



**City of Vermillion  
Planning Commission Agenda**

5:30 p.m. Regular Meeting  
Monday November 14, 2016  
Large Conference Room – 2<sup>nd</sup> Floor  
City Hall  
25 Center Street  
Vermillion, SD 57069

1. **Roll Call**

2. **Minutes**

- a. October 11, 2016 Regular Meeting

3. **Adoption of the Agenda**

4. **Visitors to Be Heard**

5. **Public Hearings**

- a. Request for Conditional Use Permit to Utilize the Existing Structure Located at 104 North University Street as a Sorority House.

6. **Old Business**

7. **New Business**

- a. Final Plat of Lots 5 and 6, Block 4, Brooks Industrial Park Addition, in the SW ¼ of the NE ¼ of Section 18, T92N, R51W of the 5<sup>th</sup> P.M., City of Vermillion, Clay County, South Dakota.
- b. Final Plat of Lots 5, 6, 7, 8A, 9A, 10A and 14A, Block 1, Bliss Pointe Addition, to the City of Vermillion in the S ½ of Section 14, T92N, R52W of the 5<sup>th</sup> P.M., 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, October 11, 2016 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Vice Chairman Forseth in the Large Conference Room at City Hall on October 11, 2016 at 5:34 p.m.

1. Roll Call

Present: Fairholm, Forseth, Gruhn, Muenster, and Wilson.  
Absent: Iverson, Tuve, Manning and Oehler.

Staff present: Jose Dominguez, City Engineer and John Prescott, City Manager

2. Minutes

a. September 26, 2016 Regular Meeting.

Moved by Muenster to approve the September 26, 2016 Regular Meeting Minutes, seconded by Wilson. Motion carried 5-0.

3. Adoption of the Agenda

Moved by Fairholm to adopt the agenda, seconded by Muenster. Motion carried 5-0.

4. Visitors to be Heard

5. Public Hearing

a. A proposal to rezone Heikes Tract 2 SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Exc. Heikes Addition, 7-92-51, 5<sup>th</sup> P.M., Clay County, South Dakota and Lot 1, Block 1, Heikes Addition, City of Vermillion, Clay County

Vice Chairman Forseth opened the public hearing. No public comment received. Moved by Muenster to grant the proposal to rezone Heikes Tract 2 SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Exc. Heikes Addition, 7-92-51, 5<sup>th</sup> P.M., Clay County, South Dakota and Lot 1, Block 1, Heikes Addition, City of Vermillion, Clay County, seconded by Wilson. Motion carried 5-0.

b. Petition to rezone Lot G-2, except the West 110.9 feet of the South 198.914 feet, thereof, and except Lot 1 of Lot G-2, all in the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) and the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ), Section Eighteen (18), Township Ninety-Two (92) North, Range Fifty-One (51) West of the 5th P.M., City of Vermillion, Clay County, South Dakota from R-2 Residential District to the Spady Planned Development District.

Vice Chairman Forseth opened the public hearing.

Jose Dominguez, City Engineer, read the staff memo aloud to the Planning Commission and visitors present.

Kim McLaury, McLaury engineering, hired by Adam Spady/APS to prepare the plans, explained they put together a preliminary layout for three phases. Phase 1: development of the existing structure reconstructed into duplexes and build two-stall garages for each residence. Phase 2: installation of sanitary sewer, water lines, street lights, and streets. Phase 3: Construction of new duplexes, two to four a year.

Vice Chairman Forseth asked how big the duplexes will be. McLaury said he thinks they're about 1386 sq feet, two and three bedroom homes and that they will be exactly like the duplex units near the fairgrounds off Cherry Street across from the Ford dealership with the two-car garages.

Adam Spady explained that the plan is to renovate the current existing structure and turn it into two three-plexes with garages going down both sides. During the course of the next few years he will develop the back four acres of vacant land.

John Lynch has a lot to the east of the property line that is vacant right now and voiced concerns about water run-off and tree removal. Discussion followed.

Brad James of 1441 E Cherry also voiced concerns about water drainage.

Kim McLaury said they are not looking at using the Cherry street pipe that runs to the north out to Hwy 50 and on the north side of Hwy 50. The storm sewer capacity along Norbeck Street has not been analyzed yet which will dictate how big the detention area should be and how big the pipe needs to be.

Andy Martinez of 1517 E. Cherry voiced concerns regarding the detention area and sitting water. Discussion followed.

Jose Dominguez explained McLaury's intent is to have the detention area and drainage to the north. The outlet off Cherry Street that was in question is owned by the DOT and even if they allowed access they can restrict how much water goes into it. This is why draining to the north is more than likely what will happen.

Randy Crum 1433 E Cherry voiced concern about the maintenance of detention areas and flooding issues due to the grade of the new development. Discussion followed.

Janice Emmick of 822 N. Crawford Road voiced concern as well to the grade of the new development and standing water that can't drain. Discussion followed.

Holly Annis of 810 N. Crawford Road asked if there was another property he had built that she could see. Adam Spady referenced 716 Madison Street.

Emily Johnson of 723 N. Norbeck owns property just to the south of the proposed area and asked if they were going to put up a fence because in the past she had trouble with people cutting across the lawn. Discussion followed.

