



City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, July 8, 2013
Large Conference Room – 2nd Floor
City Hall
25 Center Street
Vermillion, SD 57069

1. Roll Call

2. Minutes

- a. June 24, 2013 Regular Meeting.

3. Adoption of the Agenda

4. Visitors To Be Heard

5. Public Hearings

- a. A proposal to rezone Tract 1, or portion thereof, Bliss Third Addition to the City of Vermillion, Clay County, South Dakota from the Natural Resource Conservation District to the Bliss Pointe Planned Development District (located north of Main Street and west of Stanford Street).
- b. Creation of a Tax Increment Financing District on Tract 1, or portion thereof, Bliss Third Addition to the City of Vermillion, Clay County, South Dakota (located north of Main Street and west of Stanford Street).

6. Old Business

7. New Business

- a. Final Plat of Blocks 1, 2, 3, 4, 5 & 6, Bliss Pointe 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
Monday June 24, 2013 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the Large Conference Room at City Hall on June 24, 2013 at 5:30 p.m.

1. Roll Call

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

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

2. Minutes

a. June 10, 2013 Regular Meeting.

Moved by Howe to approve the June 10, 2013 Regular Meeting Minutes, seconded by Manning. Motion carried 7-0.

3. Adoption of the Agenda

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

4. Visitors to be Heard

5. Public Hearing

a. Final Development Plan for Lots 4A and 4B, Cottage Place Planned Development District.

Farrel reported that the owners have submitted a final development plan for two lots within the Cottage Place Planned Development District, which is required prior to constructing improvements on any lot. Farrel stated that the plan meets all of the ordinance requirements and will involve the construction of two storage sheds similar to what is already in the area. Manning requested clarification on whether two buildings will be constructed at once. Farrel stated that an existing home needs to be removed in order to construct one of the sheds. Discussion followed.

Moved by Forseth to approve the final development plan, seconded by Manning. Motion carried 7-0.

6. Old Business

7. New Business

a. Final Plat of Lots 3-4 in Block 1, Lots 2-7 in Block 2, Lots 1-5 in Block 3, Lots 1-2 in Block 4, and Outlots A and B of French East Addition to the City of Vermillion, Clay County, South Dakota.

José Dominguez reported on the final plat for the French East addition. Jose stated that the plat meets all requirements of the subdivision ordinance and that all of the required easements have been obtained. Discussion followed on the final plat.

Moved by Forseth to approve the addition, seconded by Gruhn. Motion carried 7-0.

b. Preliminary Plat of Lots 1-28 in Block 1, Lots 1-27 in Block 2, Lots 1-21 in Block 3, Lots 1-13 in Block 4, Lots 1-19 in Block 5, Lots 1-6 in Block 6, and Outlot A of Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota.

Jose reported that a preliminary plat has been submitted for the recently annexed Bliss property west of Stanford Street. Jose stated that the VCDC intends to develop the land for residential and commercial uses. The Planning Commission inquired about safeguards and screening when commercial and residential uses abut. Andy stated that details will be addressed when the proposed Bliss Pointe Planned Development District is brought before the Planning Commission in July.

Moved by Tuve to approve the preliminary plat, seconded by Gruhn. Motion carried 6-0, with Howe abstaining.

Andy provided an update on some upcoming items that will be considered by the Planning Commission in July, including a Planned Development District and creation of a Tax Increment Financing District.

8. Adjourn

Moved by Howe to adjourn, seconded by Manning. Motion carried 7-0.

Chairman Iverson declared the meeting adjourned at 5:50 p.m.

Council Agenda Memo

From: Andy Colvin, Assistant City Manager
Meeting: July 8, 2013
Subject: Bliss Pointe Planned Development District
Presenter: Andy Colvin

Background: The Vermillion Area Chamber and Development Company has been going to great lengths to develop a solution for the shortage of affordable, single-family housing in the community. The VCDC board authorized the purchase of farmland in May 2013 from the Bliss Family; with approximately 30 acres developable. The land is located west of Stanford Street and has been annexed into the City. A preliminary plat for the area was approved by the Planning Commission on June 24th.

Discussion: The proposed Planned Development District will be divided into four areas. Area A will be single-family detached dwellings; Area B will include a mix of single-family detached dwellings and single-family attached dwellings by conditional use permit; Area C will include multiple family housing; Area D will include some light commercial, including primarily office, retail and restaurant uses. Single family detached dwellings will be the primary use within the district. The regulations are largely the same as what is required by R-1, R-2 and R-3 uses, with some exceptions for smaller lot sizes and reduced setbacks. The goal of the development is to create affordable housing opportunities for families; therefore, development is denser in order to save on infrastructure costs for the developer and homeowner who will ultimately purchase the lot. Home types will be similar to what is found in other communities, such as those in and around Sioux Falls and Rapid City.

Conclusion/Recommendations: The VCDC has gone to great lengths to address the housing needs of the community. The development of the Bliss land will have a significant impact on housing options for families looking to relocate to Vermillion or move on the next level of homeownership. Staff finds that the ordinance meets all of the requirements of the zoning regulations and recommends that the Planning Commission forward a recommendation of approval to the City Council.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Vermillion Planning Commission will meet at 5:30 p.m. on Monday, the 8th day of July, 2013, in the large conference room at City Hall, located at 25 Center Street in the City of Vermillion, at which time the said Planning Commission will hear, consider and act upon a recommendation for the following:

A proposal to rezone the following real property from the Natural Resource Conservation District to the Bliss Pointe Planned Development District:

Tract 1, or portion thereof, Bliss Third Addition to the City of Vermillion, Clay County, South Dakota (located north of Main Street and west of Stanford Street)

Notice is further given that at the times and places aforesaid any person may appear and be heard upon all matters pertaining to the said zone change. The hearing is open to all interested parties. Information regarding accessibility for the disabled may be obtained by calling the Office of the City Manager at 677-7050. Anyone unable to attend may submit written comments prior to the hearing.

Publish: June 28, 2013

Published once at the approximate cost of \$_____

155.058 BLISS POINTE PLANNED DEVELOPMENT DISTRICT.

The regulations set forth in this section or set forth elsewhere in the Vermillion Zoning Ordinance when referred to in this section are the district regulations in the Bliss Pointe Planned Development District. The purpose of this district is to provide for mixed density residential and limited commercial areas within the Planned Development District. All city ordinances apply to the Planned Development District.

(A) *Area A* (Low-density, single-family detached residential uses) All city ordinances apply to the planned development district identified as Area A except for those modified below.

