

October 11, 2022

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cherie Hoffman
☐ Cathy Weiss
☐ Don Kettering

☐ Dennis Michael
☐ Chris Barkl
☐ Matt Evans

☐ Lauren Nelson

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M. – Reade Conditional Use Permit

Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E911 address is 1904 Willowdale Rd., Yankton, SD 57078 – Mission Hill South

7:10 P.M. – Lange Conditional Use Permit

Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota – Utica South

7:15 P.M.

Plats

Healy - Plat of Healy's Conservation Easement Tract 1 in the Southwest Quarter of the Southeast Quarter of Section 28, Township 96 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less) – Mayfield Township

Olivier - Plat of Lots 12 and 13, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota -Utica South

Lange - Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota. – Utica South

Kramer - Plat of Tracts 1 and 2 of Lot 2 Except the North 110 Feet Thereof, Binder's Subdivision in the N1/2 of the N1/2 of the NE1/4 of Section 17, T93N, R56W of the 5th P.M., Yankton County, South Dakota -Utica South

7:20 P.M.

Variance discussion

7:25 P.M.

Public Comment

7:30 P.M.

Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 9/13/2022 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

CALL:

APPROVAL OF MINUTES: MOTION BY: Evans SECOND BY: Nelson

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

APPROVAL OF AGENDA: MOTION BY: Evans SECOND BY: Kettering

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Blom – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to allow short-term rentals in a Low Density Residential District per Article 6 Section 609. Said property is legally described as Block Seven (7), Deer Run Subdivision as platted in Book S18, page 326, Except Tract A of Block Seven (7), Deer Run Subdivision as platted in Book S20, page 1, Yankton County, South Dakota, less highways and roads. E911 address is 43354 310 St, Yankton, South Dakota

COMMENTS: Cole Blom – applicant
Andrea Maibaum - neighbor

MOTION: Approve with conditions traffic should be directed to go east from the property and not use the private road to the west and that they share in the maintenance of 310th street with the neighbors and note the CUP is only covering the rental of the house and barn facilities and does not include and campers or tiny homes
Passed 5-1

APPROVAL: MOTION BY: Barkl SECOND BY: Kettering

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☐ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **East River Electric - Rezone**

ADDRESS/LEGAL: Applicant is requesting to Rezone two parcels from Rural Transitional (RT) and Low Density Residential (LD) to Moderate Density Residential (MD) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less – Utica South Township

COMMENTS: Jerae wire – Applicant Amy Neu Andy Bryan
Steve Auerbach Jon Neu Lily Neu
Ken Carda – BY Electric Nick Weidert Judy Neu
Greg Henderson Tim Kellen

MOTION: Approve as presented
Passed 5-1
Evans voted against

APPROVAL: MOTION BY: Kettering SECOND BY: Hoffman
PLANNING: ☒ BARKL ☐ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: E911 Ordinance Amendment Discussion
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: Recommend sending to the County Commission for approval
Passed 6-0

APPROVAL: MOTION BY: Hoffman SECOND BY: Kettering
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: Definitions, Article 14, Article 15, Article 17 Amendment discussion
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: Recommend sending to the County Commission for approval
Passed 6-0

APPROVAL: MOTION BY: Kettering SECOND BY: Evans
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: East River Electric Plat
ADDRESS/LEGAL: Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less
COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0

APPROVAL: MOTION BY: Kettering SECOND BY: Hoffman
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Schmidt Plat**
ADDRESS/LEGAL: Plat of Tracts 1 and 2 in Lot 5 of Section 32, Township 95 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 48.12 Acres more or less
COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0

APPROVAL: MOTION BY: Kettering SECOND BY: Evans
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Jensen Plat**
ADDRESS/LEGAL: Plat of Harold's Addition in the NE1/4 of Section 11, T96N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0

APPROVAL: MOTION BY: Evans SECOND BY: Nelson
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Public Comment**
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: **Adjourn**
Passed 6-0

APPROVAL: MOTION BY: Evans SECOND BY: Kettering
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Reade – Conditional Use Permit

8/29/2022

District type: ☐ AG ☐ R1-Low ☒ R2-Moderate ☐ R3-High ☐ C-Comm.

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

☐ Section 507 ☐ Section 607 ☒ Section 707 ☐ Section 807

☐ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E911 address is 1904 Willowdale Rd., Yankton, SD 57078

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
10/11/2022

Board of Adjustment date:

Time:

Time:

Permit Number: CUP-2022-84

Yankton County

 Variance X Conditional Use Rezoning

Owner: Grant Reade

Owners Address: 1904 Willowdale RD

Owners Phone: 605-661-9777

Applicants Name,
if different from

Owner: Grant Reade

Applicants

Address: 1904 Willowdale RD

Job Address: 1904 WILLOWDALE RD

Legal: TRACT 1 READE ADDN

Section,
Township, Range: 10-93-55

Zoning
Classification: R2

Affected Zoning

Ordinance: Section 707Section 707

Reason for Build a shop

Request:

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 10/11/2022 7:05 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 1526 Receipt #:

Grant Road

Date:

Signature: _____ 08/28/2022

Grant Reade

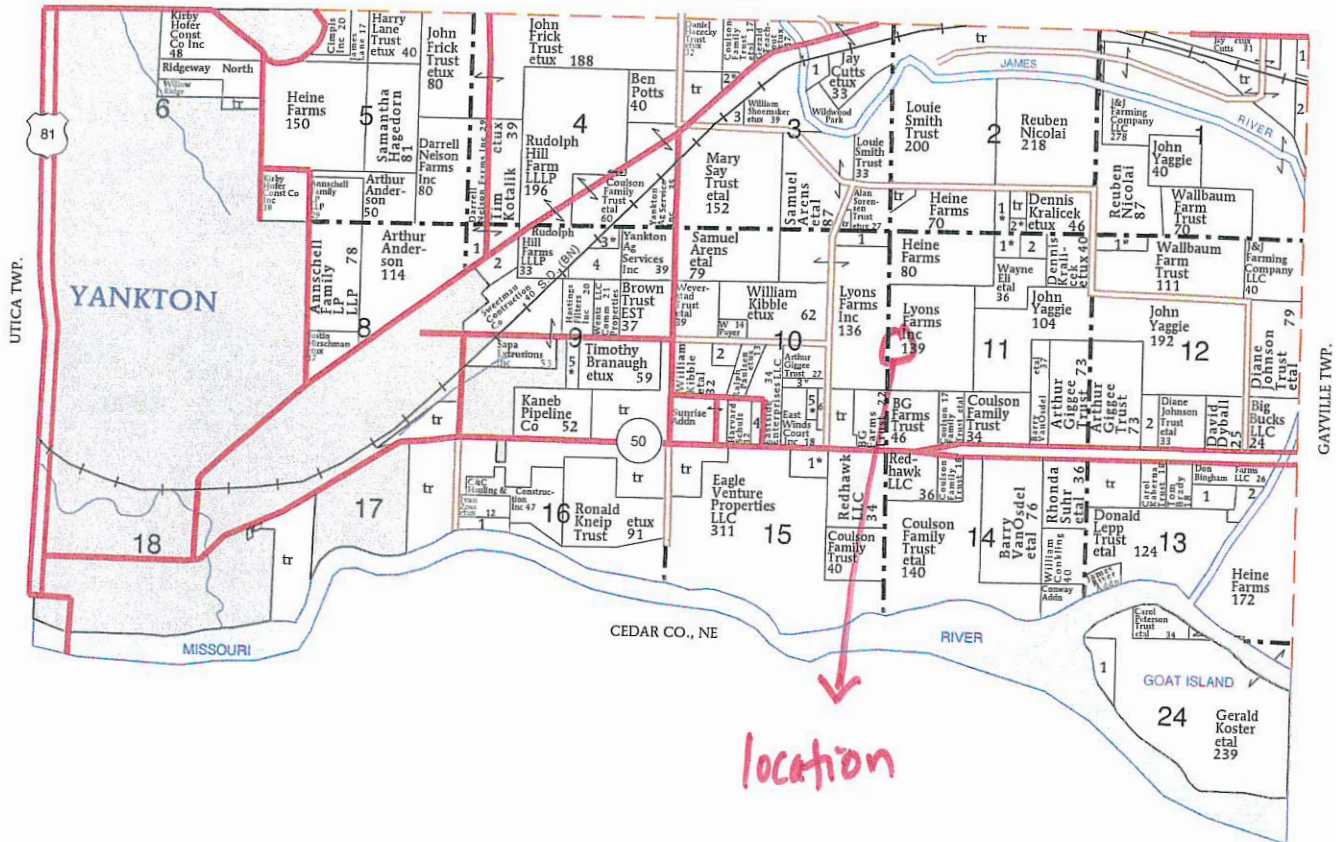
08/28/2022

Site Map



Parcel Number: 05.010.125.100

Site Description:

(Landowners)
MISSION HILL 'N' TWP.**MISSION HILL 'S'**
TOWNSHIP**SECTION 1**

1. RWH Land LLC 6
2. Nelson, Nancy 13

SECTION 2

1. Palecek, Lance etux 15
2. Willman, David etux 5

SECTION 3

1. State of South Dakota 9

2. Anderson, Richard etux 9
3. Loecker, Reynold 9

SECTION 9

1. Keehr, Mark 5
2. Northwestern Public Service 15
3. Eide, Mark etux 6
4. Yankton Area Progressive Growth Inc 25

5. Holmstrom, Thomas etux 10

SECTION 10

1. Madson Trust, Clifford 14
2. Goeden, Josephine 10
3. Brasel, Anthony etux 6
4. Schulz Trust, Harvard 6
5. Tackle, Dan etal 7
6. Tackle, Dan 5

SECTION 11

1. Jensen Trust, Gary etux 10

SECTION 12

2. Merkwan, Daryl 10
1. Kopejtko, Jeff etux 8
2. Kaberna Trust, Carol 8

SECTION 13

1. Brady Tree Farm & Landscape LLC 27
2. Brady, Thomas 8

SECTION 15

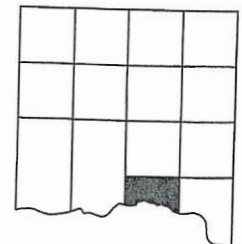
1. Harper, John etux 8

SECTION 16

1. National Field Archery Assn Foundation 12

SECTION 24

1. Henning, Mary 15



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Reade – CUP-2022-84

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to 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;	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional	

use will not adversely affect the public interest.	
--	--

Variance, Conditional
Use and Rezoning
Application
CUP-2022-84
Applicant
Grant Reade
Fees Paid
\$300.00
Created
August 28, 2022

Number
CUP-2022-
84

05.010.125.100 | Grant Reade |
1904 WILLOWDALE RD,
YANKTON, SD, 57078
Submitted by Grantreade on
8/28/2022



Applicant

Grant Reade

gcreate@vyn.midco.net

Parcel search Completed On 8/28/2022 3:29 PM EST by Grantreade



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
05.010.125.100	1904 WILLOWDALE RD	YANKTON	READE, GRANT REVOCABLE TRUST (D) READE, CAROL REVOCABLE TRUST (D)	0.000

Request Information Completed On 8/28/2022 3:32 PM EST by Grantreade

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Build a shop

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Grant Reade

Applicant Address

1904 Willowdale RD

Applicant Phone

605-661-9777

Owner Information

Owner Name

Grant Reade

Owner Address

1904 Willowdale RD

Owner Phone Number

605-661-9777

Property Information

Parcel ID Number

05.010.125.100

Legal Description

TRACT 1 READE ADDN

Site Address

1904 WILLOWDALE RD

City

YANKTON

Zip
57078

Section-Township-Range
10-93-55

Zoning District
R2

Zoning Description
MD

Existing Use of Property
Idle land

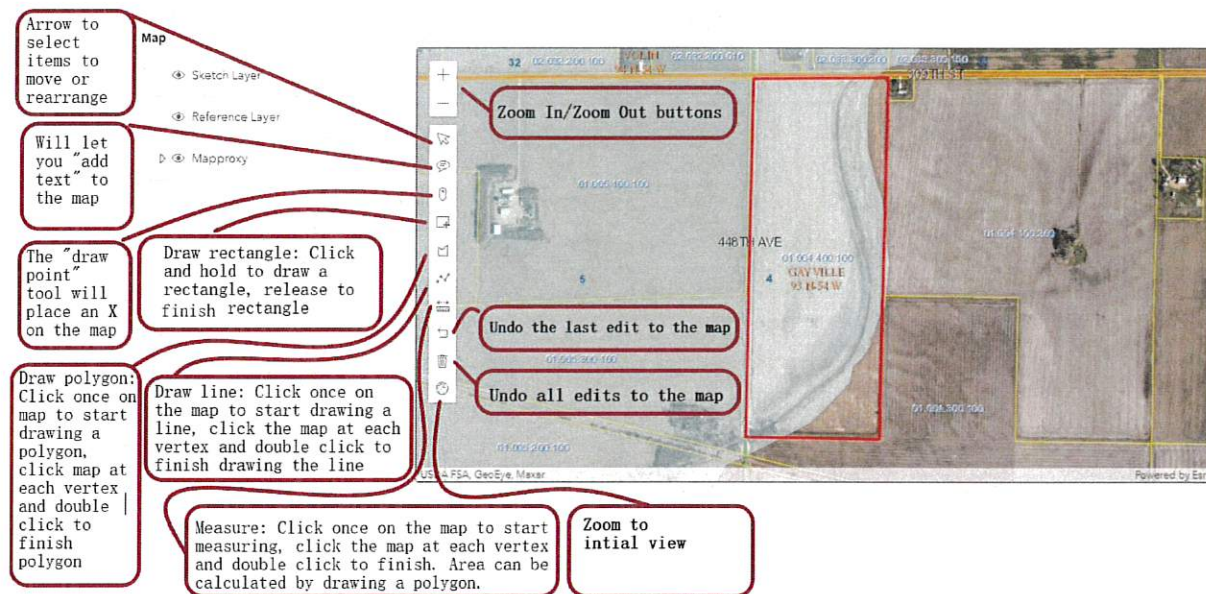
Site Plan Completed On 8/28/2022 3:34 PM EST by Grantreade
Map - Mark the location of structures and other necessary information.

- ☐ Sketch Layer
- ☐ Reference Layer
- ☒ Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Draft Building Permit Completed On 8/28/2022 3:36 PM EST by Grantreade

Upload Draft Building Permit

Draft Building Permit Form Completed On 8/28/2022 3:46 PM EST by Grantreade

Job Address

1904 WILLOWDALE RD

Legal Description of Construction Site

TRACT 1 READE ADDN

Owner Name

READE, GRANT REVOCABLE TRUST (D) || READE, CAROL REVOCABLE TRUST (D)

Owner Address

Grant Reade

Owner Phone

605-661-9777

Contractor

not sure yet

Contractor Mailing Address

Contractor Phone

Architect or Designer

Grant Reade

Architect or Designer Mailing Address

Architect or Designer Phone

605-661-9777

Type and Use of Building

Wood frame still siding, Shop

Class of Work

New

Describe Work

footings 4' in ground, Concrete floor, concrete driveway, Wood frame with steel siding.

Valuation of Work

\$ 120000

Generate Draft Building Permit Completed On 8/28/2022 3:46 PM EST by Grantreade

[Generate Draft Building Permit](#)

Submit Completed On 8/28/2022 3:49 PM EST by Grantreade

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

Signature



Date

8/28/2022

Application Submitted Successfully Completed On 8/28/2022 3:49 PM EST by Grantreade

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 8/29/2022 4:27 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting a Conditional Use Permit to construct a 3072 square foot accessory building in a moderate density residential district. There is an old school house on the property that is 1070 square feet.

Planning Commission Code Reference

Section 707

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Section 707

Other Board of Adjustment Code Reference ⓘ

Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.

Zoning Classification ⓘ

R2

Wave Fee

Notes ⓘ

Director Review Completed On 8/29/2022 4:30 PM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 9/20/2022 4:14 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
----------	-----------	--------

Confirmation Data

Payment Method

Check

Confirmation Number

1526

Amount Paid

\$300.00

PC Prep Completed On 9/20/2022 4:20 PM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

October 11th 2022, 7:05 pm CDT

Letters to be mailed 10 days prior to the public meeting:

10/01/2022 7:05 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

10/03/2022 7:05 PM

Place your zoning action sign 7 days prior to the public meeting:

10/04/2022 7:05 PM

Date to send email to applicant

09/26/2022

Upload PC Mailing Labels

[YanktonCountySD-20220830-a950db4829ec420eb2b93985b0622e6e.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals 10-11-2022.pdf](#)

Permit Number

CUP-2022-84

Receipt Number

PC App Form Completed On 9/20/2022 4:20 PM EST by bconkling

PC App Form

External Notes

Documents

Internal Notes

Documents

AFFIDAVIT OF MAILING

I, Grant Reade, hereby certify that on the 9 day of 28th, 2022, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

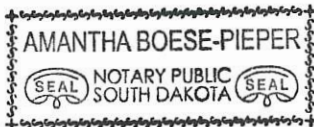
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 28th day of September, 2022.

Grant Reade
(Name)
Affiant

Subscribed and sworn to before me this 28th day of September, 2022.



Amb
Notary Public - South Dakota
My commission expires: 5.1.23

(SEAL)

NOTIFICATION

September 26, 2022

Grant Reade
1904 Willowdale Rd.
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1,320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 11th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E911 address is 1904 Willowdale Rd., Yankton, SD 57078

The application may be reviewed at the Zoning Administrators office, Yankton County Government Center, 321 West Third St., Yankton, S.D. or online at the Yankton County Website.

