

December 13, 2022

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cherie Hoffman
☐ Cathy Weiss
☐ Don Kettering

☐ Dennis Michael
☐ Chris Barkl
☐ Matt Evans

☐ Lauren Nelson

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M. – Eickoff - Planned Unit Development Amendment

Applicant is requesting to amend his Planned Unit Development per Article 18 Section 1809.

Applicant is replotting part of the PUD. Said property is legally described as Plat of Lots 7 through 14 Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota Formerly known as: Lot 1, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota – Utica South

7:10 P.M. – Plats

Eickoff - Plat of Lots 7 through 14 Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota Formerly known as: Lot 1, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota – Utica South

Brewer - Plat of Lot 12, Block 1, Beaver Beach Park, in Lot 11 of the SW1/4 of the SE1/4, and Being a replat of Lots 11 and 11A, in Block 1 of Beaver Beach Park, Section 27, T95N, R56W of the 5 P.M., Yankton County, South Dakota - Central

Jensen - Plat of Tract 9 of DJ's Addition, in Lot A of Section 16, T93N, R55W of the 5th P.M., Yankton County, South Dakota – Mission Hill South

Little - Plat of Tract 1, Little Addition, in the SW1/4 of the SE1/4 of Section 2, T93N, R56W of the 5th P.M., Yankton County, South Dakota - Utica South (Extra Territorial Jurisdiction)

Hofer– Plat of Kuchta 3rd Addition in the NE1/4 of the NE1/4 of Section 6, Township 93 North, Range 55 West of the 5th P.M., City and County of Yankton, South Dakota Containing 731,081 SQ Feet (16.78 Acres) more or less – Mission Hill South (Extra Territorial Jurisdiction)

Springwater Plat - Plat of Tract 1 and Tract 2 of Springwater Addition, in Lot K-1 of the NW1/4 of the NE1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota - Utica South

7:15 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 11/10/2022 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

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

CALL:

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

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

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

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

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

ADDRESS/LEGAL: Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507. Said property is legally described as Lot A of Parcel C in Weverstad's Addition, located in the Southeast Quarter (SE1/4), section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-four (54) west of the 5th PM, Yankton County, South Dakota, according to the duly recorded plat thereof in Books S13, Page 20. E911 address is 44873 River Rat Rd, Gayville, SD

COMMENTS: Marty Washington – Applicant
LeAnn Johnson – Neighbor in support
Jerry Merkwan – Neighbor in support

MOTION: **Approve as presented**
Passed 5-0

APPROVAL: MOTION BY: Kettering SECOND BY: evans

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

AGENDA ITEM: **Lange - Conditional Use Permit**

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

COMMENTS: Neal Lange – Applicant
Applicant asked Matt Evans to recuse himself, Evans refused. Chris Barkl called for a vote to recuse Matt. Barkl and Kettering voted Yes to recuse, Nelson and Weiss voted No. Vote was 2-2.

MOTION: **Approve as presented**
Passed 5-0

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

AGENDA ITEM: **Lange Plat**

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

COMMENTS:
None

MOTION: **Approve as presented**
Passed 5-0

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

AGENDA ITEM: **Law Plat**

ADDRESS/LEGAL: Plat of Tract F, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota – Utica South

COMMENTS: None

MOTION: **Approve as presented**
Passed 5-0

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

AGENDA ITEM: **Walloch Plat**

ADDRESS/LEGAL: Plat of Kelsey's Addition in the SE1/4 of Section 20, T95N, R57W of the 5th P.M., Yankton County, South Dakota - Lesterville

COMMENTS: None

MOTION: **Approve as presented**
Passed 5-0

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

AGENDA ITEM: **Akland Plat**
ADDRESS/LEGAL: Plat of Tract 1 and 2 of Akland Addition, an addition in the Southeast Quarter of Section 32, Township 96 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 5-0

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

AGENDA ITEM: **Schenk Plat**
ADDRESS/LEGAL: Plat of Keith's Addition, in the SW1/4 of the NW1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 5-0

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

AGENDA ITEM: **Public comment**
ADDRESS/LEGAL:

COMMENTS: None

MOTION: **Adjourn**

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

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

MOTION: _____

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

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

MOTION: _____

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

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

MOTION: _____

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

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

MOTION: _____

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Eickoff– Rezone

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

☒ PUD – Planned Unit Development

Variance needed:

☐ Section 513 ☐ Section 607 ☐ Section 705 ☐ Section 1709 ☐ Section 1723

☒ Section 1809

NOTE:

Applicant is requesting to amend his Planned Unit Development per Article 18 Section 1809. Applicant is replotting part of the PUD. Said property is legally described as Plat of Lots 7 through 14 Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota Formerly known as: Lot 1, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota

PC: Article 18 Section 1809

BOA: Article 18 Section 1809

Planning Commission date: 12/13/2022

Time: 7:05 P.M.

Board of Adjustment date:

Time:

Permit Number: REZ-2022-87

Yankton County

Variance

 Conditional Use

X Rezoning

Owner: Drake Development LLC

Owners Address: P.O. Box 51 Yankton, SD 57078

Owners Phone: 402-841-2640

Applicants Name,
if different from

Owner: Keith Eickhoff

Applicants

Address: P.O. Box 51 Yankton, SD 57078

Job Address: North west of Hwy 52 and Calrk Trail Yankton County

Legal: LT 1 DRAKE S/D SW4 NW4 NE4

Section,

Township, Range: 17-93-56

Zoning

Classification: PUD

Affected Zoning

Ordinance: 1809

Reason for Amend Planned Unit Development

Request:

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 12/13/2022 7:05 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): _____

Application Fee: \$450.00

Check #: 1255

Receipt #:

Date:

11/17/2022

Signature:

Drake Development LLC

Site Map



Parcel Number: 09.017.100.310

Site Description:

YANKTON CO., SD

FINDINGS OF FACT – REZONE

Eickoff– REZ-2022-87

Are the requirements of Section 1723 met?	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. All documents required for application for said request have been satisfactorily completed and all required fees have been paid in full.	
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: <ul style="list-style-type: none"> a. Special conditions and circumstances exist which require the land to be rezoned; b. The special conditions and circumstances do not result from the actions of the applicant; and c. The granting of the amendment or change in zoning will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the area. 	
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	
5. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for an amendment or change in zone, to include: <ul style="list-style-type: none"> a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone; 	
b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure;	
c. A recommendation to grant the amendment or change in zone will be in harmony with the general purpose and intent of this ordinance; and	

<p>d. A recommendation of approval will not be injurious to the neighborhood, or otherwise detrimental to the public welfare as presented and testified to by the applicant.</p>	
<p>6. No petition for amendment or change in zone shall be recommended for approval unless the Planning Commission finds that the condition, situation or the intended use of the property concerned is unique, required, or necessary as to make reasonably practicable the amendment or change in zone.</p>	
<p>7. Before any amendment or petition for rezoning is recommended for approval, the Planning Commission shall make written findings certifying compliance with:</p> <ul style="list-style-type: none"> a. The Comprehensive Plan; b. Specific rules governing land uses; c. Zoning district regulations; and d. Satisfactory provision and arrangement has been made concerning the following, where applicable: 	
<ul style="list-style-type: none"> 1. Certification of compliance with all ordinances and regulations regarding licensing and zoning, health, plumbing, electrical, building, fire prevention, and all other applicable ordinances and regulations; 2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; 3. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the amendment or rezone on adjoining properties and properties generally in the district; 4. Refuse and service areas, with particular reference to the items in (A) and (B) above; 5. Utilities, with reference to locations, availability, 	

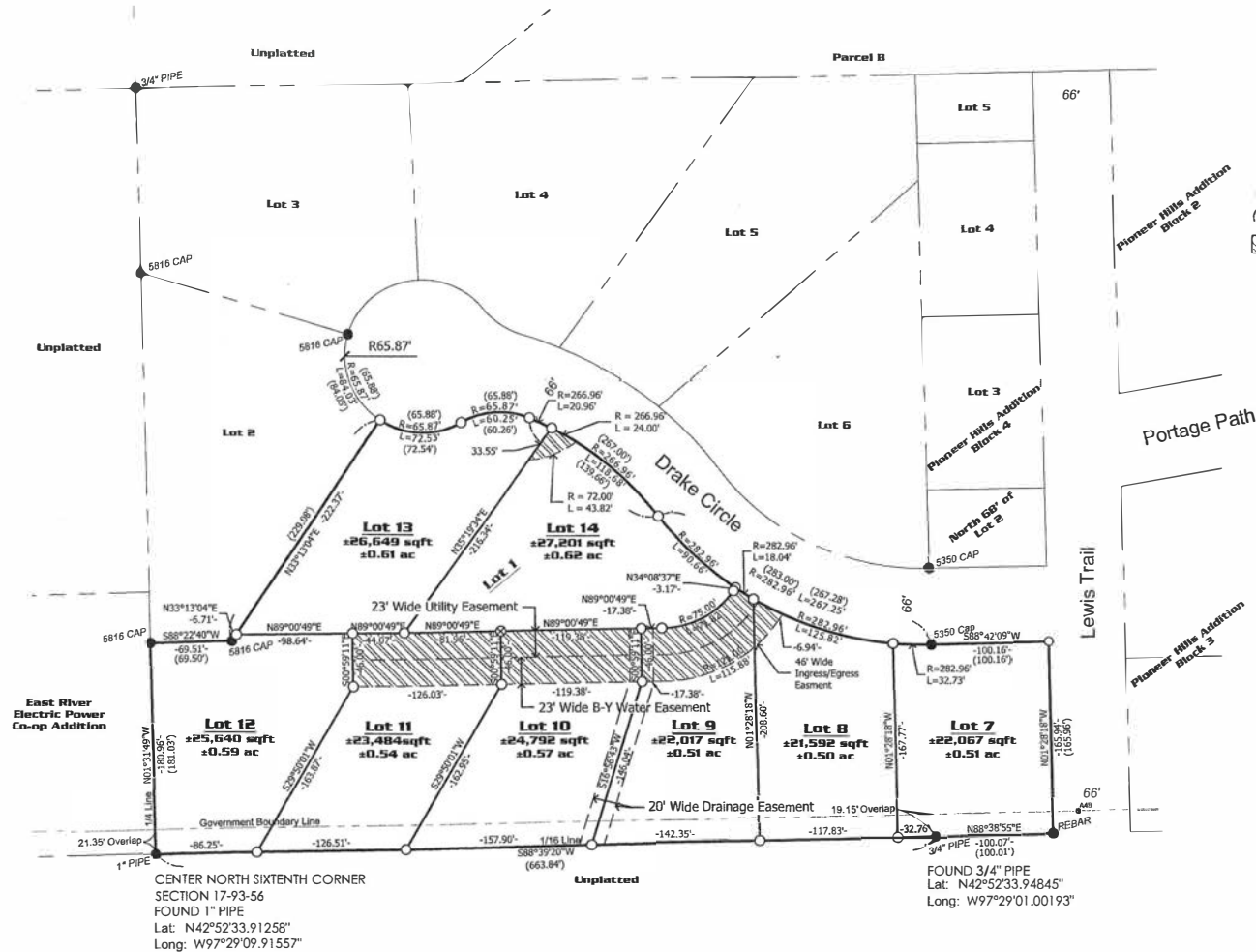
<p>and compatibility;</p> <p>6. Screening and buffering with reference to type, dimensions, and character;</p> <p>7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;</p> <p>8. Required yards and other open spaces; and</p> <p>9. General compatibility with adjacent properties and other property in the district.</p>	
<p>8. In recommending approval of any petition for amendment or change in zone, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.</p>	

PLAT OF LOTS 7 THROUGH 14

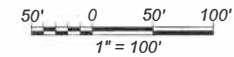
DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH,
RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

FORMERLY KNOWN AS:

LOT 1, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA



BASIS OF BEARING
UTM 14 North

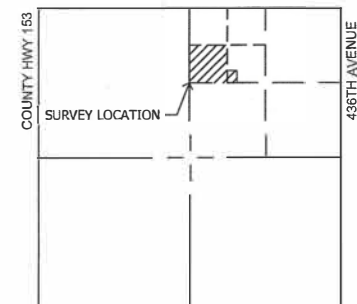


LEGEND

- Set 5/8" x 18" Rebar Stamped "KENNEDY 5350"
- ⊗ Set "MAG" Nail in Rock
- Found Corner As Noted
- Platted Property Line
- (65.33') Record Dimension from deed or plat
- ▨ Ingress / Egress Easement

This survey was performed
without the benefit of a Title
Report and does not purport
to show easements of record,
if any.

KEY MAP 17-93-56



STOCKWELL ENGINEERS, INC.
201 WALTON - 8010
YANKTON, SD 57478
TEL: 605.466.8000
FAX: 605.466.8100

LOTS 7 THROUGH 14
DRAKE SUBDIVISION SECTION 17, T93N, R56W
YANKTON COUNTY, SOUTH DAKOTA

REVISION SCHEDULE
SUBDIVISION
DATE
PROJECT # 22360

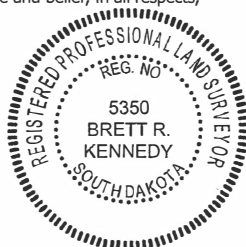
SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before October 28, 2022, survey that parcel of land described as: **LOTS 7 THROUGH 14, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.**

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

Dated this 4th day of November, 2022.

Brett R. Kennedy
Brett R. Kennedy, L.S. 5350



OWNER'S CERTIFICATE

I, the undersigned, hereby certify that Drake Development, LLC, a South Dakota Limited Liability Company, is the absolute and unqualified owner of the land included in this plat being entitled: **LOTS 7 THROUGH 14, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA**, that the plat has been made at my request and under my direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and I hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof I have hereunto set my hand this _____ day of _____, _____.

BY: _____

Title: _____

CORPORATION ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

Be it remembered that on this _____ day of _____, before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared _____ of Drake Development LLC, a South Dakota Limited Liability Company, known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that he executed the same.

My commission expires _____.

Notary Public, _____ County, South Dakota

CERTIFICATE OF STREET AUTHORITY

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

Approved this _____ day of _____, _____.

State/County/Township Road Authority

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of **LOTS 7 THROUGH 14, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA**, is hereby granted by the Yankton County Planning Commission on this _____ day of _____, _____.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of **LOTS 7 THROUGH 14, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the _____ day of _____, _____.

Chairman, County Commission
Yankton County, South Dakota

LOTS 7 THROUGH 14
DRAKE SUBDIVISION SECTION 17, T93N, R56W
YANKTON COUNTY, SOUTH DAKOTA

2 OF 3

SEE PROJECT # 22010

RECORD # 22-010

DATE

STOCKWELL
STOCKWELL ENGINEERS - INC.
1000 S. GARDEN AVENUE
YANKTON, SD 57401
TEL: 605.466.8072
FAX: 605.466.8073

COUNTY AUDITOR CERTIFICATE

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

Dated this ___ day of _____, ____.

County Auditor
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

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

Dated this ___ day of _____, ____.

Director of Equalization Yankton County,
South Dakota

COUNTY TREASURER CERTIFICATE

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

Dated this ___ day of _____, ____.