<i>Permitted Uses</i>	<i>Applicable Standards</i>
Single-family detached dwellings	§§ 155.070, 155.072, 155.076, 155.077
Home occupations	§§ 155.070, 155.072, 155.076, 155.077, 155.078
Group day care	A safe pickup and drop off area must be provided for the children. All applicable dwelling standards apply
Neighborhood utilities	§ 155.070
Public park areas	§ 155.070
Fences	§ 155.074
Accessory structure (such as, garage, shed)	§§ 155.071, 155.082(A) (see definition)

(B) *Area B* (Low to medium-density, single-family residential uses) All city ordinances apply to the planned development district identified as Area A except for those modified below.

<i>Permitted Uses</i>	<i>Applicable Standards</i>
Area A permitted uses	See Area A permitted uses
<i>Conditional Uses</i>	<i>Applicable Standards</i>
Single-family attached (townhouse) dwellings	§§ 155.070, 155.072, 155.076, 155.077
Two-family attached (duplex) dwellings	§§ 155.070, 155.072, 155.076, 155.077

(C) *Area C*. (Medium to high-density residential uses) All city ordinances apply to the planned development district identified as Area C except for those modified below.

<i>Permitted Uses</i>	<i>Applicable Standards</i>
Single-family attached (townhouse) dwellings	§§ 155.070, 155.072, 155.076, 155.077
Two-family attached (duplex) dwellings	§§ 155.070, 155.072, 155.076, 155.077
Home Occupations	§§ 155.070, 155.072, 155.076, 155.077, 155.078
Day care center	Adequate and safe playground area with fence 4 feet high.
Neighborhood utilities	§ 155.070
Public park areas	§ 155.070

Fences	§ 155.074
Accessory structure (such as, garage, shed)	§§ 155.071, 155.082(A) (see definition)
Conditional Uses	Applicable Standards
Multiple-family (apartments and condominiums) dwellings (more than 2)	§§ 155.070, 155.072, 155.076, 155.077

(D) Area D. (Light commercial uses) All city ordinances apply to the planned development district identified as Area D except for those modified below.

Permitted Uses	Applicable Standards
Retail trade or service	§§ 155.070, 155.072, 155.073, 155.077
Office	§§ 155.070, 155.072, 155.073, 155.077
Personal Service	§§ 155.070, 155.072, 155.073, 155.077
Hospital/Clinic	§§ 155.070, 155.072, 155.073, 155.077
Public Service Facility	§§ 155.070, 155.072, 155.073, 155.077
Restaurants	§§ 155.070, 155.072, 155.073, 155.077
Day Care Center	§§ 155.070, 155.072, 155.073, 155.077
Accessory Use	§§ 155.070, 155.072, 155.073, 155.077

(E) **Lot and yard regulations.** All measurements shall be taken from the lot line to the building line (see definitions).

	Lot Area	Frontage	Building Line	Front Yard	Side Yard	Rear Yard	Maximum Height
Single-family detached	6,500 square feet	50 feet	65 feet	25 feet See #3	8 feet See #2	25 feet See #8	35 feet
Single-family attached (townhouse) dwellings See #4	2,500 square feet	25 feet	25 feet	25 feet See #3	0 or 8 feet on non-party wall side	25 feet	35 feet
Two-family attached (duplex) dwellings	7,500 square feet	50	65	25 feet	8 feet	25 feet	35 feet
Multi-family (apartments and condominiums) dwellings (4 units) (1 lot)	7,500 square feet	50	75	25 feet	8 feet	25 feet	35 feet
3 to 8 multiple dwelling units (1 lot)	7,500 square feet	50 feet	60 feet	30 feet See #5	10 feet See #1	10 feet	35 feet

9 to 12 multiple dwelling units (1 lot)	20,000 square feet	50 feet	70 feet	30 feet See #5	10 feet See #1	10 feet	45 feet
Over 12 multiple dwelling units (1 lot)	30,000 square feet	50 feet	85 feet	30 feet See #5	10 feet See #1	10 feet	45 feet
Area D uses	NA	Up to 50 feet	50 feet	15 feet see #2	5 feet see #2, #6	5 feet see #7	45 feet
Area D uses	NA	51 to 100 feet	50 feet	20 feet see #2	5 feet see #2, #6	5 feet see #7	45 feet
Area D uses	NA	101 or more feet	50 feet	25 feet see #2	5 feet see #2, #6	5 feet see #7	45 feet
All other uses	7,500 square feet	50 feet	75 feet	30 feet	10 feet	25 feet	45 feet

Exceptions: #1 The side yard will be required to be increased by 15 feet when the building is 3 stories in height or more.
#1 The side yard will be required to be increased by 10 feet when the building is 3 stories in height or more
#2 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
#3 See also adjustments to yard regulations (§ 155.082) for other specific exceptions.
#4 Every two (2) units shall be staggered.
#5 More than one building per lot may be constructed.
#6 A side yard of 15 feet shall be required where a lot is adjacent to or abuts a residential district.
#7 A rear yard of 20 feet shall be required where a lot is adjacent to or abuts a residential district.
#8 The rear yard may be reduced to 20 feet for lots 9,000 square feet or less.

(F) *Property re-division.* All future property re-division shall require a re-platting of the affected parcels. The Planned Development District may require an amendment depending on property re-division.

Dated at Vermillion, South Dakota this ___ day of _____, 2013.

THE GOVERNING BODY OF THE CITY OF VERMILLION, SOUTH DAKOTA

John E. (Jack) Powell

ATTEST:

Michael D. Carlson, Finance Officer

First Reading:
Second Reading:
Publication:
Effective Date:

Planning Commission Agenda Memo

From: Andrew Colvin, Assistant City Manager

Meeting: July 8, 2013

Subject: Recommendation on Creation of Tax Increment District for Block 1 through 6, Bliss Pointe Addition to the City of Vermillion, Clay County, SD

Presenter: Andrew Colvin

Background: The Vermillion Area Chamber and Development Company has been going to great lengths to develop a solution for the shortage of affordable, single-family housing in the community. The VCDC board authorized the purchase of farmland in May 2013 from the Bliss Family; with approximately 30 acres developable. The land is located west of Stanford Street and has been annexed into the City. In order to assist with development costs, the city is creating a tax increment district.