Elizabeth Bartling of 714 Brooks Drive voiced concern about rentals and noise factor. Adam Spady explained that was one of the reasons they did not look for an access off Cherry Street so people weren't driving through houses back to the development. Discussion followed.

The question was asked how many duplexes there will be.

Jose Dominguez said there will be 34 duplexes (individual units) which equals 17 buildings. The City parking requirement allows for a garage and two parking stalls in front of the garage.

Discussion followed.

Jose Dominguez explained that once the City Council approves the Ordinance the applicant will have to submit a final development plan. The final development plan submitted must be consistent with the initial development plan. If it is not what they proposed, then they would have to apply for an amendment. Depending on the amendment the Planning Commission may hold another public hearing and adjacent property owners would be notified.

Moved by Fairholm to recommend approval of the petition to rezone Lot G-2, except the West 110.9 feet of the South 198.914 feet, thereof, and except Lot 1 of Lot G-2, all in the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) and the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ), Section Eighteen (18), Township Ninety-Two (92) North, Range Fifty-One (51) West of the 5th P.M., City of Vermillion, Clay County, South Dakota from R-2 Residential District to the Spady Planned Development District, Muenster seconded. Motion carried 5-0.

## 6. Old Business

## 7. New Business

- a. Preliminary Plat of Lot 1, 2, and 3, Block 1, Spady Addition to the City of Vermillion, South Dakota.

Moved by Fairholm to approve the Preliminary Plat of Lot 1, 2, and 3, Block 1, Spady Addition to the City of Vermillion, South Dakota, Gruhn seconded. Motion carried 5-0.

8. Adjourn

Moved by Muenster to adjourn, seconded by Wilson. Motion carried 5-0. Forseth declared the meeting adjourned at 6:57 p.m.

## *Planning Commission Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** November 14, 2016

**Subject:** Request for Conditional Use Permit to Utilize the Existing Structure at 104 North University Street as a Sorority House.

**Presenter:** Jose Dominguez

**Background:** The Alpha Xi Delta Corporation Board has submitted an application for a Conditional Use Permit to convert the existing structure at 104 North University Street to a sorority house. The zoning ordinance requires a conditional use permit to allow sorority/fraternity houses within the R-2 residential district.

**Discussion:** The applicant is requesting that the house located at 104 North University Street be converted to a sorority house during the construction of their new sorority house on North Plum Street. The existing structure is a rental owned by Vermillion Rentals, LLC. This building is considered a duplex and has 8 total bedrooms.

As mentioned previously, Alpha Xi Delta will be using the existing building temporarily while construction of the new sorority house is taking place. Construction on the new house would start in the spring of 2017 and be completed during the fall of 2018. During construction a maximum of 15 residents would live at 104 North University Street. One of the residents would be the House Manager. The House Manager would assist with some of the maintenance and upkeep of the structure. It should be noted that any events sponsored by the sorority would be held at a different location. The temporary house would only house a fraction of the sorority.

Staff has two concerns with the CUP request, parking and the length of the proposed use. Due to the fact that the existing use of the structure is that of a duplex the structure, and the property, does not meet all requirements for a sorority/fraternity house. However, since the plan is to have this house function as a temporary sorority the use should expire and return to a rental. Having an expiration date on the CUP would allow for the use by

the sorority and also eliminate any possible issues in the future that may arise if the use did not expire (i.e. having a full size sorority/fraternity where one was not).

The parking issue is a bit more complex. The City's Zoning Ordinance was amended recently to allow more flexibility for the construction of sorority/fraternity houses within the R-2 residential district. The new ordinance allows the Planning Commission the ability to change where the required off-street parking is located. Before the amendment all of the parking had to be located on the same site as the house. This would have made any new construction of a sorority/fraternity house practically impossible within the same lot. The existing use (a rental) requires that the owner have 8-parking stalls for his tenants. Currently there are only 4-parking stalls. The proposed temporary use requires that there are 1 parking stall for each 200-square feet of the structure. This means that there should be 32-parking stalls. Considering that there will only be a maximum of 15-residents Staff would recommend that the Planning Commission reduce the parking requirement to 15-parking stalls. However, only a total of 8-parking stalls should be built at 104 North University Street. The remaining 7-parking stalls should be located elsewhere. Again, the original use, and final use, of the existing structure is a duplex with 8-bedrooms. Requiring additional parking at this location would create a rental unit that more than likely does not meet the off-street parking requirements, or the landscaping standards.

The neighborhood is composed of rentals, sorority/fraternity houses and single-family residences.

***Compliance with Comprehensive Plan:*** The Comprehensive Plan specifies that the City should 'focus on development and redevelopment within existing City limits area'. Granting a conditional use permit will meet this goal of the Comprehensive Plan by allowing the sorority to possibly construct a new house at 214 North Plum Street.

***Conclusion/Recommendations:*** The Planning Commission is asked to take public comment and grant or deny the conditional use permit application. If granted Staff recommends placing three conditions on the permit. First, the permit should expire on December 31, 2019. This would give the sorority enough time if construction of the proposed house on 214 North Plum Street were delayed. Second, a total of 8-parking stalls may be constructed at 104 North University. The rest of the parking should be off-street and at a different location. The applicant would need to provide the City with documentation that they are allowed to park on some other property. Third, that the permit to use this structure as a sorority would be voided if a different sorority uses the building at 104 North University. Staff recommends approval of the conditional use permit with the previously mentioned conditions.

