



City of Vermillion Planning and Zoning Commission Agenda

5:30 p.m. Regular Meeting

Monday, September 14, 2020

Upstairs Large Conference Room

City Hall, 25 Center Street, Vermillion, SD 57069

Virtual Meeting Available (see instructions below)

For virtual meeting:

1. Go to www.zoom.com
2. Click 'Join a Meeting' on upper right hand of Zoom screen
3. Enter meeting ID: 850 6775 6163
4. Enter passcode: 538173

1. Roll Call

2. Minutes

- a. August 24, 2020 Joint Meeting.

3. Declaration of Conflict of Interests

4. Adoption of the Agenda

5. Visitors to Be Heard

6. Public Hearings

7. Old Business

8. New Business

- a. Final Plat of Lots 1A and 2A in Block 7 of Brooks Industrial Park Addition to the City of Vermillion, Clay County, South Dakota.
- b. Final Plat of Outlot A of Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota.

9. Staff Reports

10. 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, August 24, 2020 Planning and Zoning Commission Joint Meeting
with Clay County Planning Commission

The Vermillion Planning and Zoning Commission was called to order in the City Council Chambers at City Hall (and through teleconference) on August 24, 2020 at 5:30 p.m.

1. Roll Call

Planning and Zoning Commissioners Present: Fairholm (in person), Fitzgerald (teleconference), Forseth (teleconference), Gestring (teleconference), Heggstad (teleconference, 5:35 p.m.), Mrozla (in person), Tuve (in person, 5:50 p.m.), Wilson (in person)

Planning and Zoning Commissioners Absent: Iverson.

City Staff present: José Domínguez, City Engineer (in person); James Purdy, Assistant City Manager (in person)

County Planning Commissioners Present: Gilbertson (in person), Mockler (in person), Hubert (in person).

County Planning Commissioners Absent: Bottolfson, Prentice

County Staff present: Drew Gunderson, Clay County Zoning Administrator (in person)

2. Minutes

a. July 27, 2020 Joint Meeting.

Moved by Fairholm to adopt both minutes as printed, seconded by Wilson. Motion carried 6-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Mrozla - Yes, Wilson - Yes).

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in the community.

4. Adoption of the Agenda

Moved by Wilson to adopt the agenda as printed, seconded by Fitzgerald. Motion carried 6-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Mrozla - Yes, Wilson - Yes).

5. Visitors to be Heard

None

6. Public Hearings

None

7. Old Business

None

8. New Business

a. Preliminary Plat of Lots 6-19 in Block 3, Lots 12-19 in Block 4, Lots 7-21 in Block 7, and Lots 1-10 in Block 7 of Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota.

Jose Dominguez, City Engineer, explained that Banner Associates submitted a preliminary plat for phase 2 of Bliss Pointe Addition on behalf of the owner, the Vermillion Chamber and Development Company (VCDC). Dominguez further explained that the preliminary plat is used by the City to plan for planning purposes. Additionally, Dominguez explained that the preliminary plat proposed an alley in Block 7. Dominguez stated that alleys are problematic for the City due to snow removal, vegetation removal, garbage clean-up, etc...). Additionally, the alley would increase the cost of construction and street maintenance since it duplicates streets found on either side of the block. Dominguez also stated that the community might perceive the alley as a mistake since it would be the only alley in the development, and the last alley platted since the 1950's. Dominguez recommended to the Commission that they direct the developer to remove the alley, or to make the alley a private street to be maintained by a homeowner's association. Dominguez further stated that if the Commission directed the developer to pursue a private street that the developer would also need to request a variance from the Board of Adjustment since the right-of-way for the alley would be less than the minimum 50-feet required.

Commissioner Wilson asked if there was a reason for the alley. Dominguez stated that his understanding was that the alley was to improve the aesthetics of the neighborhood and to try something different. Mr. Marty Gilbertson (419 Park Lane) explained that because the smaller side yards in that block the alley would offer the property owner the ability to have access from the rear yard. This would allow the owner to have more house frontage along the street. Mr. Nate Welch (VCDC) stated that Mr. Gilbertson explanation was correct and that it gives the VCDC the ability to develop a new more aesthetically pleasing neighborhood. Discussion followed.

