

March 12, 2024

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Cathy Weiss
☐ Don Kettering

☐
☐ 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.

List - Conditional Use Permit

Applicant is requesting a Conditional Use Permit to build a single family dwelling in a Rural Transitional District per Article 18 Section 1805 and Article 19 Section 1905. Said property is legally described as The East Nine Hundred Fifty-three Feet (E953') of the East Half of the Southwest Quarter (E1/2SW1/4) lying South of the Highway, Section Four (4), Township Ninety-three (93), Range Fifty-six (56), Yankton County, South Dakota, less Highways and roads. E911 address is 4409 SD HWY 314, Yankton, South Dakota (**Utica South**)

7:10 P.M.

Plats

Goshen Nation LLC - Plat of Lots A1, A2, A3, A4, A5, A6, A7, A8, A9, and A10 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 11,040 SQ. FT. (0.25 Acres) more or less (**Utica South**)

Bender - Plat of Parcel A and Parcel B in Tract 1 of the South 244 Feet of the Replat of Lot 1, Lake View Bluffs, in the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota (**Utica South**)

List - Plat of Paige Addition, in the E1/2 of the SW1/4 of Section 10, T93N, R56W of the 5th P.M., Yankton County, South Dakota (**Utica South**)

Hillesland - Plat of Lot 2 of Parcel C of McVay Addition, in the SW1/4 of the NW1/4, in Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota (**Utica South**)

Hillesland - A Replat of the remaining portions of Lots 1 and 2 of Parcel A and the remaining portion of Parcel B of McVay Addition, all being in the NW1/4 of the SW1/4 and in the SW1/4 of the NW1/4, Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Now to be known as: Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota (**Utica South**)

Kaltsulas - A Replat of Lots 5 and 5A, Block 1 of Marina Dell Estates and Lot 6 and 7 of Marina Dell Estates West Subdivision, Located in the W1/2 of the SW1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Lot 9, Block 1 of Marina Dell Estates and Lot 6A of Marina Dell Estates West Subdivision, Located in the W1/2 of the Sw1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota (**Utica South**)

Dumont Holdings - Plat of Lots 4, 5, and 6, Forest lake Subdivision, in the NW1/4 of section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota (**Ziskov South**)

7:15 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 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: Nelson

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

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

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

AGENDA ITEM: **Maibaum - Rezone**

ADDRESS/LEGAL: 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.

COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY:

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

AGENDA ITEM: **List Trust Plat**

ADDRESS/LEGAL: 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

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest

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

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: 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
COMMENTS: None

MOTION: **Approve as presented**
 Passed 7-0

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

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: 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.
COMMENTS: None

MOTION: **Approve as presented**
 Passed 7-0

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

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: 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
COMMENTS: None

MOTION: **Approve as presented**
 Passed 7-0

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

AGENDA ITEM: **Schenk Plat**
ADDRESS/LEGAL: 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
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

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

AGENDA ITEM: **Jorgenson Plat**
ADDRESS/LEGAL: 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**)
COMMENTS: None

MOTION: **Approve as Presented**
Passed 7-0

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

AGENDA ITEM: **Eide Plat**
ADDRESS/LEGAL: 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
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

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

AGENDA ITEM: **Law Plat**

ADDRESS/LEGAL: 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

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl

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

AGENDA ITEM: **Public Comment**

ADDRESS/LEGAL: _____

COMMENTS: Dennis Michael

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest

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:
PLANNING:

MOTION BY: _____ SECOND BY: _____

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Dianne List - Applicant

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

☐ LC – Lakeside Commercial ☒ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☒ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit to build a single family dwelling in a Rural Transitional District per Article 18 Section 1805 and Article 19 Section 1905. Said property is legally described as The East Nine Hundred Fifty-three Feet (E953') of the East Half of the Southwest Quarter (E1/2SW1/4) lying South of the Highway, Section Four (4), Township Ninety-three (93), Range Fifty-six (56), Yankton County, South Dakota, less Highways and roads. E911 address is 4409 SD HWY 314, Yankton, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
3/12/2024

Board of Adjustment date:
4/2/2024, 4/16/2024

Time:

7:10

PM

Time:

6:40

PM

Yankton County

 Variance X Conditional Use Rezoning

Owner: Dianne List

Owners Address: Same

Owners Phone: 4029816870

Applicants Name,
if different from

Owner: Dianne List

Applicants

Address: 2209 Burleigh St Apt 306 Yankton, SD 57078

Job Address: 4409 SD HWY 314

Legal: E953' E2 SW4 SOUTH OF HIWAY

Section,
Township, Range: 4-93-56

Zoning
Classification: RT

Affected Zoning

Ordinance: Section 18051905

Reason for Request: Build House

List Specific Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 03/12/2024 7:10 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 260576667 Receipt #:

Dionne List

Date:

Signature:

Dianne List

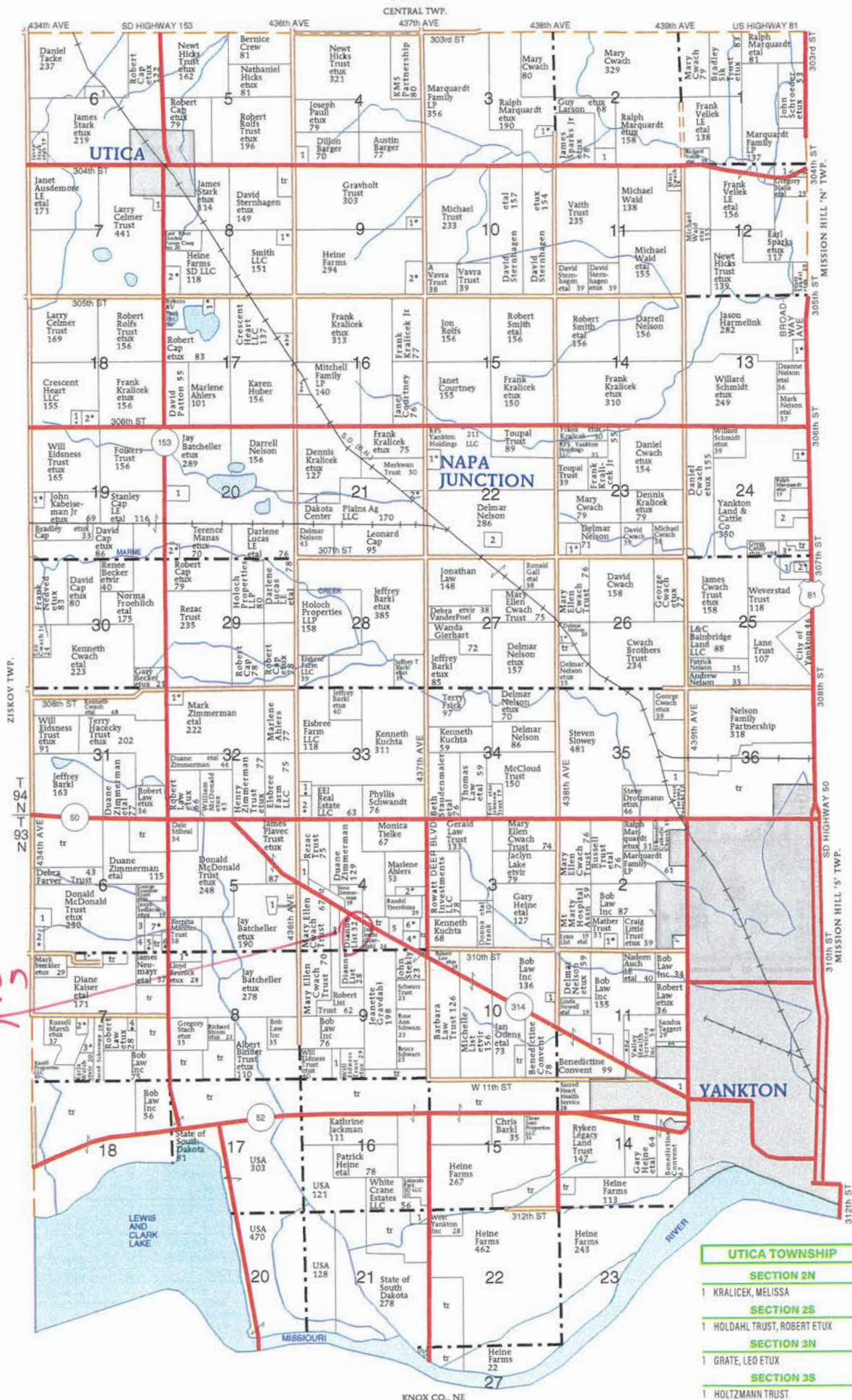
02/07/2024

Site Map



Parcel Number: 09.004.300.200

Site Description:



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 LOECKER, 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 HEJNA, JAMIE 5

SECTION 11S

1 BILLION, ERIKA 12
 2 HECKEY 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 10
 3 KELLER, DALLAS ETUX 13

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

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 HOLTZMANN TRUST 7

FINDINGS OF FACT – CONDITIONAL USE PERMIT

List – CUP-2024-5105

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant wishes to build a single family dwelling in a Rural Transitional District per Article 18 Section 1805 and Article 19 Section 1905
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	

Variance, Conditional
Use and Rezoning
Application
CUP-2024-105
Applicant
Dianne List

Fees Paid
\$300.00

Created
February 7, 2024

Number
CUP-2024-
105

09.004.300.200 | Dianne List |
4409 SD HWY 314, YANKTON,
SD, 57078
Submitted by sdfarmgirl on
2/7/2024



Applicant

Dianne List

4029816870

dlistsd@yahoo.com

Parcel search Completed On 2/7/2024 2:19 PM EST by sdfarmgirl



Maxar					Powered by Esri
ParcelID	Address	City	OwnerName	Acres	
09.004.300.200	4409 SD HWY 314	YANKTON	LIST, DIANNE R (D)	31.630	

Request Information Completed On 2/7/2024 2:21 PM EST by sdfarmgirl

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Build House

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Dianne List

Applicant Address

2209 Burleigh St Apt 306 Yankton, SD 57078

Applicant Phone

4029816870

Owner Information

Owner Name

Dianne List

Owner Address

Same

Owner Phone Number

4029816870

Property Information

Parcel ID Number

09.004.300.200

Legal Description

E953' E2 SW4 SOUTH OF HIWAY

Site Address

4409 SD HWY 314

City

YANKTON

Zip

57078

Section-Township-Range

4-93-56

Zoning District

RT

Zoning Description

RT

Existing Use of Property

Farm Homestead

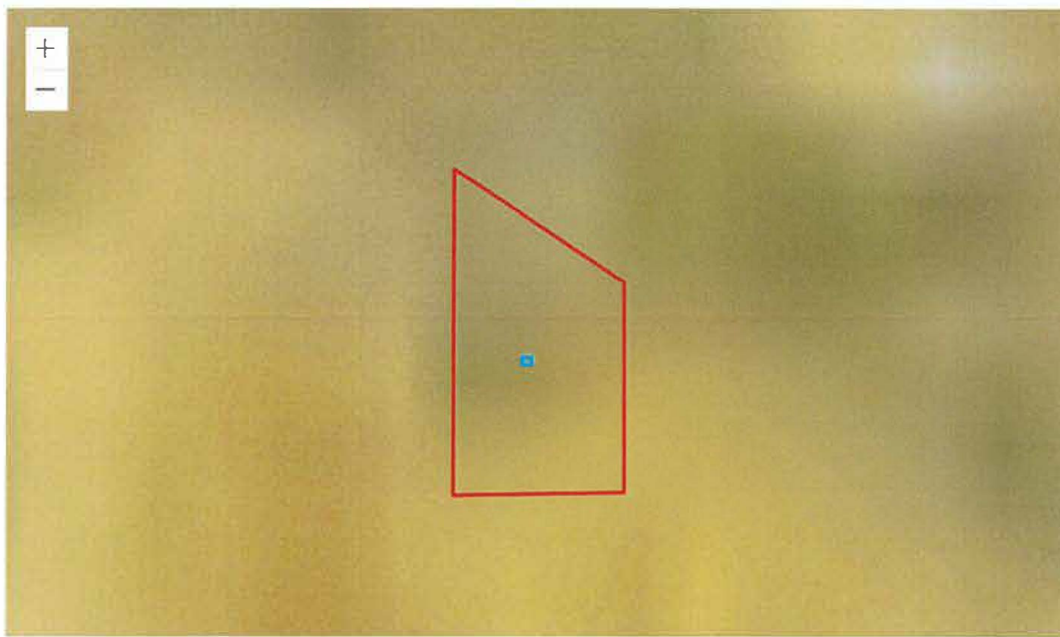
Site Plan Completed On 2/7/2024 2:22 PM EST by sdfarmgirl

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

☒ Sketch Layer

☒ Reference Layer

☒ Mapproxy

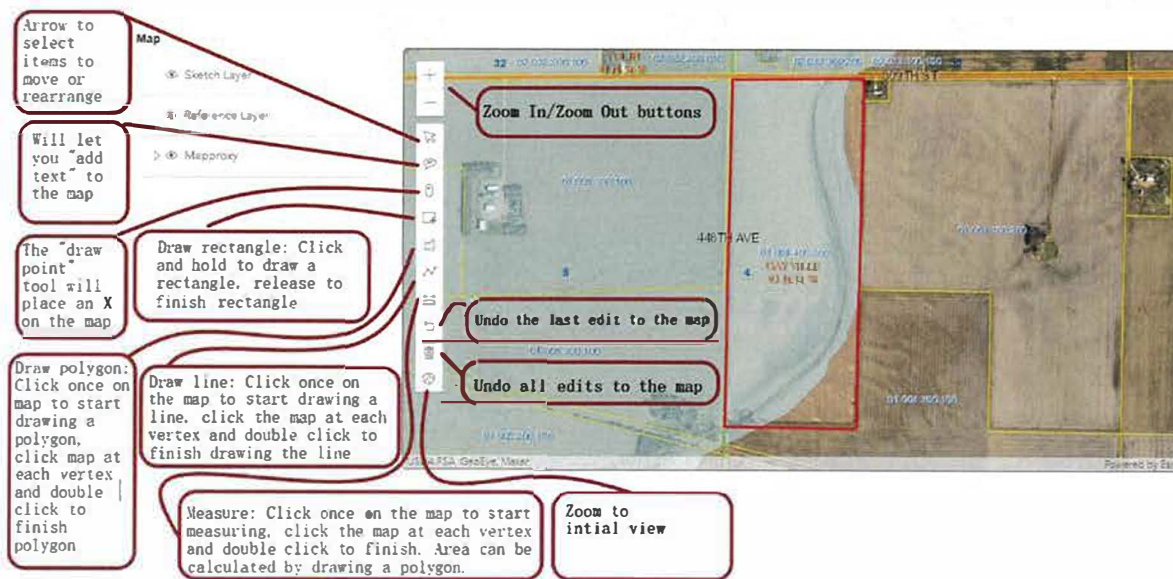


Maxar

Powered by Esri

Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Draft Building Permit Completed On 2/7/2024 2:22 PM EST by sdfarmgirl

Upload Draft Building Permit 

Draft Building Permit Form Completed On 2/7/2024 2:24 PM EST by sdfarmgirl

Job Address

4409 SD HWY 314

Legal Description of Construction Site

E953' E2 SW4 SOUTH OF HIWAY

Owner Name

LIST, DIANNE R (D)

Owner Address

2209 Burleigh St Apt 306 Yankton SD 57078

Owner Phone

4029816870

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

House to replace the farmhouse that was previously there

Class of Work

New

Describe Work

Build a new house

Valuation of Work

\$400000

Generate Draft Building Permit Completed On 2/7/2024 2:24 PM EST by sdfarmgirl

[Generate Draft Building Permit](#)

Submit Completed On 2/7/2024 2:25 PM EST by sdfarmgirl

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

Dionne List

Date

2/7/2024

Application Submitted Successfully Completed On 2/7/2024 2:25 PM EST by sdfarmgirl

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Submittal Email Completed On 2/7/2024 2:25 PM EST by sdfarmgirl

Delivered on Wednesday, February 7, 2024 at 2:25 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

dlistsd@yahoo.com

Subject: CUP Request Submitted

A request has been submitted for review.

Number: 219640

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.004.30 0.200 | Dianne List | 4409 SD HWY 314, YANKTON, SD, 57078

Created On: 2/7/2024

[View Application](#)

Planning Review Completed On 2/7/2024 2:29 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting a Conditional Use Permit to build a single family dwelling in a Rural Transitional District.

Planning Commission Code Reference

Section 1805

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

1905

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 ⓘ

RT

Wave Fee

Notes ⓘ

Director Email Completed On 2/7/2024 2:29 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, February 7, 2024 at 2:29 PM 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: 219640

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.004.300.200 | Dianne List | 4409 SD HWY 314, YANKTON, SD, 57078

Created On: 2/7/2024

[View Application](#)

Director Approval Email Completed On 2/7/2024 2:29 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, February 7, 2024 at 2:29 PM 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: CUP Request Submitted

An approved CUP application has been submitted for Director review.

Number: 219640

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.004.300.200 | Dianne List | 4409 SD HWY 314, YANKTON, SD, 57078

Created On: 2/7/2024

[View Application](#)

Director Review Completed On 2/7/2024 2:45 PM EST by gvetter

Zoning Director Review

Approve

Zoning Email Completed On 2/7/2024 2:45 PM EST by gvetter

[RESEND EMAIL](#)

Delivered on Wednesday, February 7, 2024 at 2:45 PM 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: CUP Has been reviewed by the Zoning Director

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

Number: 219640

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.004.300.200 | Dianne List | 4409 SD HWY 314, YANKTON, SD, 57078

Created On: 2/7/2024

[View Application](#)

Email to Pay Completed On 2/7/2024 2:45 PM EST by gvetter

[RESEND EMAIL](#)

Delivered on Wednesday, February 7, 2024 at 2:45 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
dlistsd@yahoo.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: \$300.00

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

Number: 219640

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.004.300.200 | Dianne List | 4409 SD HWY 314, YANKTON, SD. 57078

Created On: 2/7/2024

[View Application](#)

Payment Completed On 2/7/2024 8:05 PM EST by sdfarmgirl

Fee Summary

Fee	\$300.00
Total Fees	\$300.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount	
Online	February 7, 2024 8:05 PM	260576667	\$300.00	VIEW RECEIPT
			Total Paid: \$300.00	

Payment Made Email Completed On 2/7/2024 8:05 PM EST by sdfarmgirl

[RESEND EMAIL](#)

Delivered on Wednesday, February 7, 2024 at 8:05 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

dlistsd@yahoo.com

Subject: A payment has been made

A payment has been made for a CUP request. Please log-in to the system to continue with the application process.

Amount Paid: \$300.00

Number: 219640

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.004.300.200 | Dianne List | 4409 SD HWY 314, YANKTON, SD, 57078

Created On: 2/7/2024

[View Application](#)

PC Prep Completed On 2/8/2024 9:03 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

March 12th 2024, 7:10 pm CDT

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

03/02/2024 7:10 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

03/04/2024 7:10 PM

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

03/05/2024 7:10 PM

Date to send email to applicant

02/26/2024

Upload PC Mailing Labels

[List Labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[List CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

Permit Number

CUP-2024-105

Receipt Number

PC App Form Completed On 2/8/2024 9:03 AM EST by bconkling

[PC App Form](#)

Schedule Email Completed On 2/8/2024 9:03 AM EST by bconkling

Scheduled for Monday, February 26, 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, Dianne R. List, hereby certify that on the 29th day of February, 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 29th day of February, 2024.

