



**City of Vermillion
Planning Commission Agenda**

5:30 p.m. Regular Meeting
Monday, September 22, 2014
City Hall – Large Conference Room
25 Center Street
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. September 8, 2014 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
6. **Old Business**
7. **New Business**
 - a. Final Development Plan - Community-Oriented Healthcare Planned Development District.
 - b. Lot A1, Accretion to Government Lots 3 and 4, Section 16; and Lot A1, Accretion to Lot A, Section 22; All in Township 92 North, Range 52 West of the 5th P.M., Clay County, South Dakota.
 - c. Comprehensive Plan Work Session.
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 September 8, 2014 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on September 8, 2014 at 5:30 p.m.

1. Roll Call

Present: Forseth, Gruhn, Jones, Manning, Muenster, Tuve and Iverson.
Absent: Fairholm and Hower.

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

2. Minutes

a. August 28, 2014 Regular Meeting.

Moved by Manning to approve the August 25, 2014 Regular Meeting Minutes, seconded by Tuve. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda, seconded by Jones Motion carried 7-0.

4. Visitors to be Heard

5. Public Hearing

a. Application submitted by Darrel Logemann for a Conditional Use Permit to construct a Storage Facility at 812 Bower Street, Vermillion, Clay County, South Dakota, legally described as Lots 6 and 7, Block 7 Erickson's Addition.

Farrel reported that an application was submitted by Darrel Logemann to construct storage units near the corner of Bower and Carr streets. Farrel stated that the lots are zoned industrial, but a permit is required to build the units. Darrel Logemann, applicant and owner of the units, introduced himself to the commission and passed around an information packet that included pictures of other units he has constructed. Darrel stated that his units will look nice and that the property would be maintained well without junk on the property, such as dead vehicles and other items that are unsightly. Darrel also requested that outdoor storage of boats and RVs be permitted as part of the approval.

Forseth inquired about whether there will be a local manager. Darrel stated that he will have a person in the area checking on the units and that he can be contacted personally if there are ever any issues. Muenster asked if trees will be included in the plan. Darrel stated that he will have trees and landscaping around the site, such as Maple trees and other plantings in accordance with City policy. Discussion followed on the application.

Moved by Muenster to approve the conditional use permit with outdoor storage, seconded by Forseth. Motion carried 7-0.

6. Old Business

7. New Business

- a. Final Plat of Lot 1 of Block 1, and Lots 2, 4, 5 and 6 of Block 2 of Dakota Hospital Foundation Addition to the City of Vermillion, Clay County, South Dakota

Jose Dominguez, City Engineer, reported on the location of the property being platted and presented a map of the area. Jose noted that the final plat will combine lots that are adjacent to each other thus removing the existing lot lines that run through buildings. Jose stated that all the property is owned by Dakota Hospital Foundation and is approximately 10 acres.

Tuve stated that he will recuse himself from the vote.

Moved by Forseth to recommend approval of the plat to the City Council, seconded by Manning. Motion carried 6-0 with Tuve abstaining.

8. Adjourn

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

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

Planning Commission Agenda Memo

From: Andy Colvin, Assistant City Manager

Meeting: September 22, 2014

Subject: Community-Oriented Healthcare Planned Development District - Final Development Plan

Presenter: Andy Colvin

Background: Tim Tracy, on behalf of the Dakota Hospital Foundation, approached the City to obtain the permits to construct a maintenance garage on property across the street from the hospital. In looking at the plan and the City zoning ordinance, it became clear that the project could not be permitted because the proposed use would be considered an accessory building on a different parcel than the primary structure. Under the zoning ordinance, accessory buildings are only permitted as accessories to, and on the same parcel as, the primary structure.

City staff worked with the Dakota Hospital Foundation and Banner Associates to create the Community-Healthcare Oriented Planned Development District. Creating the zoning district will position the uses in the area for future growth as it occurs. The first step in the PDD process was to adopt regulations and an initial development plan for the district. The City Council approved the ordinance and initial plan on September 15th, 2014.

Discussion: The next step in the process is for the Planning Commission to consider and approve a final development plan for the proposed uses. The only use at this time is a maintenance garage on lot 5 of block 2. The site plan is attached and includes detailed information on the building and surrounding area.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Creating a custom zoning district that is community-oriented with the intent of providing for the future healthcare needs of Vermillion and surrounding areas, would seem to fit well within the Comprehensive Plan.

Conclusion/Recommendations: The Planning Commission is asked to offer comments and approve the final development plan.

