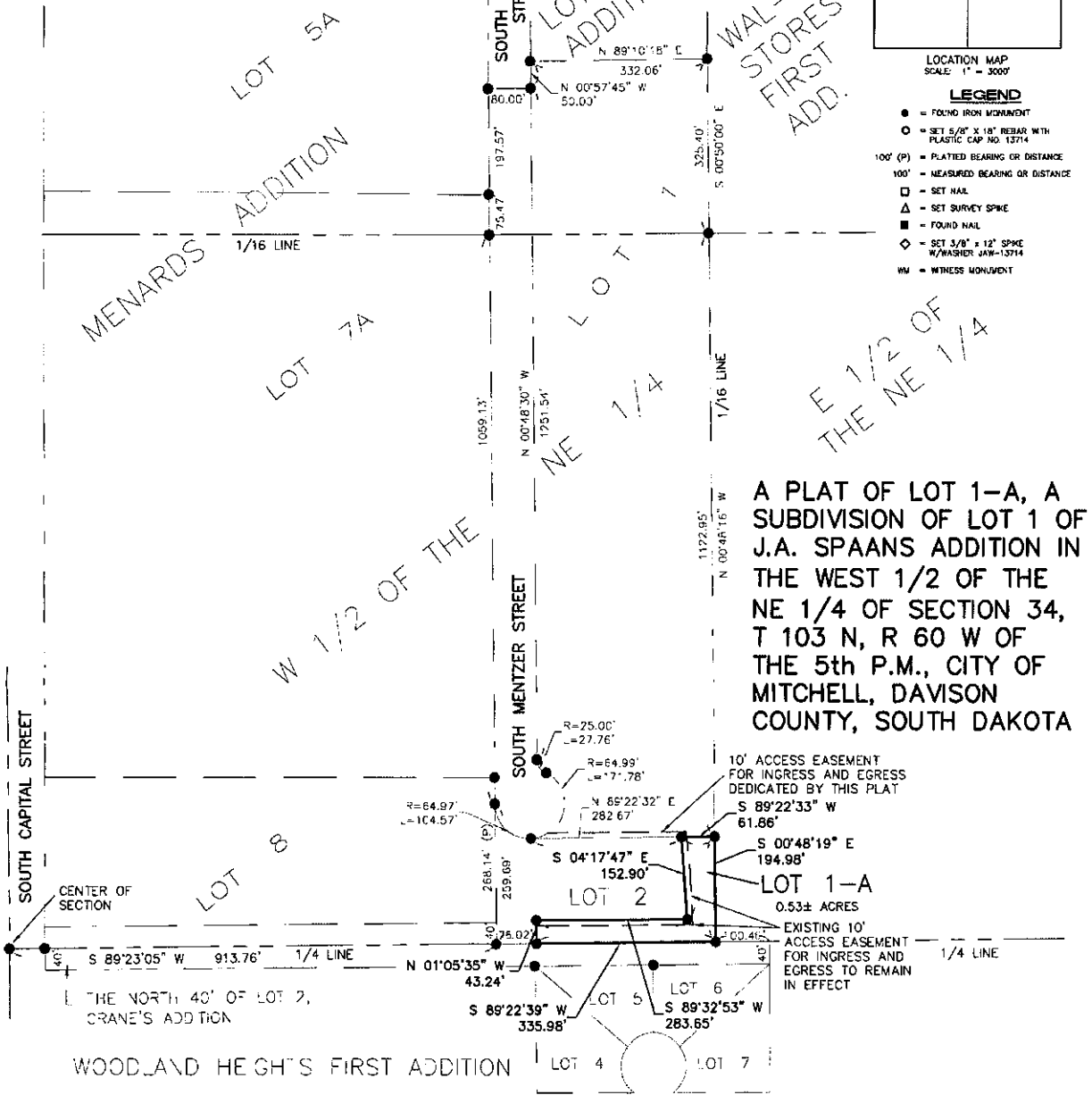


LOCATION MAP  
SCALE: 1" = 3000'

**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 NAIL
- ◆ = SET 3/8" X 12" SPIKE W/ WASHER JAW-13714
- WM = WITNESS MONUMENT

1 Inch = 200 Feet

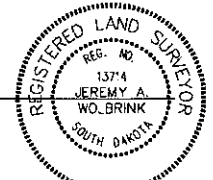


**SURVEYOR'S CERTIFICATE**

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Tyler Gerlach, LaRon Gerlach and Wes Stekl, co-Trustees of the Jacob Andrew Spaans Revocable Living Trust Agreement and the Doris J. Spaans Revocable Living Trust Agreement, both dated the 16<sup>th</sup> day of December, 2014, and under their direction for purposes indicated therein, I did on or prior to January 4, 2021, survey those parcels of land described as follows: LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., 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 \_\_\_\_\_, 2021.

Registered Land Surveyor #SD13714



**A PLAT OF LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, 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 co-Trustees of the Jacob Andrew Spaans Revocable Living Trust Agreement and the Doris J. Spaans Revocable Living Trust Agreement, both dated the 16<sup>th</sup> day of December, 2014, and that said Trust Agreements are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 1-A shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists South Mentzer Street and this plat dedicates a 10' wide access easement for ingress and egress to Lot 1-A 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 Environment 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Tyler Gerlach

\_\_\_\_\_  
LaRon Gerlach

\_\_\_\_\_  
Wes Stekl

**ACKNOWLEDGMENT**

STATE OF SOUTH DAKOTA)  
  )SS  
COUNTY OF DAVISON)

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_, the undersigned officer, personally appeared Tyler Gerlach, LaRon Gerlach and Wes Stekl, co-Trustees of the Jacob Andrew Spaans Revocable Living Trust Agreement and the Doris J. Spaans Revocable Living Trust Agreement, both dated the 16<sup>th</sup> day of December, 2014, known to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged to me that they 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: \_\_\_\_\_

**RESOLUTION OF CITY PLANNING COMMISSION**

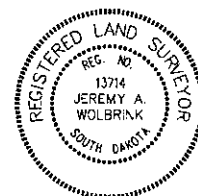
WHEREAS, the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, 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 LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., 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 Chairman/Vice Chairman of the City Planning Commission for the City of Mitchell, South Dakota, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman/Vice Chairman of the City Planning Commission



**SPN**

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

A PLAT OF LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5th P.M., 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 \_\_\_\_\_, 2021; and

WHEREAS, it appears from an examination of the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., 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 LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., 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 Finance Officer/Deputy Finance Officer of the City of Mitchell, South Dakota, does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

CERTIFICATE OF COUNTY TREASURER

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

\_\_\_\_\_  
Treasurer/Deputy Treasurer, Davison County

\_\_\_\_\_  
Date

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of LOT 1-A, A SUBDIVISION OF LOT 1 OF J.A. SPAANS ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

\_\_\_\_\_  
Director of Equalization/Deputy Director of Equalization

\_\_\_\_\_  
Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)  
  )SS  
COUNTY OF DAVISON)

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on Page \_\_\_\_\_ therein and recorded on Microfilm Number \_\_\_\_\_.

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

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

