

September 8, 2026

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Tim O'Hara
☐ Don Kettering

☐ Sam Hummel
☐ Nick Huber
☐ Kelly Kneifl

6:00 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

6:05 P.M.

Data Center Ordinance Discussion

7:05 P.M.

Rueb – Conditional Use Permit

Applicant is requesting a Conditional Use Permit for an addition to an accessory structure since he is over the 2400 square foot maximum in a Moderate Density Residential District per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1, Schwarz 2nd Addition in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 2415 Deer Blvd, Yankton.

7:10 P.M.

McDowell - Rezone

Applicant is requesting to rezone a Lot that is dual zoned Moderate Density Rural Residential District (R2) and Lakeside Commercial District (LC) to Lakeside Commercial District (LC) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 2 Eickoff Addition, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota

7:15 P.M.

Plats

Hacecky - A Replat of Lot A-3 and Lot A-4 in the NW1/4 of Section 15, Parcel T-3, Parcel T-2, Parcel T-1 and a Portion of the NE1/4 in Section 16, All in T94N, R55W of the 5th P.M., Yankton County, South Dakota;

Hereafter to be known as:

Tract 1, Redcloud Addition, in the NW1/4 of Section 15 and the NE1/4 of Section 16, All in T94N, R55W of the 5th P.M., Yankton County, South Dakota

Golden - Plat of Lots 1, 2 and 3, Golden First Addition, in the NE1/4 of the NW1/4 of Section 17, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Jamesville Hutterian Colony - Plat of Tract 1, Jamesville Addition, in the NW1/4 of the NW1/4 of Section 9, T96N, R56W of the 5th P.M., Yankton County, South Dakota

7:20 P.M.

Data Center Ordinance discussion continued

7:25 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 8/25/2026 TIME: 6PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

CALL:

APPROVAL OF MINUTES: MOTION BY: O'Hara SECOND BY: Loest

PLANNING: ☒ HUBER ☒ LOEST ☐ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

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

PLANNING: ☒ HUBER ☒ LOEST ☐ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

AGENDA ITEM: Data Center Presentation – Mike Turner, Loudoun, Virginia

ADDRESS/LEGAL: _____

COMMENTS: Mike Turner - presenter

MOTION: No Action Taken

APPROVAL: MOTION BY: _____ SECOND BY: _____

PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ KNEIFL

AGENDA ITEM: Data Center Ordinance Discussion

ADDRESS/LEGAL: _____

COMMENTS: NONE

MOTION: No Action Taken

APPROVAL: MOTION BY: _____ SECOND BY: _____

PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ KNEIFL

AGENDA ITEM: Public Comment

ADDRESS/LEGAL: _____

COMMENTS: None

MOTION: Adjourn
Passed 6-0

APPROVAL: MOTION BY: Kneifl SECOND BY: Loest
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ KNEIFL

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COMMENTS: _____

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MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ KNEIFL

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Trevor Rueb – Conditional Use Permit

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit for an addition to an accessory structure since he is over the 2400 square foot maximum in a Moderate Density Residential District per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1, Schwarz 2nd Addition in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 2415 Deer Blvd, Yankton.

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
9/8/2026

Board of Adjustment date:

10/6/2026

Time:

7:05

PM

Time:

6:30

PM

1 YAGGIES INC 10

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Rueb – CUP-2629

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit for an addition to an accessory structure since he is over the 2400 square foot maximum in a Moderate Density Residential District per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	

g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	

CUP MANAGER

Submitted by: Anonymous user

Submitted time: Aug 11, 2026, 12:48:33 PM

Point

Lat: 42.897895 Lon: -97.457302



Longitude

-97.45730179539278

Latitude

42.89789489925754

Permit Number

CUP2629

Parcel Number

09.004.200.201

Permit Status

Approved Active

Additional Notes

shed is not pictured, BP was approved in 2025 for shed.

Permit Fee

300

Total Due

300

Was fee paid?