Treasurer
Yankton County, South Dakota

REGISTER OF DEEDS

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

Register of Deeds
Yankton County, South Dakota

Variance, Conditional
Use and Rezoning

Application
REZ-2022-87

Applicant
KEITH EICKHOFF

Fees Paid
\$450.00

Created
November 17,
2022

Number
REZ-2022-
87

09.017.100.310 | Drake
Development LLC | North west
of Hwy 52 and Calrk Trail
Yankton County, Yankton, SD,
57078
Submitted by keickhoff on
11/17/2022



Applicant

KEITH EICKHOFF

4028412640

keickhoff55@gmail.com

Parcel search Completed On 11/17/2022 12:23 PM EST by Anonymous



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.017.100.310			DRAKE DEVELOPMENT LLC (D)	0.000

Site Plan Completed On 11/17/2022 4:43 PM EST by bconkling

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

☒ Sketch Layer +

☒ Reference Layer -

☒ Mapproxy





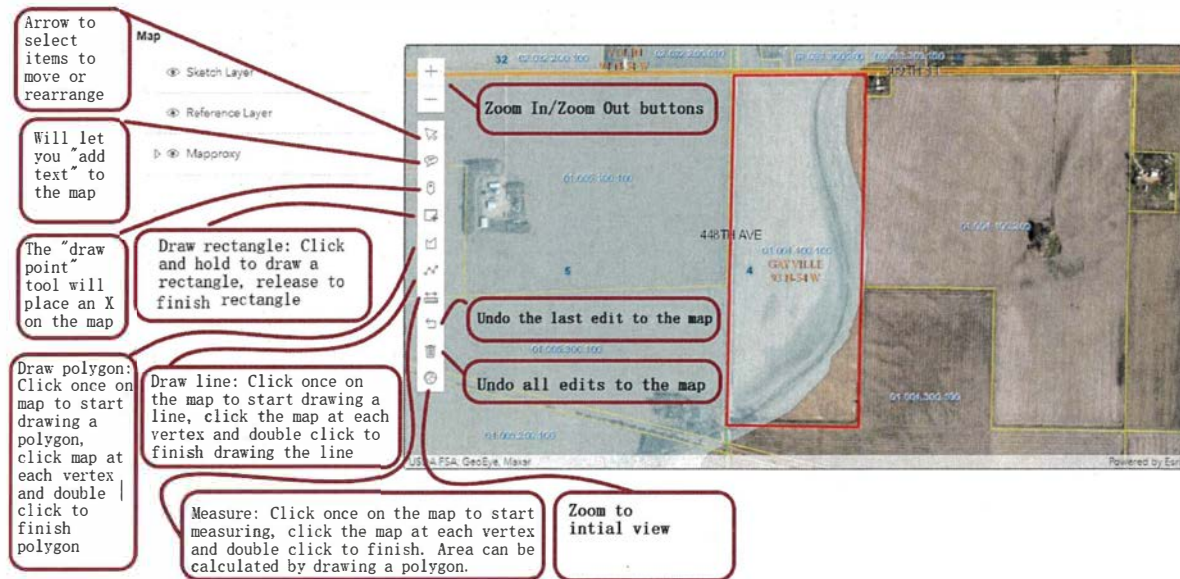
Maxar, Microsoft

Powered by Esri

Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[Eickoff plat.pdf](#)



Draft Building Permit Completed On 11/17/2022 4:43 PM EST by bconkling

Upload Draft Building Permit

Application Submitted Successfully Completed On 11/17/2022 4:44 PM EST by bconkling

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Submit Completed On 11/17/2022 4:45 PM EST by bconkling

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

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

Applicant Agreement

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

Signature

Keith Eickhoff

Date

11/17/2022

Request Information Completed On 11/17/2022 4:50 PM EST by bconkling

Type of Request

Rezoning

Fee

\$450.00

Reason for Request

Amend Planned Unit Development

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Keith Eickhoff

Applicant Address

P.O. Box 51 Yankton, SD 57078

Applicant Phone

402-841-2640

Owner Information

Owner Name

Drake Development LLC

Owner Address

P.O. Box 51 Yankton, SD 57078

Owner Phone Number

402-841-2640

Property Information

Parcel ID Number

09.017.100.310

Legal Description

LT 1 DRAKE S/D SW4 NW4 NE4

Site Address

North west of Hwy 52 and Calrk Trail Yankton County

City

Yankton

Zip

57078

Section-Township-Range

17-93-56

Zoning District

PD

Zoning Description

MD

Existing Use of Property

Vacant

Planning Review Completed On 11/17/2022 4:55 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to amend his Planned Unit Development by Changing the plat

Planning Commission Code Reference

Other Planning Commission Code Reference ⓘ

1809

Board of Adjustment Code Reference

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

Zoning Classification ⓘ

PUD

Wave Fee

Notes ⓘ

Director Review Completed On 11/17/2022 4:58 PM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 11/18/2022 4:39 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

Confirmation Data

Payment Method	Check
Confirmation Number	1255
Amount Paid	\$450.00

PC Prep Completed On 11/18/2022 4:40 PM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

December 13th 2022, 7:05 pm CST

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

12/03/2022 7:05 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

12/05/2022 7:05 PM

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

12/06/2022 7:05 PM

Date to send email to applicant

11/28/2022

Upload PC Mailing Labels

[Eickoff Labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[Eickoff Notification Letter.pdf](#)

Upload PC Newspaper Publication

[Legals 12-13-2022.pdf](#)

Permit Number

REZ-2022-87

Receipt Number

PC App Form Completed On 11/18/2022 4:40 PM EST by bconkling

[PC App Form](#)

External Notes

Documents

Internal Notes

Documents

AFFIDAVIT OF MAILING

I, Keith Dickhoff, hereby certify that on the 28th day of November, 20 22, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 28th day of November, 20 22.

Keith Dickhoff
(Name)
Affiant

Subscribed and sworn to before me this 28 day of November, 20 22.



Marie L. Haaht
Notary Public - South Dakota
My commission expires: Sept. 25, 2022

(SEAL)

NOTIFICATION

November 28 2022

Keith Eickoff
161 Sleepy Hollow Dr.
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 13th day of December, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to amend his Planned Unit Development per Article 18 Section 1809. Applicant is replotting part of the PUD. Said property is legally described as Plat of Lots 7 through 14 Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota Formerly known as: Lot 1, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota

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

Sincerely,
Keith Eickoff
Petitioner

ALLEN, CHRISTOPHER (D)
5904 NORTH 163 ST
OMAHA NE 68116

BECKER, DUANE G (D)
115 LEWIS TR
YANKTON SD 57078

BERKE, CHARLENE (D)
103 MARINA BLUFFS CT UNIT 2B
YANKTON SD 57078

BINDER, ALBERT J TRUST (D)
169 CLARK TRL
YANKTON SD 57078

BINDER, ALBERT TRUST (D)
169 CLARK TRL
YANKTON SD 57078

BLAALID, LISA J (D)
122 WEST 3 ST
YANKTON SD 57078

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

BORNITZ-GRECKEL, CONNIE (D)
PO BOX 708
YANKTON SD 57078

BURNS, DAVID (D)
101 MARINA BLUFFS CT #2
YANKTON SD 57078

CAPTAIN NORM'S LLC (D)
122 WEST 3 ST
YANKTON SD 57078

CHAPMAN, ROBERT (D)
112 SCENIC DR
YANKTON SD 57078

D&D FAMILY LEGACY TRUST (D)
7109 S HONORS DR
SIOUX FALLS SD 57108

DEGROFF, PATRICIA A TRUST (D)
103 MARINA BLUFFS CT UNIT 2D
YANKTON SD 57078

DEURMIER, DENNIS G (D)
142 SCENIC DR
YANKTON SD 57078

DJ'S PROPERTIES LLC (D)
31110 WALLEYE DR #200
YANKTON SD 57078

DOERING, HENRY (D)
151 CLARK TRL
YANKTON SD 57078

DORCEY, LORI R (D)
105 MARINA BLUFFS CT #3B
YANKTON SD 57078

DORCEY, SUZANNE M REV TRUST (D)
118 SCENIC DR
YANKTON SD 57078

DRAKE DEVELOPMENT LLC (D)
161 SLEEPY HOLLOW DR
YANKTON SD 57078

DRAKE DEVELOPMENT LLC (D)
PO BOX 51
YANKTON SD 57078

EAST RIVER ELECTRIC POWER (D)
PO BOX 227
MADISON SD 57042

FRANKFORTER FAMILY REV TRUST (D)
191 MARINA DELL CIR
YANKTON SD 57078

FRYE, CURTIS (D)
103 MARINA BLUFFS CT #2C
YANKTON SD 57078

GB TRUST (D)
101 MARINA BLUFFS CT #1
YANKTON SD 57078

GOLDEN, RANDY (D)
110 PRIMROSE LN
YANKTON SD 57078

GOLDEN, RANDY S (D)
110 PRIMROSE LN
YANKTON SD 57078

GOODROAD, DARRYL (D)
47634 187 ST
BRANDT SD 57218

HARRIS, DWIGHT (D)
124 MARINE DR
YANKTON SD 57078

HARRIS, RONALD D (D)
124 MARINE DR
YANKTON SD 57078

HAYS, CHERIE R (D)
108 LEWIS TRL
YANKTON SD 57078

HOFF, DANIEL J (D)
83675 555 ST
NORFOLK NE 68701

HUITINK, JUDITH ANN (D)
467 N ROYAL TROON
DAKOTA DUNES SD 57049

HUNT, MICHAEL B REV LIV TRUST (D)
966 QUAIL HOLLOW CIR
DAKOTA DUNES SD 57049

JMN PROPERTIES LLC (D)
106 CLARK TRL
YANKTON SD 57078

JOHNSON, J KELLY (D)
105 MARINA BLUFFS CT #3F
YANKTON SD 57078

JONES, BRAD (D)
101 LEWIS TRL
YANKTON SD 57078

JRD ENTERPRISES LLC (D)
PO BOX 76
YANKTON SD 57078

KABEISEMAN, WILLIAM J & ROSE E (D)
1210 DOUGLAS AVE
YANKTON SD 57078

KABEISEMAN, WILLIAM J (D)
1210 DOUGLAS AVE
YANKTON SD 57078

KRAUSE-SWIFT, ANNE (D)
142 KATHERINE WAY
YANKTON SD 57078

LAFFEY, FRANCIS D (D)
120 CLARK TRL
YANKTON SD 57078

MARINA BLUFFS HOMEOWNERS ASSOC
ATTN: DAVID FLICEK
101 MARINA BLUFFS CRT #7
YANKTON SD 57078

MARINA DELL ESTATES ROAD DISTR (D)
142 KATHERINE WAY
YANKTON SD 57078

MERTENS REAL ESTATE LLC (D)
105 MARINA BLUFFS CT 3A
YANKTON SD 57078

ORTNER, STEVEN L (D)
5045 330 ST
DANBURY IA 51019

PERSINGER, JOHN PAUL REV TRUST (D)
520 E PINEHURST TRL
DAKOTA DUNES SD 57049

PERSINGER, JOHN T LIVING TRUST (D)
PO BOX 1000
YANKTON SD 57078

PFEIFER, SCOTT M (D)
84803 US HWY 81
NORFOLK NE 68403

POESCHL, JEROME A REV LIV TRST (D)
213 KATHERINE WAY
YANKTON SD 57078

POSPISIL, DANIEL D (D)
144 SCENIC DR
YANKTON SD 57078

RABINE, BETH A (D)
606 DAVIS MOUNTAIN CIR
GEORGETOWN TX 78633

REDLINE PROPERTIES LLC (D)
1798 PORTLAND BLVD
SIOUX CITY IA 51106

RYAN, JAMES A (D)
304 MARINA DELL AVE
YANKTON SD 57078

SCHRAMM, HAROLD G (D)
44003 300 ST
UTICA SD 57067

SCHULZE FAMILY REVOCABLE TRUST (D)
964 PEBBLE BEACH DR
DAKOTA DUNES SD 57049

SD DEPT OF GAME FISH & PARKS (D)
523 EAST CAPITOL AVE
PIERRE SD 57501

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

STANDEN, ROBERT A JR (D)
105 MARINA BLUFFS CT #3D
YANKTON SD 57078

STIBRAL, CHARLES J (D)
31110 WALLEYE DR #200
YANKTON SD 57078

TIGER PROPERTIES LLC (D)
1301 SANDPIPER DR
BEATRICE NE 68310

UHING, ROBERT H (D)
103 MARINA BLUFFS CT #2E
YANKTON SD 57078

VELTKAMP, DON (D)
325 MARINA DELL AVE
YANKTON SD 57078

VILLA NORTH LLC (D)
490 FIRETHORN TRL
DAKOTA DUNES SD 57049

WAGNER, RANDY (D)
101 MARINA BLUFFS CT UNIT 4
YANKTON SD 57078

WAHL, JEFF REV TRUST (D)
PO BOX 754
YANKTON SD 57078

WALTER, SCOTT J (D)
7212 MONROE CIR
RALSTON NE 68127

WESTGARD, GARY A (D)
101 MARINA BLUFFS CT #5
YANKTON SD 57078

2000 Notices



AUCTIONS:

INTERSTATE AUCTION CENTER December 17th, weather permitting, 10am, 3 Miles East of Sioux Falls exit 402 Brandon. Consignment, tractors, trucks, trailers, livestock, farm equipment. 605-331-4550. Website auctionzjp.com

EMPLOYMENT:

PERKINS COUNTY SHERIFFS OFFICE accepting applications for deputy sheriff. Contact Perkins County Sheriff's Office PO Box 234 Bison, SD 57620. 605-244-5243 EOE

THE CITY OF KIMBALL is hiring a chief of police, full-time city maintenance and full-time city administrator. All three positions offer benefits and wages depending on experience. For details and application, e-mail kimballcitysd@midstatesd.net or phone 605-778-6277.

CITY OF CHAMBERLAIN, City Administrator. Responsible for supervising water, sewer, streets, parks, airport, cemetery, and recreation, managing city projects, serving as code enforcer, building and zoning official, purchasing equipment, and other duties. Position has a full benefit package along with South Dakota State Retirement. Wage is DOE. Closes January 6, 2023. Contact Nicky at 605-234-4401

LAND:

FARMLAND rents are strong. Do you need representation or a Farmland Manager? Contact Tim Pifers at 605-270-9410 or tpifers@pifers.com. Pifers Land Management. www.pifers.com

NOTICES:

ADVERTISE IN NEWSPAPERS statewide for only \$150.00. Put the South Dakota Statewide Classifieds Network to work for you today! (25 words for \$150. Each additional word \$5.) Call this newspaper or 800-658-3697 for details.

2010 Legal and Public Notices

NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a Special Events Retail (on-sale) Liquor License for 1 day, January 21, 2023, from Riverside Roadhouse, Inc. d/b/a Riverside Roadhouse, 44368 309th Street, Mission Hill, SD 57046 at The Meridian Venue, 101 E. 3rd Street, Yankton, SD.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, December 12, 2022 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 28th day of November, 2022.

AJ Viereck
FINANCE OFFICER

Published once at the total approximate cost of \$14.88 and can be viewed free of charge at www.sd-publicnotices.com

Published December 2, 2022.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjust-

2010 Legal and Public Notices

facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, Section 15, T93N, R56W of the 5th P.M., County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19, E911 address is 3700 West 8th St, Yankton, South Dakota

Published twice at the total approximate cost of \$33.41 and can be viewed free of charge at www.sd-publicnotices.com

Published November 25 & December 2, 2022.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 13th day of December, 2022, at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to amend his Planned Unit Development per Article 18 Section 1809. Applicant is replotting part of the PUD. Said property is legally described as Plat of Lots 7 through 14, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota. Formerly known as: Lot 1, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota.

Published twice at the total approximate cost of \$19.86 and can be viewed free of charge at www.sd-publicnotices.com.

Published December 2 & 9, 2022.

YOUR NEWS!

The Press & Dakotan
www.yankton.net

Study

From Page 1

the study is to determine how to meet the highlighted area's traffic needs safely and efficiently through 2050.

"We've looked at traffic counts for both summer — understanding that it's a recreational area — and in the fall," he said. "We've collected information on vehicle speeds. We've collected information on crashes. We've collected information on where all the access points are because all of these things mesh together and help us to understand the story of today and what the opportunities are for the future."

The meeting included a presentation outlining the study's findings so far and included a short question-and-answer session.

Troe said the most notable concern was the difficulty accessing Highway 52.

"The biggest takeaway was the conversations about what is going to be the traffic control at Deer Boulevard and South Dakota 52," he said.

