



City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, January 14, 2013
Large Conference Room
City Hall
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. November 13, 2012 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Preliminary Plat of Madison Park Addition to the City of Vermillion, Clay County, South Dakota.
 - b. Final Plat of Lot 1, Block 1, Madison Park Addition to the City of Vermillion, Clay County, South Dakota
 - c. Final Plat of Lot 1, Block 2, French East Addition to the City of Vermillion, Clay County, South Dakota
8. **Adjourn**

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Tuesday November 13, 2012 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on November 13, 2012 at 5:30 p.m. A quorum of the Clay County Planning Commission was also present to jointly consider a change of zone within the Joint Jurisdictional Area.

1. Roll Call

Present: Fairholm, Forseth, Gruhn, Manning, Reasoner, Tuve and Iverson.
Absent: Howe and Muenster.

Staff present: José Dominguez, City Engineer, Farrel Christensen, Building Official and Andy Colvin, Assistant City Manager.

2. Minutes

a. October 9, 2012 Regular Meeting.

Moved by Manning to approve the October 9, 2012 Regular Meeting Minutes, seconded by Tuve. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Fairholm to adopt the agenda as printed, seconded by Forseth. Motion carried 7-0.

The Clay County Planning Commission called their meeting to order.

4. Visitors to be Heard

5. Public Hearing - Joint Hearing with Clay County Planning Commission

a. A request to re-zone land from Agriculture to Commercial for property located at 1103 E SD Highway 50, Vermillion, South Dakota, which is Lee Tract 1, SE1/4, SE1/4 11-92-52, Vermillion Township, Clay County, South Dakota.

Cynthia Aden, Clay County Zoning Administrator, reported that an application was received from Eldon Nygaard to rezone land for the purposes of permitting an existing billboard sign for Valiant Vineyards to continue as an allowed use. Cindy explained that the state considers the sign out of compliance since it is located in an area not zoned for commercial or industrial use. Adrienne Lewis was present on behalf of Mr. Nygaard to answer questions.

Andy Colvin reported that the current ordinance permits billboards in the Agricultural zone. Andy stated that staff contacted the SDDOT to make sure a zone change would ensure the sign could continue even though a commercial use is not located on the property. The DOT stated that a zone change would be all that is needed. Andy also reported that the future land use map calls for this area to be commercial and that Polaris Industries is located just to the south of the billboard, thus a commercial zone would be appropriate. Brief discussion followed.

Moved by Forseth to recommend approval of the zone change to the City Council, seconded by Tuve. Motion carried 7-0.

6. Old Business

7. New Business

8. Staff Reports

The Planning Commission inquired about the possibility of rezoning the NW corner of Center and National Streets to residential since the property is vacant. Staff will bring the item back for discussion at a future meeting.

9. Adjourn

Moved by Gruhn to adjourn, seconded by Forseth. Motion carried 7-0.

Chairman Iverson declared the meeting adjourned 5:55 p.m.

Council Agenda Memo

From: Jose Dominguez, City Engineer
Meeting: January 14, 2013
Subject: Preliminary Plat of Madison Park Addition to the City of Vermillion, Clay County, South Dakota
Presenter: Jose Dominguez