Dear Members of the City of Vermillion Planning Commission and City Council,

Alpha Xi Delta Corporation Board respectfully submits an application for conditional use for the residence located at 104 N. University Street. We are applying for a Conditional Use Permit to allow the Alpha Xi Delta Sorority House to temporarily relocate during construction of a new sorority house. Our intended rental will be from May 1, 2017 – August 1, 2018 with the option to extend this term for an additional six to twelve months should unforeseen circumstances arise during construction. During this time, 104 North University will be considered an official Greek residence house, governed by University of South Dakota and Alpha Xi Delta International rules, regulations, and by-laws, in addition to all city codes and regulations.

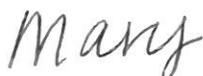
The house at 104 N. University, is owned by Teresa and Mark Gilbertson. The Alpha Xi Delta corporation board will be the official contracted lessee for all legal agreements with the Gilbertson's. Chapter members residing in the house will be overseen by a paid staff person or "House Manager." During the rental term approximately 12-14 chapter women will reside at the house along with the House Manager. The number of residence at 104 N. University will not exceed 15. The women will receive all contracted benefits outlined in their original housing contract with Corporation Board including meal service, and professional cleaning and maintenance of the premises. The rest of the ladies from the chapter will be housed at the University of South Dakota as required for all first and second year students or off campus if they are able and choose to do so.

Parking will be available to the residents of 104 University behind the house. The Gilbertson's plan to expand parking area for 7-10 cars. A bike rack will be added for chapter members who prefer alternate forms of transportation. The available parking for this unit housing a maximum of fifteen people will be more than is currently available at the Chapter house located at 214 N. Plum Street. The Corporation Board asks for conditional use flexibility with Greek parking for residents at 104 N. University for the 2017-2018 school year.

A separate Conditional Use Permit will be filed in regards to the conditional use needs at 214 North Plum street regarding construction, parking, etc. This permit is solely in relation to the house located at 104 North University Street. Corporation Board members will be available during meetings to help address questions and comments.

Thank you for your time and consideration of this request.

Kindest Regards,

  
Mary Duncan

President

Alpha Xi Delta Corporation Board

  
Maggie Pearson

Transitional Housing Project Manager

Alpha Xi Delta Corporation Board

**PETITION FOR CONDITIONAL USE PERMIT**

**1. PETITIONER**

NAME: Alpha Xi Delta Corporation Board  
ADDRESS: 214 N. Plum St.  
PHONE: 605-659-5094 (Mary Dunean, President)

**2. PROPERTY INFORMATION** (Please attach additional sheets if necessary)

Legal Description: S 1/2 of E 140' of Lot 12 & E 140' of Lots 13 & 14 B1K 64  
Zoning District: R2  
Address: 104 N. University  
Adjacent Zoning: R2  
North: ✓ South: ✓ East: ✓ West: ✓  
Will utilities be installed and/or modified? NA If yes, which utilities:

**3. STANDARDS FOR CONDITIONAL USE PERMIT**

Please address the following criteria. These standards will be addressed at the public hearing. Please attach additional sheets if necessary.

A. Ingress and Egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. yes

B. Off-street parking and loading areas where required. yes

C. Refuse and service areas, with particular reference to the property location. yes

D. Utilities, with reference to locations, availability, and compatibility. yes

E. Screening and buffering with reference to type, dimensions and character. yes

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with other properties in the district.

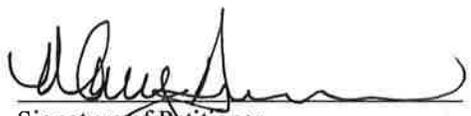
yes

G. Required yards and other open space.

yes

H. General compatibility with adjoining properties and other property in the zoning district in which such use is to be located.

yes

  
Signature of Petitioner

- President  
Alpha Xi Duncan  
Corporation Board

  
Signature of Owner (if Different)

\* The corp. board is comprised on Alumnae members not girl members. Please do not contact chapter women with questions. Mary - 605-659-5094  
maryduncan1@yahoo.com

FAILURE OF THE APPLICANT OR HIS AGENT TO APPEAR AT THE HEARING WILL CAUSE THE COMMITTEE TO DENY THIS APPLICATION.

FOR OFFICE USE ONLY	DATE: 10 / 31 / 16
FEE RECEIVED: <input checked="" type="radio"/> YES <input type="radio"/> NO	
BUILDING OFFICIAL: _____	
HEARING SCHEDULE: ____ / ____ / ____	

City of Vermillion  
(605) 677-7056

REC#: 00512878 10/31/2016 3:16 PM  
OPER: JJ TERM: 006  
REF#: 4798

TRAN: 998,000 ZONING FEE  
ALPHA XI DELTA  
101-32112  
ZONING FEES 150.00CR

TENDERED: 150.00 CHECK  
APPLIED: 150.00-

CHANGE: 0.00

**E. Cedar St.**

**N. University St.**



**E. National St.**

**Conditional Use Permit**

-  Conditional Use Area
-  Residential-Medium Density

# *Planning Commission Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** November 14, 2016

**Subject:** Final Plat of Lots 5 and 6, Block 4, Brooks Industrial Park Addition, in the SW ¼ of the NE ¼ of Section 18, T92N, R51W of the 5<sup>th</sup> P.M., City of Vermillion, Clay County, South Dakota.

