

May 13, 2025

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest  
☐ Mike Welsh  
☐ Don Kettering

☐ Sam Hummel  
☐ Nick Huber  
☐ Dan Clark

☐ Tim O'Hara

## **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.**

### **Stibral -Variance**

Applicant is requesting a Variance in a Moderate Density Residential District. Applicant is requesting a Variance of 20 feet to the front setback due to topography to build an accessory structure per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Lot One (1) Block Four (4) Bramsen Addition in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-seven (57) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

## **7:10 P.M.**

### **Plats**

**Potts** - Plat of Tract 1 and Tract 2 of Potts Addition in the SE1/4 of Section 4, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**Gall** - Plat of Keplinger Tract 1, in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 6, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**Lee** - Plat of Lee-Jepsen Tract 1 located in the West half of the Northwest Quarter of Section 15, T94N, R54W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**Arens** - Plat of Prairie Creek Ranch, in the E1/2 of the SE1/4 of Section 11, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

## **7:15 P.M.**

**Discussion of proposed ordinance change allowing chickens in Residential districts**

## **7:20 P.M.**

**Public Comment**

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 4/8/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling  
ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK  
CALL:  
APPROVAL OF MINUTES: MOTION BY: Welsh SECOND BY: Loest  
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK  
  
APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Kettering  
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

**AGENDA ITEM:** Reorganize Commission  
**ADDRESS/LEGAL:** \_\_\_\_\_  
**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MOTION:** **Nomination for chair**  
**Loest for chair – nominated by Welsh, second by Clark Votes Welsh, Clark**  
**Hummel for chair – nominated by O'Hara, second by Kettering Votes O'Hara, Hummel,**  
**Kettering, Huber Loest didn't vote**  
**Vice Chair nominations**  
**Welsh for Vice Chair – Nominated by Kettering, second by Hummel Approved 7-0**

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

**AGENDA ITEM:** Michels Stone and Road – Conditional Use Permit  
**ADDRESS/LEGAL:** Applicant is Requesting a Conditional Use Permit for a Temporary construction facility in an AG (Agriculture) District. Applicant wishes to construction a Concrete batch plant to supply the SDDOT US HWY 81 construction project per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Said property is located at the South half of the Northwest Quarter (S2 NW4) and the West half of the Southwest Quarter (W2 SW4) excluding the South Eight hundred fifty-eight feet (S858') of the Southwest Quarter of the Southwest Quarter (SW4SW4) EXC 3A W/HIWAY and excluding Lot H2 of Government Lot One (1) in the Northwest Quarter (NW4) and Government Lot Two (2) in the Southwest Quarter (SW4)and excluding TRACT One (1) JONES Addition in the Southwest Quarter of the Southwest Quarter (SW4SW4) and Excluding part of Lots One and two (1 &2) of Hackberry addition in the South half (S2) all in Section six (6) Township Ninety-four (T94), Range Fifty-five (55) West of the 5<sup>th</sup> P.M., Yankton County, Yankton, South Dakota. E911 address is 30344 US HWY 81, Yankton, South Dakota.

COMMENTS: None

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

APPROVAL: MOTION BY: Welsh SECOND BY: Clark  
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

**AGENDA ITEM: Central Specialties, Inc – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is Requesting a Conditional Use Permit for a Temporary construction facility in an AG (Agriculture) District. Applicant wishes to construction a Temporary portable crushing and HMA plant site for a road construction.project per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Said property is located at the Southeast Quarter, Excluding Lot H1 and excluding Lot 6 Sun Valley Subdivision in Section two (2) Township Ninety-four (94) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M., Yankton County, Yankton, South Dakota. E911 address is 30344 US HWY 81, Yankton, South Dakota.

COMMENTS: Richard Vellek – neighbor  
John Marquardt

MOTION: **Approve with the condition that a road haul plan is approved by the County Commission including addressing the safety aspect of trucks turning on to 304<sup>th</sup>, reduced speeds, and trucks required to stop at the stop sign at 439<sup>th</sup> and 304<sup>th</sup> unless the road is closed.  
Approved 5-2**

APPROVAL: MOTION BY: Loest SECOND BY: Huber  
PLANNING: ☒ HUBER ☒ LOEST ☐ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☐ CLARK

**AGENDA ITEM: Public Hearing on proposed Ordinance changes**

ADDRESS/LEGAL:

COMMENTS: None

MOTION: **Move Proposed changes to the County Commission for approval.  
Passed 7-0**

APPROVAL: MOTION BY: Welsh SECOND BY: Loest  
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

**AGENDA ITEM: Slowey Plat**

ADDRESS/LEGAL: Plat of Tract 2 of Yaggie's Addition in the N1/2 SE1/4 of Section 35, Township 94 North, Range 56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota containing 665,600 S.F (15.28 acres more or less)

COMMENTS: None

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

APPROVAL: MOTION BY: Loest SECOND BY: Kettering  
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

**AGENDA ITEM:** Public comment

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: None

MOTION: **Adjourn**  
**Passed 7-0**

APPROVAL: MOTION BY: Loest SECOND BY: Kettering  
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_



COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

**AGENDA ITEM:** \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

**AGENDA ITEM:** \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

**AGENDA ITEM:** \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

**AGENDA ITEM:** \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS:

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed:3/26/2025

Applicant

**Stibral - APPLICANT**

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 515 ☐ Section 705 ☐ Section 715 ☐ Section 805

☒ Section 1807 ☒ Section 1907

**NOTE:**

**Variance**

Applicant is requesting a Variance in a Moderate Density Residential District. Applicant is requesting a Variance of 20 feet to the front setback, due to topography, to build an accessory structure 10 feet from the front property line per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Lot One (1) Block Four (4) Bramsen Addition in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-seven (57) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 127 Oak Ridge Rd, Yankton