Commissioner Fairholm stated that he appreciated the proposed concept. However, that the concept needs to be applied to the entire neighborhood and not just to one block. One block with an alley does not make it a design element. Fairholm also stated that alleys in other parts of the City do pose maintenance issues.

Commissioner Wilson stated that he agrees with having the garages on the back, but that he didn't agree with the statement of the lots being too narrow for garages since a majority of other lots are the same width and would only be able to have garages off the street and not an alley. Discussion followed.

Moved by Wilson to approve the preliminary plat with the recommendation that the alley be omitted, seconded by Fitzgerald. Dominguez asked for a clarification if the City could work with the applicant to omit the alley, or if a revised preliminary plat needed to be brought for the Commission's consideration. Wilson stated that he would prefer for the Staff and the VCDC to work on this rather than presenting the item to the Commission again. Motion carried 6-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Abstain (Commissioner Mrozla lives at Bliss Pointe), Wilson - Yes).

- b. Discussion with Clay County Planning Commission to discuss the drafts of Chapter 1: Introduction; and, Chapter 4: Infrastructure Assessment of the Clay County/City of Vermillion Joint Jurisdiction Comprehensive Plan.

Jose Dominguez, City Engineer, explained that the City and County have been working to complete amendments to the comprehensive plan for the joint jurisdictional zoning area. Dominguez stated that the schedule to complete the process has been modified to remove a couple of sections (Community Protection Services, and Park and Open Space Inventory and Needs) that the County and City staff felt were not pertinent to the comprehensive plan. Additionally, Dominguez stated that at the previous joint meeting the City Commission requested that a summary be presented to the Commission from the City and County staff's explaining their point of view as to why the boundary needed to, or did not need to, change. The summaries were to be discussed at this meeting. Dominguez also stated that in addition to the discussion regarding the JJZA boundary, that Chapter 4: Infrastructure Assessment needed to be discussed. Dominguez stated that the chapter had already been reviewed by County and City staff and that those changes were incorporated into the documents being presented. Dominguez stated that depending on the comments from the Commissions on the boundary for the JJZA and on chapter 4, that a public meeting should be set for September 28th to discuss chapters 1 through 6 with the public. Discussion followed.

Commissioner Fairholm stated that since it did not seem as if agreement was going to be reached on the City's request to extend the JJZA boundary that we should be reconsider staying with the current JJZA boundary. Fairholm further said that both Commissions agreed to the existing boundary at the previous meeting. Agreeing to the existing boundary seemed as a reasonable compromise. Discussion followed.

Commissioner Mockler asked for clarification on what the existing boundary looked like. Dominguez gave Mockler a map for his review, and explained the map to the public. Discussion followed.

Mockler asked for the process to change the boundary as the Joint zoning ordinance states be explained. Dominguez stated that changing the boundary would require a joint meeting by the Commissions, and two meetings from the governing bodies. This was due to the fact that the change would be changing an ordinance and those need two readings. Mocker asked if the discussion had to happen at this meeting if the boundary needed to be changed. Dominguez stated that to move process along maintaining the boundary as is would be preferred. This would give City and County staff additional time to ensure that the interpretation of the joint zoning ordinance is correct. Another discussion on the boundary could be had prior to any recommendations are made to the governing bodies. Discussion followed.

Commissioner Gilbertson asked how the boundary is decided. Dominguez explained that we would have meetings similar to this in which the

Commissions would agree on the new boundary and those recommendations are then presented to the governing bodies for action. Mockler asked that the owners that would be affected by the new boundary be notified of the meeting so that they could attend.

Moved by Fairholm to approve chapter 1 and chapter 4 with the narrative changes and the boundary as it existed in the previous plan, seconded by Gestring. Motion carried 8-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes).

