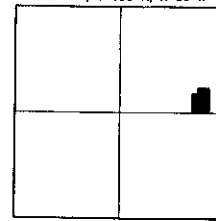




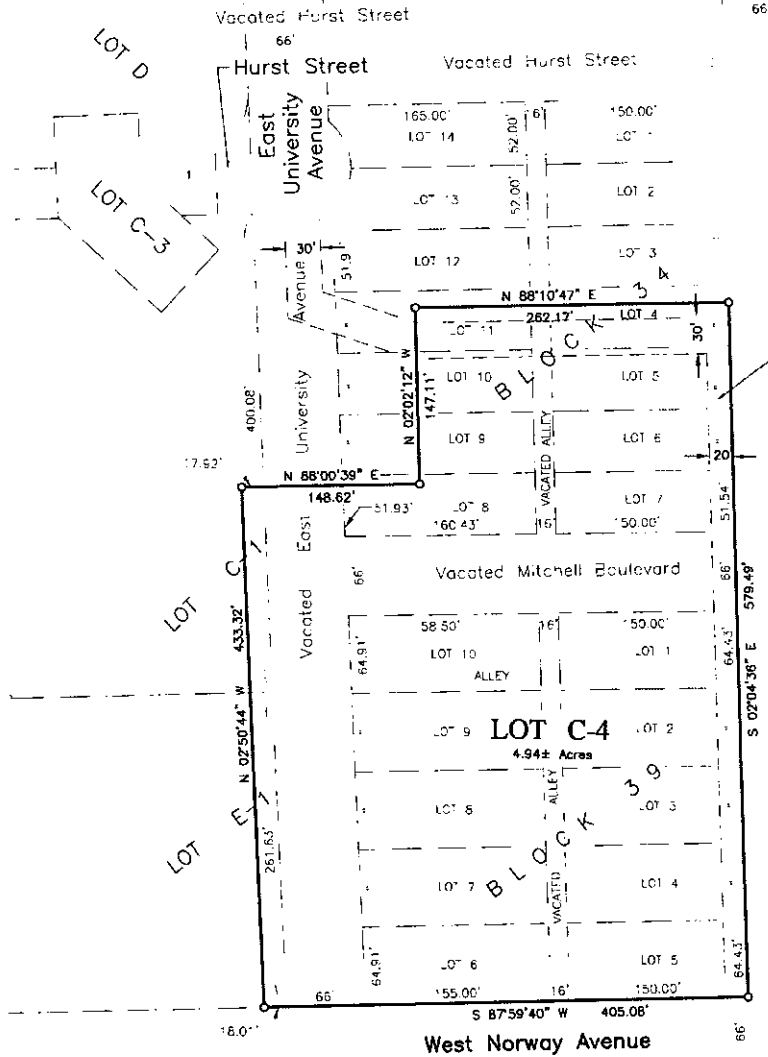
1 Inch = 100 Feet



LOCATION MAP  
SCALE: 1" = 300'

**LEGEND**

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" PEBAR WITH PLASTIC CAP NO. 8702
- 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 P.R.-8702
- WM = WITNESS MONUMENT



UTILITY EASEMENT TO THE CITY OF MITCHELL. MISC. RECORDS BOOK 71, PAGE 500.

PERPETUAL EASEMENT: AGREEMENT FOR VOLUNTARY RIGHT-OF-WAY DONATION, PEDESTRIAN AND BIKE PATH AS SHOWN IN MISC. RECORD BOOK 57, PAGE 289

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 - GRID 12B.

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.

### A PLAT OF LOT C-4 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

#### SURVEYOR'S CERTIFICATE

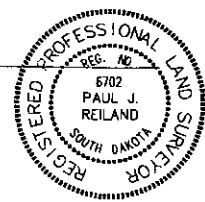
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Dakota Wesleyan University, a South Dakota nonprofit corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 3, 2019, survey those parcels of land described as follows: LOT C-4 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate portions of LOTS 4, 8, 9, 10 AND 11, BLOCK 34, ALL OF LOTS 5, 6 AND 7, BLOCK 34 AND ALL OF LOTS 1 THROUGH 10, BLOCK 39, UNIVERSITY ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 6 ON PAGES 10 AND 11; and portions of previously platted LOTS C-1 AND E-1 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 14 ON PAGE 92.

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 \_\_\_\_\_, 2019.

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



SUBMITTED AND PRINTED BY: SPN & ASSOCIATES, 2100 NORTH SANBORN BLVD., P.O. BOX 398, MITCHELL, SD 57301. DATE: 06/03/2019, 10:38:11 AM

**A PLAT OF LOT C-4 OF DWU-FIRST ADDITION TO 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 Dakota Wesleyan University, a South Dakota nonprofit 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 LOTS 4 - 11, BLOCK 34 AND LOTS 1 - 10, BLOCK 39 OF UNIVERSITY ADDITION, THE VACATED ALLEYS LYING WITHIN SAID BLOCKS 34 AND 39. VACATED EAST UNIVERSITY AVENUE, VACATED MITCHELL BOULEVARD AND LOTS C-1 AND E-1 OF DWU-FIRST ADDITION, ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Dakota Wesleyan University, a South Dakota nonprofit corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT C-4 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Dakota Wesleyan University, a South Dakota nonprofit 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 Lot C-4 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists South Duff Street and West Norway 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 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.

This plat does hereby vacate portions of LOTS 4, 8, 9, 10 AND 11, BLOCK 34, ALL OF LOTS 5, 6 AND 7, BLOCK 34 AND ALL OF LOTS 1 THROUGH 10, BLOCK 39, UNIVERSITY ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 6 ON PAGES 10 AND 11; and portions of previously platted LOTS C-1 AND E-1 OF DWU-FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 14 ON PAGE 92.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Theresa Kriese, Executive Vice President of Dakota Wesleyan University, a South Dakota nonprofit corporation

**CORPORATION ACKNOWLEDGMENT**

STATE OF SOUTH DAKOTA)  
  )SS  
COUNTY OF DAVISON)

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, \_\_\_\_\_, the undersigned officer, personally appeared Theresa Kriese, who acknowledged herself to be the Executive Vice President of Dakota Wesleyan University, a South Dakota nonprofit corporation, and that she, as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as the Executive 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 LOT C-4 OF DWU-FIRST ADDITION TO THE 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 LOT C-4 OF DWU-FIRST ADDITION TO THE 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 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Chairperson/Vice Chairperson of the City of Mitchell Planning Commission