"Anecdotally, people are saying that it's difficult to make the northbound left coming out of there and that it backs up pretty good, particularly in the summer."

Other residents noted difficulties with the intersection of Highway 314 and West City Limits Road and where West City Limits Road intersects Highway 52.

Audience members were also encouraged to write down ideas and concerns on note cards as well as maps of the lake area distributed throughout the room.

"Westill need to project traffic out to 2050 on all of the routes and then do the same intersection operations

Laurel

From Page 1

fiancé Michele Ebeling, one of the homicide victims, and said Carrie Jones harassed him while trying to remove Ebeling's belongings from the burned house. The house has since been razed.

Welch filed a Nov. 14 request for a protection order. "Carrie Jones has threaten(ed) my life, now has a firearm and has made more threats against me," he said in his request.

Welch said he was "worried about my life" and was now living in a safehouse for his own protection.

The Pallasess, husband and wife, live about a block from Jones. The couple said they feared for their lives, especially upon learning Carrie Jones had purchased a gun. They described incidents of where Jones shouted obscenities and threatened to kill them and the entire town.

The Pallasess continue living at their home for now.

The three plaintiffs said they feared for their safety because of Carrie Jones' alleged threatening actions toward them.

EXTRA PRECAUTIONS

For Thursday's hearing, the Cedar County Sheriff's Office provided additional security measures. Sheriff Larry Koranda stood in place near the two opposing sides and the judge, while Deputy Chad Claussen wandered spectators with a metal detector prior to entering the courtroom.

Given the situation, Meisner said he was keeping the restraining orders in place for the same reason he signed them.

"I signed it to keep people on their side of the street," he said.

Meisner emphasized to both sides that he isn't necessarily taking sides or questioning one side or the other. However, he believes the unusual situation warrants keeping intact some kind of separation between the parties.

"If this was just a dispute between neighbors, I wouldn't sign off on a protection order," he said. "These things happen all the time. I would tell (both sides) to work it out. I'd say just to knock it off."

Meisner reassured Jones that the protection order doesn't limit her ability to own a firearm. During Jones'



COURTESY PHOTO
District Court Judge Bryan C. Meisner

presentation, the judge said he found her reason for purchasing a gun as not relevant to the protection orders.

The main concern is keeping the community safe, he said.

"I want something in place that says, you stay on your side of the street or fence," he said. "I understand it's a small town, and you're going to bump into each other. But I think there needs to be an adult (authority figure). I'm keeping this (protection order) in place to keep the peace. If something goes sideways, I don't want people asking why something wasn't done about it."

CONFLICTING CLAIMS

In court, Carrie Jones addressed the three protection orders, one at a time. For the first order, she outlined her whereabouts at a different location during the time of one alleged confrontation. She addressed the other plaintiffs' claims about disputes and exchanges.

The plaintiffs didn't respond to Jones' presentations as she made them.

After Meisner announced his decision, Alan Pallas briefly addressed the court. He said he could overlook some of Jones' earlier words and actions, but recent developments left him feeling unsafe.

In court records, Welch described a confrontation with the Jones.

"Carrie Jones was watching me while I was getting the rest of my things out of the house where Michele Ebeling, my fiancé, lived before she was murdered," Welch said. "Then, when I left the house, Carrie ran out of her house (cussing) me. ... I was arguing about the

crime (four murders), and she threatened my life as well."

RECOUNTING INCIDENTS

Welch then listed an Oct. 31 incident where an individual "called me to inform me that Carrie Jones has bought a firearm. Now, I feel that my life is in danger. I have feedback from folks around where I am living that Carrie Jones has been trying to find me."

Sherry Pallas, who lives at 305 Elm Street in Laurel, said in her petition and affidavit that she has been harassed.

Pallas described an Aug. 27 incident in which the couple was leaving their home for shopping.

"(Jones) came up to my car yelling, 'What are you looking at? I will kill you two. I will kill everyone in Laurel.' She started running after me," she said.

Pallas said she didn't go to the store, instead returning home with Jones yelling she would kill the couple and wanted Alan Pallas to fight.

Sherry Pallas said she fears Jones will break into their house and kill the couple. Pallas said she no longer feels safe walking two blocks to the store and even feels "jumpy" and restricted to her house.

"We need these protection orders to help feel safe, and she should not have any right to possess any type of fire arms, bullets or shells," Pallas said.

Pallas said she has filed a police report and wants to press charges for terroristic threats. She described occasion where Jones "was outside yelling, 'What the f— you looking at?'" and flipping obscenities at passersby.

Alan Pallas described a similar incident, adding that Jones approached him and raised her hand in a gesture of holding a gun and shooting him. Pallas said he reported the incident to 911.

JONES SPEAKS OUT

During her presentation, Jones provided details that she said refuted those accusations against her. She called the orders a matter of bad faith and harassment that are trying to cast her as a "violent, insane person."

She addressed a reported Sept. 17 incident in which she allegedly had a confrontation with one of the plaintiffs during mid-afternoon. She produced receipts and other sources showing she had spent the day out of town.

judge said.

Luebe pointed to another reason for revoking bond.

"There is additional evidence that Mr. Jones is not only a danger to others but also to himself," the judge said. "Perhaps, he sought to do self-harm to himself as part of the (alleged) offenses."

The August deaths stunned Laurel, a community of 1,000 residents. The investigation involved various law enforcement agencies, including the Nebraska State Patrol, Cedar County Sheriff's Office and Laurel Police Department.

Authorities found evidence at the scenes that allegedly linked Jones to the deaths.

Investigators then concluded that Jones was inside his home at 206 Elm Street in Laurel. The Nebraska State Patrol SWAT Team was activated, and an arrest warrant was obtained for Jones. Following repeated attempt to have Jones exit the

In another case, she showed photos of her house with windows still boarded up from a Nebraska State Patrol SWAT entry into the house last August.

She asked how she could be watching others if her windows were boarded up. On the other hand, she noted the reporting party must be watching her all the time, which she considered harassment.

Jones also questioned why the three complaints weren't filed immediately. "Why wait two months to file a harassment order or police report?" she asked.

As for purchasing a gun, she noted, "I bought it for home defense, not to arm up." She added that Nebraska is an open carry state, and she had contacted a Nebraska State Patrol official to make him aware of her gun purchase.

"I'm not a gunslinger," she added. Jones noticed reports that didn't include any specific days and time or names of individuals. She also dismissed Welch's claims that she was trying to find him to cause harm.

"He did this to look victimized, to trash my reputation and out of spite," she said.

Jones listed other accounts of people, both known and strangers, who says she should leave Laurel and threaten to force her out. Others have moved things onto her property.

However, Jones said she remains a strong woman with a military background. She has posted three "no trespassing" signs on her property and says she means business.

"I'll harass, I'll drop them," she said. "I have military training. I can drop them without harming them."

Jones said she has no criminal record and has passed background checks for work and for purchasing guns. She says her accusers are suffering from paranoia.

"I'm an introvert, but I stand up for myself," she said.

Meisner said he felt keeping the protection orders in place maintained a boundary or separation among the parties, or as much as possible in the Cedar County community.

The judge encouraged the disputing parties to maintain their distance from each other.

"We need to try to mind our own business," he said. "If we do, we'll be fine."

Follow @RDockendorf on Twitter.

house voluntarily, the SWAT Team made entry into the home and located Jones in a bedroom with severe burns.

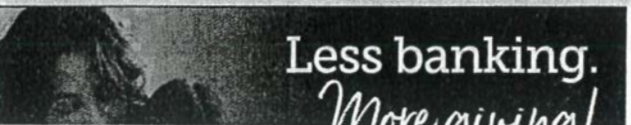
Jones was taken to St. Elizabeth Hospital in Lincoln, where he had received treatment for weeks. After recovering from his burns, he was then arrested and taken to jail.

The Cedar County Sheriff's Office used private security to maintain watch over Jones during his hospital stay, Sheriff Larry Koranda told the Press & Dakotan.

Authorities haven't indicated whether Jones will appear in person at next month's district court arraignment.

This is a developing story. For more information, follow the Press & Dakotan online, on social media and in print.

Follow @RDockendorf on Twitter.



CITY OF KIMBALL is hiring a chief of police, full-time city maintenance and full-time city administrator. All three positions offer benefits and wages depending on experience. For details and application, e-mail kimballcity@midstatesd.net or phone 605-768-2277.

CITY OF CHAMBERLAIN, City Administrator. Responsible for supervising water, sewer, streets, parks, airport, cemetery, and recreation, managing city projects, serving as code enforcer, building and zoning official, purchasing equipment, and other duties. Position has a full benefit package along with South Dakota State Retirement. Wage is DOE. Closes January 6, 2023. Contact Nicky at 605-234-4401

LAND:

FARMLAND rents are strong. Do you need representation or a Farmland Manager? Contact Tim Peters at 605.270.9410 or tpeters@pfifers.com. Pfifers Land Management, www.pfifers.com

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2010 Legal and Public Notices

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Dated at Yankton, South Dakota this 28th day of November, 2022.

Al Viereck
FINANCE OFFICER

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Published December 2, 2022.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of December, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507. Said property is legally described as Lot A of Parcel C in Weverstad's Addition, located in the Southeast Quarter (SE1/4), section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-four (54) West of the 5th PM, Yankton County, South Dakota, according to the duly recorded plat thereof in Books 513, Page 20. E911 address is 44873 River Rat Rd, Gayville, SD

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:35 P.M. on the 6th day of December, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to build a self-storage

County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to amend his Planned Unit Development per Article 18 Section 1809. Applicant is replotting part of the PUD. Said property is legally described as Plat of Lots 7 through 14 Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota. Formerly known as: Lot 1, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota.

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The meeting included a presentation outlining the study's findings so far and included a short question-and-answer session.

Troe said the most notable concern was the difficulty accessing Highway 52.

"The biggest takeaway was the conversations about what is going to be the traffic control at Deer Boulevard and South Dakota 52," he said. "Anecdotally, people are saying that it's difficult to make the northbound left coming out of there and that it backs up pretty good, particularly in the summer."

Other residents noted difficulties with the intersection of Highway 314 and West City Limits Road and where West City Limits Road intersects Highway 52.

Audience members were also encouraged to write down ideas and concerns on note cards as well as maps of the lake area distributed throughout the room.

"We still need to project traffic out to 2050 on all of the routes and then do the same intersection operations analysis we did for the existing conditions for 2050," Troe said. "Then we can start moving into, 'Here is our list of things that we need to address and now we can start looking at ways of addressing them.' We call it the mitigation stage."

Thursday's meeting will not be the last public discussion on the matter of transportation in the lake area.

Gramm said the next meeting will include an analysis of the input gathered at the first meeting.

"The consultant will have all the data they gathered from this first meeting put together," Gramm said. "They'll have a list of what they've found to be the needs. Here are some ideas to address those needs and desires."

The second meeting is slated to be conducted sometime in the spring.

Follow @RobNielsenPandD on Twitter.

had purchased a gun. They described incidents of where Jones shouted obscenities and threatened to kill them and the entire town.

The Pallasess continue living at their home for now.

The three plaintiffs said they feared for their safety because of Carrie Jones' alleged threatening actions toward them.

EXTRA PRECAUTIONS

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"If this was just a dispute between neighbors, I wouldn't sign off on a protection order," he said. "These things happen all the time. I would tell (both sides) to work it out. I'd say just to knock it off."

Meisner reassured Jones that the protection order doesn't limit her ability to own a firearm. During Jones'

conference, as he was housed at the Nebraska Department of Corrections' Reception and Treatment Center in Lincoln, Nebraska.

During the hearing, Matney asked the court to revoke Jones' bond, which had been set at \$5 million. Luebe agreed to a prosecution request that Jones' bond be revoked. The judge said the defendant represents a flight risk and a danger to others and himself.

Luebe noted the prospect of the death penalty as a major consideration in revoking bond. "If (the defendant) post bond, there is concern he will flee the jurisdiction," the judge said. "There is a high likelihood he is tempted to flee given the nature of the offenses."

Under Nebraska state statute, no bond is appropriate given the circumstances, the

judge said. Luebe pointed to another reason for revoking bond. "There is additional evidence that Mr. Jones is not only a danger to others but also to himself," the judge said. "Perhaps, he sought to do self-harm to himself as part of the (alleged) offenses."

The August deaths stunned Laurel, a community of 1,000 residents. The investigation involved various law enforcement agencies, including the Nebraska State Patrol, Cedar County Sheriff's Office and Laurel Police Department.

Authorities found evidence at the scenes that allegedly linked Jones to the deaths.

Investigators then concluded that Jones was inside his home at 206 Elm Street in Laurel. The Nebraska State Patrol SWAT Team was activated, and an arrest warrant was obtained for Jones. Following repeated attempt to have Jones exit the

house voluntarily, the SWAT Team made entry into the home and located Jones in a bedroom with severe burns.

Jones was taken to St. Elizabeth Hospital in Lincoln, where he had received treatment for weeks. After recovering from his burns, he was then arrested and taken to jail.

The Cedar County Sheriff's Office used private security to maintain watch over Jones during his hospital stay. Sheriff Larry Koranda told the Press & Dakotan.

Authorities haven't indicated whether Jones will appear in person at next month's district court arraignment.

This is a developing story. For more information, follow the Press & Dakotan online, on social media and in print.

Follow @RDockendorf on Twitter.

Follow @RobNielsenPandD on Twitter.



Less banking. More giving!

December Food Drive

Our Fox Run and Cedar branches are collecting items to make the holidays a little brighter for those in need!

Bring your donations to either branch during the month of December to be donated to our local food pantry.

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Yankton County, South Dakota

Paid by
KEITH EICKHOFF
keickhoff55@gmail.com

Payment number
Date paid
Payment method

Receipt

1255
November 18, 2022 04:39 PM
Check

\$450.00 paid on November 18, 2022

Variance, Conditional Use and Rezoning Application
Application ID: REZ-2022-87

Description	Amount
Fee	\$450.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/17/2022

Applicant

Eickoff Plat- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional
☒ PUD – Planned Unit Development

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 7 through 14 Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota Formerly known as: Lot 1, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12/13/2022
Board of Adjustment date: 12/20/2022

Time:
Time:

Please Check Plat Type:

☐ Final ☒ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lots 7 through 14 Drake

Section No: 17 Township No: 93

Range: 56 Number of Lots/Tracts: 8

Number of Acres: 5.0

How is the property currently being used? vacant

What is the proposed use of the property? single family homes

Surveyor/Engineer Information

Firm Name: Drake Development

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Keith Eickhoff

Phone: 402-841-2640

Property Owner Information

Name: Drake Development LLC

Address: P.O. Box 51

City: Yankton State: SD Zip: 57078

Contact person: Keith Eickhoff

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 22,000 to 27,000

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 homes

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Drake Development 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.

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?