Dianne R. List

(Name)

Affiant

Subscribed and sworn to before me this 29th day of February, 2024.

Loren S. Holy

Notary Public - South Dakota

My commission expires: 11-11-2025

(SEAL)

NOTIFICATION

February 26, 2024

Applicant:
Dianne List
4409 SD HWY 314
Yankton, SD 57078

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 12th day of March, 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 a Conditional Use Permit to build a single family dwelling in a Rural Transitional District per Article 18 Section 1805 and Article 19 Section 1905. Said property is legally described as The East Nine Hundred Fifty-three Feet (E953') of the East Half of the Southwest Quarter (E1/2SW1/4) lying South of the Highway, Section Four (4), Township Ninety-three (93), Range Fifty-six (56), Yankton County, South Dakota, less Highways and roads. E911 address is 4409 SD HWY 314, Yankton, South Dakota

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

Sincerely,
Dianne List

Petitioner

BOHNET, BRADLEY A (C)
4608 SD HWY 314
YANKTON SD 57078

BUXCEL, VIRGIL (D)
4300 HERMANS LOOP
YANKTON SD 57078

CBG PROPERTIES LLC (D)
PO BOX 708
YANKTON SD 57078

CROSS, MARY ELLEN (D)
4210 HERMANS LOOP
YANKTON SD 57078

CWACH, MARY ELLEN FAMILY TRUST (I
% JACK JOE CWACH, TRUSTEE
2665 WEST 162 ST
STILWELL KS 66085

CWACH, MARY ELLEN FAMILY TRUST (I
30954 436 AVE
YANKTON SD 57078

EBELING, JOHNNIE (D)
4700 SD HWY 314
YANKTON SD 57078

FAERBER, NEIL L (D)
4305 HERMANS LOOP
YANKTON SD 57078

FITZGERALD, JOHN REVOC TRUST (D)
30934 434 AVE
YANKTON SD 57078

GRAMKOW, WILLIS (D)
4313 HERMANS LOOP
YANKTON SD 57078

GRAVDAHL, JEANETTE (D)
45830 116 ST
SISSETON SD 57262

HAMBERGER, BRIAN J (D)
4200 HERMANS LOOP
YANKTON SD 57078

HILSON, MICHAEL T (D)
4301 HERMANS LOOP
YANKTON SD 57078

JACKSON, BRYANT MERTEN (D)
4710 SD HWY 314
YANKTON SD 57078

JUEDEN FAMILY PROTECTION TRUST (I
4306 HERMANS LOOP
YANKTON SD 57078

KEEGAN, MARTY J (D)
4806 SD HWY 314
YANKTON SD 57078

KLUG, TIFFANY R (D)
4606 SD HWY 314
YANKTON SD 57078

KUCHTA, ELMER FAMILY REV TRUST (C
4810 SD HWY 314
YANKTON SD 57078

LIST, DIANNE R (D)
PO BOX 689
YANKTON SD 57078

LIST, ROBERT L TESTAMENTARY TR (D)
% DIANNE LIST, TRUSTEE
PO BOX 689
YANKTON SD 57078

MAINS, WILLIAM LYNN REV TRUST (D)
4202 HERMANS LOOP
YANKTON SD 57078

MEHRMAN REVOCABLE TRUST (D)
4712 SD HWY 314
YANKTON SD 57078

MULLOY, SEAN (D)
4209 HERMANS LOOP
YANKTON SD 57078

MUTSCHELKNAUS, DONNA S (D)
207 KAPPEL AVE
LESTERVILLE SD 57040

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

SACCENTO-GLOVER, LEANNA KAY (D)
4207 HERMANS LOOP
YANKTON SD 57078

SCHLOSS, BARRY (D)
4206 HERMAN LOOP
YANKTON SD 57078

SCHURMAN, DANIEL (D)
4302 HERMANS LOOP
YANKTON SD 57078

SOUKUP, EDWARD (D)
4400 HERMANS LOOP
YANKTON SD 57078

STECKELBERG, KEVIN R (D)
4706 SD HWY 314
YANKTON SD 57078

TJEERDSMA, RANDY FAMILY TRUST (D)
2601 DEER BLVD
YANKTON SD 57078

VER HEUL, BECKY ANN (D)
4900 SD HWY 314
YANKTON SD 57078

ZAVADIL, ROBERT (D)
4203 HERMANS LOOP
YANKTON SD 57078

ZIMMERMAN, DUANE G (D)
2717 DEER BLVD
YANKTON SD 57078

ZIMMERMAN, STEVEN A (D)
4412 SD HWY 314
YANKTON SD 57078

Yankton County,
South Dakota

Receipt

Paid by
Dianne List
dlistsd@yahoo.com

Payment number
Date paid
Payment method

260576667
February 7, 2024 08:05 PM
Online

\$300.00 paid on February 7, 2024

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2024-105

Description	Amount
Fee	\$300.00

2010 Legal and Public Notices

2nd NOTICE OF ADOPTION

ORDINANCE NO. 24-ZN-01 ESTABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY, SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 24-ZN-01 establishing permanent zoning regulations for Yankton County, South Dakota. Applicant is requesting to rezone a parcel from Rural Transitional District (RT) to Moderate Density Residential District (MD) per article 18 Section 1809 and Article 20 Section 2403. 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.

Yankton County is adopting this ordinance in order to protect the public health, safety, and general welfare. This ordinance was duly adopted by the County Commissioners on the 20th day of February, 2024 and will become effective on the 21st day of March, 2024.

First Reading:
February 6, 2024

Second Reading:
February 20, 2024

Publication Date:
March 1, 2024
(Second Notice of Adoption)

Effective Date:
March 21, 2024
(20 days after 2nd Notice of Adoption)

Dated this 20th day of February, 2024

John Marquardt, Yankton County Commission Chair

ATTEST:

Paity Hojem, Yankton County Auditor

Published once at the total approximate cost of \$25.60 and can be viewed free of charge at www.sd-publicnotices.com

Published March 1, 2024.

NOTICE OF APPLICATION NO. 8650-3 to Appropriate Water

Notice is given that Marquardt Farms General Partnership, c/o Ralph Marquardt, PO Box 1040, Yankton SD 57078 has filed an application for a water permit to appropriate an additional 0.22 cubic feet of water per second (cfs) and irrigate 17 additional acres. Water Permit No. 7801-3 appropriates 1.56 cfs from one well completed into the Missourian Elk Point Aquifer (115 feet deep) for irrigation of 108 acres located in the SE 1/4 Section 21-T93N-R53W. An investigation of the permit found the system capable of diverting an additional 0.22 cfs from the existing well located in the SW 1/4 SE 1/4 Section 21 and irrigating an additional 17 acres located in the E 1/2 SW 1/4, SE 1/4 Section 21; all in T93N-R53W. This application, if approved, and Water Permit No. 7801-3 will authorize a total of 1.78 cfs for irrigation of 125 acres to reflect the system as developed. This site is located approximately 10 miles northwest of Vermillion, SD.

Pursuant to SDCL 46-2A-2, the Chief Engineer recommends APPROVAL of Application No. 8650-3 with qualifications because 1) unappropriated water is available, 2) existing domestic water uses and water rights will not be unlawfully impaired, 3) it is a beneficial use of water, and 4) it is in the public interest as it pertains to matters within the regulatory authority of the Water Management Board. The Chief Engineer's recommendation with qualifications, the application, and staff report are available at <https://dan.sds.gov/public> or contact Ron Duval for this information, or other information, at the Water Rights Program address provided below.

2010 Legal and Public Notices

ommentation, the applicant shall also file a petition. A petition filed by either an interested person or the applicant must be filed by March 11, 2024.

The petition shall include a statement describing the unique injury upon approval of the application on the petitioner, the petitioner's reasons for opposing the application, and the name and mailing address of the petitioner or the petitioner's legal counsel, if legal counsel is obtained.

Any interested person may file a comment on the application with the Chief Engineer. The comment shall be filed on a form provided by the Chief Engineer and is available online at <https://dan.sds.gov/public> or by calling (605) 773-3352 or writing the Chief Engineer at the address provided above. Filing a comment does not make the commenter a party of record or a participant in any hearing that may be held. Any comment must be filed by March 11, 2024.

If the applicant does not contest the recommendation of the Chief Engineer and no petition to oppose the application is received, the Chief Engineer shall act on the application pursuant to the recommendation with no hearing held before the Water Management Board. If a petition opposing the application or contesting the recommendation is filed, then a hearing will be scheduled, and the Water Management Board will consider this application. Notice of the hearing will be given to the applicant and any person filing a petition.

Published once at the total approximate cost of \$43.84 and can be viewed free of charge at www.sd-publicnotices.com

Published March 1, 2024.

NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton for a Special On-sale Liquor License for one day, June 8, 2024, from Rock 'N' Rumble, Inc., d/b/a Yankton Ribfest, at the following location: The block of 3rd Street between Cedar Street and Walnut Street, plus one half block West on 3rd Street to the alley, plus one half block of Walnut Street to the alley and one half block North and South on Walnut and 3rd Streets.

NOTICE IS FURTHER GIVEN that a public hearing on the application will be held on Monday, March 11, 2024 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 26th day of February, 2024.

Lisa Yardley
FINANCE OFFICER

Published once at the total approximate cost of \$15.52 and can be viewed free of charge at www.sd-publicnotices.com

Published March 1, 2024.

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 5th day of March, 2024 and at 6:30 P.M. on the 19th day of March, 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Bill Muebaum is requesting to rezone a lot in a Moderate Density Rural Residential District (RD) to a Low Density Rural Residential District (RL) per Article 18 Section 1809 and Article 20 Section 2403. 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 recorded in Book S19, Page 125, E911 address: 2808 10th St. N. Vermillion, SD.

2010 Legal and Public Notices

County, South Dakota, less Highways and roads. E911 address is 4409 SD HWY 314, Yankton, South Dakota

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

Published March 1 & 8, 2024.

STATE OF SOUTH DAKOTA

COUNTY OF YANKTON

IN CIRCUIT COURT

FIRST JUDICIAL CIRCUIT

In The Matter Of The Estate Of

RICHARD L. SCHMIDT,

Deceased.

66PRO24-08

NOTICE TO CREDITORS

Notice is given that on the 21st day of February, 2024, Kasi Haberman and Jamie Bauch, whose addresses are: 1107 Saint Helena Street, Saint Helena, NE 68774; and PO Box 144, Crofton, NE 68730; respectively, were appointed as Co-Personal Representatives of the Estate of Richard L. Schmidt.

Creditors of Decedent must file their claims within four months after the date of the first publication of this notice or their claims may be barred.

Claims may be filed with the Co-Personal Representatives or may be filed with the Clerk, and a copy of the claim mailed to the Personal Representative.

Kasi Haberman
1107 Saint Helena Street
Saint Helena, NE 68774

Jamie Bauch
PO Box 144
Crofton, NE 68730

Yankton County Clerk of Courts
410 Walnut, Suite 205
Yankton, SD 57078

Michael D. Stevens
Blackburn & Stevens, Prof. L.L.C.
100 West 4th Street
Yankton, SD 57078
(605) 665-5550

Published three times at the total approximate cost of \$54.90 and can be viewed free of charge at www.sd-publicnotices.com

Published March 1, 8 & 15, 2024.

STATE OF SOUTH DAKOTA

COUNTY OF YANKTON

IN CIRCUIT COURT

FIRST JUDICIAL CIRCUIT

IN THE MATTER OF THE ESTATE

OF

GORDON JAMES GUST,
Deceased.

PRO. 23-53

NOTICE TO CREDITORS AND NOTICE OF INFORMAL PROBATE AND APPOINTMENT OF PERSONAL REPRESENTATIVE

Notice is given that on February 13, 2023, Nicole Hein, whose address is 600 Broadway Avenue, Yankton, SD 57078, was appointed personal representative of the estate of Gordon James Gust. Creditors of the decedent must file their claims within four months after the date of the first publication of this notice or their claims may be barred.

Claims may be filed with the personal representative or may be filed with the clerk, and a copy of the claim mailed to the personal representative.

Dated this 13th day of February, 2024.

/s/ Mallory K. Schulte
Mallory K. Schulte
BIRMINGHAM & CWAUGH LAW
OFFICES, PROF. L.L.C.
202 W. 2nd Street
Yankton, SD 57078
605-260-4747
mallory@birmcwachlaw.com

Workers

From Page 5

current Gregory County Auditor Julie Bartling said her office fields similar questions about vote-counting machines at the courthouse in Burke.

"It's not threatening, but it can be intimidating," Bartling said in an interview with South Dakota Searchlight.

The most frustrating aspect of it, she added, is that the questions and suspicions come from people she's known for years.

"And they point-blank say, 'I don't believe you,'" Bartling said. "They don't believe that what I'm saying is true, that state law dictates that the machines cannot be connected to the internet, and they're not, but they don't believe me. And they tell me that."

To protect auditors and their employees and election workers, Senate Bill 20, introduced during the current legislative session, would have established the crime of threatening or intimidating election workers with the intent to improperly influence an election. The crime would have been a Class 1 misdemeanor punishable by up to a year in jail and a \$2,000 fine.

The bill passed a state Senate committee 8-0, the full Senate 23-10 and a House committee 8-5. Then it failed 24-46

on Tuesday in the House.

Rep. Rebecca Reimer, R-Chamberlain, spoke in favor of the bill on the House floor.

Rep. Bethany Soye, R-Sioux Falls, asked her, "Did you say that this has been happening in our state, that poll workers are being threatened?"

Reimer answered, "I did not say poll workers are being threatened, but they have in other states. And no, I do not have an example for you."

Rep. Liz May, R-Kyle, picked up on Soye's point later in the debate.

"We haven't had any of this in South Dakota," May said. "None of this."

Rep. Phil Jensen, R-Rapid City, said the "vagueness" of the bill reminded him of a report he read on the events of Jan. 6, 2021, about "hundreds and hundreds and hundreds of fellow American patriots who were imprisoned because they were in the wrong place at the wrong time."

"Some were incarcerated without any evidence, just dug up, pulled out of thin air by the prosecutors in D.C.," Jensen said, before being cut off by Speaker Hugh Bartels, who ordered Jensen to address his remarks to the bill.



Bartling

A congressional committee determined and a federal grand jury has alleged that the Jan. 6, 2021, attack on the U.S. Capitol was part of a coordinated effort led by then-President Donald Trump to subvert the 2020 election. More than 1,200 people have been charged with crimes in connection with the attack, resulting in more than 800 guilty pleas or convictions so far.

Meanwhile, election workers, staff and poll workers across the United States have seen a surge in threats in recent years, according to the MIT Election Data and Science Lab. A poll conducted by the Brennan Center for Justice last year found that 30% of local election workers in the U.S. said they have been abused, harassed or threatened because of their job.

In response, at least 14 states have passed legislation to protect election officials and workers since 2020.

South Dakota Searchlight is part of States Newsroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. South Dakota Searchlight maintains editorial independence. Contact Editor Seth Tupper for questions: info@southdakotasearchlight.com. Follow South Dakota Searchlight on Facebook and Twitter.

Pay

From Page 1

funding. But they could also request a waiver and work with the state School Finance Accountability Board to come into compliance. The bill does not include any additional money for schools beyond the regular, annual increases in state funding approved by lawmakers and the governor.

The amendment allows wiggle room for school districts to pay for other positions or services, lobbyists told lawmakers — such as career and technical education programs, paraprofessional salaries or bus driver salaries. It also lessens the impact on the few school districts that receive minimal state funding (because their local property taxes and federal funding cover most or all of their costs) or school districts experiencing declining enrollment and therefore seeing decreases in state funding.

Hours later, the House of Representatives "hghoused" a bill — which is a term for striking the entire language of a bill and replacing it with a different bill — and replaced it with the language of the teacher pay bill from before it was amended Thursday morning. The hghoused bill passed the House 60-7 (gaining two more votes since it originally passed the chamber last week).

Rep. Tony Venhuizen, R-Sioux Falls, told his colleagues that the House-approved version of the bill prioritizes teacher pay and ensures that increased state funding "gets from us, through to the school, into the pocket of teachers," which is "the most important thing we're doing."

"The House is just really reiterating our position that if we give an increase to the schools, they need to give a commensurate increase to teachers," Venhuizen told South Dakota Searchlight. "We're willing to talk to our friends in the Senate about that, but amendments that water that down mean that less money will go into teachers' pockets, and that's very concerning to us in the House."



Schoenfish

morning that he didn't think the House-approved legislation would make it through the Senate without an amendment.

"Fifty percent acknowledges you can't throw all your money into one basket here, so I think this is a good amendment to keep the discussion going," Schoenfish said.

Proponents said there are more discussions needed and work to be done before the bill can head to the governor's desk.

Watertown Republican Rep. Hugh Bartels, who has been in discussions to amend and find compromise on the bill since it was first proposed, told lawmakers that while the House likely wouldn't agree with the amendment, it's something they can continue to work on in the legislative process.

Rep. Roger DeGroot, R-Brookings, told committee members that South Dakota is underfunding public education "a great deal." He said the state is underfunding education by roughly \$56 million, based on an "unsubstantiated" analysis of school districts passing opt outs (in which taxpayers elect to pay more in property taxes than state limits otherwise allow) or dipping into their capital outlay fund (typically reserved for buildings and construction) to pay for general fund expenses.

Christine Stephenson, a Rapid City Area Schools board member who spoke for herself and not the board, was the sole opponent to speak against the bill. She told lawmakers that inadequate funding must be addressed in the coming years — especially if the bill is signed into law.

Stephenson cited statistics from the U.S. Census Bureau showing that South Dakota public schools spend the least

amount of money per student compared to surrounding states. North Dakota, for example, spends 37% more on education per student than the Mount Rushmore state.

According to the National Education Association, South Dakota ranks 49th in average teacher pay (out of 51, due to the inclusion of Washington, D.C.).

That's despite the passage of a half-percentage-point increase in the state sales tax rate in 2016 as part of legislation to raise teacher salaries. The legislation sent an infusion of money to schools that pushed South Dakota up a few places in national teacher pay rankings, but the state has slipped in the rankings since then. Last year, legislators and Gov. Noem reduced the state sales tax rate from 4.5% to 4.2%.

Sen. Davis said discussions about adequate education funding are for future sessions. This bill focuses on teacher pay accountability and addressing expiring provisions from the 2016 law that were intended to ensure such accountability.

"I know we've heard a lot of questions on sustainability of a bill like this and I think, in the future, this type of bill will lead to future discussions of funding, funding per student, and how we fund education," Davis said.

The House and Senate have next week to work out their differences and pass a bill to Gov. Kristi Noem, who has spoken repeatedly about her desire for action on teacher pay.

"We're very comfortable with the plan we have," Venhuizen said. "We'll keep talking to the senators, but we think we have the best plan and we're hoping we can move it forward."

South Dakota Searchlight is part of States Newsroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. South Dakota Searchlight maintains editorial independence. Contact Editor Seth Tupper for questions: info@southdakotasearchlight.com. Follow South Dakota Searchlight on Facebook and Twitter.