9. Staff Report

None

10. Adjourn

Moved by Forseth to adjourn, seconded by Wilson. Motion carried 8-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes). Forseth declared the meeting adjourned at 6:05 p.m.

Planning Commission Memo

From: Jose Dominguez, City Engineer

Meeting: September 14, 2020

Subject Final Plat of Lots 1A and 2A in Block 7 Brooks Industrial Park Addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

Background: Banner Associates has submitted a final plat on behalf of the owner. The area to be final platted consists of roughly 9.3-acres. The area is located on the south side of SD Highway 50 Bypass directly west of Commerce Street. The owner is re-platting this area into two lots (4.48-acres and 3.82-acres).

Discussion: Staff has reviewed the final plat and finds that it complies with all code provisions. The applicant will also be dedicating all of the required utility easements around the lots.

The original plat for these two lots was approved by the City Council in October 2019. That plat did not dedicate the east/west road, it only created a 66-foot easement that would at some point be dedicated as public right-of-way for a street. This plat dedicates the necessary right-of-way to construct the street and any other public improvements necessary.

At this point no names have been offered for the street by the developer, or Staff. Regardless, the City Council will approve a name for the street. The City Council will choose from options offered by Staff, options offered by the developer, or on any other names decided on by the City Council.

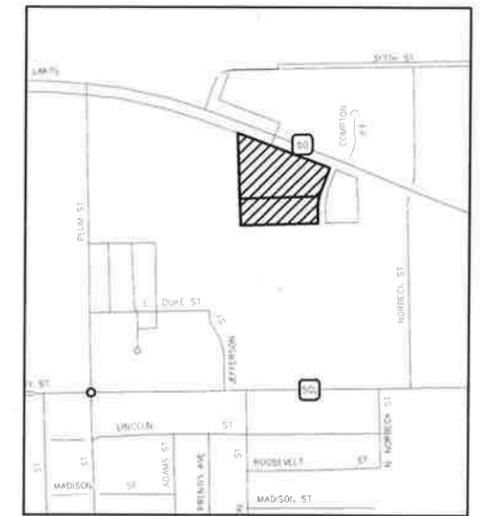
Compliance with Comprehensive Plan: The comprehensive plan has several sections that address development within the community. There are many goals and objectives that may apply in this instance such as:

- Provide diverse employment opportunities for current and future Vermillion residents (pg. 15)
- Retain existing businesses and allow for expansion opportunities (pg. 15)

Conclusion/Recommendations: Staff finds that the final plat meets all of the ordinance requirements and recommends approval of the final plat. The plat will be considered by the City Council at their September 21st meeting.

PLAT OF LOTS 1A AND 2A IN BLOCK 7 OF BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	261.70'	78.00'	155.11'	S5°52'51"W
C2	82.86'	459.11'	82.75'	S10°51'44"W
C3	35.96'	459.11'	35.95'	S18°16'35"W
C4	26.01'	67.61'	25.85'	N80°35'03"W
C5	51.51'	133.61'	51.20'	N80°35'03"W