PROJECT NAME: COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT

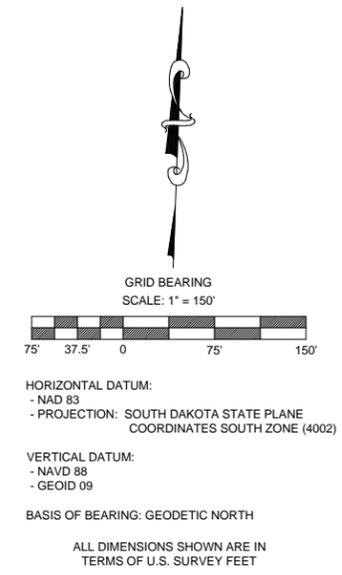
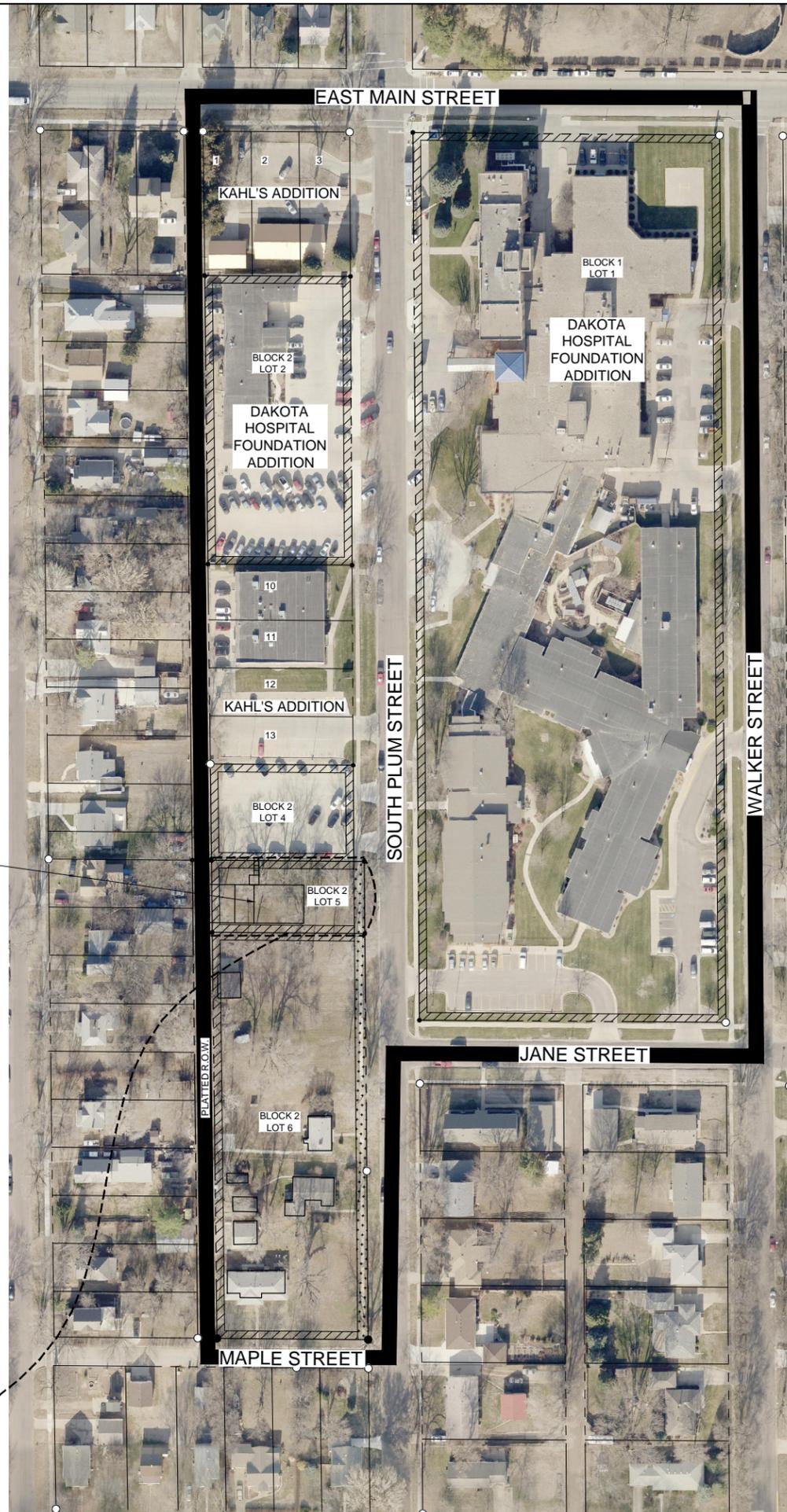
OWNER:
 DAKOTA HOSPITAL FOUNDATION
 20 SOUTH PLUM
 VERMILLION SD 57069