**Presenter:** Jose Dominguez

**Background:** Brandt Land Surveying has submitted a final plat for lots 5 and 6, block 4, Brooks Industrial Park Addition. The area to be final platted is roughly 6.81-acres in area. This is a replat of Lot 4, Block 1, Brooks Industrial Park Addition and several lots located north of East Cherry Street behind 1322 East Cherry Street.

**Discussion:** Staff reviewed the final plat and find that it complies with all code provisions. The applicant will also be rededicating all of the existing utility easements.

**Compliance with Comprehensive Plan:** The Comprehensive Plan specifies that the City should encourage development within the undeveloped areas inside City limits. Granting this final plat would allow for the new owners to better utilize the property.

**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 on November 21<sup>st</sup>.

A REPLAT OF LOT 4, BLOCK 4, BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA; AND LOT E-1, A PORTION OF LOT E-7, AND A PORTION OF LOT B, ALL IN THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 18, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA; HEREAFTER TO BE KNOWN AS;

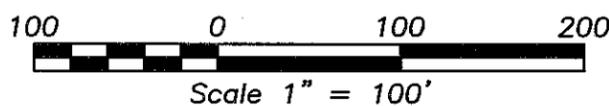
LOTS 5 AND 6, BLOCK 4, BROOKS INDUSTRIAL PARK ADDITION, IN THE SW1/4 OF THE NE1/4 OF SECTION 18, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

NOTE:  
THE PARTY WALL IS FOR THE EXISTING BUILDING ON LOT 6 AS SHOWN ON THIS PLAT. NO ADDITIONAL BUILDINGS ON LOT 6 SHALL BE ATTACHED TO THE BUILDING ON THE REMAINDER OF LOT B.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°28'58"W	20.20'
L2	N89°28'58"W	47.06'

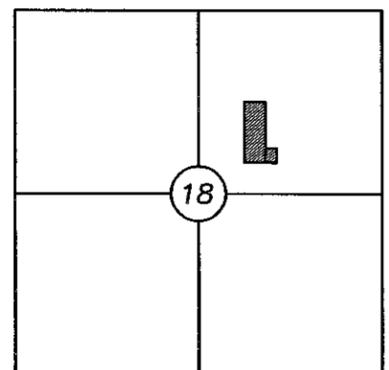
**LEGEND**

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- ▲ FOUND IRON PIPE WITH CAP STAMPED "GILLEN LS 1342"
- ⊕ FOUND IRON PIPE WITH CAP STAMPED "KENNEDY LS 5350"
- ⊙ FOUND NAIL & WASHER STAMPED "SDDOT RLS 8294"
- PREVIOUSLY PLATTED LINE
- EXISTING LOT LINE

