

August 13, 2024

AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Mike Welsh
- Don Kettering

- Sam Hummel
- 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.

Swan Lake Wind, LLC - Conditional Use Permit

Applicant is requesting a Conditional Use Permit for a Large Wind Energy Conversion System per Article 5 Section 507 and Article 26 Section 2605. Applicant is requesting to place 37 Large Wind Towers in Agriculture Districts throughout Mayfield and Turkey Valley Townships in Yankton County. Said towers will be placed in Sections 1, 2, 3, 4, 9, 11, 13, 14, 22, 23, 24, 25, 27, and 28 of Township 96 North, Range 55 West of the 5th PM and Sections 6, 7, 17, 20, 28, 31, 32, and 33 of Township 96 North, Range 54 west of the 5th PM, Yankton County, South Dakota (**Mayfield and Turkey Valley**)

7:10 P.M.

Plats

Jaton - A Replat of Jaton Tract 1, in the NW1/4 of the NE1/4 of Section 1, T95N, R54W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as:

Jaton Tract 2, in the NW1/4 of the NE1/4 of Section 1, T95N, R54W of the 5th P.M., Yankton County, South Dakota (**Marindahl**)

Jacobson - Plat of lots 1 and 2 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 (**Utica South**)

7:15 P.M.

Public Comment

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

STAFF ATTENDANCE: Conkling/Vetter

ROLL BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

CALL:

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Wildwood Christian Retreat Center – Conditional Use Permit 11.011.200.100

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit in an Agriculture District per Article 5 Section 509, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to create a retreat center where Christian leaders can come for sabbatical and church staff for retreats. Said property is legally described as the Southeast Quarter (SE1/4) Section 11, T95N, R56 west of the 5th P.M. Yankton County, South Dakota. E911 address is 29901 439th Ave, Utica

COMMENTS: Trevor Thielke – applicant Harold Klimisch
Sally Thielke – applicant
Michael Roach
Jan Klimisch

MOTION: **Approve based on maximum of 10 cabins as presented and other findings of facts
Passed 5-2**

APPROVAL: MOTION BY: Loest SECOND BY: Welsh

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Fire and Ice – Conditional Use Permit

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to erect a large gathering tent to host bands and have a beer garden. Said property is legally described as Lot 25, Lewis and Clark Business Center, Section 16, T93N, R56 west of the 5th P.M., Yankton County, South Dakota. E911 address is 3804 West 8th St., Yankton.

COMMENTS: James DeBoer – applicant
Kate Doering – applicant
Beth Kaltsulas

MOTION: **Approve with the following conditions - a permanent fence be built on the northwest side of the property, A traffic flow plan be submitted and approved by the Zoning Administrator, no parking**

on the frontage road, porta potties are available, a maximum of four music events per year and music must end at 11:00 P.M., and the tent can only be up for four days for each music event.
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Olivier - plat

ADDRESS/LLEGAL: Plat of Lots 2 and 3 of Block 6, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS:

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

APPROVAL: MOTION BY: Loest SECOND BY: Hummel
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Public Hearing – Definitions and Article 26 (WECS)

ADDRESS/LLEGAL:

COMMENTS: Julie Auch Gordon Waltner Doug Nelson Sandy Williams Alan Ward
Connor Morkve Chris Ollson Alan Claus Anderson Lori Sletten Mike Healy
Myles Schumacher Terri Clark Jennifer Morkve Sandra Baker
Roger Hofer Robert Burns Joshua Stuckey Ralph Marquardt

MOTION: **Send Article 26 to the County Commission with the amendments to definition of Large Wind Energy Conversion System and Small Wind Energy Conversion System and addition of sentence to Section 2615 Letter I regarding eminent domain and electric lines.**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Welsh
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Public Comment

ADDRESS/LLEGAL:

COMMENTS: Devon Wagner
Doug Nelson
Gordon Waltner

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Hummel SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

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PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

MOTION: _____

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PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL:

MOTION BY: _____

SECOND BY: _____

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 7/25/2024

Applicant

Jaton - 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:

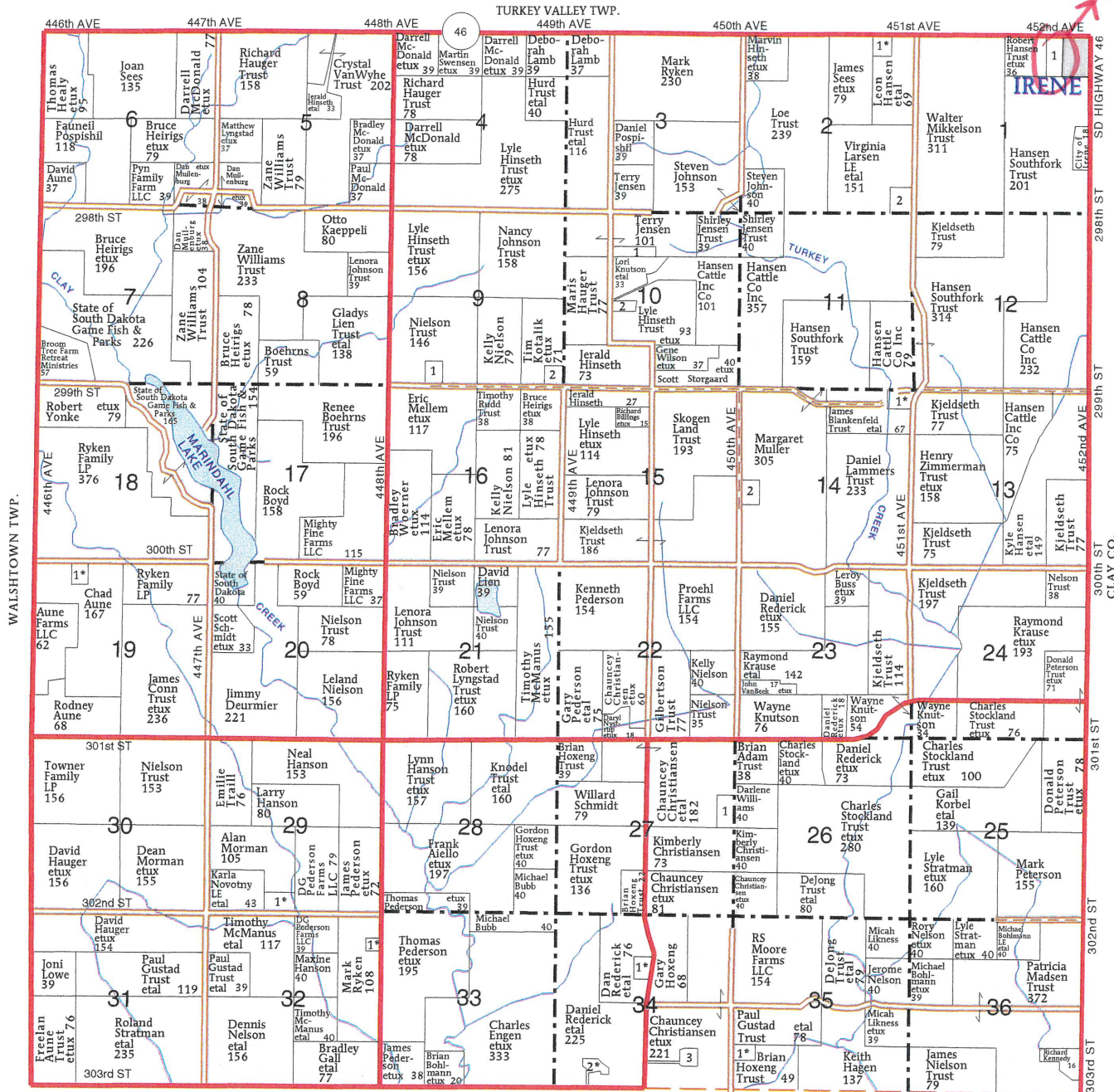
Affects Section:

NOTE:

A Replat of Jaton Tract 1, in the NW1/4 of the NE1/4 of Section 1, T95N, R54W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as:

Jaton Tract 2 in the NW1/4 of the NE1/4 of Section 1, T95N, R54W of the 5th P.M., Yankton County, South Dakota

(Landowners)



VOLIN TWP.