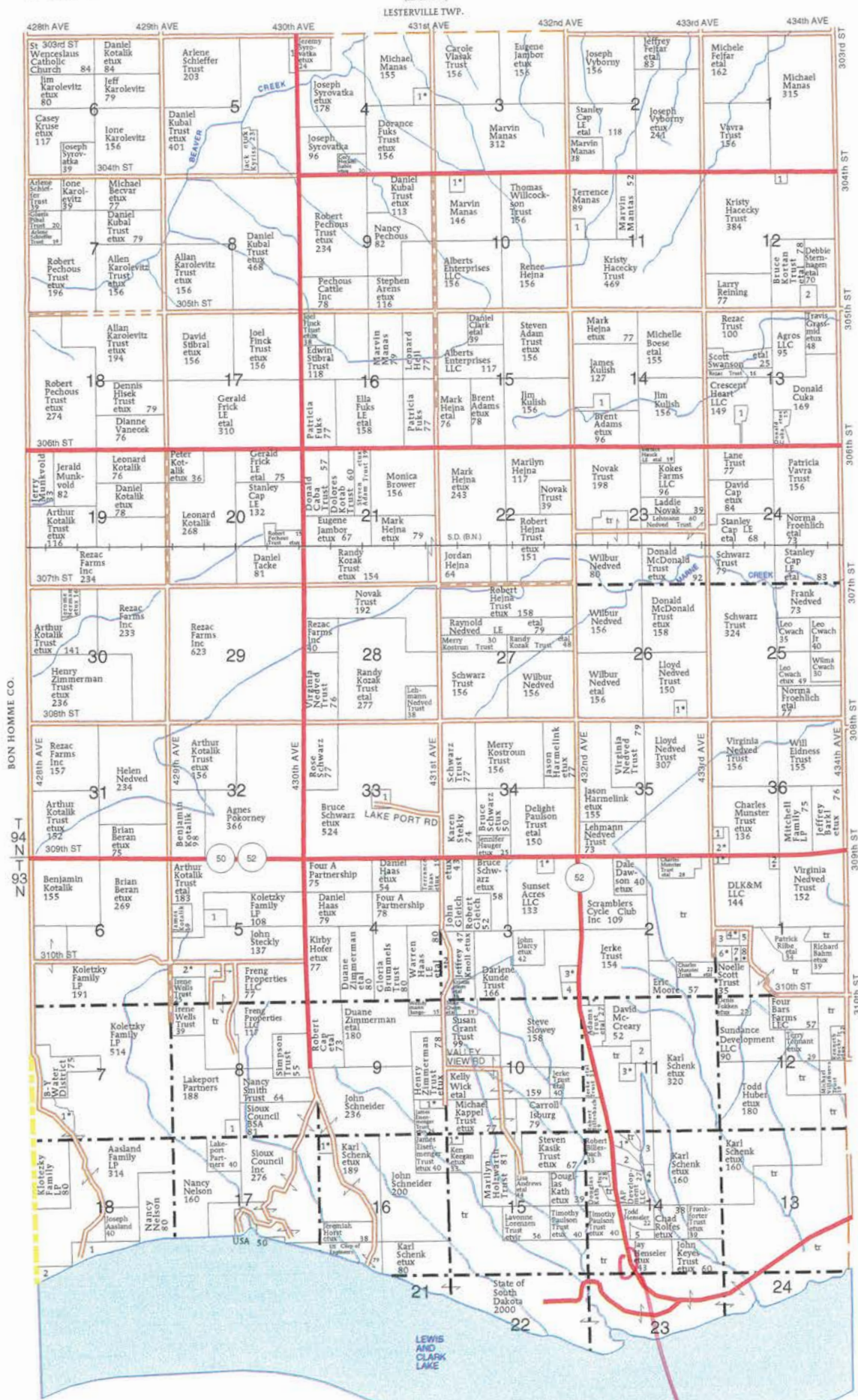
PC: Article 18 Section 1807

BOA: Article 19 Section 1907

Planning Commission date:  
5/13/2025

Board of Adjustment  
date:6/3/2025

Time:  
7:05  
PM  
Time:  
6:30  
PM



## ZISKOV TOWNSHIP

## SECTION 1S

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

## SECTION 4N

- 1 HOFFMAN, RC ETUX 10

## SECTION 5N

- 1 POLISH CATHOLIC CONGREGATION 9

## SECTION 5S

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

## SECTION 7S

- 1 KOLETZKY, IONE ETAL 17

## SECTION 8S

- 1 KOSTER, JEFF 9

## SECTION 9S

- 1 WOSTREL, ELTON 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 ETVIR 7

## SECTION 16S

- 1 FLANNERY, ROBBIE ETUX 14

## SECTION 16S

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

## SECTION 26

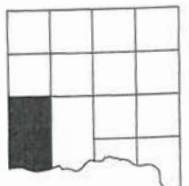
- 1 MARTIN, NATHAN ETUX 6

## SECTION 23

- 1 ST WENCESLAUS ROMAN CATHOLIC CHURCH 10

## SECTION 36

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



# FINDINGS OF FACT – VARIANCE

Stibral Var-252

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 1807:	
1. A. The strict application of the ordinance would produce undue hardship;	Applicant is requesting a Variance in a Moderate Density Residential District. Applicant is requesting a Variance of 20 feet to the front setback due to topography to build an accessory
B. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;	
C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the grant of the variance; and	
D. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, and caprice.	
2. No variance shall be recommended for approval unless the Planning Commission finds the condition or situation of the property concerning or the intended use of the property concerned, or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment of this ordinance.	
3. A. A written application for a variance is submitted demonstrating that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district;	
B. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;	
C. The special conditions and circumstances do not result from the actions of the applicant; and	



D.	The granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the same district.	
E.	No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.	
F.	Notice of public hearing shall be given, as in Section 1803 (3-5).	
G.	The public hearing shall be held. Any party may appear in person for by agent or by attorney.	
H.	The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for a variance; the Commission shall further make a finding that the reasons set forth in the application justify the recommendation of granting the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; the Planning Commission shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.	
I.	In recommending approval of any variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.	
J.	Under no circumstances shall the Planning Commission recommend granting a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.	

## VARIANCE MANAGER

### Point

Lat: 42.865915 Lon: -97.549311



Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS

Powered by Esri

Longitude

**-97.54931132747376**

Latitude

42.86591496357124

Permit Number

**VAR252**

Parcel Number

**13.014.300.225**

Permit Status

**Approved Active**

Permit Fee

450

Total Due

450

Was fee paid?

**Yes**

Receipt Number

**2433**

Planning Commission Action Date

**May 13, 2025, 7:05:00 PM**

Planning Commission Action Time

**07:05:00 PM**

Board Adjustment Action Date

**Jun 3, 2025, 6:30:00 PM**

Board\_Adjustment Action Time

**06:30:00 PM**

Application Accepted By

**Bill Conkling**

Checked By

**BILL GARY**

Existing Zoning

**MODERATE DENSITY RESIDENTIAL**

Affected Zoning Ordinance

**Article 18-1807 Article 19-1907**

Township Range Section

**14-93-57**

Is location in floodplain?

**No**

Applicant Name

**Chuck & Kristi Stibral**



Applicant Phone

**605-760-0208**

Applicant Address

**127 Oak Ridge Rd Yankton, SD 57078**

Applicant Email Address

**ckstibral@gmail.com**

Owner Name

**Vogel Living Trust**

Owner Phone

**620-363-2995**

Owner Address

**493 4850th St Moran, KS 66755**

Owner Email Address

**john@thevogelranch.com**

Property Address

**127 OAK RIDGE RD**

Reason for Request

**Build unattached, 2-car, 30x30 garage, 10 feet from the north lot line.**

List Specific Hardships

**Remainder of 2 acres is comprised of trees on rolling hills and a very deep ravine. This requested location is the only accessible spot that can be leveled out and built upon.**

Legal Description

**LT 1 BLK 4 BRAMSEN ADDN**

Date of Application Submission

**Mar 24, 2025, 12:00:00 PM**

Section Township Range

**14-93-57**

Attachments:



SKETCH-.JPG



2C2788D9-7110-457B-A939-57FBB776514A.jpeg



AB66147A-3C34-4C60-A934-5F5AA2BE91FC.jpeg



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Chuck Stivala

ApplicantSignature-.jpg

John Vogel

OwnerSignature-.jpg



OAK RIDGE RD ROW

North

30.23

14

30'x30' Garage →

10.38

13.014.300.225

ZISKOV SOUTH

93 N-57 W

20.37

30  
x 30





















AFFIDAVIT OF MAILING

I, Chuck Stibral, hereby certify that on the 1<sup>st</sup> day of May, 2025, 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.

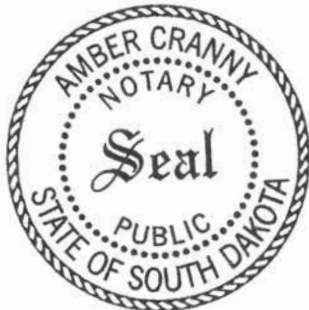
Dated the 1<sup>st</sup> day of May, 2025.

Chuck Stibral  
(Name)  
Affiant

Subscribed and sworn to before me this 1<sup>st</sup> day of May, 2025.

Amber Cranny  
Notary Public - South Dakota  
My commission expires: 12/17/2027

(SEAL)





## NOTIFICATION

April 28, 2025

Applicant:  
Chuck Stibral  
127 Oak Ridge Rd  
Yankton, SD 57078

Dear Yankton County Property Owner:

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

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 13th day of May, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. E911 address is 127 Oak Ridge Rd, Yankton

Said hearing is to consider the following:

*Applicant is requesting a Variance in a Moderate Density Residential District. Applicant is requesting a Variance of 20 feet to the front setback, due to topography, to build an accessory structure 10 feet from the front property line per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Lot One (1) Block Four (4) Bramsen Addition in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-seven (57) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota.*

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

Sincerely,  
Chuck Stibral  
Petitioner

BOUR, TONY (D)  
158 SIGNAL HILLS RD  
YANKTON SD 57078

DE RUYTER, STEVEN K REV LIV TR (D)  
1622 SOUTHERN HILL DR  
ROCK VALLEY IA 51247

FEJFAR, KASINA L (D)  
43197 SD HWY 52  
YANKTON SD 57078

GREEN, CYNTHIA LEE (D)  
135 OAK HOLLOW LN  
YANKTON SD 57078

HAMES, LARRY R (D)  
129 SIGNAL HILL RD  
YANKTON SD 57078

HENSELER, JAY REVOCABLE TRUST (D)  
43186 SD HWY 52  
YANKTON SD 57078

HENSELER, K & M FAM PROT TRUST (D)  
160 RIVERRUN RD  
YANKTON SD 57078

KRAMER, ALLAN J (D)  
1201 5 ST NE  
SIOUX CENTER IA 51250

LANGDON, THOMAS JOSEPH (D)  
186 OAK HOLLOW LN  
YANKTON SD 57078

PAULSON, TIMOTHY D REV TRUST (D)  
43159 SD HWY 52  
YANKTON SD 57078

PIERCE, WILLIAM (D)  
115 OAK RIDGE RD  
YANKTON SD 57078

RPS PROPERTIES LLC (D)  
2500 BURLEIGH ST  
YANKTON SD 57078

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

SPIVEY BERGIN TRUST (D)  
101 OAK RIDGE RD  
YANKTON SD 57078

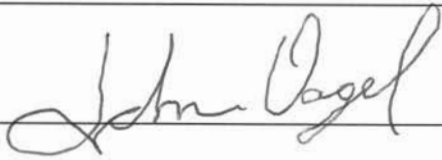
VOGEL LIVING TRUST (D)  
493 4850 ST  
MORAN KS 66755

**VERIFICATION OF APPROVAL  
YANKTON COUNTY, SOUTH DAKOTA**

I John Vogel date this 26<sup>th</sup> day of March, 2025 am aware of the  
proposed Variance/CUP/Rezone/Building Permit being proposed by Chuck & Kristi Stibra at the  
property legally

described as (127 Oak Ridge Rd Yankton SD 57078)  
LT 1 BIK 4 Bransen Addn.

Signature



Address

493 4850<sup>th</sup> St

City, State, Zip

Moran, KS 66755

Phone

620-363-2995



# YANKTON DAILY PRESS & DAKOTAN CLASSIFIEDS

www.yankton.net/classifieds

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

## 1200 Cars

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

FREE PICKUP

McLean Auto Salvage  
402-360-0756

## 1245 RVs - Campers



2019 Keystone Alpine  
3850RD  
5 Slides, Auto leveling  
\$50,000/OBO  
Call or text 605-667-0107.

## 1435 Carpentry

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

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

## 1485 Home Improvement

HOME REPAIRS AND PAINTING  
DONE RIGHT HOME REPAIRS. SMALL JOBS OK. 25 YEARS PAINTING INSIDE OR OUT. GIVE US A CALL TO SCHEDULE A FREE ESTIMATE FOR YOU. 605-660-6191.

## 1490 Lawn - Landscaping

Tree, Bush & Hedge Trimming, Property Cleanup, Roof & Gutter Cleaning  
805-464-7682

## Please Recycle!

## 1530 Roofing - Siding

SETTJE CONSTRUCTION  
Leak Proof your roof!  
Your roofing and Siding specialist.  
Free Estimates.  
Licensed, bonded, insured.  
No job is too big or too small.  
Call Steve at 605-660-7343

## 1555 Dogs - Puppies

AKC LAB PUPPIES  
ALL COLORS WHITE YELLOW DK RED DK CHOCOLATE BLK HUNTING / FAMILY FULL AKC. MITCHELL SD  
CALL-TEXT 605-999-7149  
www.southdakotayellowlabs

## 1600 Other Real Estate

EQUAL HOUSING OPPORTUNITY  
All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, in the sale, rental or financing of housing or an intention to make any such preference.