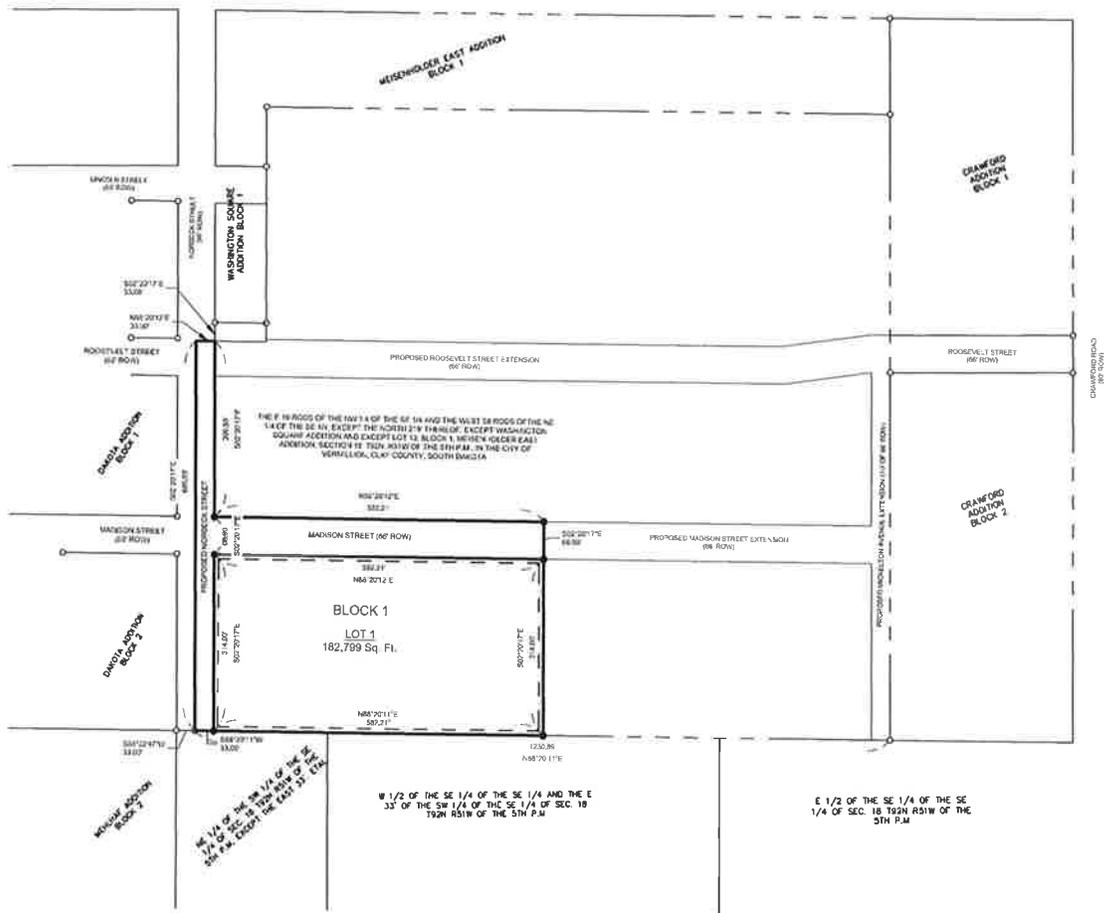
Background: Banner Associates has submitted a preliminary plat on behalf of the owner. The area to be preliminary platted is roughly 30-acres in area and is bordered on the north by the houses on the south side of East Cherry Street, on the west by North Norbeck Street and on the east by the houses fronting the west side of North Crawford Road.

Discussion: The area in question is currently zoned R-3. As such, any residential development (single-family, townhouses and multi-family) is allowed within the parcel, with the exception of mobile homes. At this point the owner is not ready to develop the entire tract of land. This is mainly due to a couple of reasons; first, the owners are a well known company that develops multi-family residential developments. This means that they are unfamiliar, and lack the expertise, to develop the land for single-family residential (or as they have expressed, for mixed residential use). Secondly, the original project that they are planning on performing is a multi-family residential complex. With both of these items said, it should be noted that they are looking into partnering with another developer for the future development of the rest of the tract. This possible development will be a mixed residential development. Also, they are willing to preliminarily layout the roads so that the City can plan for utilities, drainage and possible land use.

Conclusion/Recommendations: Staff finds that the preliminary plat meets all of the ordinance requirements and recommends that the Planning Commission approve the preliminary plat of Madison Park Addition.