MARINDAHL TOWNSHIP

SECTION 1

1 IRENE COMMUNITY SERVICE GROUP INC 15

SECTION 2

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

SECTION 9

1 STONE, JANICE 8
2 PETERSON, GAIL 8

SECTION 10

1 EIDE, GREGORY 15
2 FAGERHAUG, CLAIR 6

SECTION 14

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

SECTION 19

1 SCHNABEL, JEFFREY ETUX 10

SECTION 27

1 WILLIAMS, DARLENE 11

SECTION 29

1 MORMAN, DEAN ETUX 10

SECTION 32

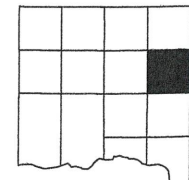
1 COOKE, GENE ETUX 6

SECTION 34

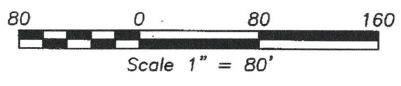
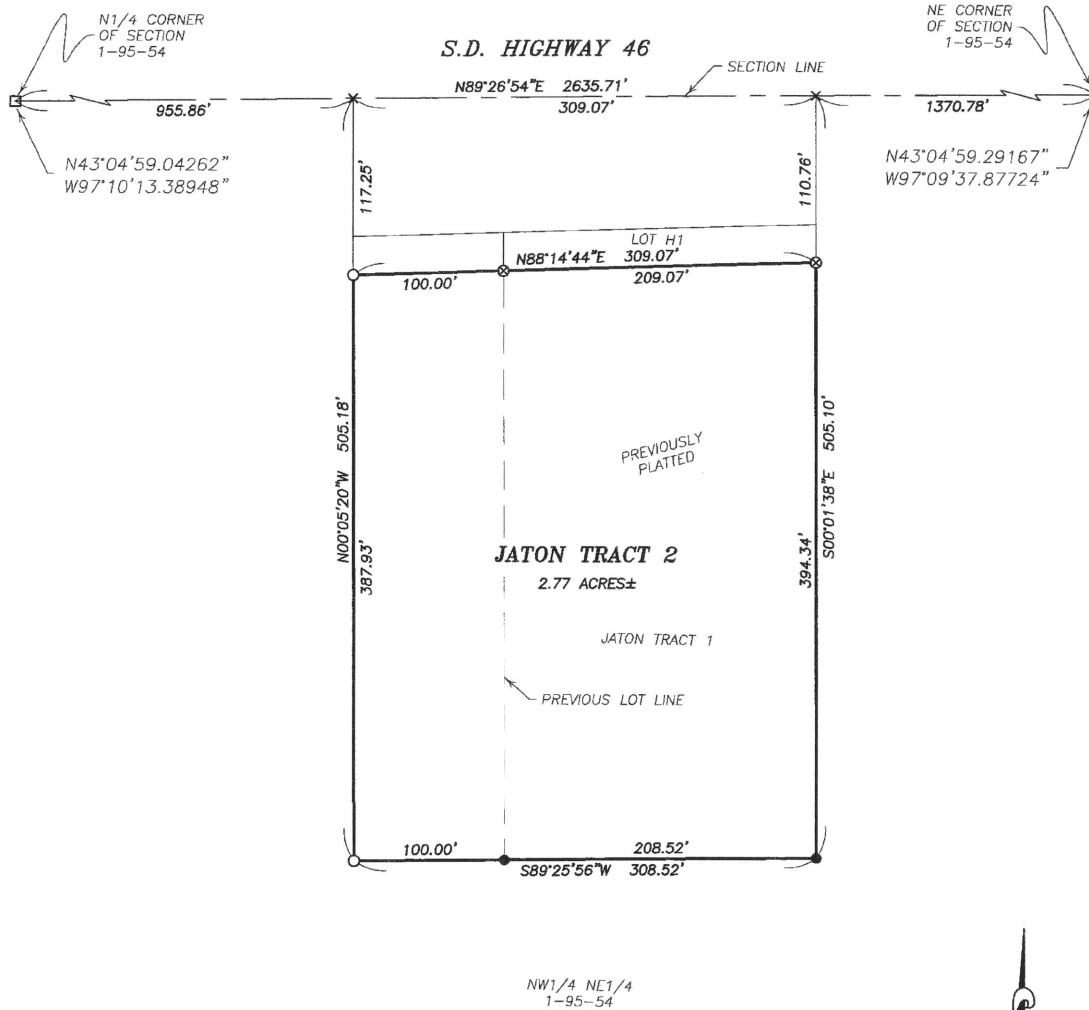
1 HAUCK, BRIAN ETUX 11
2 SLASON, STILLMAN ETUX 11
3 BECKER, SCOTT 7

SECTION 35

1 LIBBY, KARL ETUX 10



A REPLAT OF JATON TRACT 1, IN THE NW1/4 OF THE NE1/4 OF SECTION 1,
 T95N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA,
 HEREAFTER TO BE KNOWN AS;
 JATON TRACT 2 IN THE NW1/4 OF THE NE1/4 OF SECTION 1,
 T95N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