Sincerely,
Grant Reade

Petitioner

BRASEL, ANTHONY F (D)
1409 WILLOWDALE RD
YANKTON SD 57078

EASTSIDE ENTERPRISES LLC (D)
1501 WEK RD
YANKTON SD 57078

HEINE FARMS (D)
PO BOX 477
YANKTON SD 57078

KIBBLE, WILLIAM R (D)
2124 ISLEWORTH CIR
THE VILLAGES FL 32163

KIBBLE, WILLIAM R TRUST (D)
2124 ISLEWORTH CIR
THE VILLAGES FL 32163

LAMERS, JOSHUA J (D)
2200 WILLOWDALE RD
YANKTON SD 57078

LYONS FARMS INC (D)
% CAROL READE
1904 WILLOWDALE RD
YANKTON SD 57078

PRAIRIE CREEK RANCH LLC (D)
4408 BROADWAY AVE
YANKTON SD 57078

READE, GRANT REVOCABLE TRUST (D)
1904 WILLOWDALE RD
YANKTON SD 57078

TAGGART, BONNIE (D)
1309 WILLOWDALE RD
YANKTON SD 57078

WEK, ELTON (M)
PO BOX 857
YANKTON SD 57078



PRESS & DAKOTAN

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email classifieds@yankton.net

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402-360-0756

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1310 Construction
NOW HIRING
CONSTRUCTION WORKERS
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Offering On The Job Training
Healthcare Benefits Available
Will Need To Present Valid
Driver's License
40+ YEARS IN BUSINESS
SPECIALIZING IN
RESIDENTIAL CONCRETE
GIVE US A CALL TO SET UP
AN INTERVIEW TODAY!
LANE ANDERSON
CONSTRUCTION INC.
605-665-3551
lanecon@iw.net

1320 Education
Crofton Community School
is seeking an elementary
school secretary for immediate
hire. Starting pay between
\$15.00-16.75 per hour, based
on experience, plus competi-
tive benefits package. Position
open until filled.
Call 402-388-2440 or email
clock@croftonwarriors.org to
request an application.

1435 Carpentry
A Full-time Carpenter Avail-
able. Available for odd jobs.
Free estimates. Lots of experi-
ence. Call Bob Edwards at
605-665-8651.

For All of Your Carpentry
Needs: Doors, Bulk Windows,
Siding, Garages, Additions,
Patios and More. Call Andersen
Carpentry at 605-661-1190.

1500 Moving/Storage
For Rent: 10x20 Storage Unit.
East Hwy 50. Call 605-655-
4521.

1335 Other Employment

*** H & H ROOFING ***
(605) 857-1472
We Install/Repair
Roofs of all kinds
FREE
Inspection/Estimates
Licensed/Bonded/Insured
Locally Owned & Operated In
Yankton
Justus & Team have
20 Years Experience
References Available



**AKC Golden Retrievers, Golden
Doodles and Poodles \$600**
Ready to go! Shots, dewormed,
claws clipped, trait tested, beau-
tiful puppies. References avail-
able. Tripp, SD. 605-506-0007
Will send Text pictures.

Please Recycle!

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319 Walnut St, Yankton
605-665-7811
www.yankton.net

1335 Other Employment

**EQUAL HOUSING
OPPORTUNITY**
All real estate advertised in
this newspaper is subject to
the Federal Fair Housing Act,
which makes it illegal to adver-
tise any preference, limitation,
or discrimination based on
race, color, religion, sex, handi-
cap, (familial) status or national
origin. In the sale, rental or fi-
nancing of housing or an inten-
tion to make any such prefer-
ence, limitation or discrimina-
tion. Familial status includes
children under the age of 18
living with parents or legal
guardians, pregnant women
and people securing custody of
children under the age of 18.
In addition, South Dakota
State Law also prohibits dis-
crimination based on ancestry
and creed.
This paper will not knowingly
accept any advertising for real
estate which is in violation of
the law. All persons are hereby
informed that all dwellings ad-
vertised are available on an
equal opportunity basis. If you
believe you have been dis-
criminated against in connection
with the sale, rental or financ-
ing of housing, call the South
Dakota Fair Housing ombuds-
man at 877-832-0161.

1605 Apartment For Rent

**1 & 2 Bedroom Orchard
Square, 418 W. 16th, Yankton.**
Rent based on income and in-
cludes utilities. Non-smoking
units. Equal Housing Opportunity.
Skogen Company 605-665-1322
or 605-263-3941.

**1 & 2 Bedroom Townhouses,
Canyon Ridge, Yankton.** Must
qualify by family size and in-
come. Non-smoking units. 605-
664-8846 or Skogen Company
605-263-3941.

1 BD Apts. Memory Lane
Ground level for elderly or per-
sons with disabilities. No Smok-
ing, close to The Center. Rent
based on income. Non-smoking
units. Equal Housing Opportunity.
605-760-4711 or Skogen Com-
pany 605-263-3941.

**1 bedroom apartments. MEAD-
OW PARK, \$575.00 per month**
plus electricity with the heat be-
ing electric. Water, sewer, and
garbage included with rent. Se-
curity Deposit of one months rent
required. Initial 6 month lease,
then month to month. Non-smok-
ing units. 605-760-4711 or Sko-
gen Company, 605-263-3941.

**1-bedroom for elderly or per-
sons with disabilities. CANYON
RIDGE, 1700 Locust. Rent**
based on income. Non-smoking
unit. Equal Housing Opportunity.
605-760-4711 or Skogen Com-
pany, 605-263-3941.

3-Bedroom Townhouse. Must
qualify by family size and in-
come. Non-smoking unit. Rent
based on income. EHO 605-661-
8801 or Skogen Company 605-
263-3941.

1650 Houses For Sale

1900 & 1902 Dakota
Now building! 3 or 4 bedroom, 3-
bath, 3-car garage, zero step en-

5 Angel wing house plants that
bloom \$3.50/each call 605-689-
0555.

5 Commemorable numbered
Budweiser steins some holiday
Choice \$24/each. 605-889-0565.

Handy Smith Corona Mark VI
portable electric typewriter from
the 80's, ribbon works like new,
excellent condition \$30. Call 605-760-
2634.

New never used Class C Gold
Shield camper cover 29'32" from
Car cover \$100. 805-881-8017.

New UGLY stick with spinning
reel \$65. Call 808-636-7361,
Yankton.

Queen size mattress & box
spring great condition \$100/cash.
605-660-6170.

Rifle rack 24" x 36" solid wood
ammo storage, locks with two
keys \$40. Call 808-636-7361,
Yankton.

Telescoping flag pole from Mr.
Ed's Flag Pole Company, like
new, \$85. Call 605-660-5566.

1830 Rummage Sales

1002 Mulberry (in alley)
Friday, 9/30, 2pm-6pm
Saturday, 10/1, 8am-12pm
Bedspread, books, cookbooks,
purses, jewelry, seasonal decor,
printer, handsoap supplies, mens
2XL, 46-50, craft supplies. Come
take a look!

1008 Willow Lane
Friday, 9/30, 1pm-5pm
Saturday, 10/1, 9am-5pm
Saturday Bag sale after 2pm
Garage sale: Bike, dorm refrigera-
tor, vintage sewing notions, but-
tons, lace, zippers, women's
clothing, coats, McCoy flower
pots, also plants, jewelry, small
Christmas trees, Workbasket
booklets.

1105 Maple
Friday, 9/30, 8am-2pm
Saturday, 10/1, 8am-2pm
Antique Moving Sale: Furniture,
antiques, clothing, foot mas-
sager, Glassware and much
much more! Cash only.

1609 Pine
Friday, 9/30, 8:30am-3pm
Saturday, 10/1, 8am-2pm
Boy's & girl's clothing, newborn
through size 8-9. Adult clothing,
baby equipment, meat saw and
miscellaneous.

2834 MARY ST.
Friday, 9/30, 9 am - 5:45
Saturday, 10/1, 9 am - 2:45
Lots of miscellaneous and
interesting vintage items.
Household, crafts, Christmas
decor, books, dishes,
games, pictures,
rocking horses, Star Quilt,
garden decor, and much
more. Cash only.

2907 Masters Avenue
Yankton
(behind Walmart)
Friday, 9/30, 8am-3pm
Saturday, 10/1, 8am-12pm
Kitchen, household, holiday,
much miscellaneous! Name
brand (Nike, AEO) Boys (Youth),
Mans, Womens clothing size
medium-18, shoes, coats. All in
clean, excellent condition! Soccer
goal, charcoal grill, Maytag dryer.
You don't want to miss this one!

410 W. Riverside Dr.
Saturday, 10/1, 8am-2pm

**NOTICE OF HEARING OF THE
THE YANKTON COUNTY
COMMISSION
ADOPTION OF PROPOSED
AMENDMENTS TO
YANKTON COUNTY
DEFINITIONS, ARTICLE 14
ARTICLE 15, and ARTICLE 17**

A public hearing will be held before
the Yankton County Commission on
the 4th day of October, 2022 begin-
ning at 6:45 P.M. and on the 16th
day of October, 2022, beginning at
6:40 P.M. in the Commission Cham-
bers 321 West Third Street, Yank-
ton, South Dakota, to consider the
recommendation to Adopt Yankton
County Ordinance 2020 Amend-
ment to Yankton County Ordinance
2020 Definitions, Article 14 Sign
Regulations, Article 15 Supplement-
ary District Regulations, and Article
17 Administrative Procedure and
Enforcement per Ordinance 22-
2N-11.

The complete text of this proposed
ordinance amendment, referred to
above, is on file with the Yankton
County Auditor Office and Yankton
County Planning and Zoning Office.
The document may be inspected, re-
viewed, or examined by any inter-
ested party by contacting (605) 260-
4447.

The public is invited to attend the
hearing and to present comments
and testimony regarding the pro-
posed amendments to Yankton
County Ordinance 2020 Definitions,
Article 15 Supplementary District
Regulations, and Article 17 Admini-
strative Procedure and Enforce-
ment per Ordinance 22-2N-11.

Dated this 23rd day of September,
2022.

ATTEST: Gary Vetter, Develop-
ment Services Director

Published twice at the total approxi-
mate cost of \$38.30 and can be
viewed free of charge at www.sdpublicnotice.com.

Published September 23 & 30,
2022.

**NOTICE OF HEARING OF THE
THE YANKTON COUNTY
COMMISSION
ADOPTION OF PROPOSED
AMENDMENTS TO
YANKTON COUNTY 8911
RURAL ADDRESSING
ORDINANCE**

A public hearing will be held before
the Yankton County Commission on
the 4th day of October, 2022 begin-
ning at 6:40 P.M. and on the 18th
day of October, 2022, beginning at
6:35 P.M. in the Commission Cham-
bers 321 West Third Street, Yank-
ton, South Dakota, to consider the
recommendation to Adopt Yankton
County 8911 Rural Addressing Or-
dinance 1995 Amendment to Yank-
ton County 8911 Rural Addressing
Ordinance 1995 per Ordinance 22-
2N-10.

The complete text of this proposed
ordinance amendment, referred to
above, is on file with the Yankton
County Auditor Office and Yankton
County Planning and Zoning Office.
The document may be inspected, re-
viewed, or examined by any inter-
ested party by contacting (605) 260-
4447.

The public is invited to attend the
hearing and to present comments
and testimony regarding the pro-
posed amendments to Yankton
County 8911 Rural Addressing Or-
dinance 1995 Amendment to Yank-
ton County 8911 Rural Addressing
Ordinance 1995 per Ordinance 22-
2N-10.

Dated this 23rd day of September,
2022.

Book 520, page 1: Yankton County,
South Dakota, less highways and
roads. B911 address is 43354 310
St. Yankton South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public
hearing will be held before the
Yankton County Commission, Yankton
County, South Dakota, at
6:35 P.M. on the 4th day of October,
2022 and at 6:30 P.M. on the 18th
day of October, 2022 at the Yankton
County Government Center, Com-
missioners' Chambers, 321 West
Third St, Yankton, South Dakota.
Applicant is requesting to Rezone
two parcels from Rural Transitional
(RT) and Low Density Residential
(LD) to Moderate Density Residential
(MD) per Article 18, Section
1809 and Article 20 Section 2003.
Said property is legally described as
Lots 1 and 2 of Lewis and Clark
Substation Addition to the South-
west Quarter of the Southwest Quar-
ter of Section 15 and in the North-
west Quarter of the Northwest Quar-
ter of Section 22, Township 93
North, Range 56 West of the 5th
Principal Meridian, Yankton County,
South Dakota. Containing 3.00
Acres more or less.

Published twice at the total approxi-
mate cost of \$36.29 and can be
viewed free of charge at www.sdpublicnotice.com.

Published September 23 & 30,
2022.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public
hearing will be held before the
Yankton County Planning Commis-
sion, Yankton County, South Dakota,
at 7:05 P.M. on the 11th day of
October, 2022 at the Yankton County
Government Center, Commis-
sioners' Chambers, 321 West Third
St, Yankton, South Dakota. Appli-
cant is requesting a Conditional Use
Permit to construct an accessory
structure that is 3072 square feet in
Moderate Density Residential Dis-
trict per Article 7 Section 707. Said
property is legally described as
Tract One(1), Reads Addition in the
Southwest Quarter of the North-
east Quarter (SE1/4NE1/4) of Sec-
tion Ten (10), Township Ninety-
three (93) North, Range Fifty-five
(55) West of the 5th P.M., Yankton
County, South Dakota, as per plat
recorded in Book 520 of Plats, on
page 472, B911 address is 1844
Lowdale Rd., Yankton, SD 57078.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public
hearing will be held before the
Yankton County Planning Commis-
sion, Yankton County, South Dakota,
at 7:10 P.M. on the 11th day of
October, 2022 at the Yankton County
Government Center, Commis-
sioners' Chambers, 321 West Third
St, Yankton, South Dakota. Appli-
cant is requesting a Conditional Use
Permit to build a self-storage facility
in a Lakeland Commercial District
(LC) per Article 11, Section 1107.
Said property is legally described as
Lot Two A (2A), Bernard Subdivi-
sion, County of Yankton, South
Dakota, as per plat recorded in Book
519, Page 19, B911 address is 3700
West 8th St, Yankton, South Dakota.

Published once at the total approxi-
mate cost of \$33.41 and can be
viewed free of charge at www.sdpublicnotice.com.

Published September 30 & Octo-
ber 7, 2022.

NOTICE TO BIDDERS

Sealed bids will be received for the
City Commission of the City of
Yankton, South Dakota, at the office
of the City Finance Officer of the
City until 3:00 PM or may be hand-

CNA/NA:
Full time, evenings or nights

We are looking for someone to provide nursing care
in our private long-term care center. No computer
charting. Shift differential. Includes rotating
weekends and holidays.

Housekeeper:
Part time

We are looking for someone to do daily weekly
monthly and yearly housekeeping duties. Monday-
Friday, 20 hrs/wk.

Come join us in a calm, caring work atmosphere!
Benefits available.

Apply at: **Sacred Heart Monastery**
1005 W 8th St., Yankton, SD 57078 • (605) 668-6284
www.yanktonbenedictines.org/jobs/

Yankton County, South Dakota

Paid by
Grant Reade
gcreate@vyn.midco.net

Payment number
Date paid
Payment method

Receipt

1526
September 20, 2022 04:14 PM
Check

\$300.00 paid on September 20, 2022

Variance, Conditional Use and Rezoning Application
Application ID: CUP-2022-84

Description	Amount
Fee	\$300.00

**Yankton County Planning Commission
Yankton County Board of Adjustment**

Applicant **Neal Lange – Conditional Use Permit 9/21/2022**

District type: ☐ AG ☐ R1-Low ☐ R2-Moderate ☐ R3-High ☐ C-Comm.