PRELIMINARY PLAT OF LOT 1 IN BLOCK 1 OF MADISON PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

GRID BEARING
SCALE: 1" = 200'



W 1/2 OF THE SE 1/4 OF THE SE 1/4 AND THE E 33' OF THE SW 1/4 OF THE SE 1/4 OF SEC. 18 T92N R51W OF THE 5TH P.M.

E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SEC. 18 T92N R51W OF THE 5TH P.M.

LEGEND

- MONUMENT SET THIS SURVEY
5/8" REBAR WITH STAMPED PLASTIC CAP
- MONUMENT FOUND
- [] PROPOSED 8' UTILITY EASEMENT
- PROPOSED FUTURE R.O.W.



VICINITY MAP

CITY PLANNING COMMISSION

BE IT RESOLVED, by the City of Vermillion, South Dakota, Planning Commission that the above preliminary plat of **LOT 1 IN BLOCK 1 OF MADISON PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA**, located in the SE 1/4 OF SECTION 18, TOWNSHIP 92 NORTH, RANGE 51 WEST of the 5th P.M., Clay County, South Dakota be and the same is hereby approved. Approval of the preliminary plat indicates approval of the development concept only, and it does not constitute an acceptance or approval of the subdivision plan or final plat. Therefore, no building permits shall be issued based upon approval of the preliminary plat. Dated this _____ day of _____, 20__.

Chairman, City of Vermillion Planning Commission

PREPARED BY:
BANNER ASSOCIATES, INC.
VERMILLION, SOUTH DAKOTA
(605) 624-6342
JANUARY 2013
SHEET 1 OF 1

Council Agenda Memo

From: Jose Dominguez, City Engineer
Meeting: January 14, 2013
Subject: Final Plat of Lot 1, Block 1, Madison Park Addition to the City of Vermillion, Clay County, South Dakota
Presenter: Jose Dominguez

Background: Banner Associates has submitted a final plat for Lot 1, Block 1 on behalf of the owner. The area to be final platted is roughly 4.2-acres in area and is bordered on the west by North Norbeck Street and on the north by Madison Street. The proposed plat will subdivide the area into 1-lot. This lot is planned for a multi-family development.

