

February 13, 2024

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Cathy Weiss
☐ Don Kettering

☐ Dennis Michael
☐ Chris Barkl
☐ Dan Clark

☐ 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.

Maibaum - Rezone

Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton. (**Ziskov South**)

7:10 P.M.

Plats

List Trust - Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota (**Utica South**)

Cap - Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota (**Utica North**)

Olivier - Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota. (**Utica South**)

Vangrootheest - Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota (**Ziskov South**)

Schenk - Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota (**Mission Hill North**)

Jorgensen - Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (**Central**)

Eide- Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton

County, South Dakota (**Marindahl**)

Law - Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M.,
Yankton County, South Dakota

7:15 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 1/9/2024 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL ☐ BARKL ☒ LOEST ☒ KETTERING ☐ MICHAEL ☒ NELSON ☐ WEISS ☒ CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Kettering

PLANNING: ☐ BARKL ☒ LOEST ☒ KETTERING ☐ MICHAEL ☒ NELSON ☐ WEISS ☒ CLARK

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

PLANNING: ☐ BARKL ☒ LOEST ☒ KETTERING ☐ MICHAEL ☒ NELSON ☐ WEISS ☒ CLARK

AGENDA ITEM: **Mabee - Rezone**

ADDRESS/LEGAL: Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to a Moderate Density Rural Residential District (R2) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as The South Two-hundred Seventeen and Eighty hundredths feet (S217.80') of the East Seven hundred Sixty-six and Fifty Hundredths feet (E766.50'), excepting the East Fifty feet (E50') thereof, located in the South 13.2 Acres of the Southeast Quarter (SE1/4), Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S18, page 257.

COMMENTS: None

MOTION: **Approve based on Findings of Facts**
Passed 4-0

APPROVAL: MOTION BY: Loest SECOND BY: Kettering

PLANNING: ☐ BARKL ☒ LOEST ☒ KETTERING ☐ MICHAEL ☒ NELSON ☐ WEISS ☒ CLARK

AGENDA ITEM: **Drotzmann – Preliminary plat**

ADDRESS/LEGAL: Preliminary plat of Lots 1 Thru 20, Deer Boulevard Estates, in the SE1/4 of Section 9, T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 4-0

APPROVAL: MOTION BY: Loest SECOND BY: Clark

PLANNING: ☐ BARKL ☒ LOEST ☒ KETTERING ☐ MICHAEL ☒ NELSON ☐ WEISS ☒ CLARK

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

MOTION: **Adjourn**
 Passed 4-0

APPROVAL: MOTION BY: Loest SECOND BY: Kettering
PLANNING: ☐ BARKL ☒ LOEST ☒ KETTERING ☐ MICHAEL ☒ NELSON ☐ WEISS ☒ CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ CLARK

AGENDA ITEM: _____

ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
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COMMENTS: _____

MOTION: _____

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COMMENTS: _____

MOTION: _____

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ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ CLARK

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Bill Maibaum– Rezone

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

NOTE:

Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.

PC: Article 18 Section 1809

BOA: Article 20 Section 2003

Planning Commission date: 2/13/2024

Time: 7:00 PM

Board of Adjustment date: 3/5/2024, 3/19/2024

Time: 6:30 PM

Permit Number: REZ-2024-103

Yankton County

☐ Variance

☐ Conditional Use

☒ Rezoning

Owner: Bill Maibaum

Owners Address: 43348 310th St

Owners Phone: 605-660-0481

Applicants Name,
if different from

Owner: Bill Maibaum

Applicants

Address: 43348 310th St

Job Address: 43348 310 ST

Legal: BLK 9 DEER RUN S/D E2 SW4 & W2 SE4

Section,

Township, Range: 1-93-57

Zoning

Classification: R2

Affected Zoning

Ordinance: 1809 20031809 2003

Reason for
Request: want to put up storage shed with 16 feet high walls and may have a hobby
farm

List Specific
Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 02/13/2024 7:05 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$450.00

Check #: 3744

Receipt #:



Date:

Signature:

Bill Maibaum

01/04/2024

Site Map



Parcel Number: 13.001.500.750

Site Description:



FINDINGS OF FACT – REZONE

Maibaum – REZ-2024-103

| | |
|--|-----|
| 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; | |
| <ul style="list-style-type: none"> b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure; | |
| <ul style="list-style-type: none"> 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> | |

Variance, Conditional
Use and Rezoning
Application
REZ-2024-103
Applicant
Bill Maibaum
Fees Paid
\$450.00
Created
January 3, 2024

Number
REZ-2024-103
13.001.500.750 | Bill Maibaum |
43348 310 ST, YANKTON, SD,
57078
Submitted by
ac.maibaum@gmail.com on
1/3/2024



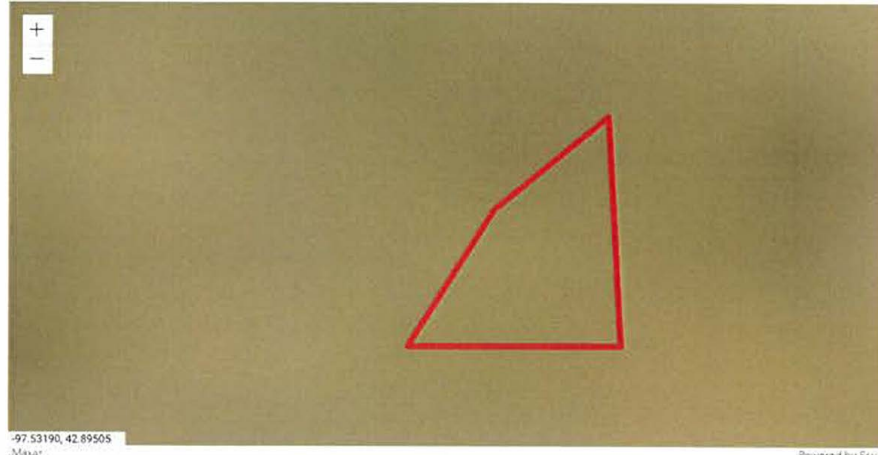
Applicant

Bill Maibaum

6056600481

ac.maibaum@gmail.com

Parcel search Completed On 1/3/2024 6:17 PM EST by ac.maibaum@gmail.com



-97.53190, 42.89505
Maxar

Powered by Esri

| ParcelID | Address | City | OwnerName | Acres |
|----------------|--------------|---------|---|-------|
| 13.001.500.750 | 43348 310 ST | YANKTON | MAIBAUM, BILLY (D) MAIBAUM, ANDREA (D) | 7.280 |

Request Information Completed On 1/3/2024 6:21 PM EST by ac.maibaum@gmail.com

Type of Request

Rezoning

Fee

\$450.00

Reason for Request

want to put up storage shed with 16 feet high walls and may have a hobby farm

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Bill Maibaum

Applicant Address

43348 310th St

Applicant Phone

605-600-0481

Owner Information

Owner Name

Bill Maibaum

Owner Address

43348 310th St

Owner Phone Number

605-660-0481

Property Information

Parcel ID Number

13.001.500.750

Legal Description

BLK 9 DEER RUN S/D E2 SW4 & W2 SE4

Site Address

43348 310 ST

City

YANKTON

Zip

57078

Section-Township-Range

1-93-57

Zoning District

R2

Zoning Description

LD

Existing Use of Property

Home

Site Plan Completed On 1/3/2024 6:22 PM EST by ac.maibaum@gmail.com

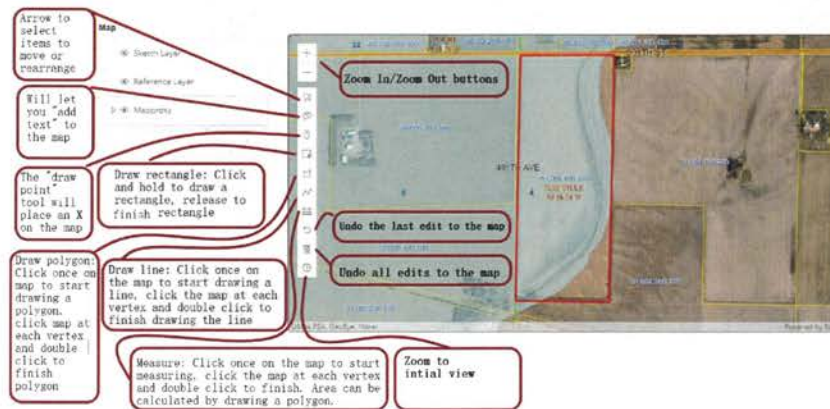
Map - Mark the location of structures and other necessary information.

- Sketch Layer
- Reference Layer
- Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Draft Building Permit Completed On 1/3/2024 6:22 PM EST by ac.maibaum@gmail.com

Upload Draft Building Permit

Submit Completed On 1/3/2024 6:23 PM EST by ac.maibaum@gmail.com

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

Bill Maibaum

Date

1/4/2024

Application Submitted Successfully Completed On 1/3/2024 6:23 PM EST by ac.maibaum@gmail.com

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Submittal Email Completed On 1/3/2024 6:23 PM EST by ac.maibaum@gmail.com

RESEND EMAIL

Delivered on Wednesday, January 3, 2024 at 6:23 PM CST

Options

Send to the applicant? Yes
Send to members of the following roles:
Zoning

Recipients

To:

andrea@co.yankton.sd.us
gary@co.yankton.sd.us
bill@co.yankton.sd.us
ac.maibaum@gmail.com

Subject: REZ Request Submitted

A request has been submitted for review.

Number: 208040

Workflow: Variance, Conditional Use and Rezoning Application

Description: 13.001.500.750 | Bill Maibaum | 43348 310 ST, YANKTON, SD, 57078

Created On: 1/4/2024

[View Application](#)

Planning Review Completed On 1/4/2024 9:07 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to Rezone from Moderate Density Residential to Low Density Residential.

Planning Commission Code Reference

Other Planning Commission Code Reference 

1809 2003

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference 

1809 2003

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

Zoning Classification 

R2

Wave Fee

Notes 

Director Email Completed On 1/4/2024 9:07 AM EST by bconkling

RESZONING MAIL

Delivered on Thursday, January 4, 2024 at 9:07 AM CST

Options

Send to the applicant? No

Send to members of the following roles:

Zoning Director

Recipients

To:

gary@co.yankton.sd.us

Subject: CUP Variance, Rezone Application: Director Review Required

CUP Variance, Rezone Application requires Zoning Director Final Review.

Number: 208040

Workflow: Variance, Conditional Use and Rezoning Application

Description: 13.001.500.750 | Bill Maibaum | 43348 310 ST, YANKTON, SD, 57078

Created On: 1/4/2024

[View Application](#)

Director Approval Email Completed On 1/4/2024 9:07 AM EST by bconkling

RESZONING MAIL

Delivered on Thursday, January 4, 2024 at 9:07 AM CST

Options

Send to the applicant? No

Send to members of the following roles:

Zoning Director

Recipients

To:

gary@co.yankton.sd.us

CC:

bill@co.yankton.sd.us

Subject: REZ Request Submitted

An approved REZ application has been submitted for Director review.

Number: 208040

Workflow: Variance, Conditional Use and Rezoning Application

Description: 13 001 500.750 | Bill Maibaum | 43348 310 ST, YANKTON, SD, 57078

Created On: 1/4/2024

[View Application](#)

Director Review Completed On 1/4/2024 9:35 AM EST by gvetter

Zoning Director Review

Approve

Zoning Email Completed On 1/4/2024 9:35 AM EST by gvetter

[Personal Email](#)

Delivered on Thursday, January 4, 2024 at 9:35 AM CST

Options

Send to the applicant? No

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: REZ Has been reviewed by the Zoning Director

REZ has been approved by the Zoning Director and is ready to proceed.

Number: 208040

Workflow: Variance, Conditional Use and Rezoning Application

Description: 13 001 500.750 | Bill Maibaum | 43348 310 ST, YANKTON, SD, 57078

Created On: 1/4/2024

[View Application](#)

Email to Pay Completed On 1/4/2024 9:35 AM EST by gvetter

[Personal Email](#)

Delivered on Thursday, January 4, 2024 at 9:35 AM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

ac.maibaum@gmail.com

Subject: Payment Required

Your application has been received and payment is required. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$450.00

If any information is incorrect, please let me know immediately.

Number: 208040

Workflow: Variance, Conditional Use and Rezoning Application

Description: 13 001 500.750 | Bill Maibaum | 43348 310 ST, YANKTON, SD, 57078

Created On: 1/4/2024

Payment Completed On 1/4/2024 3:38 PM EST by gvetter

Fee Summary

| | |
|------------|----------|
| Fee | \$450.00 |
| Total Fees | \$450.00 |
| Total Due | \$0.00 |

Payments Made

| Payment Method | Paid On | Confirmation Number | Amount |
|----------------------|-------------------------|---------------------|----------|
| Check | January 4, 2024 3:38 PM | 3744 | \$450.00 |
| Total Paid: \$450.00 | | | |

Payment Made Email Completed On 1/4/2024 3:38 PM EST by gvetter

REZONING

Delivered on Thursday, January 4, 2024 at 3:38 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

- To:
- pattyv@co.yankton.sd.us
 - andrea@co.yankton.sd.us
 - gary@co.yankton.sd.us
 - bill@co.yankton.sd.us
 - ac.maibaum@gmail.com

Subject: A payment has been made

A payment has been made for a REZ request. Please log in to the system to continue with the application process.
Amount Paid: \$450.00

Number: 208040
Workflow: Variance, Conditional Use and Rezoning Application
Description: 13 001 500.750 | Bill Maibaum | 4334B 310 ST, YANKTON, SD, 57078
Created On: 1/4/2024

PC Prep Completed On 1/5/2024 9:02 AM EST by bcorckling

Planning Commission Meeting

Planning Commission Meeting Date and Time

February 13th 2024, 7:05 pm CST

Letters to be mailed 10 days prior to the public meeting:
02/03/2024 7:05 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:
02/05/2024 7:05 PM

Place your zoning action sign 7 days prior to the public meeting:
02/06/2024 7:05 PM

Date to send email to applicant

01/29/2024

Upload PC Mailing Labels

[Maibaum Labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[Notification Letter rezone.pdf](#)

Upload PC Newspaper Publication

[Legals 2-13-2024.pdf](#)

Permit Number

REZ-2024-103

Receipt Number

PC App Form Completed On 1/5/2024 9:02 AM EST by bconkling

[PC App Form](#)

Schedule Email Completed On 1/5/2024 9:02 AM EST by bconkling

Scheduled for Monday, January 29, 2024 at 10:00 AM CST (Any application data entities are evaluated when the email is sent)

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

Subject: Preparation for Planning Commission Meeting

Please see the attached Notification Letter, address labels, and affidavit of mailing

First Notification Letters are to be mailed pursuant to Section 1803(4). This is required to be completed 10 days prior to public hearing, which is \$(PCMailingDate)

\$(PCEmailInstructions)

Return the affidavit to me (email is fine) 8 days prior to the public meeting, by \$(AffidavitReturnDate)

Place your zoning action sign 7 days prior to the public meeting, by \$(PlaceSignDate)

If any information is incorrect, please let me know immediately.

External Notes

Documents

Internal Notes

Documents

AFFIDAVIT OF MAILING

I, Billy Madsen, hereby certify that on the 30 day of January, 2024, 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.

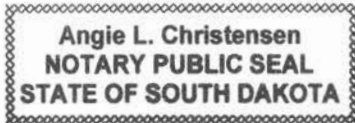
Dated the 30 day of January, 2024.

Billy Madsen
(Name)
Affiant

Subscribed and sworn to before me this 30 day of January, 2024.

Angie L. Christensen
Notary Public - South Dakota
My commission expires: May 30, 2029

(SEAL)



NOTIFICATION

January 29, 2024

Applicant:
Bill Maibaum
43348 310th St
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 February, 2024 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 rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.

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,
Bill Maibaum
Petitioner

BAHM, RICHARD (D)
30965 434 AVE
YANKTON SD 57078

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

BRAATEN, MARK A (D)
117 BADGER DR
YANKTON SD 57078

BRAATEN, NATHAN A (D)
104 DEER CROSSING RD
YANKTON SD 57078

BRUNICK, SHELDON (D)
43383 310 ST
YANKTON SD 57078

CEDAR HILLS ROAD DISTRICT (D)
303 CEDAR HILLS RD
YANKTON SD 57078

CHRISTENSEN, JACOB (D)
109 JANES WAY
YANKTON SD 57078

CUMMINGS, DERRICK (D)
1007 EAST 16 ST
YANKTON SD 57078

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

FOKKEN, DENIS L (D)
405 REGAL DR
YANKTON SD 57078

FOUR BARS FARMS LLC (D)
398 WILDFLOWER RD
YANKTON SD 57078

GRATE, EUGENE L (D)
31007 434 ST
YANKTON SD 57078

HENDRICKSON, PAULA (D)
103 SELAH DR
YANKTON SD 57078

HEVLE, DOUG (D)
43371 310 ST
YANKTON SD 57078

HUNTER, BRIAN LIVING TRUST (D)
5504 SOUTH WOODSEGE TRL
SIOUX FALLS SD 57108

JONES, CHAD L (D)
285 CEDAR HILLS RD
YANKTON SD 57078

KOELLNER, BLAIR W (D)
104 JANES WAY
YANKTON SD 57078

KUCHTA, JACKIE (D)
2800 FLATWATER DR APT 203
SOUTH SIOUX CITY NE 68776

KUNKEL, MICHELE L (D)
103 JANES WAY
YANKTON SD 57078

LABER, BART (D)
40323 277 ST
DELMONT SD 57330

LUKE, CHARLES F JR (D)
1617 SOUTH 176 ST
OMAHA NE 68730

MAIBAUM, BILLY (D)
43348 310 ST
YANKTON SD 57078

MCCABE, RONALD (D)
31006 SUNDANCE RIDGE
YANKTON SD 57078

O'DONNELL, TYLER (D)
307 CEDAR HILLS RD
YANKTON SD 57078

POPPE KOLETZKY FAMILY TRUST (D)
303 CEDAR HILLS RD
YANKTON SD 57078

RIIBE, PATRICK H (D)
167 SPRING MEADOW RD
YANKTON SD 57078

RIIBE, PATRICK H LIVING TRUST (D)
167 SPRING MEADOW RD
YANKTON SD 57078

SCHILOUSKY, ADAM (D)
31038 SUNDANCE RIDGE
YANKTON SD 57078

SIEKMEIER, JOHN (D)
321 CEDAR HILLS RD
YANKTON SD 57078

STEINBRECHER, ROBERT REV TRST (I
105 BUDS AVE
YANKTON SD 57078

STUCKY, KENNETH D JR (D)
31017 434 AVE
YANKTON SD 57078

SUNDANCE DEVELOPMENT LLC (D)
31083 SUNDANCE RIDGE
YANKTON SD 57078

TWO P PROPERTIES LLC (D)
1001 MERIWETHER TRL
YANKTON SD 57078

WARNOCK, DAVID M (D)
PO BOX 1055
YANKTON SD 57078

WOOD, GARY L (D)
PO BOX 451
YANKTON SD 57078

Yankton County,
South Dakota

Receipt

Paid by
Bill Maibaum
ac.maibaum@gmail.com

Payment number
Date paid
Payment method

3744
January 4, 2024 03:38 PM
Check

\$450.00 paid on January 4, 2024

Variance, Conditional Use and Rezoning Application
Application ID: REZ-2024-103

| Description | Amount |
|-------------|----------|
| Fee | \$450.00 |

PRESS & DAKOTAN

www.yankton.net/classifieds

CLASSIFIEDS

to place an ad call 605-665-7811 or email ads@yankton.net

1200 Cars

*All junk cars, pickups, vans, running or not WE BUY!

FREE PICKUP

McLean Auto Salvage
402-360-0756

Classifieds Work!