ADDRESS:
 201 SOUTH PLUM STREET, VERMILLION SD

LEGAL DESCRIPTION:
 • LOT 5, BLOCK 2, DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

PROPOSED STRUCTURE:

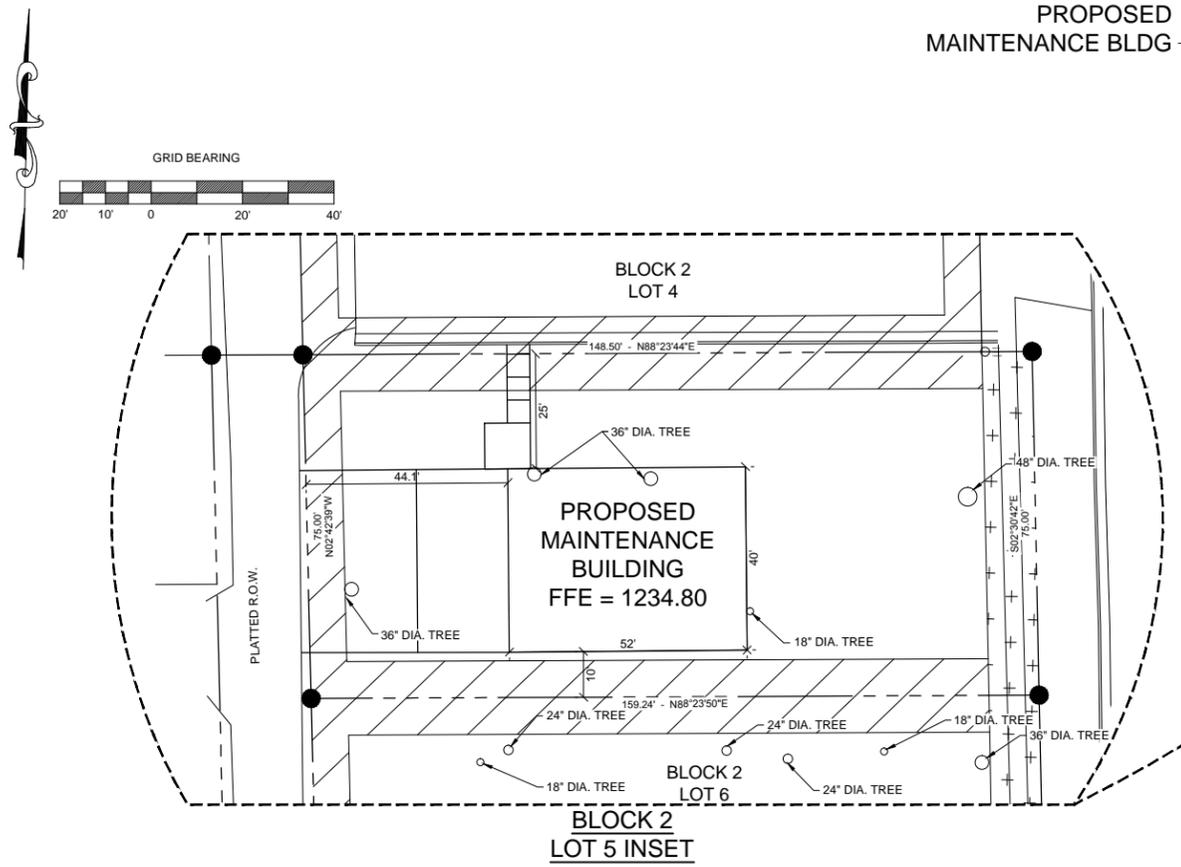
- NUMBER OF UNITS - 1
- HEIGHT OF STRUCTURE - 12' SIDEWALL
- ROOF PITCH - 6/12
- STRUCTURE SIZE - 40' x 52' (2080 S.F.)
- LIST OF USES - MAINTENANCE FACILITY, MOTOR VEHICLE & EQUIPMENT STORAGE, OFFICE, ACCESSORY STRUCTURES
- FINISHED FLOOR ELEVATION: 1234.80 (88 DATUM)



LEGEND:

- PDD BOUNDARY
- PERIMETER UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- PROPERTY PIN (SET)
- PROPERTY PIN (FOUND)
- PROPERTY LINE