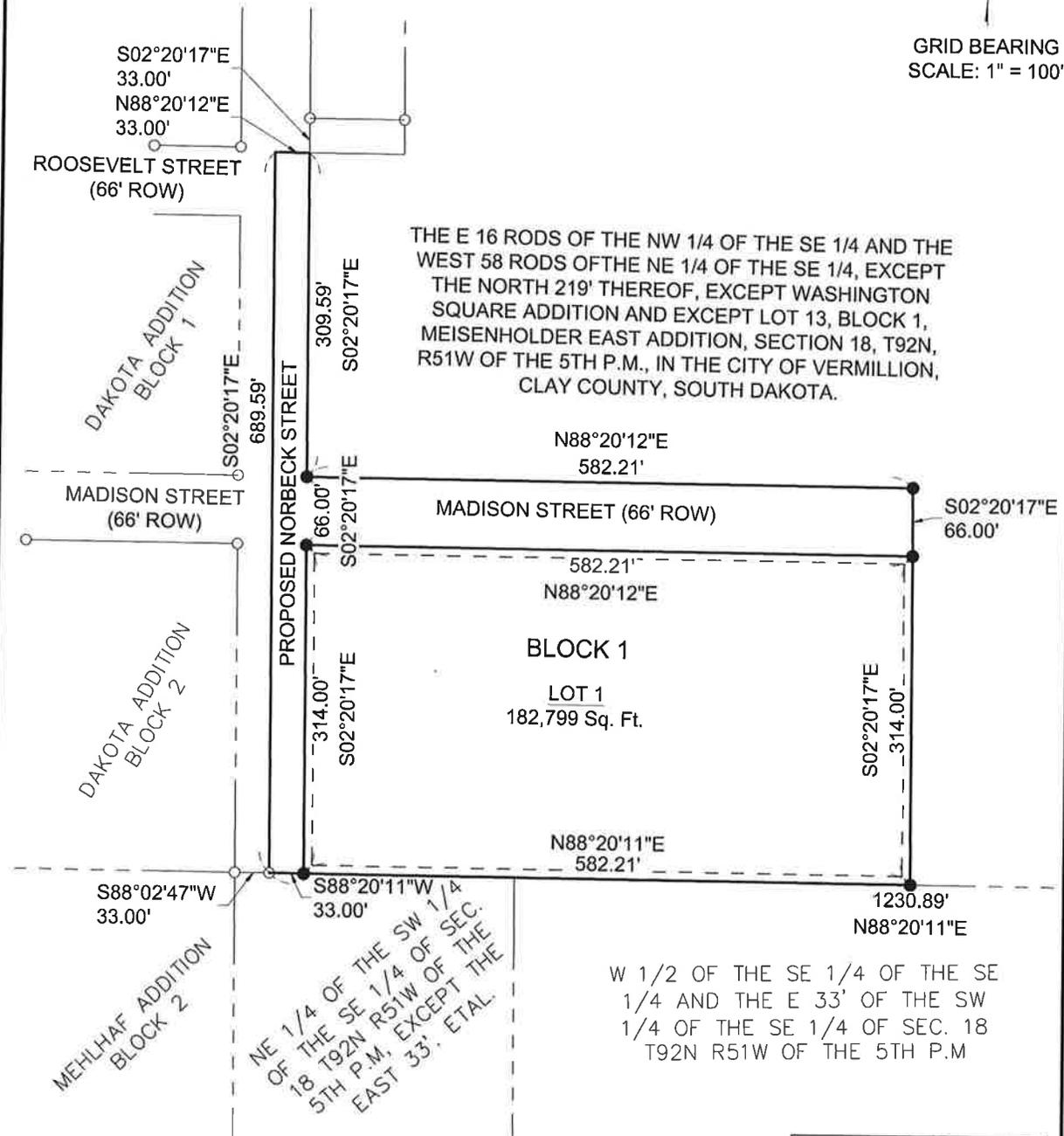
Discussion: Staff reviewed the final plat and find that it complies with all code provisions. The applicant will also be dedicating all of the required utility easements around the lot. In addition, the applicant will dedicate North Norbeck Street from the south property line north to the intersection between North Norbeck and Roosevelt Street. Also, the owner will be dedicating Madison Street from North Norbeck east to the east property line of the proposed lot.

The owner has also been made aware that a Developer's Agreement will be required prior to any construction taking place. The agreement will allow the owner to develop without all of the utilities or streets being constructed.

Conclusion/Recommendations: Staff finds that the final plat meets all of the ordinance requirements and recommends approval the final plat. The plat will be considered by the City Council January 21, 2012.

PLAT OF
LOT 1 IN BLOCK 1 OF MADISON PARK ADDITION TO THE CITY OF
VERMILLION, CLAY COUNTY, SOUTH DAKOTA

GRID BEARING
SCALE: 1" = 100'



LEGEND

- MONUMENT SET THIS SURVEY 5/8" REBAR WITH STAMPED PLASTIC CAP
- MONUMENT FOUND
- PROPOSED 8' UTILITY EASEMENT



VICINITY MAP

PREPARED BY:
BANNER ASSOCIATES, INC.
VERMILLION, SOUTH DAKOTA
(605) 624-6342
JANUARY 2013
SHEET 1 OF 2

PLAT OF
LOT 1 IN BLOCK 1 OF MADISON PARK ADDITION TO THE CITY OF VERMILLION,
CLAY COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, Registered Land Surveyor in the State of South Dakota, do hereby certify that at the direction of G.A. HAAN DEVELOPMENT, LLC, have surveyed and platted a tract of land in: THE E 18 RODS OF THE NW 1/4 OF THE SE 1/4 AND THE WEST 58 RODS OF THE NE 1/4 OF THE SE 1/4, EXCEPT THE NORTH 210' THEREOF, EXCEPT WASHINGTON SQUARE ADDITION AND EXCEPT LOT 13, BLOCK 1, MEISENHOLDER EAST ADDITION, SECTION 18, T92N, R51W OF THE 5TH P.M. IN THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

This tract of land shall hereafter be known as LOT 1 IN BLOCK 1 OF MADISON PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA located in the SE 1/4 OF SECTION 18, TOWNSHIP 92 NORTH, RANGE 51 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA.