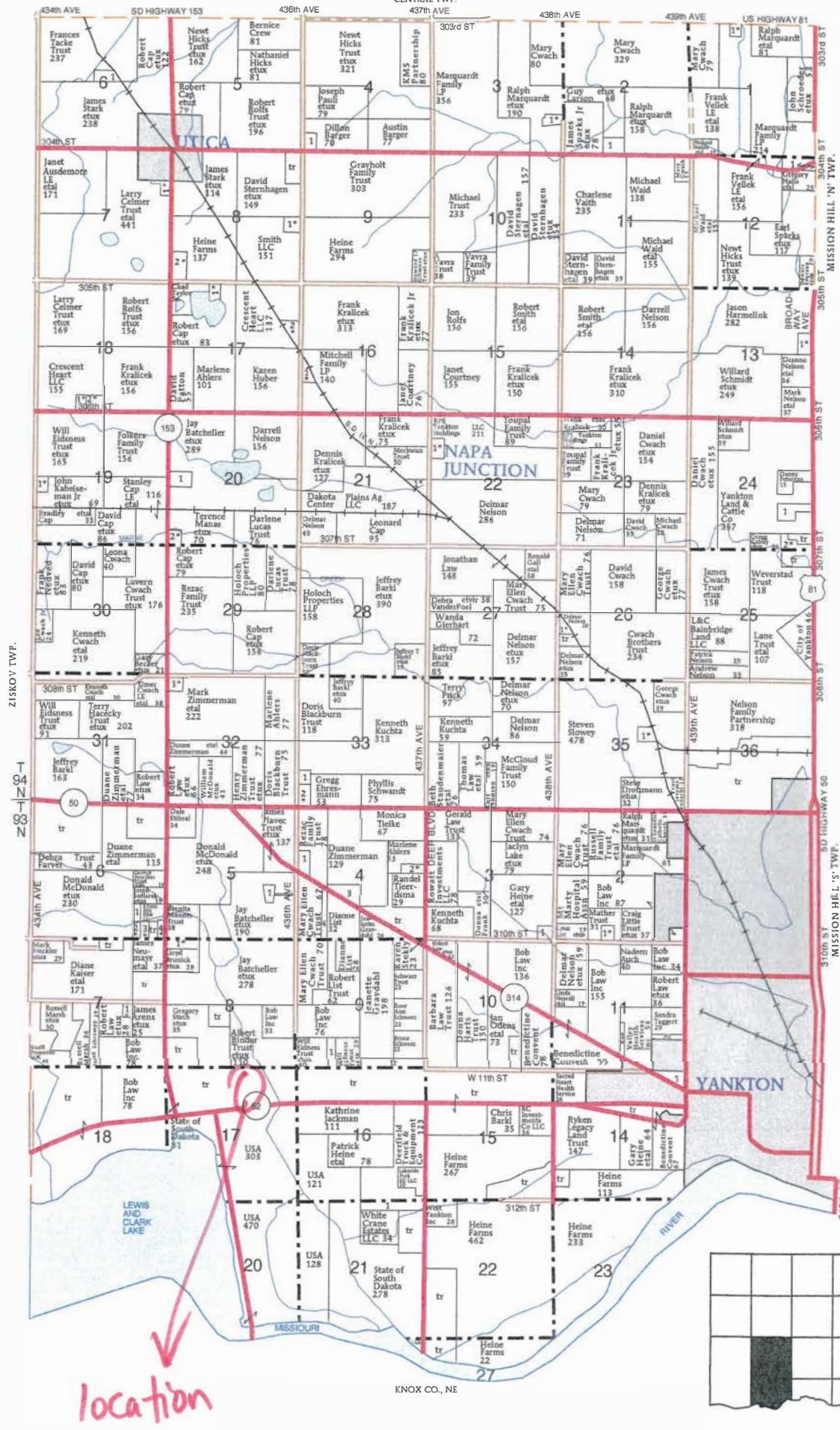
- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☐ 2. Taxes paid at County Treasures?
- ☐ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?
- ☐ 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: 12/13/2022

Board of Adjustment date: _____

(Landowners)

CENTRAL TWP.



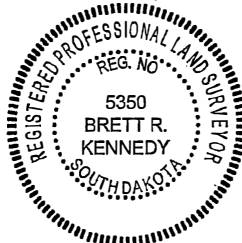
SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before October 28, 2022, survey that parcel of land described as: **LOTS 7 THROUGH 14, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.**

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

Dated this 4th day of November, 2022.

Brett R. Kennedy
Brett R. Kennedy, L.S. 5350



OWNER'S CERTIFICATE

I, the undersigned, hereby certify that Drake Development, LLC, a South Dakota Limited Liability Company, is the absolute and unqualified owner of the land included in this plat being entitled: **LOTS 7 THROUGH 14, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA**, that the plat has been made at my request and under my direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and I hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof I have hereunto set my hand this _____ day of _____, _____.

BY: _____

Title: _____

CORPORATION ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

Be it remembered that on this _____ day of _____, before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared _____ of Drake Development LLC, a South Dakota Limited Liability Company, known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that he executed the same.

My commission expires _____.

Notary Public, _____ County, South Dakota

CERTIFICATE OF STREET AUTHORITY

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

Approved this _____ day of _____, _____.

State/County/Township Road Authority

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of **LOTS 7 THROUGH 14, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA**, is hereby granted by the Yankton County Planning Commission on this _____ day of _____, _____.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of **LOTS 7 THROUGH 14, DRAKE SUBDIVISION IN THE NW 1/4 OF THE NE 1/4, SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the _____ day of _____, _____.

Chairman, County Commission
Yankton County, South Dakota

2 OF 3

SUB PROJECT # 22360

REVISION SCHEDULE

DATE

LOTS 7 THROUGH 14
DRAKE SUBDIVISION SECTION 17, T93N, R56W
YANKTON COUNTY, SOUTH DAKOTA

STOCKWELL
STOCKWELL ENGINEERING, INC.
1001 WEST 10TH STREET
YANKTON, SD 57401
605.466.8123

COUNTY AUDITOR CERTIFICATE

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

Dated this ___ day of ___, ___, ___.

County Auditor
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

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

Dated this ___ day of ___, ___, ___.

Director of Equalization Yankton County,
South Dakota

COUNTY TREASURER CERTIFICATE

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

Dated this ___ day of ___, ___, ___.

Treasurer
Yankton County, South Dakota

REGISTER OF DEEDS

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

Register of Deeds
Yankton County, South Dakota

LOTS 7 THROUGH 14

DRAKE SUBDIVISION SECTION 17, T93N, R56W
YANKTON COUNTY, SOUTH DAKOTA

Plat Approval
Application
75705

Fees Paid
\$100.00

Applicant
KEITH EICKHOFF

Created
November 17,
2022

Number
75705

Amended | Plat of Lots 7
through 14 Drake Subdivision in
the NW1/4 of the NE1/4,
Section 17, Township 93 North,
Range 56 West of the 5th P.M.,
Yankton County, South Dakota
Formerly known as: Lot 1, Drake
Subdivision in the NW1/4 of the
NE1/4, Section 17, Township 93
North, Range 56 West of the 5th
P.M., Yankton County, South
Dakota | Drake Development
LLC | P.O. Box 51 |
09.017.100.310
Submitted by keickhoff on
11/17/2022



Applicant

KEITH EICKHOFF

[4028412640](https://www.ks.gov/4028412640)

keickhoff55@gmail.com

Parcel search Completed On 11/17/2022 12:56 PM EST by keickhoff



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.017.100.310			DRAKE DEVELOPMENT LLC (D)	0.000

Submit Application Completed On 11/17/2022 1:13 PM EST by keickhoff

Owner Certification

Owner(s)

Drake Development 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

Keith Eickhoff

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

Plat Approval Items Completed On 11/17/2022 1:15 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

[Eickhoff plat.pdf](#)

Plat Approval Applicant Checklist ⓘ

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

Taxes paid at County Treasures?

County Treasurer's signature?

Requested Information Completed On 11/17/2022 1:17 PM EST by bconkling

Fee

\$100.00

Plat Type

Amended

Development Information

Plat Name

Plat of Lots 7 through 14 Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota Formerly known as: Lot 1, Drake Subdivision in the NW1/4 of the NE1/4, Section 17, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota

Section No:

17

Township No:

93

Range

56

Number of Lots/Tracts

8

Number of Acres

5.0

How is this property currently being used?

vacant

What is the proposed use of the property?

single family homes

Surveyor/Engineer Information

Firm Name

Drake Development

Address

P.O. Box 51

City

Yankton

State

SD

Zip

57078

Contact Person

Keith Eickhoff

Phone

402-841-2640

Property Owner Information

Owner Name

Drake Development LLC

Address

P.O. Box 51

City

Yankton

State

SD

Zip

57078

Owner Phone

402-841-2640

Contact Person

Keith Eickhoff

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

22,000 to 27,000

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 homes

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

Payment Completed On 11/17/2022 4:56 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	1346
Amount Paid	\$100.00

Planning Commission Review Completed On 11/17/2022 4:57 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 and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Planning Commission date:

12/13/2022

Plat Approval Application (Planning Commission) Completed On 11/17/2022 4:57 PM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
KEITH EICKHOFF
keickhoff55@gmail.com

Payment number
Date paid
Payment method

Receipt

1346
November 17, 2022 04:56 PM
Check

\$100.00 paid on November 17, 2022

Plat Approval Application

Application ID: 75705

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/1//2022

Applicant

Brewer- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot 12, Block 1, Beaver Beach Park, in Lot 11 of the SW1/4 of the SE1/4, and Being a replat of Lots 11 and 11A, in Block 1 of Beaver Beach Park, Section 27, T95N, R56W of the 5 P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

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

Plat Name: Plat of Lot 12, Block 1, Beaver

Section No: 27 Township No: 95

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 0.13

How is the property currently being used? High Density Residential

What is the proposed use of the property? High 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: Corliss Brewer

Address: 180 BEAVER BEACH RD

City: Utica State: SD Zip: 57067

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) 0.13 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 Corliss Brewer
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.

Corliss Brewer

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:

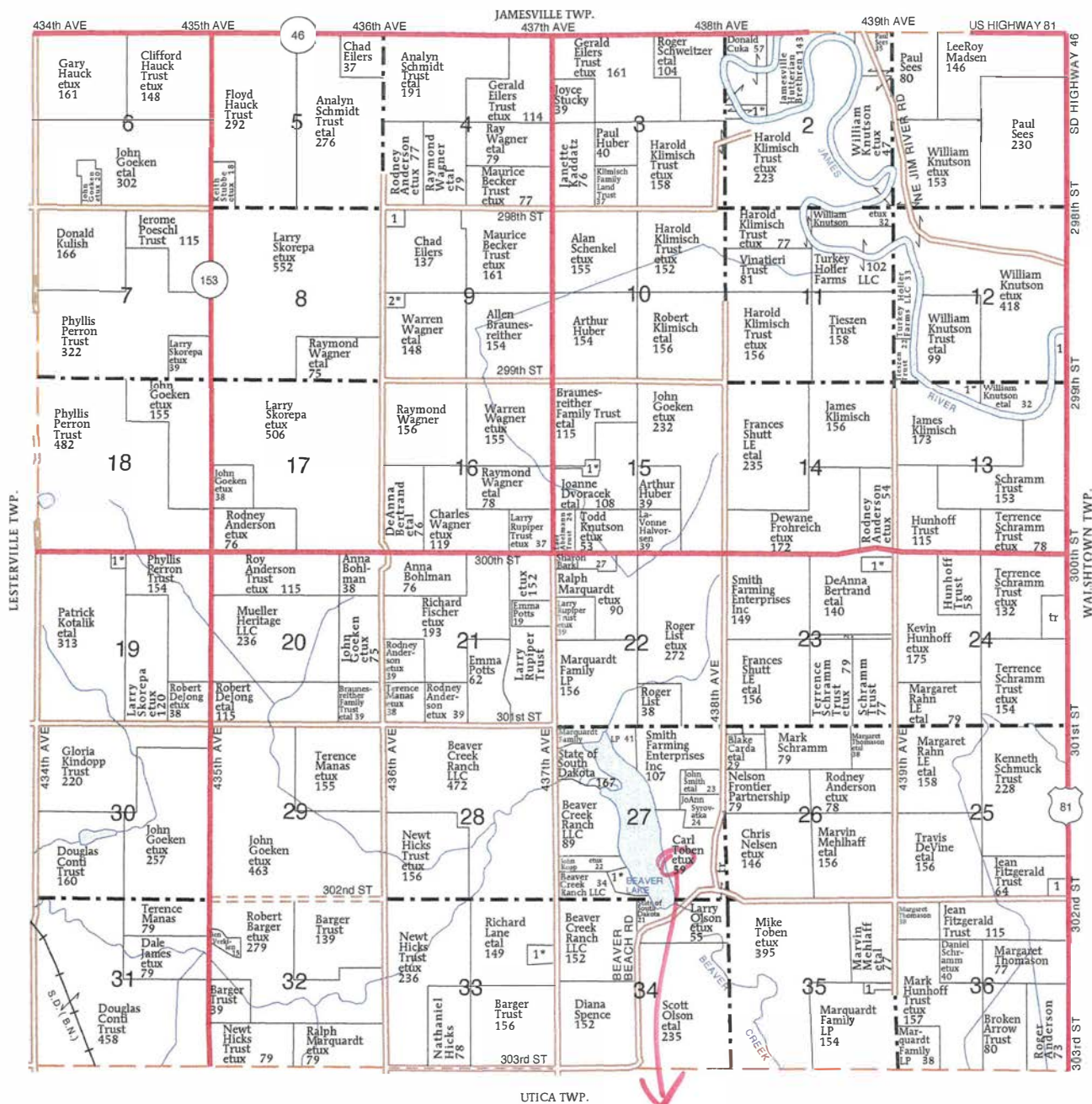
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 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: 12/13/2022

Board of Adjustment date: _____

(Landowners)



UTICA TWP.

location

CENTRAL TOWNSHIP**SECTION 2**

1. Schweitzer, Roger et al 9

SECTION 9

1. Becker-Jerred, Dawn 11

2. Wagner, Raymond et al 8

SECTION 12

1. State of South Dakota 6

SECTION 13

1. Knutson Trust, William

et al 15

SECTION 15

1. Klimisch, Daniel et al 10

SECTION 19

1. Kotalik, Steven et al 5

SECTION 23

1. Hunhoff, Brian et al 11

2. Schramm Trust 5

SECTION 25

1. Kerr, James 8

SECTION 26

1. Lavelle, Jason 10

SECTION 27

1. List, Roger et al 18

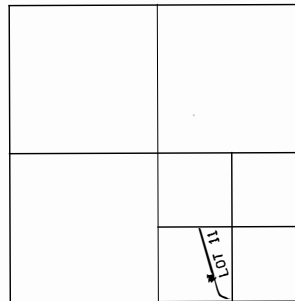
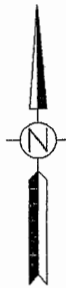
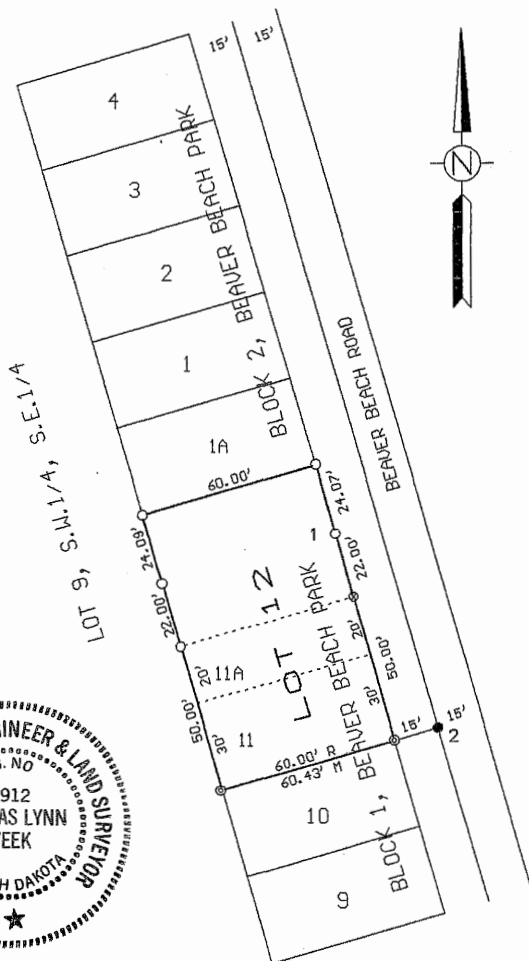
SECTION 33

1. Kortan, Douglas et al 9

SECTION 35

1. Jorgensen, Tyler 6

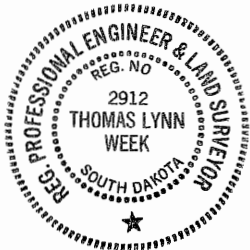
PLAT OF LOT 12, BLOCK 1, BEAVER BEACH PARK, IN LOT 11 OF THE SW 1/4 OF THE SE 1/4, AND BEING A REPLAT OF LOTS 11 AND 11A, IN BLOCK 1 OF BEAVER BEACH PARK, SECTION 27, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SECTION 27, T95N, R56W

SCALE :

- FOUND REBAR
- SET 5/8" REBAR WITH CAP STAMPED
TOM WEEK LS 2912
- ⊙ FOUND PIPE
- ⊙ SET P-K NAIL
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- LOT 12 CONTAINS 0.132 ACRES
- LAT / LONG
- 1, LAT 43-00-41.75867 N LONG 97-26-38.02537 W
- 2, LAT 43-00-41.12099 N LONG 97-26-37.85294 W



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 12, BLOCK 1, BEAVER BEACH PARK, IN LOT 11 OF THE SW 1/4 OF THE SE 1/4, AND BEING A REPLAT OF LOTS 11 AND 11A, IN BLOCK 1 OF BEAVER BEACH PARK, SECTION 27, T95N, 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 27TH. DAY OF SEPTEMBER, 2022.