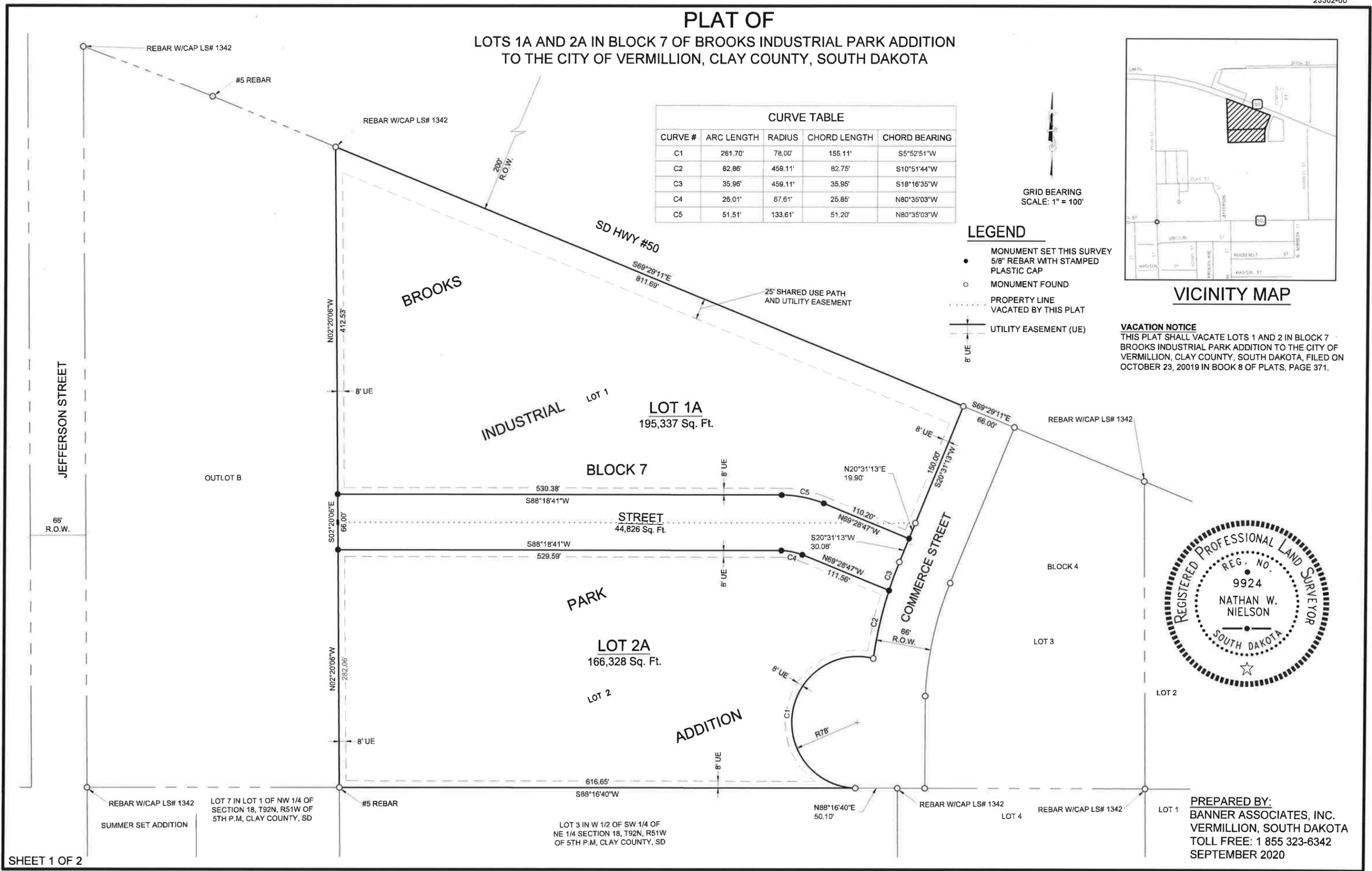


VICINITY MAP

LEGEND

- MONUMENT SET THIS SURVEY
- 5/8" REBAR WITH STAMPED PLASTIC CAP
- MONUMENT FOUND
- PROPERTY LINE VACATED BY THIS PLAT
- UTILITY EASEMENT (UE)

VACATION NOTICE
 THIS PLAT SHALL VACATE LOTS 1 AND 2 IN BLOCK 7 BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, FILED ON OCTOBER 23, 20019 IN BOOK 8 OF PLATS, PAGE 371.



