

Agenda

Yankton County Commission

6:00 PM, Tuesday, December 21, 2021

Commission Chamber

Yankton County Government Center

DOCUMENTS WILL BE AVAILABLE AT AUDITOR'S OFFICE FOR REVIEW BEGINNING
DECEMBER 17th. COPIES AVAILABLE FOR \$1.00 PER PAGE

Meeting chaired by: Joe Healy, Co-Chair

01 Call to order: 6:00 PM PLEDGE OF ALLEGIANCE

02 Roll Call: _____ Cheri Loest _____ Don Kettering
_____ Wanda Howey-Fox _____ Dan Klimisch _____ Joe Healy

AGENDA ITEMS

No.	Time	Item Description	Presenter
03	6:00 PM	Abstain Financial Conflict of Interest (SDCL 6-1-17) Non-Financial Interest-Must State Reason for Abstaining	Commissioner Healy
04	6:05 PM	Approval of Agenda Public comment is a time for persons to address this body on any subject. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Each person has up to three minutes to speak. There shall be no personal attacks against the members of this body, county staff, individual, or organizations. The Chair has the authority to enforce this policy. Failure to adhere to these rules may result in forfeiture of the remaining speaking time.	Public Comment
05	6:10 PM	Medical Cannabis Dispensary Application- A 2 Z, LLC	Mike Barkl
06	6:20 PM	Medical Cannabis Dispensary, Cultivation and Manufacturing Facility Application- Happy Flower Healing Inc.	Estelle Johnson, Amy Johnson
07	6:30 PM	Medical Cannabis Dispensary Application- Root 52	Kristen Kozak, Lauren Soukup
08	6:40 PM	Medical Cannabis Cultivation Facility Application- RiverBend Edge, LLC	Nathan Eastman
09	6:50 PM	IMEG Bridge Inspections	Adam Polley

10	6:55 PM	Stone Church Bridge Replacement Grant Application Approval of Right of Way, Utility Certificate, Easements	Mike Sedlacek
11	7:00 PM	Plat- Darlene Jensen Plat- Lisa Linneman Plat- Ehresmann Holdings, LLC Plat- Lot 35 Baycliffe Estates Plat- Lot 24 Baycliffe Estates Plat- Lot 38 Sunrise Addition	Bill Conkling
12	7:05 PM	Request to Solicit Funds for DAV Van	Cody Mangold
13	7:10 PM	The Center	Christy Hauer, Kriss Thury
14	7:25 PM	Property and Liability Insurance Discussion	Roger Smith
15	7:30 PM	Property and Liability Insurance Decision	Commissioners
16	7:35 PM	IT Discussion	Commissioners
17	7:40 PM	Health Insurance Plan	Commissioners
18	7:45 PM	Approval of December 7, 2021 Meeting Minutes	Commissioners
19	7:50 PM	Claims Auditor/Treasurer Report, Pooled Cash Report Unanticipated Revenue SD Department of Health Contract December 23rd	Auditor
20	7:55 PM	Public Comments	
21	8:00 PM	Commissioner Updates Items for Next Meeting	



FORM E

South Dakota Medical Cannabis Program LOCAL GOVERNMENT COMPLIANCE CERTIFICATION

The purpose of this form is to collect the necessary information from applicants who seek a medical cannabis establishment registration certificate pursuant to ARSD 44:90:03:10 and ARSD 44:90:03:11

SECTION I. Establishment Information

Please provide the following information for the prospective medical cannabis establishment. For each establishment you are certifying within your jurisdiction, please provide a separate local government compliance certification form.

Legal Business Name A 2 Z, LLC		Type of Establishment(s) <input type="checkbox"/> Cultivation <input type="checkbox"/> Manufacturing <input type="checkbox"/> Dispensary <input type="checkbox"/> Testing	
Establishment Physical Address 29710 US Hwy 81		Apartment or Suite #	
City Irene	County Yankton	State SD	ZIP Code 57037

SECTION II. Ordinance Compliance

- Are there Ordinances limiting the number of medical cannabis establishments within the jurisdiction?
Yes ☐ (Go to question 2)
No ☐ (Go to question 4)
- How many of each establishment type are allowed by ordinance in the jurisdiction?
 - Cultivation _____
 - Manufacturing _____
 - Testing _____
 - Dispensary _____
- When was the effective date for this ordinance?
Effective Date _____
- Are there Zoning ordinances in effect relating to medical cannabis establishments?
Yes ☐ (Go to question 5)
No ☐ (Go to question 6)
- Is the proposed location in compliance with zoning ordinances pertaining to medical cannabis? Yes ☐ No ☐
- Does the jurisdiction require the applicant to obtain any local permits, licenses, or registrations pertaining to medical cannabis?
Yes ☐ (Go to question 7)
No ☐ (Sign and certify this form)
- Has the applicant obtained the required local permits, licenses, or registrations pertaining to medical cannabis? Yes ☐ No ☐

SECTION III. Attachments

Please attach all ordinances related to medical cannabis with this form. If submitting multiple local government compliance certification forms, only attach local ordinances once.

SECTION IV. Certification

I certify that the above-mentioned medical cannabis establishment meets all applicable jurisdiction requirements.

Full Name (Printed)	Title	Jurisdiction
Full Name (Signature)		Date

**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR MEDICAL
CANNABIS ESTABLISH-
MENT LICENSE FOR 2022**

Notice is hereby given that the Board of County Commissioners in and for the County of Yankton, South Dakota, on the 21st of December, 2021, at the hour of 6:10 PM, at the Yankton County Government Center in the Commissioners Chambers will meet to consider the following applications for Medical Cannabis Dispensary License, which has been presented to the Board of County Commissioners and filed in the County Auditors Office: Medical Cannabis Dispensary License for: A 2 Z, LLC, Irene, SD located in Section 6 Township 95 North, Range 55 West, 29710 US Hwy 81, Irene, SD 57037. Notice is further given that any person, persons, or their attorney may appear and be heard at said scheduled public hearing who are interested in the approval or rejection of such applications.

Patty Hojem,
Yankton County Auditor



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Please provide the following information for the prospective medical cannabis establishment. For each establishment you are certifying within your jurisdiction, please provide a separate local government compliance certification form.

Legal Business Name Happy Flower Healing Inc.		Type of Establishment(s) <input type="checkbox"/> Cultivation <input type="checkbox"/> Manufacturing <input type="checkbox"/> Dispensary <input type="checkbox"/> Testing	
Establishment Physical Address 3302 E Hwy 50		Apartment or Suite #	
City Yankton	County Yankton	State SD	ZIP Code 57078

SECTION II. Ordinance Compliance

- Are there Ordinances limiting the number of medical cannabis establishments within the jurisdiction?
Yes ☐ (Go to question 2)
No ☐ (Go to question 4)
- How many of each establishment type are allowed by ordinance in the jurisdiction?
 - Cultivation _____
 - Manufacturing _____
 - Testing _____
 - Dispensary _____
- When was the effective date for this ordinance?
Effective Date _____
- Are there Zoning ordinances in effect relating to medical cannabis establishments?
Yes ☐ (Go to question 5)
No ☐ (Go to question 6)
- Is the proposed location in compliance with zoning ordinances pertaining to medical cannabis? Yes ☐ No ☐
- Does the jurisdiction require the applicant to obtain any local permits, licenses, or registrations pertaining to medical cannabis?
Yes ☐ (Go to question 7)
No ☐ (Sign and certify this form)
- Has the applicant obtained the required local permits, licenses, or registrations pertaining to medical cannabis? Yes ☐ No ☐

SECTION III. Attachments

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SECTION IV. Certification

I certify that the above-mentioned medical cannabis establishment meets all applicable jurisdiction requirements.

Full Name (Printed)	Title	Jurisdiction
Full Name (Signature)		Date

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ON APPLICATION FOR MEDICAL
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LICENSE FOR 2022**

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Yankton County Auditor



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Please provide the following information for the prospective medical cannabis establishment. For each establishment you are certifying within your jurisdiction, please provide a separate local government compliance certification form.

Legal Business Name Root 52		Type of Establishment(s) <input type="checkbox"/> Cultivation <input type="checkbox"/> Manufacturing <input type="checkbox"/> Dispensary <input type="checkbox"/> Testing	
Establishment Physical Address 4002 W 8th St. Lot. #1		Apartment or Suite #	
City Yankton	County Yankton	State SD	ZIP Code 57078

SECTION II. Ordinance Compliance

- Are there Ordinances limiting the number of medical cannabis establishments within the jurisdiction?
Yes ☐ (Go to question 2)
No ☐ (Go to question 4)
- How many of each establishment type are allowed by ordinance in the jurisdiction?
 - Cultivation _____
 - Manufacturing _____
 - Testing _____
 - Dispensary _____
- When was the effective date for this ordinance?
Effective Date _____
- Are there Zoning ordinances in effect relating to medical cannabis establishments?
Yes ☐ (Go to question 5)
No ☐ (Go to question 6)
- Is the proposed location in compliance with zoning ordinances pertaining to medical cannabis? Yes ☐ No ☐
- Does the jurisdiction require the applicant to obtain any local permits, licenses, or registrations pertaining to medical cannabis?
Yes ☐ (Go to question 7)
No ☐ (Sign and certify this form)
- Has the applicant obtained the required local permits, licenses, or registrations pertaining to medical cannabis? Yes ☐ No ☐

SECTION III. Attachments

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I certify that the above-mentioned medical cannabis establishment meets all applicable jurisdiction requirements.

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ON APPLICATION FOR MEDICAL
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LICENSE FOR 2022**

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Patty Hojem,
Yankton County Auditor



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Please provide the following information for the prospective medical cannabis establishment. For each establishment you are certifying within your jurisdiction, please provide a separate local government compliance certification form.

Legal Business Name RiverBend Edge, LLC		Type of Establishment(s) <input type="checkbox"/> Cultivation <input type="checkbox"/> Manufacturing <input type="checkbox"/> Dispensary <input type="checkbox"/> Testing	
Establishment Physical Address 3300 W 8th St., Ste. 2		Apartment or Suite #	
City Yankton	County Yankton	State SD	ZIP Code 57078

SECTION II. Ordinance Compliance

- Are there Ordinances limiting the number of medical cannabis establishments within the jurisdiction?
Yes ☐ (Go to question 2)
No ☐ (Go to question 4)
- How many of each establishment type are allowed by ordinance in the jurisdiction?
 - Cultivation _____
 - Manufacturing _____
 - Testing _____
 - Dispensary _____
- When was the effective date for this ordinance?
Effective Date _____
- Are there Zoning ordinances in effect relating to medical cannabis establishments?
Yes ☐ (Go to question 5)
No ☐ (Go to question 6)
- Is the proposed location in compliance with zoning ordinances pertaining to medical cannabis? Yes ☐ No ☐
- Does the jurisdiction require the applicant to obtain any local permits, licenses, or registrations pertaining to medical cannabis?
Yes ☐ (Go to question 7)
No ☐ (Sign and certify this form)
- Has the applicant obtained the required local permits, licenses, or registrations pertaining to medical cannabis? Yes ☐ No ☐

SECTION III. Attachments

Please attach all ordinances related to medical cannabis with this form. If submitting multiple local government compliance certification forms, only attach local ordinances once.

SECTION IV. Certification

I certify that the above-mentioned medical cannabis establishment meets all applicable jurisdiction requirements.

Full Name (Printed)	Title	Jurisdiction
Full Name (Signature)		Date

**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR MEDICAL
CANNABIS ESTABLISH-
MENT LICENSE FOR 2022**

Notice is hereby given that the Board of County Commissioners in and for the County of Yankton, South Dakota, on the 21st of December, 2021, at the hour of 6:40 PM, at the Yankton County Government Center in the Commissioners Chambers will meet to consider the following application for Medical Cannabis Cultivation Facility License, which has been presented to the Board of County Commissioners and filed in the County Auditors Office: Medical Cannabis Cultivation Facility License for: RiverBend Edge, LLC, Yankton, SD located in Section 15 Township 93 North, Range 56 West, 3300 W 8th St., Ste. 2, Yankton, SD 57078. Notice is further given that any person, persons, or their attorney may appear and be heard at said scheduled public hearing who are interested in the approval or rejection of such applications.

Patty Hojem,
Yankton County Auditor

YANKTON COUNTY

2021 BRIDGE INSPECTIONS



PRESENTED BY:
ADAM POLLEY, PE
JOSH PRATHER, PE

Inspection Overview

➤ 8 Bridges Inspected in 2021

- (Yankton County has a total of 71 structures)

➤ Average Replacement Cost = \$1,152,779.31

- Average County Share (20%) = \$230,555.86

➤ Total Replacement Cost = \$33,430,600

- Total County Share = \$6,686,120

➤ Sufficiency Ratings:

- 100-60 (Good Condition) - 50 bridges(70%)
- 60-40 (Fair Condition) - 17 bridges(24%)
- <40 (Poor Condition) - 4 bridges(6%)

Sufficiency Rating

➤ **Average Sufficiency Rating= 75.1**



Stone Church – 68-030-018

- 371.8' Five Span Continuous Steel Girder
- Built in 1959
- 7.2 miles north and 1.0 miles east of Lesterville ,SD
- Sufficiency rating= 23.0
- Structure is nearing the end of its useful life and should be programmed for replacement

Stone Church – 68-030-018



Profile Facing West



Alignment Facing South

Stone Church – 68-030-018



Typical Rocker Bearing at Bent 3



Severe Concrete Deterioration
with Exposed Rebar on the East
End of Abutment 1

Stone Church – 68-030-018



Typical Bent



Concrete Deterioration on
the West End of Bent Cap 5

Stone Church – 68-030-018



Concrete Deterioration on the East End of Abutment 6



Weight Limit Sign on the South Approach



Repair Recommendations:

- This structure is nearing the end of its useful life and should be programmed for replacement.
- Continue to post the structure at Single Unit: 11 Tons, Combinations: 13 Tons.

Jamesville – 68-076-048



- 426.5' Six Span Continuous Composite Steel Girder
- Built in 1957
- 8.1 miles north and 0.5 miles east of Utica, SD
- Sufficiency rating= 62.2
- Structure is nearing the end of its useful life and should be programmed for replacement

Jamesville – 68-076-048



Profile Facing East



Alignment Facing North

Jamesville – 68-076-048



Broken Weld on Girder 4 in Span 2
on the Outside of the Cover Plate
(Typical to numerous locations)



Bent Girder at End of Cover
Plate in Span 3



Spall with Exposed Rebar in
Bay 1 over Bent 5



Cracked Bearing Plate at
Bearing 2 Bent 2 North Side

Jamesville – 68-076-048



Condition of the West End of
Bent Cap 5



Condition of the West End of
Bent Cap 6

Jamesville – 68-076-048



Bent Cap Repair on Bent 5



Condition of the West End of
Bent Cap 6

Jamesville – 68-076-048



Concrete Deterioration on the
West End of Abutment 7 Sill



Weight Limit Sign



Repair Recommendations:

- Remove the debris from the top of the bent caps and abutment sills.
- Repair the deteriorating substructure elements.
- This structure is nearing the end of its useful life and should be programmed for replacement.
- Continue to post the structure at Single Unit: 24 Tons, Combinations: 31 Tons.

Johnson – 68-134-120

- 454.0' Six Span Continuous Composite Steel Girder
- Built in 1962
- 6.4 miles east and 1.0 miles north of Utica, SD
- Sufficiency Rating= 62.9

Johnson – 68-134-120



Profile Facing North



Alignment Facing West

Johnson – 68-134-120



Spall on the North Side of the
Deck near Bent 6



Typical Bearing at Bent 3

Johnson – 68-134-120



Typical Pack Rust on Bearings
2 & 3 at Bent 2 in Span 1



Hole in Web of Girder 2 in
Span 2 near Bent 3

Johnson – 68-134-120



Typical Bolted Splice



Exposed Rebar on the
Underside of Bent Cap 2

Johnson – 68-134-120



Concrete Deterioration on the North End of Bent Cap 2



Weight Limit Sign



➤ **REPAIR RECOMMENDATIONS:**

- Consider installing bolted splices at all splice locations.
- Repair the undermining at Abutment 7.
- Continue to post the structure at Single Unit: 24 Tons, Combinations: 32 Tons.

Fleegs – 68-156-182

- 426.5' Six Span Continuous Composite Steel Girder
- Built in 1952
- 1.1 miles south and 2.4 miles west of Mission Hill, SD
- Sufficiency Rating = 45.8

Fleegs – 68-156-182



Profile Facing North



Alignment Facing East

Fleegs – 68-156-182



Typical Deterioration of the
Edge of the Deck



Spall on the South
Overhang in Span 1

Fleegs – 68-156-182



Typical Bearings at Bent 3



Typical Splice

Fleegs – 68-156-182



Arrested Crack on Girder 2 Span 3



Broken Weld on Girder 4 at
Bent 6 on Top Flange

Fleegs – 68-156-182



Collision Damage with
Exposed Rebar on the
Northeast Wingwall



Weight Limit Sign



➤ Repair Recommendations:

- Remove the debris from the abutment sills and the bents.
- Repair the collision damage to the northeast wingwall.
- Continue to post the structure at Single Unit: 24 Tons,
Combinations: 33 Tons.
- Note: Preliminary engineering grant has been awarded
and is currently under design.



- 3 – 6' CMP's
- Built in 2021
- 8.2 miles north and 0.4 miles east of Lesterville, SD
- Structure has been removed from NBIS system

68-024-008



Pipe Spacing



Profile Facing South



- 50.0' Single Span Steel Girder
- Built in 2020
- 2.8 miles south of Utica, SD
- Sufficiency Rating= 100.0

68-070-158



Profile Facing East



Alignment Facing North

68-137-088

- 50.5' Single Span Steel Girder
- Built in 2021
- 2.8 miles south and 10.3 miles west of Irene, SD
- Sufficiency Rating= 100.0

68-137-088



Profile Facing East



Alignment Facing North

68-155-020

- 3 – 6' CMP's
- Built in 2021
- 4.0 miles north and 8.5 miles west of Irene, SD
- Structure has been removed from NBIS system

68-155-020



Profile Facing South



Pipe Spacing

THANK YOU FOR YOUR TIME!