PROPOSED MAINTENANCE BLDG



BANNER
 CONSULTANTS

14 W. Main St. Suite A
 Vermillion, South Dakota 57069
 1-855-323-6342
 www.bannerassociates.com

CONSULTANTS:

PROJECT TITLE:

COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT

PROJECT LOCATION:

VERMILLION, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

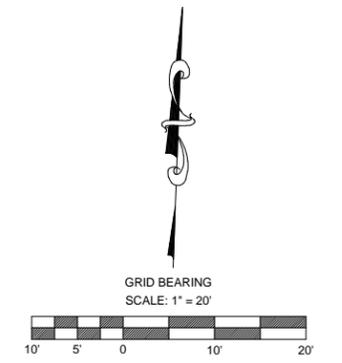
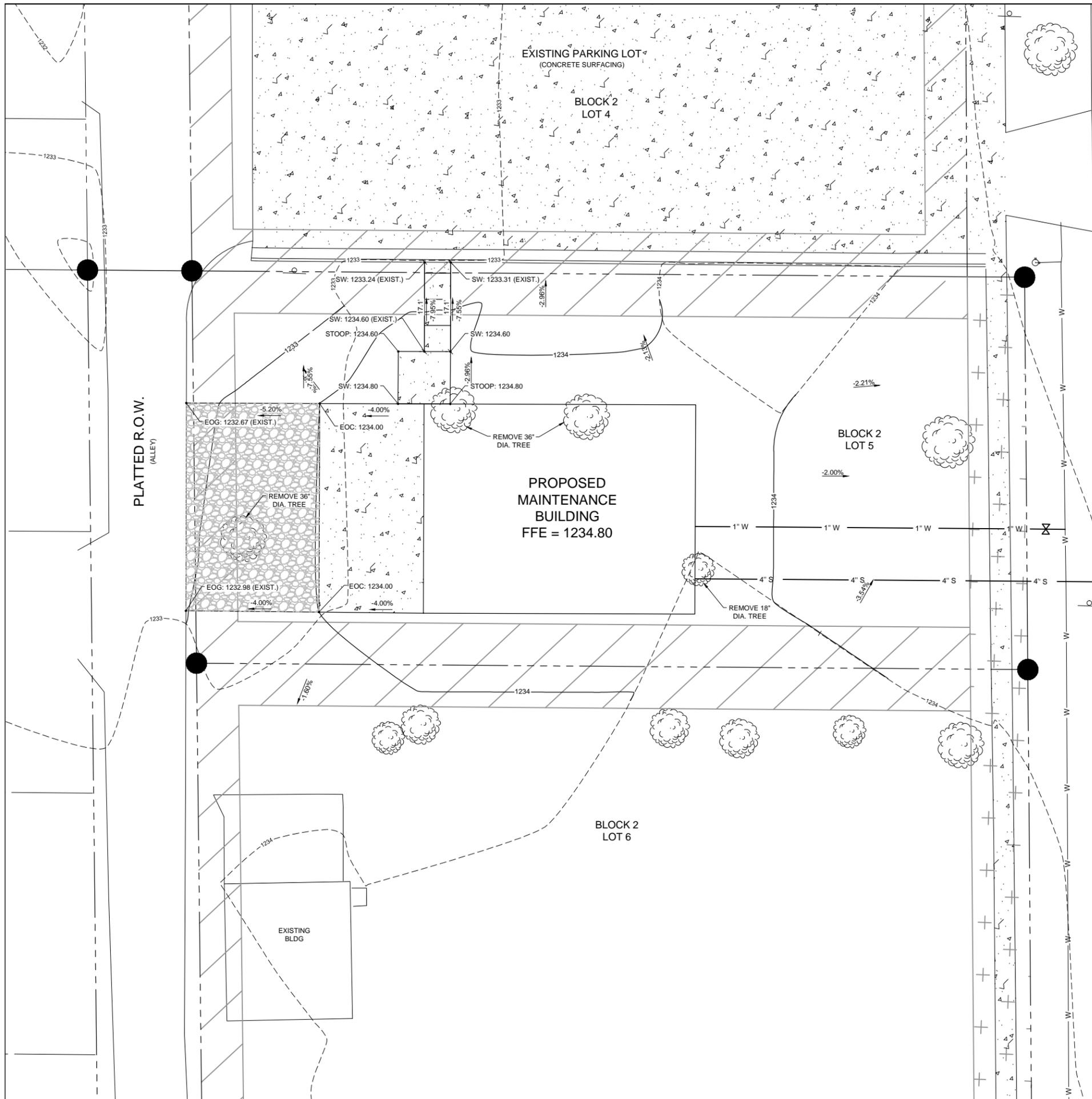
DRAWN BY: NGE
 DESIGNED BY: RSU
 CHECKED BY: HNH
 JOB NO: 21952.00.00
 DATE: SEPTEMBER, 2014