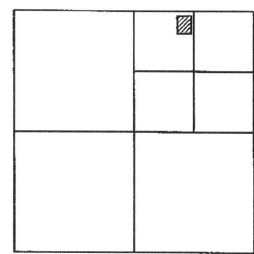


LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "R. PETERSON LS 2725"
- ⊗ FOUND ALUMINUM DOT CAP
- FOUND IRON PIPE
- FOUND REBAR & PLASTIC DOT CAP
- × CALCULATED CORNER

NOTE:
 BASIS OF BEARING
 BY GPS OBSERVATION

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



LOCATION (N.T.S.)
 1-95-54

A REPLAT OF JATON TRACT 1, IN THE NW1/4 OF THE NE1/4 OF SECTION 1, T95N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS; JATON TRACT 2 IN THE NW1/4 OF THE NE1/4 OF SECTION 1, T95N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF JATON TRACT 1, IN THE NW1/4 OF THE NE1/4 OF SECTION 1, T95N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

JATON TRACT 2 IN THE NW1/4 OF THE NE1/4 OF SECTION 1, T95N, R54W 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 24TH DAY OF JULY, 2024.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

WE, ROBERT HANSEN AND CAROL HANSEN, TRUSTEES OF THE ROBERT AND CAROL HANSEN LIVING TRUST, DO HEREBY CERTIFY THAT THE ROBERT AND CAROL HANSEN LIVING TRUST IS THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20__.

ROBERT HANSEN, TRUSTEE

CAROL HANSEN, TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT HANSEN AND CAROL HANSEN, WHO ACKNOWLEDGED THEMSELVES TO BE TRUSTEES OF THE ROBERT AND CAROL HANSEN LIVING TRUST, AND THAT THEY AS TRUSTEES, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER'S CERTIFICATE

I, JASON JATON, DO HEREBY CERTIFY THAT I AM THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT 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. THIS PLAT HEREBY VACATES JATON TRACT 1, IN THE NW1/4 OF THE NE1/4 OF SECTION 1, T95N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S20 OF PLATS, PAGE 307.

DATED THIS _____ DAY OF _____, 20__.

JASON JATON

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JASON JATON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION

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

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN, COUNTY COMMISSIONERS

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

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO S.D. HIGHWAY 46 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09-01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

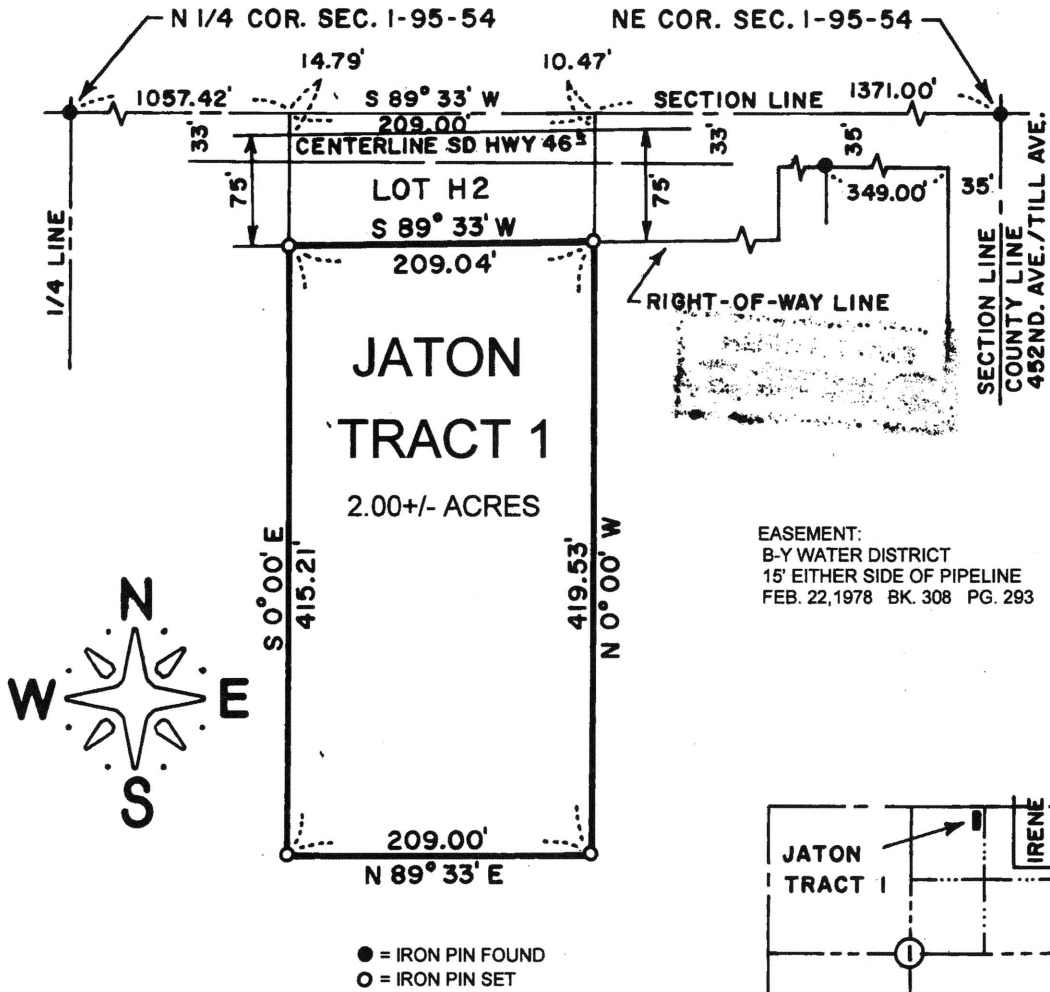
DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