PRESENTED BY:
ADAM POLLEY, PE
JOSH PRATHER, PE

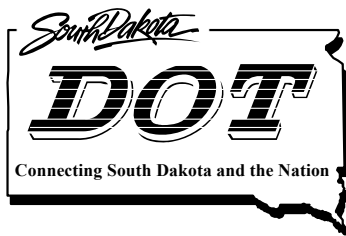


2022 APPLICATION FOR BRIDGE IMPROVEMENT GRANT (BIG) FUNDS PRESERVATION OR REHAB/REPLACEMENT

South Dakota Department of Transportation

SUBMIT APPLICATION TO: Wade.Dahl@state.sd.us**Must be postmarked by January 2, 2022**

Identification	Bridge ID # <u>68-030-018</u>	Fed Aide Route Number: <u>6213</u>
	Owner <u>Yankton County</u>	Over: <u>James River</u>
	Location <u>7.2N & 1.0E of Lesterville, SD</u>	Road/Street/Avenue Name: <u>431st Avenue</u>
	Preservation Score: _____ OR BIG Score (Rehab/Repl): <u>57.000</u> Preliminary Engineering: <input type="checkbox"/> Paid by Local OR <input checked="" type="checkbox"/> Paid by BIG Grant PCN <u>07M5</u> (DO NOT REUSE THIS NUMBER WITHIN THE APPLICATION)	
Grant	Total Project Cost Breakdown \$ <u>60,053.24</u> Design Cost (include subsurface investigation _____ if not done by SDDOT) + \$ <u>3,666,580.00</u> Construction Cost + \$ _____ Subsurface Invest. (80% BIG / 20% state if done by SDDOT) + \$ _____ Ineligible Costs (100% local funds) + \$ <u>176,557.11</u> CE Cost (80% BIG / 20% local – in addition to grant cap)	
	Proposed Grant \$ <u>3,726,633.24</u> Total (Design, subsurface invest. if not done by SDDOT, Construction) Grant Funds \$ <u>2,981,306.59</u> (80% max. or other _____%) Local Match \$ <u>745,326.65</u> (20% min. or other _____%)	
	<input type="checkbox"/> Preservation BIG (\$37,500 min. = \$30,000 + \$7,500 Local Match of 20% min.) <input checked="" type="checkbox"/> Major Rehab/Replacement BIG (\$125,000 min. = \$100,000 + \$25,000 Local Match of 20% min.)	
	Select if Applicable: <input type="checkbox"/> Project involves Right of Way on Tribal Lands <input checked="" type="checkbox"/> Bid Ready Plans Packet (Required items: final plans, final hydraulics, load rating, design calculations and check design, certifications, permits, engineer's estimate, bid proposal, bid specifications, & construction management plan.)	
Eligibility	County Applicant: Amount of County Wheel Tax per wheel for >6000 lb classification: <u>\$4.00 (up to 16 wheels)</u> <input checked="" type="checkbox"/> True <input type="checkbox"/> False - Is the structure listed in the Approved County 5-Year Plan	
	All Projects: (Attach separate sheet with explanation if any of the following are False) <input checked="" type="checkbox"/> True <input type="checkbox"/> False - Structure serves multiple residences, farms, ranches or a multi-lot development? <input checked="" type="checkbox"/> True <input type="checkbox"/> False - Structure is located on a Full Maintenance Road? <input checked="" type="checkbox"/> True <input type="checkbox"/> False - Roadway does not terminate into a field entrance, driveway, single residence, farm, or ranch? <input checked="" type="checkbox"/> True <input type="checkbox"/> False - Local Public Agency (LPA) is in full compliance with Federal and State NBIS requirements? <input checked="" type="checkbox"/> True <input type="checkbox"/> False - Has general maintenance been performed on the structure? (Maintenance records must be attached.)	
	Note: If a deviation from duties, as listed in section VII of the BIG Procedures, has been obtained/approved by the Secretary of Transportation, please check here and attach documentation. <input type="checkbox"/>	
	Preservation Appl. Requirements: Description of requested work; design and CE cost proposals in DOT format, shown separately; engineer's estimate for construction with eligible and non-eligible items shown separately (lump sum contingency NOT ELIGIBLE and cannot be shown on estimate); and photos of existing conditions to be addressed. Major Rehab/Replacement Appl. Requirements: Type, Size, & Location (TS&L) report; design and CE cost proposals in DOT format, shown separately; engineer's estimate for construction with eligible and non-eligible items shown separately (lump sum contingency NOT ELIGIBLE and cannot be shown on estimate.)	
Work Description	<u>Replace existing 371.8' Five Span Steel Girder with the proposed 496' 4 Span Steel Girder</u> <u>Bridge with a 30'-8" deck (28' clear width).</u>	
LPA Authorization	<u>Mike Sedlacek</u> LPA Contact (print) Contact email and phone number: <u>mikes@co.yankton.sd.us</u> <u>(605) 260-4473</u> Attach resolution from Commission/Council authorizing application for grant.	



Department of Transportation

Division of Planning and Engineering

Local Government Assistance

700 East Broadway Avenue

Pierre, South Dakota 57501-2586

PHONE: 605/773-8148 FAX: 605/773-4870

December 18, 2020

Tammy Williams

Administration Program Manager

700 Broadway Ave. East

Pierre, South Dakota 57501

RE: BRF 6213(00)20-1, Yankton County, PCN 07M5

Structure #68-030-018, Structure 7.2 N & 1 E of Lesterville on 431st Ave over James River

Dear Tammy:

A Type, Size, and Location inspection was held on July 13, 2020, for the above referenced project. The following personnel were in attendance:

Mike Sedlacek, Yankton County Highway Superintendent

Adam R. Polley, IMEG

Michael Gutenkauf, IMEG

Trent Baumeister, IMEG

Rod Gall, Yankton Area Engineer-SDDOT

Tom Kallemeyn, Bridge Design Engineer-SDDOT

Colton Stahl, Local Government Assistance-SDDOT

The following items were discussed and agreed upon by the inspection participants:

The most applicable structure for this site, is a 496' 4 span steel girder bridge with a 30' 8" deck (28' clear width) and a 30° RHF skew. Approach slabs and deck drains will be included.

The crown slope of the structure shall be 0.02 ft/ft. The substructure shall consist of berm abutments. The bridge location will be shown on the Final Hydraulic Data Sheet and will be centered at approximately station 10+00. Concrete barrier MASH TL-3 (32") will be shown in the plans. Approach rail will be needed. Fence anchor eyes will be provided. The Consultant will provide erosion protection recommendations with the Final Hydraulic Data Sheet. This site is a Topeka Shiner site.

The Contractor will remove and dispose of the existing structure. The abutments and bents shall be removed to 1' below flowline. No channel change and no channel cleanout will be necessary at this site

The project limits will run from approximately 500' north to 500' south of the structure. The road will be closed, and a signed off-site detour will be shown in the plans.

The current grade shall be maintained. The approach roadway typical section will include a crown slope of 0.02 ft/ft, 4:1 inslopes, 5:1 backslopes, and a standard 10' ditch at 20:1. The approach subgrade shall taper from the structure to match the new subgrade and will provide for 2-12' lanes and 2-2' shoulders for a total 28' finished roadway top. The surfacing will consist of asphalt, which will be furnished and installed by the County. Clear zone for this site

has been set at 10' from edge of driving lane as per the AASHTO Guidelines for Geometric Design of Local Roads. Unless otherwise stated, all design data for the project will meet the current design speed for the roadway which is 55mph.

The Contractor will be responsible for traffic control, topsoiling, and seeding.

The County will be responsible for the following items without Bridge Improvement Grant Participation:

- 1) Right of way and temporary and permanent easements
- 2) Coordination of any utility adjustments
- 3) Furnish and install final surfacing
- 4) Furnish and install temporary and/or permanent fencing
- 5) Furnish and install new permanent signing

The DOT Geotechnical Engineering Activity office will provide foundation and backfill recommendations.

The Consultant will provide the name, address, and phone number of adjacent landowners. Utility Company contact information is also needed in the plans for any utilities that exist within the project area. This office will initiate the 404 permit and other related environmental clearances and will provide the Consultant with materials recommendations if needed.

The letting date will be determined later as it depends on whether this project will be let with local funding or a successful award of a Bridge Improvement Grant for Replacement.

If there are any questions or comments, please contact me at 773-5243.

Sincerely,



Colton Stahl
Consultant Management Engineer

CC: Mitchell Region
LGA - Doug Kinniburgh, Noël Clocksin
Bridge Office – Steve Johnson, Kevin Marton
Kevin Griesse, Geotechnical Engineering Activity
U' Drive File

ESTIMATED ENGINEERING COSTS

STRUCTURAL DESIGN

To: **Coleen Kusser, Program Assistant**
Local Government Assistance

From: **Kevin Goff, PE - Client Executive**
IMEG Corp.
Managing Office/Billing: **Sioux Falls**

Date: **December 9, 2021**

Project: **Yankton County 68-030-018 Replacement Grant**

Structure Number 68-030-018

Location - 7.2N & 1.0E of Lesterville, SD

Structure - 496' 4 Span Steel Girder Bridge with a 30'-8" Deck (28' Clear Width)

Employees	Total Hours	Pay Rate	Direct Labor	OH on Labor
Myer, Steven	160	63.66	\$ 10,186.29	\$ 16,450.86
Leng, Y	80	50.76	\$ 4,060.67	\$ 6,557.99
Polley, A	40	46.73	\$ 1,869.24	\$ 3,018.83
Kelley, C	0	36.57	\$ -	\$ -
Schlunsen, T	60	43.23	\$ 2,593.75	\$ 4,188.90
Bjerke, T	60	26.88	\$ 1,612.98	\$ 2,604.96
Totals	400		\$ 20,322.93	\$ 32,821.53

Expenses	Quantity	Rate	Total
Breakfast	0	\$ 6.00	\$ -
Lunch	0	\$ 13.00	\$ -
Supper	0	\$ 18.00	\$ -
Mileage	0	\$ 0.5600	\$ -
Lodging - Nights	0	\$ 96.00	\$ -
Total Expenses			\$ -

PROPOSAL REFLECTS 2022 ANTICIPATED RATE INCREASE OF 3%

Total Expenses	\$	-
Total Direct Labor	\$	20,322.93
Overhead on Labor at 161.50%	\$	32,821.53
Fixed Fee on Direct Labor & Overhead at 13.00%	\$	6,908.78



TOTAL ESTIMATE

\$ 60,053.24



OPINION OF PROBABLE COST

Project: Structure Replacement
Structure Option: 496'- 5 1/8" Four Span Steel Girder
Structure Number: 68-030-018
County: Yankton County, South Dakota
Location: 7.2N & 1E of Lesterville, SD
Date: December 16, 2021
Cost Estimated by: Joshua Prather
Checked by: Adam Polley

GRADING

Item	Description	Unit	Quantity	Unit Price	Total Price
009E0010	Mobilization	Lump Sum	LS	\$ 400,000.00	\$ 400,000.00
009E3200	Construction Staking	Lump Sum	LS	\$ 5,000.00	\$ 5,000.00
009E3290	Structure Staking	Lump Sum	LS	\$ 5,000.00	\$ 5,000.00
100E0100	Clearing	Lump Sum	LS	\$ 3,000.00	\$ 3,000.00
110E0500	Remove Pipe Culvert	Ft	33	\$ 150.00	\$ 4,950.00
110E1010	Remove Asphalt Concrete Pavement	SqYd	3,217.5	\$ 10.00	\$ 32,175.00
110E1690	Remove Sediment	CuYd	2.0	\$ 100.00	\$ 200.00
110E1693	Remove Erosion Control Wattle	Ft	120	\$ 5.00	\$ 600.00
110E1700	Remove Silt Fence	Ft	2,800	\$ 5.00	\$ 14,000.00
120E0010	Unclassified Excavation	CuYd	4,000	\$ 10.00	\$ 40,000.00
120E0600	Contractor Furnished Borrow	CuYd	6,000	\$ 16.00	\$ 96,000.00
230E0010	Placing Topsoil	CuYd	1,777	\$ 15.00	\$ 26,655.00
260E1010	Base Course	Ton	1,925.4	\$ 25.00	\$ 48,135.00
600E0100	Type 1 Field Laboratory	Each	1	\$ 20,000.00	\$ 20,000.00
630E0110	Straight Double Class A Thrie Beam Guardrail with Wood Posts	Ft	50.0	\$ 150.00	\$ 7,500.00
630E1010	Straight Class A W Beam Guardrail with Wood Posts	Ft	100.0	\$ 60.00	\$ 6,000.00
630E2000	W Beam to Thrie Beam Guardrail Transition	Each	4	\$ 250.00	\$ 1,000.00
630E2015	W Beam Guardrail Flared End Terminal	Each	4	\$ 3,000.00	\$ 12,000.00
632E1320	2.0" x 2.0" Perforated Tube Post	Ft	24.0	\$ 20.00	\$ 480.00
632E2220	Guardrail Delineator	Each	16	\$ 20.00	\$ 320.00
632E3526	Install State Furnished Sign	Each	2	\$ 200.00	\$ 400.00
633E1220	High Build Waterborne Pavement Marking Paint, 4" White	Ft	1,054	\$ 2.25	\$ 2,371.50
633E1222	High Build Waterborne Pavement Marking Paint, 4" Yellow	Ft	2,500	\$ 2.25	\$ 5,625.00
634E0110	Traffic Control Signs	SqFt	96.5	\$ 2.00	\$ 193.00
634E0120	Traffic Control, Miscellaneous	Lump Sum	LS	\$ 5,000.00	\$ 5,000.00
634E0275	Type 3 Barricade	Each	11	\$ 100.00	\$ 1,100.00
634E0310	Temporary Flexible Vertical Markers (Tabs)	Ft	1,550	\$ 0.50	\$ 775.00
634E1002	Detour and Restriction Signing	SqFt	828.4	\$ 15.00	\$ 12,426.00
734E0010	Erosion Control	Lump Sum	LS	\$ 15,000.00	\$ 15,000.00
734E0102	Type 2 Erosion Control Blanket	SqYd	14,800	\$ 2.00	\$ 29,600.00
734E0154	12" Diameter Erosion Control Wattle	Ft	120	\$ 4.00	\$ 480.00
734E0165	Remove and Reset Erosion Control Wattle	Ft	30	\$ 5.00	\$ 150.00
734E0510	Shaping for Erosion Control Blanket	Ft	1,000	\$ 0.10	\$ 100.00
734E0604	High Flow Silt Fence	Ft	2,800	\$ 4.00	\$ 11,200.00
734E0610	Mucking Silt Fence	CuYd	194	\$ 5.00	\$ 970.00
734E0620	Repair Silt Fence	Ft	700	\$ 1.00	\$ 700.00
734E0630	Floating Silt Curtain	Ft	700	\$ 20.00	\$ 14,000.00
734E0635	Remove and Reset Floating Silt Curtain	Ft	175	\$ 5.00	\$ 875.00

Structure					
Item	Description	Unit	Quantity	Unit Price	Total Price
009E3310	Bridge Elevation Survey	Lump Sum	LS	\$ 3,000.00	\$ 3,000.00
009E5000	Concrete Penetrating Sealer	SqYd	1,544	\$ 10.00	\$ 15,440.00
120E7000	Select Granular Backfill	Ton	23.7	\$ 135.00	\$ 3,199.50
250E0030	Incidental Work, Structure	Lump Sum	LS	\$ 300,000.00	\$ 300,000.00
410E0020	Structural Steel	Lump Sum	LS	\$ 500,000.00	\$ 500,000.00
410E2600	Membrane Sealant Expansion Joint	Ft	59.8	\$ 100.00	\$ 5,980.00
420E0100	Structure Excavation, Bridge	CuYd	813	\$ 150.00	\$ 121,950.00
430E0200	Bridge End Embankment	CuYd	750	\$ 35.00	\$ 26,250.00
430E0300	Granular Bridge End Backfill	CuYd	75	\$ 175.00	\$ 13,125.00
430E0700	Precast Concrete Headwall for Drain	Each	4	\$ 500.00	\$ 2,000.00
460E0030	Class A45 Concrete, Bridge Deck	CuYd	483.8	\$ 1,200.00	\$ 580,560.00
460E0050	Class A45 Concrete, Bridge	CuYd	315.6	\$ 1,100.00	\$ 347,160.00
460E0150	Concrete Approach Slab for Bridge	SqYd	143.6	\$ 300.00	\$ 43,080.00
460E0160	Concrete Approach Sleeper Slab for Bridge	SqYd	50.0	\$ 400.00	\$ 20,000.00
460E0500	Deck Drain, Girder Bridge	Each	36	\$ 500.00	\$ 18,000.00
480E0100	Reinforcing Steel	Lb	50,000	\$ 2.50	\$ 125,000.00
480E0200	Epoxy Coated Reinforcing Steel	Lb	120,000	\$ 3.00	\$ 360,000.00
510E0100	Extract Pile	Each	12	\$ 200.00	\$ 2,400.00
510E0300	Preboring Pile	Ft	180	\$ 50.00	\$ 9,000.00
510E3421	HP 12x74 Steel Test Pile, Furnish and Drive	Ft	340	\$ 100.00	\$ 34,000.00
510E3425	HP 12x74 Steel Bearing Pile, Furnish and Drive	Ft	2,200	\$ 75.00	\$ 165,000.00
680E0040	4" Underdrain Pipe	Ft	186	\$ 25.00	\$ 4,650.00
680E2500	Porous Backfill	Ton	4	\$ 150.00	\$ 525.00
700E0210	Class B Riprap	Ton	1,100	\$ 50.00	\$ 55,000.00
700E1100	Overburden Excavation for Riprap	CuYd	1,500	\$ 50.00	\$ 75,000.00
831E0110	Type B Drainage Fabric	SqYd	1,400	\$ 5.00	\$ 7,000.00
831E1030	Perforated Geocell	SqFt	440	\$ 12.00	\$ 5,280.00
OPINION OF PROBABLE COSTS				\$	3,666,580.00