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

☐ Section 507 ☐ Section 607 ☐ Section 707 ☐ Section 807

☒ Section 1107 ☐ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
10/11/2022
Board of Adjustment
date:11/1/2022

Time: 7:10 PM

Time:

Permit Number: CUP-2022-85

Yankton County

 Variance X Conditional Use Rezoning

Owner: Neal

Owners Address: 827 HEMI DR

Owners Phone: 14023405576

Applicants Name,
if different from

Owner: Neal Lange

Applicants

Address: 827 HEMI DR

Job Address: 3700 WEST 8 ST

Legal: LOT 2A BERNARD S/D N2 W2 W2 NW4

Section,

Township, Range: 15-93-56

Zoning

Classification: LC

Affected Zoning

Ordinance: Section 1107Section 1107

Reason for Required by Zoning document for Storage Bldg

Request:

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 10/11/2022 7:10 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 200807951 Receipt #:

Date:

Signature: _____

Neal

09/19/2022

Site Map



Parcel Number: 09.015.400.499

Site Description:

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 3S

1. Hoidahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust 7

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8
2. Brandt Trust, Merle etal 11

3. Zimmerman, Steve 20
4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Maska, Leann 5
2. Olivier, Curtis etux 6
3. Loecker, Mark etux 5
4. Blaha, Jon etux 5

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David etux 6
2. Hughes, Scott etux 13

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Heceky Trust, Terrance etux 11
2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8
2. Tacke, WM etux 13

SECTION 18N

1. Cap LE, Stanley etal 5
2. Cap, Robert etux 7

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12
2. Johnson, Michael etux 9

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13
2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

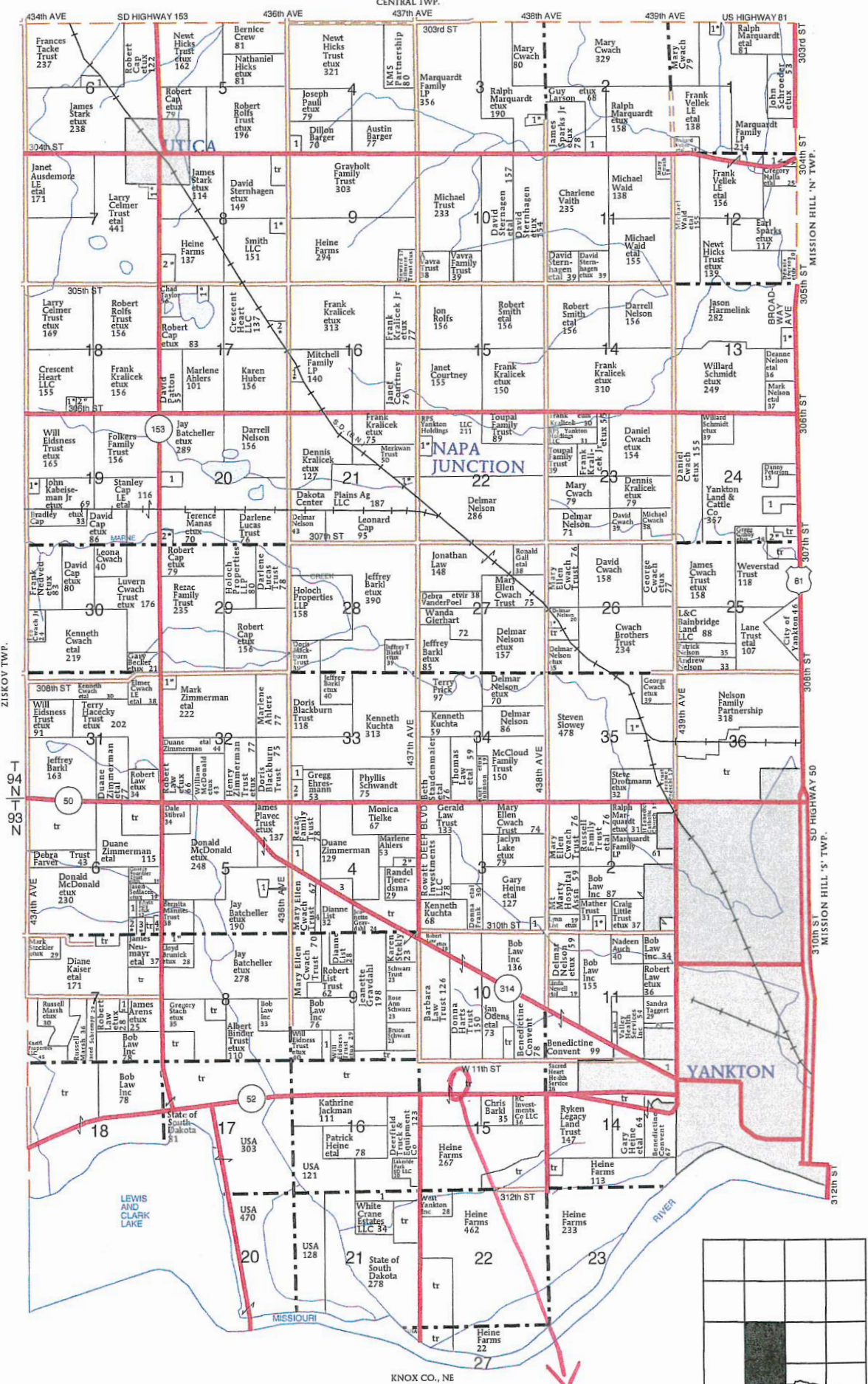
1. Zimmermann Trust, Henry etal 12

SECTION 33

1. Delozier, Darrik 6
2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



KNOX CO., NE

location

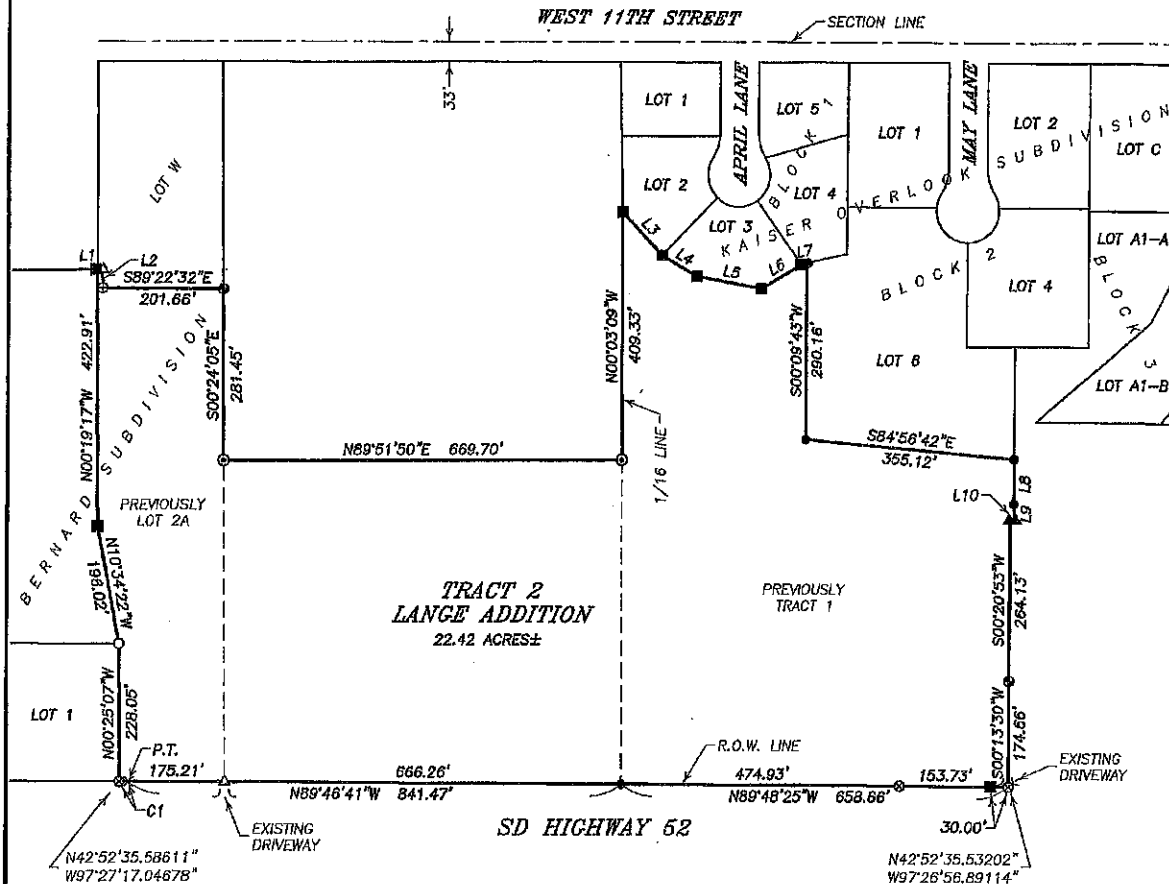
FINDINGS OF FACT – CONDITIONAL USE PERMIT

Lange– CUP-2022-85

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to 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;	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional	

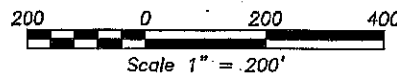
use will not adversely affect the public interest.	
--	--

REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4;
 LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4
 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN
 SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
 HEREAFTER TO BE KNOWN AS:
 TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M.,
 YANKTON COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N89°02'22"E	8.29'
L2	S00°16'26"E	30.55'
L3	S43°06'45"E	98.84'
L4	S59°53'35"E	69.10'
L5	S79°47'26"E	112.02'
L6	N59°43'32"E	79.25'
L7	N77°38'22"E	10.38'
L8	S00°13'05"W	74.51'
L9	S00°13'05"W	26.92'
L10	S87°08'43"W	6.05'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	188829.83'	0.77'	0°00'02"	0.38'



NOTE:
 BASIS OF BEARING
 BY GPS OBSERVATION

PREPARED BY:
 BRANDT LAND SURVEYING
 1202 WILLOWDALE ROAD
 YANKTON, SD 57078
 (605) 665-6455

LEGEND

- SET 5/8" REBAR WITH L.S. CAP
 STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP
 STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP
 STAMPED "T.J.K. R.L.S. 6841"
- ⊗ FOUND ALUMINUM DOT CAP
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP
 STAMPED "TOM WEEK L.S. 2912"
- ⊕ FOUND 5/8" REBAR WITH L.S. CAP
 STAMPED "JOHNSON LS 2819"
- ▲ FOUND IRON PIPE
- △ FOUND L.S. CAP ILLEGIBLE
- ⊙ FOUND 5/8" SMOOTH BAR
- × CALCULATED CORNER

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4; LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON 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 27TH DAY OF SEPTEMBER, 2022.

JOHN L. BRANDT REG. NO. 5349



REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4;
LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4
EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN
SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
HEREAFTER TO BE KNOWN AS:
TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE

WE, NEAL W. LANGE, JR. AND BROCK A. LANGE, TRUSTEES OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, DO HEREBY CERTIFY THAT THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO 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 TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S20 OF PLATS, PAGE 302, AND LOT 2A, BERNARD SUBDIVISION, YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S19 OF PLATS, PAGE 19.

DATED THIS _____ DAY OF _____, 20____.

NEAL W. LANGE, JR.
TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NEAL W. LANGE, JR. WHO ACKNOWLEDGED HIMSELF TO BE A TRUSTEE OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, AND THAT HE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

DATED THIS _____ DAY OF _____, 20____.

BROCK A. LANGE
TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BROCK A. LANGE, WHO ACKNOWLEDGED HIMSELF TO BE A TRUSTEE OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, AND THAT HE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR,
CITY OF YANKTON, SOUTH DAKOTA

FINANCE OFFICER'S CERTIFICATE

I, FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER, CITY OF YANKTON, SOUTH DAKOTA

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY,

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO S.D. HIGHWAY 52 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON 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

Variance, Conditional
Use and Rezoning

Fees Paid
\$300.00

Application
CUP-2022-85

Applicant
Neal Lange

Created
September 19,
2022

Number
CUP-2022-
85

09.015.400.499 | Neal | 3700
WEST 8 ST, YANKTON, SD,
57078
Submitted by nlange1948 on
9/19/2022



Applicant

Neal Lange

14023405576

hemi69gtx@yahoo.com

Parcel search Completed On 9/19/2022 2:54 PM EST by Anonymous



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.015.400.499	3700 WEST 8 ST	YANKTON	LANGE FAMILY PROTECTION TRUST (D)	0.000

Request Information Completed On 9/19/2022 3:06 PM EST by nlange1948

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Required by Zoning document for Storage Bldg

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Neal Lange

Applicant Address

827 HEMI DR

Applicant Phone

14023405576

Owner Information

Owner Name

Neal

Owner Address

827 HEMI DR

Owner Phone Number

14023405576

Property Information

Parcel ID Number

09.015.400.499

Legal Description

LOT 2A BERNARD S/D N2 W2 W2 NW4

Site Address

3700 WEST 8 ST

City

YANKTON

Zip

57078

Section-Township-Range

15-93-56

Zoning District

DZ

Zoning Description

LC

Existing Use of Property

Outside Storage

Draft Building Permit Completed On 9/19/2022 3:37 PM EST by nlange1948

Upload Draft Building Permit 

Draft Building Permit Form Completed On 9/19/2022 4:01 PM EST by bconkling

Job Address

3700 WEST 8 ST

Legal Description of Construction Site

LOT 2A BERNARD S/D N2 W2 W2 NW4

Owner Name

LANGE FAMILY PROTECTION TRUST (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

Generate Draft Building Permit Completed On 9/19/2022 4:01 PM EST by bconkling

[Generate Draft Building Permit](#)

Site Plan Completed On 9/19/2022 4:20 PM EST by nlange1948

Map - Mark the location of structures and other necessary information.

- ☐ Sketch Layer
- ☐ Reference Layer
- ☒ Mapproxy



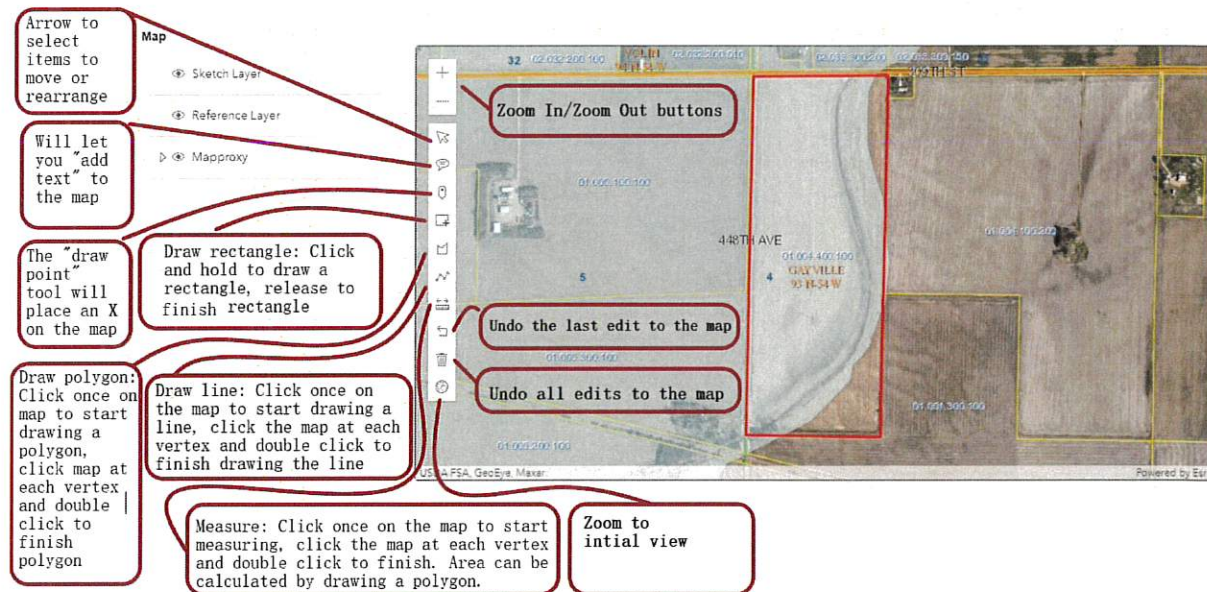
Maxar, Microsoft

Powered by Esri

Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[barn lot north storage building.jpg](#)



Submit Completed On 9/19/2022 4:21 PM EST by nlange1948

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

Signature

Neal Lange

Date

9/19/2022

Application Submitted Successfully Completed On 9/19/2022 4:21 PM EST by nlange1948

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 9/19/2022 4:33 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to build a self-storage building on his property

Planning Commission Code Reference

Section 1107

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Section 1107

Other Board of Adjustment Code Reference ⓘ

Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.

Zoning Classification ⓘ

LC

Wave Fee

Notes ⓘ

Director Review Completed On 9/19/2022 4:40 PM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 9/21/2022 10:02 AM EST by nlange1948

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

Confirmation Data

Payment Method

Online

Confirmation Number

200807951

Amount Paid

\$300.00

PC Prep Completed On 9/21/2022 10:22 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

October 11th 2022, 7:10 pm CDT

Letters to be mailed 10 days prior to the public meeting:

10/01/2022 7:10 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

10/03/2022 7:10 PM

Place your zoning action sign 7 days prior to the public meeting:

10/04/2022 7:10 PM

Date to send email to applicant

09/26/2022

Upload PC Mailing Labels

[Lange labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals 10-11-2022.pdf](#)

Permit Number

CUP-2022-85

Receipt Number

PC App Form Completed On 9/21/2022 10:22 AM EST by bconkling

PC App Form

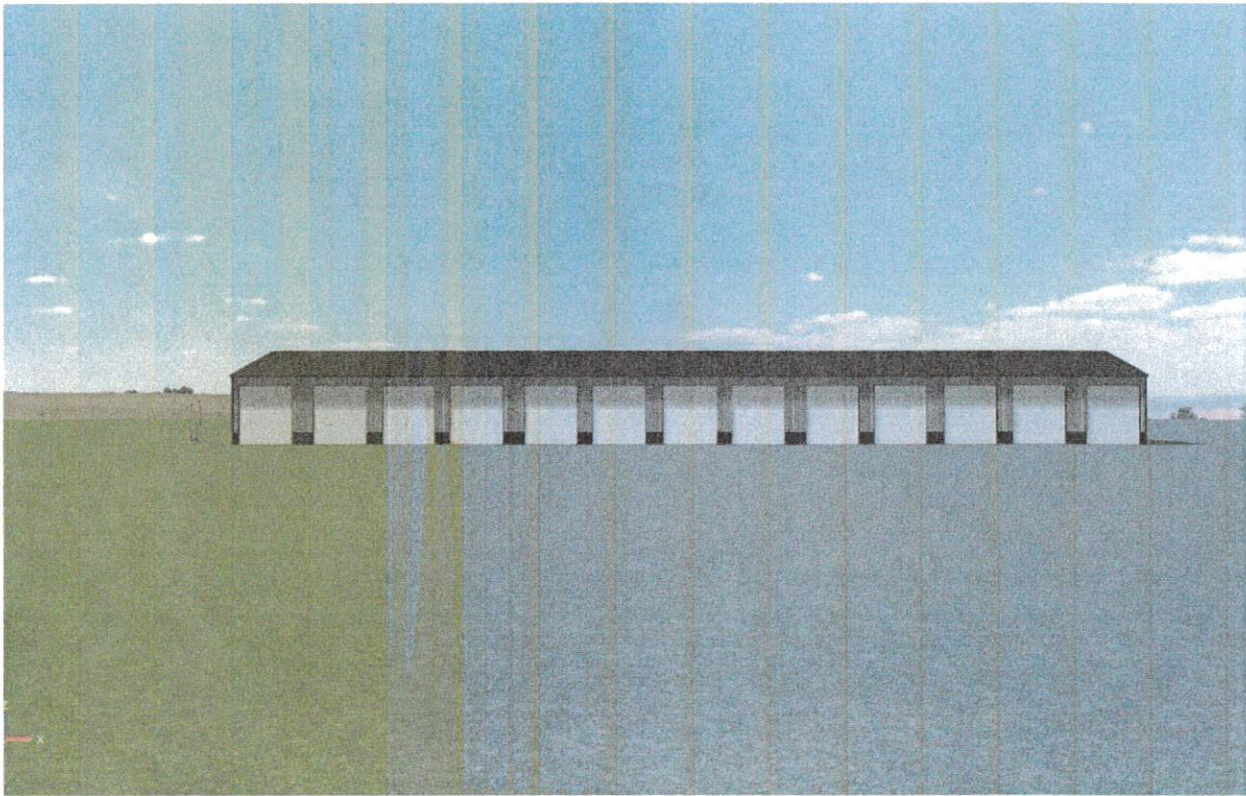
External Notes

Documents

Internal Notes

Documents

208



AFFIDAVIT OF MAILING

I, Neal Lange, hereby certify that on the 30th day of September, 20 22, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

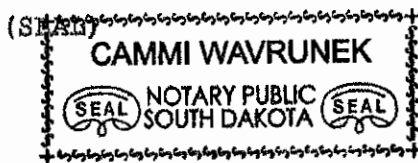
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 30th day of September, 20 22.