Yes

Receipt Number

00699059

Planning Commission Action Date

Sep 8, 2026, 7:05:00 PM

Planning Commission Action Time

7:05 PM

Board Adjustment Action Date

Oct 6, 2026, 6:30:00 PM

Board_Adjustment Action Time

6:30 PM

Application Accepted By

Bill Conkling

Checked By

BILL GARY

Existing Zoning

MODERATE DENSITY RESIDENTIAL

Affected Zoning Ordinance

7-705, 18-1805, 19-1905

Township Range Section

4-93-56

Is location in floodplain?

No

Applicant Name

Trevor Rueb

Applicant Phone

605-857-9321

Applicant Address

2415 Deer Boulevard Yankton SD 57078

Applicant Email Address

ruebtrevor@gmail.com

Owner Name

Trevor Rueb

Owner Phone

605-857-9321

Owner Address

2415 Deer Boulevard Yankton SD 57078

Owner Email Address

ruebtrevor@gmail.com

Property Address

2415 DEER BLVD

Reason for Request

Add a Lean Too, to New Back Shed, Which is in the process of being built right now and has been approved.

Height of Building

12 ft

Total Square Feet of Building

784

Legal Description

LT 1 SCHWARZ 2ND ADDN SE4 SE4

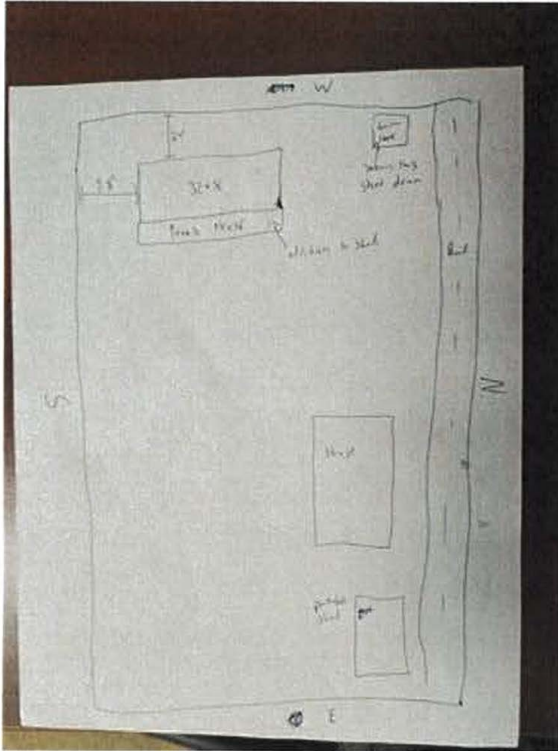
Date of Application Submission

Aug 11, 2026, 12:00:00 PM

Section Township Range

4-93-56

Attachments:



Trevon Pweb

ApplicantSignature-.jpg

TREVOR Rosh

OwnerSignature-.jpg

AFFIDAVIT OF MAILING

I, Trevor Rueb, hereby certify that on the 24
day of Aug, 2026, 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 24 day of Aug, 2026.

Trevor Rueb

(Name)
Affiant

Subscribed and sworn to before me this 24 day of
Aug, 2026.

Corinne Huchtmeier
Notary Public - South Dakota
My commission expires: 5/29/30



NOTIFICATION

August 24, 2026

Applicant:
Trevor Rueb
2415 Deer Blvd.
Yankton, SD 57078

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 8th day of September, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit for an addition to an accessory structure since he is over the 2400 square foot maximum in a Moderate Density Residential District per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1, Schwarz 2nd Addition in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 2415 Deer Blvd, Yankton.