ESTIMATED ENGINEERING COSTS

CONSTRUCTION ENGINEERING

To: **Coleen Kusser, Program Assistant**
Local Government Assistance

From: **Kevin Goff, PE - Client Executive**
IMEG Corp dba Clark Engineering Corporation
Managing Office/Billing: **Sioux Falls**

Date: **December 9, 2021**

Project: **Yankton County 68-030-018 Replacement Grant**

Structure Number 68-030-018

Location - 7.2N & 1.0E of Lesterville, SD

Structure - 496' 4 Span Steel Girder Bridge with a 30'-8" Deck (28' Clear Width)

Employees	Total Hours	Pay Rate	Direct Labor	OH on Labor
Myer, Steven	64	63.66	\$ 4,074.52	\$ 6,580.34
Kelley, C	168	36.57	\$ 6,142.92	\$ 9,920.82
Leng, Y	80	50.76	\$ 4,060.67	\$ 6,557.99
Schlunsen, T	8	43.23	\$ 345.83	\$ 558.52
Lunders, W	88	37.47	\$ 3,297.48	\$ 5,325.44
Bjerke, T	1360	26.88	\$ 36,560.88	\$ 59,045.82
Totals	1768		\$ 54,482.30	\$ 87,988.92

Expenses	Quantity	Rate	Total
Breakfast	0	\$ 6.00	\$ -
Lunch	120	\$ 13.00	\$ 1,560.00
Supper	0	\$ 18.00	\$ -
Mileage	19,920	\$ 0.5600	\$ 11,155.20
Lodging - Nights	0	\$ 96.00	\$ -
Film Development	0	\$ 25.00	\$ -
Total Expenses			\$ 12,715.20

PROPOSAL REFLECTS 2022 ANTICIPATED RATE INCREASE OF 3%

Total Expenses	\$	12,715.20
Total Direct Labor	\$	54,482.30
Overhead on Labor at 161.50%	\$	87,988.92
Fixed Fee on Direct Labor & Overhead at 15.00%	\$	21,370.68



TOTAL ESTIMATE

\$ 176,557.11

**BRIDGE IMPROVEMENT GRANT PROGRAM
RESOLUTION AUTHORIZING SUBMISSION OF APPLICATIONS**

WHEREAS, _____ wishes to submit an application(s)
for consideration of award for the Bridge Improvement Grant Program:

STRUCTURE NUMBER(S) AND LOCATION(S):

and WHEREAS, _____ certifies that the project(s) are listed in
the county's Five-Year County Highway and Bridge Improvement Plan*;

and WHEREAS, _____ agrees to pay the **20 %** match on the
Bridge Improvement Grant funds;

and WHEREAS, _____ hereby authorizes the Bridge
Improvement Grant application(s) and any required funding commitments.

NOW THEREFORE BE IT RESOLVED:

That the South Dakota Department of Transportation be and hereby is requested to accept the
attached Bridge Improvement Grant application(s).

Vote of Commissioners/Council: Yes _____ No _____

Dated at _____, SD, this _____ day of _____, _____.

ATTEST:

County Auditor/City Finance Officer

Chairman/Mayor

*NOTE – not applicable for cities applying for the grant – simply mark 'NA'
Minimum required is 20%; must match percent shown on application.

RIGHT-OF-WAY CERTIFICATE

TO: Local Government Assistance
South Dakota Department of Transportation
700 Broadway Avenue East
Pierre, South Dakota 57501-2586

RE: Project No. BRF 6213(00)20-1, Yankton County, PCN #####
Bridge Improvement Grant Project

This is to certify that the Board of County Commissioners of Yankton County, South Dakota has acquired all necessary right of way and temporary construction easements required for the construction of Project Number BRF 6213(00)20-1 in Yankton County, in accordance with the provisions of the Uniform Relocation Assistance & Real Property Acquisition Policies Act of 1970 as amended. Relocation assistance was ____ was not X required on this project and, if so, was accomplished in accordance with State directives.

We also certify that all improvements (utilities, fence, etc.), to be removed under right of way negotiations have been moved or will be moved by the date of the letting or that the necessary agreement has been reached with the owner involved.

DATED THIS _____ DAY OF _____, 20 ____.

BOARD OF COUNTY COMMISSIONERS

ATTEST: _____ OF _____ COUNTY

BY: _____
CHAIRMAN

COUNTY AUDITOR
(SEAL)

TO: Local Government Assistance
South Dakota Department of Transportation
700 Broadway Avenue East
Pierre, South Dakota 57501-2586

RE: UTILITIES CERTIFICATE – Bridge Improvement Grant Project

PROJECT NUMBER BRF 6213(00)20-1 PCN #####

This is to certify that the Board of County Commissioners of _____ Yankton
County, South Dakota, will move and/or adjust or will cause to be moved, and/or adjusted, any and all
utilities, whether publicly or privately owned, lying in the path of or conflicting with the construction of
said project within the limits of said county.

1. The moves and/or adjustments will be accomplished at no cost to the State of South
Dakota and will be coordinated with the construction of said project. The following
utilities have been contacted and are aware of the project:

<u>Utility Company</u>	<u>Date Contacted</u>
B-Y Electric - Ken Carda	12/15/21
Northwestern Energy -	12/15/21
East River Electric Power Co-Op - Wade Bialas	12/16/21

2. The utilities referred to in this certificate do not include railroads or railroad owned
facilities.
3. All other utilities not included in this certificate are listed below:

We also certify that all physical features (fences, signs, posts, etc.) to be removed under utilities
negotiations have been moved or will be moved by the date of the letting or that an agreement has
been negotiated with the owner involved.

DATED THIS _____ DAY OF _____, 20 ____.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

OF _____ COUNTY

BY: _____

COUNTY AUDITOR
(SEAL)

CHAIRMAN

AGREEMENT FOR VOLUNTARY RIGHT OF WAY DONATION

PROJECT NO: 68-030-018 PCN: _____ COUNTY: Yankton CITY: Yankton PARCEL NO: 16.009.250.020

This Agreement is made and entered into by and between the County/City of Yankton acting by and through its County/City Commission, hereinafter referred to as "COUNTY/CITY," and Savannah Debelts, whose postal address is 2713 West 95th Street, hereinafter referred to as "DONOR";
Sioux Falls SD 57108

WHEREAS, COUNTY/CITY needs the following easements for construction, operation, and maintenance of a highway:

Perpetual Easement: .05 Acres more or less

Temporary Easement: .68 Acres more or less

NOW, THEREFORE, DONOR and COUNTY/CITY hereby agree as follows:

1. DONOR does hereby voluntarily grant and donate to COUNTY/CITY, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by DONOR, the above described easements as shown on the plans for construction of the above cited Project.

Stipulations of conditional donation: _____

2. DONOR understands DONOR'S right to have an appraisal prepared and DONOR'S right to receive just compensation for the above described perpetual and/or temporary easement in accordance with the Uniform Relocation Assessment and Real Property Acquisition Act of 1970, as amended.

3. DONOR shall not erect fences, structures, or obstacles within the perpetual easement.

4. DONOR grants permission to COUNTY/CITY or COUNTY'S/CITY'S agent to enter upon above described easement upon approval of this Agreement.

5. The perpetual easement shall be in effect until the highway is abandoned by the proper action of the COUNTY/CITY Commission and the temporary easement shall be in effect until one (1) year after construction of the Project is completed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on this 15 day of December in the year 2021.

Donor

By:

Name:

By:

Name:

County/City of Yankton

By:

Its: County Commission Chairperson/
City Mayor

Attest:

County Auditor/City Finance Officer

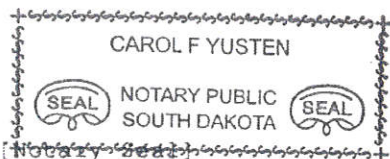
[County/City Seal]

DONOR ACKNOWLEDGMENT

STATE OF South Dakota)
COUNTY OF Yankton) ss

On this the 15th day of December in the year of 2021, before me, Carol Yusten, a Notary Public, within and for said County and State, personally appeared Savannah Debelts known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

In witness whereof I hereunto set my hand and official seal.



Carol F. Yusten
Notary Public

My Commission Expires: 10/22/2027

RECORD OF CALLS/VISITS AND DISCUSSION RECORD
TO ACCOMPANY DONATION FORM LG-ROW-1

PROJECT NO: 68-030-018 PCN: _____ COUNTY/CITY: Yankton
LANDOWNER: Savannah Debelts

NAME OF NEGOTIATOR: Mike Sedlacek
TITLE: Yankton County HWY Superintendent

The following document(s) was/were shown and/or explained to the Landowner:

Construction ☒ Right of Way ☒ Right of Way ☐ Other ☐
Plan Sheet Document(s) Brochures

Call/Visit Number: 1
Time: 1:44 AM/PM PM Date: 12/13/21
Visit Location: Phone Call
List people present during meeting: Savannah Debelts and Mike Sedlacek

Notes of the Discussion: Discussed permanent & temporary easements.
Savannah will meet at IMEG Corp. in Sioux Falls to go over and
sign easements on Wednesday 12/15/21.

Call/Visit Number: 2
Time: 9:30 AM/PM AM Date: 12/15/21
Visit Location: IMEG Corporation in Sioux Falls
List people present during meeting: Carol Yusten & Savannah Debelts

Notes of the Discussion: Signed easement documents

Call/Visit Number: 3
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Call/Visit Number: 4
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Note: Please indicate in the Notes of Discussion, any agreement made as part of the donation, such as an additional approach, a load of gravel, etc.

Containing 0.91 Acres. More or Less.



SD 11-19 RE to Sta. 17-69 (R)
 Temporary Easement
 Containing (6) Acres, More or Less

Curtis Liner and Barbara Liner
 4836 43rd Avenue
 Memo, SD 57045

One (1) and Government Lot Two (2), Section Ten (10), Township Twenty-six
 North, Range (2) 7, Yankton County, South Dakota, less highways and roads.

Temporary Easement

Containing 0.67 Acres, More or Less

Curtis Uimer and Barbara Uimer

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Fifty-seven (57), Yankton County, South Dakota, less highways and roads.



PROFESSOR

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PLANS BY: IMEG, SIOUX FALLS, SD

AGREEMENT FOR VOLUNTARY RIGHT OF WAY DONATION

PROJECT NO: 68-030-018 PCN: _____ COUNTY
CITY: Yankton PARCEL NO: 16.010.300.100

This Agreement is made and entered into by and between the County/City of Yankton acting by and through its County/City Commission, hereinafter referred to as "COUNTY/CITY," and William R. Kludt, whose postal address is 43127 NW Jim River Road, hereinafter referred to as "DONOR";
Lesterville SD 57040

WHEREAS, COUNTY/CITY needs the following easements for construction, operation, and maintenance of a highway:

Perpetual Easement: .06 Acres more or less

Temporary Easement: .85 Acres more or less

NOW, THEREFORE, DONOR and COUNTY/CITY hereby agree as follows:

1. DONOR does hereby voluntarily grant and donate to COUNTY/CITY, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by DONOR, the above described easements as shown on the plans for construction of the above cited Project.

Stipulations of conditional donation: _____

2. DONOR understands DONOR'S right to have an appraisal prepared and DONOR'S right to receive just compensation for the above described perpetual and/or temporary easement in accordance with the Uniform Relocation Assessment and Real Property Acquisition Act of 1970, as amended.

3. DONOR shall not erect fences, structures, or obstacles within the perpetual easement.

4. DONOR grants permission to COUNTY/CITY or COUNTY'S/CITY'S agent to enter upon above described easement upon approval of this Agreement.

5. The perpetual easement shall be in effect until the highway is abandoned by the proper action of the COUNTY/CITY Commission and the temporary easement shall be in effect until one (1) year after construction of the Project is completed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on this _____ day of _____ in the year _____.

Donor

County/City of _____

By: William R. Kludt

By: _____

Name: William R. Kludt

Its: County Commission Chairperson/
City Mayor

By: _____

Attest:

Name: _____

County Auditor/City Finance Officer

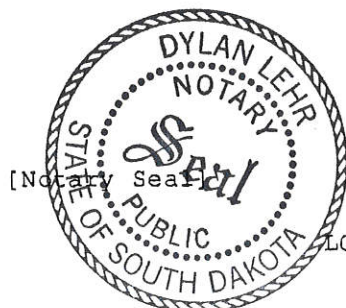
[County/City Seal]

DONOR ACKNOWLEDGMENT

STATE OF South Dakota)
) ss
COUNTY OF Yankton)

On this the 15th day of December in the year of 2021,
before me, Dylan Lehr, a Notary Public, within and for said County
and State, personally appeared William R. Kludt
known to me to be the person(s) described
in and who executed the foregoing instrument and acknowledged to me that
he/she/they executed the same for the purposes therein stated.

In witness whereof I hereunto set my hand and official seal



Dylan Lehr
Notary Public

My Commission Expires: 10-7-25

RECORD OF CALLS/VISITS AND DISCUSSION RECORD
TO ACCOMPANY DONATION FORM LG-ROW-1

PROJECT NO: 68-030-018 PCN: _____ COUNTY/CITY: Yankton
LANDOWNER: William R. Kludt

NAME OF NEGOTIATOR: Mike Sedlacek
TITLE: Yankton County HWY Superintendent

The following document (s) was/were shown and/or explained to the Landowner:

Construction ☒ Right of Way ☒ Right of Way ☐ Other ☐
Plan Sheet Document (s) Brochures

Call/Visit Number: 1
Time: 10:43 AM/PM Date: 12/13/21
Visit Location: _____
List people present during meeting: William Kludt and Mike Sedlacek

Notes of the Discussion: Discussed temporary and permanent easements and will be meeting at William's house to get signatures.

Call/Visit Number: 2
Time: 11:46 AM/PM Date: 12/13/21
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: Easements William made a point to be placed with the new bridge along with culvert & flood gate that is existing
for the need of the driveway next to the bridge

Call/Visit Number: 3
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Call/Visit Number: 4
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Note: Please indicate in the Notes of Discussion, any agreement made as part of the donation, such as an additional approach, a load of gravel, etc.

The boundaries shown in these plans are based on the National Geographic Survey (NCS) North American Vertical Datum of 1988 (NAVD88).

ROW LAYOUT

STATE OF	PROJECT	SHEET	TOTAL
SOUTH DAKOTA	BRF 6213000-0-1	29	60

Seward Roberts
2713 West 10th Street
Sioux Falls, SD 57108

Tract 2, Zoned Addition, in Government Lot Eight (8) and Nine (9),
and in the Southeast Quarter of the Southeast Quarter (SW 1/4 SE
1/4) of Section Nine (9), Township Twenty-six (26), Range Fifty-seven
(57), West of the 5th P.M., Yankton County, South Dakota.

Sta. 2+00.00 to Sta. 2+70.00

Permanent Easement

Containing 0.05 Acres, More or Less

Sta. 2+70.00 to Sta. 4+03.11

Temporary Easement

Containing 0.05 Acres, More or Less

Sta. 2+00.00 to Sta. 2+70.00

Work limits are within ROW and Easements

William R. Kaut
4312 NW 4th Street
Sioux Falls, SD 57104

The North half of the Southeast Quarter of the Southeast Quarter (N1/2SW1/4SW1/4) and Lots
Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11) in Section Ten (10), Township Twenty-six
(26) North, Range Fifty-seven (57), West of the 5th P.M., Yankton County, South Dakota.

Sta. 2+00.00 to Sta. 4+03.11

Permanent Easement

Containing 0.05 Acres, More or Less

Sta. 4+03.11 to Sta. 6+40.00

Temporary Easement

Containing 0.05 Acres, More or Less

Curtis Limer and Barbara Limer
4839 43rd Avenue
Sioux Falls, SD 57105

Government Lot Four (4) and Government Lot Five (5), AND the Northeast Quarter of the Northeast Quarter
(NE 1/4 NE 1/4) EXCEPT a parcel lying south of the section line of Section Nine (9) and being situated west of
northwestly and easterly direction, said parcel being bounded on the north by the section line of Section Nine (9),
less, and FURTHER EXCEPTING a parcel in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4)
commencing as a place of beginning at a point where what is known as County Highway No. 4 running north
and south, that intersects with a highway running east and west, as a point of beginning, thence parallel along
said highway to a northerly direction (12) rods, thence southerly (12) rods, thence westerly (12) rods, thence
easterly (12) rods, to the point of beginning, said parcel containing 1 acre more or less, all in Section Nine (9),
(12) rods, to the point of beginning, said parcel containing 1 acre more or less, all in Section Nine (9),
Township Twenty-six (26), Range Fifty-seven (57), Yankton County, South Dakota, less highways and roads.

Sta. 11+90.11 to Sta. 12+64.11

Permanent Easement

Containing 0.05 Acres, More or Less

Sta. 12+64.11 to Sta. 17+50.11

Temporary Easement

Containing 0.05 Acres, More or Less

Sta. 12+20.00 to Sta. 12+64.11

Permanent Easement

Containing 0.05 Acres, More or Less

Sta. 11+19.00 to Sta. 17+50.11

Temporary Easement

Containing 0.05 Acres, More or Less

Curtis Limer and Barbara Limer
4839 43rd Avenue
Sioux Falls, SD 57105

Government Lot One (1) and Government Lot Two (2), Section Ten (10), Township Twenty-six
(26) North, Range Fifty-seven (57), Yankton County, South Dakota, less highways and roads.