Opt-Out

From Page 1

as a school district, we're very humbled with the results of the renewal and that people under-

of school counselors, school nurses, and we have expanded our in-town busing locations.

"The other thing that has been really important to us is knowing that, with the Trailhead Learning Center being built (with capital outlay money, not optout funds), we are going to



hundred Sixty-six and Fifty-two feet (E76650), 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.

Yankton County is adopting this ordinance in order to protect the public health, safety, and general welfare. This Ordinance was duly adopted by the County Commissioners on the 20th day of February, 2024 and will become effective on the 21st day of March, 2024.

First Reading:
February 6, 2024

Second Reading:
February 20, 2024

Publication Date:
March 1, 2024
(Second Notice of Adoption)

Effective Date:
March 21, 2024
(20 days after 2nd Notice of Adoption)

Dated this 20th day of February, 2024

John Marquardt, Yankton County
Commissioner Chair

ATTEST

Patty Hojem, Yankton County
Auditor

Published once at the total approximate cost of \$25.60 and can be viewed free of charge at www.sd-publicnotices.com

Published March 1, 2024.

NOTICE OF APPLICATION NO. 8650-3 to Appropriate Water

Notice is given that Marquardt Farms General Partnership, c/o Ralph Marquardt, PO Box 1040, Yankton SD 57078 has filed an application for a water permit to appropriate an additional 0.22 cubic feet of water per second (cfs) and irrigate 17 additional acres. Water Permit No. 7801-3 appropriates 1.56 cfs from one well completed into the Missouri Elk Point Aquifer (115 feet deep) for irrigation of 108 acres located in the SE 1/4 Section 21-T93N-R53W. An investigation of the permit found the system capable of diverting an additional 0.22 cfs from the existing well located in the SW 1/4 SE 1/4 Section 21; all in T93N-R53W. This application, if approved, and Water Permit No. 7801-3 will authorize a total of 1.78 cfs for irrigation of 125 acres to reflect the system as developed. This site is located approximately 10 miles northwest of Vermillion SD.

Pursuant to SDCL 46-2A-2, the Chief Engineer recommends APPROVAL of Application No. 8650-3 with qualifications because 1) unappropriated water is available, 2) existing domestic water uses and water rights will not be unlawfully impaired, 3) it is a beneficial use of water, and 4) it is in the public interest as it pertains to matters within the regulatory authority of the Water Management Board. The Chief Engineer's recommendation with qualifications, the application, and staff report are available at <https://dani.sd.gov/public> or contact Ron Duvall for this information, or other information, at the Water Rights Program address provided below.

Any person interested in opposing this application or recommendation shall allege that the application, upon approval, will cause injury to the person that is unique from any injury suffered by the public in general. The injury must concern a matter either within the regulatory authority found in SDCL 46-2A-9 for approval or denial of the application, or other matter concerning the application within the regulatory authority of the board to act upon as defined by SDCL 46-2-9 and 46-2-11, or both. Any person meeting the petitioner requirements and wishing to be a party of record in a contested case hearing shall file a written petition to oppose the application with BOTH the applicant and Chief Engineer. A petition opposing the application shall be filed on a form provided by the Chief Engineer. The petition form is available online at <https://dani.sd.gov/public> or by contacting the Chief Engineer. The Chief Engineer's address is "Water Rights Program, Foss Building, 523 E Capitol, Pierre SD 57501" or call (605) 773-3352. The applicant's mailing address is given above. If contesting the Chief Engineer's rec-

ommendation must be filed by March 11, 2024.

If the applicant does not contest the recommendation of the Chief Engineer and no petition to oppose the application is received, the Chief Engineer shall act on the application pursuant to the recommendation with no hearing held before the Water Management Board. If a petition opposing the application or contesting the recommendation is filed, then a hearing will be scheduled, and the Water Management Board will consider this application. Notice of the hearing will be given to the applicant and any person filing a petition.

Published once at the total approximate cost of \$43.84 and can be viewed free of charge at www.sd-publicnotices.com

Published March 1, 2024.

NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton for a Special On-sale Liquor License for one day, June 8, 2024, from Rock 'N' Rumble, Inc., d/b/a Yankton Ribfest, at the following location: The block of 3rd Street between Cedar Street and Walnut Street, plus one half block West on 3rd Street to the alley, plus one half block of Walnut Street to the alley and one half block North and South on Walnut and 3rd Streets.

NOTICE IS FURTHER GIVEN that a public hearing on the application will be held on Monday, March 11, 2024 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 26th day of February, 2024.

Lisa Yardley
FINANCE OFFICER

Published once at the total approximate cost of \$15.52 and can be viewed free of charge at www.sd-publicnotices.com

Published March 1, 2024.

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 5th day of March, 2024 and at 6:30 P.M. on the 9th day of March, 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Bill Maibaum 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.

Published twice at the total approximate cost of \$22.17 and can be viewed free of charge at www.sd-publicnotices.com

Published February 23 & March 1, 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 12th day of March, 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Dianne List is requesting a Conditional Use Permit to build a single family dwelling in a Rural Transitional District per Article 18 Section 1805 and Article 19 Section 1905. Said property is legally described as The East Nine Hundred Fifty-three Feet (E953') of the East Half of the Southwest Quarter (E1/2SW1/4) lying South of the Highway, Section Four (4), Township Ninety-three (93), Range Fifty-six (56), Yankton

NOTICE TO CREDITORS

Notice is given that on the 21st day of February, 2024, Kasi Haberman and Jamie Bauch, whose addresses are 1107 Saint Helena Street, Saint Helena, NE 68774; and PO Box 144, Crofton, NE 68730, respectively, were appointed as Co-Personal Representatives of the Estate of Richard L. Schmidt.

Creditors of Decedent must file their claims within four months after the date of the first publication of this notice or their claims may be barred.

Claims may be filed with the Co-Personal Representatives or may be filed with the Clerk, and a copy of the claim mailed to the Personal Representative.

Kasi Haberman
1107 Saint Helena Street
Saint Helena, NE 68774

Jamie Bauch
PO Box 144
Crofton, NE 68730

Yankton County Clerk of Courts
410 Walnut, Suite 205
Yankton, SD 57078

Michael D. Stevens
Blackburn & Stevens, Prof. L.L.C.
100 West 4th Street
Yankton, SD 57078
(605) 665-5550

Published three times at the total approximate cost of \$54.90 and can be viewed free of charge at www.sd-publicnotices.com

Published March 1, 8 & 15, 2024.

STATE OF SOUTH DAKOTA

COUNTY OF YANKTON

IN CIRCUIT COURT

FIRST JUDICIAL CIRCUIT

IN THE MATTER OF THE ESTATE

OF

GORDON JAMES GUST,
Deceased.

PRO. 23-53

NOTICE TO CREDITORS AND NOTICE OF INFORMAL PROBATE AND APPOINTMENT OF PERSONAL REPRESENTATIVE

Notice is given that on February 13, 2023, Nicole Hein, whose address is 600 Broadway Avenue, Yankton, SD 57078, was appointed personal representative of the estate of Gordon James Gust.

Creditors of the decedent must file their claims within four months after the date of the first publication of this notice or their claims may be barred.

Claims may be filed with the personal representative or may be filed with the clerk, and a copy of the claim mailed to the personal representative.

Dated this 13th day of February, 2024.

Id Mallory K. Schulte
Mallory K. Schulte
BIRMINGHAM & CWACH LAW
OFFICES, P.R.F.L.L.C.
202 W. 2nd Street
Yankton, SD 57078
605-260-4747
mallory@birmchwachlaw.com
Attorney for Personal Representative

Yankton County Clerk of Court
410 Walnut, Ste. 205
Yankton, SD 57078
(605) 668-3080

Published three times at the total approximate cost of \$57.81 and can be viewed free of charge at www.sd-publicnotices.com

Published February 16, 23 & March 1, 2024.

Get It Here.
Get It Now.

**SHOP
LOCAL**

To protect our citizens and their employees and election workers, Senate Bill 20, introduced during the current legislative session, would have established the crime of threatening or intimidating election workers with the intent to improperly influence an election. The crime would have been a Class 1 misdemeanor punishable by up to a year in jail and a \$2,000 fine.

The bill passed a state Senate committee 8-0, the full Senate 23-10 and a House committee 8-5. Then it failed 24-46

Pay

From Page 1

funding. But they could also request a waiver and work with the state School Finance Accountability Board to come into compliance. The bill does not include any additional money for schools beyond the regular, annual increases in state funding approved by lawmakers and the governor.

The amendment allows wiggle room for school districts to pay for other positions or services, lobbyists told lawmakers — such as career and technical education programs, paraprofessional salaries or bus driver salaries. It also lessens the impact on the few school districts that receive minimal state funding (because their local property taxes and federal funding cover most or all of their costs) or school districts experiencing declining enrollment and therefore seeing decreases in state funding.

Hours later, the House of Representatives "hugged" a bill — which is a term for striking the entire language of a bill and replacing it with a different bill — and replaced it with the language of the teacher pay bill from before it was amended Thursday morning. The house bill passed the House 60-7 (gaining two more votes since it originally passed the chamber last week).

Rep. Tony Venhuizen, R-Sioux Falls, told his colleagues that the House-approved version of the bill prioritizes teacher pay and ensures that increased state funding "gets from us, through to the school, into the pocket of teachers," which is "the most important thing we're doing."

"The House is just really reiterating our position that if we give an increase to the schools, they need to give a commensurate increase to teachers," Venhuizen told South Dakota Searchlight. "We're willing to talk to our friends in the Senate about that, but amendments that water that down mean that less money will go into teachers' pockets, and that's very concerning to us in the House."

of the bill remained nimble as a report he read on the events of Jan. 6, 2021, about "hundreds and hundreds and hundreds of fellow American patriots who were imprisoned because they were in the wrong place at the wrong time."

"Some were incarcerated without any evidence, just dug up, pulled out of thin air by the prosecutors in D.C.," Jensen said, before being cut off by Speaker Hugh Bartels, who ordered Jensen to address his remarks to the bill.



Schoenfish

morning that he didn't think the House-approved legislation would make it through the Senate without an amendment.

"Fifty percent acknowledges you can't throw all your money into one basket here, so I think this is a good amendment to keep the discussion going," Schoenfish said.

Proponents said there are more discussions needed and work to be done before the bill can head to the governor's desk.

Waterford Republican Rep. Hugh Bartels, who has been in discussions to amend and find compromise on the bill since it was first proposed, told lawmakers that while the House likely wouldn't agree with the amendment, it's something they can continue to work on in the legislative process.

Rep. Roger DeGroot, R-Brookings, told committee members that South Dakota is underfunding public education "a great deal." He said the state is underfunding education by roughly \$56 million, based on an "unsubstantiated" analysis of school districts passing opt outs (in which taxpayers elect to pay more in property taxes than state limits otherwise allow) or dipping into their capital outlay fund (typically reserved for buildings and construction) to pay for general fund expenses.

Christine Stephenson, a Rapid City Area Schools board member who spoke for herself and not the board, was the sole opponent to speak against the bill. She told lawmakers that inadequate funding must be addressed in the coming years — especially if the bill is signed into law.

Stephenson cited statistics from the U.S. Census Bureau showing that South Dakota public schools spend the least

to protect election officials and workers since 2020.

South Dakota Searchlight is part of States Newsroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. South Dakota Searchlight maintains editorial independence. Contact Editor Seth Tupper for questions: info@southdakotasearchlight.com. Follow South Dakota Searchlight on Facebook and Twitter.

amount of money per student compared to surrounding states. North Dakota, for example, spends 37% more on education per student than the Mount Rushmore state.

According to the National Education Association, South Dakota ranks 49th in average teacher pay (out of 51, due to the inclusion of Washington, D.C.).

That's despite the passage of a half-percentage-point increase in the state sales tax rate in 2016 as part of legislation to raise teacher salaries. The legislation sent an infusion of money to schools that pushed South Dakota up a few places in national teacher pay rankings, but the state has slipped in the rankings since then. Last year, legislators and Gov. Noem reduced the state sales tax rate from 4.5% to 4.2%.

Sen. Davis said discussions about adequate education funding are for future sessions. This bill focuses on teacher pay accountability and addressing expiring provisions from the 2016 law that were intended to ensure such accountability.

"I know we've heard a lot of questions on sustainability of a bill like this and I think, in the future, this type of bill will lead to future discussions of funding, funding per student, and how we fund education," Davis said.

The House and Senate have next week to work out their differences and pass a bill to Gov. Kristi Noem, who has spoken repeatedly about her desire for action on teacher pay.

"We're very comfortable with the plan we have," Venhuizen said. "We'll keep talking to the senators, but we think we have the best plan and we're hoping we can move it forward."

South Dakota Searchlight is part of States Newsroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. South Dakota Searchlight maintains editorial independence. Contact Editor Seth Tupper for questions: info@southdakotasearchlight.com. Follow South Dakota Searchlight on Facebook and Twitter.

Opt-Out

From Page 1

as a school district, we're very humbled with the results of the renewal and that people understood why we needed to do it. I really think they trusted us and what we did with the opt-out over the past four years, and we will continue to move forward with that trust and confidence that we have with the community."

As a side note, the tax levy on the new opt-out is less than what it was in 2021 when the previous opt-out went into effect.

A number of services and programs were made possible because of the opt-out, and Kindie was happy to share them during his discussion with the Press & Dakotan.

"There is a list of things that we've been able to do with the opt-out," he said. "We've kept our promise with tuition-free preschool for every child that's in the Yankton School District. We've continued a lot of different programming needs that we felt were important four years ago that we wanted to continue. We've increased the number

of school counselors, school nurses, and we have expanded our in-town bus locations.

"The other thing that has been really important to us is knowing that, with the Trailhead Learning Center being built (with capital outlay money, not opt-out funds), we are going to have some staffing needs with that. We built it for more capacity than what we currently have. And if we fill that up, which I believe we will, we will need to hire some additional staff."

The Trailhead Learning Center is the district's new early childhood development center that will house all pre-school, junior kindergarten and kindergarten students starting in the 2025-26 school year.

"We're happy that we're in the place that we're in right now," Kindie said. "And again, I think it really goes back to how transparent we've been with the community on why we needed the renewal. We did, in fact, keep our promise that if we didn't need all of the opt-out money at any given time, we would not take it. And that's true moving forward, as well."

For more information on the opt-out, the Trailhead Learning Center or the school district, visit ysd.k12.sd.us.

totally KYNT 102.1 FM 102.1 AM 1450

YANKTON

Weekdays 6-9AM with Jeff Erickson

- Listen on 102.1 FM or 1450 AM
- Stream it at knt1450.com
- Download the KYNT app for your smartphone
- Ask your smart home device to "Play KYNT"

KYNT Is Your Home Team

For Local Guests, News, Weather & Sports

See the upcoming guest schedule at knt1450.com

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 2/7/2024

Applicant

Goshen Nation, LLC- PLAT

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots A1, A2, A3, A4, A5, A6, A7, A8, A9, and A10 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 11,040 SQ. FT. (0.25 Acres) more or less

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lots A1, A2, A3, A4, A5, A6,

Section No: 16 Township No: 93

Range: 56 Number of Lots/Tracts: 10

Number of Acres: 0.25

How is the property currently being used? Lakeside Commercial

What is the proposed use of the property? Lakeside Commercial

Surveyor/Engineer Information

Firm Name: Stockwell Engineering

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Brett Kennedy

Phone: 6056658092

Property Owner Information

Name: Goshen Nation, LLC

Address: 605 EAST 4 ST STE 2

City: Yankton State: SD Zip: 57078

Contact person: Brett Kennedy

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 92 sq feet/ 0.25 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: Storage units/Office spaces

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Goshen Nation
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.

Goshen Nation
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?

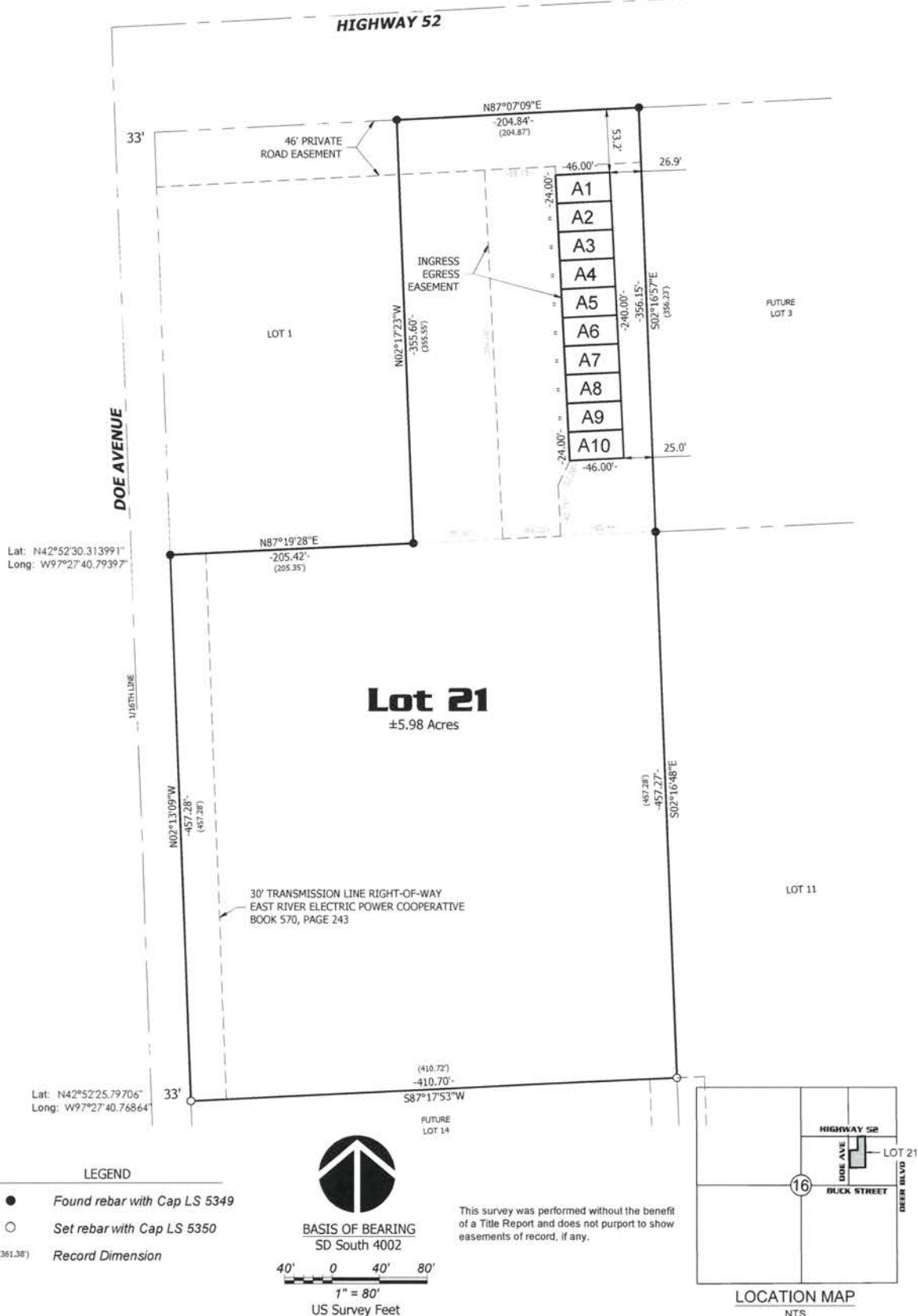
Planning Commission date: 03/12/2024

Board of Adjustment date: _____



1. YAGGIES INC	10
----------------	----

PLAT OF LOTS A1, A2, A3, A4, A5, A6, A7, A8, A9 AND A10 OF LOT 21, WHITETAIL RUN
IN THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 93 NORTH, RANGE 56 WEST
OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.
CONTAINING 11,040 SQ.FT. (0.25 ACRES) MORE OR LESS



CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

I, Community Development Director of the City of Yankton, have reviewed this plat and have found it to conform to the Subdivision requirements of the Code of Ordinances of the City of Yankton, and pursuant to the authority granted in SDCL 11-3-6 and Yankton Ordinance Section 17-72, I have approved this Plat as a Final Plat.