Neal Lange
(Name)
Affiant

Subscribed and sworn to before me this 30th day of September, 20 22.

Cammi Wavrunek
Notary Public - South Dakota
My commission expires: 2-24-2028



NOTIFICATION

September 26, 2022

Neal Lange
827 Hemi Dr
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1,320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 11th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota

The application may be reviewed at the Zoning Administrators office, Yankton County Government Center, 321 West Third St., Yankton, S.D. or online at the Yankton County Website.

Sincerely,
Neal Lange

Petitioner

5A BOAT & RV STORAGE LLC (D)
180 OAK HILLS DR
YANKTON SD 57078

ASPS LLC (D)
3609 WEST 8 ST
YANKTON SD 57078

BLOM, COLE S (D)
517 LOCUST ST
YANKTON SD 57078

CPEC EXCHANGE 43633 LLC (D)
1007 APRIL LN
YANKTON SD 57078

DAHLIN DRYWALL INC (D)
3703 WEST 7 ST
YANKTON SD 57078

DEERFIELD TRUCK & EQUIPMENT CO (D)
PO BOX 805
LAUREL NE 68745

DOERING, HENRY L (D)
902 BEEMER AVE
YANKTON SD 57078

FEAR, JAMES R (D)
1007 APRIL LN
YANKTON SD 57078

FEIMER, MICHAEL P (D)
1004 MAY LN
YANKTON SD 57078

HOFER, DAVID REVOCABLE TRUST (D)
1009 APRIL LN
YANKTON SD 57078

JEREN PROPERTIES LLC (D)
47001 MONA ST STE 5
TEA SD 57064

KALTSULAS, THOMAS C (D)
188 MARINA DELL AVE
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)
827 HEMI DR
YANKTON SD 57078

LAW, BARBARA M LIVING TRUST (D)
3004 DEER BLVD
YANKTON SD 57078

LEADER, LARRY F (D)
43459 KAISER RD
YANKTON SD 57078

LEET, LARRY REVOCABLE TRUST (D)
1011 APRIL LN
YANKTON SD 57078

LEFEBVERE, ROBERT G (D)
601 MAPLE ST
YANKTON SD 57078

LEMONADE STAND LLC (THE) (D)
2800 BROADWAY AVE
YANKTON SD 57078

LIST, MICHELLE (D)
3208 SD HWY 314
YANKTON SD 57078

LOCKWOOD LEASING LLC (D)
PO BOX 561
VIBORG SD 57070

LUKEN CONSTRUCTION LLC (D)
605 DOUGLAS AVE
YANKTON SD 57078

LUTHER, THOMAS R (D)
604 SAWGRASS
YANKTON SD 57078

MABEE, TAMARA F (D)
3803 WEST 11 ST
YANKTON SD 57078

MACY FAMILY TRUST (D)
115 BROADWAY SUITE 1
YANKTON SD 57078

MAU, ANTHONY LIVING TRUST (D)
3701 WEST 11 ST
YANKTON SD 57078

MCALLISTER TD LLC (D)
208 VIOLET DR
YANKTON SD 57078

MCHENRY, CRYSTAL (D)
600 DEER BLVD
YANKTON SD 57078

MINES, SCOTT (D)
275 MARINA DELL AVE
YANKTON SD 57078

MR K TRUCK CENTER (D)
30174 438 AVE
UTICA SD 57067

MUELLENBERG, JASON (D)
703 DEER BLVD
YANKTON SD 57078

NEU, JOHN (C)
3706 KRISTI LN
YANKTON SD 57078

PHIL SPADY CHRYSLER-JEEP-DODGE (C)
316 CAPITOL ST
YANKTON SD 57078

PREMIER VENTURES LLC (D)
1010 MAY LN
YANKTON SD 57078

RE PROPERTIES LLC (D)
802 EASTRIDGE ST
NORFOLK NE 68701

REZAC FAMILY REVOCABLE TRUST (D)
30776 435 AVE
YANKTON SD 57078

RYKEN LEGACY LAND TRUST (D)
%RUSSELL RYKEN
19597 EAST 70 ST N
OWASSO OK 74055

SAT ENTERPRISES LLC (D)
3703 WEST 8 ST
YANKTON SD 57078

SCHAEFFER, HAROLD D (D)
701 DEER BLVD
YANKTON SD 57078

SCHWARZ, BRUCE W (D)
43076 LAKE PORT RD
YANKTON SD 57078

SCS PROPERTY MANAGEMENT LLC (D)
3702 LEADER LN
YANKTON SD 57078

SD DEPT OF TRANSPORTATION (D)
700 EAST BROADWAY AVE
PIERRE SD 57501

SIMONSEN, THOMAS L (D)
% MC STORAGE
3702 LEADER LN
YANKTON SD 57078

SIMONSEN, THOMAS L (D)
3702 LEADER LN
YANKTON SD 57078

THON, RONALD REV TRUST (D)
1010 MAY LN
YANKTON SD 57078

TJEERDSMA, JEREMY (D)
406 S DEER BLVD
YANKTON SD 57078

VELLEK, FRANK C (LE) (D)
1010 APRIL LN
YANKTON SD 57078

WIESELER, DALE (D)
4005 WEST 11 ST
YANKTON SD 57078

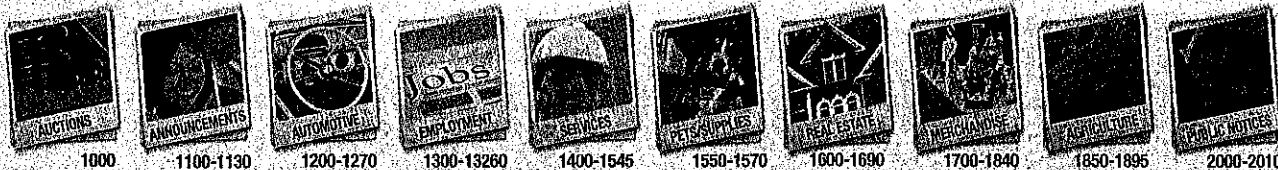
WRIGHT, RICHARD A (D)
31111 434 AVE
YANKTON SD 57078

YANKTON RV BOAT & STORAGE LLC (D)
1900 EAST 2 ST
HARTFORD SD 57033

YANKTON'S EXEC STORAGE LLC (D)
1900 EAST 2 ST
HARTFORD SD 57033

YEAGER, RICHARD G (D)
3703 WEST 11 ST
YANKTON SD 57078

ZAVADIL, KEVIN M (D)
PO BOX 1062
YANKTON SD 57078



YANKTON DAILY PRESS & DAKOTAN CLASSIFIEDS

www.yankton.net/classifieds

to place an ad call 605-665-7811

fax 605-665-0288

toll free 800-743-2968

email classifieds@yankton.net

1200 Cars 1530 Roofing • Siding 1600 Other Real Estate 1705 Items \$100 or Less 2010 Legal and Public Notices 2010 Legal and Public Notices

1200 Cars
All junk cars, pickups, vans, running or not WE BUY!
FREE PICKUP
McLean Auto Salvage
402-360-0766

1210 Trucks
1939 Chevy Master truck complete \$1,400. Call 605-660-5584.

1310 Construction
NOW HIRING
CONSTRUCTION WORKERS
Offering On The Job Training
Healthcare Benefits Available
Will Need To Present Valid Drivers License
40+ YEARS IN BUSINESS
SPECIALIZING IN
RESIDENTIAL CONCRETE
GIVE US A CALL TO SET UP
AN INTERVIEW TODAY!
LANCE ANDERSON
CONSTRUCTION INC.
605-665-3551
laconst@iw.net

1320 Education
Crofton Community School is seeking an elementary school secretary for immediate hire. Starting pay between \$15.00-18.75 per hour, based on experience, plus competitive benefits package. Position open until filled.
Call 402-388-2440 or email crofton@croftonwarriors.org to request an application.

1435 Carpentry
A Full-time Carpenter Available. Available for odd jobs. Free estimates. Lots of experience. Call Bob Edwards at 605-665-6651.

For All of Your Carpentry Needs: Custom Built Windows, Siding, Garages, Additions, Patios and More. Call Anders Carpentry at 605-661-1190.

1500 Moving • Storage
For Rent: 10x20 Storage Unit. East Hwy 50. Call 605-665-4521.

1335 Other Employment

*** H & H ROOFING ***
(605) 857-1472
We Install/Repair
Roofs of all kinds
FREE
Inspections/Estimates
Licensed/Bonded/Insured
Locally Owned & Operated In
Yankton
Justus & Team have
20 Years Experience
References Available



AKC Golden Retrievers, Golden Doodles, and Poodles
Ready to go. Shots, dewormed, claws clipped, nail tested, heart full, puppies. References available. Topp, SD. 605-508-0007
Will send Text pictures.

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605-665-7811
www.yankton.net

1335 Other Employment

EQUAL HOUSING OPPORTUNITY
All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, in the sale, rental or financing of housing or in an intention to make any such preference, limitation or discrimination. Familial status includes children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of children under the age of 18.
In addition, South Dakota State Law also prohibits discrimination based on ancestry and creed.
This paper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. If you believe you have been discriminated against in connection with the sale, rental or financing of housing, call the South Dakota Fair Housing ombudsman at 877-892-0161.

1605 Apartment For Rent
1 & 2 Bedroom Orchard Square, 418 W. 16th Yankton. Rent based on income and includes utilities. Non-smoking units. Equal Housing Opportunity. Skogen Company 605-665-1322 or 605-283-3941.

1 & 2 Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and income. Non-smoking units. 605-664-8886 or Skogen Company 605-283-3941.

1 BD Apts. Memory Lane. Ground level for elderly or persons with disabilities. No Smoking, close to The Center. Rent based on income. Non-smoking units. Equal Housing Opportunity. 605-760-4711 or Skogen Company 605-283-3941.

1 bedroom apartments. MEADOW PARK. \$575.00 per month, plus electricity with the heat being electric. Water, sewer, and garbage included with rent. Security Deposit of one month's rent required. Initial six month lease, then month to month. Non-smoking units. 605-760-4711 or Skogen Company, 605-283-3941.

1-bedroom for elderly or persons with disabilities. CANYON RIDGE. 1700 Locust. Rent based on income. Non-smoking unit. Equal Housing Opportunity. 605-760-4711 or Skogen Company, 605-283-3941.

3-Bedroom Townhouse. Must qualify by family size and income. Non-smoking unit. Rent based on income. ETC 605-661-8801 or Skogen Company 605-283-3941.

1650 Houses For Sale

1900 & 1902 Dakota
Now building! 3 or 4 bedroom, 3-bath, 3-car garage, zero step entry.

5 Angel wing house plants that bloom \$3.50/each call 605-689-0555.

5 Comemorable numbered Budweiser steins some holiday. Choice \$24/each. 605-689-0555.

Handy Smith Corona Mark VI portable electric typewriter from the 80's, ribbon works fine, excellent condition \$30. Call 605-760-2634.

New never used Class C Gold Shield camper cover 29'32" from Car cover \$100. 605-661-8017.

New UGLY stick with spinning reel \$65. Call 808-636-7361, Yankton.

Queen size mattress & box spring great condition \$100/cash. 605-660-6173.

Rifle rack 24" x 36" solid wood ammo storage locks with two keys \$40. Call 808-636-7361, Yankton.

Telescoping flag pole from Mr. Ed's Flag Pole Company, like new, \$85. Call 605-660-5568.

1830 Rummage Sales

1002 Mulberry (In alley)
Friday, 9/30, 2pm-6pm
Saturday, 10/1, 8am-12pm
Bedspread, books, cookbooks, purses, jewelry, seasonal decor, printer, handicap supplies, mens XL 46-50, craft supplies. Come take a look!

1008 Willow Lane
Friday, 9/30, 1pm-5pm
Saturday, 10/1, 9am-5pm
Saturday Bag sale after 2pm
Garage sale: Bike, dorm refrigerator, vintage sewing notions, buttons, lace, zippers, women's clothing, coats, McCoy flower pots, also plants, jewelry, small Christmas trees, Workbasket booklets.

1105 Maple
Friday, 9/30, 2pm-6pm
Saturday, 10/1, 8am-2pm
Antique Moving Sale: Furniture, antiques, clothing, foot massager, glassware and much, much more! Cash only.

1609 Pine
Friday, 9/30, 9:30am-5pm
Saturday, 10/1, 8am-2pm
Boys & girls clothing, newborn through size 8.9. Adult clothing, baby equipment, meat saw and miscellaneous.

2834 MARY ST
Friday, 9/30, 9 am - 5:30 pm
Saturday, 10/1, 9 am - 2:30 pm
Lots of miscellaneous and interesting vintage items. Household, crafts, Christmas decor, books, dishes, games, pictures, rocking horses, Star Quilt garden decor, and much more! Cash only.

2307 Masters Avenue Yankton (behind Walmart)
Friday, 9/30, 8am-3pm
Saturday, 10/1, 8am-12pm
Kitchen, household, holiday, much miscellaneous! Name brand (Nike, AEO) Boys (Youth) Mens, Womens clothing size medium-18, shoes, coats. All in clean, excellent condition! Soccer goal, charcoal grill, Maytag dryer. You don't want to miss this one!

410 W. Riverside Dr.
Saturday 10/1 8am-4pm

NOTICE OF HEARING OF THE YANKTON COUNTY COMMISSION ADOPTION OF PROPOSED AMENDMENTS TO YANKTON COUNTY DEFINITIONS, ARTICLE 14, ARTICLE 15, and ARTICLE 17

A public hearing will be held before the Yankton County Commission on the 4th day of October, 2022 beginning at 6:45 P.M. and on the 18th day of October, 2022 beginning at 6:40 P.M. in the Commission Chambers 321 West Third Street, Yankton, South Dakota, to consider the recommendation to Adopt Yankton County Ordinance 2020 Amendment to Yankton County Ordinance 2020 Definitions, Article 14 Sign Regulations, Article 15 Supplementary District Regulations, and Article 17 Administrative Procedure and Enforcement per Ordinance 22-2N-11.

The complete text of this proposed ordinance amendment referred to above is on file with the Yankton County Auditor office and Yankton County Planning and Zoning Office. The document may be inspected, reviewed, or examined by any interested party by contacting (605) 260-4447.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed amendments to Yankton County Ordinance 2020 Definitions, Article 15 Supplementary District Regulations, and Article 17 Administrative Procedure and Enforcement per Ordinance 22-2N-11.

Dated this 23rd day of September, 2022.

ATTEST: Gary Vetter, Development Services Director

Published twice at the total approximate cost of \$38.30 and can be viewed free of charge at www.yankton.net/publicnotices.com.

Published September 23 & 30, 2022.

NOTICE OF HEARING OF THE YANKTON COUNTY COMMISSION ADOPTION OF PROPOSED AMENDMENTS TO YANKTON COUNTY E911 RURAL ADDRESSING ORDINANCE

A public hearing will be held before the Yankton County Commission on the 4th day of October, 2022 beginning at 6:40 P.M. and on the 18th day of October, 2022 beginning at 6:35 P.M. in the Commission Chambers 321 West Third Street, Yankton, South Dakota, to consider the recommendation to Adopt Yankton County E911 Rural Addressing Ordinance 1995 Amendment to Yankton County E911 Rural Addressing Ordinance 1995 per Ordinance 22-2N-10.