Discussion: The first step in the process is a public hearing before the Planning Commission. The hearing was advertised and notice was sent to the School Board and County Commission as required by statute. The state laws on this are as follows:

11-9-3. Planning commission hearing on creation of district--Notice. In order to implement the provisions of this chapter, the planning commission shall hold a hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed creation of a tax incremental district and its proposed boundaries. Notice of the hearing shall be published once, not less than ten nor more than thirty days prior to the date of the hearing in a legal newspaper having a general circulation in the redevelopment area of the municipality. Prior to publication, a copy of the notice shall be sent by first class mail to the chief executive officer of all local governmental entities having the power to levy taxes on property located within the proposed district and to the school board of any school district which has property located within the proposed district.

11-9-4. Recommendation by planning commission for creation of district--Designation of boundaries. In order to implement the provisions of this chapter, the planning commission shall designate the boundaries of a tax incremental district recommended by it to be created and submit the recommendation to the governing body.

The Planning Commission considered a zoning amendment to create a Planned Development District for the Bliss Pointe project earlier on the agenda.

The legal description of the proposed district is as follows:

Blocks 1, 2, 3, 4, 5 and 6, Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota

Enclosed are maps of the area listed in the notice of public hearing.

Conclusion/Recommendations: Staff recommends the Planning Commission take public comment on the proposed TID and forward a recommendation of approval to the City Council.

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Vermillion, South Dakota, will meet at 5:30 p.m. on Monday the 8th day of July, 2013 in the second floor large conference room at City Hall in the City of Vermillion, at which time the said Planning Commission will hear, consider and make recommendation upon the following:

Creation of a Tax Increment Financing District on the following described real estate in the City of Vermillion, South Dakota:

Tract 1, or portion thereof, Bliss Third Addition to the City of Vermillion, Clay County, South Dakota (located north of Main Street and west of Stanford Street)

Notice is further given that at the times and places aforesaid any person may appear and be heard upon all matters pertaining to the said Tax Incremental Financing District. The hearing is open to all interested parties. Information regarding accessibility for the disabled may be obtained by calling the Office of the City Manager at 677-7050. Anyone unable to attend may submit written comments prior to the hearing.

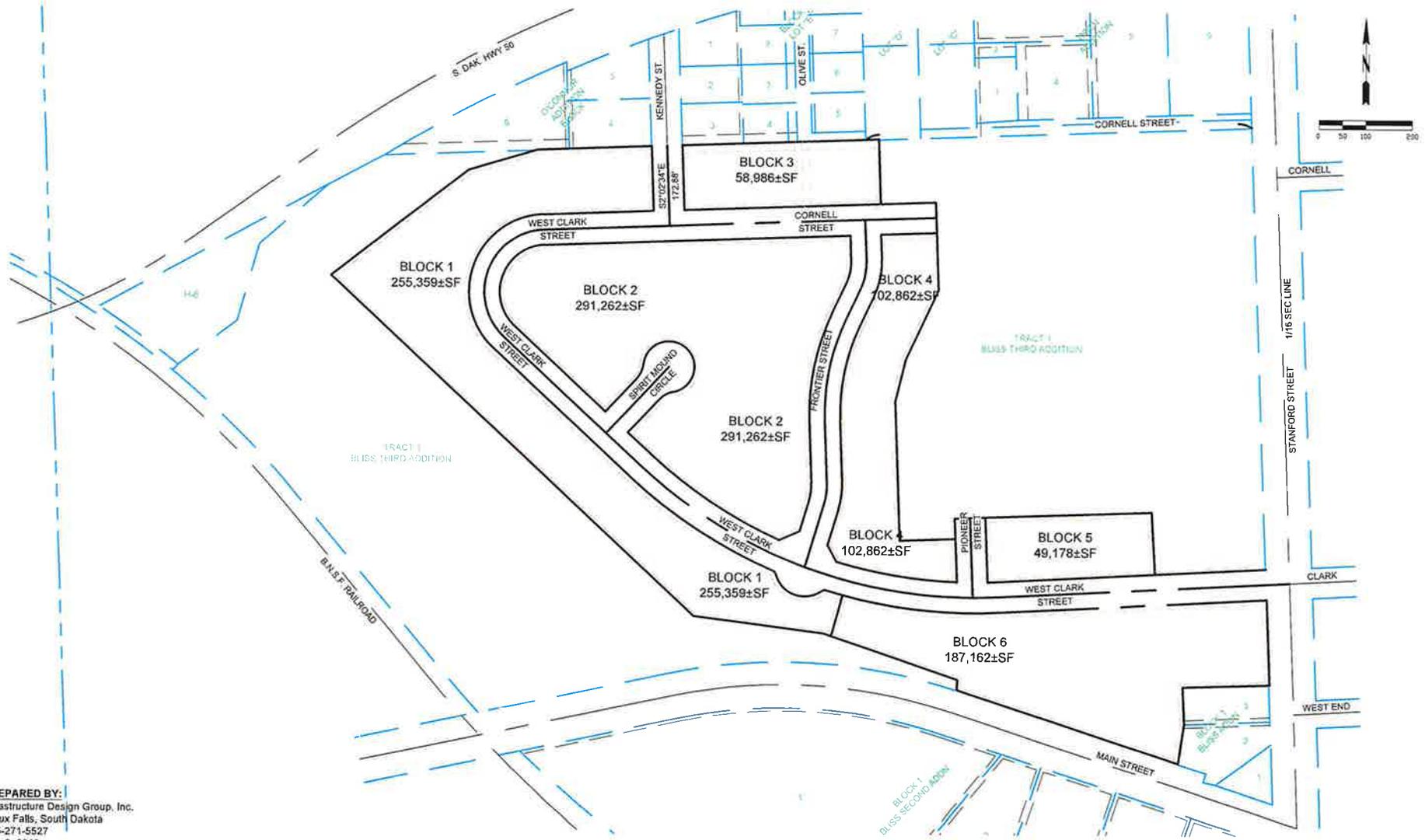
Publish: June 28, 2013

Published once at the approximate cost of \$ _____

PHASE 1 OF BLISS POINTE ADDITION

BLOCKS 1, 2, 3, 4, 5 & 6

BLISS POINTE ADDITION TO THE CITY OF VERMILION, CLAY COUNTY, SOUTH DAKOTA



PREPARED BY:
Infrastructure Design Group, Inc.
Sioux Falls, South Dakota
605-271-5527
July 2, 2013

APPROVED FOR THE CITY OF VERMILION, SOUTH DAKOTA

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Vermillion, South Dakota, will meet at 5:30 p.m. on Monday the 8th day of July, 2013 in the second floor large conference room at City Hall in the City of Vermillion, at which time the said Planning Commission will hear, consider and make recommendation upon the following:

Creation of a Tax Increment Financing District on the following described real estate in the City of Vermillion, South Dakota:

Tract 1, or portion thereof, Bliss Third Addition to the City of Vermillion, Clay County, South Dakota (located north of Main Street and west of Stanford Street)

Notice is further given that at the times and places aforesaid any person may appear and be heard upon all matters pertaining to the said Tax Incremental Financing District. The hearing is open to all interested parties. Information regarding accessibility for the disabled may be obtained by calling the Office of the City Manager at 677-7050. Anyone unable to attend may submit written comments prior to the hearing.