## 1605 Apartment For Rent

The Residence  
Fully furnished Weekly & Monthly living in Hattington, Nebraska. Amenities: Fridge, Microwave, TV, 1G Internet, Dresser, Oesk, & Communal Kitchen. 402-302-0985.

## 1705 Items \$100 or Less

For Sale: Lawnmower push side, new oil, filter, plug, \$89.00 call 605-665-4372.

For Sale: Lawnmower Snapper self-propelled, bag, new oil, filter plug \$99 call 605-665-4372.

## 1790 Lawn - Garden

Asparagus for sale 10lb. Bag \$40. Brady Tree Farm 4 miles east of Yankton. 605-665-4726.

## 1830 Rumage Sales

2511 Burielgh  
Saturday, 8am-7  
FAMILY GARAGE SALE  
Baby/child items, home decor, misc clothing. High chairs, water tables, play kitchen, slide, air fryer, rugs, bags, more.

409 Burgess Rd.  
Saturday, 5/3, 8am-3pm  
Estate/Garage Sale  
Kitchenware, furniture, tools, dishes, bedding, Decorative items, bird houses, antiques, refrigerator, grandfather clock, much, much more!

## 1870 Ag Equipment

For Sale: Troy-Bilt OHU 208cc Bronco rear tiller, good shape. \$400. Call 712-260-1205.

## 2010 Legal and Public Notices

NOTICE OF APPLICATION TO ESTABLISH A BRANCH BANK

Notice is hereby that Elkhorn Valley Bank & Trust, Norfolk Nebraska in accordance with the provisions of Neb. Rev. Stat. SS 8-157 of the Nebraska Banking Act, filed an application with the Nebraska Department of Banking and Finance and the Federal Deposit Insurance Corporation for approval to establish a branch facility to be located at the 3300 Broadway Ave, Yankton, SD 57078.

Any person wishing to comment on this application may file his or her comments in writing with the Regional Director of the Federal Deposit Insurance Corporation at its regional office located at 1100 Walnut Street, Suite 2100, Kansas City, Missouri 64101.

## 1645 Open Houses

**Open House**  
Sunday May 4  
1 to 3 pm

**5903 Rolling Hills Rd.**  
Running Water, SD~ \$480,000  
6.12+ acres, 3 bed/ 2 bath with beautiful water views!

**CENTURY 21** Professional Real Estate  
Jolene Green  
(605) 464-9634

## 2010 Legal and Public Notices

Missouri 64106 or the Director of the Nebraska Department of Banking and Finance at its office located at 1526 K Street, Suite 300, PO Box 95006, Lincoln, Nebraska 68509. Comments by interested parties must be received by the appropriate Regional Director not later than 15 days after the publication of this notice. Scheduled for May 2, 2025. The non-confidential portions of the application are on file in the regional office and are available for public inspection during regular business hours. Photocopies of the non-confidential portion of the application file will be made available upon request.

Published once at the total approximate cost of \$15.36 and can be viewed free of charge at www.sd-publicnotices.com

Published May 2, 2025.

## NOTICE OF HEARING OF THE YANKTON COUNTY COMMISSION

ADOPTION OF PROPOSED AMENDMENTS TO DEFINITIONS, ARTICLE 5, ARTICLE 6, ARTICLE 7, ARTICLE 8, ARTICLE 9, ARTICLE 10, ARTICLE 11, AND ARTICLE 12 FOR YANKTON COUNTY ORDINANCE 2020 FOR YANKTON COUNTY ORDINANCE 2020

A public hearing will be held before the Yankton County Commission on the 6th day of May 2025 at beginning at 6:40 P.M. and on the 19th day of May 2025 beginning at 6:30 p.m. in the Commission Chambers, Yankton County, South Dakota, to consider recommendation to amend Definitions, Article 5 (Agriculture District), Article 6 (Low Density Residential District), Article 7 (Moderate Density Residential District), Article 8 (High Density Residential District), Article 9 (Manufactured Home Park District), Article 10 (Commercial District), Article 11 (Lakeside Commercial District), and Article 12 (Rural Transitional District).

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

The public is invited to attend the hearing and to present comments and testimony regarding proposed amendments to Yankton County Ordinance 2020 Definitions.

## 1645 Open Houses

## 2010 Legal and Public Notices

Article 5 (Agriculture District), Article 6 (Low Density Residential District), Article 7 (Moderate Density Residential District), Article 8 (High Density Residential District), Article 9 (Manufactured Home Park District), Article 10 (Commercial District), Article 11 (Lakeside Commercial District), and Article 12 (Rural Transitional District). At the conclusion of the hearing, the Yankton County Commission may adopt Yankton County Ordinance No. 25-2N-01.

Dated this 25th day of April, 2025

ATTEST: Gary Vetter Development Services Director

Published twice at the total approximate cost of \$45.50 and can be viewed free of charge at www.sd-publicnotices.com

Published April 25, & May 2, 2025.

## NOTICE OF PUBLIC HEARING ON THE VACATION OF A SECTION LINE IN SECTION 9, TOWNSHIP 93N, RANGE 56W

Notice is hereby given that a Petition to Vacate Right of Way has been presented to the Board of County Commissioners of Yankton County requesting that the section line be vacated:

33' South of Section Line on the East 250' of Lot C of Section 9, Township 93N Range 56W, Yankton County, South Dakota. Notice is further given that Tuesday, May 6, 2025 at the hour of 6:15 P.M. at the Yankton County Government Center in the Commissioners' Chambers has been set by the Board of County Commissioners as the time and place for hearing said Petition Notice is further given that any person, persons, or their attorney may appear and be heard at said scheduled public hearing. Information, opinions or arguments may be presented by any person or persons unable to attend the hearing by submitting such information, opinions or arguments in writing to the Yankton County Commission Attention: Yankton County Auditor, 321 W 3rd St, Suite 100, Yankton, SD 57078. Any such information, opinions or arguments submitted in writing must be received in the Yankton County Auditor's office by 5:00 P.M. five (5) days prior to the scheduled hearing.

Patty Hojem, Yankton County Auditor

Published twice at the total approximate cost of \$28.80 and can be viewed free of charge at www.sd-publicnotices.com

Published April 25, & May 2, 2025.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of May, 2025 at the Yankton County Government Center, Commissioners' Chambers, 321 West Third St., Yankton, South Dakota. Michels Road and Stone is Requesting a Conditional Use Permit for a Temporary construction facility in an AG (Agriculture) District. Applicant wishes to construct a Concrete batch plant to supply the SDDOT US HWY 81 construction project per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Said property is located at the South half of the Northwest Quarter (SW 1/4) and the West half of the Southwest Quarter (W2 SW 1/4) excluding the South Eight hundred fifty-eight feet (858') of the South-

## 2010 Legal and Public Notices

an AG (Agriculture) District. Applicant wishes to construct a Temporary portable crushing and HMA plant site for a road construction project per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Said property is located at the Southeast Quarter, Excluding Lot H1 and excluding Lot 6 Sun Valley Subdivision in Section two (2) Township Ninety-four (94) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, Yankton, South Dakota. E911 address is 30371 439th Ave, Yankton.

Published twice at the total approximate cost of \$47.23 and can be viewed free of charge at www.sd-publicnotices.com

Published April 25, & May 2, 2025.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 13th day of May, 2025 at the Yankton County Government Center, Commissioners' Chambers, 321 West Third St., Yankton, South Dakota. Chuck Stibal is requesting a Variance in a Moderate Density Residential District. Applicant is requesting a Variance of 20 feet to the front setback, due to topography, to build an accessory structure 10 feet from the front property line per Article 18 Section 1807 and Article 19

## CROSSWORD

By THOMAS JOSEPH

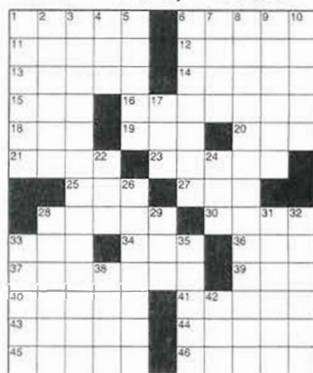
### ACROSS

- 1 Tell target
- 6 Dominant cycle
- 11 Valleys
- 12 Fizzy drinks
- 13 Pulls along
- 14 Russian rulers
- 15 Icarus, to Daedalus
- 16 Insulting cheer
- 18 Flamenco
- 19 Supporter's vote
- 20 Pay stub line
- 21 Egg holder
- 23 Pretentious
- 25 Birdie beater
- 27 Puppy cry
- 28 Aspirations
- 30 Genuine club
- 33 Diamond
- 34 Ethane, e.g.
- 36 Finished off
- 37 Draw in
- 39 Filmmaker
- 40 Ordeal
- 41 Homer

FANS	CHAOS
IRAN	BRAND
LEVI	KERNEL
MAYPOLES	
PAYPHONE	
ASTERISK	TIE
HARTS	SKILL
AGE	SENSES
DAYSTATE	
HAYSEEDS	
ACCESS	CURE
RIALTO	ARIA
MADLY	POPS

### Yesterday's answer

- |                    |                   |
|--------------------|-------------------|
| 9 Jimmy Stewart    | 29 Pouchlike      |
| 10 Useful skill    | 31 Comfortable    |
| 17 Arthur of TV    | 32 Bank, at times |
| 22 Spigot          | 33 Use the tub    |
| 24 Roof            | 35 Mixes up       |
| 26 Wines and dines | 38 Track event    |
| 28 Enmity          | 42 Fiction        |



Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 4/9/2025

Applicant

Potts - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

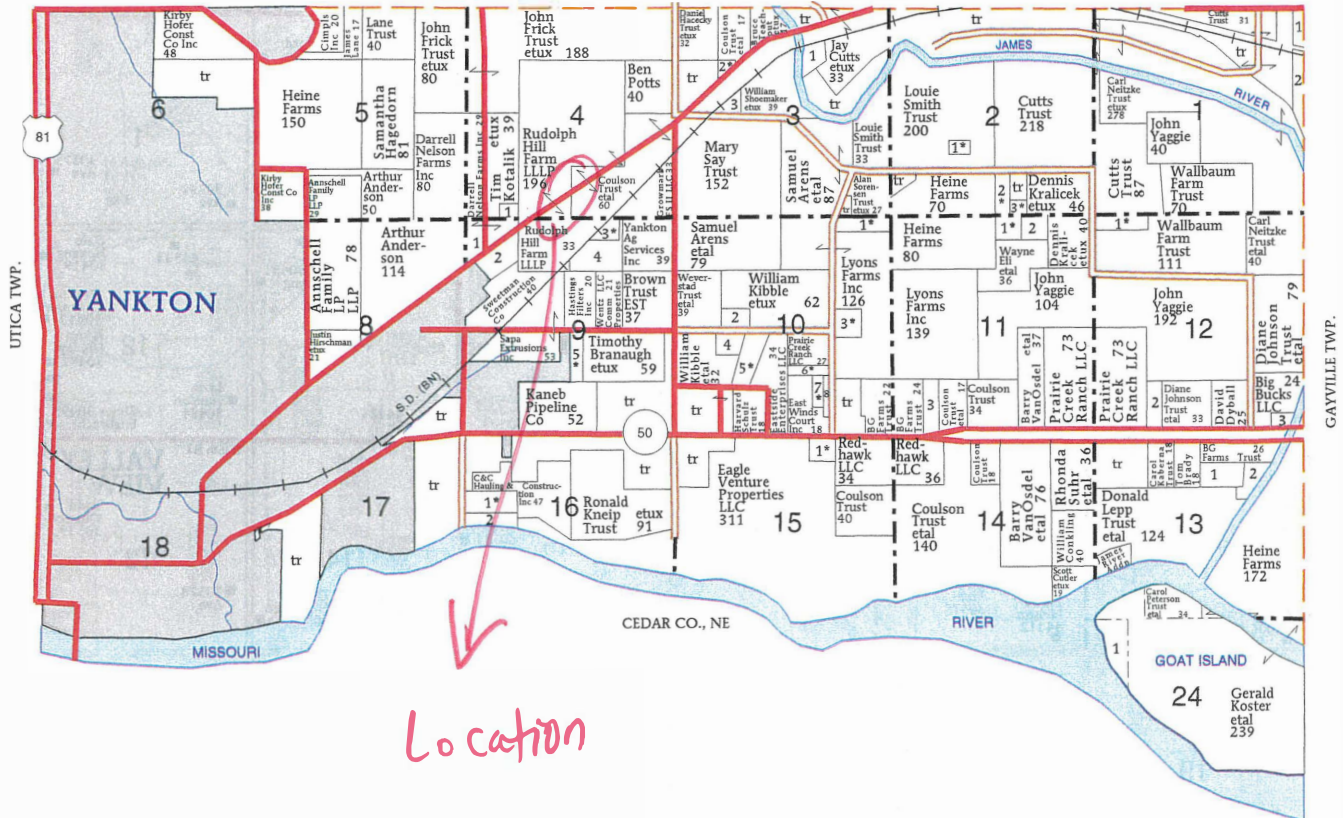
Proposed sidewall height:

Affects Section:

**NOTE:**

Plat of Tract 1 and Tract 2 of Potts Addition in the SE1/4 of Section 4, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota



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

- 1 RWH LAND LLC 6
- 2 NELSON, NANCY 13

**SECTION 2**

- 1 SPRAKEL, ROBBIE ETUX 6
- 2 PALECEK, LANCE ETUX 15
- 3 WILLMAN, DAVID ETUX 5

**SECTION 3**

- 1 STATE OF SOUTH DAKOTA 9
- 2 ANDERSON TRUST, RICHARD ETUX 9
- 3 LOECKER, REYNOLD 9

**SECTION 4**

- 1 KEEHR, MARK 5

**SECTION 9**

- 1 KEEHR, MARK 11
- 2 NORTHWESTERN PUBLIC SERVICE 15
- 3 EIDE, MARK ETUX 6
- 4 YANKTON THRIVE INC 25
- 5 HOLMSTROM, THOMAS ETUX 10

**SECTION 10**

- 1 MADSON TRUST, CLIFFORD ETUX 14
- 2 PAYER, W 14
- 3 READE TRUST, GRANT ETUX 12
- 4 GOEDEN, JOSEPHINE 10
- 5 PAULSEN, RALPH ETUX 13
- 6 BRASEL, ANTHONY ETUX 6
- 7 TACKLE, DAN ETAL 7
- 8 TACKLE, DAN 5

**SECTION 11**

- 1 JENSEN TRUST, GARY ETUX 10
- 2 MERKWAN, DARYL 10
- 3 CONKLING, DANIEL 12

**SECTION 12**

- 1 KOPEITKA, JEFF ETUX 8
- 2 KABERNA TRUST, CAROL 8
- 3 DREESON, JOANNE 7

**SECTION 13**

- 1 BRADY TREE FARM & LANDSCAPE LLC 27
- 2 BRADY TRUST 8

**SECTION 15**

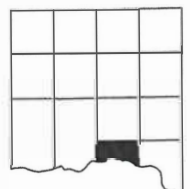
- 1 HARPER, JOHN ETUX 8

**SECTION 16**

- 1 ZOSS, IVAN ETUX 12
- 2 NATIONAL FIELD ARCHERY ASSN FOUNDATION 12

**SECTION 24**

- 1 COURTNEY, THOMAS 15



THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

PLAT OF TRACT 1 AND TRACT 2 OF POTTS ADDITION, IN THE SE1/4 OF SECTION 4, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, DUANE POTTS, AS MANAGER OF THE REDHAWK, LLC, DO HEREBY CERTIFY THAT THE REDHAWK, LLC, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE NE1/4 OF THE SE1/4 AND THE S1/2 OF THE SE1/4 LYING NORTH OF THE RAILROAD TRACK, IN SECTION 4, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

I, DUANE POTTS, AS A PARTNER OF RUDOLPH HILL FARM, LLLP, DO HEREBY CERTIFY THAT RUDOLPH HILL FARM, LLLP, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE NW1/4 OF THE SE1/4 OF SECTION 4, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

TOGETHER, REDHAWK, LLC, AND RUDOLPH HILL FARM, LLLP, ARE THE OWNERS OF TRACT 1 AND TRACT 2 OF POTTS ADDITION, IN THE SE1/4 OF SECTION 4, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. A 33' DEDICATED ACCESS EASEMENT IS BEING DEDICATED AS SHOWN ON THE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
DUANE POTTS, MANAGER

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DUANE POTTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE AS MANAGER, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
DUANE POTTS, PARTNER

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DUANE POTTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE AS PARTNER, 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 TRACT 1 AND TRACT 2 OF POTTS ADDITION, IN THE SE1/4 OF SECTION 4, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

\_\_\_\_\_  
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: TRACT 1 AND TRACT 2 OF POTTS ADDITION, IN THE SE1/4 OF SECTION 4, T93N, R55W, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
COUNTY AUDITOR

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS



PLAT OF TRACT 1 AND TRACT 2 OF POTTS ADDITION, IN THE SE1/4 OF SECTION 4, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION BY THE CITY COMMISSION

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 AND TRACT 2 OF POTTS ADDITION, IN THE SE1/4 OF SECTION 4, T93N, R55W, 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

THERE IS EXISTING ACCESS TO BOTH TRACT 1 AND TRACT 2 FROM COUNTY HWY 366.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ COUNTY, AUTHORITY 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025, \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED IN BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS, YANKTON COUNTY

# PLAT PERMIT

Longitude

**-97.3459909310612**

Latitude

**42.89615466819354**

Permit Number

**PLAT2530**

Parcel Number

**05.004.200.100**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**2117**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**Yes**

Existing Zoning

**RURAL TRANSITIONAL**

Size of the Current Parcel

**59**

Current Legal Description

**NE4 SE4 & S2 SE4 N/RR EXC LT 1 BLK 1 COULSON'S ADDN**

Applicant Name

**Duane Potts**

Applicant Phone

**6056658333**

Applicant Address

**909 Chester Ln Yankton**

Applicant Email Address

**tcweek@iw.net**

Name of the Surveyor / Engineer

**Tom Week**

Surveyor / Engineer Address

**407 Regal Dr, Yankton**

Surveyor / Engineer Phone

**6056658333**

Surveyor / Engineer Email

**tcweek@iw.net**

Surveyor / Engineer Contact Person

**Tom Week**

Owner Name

**Duane Potts**

Owner Phone

**6056658333**

Owner Address

**407 Regal Dr Yankton**

Owner Email Address

**tcweek@iw.net**

Location of Property

**Lat: 42.896155 Lon: -97.345991**



Powered by Esri

Section Township Range

**4-93-55**

Tract or Lot Number

**Prairie Creek RAnch**

Number of Acres Being Platted

**68**

Addition Name

**Potts Addition**

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

Has the Plat Been Approved By the City of Yankton

Yes

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF

Potts plat.pdf  
745.6KB



Applicant Signature

James Potts

ApplicantSignature-.jpg

Owner Signature

Sam

OwnerSignature-.jpg

Date of Application Submission

**Apr 7, 2025**

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 4/9/2025

Applicant

Gall - 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 Kepplinger Tract 1, in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 6, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