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 LOT 12, BLOCK 1, BEAVER BEACH PARK, IN LOT 11 OF THE SW 1/4 OF THE SE 1/4, AND BEING A REPLAT OF LOTS 11 AND 11A, IN BLOCK 1 OF BEAVER BEACH PARK, SECTION 27, T95N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE EXISTING ACCESS APPROACH ENTERING THIS ADDITION, IS HEREBY APPROVED. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY REPRESENTATIVE

PLAT OF LOT 12, BLOCK 1, BEAVER BEACH PARK, IN LOT 11 OF THE S.W.1/4 OF THE S.E.1/4, SECTION 27, T95N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, CORLISS BREWER, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF LOT 11, IN THE SW 1/4 OF THE SE 1/4, SECTION 27, T95N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

WE, MICHAEL D. STEVENS AND LINDA S. STEVENS, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF LOTS 11 AND 11A, BLOCK 1, BEAVER BEACH PARK, YANKTON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS 31st DAY OF October, 2022.

Corliss Brewer
CORLISS BREWER

STATE OF South Dakota
COUNTY OF Yankton

ON THIS 31st DAY OF October, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CORLISS BREWER, 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 9/26/25

RICKY A. DAUGHERTY



Ricky Daugherty
NOTARY PUBLIC

DATED THIS 1st DAY OF November 2022.

Michael D. Stevens
MICHAEL D. STEVENS

Linda S. Stevens
LINDA S. STEVENS

STATE OF South Dakota
COUNTY OF Yankton

ON THIS 1st DAY OF November 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL D. STEVENS AND LINDA S. STEVENS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES 2-17-28

Gloria L. Miller
NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 12, BLOCK 1, BEAVER BEACH PARK, IN LOT 11 OF THE SW 1/4 OF THE SE 1/4, AND BEING A REPLAT OF LOTS 11 AND 11A, IN BLOCK 1 OF BEAVER BEACH PARK, SECTION 27, T95N, 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 _____, 2022.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

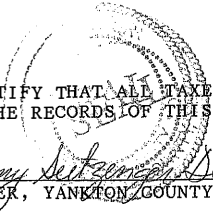
I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, 2022.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

PLAT OF LOT 12, BLOCK 1, BEAVER BEACH PARK, IN LOT 11 OF THE SW 1/4 OF THE SE 1/4, AND BEING A REPLAT OF LOTS 11 AND 11A, IN BLOCK 1 OF BEAVER BEACH PARK, SECTION 27, T95N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

I, Tammy Sertinger, 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 31 DAY OF October, 2022.


Tammy Sertinger
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 _____, 2022, _____ 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

Plat Approval
Application
72822
Applicant
Bill Testing
Fees Paid
\$100.00
Created
November 1, 2022

Number
72822

Final | Plat of Lot 12, Block 1,
Beaver Beach Park, in Lot 11 of
the SW1/4 of the SE1/4, and
Being a replat of Lots 11 and
11A, in Block 1 of Beaver Beach
Park, Section 27, T95N, R56W
of the 5 P.M., Yankton County,
South Dakota | Corliss Brewer |
180 BEAVER BEACH RD |



11.037.300.125
Submitted by BillTesting on
11/1/2022

Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/1/2022 11:31 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
11.037.300.125	130 BEAVER BEACH RD	UTICA	BREWER, ROBERT R (D) BREWER, CORLISS (D)	0.000

Requested Information Completed On 11/1/2022 11:34 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lot 12, Block 1, Beaver Beach Park, in Lot 11 of the SW1/4 of the SE1/4, and Being a replat of Lots 11 and 11A, in Block 1 of Beaver Beach Park, Section 27, T95N, R56W of the 5 P.M., Yankton County, South Dakota

Section No:

27

Township No:

95

Range

56

Number of Lots/Tracts

1

Number of Acres

0.13

How is this property currently being used?

High Density Residential

What is the proposed use of the property?

High 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

Corliss Brewer

Address

180 BEAVER BEACH RD

City

Utica

State

SD

Zip

57067

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?

No

What is/are the lot size(s)

.13 Acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 11/2/2022 1:14 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

[brewer.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 11/2/2022 1:15 PM EST by bconkling

Owner Certification

Owner(s)

Corliss Brewer

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 11/2/2022 1:15 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	
Amount Paid	\$100.00

Planning Commission Review Completed On 11/2/2022 1:15 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:

12/13/2022

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

6aaa86681cea436c89876164ef10b839
November 2, 2022 01:15 PM
Check

\$100.00 paid on November 2, 2022

Plat Approval Application

Application ID: 72822

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/ /2022

Applicant

Jensen- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 9 of DJ's Addition, in Lot A of Section 16, T93N, R55W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tract 9 of DJ's Addition, in

Section No: 16 Township No: 93

Range: 55 Number of Lots/Tracts: 1

Number of Acres: 3.109

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) 3.109

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

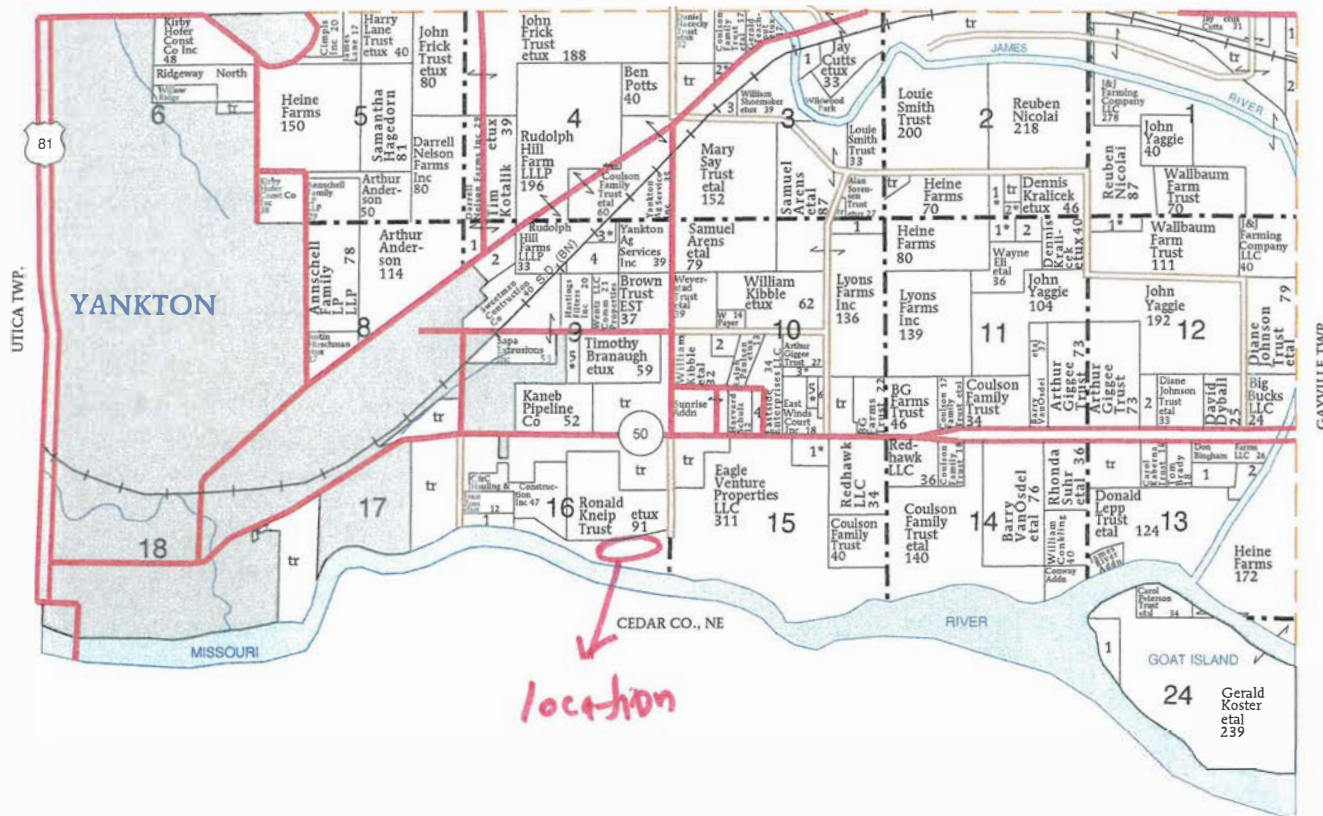
In order to insure prompt approval of your plat, please follow these steps:

☒ 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: 12/13/2022

Board of Adjustment date: _____



MISSION HILL 'S'

TOWNSHIP

SECTION 1

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

SECTION 2

1. Palecek, Lance et ux 15
2. Willman, David et ux 5

SECTION 3

1. State of South Dakota 9

2. Anderson, Richard et ux 9
3. Loecker, Reynold 9

SECTION 9

1. Keehr, Mark 5
2. Northwestern Public Service 15

3. Eide, Mark et ux 6

4. Yankton Area Progressive Growth Inc 25

5. Holmstrom, Thomas et ux 10

SECTION 10

1. Madson Trust, Clifford 14

2. Goeden, Josephine 10
3. Brasel, Anthony et ux 6
4. Schulz Trust, Harvard 6
5. Tackle, Dan et al 7
6. Tackle, Dan 5

SECTION 11

1. Jensen Trust, Gary et ux 10

2. Merkwan, Daryl 10

SECTION 12

1. Kopejka, Jeff et ux 8
2. Kaberna Trust, Carol 8

SECTION 13

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

SECTION 15

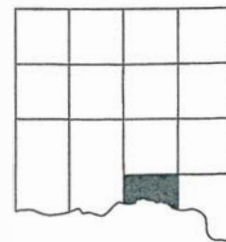
1. Harper, John et ux 8

SECTION 16

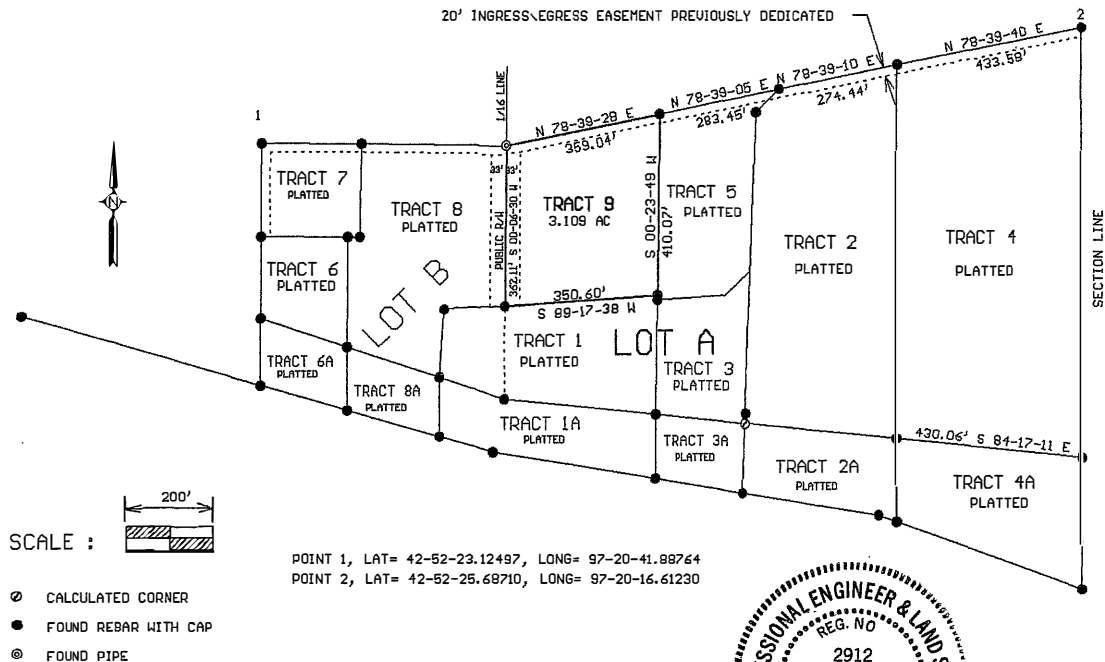
1. National Field Archery Assn Foundation 12

SECTION 24

1. Henning, Mary 15



PLAT OF TRACT 9 OF DJ'S ADDITION, IN LOT A OF SECTION 16, T93N,
R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT 9 OF DJ'S ADDITION, IN LOT A OF 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 5TH. DAY OF NOVEMBER, 2022.

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: TRACT 9 OF DJ'S ADDITION, IN LOT A OF 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 ____ DAY OF _____, _____.

DARLENE M. JENSEN

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON

ON THIS ____ DAY OF _____, 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 _____

NOTARY PUBLIC

CERTIFICATE OF STREET AUTHORITY

ACCESS TO THIS PLATTED LOT WILL BE FROM THE SECTION LINE ROAD, AND RECORDED EASEMENTS. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS ____ DAY OF _____, _____.

