

GRAPHIC SCALE

DOCUMENT 1690



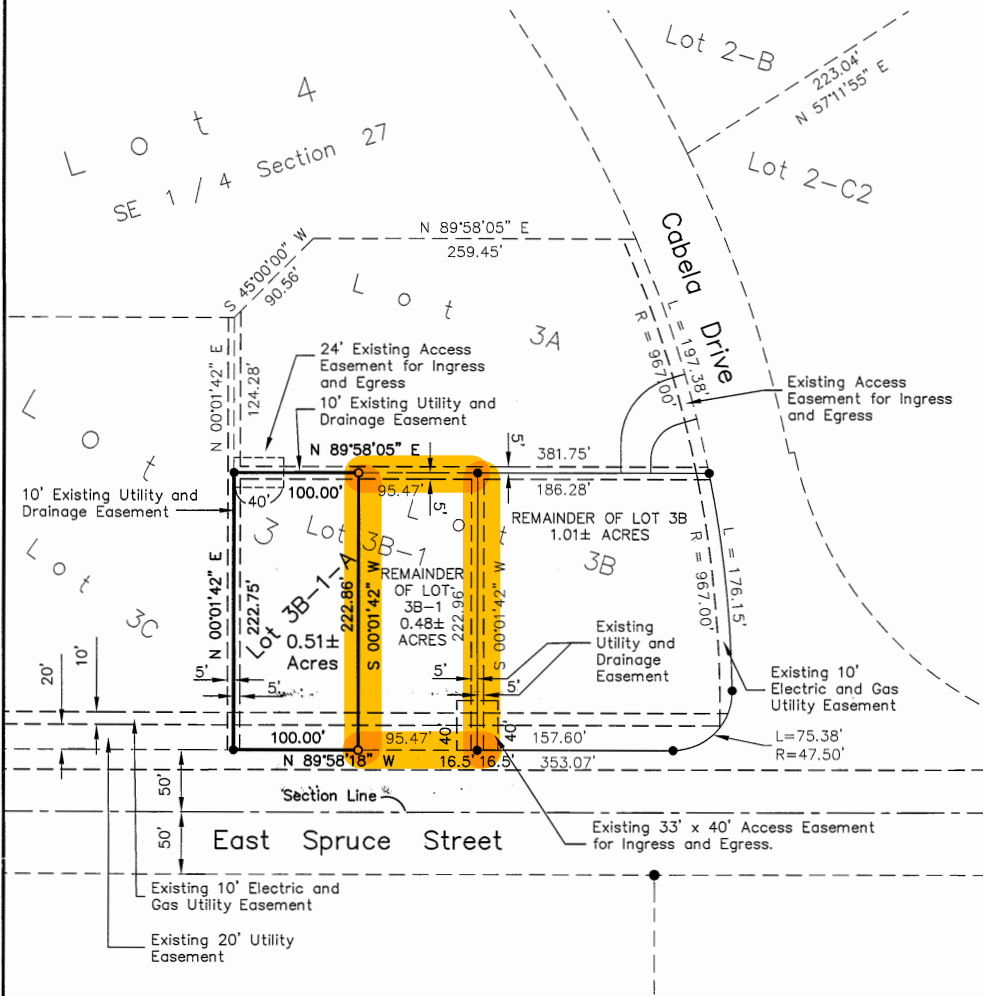
(IN FEET)
1 inch = 100 ft.

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P/R-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM



ORIGINAL SIZE
OF THIS PLAT
UPON FILING
IS 11" X 17"

A PLAT OF LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Northland Investors, LLC, a Wisconsin Limited Liability Company, and Northland Investments, LLC, a California Limited Liability Company, as owners, and under their direction for purposes indicated therein, I did on or prior to July 6, 2015, survey those parcels of land described as follows: LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this 13th day of July, 2015.