Dated this _____ day of _____, 20_____.

Community Development Director of the City of Yankton

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Yankton, do hereby certify that the Community Development Director of the City of Yankton has approved this Final Plat as shown hereon.

Dated this _____ day of _____, 20_____.

Finance Officer of the City of Yankton

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of LOTS A1, A2, A3, A4, A5, A6, A7, A8, A9 AND A10 OF LOT 21, WHITETAIL RUN IN THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, is hereby granted by the Yankton County Planning Commission on this _____ day of _____, _____.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of LOTS A1, A2, A3, A4, A5, A6, A7, A8, A9 AND A10 OF LOT 21, WHITETAIL RUN IN THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the _____ day of _____, _____.

Chairman, County Commission
Yankton County, South Dakota

COUNTY AUDITOR CERTIFICATE

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

Dated this _____ day of _____, _____.

County Auditor
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

I, the 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.

Dated this _____ day of _____, _____.

Director of Equalization
Yankton County

CERTIFICATE OF COUNTY TREASURER

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 and foregoing plat as shown by the records of my office have been fully paid.

Dated this _____ day of _____, _____.

Treasurer
Yankton County

CERTIFICATE OF REGISTER OF DEEDS

STATE OF _____)
COUNTY OF _____) SS

Filed for record this _____ day of _____, 20_____ at _____ o'clock _____ M. and recorded in Book _____ of Plats on page _____ therein.

Register of Deeds
Yankton County

3 OF 3

5014000101 2209

REVISIONS

LOTS A1 - A10 OF LOT 21, WHITETAIL RUN
SECTION 16, T93N, R56W
YANKTON COUNTY, SOUTH DAKOTA

STOCKWELL
STOCKWELL ENGINEERS, INC.
201 WALTON STREET
YANKTON, SOUTH DAKOTA
605-455-4523 FAX 605-455-4523

Plat Approval
Application
219590
Applicant
Bill Conkling
Fees Paid
\$100.00
Created
February 7, 2024

Number
219590

Final | Plat of Lots A1, A2, A3, A4, A5, A6, A7, A8, A9, and A10 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 11,040 SQ. FT. (0.25 Acres) more or less | Goshen Nation, LLC | 605 EAST 4 ST STE 2 | 09.016.250.210
Submitted by bconkling on 2/7/2024



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 2/7/2024 1:07 PM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.016.250.210			GOSHEN NATION LLC (D)	0.000

Requested Information Completed On 2/7/2024 1:13 PM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of Lots A1, A2, A3, A4, A5, A6, A7, A8, A9, and A10 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 11,040 SQ. FT. (0.25 Acres) more or less

Section No:

16

Township No:

93

Range

56

Number of Lots/Tracts

10

Number of Acres

0.25

How is this property currently being used?

Lakeside Commercial

What is the proposed use of the property?

Lakeside Commercial

Surveyor/Engineer Information

Firm Name

Stockwell Engineering

Address

201 Walnut

City

Yankton

State

SD

Zip

57078

Contact Person

Brett Kennedy

Phone

6056658092

Property Owner Information

Owner Name

Goshen Nation, LLC

Address

605 EAST 4 ST STE 2

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658092

Contact Person

Brett Kennedy

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

92 sq feet/ 0.25 Acres total

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:

Storage units/Office spaces

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

Plat Approval Items Completed On 2/7/2024 1:14 PM EST by bconkling

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

Upload Copy of Plat

[Goshen Nation 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 2/7/2024 1:14 PM EST by bconkling

Owner Certification

Owner(s)

Goshen Nation

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 2/7/2024 1:14 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, February 7, 2024 at 1:14 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: 219590

Workflow: Plat Approval Application

Final | Plat of Lots A1, A2, A3, A4, A5, A6, A7, A8, A9, and A10 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16,

Description: Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 11,040 SQ. FT. (0.25 Acres) more or less | Goshen Nation, LLC | 605 EAST 4 ST STE 2 | 09.016.250.210

Created On: 2/7/2024

[View Application](#)

Email to Pay Completed On 2/7/2024 1:14 PM EST by bconkling

Delivered on Wednesday, February 7, 2024 at 1:14 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: 219590

Workflow: Plat Approval Application

Final | Plat of Lots A1, A2, A3, A4, A5, A6, A7, A8, A9, and A10 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16,

Description: Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 11,040 SQ. FT. (0.25 Acres) more or less | Goshen Nation, LLC | 605 EAST 4 ST STE 2 | 09.016.250.210

Created On: 2/7/2024

[View Application](#)

Payment Completed On 2/8/2024 1:52 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	February 8, 2024 1:52 PM	004769	\$100.00	VIEW RECEIPT

Total Paid: \$100.00

Payment Made Email Completed On 2/8/2024 1:52 PM EST by bconkling

Delivered on Thursday, February 8, 2024 at 1:52 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: 219590

Workflow: Plat Approval Application

Final | Plat of Lots A1, A2, A3, A4, A5, A6, A7, A8, A9, and A10 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16, Description: Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 11,040 SQ. FT. (0.25 Acres) more or less | Goshen Nation, LLC | 605 EAST 4 ST STE 2 | 09.016.250.210

Created On: 2/7/2024

[View Application](#)

Planning Commission Review Completed On 2/8/2024 1:52 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:

03/12/2024

Plat Approval Application (Planning Commission) Completed On 2/8/2024 1:53 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
Date paid
Payment method

004769
February 8, 2024 01:52 PM
Check

\$100.00 paid on February 8, 2024

Plat Approval Application
Application ID: 219590

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 2/8//2024

Applicant

Bender - 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 Parcel A and Parcel B in Tract 1 of the South 244 Feet of the Replat of Lot 1, Lake View Bluffs, in the NE1/4 of Section 16, 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 Parcel A and Parcel B in

Section No: 16 Township No: 93

Range: 56 Number of Lots/Tracts: 2

Number of Acres: 4.484

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: 6056658333

Property Owner Information

Name: Fred Bender

Address: 4402 HILLSIDE DR

City: Yankton State: SD Zip: 57078

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 2.89, 1.594

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 Fred Bender

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.

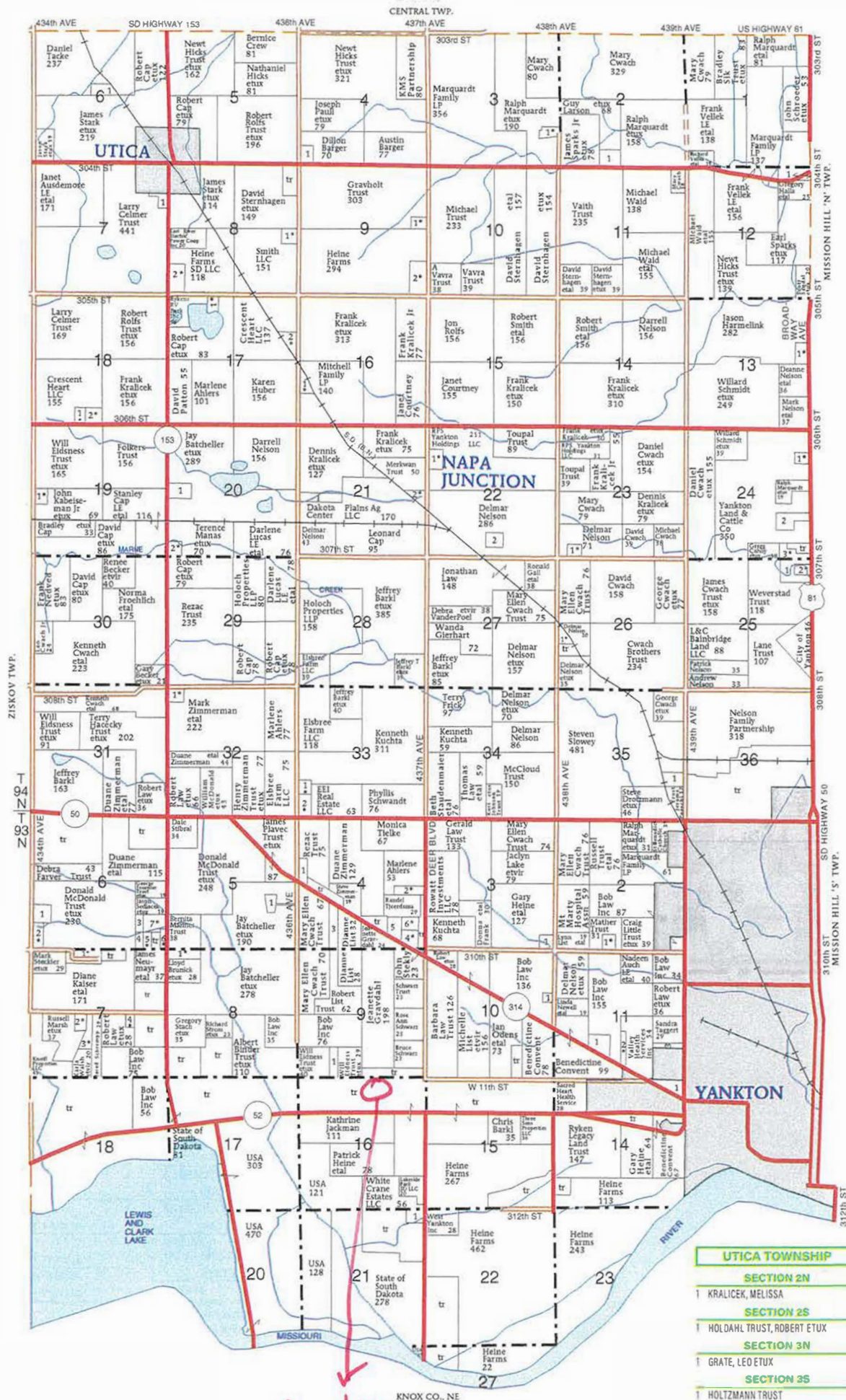
YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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?

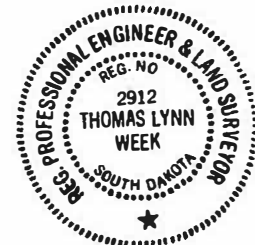
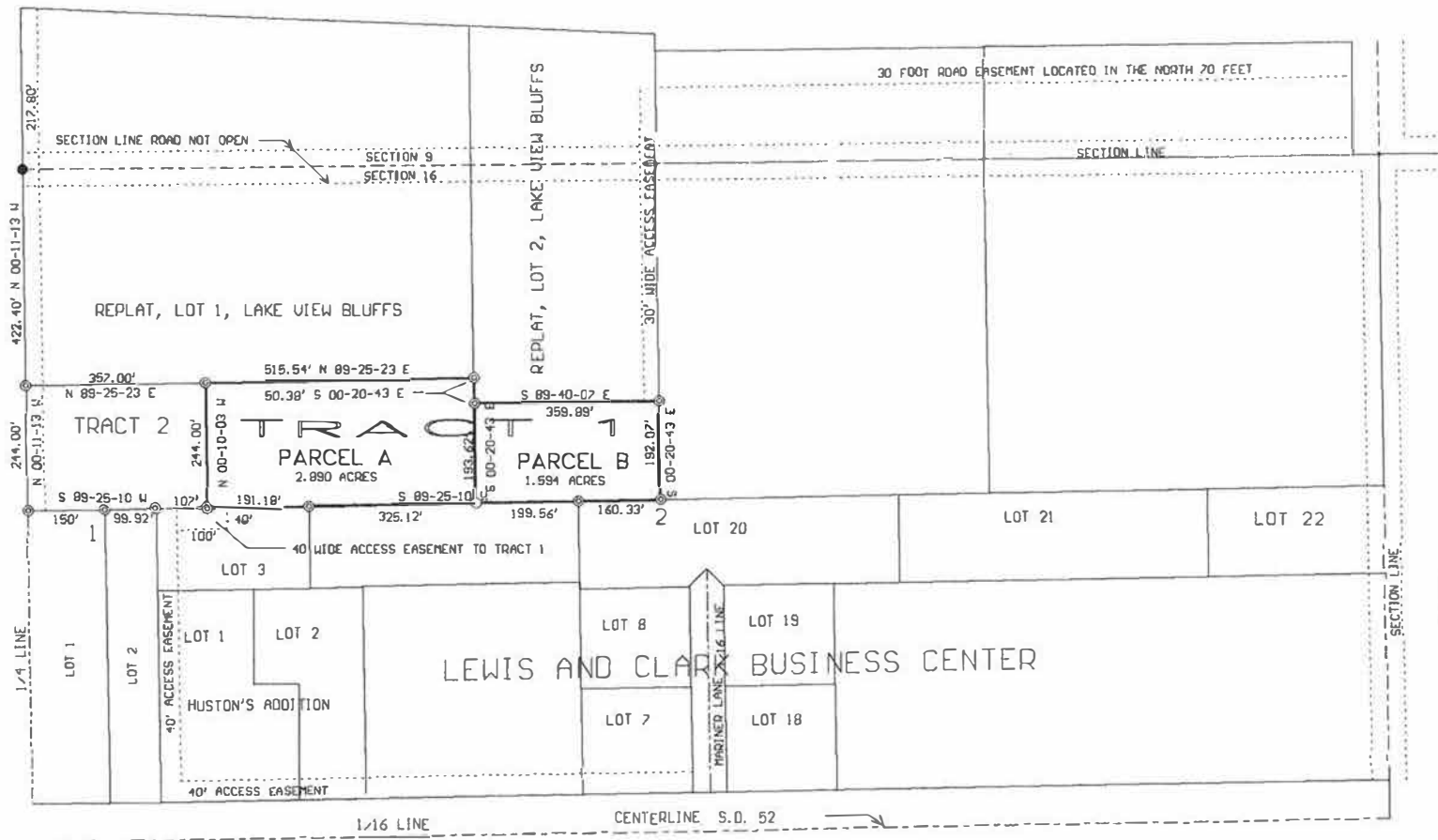
- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☒ 2. Taxes paid at County Treasures?
- ☒ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?
- ☒ 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: 03/12/2024
Board of Adjustment date: _____



Location

PLAT OF PARCEL A AND PARCEL B IN TRACT 1 OF THE SOUTH 244 FEET OF THE REPLAT OF LOT 1, LAKE VIEW BLUFFS, IN THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



- FOUND 5/8" REBAR
- ⊙ FOUND 5/8" REBAR WITH CAP
- SET 5/8" REBAR WITH CAP
STAMPED 10M WEEK LS 2912

1, LAT. 42-52-40.98538 N LONG. 97-27-57.03370 W
2, LAT. 42-52-41.08396 N LONG. 97-27-42.48881 W

PLAT OF PARCEL A AND PARCEL B IN TRACT 1 OF THE SOUTH 244 FEET OF THE REPLAT OF LOT 1, LAKE VIEW BLUFFS, IN THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF PARCEL A AND PARCEL B IN TRACT 1 OF THE SOUTH 244 FEET OF THE REPLAT OF LOT 1, LAKE VIEW BLUFFS, IN THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.
SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED THIS 8TH. DAY OF FEBRUARY, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNERS CERTIFICATE

WE, FREDERICK G. BENDER AND KATHERINE E. HANSON, AS TRUSTEES OF THE FREDERICK BENDER AND KATHERINE HANSON REVOCABLE TRUST, DO HEREBY CERTIFY THAT THE FREDERICK G. BENDER AND KATHERINE E. HANSON REVOCABLE TRUST, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: PARCEL A AND PARCEL B IN TRACT 1 OF THE SOUTH 244 FEET OF THE REPLAT OF LOT 1, LAKE VIEW BLUFFS, IN THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.
THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 2024.

FREDERICK G. BENDER,
TRUSTEE

KATHERINE E. HANSON,
TRUSTEE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED FREDERICK G. BENDER AND KATHERINE E. HANSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY AS TRUSTEES, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

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

DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR OF THE
CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

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

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER OF THE CITY OF YANKTON,

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING PARCEL A AND PARCEL B IN TRACT 1 OF THE SOUTH 244 FEET OF THE REPLAT OF LOT 1, LAKE VIEW BLUFFS, IN THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

PLAT OF PARCEL A AND PARCEL B IN TRACT 1 OF THE SOUTH 244 FEET OF THE REPLAT OF LOT 1, LAKE VIEW BLUFFS, IN THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: PARCEL A AND PARCEL B IN TRACT 1 OF THE SOUTH 244 FEET OF THE REPLAT OF LOT 1, LAKE VIEW BLUFFS, IN THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, 2024.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

ACCESS TO PARCEL A WAS PREVIOUSLY APPROVED WHEN TRACT 1 WAS APPROVED AND RECORDED. ACCESS TO PARCEL B WILL BE FROM THE 30 FOOT WIDE ACCESS EASEMENT ALONG THE EAST SIDE OF THE REPLAT OF LOT 2, LAKE VIEW BLUFFS. OWNERS, RICHARD L. KULBEL AND THERESA M. KULBEL, TRUSTEES OF THE THERESA M. KULBEL REVOCABLE TRUST

DATED THIS ____ DAY OF _____, _____.

RICHARD L. KULBEL, TRUSTEE

THERESA M. KULBEL, TRUSTEE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, 2024.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 2024.