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

Sincerely,
Trevor Rueb
Petitioner

BARKL, CHRISTOPHER CHARLES (D)
3009 WEST 8 ST
YANKTON SD 57078

BECKER, DEAN (D)
1602 CAPITOL ST
YANKTON SD 57078

BECKER, DYLAN B (D)
2317 DEER BLVD
YANKTON SD 57078

BOHNET, BRAD (D)
4010 SD HWY 314
YANKTON SD 57078

BOHNET, THOMAS S (D)
34996 283 ST
BURKE SD 57523

BONERTZ, TIMOTHY E (D)
2305 DEER BLVD
YANKTON SD 57078

BRANDT, GARNER (D)
2605 DEER BLVD
YANKTON SD 57078

BURTON, ARNIE (D)
2515 DEER BLVD
YANKTON SD 57078

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

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

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

KOZAK, LOUIS F JR (D)
3902 SD HWY 314
YANKTON SD 57078

KOZAK, RANDY REVOCABLE TRUST (D)
2301 DEER BLVD
YANKTON SD 57078

KUCHTA, KENNETH L (D)
3501 DEER BLVD
YANKTON SD 57078

LAW, BOB LIVING TRUST (D)
3812 SD HWY 314
YANKTON SD 57078

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

MEYER, DALE E (LE) (D)
2411 DEER BLVD
YANKTON SD 57078

MEYER, WAYNE E (D)
2236 SANDPIPER CRT S
WEST LAFAYETTE IN 47906

ROTH, NORBERT C (LE) (D)
2511 DEER BLVD
YANKTON SD 57078

ROWATT INVESTMENTS LLC (D)
19419 ADKINS FOREST DR
SPRING TX 77379

RUZICKA, KENT W (D)
2405 DEER BLVD
YANKTON SD 57078

RYKEN, VANESSA B (D)
2415 DEER BLVD
YANKTON SD 57078

SCHAEFER, JOHN REV TRUST (D)
2503 DEER BLVD
YANKTON SD 57078

SCHERSCHLIGT, NICHOLAS (D)
2303 DEER BLVD
YANKTON SD 57078

SEDLACEK, THOMAS JR (D)
2409 DEER BLVD
YANKTON SD 57078

SIVERTSON, KEVIN K (D)
2513 DEER BLVD
YANKTON SD 57078

STARZL, ANDREW (D)
4106 SD HWY 314
YANKTON SD 57078

STEKLY, JOHN W (D)
PO BOX 197
PLATTE SD 57369

TERMANSEN, TERESA M (D)
2401 DEER BLVD
YANKTON SD 57078

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

WILLIAMS, SANDRA (D)
2507 DEER BLVD
YANKTON SD 57078

YANKTON DAILY PRESS & DAKOTAN

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

1315 Drivers

TRUCK DRIVER NEEDED
Well established local Yankton, SD trucking company is looking for a Class A CDL driver. Bell trailer, Local hauls, no overnights. Competitive wage based on experience. Full-time benefits including vacation, paid holidays, retirement and health insurance. Flexible schedule. Well maintained newer Peterbilt trucks. 402-357-3392.

1325 Medical

CHARGE NURSE
PART-TIME DAYS, Includes every third weekend, rotating holidays.

MEDICATION AIDE
PART-TIME NIGHTS
CNA/Medication Aide certification required. Includes three 8-hr shifts/week with rotating weekends & holidays. Shift differential.

Provide quality care in our private nursing center. Prepare, administer and document medications and treatments. No computer charting.

Come join us in a calm, caring work atmosphere!
Benefits available
Apply at
Sacred Heart Monastery
www.yanktonbenefitclines.org/jobs/
1005 W 8th St.
Yankton, SD 57078
(605) 668-6284

1340 Part-Time

Must be good with computers, social media and taking pictures with your phone! Hours flexible-start soon! Duties: Set up business on Facebook, handle things on Ebay and others. Text your resume to 402-750-4163.

PRESCHOOL TEACHER AIDE
St. John's Lutheran Preschool is seeking caring, enthusiastic individuals who enjoy helping children learn, explore, and thrive in a Christ-centered environment.

We are looking for at least two individuals to cover our morning and afternoon shifts Monday-Friday.

Email your interest/resume to: director@preschoolstjohnsyankton.com

Please Recycle!

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 Anderson Carpentry at 605-661-1190.