T-95-N

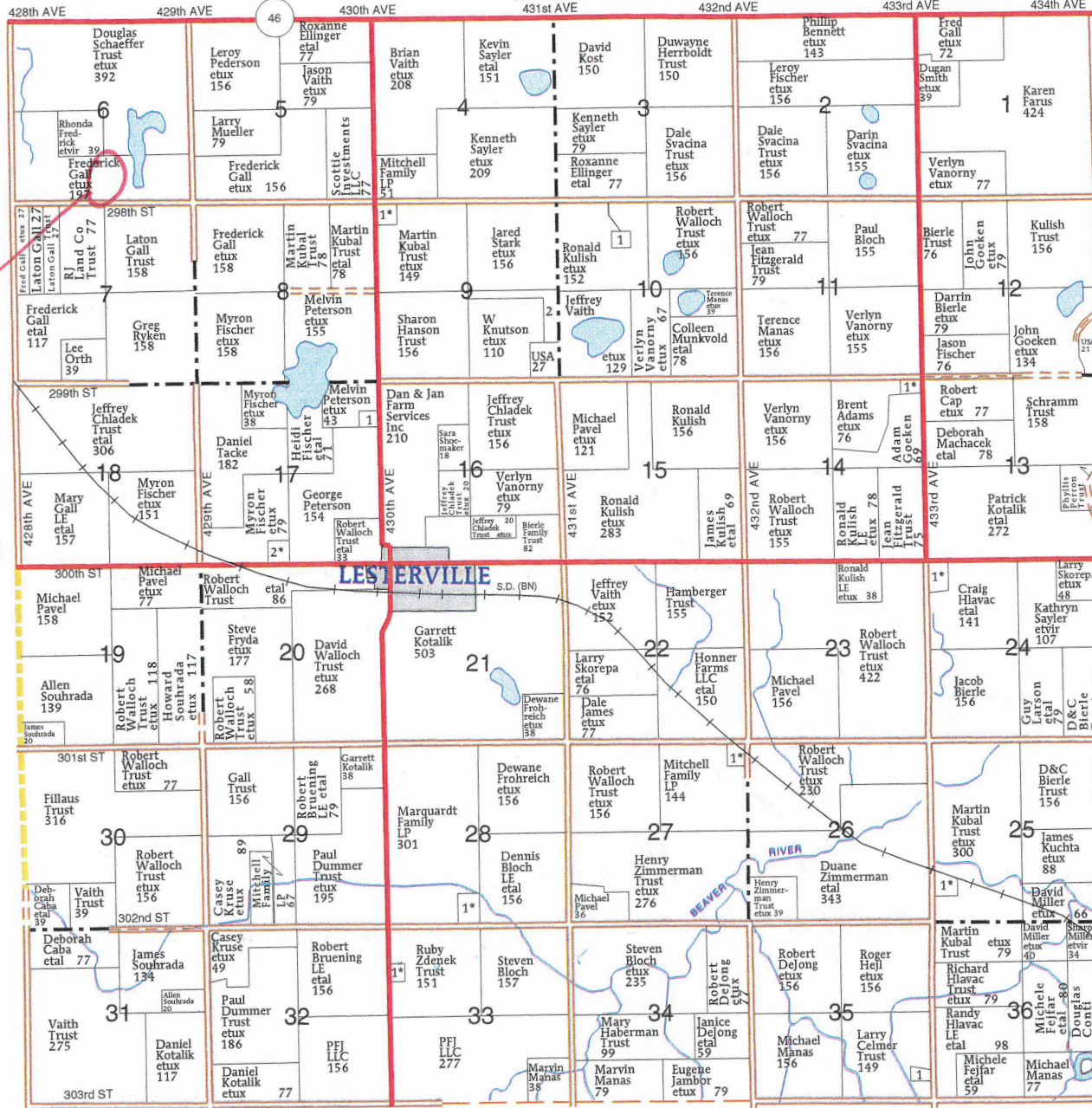
## LESTERVILLE PLAT

(Landowners)

R-57-W

ODESSA TWP.

431st AVE



ZISKOV TWP.

## LESTERVILLE TOWNSHIP

## SECTION 9

- 1 POMMERVILLE, MICHAEL ETUX 7
- 2 SUSTAINABLE PROPERTY HOLDINGS LLC 20

## SECTION 10

- 1 GARTZKE, MELVIN 5

## SECTION 14

- 1 SVEC, DENISE ETAL 9

## SECTION 17

- 1 PETERSON, GEORGE 5
- 2 AUCH, DOUGLAS ETUX 9

## SECTION 24

- 1 HLAVAC, CRAIG ETUX 15

## SECTION 25

- 1 SCHANCHE, KENNETH ETUX 7

## SECTION 27

- 1 LAWRENCE, ROBERT ETUX 9

## SECTION 28

- 1 MARQUARDT, RALPH ETUX 11

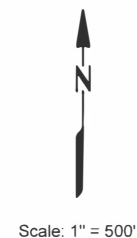
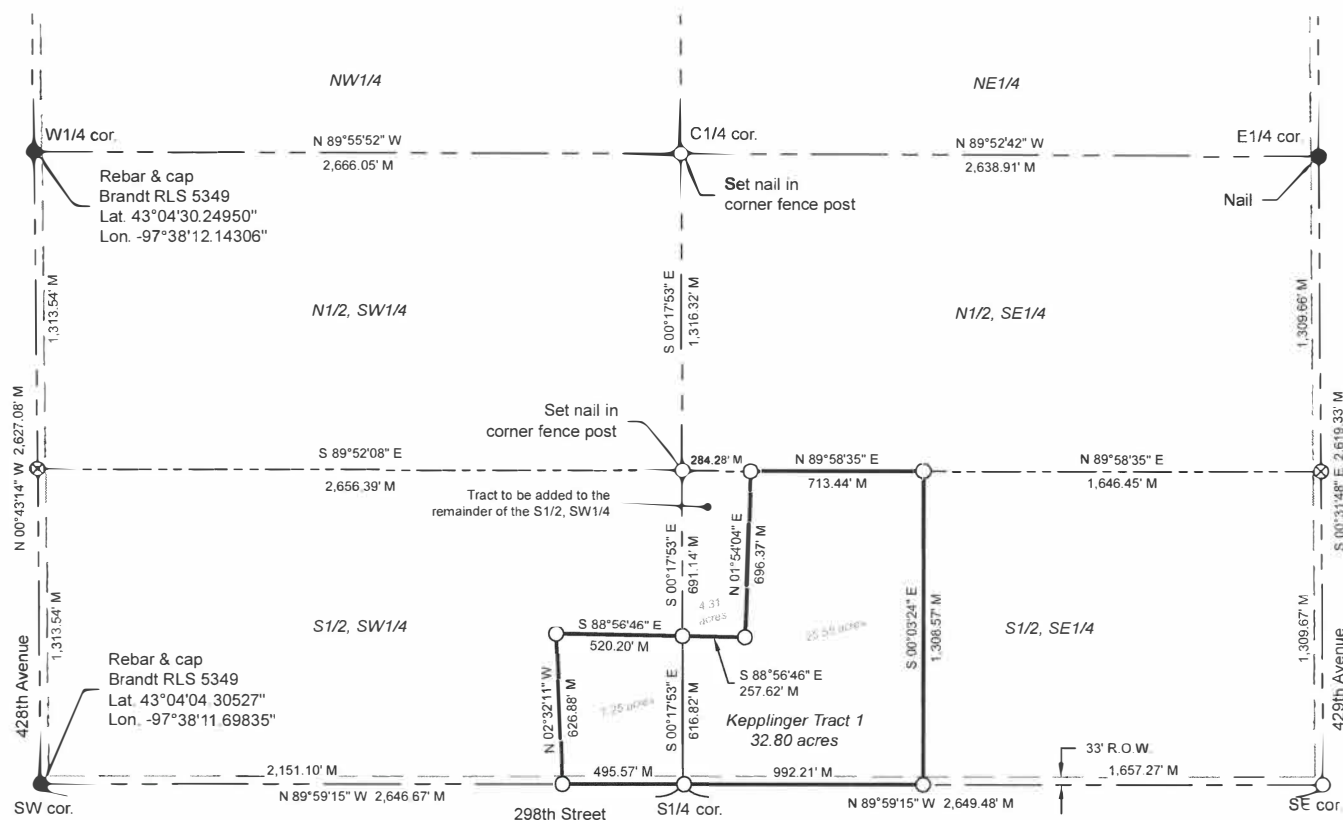
## SECTION 33

- 1 TESCH, WIATT ETUX 5

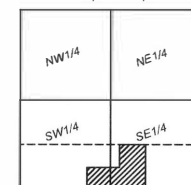
## SECTION 35

- 1 PULLEN, LORINDA 6

Plat of Kepplinger Tract 1,  
in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter  
of Section 6, T95N, R57W of the 5th P.M., Yankton County, South Dakota



Section 6, T95N, R57W



Surveyor's Statement

I, Brian J. Benson, a duly Registered Land Surveyor under the laws of the State of South Dakota, have performed a survey of Kepplinger Tract 1 in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 6, T95N, R57W of the 5th P.M., Yankton County, South Dakota, and the above survey was made by me or under my direct supervision and is true and accurate to the best of my knowledge.