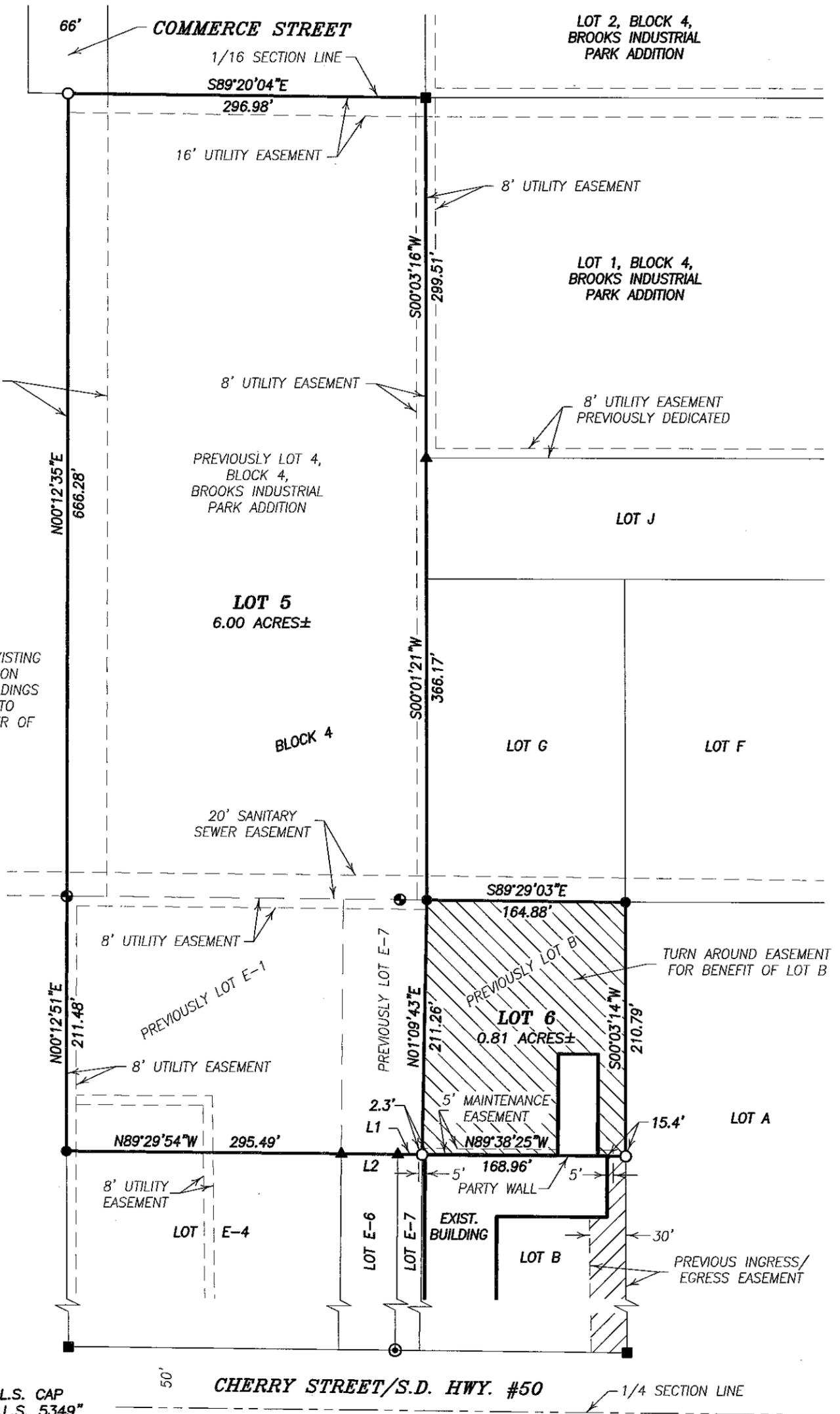


NOTE:  
BASIS OF BEARING  
BY GPS OBSERVATION

PREPARED BY:  
BRANDT LAND SURVEYING  
1202 WILLOWDALE ROAD  
YANKTON, SD 57078  
(605) 665-8455



LOCATION (N.T.S.)



A REPLAT OF LOT 4, BLOCK 4, BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA; AND LOT E-1, A PORTION OF LOT E-7, AND A PORTION OF LOT B, ALL IN THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 18, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA; HEREAFTER TO BE KNOWN AS;

LOTS 5 AND 6, BLOCK 4, BROOKS INDUSTRIAL PARK ADDITION, IN THE SW1/4 OF THE NE1/4 OF SECTION 18, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND REPLAT OF LOT 4, BLOCK 4, BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA; AND LOT E-1, A PORTION OF LOT E-7, AND A PORTION OF LOT B, ALL IN THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 18, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA; HEREAFTER TO BE KNOWN AS;

LOTS 5 AND 6, BLOCK 4, BROOKS INDUSTRIAL PARK ADDITION, IN THE SW1/4 OF THE NE1/4 OF SECTION 18, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 18TH DAY OF OCTOBER, 2016.



John L. Brandt  
JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, KELLEY A. JORGENSEN, PRESIDENT OF MIGHTY MO LIVING, INC. A SOUTH DAKOTA CORPORATION, DO HEREBY CERTIFY THAT MIGHTY MO LIVING, INC. IS THE OWNER OF LOT E-1, LOT B, AND A PORTION OF LOT E-7 IN THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 18, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF PLATTING AND TRANSFER, AND I FURTHER CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES LOT E-1, AS RECORDED IN BOOK 6, PAGE 65B, A PORTION OF LOT E-7, AS RECORDED IN BOOK 7, PAGE 200, AND A PORTION OF LOT B, AS RECORDED IN BOOK 4, PAGE 121. I ALSO HEREBY GRANT THE TURN AROUND, MAINTENANCE AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Kelley A. Jorgensen  
KELLEY A. JORGENSEN  
PRESIDENT, MIGHTY MO LIVING, INC.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KELLEY A. JORGENSEN, WHO ACKNOWLEDGED HERSELF AS PRESIDENT OF MIGHTY MO LIVING, INC., AND THAT SHE AS PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR PURPOSES THEREIN CONTAINED.

OWNER'S CERTIFICATE

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

I, DAVID R. HERTZ, DO HEREBY CERTIFY THAT I AM THE OWNER OF LOT 4, BLOCK 4, BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF PLATTING AND TRANSFER, AND I FURTHER CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES LOT 4, BLOCK 4, BROOKS INDUSTRIAL PARK ADDITION, AS RECORDED IN BOOK 7, PAGE 438. I ALSO HEREBY GRANT THE SEWER AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

David R. Hertz  
DAVID R. HERTZ

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DAVID R. HERTZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

OWNER'S CERTIFICATE

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

I, DANIEL L. WEIMAN, OWNER OF WEIMAN CONSTRUCTION, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WEIMAN CONSTRUCTION, LLC IS THE OWNER OF THE WEST 47.09 FEET OF THE NORTH 211.30 FEET OF LOT E-7 IN THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 18, T92N, R51W OF THE 5TH P.M., CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF PLATTING AND TRANSFER, AND I FURTHER CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES A PORTION OF LOT E-7, AS RECORDED IN BOOK 7, PAGE 200. I ALSO HEREBY GRANT THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Daniel L. Weiman  
DANIEL L. WEIMAN  
OWNER, WEIMAN CONSTRUCTION, LLC

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DANIEL L. WEIMAN, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF WEIMAN CONSTRUCTION, LLC, AND THAT HE AS OWNER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR PURPOSES THEREIN CONTAINED.