I certify that the locations and dimensions as shown on the plat are true and correct to the best of my knowledge, information and belief and that monuments were set at the corners so indicated. Said survey was surveyed and platted by me or under my direct personal supervision, following generally accepted Professional Standards for Surveying and Platting in the State of South Dakota.

IN WITNESS WHEREOF, I have set my hand and seal the _____ DAY OF _____, 20_____.

Nathan W. Nielson
Registered Land Surveyor
Registration No. 9924
Banner Associates, Inc.
14 W. Main St., Suite A
Vermillion, South Dakota 57069
Telephone (605) 624-6342

CERTIFICATE OF OWNER

We, G.A. HAAN DEVELOPMENT, LLC, GERALD A. HAAN, AUTHORIZED SIGNATORY, do hereby certify that We are the absolute and unqualified owners of the real estate hereafter described as LOT 1 IN BLOCK 1 OF MADISON PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA located in the SE 1/4 OF SECTION 18, TOWNSHIP 92 NORTH, RANGE 51 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA.

We, G.A. HAAN DEVELOPMENT LLC, certify that said plat was made at our request and direction for the purpose of locating, marking, and platting the same, and that said property is free of all encumbrances. We also certify that development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

We hereby dedicate Madison Street and East 1/2 of Norbeck Street as shown, to the public for public use forever. We also hereby grant easements as shown, for utilities, their construction and maintenance forever.

IN WITNESS WHEREOF, I have set my hand the _____ DAY OF _____, 20_____.

GERALD A. HAAN, AUTHORIZED SIGNATORY, G.A. HAAN
DEVELOPMENT, LLC

STATE OF _____ }
COUNTY OF _____ } SS

On the _____ day of _____, 20_____, before the undersigned officer, personally appeared GERALD A. HAAN, AUTHORIZED SIGNATORY OF G.A. HAAN DEVELOPMENT, LLC, known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this _____ day of _____, 20_____.

Notary Public My Commission Expires _____

VERMILLION CITY COUNCIL RESOLUTION

WHEREAS, it appears that the owner(s) thereof has/have caused a plat to be made of the following described real property: Plat of LOT 1 IN BLOCK 1 OF MADISON PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, in the SE 1/4 OF SECTION 18, TOWNSHIP 92 NORTH, RANGE 51 WEST OF THE 5th P.M., Clay County, South Dakota.

BE IT RESOLVED, that the attached and foregoing plat has been submitted to and a report and recommendation hereon, made by the Vermillion Planning Commission to the Vermillion City Council and has recommended approval.

BE IT FURTHER RESOLVED, that the attached and foregoing plat has been submitted to the Governing Body of the City of Vermillion, which has examined the same; that it appears the system of streets and alleys set forth therein conforms to the system of streets and alleys of Vermillion; that all taxes and special assessments, if any, upon the tract or subdivision have been fully paid; that such plat and survey thereof have been executed according to law; the same is hereby accordingly approved. Dated this _____ day of _____, 20_____.

Mayor, City of Vermillion, South Dakota

I, the undersigned Finance Officer of the City of Vermillion, South Dakota, do hereby certify that the within and foregoing is a true copy of the resolution passed by the City Council of the City of Vermillion, South Dakota on this _____ day of _____, 20_____.