1335 Other Employment

1490 Lawn - Landscaping

Tree, Bush & Hedge Trimming. Property Cleanup. Roof & Gutter Cleaning. Landscaping Small Project
605-464-7682

1530 Roofing - Siding

H & H ROOFING
(605) 857-1472
We Install/Repair
Roofs of all kinds
CALL FOR A FREE
Inspection/Estimate
Licensed/Bonded/Insured
Locally Owned & Operated In
Yankton
Justus & Team have
30 Years Experience
References Available

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, limitation or discrimination. Familial status includes children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of children under the age of 18. In addition, South Dakota State Law also prohibits discrimination based on ancestry and creed.

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

1605 Apartment For Rent

1-Bdrm. \$575+. Scotland, SD. Free utilities. Pets Allowed. Remodeled.
605-464-0872 or 866-740-4550.

1615 Houses For Rent

Newly remodeled, 2-Bedroom 1-bath farm house, \$950/month near Tyndall 605-464-1451.

1335 Other Employment

1830 Rummage Sales

103 Richard St.
(Riverside Acres)
Friday, 8/28 8am-5pm
Saturday, 8/29, 8am-1pm
Four Family Rummage Sale:
Clothes teen through adult, new and used. Lots of games, puzzles and books. Dishes, china, glassware, kitchen items, Home interior, records, sports equipment, 15' x 4' pool frame includes ladder and pump. Furniture, bikes, adjustable basketball hoop and pole. Lots of miscellaneous items.

2010 Legal and Public Notices

2nd NOTICE OF ADOPTION

ORDINANCE NO. 26-ZN-03
ESTABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 26-ZN-03 establishing permanent zoning regulations for Yankton County, South Dakota, with such regulations being set forth in the document titled Yankton County Drainage Ordinance 2026 Amendment to Yankton County Drainage Ordinance #19 in accordance with the provision of Chapter 11-2, 1967 SDCL, and amendments thereof, and for repeal of all resolutions and ordinances in conflict therewith, Yankton County is adopting this ordinance in order to protect the public health, safety, and general welfare. This ordinance was duly adopted by the County Commissioners on the 18th day of August 2026 and will become effective on the 17th day of September, 2026.

First Reading:
August 4, 2026

Second Reading:
August 18, 2026

Publication Date:
August 28, 2026
(Second Notice of Adoption)

Effective Date:
September 17, 2026
(20 days after 2nd Notice of Adoption)

Dated this 18th day of August 2026

John Marquardt, Yankton County Commission Chair

ATTEST:
Patty Hojem, Yankton County Auditor

Published once at the total approximate cost of \$24.08 and can be viewed free of charge at www.sd-publicnotices.com

Published August 28, 2026.

NOTICE OF HEARING UPON APPLICATIONS FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that applications have been received by the Board of City Commissioners of the City of Yankton for a new Retail (on-off sale) Malt Beverage & SD Farm Wine license and a new Retail (on-off sale) Wine & Cider license from United Lites LLC dba The United Venue LLC (Owner, Althea C. Higgins), 335 Walnut St., Yankton, SD.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the applications will be held on Monday, September 14, 2026 at 6:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st St., Room 114, Yankton, SD, where any person or persons interested in the approval or rejection of the above applications may appear and be heard.

1645 Open Houses

2010 Legal and Public Notices

Dated at Yankton, South Dakota this 24th day of August, 2026.

Lisa Yardley
FINANCE OFFICER

Published once at the total approximate cost of \$16.12 and can be viewed free of charge at www.sd-publicnotices.com

Published August 28, 2026.