Paul J. Reiland
Registered Land Surveyor #SD6702



BOOK 31 PAGE 22



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that Northland Investors, LLC, a Wisconsin Limited Liability Company and Northland Investments, LLC, a California Limited Liability Company, are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in PREVIOUSLY PLATTED LOT 3B-1, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Northland Investors, LLC, a Wisconsin Limited Liability Company and Northland Investments, LLC, a California Limited Liability Company, and under their direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Northland Investors, LLC, a Wisconsin Limited Liability Company and Northland Investments, LLC, a California Limited Liability Company, hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 3B-1-A shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists East Spruce Street.

IN WITNESS WHEREOF, I have hereunto set my hand this 20 day of June, 2015.

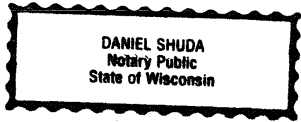
Jon Munger, sole member of Northland Investors, LLC, a Wisconsin Limited Liability Company

ACKNOWLEDGEMENT

STATE OF Wisconsin)
COUNTY OF Eau Claire)SS

On this, the 20th day of July, 2015, before me, Jon J Munger, the undersigned officer, personally appeared Jon Munger, who acknowledged himself to be the sole member of Northland Investors, LLC, a Wisconsin Limited Liability Company, and that he, as such sole member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as the sole member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Daniel Shuda
Notary Public, Daniel Shuda WI (State)
My Commission Expires: 8-7-2016

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of July, 2015.

Chris Kelleher, managing member of Northland Investments, LLC, a California Limited Liability Company

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)SS

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Chris Kelleher, who acknowledged himself to be the managing member of Northland Investments, LLC, a California Limited Liability Company, and that he, as such managing member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as the managing member.

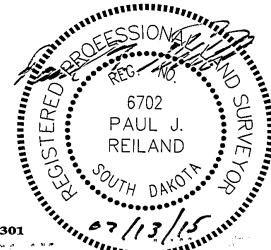
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, _____ (State)
My Commission Expires: _____

BOOK 31 PAGE 22



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CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _____ }

County of Orange _____ }

On July 21, 2015 before me, Victoria Calasaniz, Notary Public
(Here insert name and title of the officer)

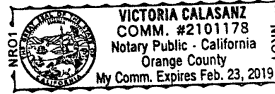
personally appeared Chris Kelleher
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he ~~she~~ ~~they~~ executed the same in his ~~her~~ ~~their~~ authorized capacity(ies), and that by his ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Victoria Calasaniz
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Owner's Cert. & Dedication
(Title or description of attached document)

Mitchell, SD PATS
(Title or description of attached document continued)

Number of Pages _____ Document Date 07/21/15

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)

Other Managing Member
Northland Investments, LLC

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~ ~~she~~ ~~they~~, ~~is~~ ~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

A PLAT OF LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

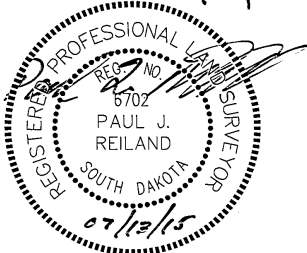
RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, JAY A. LARSON, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the 13th day of July, 2015.



CITY PLANNING COMMISSION -- BY: Jay A. Larson

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the 13th day of July, 2015; and

WHEREAS, it appears from an examination of the plat of LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, Michelle Kothke, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the 20th day of July, 2015.



FINANCE OFFICER -- BY: Michelle Kothke

CERTIFICATE OF COUNTY TREASURER

I, Bernice Houska, Deputy, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Bernice Houska, Deputy 7-24-15
Treasurer, Davison County

DIRECTOR OF EQUALIZATION

I, Debra A. Young, Deputy, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

DIRECTOR OF EQUALIZATION: Debra A. Young Deputy

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)
FILED for record this 24th day of July, 2015, at 10:10 AM, and recorded in Book 31 of Plats on Page 22 therein and recorded on Microfilm Number _____.

Debra A. Young Register of Deeds, Davison County By Teri L. Burgess Deputy



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

fee: \$60.00 pd