TREASURER, YANKTON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS ____ DAY OF _____, 2024, ____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

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

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval
Application
219972
Applicant
Bill Conkling
Fees Paid
\$100.00
Created
February 8, 2024

Number
219972

Final | Plat of Parcel A and
Parcel B in Tract 1 of the South
244 Feet of the Replat of Lot 1,
Lake View Bluffs, in the NE1/4
of Section 16, T93N, R56W of
the 5th P.M., Yankton County,
South Dakota | Fred Bender |
4402 HILLSIDE DR |
09.016.100.103
Submitted by bconkling on
2/8/2024



Applicant

Bill Conkling
6052604447
Bill@co.yankton.sd.us

Parcel search Completed On 2/8/2024 11:00 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.016.100.103			BENDER, FREDERICK REV TRUST (D) HANSON, KATHERINE REV TRUST (D)	6.480

Requested Information Completed On 2/8/2024 11:08 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Parcel A and Parcel B in Tract 1 of the South 244 Feet of the Replat of Lot 1, Lake View Bluffs, in the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

16

Township No:

93

Range

56

Number of Lots/Tracts

2

Number of Acres

4.484 acres

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

6056658333

Property Owner Information

Owner Name

Fred Bender

Address

4402 HILLSIDE DR

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

2.89, 1.594

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 2/8/2024 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

[Bender plat.pdf](#)

Plat Approval Applicant Checklist ¹

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 2/8/2024 11:09 AM EST by bconkling

Owner Certification

Owner(s)

Fred Bender

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 2/8/2024 11:09 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 8, 2024 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: 219972

Workflow: Plat Approval Application

Description: Final | Plat of Parcel A and Parcel B in Tract 1 of the South 244 Feet of the Replat of Lot 1, Lake View Bluffs, in the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Fred Bender | 4402 HILLSIDE DR | 09.016.100.103

Created On: 2/8/2024

[View Application](#)

Email to Pay Completed On 2/8/2024 11:09 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 8, 2024 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: 219972

Workflow: Plat Approval Application

Description: Final | Plat of Parcel A and Parcel B in Tract 1 of the South 244 Feet of the Replat of Lot 1, Lake View Bluffs, in the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Fred Bender | 4402 HILLSIDE DR | 09.016.100.103

Created On: 2/8/2024

[View Application](#)

Payment Completed On 2/22/2024 9:30 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	February 22, 2024 9:30 AM	9710	\$100.00	VIEW RECEIPT
			Total Paid: \$100.00	

Payment Made Email Completed On 2/22/2024 9:30 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 22, 2024 at 9:30 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: 219972

Workflow: Plat Approval Application

Description: Final | Plat of Parcel A and Parcel B in Tract 1 of the South 244 Feet of the Replat of Lot 1, Lake View Bluffs, in the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Fred Bender | 4402 HILLSIDE DR | 09.016.100.103

Created On: 2/8/2024

[View Application](#)

Planning Commission Review Completed On 2/22/2024 9:30 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:

03/12/2024

Plat Approval Application (Planning Commission) Completed On 2/22/2024 9:30 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
9710
February 22, 2024 09:30 AM
Check

\$100.00 paid on February 22, 2024

Plat Approval Application
Application ID: 219972

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 2/22/2024

Applicant

List - 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 Paige Addition, in the E1/2 of the SW1/4 of Section 10, 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 Paige Addition, in the E1/2

Section No: 10 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 7.659

How is the property currently being used? LD

What is the proposed use of the property? LD

Surveyor/Engineer Information

Firm Name: Tom week
Address: _____
City: Yankton State: SD Zip: 57078
Contact Person: Tom week
Phone: 6056658333

Property Owner Information

Name: Ryan List
Address: 3208 SD HWY 314
City: Yankton State: SD Zip: 57078
Contact person: Tom Week
If the property owner is represented by an authorized agent, please provide the following:
Agent's name: _____
Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 7.659

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 Ryan 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.

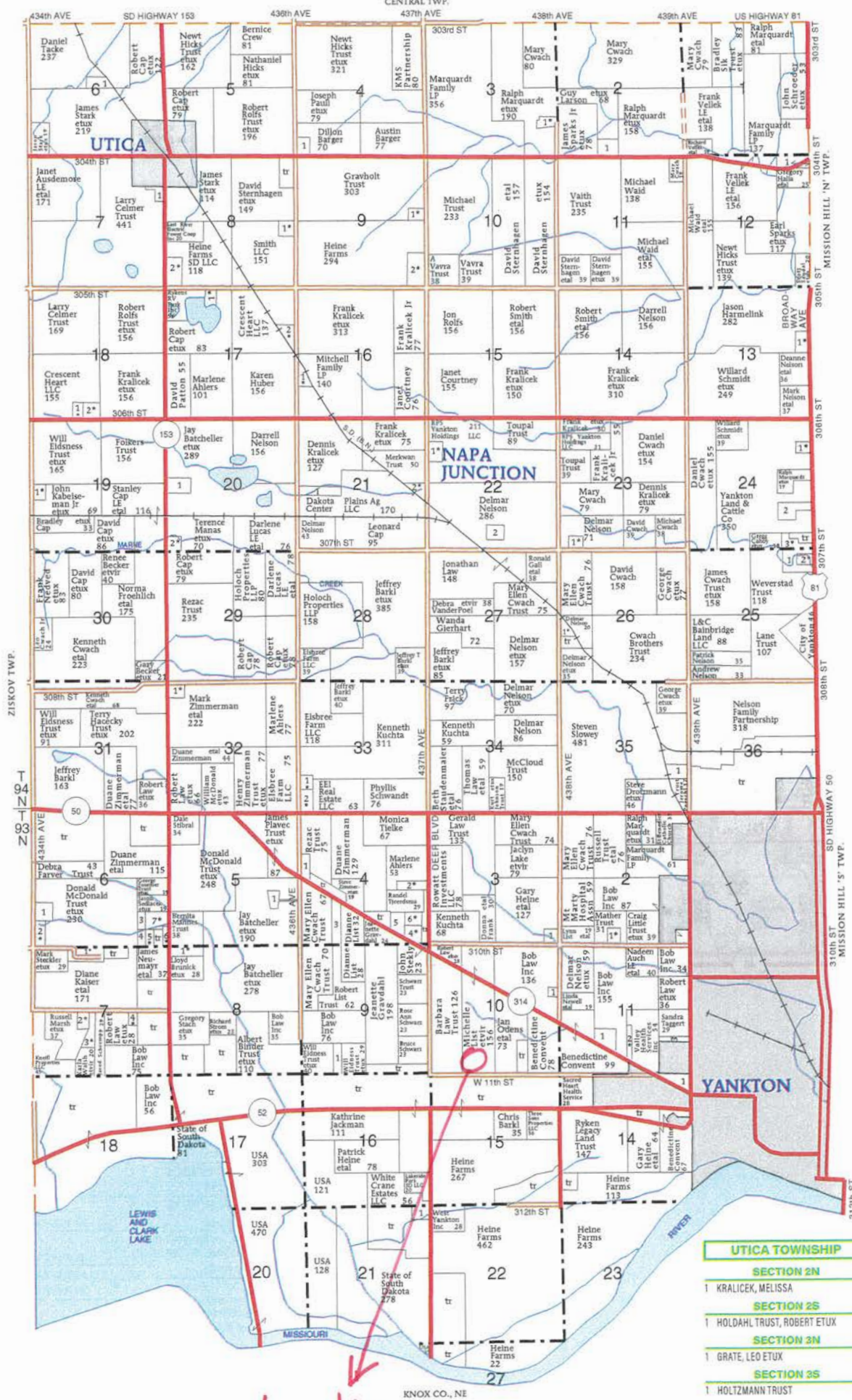
YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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: 03/12/2024
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 5

5 LOECKER, 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

SECTION 8S

2 HUGHES, SCOTT ETUX 13

SECTION 9S

1 FANTA, TIMOTHY ETUX 9

SECTION 9N

1 KILBURN, REX ETUX 7

SECTION 9S

2 GILMORE TRUST, HOWARD ETUX 17

SECTION 10S

1 ROKAHR, STEVEN 9

SECTION 11S

1 HEINA, JAMIE 5

SECTION 12N

1 BILLION, ERIKA 12

SECTION 13N

2 HECKY TRUST, TERRANCE ETUX 11

SECTION 14S

3 AFFORDABLE SELF STORAGE LLC 8

SECTION 15N

1 ANSTINE, RODNEY ETUX 7

SECTION 16N

1 SCHENKEL, DARRELL ETUX 8

SECTION 17N

2 TACKLE, WM ETUX 13

SECTION 18N

1 CAP LE, STANLEY ETAL 5

SECTION 19

1 CAP, ROBERT ETUX 7

SECTION 20N

1 SCHENKEL, DANIEL ETUX 7

SECTION 21N

1 YANKTON CO SHARPSHOOTERS ASSN 12

SECTION 21S

2 JOHNSON, MICHAEL ETUX 9

SECTION 22N

1 YANKTON PROTEIN LLC 12

SECTION 22S

2 KRALICEK, FRANK ETUX 5

SECTION 23N

1 WHITE CRANE ESTATES LLC 8

SECTION 23S

1 TAGGART, WILLIAM ETUX 9

SECTION 24

2 NELSON TRUST, FLOYD 12

SECTION 25

1 POSPISIL, SCOTT ETAL 7

SECTION 26

1 MORTS, LUCAS ETUX 7

SECTION 27

1 MARQUARDT, DOUG 13

SECTION 28

3 KELLER, DALLAS ETUX 10

SECTION 29

1 SLOWEY TRUST 15

SECTION 30

2 WOHL, TOBY ETAL 7

SECTION 31

1 BARNES, DAVID ETUX 7

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL 12

SECTION 33

1 DELOZIER, DARRIK ETAL 6

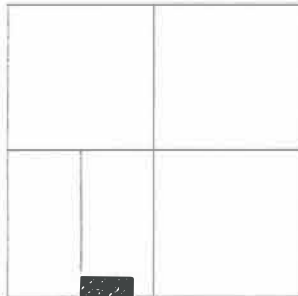
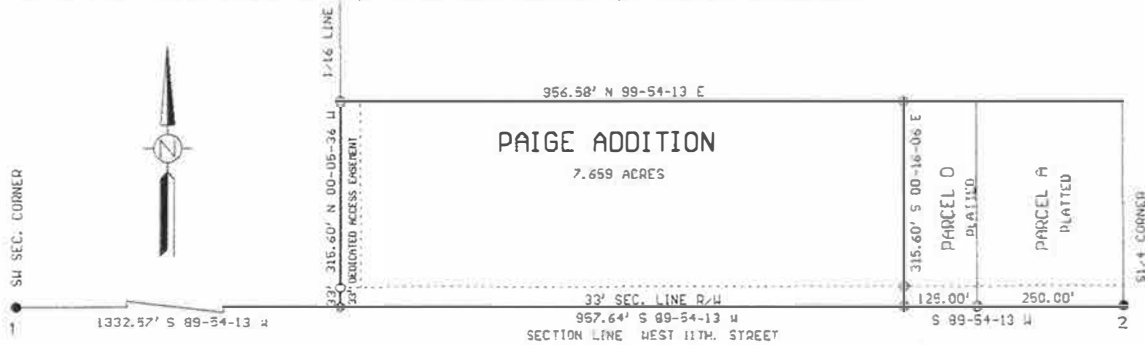
SECTION 34

2 WADDELL, EDWARD ETUX 8

SECTION 35

1 YAGGIES INC 10

PLAT OF PAIGE ADDITION, IN THE E1/2 OF THE SW1/4 OF SECTION 10, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SECTION 10, T93N, R56W

SCALE :



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

1 = LAT. 42-52-47.61436N, LONG 97-27-23.64804W

2 = LAT. 42-52-47.58035N, LONG. 97-26-47.85457W



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF PAIGE ADDITION, IN THE E1/2 OF THE SW1/4 OF SECTION 10, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 22ND. DAY OF FEBRUARY, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNERS CERTIFICATE

WE, MICHELLE LIST AND RYAN LIST, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED PROPERTY: PAIGE ADDITION, IN THE E1/2 OF THE SW1/4 OF SECTION 10, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. WE ARE DEDICATING A 33 FOOT DEDICATED ACCESS EASEMENT ON THE WEST SIDE OF THIS ADDITION.

DATED THIS ____ DAY OF ____, 2024.

RYAN LIST

MICHELLE LIST

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF ____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RYAN LIST AND MICHELLE LIST, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING PAIGE ADDITION, IN THE E1/2 OF THE SW1/4 OF SECTION 10, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

SHEET 1 OF 2

CHAIRMAN, PLANNING COMMISSION

PLAT OF PAIGE ADDITION, IN THE E1/2 OF THE SW1/4 OF SECTION 10, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: PAIGE ADDITION, IN THE E1/2 OF THE SW1/4 OF SECTION 10, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, 2024.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

RESOLUTION BY THE CITY COMMISSION

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: PAIGE ADDITION, IN THE E1/2 OF THE SW1/4 OF SECTION 10, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

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

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

MAYOR, CITY OF YANKTON, SOUTH DAKOTA

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

CITY FINANCE OFFICER, YANKTON, SOUTH DAKOTA

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS ____ DAY OF _____.

TOWNSHIP/COUNTY REPRESENTATIVE

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 _____, 2024.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA. CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 2024.

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 _____, 2024, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK NO. ____, PAGE ____.

REGISTER OF DEEDS, YANKTON COUNTY

Plat Approval
Application
224777

Fees Paid
\$100.00

Created
February 22, 2024

Applicant
Bill Conkling

Number
224777

Final | Plat of Paige Addition, in
the E1/2 of the SW1/4 of
Section 10, T93N, R56W of the
5th P.M., Yankton County, South
Dakota | Ryan List | 3208 SD
HWY 314 | 09.010.300.100
Submitted by bconkling on
2/22/2024



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 2/22/2024 9:42 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.010.300.100	3208 SD HWY 314	YANKTON	LIST, MICHELLE (D) LIST, RYAN (D)	149.810

Requested Information Completed On 2/22/2024 9:48 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Section No:

10

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

7.659

How is this property currently being used?

LD

What is the proposed use of the property?

LD

Surveyor/Engineer Information

Firm Name

Tom week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom week

Phone

6056658333

Property Owner Information

Owner Name

Ryan List

Address

3208 SD HWY 314

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

7.659

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 2/22/2024 9:48 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 

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 2/22/2024 9:49 AM EST by bconkling

Owner Certification

Owner(s)

Ryan 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

Ryan List

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 2/22/2024 9:49 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 22, 2024 at 9:49 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: 224777

Workflow: Plat Approval Application

Description: Final | Plat of Paige Addition, in the E1/2 of the SW1/4 of Section 10, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Ryan List | 3208 SD HWY 314 | 09.010.300.100

Created On: 2/22/2024

[View Application](#)

Email to Pay Completed On 2/22/2024 9:49 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 22, 2024 at 9:49 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: 224777

Workflow: Plat Approval Application

Description: Final | Plat of Paige Addition, in the E1/2 of the SW1/4 of Section 10, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Ryan List | 3208 SD HWY 314 | 09.010.300.100

Created On: 2/22/2024

[View Application](#)

Payment Completed On 2/23/2024 11:21 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	February 23, 2024 11:21 AM	1036	\$100.00	VIEW RECEIPT
Total Paid: \$100.00				

Payment Made Email Completed On 2/23/2024 11:21 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Friday, February 23, 2024 at 11:21 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: 224777

Workflow: Plat Approval Application

Description: Final | Plat of Paige Addition, in the E1/2 of the SW1/4 of Section 10, T93N, R56W of the 5th P.M., Yankton County, South Dakota |

Ryan List | 3208 SD HWY 314 | 09.010.300.100

Created On: 2/22/2024

[View Application](#)

Planning Commission Review Completed On 2/23/2024 11:21 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:

03/12/2024

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

1036
February 23, 2024 11:21 AM
Check

\$100.00 paid on February 23, 2024

Plat Approval Application
Application ID: 224777

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 2/22/2024

Applicant

Hillesland - 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 2 of Parcel C of McVay Addition, in the SW1/4 of the NW1/4, in Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lot 2 of Parcel C of McVay

Section No: 18 Township No: 93

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 8.07

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: 6056658333

Property Owner Information

Name: Eileen Hillesland

Address: PO BOX 418

City: NORTHWO State: ND Zip: 58267

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) 8.07

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 Eileen Hillesland
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: 03/12/2024
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 16
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 WAANEN, TODD ETUX 11
3 MASKA, LEANN 5
4 KOZAK, KARLEE 5
5 LOCKER, MARKETUX 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

SECTION 9S

1 GILMORE TRUST, HOWARD ETUX 17

SECTION 10S

1 ROKAHR, STEVEN 9

SECTION 11S

1 BILUON, 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 CL INC PC 12

SECTION 16N

1 ANSTINE, RODNEY ETUX 7

SECTION 17N

1 SCHEMKEL, DARRELL ETUX 8

SECTION 18N

2 TACKLE, WM ETUX 13

SECTION 19

1 SCHEMKEL, DANIEL ETUX 7

SECTION 20N

1 YANKTON CO SHARPSHOOTERS ASSN 12

SECTION 21N

2 JOHNSON, MICHAEL ETUX 9

SECTION 21S

1 YANKTON PROTEIN LLC 12

SECTION 22N

1 WHITE CRANE ESTATES LLC 8

SECTION 23N

1 TAGGART, WILLIAM ETUX 9

SECTION 24

2 NELSON TRUST, FLOYD 12

SECTION 24

1 POSPISIL, SCOTT ETAL 7

SECTION 25

1 MARTS, LUCAS ETUX 7

SECTION 26

2 MARQUARDT, DOUG 13

SECTION 32

3 KELLER, DALLAS ETUX 10

SECTION 33

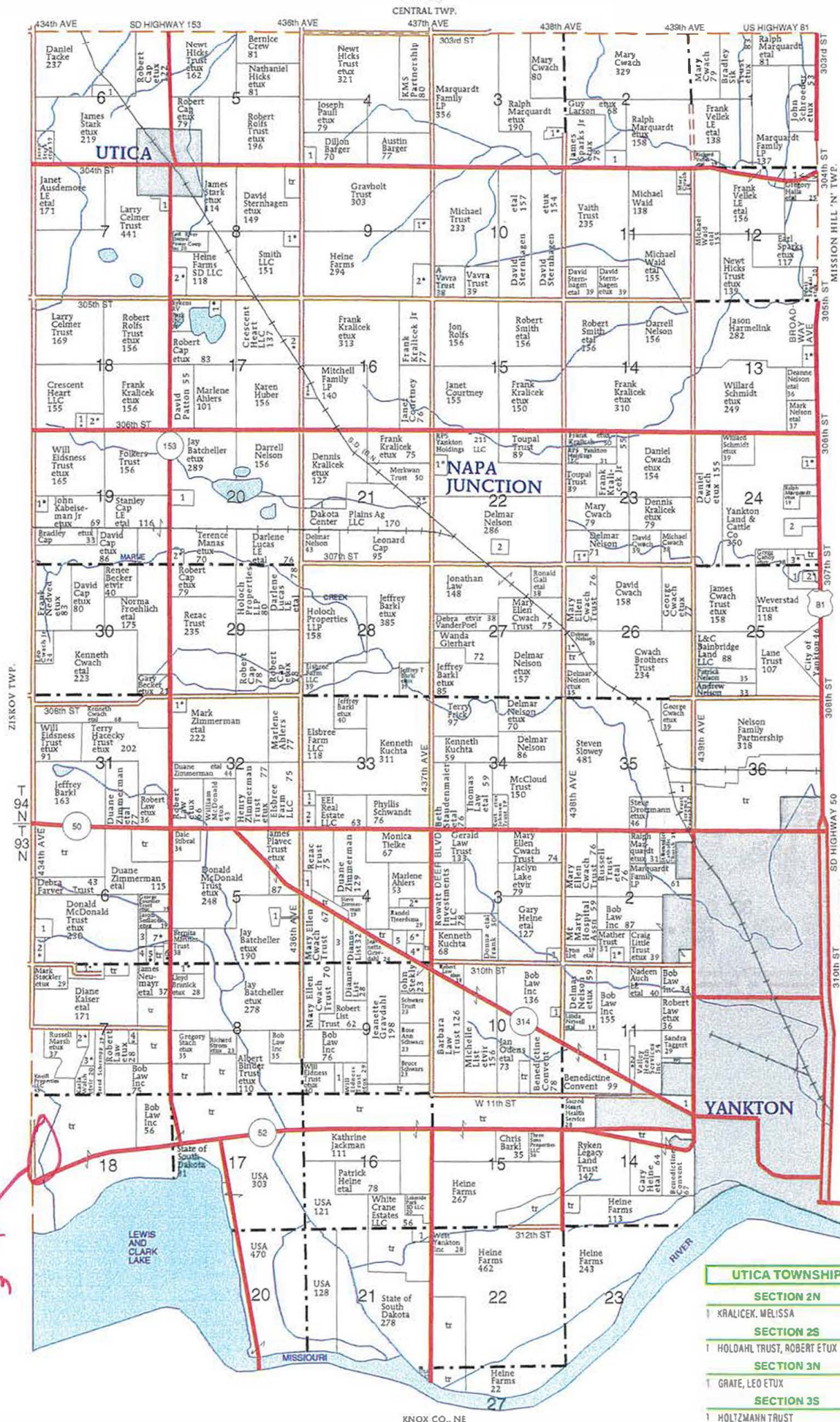
1 DELOZIER, DARRIK ETAL 6

SECTION 35

2 WADDELL, EDWARD ETUX 8

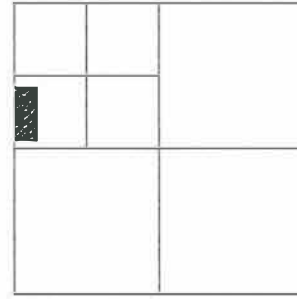
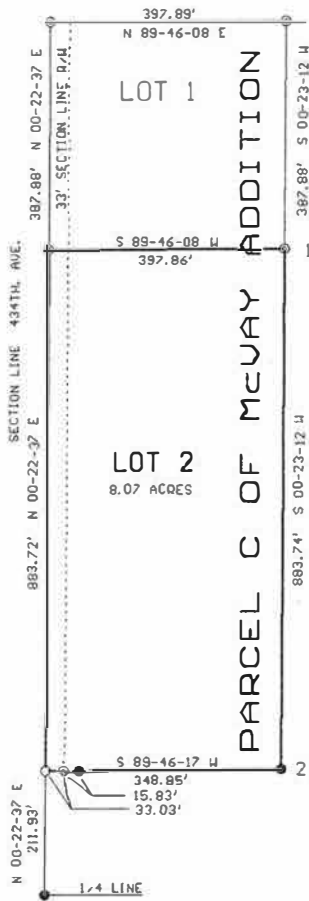
SECTION 35