Submit an ad online
at www.yankton.net

1335 Other Employment

CITY OF YANKTON

UTILITY CUSTOMER SERVICE CLERK

The City of Yankton is currently accepting applications for the position of Utility Customer Service Clerk. Please visit www.cityofyankton.org/getpublic-documents/employment or call 605-668-5222 for more information regarding this position.



The City of Yankton is an equal opportunity provider and employer.

NOW HIRING

Full Time and Part Time

Grain/Feed Operations & CDL Drivers

Competitive Pay and Full Benefit Package

Quality opportunities available at various locations.



J.E. MEURET
GRAIN COMPANY INC.

Call 402-518-3076 or

Email: careers@jemeuretgrain.com

Circulation Clerk

The Yankton Press & Dakotan seeks an outgoing and motivated individual to join our team.

Qualifications:

- Ability to multi-task
- Must be detail oriented
- Customer services skills required
- Able to work within deadlines
- Willing to work as part of a team

Full-time Monday-Friday. Medical, dental and vision insurance available. Paid time off/vacation time available after 90 days of service.

To apply send resume to:

PRESS & DAKOTAN

Attn: Gary Wood
319 Walnut St.
Yankton, SD 57078
Or email: gary.wood@yankton.net

EOE

Immediate Opening Registered Nurse

Ability Building Services has an exciting opportunity for a RN to lead our medical services department. Will supervise one LPN and three Med Aides

1335 Other Employment

Dietary Aide - part time
We are looking for someone to assist with food prep, set up/take down of dining area, and serving food. Hours would be every other week. Saturday and Sunday 7am-1pm; or Sunday and Monday 7am-1pm. Come join us in a calm, caring work atmosphere!
Apply at Sacred Heart Monastery:
www.yanktonbenedictinee.org/jobs
1005 W 8th St.
Yankton, SD 57078
(605)668-6284

1335 Other Employment

HELP WANTED
Cattle Feedyard in northeast Nebraska is currently looking for a payload operator. We are a 25,000 head yard with a great benefits package. Stop by or call for more information.
Dixon County Feedyard
Allen, NE 402-635-2411.

HELP WANTED: Experienced
shop mechanic for Dixon County Feedyard at Allen, NE. Self-motivation is necessary. Full time position with excellent benefits including, company paid health insurance, 401K, paid vacation, holidays. Other optional benefits available as well. Dixon County Feedyard Allen, NE 402-635-2411.

1435 Carpentry

A Full-time Carpenter Available. Available for odd jobs. Free estimates. Lots of experience. Call Bob Edwards at 605-665-8651.

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

Please Recycle!

1530 Roofing - Siding

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

1600 Other Real Estate

EQUAL HOUSING OPPORTUNITY
All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, in the sale, rental or financing of housing or an intention to make any such preference, limitation or discrimination. Familial status includes children under the age of 18 living with parents or legal guardians, pregnant women and people seeking custody of children under the age of 18.

In addition, South Dakota State Law also prohibits discrimination based on ancestry and creed.

This paper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. If you believe you have been discriminated against in connection with the sale, rental or financing of housing, call the South Dakota Fair Housing ombudsman at 877-832-0161.

1605 Apartment For Rent

1 & 2 Bedroom Orchard Square, 418 W. 15th, Yankton. Rent based on income and includes utilities. Non-smoking units. Equal Housing Opportunity. Skogen Company 605-665-1322 or 605-263-3941.

1 & 2 Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and income. Non-smoking units. 605-664-8886 or Skogen Company 605-263-3941.

1335 Other Employment

JOB OPPORTUNITY

EDUCATION REPORTER

The Yankton (S.D.) Daily Press & Dakotan — an award-winning, five-day daily located along the banks of the Missouri River and near Lewis and Clark Lake in southeastern South Dakota — is seeking applicants for an education reporter. This person would handle our education beat, plus general assignment duties. Some page designing (InDesign) is also involved. Applicants must have strong writing and reporting skills. Page design skills, photography skills and video/social media experience are helpful.

Send resumes and writing samples to:

PRESS & DAKOTAN

Mr. Kelly Hertz, Editor
Yankton Press & Dakotan
319 Walnut, Yankton, SD 57078
or email kelly.hertz@yankton.net

EOE

NOW HIRING!

**EMS Director,
Paramedic, EMT**



**Santee Health &
Wellness Center**
The Team To Join!

Full Time & Part Time

The Santee Health & Wellness Center, located in Santee, NE is now hiring. Individual positions provide a range of supervisory and life support care within the emergency medical arena, while responding to various accidents and emergencies involving illness and injury.

We offer:

- Competitive Wages
- Life Insurance
- Health, Dental & Vision Plans
- Matching 3% 401k
- Flexible Scheduling
- Paid Time Off
- Fitness Center Membership

Critical Staffing Day

1605 Apartment For Rent

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

1 bedroom apartments, MEADOW PARK, \$575.00 per month, plus electricity with the heat being electric. Water, sewer, and garbage included with rent. Security Deposit of one months rent required. Initial six month lease, then month to month. Non-smoking units. 605-760-4711 or Skogen Company. 605-263-3941.

3-Bedroom Townhouse. Must qualify by family size and income. Non-smoking unit. Rent based on income. EHO 605-661-8901 or Skogen Company 605-263-3941.

1660 Acreage - Lots For Sale

FOR SALE: ACREAGE CITY OF CROFTON NEBRASKA. THREE PROPERTIES FOR SALE.

We will take bids for three weeks. We reserve the right to refuse all offers. After the three weeks of sale notice, a public hearing for public input on the sale will be held. Send bids to City of Crofton P.O. Box 189 Crofton NE 68730. Legal Description

Property # 1
24 32 2 24-32-2 PT NW4
2.46 ACRES TOTAL LOT
SIZE: 6590.00 PARCELID:

40003562

Property # 2
24 32 2 24-32-2 PT NW4 A TR
330X322 2.44 ACRES N/A
540003755

Property # 3

Agricultural
24 32 2 24-32-2 W2NW LS
TRACTS 26.25 ACRES Can
be bid by the acre.
540012904

1705 Items \$100 or Less

Collectible 1950's era German crafted stoneware punch/bear bowl with matching steins \$75. Excellent condition original Coca-Cola crate with metal straps \$25. 605-665-8719.

For Sale: 2 Used Firestone tires 205/65/R16 50% plus tread. \$50/each. Call 605-660-0329.

Pair of antique solid oak chairs \$25. World War II era military loot locker \$50. Vintage 1951 German crafted Stuttgart medallion \$25. 605-665-8719.

1645 Open Houses

2010 Legal and Public Notices

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Commission, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of February, 2024 and at 6:30 P.M. on the 20th day of February, 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to a Moderate Density Rural Residential District (RD2) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as The South Two-hundred Seventeen and Eighty hundredths feet (S217.80) of the East Seven hundred Sixty-six and Fifty Hundredths feet (E766.50), excepting the East Fifty feet (E50') thereof, located in the South 13.2 Acres of the Southeast Quarter (SE1/4), Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S18, page 257.

Published twice at the total approximate cost of \$23.32 and can be viewed free of charge at www.sd-publicnotices.com

Published January 26 & February 2, 2024.

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 February, 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (RD2) to a Low Density Rural Residential District (RL1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93) North, Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 433-18 310th St. Yankton.

Published twice at the total approximate cost of \$21.02 and can be viewed free of charge at www.sd-publicnotices.com

Published February 2 & 9, 2024.

YANKTON COUNTY NOTICE TO VENDORS

Food Service Proposals will be received by the Board of Yankton County Commissioners of Yankton County, South Dakota. These proposals will be received no later than 11:00 am on Friday, February 16th, 2024. At that time, the proposals will be opened and publicly read at

1645 Open Houses

Open House Sat., Feb. 3 - 10:30AM-NOON



1402 Augustine Dr., Yankton • \$359,000

Would love to have you stop by and check out this beautiful 4 bedroom, 3 bath home on Saturday. Features include living room with fireplace, kitchen with center island, master bedroom suite, main floor laundry, large lower level family room, and bath with walk-in tiled shower. Start your year off with a new home!

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/20/2023

Applicant

Robert List Trust- PLAT

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

☐ LC – Lakeside Commercial ☒ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lots 1 thru 4 of List Acreage

Section No: 4 Township No: 93

Range: 56 Number of Lots/Tracts: 4

Number of Acres: 139.75

How is the property currently being used? Rural Transitional

What is the proposed use of the property? Rural Transitional

Surveyor/Engineer Information

Firm Name: Meridian Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Brian Benson

Phone: 4028604332

Property Owner Information

Name: Robert List Trust

Address: PO Box 689

City: Yankton State: SD Zip: 57078

Contact person: Diane List

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) 20, 20, 20, 76.75

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 Robert List
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.

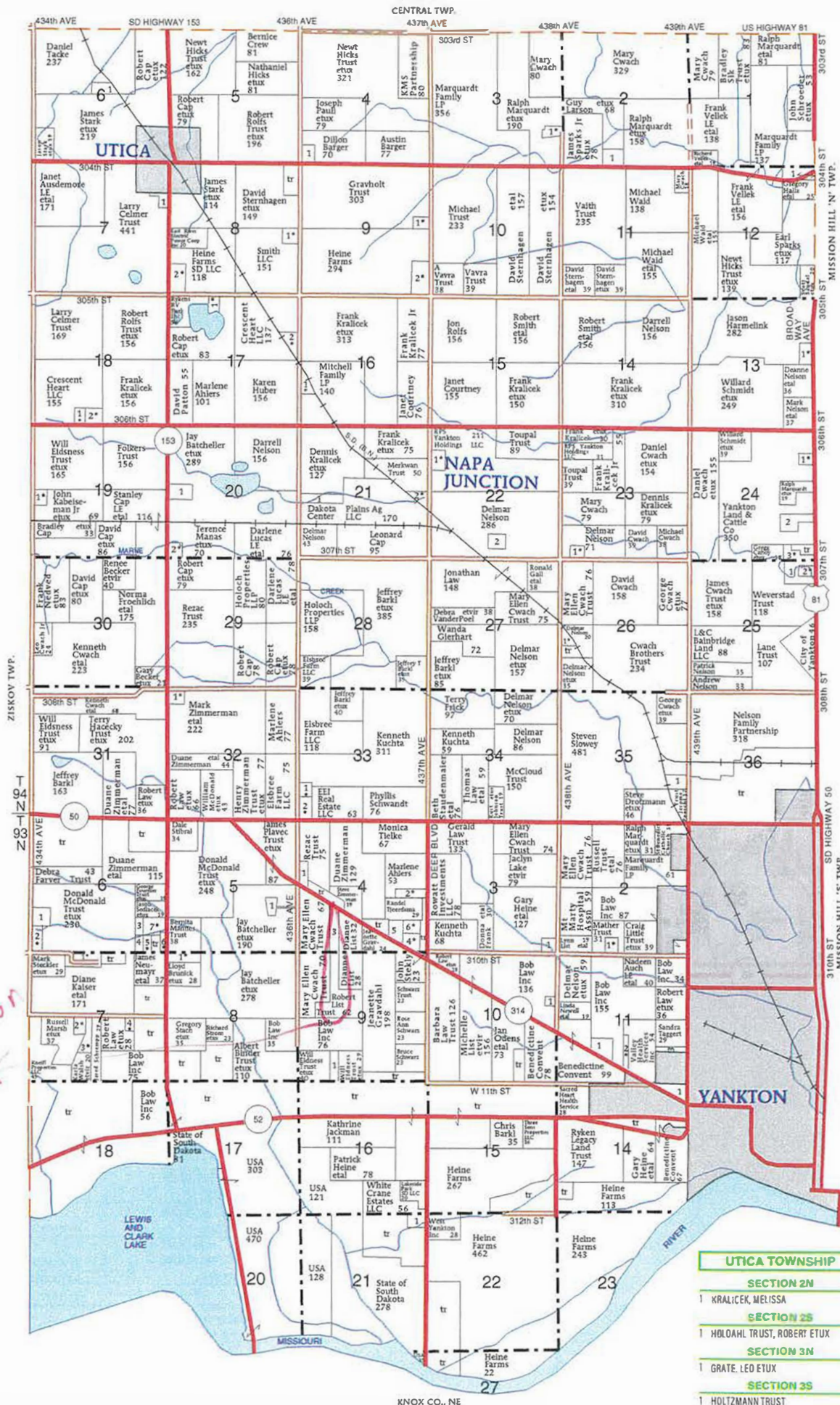
YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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: 02/13/2024
Board of Adjustment date: _____



SECTION 4N

1 NEEVE, MARK 7

SECTION 4S

1 MARQUARDT, RALPH 8
 2 BRANDT TRUST, MERLE ETAL 11
 3 LIST TRUST, ROBERT 18
 4 SWEDLUND, JERALD ETUX 14
 5 HAMBERGER, BRIAN 8
 6 SMITH, NATHAN ETUX 8

SECTION 5S

1 BATCHELLER, JAY 8

SECTION 6N

1 TOWN OF UTICA 6

SECTION 6S

1 GILMORE, TONIA 10
 2 VAN MAANEN, TODD ETUX 11
 3 MASKA, LEANN 5
 4 KOZAK, KARLEE 6
 5 LOECKER, MARK ETUX 5
 6 BLAHA, JON ETUX 5
 7 HILL, EDWIN ETUX 12

SECTION 7N

1 BOLO PURSUITS LLC 10

SECTION 7S

1 GUITRON, MARIA ETAL 13
 2 ROBB, RUSSELL ETUX 7
 3 LIVINGSTON, CARL ETUX 10
 4 PHILIPS, TIMOTHY ETUX 5

SECTION 8N

1 CHRISTIANSON, DAVID ETUX 6
 2 HUGHES, SCOTT ETUX 13

SECTION 8S

1 FANTA, TIMOTHY ETUX 9

SECTION 9N

1 KILBURN, REX ETUX 7
 2 GILMORE TRUST, HOWARD ETUX 17

SECTION 9S

1 ROKAHR, STEVEN 9

SECTION 10S

1 HEJNA, JAMIE 5

SECTION 11S

1 BILLION, ERIKA 12
 2 HECKY TRUST, TERRANCE ETUX 11
 3 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, ROONEY ETUX 7

SECTION 17N

1 SCHENKEL, DARRELL ETUX 8
 2 TACKE, WM ETUX 13

SECTION 18N

1 CAPLE, STANLEY ETAL 5
 2 CAP, ROBERT ETUX 7

SECTION 19

1 SCHENKEL, DANIEL ETUX 7

SECTION 20N

1 YANKTON CO SHARPSHOOTERS ASSN 12
 2 JOHNSON, MICHAEL ETUX 9

SECTION 21N

1 YANKTON PROTEIN LLC 12
 2 KRALICEK, FRANK ETUX 5

SECTION 21S

1 WHITE CRANE ESTATES LLC 8

SECTION 22N

1 TAGGART, WILLIAM ETUX 9
 2 NELSON TRUST, FLOYD 12

SECTION 23N

1 POSPISIL, SCOTT ETAL 7

SECTION 24

1 MARTS, LUCAS ETUX 7
 2 MARQUARDT, DOUG 13
 3 KELLER, DALLAS ETUX 10

SECTION 26

1 SLOWEY TRUST 15

SECTION 26

1 WOHL, TOBY ETAL 7

SECTION 26

1 BARNES, DAVID ETUX 7

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL 12

SECTION 33

1 DELOZIER, DARRIK ETAL 6
 2 WADDELL, EDWARD ETUX 8

SECTION 35

1 YAGGIES INC 10

UTICA TOWNSHIP

SECTION 2N

1 KRALICEK, MELISSA 11

SECTION 2S

1 HOLDAHL TRUST, ROBERT ETUX 5

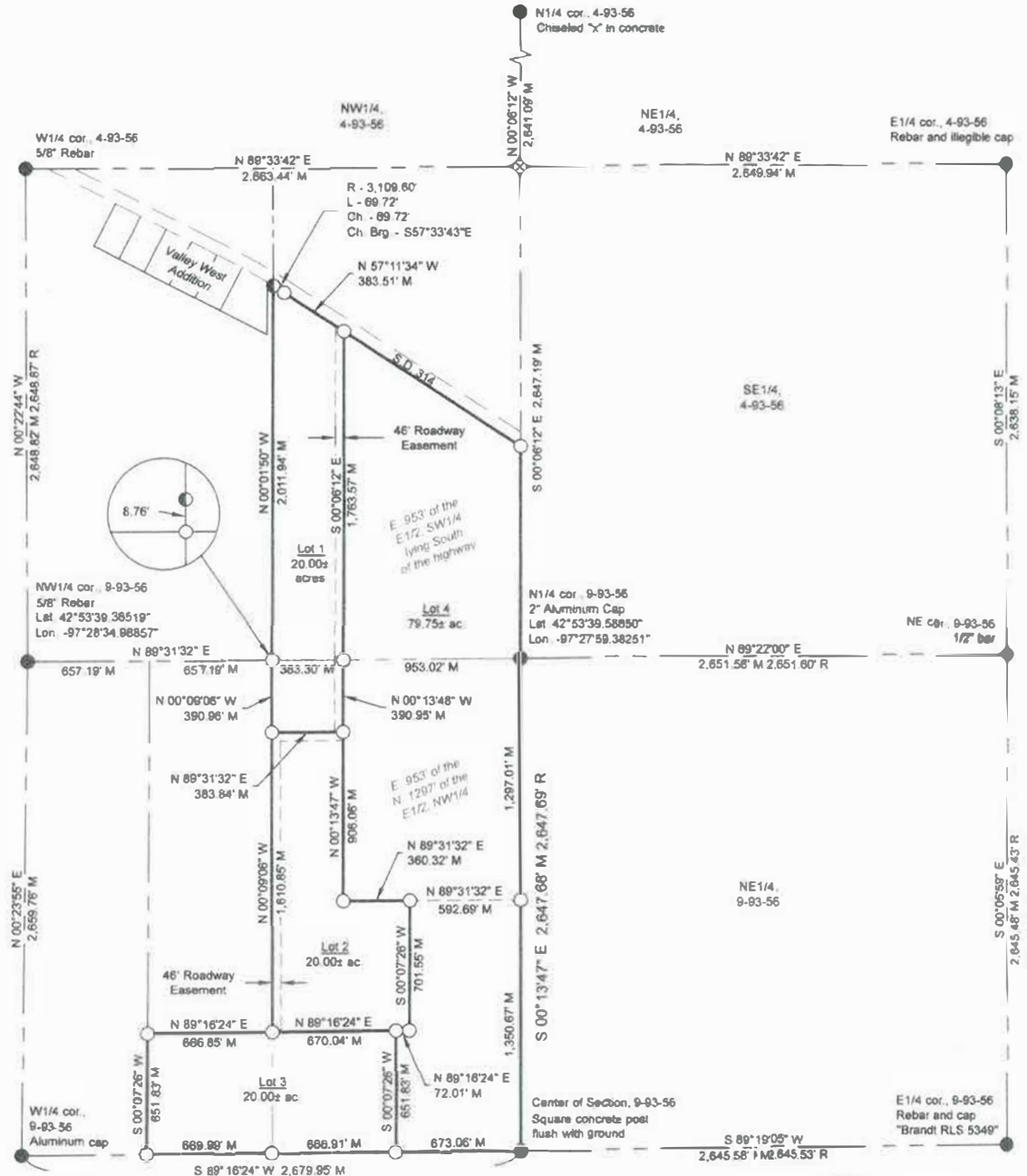
SECTION 3N

1 GRATE, LEO ETUX 11

SECTION 3S

1 HOLTSMANN TRUST 7

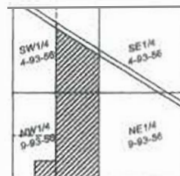
in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway;
the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest
Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota



I, Brian J. Benson, a Licensed Land Surveyor under the Laws of South Dakota, at the direction of the owner, have surveyed Lots 1, 2, 3 and 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway, the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota, as shown on the above plat. This survey was performed by me or under my direct supervision and is to the best of my knowledge and belief a true description of said property.