Publish: June 28, 2013

Published once at the approximate cost of \$ _____

Council Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: July 8, 2013

Subject: Final Plat of Blocks 1, 2, 3, 4, 5 and 6 Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

Background: Infrastructure Design Group has submitted a final plat for a portion of Bliss Third Addition. This final plat will replat a portion of Bliss Third Addition to Bliss Pointe. The final plat will affect an area of roughly 28-acres in area, with the remaining area staying within the Bliss Third Addition. The plat will also extend West Clark Street from Stanford Street to Kennedy Street. It will also dedicate the right-of-way for two new roadways. The final plat will include 6 blocks for development.

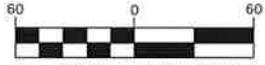
Discussion: Staff reviewed the final plat and has found that it complies with all code provisions. The applicant will also be dedicating all of the required utility easements around the blocks. In addition, the developer will also be platting the required drainage easements. In conjunction with the plat, the developer is being asked to sign an agreement/covenant that will run with the land. This document will further detail the property owner's responsibilities over the drainage and easements. The agreement/covenant will also delineate what the owner may do over the easement. Staff will recommend that the City Council not approve the final plat without the developer's signature on the agreement/covenant.

Conclusion/Recommendations: Staff finds that the final plat meets all of the ordinance requirements and recommends approval of the final plat. The Final Plat will be considered by the City Council at the July 15th meeting.

PLAT OF
BLOCKS 1, 2, 3, 4, 5 & 6
BLISS POINTE ADDITION
 TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



VICINITY MAP
 SEC 14, T92N, R52W

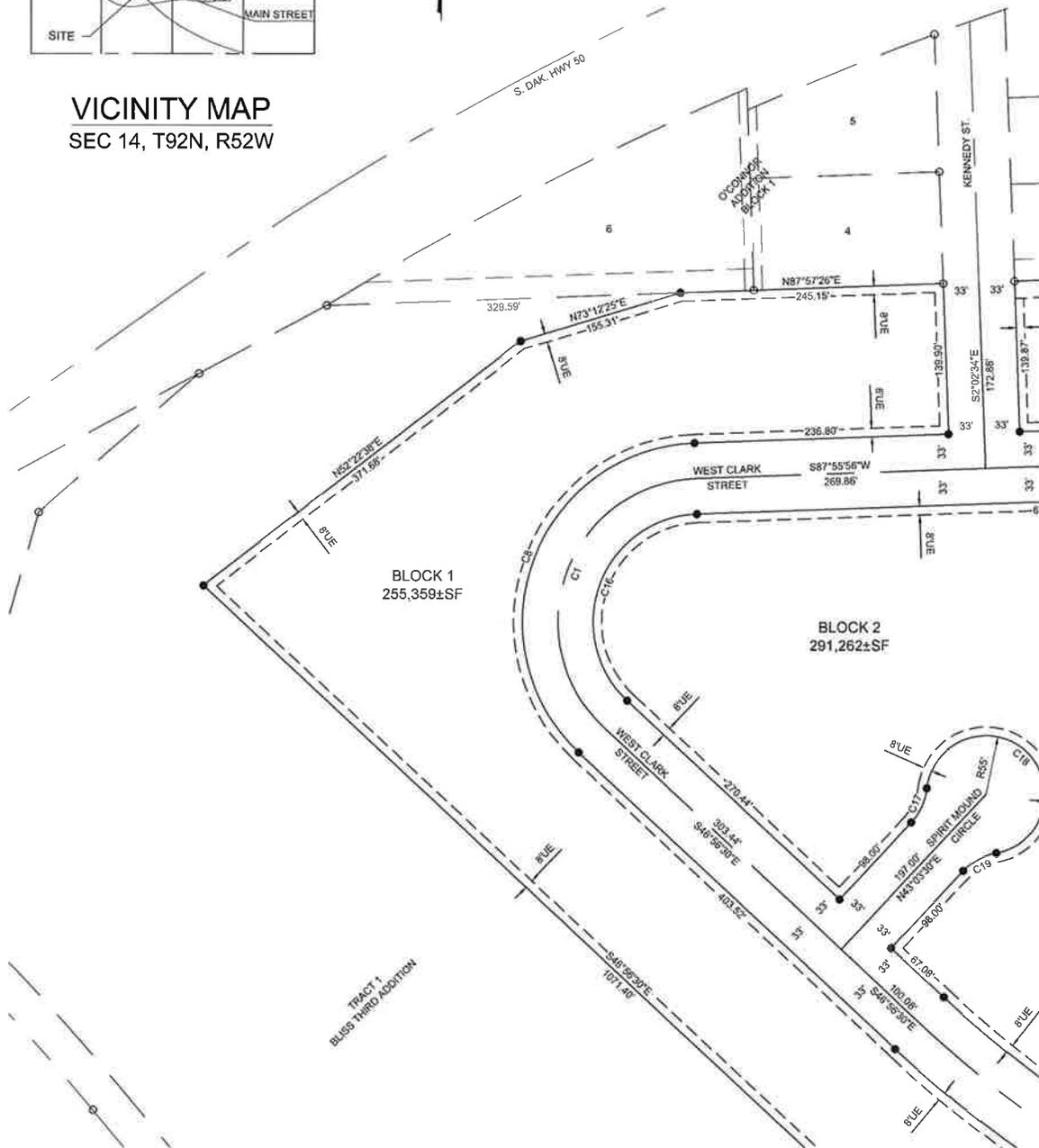


- = FOUND CORNER MONUMENT
- = SET IRON PIN
- UE = UTILITY EASEMENT
- SW&UE = SIDEWALK & UTILITY EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT

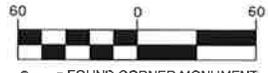
UTILITY EASEMENT NOTES:
 1.) A 8.0' UTILITY EASEMENT IS GRANTED ALONG ALL LOT LINES UNLESS NOTED OTHERWISE.