NOTICE OF PUBLIC HEARING ON THE VACATION OF A SECTION LINE OF SECTION 8 AND 9, TOWNSHIP 93N, RANGE 55W

Notice is hereby given that a Petition to Vacate Section Line has been presented to the Board of County Commissioners of Yankton County requesting that the section line be vacated: The north-south section line high-way beginning at the north boundary of the Whiting Drive right of way to the north boundaries of Section 8 and 9, Township Ninety-three (93) North, Range Fifty-five (55) West of 5th P.M., Notice is further given that Thursday, September 17, 2026 at the hour of 6:10 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 Auditors 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 \$34.34 and can be viewed free of charge at www.sd-publicnotices.com

Published August 28 & September 4, 2026.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Administration, Yankton County, South Dakota, at 6:30 P.M. on the 1st day of September, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Garner Brandt is requesting a Conditional Use Permit for an addition to an accessory structure since he is over the 2400 square foot maximum in a Moderate Density Residential District per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Plank 4, Addition as platted in Book 57, page 77B; AND the West 538.3 feet of the South 370.28 feet of the North 489.28 feet of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), lying adjacent to said Plank 4 Addition, Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., AND Lots Fifteen (15), Sixteen (16), and Seventeen (17), located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., as platted in Book 54, Page 109B all in Yankton County, South Dakota, E911 address is 2605 Deer Blvd, Yankton.

Published twice at the total approximate cost of \$30.09 and can be viewed free of charge at www.sd-publicnotices.com

Published August 21 & 28, 2026.

1645 Open Houses

2010 Legal and Public Notices

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 8th day of September, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Trevor Rueb is requesting a Conditional Use Permit for an addition to an accessory structure since he is over the 2400 square foot maximum in a Moderate Density Residential District per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1, Schwarz 2nd Addition in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, E911 address is 2415 Deer Blvd, Yankton.

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 7:10 P.M. on the 8th day of September, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Joel McDowell is requesting to rezone a lot that is dual zoned Moderate Density Rural Residential District (R2) and Lakeside Commercial District (LC) to Lakeside Commercial District (LC) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 2 Eickoff Addition, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota.

Published twice at the total approximate cost of \$40.11 and can be viewed free of charge at www.sd-publicnotices.com

Published August 28 & September 4, 2026.

ORDINANCE #26

AN ORDINANCE IMPOSING A COUNTY GROSS RECEIPTS TAX AND A USE TAX FOR YANKTON COUNTY, SOUTH DAKOTA

BE IT ORDAINED BY YANKTON COUNTY, SOUTH DAKOTA.

Section 1, PURPOSE: The purpose of this ordinance is to provide additional needed revenue for Yankton County, South Dakota, by imposing county gross receipts tax pursuant to the powers granted to the county by the State of South Dakota by SDCL 10-52B. The purpose of the county gross receipts tax is to provide property tax relief on the county property tax levy for all property classified as owner-occupied. All monies collected by the county from the gross receipts tax must be deposited into a property tax reduction fund, whereby passage of this ordinance shall hereby create.

Section 2, EFFECTIVE DATE AND ENACTMENT OF TAX: From and after the first day of January, 2027, there is hereby imposed as a county gross receipts tax of one-half percent (0.5%) on the gross receipts of all persons engaged in business within the jurisdiction of Yankton County, South Dakota, who are subject to the South Dakota Retail Occupational Sales and Service Tax, SDCL 10-45 and acts amendatory thereto.

Section 3, USE TAX: In addition, there is hereby imposed a gross receipts tax on the privilege of use, storage, and consumption within the jurisdiction of the county of items purchased from and after the first of January, 2027, at the same rate as the county gross receipt tax upon all transactions or use, storage, and consumption which are subject to the South Dakota Use Tax, SDCL 10-46, and acts amendatory thereto.

cent (2%) of all monies deposited in the property tax reduction fund during the first year of implementation and \$20,000 per year thereafter.

Section 7, PENALTY: Any person failing or refusing to make reports or payments prescribed by this ordinance and the rules and regulations relating to the ascertainment and collection of the tax herein levied shall be subject to all such collection remedies authorized by SDCL 10-45, and acts amendatory thereto, and SDCL 10-46, and acts amendatory thereto.

Section 8, SEVERABILITY: If any provision of this ordinance is declared unconstitutional or the application thereof to any person or circumstances held invalid the constitutionality of the remainder of the ordinance and applicability thereof to other persons or circumstances shall not be affected thereby.