Legend

- Sec. 4 & 9, T93N, R56W



Page 1 of 2

Meridian

Brian J. Benson
1109 Douglas Ave
Yankton, SD 57078
402-860-4332
brian@meridianrfs.com

Plat of Lots 1 thru 4 of List Acreage

in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway;
the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the
Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Owners Certificate

I, Diane R. List, Trustee of the Robert L. List Testamentary Trust, do hereby certify that I am the owner of the East half of the Southwest Quarter of Section 4, lying South of the Public Highway, the East half of the Northwest Quarter of Section 9, and the East ten acres of the South twenty acres of the West half of the Northwest Quarter of Section 9, all in Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota, that this Plat was made at my request and under my direction for the purpose of defining and describing the property as shown by this plat and shall hereafter be known as Lots 1 thru 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway, the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota. The development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Dated this _____ day of _____, _____.

Trustee of the Robert L. List Testamentary Trust

State of _____)
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 _____, 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 they executed the same.

My commission expires _____.

Notary Public

Owners Certificate

I, Diane R. List, formerly known as Dianne R. Inungaray, a single person, do hereby certify that I am the owner of the East 953 feet of the East Half of the Southwest Quarter lying South of the highway, Section 4, Township 93 North, Range 56 West, Yankton County, South Dakota, less highways and roads, and the East 953 feet of the North 1,297 feet of the East Half of the Northwest Quarter, Section 9, Township 93 North, Range 56 West, Yankton County, South Dakota, less highways and roads; that this Plat was made at my request and under my direction for the purpose of defining and describing the property as shown by this plat and shall hereafter be known as Lots 1 thru 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway, the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota. The development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Dated this _____ day of _____, _____.

Diane R. List

State of _____)
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 _____, 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 they executed the same.

My commission expires _____.

Notary Public

Approval of Highway Authority

State of South Dakota County of Yankton

The location of the existing proposed access roads abutting the County or State highway as shown hereon is hereby approved. Any change in the location of the existing or proposed access shall require additional approval.

Highway Authority

County Planning Commission Approval

Approval of the final plan of Lots 1 thru 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway, the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota, is hereby granted by the Yankton County Planning Commission on this _____ day of _____, 20____.

Chair, County Planning Commission
Yankton County, South Dakota

County Commission Approval

I hereby certify that the final plan of Lots 1 thru 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway, the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9, all in T93N, R56W 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 _____, 20____.

Chairman County Commission
Yankton County, South Dakota

Director of Equalization Certificate

I, the undersigned Director of Equalization of Yankton County, South Dakota, certify that I have received a copy of the foregoing plat.
Dated this _____ day of _____, _____.

Director of Equalization
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 _____, 20____.

County Auditor
Yankton County, South Dakota

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.

Treasurer
Yankton County, South Dakota

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
Yankton County, South Dakota

Preliminary

Date: 11/18/2023

Job Number: 23052

Drawn by: BB

Page: 2 of 2



Plat Approval
Application
203711

Applicant
Bill Conkling

Fees Paid
\$100.00

Created
December 20,
2023

Number
203711

Final | Plat of Lots 1 thru 4 of
List Acreage in the East Half of
the Southwest quarter of
Section 4, lying South of the
Public Highway; the East Half
of the Northwest Quarter of
section 9, and the East Ten
Acres of the South Twenty
Acres of the West Half of the
Northwest Quarter of Section 9;
all in T93N, R56W of the 5th
P.M., Yankton County, South
Dakota | Robert List Trust | PO
Box 689 | 09.004.300.150
Submitted by bconkling on
12/20/2023



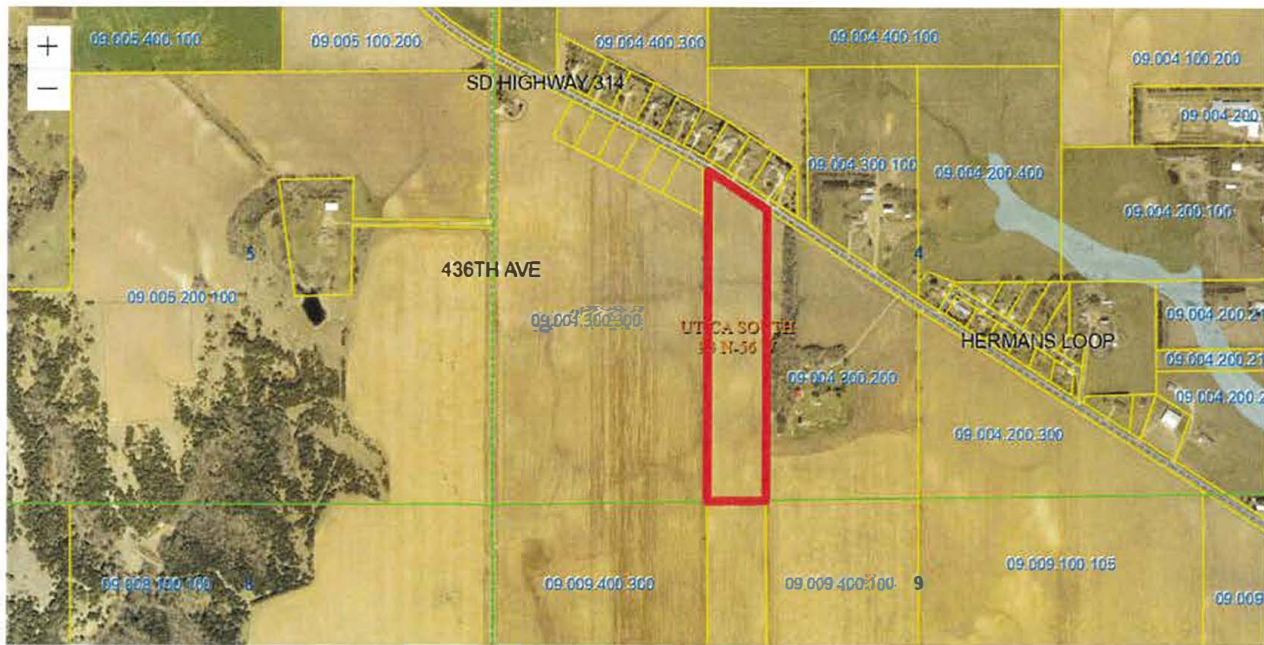
Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 12/20/2023 10:53 AM EST by bconkling



Maxar

Powered by Esri

| ParcelID | Address | City | OwnerName | Acres |
|----------------|---------|------|------------------------------------|--------|
| 09.004.300.150 | | | LIST, ROBERT L TESTAMENTARY TR (D) | 18.020 |

Requested Information Completed On 12/20/2023 11:03 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

4

Township No:

93

Range

56

Number of Lots/Tracts

4

Number of Acres

139.75

How is this property currently being used?

Rural Transitional

What is the proposed use of the property?

Rural Transitional

Surveyor/Engineer Information

Firm Name

Meridian Land Surveying

Address

1109 Douglas

City

Yankton

State

SD

Zip

57078

Contact Person

Brian Benson

Phone

4028604332

Property Owner Information

Owner Name

Robert List Trust

Address

PO Box 689

City

Yankton

State

SD

Zip

57078

Owner Phone

4028604332

Contact Person

Diane List

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)

20, 20, 20, 76.75

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 12/20/2023 11:08 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

[list plat.pdf](#)

Plat Approval Applicant Checklist 

Submit Application Completed On 12/20/2023 11:09 AM EST by bconkling


Owner Certification

Owner(s)

Robert List

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

Submittal Email Completed On 12/20/2023 11:09 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 20, 2023 at 11:09 AM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 203711

Workflow: Plat Approval Application

Description: Final | Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota | Robert List Trust | PO Box 689 | 09.004.300.150

Created On: 12/20/2023

[View Application](#)

Email to Pay Completed On 12/20/2023 11:09 AM EST by bconkling

Delivered on Wednesday, December 20, 2023 at 11:09 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:
andrea@co.yankton.sd.us
gary@co.yankton.sd.us
bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 203711

Workflow: Plat Approval Application

Description: Final | Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota | Robert List Trust | PO Box 689 | 09.004.300.150

Created On: 12/20/2023

[View Application](#)

Payment Completed On 1/2/2024 2:05 PM EST by bconkling

Fee Summary

| | |
|------------|----------|
| Fee | \$100.00 |
| Total Fees | \$100.00 |
| Total Due | \$0.00 |

Payments Made

| Payment Method | Paid On | Confirmation Number | Amount | |
|----------------------|-------------------------|---------------------|----------|------------------------------|
| Check | January 2, 2024 2:05 PM | 1278 | \$100.00 | VIEW RECEIPT |
| Total Paid: \$100.00 | | | | |

Payment Made Email Completed On 1/2/2024 2:05 PM EST by bconkling

Delivered on Tuesday, January 2, 2024 at 2:05 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 203711

Workflow: Plat Approval Application

Description: Final | Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th PM., Yankton County, South Dakota | Robert List Trust | PO Box 689 | 09.004.300.150

Created On: 12/20/2023

[View Application](#)

Planning Commission Review Completed On 1/2/2024 2:05 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:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/2/2024 2:06 PM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County,
South Dakota

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

Receipt
1278
January 2, 2024 02:05 PM
Check

\$100.00 paid on January 2, 2024

Plat Approval Application
Application ID: 203711

| Description | Amount |
|-------------|----------|
| Fee | \$100.00 |

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/14/2024

Applicant

Cap Addition- 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, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N,
R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tract 1, Cap Addition, in the

Section No: 21 Township No: 94

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 3.10

How is the property currently being used? AG

What is the proposed use of the property? AG

Surveyor/Engineer Information

Firm Name: John Brandt

Address:

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: Dwayne Cap

Address: 30679 437 AVE

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) 3.10

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

4. If a farmstead, how many acres are surrounding it? 3.10

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 Dwayne Cap
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.

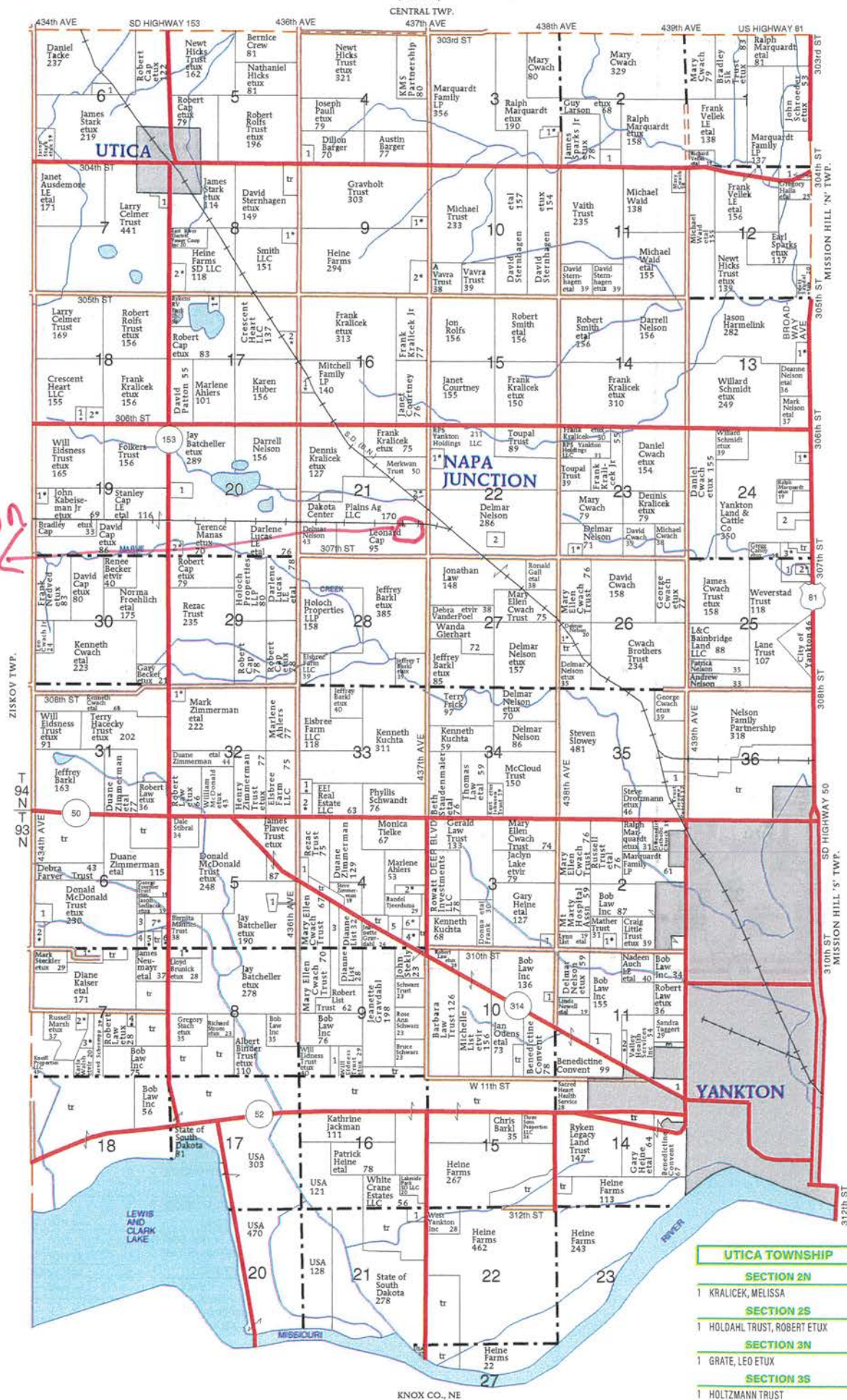
YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

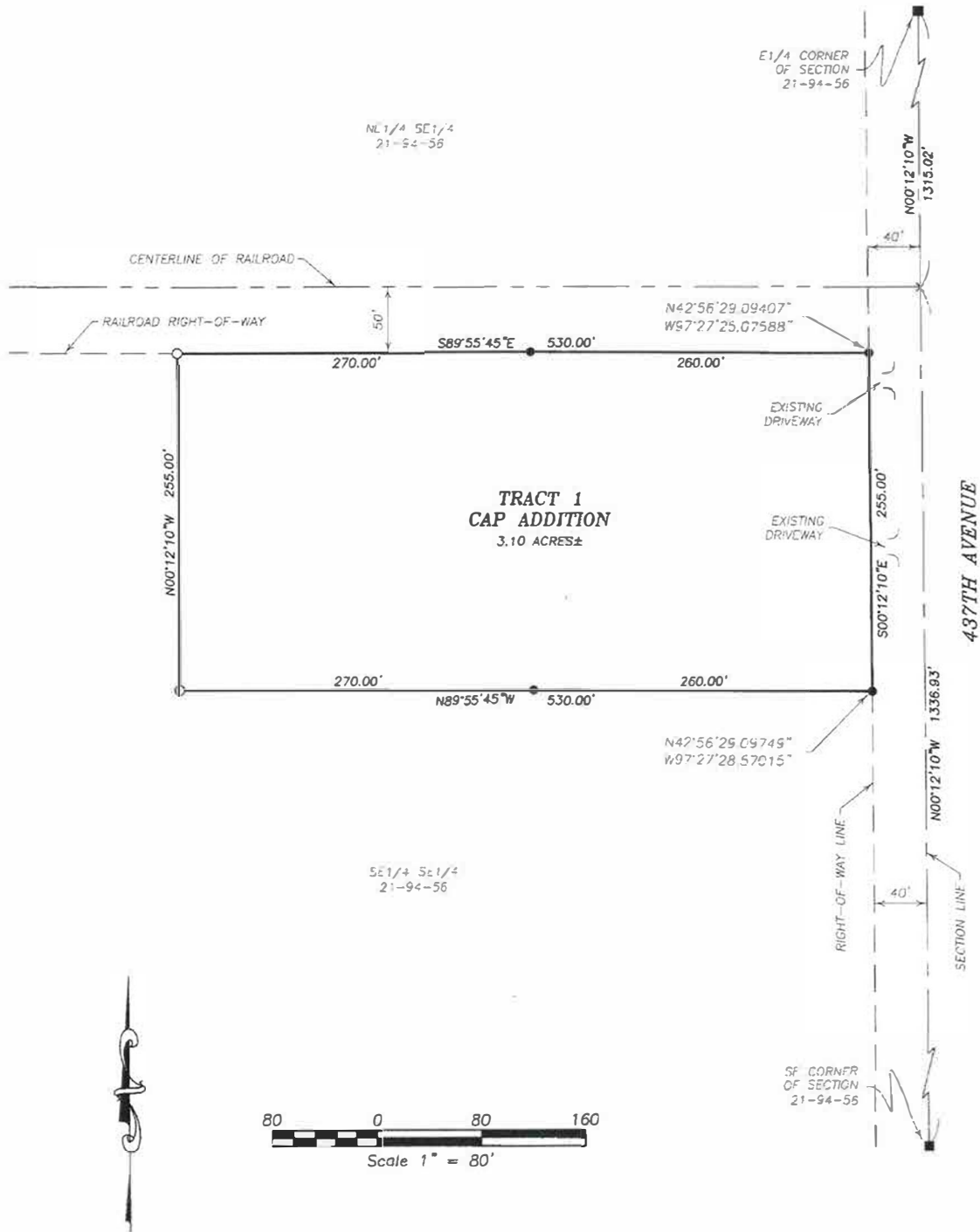
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 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: 02/13/2024
Board of Adjustment date: _____



PLAT OF TRACT 1, CAP ADDITION, IN THE NE1/4 OF THE SE1/4 OF THE SE1/4
OF SECTION 21, T94N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



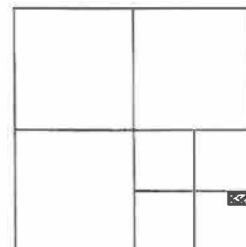
LEGEND

- SET 5/8" REBAR WITH L.S. CAP
STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR
- × CALCULATED CORNER

NOTE:

BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 663-8455



PLAT OF TRACT 1, CAP ADDITION, IN THE NE1/4 OF THE SE1/4 OF THE SE1/4
OF SECTION 21, T94N, 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, CAP ADDITION, IN THE NE1/4 OF THE SE1/4 OF THE SE1/4 OF SECTION 21, T94N, 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 20TH DAY OF DECEMBER, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

WE, DWAYNE L. CAP AND JULIE A. CAP, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

DWAYNE L. CAP

JULIE A. CAP

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DWAYNE L. CAP AND JULIE A. CAP, 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 PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER'S CERTIFICATE

I, LEONARD W. CAP, DO HEREBY CERTIFY THAT I AM THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

LEONARD W. CAP

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LEONARD W. CAP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

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 437TH AVENUE 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
205207

Fees Paid
\$100.00

Created
December 27,
2023

Applicant
Bill Conkling

Number
205207

Final | Plat of Tract 1, Cap
Addition, in the NE1/4 of the
SE1/4 of the SE1/4 of Section
21, T94N, R56W of the 5th P.M.,
Yankton County, South Dakota |
Dwayne Cap | 30679 437 AVE |
10.021.200.101
Submitted by bconkling on
12/27/2023



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 12/27/2023 10:05 AM EST by bconkling



Maxar, Microsoft Powered by Esri

| ParcelID | Address | City | OwnerName | Acres |
|----------------|---------------|---------|---------------------------------------|-------|
| 10.021.200.101 | 30679 437 AVE | YANKTON | CAP, DWAYNE L (D) CAP, JULIE A (D) | 1.522 |

Requested Information Completed On 12/27/2023 10:09 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

21

Township No:

94

Range

56

Number of Lots/Tracts

1

Number of Acres

3.10

How is this property currently being used?

AG

What is the proposed use of the property?

AG

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

Dwayne Cap

Address

30679 437 AVE

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?

No

What is/are the lot size(s)

3.10

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

3.10

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 12/27/2023 10:10 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

[Cap 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?