Brian J. Benson, LS 11950

Date

Preliminary

Legend

- Found Corner (As Noted)
- Set 1/2"x24" Rebar & Cap Stamped "LS 11950"
- ⊗ Computed Corner
- M Measured Distance

Date: 3/18/2025

Job Number: 25012

Drawn by: BB

Page: 1 of 2



Brian J. Benson  
1100 Douglas Ave  
Yankton, SD 57078  
402-860-4332  
brian@meridianrls.com

Plat of Kepplinger Tract 1,  
in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter  
of Section 6, T95N, R57W of the 5th P.M., Yankton County, South Dakota

Owners Certificate

We, Frederick V. Gall and Tricia Ann Gall, husband and wife, as joint tenants with right of survivorship and not as tenants in common, owners of the South half of the Southwest Quarter and the South half of the Southeast Quarter of Section 6, Township 95 North, Range 57 West of the 5th P.M., Yankton County, South Dakota; that this Plat was made at our request and under our direction for the purpose of defining and describing the property as shown by this plat and shall hereafter be known as Kepplinger Tract 1 in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 6, Township 95 North, Range 57 West of the 5th P.M., Yankton County, South Dakota. The development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Frederick V. Gall

\_\_\_\_\_  
Tricia Ann Gall

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Frederick V. Gall and Tricia Ann Gall, known to me to be the persons who are described in and who executed the within and foregoing instrument and certificate and acknowledged to me that they executed the same.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Zoning Administrator

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Zoning Administrator

Approval of Highway Authority

State of South Dakota      County of Yankton

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

\_\_\_\_\_  
Highway Authority

County Planning Commission Approval

Approval of the final plan of Kepplinger Tract 1 in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 6, Township 95 North, Range 57 West of the 5th P.M., Yankton County, South Dakota, is hereby granted by the Yankton County Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chair, County Planning Commission  
Yankton County, South Dakota

County Commission Approval

I hereby certify that the final plan of Kepplinger Tract 1 in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 6, Township 95 North, Range 57 West of the 5th P.M., Yankton County, South Dakota, South Dakota was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman County Commission  
Yankton County, South Dakota

Treasurer Certificate

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

\_\_\_\_\_  
Treasurer  
Yankton County, South Dakota

County Auditor Certificate

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Auditor  
Yankton County, South Dakota

Register of Deeds

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ of plats on page \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds  
Yankton County, South Dakota

Director of Equalization Certificate

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Director of Equalization  
Yankton County, South Dakota

Date: 3/18/2025
Job Number: 25012
Drawn by: BB
Page: 2 of 2



Preliminary



# PLAT PERMIT

Longitude

**-97.62729574077358**

Latitude

**43.06867281052504**

Permit Number

**PLAT2527**

Parcel Number

**15.006.300.200**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**00648131**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**Yes**

Existing Zoning

**AGRICULTURE**

Size of the Current Parcel

**78**

Current Legal Description

**S2 SW4**

Applicant Name

**Frederick Gall**

Applicant Phone

**4028604332**

Applicant Address

**42846 298 ST LESTERVILLE SD 57040**

Applicant Email Address

**brian@meridianrls.com**

Name of the Surveyor / Engineer

**Brian Benson**

Surveyor / Engineer Address

**1109 Douglas Ave, Yankton**

Surveyor / Engineer Phone

**4028604332**

Surveyor / Engineer Email

**brian@meridianrls.com**



Surveyor / Engineer Contact Person

**Brian Benson**

Owner Name

**Frederick Gall**

Owner Phone

**4028604332**

Owner Address

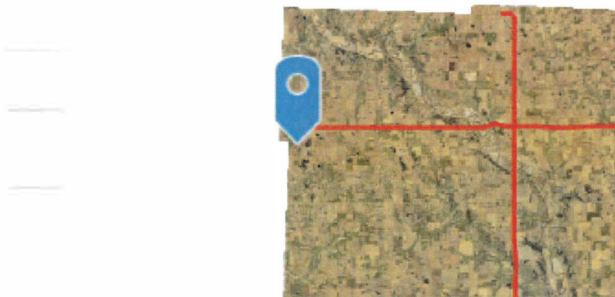
**42846 298 ST LESTERVILLE SD 57040**

Owner Email Address

**brian@meridianrls.com**

Location of Property

**Lat: 43.068673 Lon: -97.627296**



Powered by Esri

Section Township Range

**6-95-57**

Tract or Lot Number

**Tract 1**

Number of Acres Being Platted

**3,280**

Addition Name

**Kepplinger**

How is the Property Currently Being Used

**AG**

How Will the Property Be Used

**AG**

Is this Property an Existing Farmstead

**Yes**

If a Farmstead, How Many Acres Surround it

**32**

Has the Plat Been Approved By the City of Yankton

**No**

Is Owner Signature Notarized

**Yes**

Do you have Signatures and Approval from the Road Authority

**Yes**

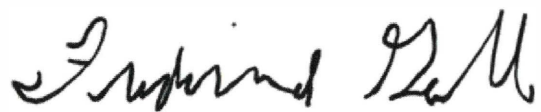
Do you have the County Treasurer's Signature

**Yes**

Insert Plat Here

<b>PDF</b>	25012.pdf
	1.3MB

Applicant Signature

A handwritten signature in black ink, appearing to read "Ferdinand R. M." in a cursive script.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Sam" in a cursive script.

OwnerSignature-.jpg

Date of Application Submission

**Mar 31, 2025**



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

Date filed: 4/9/2025

Applicant

**Clayton Lee Trust - PLAT**

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

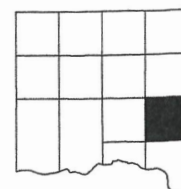
Affects Section:

**NOTE:**

Plat of Lee-Jepsen Tract 1 located in the West half of the Northwest Quarter of Section 15,  
T94N, R54W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

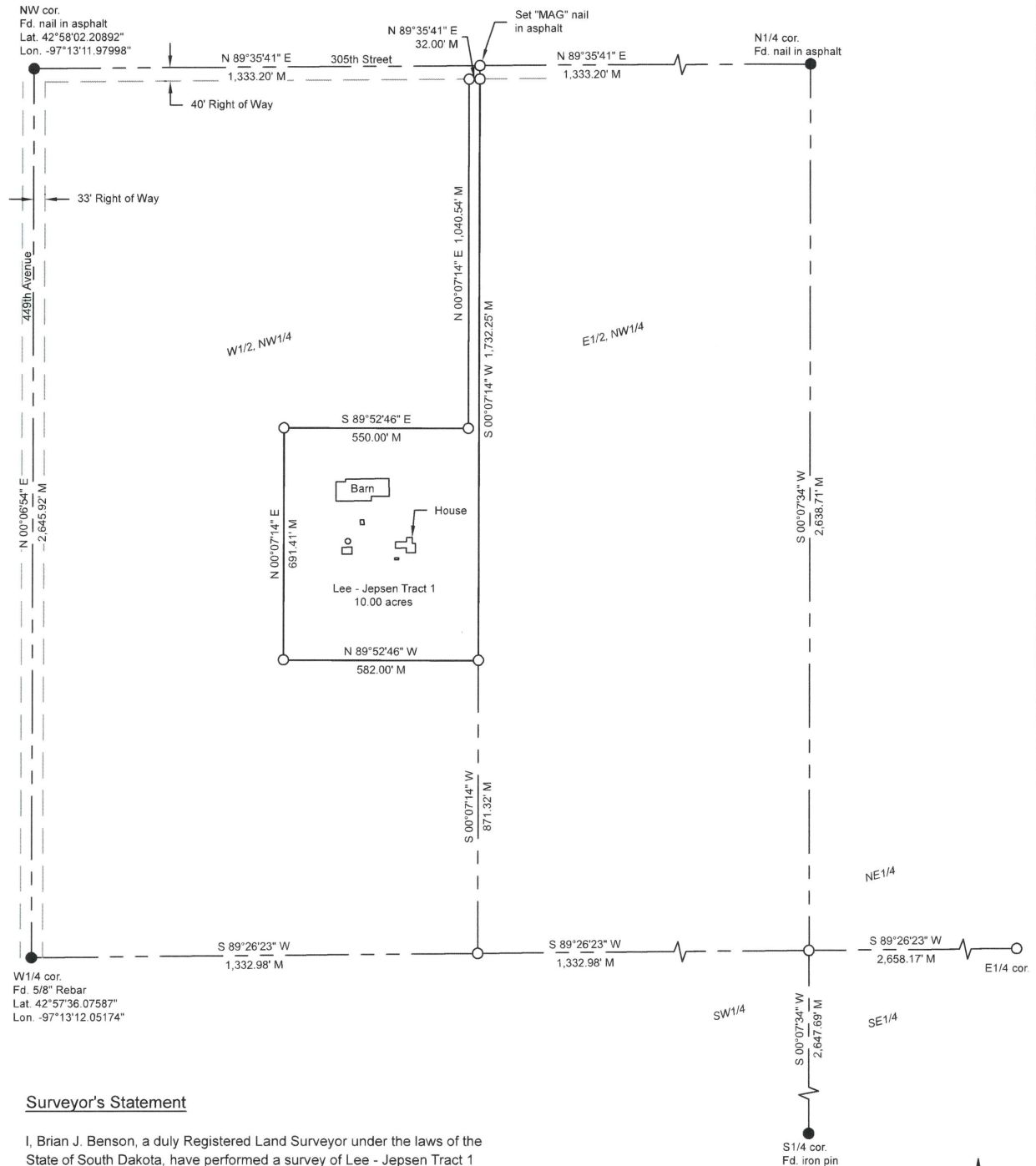


## 34



# Lee - Jepsen Tract 1

Located in the West Half of the Northwest Quarter of Section 15, Township 94 North, Range 54 West of the 5th P.M.,  
Yankton County, South Dakota



## Surveyor's Statement

I, Brian J. Benson, a duly Registered Land Surveyor under the laws of the State of South Dakota, have performed a survey of Lee - Jepsen Tract 1 Located in the West Half of the Northwest Quarter of Section 15, Township 94 North, Range 54 West of the 5th P.M., Yankton County, South Dakota, and the above survey was made by me or under my direct supervision and is true and accurate to the best of my knowledge.