PREPARED BY:
 BANNER ASSOCIATES, INC.
 VERMILLION, SOUTH DAKOTA
 TOLL FREE: 1 855 323-6342
 SEPTEMBER 2020

PLAT OF LOTS 1A AND 2A IN BLOCK 7 OF BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, Registered Land Surveyor, do hereby certify that at the direction of AMS BUILDING SYSTEMS, LLC., have surveyed and platted a tract of land in: LOTS 1 AND 2 IN BLOCK 7 OF BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

This tract of land shall hereafter be known as LOTS 1A AND 2A IN BLOCK 7 OF BROOKS INDUSTRIAL PARK 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. Said survey was surveyed and platted by me or under my direct personal supervision, following generally accepted professional standards for surveying and platting in the state of South Dakota.

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

Nathan W. Nielson
Registered Land Surveyor
Registration No. 9924

Banner Associates, Inc.
14 W. Main St., Suite A
Vermillion, South Dakota 57069
Telephone (605) 624-6342

CERTIFICATE OF OWNER

We, **AMS BUILDING SYSTEMS, LLC.**, do hereby certify that we are the absolute and unqualified owner of the real estate hereafter described as LOTS 1A AND 2A IN BLOCK 7 OF BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.

We, **AMS BUILDING SYSTEMS, LLC.**, certify that said plat was made at our request and direction for the purpose of locating, marking and platting the same, and that said property is free of all encumbrances. We also certify that development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations. We hereby grant easements as shown, for utilities and shared use path, their construction and maintenance forever.

We **AMS BUILDING SYSTEMS, LLC.**, do hereby 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.

Pursuant to SDCL 1-1-3-20.1, we further certify that this platting of said described LOTS 1A AND 2A IN BLOCK 7 OF BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA does hereby vacate the following platting:

ALL OF LOTS 1 AND 2 IN BLOCK 7 OF BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA on file at the Register of Deeds office in Plat Book 8 Page 371 said plat or part thereof, hereby vacated, being situated within described LOT 1A AND 2A IN BLOCK 7 OF BROOKS INDUSTRIAL PARK ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA as surveyed.

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

NICHOLAS SLATTERY - OWNER, PARTNER, AND SECRETARY
AMS BUILDING SYSTEMS, LLC.

STATE OF _____ }
COUNTY OF _____ } SS

On the _____ day of _____, 20____, before the undersigned officer, personally appeared NICHOLAS SLATTERY, OWNER, PARTNER AND SECRETARY OF AMS BUILDING SYSTEMS, LLC., known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

Notary Public _____ My Commission Expires _____

VERMILLION CITY COUNCIL RESOLUTION

WHEREAS, it appears that the owner(s) thereof has/have caused a plat to be made of the following described real property: Plat of LOTS 1A AND 2A IN BLOCK 7 OF BROOKS INDUSTRIAL PARK 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 recommendation hereon, made by the Vermillion Planning Commission to the Vermillion City Council and has recommended approval.

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

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____.

Mayor, City of Vermillion, South Dakota
Finance Officer, City of Vermillion, South Dakota

CERTIFICATE OF COUNTY TREASURER

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

Treasurer, Clay County, South Dakota

CERTIFICATE OF DIRECTOR OF EQUALIZATION

The undersigned, Director or 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

STATE OF SOUTH DAKOTA }
COUNTY OF CLAY } SS

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



Planning & Zoning Commission Agenda Memo

From: Jose Dominguez, City Engineer
Meeting: September 14, 2020
Subject: Final Plat of Outlot A of Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota
Presenter: Jose Dominguez

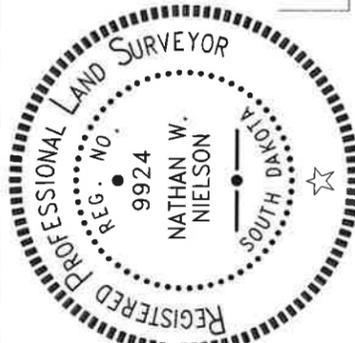
Background: Banner Associates have submitted a final plat on behalf of the owner, the Vermillion Chamber and Development Company (VCDC). The area to be platted is roughly 15-acres in area and is bordered on the west by lots fronting Joplin Street, on the north by Slate Road, on the east by Stanford Street, and on the south by the lots fronting Rockwell Trail.