Sta.	Offset	Nothing (V)	Existing (d)
1	2+00.00	50.00 RL	1567429.45
2	2+00.00	100.00 RL	2020028.78
3	6+43.83	100.07 RL	1567502.87
4	9+36.81	140.03 RL	1567518.89
5	8+61.06	50.05 RL	1567524.50
6	8+00.00	50.05 RL	1567519.44
7	8+00.00	80.05 RL	1567519.44
8	7+20.00	81.05 RL	1567509.44
9	7+20.00	50.05 RL	1567509.44
10	2+00.00	48.97 RL	1567479.84
11	2+00.00	89.97 RL	1567480.04
12	6+42.08	99.97 RL	1567502.11
13	7+29.44	138.97 RL	1567519.83
14	8+02.81	48.95 RL	1567518.85
15	7+70.00	48.95 RL	1567518.85
16	7+70.00	79.95 RL	1567519.86
17	7+00.00	79.94 RL	1567507.96
18	7+00.00	49.94 RL	1567507.94

Sta.	Offset	Nothing (V)	Existing (d)
19	10+32.76	48.95 RL	1567541.80
20	9+52.76	139.97 RL	1567551.26
21	12+66.30	100.07 RL	1567566.34
22	6+65.89	100.35 RL	1567587.31
23	17+50.00	99.82 RL	1567607.53
24	17+50.00	49.82 RL	1567604.47
25	16+65.57	50.35 RL	1567601.65
26	12+66.31	50.07 RL	1567566.15
27	12+63.78	50.02 RL	1567604.01
28	12+63.78	60.02 RL	1567643.73
29	11+50.00	80.07 RL	1567569.35
30	11+50.00	50.07 RL	1567558.85
31	17+19.71	50.07 RL	1567548.16
32	11+19.60	138.97 RL	1567558.89
33	12+66.31	138.97 RL	1567566.42
34	12+66.31	99.82 RL	1567586.57
35	10+31.83	98.94 RL	1567604.03
36	14+65.86	44.89 RL	1567562.46
37	12+66.31	48.98 RL	1567566.34
38	12+66.31	48.98 RL	1567566.34
39	12+66.31	74.89 RL	1567566.34
40	12+66.31	74.89 RL	1567566.34
41	12+66.31	48.98 RL	1567566.34
42	16+65.83	48.98 RL	1567566.34
43	17+50.00	78.95 RL	1567611.92
44	17+50.00	50.19 RL	1567612.19

LEGEND
Permanent Easement
Temporary Easement



PLANS BY: INEG, SIOUX FALLS, SD

AGREEMENT FOR VOLUNTARY RIGHT OF WAY DONATION

PROJECT NO: 68-030-018 PCN: _____ COUNTY: Yankton CITY: Yankton PARCEL NO: 16.010.400.300

This Agreement is made and entered into by and between the County/City of Yankton acting by and through its County/City Commission, hereinafter referred to as "COUNTY/CITY," and Curtis and Barbara Ulmer, whose postal address is 48936 433rd Avenue Menno SD 57045, hereinafter referred to as "DONOR";

WHEREAS, COUNTY/CITY needs the following easements for construction, operation, and maintenance of a highway:

Perpetual Easement: .03 Acres more or less

Temporary Easement: .61 Acres more or less

NOW, THEREFORE, DONOR and COUNTY/CITY hereby agree as follows:

1. DONOR does hereby voluntarily grant and donate to COUNTY/CITY, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by DONOR, the above described easements as shown on the plans for construction of the above cited Project.

Stipulations of conditional donation: _____

2. DONOR understands DONOR'S right to have an appraisal prepared and DONOR'S right to receive just compensation for the above described perpetual and/or temporary easement in accordance with the Uniform Relocation Assessment and Real Property Acquisition Act of 1970, as amended.

3. DONOR shall not erect fences, structures, or obstacles within the perpetual easement.

4. DONOR grants permission to COUNTY/CITY or COUNTY'S/CITY'S agent to enter upon above described easement upon approval of this Agreement.

5. The perpetual easement shall be in effect until the highway is abandoned by the proper action of the COUNTY/CITY Commission and the temporary easement shall be in effect until one (1) year after construction of the Project is completed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on this _____ day of _____ in the year _____.

Donor

County/City of Yankton

By: Curtis Ulmer

By: _____

Name: Curtis Ulmer

Its: County Commission Chairperson/
City Mayor

By: Barbara Ulmer

Attest:

Name: Barbara Ulmer

County Auditor/City Finance Officer

[County/City Seal]

DONOR ACKNOWLEDGMENT

STATE OF South Dakota)
COUNTY OF Yankton) ss

On this the 13th day of December in the year of 2021, before me, Ashton Vaith, a Notary Public, within and for said County and State, personally appeared Curtis and Barbara Ulmer known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

In witness whereof I hereunto set my hand and official seal.

Ashton Vaith

Notary Public

My Commission Expires: 07/21/2026



RECORD OF CALLS/VISITS AND DISCUSSION RECORD
TO ACCOMPANY DONATION FORM LG-R0W-1

PROJECT NO: _____ PCN: _____ COUNTY/CITY: Yankton
LANDOWNER: Curtis and Barbara Ulmer

NAME OF NEGOTIATOR: Mike Sedlacek
TITLE: Yankton County HWY Superintendent

The following document (s) was/were shown and/or explained to the Landowner:

Construction Plan Sheet ☒ Right of Way Document (s) ☒ Right of Way Brochures ☐ Other ☐

Call/Visit Number: 1
Time: 9:43 AM/PM Date: 12/13/21
Visit Location: phone
List people present during meeting: Curtis Ulmer and Mike Sedlacek

Notes of the Discussion: Discussed permanent and temporary easements and that Mike will be stopping by with the forms to sign.

Call/Visit Number: 2
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Call/Visit Number: 3
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Call/Visit Number: 4
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Note: Please indicate in the Notes of Discussion, any agreement made as part of the donation, such as an additional approach, a load of gravel, etc.



STATE OF SOUTH DAKOTA	PROJECT		SHEET 29	TOTAL SHEETS 60
	BRF 6213(00)20-1			

and south, that intersects with a highway running east and west, as a point of beginning, thence parallel along said highway in a northeasterly direction Thirteen (13) Rods, thence south Twelve (12) Rods, thence southeast Thirty (30) Rods, to a point of beginning, said parcel containing 1 acre more or less, all in Section Nine (9), Township Ninety-six (96), Range Fifty-seven (57), Tazewell County, South Dakota, less highways and roads.

22

Sta. 12+20 Rt. to Sta. 12+80 Rt.
Permanent Easement
Containing 0.03 Acres, More or Less

Containing 0.61 Acres, More or Less

LEGEND	
Permanent Easement	
Temporary Easement	



AGREEMENT FOR VOLUNTARY RIGHT OF WAY DONATION

PROJECT NO: 68-030-018 PCN: _____ COUNTY: Yankton CITY: Yankton PARCEL NO: 16.009.100.100

This Agreement is made and entered into by and between the County/City of Yankton acting by and through its County/City Commission, hereinafter referred to as "COUNTY/CITY," and Curtis and Barbara Ulmer, whose postal address is 48936 433rd Avenue Menno SD 57045, hereinafter referred to as "DONOR";

WHEREAS, COUNTY/CITY needs the following easements for construction, operation, and maintenance of a highway:

Perpetual Easement: .05 acres more or less

Temporary Easement: .91 acres more or less

NOW, THEREFORE, DONOR and COUNTY/CITY hereby agree as follows:

1. DONOR does hereby voluntarily grant and donate to COUNTY/CITY, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by DONOR, the above described easements as shown on the plans for construction of the above cited Project.

Stipulations of conditional donation: _____

RECORD OF CALLS/VISITS AND DISCUSSION RECORD
TO ACCOMPANY DONATION FORM LG-ROW-1

PROJECT NO: 68-030-018 PCN: _____ COUNTY/CITY: Yankton
LANDOWNER: Curtis and Barbara Ulmer

NAME OF NEGOTIATOR: Mike Sedlacek
TITLE: Yankton County HWY Superintendent

The following document(s) was/were shown and/or explained to the Landowner:

Construction ☒ Right of Way ☒ Right of Way ☐ Other ☐
Plan Sheet ☒ Document(s) ☒ Brochures ☐

Call/Visit Number: 1
Time: 9:43 ☒ AM ☐ PM Date: 12/3/21
Visit Location: phone
List people present during meeting: Curtis Ulmer and Mike Sedlacek

Notes of the Discussion: Discussed permanent ~~and~~ and temporary easements and ~~that~~ that Mike will be stopping by with the forms to sign.

Call/Visit Number: 2
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Call/Visit Number: 3
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Call/Visit Number: 4
Time: _____ AM/PM Date: _____
Visit Location: _____
List people present during meeting: _____

Notes of the Discussion: _____

Note: Please indicate in the Notes of Discussion, any agreement made as part of the donation, such as an additional approach, a load of gravel, etc.

2. DONOR understands DONOR'S right to have an appraisal prepared and DONOR'S right to receive just compensation for the above described perpetual and/or temporary easement in accordance with the Uniform Relocation Assessment and Real Property Acquisition Act of 1970, as amended.

3. DONOR shall not erect fences, structures, or obstacles within the perpetual easement.

4. DONOR grants permission to COUNTY/CITY or COUNTY'S/CITY'S agent to enter upon above described easement upon approval of this Agreement.

5. The perpetual easement shall be in effect until the highway is abandoned by the proper action of the COUNTY/CITY Commission and the temporary easement shall be in effect until one (1) year after construction of the Project is completed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on this _____ day of _____ in the year _____.

Donor

County/City of Yankton

By: Curtis Ulmer

By: _____

Name: Curtis Ulmer

Its: County Commission Chairperson/
City Mayor

By: Barbara Ulmer

Attest:

Name: Barbara Ulmer

County Auditor/City Finance Officer

[County/City Seal]

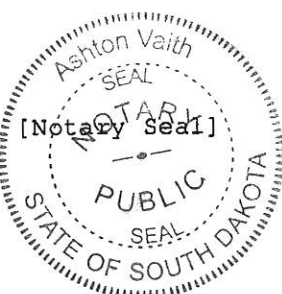
DONOR ACKNOWLEDGMENT

STATE OF South Dakota) ss
COUNTY OF Yankton)

On this the 13th day of December in the year of 2021, before me, Ashton Vaith, a Notary Public, within and for said County and State, personally appeared Curtis and Barbara Ulmer known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

In witness whereof I hereunto set my hand and official seal.

Ashton Vaith
Notary Public

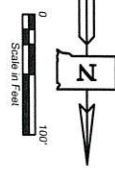




My Commission Expires: 07/21/2026

Sta. 11+90 Lt. to Sta. 12+64 Lt.
Permanent Easement
Containing 0.05 Acres, More or Less

Sta. 9+33 Lt. to Sta. 17+50 Lt.
Temporary Easement
Containing 0.91 Acres, More or Less

road highway in a northwesterly direction Thirteen (13) Rods, thence south Twelve (12) Rods, thence southwest Thirteen (13) Rods to Highway No. 4, thence running parallel with said Highway No. 4 running North Twelve (12) Rods, to the point of beginning, and parcel containing 1 acre more or less; all in Section Nine (9), Township Ninety-six (96), Range Fifty-seven (57), Yankton County, South Dakota, less highways and roads.



LEGEND	
Permanent Easement	
Temporary Easement	

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/8/2021

Applicant

Darlene Jensen - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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 1A, 2A, 3A, 6A, and 8A of DJ's Addition, Being Accretion Property Lying South of Lots A and B, And Tracts 7 and 8 of DJ's Addition in Lot B, in Section 16, T93N, R55W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12-14-2021
Board of Adjustment date: 12-21-2021

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tracts 1A, 2A, 3A, 6A, and

Section No: 16 Township No: 93

Range: 55 Number of Lots/Tracts: 7

Number of Acres: 9.47

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: Darlene Jensen

Address: 511 Eastside Dr

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) Some are 1 acre plus,

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 Darlene Jensen
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.

Darlene Jensen

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

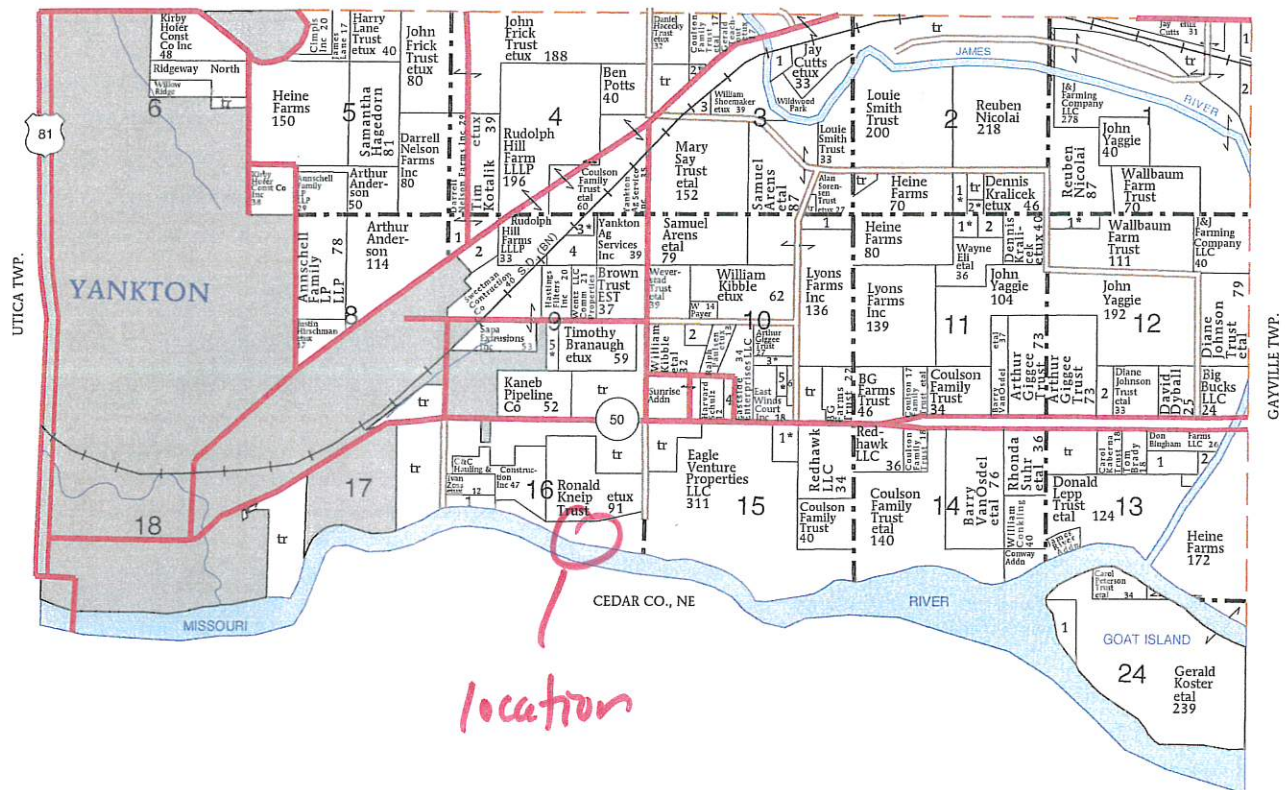
In order to insure prompt approval of your plat, please follow these steps:

☒ 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: 12/14/2021

Board of Adjustment date: 12/21/2021



location

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

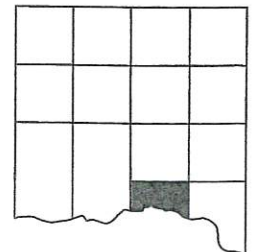
1. State of South Dakota 9
2. Anderson, Richard etux 9

SECTION 9

3. Loecker, Reynold 9
1. Keehr, Mark 5
2. Northwestern Public Service 15

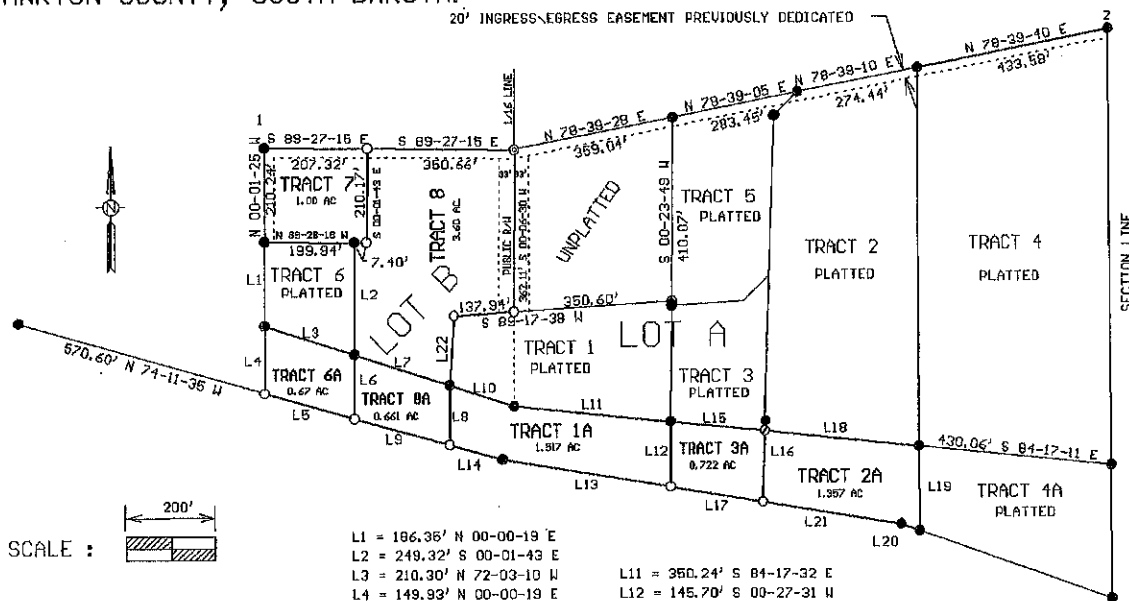
3. Eide, Mark etux 6
4. Yankton Area Progressive Growth Inc 25
5. Holmstrom, Thomas etux 10
1. Madson Trust, Clifford 14
2. Goeden, Josephine 10
3. Brasel, Anthony etux 6
4. Schulz Trust, Harvard 6
5. Tackle, Dan etal 7
6. Tackle, Dan 5
1. Jensen Trust, Gary etux 10

2. Merkwan, Daryl 10
1. Kopejka, Jeff etux 8
2. Kaberna Trust, Carol 8
1. Brady Tree Farm & Landscape LLC 27
2. Brady, Thomas 8
1. Harper, John etux 8
1. National Field Archery Assn Foundation 12
1. Henning, Mary 15



PLAT OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

20' INGRESS-EGRESS EASEMENT PREVIOUSLY DEDICATED



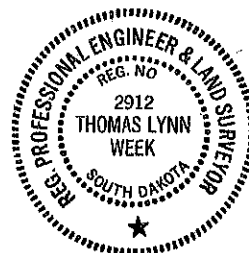
SCALE : 200'

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

L1 = 196.35' N 00-00-19 E
 L2 = 249.32' S 00-01-43 E
 L3 = 210.30' N 72-03-10 W
 L4 = 149.93' N 00-00-19 E
 L5 = 208.02' N 74-11-35 W
 L6 = 141.79' N 00-01-43 W
 L7 = 220.20' S 72-03-04 E
 L8 = 133.24' S 00-01-42 E
 L9 = 217.71' N 74-11-35 W
 L10 = 164.78' S 72-03-23 E

L11 = 350.24' S 84-17-32 E
 L12 = 145.70' S 00-27-31 W
 L13 = 377.95' N 80-46-29 W
 L14 = 126.24' N 74-11-35 W
 L15 = 208.68' S 84-16-59 E
 L16 = 158.10' S 01-46-14 N
 L17 = 207.50' N 80-46-29 W
 L18 = 347.03' S 84-16-00 E
 L19 = 188.26' S 00-08-06 E
 L20 = 43.82' N 70-29-27 W
 L21 = 313.34' N 80-46-29 W
 L22 = 163.24' S 03-44-30 W

POINT 1, LAT= 42-52-23.12497, LONG= 97-20-41.88764
 POINT 2, LAT= 42-52-25.68710, LONG= 97-20-16.61230



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, 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 11TH. DAY OF SEPTEMBER, 2021.