SHEET TITLE:

FINAL DEVELOPMENT PLAN LOT 5 BLOCK 2

SHEET NO.:

1/5



HORIZONTAL DATUM:
 - NAD 83
 - PROJECTION: SOUTH DAKOTA STATE PLANE COORDINATES SOUTH ZONE (4002)

VERTICAL DATUM:
 - NAVD 88
 - GEOID 09

BASIS OF BEARING: GEODETIC NORTH

ALL DIMENSIONS SHOWN ARE IN TERMS OF U.S. SURVEY FEET

LEGEND:

- 1233--- EXISTING CONTOURS
- 1233— PROPOSED CONTOURS
- PROPERTY LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- 1" W — PROPOSED WATERMAIN
- 4" S — PROPOSED SANITARY SEWER
- X PROPOSED CURB STOP
- FLOW ARROW
- △ CONTROL POINT
- PROPERTY PIN (SET)
- EXISTING SIGN STRUCTURE
- S EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- ☼ EXISTING TREE
- ▨ PERIMETER UTILITY EASEMENT
- + + SIDEWALK AND UTILITY EASEMENT
- ▨ CONCRETE SURFACING
- ▨ GRAVEL SURFACING

NOTES:

1. **LANDSCAPING**
 OWNER TO SALVAGE AS MANY TREES AS POSSIBLE. OWNER WILL PLANT ADDITIONAL TREES AT APPROPRIATE LOCATIONS TO BE DETERMINED.
2. **PARKING**
 PARKING WILL BE LOCATED ON DRIVEWAY APPROACH AND IN EXISTING PARKING LOT IN LOT 4.
3. **TRASH CONTAINER**
 NO OUTDOOR TRASH CONTAINER ON-SITE. TRASH TO BE CONTAINED INDOORS.
4. **OUTDOOR LIGHTING**
 CUTOFF OPTIC LIGHTING FIXTURES WILL BE INSTALLED ABOVE WALK-IN DOOR AND ON CENTER OF WEST WALL IN THE GABLE END.

PROJECT TITLE:
COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT

PROJECT LOCATION:
 VERMILLION, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

DRAWN BY: NGE
 DESIGNED BY: RSU
 CHECKED BY: HNH
 JOB NO: 21952.00.00
 DATE: SEPTEMBER, 2014

SCALE REDUCTION BAR

SHEET TITLE:
FINAL DEVELOPMENT PLAN LOT 5 BLOCK 2

Council Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: September 22, 2014

Subject: Lot A1, Accretion to Government Lots 3 and 4, Section 16; and Lot A1, Accretion to Lot A, Section 22; All in Township 92 North, Range 52 West of the 5th P.M., Clay County, South Dakota

Presenter: Jose Dominguez

Background: McLaury Engineering has submitted a plat on behalf of the owner of the previously mentioned land. The plat will consolidate all of the accretion land claimed by the owner into a couple of lots. The owner's intention is to farm the land. The plat will create two parcels one is 419.62-acres in area, while the other is 78.29-acres.

This plat falls within two different platting jurisdictions. The portion on Section 16 falls within the City's platting jurisdiction, but outside of the Joint Jurisdictional Zoning Area. The other portion within Section 22 falls within the Joint Jurisdictional Zoning Area. Due to this the plat will have to be first approved by the City's Planning Commission, then the County's Planning Commission. After both of the planning commissions have reviewed the plat the City Council will act on the final plat, with the County Commissioners acting after the City Council.

Discussion: Staff reviewed the final plat and found that it complies with all of the code provisions.

Conclusion/Recommendations: Staff finds that the final plat meets ordinance requirements and recommends approval of the final plat. The Final Plat will be considered by the City Council on October 6th.