The preliminary plat for this part of Bliss Ponte was presented to the Planning and Zoning Commission at the August 24th meeting. The plat presented proposed to subdivide the area into 47-residential lots.

Discussion: With the exception of utility easements not being dedicated, the final plat complies with all other code provisions. At this time no utility easements will be required due to the fact that another plat further subdividing the outlot into blocks and lots will be required. This new plat will then dedicate all of the necessary easements and road right-of-ways.

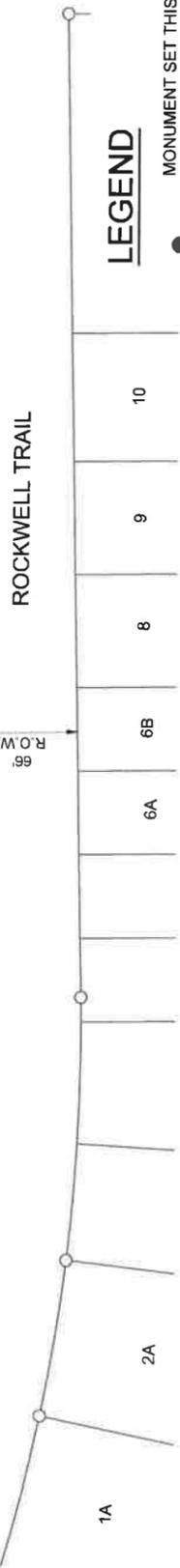
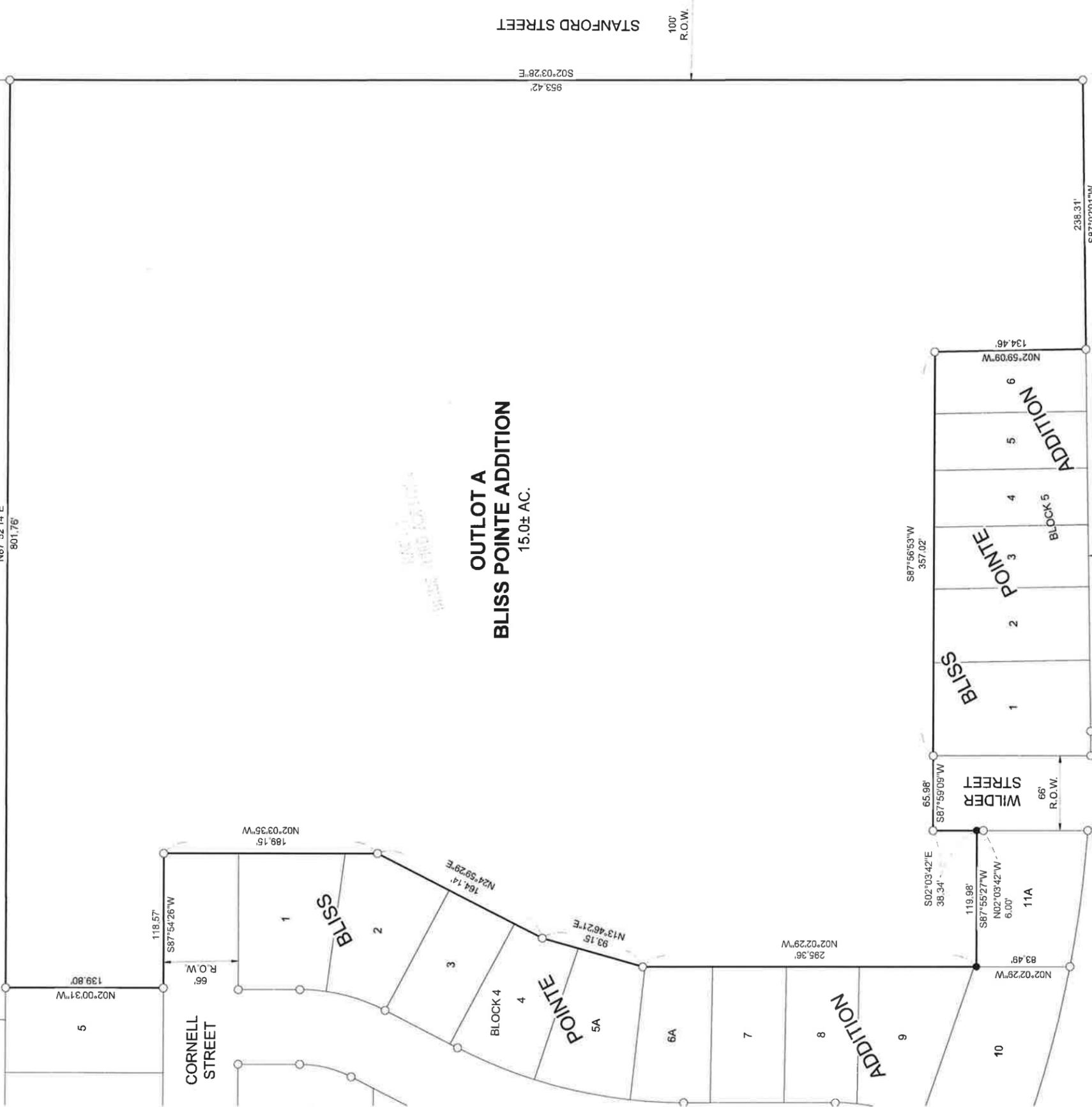
Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Additionally, the Comprehensive Plan also focuses on developing undeveloped areas within the City. The preliminary plat is one of the first steps in the process to develop vacant land for residential use.