Finance Officer, City of Vermillion, South Dakota

CERTIFICATE OF COUNTY TREASURER

The undersigned, County Treasurer of Clay County, South Dakota, hereby certifies that all taxes that are liens upon the land included in the above plat, as shown by the records of this office, have been fully paid. Dated this _____ day of _____, 20_____.

Treasurer, Clay County, South Dakota

CERTIFICATE OF DIRECTOR OF EQUALIZATION

The undersigned, Director of Equalization of Clay County, South Dakota, hereby certifies that I have received a copy of the foregoing plat. Dated this _____ day of _____, 20_____.

Director of Equalization, Clay County, South Dakota

CERTIFICATE OF REGISTER OF DEEDS

Filed for record this _____ day of _____, 20_____, _____ o'clock _____ M, and recorded in Book _____ of Plats, on page _____.

Register of Deeds, Clay County, SD

PREPARED BY:
BANNER ASSOCIATES, INC.
VERMILLION, SOUTH DAKOTA
(605) 624-6342
JANUARY 2013

Council Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: January 14, 2013

Subject: Final Plat of Lot 1, Block 2, French East Addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

Background: McLaury Engineering has submitted a final plat for Lot 1, Block 2 on behalf of the owner. The area to be final platted is roughly 0.33-acres in area and is bordered on the north by "Foss" Court and on the east by South Mickelson Street. The proposed plat will create one lot. This lot is planned for a single-family residence.

Discussion: Staff reviewed the final plat and find that it complies with all code provisions. The applicant will also be dedicating all of the required utility easements around the lot. In addition, the applicant will dedicate a portion of South Mickelson Street from the current terminus to the south property line.

The owner has also been made aware that a Developer's Agreement will be required prior to any construction taking place. The agreement will allow the owner to develop without all of the utilities or streets being constructed.

Conclusion/Recommendations: Staff finds that the final plat meets all of the ordinance requirements and recommends approval of the final plat. The plat will be considered by the City Council on January 21, 2012.

SURVEY PLAT

OF
**LOT 1, BLOCK 2, FRENCH EAST ADDITION,
 TO THE CITY OF VERMILLION,
 CLAY COUNTY, SOUTH DAKOTA**

LOT 2, BLOCK 1
 FRENCH EAST ADDN.
 N.A.P.

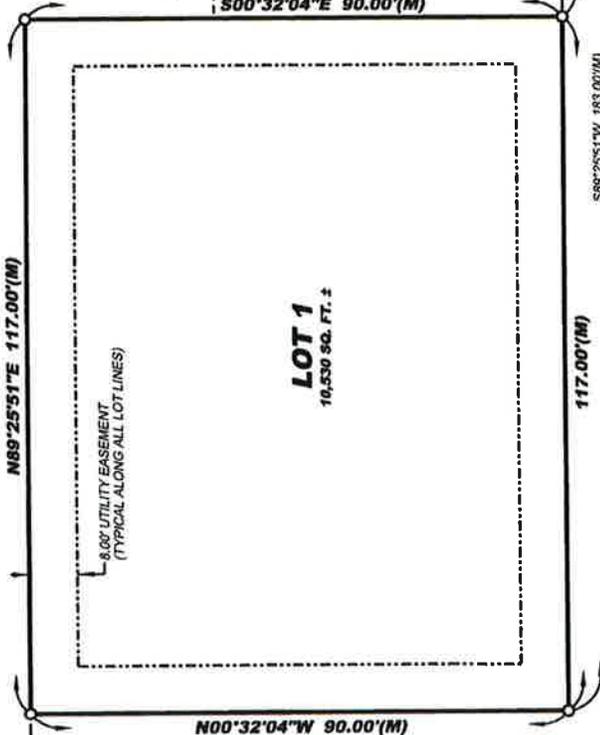


N89°25'51"E 130.97'(M) 140'(P)

66.00'(M&P)

UNNAMED STREET
 PLATTED IN
 BOOK 7, PAGE 209

N89°25'51"E 117.00'(M)



N00°32'04"W 90.00'(M)

117.00'(M)

S89°25'51"W 183.00'(M)

BALANCE
 FRENCH EAST ADDN.
 N.A.P.

