



1 Inch = 100 Feet

LEGEND

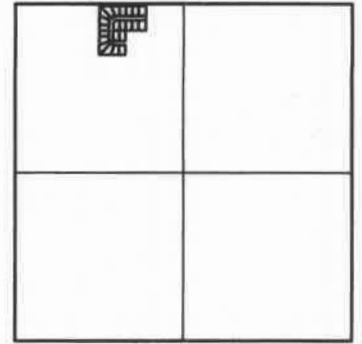
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, 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 - GEOID 12B.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

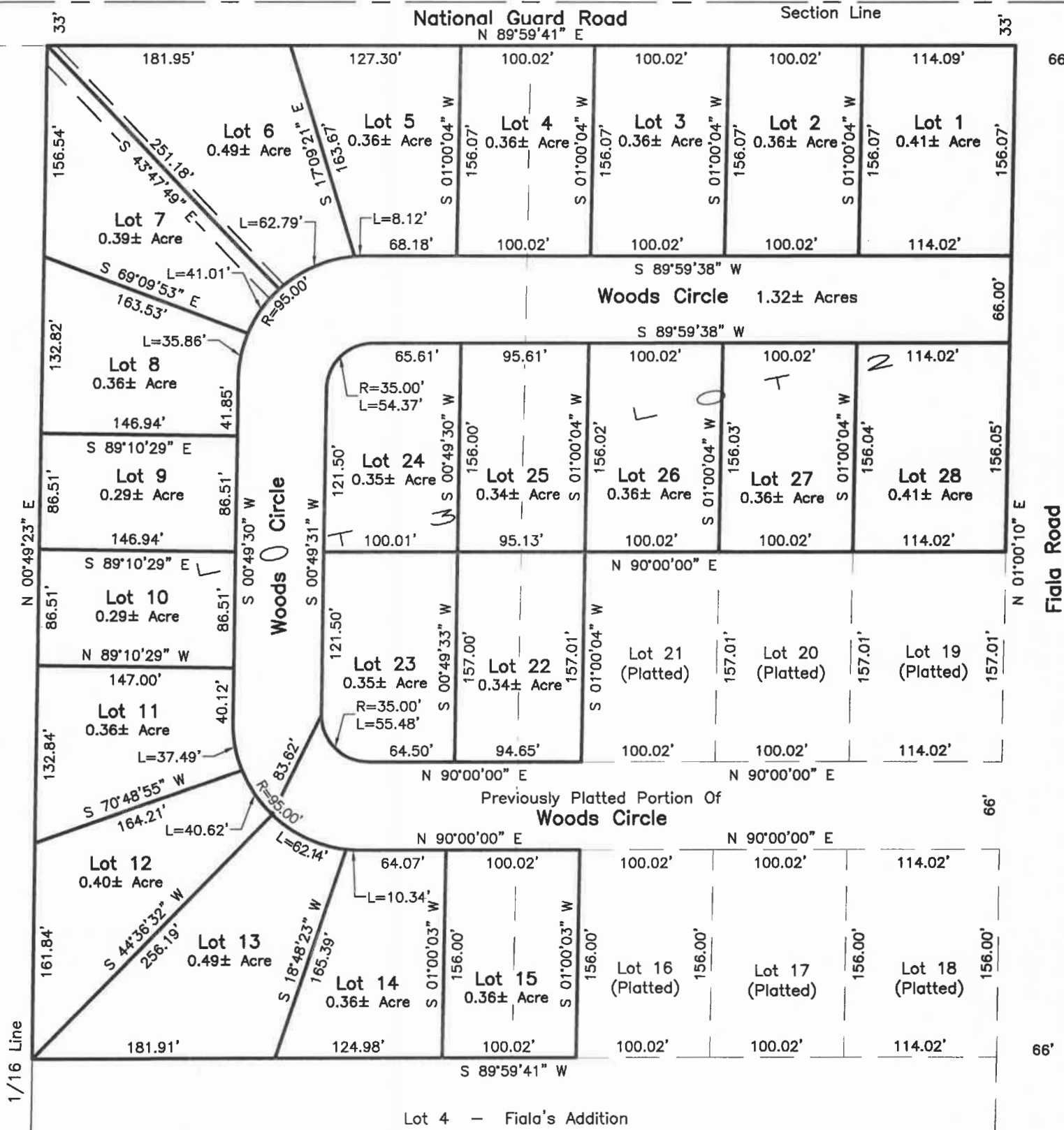
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 4, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

EASEMENTS WITHIN EACH LOT DEDICATED BY THIS PLAT:
3' UTILITY AND DRAINAGE EASEMENTS ALONG SIDE LOT LINES BETWEEN LOTS EXCEPT BETWEEN LOTS 6 AND 7 WHICH IS 5' IN LOT 6 AND 10' IN LOT 7.
5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL REAR LOT LINES INCLUDING ALONG NATIONAL GUARD ROAD.
10' UTILITY EASEMENTS ALONG FIALA ROAD AND WOODS CIRCLE.



A PLAT OF LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of PSG Properties, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to March 8, 2022, survey those parcels of land described as follows: LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 9TH day of MARCH, 2022.

Paul J. Reiland
Registered Land Surveyor #SD6702



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 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 PSG Properties, LLC, a South Dakota Limited Liability Company, 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 PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 the request of PSG Properties, LLC, a South Dakota Limited Liability Company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and PSG Properties, LLC, a South Dakota Limited Liability Company, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lots 1 thru 15 and 22 thru 28 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists National Guard Road, Fiala Road and a portion of Woods Circle. 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 _____, 2022.

Paul W. Groeneweg, member of PSG Properties, LLC, a South Dakota Limited Liability Company

Stephanie Groeneweg, member of PSG Properties, LLC, a South Dakota Limited Liability Company

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF _____)

On this, the _____ day of _____, 2022, before me, _____, the undersigned officer, personally appeared Paul W. Groeneweg and Stephanie Groeneweg, who acknowledged themselves to be members of PSG Properties, 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 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 _____, 2022.

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) 996-7761

Fax: (605) 996-0015



A PLAT OF LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 _____, 2022; and
WHEREAS, it appears from an examination of the plat of LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;
THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 _____, 2022.

Finance Officer/Deputy Finance Officer of City of Mitchell

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, Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2022, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County By _____ Deputy