TOWNSHIP/COUNTY AUTHORITY

PLAT OF TRACT 9 OF DJ'S ADDITION, IN LOT A OF 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
TRACT 9 OF DJ'S ADDITION, IN LOT A OF 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: TRACT 9 OF DJ'S ADDITION, IN LOT A OF 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 COMMUNITY DEVELOPMENT DIRECTOR

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

DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR OF THE
CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

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

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER OF THE CITY OF YANKTON,

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval
Application
73818

Fees Paid
\$100.00

Created
November 7, 2022

Applicant
Bill Testing

Number
73818

Final | Plat of Tract 9 of DJ's
Addition, in Lot A of Section 16,
T93N, R55W of the 5th P.M.,
Yankton County, South Dakota |
Darlene Jensen | 511 EASTSIDE
DR | 05.016.100.255
Submitted by BillTesting on
11/7/2022

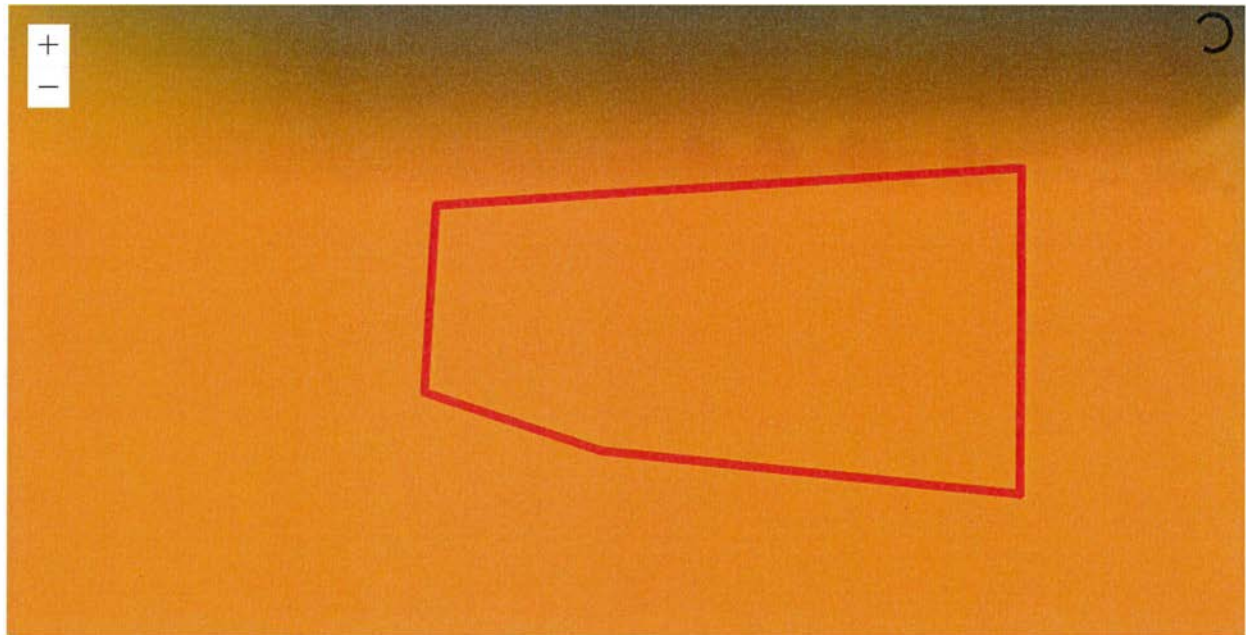


Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/7/2022 9:33 AM EST by bconkling



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
05.016.100.255	3205 WHIPPOORWILL LN	YANKTON	JENSEN, DARLENE M (D)	0.000

Requested Information Completed On 11/7/2022 9:37 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of Tract 9 of DJ's Addition, in Lot A of 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

1

Number of Acres

3.109

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)

3.109

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 11/18/2022 9:36 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

[Jensen plat.pdf](#)

Plat Approval Applicant Checklist ⓘ

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 11/18/2022 9:36 AM 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 11/18/2022 9:37 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	5118
Amount Paid	\$100.00

Planning Commission Review Completed On 11/18/2022 9:37 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:

12/13/2022

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

5118
November 18, 2022 09:37 AM
Check

\$100.00 paid on November 18, 2022

Plat Approval Application

Application ID: 73818

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/9/2022

Applicant

Craig Little - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

☒ ETJ – Extra Territorial Jurisdiction

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 1, Little Addition, in the SW1/4 of the SE1/4 of Section 2, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tract 1, Little Addition, in

Section No: 2 Township No: 93

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 3.0

How is the property currently being used? ETJ

What is the proposed use of the property? ETJ

Surveyor/Engineer Information

Firm Name: John Brandt

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: Craig Little Family Protection Trust

Address: 1800 W 23rd St

City: Yankton State: SD Zip: 57078

Contact person: John Brandt

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) 3

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 Craig Little
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.

Craig Little

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: 12/13/2022

Board of Adjustment date: _____

(Landowners)

CENTRAL TWP.

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Hoidahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8

2. Brandt Trust, Merle etal 11

3. Zimmerman, Steve 20

4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Maska, Leann 5

2. Olivier, Curtis etux 6

3. Loecker, Mark etux 5

4. Blaha, Jon etux 5

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. 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. Heceky Trust, Terrance etux 11

2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8

SECTION 18N

1. Cap LE, Stanley etal 5

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

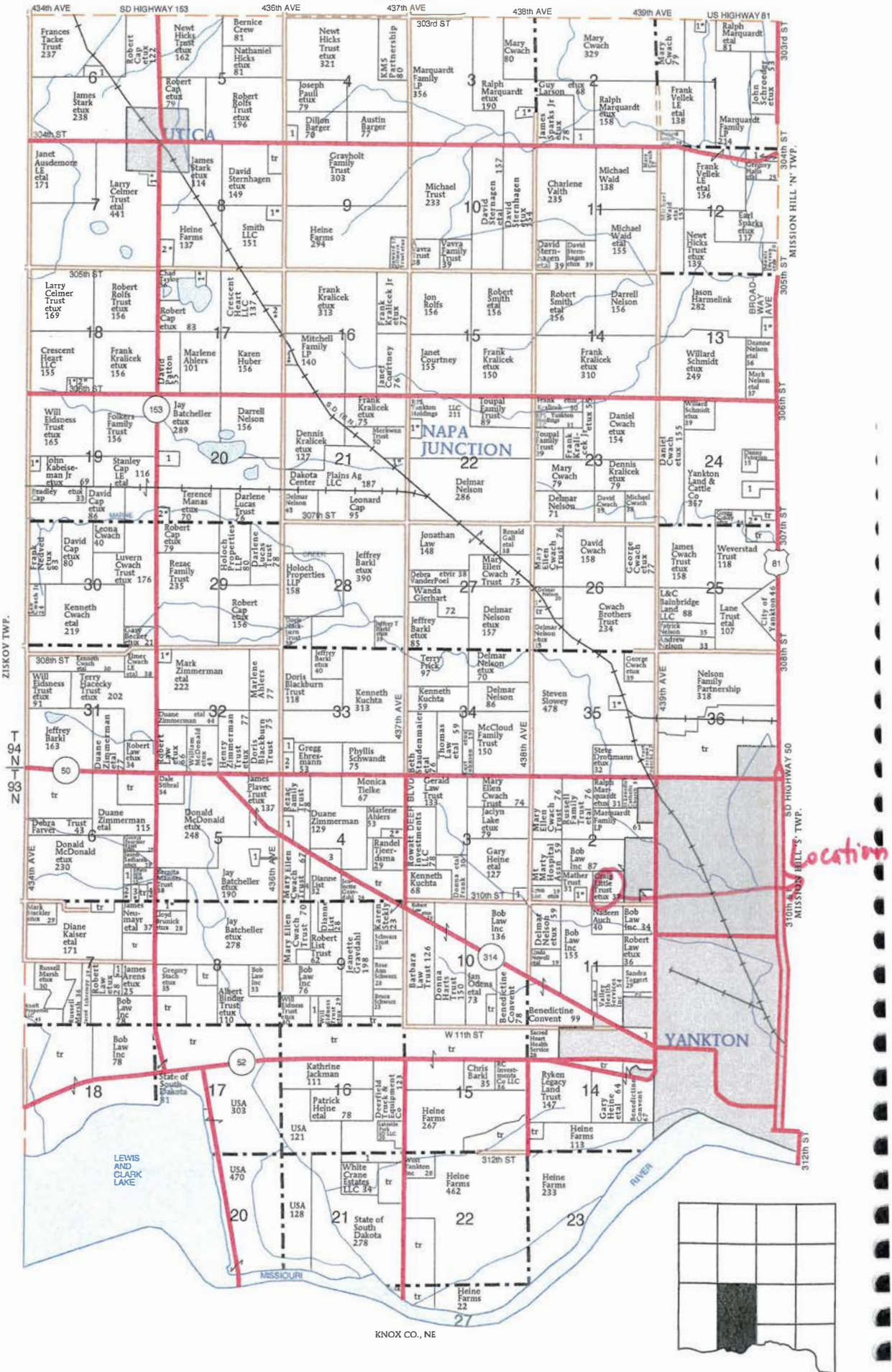
SECTION 33

1. Delozier, Darrik 6

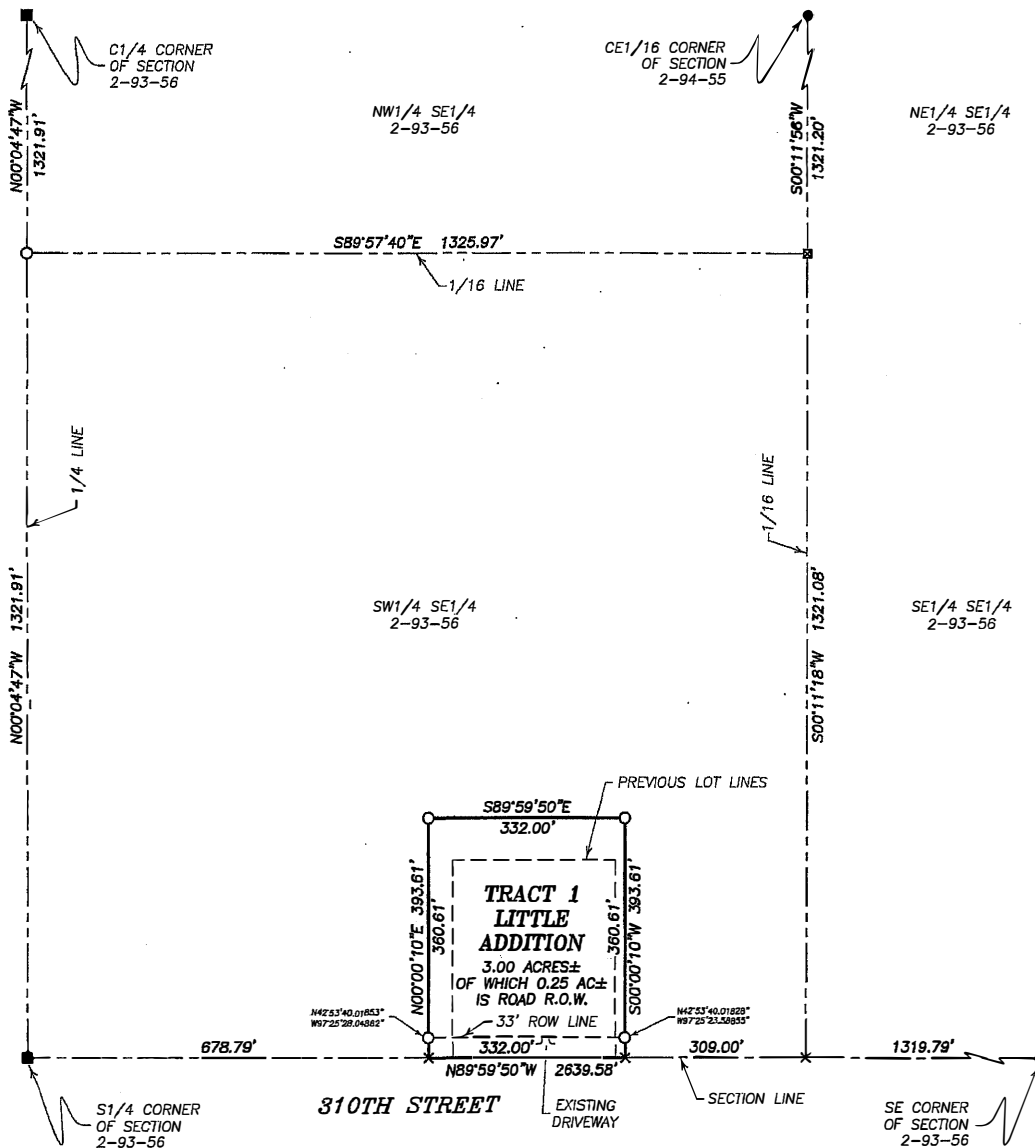
2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



PLAT OF TRACT 1, LITTLE ADDITION, IN THE SW1/4 OF THE SE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

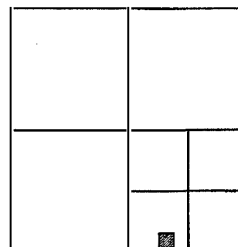


LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "BENSON LS 11950"
- FOUND LS CAP ILLEGIBLE
- ⊗ FOUND CHISELED "X" IN CONCRETE
- × CALCULATED CORNER
- ⊠ SET "X" NAIL IN ASPHALT

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 685-8455



LOCATION (N.T.S.)
SECTION 2-93-56

**PLAT OF TRACT 1, LITTLE ADDITION, IN THE SW1/4 OF THE SE1/4 OF
SECTION 2, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.**

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND PLAT OF TRACT 1, LITTLE ADDITION, IN THE SW1/4 OF THE SE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 8TH DAY OF NOVEMBER, 2022.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

WE, CRAIG E. LITTLE AND DANETTE R. LITTLE, TRUSTEES OF THE CRAIG & DANETTE LITTLE FAMILY PROTECTION TRUST, DATED MARCH 1, 2016, DO HEREBY CERTIFY THAT THE THE CRAIG & DANETTE LITTLE FAMILY PROTECTION TRUST, DATED MARCH 1, 2016, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

CRAIG E. LITTLE
TRUSTEE

DANETTE R. LITTLE
TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CRAIG E. LITTLE AND DANETTE R. LITTLE, WHO ACKNOWLEDGED THEMSELVES TO BE TRUSTEES OF THE CRAIG & DANETTE LITTLE FAMILY PROTECTION TRUST, DATED MARCH 1, 2016, AND THAT THEY AS TRUSTEES, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR,
CITY OF YANKTON, SOUTH DAKOTA

FINANCE OFFICER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER, CITY OF YANKTON, SOUTH DAKOTA

COUNTY PLANNING COMMISSION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

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

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

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 310TH 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 OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____.

AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF
PLATS ON PAGE _____.

REGISTER OF DEEDS

**PLAT OF TRACT 1, LITTLE ADDITION, IN THE SW1/4 OF THE SE1/4 OF
SECTION 2, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.**

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND PLAT OF TRACT 1, LITTLE ADDITION, IN THE SW1/4 OF THE SE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 8TH DAY OF NOVEMBER, 2022.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

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DATED THIS _____ DAY OF _____, 20____.

CRAIG E. LITTLE
TRUSTEE

DANETTE R. LITTLE
TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CRAIG E. LITTLE AND DANETTE R. LITTLE, WHO ACKNOWLEDGED THEMSELVES TO BE TRUSTEES OF THE CRAIG & DANETTE LITTLE FAMILY PROTECTION TRUST, DATED MARCH 1, 2016, AND THAT THEY AS TRUSTEES, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR,
CITY OF YANKTON, SOUTH DAKOTA

FINANCE OFFICER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER, CITY OF YANKTON, SOUTH DAKOTA

COUNTY PLANNING COMMISSION

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DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 310TH 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 OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____.

AT _____ O'CLOCK _____ .M., AND RECORDED IN BOOK _____ OF
PLATS ON PAGE _____.

REGISTER OF DEEDS

Plat Approval
Application
74184

Fees Paid
\$100.00

Created
November 9, 2022

Applicant
Bill Testing

Number
74184

Final | Plat of Tract 1, Little
Addition, in the SW1/4 of the
SE1/4 of Section 2, T93N,
R56W of the 5th P.M., Yankton
County, South Dakota | Craig
Little Family Protection Trust |
1800 W 23rd St |
09.002.200.303
Submitted by BillTesting on
11/9/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/9/2022 9:00 AM EST by bconkling



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.002.200.303	1800 WEST 23 ST	YANKTON	LITTLE, CRAIG FMLY PRTCTN TR (D) LITTLE, DANETTE FMLY PRTCTN TR (D)	2.000

Requested Information Completed On 11/9/2022 9:04 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

2

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

3.0

How is this property currently being used?

ETJ

What is the proposed use of the property?

ETJ

Surveyor/Engineer Information

Firm Name

John Brandt

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Craig Little Family Protection Trust

Address

1800 W 23rd St

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658455

Contact Person

John Brandt

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)

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 11/22/2022 11:32 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

[Little plat.pdf](#)

Plat Approval Applicant Checklist ⓘ

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 11/22/2022 11:32 AM EST by bconkling

Owner Certification

Owner(s)

Craig Little

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 11/22/2022 11:32 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	6512
Amount Paid	\$100.00

Planning Commission Review Completed On 11/22/2022 11:33 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:

12/13/2022

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

6512
November 22, 2022 11:32 AM
Check

\$100.00 paid on November 22, 2022

Plat Approval Application

Application ID: 74184

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/2/2022

Applicant

Hofer- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional
☒ ETJ – Extra Territorial Jurisdiction

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Kuchta 3rd Addition in the NE1/4 of the NE1/4 of Section 6, Township 93 North, Range 55 West of the 5th P.M., City and County of Yankton, South Dakota Containing 731,081 SQ Feet (16.78 Acres) more or less

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

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

Plat Name: Plat of Kuchta 3rd Addition in the

Section No: 6 Township No: 93

Range: 55 Number of Lots/Tracts: 1

Number of Acres: 15.45

How is the property currently being used? City Extra Territorial Jurisdiction

What is the proposed use of the property? City public school

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

Firm Name: Stockwell Engineers

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Brett Kennedy

Phone: 6056658092

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

Name: Kirby Hofer

Address: 30992 430 AVE

City: Tabor State: SD Zip: 57063

Contact person: Brett Kennedy

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) 16.78 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: school

Name, address and phone number of contractor(s)

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

This is to certify that Kirby Hofer
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.