The complete text of this proposed ordinance amendment referred to above is on file with the Yankton County Auditor office and Yankton County Planning and Zoning Office. The document may be inspected, reviewed, or examined by any interested party by contacting (605) 260-4447.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed amendments to Yankton County E911 Rural Addressing Ordinance 1995 Amendment to Yankton County E911 Rural Addressing Ordinance 1995 per Ordinance 22-2N-10.

Dated this 23rd day of September, 2022.

Book \$20, page 1. Yankton County, South Dakota, less highways and roads. E911 address is 43554 310 St. Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Commission, Yankton County, South Dakota, at 6:35 P.M. on the 4th day of October, 2022 and at 6:30 P.M. on the 18th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third Street, Yankton, South Dakota. Applicant is requesting to Rezone two parcels from Rural Transitional (RT) and Low Density Residential (LD) to Moderate Density Residential (MD) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lots 1 and 2 of Lewis and Clark Subdivision Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the North-west Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less.

Published twice at the total approximate cost of \$36.29 and can be viewed free of charge at www.yankton.net/publicnotices.com.

Published September 23 & 30, 2022.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 11th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third Street, Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Trust Over(1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book 520 of Plats, on page 472. E911 address is 1904 Willowsdale Rd., Yankton, SD 57078.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 11th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third Street, Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book 519, Page 19, E911 address is 3700 West 8th St. Yankton, South Dakota.

Published once at the total approximate cost of \$33.41 and can be viewed free of charge at www.yankton.net/publicnotices.com.

Published September 30 & October 7, 2022.

NOTICE TO BIDDERS

Sealed bids will be received for the City Commission of the City of Yankton, South Dakota, at the office of the City Finance Officer of the City until 3:00 P.M. or may be hand delivered to the City Finance Officer.

Yankton County, South Dakota

Paid by
Neal Lange
hemi69gtx@yahoo.com

Payment number
Date paid
Payment method

Receipt

200807951
September 21, 2022 10:02 AM
Online

\$300.00 paid on September 21, 2022

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2022-85

Description	Amount
Fee	\$300.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/2/2022

Applicant

Healy- PLAT

District type: ☒ AG ☐ R1-Low ☐ R2-Moderate ☐ R3-High ☐ C-Comm.

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 (4) – Existing Farmstead/Home ☐ Section 515 ☐ Section 705

☐ Section 715 ☐ Section 805

☐ Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Healy's Conservation Easement Tract 1 in the Southwest Quarter of the Southeast Quarter of Section 28, Township 96 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less)

Planning Commission date: ~~10/11/22~~ 10/11/22
Board of Adjustment date: ~~10/18/22~~ 10/18/22

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

-----Development Information-----

Plat Name: Plat of Healy's Conservation

Section No: 28 Township No: 96

Range: 55 Number of Lots/Tracts: 1

Number of Acres: 39.0

How is the property currently being used? AG

What is the proposed use of the property? AG

-----Surveyor/Engineer Information-----

Firm Name: Stockwell Engineering

Address:

City: sioux Falls State: SD Zip: 57104

Contact Person: Joe Whitlock

Phone: 6053386668

-----Property Owner Information-----

Name: Lucille Healy

Address: 29621 441 AVE

City: Irene State: SD Zip: 57037

Contact person: Joe Whitlock

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 38.27 acres

3. Is this (plat) an existing farmstead? ☐ Yes ☒ No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? ☒ Yes ☐ No

6. Is this property to have construction on it? ☐ Yes ☒ No
If yes :

Name, address and phone number of contractor(s)

-----Owner certification-----

This is to certify that Lucille Healy Estate
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Lucille Healy
Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

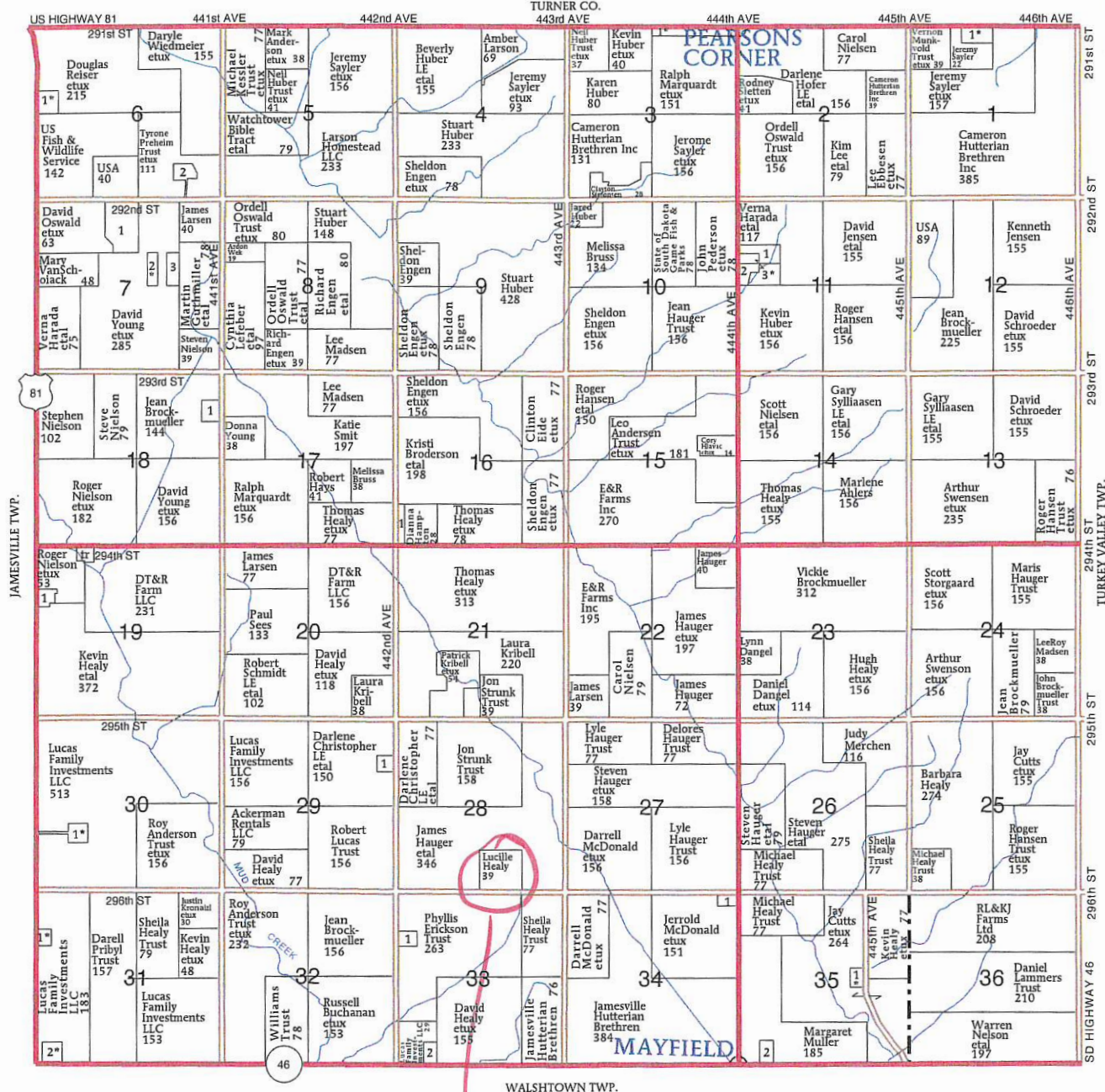
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☒ 2. Taxes paid at County Treasures?
- ☒ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?
- ☒ 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- ☐ 8. County Planning Commission Chair signature?
- ☐ 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- ☐ 10. County Commission Chairs signature?
- ☐ 11. County Auditor's signature?
- ☐ 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 10/11/2022

Board of Adjustment date: 10/18/2022

(Landowners)



WALSHTOWN TWP.

location

MAYFIELD TOWNSHIP**SECTION 1**

1. Jensen, Corey etal 16

SECTION 3

1. Skjonsberg Sr, Ronald etux 6

SECTION 61. Kopejtko, Tracy etal 7
2. Massey, Larry 7**SECTION 7**1. State of South Dakota
Game Fish & Parks 17

2. Young, David etal 9

3. Larsen, James 8

SECTION 111. Kerns, Connie 14
2. Sorensen, Ethel 8

3. Kerns-Grams, Connie etal 17

SECTION 16

1. Highland, Corey 11

SECTION 18

1. Rye Trust 12

SECTION 19

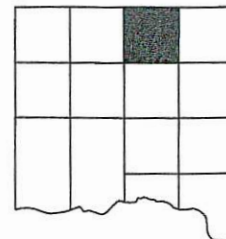
1. Our Redeemer Lutheran Church 9

SECTION 29

1. Jones, Judy 7

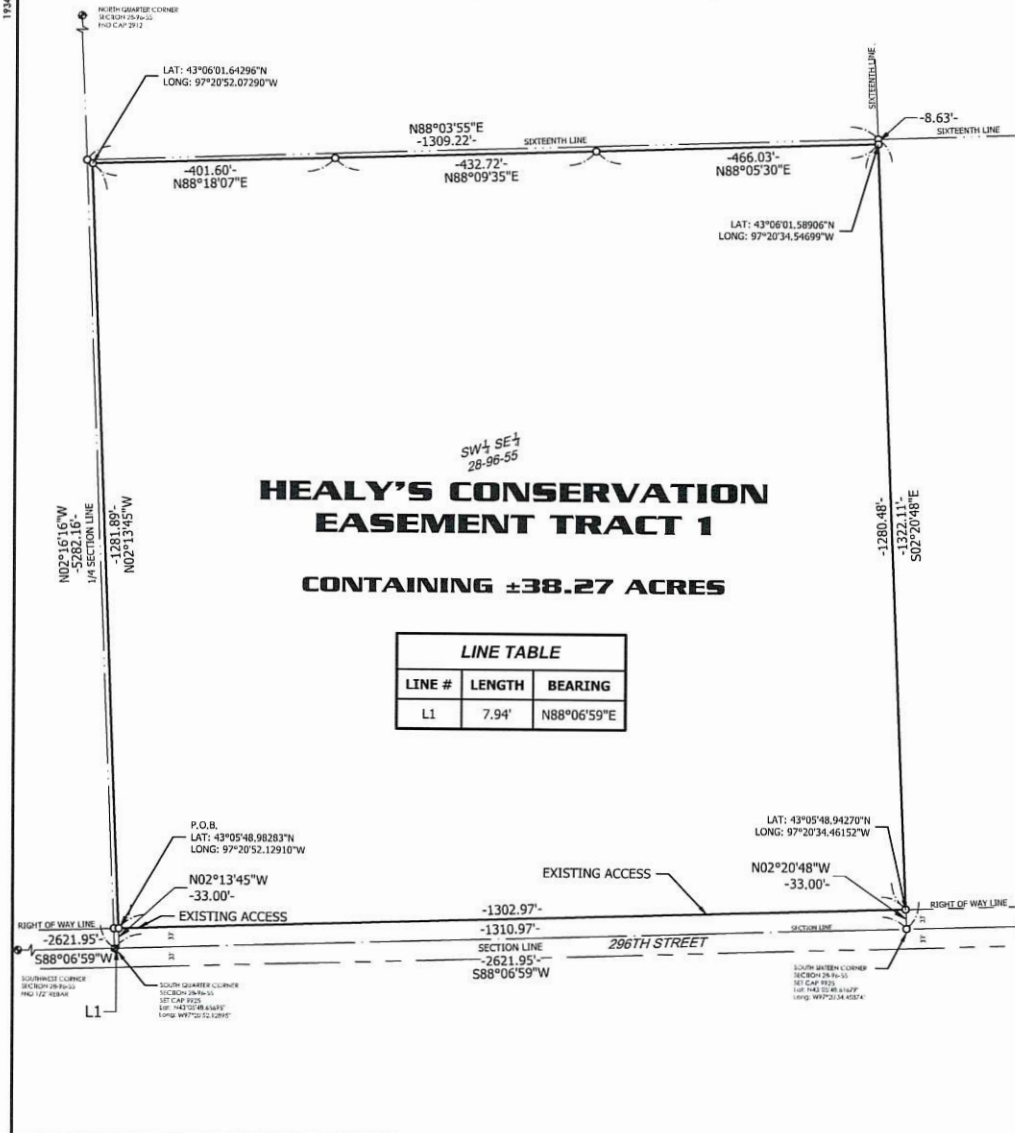
SECTION 30

1. VanBuren Sr, Lloyd etux 8

SECTION 311. Lucas, Benjamin etux 6
2. Kramer, Chris etux 9**SECTION 33**1. Brockmueller, Jean 11
2. Jensen, Donald 7**SECTION 34**1. St Columbia Church
Mayfield 5**SECTION 35**1. Nelson, Rory etal 6
2. Nelson, Timothy 6

PLAT OF HEALY'S CONSERVATION EASEMENT TRACT 1

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA. CONTAINING 1,666,935 S.F. (38.27 ACRES MORE OR LESS)



Legend

- Found Monument as noted
- Set 5/8" x 24" Rubber Stamped "Whitlock 9925"
- Section Corner As Noted
- Calculated Corner
- Post with Sign
- Conservation Easement Boundary Line (1323.33)
- Record Dimension from deed or plat
- Existing fence line

Project Datum

Coordinate System: US State Plane System
Datum: NAD 1983 (Cornell)
Zone: South Dakota South (4000)
Grid Units: U.S. Survey Feet
Software: Trimble Business Center version 5.40
Project Datum at Ground
Project Origin: 43°05'48.17527"N 97°20'30.36204"W
Project Height: 1298.184 feet
Ground Scale Factor: 1.000115917776
Nothing Offset: 0.000 ft
Easting Offset: 0.000 ft
Units: US Survey Feet

Equipment Used:
Rover Receiver - Trimble R12 S/A 4213F02336
Base Receiver - Trimble R6-3, S/N. 5244499919
Data Collector - Trimble TSC2, S/N. DAD193200189

POINT OF BEGINNING COORDINATES:
N 292.643.38
E 2,765,723.15
LATITUDE: 43°05'48.98296"N
LONGITUDE: 97°20'52.13049"W

NOTE: DISTANCES ARE GROUND DISTANCES

OWNER OF RECORD: LUCILLE M. HEALY ESTATE

RECORDED IN BOOK 318, PAGE 362 OF DEEDS AND BOOK 546, PAGE 514 OF MISCELLANEOUS

CLIENT: USDA/NRCS

6013 LANESIDE BOULEVARD
INDIANAPOLIS, IN 46278

DATE OF SURVEY: JULY 5, 2022



METES AND BOUNDS DESCRIPTION FOR HEALY'S CONSERVATION EASEMENT TRACT 1

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28 WHICH IS A 5/8" BY 24" REBAR WITH CAP STAMPED "WHITLOCK 9925"
-THENCE N88°06'59"E A DISTANCE OF 1.84 FEET
-THENCE N02°13'45"W A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT OF WAY OF 296TH STREET AND THE POINT OF BEGINNING TRACT 1
-THENCE N02°13'45"W A DISTANCE OF 1,281.89 FEET
-THENCE N88°18'07"E A DISTANCE OF 401.58 FEET
-THENCE N88°06'59"E A DISTANCE OF 432.72 FEET
-THENCE N88°06'59"E A DISTANCE OF 468.03 FEET
-THENCE S02°20'48"E A DISTANCE OF 1,280.48 FEET ALONG THE WEST QUARTER/QUARTER SECTION LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTH RIGHT OF WAY OF 296TH STREET
-THENCE S88°06'59"W ALONG THE SAID NORTH RIGHT OF WAY, A DISTANCE OF 1,302.97 FEET TO THE POINT OF BEGINNING OF SAID HEALY'S CONSERVATION EASEMENT TRACT 1 CONTAINING 1,666,935 SQUARE FEET (±38.27 ACRES MORE OR LESS).

GENERAL NOTES

- Reference Documents Used During this Survey:
GLO Survey Plat & Notes of Township 96 North, Range 55 West, 1907.
Plat recorded in Book 58 on Page 33
Plat recorded in Book 517 on Page 43
Plat recorded in Book 519 on Page 212
Plat recorded in Book 520 on Page 98
- Basis of Bearing: Bearings are South Dakota State Plane Coordinate System, North, NAD 83 obtained by direct observation using survey grade GPS equipment. All distances are ground in U.S. Survey feet.
- Any notations, other than survey related, depicted on this map are informational only. No certification is given as to its accuracy. This would include, but not be limited to, all matters easily verified via public records.
- Field work completed on June 5, 2022.
- Distances shown hereon are ground distances.
- This survey was prepared with the benefit of a Title Commitment. First Dakota Title - Yankton, Commitment Number 5021337556, Dated June 24, 2021 at 7:00 A.M.
- NRCS Contract No. 12FPC3180002412FPC322F0019 VBV-Healy Estate.
- Client: Lucille M. Healy Estate. Contract No. 5487402101VBV (Healy)



KEY MAP

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY JOE DALE WHITLOCK, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE SOUTH DAKOTA BOARD OF TECHNICAL PROFESSIONS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.