Submit Application Completed On 12/27/2023 10:11 AM EST by bconkling

Owner Certification

Owner(s)

Dwayne Cap

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

Submission Email Completed On 12/27/2023 10:11 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 27, 2023 at 10:11 AM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 205207

Workflow: Plat Approval Application

Description: Final | Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota | Dwayne Cap | 30679 437 AVE | 10.021.200.101

Created On: 12/27/2023

[View Application](#)

Email to Pay Completed On 12/27/2023 10:11 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 27, 2023 at 10:11 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

andrea@co.yankton.sd.us
gary@co.yankton.sd.us
bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 205207

Workflow: Plat Approval Application

Description: Final | Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota | Dwayne Cap | 30679 437 AVE | 10.021.200.101

Created On: 12/27/2023

[View Application](#)

Payment Completed On 1/18/2024 11:34 AM EST by bconkling

Fee Summary

| | |
|------------|----------|
| Fee | \$100.00 |
| Total Fees | \$100.00 |
| Total Due | \$0.00 |

Payments Made

| Payment Method | Paid On | Confirmation Number | Amount | |
|----------------------|---------------------------|---------------------|----------|------------------------------|
| Check | January 18, 2024 11:34 AM | 2465 | \$100.00 | VIEW RECEIPT |
| Total Paid: \$100.00 | | | | |

Payment Made Email Completed On 1/18/2024 11:34 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 18, 2024 at 11:34 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

- To:
- pattyv@co.yankton.sd.us
 - andrea@co.yankton.sd.us
 - gary@co.yankton.sd.us
 - bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 205207

Workflow: Plat Approval Application

Description: Final | Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota | Dwayne Cap | 30679 437 AVE | 10.021.200.101

Created On: 12/27/2023

[View Application](#)

Planning Commission Review Completed On 1/18/2024 11:34 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?

Planning Commission date:
02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/18/2024 11:35 AM EST by bconkling

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

Documents

Internal Notes

Documents

Yankton County,
South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

2465
January 18, 2024 11:34 AM
Check

\$100.00 paid on January 18, 2024

Plat Approval Application
Application ID: 205207

| Description | Amount |
|-------------|----------|
| Fee | \$100.00 |

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/2/2024

Applicant

Olivier- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in 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 Lot 5 of Block 4, Law

Section No: 18 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 49.63

How is the property currently being used? MD

What is the proposed use of the property? MD

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying
Address: _____
City: Yankton State: SD Zip: 57078
Contact Person: John Brandt
Phone: 6056658455

Property Owner Information

Name: Curt Olivier
Address: 184 Oak Hills Dr
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) 1.16 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: Single family dwelling

Name, address and phone number of contractor(s)

Owner certification

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

Curt Olivier
Owner Signature

Owner Signature

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

Agent Signature

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

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

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

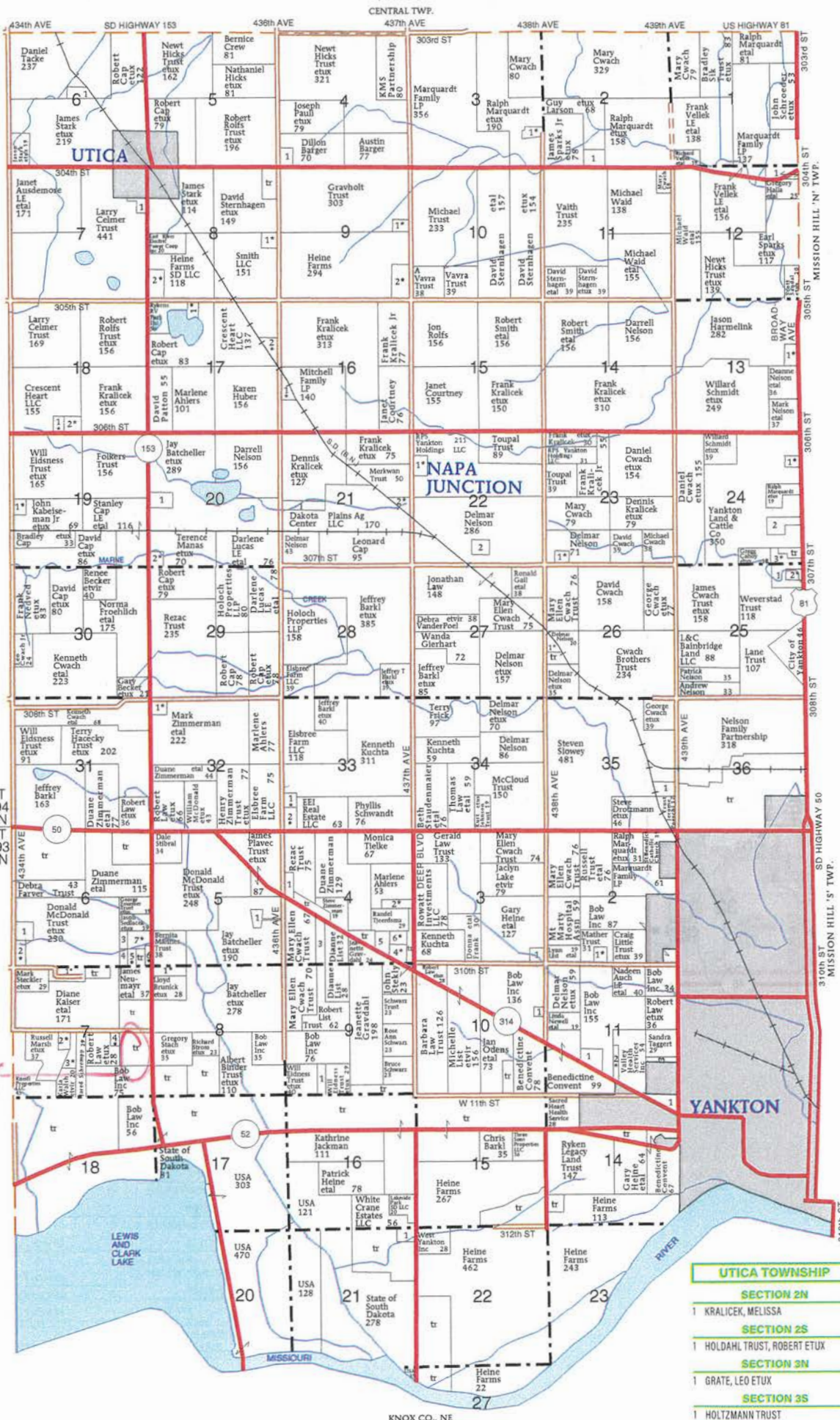
- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☐ 2. Taxes paid at County Treasures?
- ☐ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?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

Planning Commission date: 02/13/2024
Board of Adjustment date: _____

T-93-94-N

UTICA PLAT

R-56-W



SECTION 4N

1 NEDVED, MARK 7

SECTION 4S

1 MARQUARDT, RALPH 8

2 BRANDT TRUST, MERLE ETAL 11

3 LIST TRUST, ROBERT 18

4 SWEDLUND, JERALD ETUX 14

5 HAMBERGER, BRIAN 8

6 SMITH, NATHAN ETUX 8

SECTION 5S

1 BATCHELLER, JAY 8

SECTION 6N

1 TOWN OF UTICA 6

SECTION 6S

1 GILMORE, TONIA 10

2 VAN MAANEN, TODD ETUX 11

3 MASKA, LEANN 5

4 KOZAK, KARLEE 6

5 BLECKER, MARK ETUX 5

6 BLAHA, JON ETUX 5

7 HILL, EDWIN ETUX 12

SECTION 7N

1 BOLD PURSUITS LLC 10

SECTION 7S

1 GUITRON, MARIA ETAL 13

2 ROBB, RUSSELL ETUX 7

3 LIVINGSTON, CARL ETUX 10

4 PHILLIPS, TIMOTHY ETUX 5

SECTION 8N

1 CHRISTIANSON, DAVID ETUX 6

SECTION 8S

1 HUGHES, SCOTT ETUX 13

SECTION 9N

1 FANTA, TIMOTHY ETUX 9

SECTION 9S

1 KILBURN, REX ETUX 7

SECTION 9S

2 GILMORE TRUST, HOWARD ETUX 17

SECTION 10S

1 ROKAHR, STEVEN 9

SECTION 11S

1 HEJNA, JAMIE 5

1 BILLION, ERIKA 12

2 HECKY TRUST, TERRANCE ETUX 11

3 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 TACKLE, WM ETUX 13

SECTION 19

1 SCHENKEL, DANIEL ETUX 7

SECTION 20N

1 YANKTON CO SHARPSHOOTERS ASSN 12

SECTION 21N

2 JOHNSON, MICHAEL ETUX 9

SECTION 21N

1 YANKTON PROTEIN LLC 12

SECTION 21S

2 KRALICEK, FRANK ETUX 5

SECTION 22N

1 WHITE CRANE ESTATES LLC 8

SECTION 22N

1 TAGGART, WILLIAM ETUX 9

SECTION 23N

2 NELSON TRUST, FLOYD 12

SECTION 24

1 POSPISHIL, SCOTT ETAL 7

SECTION 25

1 MARTS, LUCAS ETUX 7

SECTION 25

2 MARQUARDT, DOUG 13

SECTION 25

3 KELLER, DALLAS ETUX 10

SECTION 25

1 SLOWEY TRUST 15

SECTION 25

2 WOHL, TORY ETAL 7

SECTION 25

1 BARNES, DAVID ETUX 7

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL 12

SECTION 33

1 DELOZIER, DARRIK ETAL 6

SECTION 35

2 WADDELL, EDWARD ETUX 8

SECTION 35

1 YAGGIES INC 10

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK RLS 2912"
- ⊗ FOUND 5/8" REBAR
- ▲ FOUND 3/8" REBAR
- FOUND IRON PIPE
- × CALCULATED CORNER

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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

LOCATION (N.T.S.)

NE 1/4 SEC. 18

SADONA TERRACE

OVERLOOK SUBDIVISION

BLOCK 6

BLOCK 4

BLOCK 5

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK RLS 2912"
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- ▲ FOUND 3/8" REBAR
- FOUND IRON PIPE
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NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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

LOCATION (N.T.S.)

NE 1/4 SEC. 18

SADONA TERRACE

OVERLOOK SUBDIVISION

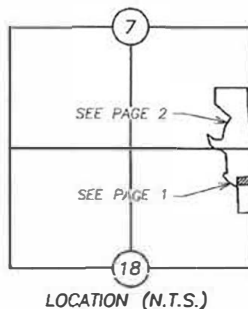
BLOCK 6

BLOCK 4

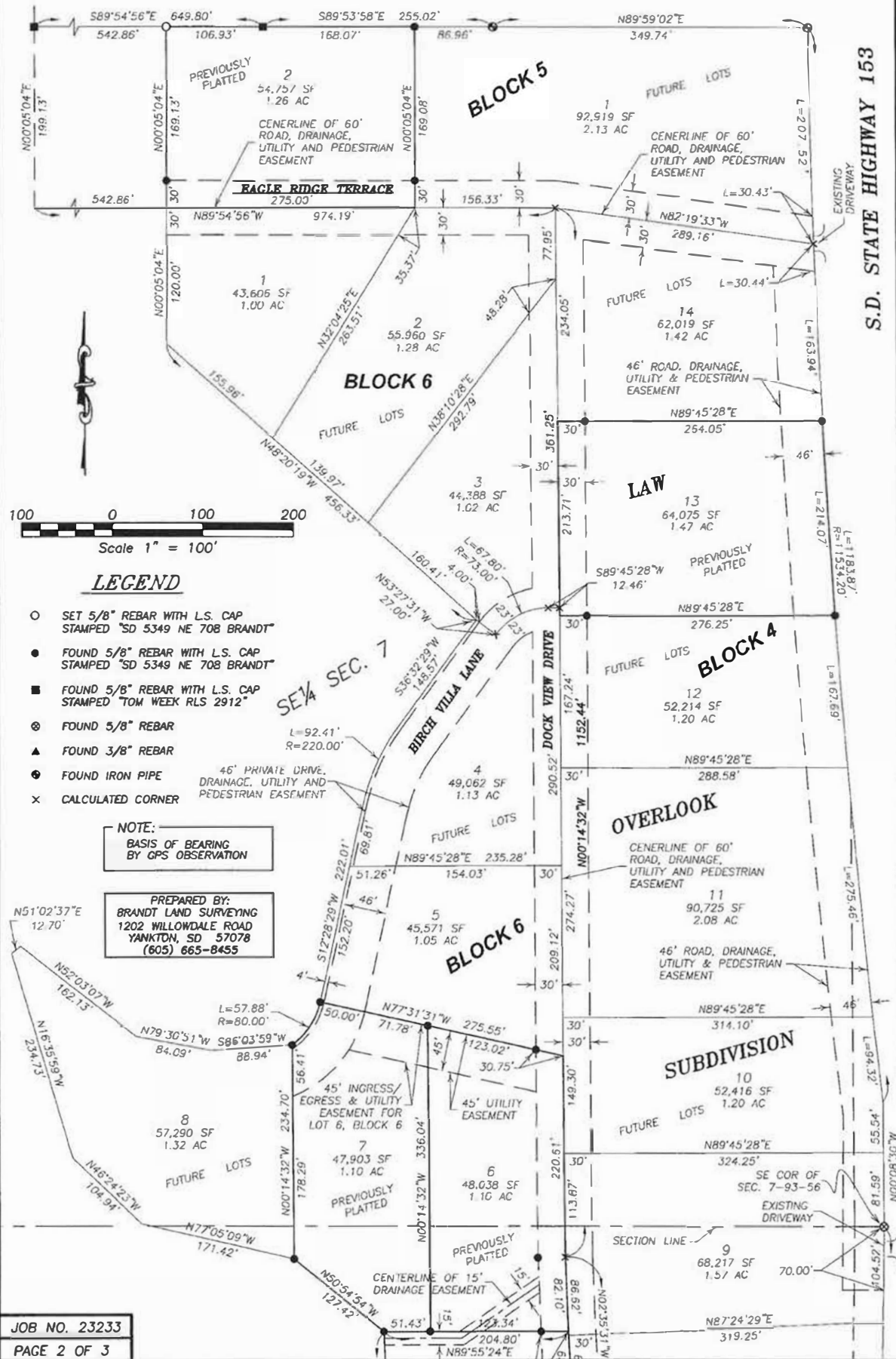
BLOCK 5

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



PLAT OF LOT 5 OF BLOCK 4, LAW OVERLOOK SUBDIVISION,
IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,
ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



PLAT OF LOT 5 OF BLOCK 4, LAW OVERLOOK SUBDIVISION,
IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,
ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOT 5 OF BLOCK 4, LAW OVERLOOK SUBDIVISION, IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18, ALL IN 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 28TH DAY OF DECEMBER, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CURTIS D. OLIVER

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CURTIS D. OLIVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

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

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

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

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

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

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

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

REGISTER OF DEEDS

Plat Approval
Application
210922
Applicant
Bill Conkling
Fees Paid
\$100.00
Created
January 11, 2024

Number
210922

Final | Plat of Lot 5 of Block 4,
Law Overlook Subdivision, in
the SE1/4 of Section 7 and in
the NE1/4 of Section 18, All in
T93N, R56W of the 5th P.M.,
Yankton County, South Dakota.
Curt Olivier | 184 Oak Hills Dr |
09.018.100.100
Submitted by bconkling on
1/11/2024



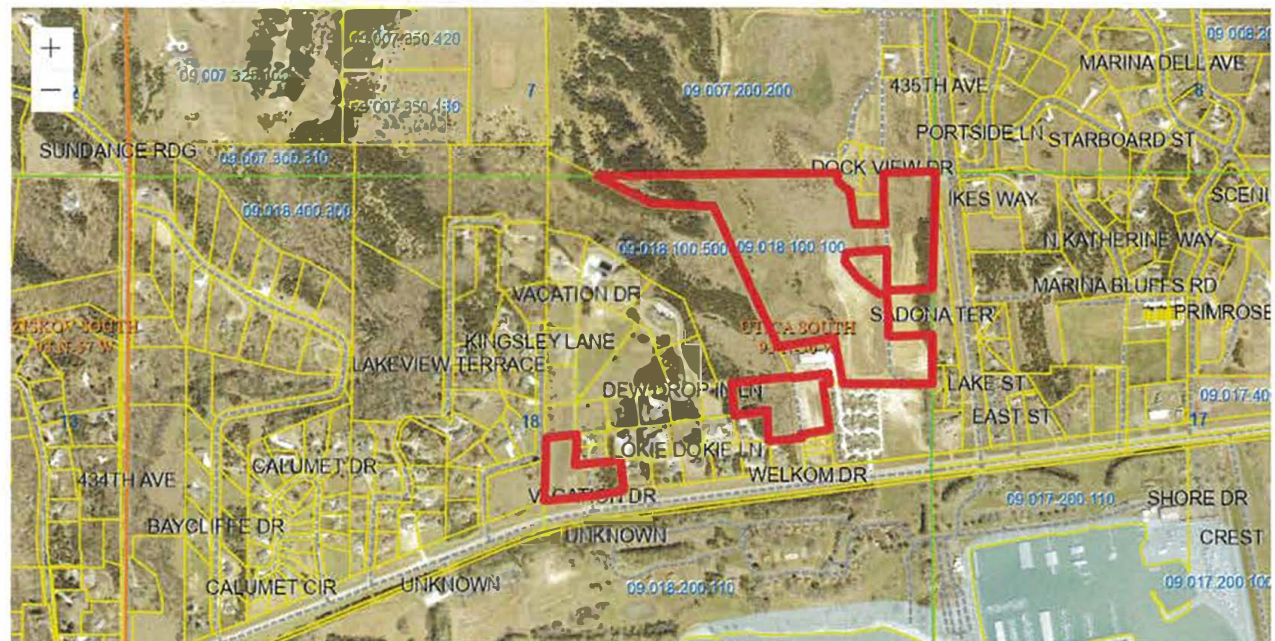
Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 1/11/2024 1:12 PM EST by bconkling



| ParcelID | Address | City | OwnerName | Acres |
|----------------|---------|------|-----------------------|--------|
| 09.018.100.100 | | | OLIVIER, CURTIS D (D) | 49.630 |

Requested Information Completed On 1/11/2024 1:15 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

49.63

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Curt Olivier

Address

184 Oak Hills Dr

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)

1.16 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:

Single family dwelling

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

Plat Approval Items Completed On 1/11/2024 1:16 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

[Olivier lot 5 block 4.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 1/11/2024 1:17 PM EST by bconkling


Owner Certification

Owner(s)

Curt Olivier

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

Owner Signature



Owner Signature

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

Agent Name

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

Agent Signature

Submittal Email Completed On 1/11/2024 1:17 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 11, 2024 at 1:17 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 210922

Workflow: Plat Approval Application

Description: Final | Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota. | Curt Olivier | 184 Oak Hills Dr | 09.018.100.100

Created On: 1/11/2024

[View Application](#)

Email to Pay Completed On 1/11/2024 1:17 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 11, 2024 at 1:17 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:
andrea@co.yankton.sd.us
gary@co.yankton.sd.us
bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 210922

Workflow: Plat Approval Application

Description: Final 1 Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota, | Curt Olivier | 184 Oak Hills Dr | 09.018.100 100

Created On: 1/11/2024

[View Application](#)

Payment Completed On 1/11/2024 1:17 PM EST by bconkling

Fee Summary

| | |
|------------|----------|
| Fee | \$100.00 |
| Total Fees | \$100.00 |
| Total Due | \$0.00 |

Payments Made

| Payment Method | Paid On | Confirmation Number | Amount |
|----------------|--------------------------|---------------------|----------|
| Check | January 11, 2024 1:17 PM | 20608 | \$100.00 |
| Total Paid: | | | \$100.00 |

Payment Made Email Completed On 1/11/2024 1:17 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 11, 2024 at 1:17 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 210922

Workflow: Plat Approval Application

Description: Final | Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota. | Curt Olivier | 184 Oak Hills Dr | 09.018.100.100

Created On: 1/11/2024

[View Application](#)

Planning Commission Review Completed On 1/11/2024 1:17 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:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/11/2024 1:17 PM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

Receipt

20608
January 11, 2024 01:17 PM
Check

\$100.00 paid on January 11, 2024

Plat Approval Application

Application ID: 210922

| Description | Amount |
|-------------|----------|
| Fee | \$100.00 |

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/4/2024

Applicant

Vangrootheest - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lots 9, 10, and 11, located in

Section No: 15 Township No: 93

Range: 57 Number of Lots/Tracts: 3

Number of Acres: 4.1822

How is the property currently being used? MD

What is the proposed use of the property? MD

Surveyor/Engineer Information

Firm Name: Tom Week

Address:

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 605-665-8333

Property Owner Information

Name: Brad Vangerootheest

Address: 1711 6 ST

City: Hull State: IA Zip: 51239

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 1.816, 1.294, 1.002

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 Brad Vangerootheest
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.