Thomas Lynn Week
 THOMAS LYNN WEEK
 REGISTERED LAND SURVEYOR
 REG. NO. 2912

OWNERS CERTIFICATE

I, DARLENE M. JENSEN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY 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 12 DAY OF October, 2021.

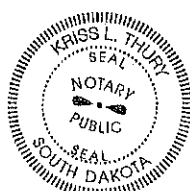
Darlene M. Jensen
 DARLENE M. JENSEN

STATE OF SOUTH DAKOTA
 COUNTY OF YANKTON

ON THIS 12 DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DARLENE M. JENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES 08/25/2027

SHEET 1 OF 2



Kriss L. Thury
 KRISS L. THURY
 NOTARY PUBLIC

PLAT OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, 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 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, 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 OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS 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 LOT 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 13th DAY OF October, 2021.

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

I, AL VIERECK, 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 HERON.

DATED THIS 13 DAY OF OCTOBER, 2021.

[Signature]
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
605-665-8333

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval
Application
17101
Applicant
Bill Testing

Fees Paid
\$100.00
Created
October 20, 2021

Number
17101

Final | Plat of Tracts 1A, 2A, 3A,
6A, and 8A of DJ's Addition,
Being accretion property lying
south of Lots A and B, and
Tracts 7 and 8 of DJ's Addition
in Lot B, in Section 16, T93N,
R55W of the 5th P.M., Yankton
County, South Dakota | Darlene
Jensen | 511 Eastside Dr |
05.016.100.250
Submitted by BillTesting on
10/20/2021



Applicant

Bill Testing

test@test.com

Parcel search Completed On 10/20/2021 11:08 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
05.016.100.250			JENSEN, DARLENE M (D)	0.000

Requested Information Completed On 10/20/2021 11:16 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tracts 1A, 2A, 3A, 6A, and 8A of DJ's Addition, Being accretion property lying south of Lots A and B, and Tracts 7 and 8 of DJ's Addition in Lot B, in Section 16, T93N, R55W of the 5th P.M., Yankton County, South DAKota

Section No:

16

Township No:

93

Range

55

Number of Lots/Tracts

7

Number of Acres

9.47

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

Darlene Jensen

Address

511 Eastside Dr

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)

Some are 1 acre plus, several are slightly under one acre

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 11/8/2021 3:53 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

[jensen.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 11/8/2021 3:53 PM EST by bconkling

Owner Certification

Owner(s)

Darlene Jensen

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 11/8/2021 3:54 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	4939
Amount Paid	\$100.00

Planning Commission Review Completed On 11/8/2021 3:54 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:

12/14/2021

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

4939
November 8, 2021 03:54 PM
Check

\$100.00 paid on November 8, 2021

Plat Approval Application
Application ID: 17101

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/15/2021

Applicant

Lisa Linneman - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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 Tract 1, Gabe Linneman Addition, in Gov't Lots 7 and 8 of Section 18, and in the NE1/4 of the SE1/4 Section 18, All in T96N, R56W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12/14/21
Board of Adjustment date: 12/21/21

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tract 1, Gabe Linneman

Section No: 18 Township No: 96

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 78.26

How is the property currently being used? AG

What is the proposed use of the property? AG

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Jack Brandt

Phone: 6056658455

Property Owner Information

Name: Lisa Linneman

Address: 4735 Hickory Street

City: Omaha State: NE Zip: 68106

Contact person: lisa Linneman

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) 78.26

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 Lisa Linneman
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.

Lisa Linneman

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: 12/14/2021
Board of Adjustment date: 12/21/21

R-56-W

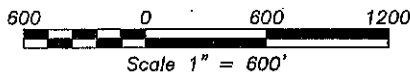
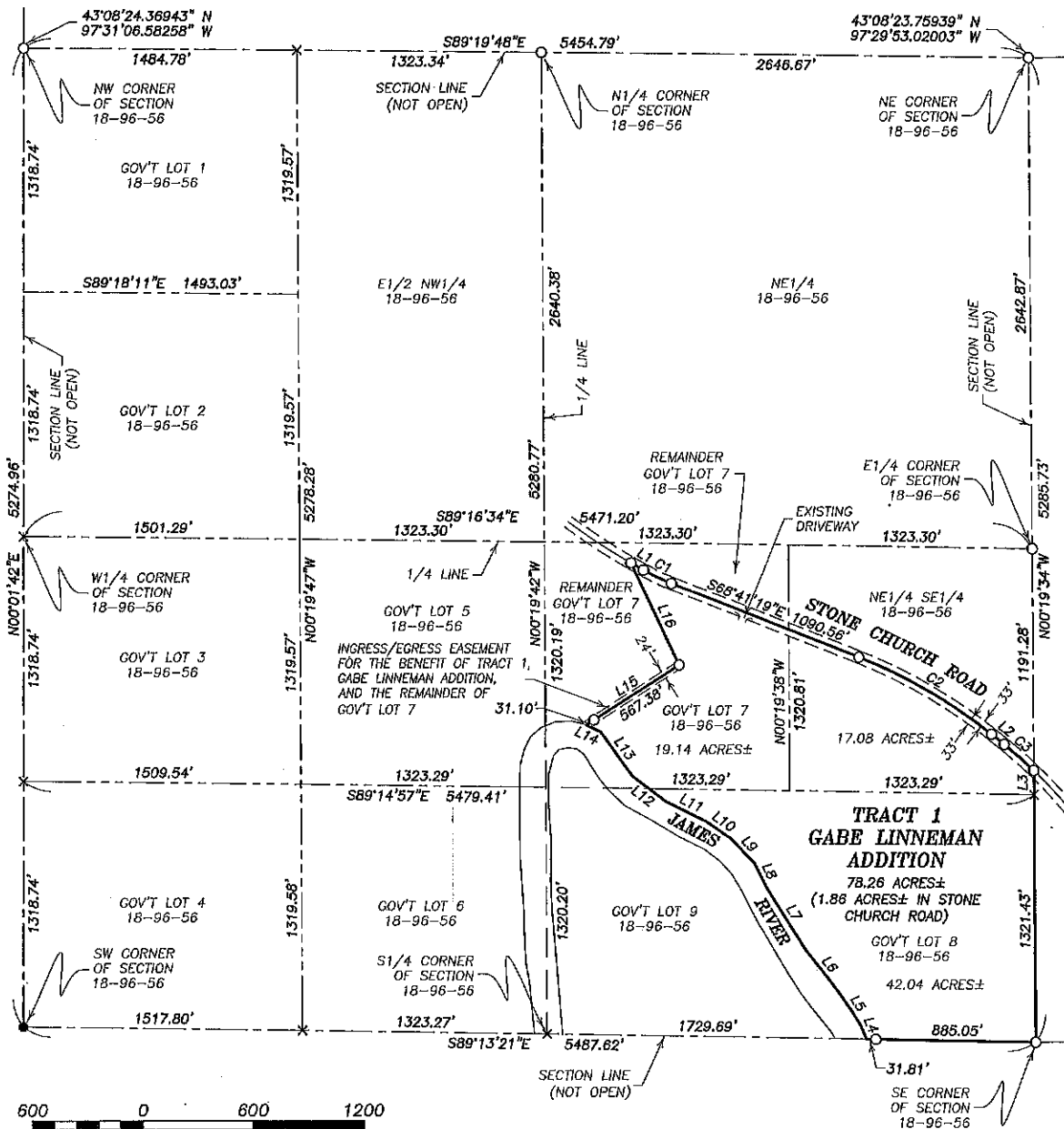
437th AVE



SECTION 36
1 Harper Arlene 10



PLAT OF TRACT 1, GABE LINNEMAN ADDITION, IN GOV'T LOTS 7 AND 8 OF SECTION 18,
AND IN THE NE1/4 OF THE SE1/4 OF SECTION 18, ALL IN T96N, R56W
OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	1200.00'	167.70'	8°00'26"	83.99'
C2	2800.00'	832.93'	17°02'38"	419.57'
C3	2400.00'	212.10'	5°03'45"	106.12'

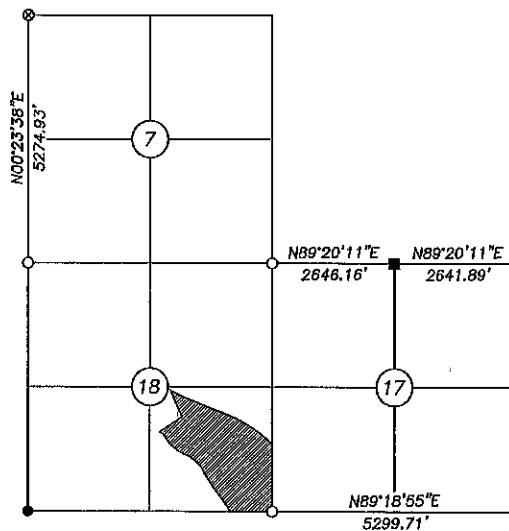
LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR
- ⊕ FOUND 1/2" REBAR
- ⊙ FOUND LANDSCAPE SPIKE
- ⊗ FOUND RAILROAD SPIKE
- × CALCULATED CORNER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°40'53"E	77.81'
L2	S51°38'40"E	88.34'
L3	S00°19'34"E	130.16'
L4	N23°37'59"W	83.45'
L5	N34°33'37"W	204.50'
L6	N38°00'51"W	304.31'
L7	N32°07'08"W	384.24'
L8	N26°39'24"W	144.34'
L9	N44°31'20"W	190.84'
L10	N55°45'10"W	155.08'
L11	N64°09'05"W	244.57'
L12	N53°07'15"W	225.64'
L13	N35°58'25"W	291.88'
L14	N64°10'02"W	87.60'
L15	N57°15'53"E	598.48'
L16	N25°24'18"W	608.02'

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(805) 685-8455



PLAT OF TRACT 1, GABE LINNEMAN ADDITION, IN GOV'T LOTS 7 AND 8 OF SECTION 18,
AND IN THE NE1/4 OF THE SE1/4 OF SECTION 18, ALL IN T96N, 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 OWNERS, MADE A SURVEY AND PLAT OF TRACT 1, GABE LINNEMAN ADDITION, IN GOV'T LOTS 7 AND 8 OF SECTION 18, AND IN THE NE1/4 OF THE SE1/4 OF SECTION 18, ALL IN T96N, 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 12TH DAY OF JULY, 2021.

JOHN L. BRANDT REG. NO. 5349



DATED THIS 23 DAY OF November, 2021.

JARED J. SCHAEFFER
MEMBER, WG SCHAEFFER, LLC

STATE OF Iowa
COUNTY OF O'Brien

ON THIS 23rd DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JARED J. SCHAEFFER, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT HE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



MY COMMISSION EXPIRES NOTARY PUBLIC

DATED THIS 20th DAY OF November, 2021.

TRAVIS W. SCHAEFFER
MEMBER, WG SCHAEFFER, LLC

STATE OF South Dakota
COUNTY OF Hutchinson

ON THIS 20th DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TRAVIS W. SCHAEFFER, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT HE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION 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

ZONING ADMINISTRATOR

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

OWNER'S CERTIFICATE

WE, ROXANNE R. VAN BUSKIRK, LISA T. LINNEMAN, WESLEY W. SCHAEFFER, JARED J. SCHAEFFER AND TRAVIS W. SCHAEFFER, MEMBERS OF WG SCHAEFFER, LLC, DO HEREBY CERTIFY THAT WG SCHAEFFER, LLC, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT 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. WE ALSO HEREBY DEDICATE THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS 21st DAY OF November, 2021.

ROXANNE R. VAN BUSKIRK
MEMBER, WG SCHAEFFER, LLC

STATE OF Nebraska
COUNTY OF Douglas

ON THIS 21st DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROXANNE R. VAN BUSKIRK, WHO ACKNOWLEDGED HERSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT SHE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



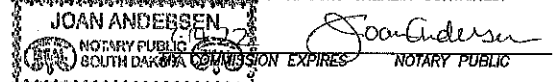
NOTARY PUBLIC

DATED THIS 20th DAY OF November, 2021.

LISA T. LINNEMAN
MEMBER, WG SCHAEFFER, LLC

STATE OF South Dakota
COUNTY OF Hutchinson

ON THIS 20th DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LISA T. LINNEMAN, WHO ACKNOWLEDGED HERSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT SHE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

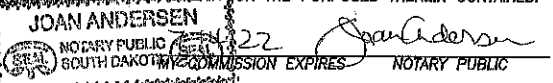


DATED THIS 20th DAY OF November, 2021.

WESLEY W. SCHAEFFER
MEMBER, WG SCHAEFFER, LLC

STATE OF South Dakota
COUNTY OF Hutchinson

ON THIS 20th DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WESLEY W. SCHAEFFER, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT HE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



PLAT OF TRACT 1, GABE LINNEMAN ADDITION, IN GOV'T LOTS 7 AND 8 OF SECTION 18,
AND IN THE NE1/4 OF THE SE1/4 OF SECTION 18, ALL IN T96N, R56W
OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO STONE CHURCH ROAD 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

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

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

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
20782

Fees Paid
\$100.00

Created
November 30,
2021

Applicant
Bill Testing

Number
20782

Final | Plat of Tract 1, Gabe
Linneman Addition, in Gov't
Lots 7 and 8 of Section 18, and
in the NE1/4 of the SE1/4
Section 18, All in T96N, R56W
of the 5th P.M., Yankton County,
South Dakota | Lisa Linneman |
4735 Hickory Street |
12.018.200.100
Submitted by BillTesting on
11/30/2021

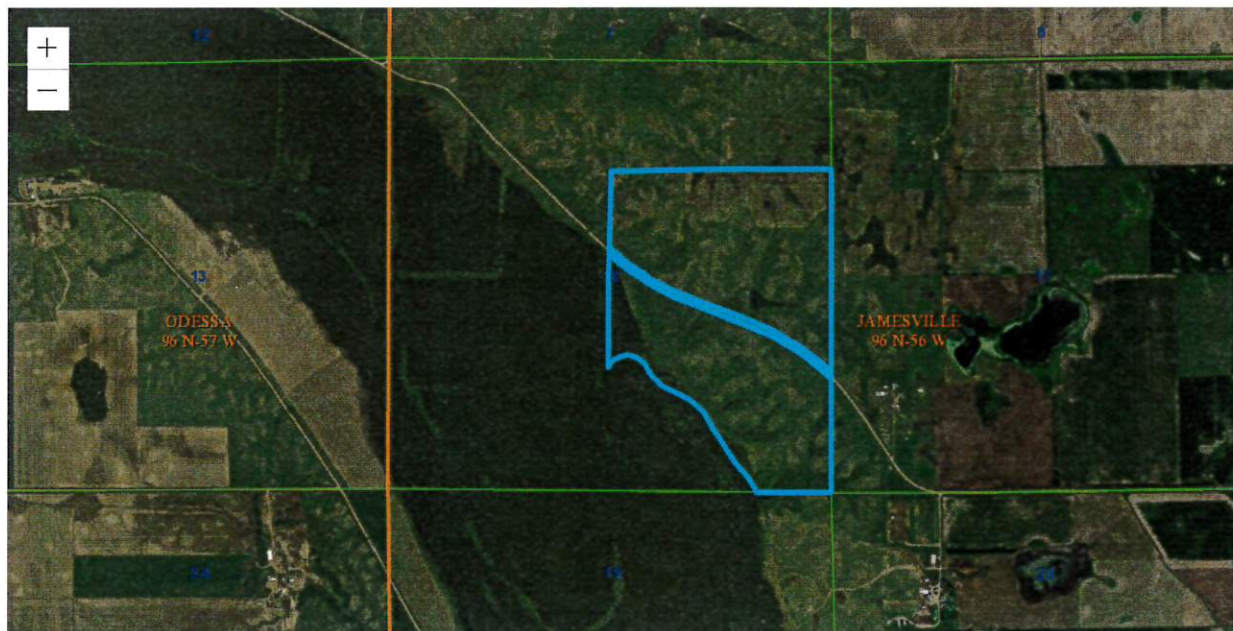


Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/30/2021 1:51 PM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
12.018.200.100			WG SCHAEFFER LLC (D)	208.550

Requested Information Completed On 11/30/2021 1:57 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tract 1, Gabe Linneman Addition, in Gov't Lots 7 and 8 of Section 18, and in the NE1/4 of the SE1/4 Section 18, All in T96N,
R56W of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

96

Range

56

Number of Lots/Tracts

1

Number of Acres

78.26

How is this property currently being used?