Kirby Hofer
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?

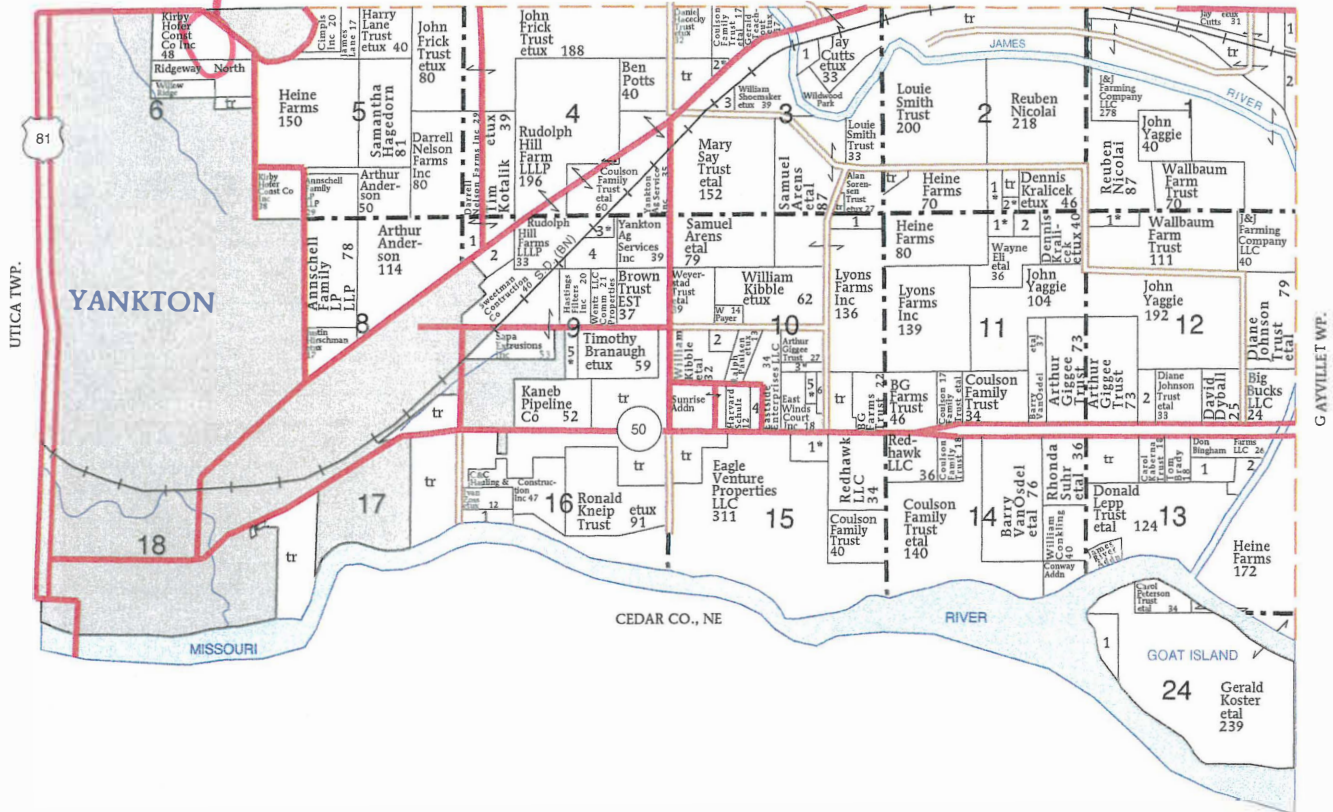
Planning Commission date: 12/13/2022

Board of Adjustment date: _____

T-93-N

MISSION HILL 'S' PLAT

R-55-W

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

1. RWH Land LLC 6

2. Nelson, Nancy 13

SECTION 2

1. Palecek, Lance etux 15

2. Willman, David etux 5

SECTION 3

1. State of South Dakota 9

2. Anderson, Richard etux 9

3. Loecker, Reynold 9

SECTION 9

1. Keehr, Mark 5

2. Northwestern Public

Service 15

3. Eide, Mark etux 6

4. Yankton Area

Progressive Growth Inc

25

5. Holmstrom, Thomas

etux 10

SECTION 10

1. Madson Trust, Clifford

14

2. Goeden, Josephine 10

3. Brasel, Anthony etux 6

4. Schulz Trust, Harvard 6

5. Tackle, Dan etal 7

6. Tackle, Dan 5

SECTION 11

1. Jensen Trust, Gary etux

10

2. Merkwan, Daryl 10

SECTION 12

1. Kopejtko, Jeff etux 8

2. Kaberna Trust, Carol 8

SECTION 13

1. Brady Tree Farm &

Landscape LLC 27

2. Brady, Thomas 8

SECTION 15

1. Harper, John etux 8

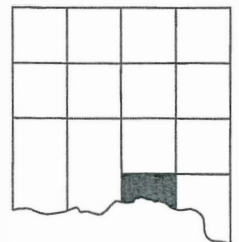
SECTION 16

1. National Field Archery

Assn Foundation 12

SECTION 24

1. Henning, Mary 15



PLAT OF KUCHTA 3RD ADDITION

IN THE NE1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 93 NORTH, RANGE 55 WEST
OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA

CONTAINING 731,081 SQ.FT. (16.78 ACRES) MORE OR LESS



BASIS OF BEARING
CITY OF YANKTON DATUM

0 100 200
SCALE 1" = 200'

LEGEND:

- FOUND CORNER AS NOTED
- SET REBAR W/CAP LS 5350
- ⊗ SET MAG NAIL
- (1320.25) RECORD DISTANCE FROM PLAT OR DEED

SURVEYOR'S NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND DOES NOT
PURPORT TO SHOW EASEMENTS OF RECORD, IF
ANY.

SURVEYOR'S CERTIFICATE

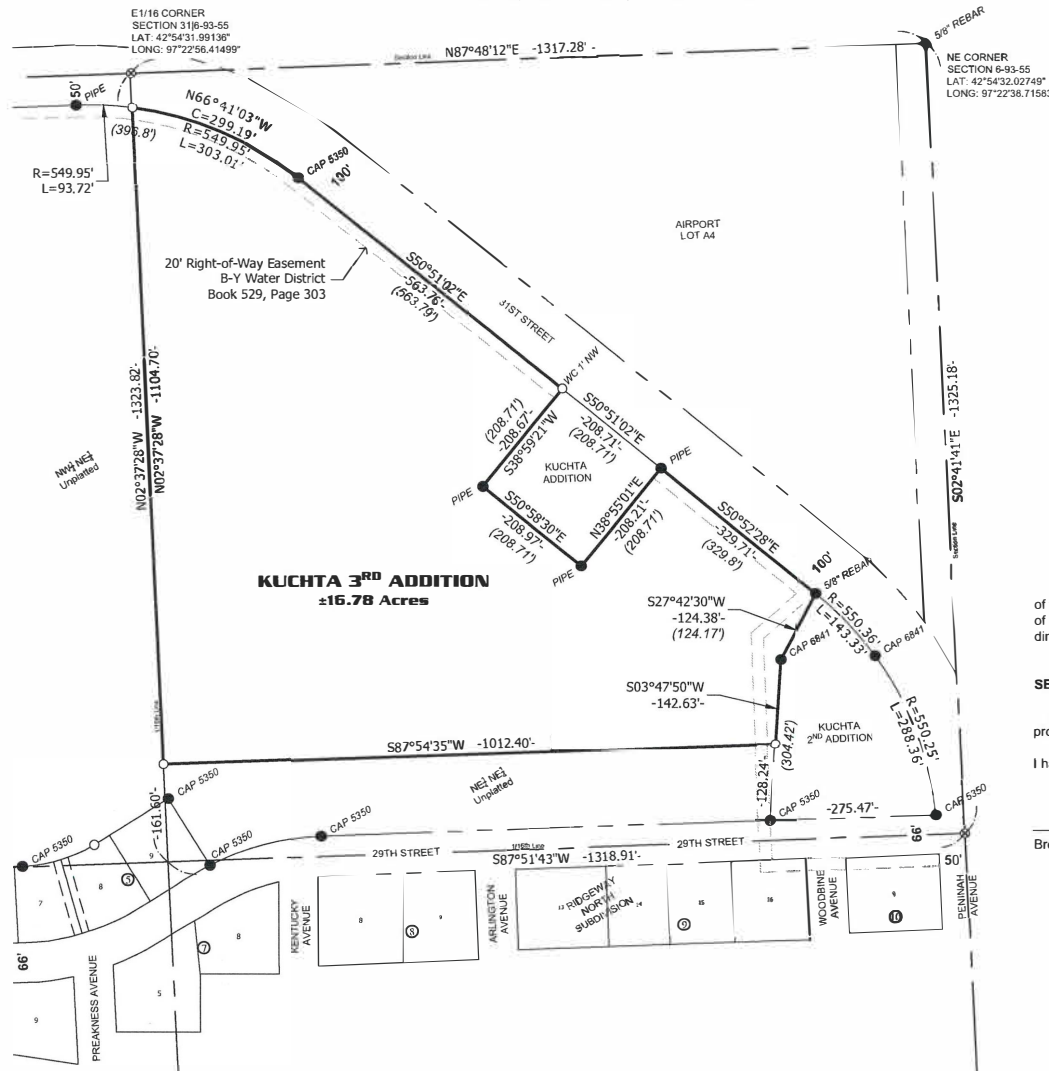
I, Brett R. Kennedy, a Registered Land Surveyor in the state of South Dakota, do hereby certify that at the request of the owners, and under their direction, did on or prior to November 9, 2022 I have surveyed the NE1/4 of the NE1/4 of Section 6, Township 93 North, Range 55 West of the 5th P.M., Yankton County, South Dakota, with area and dimensions as shown on the plat:

A portion shall hereafter be known and described as KUCHTA 3RD ADDITION IN THE NE1/4 OF THE NE1/4 OF SECTION 6, T93N, R55W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA.

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

I have executed this document this 10th day of November, 2022.

Brett R. Kennedy, LS 5350



OWNER'S CERTIFICATE

I, the undersigned, hereby certify that Kirby Hofer Construction Company, Inc. is the absolute and unqualified owner of the land included in this plat being entitled:

KUCHTA 3RD ADDITION IN THE NE1/4 OF THE NE1/4 OF SECTION 6, T93N, R55W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA, that the plat has been made at my request and under my direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and I hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof I have hereunto set my hand this ____ day of _____, _____.

Kirby Hofer Construction Company, Inc.

By _____
Kirby Hofer

Title _____

CORPORATION ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

Be it remembered that on this ____ day of _____, before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Kirby Hofer of Kirby Hofer Construction Company, Inc., known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that he executed the same.

My commission expires _____.

Seal

Notary Public, _____ County, South Dakota

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of **KUCHTA 3RD ADDITION IN THE NE1/4 OF THE NE1/4 OF SECTION 6, T93N, R55W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA**, is hereby granted by the Yankton County Planning Commission on this ____ day of _____, _____.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of **KUCHTA 3RD ADDITION IN THE NE1/4 OF THE NE1/4 OF SECTION 6, T93N, R55W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the ____ day of _____, _____.

Chairman, County Commission Yankton County, South Dakota

COUNTY AUDITOR CERTIFICATE

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

Dated this ____ day of _____, _____.

County Auditor
Yankton County, South Dakota

CERTIFICATE OF STREET AUTHORITY

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

Approved this ____ day of _____, _____.

State/County/Township/City Road Authority

TEXT 1

Sheet 2 of 3

11/10/2017 11:00 AM

Kuchta 3rd Addition
Yankton, South Dakota

301 PROJECT #: 22445

STOCKWELL
WWW.STOCKWELLENGINEERS.COM
201 W. 10TH STREET
YANKTON, SD 57401
PHONE: 605.466.5900
FAX: 605.466.5923

Whereas it appears that the owner thereof has caused a plat to be made of the following described real property: **KUCHTA 3RD ADDITION IN THE NE1/4 OF THE NE1/4 OF SECTION 6, T93N, R55W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA** for approval; and

Therefore be it resolved that such plat has been executed according to the law and the same is hereby approved and the City Finance Officer is hereby authorized and directed to endorse on such plat a copy of this resolution and certify the same.

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 Commission of the City of Yankton, South Dakota on this _____ day of _____, _____.



City of Yankton

Plat Location Map

Plat of the Kuchta 3rd Addition in the
NE1/4 of the NE1/4 of Section 6, T93N, R55W of the
5th P.M., City of Yankton, Yankton County, South Dakota

Plat Approval
Application
78228
Applicant
Bill Testing

Fees Paid
\$100.00
Created
December 2, 2022

Number
78228

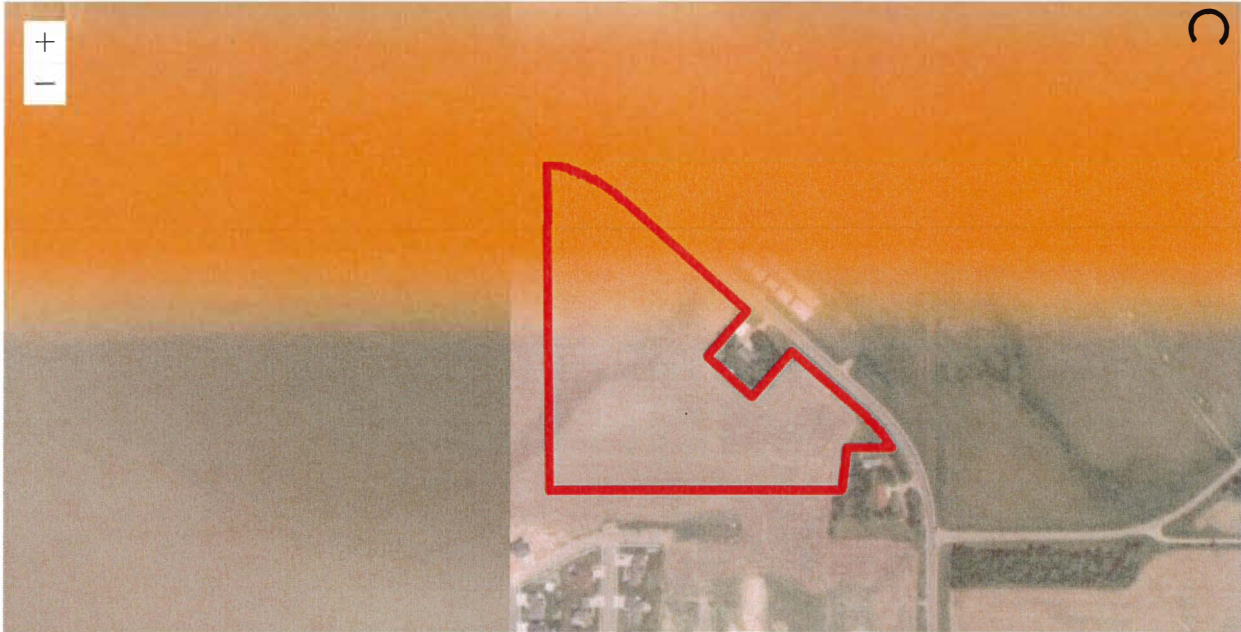
Final | Plat of Kuchta 3rd
Addition in the NE1/4 of the
NE1/4 of Section 6, Township
93 North, Range 55 West of the
5th P.M., City and County of
Yankton, South Dakota
Containing 731,081 SQ Feet
(16.78 Acres) more or less |
Kirby Hofer | 30992 430 AVE |
05.006.100.100
Submitted by BillTesting on
12/2/2022



Applicant

Bill Testing
test@test.com

Parcel search Completed On 12/2/2022 1:07 PM EST by bconkling



Maxar				Powered by Esri
ParcelID	Address	City	OwnerName	Acres
05.006.100.100			KIRBY HOFER CONST CO INC (D)	15.450

Requested Information Completed On 12/2/2022 1:26 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Kuchta 3rd Addition in the NE1/4 of the NE1/4 of Section 6, Township 93
North, Range 55 West of the 5th P.M., City and County of Yankton, South Dakota Containing 731,081 SQ Feet
(16.78 Acres) more or less

Section No:

6

Township No:

93

Range

55

Number of Lots/Tracts

1

Number of Acres

15.45

How is this property currently being used?