Brad Vangerootheest
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:

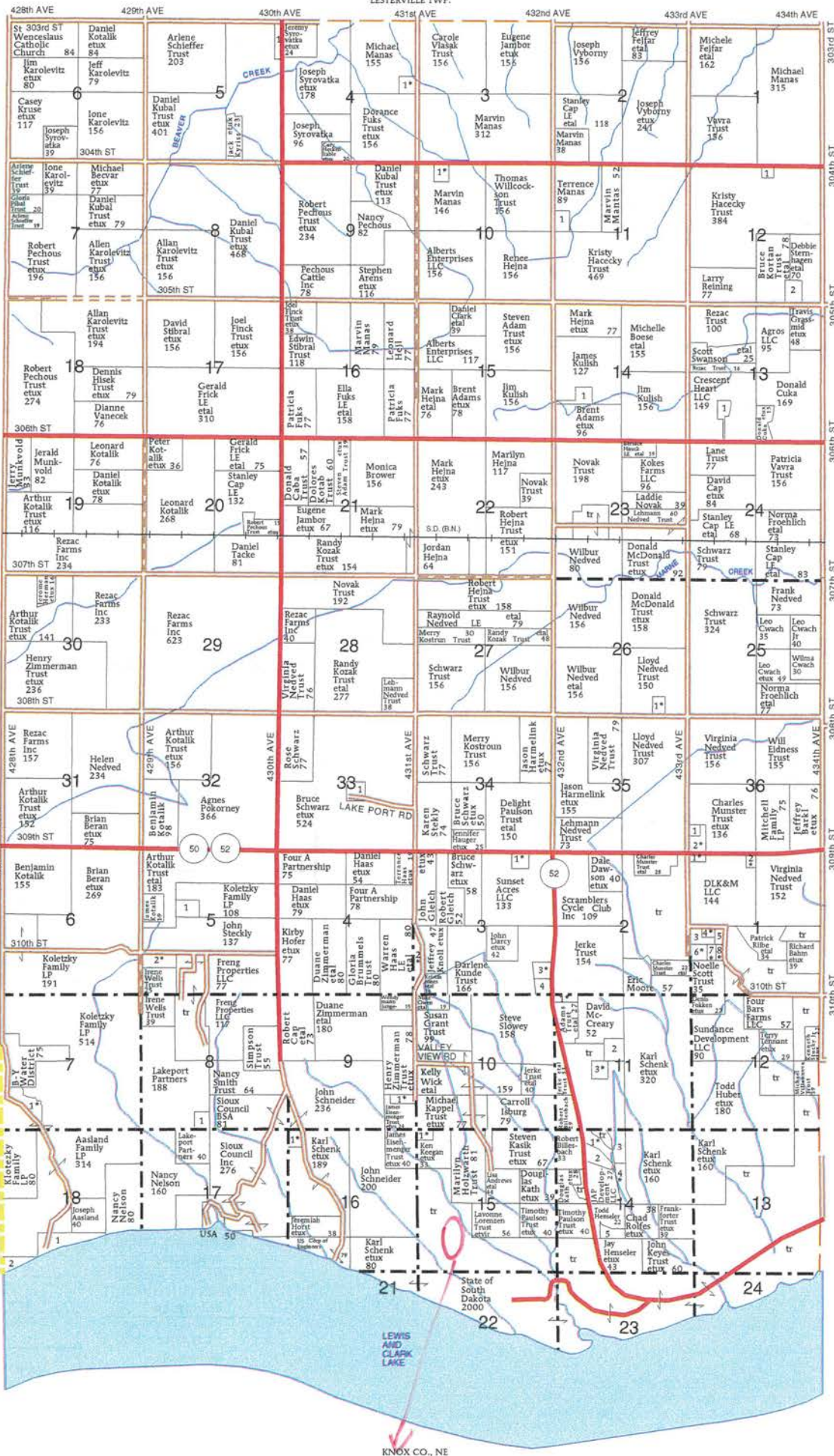
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 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: 02/13/2024
Board of Adjustment date: _____

(Landowners)

LESTERVILLE TWP.



ZISKOV TOWNSHIP

SECTION 1S

- 1 GATES, GARY ETAL 6
- 2 BAKKE, KENDRA ETVR 6
- 3 BARTH, CHAD 9
- 4 FISCHER, KATRINA ETAL 5
- 5 GAUSE, JANELL 5
- 6 TAYLOR, LYNN ETUX 9
- 7 SCOTT, BIAVE ETUX 3
- 8 KRAMER, FRANCIS ETAL 5

SECTION 3S

- 1 AUSDEMORE, ROBERT ETAL 9
- 2 HAAS TRUST, WARREN ETUX 10
- 3 MUELLER, JAMES ETUX 8
- 4 KUNDE, DARLENE 8

SECTION 4N

- 1 HOFFMAN, RC ETUX 10

SECTION 5N

- 1 POLISH CATHOLIC CONGREGATION 9

SECTION 5S

- 1 WILLSIE, CAROL 11
- 2 SEDLACEK, KENNETH ETUX 12

SECTION 7S

- 1 KOLETZKY, IONE ETAL 17

SECTION 8S

- 1 KOSTER, JEFF 9

SECTION 9S

- 1 WOSTREL, ELDON ETUX 15

SECTION 10N

- 1 MANAS, TERENCE ETUX 10

SECTION 11N

- 1 CAP, DANIEL 11

SECTION 11S

- 1 HABERMAN, ADAM ETUX 10
- 2 KONOPASEK TRUST 10
- 3 LYONS, SEAN ETAL 10

SECTION 12N

- 1 HACECKY, KERRY ANN 6
- 2 HEJNA, MARILYN 9

SECTION 13N

- 1 MANAS, DYLAN 6

SECTION 14N

- 1 SUDBECK, CHARLENE 12

SECTION 14S

- 1 PETERSON, COREY ETAL 9
- 2 FEIMER FAMILY PROTECTION TRUST 9
- 3 COLBY, DAVID 13
- 4 VANDEKOP, DALE ETUX 10
- 5 K&M HENSELER TRUST 9

SECTION 15S

- 1 MCGARGILL, JONI ETVR 7

SECTION 16S

- 1 FLANNERY, ROBBIE ETUX 14

SECTION 18S

- 1 STATE OF SOUTH DAKOTA GAME FISH & PARKS 66
- 2 YONKE TRUST, MARK 5

SECTION 26

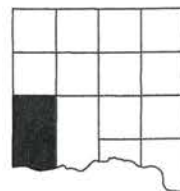
- 1 MARTIN, NATHAN ETUX 6

SECTION 33

- 1 ST WENCESLAUS ROMAN CATHOLIC CHURCH 10

SECTION 36

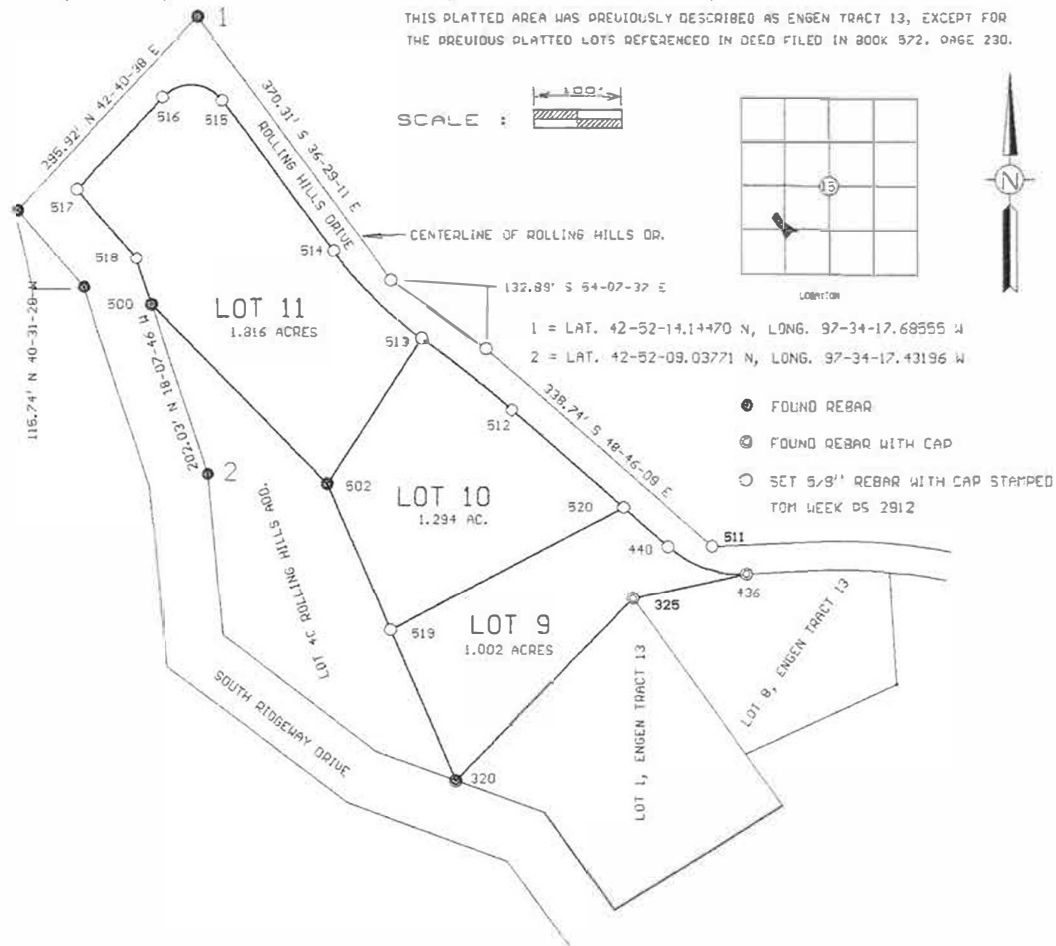
- 1 TACKE, JOSEPH 5
- 2 KOLETZKY, DAVID ETUX 8



KNOX CO., NE

PLAT OF LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, IN SECTION 15, T93N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THIS PLATTED AREA WAS PREVIOUSLY DESCRIBED AS ENGEN TRACT 13, EXCEPT FOR THE PREVIOUS PLATTED LOTS REFERENCED IN DEED FILED IN BOOK 972, PAGE 230.



| LINE | :DISTANCE: | BEARING | : LINE | :DISTANCE: | BEARING | : LINE | :DISTANCE: | BEARING |
|----------|-------------|-----------------|----------|------------|-----------------|----------|------------|----------------|
| ----- | | | | | | | | |
| LOT 9 | | | | | | | | |
| 320-519 | :185.12' | : N 23-39-00 W: | 519-520: | 296.68': | :N 62-18-03 E: | 520-440: | 152.68': | : S 48-46-10 E |
| 440-536: | CH=93.79': | : S 70-52-19 E: | 436-325: | 131.14': | : S 77-46-11 W: | 325-320: | 285.72': | : S 44-07-57 W |
| 440-436 | - R=124.67' | L=96.16' | | | | | | |
| LOT 10 | | | | | | | | |
| 519-502 | :180.38' | : N 23-39-00 W: | 502-513: | 196.22': | :N 33-01-47 E: | 513-512: | CH129.66: | : S 51-26-53 E |
| 512-520 | :168.45' | : S 48-46-10 E: | 520-519: | 296.68': | : S 62-18-03 W: | | | |
| 513-512 | R=1387.14' | L=129.71' | | | | | | |
| LOT 11 | | | | | | | | |
| 502-500 | :282.86' | : N 44-14-03 W: | 500-518: | 55.48' | : N 18-07-46 W: | 518-517: | 103.33': | : N 40-31-22 W |
| 517-516 | :140.81' | : N 42-40-38 E: | 516-515: | CH67.16': | : S 86-54-18 E: | 515-514: | 211.25': | : S 36-29-11 E |
| 514-513: | CH=141.44: | : S 45-18-24 E: | 513-502: | 196.22': | : S 33-01-47 W | | | |
| 516-515 | R=43.57' | L=76.68' | | | | | | |
| 514-513 | R=461.22' | L=142.00' | | | | | | |

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH. DAY OF DECEMBER, 2023.

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

PLAT OF LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W 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 LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THERE IS NO EXISTING ACCESS TO LOTS 9, 10 OR 11, FROM ROLLING HILLS DRIVE OR SOUTH RIDGEWAY DRIVE. ACCESS WILL REQUIRE APPROVAL.

DATED THIS _____ DAY OF _____, _____.

COUNTY APPROVAL

OWNERS CERTIFICATE

I, BRAD VANGROOTHEEST, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W 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 _____, _____.

BRAD VANGROOTHEEST

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRAD VANGROOTHEEST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____, _____.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

PLAT OF LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH.
P.M., YANKTON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval
Application
208404

Fees Paid
\$100.00

Applicant
Bill Conkling

Created
January 4, 2024

Number
208404

Final | Plat of Lots 9, 10, and 11,
located in Engen Tract 13, in of
Section 15, T93N, R57W, of the
5th P.M., Yankton County, South
Dakota | Brad Vangeroothest |
1711 6 ST | 13.015.313.000
Submitted by bconkling on
1/4/2024



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 1/4/2024 1:13 PM EST by bconkling



| ParcelID | Address | City | OwnerName | Acres |
|----------------|---------|------|--|-------|
| 13.015.313.000 | | | FEJFAR, JEFF (D) HARPER, JOHN R (D) | 4.182 |

Requested Information Completed On 1/4/2024 1:16 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

15

Township No:

93

Range

57

Number of Lots/Tracts

3

Number of Acres

4.1822

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

605-665-8333

Property Owner Information

Owner Name

Brad Vangerootheest

Address

1711 6 ST

City

Hull

State

IA

Zip

51239

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

1.816, 1.294, 1.002

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 1/4/2024 1:17 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

[Vangrootheest 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 1/4/2024 1:17 PM EST by bconkling

Owner Certification

Owner(s)

Brad Vangrootheest

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

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

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section207 of the Yankton County Zoning Ordinance.

Agent Signature

Submittal Email Completed On 1/4/2024 1:17 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 4, 2024 at 1:17 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

- To:
- andrea@co.yankton.sd.us
 - gary@co.yankton.sd.us
 - bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 208404
Workflow: Plat Approval Application
Description: Final | Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota | Brad Vangeroothest | 1711 6 ST | 13.015.313.000
Created On: 1/4/2024

[View Application](#)

[RESEND EMAIL](#)

Delivered on Thursday, January 4, 2024 at 1:17 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 208404

Workflow: Plat Approval Application

Description: Final | Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th PM., Yankton County, South Dakota | Brad Vangerootheest | 1711 6 ST | 13.015.313.000

Created On: 1/4/2024

[View Application](#)

Payment Completed On 1/26/2024 2:23 PM EST by bconkling

Fee Summary

| | |
|------------|----------|
| Fee | \$100.00 |
| Total Fees | \$100.00 |
| Total Due | \$0.00 |

Payments Made

| Payment Method | Paid On | Confirmation Number | Amount | |
|----------------|--------------------------|---------------------|-------------|------------------------------|
| Cash | January 26, 2024 2:23 PM | | \$100.00 | VIEW RECEIPT |
| | | | Total Paid: | \$100.00 |

[RESEND EMAIL](#)

Delivered on Friday, January 26, 2024 at 2:23 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 208404

Workflow: Plat Approval Application

Description: Final | Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota | Brad Vangerootheest | 1711 6 ST | 13.01 5.313.000

Created On: 1/4/2024

[View Application](#)

Planning Commission Review Completed On 1/26/2024 2:24 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:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/26/2024 2:24 PM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County,
South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

| | |
|-----------------------|----------------------------------|
| Payment number | e84f679f792e4ed3a72cca4b86230895 |
| Date paid | January 26, 2024 02:23 PM |
| Payment method | Cash |

\$100.00 paid on January 26, 2024

Plat Approval Application
Application ID: 208404

| Description | Amount |
|-------------|----------|
| Fee | \$100.00 |

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/9/2024

Applicant

Schenk - 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 B, in the SE1/4 of the SW1/4 of Section 22, T94N, 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 B, in the SE1/4 of the

Section No: 22 Township No: 94

Range: 55 Number of Lots/Tracts: 1

Number of Acres: 154.6

How is the property currently being used? AG

What is the proposed use of the property? AG

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: Karl Schenk

Address: 44352 308 ST

City: Mission Hill State: SD Zip: 57046

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) 21.52

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 Karl Schenk
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

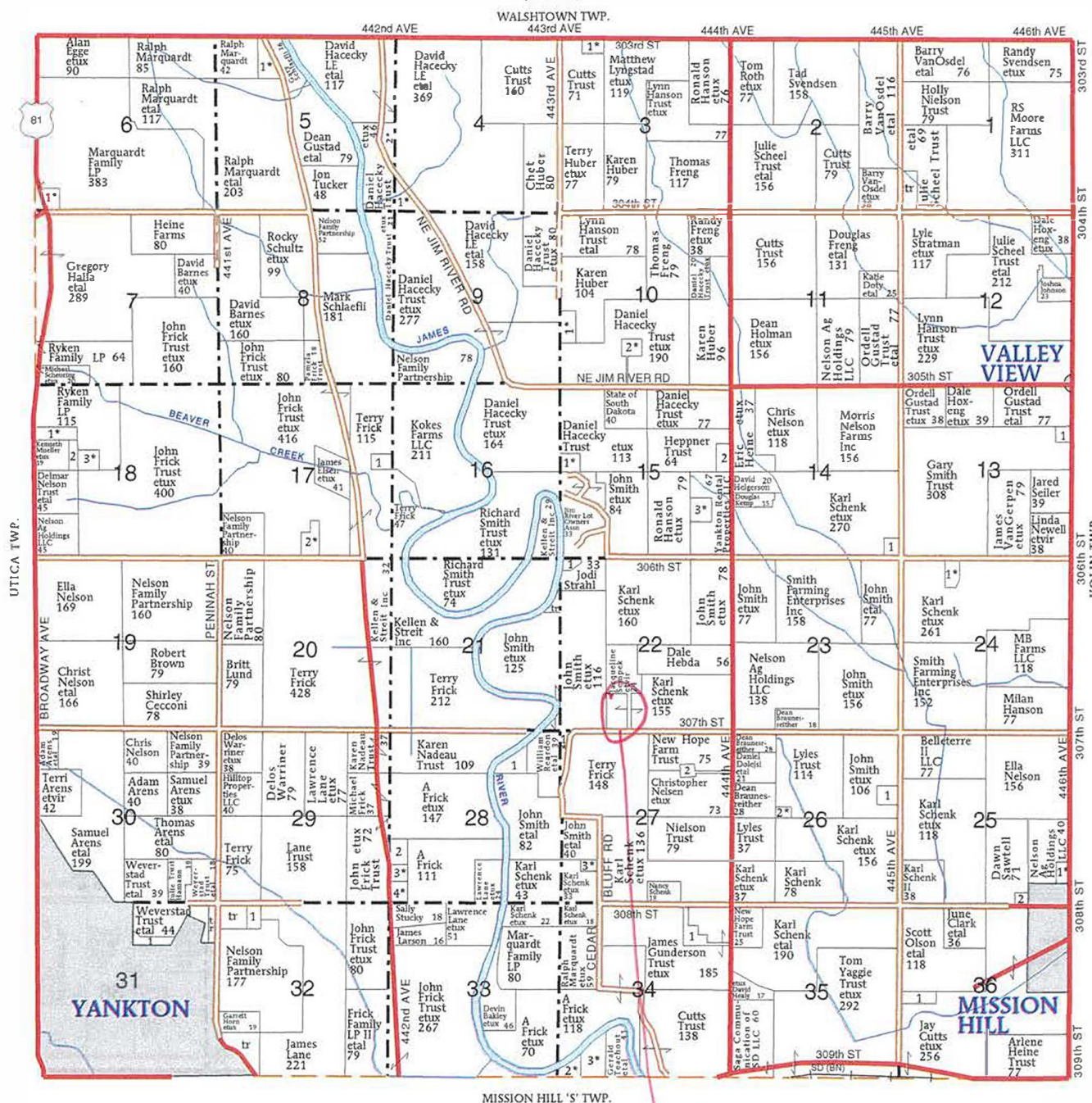
In order to insure prompt approval of your plat, please follow these steps:

☒ 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: 02/13/2024
Board of Adjustment date: _____

(Landowners)



MISSION HILL 'S' TWP.