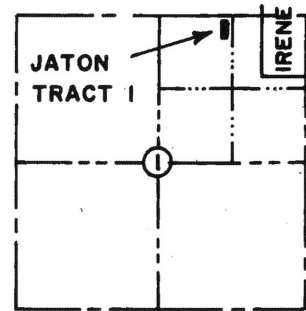
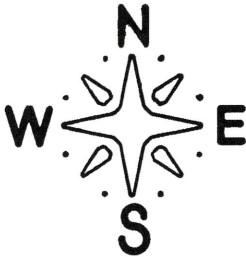
FILED FOR RECORD THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK _____ .M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS

PLAT OF JATON TRACT 1 IN THE NW1/4 NE1/4 OF SECTION 1, T95N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

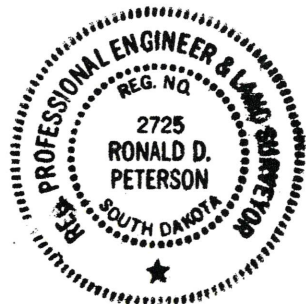


EASEMENT:
B-Y WATER DISTRICT
15' EITHER SIDE OF PIPELINE
FEB. 22, 1978 BK. 308 PG. 293



PLAT SCALE: 1" = 100'

LOCATION NO SCALE



PREPARED BY:
RONALD D. PETERSON
29714 455TH AVENUE
WAKONDA, SD 57073
605.283.3526

PLAT PERMIT

Longitude

-97.16612391390534

Latitude

43.08216192223277

Permit Number

PLAT2412

Parcel Number

03.001.125.010

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

2121

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

2

Current Legal Description

JATON TRACT 1 NW4 NE4 & EXC LT H1

Applicant Name

Jason Jatón

Applicant Phone

6056612814

Applicant Address

100 E MAIN ST IRENE SD 57037

Applicant Email Address

JackBrandt@vyn.midco.net

Name of the Surveyor / Engineer

Brandt Land Surveying

Surveyor / Engineer Address

1202 Willowdale Rd

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

JackBrandt@vyn.midco.net

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

Jason Jatón

Owner Phone

6056612814

Owner Address

100 E MAIN ST IRENE SD 57037

Owner Email Address

JackBrandt@vyn.midco.net

Location of Property

Lat: 43.082162 Lon: -97.166124



Powered by Esri

Section Township Range

1-95-54

Tract or Lot Number

Tract 2, Jatón Addition

Number of Acres Being Platted

3

Addition Name

Jatón 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

No

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

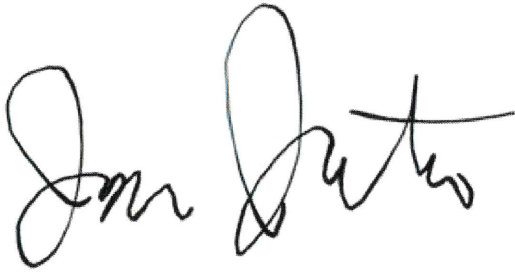
Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF [jaton plat.pdf](#)
138.1KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Jim Dutto". The signature is written in a cursive style with a large initial "J" and a distinct "D".