Yankton County Chairman, John Marquardt /s/ ATTEST: Patty Hojem, Yankton County Auditor /s/

First Reading: September 1, 2026
Second Reading and Adoption: September 17, 2026
Publication Date: August 21 and August 28, 2026

Published twice at the total approximate cost of \$88.55 and can be viewed free of charge at www.sd-publicnotices.com

Published August 21 & 28, 2026.

Section 00020 - INVITATION TO BID

Date: August 24, 2026

Sealed Bids will be received by B-Y Water District (Owner) at 31039 428th Avenue, Tabor, South Dakota 57063-5028 until 10:00 a.m., local time, October 1, 2026.

At said place and time, and promptly thereafter, all bids that have been duly received will be publicly opened and read aloud.

The proposed Work is generally described as follows:

The project consists of the demolition of two line slaker units in the old water treatment plant and the replacement with new equipment; the cleaning of the slaker area floor and surfaces, replacement of two pneumatic conveyance elbows on the roof of the building, and all electrical, instrumentation & controls and all other work as indicated on the drawings and as specified.

All Bids must be in accordance with the Bidding Documents on file with B-Y Water District (Owner) located at 31039 428th Avenue, mailing address P.O. Box 248, Tabor, South Dakota 57063-5028; telephone (605) 463-2531; and at the office of Black & Veatch Corporation, 8800 Ward Parkway, Suite 400, mailing address P.O. Box 8405, Kansas City, Missouri 64114.

Copies of the Bidding Documents have also been provided at the following locations:

- Plains Builders Exchange, 220 N. Kiwanis, Sioux Falls, SD 57104
- Sioux Falls Builders Exchange, 1418 N C Avenue, Sioux Falls, SD 57104
- Sioux City Construction League, 3900 Stadium Drive, Sioux City, IA 51106
- Construction Industry Center, 2771 Plant Street, Rapid City, SD 57702
- Lincoln Builders Bureau, 5910 S. 58th Street, Suite C, Lincoln, NE 68516
- Master Builders of Iowa, 221 Park Street, Des Moines, IA 50309
- Minnesota Builders Exchange, 1123 Glenwood Avenue, Minneapolis, MN 55405
- Omaha Builders Exchange, 4255 S. 94th Street, Omaha, NE 68127
- B-Y Water District, 31039 428th Avenue, Tabor, SD 57063
- Black & Veatch Corporation, 8800 Ward Parkway, Suite 400, Kansas City, MO 64114
- Billings Builders Exchange, 2050 Broadview Ave., Billings, MT

PART-TIME SPORTSWRITER



Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

McDowell – Rezone

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☒ Section 1809

NOTE:

Applicant is requesting to rezone a Lot that is dual zoned Moderate Density Rural Residential District (R2) and Lakeside Commercial District (LC) to Lakeside Commercial District (LC) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 2 Eickoff Addition, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota

PC: Article 18 Section 1809

BOA: Article 20 Section 2003

Planning Commission date: 9/8/2026

Time: 7:10 PM

Board of Adjustment date: 10/6/2026 10/20/2026

Time: 6:35 PM, 6:40 PM



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

FINDINGS OF FACT – REZONE

McDowell – REZ-269

Are the requirements of Section 1723 met?	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. All documents required for application for said request have been satisfactorily completed and all required fees have been paid in full.	
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: a. Special conditions and circumstances exist which require the land to be rezoned; b. The special conditions and circumstances do not result from the actions of the applicant; and c. The granting of the amendment or change in zoning will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the area.	
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	
5. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for an amendment or change in zone, to include: a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone;	
b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure;	
c. A recommendation to grant the amendment or change in zone will be in harmony with the general purpose and intent of this ordinance; and	