Brian J. Benson, LS 11950

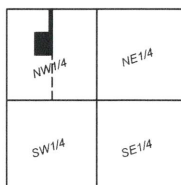
Date

Preliminary

## Legend

- Found Corner (As Noted)
- Set 1/2" x 24" Rebar & Cap Stamped "LS 11950"
- ⊗ Computed Corner
- M Measured Distance
- R Record Distance

Section 15, T94N, R54W



Date: 3/28/2025

Job Number: 25015

Drawn by: BB

Page: 1 of 2

Meridian  
LAND SURVEYING, LLC

Scale: 1" = 300'



## Lee - Jepsen Tract 1

Located in the West Half of the Northwest Quarter of Section 15, Township 94 North, Range 54 West of the 5th P.M.,  
Yankton County, South Dakota

### Owners Certificate

I, Trustee, of the Clayton G. Lee Trust dated January 22, 2015, owner of the West Half of the Northwest Quarter of Section 15, Township 94 North, Range 54 West of the 5th P.M., Yankton County, South Dakota; that this Plat was made at my request and under my direction for the purpose of defining and describing the property as shown by this plat and shall hereafter be known as Lee - Jepsen Tract 1 located in the West Half of the Northwest Quarter of Section 15, Township 94 North, Range 54 West of the 5th P.M., Yankton County, South Dakota. The development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Trustee

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared \_\_\_\_\_, known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that they executed the same.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

### Zoning Administrator

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Zoning Administrator

### Approval of Highway Authority

State of South Dakota      County of Yankton

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

\_\_\_\_\_  
Highway Authority

### County Planning Commission Approval

Approval of the final plan of Lee - Jepsen Tract 1 located in the West Half of the Northwest Quarter of Section 15, Township 94 North, Range 54 West of the 5th P.M., Yankton County, South Dakota, is hereby granted by the Yankton County Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chair, County Planning Commission  
Yankton County, South Dakota

### County Commission Approval

I hereby certify that the final plan of Lee - Jepsen Tract 1 located in the West Half of the Northwest Quarter of Section 15, Township 94 North, Range 54 West of the 5th P.M., Yankton County, South Dakota, South Dakota was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman County Commission  
Yankton County, South Dakota

### Treasurer Certificate

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

\_\_\_\_\_  
Treasurer  
Yankton County, South Dakota

### County Auditor Certificate

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Auditor  
Yankton County, South Dakota

### Director of Equalization Certificate

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

\_\_\_\_\_  
Director of Equalization  
Yankton County, South Dakota

### Register of Deeds

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ of plats on page \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds  
Yankton County, South Dakota

Preliminary

Date: 3/28/2025

Job Number: 25015

Drawn by: BB

Page: 2 of 2



# PLAT PERMIT

Longitude

**-97.21618622394578**

Latitude

**42.963563825734816**

Permit Number

**PLAT2528**

Parcel Number

**02.015.400.200**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**cash**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**No**

Existing Zoning

**AGRICULTURE**

Size of the Current Parcel

**77**

Current Legal Description

**W2 NW4 EXC LT H1**

Applicant Name

**Lee Clayton trust**

Applicant Phone

**4028604332**

Applicant Address

**44925 305 ST, Volin**

Applicant Email Address

**brian@meridianrls.com**

Name of the Surveyor / Engineer

**Brian Benson**

Surveyor / Engineer Address

**1109 Douglas Ave, Yankton**

Surveyor / Engineer Phone

**4028604332**

Surveyor / Engineer Email

**brian@meridianrls.com**



Surveyor / Engineer Contact Person

**Brian Benson**

Owner Name

**Lee Clayton trust**

Owner Phone

**4028604332**

Owner Address

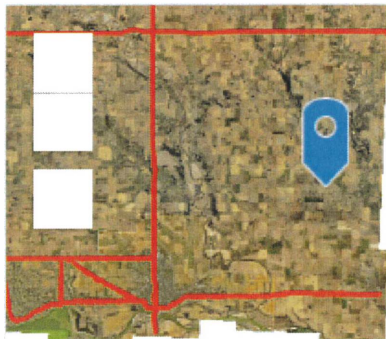
**44925 305 ST, Volin**

Owner Email Address

**brian@meridianrls.com**

Location of Property

**Lat: 42.963564 Lon: -97.216186**



Powered by Esri

Section Township Range

**15-94-54**

Tract or Lot Number

**Jepsen Tract 1**

Number of Acres Being Platted

**10**

Addition Name

**Jepsen**

How is the Property Currently Being Used

**AG**

How Will the Property Be Used

**AG**

Is this Property an Existing Farmstead

**Yes**

If a Farmstead, How Many Acres Surround it

**10**

Has the Plat Been Approved By the City of Yankton

**No**

Is Owner Signature Notarized

**Yes**

Do you have Signatures and Approval from the Road Authority

**Yes**

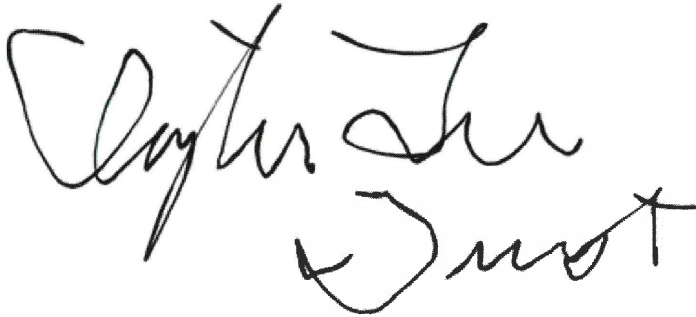
Do you have the County Treasurer's Signature

**Yes**

Insert Plat Here

<b>PDF</b>	25015.pdf
	1.2MB

Applicant Signature

A handwritten signature in black ink, appearing to read "Clayton J. Smith". The signature is written in a cursive, flowing style with a large initial 'C' and a distinct 'J'.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Sam". The signature is written in a cursive, flowing style with a large initial 'S'.

OwnerSignature-.jpg

Date of Application Submission

**Mar 31, 2025**



Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 4/9/2025

Applicant

**Arens - 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:

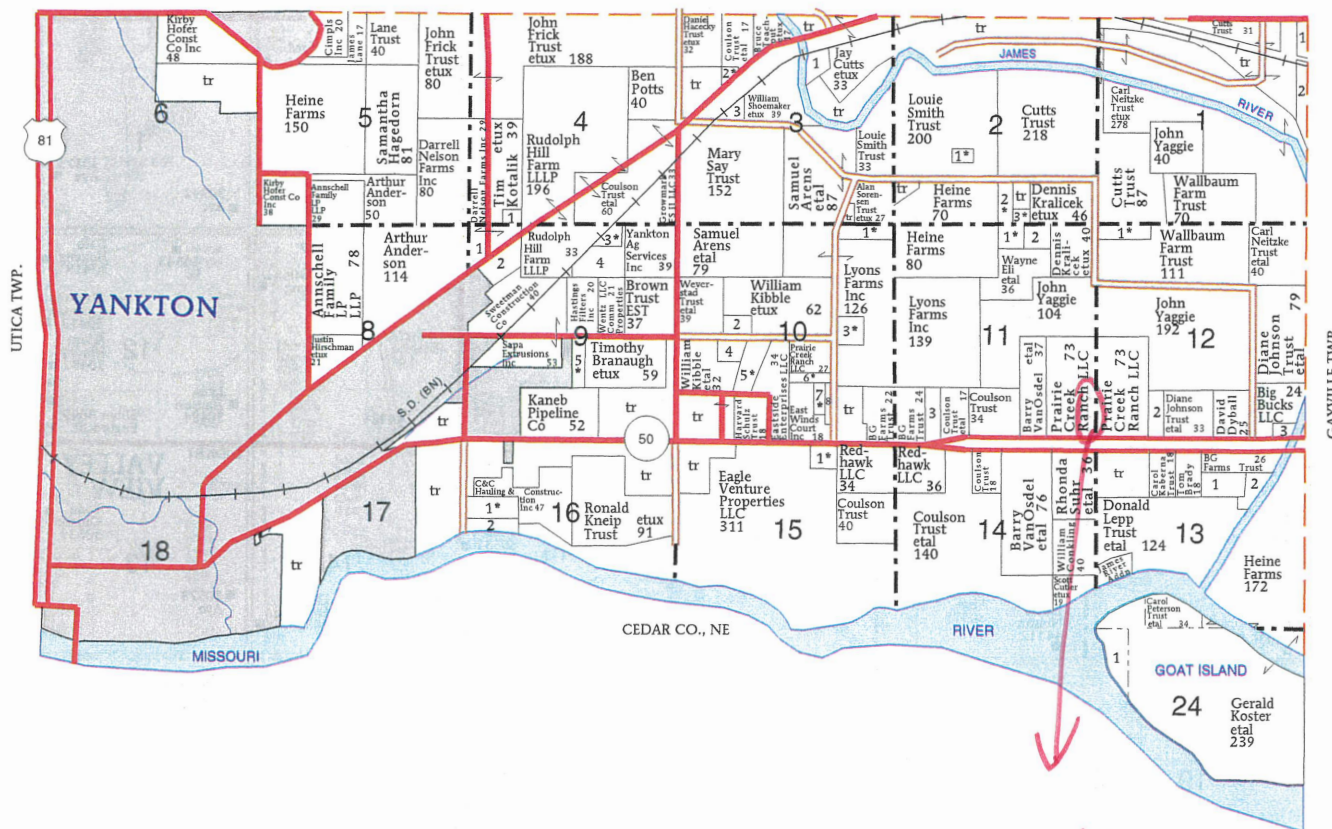
Proposed building size:

Proposed sidewall height:

Affects Section:

**NOTE:**

Plat of Prairie Creek Ranch, in the E1/2 of the SE1/4 of Section 11, T93N, R55W of the 5<sup>th</sup> P.M.,  
Yankton County, South Dakota

(Landowners)  
MISSION HILL 'N' TWP.