MISSION HILL 'N' TOWNSHIP

SECTION 3

1 KNOBE, DALE ETUX 8

SECTION 4

1 HACECKY TRUST, DANIEL ETUX 25

SECTION 5

1 MARQUARDT, RALPH ETAL 10

2 HACECKY LE, DAVID ETAL 7

SECTION 6

1 MARQUARDT, RALPH ETUX 5

SECTION 10

1 HACECKY LE, DAVID ETAL 15

2 WATHIER, GEORGE ETUX 8

SECTION 13

1 QUATIER, TODD 6

SECTION 14

1 HELGERSON, DAVID 6

SECTION 15

1 LARSON, JEFFERY ETUX 6

2 GRATE, RODNEY 10

3 WILLIAMS TRUST, JAMES ETUX 11

SECTION 17

1 KOKES FARMS LLC 9

2 FRICK, CHRISTOPHER ETUX 9

SECTION 18

1 BOGATZ, STEVE ETUX 14

2 LIKNES, MICAH 11

3 LIKNES, MICAH ETUX 10

SECTION 22

1 JIM RIVER LOT OWNERS ASSN 6

SECTION 24

1 ADAMS, RICHARD ETUX 9

SECTION 25

1 PALMER, EVAN ETUX 12

2 WILLIAMS, DARLENE 71

SECTION 26

1 SARRINGAR, MARGARET 10

2 RUEB, TERRY ETUX 6

SECTION 27

1 REARDON, WILLIAM ETAL 5

2 NELSEN, CHRISTOPHER 9

3 OLSON, GORDON ETUX 6

SECTION 28

1 SMITH FARMING ENTERPRISES INC 10

2 LUBEN LLC 9

3 MONTAGNE, PIERRE ETUX 5

4 NELSON, STEVEN ETUX 5

SECTION 31

1 CITY OF YANKTON 12

SECTION 32

1 LOTZ, ERIC 7

SECTION 34

1 AUNE, DAVID 11

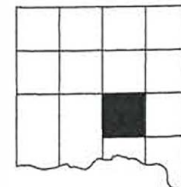
2 HACECKY TRUST, DANIEL ETUX 15

3 COULSON FAMILY TRUST 19

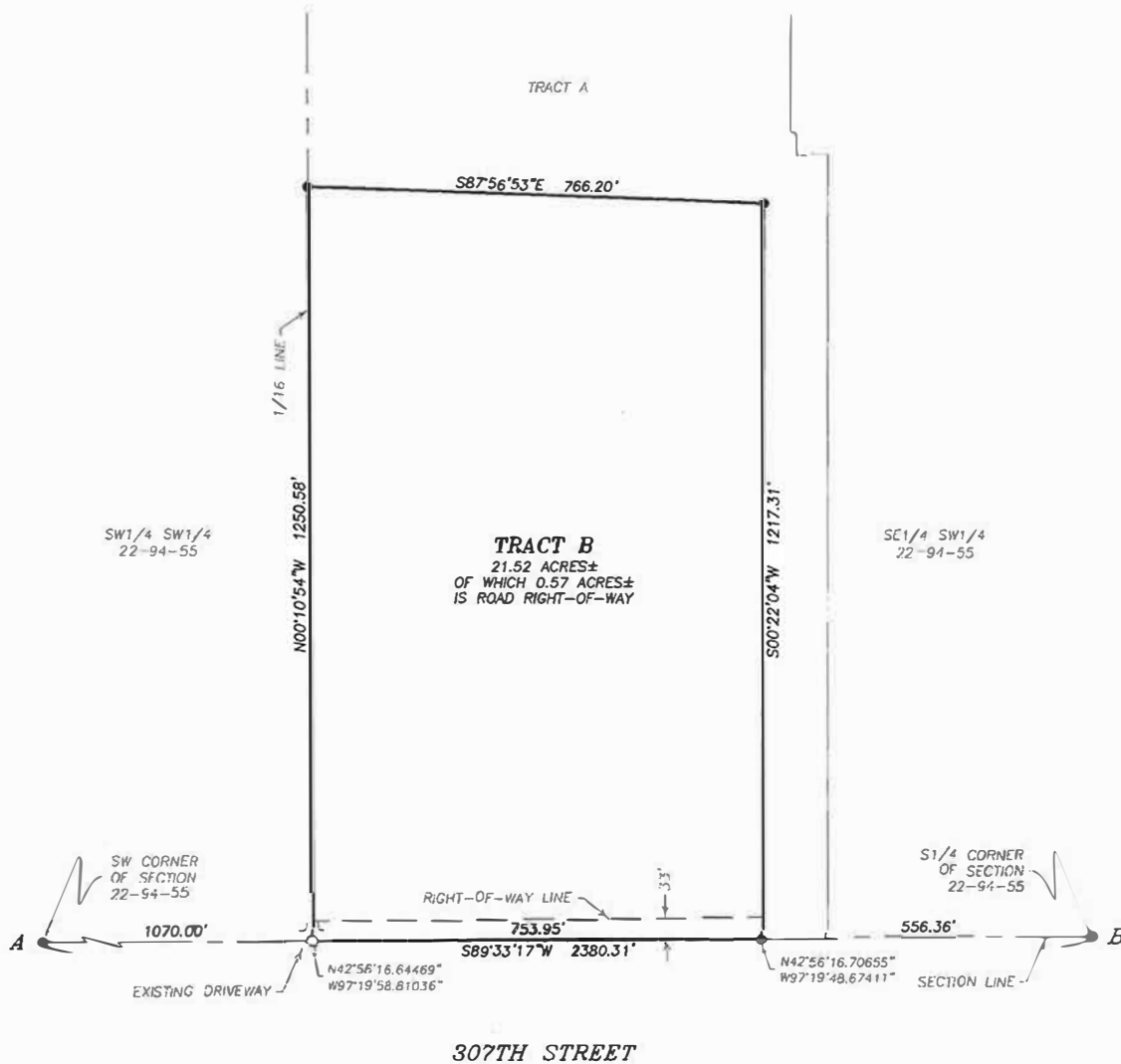
SECTION 36

1 TOWN OF MISSION HILL 12

Location



PLAT OF TRACT B, IN THE SE1/4 OF THE SW1/4 OF SECTION 22,
T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



LEGEND

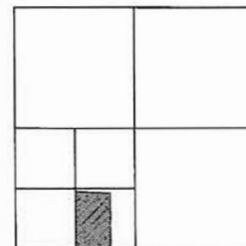
- SET 5/8" REBAR WITH L.S. CAP
STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "TOM WEEK L.S. 2912"
- FOUND 5/8" REBAR

CORNER REFERENCE TIES

- A. SOUTHWEST CORNER OF SEC. 22, T94N, R55W**
1. 94.90' ESE TO A DOUBLE HEADED NAIL IN A FENCE POST.
 2. 61.96' SE TO A DOUBLE HEADED NAIL IN A BRACE POST.
 3. 58.91' SE TO A DOUBLE HEADED NAIL IN A CORNER POST.
- B. SOUTH 1/4 CORNER OF SEC. 22, T94N, R55W**
1. 49.43' SW TO A DOUBLE HEADED NAIL IN A BRACE POST.
 2. 34.25' S TO A DOUBLE HEADED NAIL IN A CORNER POST.
 3. 34.23' SSE TO A DOUBLE HEADED NAIL IN A BRACE POST.

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



PLAT OF TRACT B, IN THE SE1/4 OF THE SW1/4 OF SECTION 22,
T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND PLAT OF TRACT B, IN THE SE1/4 OF THE SW1/4 OF SECTION 22, T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 9TH DAY OF JANUARY, 2024.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

WE, KARL M. SCHENK AND NANCY P. SCHENK, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

KARL M. SCHENK

NANCY P. SCHENK

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KARL M. SCHENK AND NANCY P. SCHENK, 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 PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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 307TH 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

Applicant
Bill Conkling

Fees Paid
\$100.00

Created
January 9, 2024

Number
210065

Final | Plat of Tract B, in the
SE1/4 of the SW1/4 of Section
22, T94N, R55W of the 5th P.M.,
Yankton County, South Dakota |
Karl Schenk | 44352 308 ST |
06.022.200.150
Submitted by bconkling on
1/9/2024

Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 1/9/2024 2:41 PM EST by bconkling



| ParcelID | Address | City | OwnerName | Acres |
|----------------|---------|------|---|---------|
| 06.022.200.150 | | | SCHENK, KARL M (D) SCHENK, NANCY P (D) | 154.600 |

Requested Information Completed On 1/9/2024 2:43 PM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Section No:

22

Township No:

94

Range

55

Number of Lots/Tracts

1

Number of Acres

154,6

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Karl Schenk

Address

44352 308 ST

City

Mission Hill

State

SD

Zip

57046

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)

21.52

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 1/9/2024 2:44 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

[Schenk 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 1/9/2024 2:44 PM EST by bconkling

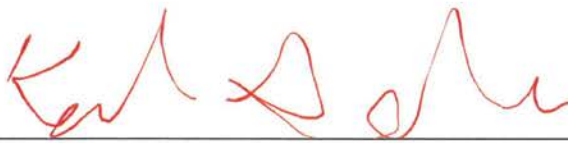
Owner Certification

Owner(s)

Karl Schenk

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

Submittal Email Completed On 1/9/2024 2:44 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, January 9, 2024 at 2:44 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 210065

Workflow: Plat Approval Application

Description: Final | Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota | Karl Schenk | 44352 308 ST | 06.022.200.150

Created On: 1/9/2024

[View Application](#)

Email to Pay Completed On 1/9/2024 2:44 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, January 9, 2024 at 2:44 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 210065

Workflow: Plat Approval Application

Description: Final | Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota | Karl Schenk | 44352 308 ST | 06.022.200.150

Created On: 1/9/2024

[View Application](#)

Payment Completed On 1/30/2024 3:07 PM EST by bconkling

Fee Summary

| | |
|------------|----------|
| Fee | \$100.00 |
| Total Fees | \$100.00 |
| Total Due | \$0.00 |

Payments Made

| Payment Method | Paid On | Confirmation Number | Amount | |
|----------------------|--------------------------|---------------------|----------|------------------------------|
| Check | January 30, 2024 3:07 PM | 10655 | \$100.00 | VIEW RECEIPT |
| Total Paid: \$100.00 | | | | |

Payment Made Email Completed On 1/30/2024 3:07 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, January 30, 2024 at 3:07 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 210065

Workflow: Plat Approval Application

Description: Final | Plat of Tract 8, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota | Karl Schenk | 44352 308 ST | 06.022.200.150

Created On: 1/9/2024

[View Application](#)

Planning Commission Review Completed On 1/30/2024 3:08 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:

02/13/2024

External Notes

Documents

Internal Notes

Documents

Yankton County,
South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

10655
January 30, 2024 03:07 PM
Check

\$100.00 paid on January 30, 2024

Plat Approval Application
Application ID: 210065

| Description | Amount |
|-------------|----------|
| Fee | \$100.00 |

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 7/20/2023

Applicant

Jorgensen - 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 Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (**Central**)

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: ~~08/08/2023~~ ~~04/11/2023~~ 02/13/2024
Board of Adjustment date: ~~08/08/2023~~ ~~04/11/2023~~ 02/20/2024

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tyler Jorgensen Addition, in

Section No: 35 Township No: 95

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 9.97

How is the property currently being used? AG - Farmstead

What is the proposed use of the property? AG - Farmstead

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: Tyler Jorgensen

Address: 30257 439 AVE

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) 9.97

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

4. If a farmstead, how many acres are surrounding it? 9.97

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 Tyler Jorgensen
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.

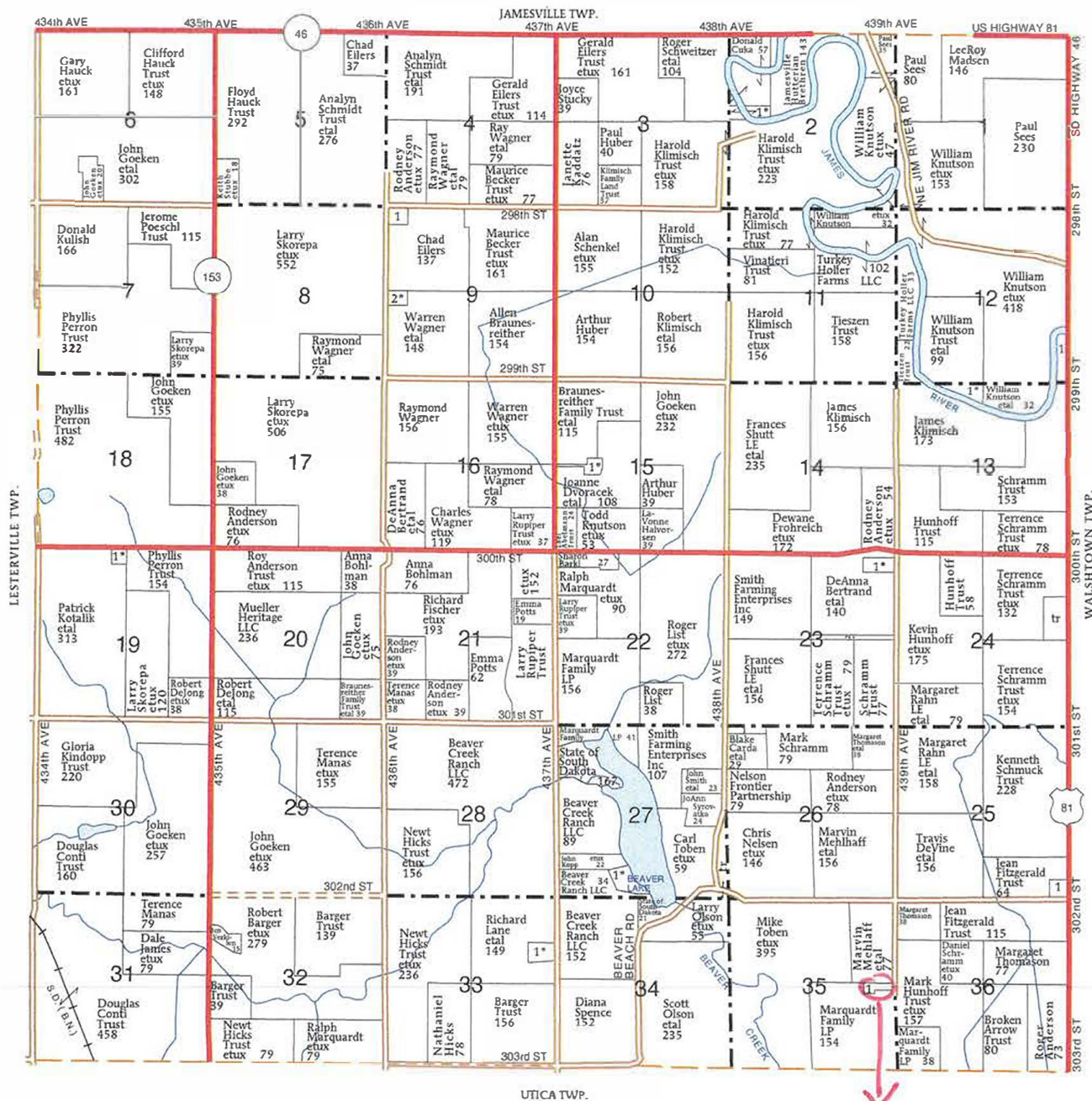
Owner Signature

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: _____



CENTRAL TOWNSHIP

SECTION 2

1. Schweitzer, Roger et al 9

SECTION 9

1. Becker-Jarred, 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 35

1. Lavelle, Jason 10

SECTION 27

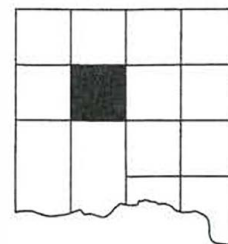
1. List, Roger et al 18

SECTION 35

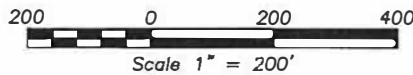
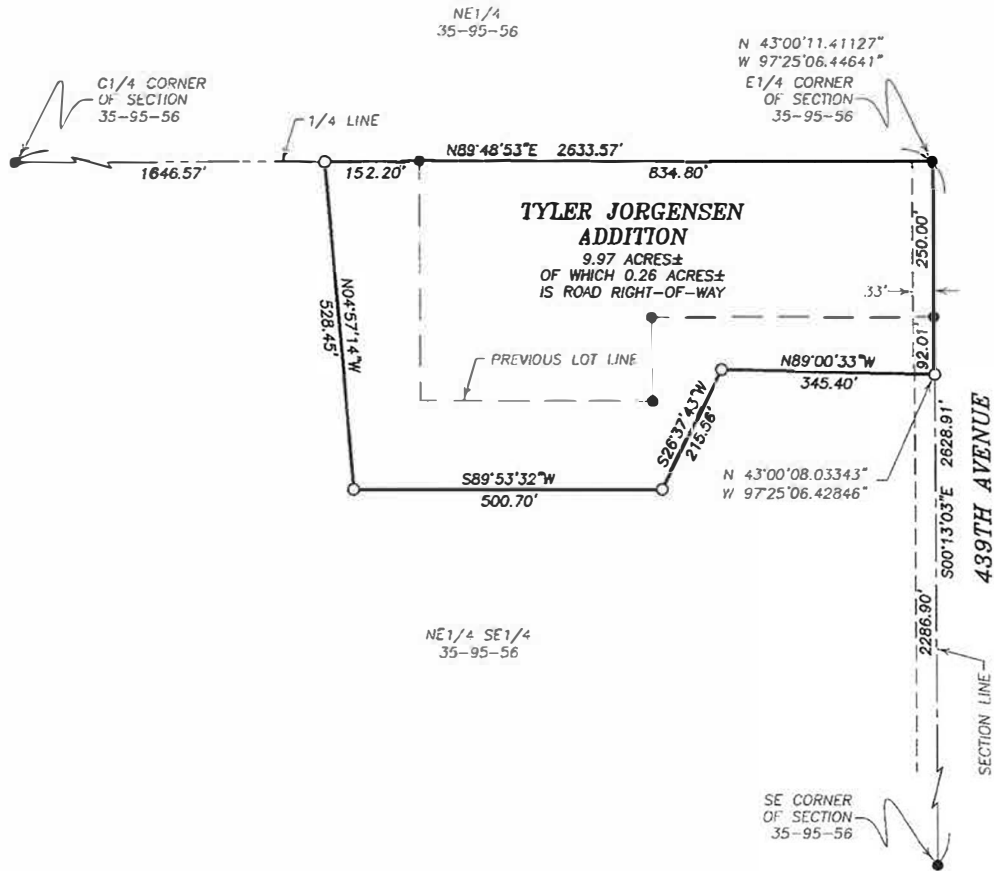
1. Kortan, Douglas et al 9

SECTION 35

1. Jorgensen, Tyler 6



PLAT OF TYLER JORGENSEN ADDITION, IN THE NE1/4 OF THE SE1/4 OF SECTION 35, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



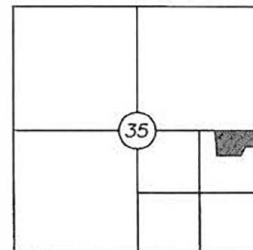
LEGEND

- SET 5/8" REBAR WITH L.S. CAP
STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S.
CAP STAMPED "J. BRANDT L.S. 5349"

NOTE:

BASIS OF BEARING
BY GPS OBSERVATION

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



LOCATION (N.T.S.)
SECTION 35-95-56

PLAT OF TYLER JORGENSEN ADDITION, IN THE NE1/4 OF THE SE1/4 OF
SECTION 35, T95N, 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 TYLER JORGENSEN ADDITION, IN THE NE1/4 OF THE SE1/4 OF SECTION 35, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH DAY OF JULY, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, TYLER JORGENSEN, DO HEREBY CERTIFY THAT I AM THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

TYLER JORGENSEN

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TYLER JORGENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER'S CERTIFICATE

I, RALPH MARQUARDT, GENERAL PARTNER OF THE MARQUARDT FAMILY LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT THE MARQUARDT FAMILY LIMITED PARTNERSHIP IS THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

RALPH MARQUARDT, GENERAL PARTNER

MARQUARDT FAMILY LIMITED PARTNERSHIP

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RALPH MARQUARDT, WHO ACKNOWLEDGED HIMSELF TO BE GENERAL PARTNER OF THE MARQUARDT FAMILY LIMITED PARTNERSHIP, AND THAT HE AS GENERAL PARTNER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

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 439TH AVENUE 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
152464

Applicant
Bill Conkling

Fees Paid
\$100.00

Created
July 20, 2023

Number
152464

Final | Plat of Tyler Jorgensen
Addition, in the NE1/4 of the
SE1/4 of Section 35, T95N,
R56W of the 5th P.M., Yankton
County, South Dakota | Tyler
Jorgensen | 30257 439 AVE |
11.035.200.150
Submitted by bconkling on
7/20/2023



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 7/20/2023 11:57 AM EST by bconkling



Maxar, Microsoft

Powered by Esri

| ParcelID | Address | City | OwnerName | Acres |
|----------------|---------------|---------|----------------------|-------|
| 11.035.200.150 | 30257 439 AVE | YANKTON | JORGENSEN, TYLER (D) | 5.955 |

Requested Information Completed On 7/20/2023 12:00 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

35

Township No:

95

Range

56

Number of Lots/Tracts

1

Number of Acres

9.97

How is this property currently being used?