1 YAGGIES INC 10



KNOX CO., NE

PLAT OF LOT 2 OF PARCEL C OF McVAY ADDITION, IN THE SW1/4 OF THE NW1/4,
IN SECTION 18, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SECTION 18, T93N, R56W

SCALE : 150'

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

1 = LAT. 42-52-31.95324N, LONG 97-30-53.84800W
2 = LAT. 42-52-23.22495N LONG. 97-30-53.92786W



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOT 2 OF PARCEL C OF McVAY ADDITION, IN THE SW1/4 OF THE NW1/4 IN SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 20TH. DAY OF FEBRUARY, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY REPRESENTATIVE

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

SHEET 1 OF 2

PLAT OF LOT 2 OF PARCEL C OF McVAY ADDITION, IN THE SW1/4 OF THE NW1/4 IN SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, EILEEN HILLESLAND, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOT 2 OF PARCEL C OF McVAY ADDITION, IN THE SW1/4 OF THE NW1/4 IN SECTION 18, 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 _____, 2024.

EILEEN HILLESLAND

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED EILEEN HILLESLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOT 2 OF PARCEL C OF McVAY ADDITION, IN THE SW1/4 OF THE NW1/4 IN SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 2 OF PARCEL C OF McVAY ADDITION, IN THE SW1/4 OF THE NW1/4 IN SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, 2024.

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 _____, 2024.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 2024.

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 _____, 2024, ____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK NO. ____, PAGE ____.

REGISTER OF DEEDS, YANKTON COUNTY

Plat Approval
Application
225384

Fees Paid
\$100.00

Applicant
Bill Conkling

Created
February 23, 2024

Number
225384

Final | Plat of Lot 2 of Parcel C
of McVay Addition, in the
SW1/4 of the NW1/4, in Section
18, T93N, R56W of the 5th P.M.,
Yankton County, South Dakota |
Eileen Hillesland | PO BOX 418 |
09.018.300.410
Submitted by bconkling on
2/23/2024



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 2/23/2024 11:51 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.018.300.410			HILLESLAND, EILEEN (D)	8.700

Requested Information Completed On 2/23/2024 11:53 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lot 2 of Parcel C of McVay Addition, in the SW1/4 of the NW1/4, in Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

8.07

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 Reagl Dr

City

Yankton

State

Sd

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

Eileen Hillesland

Address

PO BOX 418

City

NORTHWOOD

State

ND

Zip

58267

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)

8.07

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 2/23/2024 11:54 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

[Hillesland plat 1.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 2/23/2024 11:55 AM EST by bconkling

Owner Certification

Owner(s)

Eileen Hillesland

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

Eileen Hillesland

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 2/23/2024 11:55 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Friday, February 23, 2024 at 11:55 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: 225384

Workflow: Plat Approval Application

Description: Final | Plat of Lot 2 of Parcel C of McVay Addition, in the SW1/4 of the NW1/4, in Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Eileen Hillesland | PO BOX 418 | 09.018.300.410

Created On: 2/23/2024

[View Application](#)

Email to Pay Completed On 2/23/2024 11:55 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Friday, February 23, 2024 at 11:55 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: 225384

Workflow: Plat Approval Application

Description: Final | Plat of Lot 2 of Parcel C of McVay Addition, in the SW1/4 of the NW1/4, in Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Eileen Hillesland | PO BOX 418 | 09.018.300.410

Created On: 2/23/2024

[View Application](#)

Payment Completed On 2/23/2024 11:55 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	February 23, 2024 11:55 AM	9405	\$100.00	VIEW RECEIPT
Total Paid: \$100.00				

Payment Made Email Completed On 2/23/2024 11:55 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Friday, February 23, 2024 at 11:55 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: 225384

Workflow: Plat Approval Application

Description: Final | Plat of Lot 2 of Parcel C of McVay Addition, in the SW1/4 of the NW1/4, in Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Eileen Hillesland | PO BOX 418 | 09.018.300.410

Created On: 2/23/2024

[View Application](#)

Planning Commission Review Completed On 2/23/2024 11:55 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

County Planning Commission Chair signature?

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

Planning Commission date:

03/12/2024

Plat Approval Application (Planning Commission) Completed On 2/23/2024 11:56 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

9405
February 23, 2024 11:55 AM
Check

\$100.00 paid on February 23, 2024

Plat Approval Application

Application ID: 225384

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 2/22/2024

Applicant

Hillesland - 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:

A Replat of the remaining portions of Lots 1 and 2 of Parcel A and the remaining portion of Parcel B of McVay Addition, all being in the NW1/4 of the SW1/4 and in the SW1/4 of the NW1/4, Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Now to be known as: Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: A Replat of the remaining portions

Section No: 18 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 5.825

How is the property currently being used? MD

What is the proposed use of the property? MD

Surveyor/Engineer Information

Firm Name: Tom Weeks

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom week

Phone: 6056658333

Property Owner Information

Name: Eileen Hillesland

Address: PO BOX 418

City: NORTHWO State: ND Zip: 58267

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) 5.825

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 Eileen Hillesland
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

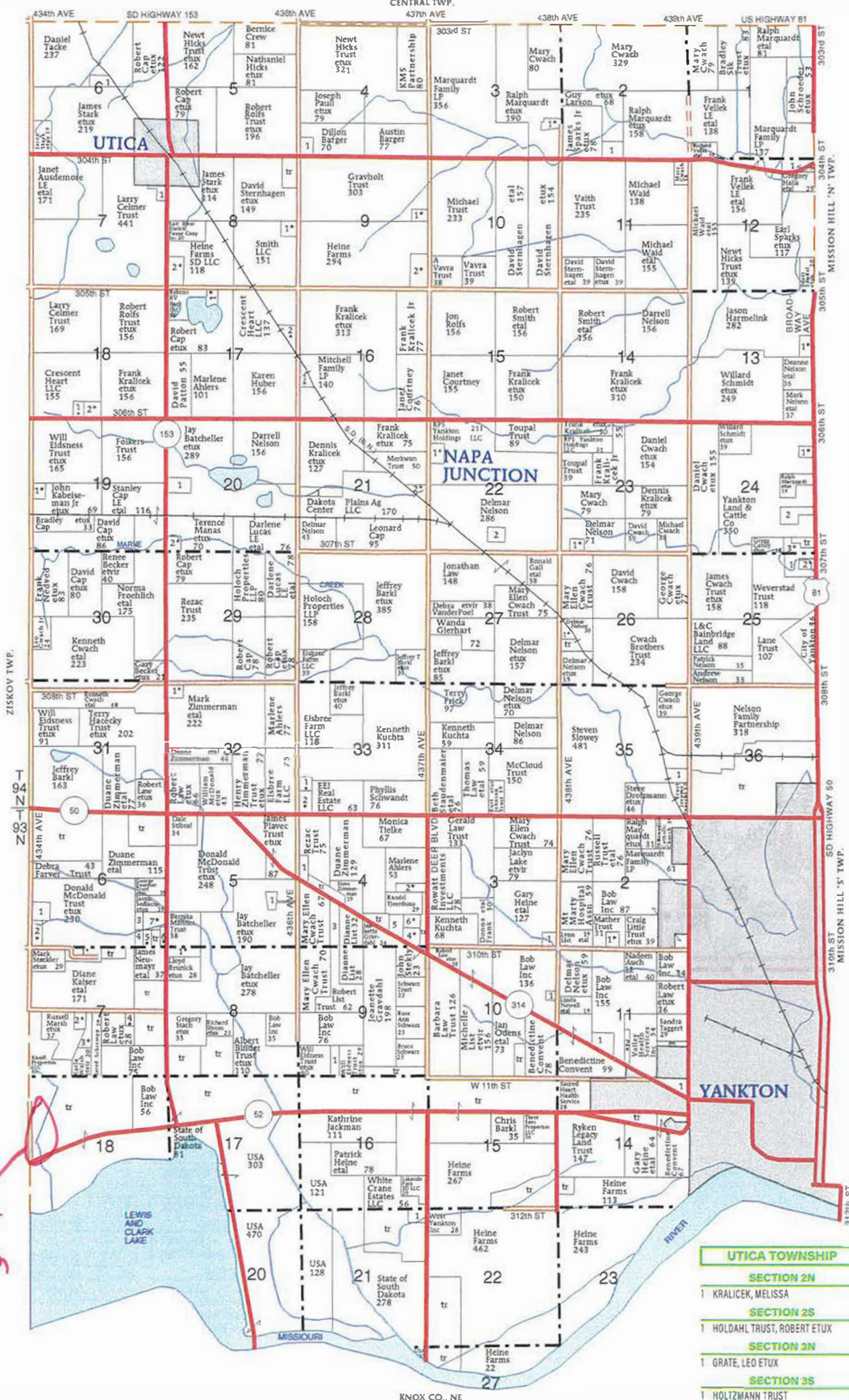
In order to insure prompt approval of your plat, please follow these steps:

☒ 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: 03/12/2024

Board of Adjustment date: _____



SECTION 4N

1 NEODEV, MARK

SECTION 4S

1 MARQUARDT, RALPH

2 BRANTNOTRUST, MERLE ETAL

3 LIST TRUST, ROBERT

4 SWEDLUND, JERALD ETUX

5 HAMBERGER, BRIAN

6 SMITH, NATHAN ETUX

SECTION 5S

1 BATCHELLER, JAY

SECTION 6N

1 TOWN OF UTICA

SECTION 6S

1 GILMORE, TONIA

2 VAN MAANEN, TODD ETUX

3 MASKA, LEANN

4 KOZAK, KARLEE

5 LOECKER, MARK ETUX

6 BLAHA, JON ETUX

7 HILL, EDWIN ETUX

SECTION 7N

1 BOLD PURSUITS LLC

SECTION 7S

1 GUNTRON, MARIA ETAL

2 ROBB, RUSSELL ETUX

3 LIVINGSTON, CARL ETUX

4 PHILIPS, TIMOTHY ETUX

SECTION 8N

1 CHRISTIANSON, DAVID ETUX

2 HUGHES, SCOTT ETUX

SECTION 8S

1 FANTA, TIMOTHY ETUX

SECTION 9N

1 KILBURN, REX ETUX

2 GILMORE TRUST, HOWARD ETUX

SECTION 9S

1 ROKAHR, STEVEN

SECTION 10S

1 HEINA, JAMIE

SECTION 11S

1 BILLION, ERIKA

2 HECKY TRUST, TERRANCE ETUX

3 AFFORDABLE SELF STORAGE LLC

SECTION 12N

1 MARQUARDT FAMILY LP

SECTION 13N

1 COTTOM, JEFFREY ETUX

SECTION 14S

1 YANKTON MEDICAL CLINIC PC

SECTION 16N

1 ANSTINE, ROONEY ETUX

SECTION 17N

1 SCHENKEL, DARRELL ETUX

2 TACKER, WM ETUX

SECTION 18N

1 CAP LE, STANLEY ETAL

2 CAP, ROBERT ETUX

SECTION 19S

1 SCHENKEL, DANIEL ETUX

SECTION 20N

1 YANKTON CO SHARPSHOOTERS ASSN

2 JOHNSON, MICHAEL ETUX

SECTION 21N

1 YANKTON PROTEIN LLC

2 KRALICEK, FRANK ETUX

SECTION 21S

1 WHITE CRANE ESTATES LLC

SECTION 22N

1 TAGGART, WILLIAM ETUX

2 NELSON TRUST, FLOYD

SECTION 23N

1 POSPISIL, SCOTT ETAL

SECTION 24

1 MARTS, LUCAS ETUX

2 MARQUARDT, DOUG

3 KELLER, DALLAS ETUX

SECTION 25

1 SLOWEY TRUST

2 WOHL, TOBY ETAL

SECTION 26

1 BARNES, DAVID ETUX

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL

SECTION 33

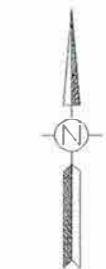
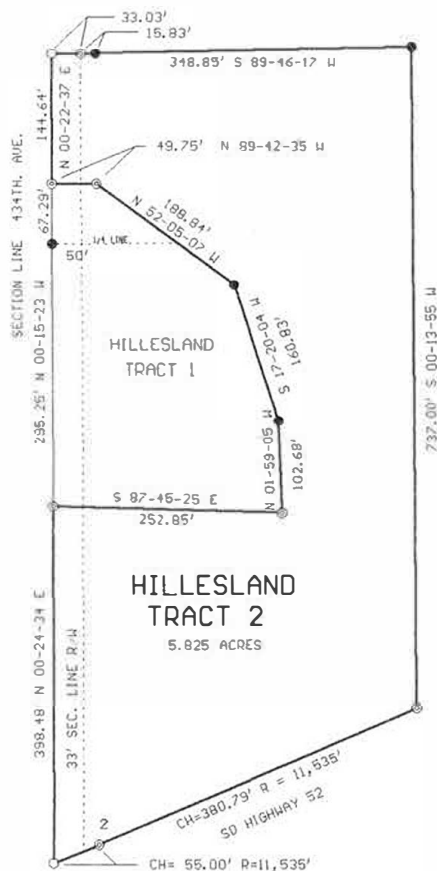
1 DELOZIER, DARRIK ETAL

2 WADDELL, EDWARD ETUX

SECTION 35

1 YAGHIES INC

A REPLAT OF THE REMAINING PORTIONS OF LOTS 1 AND 2 OF PARCEL A AND THE REMAINING PORTION OF PARCEL B OF MCVAY ADDITION, ALL BEING IN THW NW1/4 OF THE SW1/4 AND IN THE SW1/4 OF THE NW1/4, SECTION 18, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA NOW TO BE KNOWN AS: HILLESLAND TRACT 2, IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SCALE :

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

1, LAT. = 42-52-23.22495N, LONG. 97-30-53.92786W
2, LAT. = 42-52-14.49366N, LONG. 97-30-58.73593W



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF HILLESLAND TRACT 2, IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED THIS 22ND. DAY OF FEBRUARY, 2024.

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

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY REPRESENTATIVE

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS _____ DAY OF _____, _____.

STATE HIGHWAY AUTHORITY

PLAT OF HILLESLAND TRACT 2, IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, EILEEN HILLESLAND, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THAT PORTION OF PARCEL B OF MCVEY ADDITION.
I, EILEEN HILLESLAND, AS TRUSTEE OF THE U/D/T DATED JANUARY 24, 1992, DO HEREBY CERTIFY THAT THE DONALD D. HILLESLAND AND EILEEN K. HILLESLAND U/D/T DATED JANUARY 24, 1992, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE REMAINING LOTS 1 AND 2 OF PARCEL A, ALL BEING IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, 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 _____, 2024.

STATE OF _____
COUNTY OF _____

EILEEN K. HILLESLAND, EILEEN HILLESLAND
TRUSTEE

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED EILEEN HILLESLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE AS AN INDIVIDUAL AND AS TRUSTEE, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING HILLESLAND TRACT 2, IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: HILLESLAND TRACT 2, IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____, 2024.

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 _____, 2024.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____, 2024.