Conclusion/Recommendations: As noted above, staff finds that the final plat meets all of the ordinance requirements with the one exception. Staff recommends approval of the final plat. The plat will be considered by the City Council at their September 21st meeting.



PLAT OF
OUTLOT A OF BLISS POINTE ADDITION
 AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

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



VICINITY MAP

PREPARED BY:
 BANNER ASSOCIATES, INC.
 VERMILLION, SD 57069
 TEL. (TOLL FREE): 1-855-323-6342
 SEPTEMBER 2020

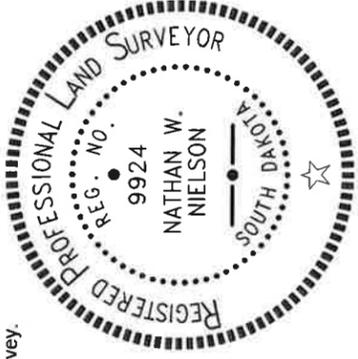
SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **September 11, 2020**, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as **TRACT 1 BLISS 3RD 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 **OUTLOT A OF BLISS POINTE ADDITION, AN ADDITION TO THE CITY OF VERMILLION, 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 _____ DAY OF _____, 20____.



Nathan W. Nielson
Registered Land Surveyor
Registration No. 9924
Banner Associates, Inc.
14 W. Main St., Suite A
Vermillion, South Dakota 57069
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.

Pursuant to SDCL 11-3-20.1, I further certify that this platting of said described **OUTLOT A OF BLISS POINTE ADDITION, AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA** does hereby vacate a portion of 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 Plat Book 8 Page 56, said plat or part thereof, hereby vacated, being situated within described **OUTLOT A OF BLISS POINTE ADDITION, AN ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA** as surveyed.

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

NATHAN WELCH, PRESIDENT AND C.E.O.
VERMILLION CHAMBER OF COMMERCE & DEVELOPMENT COMPANY

STATE OF _____ }
COUNTY OF _____ } SS

On the _____ day of _____, 20____, before the undersigned officer, personally appeared **NATHAN WELCH, PRESIDENT AND C.E.O., 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 _____

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 **OUTLOT A OF BLISS POINTE ADDITION, AN 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 recommendation hereon, made by the Vermillion Planning Commission to the Vermillion City Council and has recommended approval.

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

Mayor, City of Vermillion, South Dakota

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 or 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