BALANCE
 FRENCH EAST ADDN.
 N.A.P.

MICKELSON AVENUE

MICKELSON AVENUE PREVIOUSLY
 PLATTED UP TO THIS LINE

S00°32'04"E 90.00'(M)

PORTION OF MICKELSON AVENUE
 TO BE PLATTED WITH THIS PLAT

BALANCE
 FRENCH EAST ADDN.
 N.A.P.



FND. CAP GILLEN 1342"

LOT 5, BLOCK 2
 DAHL ADDN.
 N.A.P.

300.04'(M) 300'(P) S00°32'04"E 358.41'(M)

FND. CAP GILLEN 1342"



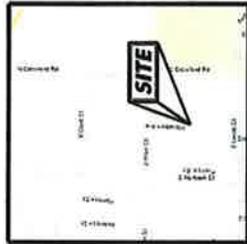
SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED
 HEREIN FOR A COMPLETE
 TITLE REPORT AND DOES
 PURPORT TO SHOW EASEMENTS OF
 RECORD, IF ANY.

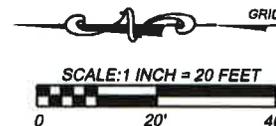
ANY CERTIFICATION EXPRESSED
 ON ANY DEED OR INSTRUMENT
 TO THE INDIVIDUAL OR
 FIRM OR CORPORATION
 EXPLICITLY LISTED ANY
 OTHER PARTY WHOSE
 INTEREST IS INVOLVED WITHOUT THE
 SIGNATURE AND ORIGINAL SEAL
 OF THE SURVEYOR SHALL BE VOID.
 SOUTH DAKOTA REGISTRY STATE OF
 PROFESSIONAL LAND SURVEYOR,
 NUMBER 8901.

LEGEND

- IRON MONUMENT FOUND
 TYPE NOTED
- IRON MONUMENT SET
 58" x 18" REBAR W/CAP
 "SDRLS NUM 5801"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY



VICINITY MAP
 VERMILLION, SD
 NO SCALE



SCALE: 1 INCH = 20 FEET

SURVEY CREW: TAA/JPG 01/02/13

DRAWN BY: TAA 01/03/13

PROJECT NO. 12130103

SCALE: 1" = 20'



**McLaury
 Engineering, Inc.**

P.O. BOX 1130
 118 W. MAIN STREET
 ELK POINT, SD 57025
 (605) 356-2308

PAGE 1 OF 2

SURVEY PLAT

OF

LOT 1, BLOCK 2, FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE:

TO: **ROLLIE W. FRENCH AND SUSAN M. FRENCH**

I, **KIM LaRUE McLAURY**, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF **ROLLIE W. FRENCH AND SUSAN M. FRENCH**, HAVE SURVEYED AND PLATTED A TRACT OF LAND DESCRIBED AS "LOT 1, BLOCK 2, FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA".

I CERTIFY THAT THE LOCATIONS AND DIMENSIONS AS SHOWN ON THE PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT MONUMENTS WERE SET AT THE CORNERS SO INDICATED.

DATED THIS 7TH DAY OF JANUARY, 2013

REGISTERED LAND SURVEYOR

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF **KIM LaRUE McLAURY**, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5801.



OWNERS CERTIFICATE:

WE DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE REAL ESTATE HEREAFTER DESCRIBED AS "LOT 1, BLOCK 2, FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA".

WE CERTIFY THAT SAID PLAT WAS MADE AT OUR REQUEST AND DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING SAME, AND THAT SAID PROPERTY IS FREE OF ALL ENCUMBRANCES. WE ALSO CERTIFY THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE ALL STREETS THAT HAVEN'T BEEN DEDICATED BEFORE TO THE PUBLIC FOR THE PUBLIC USE FOREVER. WE ALSO HEREBY GRANT EASEMENTS AS SHOWN, FOR UTILITIES, THEIR CONSTRUCTION AND MAINTENANCE FOREVER.