ApplicantSignature-.jpg

Owner Signature

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

OwnerSignature-.jpg

Date of Application Submission

Jul 25, 2024

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 7/30/2024

Applicant

Jacobson - PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

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

Section 715 Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

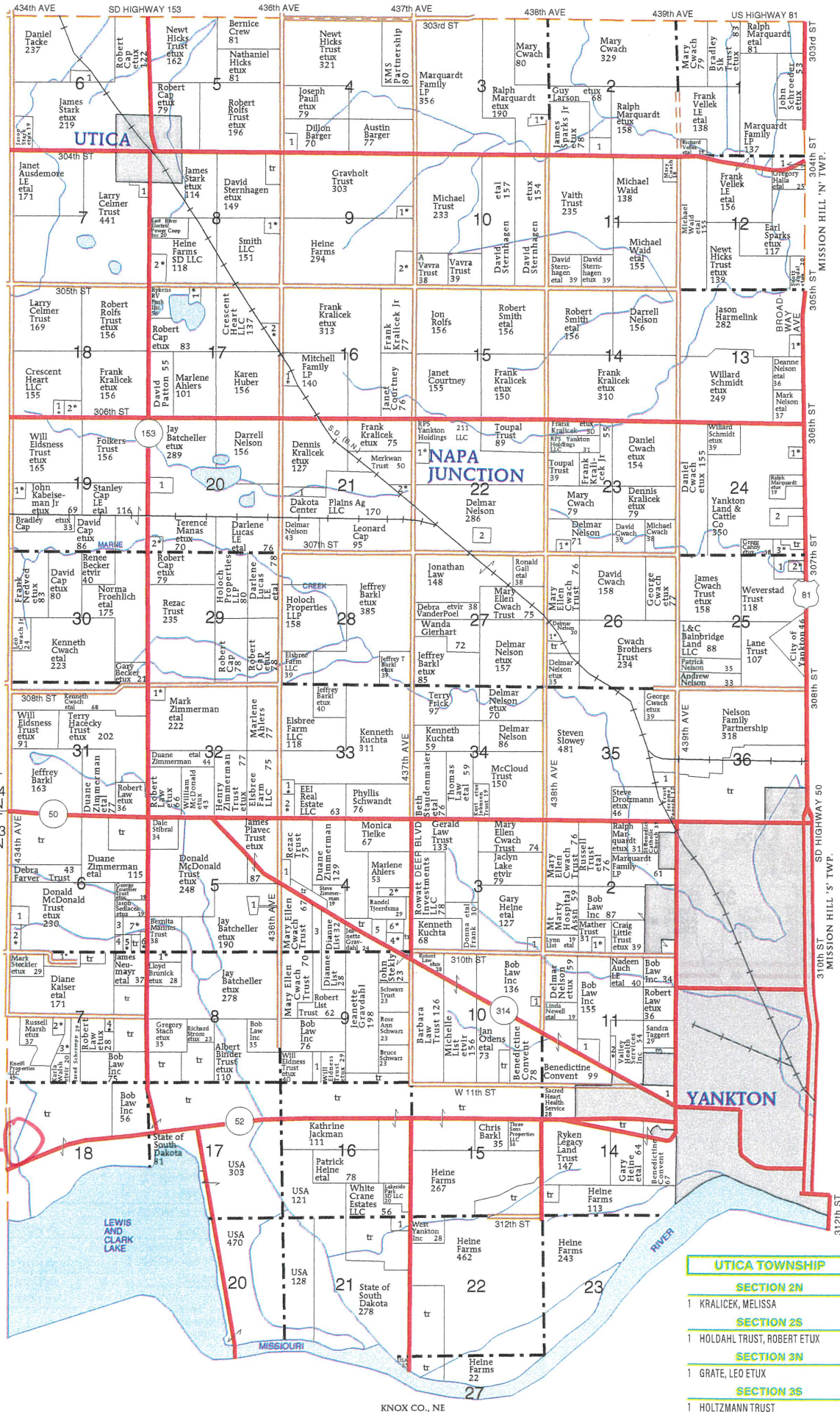
Proposed sidewall height:

Affects Section:

NOTE:

Plat of lots 1 and 2 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

CENTRAL TWP.