d. A recommendation of approval will not be injurious to the neighborhood, or otherwise detrimental to the public welfare as presented and testified to by the applicant.	
6. No petition for amendment or change in zone shall be recommended for approval unless the Planning Commission finds that the condition, situation or the intended use of the property concerned is unique, required, or necessary as to make reasonably practicable the amendment or change in zone.	
7. Before any amendment or petition for rezoning is recommended for approval, the Planning Commission shall make written findings certifying compliance with: a. The Comprehensive Plan; b. Specific rules governing land uses; c. Zoning district regulations; and d. Satisfactory provision and arrangement has been made concerning the following, where applicable:	
1. Certification of compliance with all ordinances and regulations regarding licensing and zoning, health, plumbing, electrical, building, fire prevention, and all other applicable ordinances and regulations; 2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; 3. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the amendment or rezone on adjoining properties and properties generally in the district; 4. Refuse and service areas, with particular reference to the items in (A) and (B) above; 5. Utilities, with reference to locations, availability,	

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

REZONE PERMIT

Longitude

-97.48270645776762

Latitude

42.87663709980798

Permit Number

REZONE269

Parcel Number

09.017.150.200

Permit Status

Approved Active

Additional Notes

property is dual zoned R2 and LC

Permit Fee

450

Total Due

450

Was fee paid?

Yes

Receipt Number

301

Planning Commission Action Date

Sep 8, 2026

Planning Commission Action Time

7:10 PM

Board Adjustment Action Date

Oct 6, 2026

Board_Adjustment Action Time

6:35 PM

Application Accepted By

Bill Conkling

Checked By

BILL GARY

Existing Zoning

MODERATE DENSITY RESIDENTIAL

Affected Zoning Ordinance

18-1809, 20-2003

Section Township Range

17-93-56

Is location in floodplain?

No

Applicant Name

Joel McDowell

Applicant Phone

6053108800

Applicant Address

31102 Walleye Drive, Yankton, SD 57078

Applicant Email Address

jmcowell@core-companies.com

Owner Name

Tiger Properties, LLC c/o Steve Hays

Owner Phone

(402) 239-9665

Owner Address

1301 Sandpiper Dr, Beatrice, NE 68310-5328

Owner Email Address

shays@we-design.com

Location of Property

Lat: 42.876637 Lon: -97.482706



Property Address

No physical address: 09.017.150.200

Reason for Request

Want to match up the zoning to Lakeside Commercial with the east half of the subject property which will then match up with the adjoining lot to the east.

Legal Description

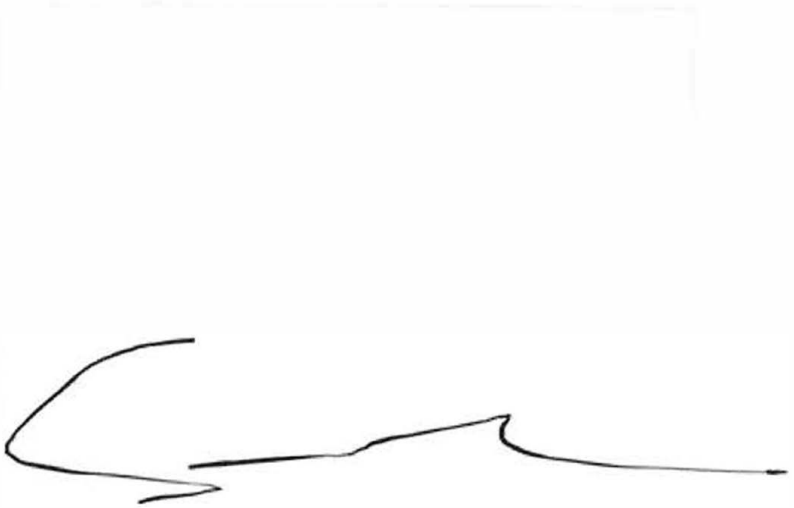
LT 2 EICKHOFF ADDN

Applicant Signature

A handwritten signature in black ink, consisting of a stylized initial 'T' followed by a long, horizontal, slightly wavy line.