2.) BURIED EXCHANGE FACILITY EASEMENT BLANKET IN NATURE RECORDED IN MISC. BK. 23 PG. 537

NOTES:
 1.) SEE PAGE 6 FOR LINE AND CURVE TABLES.



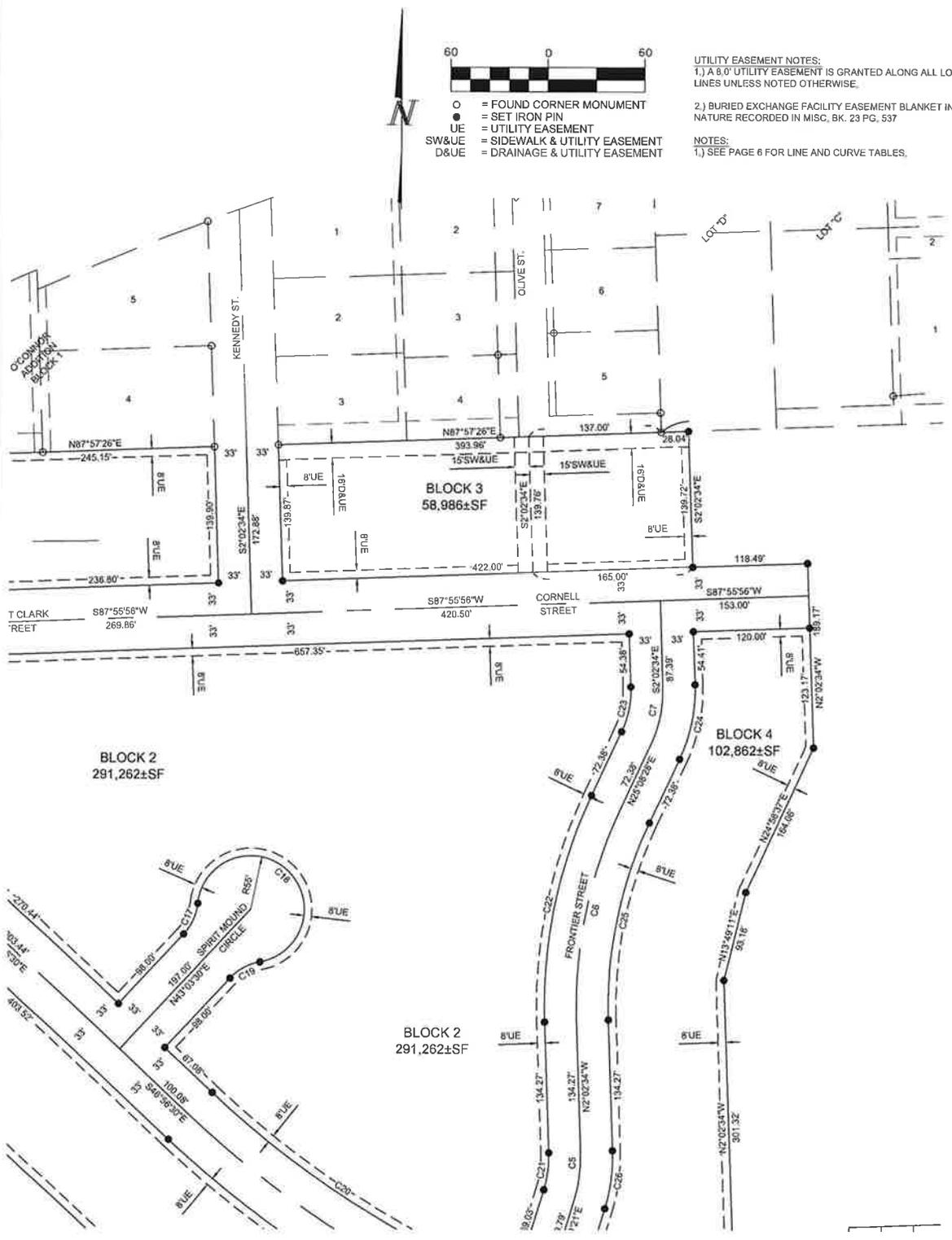
PLAT OF
BLOCKS 1, 2, 3, 4, 5 & 6
BLISS POINTE ADDITION
 TO THE CITY OF VERMILION, CLAY COUNTY, SOUTH DAKOTA



- = FOUND CORNER MONUMENT
- = SET IRON PIN
- UE = UTILITY EASEMENT
- SW&UE = SIDEWALK & UTILITY EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT

UTILITY EASEMENT NOTES:
 1.) A 8'0" UTILITY EASEMENT IS GRANTED ALONG ALL LOT LINES UNLESS NOTED OTHERWISE.
 2.) BURIED EXCHANGE FACILITY EASEMENT BLANKET IN NATURE RECORDED IN MISC. BK. 23 PG. 537

NOTES:
 1.) SEE PAGE 6 FOR LINE AND CURVE TABLES.



PLAT OF
BLOCKS 1, 2, 3, 4, 5 & 6
BLISS POINTE ADDITION
 TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