STOCKWELL ENGINEERS, INC.
801 N. PHILIPS AVE., SUITE 100
SIOUX FALLS, SD 57104
PH: 605.338.4444
FAX: 605.338.8750



HEALY'S CONSERVATION EASEMENT TRACT 1
WETLAND RESERVE EASEMENT
YANKTON COUNTY, SOUTH DAKOTA

REVISION SCHEDULE

DATE	REVISION

SD PROJECT #: 17343-HEALY

1 OF 2

PLAT OF HEALY'S CONSERVATION EASEMENT TRACT 1

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA. CONTAINING 1,666,935 S.F. (38.27 ACRES MORE OR LESS)

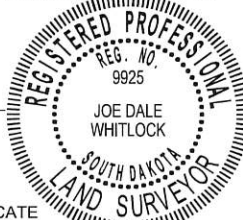
SURVEYOR'S CERTIFICATE

I, Joe Dale Whitlock, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before June 30, 2022, survey the Southwest Quarter of the Southeast Quarter of Section 28, Township 96 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota and platted a portion thereof into that parcel of land described as: **HEALY'S CONSERVATION EASEMENT TRACT 1 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.**

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.

Dated this ____ day of _____, 2022.

Joe Dale Whitlock, L.S. 9925



OWNER'S CERTIFICATE

I do hereby certify that I am the owner of all the land included in the above plat and that said plat has been made at my request and in accordance with my instructions for the purpose of locating, marking and platting, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations:

I hereby dedicate to the public for public use forever, the streets, roads, alleys and parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds, whether such improvements are shown or not. I also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

Dated this ____ day of _____, ____.

Margaret Klimisch PR for the Lucille M. Healy Estate

On this, the ____ day of _____, before me, the undersigned officer, appeared **Margaret Klimisch PR for the Lucille M. Healy Estate**, known to be the persons whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same for the purposes therein contained.

In witness thereof, I have hereunto set my hand and official seal this ____ day of _____, ____.

My commission expires _____.

Notary Public, _____ County, South Dakota

CERTIFICATE OF STREET AUTHORITY

The location of existing access roads abutting or approaches entering the State/County/Township Road, is hereby approved. Any changes in the existing access shall require additional approval.

Approved this ____ day of _____, ____.

State/County/Township Road Authority

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plat of **HEALY'S CONSERVATION EASEMENT TRACT 1 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.** is hereby granted by the Yankton County Planning Commission on this ____ day of _____, ____.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of **HEALY'S CONSERVATION EASEMENT TRACT 1 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the ____ day of _____, ____.

Chairman, County Commission
Yankton County, South Dakota

COUNTY AUDITOR CERTIFICATE

I do hereby certify that the above certificate of approval is true and correct including the signature thereon.

Dated this ____ day of _____, ____.

County Auditor
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

I, the Director of Equalization of Yankton County, South Dakota, do hereby certify that a copy of the above final plan has been filed at my office.

Dated this ____ day of _____, ____.

Director of Equalization
Yankton County, South Dakota

COUNTY TREASURER CERTIFICATE

I, Treasurer of Yankton County, South Dakota, hereby certify that all taxes which are liens upon any land shown in the above plat as shown by the records of my office, have been paid in full.

Dated this ____ day of _____, ____.

Treasurer
Yankton County, South Dakota

REGISTER OF DEEDS

Filed for record this ____ day of _____, ____ at ____ O'clock, ____ M., and recorded in book ____ of plats on page ____.

Register of Deeds
Yankton County, South Dakota



STOCKWELL ENGINEERS, INC.
801 N. PHILLIPS AVE., SUITE 100
SIOUX FALLS, SD 57104
PH: 605.338.6668
FAX: 605.338.8750



USDA/NRCS

HEALY'S CONSERVATION EASEMENT TRACT 1
WETLAND RESERVE EASEMENT
YANKTON COUNTY, SOUTH DAKOTA

REVISION SCHEDULE
DATE

SB PROJECT #: 11343 - HEALY

2 OF 2



PREPARED BY:
JOE D. WHITLOCK, PLS
801 N. PHILLIPS AVENUE
SUITE 100
SIOUX FALLS, SD 57104
(605) 338-6668

Plat Approval
Application
54931
Applicant
Bill Testing

Fees Paid
\$100.00
Created
August 2, 2022

Number
54931

Final | Plat of Healy's
Conservation Easement Tract 1
in the Southwest Quarter of the
Southeast Quarter of Section
28, Township 96 North, Range
55 West of the 5th Principal
Meridian, Yankton County,
South Dakota, Containing
1,666,935 S.F. (38.27 Acres
more or less) | Lucille Healy |
29621 441 AVE |
08.028.200.020
Submitted by BillTesting on
8/2/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 8/2/2022 1:07 PM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
08.028.200.020			HEALY, LUCILLE M (D) (M)	39.000

Requested Information Completed On 8/2/2022 1:11 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Healy's Conservation Easement Tract 1 in the Southwest Quarter of the Southeast Quarter of Section 28, Township 96 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less)

Section No:

28

Township No:

96

Range

55

Number of Lots/Tracts

1

Number of Acres

39.0

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Stockwell Engineering

Address

801 N Phillips Ave

City

sioux Falls

State

SD

Zip

57104

Contact Person

Joe Whitlock

Phone

6053386668

Property Owner Information

Owner Name

Lucille Healy

Address

29621 441 AVE

City

Irene

State

SD

Zip

57037

Owner Phone

6053386668

Contact Person

Joe Whitlock

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

38.27 acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 9/21/2022 2:31 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[19343 - Healy Plat 8-2-2022.pdf](#)

Plat Approval Applicant Checklist ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 9/21/2022 2:31 PM EST by bconkling

Owner Certification

Owner(s)

Lucille Healy Estate

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

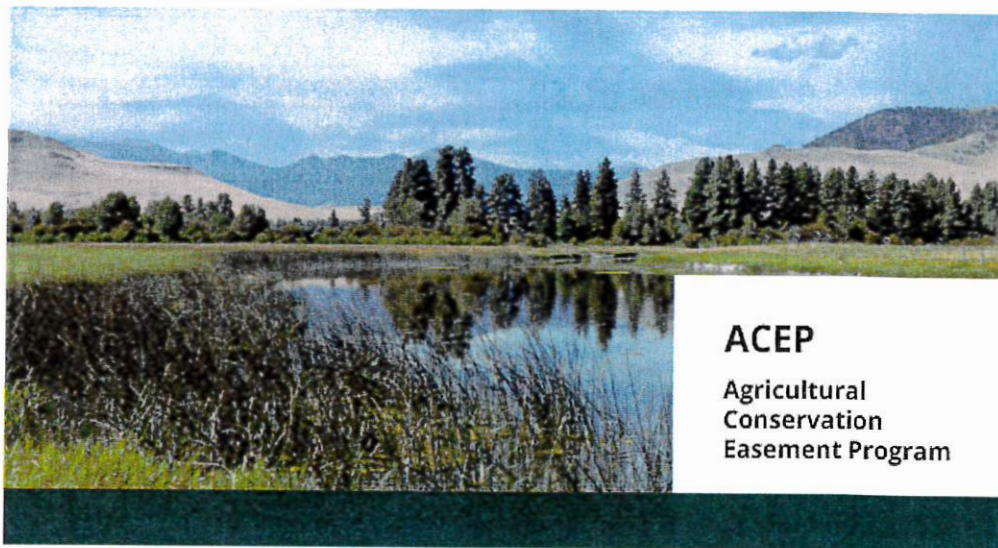
Owner Signature



Documents

Internal Notes

Documents

**Programs**[Farm Bill](#)[Landscape Initiatives](#)[Financial Assistance](#)[Technical Assistance](#)[Easements](#)[Agricultural Conservation Easement Program](#)[Healthy Forests Reserve Program](#)[Landscape Planning](#)[Alphabetical Listing & Archive](#)**Agricultural Conservation Easement Program**

ACEP

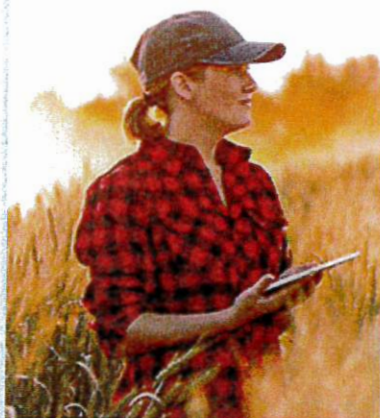
Agricultural Conservation Easement Program

The Agricultural Conservation Easement Program (ACEP) protects the agricultural viability and related conservation values of eligible land by limiting nonagricultural uses which negatively affect agricultural uses and conservation values, protect grazing uses and related conservation values by restoring or conserving eligible grazing land, and protecting and restoring and enhancing wetlands on eligible land.

ACEP has two components:

[Download ACEP Fact Sheet \(PDF, 1MB\)](#)

[Agricultural Land Easements](#)
[Wetland Reserve Easements](#)


[Conservation Compliance Home](#)


Create and improve habitats for at-risk wildlife

Agricultural Land Easements (ALE) help private and tribal landowners, land trusts, and other entities such as state and local governments protect croplands and grasslands on working farms and ranches by limiting non-agricultural uses of the land through conservation easements.

Benefits

Agricultural Land Easements protect the long-term viability of the nation's food supply by preventing conversion of productive working lands to non-agricultural uses. Land protected by agricultural land easements provides additional public benefits, including environmental quality, historic preservation, wildlife habitat and protection of open space. Additionally, ALE easements leverage local partnerships to match NRCS funding and local partners are responsible for the long-term stewardship of the easement.

Who is eligible?

Eligible partners include American Indian tribes, state and local governments and non-governmental organizations that have farmland, rangeland or grassland protection programs.

Eligible landowners include owners of privately held land including land that is held by tribes and tribal members.

All landowners, including required members of landowner-legal entities, must meet adjusted gross income (AGI) limitations and must be compliant with the HEL/WC provisions of the Food Security Act of 1985.

What land is eligible?

Land eligible for agricultural easements includes private or Tribal land that is agricultural land, cropland, rangeland, grassland, pastureland and nonindustrial private forest land. NRCS will prioritize applications that

protect agricultural uses and related conservation values of the land and those that maximize the protection of contiguous acres devoted to agricultural use, including land on a farm or ranch.

Eligible Land Types and which also meets one of the four following land eligibility criteria:

1. Parcels enrolled to protect Prime, Unique, or Other productive soil.
2. Parcels enrolled to provide protection of grazing uses and related conservation values.
3. Parcels containing historical or archeological resources.
4. Land that furthers a state or local policy consistent with the purposes of ACEP-ALE.

How Does it Work?

NRCS provides financial assistance to eligible partners for purchasing Agricultural Land Easements that protect the agricultural use and conservation values of eligible land.

For working farms, the program helps farmers and ranchers keep their land in agriculture. Under the Agricultural Land Easement component, NRCS may contribute up to 50 percent of the fair market value of the agricultural land easement.

The program also protects grazing uses and related conservation values by conserving grassland, including rangeland, pastureland and shrubland. Where NRCS determines that grasslands of special environmental significance will be protected, NRCS may contribute up to 75 percent of the fair market value of the agricultural land easement.

Agricultural Land Easements are permanent or for the maximum term allowed by law.

How do I find an eligible partner to hold my Agricultural Land Easement?

Visit the following websites to learn how to find an eligible partner to hold conservation easements.

[Farmland Protection Directory](#) [Land Trust Alliance](#)

Wetlands Reserve Easements (WRE) help private and tribal landowners protect, restore and enhance wetlands which have been previously degraded due to agricultural uses.

Benefits

Wetland Reserve Easements provide habitat for fish and wildlife, including threatened and endangered species, improve water quality by filtering sediments and chemicals, reduce flooding, recharge groundwater, protect biological diversity, provide resilience to climate change and provide opportunities for educational, scientific and limited recreational activities.

Who is eligible?

Eligible landowners include

Owners of privately held land including land that is held by American Indian tribes.

All landowners, including required members of landowner-legal entities, must meet adjusted gross income (AGI) limitations and must be compliant with the HEL/WC provisions of the Food Security Act of 1985.

What land is eligible?

Land eligible for wetland reserve easements includes privately held farmed or converted wetland that can be successfully and cost-effectively restored. NRCS will prioritize applications based the easement's potential for protecting and enhancing habitat for migratory birds and other wildlife.

How Does it Work?

To enroll land through wetland reserve easements, NRCS enters into purchase agreements with eligible private landowners or Indian tribes that include the right for NRCS to develop and implement a Wetland Reserve Plan of Operations (WRPO). This plan will detail practices to help restore, protect and enhance the wetlands functions and values.

Wetland Reserve enrollment options include:

Permanent Easements – Permanent easements are conservation easements in perpetuity. NRCS pays 100 percent of the easement value for the purchase of the easement. Additionally, NRCS pays between 75 to 100 percent of the restoration costs.

30-year Easements – 30-year easements expire after 30 years. Under 30-year easements, NRCS pays 50 to 75 percent of the easement value for the purchase of the easement. Additionally, NRCS pays between 50 to 75 percent of the restoration costs.

Term Easements – Term easements are easements that are for the maximum duration allowed under applicable State laws. NRCS pays 50 to 75 percent of the easement value for the purchase of the term easement. Additionally, NRCS pays between 50 to 75 percent of the restoration costs.

30-year Contracts – 30-year contracts are only available to enroll acreage owned by Indian tribes and program payment rates are commensurate with 30-year easements.

For all Wetland Reserve Easements options, NRCS pays all costs associated with recording the easement in the local land records office, including recording fees, charges for abstracts, survey and appraisal fees and title insurance.

Learn more about the [Wetland Reserve Enhancement Partnership \(WREP\)](#).

How to Get Started

Landowners – to learn more about both ALE and WRE, contact your [local NRCS office](#). An NRCS conservationist will visit you and evaluate your land to help you determine eligibility for the various components of ACEP. If your land is eligible for ALE and you are looking for an eligible entity to hold your conservation easement; please visit

[ACEP-ALE for Landowners - FIC](#) [\(farmlandinfo.org\)](#)

Eligible Entities – to learn more about Agricultural Land Easements, please contact your [NRCS state office](#) programs staff to inquire about how you can partner with NRCS to enroll conservation easements on eligible land.

Over the past 28 years, NRCS has worked with landowners to protect more than 5 million acres of wetlands and agricultural lands, a value of over a billion dollars in a diversified real estate portfolio that has resulted in improved soil health, improved water and air quality, protection and enhancement of wildlife habitat, enhanced resilience to climate change and increased food security through protecting the long-term viability of our nation's best agricultural lands.

Read more about the easement successes around the nation in these two publications.

[Saving the Nation's Wetlands \(PDF, 11MB\)](#)

[Ensuring the Future of Agriculture \(PDF, 9MB\)](#)

[ACEP-ALE for Entities](#) [\(farmlandinfo.org\)](#)

Required Area Wide Market Analysis Training

<https://conservationwebinars.net/webinars/epd-fy2022-area-wide-market-analysis-statement-of-work-overview/> [\(farmlandinfo.org\)](#)

[NRCS Home](#) | [USDA.gov](#) | [Site Map](#) | [Civil Rights](#) | [FOIA](#) | [Plain Writing](#) | [Accessibility Statement](#)

[Policy and Links](#) | [Non-Discrimination Statement](#) | [Information Quality](#) | [USA.gov](#) | [WhiteHouse.gov](#)



Agricultural Conservation Easement Program (ACEP)

Is ACEP Right for Me?

Can You Answer “Yes” to the Following?

Then the Agricultural Conservation Easement Program (ACEP) may be a good fit for you.

- ☒ I own agricultural land and I am interested in protecting the agricultural values of that land in perpetuity.
- ☒ I own property with wetlands on it that have been altered for the purposes of agricultural production and am interested in removing that land from agricultural production and restoring and protecting that land for at least 30 years or possibly in perpetuity.
- ☒ I want to expand my existing conservation efforts to achieve a higher level of environmental stewardship.
- ☒ I want to receive compensation for enrolling my land in voluntary conservation programs.

What is ACEP?

ACEP helps landowners, land trusts, and other entities protect, restore, and enhance wetlands or protect working farms and ranches through conservation easements. Under the Agricultural Land Easements component, NRCS helps American Indian tribes, state and local governments, and nongovernmental organizations protect working agricultural lands and limit non-agricultural uses of the land. Under the Wetland Reserve Easements component, NRCS helps to restore, protect, and enhance enrolled wetlands.

Agricultural Land Easements

NRCS provides financial assistance to partners for purchasing Agricultural Land Easements that protect the agricultural use and conservation values of land. The

program helps farmers and ranchers keep working farms in agriculture. Eligible partners include American Indian tribes, state and local governments, and non-governmental organizations that have farmland or grassland protection programs. Under the Agricultural Land Easements component, NRCS may contribute up to 50 percent of the fair market value of the agricultural land easement. Where NRCS determines that grasslands of special environmental significance will be protected, NRCS may contribute up to 75 percent of the fair market value of the agricultural land easement.

Wetland Reserve Easements

NRCS provides technical and financial assistance directly to private landowners and American Indian tribes to restore, enhance, and protect wetlands through the purchase of a wetland reserve easement. For acreage owned by an American Indian tribe, there is an additional enrollment option of a 30-year contract. Through the wetland reserve enrollment options, NRCS may enroll eligible land through:

- Permanent Easements are conservation easements in perpetuity. NRCS pays 100 percent of the easement value for the purchase of the easement, and 75 to 100 percent of the restoration costs.
- 30-Year Easements expire after 30 years. Under 30-year easements, NRCS pays 50 to 75 percent of the easement value for the purchase of the easement, and 50 to 75 percent of the restoration costs.
- Term Easements last for the maximum duration allowed under applicable state laws. NRCS pays 50 to 75 percent of the easement value for purchase and between 50 to 75 percent of the restoration costs.