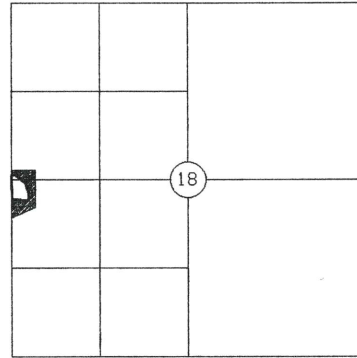
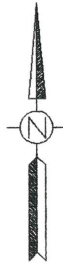
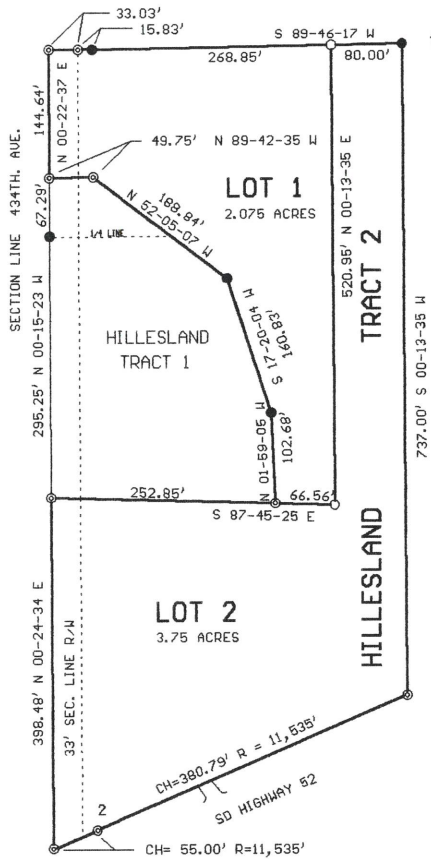


SECTION 4N		
1	NEDVED, MARK	7
SECTION 4S		
1	MARQUARDT, RALPH	8
2	BRANDT TRUST, MERLE ETAL	11
3	LIST TRUST, ROBERT	14
4	SWEDLUND, JERALD ETUX	18
5	HAMBERGER, BRIAN	8
6	SMITH, NATHAN ETUX	8
SECTION 5S		
1	BATCHELLER, JAY	8
SECTION 6N		
1	TOWN OF UTICA	6
SECTION 6S		
1	GILMORE, TONJA	10
2	VAN MAANEN, TODD ETUX	11
3	MASKA, LEANN	5
4	KOZAK, KARLEE	6
5	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	PHILLIPS, TIMOTHY ETUX	5
SECTION 8N		
1	CHRISTIANSON, DAVID ETUX	6
2	HUGHES, SCOTT ETUX	13
SECTION 8S		
1	FANTA, TIMOTHY ETUX	9
SECTION 9N		
1	KILBURN, REX ETUX	7
2	GILMORE TRUST, HOWARD ETUX	17
SECTION 9S		
1	ROKAHR, STEVEN	9
SECTION 10S		
1	HEINA, JAMIE	5
SECTION 11S		
1	BILLION, ERIKA	12
2	HECKY TRUST, TERRANCE ETUX	11
3	AFFORDABLE SELF STORAGE LLC	8
SECTION 12N		
1	MARQUARDT FAMILY LP	6
SECTION 13N		
1	COTTON, JEFFREY ETUX	8
SECTION 14S		
1	YANKTON MEDICAL CLINIC PC	12
SECTION 16N		
1	ANSTINE, RODNEY ETUX	7
SECTION 17N		
1	SCHENKEL, DARRELL ETUX	8
2	TACKE, WM ETUX	13
SECTION 18N		
1	CAP LE, STANLEY ETAL	5
2	CAP, ROBERT ETUX	7
SECTION 19		
1	SCHENKEL, DANIEL ETUX	7
SECTION 20N		
1	YANKTON CO SHARPSHOOTERS ASSN	12
2	JOHNSON, MICHAEL ETUX	9
SECTION 21N		
1	YANKTON PROTEIN LLC	12
2	KRALICEK, FRANK ETUX	5
SECTION 21S		
1	WHITE CRANE ESTATES LLC	8
SECTION 22N		
1	TAGGART, WILLIAM ETUX	9
2	NELSON TRUST, FLOYD	12
SECTION 23N		
1	POSPISHIL, SCOTT ETAL	7
SECTION 24		
1	MARTS, LUCAS ETUX	7
2	MARQUARDT, DOUG	13
3	KELLER, DALLAS ETUX	10
SECTION 25		
1	SLOWEY TRUST	15
2	WOEHL, 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

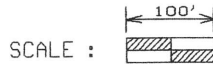
UTICA TOWNSHIP		
SECTION 2N		
1	KRALICEK, MELISSA	11
SECTION 2S		
1	HOLDAHL TRUST, ROBERT ETUX	5
SECTION 3N		
1	GRATE, LEO ETUX	11
SECTION 3S		
1	HOLTZMANN TRUST	7

Location

PLAT OF LOTS 1 AND 2 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.