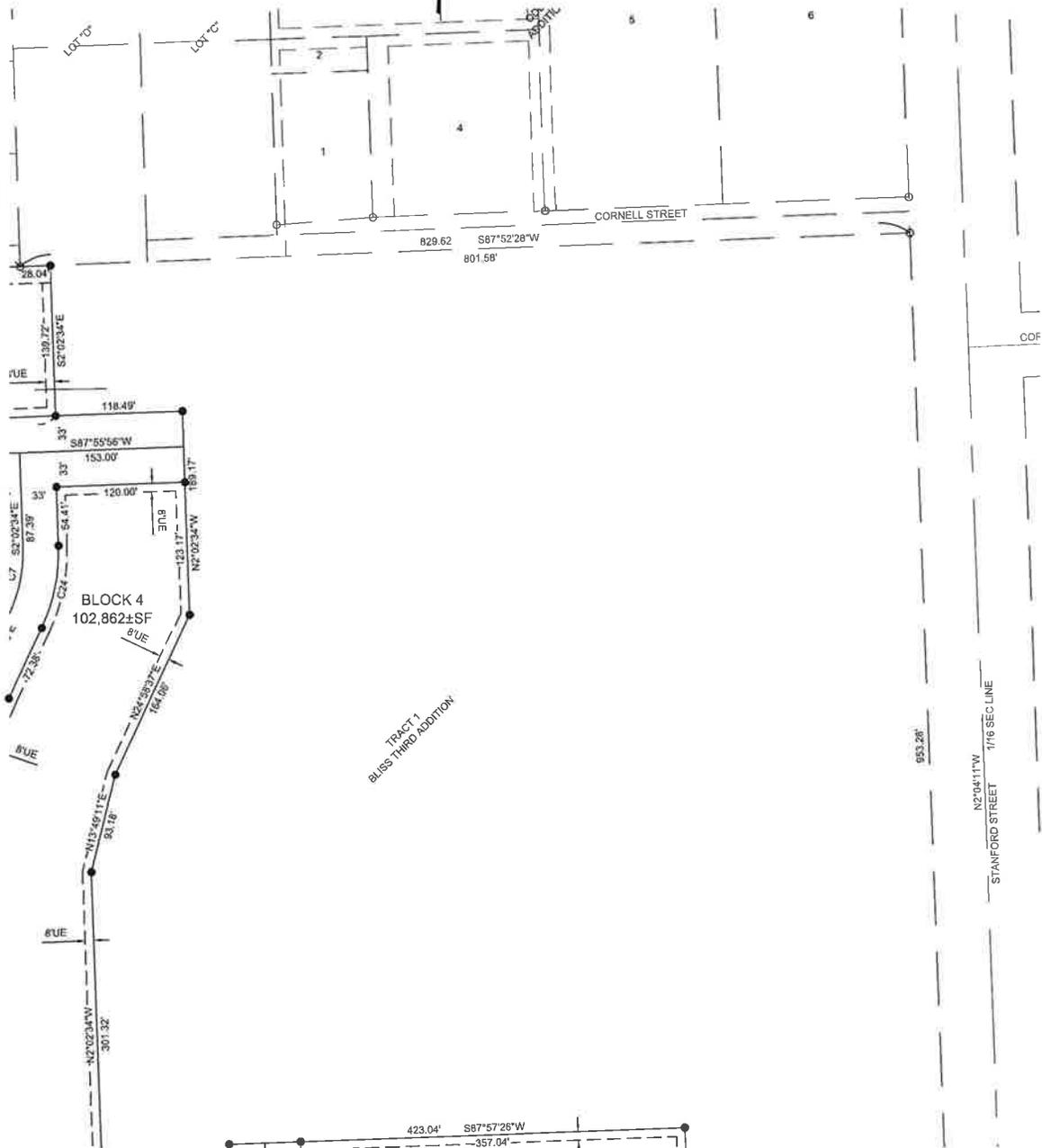


- = FOUND CORNER MONUMENT
- = SET IRON PIN
- UE = UTILITY EASEMENT
- SW&UE = SIDEWALK & UTILITY EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT

UTILITY EASEMENT NOTES:
 1.) A 8'0" UTILITY EASEMENT IS GRANTED ALONG ALL LOT LINES UNLESS NOTED OTHERWISE.

2.) BURIED EXCHANGE FACILITY EASEMENT BLANKET IN NATURE RECORDED IN MISC. BK. 23 PG. 537

NOTES:
 1.) SEE PAGE 6 FOR LINE AND CURVE TABLES.



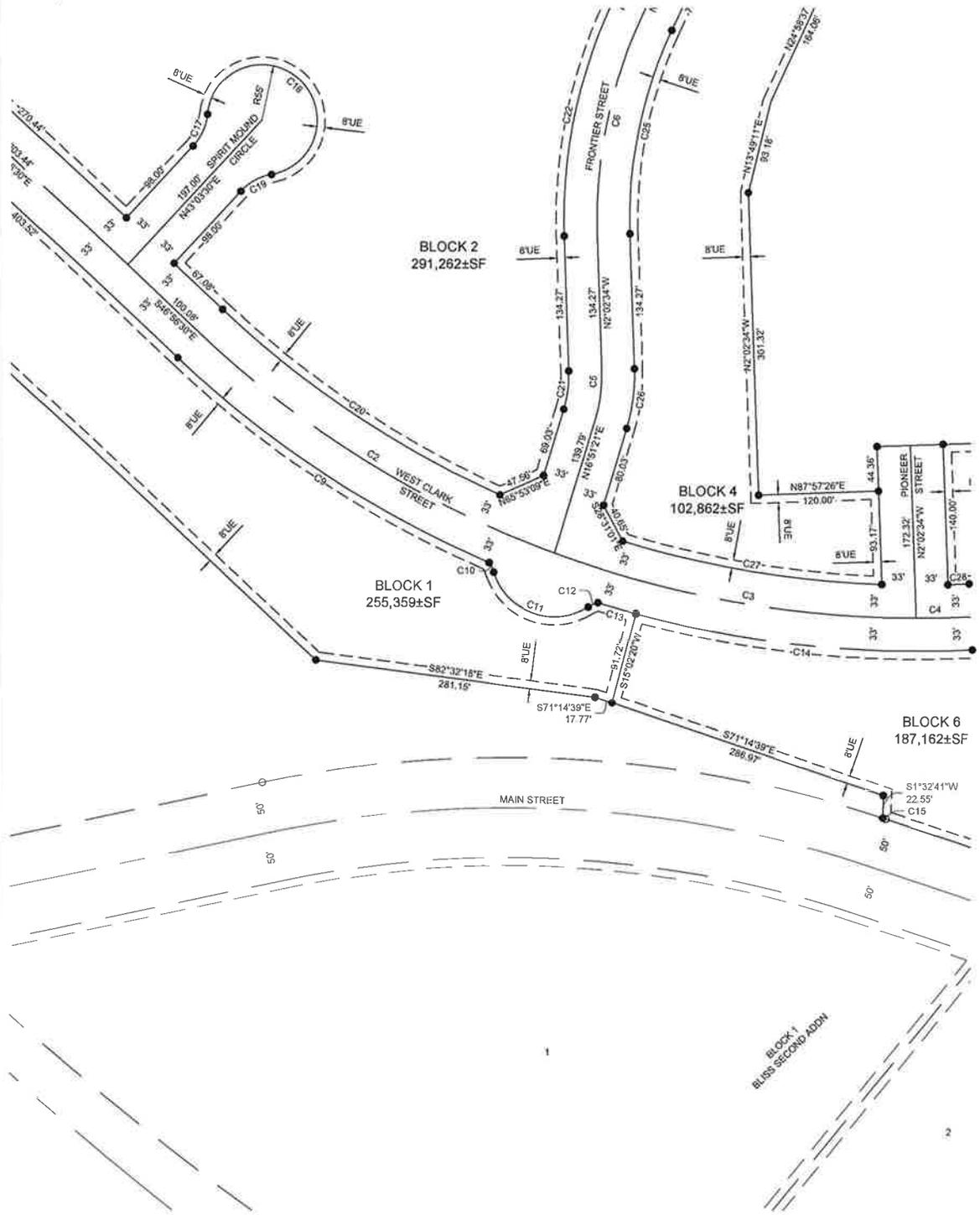
PLAT OF
BLOCKS 1, 2, 3, 4, 5 & 6
BLISS POINTE ADDITION
 TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