Ag

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

Jack Brandt

Phone

6056658455

Property Owner Information

Owner Name

Lisa Linneman

Address

4735 Hickory Street

City

Omaha

State

NE

Zip

68106

Owner Phone

4025511964

Contact Person

lisa Linneman

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)

78.26

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 12/1/2021 3:03 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

[linneman.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 12/1/2021 3:03 PM EST by bconkling

Owner Certification

Owner(s)

Lisa Linneman

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 12/1/2021 3:03 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	7442
Amount Paid	\$100.00

Planning Commission Review Completed On 12/1/2021 3:04 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:

12/14/2021

Plat Approval Application (Planning Commission) Completed On 12/1/2021 3:04 PM 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

7442
December 1, 2021 03:03 PM
Check

\$100.00 paid on December 1, 2021

Plat Approval Application

Application ID: 20782

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2021

Applicant

Ehresmann Holdings LLC - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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 tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5th P.M., Yankton County, South Dakota.

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of tract B in the S1/2 of the

Section No: 33 Township No: 94

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 11.129

How is the property currently being used? Commercial

What is the proposed use of the property? Commercial

Surveyor/Engineer Information

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 6056658333

Property Owner Information

Name: Ehresmann Holdings LLC

Address: 705 W 10th S

City: Yankton State: SD Zip: 57078

Contact person: Eric Taylor

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) 11.129 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 Ehresmann Holdings LLC
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.

Eric Taylor

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:

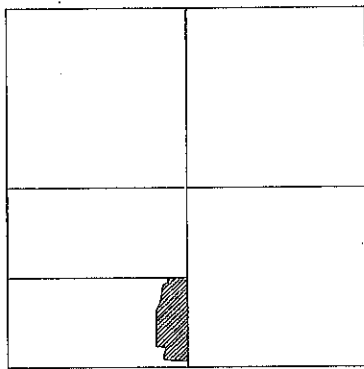
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 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: 12/14/2021
Board of Adjustment date: _____

ON

PLAT OF TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33,
T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

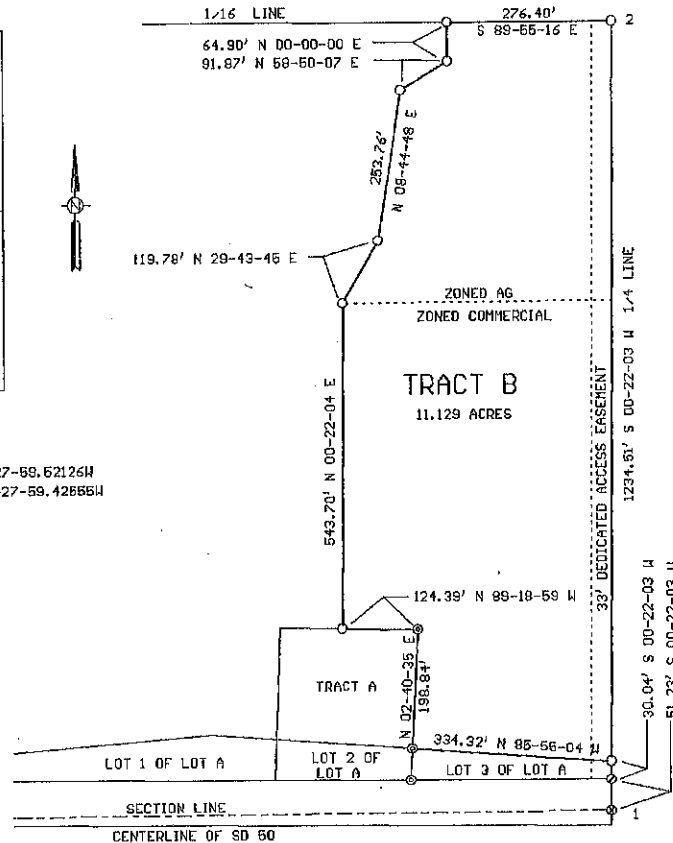
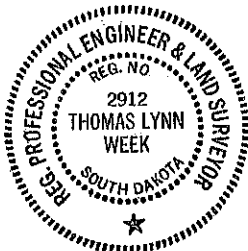


SECTION 33, T94N, R56W

POINT 1, LAT= 42-54-31.81192N, LONG= 97-27-59.62126W
POINT 2, LAT= 42-54-44.80738N, LONG= 97-27-59.42865W

- ⊙ CALCULATED CORNER
- ⊙ FOUND X IN CONCRETE
- ⊙ FOUND REBAR WITH CAP
- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912

SCALE : 200'



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH. DAY OF OCTOBER, 2021.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

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 3rd DAY OF December, 2021.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

PLAT OF TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, GREGG EHRESMANN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W EXCLUDING THE SOUTH 851.23 FEET OF THE EAST 450 FEET, AND FURTHER EXCEPTING HIGHWAY R/W, TRACT A, LOTS 1 THROUGH 3 IN LOT A, AND FURTHER EXCLUDING LUKEN'S FIRST ADDITION, LUKEN'S THIRD ADDITION, LUKEN'S FOURTH ADDITION AND LUKEN'S FIFTH. ADDITION, AND FURTHER EXCLUDING LOT H1.

I, GREGG EHRESMANN AS MEMBER OF EHRESMANN HOLDINGS, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT EHRESMANN HOLDINGS, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY IS THE ABSOLUTE AND UNQUALIFIED OWNER OF LOT 1 OF LOT A, LOT 3 OF LOT A, THE SOUTH 851.23 FEET OF THE EAST 450 FEET, EXCEPTING HIGHWAY R/W, TRACT A, LOTS 2 AND 3 OF LOT A, AND FURTHER EXCLUDING LOT H1, ALL IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY 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. A 33 FOOT WIDE DEDICATED ACCESS EASEMENT IS BEING PROVIDED ON THE WEST SIDE OF THE 1/4 LINE

DATED THIS 29 DAY OF Oct., 2021.

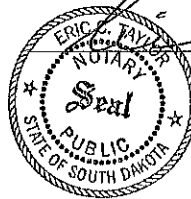
Gregg Ehresmann
GREGG EHRESMANN,

Gregg Ehresmann
GREGG EHRESMANN, MEMBER

STATE OF South Dakota
COUNTY OF Yankton

ON THIS 29 DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GREGG EHRESMANN, KNOWN TO ME TO BE THE PERSON WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR HIMSELF AND AS MEMBER OF THE EHRESMANN HOLDINGS, LLC.

MY COMMISSION EXPIRES 3/23/22



Eric L. Fayer
NOTARY PUBLIC

RESOLUTION BY THE CITY COMMISSION

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

WHEREAS, SUCH PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR A REPORT AND RECOMMENDATIONS THEREON TO THE CITY COMMISSION AS REQUIRED BY LAW; NOW

THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE CITY FINANCE OFFICER IS AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

William M. ...
MAYOR, CITY OF YANKTON, SOUTH DAKOTA

I, AL VIERECK, CITY FINANCE OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY OF YANKTON, SOUTH DAKOTA, ON THIS 22 DAY OF November, 2021.

Al Viereck
CITY FINANCE OFFICER, YANKTON, SOUTH DAKOTA

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 30 DAY OF December, 2021.

Al Viereck
TREASURER, YANKTON COUNTY, S.D.

PLAT OF TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING
REAL PROPERTY: TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, 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

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
605-665-8333

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval
Application
21265

Applicant
Bill Testing

Fees Paid
\$100.00

Created
December 6, 2021

Number
21265

Final | Plat of tract B in the S1/2
of the SW1/4 of Section 33,
T94N, R56W of the 5th P.M.,
Yankton County, South Dakota. |
Ehresmann Holdings LLC | 705
W 10th S | 10.033.300.100
Submitted by BillTesting on
12/6/2021

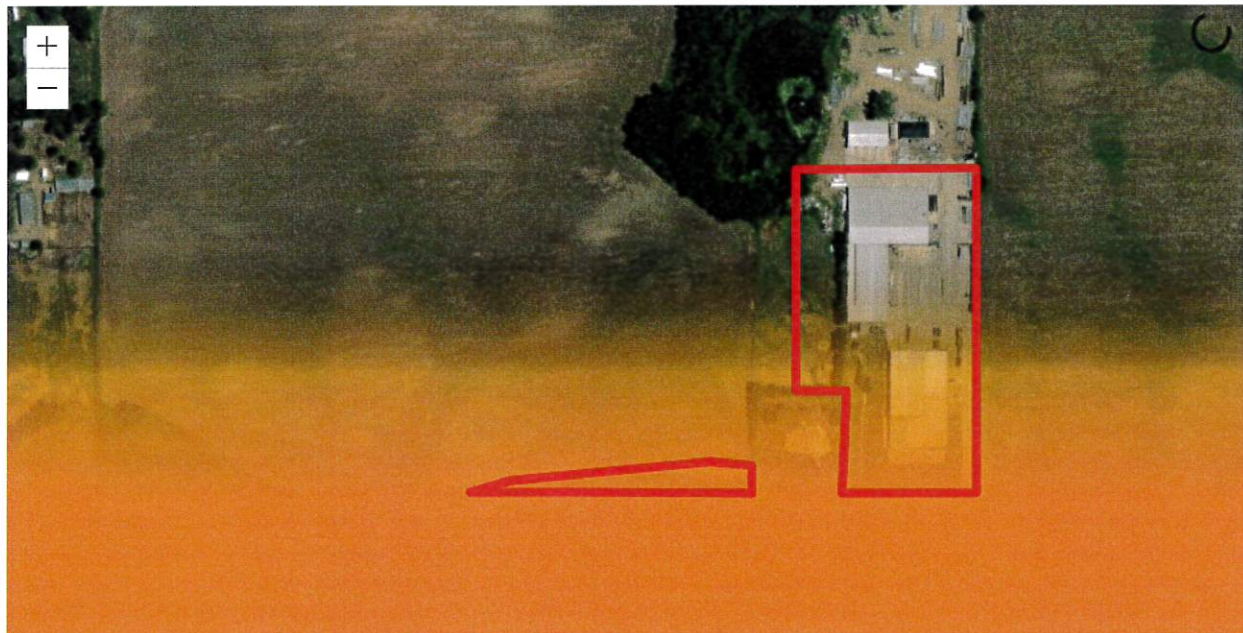


Applicant

Bill Testing

test@test.com

Parcel search Completed On 12/6/2021 9:50 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
10.033.300.100	4400 WEST 31 ST	YANKTON	EHRESMANN HOLDINGS LLC (D)	0.000

Plat Approval Items Completed On 12/6/2021 9:55 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

[Ehresmann.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?

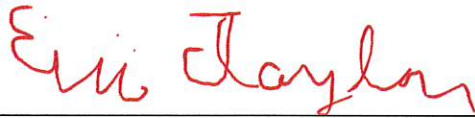
Submit Application Completed On 12/6/2021 9:56 AM EST by bconkling

Owner Certification

Owner(s)

Ehresmann Holdings LLC

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 Section207 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 Section207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 12/6/2021 9:56 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	8260
Amount Paid	\$100.00

Planning Commission Review Completed On 12/6/2021 9:56 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:

12/14/2021

Requested Information Completed On 12/6/2021 10:00 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5th P.M., Yankton County, South Dakota.

Section No:

33

Township No:

94

Range

56

Number of Lots/Tracts

1

Number of Acres

11.129

How is this property currently being used?

Commercial

What is the proposed use of the property?

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

Ehresmann Holdings LLC

Address

705 W 10th S

City

Yankton

State

SD

Zip

57078

Owner Phone

6056657532

Contact Person

Eric Taylor

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)

11.129 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 Application (Planning Commission) Completed On 12/6/2021 10:00 AM 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

8260
December 6, 2021 09:56 AM
Check

\$100.00 paid on December 6, 2021

Plat Approval Application
Application ID: 21265

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2021

Applicant

Lot 35 Baycliffe - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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 Lot 35 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12/14/2021

Board of Adjustment date: 12/21/2021

Time:

Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lot 35 in Baycliffe Estates,

Section No: 18 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 2.74

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: Bay Properties LLC

Address: 10059 Cove Pointe Rd

City: Brainerd State: MN Zip: 56401

Contact person: Tom Week

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

Agent's name: _____

Agent's 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) 2.74

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: Single Family Dwellings

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Baycliffe Properties, LLC
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.

Bob Daugherty

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: 12/14/2021

Board of Adjustment date: _____

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 7

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8

SECTION 4S

2. Brandt Trust, Merle etal 11

SECTION 4S

3. Zimmerman, Steve 20

SECTION 5S

1. List Trust, Robert 18

SECTION 6N

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Maska, Leann 5

SECTION 6S

2. Olivier, Curtis etux 6

SECTION 6S

3. Loecker, Mark etux 5

SECTION 6S

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

SECTION 8S

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

SECTION 12N

2. Affordable Self Storage LLC 8

SECTION 13N

1. Marquardt Family LP 6

SECTION 13S

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

SECTION 18N

2. Tacke, WM etux 13

SECTION 18N

1. Cap LE, Stanley etal 5

SECTION 19

2. Cap, Robert etux 7

SECTION 20N

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12

SECTION 21N

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

SECTION 26

2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

1. Zimmerman Trust, Henry etal 12

SECTION 33

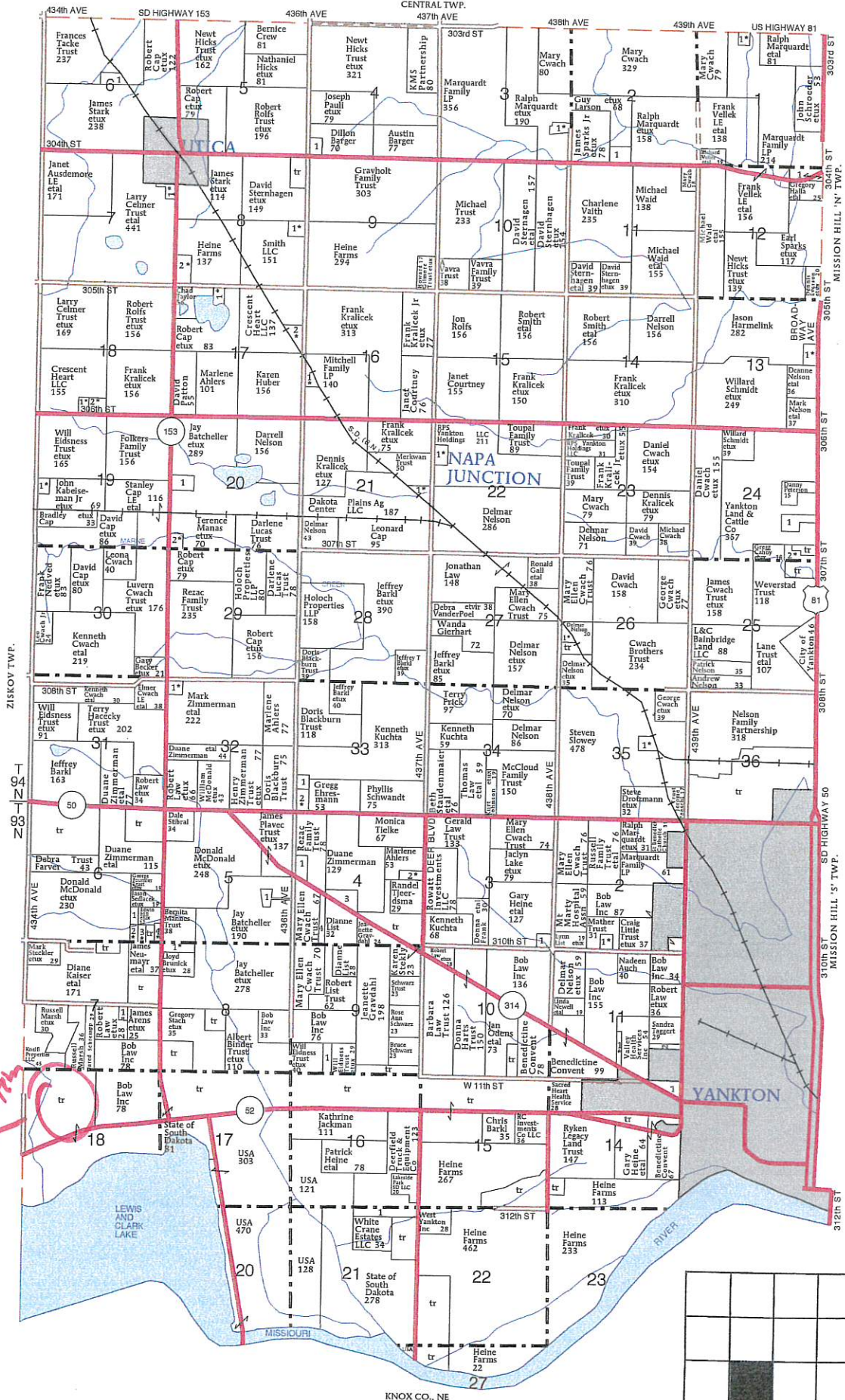
1. Delozier, Darrik 6

SECTION 35

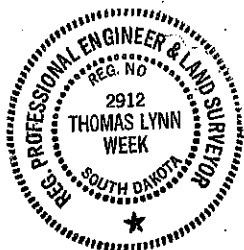
2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14




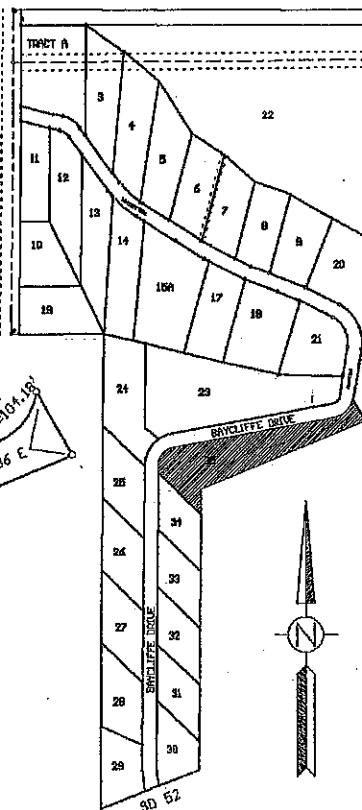
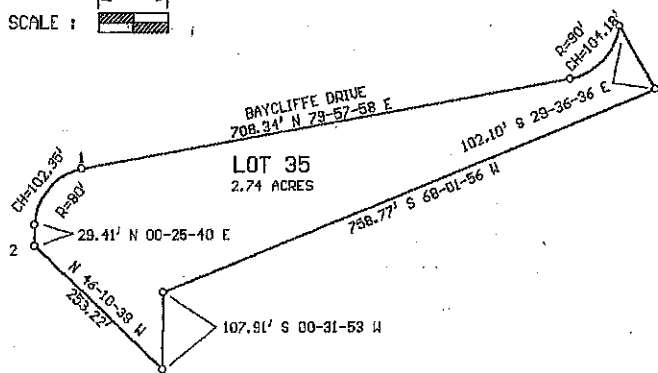
PLAT OF LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4 OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, MCVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA



POINT 1, LAT. 42-52-31.04199N, LONG. 97-30-49.81469W
POINT 2, LAT. 42-52-25.97891N, LONG. 97-30-50.70351W

○ FOUND 5/8" REBAR WITH CAP

SCALE : 



LOCATION MAP (NO SCALE)

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, MCVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH. DAY OF NOVEMBER, 2021.