RESOLUTION OF APPROVAL

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

WHEREAS IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE ABOVE DESCRIBED REAL PROPERTY.

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 AND HAS RECOMMENDED APPROVAL.

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

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, AND IT APPEARS THAT THE SYSTEM OF STREETS AND ALLEYS SET FORTH THEREIN CONFORMS TO THE SYSTEM OF STREETS AND ALLEYS OF VERMILLION AND THAT ALL TAXES AND SPECIAL ASSESSMENTS, IF ANY, UPON THE TRACT OR SUBMISSION HAVE BEEN FULLY PAID AND THAT SUCH PLAT AND SURVEY HAVE BEEN EXECUTED ACCORDING TO LAW, AND THE SAME IS HEREBY ACCORDINGLY APPROVED.

\_\_\_\_\_  
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, VERMILLION, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER OF CLAY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE AND FOREGOING PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DIRECTOR OF EQUALIZATION

\_\_\_\_\_  
COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF CLAY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS

# *Planning Commission Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** November 14, 2016

**Subject:** Final Plat of Lots 5, 6, 7, 8A, 9A, 10A and 14A, Block 1, Bliss Pointe Addition, to the City of Vermillion in the S ½ of Section 14, T92N, R52W of the 5<sup>th</sup> P.M., Clay County, South Dakota.

**Presenter:** Jose Dominguez

**Background:** Banner Associates, Inc. has submitted a final plat for seven lots on Bliss Pointe Addition. The area to be final platted is roughly 4.37-acres in area. This final plat will be replating lots 8, 9, 10 and 14 to 8A, 9A, 10A and 14A. The replat will add property to the lots making them larger. The other three lots (lots 5 through 7) will be final platted, but not replated.

**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.

**Compliance with Comprehensive Plan:** The Comprehensive Plan specifies that the City should encourage development within the undeveloped areas inside City limits. Granting this final plat would allow for construction on three new lots and also increase the taxable property by allowing four lots to be enlarged.

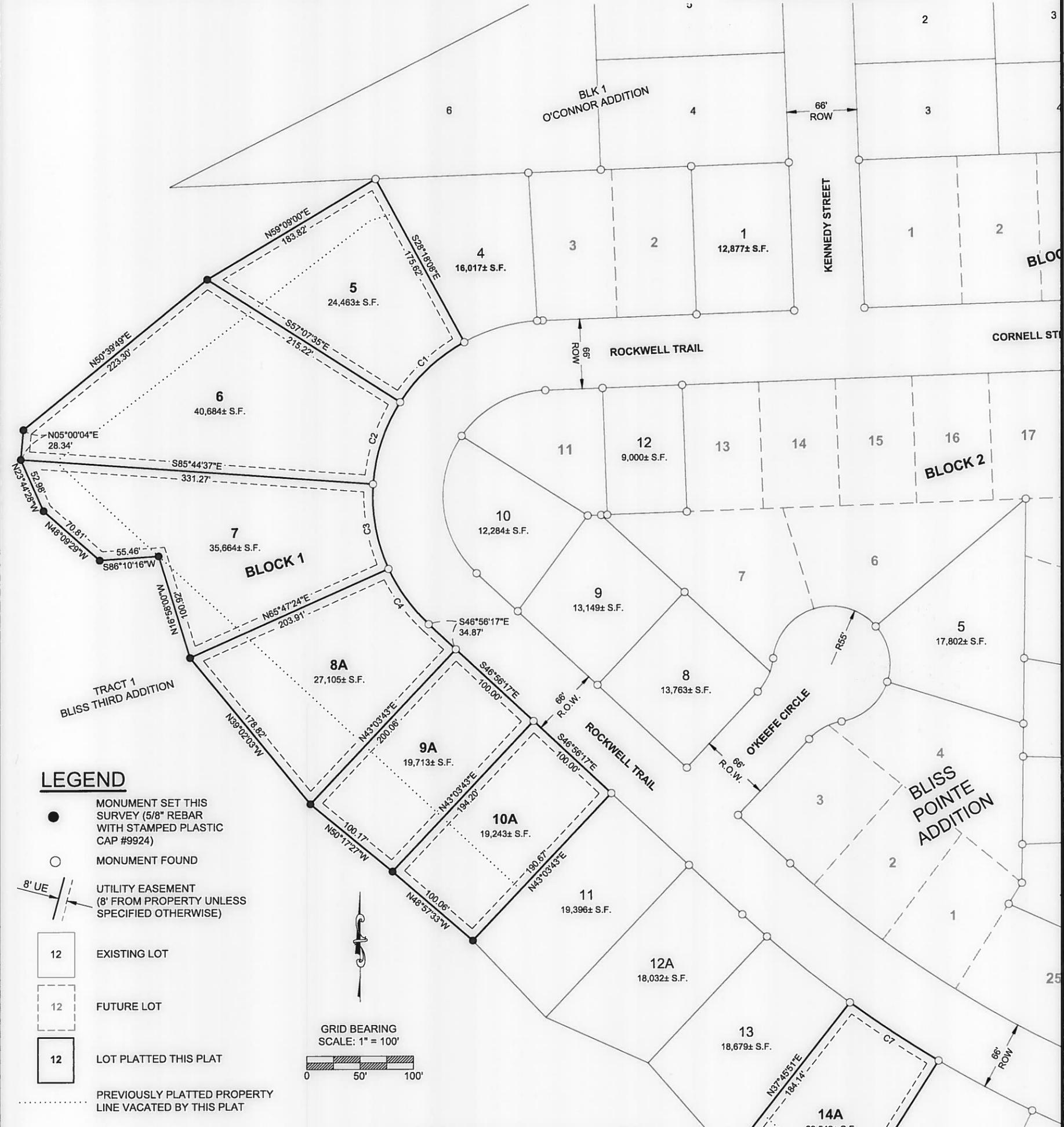
**Conclusion/Recommendations:** Staff finds that the final plat meets all of the ordinance requirements and recommends approval of the final plat. The Final Plat will be considered by the City Council on November 21<sup>st</sup>.