AG - Farmstead

What is the proposed use of the property?

AG - Farmstead

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Tyler Jorgensen

Address

30257 439 AVE

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)

9.97

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

9.97

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 7/20/2023 12:49 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

[Jorgensen 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 7/20/2023 12:49 PM EST by bconkling

Owner Certification

Owner(s)

Tyler Jorgensen

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 7/27/2023 11:03 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 | 8360 |
| Amount Paid | \$100.00 |

Planning Commission Review Completed On 7/27/2023 11:04 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?

Planning Commission date:

08/08/2023

Plat Approval Application (Planning Commission) Completed On 7/27/2023 11:04 AM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

Receipt

8360
July 27, 2023 11:03 AM
Check

\$100.00 paid on July 27, 2023

Plat Approval Application
Application ID: 152464

| Description | Amount |
|-------------|----------|
| Fee | \$100.00 |

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/23/2024

Applicant

Eide - 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:

Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Tracts 1 and 2 of Eide Addition in

Section No: 10 Township No: 95

Range: 54 Number of Lots/Tracts: 2

Number of Acres: 32.78

How is the property currently being used? AG

What is the proposed use of the property? AG

Surveyor/Engineer Information

Firm Name: Midwest Land Surveying Inc
Address: _____
City: Sioux Falls State: SD Zip: 57104
Contact Person: Jeffery Schievelbein
Phone: 6053398901

Property Owner Information

Name: Lori Knutson
Address: 29837 NE JIM RIVER RD
City: Irene State: SD Zip: 57037
Contact person: Jeffery Schievelbein
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) 13.65, 34.77

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

4. If a farmstead, how many acres are surrounding it? 13.65

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 Randy eide
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

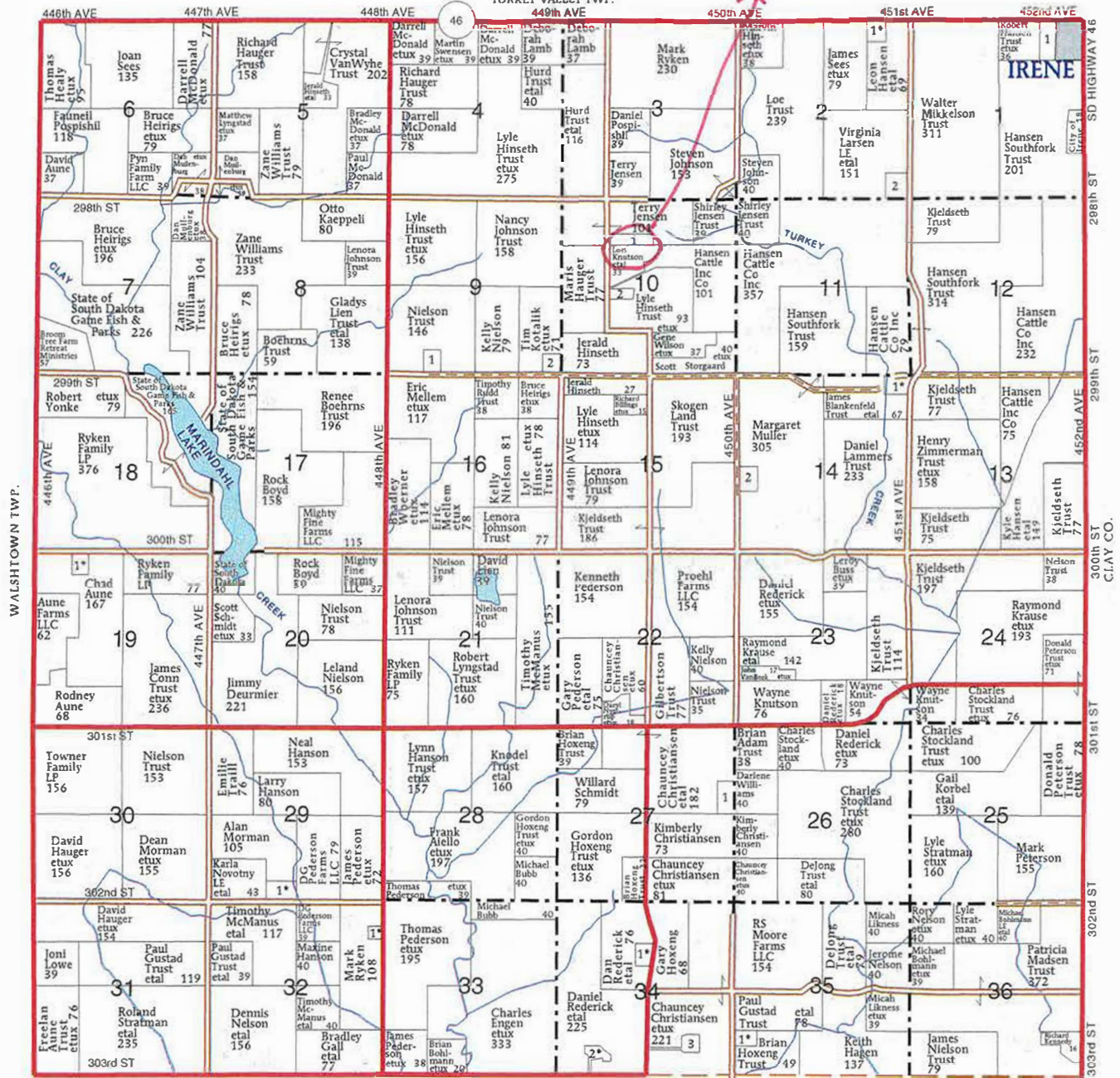
In order to insure prompt approval of your plat, please follow these steps:

☒ 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: 02/13/2024
Board of Adjustment date: _____

TURKEY VALLEY TWP.



VOLIN TWP.

MARINDAHL TOWNSHIP

SECTION 1

1 IRENE COMMUNITY
SERVICE GROUP INC 15

SECTION 2

1 HANSEN, DALLAS ETUX 8
2 HANSEN CATTLE CO INC 7

SECTION 3

1 STONE, JANICE 8
2 PETERSON, GAIL 8

SECTION 10

1 EIDE, GREGORY 15
2 FAGERHAUG, CLAIR 6

SECTION 14

1 BLANKENFELD TRUST, JAY ETAL 10
2 POKORNEY, DEBRA 7

SECTION 19

1 SCHNABEL, JEFFREY ETUX 10

SECTION 27

1 WILLIAMS, DARLENE 11

SECTION 29

1 MORMAN, DEAN ETUX 10

SECTION 32

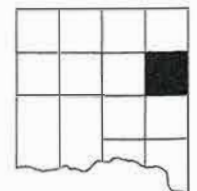
1 COOKE, GENE ETUX 6

SECTION 34

1 HAUCK, BRIAN ETUX 11
2 SLASON, STILLMAN ETUX 11
3 BECKER, SCOTT 7

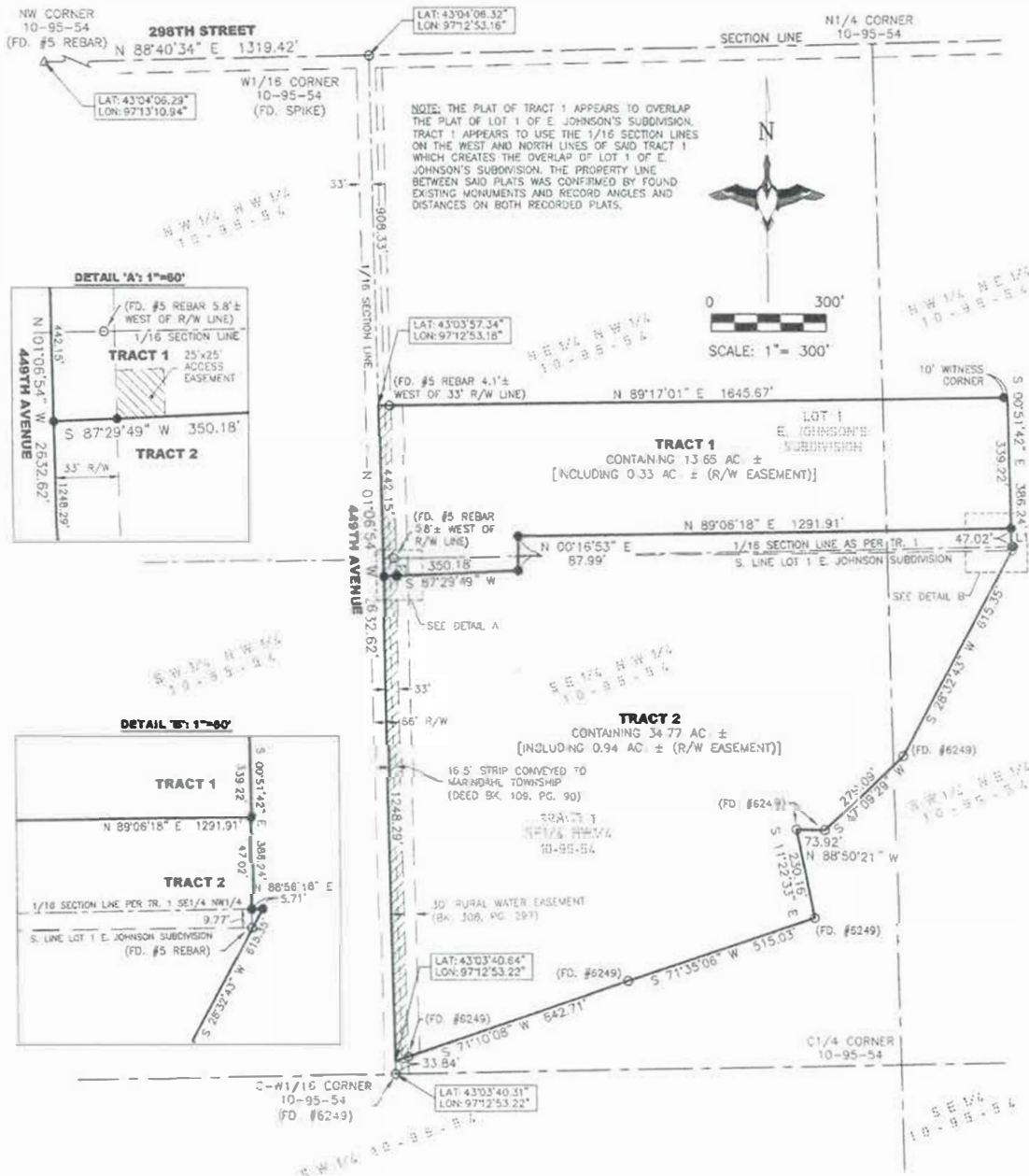
SECTION 35

1 LIBBY, KARL ETUX 10



PLAT OF TRACTS 1 AND 2 OF EIDE ADDITION

IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN,
YANKTON COUNTY, SOUTH DAKOTA



LEGEND:

- SET 5/8" REBAR W/CAP #10141
- FOUND MONUMENT (AS NOTED)
- △ SECTION CORNER
- AC. ACRES
- (W.C.) WITNESS CORNER
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE
- N.T.S. NOT TO SCALE

NOTES:

BASIS OF BEARINGS IS UTM-ZONE 14
THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT
RESEARCHED AND ARE NOT SHOWN
ON THE PLAT.



AREA MAP
SECTION 10, T95N, R54W
5TH P.M.

PREPARED BY:



Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951



PLAT OF TRACTS 1 AND 2 OF EIDE ADDITION

IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN,
YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Jeffery C. Schievelbein, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey Tract 1, located in the Southeast Quarter of the Northwest Quarter and in the Southwest Quarter of the Northeast Quarter of Section 10 Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, together with Lot 1 of E. Johnson's Subdivision located in the North Half of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, and re-plotted the same into Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and West Half of the Northeast Quarter of Section 10 Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as TRACTS 1 AND 2 OF EIDE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER AND WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10 TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this 29TH day of DECEMBER, 2023.



Jeffery C. Schievelbein
Jeffery C. Schievelbein, Registered Land Surveyor No. 10141

OWNER'S CERTIFICATE...

We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

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

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinances, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Tracts 1 and 2 of Eide Addition does hereby vacate the following platting:

Tract 1, located in the Southeast Quarter of the Northwest Quarter and in the Southwest Quarter of the Northeast Quarter of Section 10 Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, on file at the office of the Register of Deeds in Book 518 of plats, Page 182, said plat, hereby vacated, being situated within described Tracts 1 and 2 of Eide Addition as surveyed.

Lot 1 of E. Johnson's Subdivision located in the North Half of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, on file at the office of the Register of Deeds in Book 58 of plats, Page 130, said plat, hereby vacated, being situated within described Tracts 1 and 2 of Eide Addition as surveyed.

Dated this _____ Day of _____, 20____.

Gregory Eide

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Gregory Eide, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20____.

Lori Knutson

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Lori Knutson, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20____.

Randy Eide

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Randy Eide, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20____.

Timothy Eide

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Timothy Eide, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20____.

Susan Hansen

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Susan Hansen, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public - State of _____
My Commission Expires: _____

PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

PLAT OF TRACTS 1 AND 2 OF EIDE ADDITION

IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN,
YANKTON COUNTY, SOUTH DAKOTA

...OWNER'S CERTIFICATE (CONTINUED)

Dated this _____ Day of _____, 20 ____.

Angela Dell

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer,
personally appeared Angela Dell, known to me or satisfactorily proven to be the person
whose name is subscribed to the within instrument and acknowledged that they executed the
same for the purposes therein contained.

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

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20 ____.

David Eide

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer,
personally appeared David Eide, known to me or satisfactorily proven to be the person
whose name is subscribed to the within instrument and acknowledged that they executed the
same for the purposes therein contained.

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

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20 ____.

Janelle Sees

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer,
personally appeared Janelle Sees, known to me or satisfactorily proven to be the person
whose name is subscribed to the within instrument and acknowledged that they executed the
same for the purposes therein contained.

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

Notary Public - State of _____
My Commission Expires: _____

PREPARED BY:



Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104

Phone: (605) 339-8901 FAX: (605) 274-8951

PLAT OF TRACTS 1 AND 2 OF EIDE ADDITION

IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN,
YANKTON COUNTY, SOUTH DAKOTA.

ZONING ADMINISTRATOR

The undersigned, County Zoning Administrator of Yankton County, South Dakota, hereby certifies that this plat has been reviewed by me or my authorized agent in accordance with Section 513 (Farmstead, Minimum Lot Requirements) of the Yankton County Subdivision Regulations, and Tracts 1 and 2 of Eide Addition, does qualify as a farmstead.

Zoning Administrator
Yankton County, South Dakota

CERTIFICATE OF ROAD AUTHORITY

I, _____ (Name), _____ (Title) of the _____ (Agency), do hereby certify that this plat and access location has been reviewed by me or my authorized agent and that this plat is recommended for approval.

By: _____

TITLE: _____

COUNTY PLANNING COMMISSION RESOLUTION

Be it resolved by the Yankton County, South Dakota, Planning Commission that the above survey and plat is approved and the same be certified to the Yankton County Board of County Commissioners with the recommendation that said survey and plat be approved.

Planning Commission Chair
Yankton County, South Dakota

Zoning Administrator
Yankton County, South Dakota

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, Board of County Commissioners
Yankton County, South Dakota

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
Yankton County, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, the Treasurer of Yankton County, South Dakota, do 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 _____, 20____.

TREASURER
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 and foregoing described plat has been filed in my office.

Dated this _____ Day of _____, 20____.