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 _____, 2024, _____ O'CLOCK _____ M., AND DULY RECORDED IN BOOK NO. _____, PAGE _____.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SD 57078
1-605-665-8333

REGISTER OF DEEDS, YANKTON COUNTY

Plat Approval
Application
224957
Applicant
Bill Conkling
Fees Paid
\$100.00
Created
February 22, 2024

Number
224957

Final | A Replat of the remaining portions of Lots 1 and 2 of Parcel A and the remaining portion of Parcel B of McVay Addition, all being in the NW1/4 of the SW1/4 and in the SW1/4 of the NW1/4, Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Eileen Hillesland | PO BOX 418 | 09.018.300.400
Submitted by bconkling on 2/22/2024



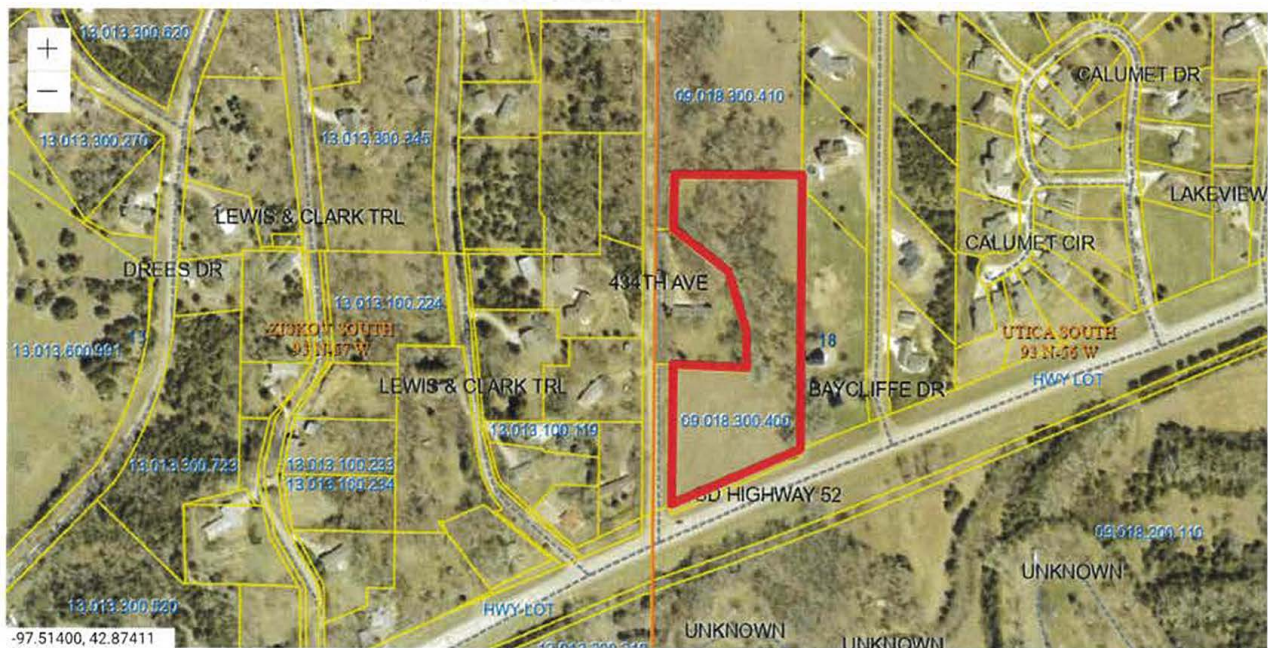
Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 2/22/2024 1:07 PM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.018.300.400			HILLESLAND, EILEEN TRUST (D) HILLESLAND, DON TRUST (D)	5.830

Requested Information Completed On 2/22/2024 1:11 PM EST by bconkling

Fee
\$100.00

Plat Type

Development Information

Plat Name

A Replat of the remaining portions of Lots 1 and 2 of Parcel A and the remaining portion of Parcel B of McVay Addition, all being in the NW1/4 of the SW1/4 and in the SW1/4 of the NW1/4, Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Now to be known as: Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

5.825

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Tom Weeks

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom week

Phone

6056658333

Property Owner Information

Owner Name

Eileen Hillesland

Address

PO BOX 418

City

NORTHWOOD

State

ND

Zip

58267

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)

5.825

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 2/22/2024 1:11 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

[Hillesland 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 2/22/2024 1:13 PM EST by bconkling

Owner Certification

Owner(s)

Eileen Hillesland

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 2/22/2024 1:13 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 22, 2024 at 1:13 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: 224957

Workflow: Plat Approval Application

Description: Final | A Replat of the remaining portions of Lots 1 and 2 of Parcel A and the remaining portion of Parcel B of McVay Addition, all being in the NW1/4 of the SW1/4 and in the SW1/4 of the NW1/4, Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Eileen Hillesland | PO BOX 418 | 09.018.300.400

Created On: 2/22/2024

[View Application](#)

Email to Pay Completed On 2/22/2024 1:13 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 22, 2024 at 1:13 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: 224957

Workflow: Plat Approval Application

Description: Final | A Replat of the remaining portions of Lots 1 and 2 of Parcel A and the remaining portion of Parcel B of McVay Addition, all being in the NW1/4 of the SW1/4 and in the SW1/4 of the NW1/4, Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Eileen Hillesland | PO BOX 418 | 09.018.300.400

Created On: 2/22/2024

[View Application](#)

Payment Completed On 2/23/2024 11:41 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	February 23, 2024 11:41 AM	9405	\$100.00	VIEW RECEIPT

Total Paid: \$100.00

Payment Made Email Completed On 2/23/2024 11:41 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Friday, February 23, 2024 at 11:41 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: 224957

Workflow: Plat Approval Application

Description: Final | A Replat of the remaining portions of Lots 1 and 2 of Parcel A and the remaining portion of Parcel B of McVay Addition, all being in the NW1/4 of the SW1/4 and in the SW1/4 of the NW1/4, Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Eileen Hillesland | PO BOX 418 | 09.018.300.400

Created On: 2/22/2024

[View Application](#)

Planning Commission Review Completed On 2/23/2024 11:41 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:

03/12/2024

Plat Approval Application (Planning Commission) Completed On 2/23/2024 11:41 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
9405
February 23, 2024 11:41 AM
Check

\$100.00 paid on February 23, 2024

Plat Approval Application
Application ID: 224957

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 2/21/2024

Applicant

Kaltsulas - 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:

A Replat of Lots 5 and 5A, Block 1 of Marina Dell Estates and Lot 6 and 7 of Marina Dell Estates West Subdivision, Located in the W1/2 of the SW1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Lot 9, Block 1 of Marina Dell Estates and Lot 6A of Marina Dell Estates West Subdivision, Located in the W1/2 of the Sw1/4 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: A Replat of Lots 5 and 5A, Block 1

Section No: 8 Township No: 93

Range: 56 Number of Lots/Tracts: 2

Number of Acres: 1.26

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: 6056658333

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

Name: Beth Kaltsulas

Address: 188 Marina Dell Ave

City: Yankton State: SD Zip: 57078

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 2.083/1.878

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 Beth kaltsulas
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.

Beth Kaltsulas
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.

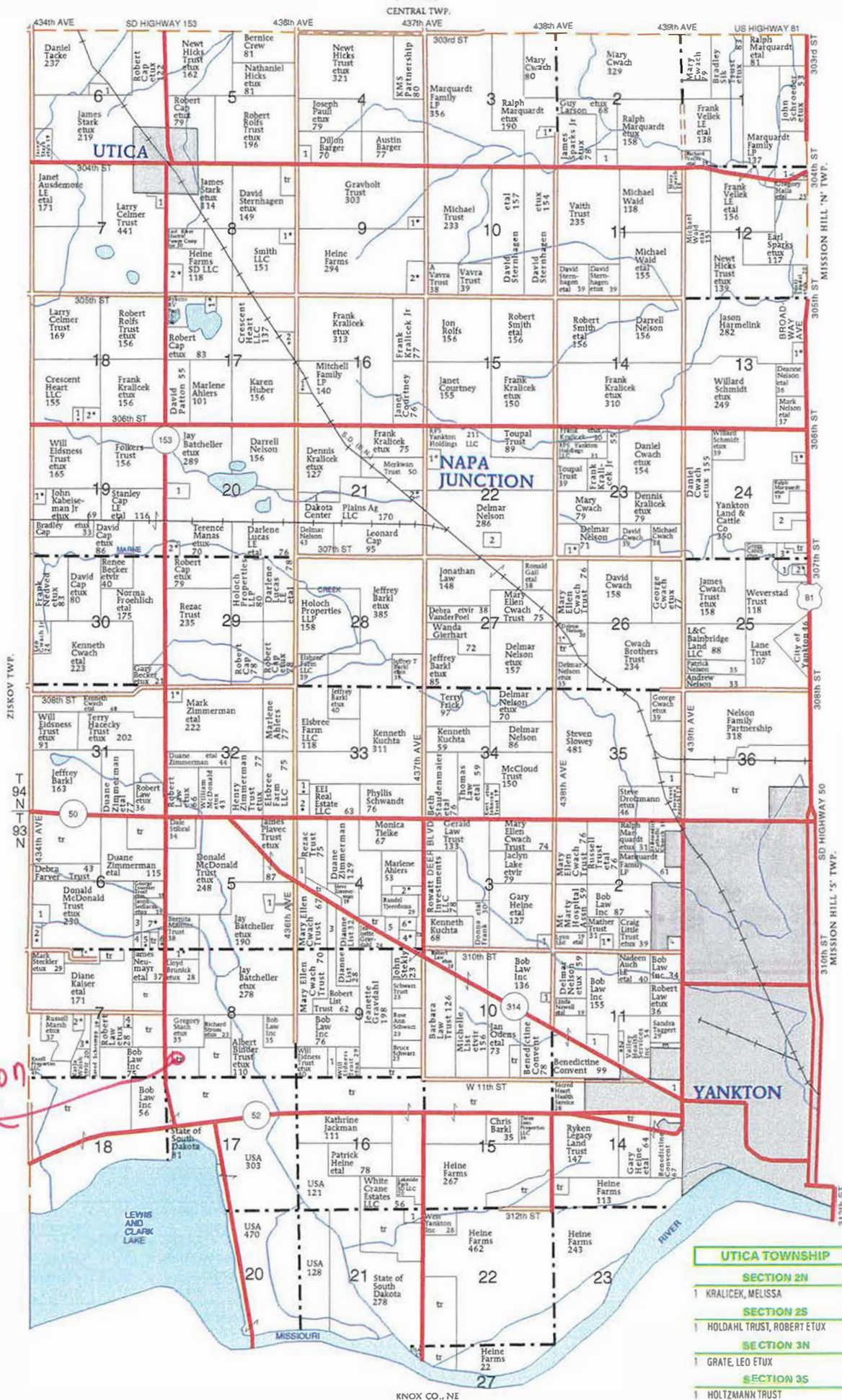
YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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: 03/12/2024
Board of Adjustment date: _____



SECTION 4N

1 NEDVED, MARK

SECTION 4S

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

SECTION 5S

1 BATCHELLER, JAY

SECTION 6N

1 TOWN OF UTICA

SECTION 6S

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

SECTION 7N

1 BOLD PURSUITS LLC

SECTION 7S

1 GUITRON, MARIA ETAL
2 ROBB, RUSSELL ETUX
3 LIVINGSTON, CARL ETUX
4 PHILIPS, TIMOTHY ETUX

SECTION 8N

1 CHRISTIANSON, DAVID ETUX
2 HUGHES, SCOTT ETUX

SECTION 8S

1 FANTA, TIMOTHY ETUX

SECTION 9N

1 KILBURN, REX ETUX
2 GILMORE TRUST, HOWARD ETUX

SECTION 9S

1 ROKAHR, STEVEN

SECTION 10S

1 HEINA, JAMIE

SECTION 11S

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

SECTION 12N

1 MARQUARDT FAMILY LP

SECTION 12N

1 COTTON, JEFFREY ETUX

SECTION 14S

1 YANKTON MEDICAL CLINIC PC

SECTION 16N

1 ANSTINE, RODNEY ETUX

SECTION 17N

1 SCHENKEL, ON RREL ETUX
2 TACKE, WM ETUX

SECTION 18N

1 CAP LE, STANLEY ETAL
2 CAP, ROBERT ETUX

SECTION 19

1 SCHENKEL, DANIEL ETUX

SECTION 20N

1 YANKTON CO SHARPSHOOTERS ASSN
2 JOHNSON, MICHAEL ETUX

SECTION 21N

1 YANKTON PROTEIN LLC

SECTION 21S

1 KRALICEK, FRANK ETUX

SECTION 21S

1 WHITE CRANE ESTATES LLC

SECTION 22N

1 TAGGART, WILLIAM ETUX
2 NELSON TRIST, FLOYD

SECTION 23N

1 POSPISIL, SCOTT ETAL

SECTION 24

1 WARTS, LUCAS ETUX
2 MARQUARDT, DOUG
3 KELLER, DALLAS ETUX

SECTION 26

1 SLOWEY TRUST
2 WOHL, TOBY ETAL

SECTION 26

1 BARNES, DAVID ETUX

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL

SECTION 33

1 DELOZIER, DARRIK ETAL
2 WOODELL, EDWARD ETUX

SECTION 35

1 YAGGIES INC

A REPLAT OF LOTS 5 AND 5A, BLOCK 1 OF MARINA DELL ESTATES AND LOTS 6 AND 7 OF MARINA DELL ESTATES WEST SUBDIVISION, LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 8, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. NOW TO BE KNOWN AS: LOT 9, BLOCK 1 OF MARINA DELL ESTATES AND LOT 6A OF MARINA DELL ESTATES WEST SUBDIVISION, LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 8, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

1 = LAT 42-53-01.49890N, LONG 97-29-35.55309W
2 = LAT 42-52-57.25939N, LONG 97-29-33-87922W

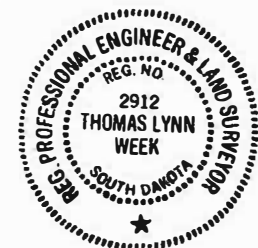
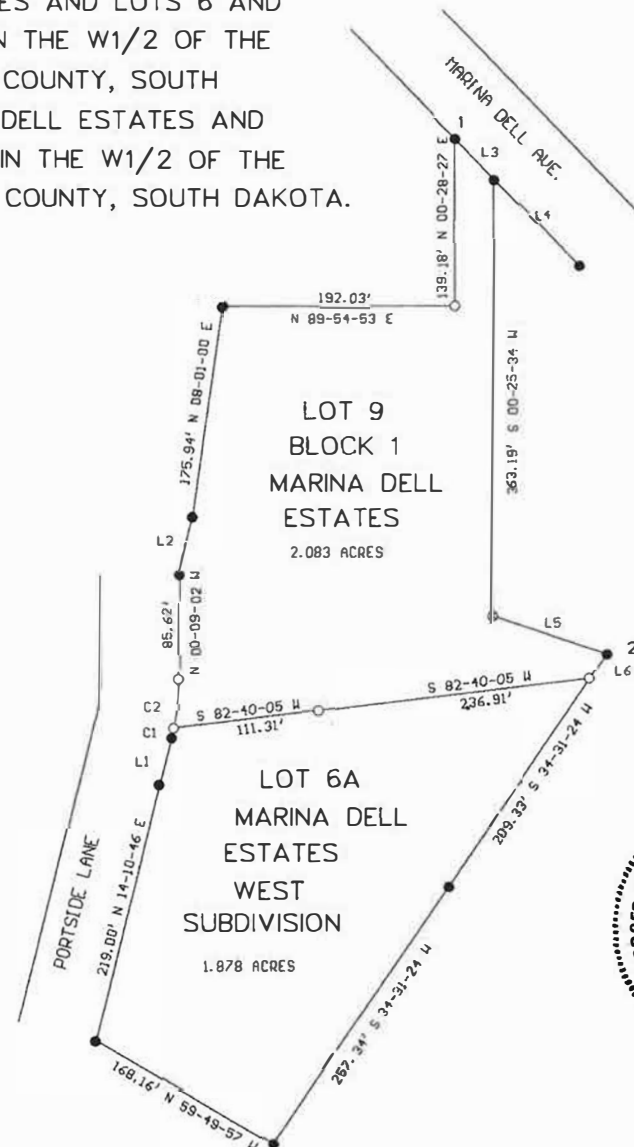


L1 = 39.54' N 14-10-48 E
C1 = R = 200', CH = 5.02', L = 5.02'
C2 = R = 200', CH = 45.00', L = 45.10'
L2 = 50.21' N 13-18-18 E
L3 = 47.15' S 43-44-49 E
L4 = 100.35' S 43-49-13 E
L5 = 99.98' S 71-20-33 E
L6 = 23.34' S 34-31-32 W

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

SCALE : 

SHEET 1 OF 3



PLAT OF LOT 9, BLOCK 1 OF MARINA DELL ESTATES AND LOT 6A OF MARINA DELL ESTATES WEST SUBDIVISION, LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 8, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOT 9, BLOCK 1 OF MARINA DELL ESTATES AND LOT 6A OF MARINA DELL ESTATES WEST SUBDIVISION, LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 8, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 21ST. DAY OF FEBRUARY, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS _____ DAY OF _____, _____.

STREET REPRESENTATIVE

OWNERS CERTIFICATE

WE, THOMAS C. KALTSULAS AND BETH A. KALTSULAS, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF LOT 5 AND LOT 5A OF MARINA DELL ESTATES, YANKTON COUNTY, SOUTH DAKOTA, AND LOT 6 OF MARINA DELL ESTATES WEST SUBDIVISION, YANKTON COUNTY, SOUTH DAKOTA.

WE, JUSTIN M. SCHRAMM AND DALENE K. SCHRAMM, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF LOT 7, MARINA DELL ESTATES WEST SUBDIVISION, YANKTON COUNTY, SOUTH DAKOTA.

TOGETHER WE ARE THE OWNERS OF LOT 9 MARINA DELL ESTATES, AND LOT 6A OF MARINA DELL ESTATES WEST SUBDIVISION, YANKTON COUNTY, SOUTH DAKOTA.

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

DATED THIS _____ DAY OF _____, _____,

THOMAS C. KALTSULAS

BETH A. KALTSULAS

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED THOMAS C. KALTSULAS AND BETH A. KALTSULAS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DATED THIS _____ DAY OF _____, _____,

JUSTIN M. SCHRAMM

DALENE K. SCHRAMM

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JUSTIN M. SCHRAMM AND DALENE K. SCHRAMM, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLAT OF LOT 9, BLOCK 1 OF MARINA DELL ESTATES AND LOT 6A OF MARINA DELL ESTATES WEST SUBDIVISION, LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 8, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOT 9, BLOCK 1 OF MARINA DELL ESTATES AND LOT 6A OF MARINA DELL ESTATES WEST SUBDIVISION, LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 8, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 9, BLOCK 1 OF MARINA DELL ESTATES AND LOT 6A OF MARINA DELL ESTATES WEST SUBDIVISION, LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 8, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY

Plat Approval
Application
224309
Applicant
Bill Conkling
Fees Paid
\$100.00
Created
February 21, 2024

Number
224309

Final | A Replat of Lots 5 and
5A, Block 1 of Marina Dell
Estates and Lot 6 and 7 of
Marina Dell Estates West
Subdivision, Located in the
W1/2 of the SW1/4 of Section
8, T93N, R56W of the 5th P.M.,
Yankton County, South Dakota.
Now to be known as: Lot 9,
Block 1 of Marina Dell Estates
and Lot 6A of Marina Dell
Estates West Subdivision,
Located in the W1/2 of the
Sw1/4 of Section 8, T93N,
R56W of the 5th P.M., Yankton
County, South Dakota | Beth
Kaltsulas | 188 Marina Dell Ave
| 09.008.300.060
Submitted by bconkling on
2/21/2024



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 2/21/2024 9:45 AM EST by bconkling



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.008.300.060			KALTSULAS, THOMAS C (D) KALTSULAS, BETH A (D)	1.260

Requested Information Completed On 2/21/2024 9:54 AM EST by bconkling

Fee
\$100.00

Plat Type

Final

Development Information

Plat Name

A Replat of Lots 5 and 5A, Block 1 of Marina Dell Estates and Lot 6 and 7 of Marina Dell Estates West Subdivision, Located in the W1/2 of the SW1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Lot 9, Block 1 of Marina Dell Estates and Lot 6A of Marina Dell Estates West Subdivision, Located in the W1/2 of the Sw1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

8

Township No:

93

Range

56

Number of Lots/Tracts

2

Number of Acres

1.26

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 Reagl Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

Beth Kaltsulas

Address

188 Marina Dell Ave

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

2.083/1.878

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 2/21/2024 9:54 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

[Kaltsalus 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 2/21/2024 9:54 AM EST by bconkling

Owner Certification

Owner(s)

Beth kaltsulas

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 2/21/2024 9:54 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, February 21, 2024 at 9:54 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: 224309