City Extra Territorial Jurisdiction

What is the proposed use of the property?

City public school

Surveyor/Engineer Information

Firm Name

Stockwell Engineers

Address

201 Walnut

City

Yankton

State

SD

Zip

57078

Contact Person

Brett Kennedy

Phone

6056658092

Property Owner Information

Owner Name

Kirby Hofer

Address

30992 430 AVE

City

Tabor

State

SD

Zip

57063

Owner Phone

6056658092

Contact Person

Brett Kennedy

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)

16.78 acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

school

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

Plat Approval Items Completed On 12/5/2022 3:59 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

[Kuchta 3rd Addition Plat 11-30-22.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 12/5/2022 3:59 PM EST by bconkling

Owner Certification

Owner(s)

Kirby Hofer

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 12/5/2022 3:59 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	19823
Amount Paid	\$100.00

Planning Commission Review Completed On 12/5/2022 4:00 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 and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

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:

12/13/2022

External Notes

Documents

Internal Notes

Documents

Yankton County,
South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt
19823
December 5, 2022 03:59 PM
Check

\$100.00 paid on December 5, 2022

Plat Approval Application
Application ID: 78228

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2022

Applicant

Springwater, LLC- PLAT

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 1 and Tract 2 of Springwater Addition, in Lot K-1 of the NW1/4 of the NE1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Planning Commission date:
Board of Adjustment date:

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tract 1 and Tract 2 of

Section No: 15 Township No: 93

Range : 56 Number of Lots/Tracts: 2

Number of Acres: 8

How is the property currently being used? lakeside Commercial

What is the proposed use of the property? Lakeside 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: Springwater LLC

Address: 263 Kniest

City: Yankton State: South 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) 7 and 1 acre

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 Springwater 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.

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: 12/13/2022
Board of Adjustment date: _____

CENTRAL TWP.

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8

2. Brandt Trust, Merle etal

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. Mask, Leann 5

2. Olivier, Curtis etux 6

3. Loecker, Mark etux 5

4. Blaha, Jon etux 5

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David

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

SECTION 11S

2. Affordable Self Storage

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

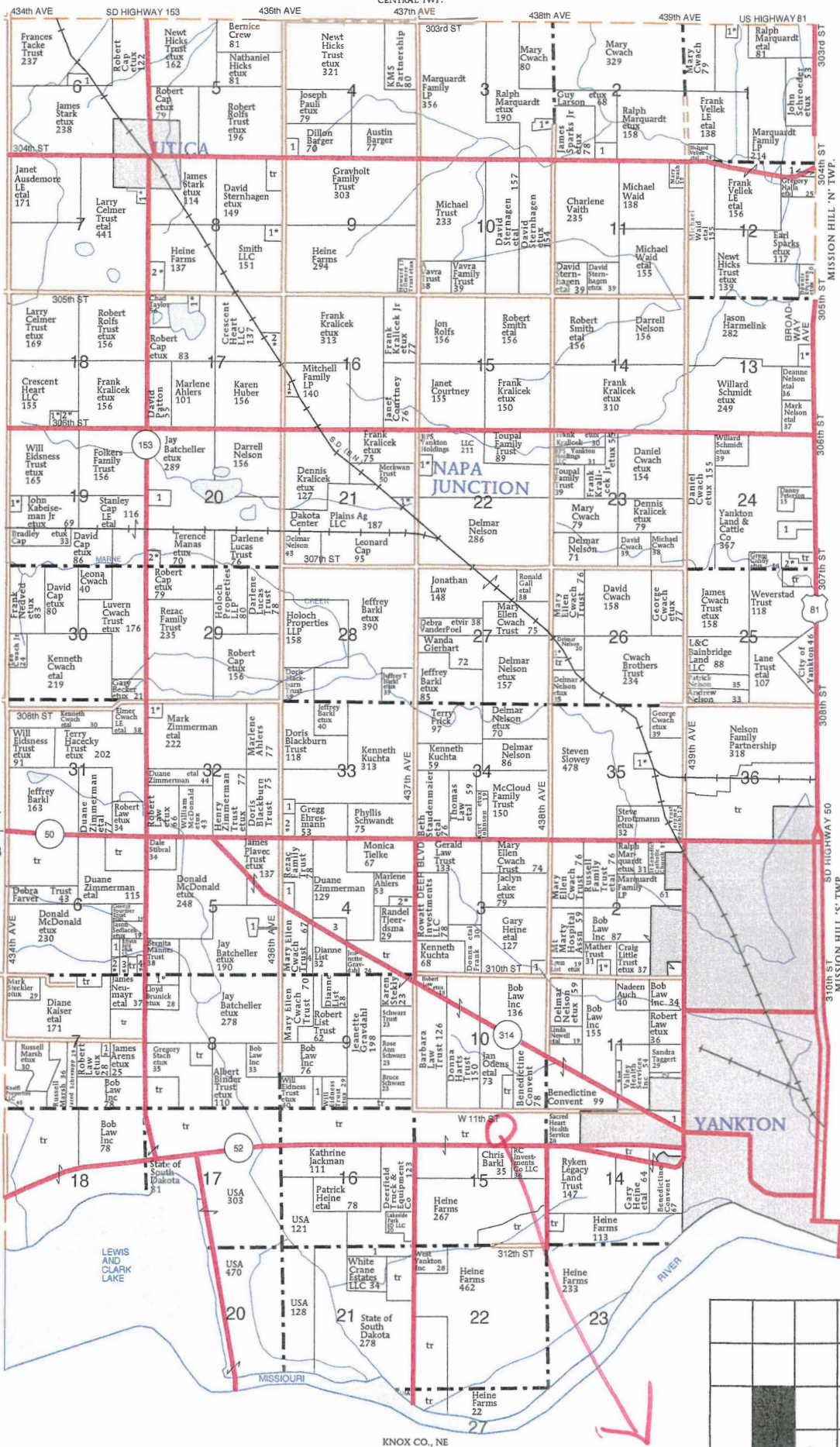
1. Schenkel, Darrell etux 8

SECTION 18N

2. Tacke, WM etux 13

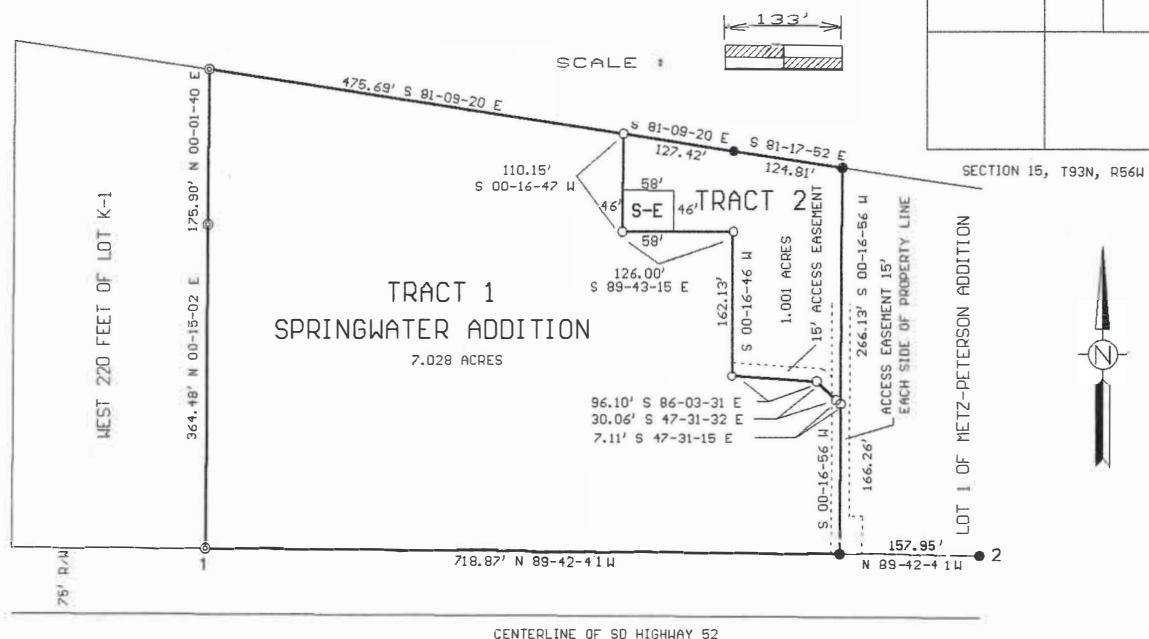
SECTION 18N

1. Cap LE, Stanley etal 5

SECTION 19

PLAT OF TRACT 1 AND TRACT 2 OF SPRINGWATER ADDITION, IN LOT K-1 OF THE NW1/4 OF THE NE1/4 OF SECTION 15, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SD.

THIS PLAT VACATES PREVIOUSLY PLATTED PARCEL 1 OF LOT K-1 AND THE REMAINING PORTION OF PARCEL 2 OF LOT K-1, IN THE NW1/4 OF THE NE1/4 OF SECTION 15, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. RECORDED IN BOOK S19 ON PAGE 325 AND RECORDED ON APRIL 7TH, 2010.



1 = LAT. 42-52-39.08570 N, LONG. 97-26-44.49420 W
2 = LAT. 42-52-35.44050 N, LONG. 97-26-32.74156 W

S-E = EASEMENT FOR SPRING MAINTENANCE

- FOUND REBAR WITH CAP
- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912
- ⊗ FOUND PIPE

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT 1 AND TRACT 2 OF SPRINGWATER ADDITION, IN LOT K-1 OF THE NW1/4 OF THE NE1/4 OF SECTION 15, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED THIS 1ST. DAY OF DECEMBER, 2022.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

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

DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR OF THE
CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

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

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER OF THE CITY OF YANKTON,

PLAT OF TRACT 1 AND TRACT 2 OF SPRINGWATER ADDITION, IN LOT K-1 OF THE NW1/4 OF THE NE1/4 OF SECTION 15, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, KEITH E. TOCZEK, AS MEMBER OF THE SPRINGWATER, LLC, DO HEREBY CERTIFY THAT THE SPRINGWATER LLC, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 AND TRACT 2 OF SPRINGWATER ADDITION, IN LOT K-1 OF THE NW1/4 OF THE NE1/4 OF SECTION 15, 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. A 15 WIDE ACCESS EASEMENT IS BEING PROVIDED ON THE SOUTH SIDE OF TRACT 2 FOR AN ADDITIONAL ACCESS POINT TO TRACT 1. THE SPRING EASEMENT (S-E) FOR MAINTENANCE OF THE FLOW OF THE SPRING WATER IS BEING PROVIDED IN TRACT 2 AND MAINTENANCE WILL BE PERFORMED BY OWNER OF TRACT 1. A 15 FOOT WIDE ACCESS EASEMENT (AS SHOWN ON THIS PLAT) IS BEING DEDICATED FOR ACCESS TO TRACT 2 OF SPRINGWATER ADDITION AND TO LOT 1 OF METZ-PETERSON ADDITION.

DATED THIS ____ DAY OF _____, _____.

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON

KEITH E. TOCZEK, MEMBER
SPRINGWATER, LLC

ON THIS ____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KEITH E. TOCZEK, AS MEMBER OF THE SPRINGWATER, LLC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE AS MEMBER, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

EASEMENT DEDICATION

WE, MARK R. PETERSON AND SHARLOTTE I. PETERSON AS TRUSTEES OF THE MARK & SHAR REVOCABLE TRUST, DATED FEBRUARY 18, 2016, DO HEREBY DEDICATE THE WEST 15 FEET OF LOT 1 OF METZ-PETERSON ADDITION (AS SHOWN ON PLAT) AS AN ACCESS EASEMENT TO SPRINGWATER ADDITION. ON FEBRUARY 28, 2013, AND FILED IN BOOK 510 AND PAGE 527, A 10 FOOT EASEMENT WAS PROVIDED ON EACH SIDE OF THE PROPERTY LINE. THIS PLAT CHANGES THE WIDTH FROM 10 FEET TO 15 FEET.

DATED THIS ____ DAY OF _____, 20____.

MARK R. PETERSON, TRUSTEE

SHARLOTTE I. PETERSON, TRUSTEE

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT 1 AND TRACT 2 OF SPRINGWATER ADDITION, IN LOT K-1 OF THE NW1/4 OF THE NE1/4 OF SECTION 15, 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: TRACT 1 AND TRACT 2 OF SPRINGWATER ADDITION, IN LOT K-1 OF THE NW1/4 OF THE NE1/4 OF SECTION 15, 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

PLAT OF TRACT 1 AND TRACT 2 OF SPRINGWATER ADDITION, IN LOT K-1 OF THE NW1/4 OF THE NE1/4 OF SECTION 15, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

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.

CERTIFICATE OF STREET AUTHORITY

ACCESS TO TRACT 1 IS FROM AN EXISTING DRIVEWAY OFF OF SD HWY 52, THAT IS ALSO SHARED WITH LOT 1. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

STATE AUTHORITY

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 _____.

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval Fees Paid
Application \$100.00
78765
Applicant Created
Bill Testing December 6, 2022

Number
78765

Final | Plat of Tract 1 and Tract
2 of Springwater Addition, in
Lot K-1 of the NW1/4 of the
NE1/4 of Section 15, T93N,
R56W of the 5th P.M., Yankton
County, South Dakota |
Springwater LLC | 263 Kniest |
09.015.100.083
Submitted by BillTesting on
12/6/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 12/6/2022 9:47 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.015.100.083	3000 WEST 8 ST	YANKTON	SPRINGWATER LLC (D)	0.000

Requested Information Completed On 12/6/2022 9:54 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tract 1 and Tract 2 of Springwater Addition, in Lot K-1 of the NW1/4 of the NE1/4 of Section 15, T93N, R56W of the 5th P.M.,
Yankton County, South Dakota

Section No:

15

Township No:

93

Range

56

Number of Lots/Tracts

2

Number of Acres

8

How is this property currently being used?

lakeside Commercial

What is the proposed use of the property?

Lakeside Commercial

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

Springwater LLC

Address

263 Kniest

City

Yankton

State

South Dakota

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)

7 and 1 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 12/8/2022 9:52 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

[Toczek plat.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 12/8/2022 9:52 AM EST by bconkling

Owner Certification

Owner(s)

Springwater 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 12/8/2022 9:52 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Cash
Confirmation Number	
Amount Paid	\$100.00

Planning Commission Review Completed On 12/8/2022 9:53 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 and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

County Planning Commission Chair signature?

Plat has been scheduled/approved by the Yankton County Board of County Commissioners?

Planning Commission date:

12/13/2022

External Notes

Documents

Internal Notes

Documents

Yankton County,
South Dakota

Receipt

Paid by
Bill Testing
test@test.com

Payment number	8b064d13b96c4b25b18815ad5956a9ff
Date paid	December 8, 2022 09:52 AM
Payment method	Cash

\$100.00 paid on December 8, 2022

Plat Approval Application
Application ID: 78765

Description	Amount
Fee	\$100.00