DIRECTOR OF EQUALIZATION
Yankton County, South Dakota

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
Yankton County, South Dakota

PREPARED BY:


Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

Plat Approval
Application
214226
Applicant
Bill Conkling
Fees Paid
\$100.00
Created
January 23, 2024

Number
214226

Final | Tracts 1 and 2 of Eide
Addition in the East Half of the
Northwest Quarter and the
West Half of the Northeast
Quarter of Section 10,
Township 95 North, Range 54
West of the 5th Principal
Meridian, Yankton County,
South Dakota | Lori Knutson |
29837 NE JIM RIVER RD |
03.010.400.500
Submitted by bconkling on
1/23/2024



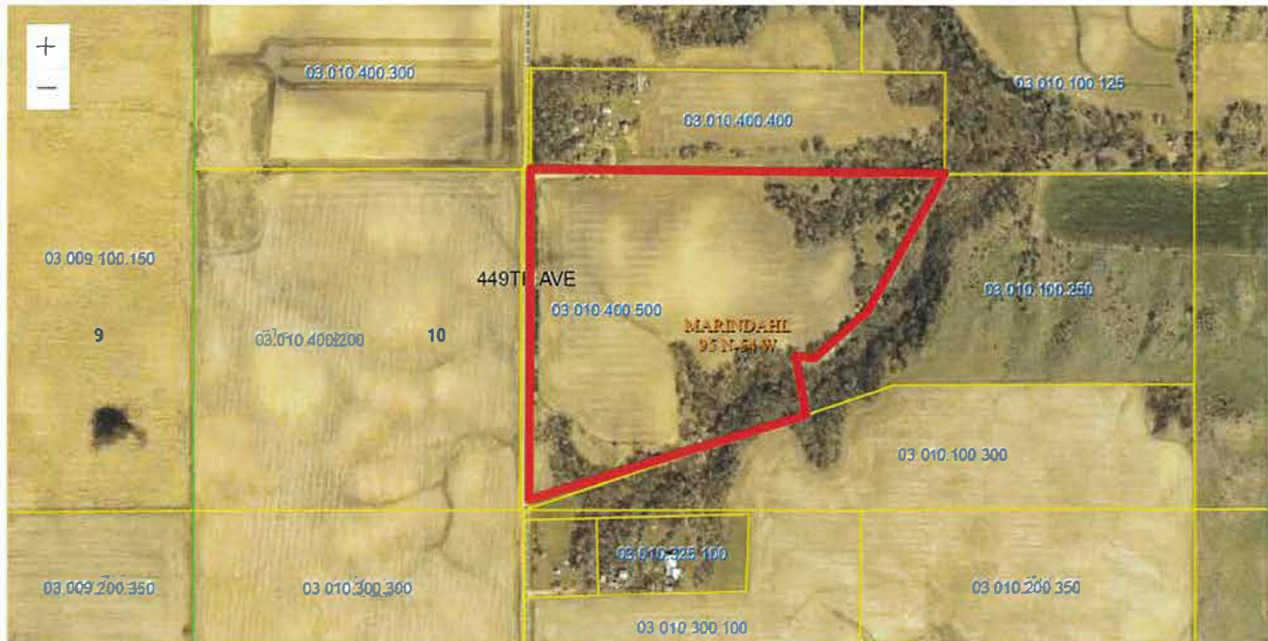
Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 1/23/2024 11:40 AM EST by bconkling



Maxar

Powered by Esri

| ParcelID | Address | City | OwnerName | Acres |
|----------------|---------|------|---|--------|
| 03.010.400.500 | | | KNUTSON, LORI (D) HANSEN, SUSAN (D) EIDE, KIMBERLY JO & RANDY (D) | 32.780 |

Requested Information Completed On 1/23/2024 11:44 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10,
Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota

Section No:

10

Township No:

95

Range

54

Number of Lots/Tracts

2

Number of Acres

32.78

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Midwest Land Surveying Inc

Address

21 E 14th S, Suite 100

City

Sioux Falls

State

SD

Zip

57104

Contact Person

Jeffery Schievelbein

Phone

6053398901

Property Owner Information

Owner Name

Lori Knutson

Address

29837 NE JIM RIVER RD

City

Irene

State

SD

Zip

57037

Owner Phone

6053398901

Contact Person

Jeffery Schievelbein

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)

13.65, 34.77

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

13.65

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 1/23/2024 3:34 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

[Eide 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 1/23/2024 3:34 PM EST by bconkling

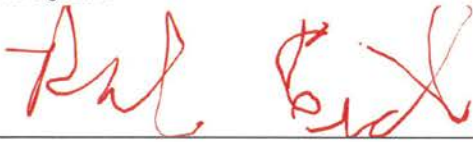
Owner Certification

Owner(s)

Randy eide

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

Submittal Email Completed On 1/23/2024 3:34 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, January 23, 2024 at 3:34 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 214226

Workflow: Plat Approval Application

Final | Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section

Description: 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota | Lori Knutson | 29837 NE JIM

RIVER RD | 03.010.400.500

Created On: 1/23/2024

[View Application](#)

Email to Pay Completed On 1/23/2024 3:34 PM EST by bconkling

Delivered on Tuesday, January 23, 2024 at 3:34 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 214226

Workflow: Plat Approval Application

Final | Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section

Description: 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota | Lori Knutson | 29837 NE JIM RIVER RD | 03.010.400.500

Created On: 1/23/2024

[View Application](#)

Payment Completed On 1/23/2024 3:34 PM EST by bconkling

Fee Summary

| | |
|------------|----------|
| Fee | \$100.00 |
| Total Fees | \$100.00 |
| Total Due | \$0.00 |

Payments Made

| Payment Method | Paid On | Confirmation Number | Amount | |
|----------------|--------------------------|---------------------|----------------------|------------------------------|
| Check | January 23, 2024 3:34 PM | 16055 | \$100.00 | VIEW RECEIPT |
| | | | Total Paid: \$100.00 | |

Payment Made Email Completed On 1/23/2024 3:34 PM EST by bconkling

Delivered on Tuesday, January 23, 2024 at 3:34 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 214226

Workflow: Plat Approval Application

Final | Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section

Description: 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota | Lori Knutson | 29837 NE JIM

RIVER RD | 03.010.400.500

Created On: 1/23/2024

[View Application](#)

Planning Commission Review Completed On 1/23/2024 3:35 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:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/23/2024 3:35 PM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

Receipt

16055
January 23, 2024 03:34 PM
Check

\$100.00 paid on January 23, 2024

Plat Approval Application
Application ID: 214226

| Description | Amount |
|-------------|----------|
| Fee | \$100.00 |

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/27/202

Applicant

Law - 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 G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, 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 G, deer Ridge, in the

Section No: 8 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 1.92

How is the property currently being used? MD

What is the proposed use of the property? MD

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: Bob Law

Address: PO BOX 7094

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) 1.92

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

Bob Law
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.

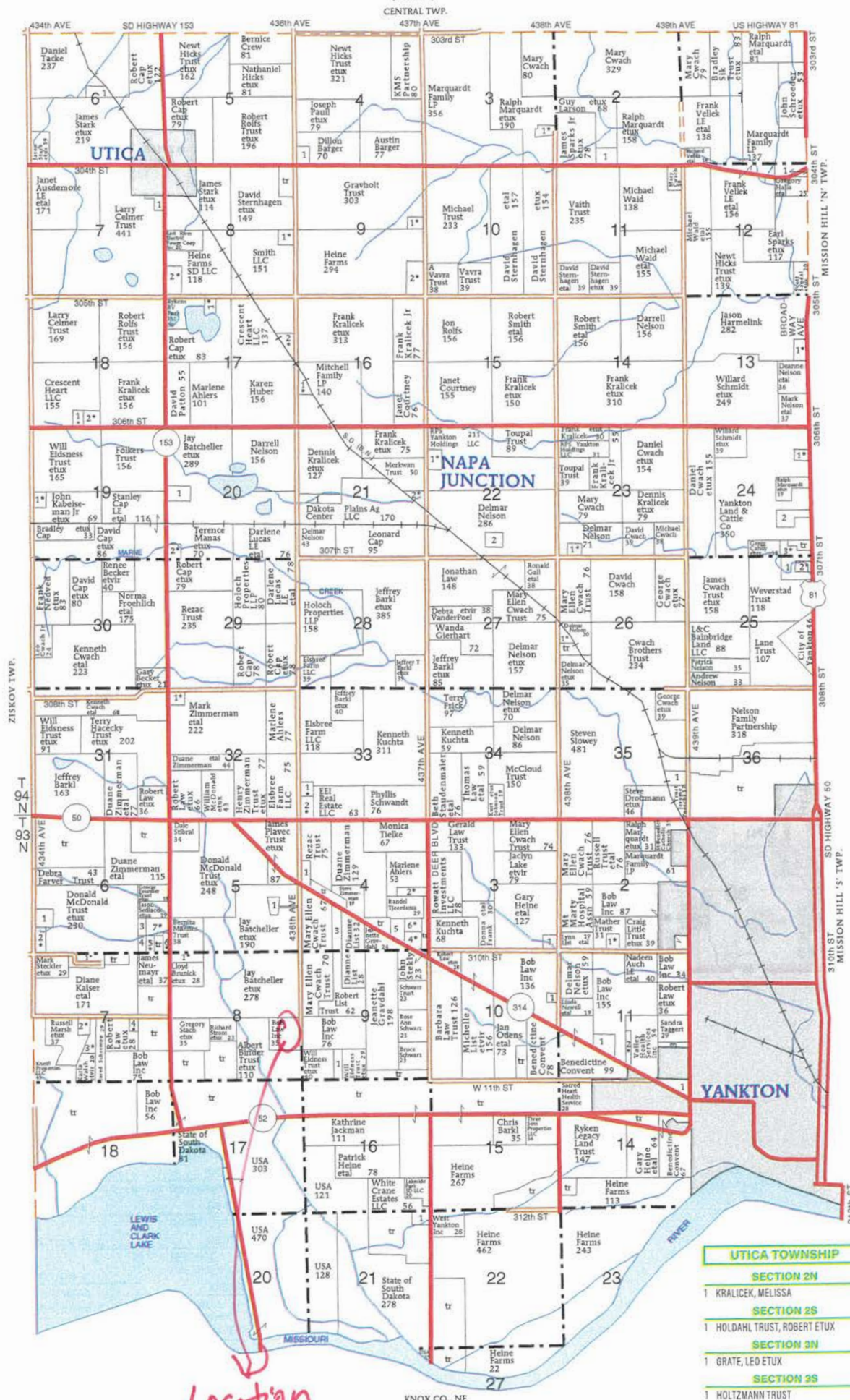
YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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: 02/13/2024
Board of Adjustment date: _____



SECTION 4N

1 NEDVED, MARK 7

SECTION 4S

1 MARQUARDT, RALPH 8
 2 BRANDT TRUST, MERLE ETAL 11
 3 LIST TRUST, ROBERT 18
 4 SWEDLUND, JERALD ETUX 14
 5 HAMBERGER, BRIAN 8
 6 SMITH, NATHAN ETUX 8

SECTION 5S

1 BATCHELLER, JAY 8

SECTION 6N

1 TOWN OF UTICA 6

SECTION 6S

1 GILMORE, TONJA 10
 2 VAN MAANEN, TODD ETUX 11
 3 MASKA, LEANN 5
 4 KOZAK, KARLEE 6
 5 LOCKER, MARK ETUX 5
 6 BLAHA, JON ETUX 5
 7 HILL, EDWIN ETUX 12

SECTION 7N

1 BOLD PURSUITS LLC 10

SECTION 7S

1 GUITRON, MARIA ETAL 13
 2 ROBB, RUSSELL ETUX 7
 3 LIVINGSTON, CARL ETUX 10
 4 PHILIPS, TIMOTHY ETUX 5

SECTION 8N

1 CHRISTIANSON, DAVID ETUX 6
 2 HUGHES, SCOTT ETUX 13

SECTION 8S

1 FANTA, TIMOTHY ETUX 9

SECTION 9N

1 KILBURN, REX ETUX 7
 2 GILMORE TRUST, HOWARD ETUX 17

SECTION 9S

1 ROKAHR, STEVEN 9

SECTION 10S

1 HEINA, JAMIE 5

SECTION 11S

1 BILLION, ERIKA 12
 2 HECKY TRUST, TERRANCE ETUX 11
 3 AFFORDABLE SELF STORAGE LLC 8

SECTION 12N

1 MARQUARDT FAMILY LP 6

SECTION 13N

1 COTTON, JEFFREY ETUX 8

SECTION 14S

1 YANKTON MEDICAL CLINIC PC 12

SECTION 16N

1 ANSTINE, RODNEY ETUX 7

SECTION 17N

1 SCHENKEL, DARRELL ETUX 8
 2 TACKE, WM ETUX 13

SECTION 18N

1 CAP LE, STANLEY ETAL 5
 2 CAP, ROBERT ETUX 7

SECTION 19

1 SCHENKEL, DANIEL ETUX 7

SECTION 20N

1 YANKTON CO SHARPSHOOTERS ASSN 12
 2 JOHNSON, MICHAEL ETUX 9

SECTION 21N

1 YANKTON PROTEIN LLC 12
 2 KRALICEK, FRANK ETUX 5

SECTION 21S

1 WHITE CRANE ESTATES LLC 8

SECTION 22N

1 TAGGART, WILLIAM ETUX 9
 2 NELSON TRUST, FLOYD 12

SECTION 23N

1 POSPISIL, SCOTT ETAL 7

SECTION 24

1 MARTS, LUCAS ETUX 7
 2 MARQUARDT, DOUG 13
 3 KELLER, DALLAS ETUX 10

SECTION 25

1 SLOWEY TRUST 15
 2 WOHL, TOBY ETAL 7

SECTION 26

1 BARNES, DAVID ETUX 7

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL 12

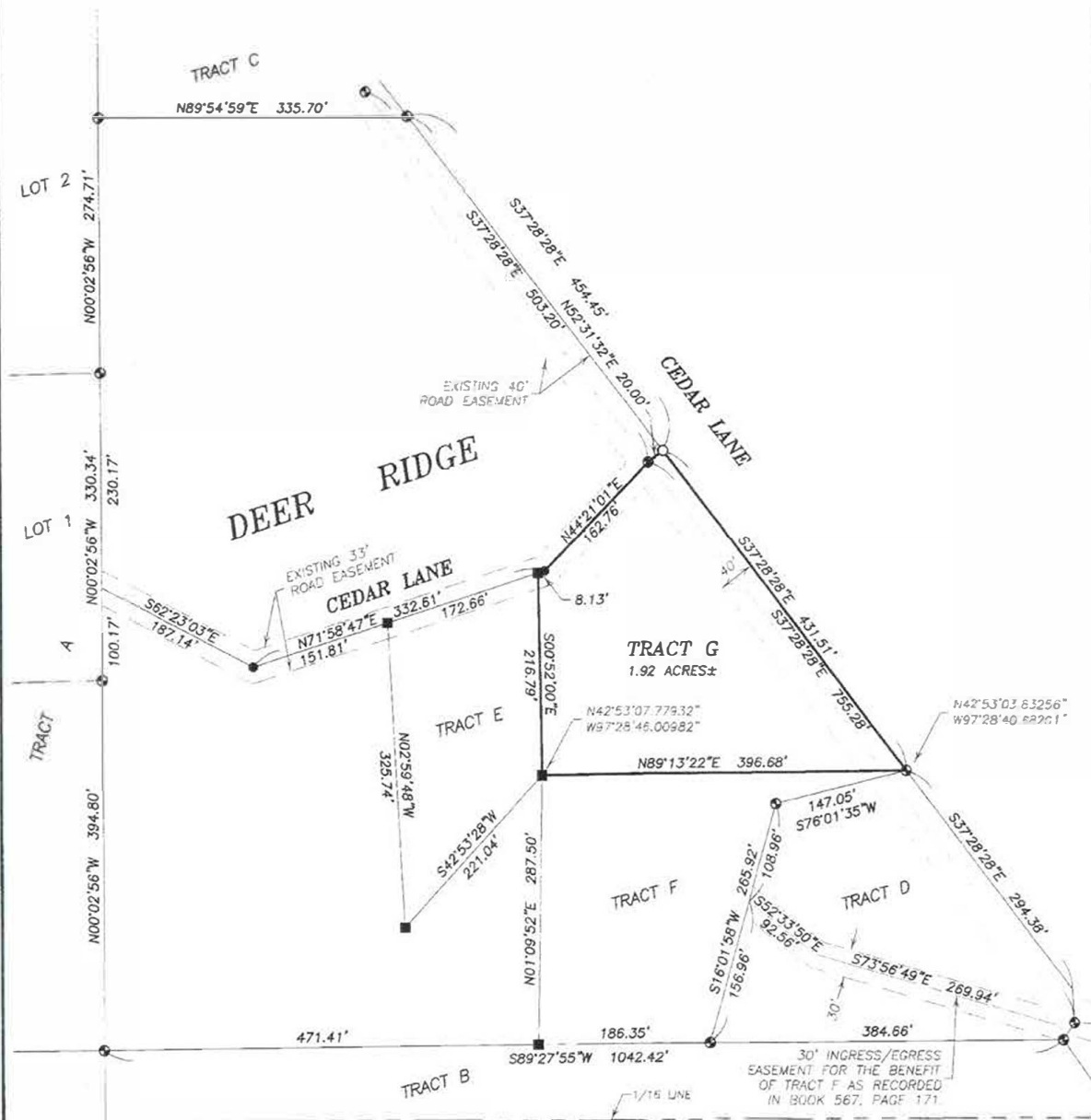
SECTION 33

1 DELOZIER, DARRIK ETAL 6
 2 WADDELL, EDWARD ETUX 8

SECTION 35

1 YAGGIES INC 10

PLAT OF TRACT G, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8,
T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

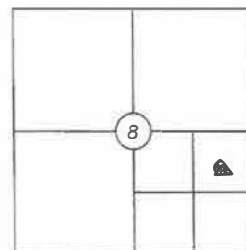


LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK PELS 2912"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



LOCATION (N.T.S.)
SECTION 8-93-56



Scale 1" = 120'

JOB NO. 21207B

PAGE 1 OF 2

PLAT OF TRACT G, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8,
T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF TRACT G, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, 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 26TH DAY OF JULY, 2022.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, ROBERT LAW, MANAGING MEMBER OF BOB LAW LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT BOB LAW LLC, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT G, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

ROBERT LAW
MANAGING MEMBER, BOB LAW LLC

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT LAW, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF BOB LAW LLC, AND THAT HE, AS MANAGING MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY CORPORATION BY HIMSELF AS MANAGING MEMBER. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

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

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

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO CEDAR LANE 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
205197

Applicant
Bill Conkling

Fees Paid
\$100.00

Created
December 27,
2023

Number
205197

Final | Plat of Tract G, deer
Ridge, in the NE1/4 of the
SE1/4 of Section 8, T93N,
R56W of the 5th P.M., Yankton
County, South Dakota | Bob Law
| PO BOX 7094 |
09.008.200.100
Submitted by bconkling on
12/27/2023



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 12/27/2023 9:57 AM EST by bconkling



| ParcelID | Address | City | OwnerName | Acres |
|----------------|--------------|---------|-----------------|--------|
| 09.008.200.100 | 136 CEDAR LN | YANKTON | BOB LAW LLC (D) | 34.360 |

Requested Information Completed On 12/27/2023 10:01 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

8

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

1.92

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Bob Law

Address

PO BOX 7094

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)

1.92

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 12/27/2023 10:03 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

Plat Approval Applicant Checklist ⓘ

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 12/27/2023 10:04 AM EST by bconkling

Owner Certification

Owner(s)

Bob Law

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

Submittal Email Completed On 12/27/2023 10:04 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 27, 2023 at 10:04 AM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 205197
Workflow: Plat Approval Application
Description: Final | Plat of Tract G, deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Bob Law | PO BOX 7094 | 09.008.200.100
Created On: 12/27/2023

[View Application](#)

Email to Pay Completed On 12/27/2023 10:04 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 27, 2023 at 10:04 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 205197

Workflow: Plat Approval Application

Description: Final | Plat of Tract G, deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Bob Law | PO BOX 7094 | 09.008.200.100

Created On: 12/27/2023

[View Application](#)

Payment Completed On 2/1/2024 10:50 AM EST by bconkling

Fee Summary

| | |
|------------|----------|
| Fee | \$100.00 |
| Total Fees | \$100.00 |
| Total Due | \$0.00 |

Payments Made

| Payment Method | Paid On | Confirmation Number | Amount | |
|----------------|---------------------------|---------------------|----------------------|------------------------------|
| Cash | February 1, 2024 10:49 AM | | \$100.00 | VIEW RECEIPT |
| | | | Total Paid: \$100.00 | |

Payment Made Email Completed On 2/1/2024 10:50 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 1, 2024 at 10:50 AM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 205197

Workflow: Plat Approval Application

Description: Final | Plat of Tract G, deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota |
Bob Law | PO BOX 7094 | 09.008.200.100

Created On: 12/27/2023

[View Application](#)

Planning Commission Review Completed On 2/1/2024 10:50 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?

Planning Commission date:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 2/1/2024 10:51 AM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

| | |
|-----------------------|----------------------------------|
| Payment number | a8068e983e0b411aab18862c06d03bba |
| Date paid | February 1, 2024 10:49 AM |
| Payment method | Cash |

\$100.00 paid on February 1, 2024

Plat Approval Application

Application ID: 205197

| Description | Amount |
|-------------|----------|
| Fee | \$100.00 |