# PLAT OF LOTS 5, 6, 7, 8A, 9A, 10A AND 14A IN BLOCK 1 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION IN THE S/12 OF SECTION 14-T92N-R52W, OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA.

**VACATION NOTICE (PURSUANT TO SDCL 11-3-20.1)**  
THIS PLAT SHALL VACATE LOTS 8, 10 AND 14 IN BLOCK 1, AS PLATTED IN THE PLAT OF "LOTS 8, 10 AND 14 IN BLOCK 1; AND LOTS 1 AND 13 IN BLOCK 6 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 147 THEREIN.

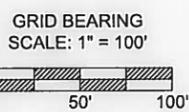
**VACATION NOTICE (PURSUANT TO SDCL 11-3-20.1)**  
THIS PLAT SHALL VACATE LOT 9 IN BLOCK 1, AS PLATTED IN THE PLAT OF "LOT 9 IN BLOCK 1 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 181 THEREIN.

**VACATION NOTICE (PURSUANT TO SDCL 11-3-20.1)**  
THIS PLAT SHALL VACATE THAT PORTION OF TRACT 1 OF BLISS THIRD ADDITION SHOWN ON THE MAP, AS PLATTED IN THE PLAT OF "TRACT 1 BLISS THIRD ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 56 THEREIN.



**LEGEND**

- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #9924)
- MONUMENT FOUND
- 8' UE UTILITY EASEMENT (8' FROM PROPERTY UNLESS SPECIFIED OTHERWISE)
- 12 EXISTING LOT
- 12 FUTURE LOT
- 12 LOT PLATTED THIS PLAT
- ..... PREVIOUSLY PLATTED PROPERTY LINE VACATED BY THIS PLAT



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	83.50'	166.0'	82.62'	S46°53'59"W
C2	82.50'	166.0'	81.65'	S18°15'06"W
C3	82.50'	166.0'	81.65'	S10°13'25"E
C4	65.13'	166.0'	64.71'	S35°42'05"E
C7	100.00'	1083.0'	99.96'	S56°32'11"E



**VICINITY MAP**

PREPARED BY:  
BANNER ASSOCIATES, INC.  
VERMILLION, SD 57069  
TEL. (TOLL FREE): 1-855-323-6342  
AUGUST 2016



SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **August 5, 2016**, at the request of the owner(s) listed hereon, survey a portion of those parcels of land described as **BLOCK 1 OF BLISS POINTE ADDITION; LOTS 8, 9, 10, AND 14 IN BLOCK 1 OF BLISS POINTE ADDITION; AND TRACT 1 OF BLISS THIRD ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA**, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **LOTS 5, 6, 7, 8A, 9A, 10A AND 14A IN BLOCK 1 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION IN THE S/12 OF SECTION 14-T92N-R52W, OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA.**

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have set my hand and seal the 16<sup>th</sup> DAY OF AUGUST, 20 16.



*Nathan W. Nielson*

Nathan W. Nielson  
Registered Land Surveyor  
Registration No. 9924

Banner Associates, Inc.  
14 W. Main St., Suite A  
Vermillion, South Dakota 57069  
Tel. (Toll Free): 1-855-323-6342

CERTIFICATE OF OWNER

We, **VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, do hereby certify that we are the owners of a portion of the land included in the above plat and that the plat has been made at my request and in accordance with my instructions for the purposes indicated herein.

We, **VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, 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. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously, dedicated for the purpose indicated thereon.

We, **VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, certify that this plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

WE, **VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, FURTHER CERTIFY THAT THIS PLAT SHALL VACATE THAT PORTION OF TRACT 1 OF BLISS THIRD ADDITION SHOWN ON THE MAP, AS PLATTED IN THE PLAT OF "TRACT 1 BLISS THIRD ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 56 THEREIN.