SURVEY PLAT

OF
**LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND LOT 4,
 SECTION 16; AND LOT A1, ACCRETION TO LOT A, SECTION 22;
 ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5th P.M.,
 CLAY COUNTY, SOUTH DAKOTA**

LEGEND

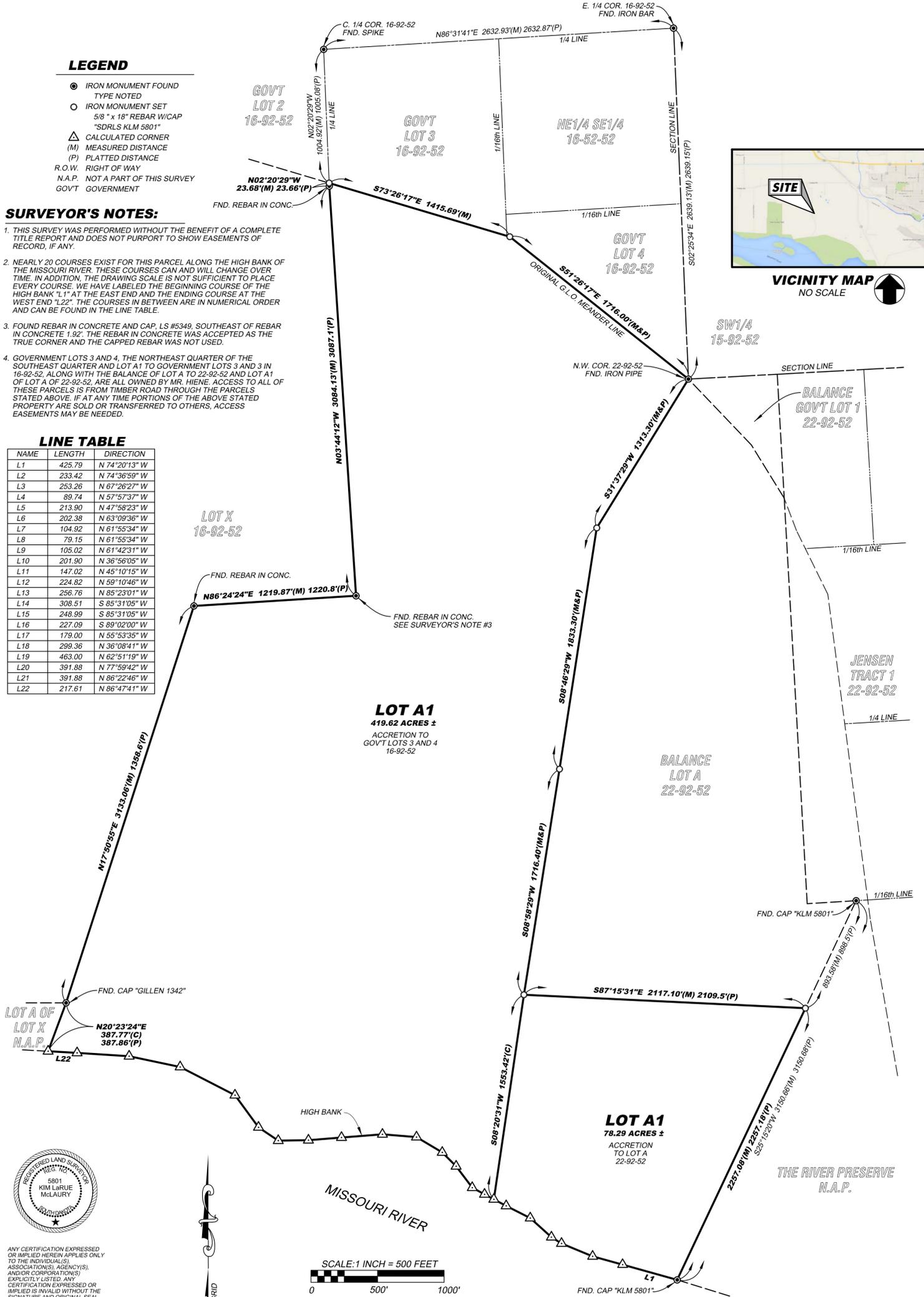
- IRON MONUMENT FOUND TYPE NOTED
- IRON MONUMENT SET 5/8" x 18" REBAR W/CAP "SDRLS KLM 5801"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY
- GOVT GOVERNMENT

SURVEYOR'S NOTES:

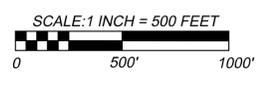
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
2. NEARLY 20 COURSES EXIST FOR THIS PARCEL ALONG THE HIGH BANK OF THE MISSOURI RIVER. THESE COURSES CAN AND WILL CHANGE OVER TIME. IN ADDITION, THE DRAWING SCALE IS NOT SUFFICIENT TO PLACE EVERY COURSE. WE HAVE LABELED THE BEGINNING COURSE OF THE HIGH BANK "L1" AT THE EAST END AND THE ENDING COURSE AT THE WEST END "L22". THE COURSES IN BETWEEN ARE IN NUMERICAL ORDER AND CAN BE FOUND IN THE LINE TABLE.
3. FOUND REBAR IN CONCRETE AND CAP, LS #5349, SOUTHEAST OF REBAR IN CONCRETE 1.92'. THE REBAR IN CONCRETE WAS ACCEPTED AS THE TRUE CORNER AND THE CAPPED REBAR WAS NOT USED.
4. GOVERNMENT LOTS 3 AND 4, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND LOT A1 TO GOVERNMENT LOTS 3 AND 3 IN 16-92-52, ALONG WITH THE BALANCE OF LOT A TO 22-92-52 AND LOT A1 OF LOT A OF 22-92-52 ARE ALL OWNED BY MR. HIENE. ACCESS TO ALL OF THESE PARCELS IS FROM TIMBER ROAD THROUGH THE PARCELS STATED ABOVE. IF AT ANY TIME PORTIONS OF THE ABOVE STATED PROPERTY ARE SOLD OR TRANSFERRED TO OTHERS, ACCESS EASEMENTS MAY BE NEEDED.

LINE TABLE

NAME	LENGTH	DIRECTION
L1	425.79	N 74°20'13" W
L2	233.42	N 74°36'59" W
L3	253.26	N 67°26'27" W
L4	89.74	N 57°57'37" W
L5	213.90	N 47°58'23" W
L6	202.38	N 63°09'36" W
L7	104.92	N 61°55'34" W
L8	79.15	N 61°55'34" W
L9	105.02	N 61°42'31" W
L10	201.90	N 36°56'05" W
L11	147.02	N 45°10'15" W
L12	224.82	N 59°10'46" W
L13	256.76	N 85°23'01" W
L14	308.51	S 85°31'05" W
L15	248.99	S 85°31'05" W
L16	227.09	S 89°02'00" W
L17	179.00	N 55°53'35" W
L18	299.36	N 36°08'41" W
L19	463.00	N 62°51'19" W
L20	391.88	N 77°59'42" W
L21	391.88	N 86°22'46" W
L22	217.61	N 86°47'41" W



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.



SURVEY PLAT

OF

LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16; AND LOT A1, ACCRETION TO LOT A, SECTION 22; ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE:

TO: **DANIEL HIENE LIVING TRUST, DATED DECEMBER 20, 2011**

I, KIM LaRUE McLAURY, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF **DANIEL HIENE LIVING TRUST, DATED DECEMBER 20, 2011, "LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16; AND LOT A1, ACCRETION TO LOT A, SECTION 22; ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA"**, 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.

DATED THIS _____ DAY OF _____, 2014

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:

DANIEL HIENE LIVING TRUST, DATED DECEMBER 20, 2011, CERTIFIES THAT AS THE ABSOLUTE AND UNQUALIFIED OWNER (S) OF THE REAL ESTATE HEREAFTER DESCRIBED AS: "**LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16; AND LOT A1, ACCRETION TO LOT A, SECTION 22; ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., 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.

DANIEL HIENE, TRUSTEE

ACKNOWLEDGMENT OF OWNER:

STATE OF _____ COUNTY OF _____

ON THIS THE _____ DAY OF _____, 2014, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **DANIEL HIENE, TRUSTEE**, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON(S) DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC – SOUTH DAKOTA

MY COMMISSION EXPIRES _____

CLAY COUNTY PLANNING COMMISSION:

BE IT RESOLVED BY THE CLAY COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING DESCRIBED REAL PROPERTY: "**LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16; AND LOT A1, ACCRETION TO LOT A, SECTION 22; ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA**", BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN PLANNING COMMISSION

VERMILLION CITY COUNCIL RESOLUTION:

WHEREAS, IT APPEARS THAT THE OWNER(S) THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING DESCRIBED REAL PROPERTY: PLAT OF "**LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16; AND LOT A1, ACCRETION TO LOT A, SECTION 22; ALL IN TOWNSHIP 92 NORTH, RANGE 52 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 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 LOTS(S) IN ACCORDANCE WITH THE CITY OF VERMILLION STREET ACCESS AND DRIVEWAY APPROACH POLICY, WHICH REQUIRES AN APPLICATION AND PERMIT.

DATED THIS _____ DAY OF _____, 2014.

JOHN E. (JACK) POWELL, MAYOR

I, THE UNDERSIGNED FINANCE OFFICER OF THE CITY OF VERMILLION, DO HEREBY CERTIFY THAT THE CERTIFICATE OF APPROVAL IS A TRUE COPY OF THE APPROVAL BY THE CITY COUNCIL OF THE CITY OF VERMILLION, SOUTH DAKOTA ON THIS _____ DAY OF _____, 2014.