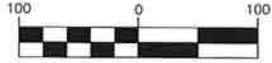
- = FOUND CORNER MONUMENT
- = SET IRON PIN
- UE = UTILITY EASEMENT
- SW&UE = SIDEWALK & UTILITY EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT

UTILITY EASEMENT NOTES:
 1.) A 8' UTILITY EASEMENT IS GRANTED ALONG ALL LOT LINES UNLESS NOTED OTHERWISE.
 2.) BURIED EXCHANGE FACILITY EASEMENT BLANKET IN NATURE RECORDED IN MISC. BK. 23 PG. 537

NOTES:
 1.) SEE PAGE 6 FOR LINE AND CURVE TABLES



PLAT OF
BLOCKS 1, 2, 3, 4, 5 & 6
BLISS POINTE ADDITION
 TO THE CITY OF VERMILION, CLAY COUNTY, SOUTH DAKOTA

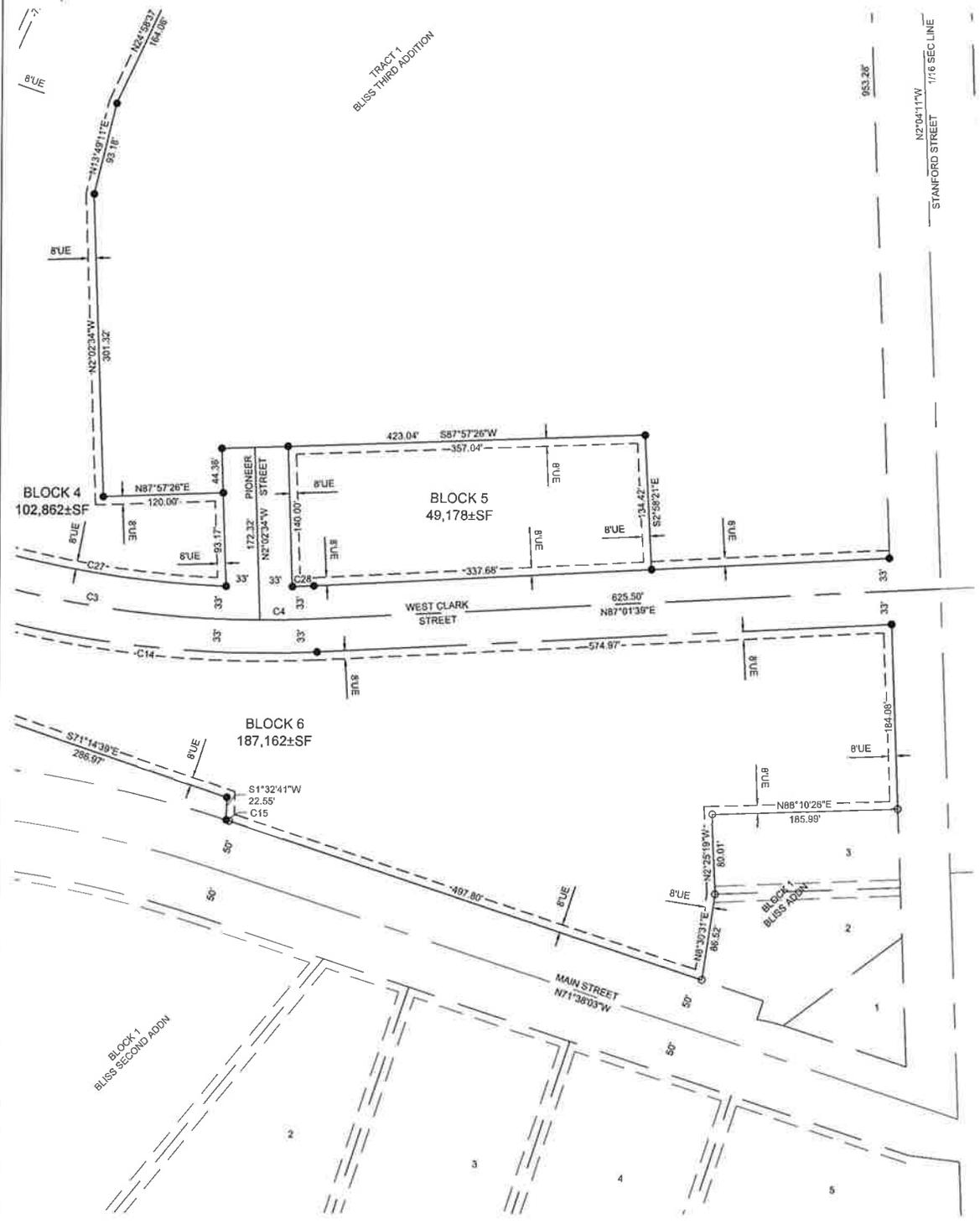


- = FOUND CORNER MONUMENT
- = SET IRON PIN
- UE = UTILITY EASEMENT
- SW&UE = SIDEWALK & UTILITY EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT

UTILITY EASEMENT NOTES:
 1.) A 8.0' UTILITY EASEMENT IS GRANTED ALONG ALL LOT LINES UNLESS NOTED OTHERWISE.

2.) BURIED EXCHANGE FACILITY EASEMENT BLANKET IN NATURE RECORDED IN MISC. BK. 23 PG. 537

NOTES:
 1.) SEE PAGE 6 FOR LINE AND CURVE TABLES.