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

\_\_\_\_\_  
NATHAN WELCH, EXECUTIVE DIRECTOR  
VERMILLION CHAMBER OF COMMERCE & DEVELOPMENT COMPANY

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ { SS

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the undersigned officer, personally appeared **NATHAN WELCH EXECUTIVE DIRECTOR, VERMILLION CHAMBER OF COMMERCE AND DEVELOPMENT COMPANY**, known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he/she 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

CERTIFICATE OF OWNER

We, **HENRY S. KIM & JO ANN G. KIM**, do hereby certify that we are the owners of a portion of the land included in the above plat and that the plat has been made at my request and in accordance with my instructions for the purposes indicated herein.

We, **HENRY S. KIM & JO ANN G. KIM**, 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. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously, dedicated for the purpose indicated thereon.

We, **HENRY S. KIM & JO ANN G. KIM**, certify that this plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

WE, **HENRY S. KIM & JO ANN G. KIM**, FURTHER CERTIFY THAT THIS PLAT SHALL VACATE LOT 8 IN BLOCK 1, AS PLATTED IN THE PLAT OF "LOTS 8, 10 AND 14 IN BLOCK 1; AND LOTS 1 AND 13 IN BLOCK 6 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 147 THEREIN.

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

\_\_\_\_\_  
HENRY S. KIM

\_\_\_\_\_  
JO ANN G. KIM

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ { SS

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the undersigned officer, personally appeared **HENRY S. KIM & JO ANN G. KIM**, known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he/she 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

**CERTIFICATE OF OWNER**

We, **JOHN M. EHRENFELDT & KARYN R. EHRENFELDT**, do hereby certify that we are the owners of a portion of the land included in the above plat and that the plat has been made at my request and in accordance with my instructions for the purposes indicated herein.

We, **JOHN M. EHRENFELDT & KARYN R. EHRENFELDT**, 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. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously, dedicated for the purpose indicated thereon.

We, **JOHN M. EHRENFELDT & KARYN R. EHRENFELDT**, certify that this plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

WE, **JOHN M. EHRENFELDT & KARYN R. EHRENFELDT**, FURTHER CERTIFY THAT THIS PLAT SHALL VACATE LOT 9 IN BLOCK 1, AS PLATTED IN THE PLAT OF "LOT 9 IN BLOCK 1 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 181 THEREIN.

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

\_\_\_\_\_  
**JOHN M. EHRENFELDT**

\_\_\_\_\_  
**KARYN R. EHRENFELDT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before the undersigned officer, personally appeared **JOHN M. EHRENFELDT & KARYN R. EHRENFELDT**, known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he/she 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

**CERTIFICATE OF OWNER**

We, **ROBERT J. DEHNER & VICKI L. DEHNER**, do hereby certify that we are the owners of a portion of the land included in the above plat and that the plat has been made at my request and in accordance with my instructions for the purposes indicated herein.

We, **ROBERT J. DEHNER & VICKI L. DEHNER**, 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. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously, dedicated for the purpose indicated thereon.

We, **ROBERT J. DEHNER & VICKI L. DEHNER**, certify that this plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

WE, **ROBERT J. DEHNER & VICKI L. DEHNER**, FURTHER CERTIFY THAT THIS PLAT SHALL VACATE LOT 10 IN BLOCK 1, AS PLATTED IN THE PLAT OF "LOTS 8, 10 AND 14 IN BLOCK 1; AND LOTS 1 AND 13 IN BLOCK 6 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 147 THEREIN.

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

\_\_\_\_\_  
**ROBERT J. DEHNER**

\_\_\_\_\_  
**VICKI L. DEHNER**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before the undersigned officer, personally appeared **ROBERT J. DEHNER & VICKI L. DEHNER**, known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he/she 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

**CERTIFICATE OF OWNER**

We, **A. R. VENKATACHALAM & MEERA VENKATACHALAM**, do hereby certify that we are the owners of a portion of the land included in the above plat and that the plat has been made at my request and in accordance with my instructions for the purposes indicated herein.

We, **A. R. VENKATACHALAM & MEERA VENKATACHALAM**, 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. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously, dedicated for the purpose indicated thereon.

We, **A. R. VENKATACHALAM & MEERA VENKATACHALAM**, certify that this plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

WE, **A. R. VENKATACHALAM & MEERA VENKATACHALAM**, FURTHER CERTIFY THAT THIS PLAT SHALL VACATE LOT 14 IN BLOCK 1, AS PLATTED IN THE PLAT OF "LOTS 8, 10 AND 14 IN BLOCK 1; AND LOTS 1 AND 13 IN BLOCK 6 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA", FILED IN BOOK 8 OF PLATS ON PAGE 147 THEREIN.

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

\_\_\_\_\_  
**A. R. VENKATACHALAM**

\_\_\_\_\_  
**MEERA VENKATACHALAM**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before the undersigned officer, personally appeared **A. R. VENKATACHALAM & MEERA VENKATACHALAM**, known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he/she 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



CITY ENGINEER'S CERTIFICATE

I, the undersigned City Engineer of the City of Vermillion hereby certify that this plat has been reviewed by me, or my authorized agent, and that this plat is approved by me.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
City Engineer, City of Vermillion, South Dakota

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 LOTS 5, 6, 7, 8A, 9A, 10A AND 14A IN BLOCK 1 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION IN THE S/12 OF SECTION 14-T92N-R52W, 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 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

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 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