- 30-Year Contracts are only available to enroll acreage owned by Indian tribes. Program payment rates are commensurate with 30-year easements.
- For Wetland Reserve Easements, NRCS pays all costs associated with recording in the local land records office, including recording fees, charges for abstracts, survey and appraisal fees, and title insurance.

What are the benefits of ACEP?

- Keeps agricultural land in family hands.
- Provides a means to remove marginal cropland from production.
- Provides income.
- Protects our nation's best agricultural soils or grasslands.
- Preserves wildlife habitat and protects biodiversity, including for threatened and endangered species.
- Protects and restores wetlands and improves water quality.
- Sequesters carbon and helps reduce greenhouse gases.

How does ACEP work?

Landowners who enroll in ACEP retain private ownership of their land but must follow certain land use requirements. They must agree to maintain a specific use of their lands.

Examples include:

- Agreeing to limit non-agricultural use of land in an agricultural land easement.
- Agreeing to cease agricultural activity on a wetland easement to protect the conservation value of the wetlands.

Easement holders may lease the rights to undeveloped recreational uses like hiking, bird watching, hunting, and fishing.

NRCS may provide landowners enrolled in easements with both financial assistance and one-on-one technical support to fit their specific land use goals. Easements are also annually monitored to ensure compliance with allowable land uses.

Easements do not:

- "Take over" land in private ownership – all enrollments are voluntary.
- Cause landowners to lose access to their land.
- Allow public access-unless specifically agreed to by the landowner.
- Shift the tax burden of the enrolled land to the public.

ACEP Eligibility

Land eligible for **Agricultural Land Easements** includes cropland, rangeland, grassland, pastureland, and nonindustrial private forest land associated with an



agricultural operation. NRCS will prioritize applications that protect agricultural uses and related conservation values of the land and those that maximize the protection of contiguous acres devoted to agricultural use. To enroll land through Agricultural Land Easements, NRCS enters into agreements with eligible partners.

Land eligible for **Wetland Reserve Easements** includes farmed or converted wetlands that have been previously altered for agricultural production that can be successfully and cost-effectively restored. NRCS will prioritize applications based on the easement's potential for improving water quality and protecting and enhancing habitat for migratory birds and other wildlife. To enroll land through Wetland Reserve Easements, NRCS enters into purchase agreements with eligible private landowners or American Indian tribes. NRCS and the landowner work together to develop and implement a wetland reserve plan to guide the restoration easement process. This plan restores, enhances, and protects the wetland's functions and values.

Enrollment

Contact the NRCS office at your local USDA Service Center to discuss options for your private or Tribal lands. NRCS staff are available to provide one-on-one support with your program application and explain all components of your easement options before you enroll.

NRCS accepts ACEP applications year-round and funding is provided through a competitive process. State-specific application ranking dates are set to evaluate applications for funding. Ranking dates can be found at nrcs.usda.gov/staterankingdates. If you apply after the application ranking date, your application will automatically be deferred to the next funding cycle.

Visit farmers.gov/service-locator to find the contact information for your local USDA Service Center.



Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

1057
September 21, 2022 02:31 PM
Check

\$100.00 paid on September 21, 2022

Plat Approval Application

Application ID: 54931

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 9/28/2022

Applicant

Olivier - PLAT

District type: ☐ AG ☐ R1-Low ☒ R2-Moderate ☐ R3-High ☐ C-Comm.

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 (4) – Existing Farmstead/Home ☐ Section 515 ☐ Section 705

☐ Section 715 ☐ Section 805

☐ Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 12 and 13, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

-----Development Information-----

Plat Name: Plat of Lots 12 and 13, Block 3, Law

Section No: 18 Township No: 93

Range : 56 Number of Lots/Tracts: 2

Number of Acres: 0.42

How is the property currently being used? Moderate Density Residential

What is the proposed use of the property? Moderate Density Residential

-----Surveyor/Engineer Information-----

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

-----Property Owner Information-----

Name: Curt Olivier

Address: 3703 WEST 7 ST

City: Yankton State: SD Zip: 57078

Contact person: Curt Olivier

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 0.21 approved in CUP

3. Is this (plat) an existing farmstead? ☐ Yes ☒ No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? ☒ Yes ☐ No

6. Is this property to have construction on it? ☒ Yes ☐ No

If yes : Twin homes

Name, address and phone number of contractor(s)

-----Owner certification-----

This is to certify that Curt Olivier
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Curt Olivier
Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☒ 2. Taxes paid at County Treasures?
- ☒ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?
- ☒ 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- ☐ 8. County Planning Commission Chair signature?
- ☐ 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- ☐ 10. County Commission Chairs signature?
- ☐ 11. County Auditor's signature?
- ☐ 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 10/11/2022

Board of Adjustment date: _____

CENTRAL TWP.

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8
2. Brandt Trust, Merle etal 11

3. Zimmerman, Steve 20
4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Maska, Leann 5
2. Olivier, Curtis etux 6
3. Loecker, Mark etux 5
4. Blaha, Jon etux 5

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David etux 6

2. Hughes, Scott etux 13

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Heceky Trust, Terrance etux 11
2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8
2. Tacke, WM etux 13

SECTION 18N

1. Cap LE, Stanley etal 5
2. Cap, Robert etux 7

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12
2. Johnson, Michael etux 9

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13
2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

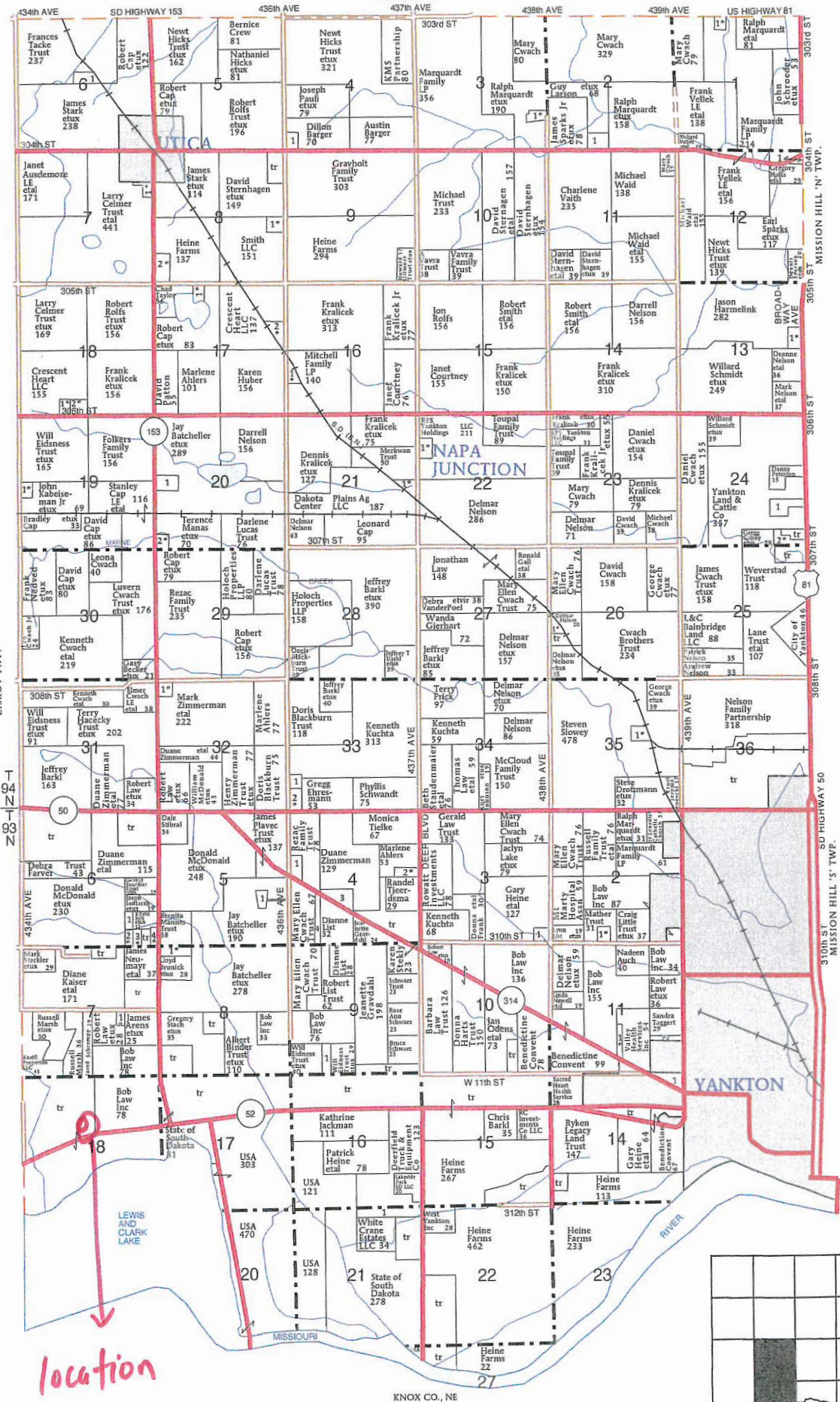
1. Zimmerman Trust, Henry etal 12

SECTION 33

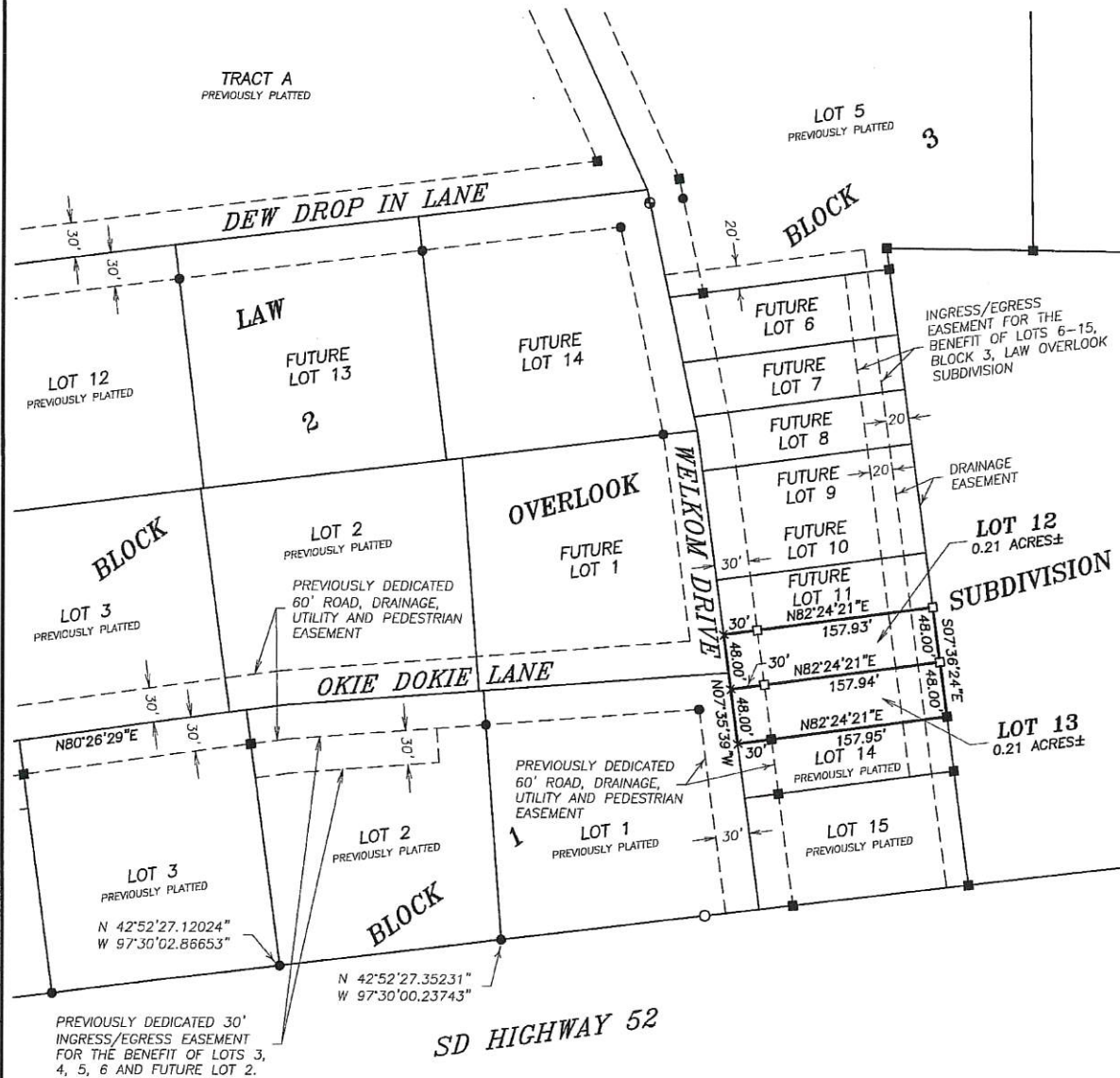
1. Delozier, Darrik 6
2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



**PLAT OF LOTS 12 AND 13, BLOCK 3, LAW OVERLOOK SUBDIVISION,
IN THE NE1/4 OF SECTION 18, T93N, R56W OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA.**



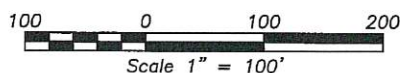
NOTE:
NO EXISTING DRIVEWAY

LEGEND

- FOUND ALUMINUM CAP
- FOUND IRON PIPE WITH CAP
STAMPED "TJK RLS 6841"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5349"
- SET 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5349"
- ⊙ FOUND IRON PIPE
- × CALCULATED CORNER

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



PLAT OF LOTS 12 AND 13, BLOCK 3, LAW OVERLOOK SUBDIVISION,
IN THE NE1/4 OF SECTION 18, T93N, R56W OF THE 5TH P.M.,
YANKTON 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 PLAT OF LOTS 12 AND 13, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, T93N, R56W OF THE 5TH P.M., YANKTON 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 8TH DAY OF SEPTEMBER, 2022.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, CURTIS D. OLIVIER, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. I ALSO HEREBY GRANT THE DRAINAGE EASEMENT AND THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

CURTIS D. OLIVIER

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CURTIS D. OLIVIER, 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.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

COUNTY PLANNING COMMISSION RESOLUTION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY,

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO WELKOM DRIVE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09-01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON 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

Plat Approval
Application
62910

Fees Paid
\$100.00

Created
September 20,
2022

Applicant
Bill Testing

Number
62910

Final | Plat of Lots 12 and 13,
Block 3, Law Overlook
Subdivision, in the NE1/4 of
Section 18, T93N, R56W of the
5th P.M., Yankton County, South
Dakota | Curt Olivier | 3703
WEST 7 ST | 09.018.100.100
Submitted by BillTesting on
9/20/2022

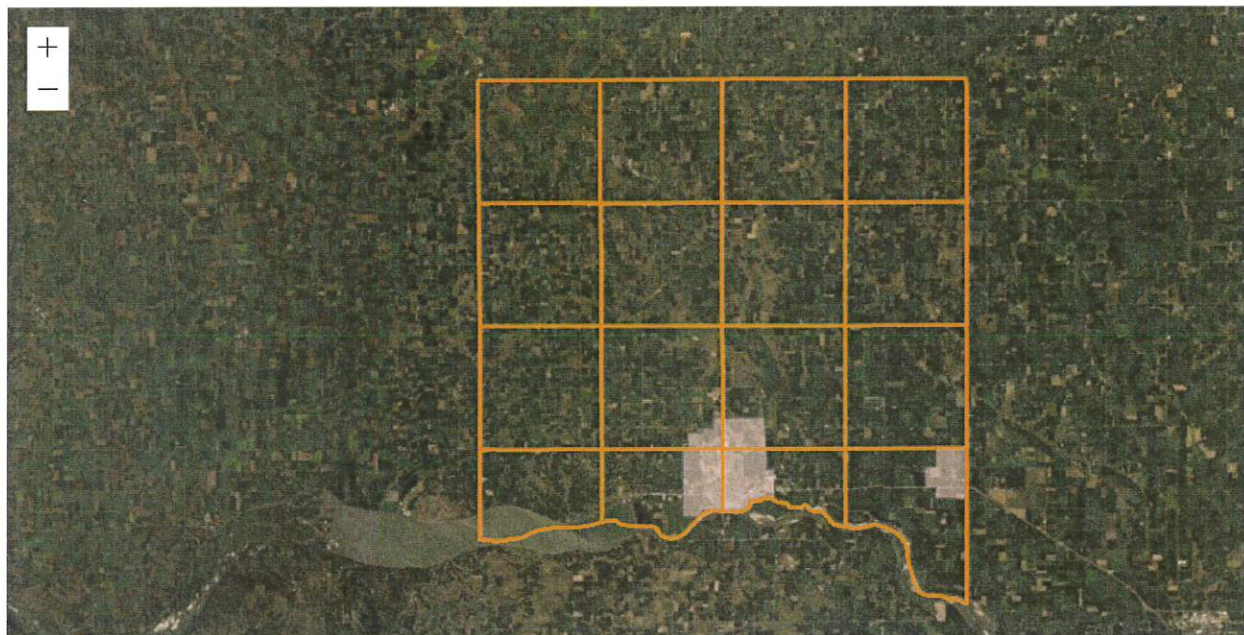


Applicant

Bill Testing

test@test.com

Parcel search Completed On 9/20/2022 9:54 AM EST by bconkling



Earthstar Geographics

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.018.100.100			BOB LAW INC (D)	56.390

Requested Information Completed On 9/20/2022 10:05 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lots 12 and 13, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

2

Number of Acres

.42

How is this property currently being used?

Moderate Density Residential

What is the proposed use of the property?