FINANCE OFFICER, CITY OF VERMILLION, SD

(SEAL)

SURVEY CREW: JPG 08/25/14

DRAWN BY: TAA 09/10/14

PROJECT NO. 12140809

NONE



**McLaury
Engineering, Inc.**

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

PAGE 2 OF 3

SURVEY PLAT

OF

**LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4,
SECTION 16; AND LOT A1, ACCRETION TO LOT A, SECTION 22;
ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M.,
CLAY COUNTY, SOUTH DAKOTA**

COUNTY COMMISSIONERS' RESOLUTION OF APPROVAL:

WHEREAS, IT APPEARS THAT THE OWNER(S) THERETO HAS/HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING DESCRIBED REAL PROPERTY: PLAT OF "LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16; AND LOT A1, ACCRETION TO LOT A, SECTION 22; ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA".

BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY HAS EXAMINED THE SAME AND THAT IT APPEARS THAT THE SYSTEM OF STREETS, SET FORTH THEREIN CONFORMS TO THE SYSTEM OF STREETS OF EXISTING PLATS AND SECTION LINES OF SAID COUNTY; THAT ADEQUATE PROVISION IS MADE FOR ACCESS TO ADJACENT UNPLATTED LANDS BY PUBLIC DEDICATION OR SECTION LINE WHEN PHYSICALLY ACCESSIBLE; THAT ALL THE PROVISIONS OF THE SUBDIVISION REGULATIONS OF SAID COUNTY HAVE BEEN COMPLIED WITH; THAT ALL TAXES AND SPECIAL ASSESSMENTS, IF ANY, UPON THE TRACT OR SUBDIVISION HAVE BEEN FULLY PAID; THAT SUCH PLAT AND SURVEY THEREOF HAVE EXECUTED ACCORDING TO LAW; THE SAME IS HEREBY ACCORDINGLY APPROVED.

DATED THIS _____ DAY OF _____, 2014.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, SD

I, THE UNDERSIGNED CLAY COUNTY AUDITOR OF CLAY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, SOUTH DAKOTA ON THIS _____ DAY OF _____, 2014.

COUNTY AUDITOR, CLAY COUNTY, SD

CERTIFICATE OF COUNTY TREASURER:

STATE OF SOUTH DAKOTA - COUNTY OF CLAY

I, _____, COUNTY TREASURER OF CLAY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE TAXES WHICH ARE LIENS UPON THIS LAND HAVE BEEN PAID TO DATE.

COUNTY TREASURER

DATE

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

STATE OF SOUTH DAKOTA - COUNTY OF CLAY

I, _____, DIRECTOR OF EQUALIZATION OF CLAY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.

DIRECTOR OF EQUALIZATION

DATE

CERTIFICATE OF REGISTER OF DEEDS:

STATE OF SOUTH DAKOTA - COUNTY OF CLAY

FILED FOR RECORD THIS _____ DAY OF _____, 2014, AT _____ O'CLOCK _____M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____ THEREIN.

REGISTER OF DEEDS

APPROVAL OF HIGHWAY AUTHORITY:

STATE OF SOUTH DAKOTA - COUNTY OF CLAY

ACCESS SHALL BE GRANTED TO THIS TRACT IN ACCORDANCE WITH THE CLAY COUNTY HIGHWAY ACCESS AND DRIVEWAY APPROACH POLICY; WHICH REQUIRES AN APPLICATION AND PERMIT SIGNED BY THE HIGHWAY SUPERINTENDENT AND BOARD OF COMMISSIONERS.

HIGHWAY AUTHORITY

DATE

CERTIFICATE OF TOWNSHIP STREET AUTHORITY:

THE VERMILLION TOWNSHIP OF CLAY COUNTY GRANTS ACCESS FROM LOT A1 FROM SECTIONS 16 AND 22 ONTO TIMBER ROAD. APPLICATION AND APPROVAL FOR DRIVEWAYS MUST BE OBTAINED FROM THE COUNTY HIGHWAY SUPERINTENDENT AND BOARD OF COMMISSIONERS.

CHAIRMAN, VERMILLION TOWNSHIP

DATE

SURVEY CREW: JPG 08/25/14

DRAWN BY: TAA 09/10/14

PROJECT NO. 12140809

NONE



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Engineering, Inc.**

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118 W MAIN STREET,
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PAGE 3 OF 3