THOMAS LYNN WEEK
REG. LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF APPROACHES ENTERING EACH LOT FROM BAYCLIFFE DRIVE WILL BE APPROVED BY BAY PROPERTIES, L.L.C.
DATED THIS _____ DAY OF _____, _____.

MANAGER OF BAY PROPERTIES, L.L.C.

PLAT OF LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, SCOTT G. GREEN, AS MANAGER OF BAY PROPERTIES, L.L.C., A SOUTH DAKOTA L.L.C., DO HEREBY CERTIFY THAT BAY PROPERTIES, L.L.C., A SOUTH DAKOTA L.L.C., IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY 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 _____, ____.

STATE OF _____
COUNTY OF _____

SCOTT G. GREEN, MANAGER OF
BAY PROPERTIES, L.L.C.

ON THIS ____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SCOTT G. GREEN, MANAGER OF BAY PROPERTIES, L.L.C. A SOUTH DAKOTA L.L.C., 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 THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN 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 OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS 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

DIRECTOR OF EQUALIZATION CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, _____.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY 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

REGISTER OF DEEDS CERTIFICATE

I, _____, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS ____ DAY OF _____, _____, _____ O'CLOCK, ____ M., AND DULY RECORDED IN BOOK NO. _____, PAGE _____.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval	Fees Paid
Application	\$100.00
19557	
Applicant	Created
Bill Testing	November 15, 2021

Number
19557

Final | Plat of Lot 35 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota | Bay Properties LLC | 10059 Cove Pointe Rd | 09.018.400.300 Submitted by BillTesting on 11/15/2021

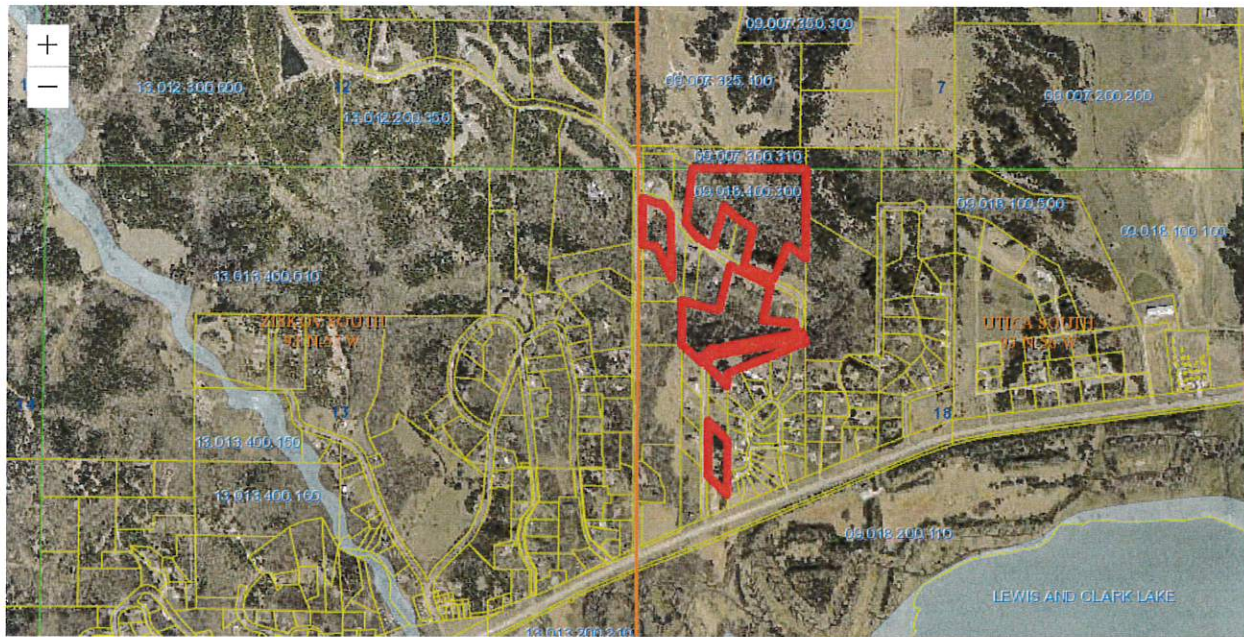


Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/15/2021 9:54 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.018.400.300		YANKTON	BAY PROPERTIES LLC (D)	0.000

Requested Information Completed On 11/15/2021 9:57 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lot 35 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

2.74

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

Bay Properties LLC

Address

10059 Cove Pointe Rd

City

Brainerd

State

MN

Zip

56401

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)

2.74

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:

Single Family Dwellings

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

Plat Approval Items Completed On 12/6/2021 2:45 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

35.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 12/6/2021 2:45 PM EST by bconkling

Owner Certification

Owner(s)

Baycliffe Properties, LLC

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



Rich Daugherty

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

Planning Commission Review Completed On 12/6/2021 2:46 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:

12/14/2021

Payment Completed On 12/6/2021 2:49 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Cash
Confirmation Number	9316

Amount Paid

\$100.00

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

9316
December 6, 2021 02:46 PM
Check

\$100.00 paid on December 6, 2021

Plat Approval Application

Application ID: 19557

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2021

Applicant

Lot 24 Baycliffe- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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 Lot 24 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12/14/2021
Board of Adjustment date: 12/21/2021

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lot 24 in Baycliffe Estates,

Section No: 18 Township No: 93

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 1.9

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: Bay Properties LLC

Address: 10059 Cove Pointe Rd

City: Brainerd State: MN Zip: 56401

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) 1.9

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 : Single Family Dwellings

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Baycliffe Estates
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.

Tom Week

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: 12/14/2021

Board of Adjustment date: _____

CENTRAL TWP.
(Landowners)**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 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. Philips, 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. Hecky 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

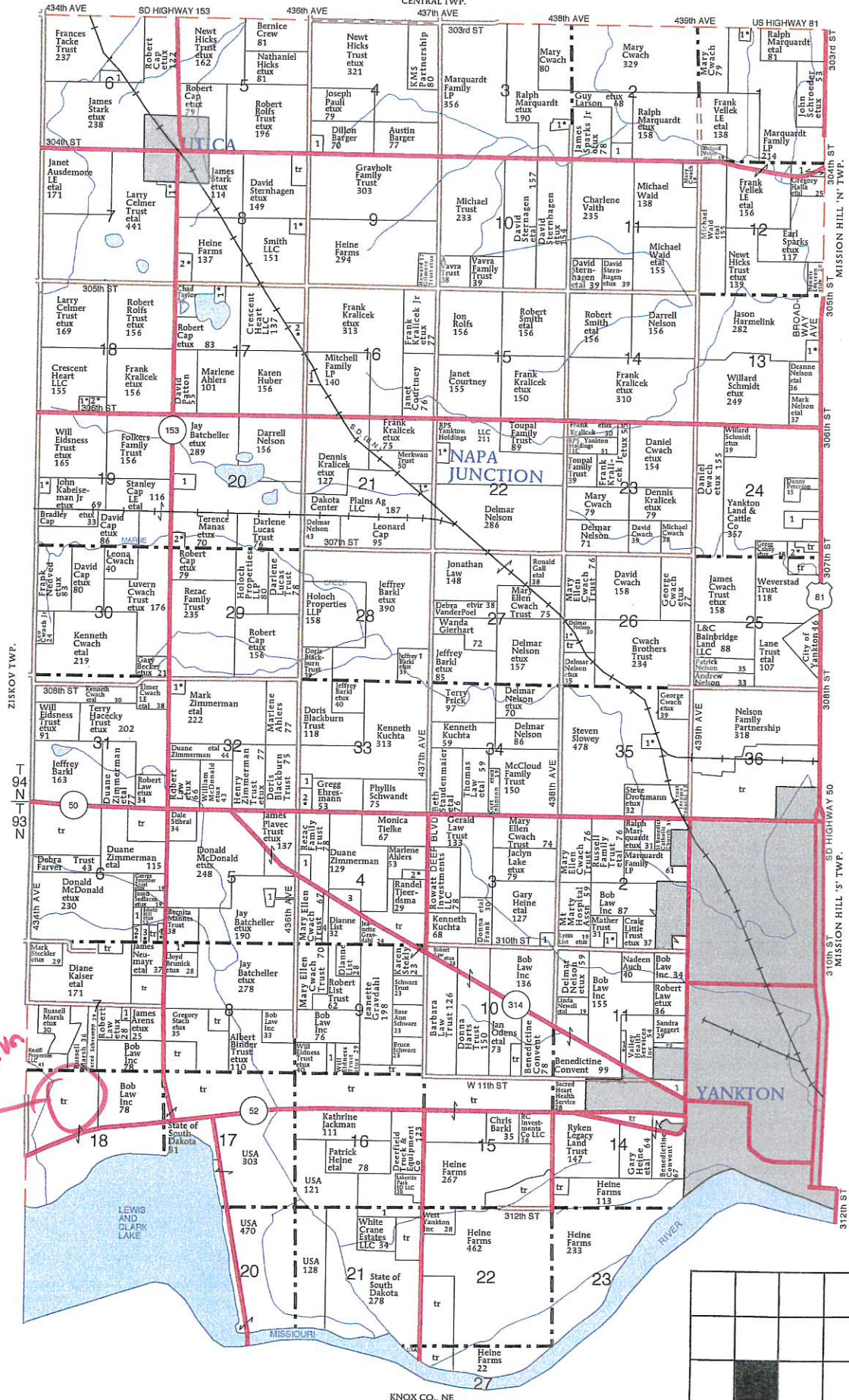
SECTION 33

1. Delozier, Darrik 6

2. Waddell, Edward etux 8

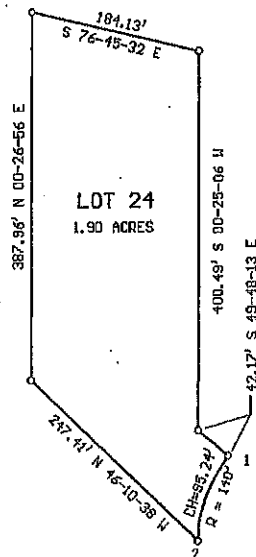
SECTION 35

1. Slowey, Steven etux 14



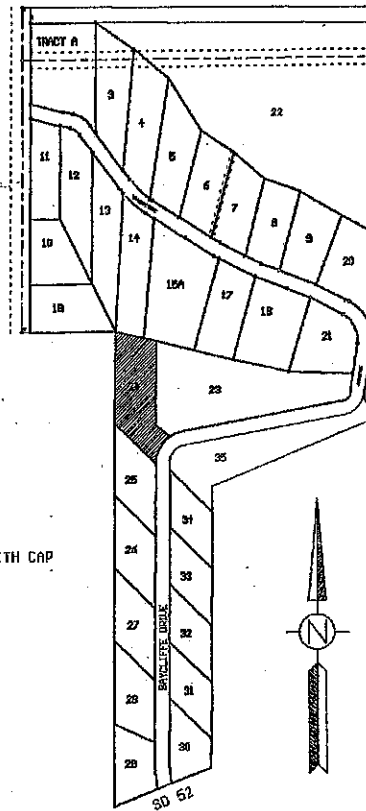
PLAT OF LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4 OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA

POINT 1, LAT. 42-52-31.155529N, LONG. 97-30-51.06279W
POINT 2, LAT. 42-52-30.27286N, LONG. 97-30-51.50655W



SCALE : 75'

○ FOUND 5/8" REBAR WITH CAP



LOCATION MAP (NO SCALE)

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH. DAY OF NOVEMBER, 2021.

THOMAS LYNN WEEK
REG. LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF APPROACHES ENTERING EACH LOT FROM BAYCLIFFE DRIVE WILL BE APPROVED BY BAY PROPERTIES, L.L.C.
DATED THIS _____ DAY OF _____,

MANAGER OF BAY PROPERTIES, L.L.C.

PLAT OF LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, SCOTT G. GREEN, AS MANAGER OF BAY PROPERTIES, L.L.C., A SOUTH DAKOTA L.L.C., DO HEREBY CERTIFY THAT BAY PROPERTIES, L.L.C., A SOUTH DAKOTA L.L.C., IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY 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 _____, _____.

STATE OF _____
COUNTY OF _____

SCOTT G. GREEN, MANAGER OF
BAY PROPERTIES, L.L.C.

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SCOTT G. GREEN, MANAGER OF BAY PROPERTIES, L.L.C. A SOUTH DAKOTA L.L.C., 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 THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN 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 OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS 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

DIRECTOR OF EQUALIZATION CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____, _____.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY 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

REGISTER OF DEEDS CERTIFICATE

I, _____, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS _____ DAY OF _____, _____, _____ O'CLOCK _____ M., AND DULY RECORDED IN BOOK NO. _____, PAGE _____.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval	Fees Paid
Application	\$100.00
19552	
Applicant	Created
Bill Testing	November 15, 2021

Number
19552

Final | Plat of Lot 24 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota | Bay Properties LLC | 10059 Cove Pointe Rd | 09.018.400.300 Submitted by BillTesting on 11/15/2021



Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/15/2021 9:44 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.018.400.300	43412 SD HWY 52	YANKTON	BAY PROPERTIES LLC (D)	0.000

Requested Information Completed On 11/15/2021 9:51 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of Lot 24 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

1.9

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

Bay Properties LLC

Address

10059 Cove Pointe Rd

City

Brainerd

State

MN

Zip

56401

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)

1.9

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:

Single Family Dwellings

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

Plat Approval Items Completed On 12/6/2021 2:37 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

24.pdf

Plat Approval Applicant Checklist 1

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 12/6/2021 2:38 PM EST by bconkling

Owner Certification

Owner(s)

Baycliffe Estates

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

Rick Bang Inty

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 12/6/2021 2:38 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	9316
Amount Paid	\$100.00

Planning Commission Review Completed On 12/6/2021 2:38 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:

12/14/2021

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

9316
December 6, 2021 02:38 PM
Check

\$100.00 paid on December 6, 2021

Plat Approval Application
Application ID: 19552

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2021

Applicant

Zappa, LLC - PLAT

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

☐ LC - Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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 Lot 38, Block 4, Sunrise Addition in the SW1/4 of the SW1/4 of Section 10, T93N, R55W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12/14/2021
Board of Adjustment date: 12/21/2021

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lot 38, Block 4, Sunrise

Section No: 10 Township No: 93

Range: 55 Number of Lots/Tracts: 6

Number of Acres: 8.01

How is the property currently being used? Commercial

What is the proposed use of the property? Commercial

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address:

City: Yankton State: SD Zip: 57078

Contact Person: Jack Brandt

Phone: 6056658455

Property Owner Information

Name: Zappa, LLC

Address: PO Box 91604

City: Sioux Falls State: SD Zip: 57109

Contact person: Jeff Koster

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) 0.51 to 3.89

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 Zappa, LLC
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.

Jeff Koster
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: 12/14/2021

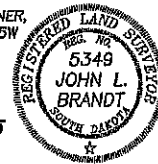
Board of Adjustment date: 12/21/2021

JOB NO. 18273
PAGE 1 OF 2

PLAT OF LOT 38, BLOCK 4, SUNRISE ADDITION IN THE SW1/4
OF THE SW1/4 OF SECTION 10, T93N, R55W 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 LOT 38, BLOCK 4, SUNRISE ADDITION IN THE SW1/4 OF THE SW1/4 OF SECTION 10, T93N, R55W 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 2ND DAY OF DECEMBER, 2021.

JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, JEFF KOSTER, AS MEMBER OF ZAPPA, L.L.C., DO HEREBY CERTIFY THAT ZAPPA, L.L.C. IS THE OWNER OF THE ABOVE SAID 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 ACCESS EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

JEFF KOSTER, MEMBER
ZAPPA, L.L.C.

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFF KOSTER, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF ZAPPA, L.L.C., AND THAT HE AS MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES NOTARY PUBLIC

RESOLUTION BY THE CITY COMMISSION

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE ABOVE DESCRIBED REAL PROPERTY, AND HAS SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

WHEREAS, SUCH PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR A REPORT AND RECOMMENDATIONS THEREON TO THE CITY COMMISSION AS REQUIRED BY LAW; NOW

THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND THE SAME IS HEREBY APPROVED. THE CITY FINANCE OFFICER IS AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

MAYOR, CITY OF YANKTON

I, _____, CITY FINANCE OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY OF YANKTON, SOUTH DAKOTA, ON THIS _____ DAY OF _____, 20____.