Moderate Density Residential

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Curt Olivier

Address

3703 WEST 7 ST

City

Yankton

State

SD

Zip

57078

Owner Phone

6056602169

Contact Person

Curt Olivier

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

.21 approved in CUP

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

Twin homes

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 9/28/2022 10:27 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Olivier 12 and 13.pdf](#)

Plat Approval Applicant Checklist ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 9/28/2022 10:27 AM EST by bconkling

Owner Certification

Owner(s)

Curt Olivier

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 9/28/2022 10:28 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	26852
Amount Paid	\$100.00

Planning Commission Review Completed On 9/28/2022 10:28 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

10/11/2022

Plat Approval Application (Planning Commission) Completed On 9/28/2022 10:29 AM EST by bconkling

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

26852
September 28, 2022 10:28 AM
Check

\$100.00 paid on September 28, 2022

Plat Approval Application
Application ID: 62910

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 9/28/2022

Applicant

Neal Lange- PLAT

District type: ☐ AG ☐ R1-Low ☐ R2-Moderate ☐ R3-High ☐ C-Comm.

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ **Section 513 (4) – Existing Farmstead/Home** ☐ Section 515 ☐ Section 705

☐ Section 715 ☐ Section 805

☐ Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Replat of Tract 1, Lange Addition, in

Section No: 15 Township No: 93

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 22.42

How is the property currently being used? Lakeside Commercial

What is the proposed use of the property? lakeside Commercial

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: LANGE FAMILY PROTECTION

Address: 827 Hemi Dr

City: Yankton State: Sd Zip: 57078

Contact person: Neal Lange

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 22.42 Acres

3. Is this (plat) an existing farmstead? ☐ Yes ☒ No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? ☒ Yes ☐ No

6. Is this property to have construction on it? ☒ Yes ☐ No

If yes : self storage facility

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Neal Lange
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

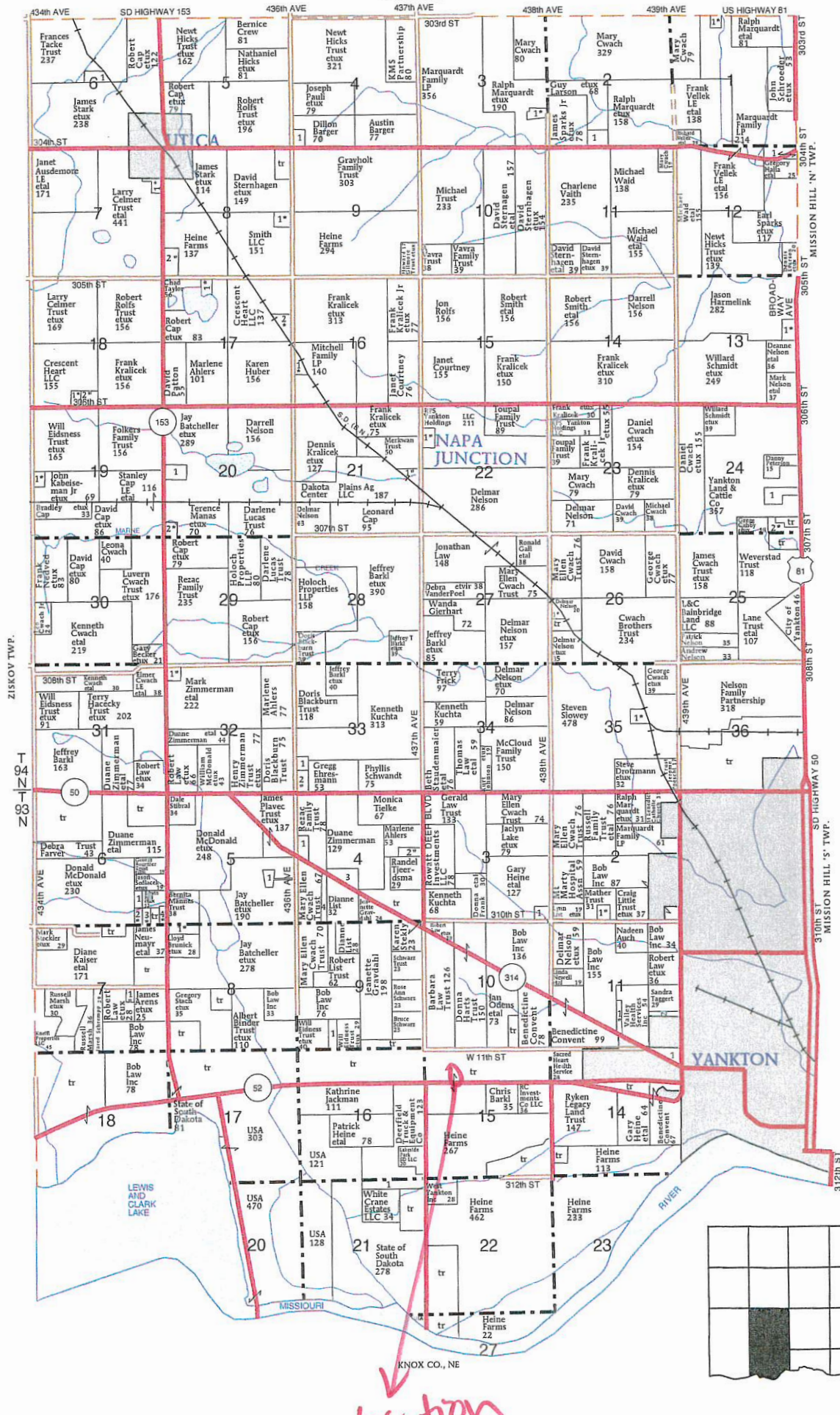
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☒ 2. Taxes paid at County Treasures?
- ☒ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?
- ☒ 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- ☐ 8. County Planning Commission Chair signature?
- ☐ 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- ☐ 10. County Commission Chairs signature?
- ☐ 11. County Auditor's signature?
- ☐ 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 10/11/2022

Board of Adjustment date: _____

CENTRAL TWP.

**UTICA TOWNSHIP****SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 3S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8

2. Brandt Trust, Merle etal

SECTION 5S

3. Zimmerman, Steve 20

4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Maska, Leann 5

2. Olivier, Curtis etux 6

3. Loewick, Mark etux 5

4. Blaha, Jon etux 5

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David

2. Hughes, Scott etux 13

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Heceky Trust, Terrance

etux 11

2. Affordable Self Storage

LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic

PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8

2. Tacke, WM etux 13

SECTION 18N

1. Cap LE, Stanley etal 5

2. Cap, Robert etux 7

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co

Sharpshooters Assn 12

2. Johnson, Michael etux

9

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates

LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13

2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

1. Zimmerman Trust,

Henry etal 12

SECTION 33

1. Delozier, Darrik 6

2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14

location

REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4;
LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4
EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN
SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
HEREAFTER TO BE KNOWN AS:
TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE

WE, NEAL W. LANGE, JR. AND BROCK A. LANGE, TRUSTEES OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, DO HEREBY CERTIFY THAT THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO 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 TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S20 OF PLATS, PAGE 302, AND LOT 2A, BERNARD SUBDIVISION, YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S19 OF PLATS, PAGE 19.

DATED THIS _____ DAY OF _____, 20____.

NEAL W. LANGE, JR.
TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NEAL W. LANGE, JR. WHO ACKNOWLEDGED HIMSELF TO BE A TRUSTEE OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, AND THAT HE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

DATED THIS _____ DAY OF _____, 20____.

BROCK A. LANGE
TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BROCK A. LANGE, WHO ACKNOWLEDGED HIMSELF TO BE A TRUSTEE OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, AND THAT HE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR,
CITY OF YANKTON, SOUTH DAKOTA

FINANCE OFFICER'S CERTIFICATE

I, FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER, CITY OF YANKTON, SOUTH DAKOTA

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY,

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO S.D. HIGHWAY 52 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON 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

Plat Approval
Application
64420
Applicant
Bill Testing
Created
September 28,
2022

Fees Paid
\$100.00

Number
64420

Final | Replat of Tract 1, Lange
Addition, in the NE1/4 of the
NW1/4; Lot 2A, Bernard
Subdivision; And the E1/2 of
the W1/2 of the N1/2 of the
NW1/4 Except the North 690
feet and except the Highway
Right-of-way thereof; all in
Section 15, T93N, R56W of the
5th P.M., Yankton County, South
Dakota; Hereafter to be known
as: Tract 2, Lange Addition, in
the NW1/4 of Section 15, T93N,
R56W of the 5th P.M., Yankton
County, South Dakota. | LANGE
FAMILY PROTECTION TRUST |
827 Hemi Dr | 09.015.400.310
Submitted by BillTesting on
9/28/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 9/28/2022 9:01 AM EST by bconkling



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.015.400.310			LANGE FAMILY PROTECTION TRUST (D)	0.000

Requested Information Completed On 9/28/2022 9:08 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Section No:

15

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

22.42

How is this property currently being used?

Lakeside Commercial

What is the proposed use of the property?

lakeside Commercial

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip
57078

Contact Person
John Brandt

Phone
6056658455

Property Owner Information

Owner Name
LANGE FAMILY PROTECTION TRUST

Address
827 Hemi Dr

City
Yankton

State
Sd

Zip
57078

Owner Phone
4023405576

Contact Person
Neal Lange

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?
Yes

What is/are the lot size(s)

22.42 Acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

self storage facility

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 9/30/2022 2:57 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Lange plat.pdf](#)

Plat Approval Applicant Checklist ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 9/30/2022 2:57 PM EST by bconkling

Owner Certification

Owner(s)

Neal Lange

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature

Neil Day

Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 9/30/2022 2:58 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	3271
Amount Paid	\$100.00

Planning Commission Review Completed On 9/30/2022 2:58 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

10/11/2022

Plat Approval Application (Planning Commission) Completed On 9/30/2022 2:59 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

3271
September 30, 2022 02:58 PM
Check

\$100.00 paid on September 30, 2022

Plat Approval Application
Application ID: 64420

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 10/3/2022

Applicant

Kramer- PLAT

District type: ☐ AG ☐ R1-Low ☒ R2-Moderate ☐ R3-High ☐ C-Comm.

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ **Section 513 (4) – Existing Farmstead/Home** ☐ Section 515 ☐ Section 705

☐ Section 715 ☐ Section 805

☐ Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tracts 1 and 2 of Lot 2 Except the North 110 Feet Thereof, Binder's Subdivision in the N1/2 of the N1/2 of the NE1/4 of Section 17, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tracts 1 and 2 of Lot 2

Section No: 17 Township No: 93

Range: 56 Number of Lots/Tracts: 2

Number of Acres: 0.0

How is the property currently being used?
Moderate Density Residential

What is the proposed use of the property?
Moderate Density Residential

Surveyor/Engineer Information

Firm Name: Tom Week

Address:

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 6056658333

Property Owner Information

Name: Norman Kramer

Address: 31105 436 AVE

City: Yankton State: SD Zip: 57078

Contact person: Tom Week

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 1.64 and 4.405 acres

3. Is this (plat) an existing farmstead? ☐ Yes ☒ No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? ☒ Yes ☐ No

6. Is this property to have construction on it? ☐ Yes ☒ No

If yes:

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Norman Kramer
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Norman Kramer
Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

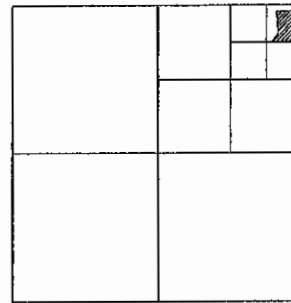
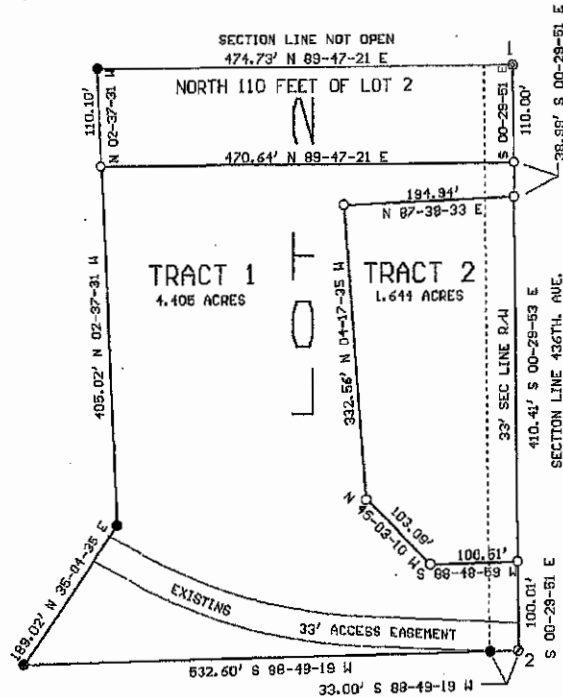
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☒ 2. Taxes paid at County Treasures?
- ☒ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?
- ☒ 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- ☐ 8. County Planning Commission Chair signature?
- ☐ 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- ☐ 10. County Commission Chairs signature?
- ☐ 11. County Auditor's signature?
- ☐ 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 10/11/2022
Board of Adjustment date: _____



PLAT OF TRACTS 1 AND 2 OF LOT 2 EXCEPT THE NORTH 110 FEET THEREOF,
BINDER'S SUBDIVISION IN THE N1/2 OF THE N1/2 OF THE NE1/4 OF SECTION
17, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SCALE :

- FOUND REBAR
- FOUND REBAR WITH CAP
- ⊙ FOUND PIPE
- SET 5/8" REBAR WITH CAP
STAMPED TON WEEK LS 2912

POINT 1, LAT= 42-52-47.18108 N, LONG= 97-28-34.40787 W
POINT 2, LAT= 42-52-40.67843 N, LONG= 97-28-34.33146 W



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACTS 1 AND 2 OF LOT 2 EXCEPT THE NORTH 110 FEET THEREOF, BINDER'S SUBDIVISION IN THE N1/2 OF THE N1/2 OF THE NE1/4 OF SECTION 17, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 25TH. DAY OF SEPTEMBER, 2022.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNERS CERTIFICATE

WE, NORMAN E. KRAMER AND GLENDA R. KRAMER, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACTS 1 AND 2 OF LOT 2 EXCEPT THE NORTH 110 FEET THEREOF, BINDER'S SUBDIVISION IN THE N1/2 OF THE N1/2 OF THE NE1/4 OF SECTION 17, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS ____ DAY OF _____,

NORMAN E. KRAMER

GLENDA R. KRAMER

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON

ON THIS ____ DAY OF _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NORMAN E. KRAMER AND GLENDA R. KRAMER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLAT OF TRACTS 1 AND 2 OF LOT 2 EXCEPT THE NORTH 110 FEET THEREOF, BINDER'S SUBDIVISION IN THE N1/2 OF THE N1/2 OF THE NE1/4 OF SECTION 17, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACTS 1 AND 2 OF LOT 2 EXCEPT THE NORTH 110 FEET THEREOF, BINDER'S SUBDIVISION IN THE N1/2 OF THE N1/2 OF THE NE1/4 OF SECTION 17, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACTS 1 AND 2 OF LOT 2 EXCEPT THE NORTH 110 FEET THEREOF, BINDER'S SUBDIVISION IN THE N1/2 OF THE N1/2 OF THE NE1/4 OF SECTION 17, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON 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 YANKTON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

ACCESS TO THIS PLATTED TRACTS WILL BE FROM THE SECTION LINE ROAD. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY AUTHORITY

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

I, _____, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON CITY ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

I, _____, CITY FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER OF THE CITY OF YANKTON,

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____.

TREASURER, YANKTON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, _____ O'CLOCK _____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-663-8333

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval
Application
63862
Applicant
Bill Testing
Fees Paid
\$100.00
Created
September 26,
2022

Number
63862

Final | Plat of Tracts 1 and 2 of
Lot 2 Except the North 110 Feet
Thereof, Binder's Subdivision in
the N1/2 of the N1/2 of the
NE1/4 of Section 17, T93N,
R56W of the 5th P.M., Yankton
County, South Dakota | Norman
Kramer | 31105 436 AVE |
09.017.100.101
Submitted by BillTesting on
9/26/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 9/26/2022 9:21 AM EST by bconkling



Maxar Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.017.100.101	31105 436 AVE	YANKTON	KRAMER, NORMAN E (D) KRAMER, GLENDA R (D)	0.000

Requested Information Completed On 9/26/2022 9:26 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tracts 1 and 2 of Lot 2 Except the North 110 Feet Thereof, Binder's Subdivision in the N1/2 of the N1/2 of the NE1/4 of Section 17, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

17

Township No:

93

Range

56

Number of Lots/Tracts

2

Number of Acres

0.0

How is this property currently being used?

Moderate Density Residential

What is the proposed use of the property?

Moderate Density Residential

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr.

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

Norman Kramer

Address

31105 436 AVE

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658333

Contact Person

Tom Week

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

1.64 and 4.405 acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 10/5/2022 9:37 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Scanned Document_20220926_055829.pdf](#)

Plat Approval Applicant Checklist 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 10/5/2022 9:38 AM EST by bconkling

Owner Certification

Owner(s)

Norman Kramer

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 10/5/2022 9:38 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	1143
Amount Paid	\$100.00

Planning Commission Review Completed On 10/5/2022 9:38 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

10/11/2022

Plat Approval Application (Planning Commission) Completed On 10/5/2022 9:39 AM EST by bconkling

External Notes

Documents

Internal Notes

Documents