



1 Inch = 100 Feet

LEGEND

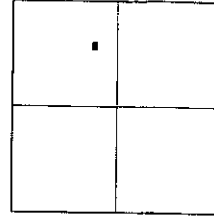
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- 4.00 CH (P) = PLATTED DISTANCE BY CHAINS
- = FOUND NAIL

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57501
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM

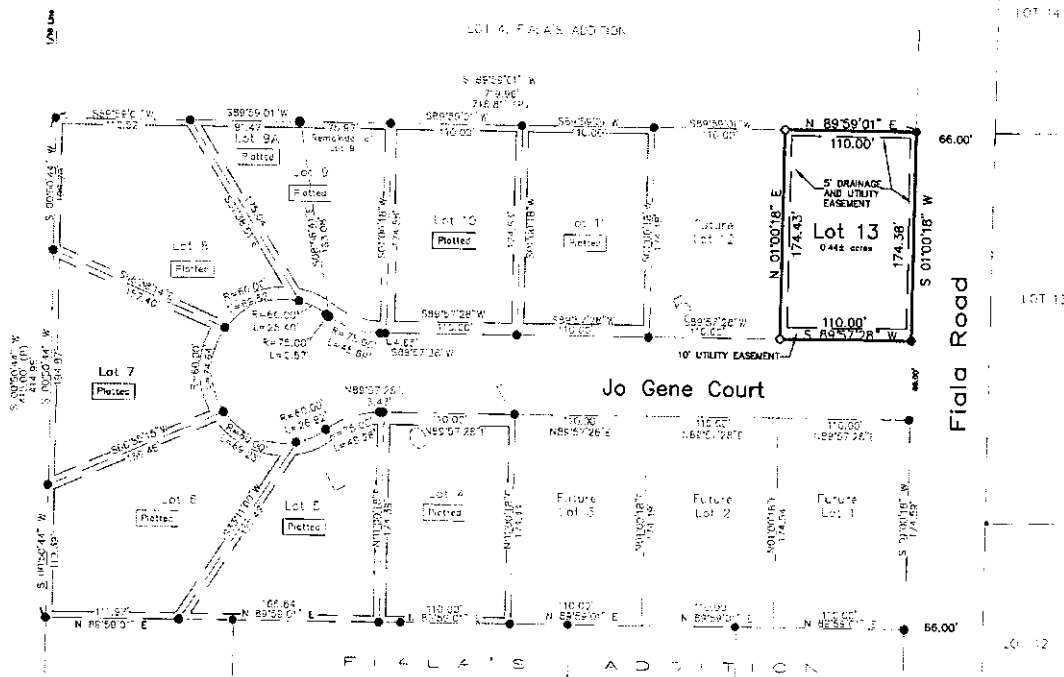
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 4, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

EASEMENTS WITHIN LOT 13 DEDICATED BY THIS PLAT:
SIDES AND REAR = 5' DRAINAGE AND UTILITY
FRONT ALONG JO GENE COURT = 10' UTILITY

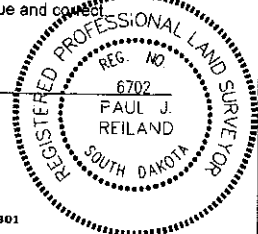


A PLAT OF LOT 13 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 B & D Enterprises, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to March 2, 2020, survey those parcels of land described as follows: LOT 13 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, 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 March, 2020.

Registered Land Surveyor #SD6702



A PLAT OF LOT 13 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, 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 B & D Enterprises, 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 LOT 5 IN 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 B & D Enterprises, 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 LOT J, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and B & D Enterprises, 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 and marked on said plat; and that development of the land included within the boundaries of said Lot 13 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Fiala Road and Jo Gene Court. 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, I have hereunto set my hand this _____ day of _____, 2020.

Dale L. Odegaard, Member and Manager of B & D Enterprises, LLC,
a South Dakota Limited Liability Company

ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Dale L. Odegaard, who acknowledged himself to be a Member and Manager of B & D Enterprises, LLC, a South Dakota Limited Liability Company, and that he, as such Member and Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a Member and Manager.

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 13 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, 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 13 OF D. ODEGAARD'S FIRST ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 5 IN FIALA'S ADDITION, 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 _____, 2020.

Chairperson/Vice-Chairperson 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