CITY FINANCE OFFICER

COUNTY PLANNING COMMISSION RESOLUTION

BE IT RESOLVED BY THE YANKTON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION 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.

ZONING ADMINISTRATOR

PLANNING COMMISSION CHAIR

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

HIGHWAY AUTHORITY

ACCESS TO OAK STREET 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 / STREET AUTHORITY

HIGHWAY AUTHORITY

ACCESS TO EASTSIDE 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 / STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF 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

JOB NO. 18273

PAGE 2 OF 2

Plat Approval
Application
21277
Applicant
Bill Testing
Fees Paid
\$100.00
Created
December 6, 2021

Number
21277

Final | Plat of Lot 38, Block 4,
Sunrise Addition in the SW1/4
of the SW1/4 of Section 10,
T93N, R55W of the 5th P.M.,
Yankton County, South Dakota |
Zappa, LLC | PO Box 91604 |
05.010.300.360
Submitted by BillTesting on
12/6/2021



Applicant

Bill Testing

test@test.com

Parcel search Completed On 12/6/2021 10:32 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
05.010.300.360	1113 OAK ST	YANKTON	ZAPPA LLC (D)	0.000

Requested Information Completed On 12/6/2021 10:37 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of Lot 38, Block 4, Sunrise Addition in the SW1/4 of the SW1/4 of Section 10, T93N, R55W of the 5th P.M., Yankton County, South Dakota

Section No:

10

Township No:

93

Range

55

Number of Lots/Tracts

6

Number of Acres

8.01

How is this property currently being used?

Commercial

What is the proposed use of the property?

Commercial

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale rd

City

Yankton

State

SD

Zip

57078

Contact Person

Jack Brandt

Phone

6056658455

Property Owner Information

Owner Name

Zappa, LLC

Address

PO Box 91604

City

Sioux Falls

State

SD

Zip

57109

Owner Phone

6056658455

Contact Person

Jeff Koster

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?

No

What is/are the lot size(s)

.51 to 3.89

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 12/6/2021 2:33 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

[Brandt Land Serv._20211203_053420.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 12/6/2021 2:34 PM EST by bconkling

Owner Certification

Owner(s)

Zappa, LLC

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 12/6/2021 2:35 PM EST by boonkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	9316
Amount Paid	\$100.00

Planning Commission Review Completed On 12/6/2021 2:35 PM EST by boonkling

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:

12/14/2021

Plat Approval Application (Planning Commission) Completed On 12/6/2021 2:36 PM EST by boonkling

Documents

Internal Notes

Documents

CUP Public Hearing: This was the time and place for a public hearing for a Conditional Use Permit application from Cameron Colony. Applicant requested a permit to build/operate a Class F 2800 head (280 AU Animal Units) port (swine under 55 pounds) nursery barn in an Agriculture District (AG) in Yankton County. Said property is legally described as SW1/4, S1-T96N-R55W, hereinafter to as Mayfield Township, County of Yankton, State of South Dakota. E911 address 44542 292nd Street, Irene, SD. The Planning Commission recommended approval 8-0.

Applicant Tedd Waldner spoke on his CUP application.

Action 18516Z: A motion was made by Kettering and seconded by Epp to approve a Conditional Use Permit for Cameron Colony, based on Findings of Fact from the December 11, 2018 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, to build/operate a Class F 2800 head (280 AU Animal Units) port (swine under 55 pounds) nursery barn in an Agriculture District in Yankton County, pursuant to Article 19, Section 1905 of the Yankton County Zoning Ordinance. Said property is legally described as SW1/4, S1-T96N-R55W, hereinafter to as Mayfield Township, County of Yankton, State of South Dakota. E911 address is TBA 44542 292nd Street, Irene, SD. Roll call vote was taken with Kettering, Epp, Bodenstedt and Woods voting Aye; Motion carried, 4-0.

CUP Public Hearing: This was the time and place for a public hearing for a Conditional Use Permit application from Craig Johnson. Applicant requested a permit to build/operate a Class F 2400 head (240 AU Animal Units) port (swine under 44 pounds) nursery barn in an Agriculture District (AG) in Yankton County. Said property is legally described as NE1/4, & SW1/4 exc Lot H-1 & exc Lot R-65, NW1/4, SW1/4 & exc Lot R-66 SW1/4. SW1/4 & EXC 10 acres & exc S300', W330', SW1/4, SW1/4, exc S300', E200', W530', SW1/4, SW1/4, S7-T94N-R54W, hereinafter to as Volin Township, County of Yankton, State of South Dakota. E911 address 30441 447th Avenue, Volin, SD. The Planning Commission recommended approval 8-0.

Applicant Craig Johnson spoke on his CUP application.


Action 18517Z: A motion was made by Kettering and seconded by Bodenstedt to approve a Conditional Use Permit for Craig Johnson, based on Findings of Fact from the December 11, 2018 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, to build/operate a Class F 2400 head (240 AU Animal Units) port (swine under 55 pounds) nursery barn in an Agriculture District in Yankton County, pursuant to Article 19, Section 1905 of the Yankton County Zoning Ordinance. Said property is legally described as NE1/4, & SW1/4 exc Lot H-1 & exc Lot R-65, NW1/4, SW1/4 & exc Lot R-66 SW1/4. SW1/4 & EXC 10 acres & exc S300', W330', SW1/4, SW1/4, exc S300', E200', W530', SW1/4, SW1/4, S7-T94N-R54W, hereinafter to as Volin Township, County of Yankton, State of South Dakota. E911 address is TBA 30441 447th Avenue, Volin, SD. Roll call vote was taken with Kettering, Bodenstedt, Epp and Woods voting Aye; Motion carried, 4-0.

Variance Public Hearing: This was the time and place for a public hearing for a Variance of Minimum Lot Requirement application from Jeff Koster. Variance of Minimum Lot Requirement, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred to as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBD Oak Street, Yankton, SD. The Planning Commission recommended approval 8-0.

Applicant Jeff Koster answered questions from the board.

Action 18518Z: A motion was made by Bodenstedt and seconded by Epp, based on Findings of Fact from the December 11, 2018 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, to approve a Minimum Lot Requirement for Jeff Koster, pursuant to Article 19, Section 1907 of the Yankton County Zoning Ordinance, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred to as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, Yankton, SD. All present voted aye; motion carried.

Variance Public Hearing: This was the time and place for a public hearing for a Variance of Minimum Yard Requirement application from Jeff Koster. Variance of Minimum Yard Requirement on three lots front yard from one hundred (100) feet to sixty five (65) feet and a variance of a Minimum Requirement, on five lots, front yard from one hundred (100) feet to fifty (50) feet in a Commercial District in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred to as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBD Oak Street, Yankton, SD. The Planning Commission recommended approval 8-0.

 **Action 18519Z:** A motion was made by Bodenstedt and seconded by Kettering, based on Findings of Fact from the April 11, 2017 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, to approve a Minimum Yard Requirement for Jeff Koster, pursuant to Article 19, Section 1907 of the Yankton County Zoning Ordinance, three lots front yard from one hundred (100) feet to sixty five (65) feet and a variance of a Minimum Requirement, on five lots, front yard from one hundred (100) feet to fifty (50) feet in a Commercial District Yankton County. Said property is legally described as as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred to as Mission Hill Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, SD. All present voted aye; motion carried.

CUP Public Hearing: This was the time and place for a public hearing for a Conditional Use Permit application from Yankton Energy. Applicant requested a permit for Manufacturing to

build an Ethanol Plant in a Commercial District (C) in Yankton County. Said property is legally described as Lot 1, exc Lot 2-5, Lot 1, Dakota Rail Par, S/D & exc Lot R-31, S21-T94N-R56W, hereinafter to as Utica North Township, County of Yankton, State of South Dakota. E911 address 30668 436th Avenue, Utica, SD. The Planning Commission recommended approval 8-0.

Action 18520Z: A motion was made by Bodenstedt and seconded by Epp to approve a Conditional Use Permit for Yankton Energy, based on Findings of Fact from the December 11, 2018 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, for Manufacturing to build an Ethanol Plant in a Commercial District (C) in Yankton County, pursuant to Article 19, Section 1905 of the Yankton County Zoning Ordinance. Said property is legally described as Lot 1, exc Lot 2-5, Lot 1, Dakota Rail Park, S/D & exc Lot R-31, S21-T94N-R56W, hereinafter to as Utica North Township, County of Yankton, State of South Dakota. E911 address is TBA 30668 436th Avenue, Utica, SD. Roll call vote was taken with Bodenstedt, Epp, Kettering and Woods voting Aye; Motion carried, 4-0.

Matt Winsand spoke on the CUP for Yankton Energy. Cheri Loest also spoke on the application.

Action 18521C: A motion was made by Kettering and seconded by Bodenstedt to recess the Board of Adjustment and reconvene in regular session. All present voted aye; motion carried.

Action 18522Z: motion was made by Kettering and seconded by Bodenstedt to adopt the following resolution Whereas it appears, Scott Sorensen, owner of record, has caused a plat to be made of the following real property: Tract 1, Turkey Creek Addition, W1/2, NE1/4, S15-T96N-R54W, hereinafter referred to as Turkey Valley Township County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried.

Action 18523Z: motion was made by Bodenstedt and seconded by Kettering to adopt the following resolution Whereas it appears, Deerfield Truck & Equipment, owner of record, has caused a preliminary plat to be made of the following real property: Lots 1-20, Whitetail Run, SE1/4, NE1/4, & NE1/4, SE1/4, S16-T93N-R56W, hereinafter referred to as Utica South Township County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried.

Action 18524Z: motion was made by Epp and seconded by Bodenstedt to adopt the following resolution Whereas it appears, Jeff Koster, owner of record, has caused a plat to be made of the following real property: Lots 34-40, Block 4, Sunrise Addition, SW1/4, SW1/4, S10-T93N-R55W, hereinafter referred to as Mission Hill South Township County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same.

Action 18525C: A motion was made by Bodenstedt and seconded by Epp to approve the following resolution. All present voted aye; motion carried.

A Resolution to Update Amendments for Article 9, Article 14, Article 15, Article 18, Article 19, Article 22, Article 26, Article 27 and Yankton County Zoning Map
Yankton County Zoning Ordinance #16

WHEREAS, South Dakota Codified Law 11-2-13 allows Yankton County to establish zoning Regulations; and,

WHEREAS, The Yankton County Zoning Ordinance (Ordinance #16) establishes zoning regulations in Yankton County, South Dakota; and,

WHEREAS, Article 20, Section 2003 of the Yankton County Zoning Ordinance (Ordinance #16) gives the Yankton County Commission powers to approve amendments the Yankton County Zoning Ordinance (Ordinance #16); and,

The Yankton County Commission hereby agrees Yankton County Zoning Ordinance to be updated with all applicable zoning amendments and zoning district amendments. The update includes all amendments and zoning changes to December 28, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Yankton County Commission, hereby recommends in order to establish a fair and efficient process for review and approval of applications, assure an integrated, comprehensive review of the impact of all activity, and to protect the health, safety and welfare of the County of Yankton, approves the update of all amendment adoptions for Article 9, Article 14, Article 15, Article 18, Article 19, Article 22, Article 26, Article 27 and Yankton County Zoning Map to update the Yankton County Zoning Ordinance (Ordinance #16).

MOTION: Bodenstedt SECOND: Epp Aye: 4 Nay: 0

Yankton County Chairman, Todd Woods /s/

ATTEST: Patty Hojem, Yankton County Auditor /s/

Zoning: Zoning Administrator Pat Garrity presented to the board his 2018 year-end

Yankton County Planning Recommendation

The Yankton County Planning Commission recommends that the following be approved / denied by the Yankton County Commission or the Board of Adjustment.

Applicant: Jeff Foster
Address: 106 Crestview
Hearing date: 12-11-18
Description: Variance of Min Lot 2 Acres →

Action 121118K: Moved by Becker, second by Guthmiller to recommend approval of the Variance, pursuant to Article 18, Section 1807 of the Yankton County Zoning Ordinance, based on Finding of Facts dated December 11, 2018, of Minimum Lot Requirement, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred at as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, Yankton, SD.

By roll call vote, all members present voted aye.
Motion carried.

Michael Welch ☒ Y ☐ N ☐ AB

Don Kettering ☒ Y ☐ N ☐ AB

Debra Bodenstedt ☒ Y ☐ N ☐ AB

Butch Becker ☒ Y ☐ N ☐ AB

Zane Williams ☒ Y ☐ N ☐ AB

Dan Guthmiller ☒ Y ☐ N ☐ AB

Carl Kretsinger ☐ Y ☐ N ☐ AB

Erik Koenigs ☒ Y ☐ N ☐ AB

Jeff Gudahl ☒ Y ☐ N ☐ AB

Motion: Butch Becker

Second: Dan Guthmiller

Yankton County Planning Commission

Meeting date: December 11, 2018

VARIANCE

Article 18, Section 1807

FINDINGS OF FACT

Applicant: Jeff Koster

Parcel Number: ~~15-008-200-100~~ 0501 0: 300.36⁰

Legal description: Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W

Physical Address: TBA Oak Street, Yankton, SD.

1. No such variance shall be recommended for approval by the Planning Commission unless it finds:
 - A. The strict application of the ordinance would produce undue hardship; The parcels are created to subdivide the commercial property for multiple lots in a cohesive plan.
 - B. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity; The hardship can be shared by other properties but is limited to properties in a Commercial District (C) requiring smaller lots than the industrial lots required in the zoning ordinance.
 - C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the grant of the variance; The granting of a variance will not be of substantial detriment to adjacent property nor the character of the district.
 - D. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposed of convenience, profit, and caprice. No convenience, profit or caprice was shown.
2. No variance shall be recommended for approval unless the Planning Commission finds the condition or situation of the property concerning or the intended use of the property concerned, or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment of this ordinance. The requested variance can be recurring with special circumstances discussed in the findings.
3. A recommendation of approval concerning a variance from the terms of this ordinance shall not be founded by the Planning Commission unless and until:
 - A. A written application for a variance is submitted demonstrating that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district; The property is demonstrating special conditions or circumstances with size and location and could be applicable to others structures or buildings in Commercial Districts (C).

- B. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance; Previous variances of minimum lot requirement have been granted in Yankton County.
- C. The special conditions and circumstances do not result from the actions of the applicant; The special conditions and circumstances are not a result of the applicant.
- D. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the same district. Variance requests of this type (minimum lot requirement) have been recommended previously by the Planning Commission.
4. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance. No nonconforming uses of neighboring lands, structures, or buildings in this district, and no permitted or nonconforming use of lands, structures, or buildings in other districts were considered.
5. Notice of public hearing shall be given, as in Section 1803 (3-5). The applicant mailed letters of notification to property owners within a one-half mile radius of the proposed variance on November 28, 2018 (supported by affidavit), a legal notice was published on December 1, 2018 in the Yankton Daily Press and Dakotan and a notification sign was placed on the property on December 3, 2018.
6. The public hearing shall be held. Any party may appear in person or by agent or by attorney. A public hearing was held at 8:00 pm on December 11, 2018. Jeff Koster discussed development plans for property along SD Hwy 50 between East Side Drive and Oak Street on the north side of the highway. The parcel is +/- eight (8) acres with a preliminary plat to place seven lots on the property for commercial use. Mr. Koster provided a detailed development plan with proposed lots, setbacks, landscaping, ingress / egress, drainage septic systems and utilities. The lots vary in size from .51 acre to 3.89 acres. The minimum size for septic systems in South Dakota is .50 acre. Six of the proposed lots are arranged to provide uniform yard requirements in the development. Mr. Koster stated no intention s at current time to provide fireworks in the development. Mr. Koster will be required to apply for a Conditional Use Permit if fireworks are to in this development.
The Planning Commission discussed this application and stated the preliminary plat, site plan and sketches of the proposed structures is beneficial to permitting the variances.
No other comments, positive or negative, were received by the Zoning Administrator or presented at the public hearing.
7. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for a variance; the Commission shall further make a finding that the reasons set forth in the application justify the recommendations of granting the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; the Planning Commission shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. The Planning Commission further finds that the reasons set forth in the application and hearing satisfy all requirements for this variance request.

8. In recommending approval of any variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance. The Planning Commission approves this request.
9. Under no circumstances shall the Planning Commission recommend granting a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district. The variance request of Minimum Lots Requirement is approved.

Action 121118K: Moved by Becker, second by Guthmiller to recommend approval of the Variance, pursuant to Article 18, Section 1807 of the Yankton County Zoning Ordinance, based on Finding of Facts dated December 11, 2018, of Minimum Lot Requirement, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred at as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, Yankton, SD.

By roll call vote, all members present voted aye.

Motion carried.

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

9316
December 6, 2021 02:35 PM
Check

\$100.00 paid on December 6, 2021

Plat Approval Application
Application ID: 21277

Description	Amount
Fee	\$100.00



COMMISSIONER MEETING AGENDA REQUEST

321 W 3rd, Suite 100, Yankton, SD 57078

E-Mail: patty@co.yankton.sd.us or valli@co.yankton.sd.us

Submission Deadline: 3:00pm on the Wednesday before scheduled meeting

Date Request Submitted 12/2/2021

Request is for Commission Meeting Dated 12/21/2021

Name: Cody Mangold VSO

Address: 321 W. 3rd St. Yankton

Phone: 605-260-4420

E-Mail Address: _____

Topic to be Addressed and Length of Presentation: Solicit Funds for DAV VAN
5pm

Specific Purpose for the Request (Please Also Attach Support Documents): _____

Person(s) Making Presentation to the Board: Cody Mangold

Audio/Visual Equipment Needed: _____

For Office Use:

Approved _____ Denied _____ Reason(s): _____

Signature: _____

Date: _____