Location

MISSION HILL 'S'  
TOWNSHIP

## SECTION 1

- |   |               |    |
|---|---------------|----|
| 1 | RWH LAND LLC  | 6  |
| 2 | NELSON, NANCY | 13 |

## SECTION 2

- |   |                      |    |
|---|----------------------|----|
| 1 | SPRAKEL, ROBBIE ETUX | 6  |
| 2 | PALECEK, LANCE ETUX  | 15 |
| 3 | WILLMAN, DAVID ETUX  | 5  |

## SECTION 3

- |   |                              |   |
|---|------------------------------|---|
| 1 | STATE OF SOUTH DAKOTA        | 9 |
| 2 | ANDERSON TRUST, RICHARD ETUX | 9 |
| 3 | LOECKER, REYNOLD             | 9 |

## SECTION 4

- |   |             |   |
|---|-------------|---|
| 1 | KEEHR, MARK | 6 |
|---|-------------|---|

## SECTION 9

- |   |                             |    |
|---|-----------------------------|----|
| 1 | KEEHR, MARK                 | 11 |
| 2 | NORTHWESTERN PUBLIC SERVICE | 15 |
| 3 | EIDE, MARK ETUX             | 6  |
| 4 | YANKTON THRIVE INC          | 25 |
| 5 | HOLMSTROM, THOMAS ETUX      | 10 |

## SECTION 10

- |   |                             |    |
|---|-----------------------------|----|
| 1 | MADSON TRUST, CLIFFORD ETUX | 14 |
| 2 | PAYER, W                    | 14 |
| 3 | READE TRUST, GRANT ETUX     | 12 |
| 4 | GOEDEN, JOSEPHINE           | 10 |
| 5 | PAULSEN, RALPH ETUX         | 13 |
| 6 | BRASEL, ANTHONY ETUX        | 6  |
| 7 | TACKLE, DAN ETAL            | 7  |
| 8 | TACKLE, DAN                 | 5  |

## SECTION 11

- |   |                         |    |
|---|-------------------------|----|
| 1 | JENSEN TRUST, GARY ETUX | 10 |
| 2 | MERKMAN, DARYL          | 10 |
| 3 | CONKLING, DANIEL        | 12 |

## SECTION 12

- |   |                      |   |
|---|----------------------|---|
| 1 | KOPEJTKA, JEFF ETUX  | 8 |
| 2 | KABERNA TRUST, CAROL | 8 |
| 3 | DREESSEN, JOANNE     | 7 |

## SECTION 13

- |   |                                 |    |
|---|---------------------------------|----|
| 1 | BRADY TREE FARM & LANDSCAPE LLC | 27 |
| 2 | BRADY TRUST                     | 8  |

## SECTION 15

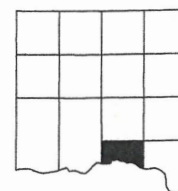
- |   |                   |   |
|---|-------------------|---|
| 1 | HARPER, JOHN ETUX | 8 |
|---|-------------------|---|

## SECTION 16

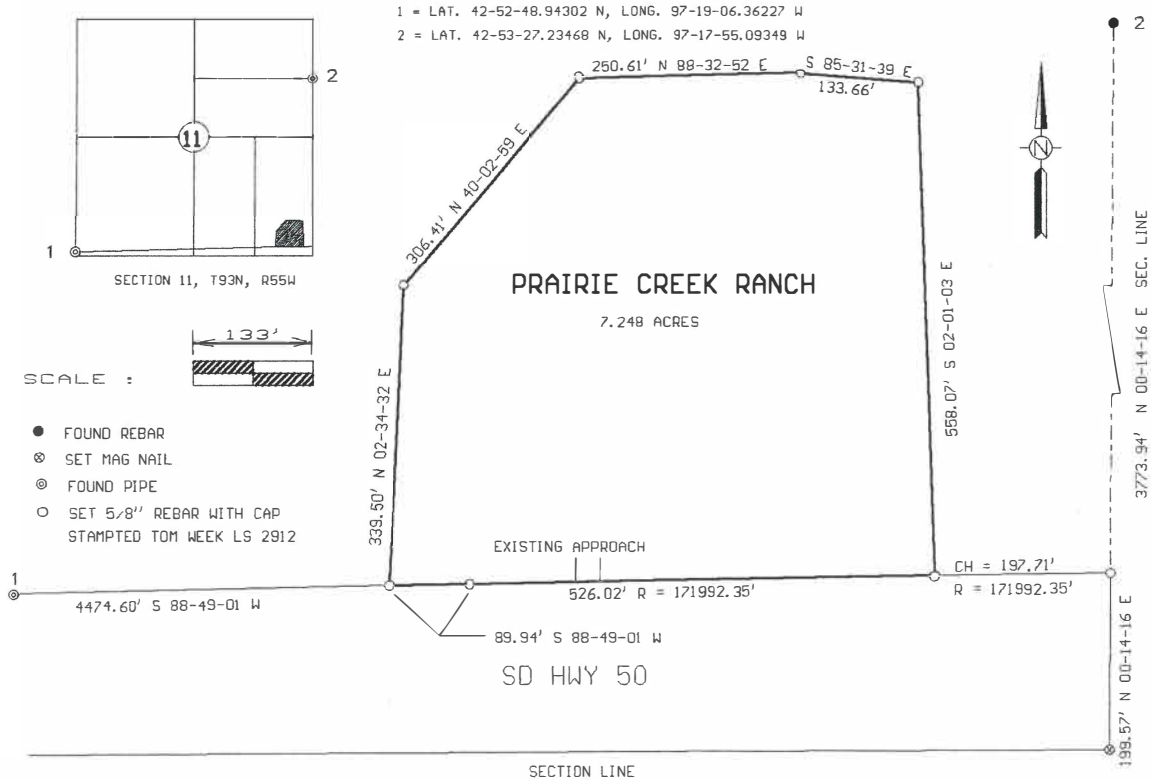
- |   |                                        |    |
|---|----------------------------------------|----|
| 1 | ZOSS, IVAN ETUX                        | 12 |
| 2 | NATIONAL FIELD ARCHERY ASSN FOUNDATION | 12 |

## SECTION 24

- |   |                  |    |
|---|------------------|----|
| 1 | COURTNEY, THOMAS | 15 |
|---|------------------|----|



PLAT OF PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11,  
T93N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11, T93N, R55W, 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 2ND. DAY OF APRIL, 2025.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

OWNERS CERTIFICATE

I, THOMAS ARENS, AS MANAGER OF THE PRAIRIE CREEK RANCH, LLC., DO HEREBY CERTIFY THAT THE PRAIRIE CREEK RANCH, LLC., IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

THOMAS ARENS, MANAGER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED THOMAS ARENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE AS MANAGER, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



PLAT OF PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

ZONING ADMINISTRATOR

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT IN ACCORDANCE WITH SECTION 513 (FARMSTEAD, MINIMUM LOT REQUIREMENTS) OF THE YANKTON COUNTY SUBDIVISION REGULATIONS, AND PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, DOES QUALIFY AS A FARMSTEAD.

\_\_\_\_\_  
ZONING ADMINISTRATOR

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, \_\_\_\_\_, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COUNTY AUDITOR

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

RESOLUTION BY THE CITY COMMISSION

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

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

THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND 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 EXISTING ACCESS TO PRAIRIE CREEK RANCH FROM SD HWY 50 IS APPROVED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
STATE AUTHORITY, REPRESENTATIVE



PLAT OF PRAIRIE CREEK RANCH, IN THE E1/2 OF THE SE1/4 OF SECTION 11, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025, \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED IN BOOK NO. \_\_\_\_, PAGE \_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS, YANKTON COUNTY

# PLAT PERMIT

Longitude

**-97.30053019214948**

Latitude

**42.88127212080934**

Permit Number

**PLAT2529**

Parcel Number

**05.011.200.100**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**3728**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**Yes**

Existing Zoning

**AGRICULTURE**

Size of the Current Parcel

**73**

Current Legal Description

**E2 SE4**

Applicant Name

**Thomas Arens**

Applicant Phone

**6056658333**

Applicant Address

**4408 Broadway Ave Yankton**

Applicant Email Address

**tcweek@iw.net**

Name of the Surveyor / Engineer

**Tom Week**

Surveyor / Engineer Address

**407 Regal Dr, Yankton**

Surveyor / Engineer Phone

**6056658333**

Surveyor / Engineer Email

**tcweek@iw.net**

Surveyor / Engineer Contact Person

**Tom Week**

Owner Name

**Thomas Arens**

Owner Phone

**6056658333**

Owner Address

**4408 Broadway Ave Yankton**

Owner Email Address

**tcweek@iw.net**

Location of Property

**Lat: 42.881272 Lon: -97.30053**



Powered by Esri

Section Township Range

**11-93-55**

Tract or Lot Number

**Prairie Creek RAnch**

Number of Acres Being Platted

**7**

Addition Name

**Prairie Creek Ranch**



How is the Property Currently Being Used

**AG**

How Will the Property Be Used

**AG**

Is this Property an Existing Farmstead

**Yes**

If a Farmstead, How Many Acres Surround it

**7**

Has the Plat Been Approved By the City of Yankton

**Yes**

Is Owner Signature Notarized

**Yes**

Do you have Signatures and Approval from the Road Authority

**Yes**

Do you have the County Treasurer's Signature

**Yes**

Insert Plat Here

**PDF**    PLAT-.pdf  
728KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Tom Dunne". The signature is written in a cursive style with a large, stylized "T" and "D".

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Dunne". The signature is written in a cursive style with a large, stylized "D".

OwnerSignature-.jpg

Date of Application Submission

**Apr 4, 2025**