PLAT OF
BLOCKS 1, 2, 3, 4, 5 & 6
BLISS POINTE ADDITION
 TO THE CITY OF VERMILLION, CLAY COUNTY , SOUTH DAKOTA

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	313.08'	133.00'	134°52'27"	245.64'	S20°28'43"W
C2	418.91'	1050.00'	22°51'31"	416.14'	S58°22'16"E
C3	369.52'	1050.00'	20°09'49"	367.61'	S79°52'56"E
C4	55.13'	1050.00'	3°00'30"	55.12'	N88°31'54"E
C5	49.48'	150.00'	18°53'55"	49.25'	N7°24'24"E
C6	224.41'	473.00'	27°11'02"	222.31'	S11°32'57"W
C7	63.10'	133.00'	27°11'02"	62.51'	N11°32'57"E
C8	390.76'	166.00'	134°52'27"	306.59'	S20°28'43"W
C9	374.11'	1083.00'	19°47'33"	372.26'	S56°50'16"E
C10	10.73'	36.50'	16°50'20"	10.69'	N25°56'45"W
C11	115.87'	63.50'	104°32'53"	100.45'	S69°48'02"E
C12	10.73'	36.50'	16°50'20"	10.69'	S66°20'42"W
C13	39.59'	1083.00'	2°05'40"	39.59'	S73°54'50"E
C14	340.45'	1083.00'	18°00'41"	339.05'	S83°58'00"E
C15	3.09'	1195.92'	0°08'53"	3.09'	S71°42'30"E
C16	235.40'	100.00'	134°52'27"	184.69'	S20°28'43"W
C17	35.39'	55.00'	36°52'12"	34.79'	N24°37'24"E
C18	243.57'	55.00'	253°44'23"	88.00'	N46°56'30"W
C19	35.39'	55.00'	36°52'12"	34.79'	S61°29'36"W
C20	334.58'	1017.00'	18°50'59"	333.08'	S56°22'00"E
C21	36.59'	117.00'	18°53'55"	36.42'	N7°24'24"E
C22	240.07'	506.00'	27°11'02"	237.82'	S11°32'57"W
C23	47.44'	100.00'	27°11'02"	47.00'	N11°32'57"E
C24	78.78'	166.00'	27°11'02"	78.02'	N11°32'57"E
C25	209.76'	440.00'	27°11'02"	206.80'	S11°32'57"W
C26	60.36'	183.00'	18°53'55"	60.09'	N7°24'24"E
C27	263.62'	1017.00'	14°51'07"	262.86'	S80°36'31"E
C28	21.59'	1017.00'	1°12'58"	21.59'	N87°38'09"E

PLAT OF
BLOCKS 1, 2, 3, 4, 5 & 6
BLISS POINTE ADDITION
 TO THE CITY OF VERMILLION, CLAY COUNTY , SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF VERMILLION AREA CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY, HAVE SURVEYED AND PLATTED A TRACT OF LAND DESCRIBED AS A PORTION OF TRACT 1, BLISS THIRD ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA. THIS TRACT OF LAND SHALL HEREAFTER BE KNOWN AS BLOCKS 1, 2, 3, 4, 5 & 6, BLISS POINTE 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.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THE _____ DAY OF _____, _____.

 NATHAN L. JIBBEN REG. NO. 8295



OWNER'S CERTIFICATE

I, GERRY TRACY, AS BOARD PRESIDENT OF VERMILLION AREA CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY, DO HEREBY CERTIFY THAT VERMILLION AREA CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY IS THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE REAL ESTATE HEREAFTER DESCRIBED AS BLOCKS 1, 2, 3, 4, 5 & 6, BLISS POINTE 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 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 KENNEDY STREET, SPIRIT MOUND CIRCLE, FRONTIER STREET, PIONEER STREET, CORNELL STREET AND WEST CLARK STREET AS SHOWN, TO THE PUBLIC FOR THE PUBLIC USE FOREVER. WE AGREE TO PLAT OUTLOTS INTO BUILDING LOTS BEFORE THEY ARE SOLD OR DEVELOPED.

WE HEREBY DEDICATE THE SIDEWALK EASEMENT AS SHOWN ON BLOCK 3, TO THE PUBLIC FOR THE PUBLIC USE FOREVER.

WE, VERMILLION AREA CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY, OUR SUCCESSORS AND/OR ASSIGNS, OR OTHER ENTITY OTHER THAN THE CITY OF VERMILLION ARE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS AND FACILITIES, ARE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS AND FOR THEIR MAINTENANCE ALONG DRAINAGE EASEMENTS FRONTING PUBLIC RIGHT-OF-WAYS, AND SHALL NOT ERECT ANY STRUCTURES, FENCES, OR ALTER THE ELEVATIONS WITHIN THE DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL FROM THE CITY OF VERMILLION. THIS ADDITION TO OWNER'S CERTIFICATE IS BINDING UPON SUBDIVISION OWNER'S, SUCCESSORS AND ASSIGNS, AND IS INTENDED AS A COVENANT TO RUN WITH THE LAND.

WE DO HEREBY CERTIFY THAT THIS REPLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, OR LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

I FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED BLOCKS 1, 2, 3, 4, 5 & 6, BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY , SOUTH DAKOTA DOES HEREBY VACATE THE FOLLOWING PLATTING:

A PORTION OF TRACT 1, BLISS THIRD ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN MISC BOOK 8 PAGE 56.

SAID PLAT, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED BLOCKS 1, 2, 3, 4, 5 & 6, BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY , SOUTH DAKOTA AS SURVEYED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THE _____ DAY OF _____, 20____.

 GERRY TRACY, BOARD PRESIDENT
 VERMILLION AREA CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY

STATE OF SOUTH DAKOTA)
)SS
 COUNTY OF CLAY)

ON THE _____ DAY OF _____, 20____, BEFORE THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GERRY TRACY, WHO ACKNOWLEDGED HIMSELF TO BE THE BOARD PRESIDENT OF VERMILLION AREA CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY, AND THAT HE AS BOARD PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC, STATE OF SOUTH DAKOTA
 MY COMMISSION EXPIRES: _____

PLAT OF
BLOCKS 1, 2, 3, 4, 5 & 6
BLISS POINTE ADDITION
TO THE CITY OF VERMILLION, CLAY COUNTY , SOUTH DAKOTA

VERMILLION CITY COUNCIL RESOLUTION

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING DESCRIBED REAL PROPERTY: BLOCKS 1, 2, 3, 4, 5 & 6, BLISS POINTE 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 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.

BE IT ALSO RESOLVED THAT ACCESS SHALL BE GRANTED TO THE LOT(S) IN ACCORDANCE WITH THE CITY OF VERMILLION STREET ACCESS AND DRIVEWAY APPROACH POLICY, WHICH REQUIRES AN APPLICATION AND PERMIT.

DATED THIS ____ DAY OF _____, 20__.

JOHN E. (JACK) POWELL, MAYOR, CITY OF VERMILLION

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 THE 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 THE 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, SD

CERTIFICATE OF THE 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