LOCATION



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 OWNERS, MADE A SURVEY OF LOTS 1 AND 2 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 29TH. DAY OF JULY, 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

CERTIFICATE OF STREET AUTHORITY

THE CURRENT 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 LOTS 1 AND 2 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

WE, PAUL JACOBSON AND JAMI JACOBSON, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF LOTS 1 AND 2 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. 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.

PAUL JACOBSON

JAMI JACOBSON

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PAUL JACOBSON AND JAMI JACOBSON, KNOWN TO ME TO BE THE PERSON 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 LOTS 1 AND 2 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, 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: LOTS 1 AND 2 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, 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 PERMIT

Longitude

-97.51562647738135

Latitude

42.87154367450885

Permit Number

PLAT2413

Parcel Number

09.018.300.400

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

00623923

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

MODERATE DENSITY RESIDENTIAL

Size of the Current Parcel

6

Current Legal Description

LTS 1 & 2 PARCEL A EXC HILLESLAND TRACT 1

Applicant Name

Paul Jacobson

Applicant Phone

605-665-8333

Applicant Address

407 Regal Dr, Yankton

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr, Yankton

Surveyor / Engineer Phone

605-665-8333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Paul Jacobson

Owner Phone

605-665-8333

Owner Address

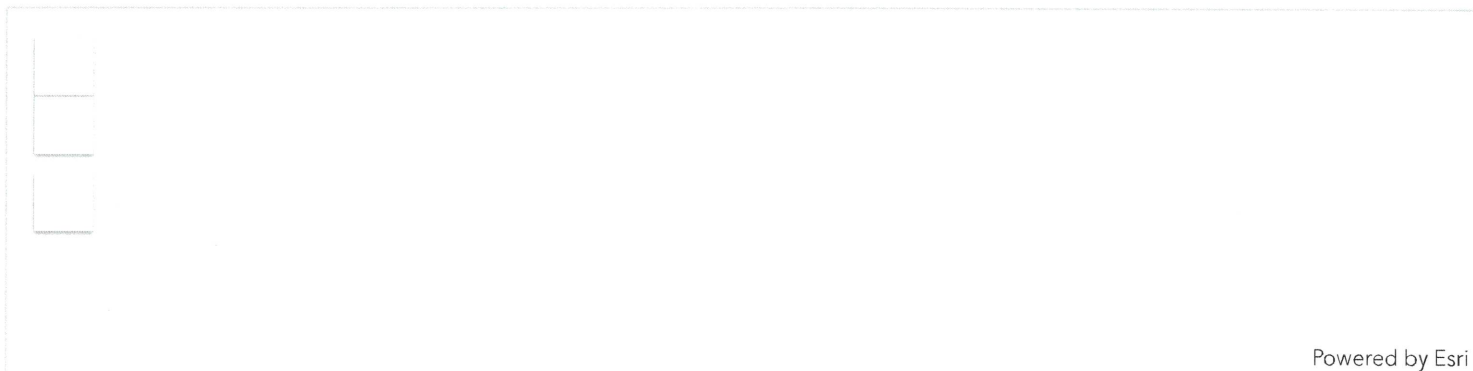
407 Regal Dr, Yankton

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 42.871544 Lon: -97.515626



Powered by Esri

Section Township Range

18-93-56

Tract or Lot Number

Lots 1 and 2 Hillesland Tract 2

Number of Acres Being Platted

6

Addition Name

Hillesland Tract 2

How is the Property Currently Being Used

MD

How Will the Property Be Used

MD

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

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

PDF PLAT-.pdf
619.3KB

Applicant Signature

A handwritten signature in black ink that reads "Paul J. Jany". The signature is written in a cursive style with a large, sweeping initial "P".

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be "S. M. C.", written in a cursive style.

OwnerSignature-.jpg

Date of Application Submission

Jul 30, 2024