Workflow: Plat Approval Application

Description: Final | A Replat of Lots 5 and 5A, Block 1 of Marina Dell Estates and Lot 6 and 7 of Marina Dell Estates West Subdivision, Located in the W1/2 of the SW1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Lot 9, Block 1 of Marina Dell Estates and Lot 6A of Marina Dell Estates West Subdivision, Located in the W1/2 of the Sw1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Beth Kaltsulas | 188 Marina Dell Ave | 09.008.300.060

Created On: 2/21/2024

[View Application](#)

Email to Pay Completed On 2/21/2024 9:54 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, February 21, 2024 at 9:54 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: 224309

Workflow: Plat Approval Application

Description: Final | A Replat of Lots 5 and 5A, Block 1 of Marina Dell Estates and Lot 6 and 7 of Marina Dell Estates West Subdivision, Located in the W1/2 of the SW1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Lot 9, Block 1 of Marina Dell Estates and Lot 6A of Marina Dell Estates West Subdivision, Located in the W1/2 of the Sw1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Beth Kaltsulas | 188 Marina Dell Ave | 09.008.300.060

Created On: 2/21/2024

[View Application](#)

Payment Completed On 2/22/2024 3:13 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	February 22, 2024 3:13 PM	14094	\$100.00	VIEW RECEIPT

Total Paid: \$100.00

Payment Made Email Completed On 2/22/2024 3:14 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 22, 2024 at 3:14 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: 224309

Workflow: Plat Approval Application

Description: Final | A Replat of Lots 5 and 5A, Block 1 of Marina Dell Estates and Lot 6 and 7 of Marina Dell Estates West Subdivision, Located in the W1/2 of the SW1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Now to be known as: Lot 9, Block 1 of Marina Dell Estates and Lot 6A of Marina Dell Estates West Subdivision, Located in the W1/2 of the Sw1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Beth Kaltsulas | 188 Marina Dell Ave | 09.008.300.060

Created On: 2/21/2024

[View Application](#)

Planning Commission Review Completed On 2/22/2024 3:14 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:

03/12/2024

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
14094
February 22, 2024 03:13 PM
Check

\$100.00 paid on February 22, 2024

Plat Approval Application
Application ID: 224309

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 2/27/2024

Applicant

Dumont Holdings - 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 4, 5, and 6, Forest lake Subdivision, in the NW1/4 of section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota (**Ziskov South**)

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lots 4, 5, and 6, Forest lake

Section No: 13 Township No: 93

Range: 57 Number of Lots/Tracts: 3

Number of Acres: 6.68

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: Dumont Holdings
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) 1.16, 1.54, 3.54
 3. Is this (plat) an existing farmstead? ☐ Yes ☒ No
 4. If a farmstead, how many acres are surrounding it? _____
 5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? ☒ Yes ☐ No
 6. Is this property to have construction on it? ☒ Yes ☐ No
- If yes: Single family dwellings
Name, address and phone number of contractor(s) _____

Owner certification

This is to certify that Dumont Holdings
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

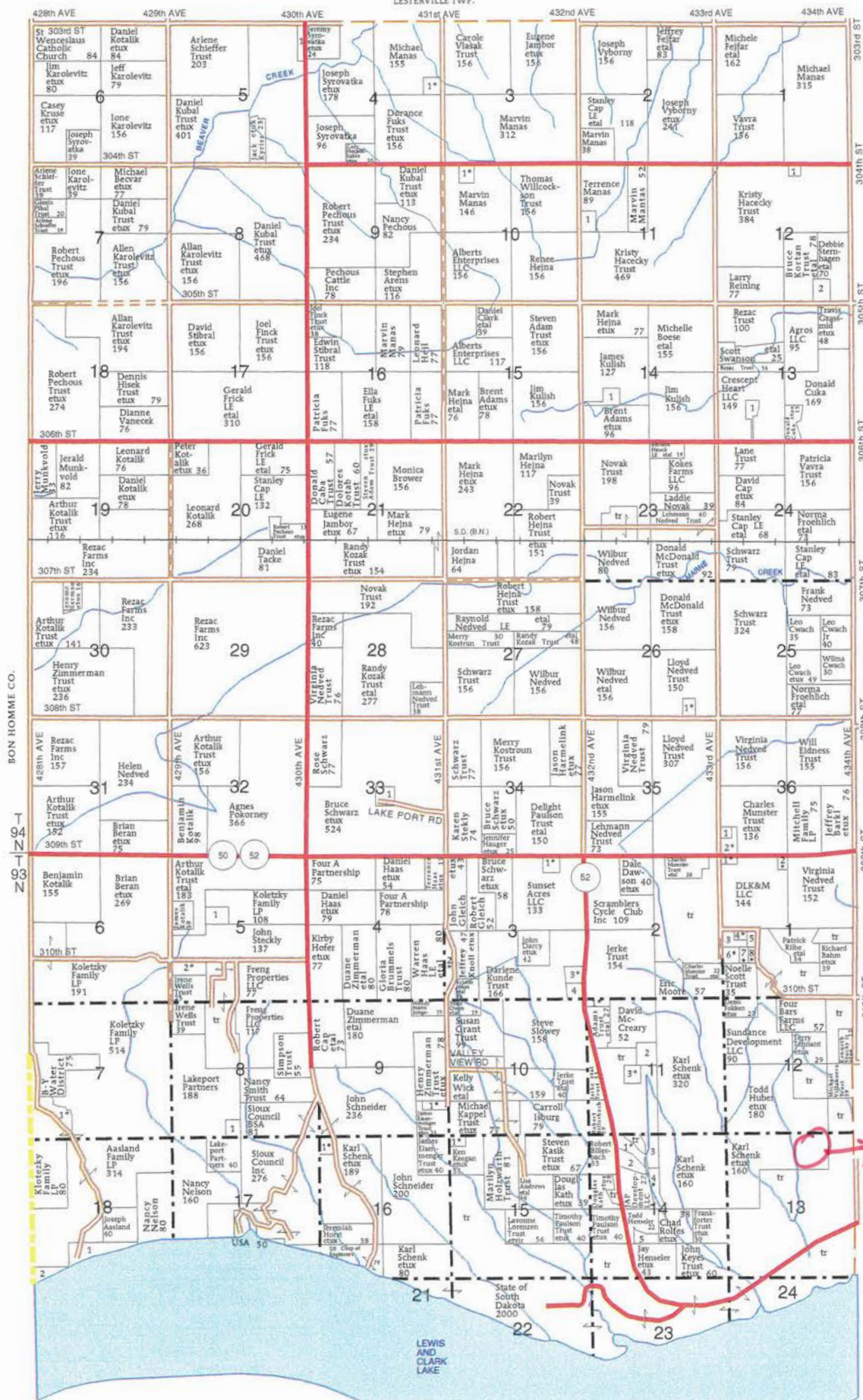
In order to insure prompt approval of your plat, please follow these steps:

☒ 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: 03/12/2024
Board of Adjustment date: _____

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, JANEL 5
- 6 TAYLOR, LYNN ETUX 5
- 7 SCOTT, BJAVE ETUX 5
- 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 6

SECTION 4N

- 1 HOFFMAN, RC ETUX 10

SECTION 6N

- 1 POLISH CATHOLIC CONGREGATION 9

SECTION 6S

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

SECTION 7S

- 1 KOLETZKY, IONE ETAL 17

SECTION 8S

- 1 KOSTER, JEFF 9

SECTION 8S

- 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 56
- 2 YONKE TRUST, MARK 5

SECTION 26

- 1 MARTIN, NATHAN ETUX 6

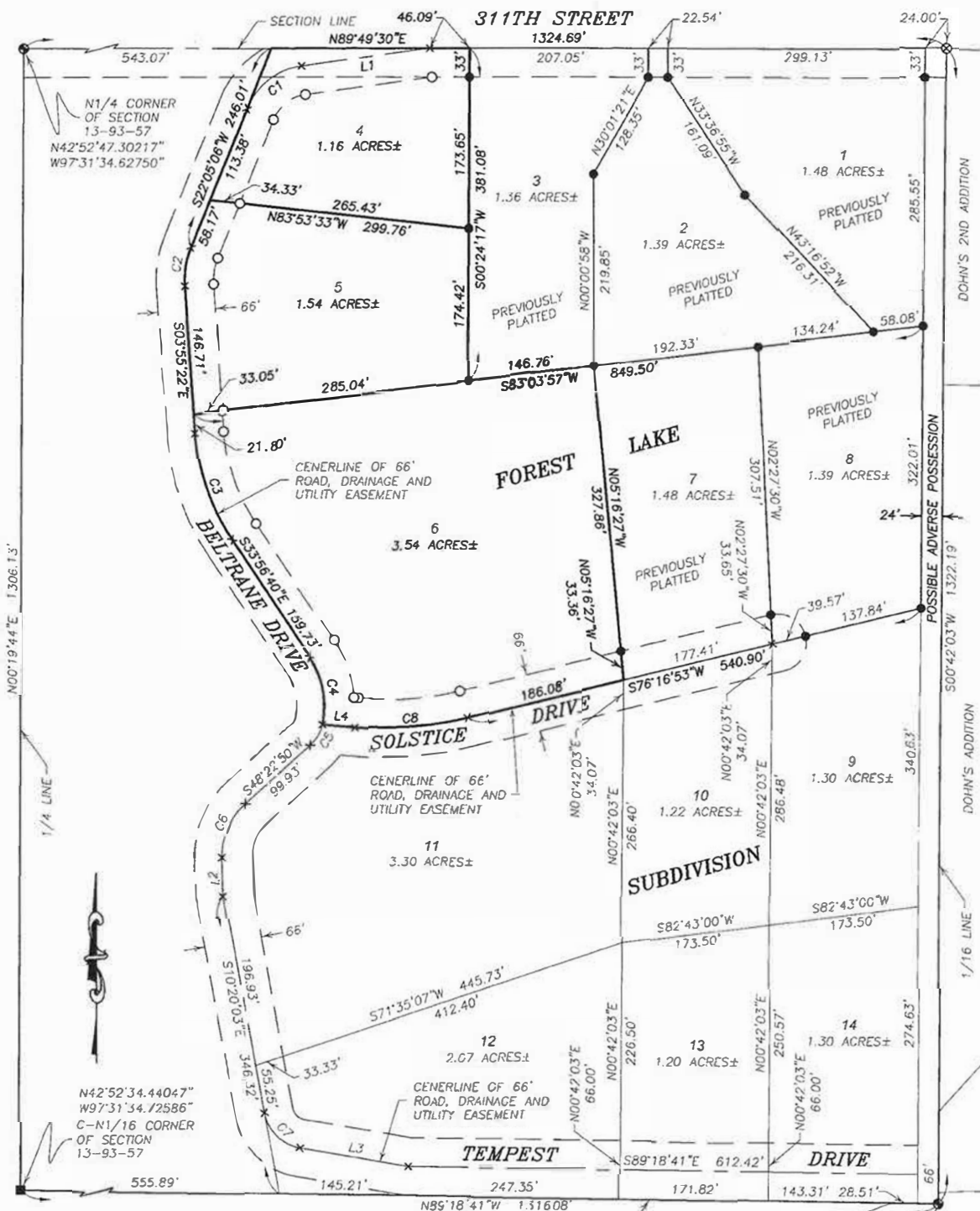
SECTION 33

- 1 ST WENCESLAUS ROMAN CATHOLIC CHURCH 10

SECTION 36

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

**PLAT OF LOTS 4, 5 AND 6, FOREST LAKE SUBDIVISION,
IN THE NW1/4 OF THE NE1/4 OF SECTION 13, T93N, R57W OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA.**



LEGEND

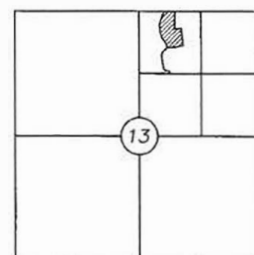
- SET 5/8" REBAR WITH L.S. CAP
STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "SD 5349 NE 708 BRANDT"
- ⦿ FOUND IRON PIPE
- FOUND 1/2" REBAR
- ⊗ FOUND NAIL
- × CALCULATED CORNER

LINE	BEARING	DISTANCE
L1	S82°08'10"W	149.02'
L2	S01°15'30"E	44.93'
L3	S80°22'45"E	126.00'
L4	N85°04'06"W	37.44'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	80.00'	83.85'	60°03'03"	S52°06'38"W	80.00'
C2	100.00'	45.39'	26°00'28"	S09°04'52"W	45.00'
C3	250.00'	130.99'	30°01'18"	S18°58'01"E	129.50'
C4	100.00'	81.25'	46°33'10"	S10°40'05"E	79.03'
C5	45.00'	28.10'	35°46'20"	S30°29'40"W	27.64'
C6	80.00'	69.31'	49°38'20"	S23°33'40"W	67.16'
C7	50.00'	61.13'	70°02'42"	S45°21'24"E	57.39'
C8	400.00'	130.20'	18°39'01"	S85°36'24"W	129.63'

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 13-93-57

PLAT OF LOTS 4, 5 AND 6, FOREST LAKE SUBDIVISION,
IN THE NW1/4 OF THE NE1/4 OF SECTION 13, T93N, R57W OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOTS 4, 5 AND 6, FOREST LAKE SUBDIVISION, IN THE NW1/4 OF THE NE1/4 OF SECTION 13, T93N, R57W 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 FEBRUARY, 2023.


JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

I, ROBERT W. KLIMISCH, MEMBER OF DUMONT HOLDINGS, LLC, DO HEREBY CERTIFY THAT DUMONT HOLDINGS, LLC, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. I HEREBY DEDICATE THE 66' ROAD, DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

ROBERT W. KLIMISCH, MEMBER
DUMONT HOLDINGS, LLC

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT W. KLIMISCH, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF DUMONT HOLDINGS, LLC, AND THAT HE AS MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE 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 311TH STREET IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY _____

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER _____

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION _____

REGISTER OF DEEDS

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

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

REGISTER OF DEEDS _____

Plat Approval
Application
226724

Fees Paid
\$100.00

Created
February 27, 2024

Applicant
Bill Conkling

Number
226724

Final | Plat of Lots 4, 5, and 6,
Forest lake Subdivision, in the
NW1/4 of section 13, T93N,
R57W of the 5th P.M., Yankton
County, South Dakota (Ziskov
South) | Dumont Holdings |
44352 308 ST | 13.013.400.010
Submitted by bconkling on
2/27/2024



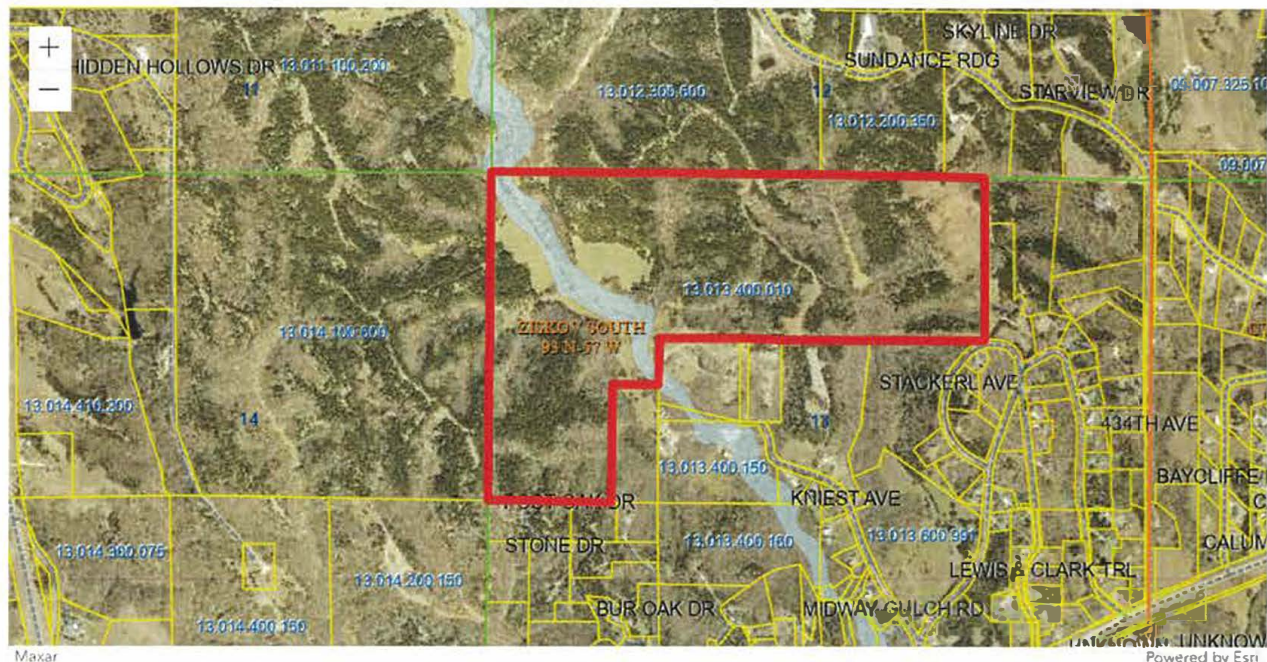
Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 2/27/2024 3:32 PM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
13.013.400.010			DUMONT HOLDINGS LLC (D)	160.000

Requested Information Completed On 2/27/2024 3:35 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lots 4, 5, and 6, Forest lake Subdivision, in the NW1/4 of section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota
(Ziskov South)

Section No:

13

Township No:

93

Range

57

Number of Lots/Tracts

3

Number of Acres

6.68

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 Willow Dale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Dumont Holdings

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)

1.16, 1.54, 3.54

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

Single family dwellings

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

Plat Approval Items Completed On 2/27/2024 3:36 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

[Dumont 4-6.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 2/27/2024 3:36 PM EST by bconkling

Owner Certification

Owner(s)

Dumont Holdings

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 2/27/2024 3:36 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, February 27, 2024 at 3:36 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: 226724

Workflow: Plat Approval Application

Description: Final | Plat of Lots 4, 5, and 6, Forest lake Subdivision, in the NW1/4 of section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota (Ziskov South) | Dumont Holdings | 44352 308 ST | 13.013.400.010

Created On: 2/27/2024

[View Application](#)

Email to Pay Completed On 2/27/2024 3:36 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, February 27, 2024 at 3:36 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: 226724
Workflow: Plat Approval Application
Description: Final | Plat of Lots 4, 5, and 6, Forest lake Subdivision, in the NW1/4 of section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota (Ziskov South) | Dumont Holdings | 44352 308 ST | 13.013.400.010
Created On: 2/27/2024

[View Application](#)

Payment Completed On 2/29/2024 2:19 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	February 29, 2024 2:19 PM	18367	\$100.00	VIEW RECEIPT

Total Paid: \$100.00

Payment Made Email Completed On 2/29/2024 2:19 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 29, 2024 at 2:19 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: 226724

Workflow: Plat Approval Application

Description: Final | Plat of Lots 4, 5, and 6, Forest lake Subdivision, in the NW1/4 of section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota (Ziskov South) | Dumont Holdings | 44352 308 ST | 13.013.400.010

Created On: 2/27/2024

[View Application](#)

Planning Commission Review Completed On 2/29/2024 2:19 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:

03/12/2024

Plat Approval Application (Planning Commission) Completed On 2/29/2024 2:20 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
18367
February 29, 2024 02:19 PM
Check

\$100.00 paid on February 29, 2024

Plat Approval Application
Application ID: 226724

Description	Amount
Fee	\$100.00