PURSUANT TO SDCL 11-3-20.1, I FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED "LOT 1, BLOCK 2, FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA" DOES HEREBY VACATE A PORTION OF "FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA" AS PLATTED IN BOOK 7, PAGE 80, FILED ON JULY 21, 1998, AS FILED IN THE CLAY COUNTY REGISTER OF DEEDS OFFICE.

ROLLIE W. FRENCH

SUSAN M. FRENCH

ACKNOWLEDGMENT OF OWNER:

STATE OF _____ COUNTY OF _____
ON THIS _____ DAY OF _____, 2013, BEFORE ME,
_____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED,
ROLLIE W. FRENCH AND SUSAN M. FRENCH, KNOWN TO ME OR SATISFACTORILY
PROVEN TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VERMILLION CITY COUNCIL RESOLUTION:

WHEREAS IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING DESCRIBED REAL PROPERTY: PLAT OF "LOT 1, BLOCK 2, FRENCH EAST ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

BE IT RESOLVED THAT THE ATTACHED AND FOREGOING PLAT HAS BEEN SUBMITTED TO AND A REPORT AND RECOMMENDATIONS THEREON MADE BY THE VERMILLION PLANNING COMMISSION TO THE CITY COUNCIL OF VERMILLION.

BE IT FURTHER RESOLVED THAT THE ATTACHED AND FOREGOING PLAT HAS BEEN SUBMITTED TO THE GOVERNING BODY OF THE CITY OF VERMILLION WHICH HAS EXAMINED THE SAME, THAT IT APPEARS THAT THE SYSTEM OF STREETS AND ALLEYS SET FORTH THEREIN CONFORM TO THE SYSTEM OF STREETS AND ALLEYS OF THE EXISTING PLAT OF THE CITY OF VERMILLION; AND THAT ALL TAXES AND SPECIAL ASSESSMENTS, IF ANY, UPON THE TRACT OF SUBDIVISION HAVE BEEN FULLY PAID; AND THAT SUCH PLAT AND THE SURVEY THEREOF HAVE BEEN FULLY PAID AND THAT SUCH PLAT AND THE SURVEY THEREOF HAVE BEEN EXECUTED ACCORDING TO LAW; AND THE SAME IS ACCORDINGLY APPROVED.

MAYOR, CITY OF VERMILLION, SD

DATE

I, THE UNDERSIGNED FINANCE OFFICER OF THE CITY OF VERMILLION, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY COUNCIL OF THE CITY OF VERMILLION, SOUTH DAKOTA ON

THIS _____ DAY OF _____, 20____.

FINANCE OFFICER, CITY OF VERMILLION, SD

CERTIFICATE OF COUNTY TREASURER:

THE UNDERSIGNED, COUNTY TREASURER OF CLAY COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE TAXES WHICH ARE LIENS UPON THE LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN FULLY PAID.

TREASURER, CLAY COUNTY, SD

DATE

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

THE UNDERSIGNED, DIRECTOR OF EQUALIZATION OF CLAY COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT I HAVE RECEIVED A COPY OF THE FORGOING PLAT.

DIRECTOR OF EQUALIZATION, CLAY COUNTY, SD

DATE

CERTIFICATE OF REGISTER OF DEEDS:

FILED FOR RECORD THIS _____ DAY OF _____, 2013, AT _____
O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS, CLAY COUNTY, SD

SURVEY CREW: TAA/JPG 01/02/13

DRAWN BY: TAA 01/04/13

PROJECT NO. 12130103

SCALE: NONE



**McLaury
Engineering, Inc.**

PO BOX 1130,
118 W MAIN STREET,
ELK POINT, SD 57025
(605) 356-2308