ApplicantSignature-.jpg

Owner Signature



OwnerSignature-.jpg

Date of Application Submission

Aug 18, 2026

AFFIDAVIT OF MAILING

I, Joel McDowell, hereby certify that on the 26th day of August, 2026, 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 26th day of August, 2026.

Joel McDowell
(Name)
Affiant

Subscribed and sworn to before me this 26th day of August, 2026.



(SEAL)

Makayla Johnson
Notary Public - South Dakota
My commission expires: 6/29/32

NOTIFICATION

August 28, 2026

Applicant:
Joel McDowell
31102 Walleye Dr.
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 2640 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 April, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to rezone a Lot that is dual zoned Moderate Density Rural Residential District (R2) and Lakeside Commercial District (LC) to Lakeside Commercial District (LC) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 2 Eickoff Addition, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, 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,
Joel McDowell
Petitioner

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

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

BLAZINGSTAR TEN-PETAL TRUST (D)
115 LEWIS TRL
YANKTON SD 57078

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

CAUWELS, MICHAEL LEE (D)
31111 436 AVE
YANKTON SD 57078

CLATJ LLC (D)
45572 279 ST
PARKER SD 57053

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

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

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

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

FOSS, PATRICK J (D)
31117 QUARRY DR
YANKTON SD 57078

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

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

GOODROAD, DARRYL (D)
125 SCENIC DR
YANKTON SD 57078

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

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

HOFF, DANIEL J (D)
116 DRAKE CIR
YANKTON SD 57078

ISHMAEL-LYNDE, DYLAN R (C)
151 CLARK TRL
YANKTON SD 57078

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

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

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

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

KRAMER FAMILY TRUST (D)
31105 436 AVE
YANKTON SD 57078

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

PLAGMANN, MARK W (D)
31109 436 AVE
YANKTON SD 57078

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

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

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

STATE OF SOUTH DAKOTA (D)
523 EAST CAPITOL ST
PIERRE SD 57501

STOCKMEN HOLDINGS LLC (D)
PO BOX 528
YANKTON SD 57078

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

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

YANKTON DAILY PRESS & DAKOTAN

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

1200 Cars

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Well established local Yankton, SD trucking company is looking for a Class A CDL driver. Belt trailer, Local hauls, no overnights. Competitive wage based on experience. Full-time benefits including vacation, paid holidays, retirement and health insurance. Flexible schedule. Well maintained newer Peterbilt trucks. 402-357-3392.

1325 Medical

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PART-TIME DAYS, includes every third weekend, rotating holidays.

MEDICATION AIDE

PART-TIME NIGHTS
CNA/Medication Aide certification required. Includes three 8-hr shifts/week with rotating weekends & holidays. Shift differential.

Provide quality care in our private nursing center. Prepare, administer and document medications and treatments. No computer charting.

Come join us in a calm, caring work atmosphere!

Benefits available

Apply at

Sacred Heart Monastery

www.yanktonbenefits.org/jobs/

1005 W 8th St.

Yankton, SD 57078

(605)668-6284

1340 Part-Time

Must be good with computers, social media and taking pictures with your phone! Hours flexible-start soon! Duties: Set up business on Facebook, handle things on Ebay and others. Text your resume to 402-750-4183.

PRESCHOOL TEACHER AIDE

St. John's Lutheran Preschool is seeking caring, enthusiastic individuals who enjoy helping children learn, explore, and thrive in a Christ-centered environment.

We are looking for at least two individuals to cover our morning and afternoon shifts Monday-Friday.

Email your interest/resume to: director@preschool.stjohnsyankton.com

Please Recycle!

1435 Carpentry

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

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1335 Other Employment

1490 Lawn - Landscaping

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605-464-7682

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H & H ROOFING
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We Install/Repair
Roofs of all kinds
CALL FOR A FREE
Inspection/Estimate
Licensed/Bonded/Insured
Locally Owned & Operated In
Yankton

Justus & Team have
30 Years Experience
References Available

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AKC LAB PUPPIES
ALL COLORS WHITE
YELLOW DK RED BK 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 in an attempt to make any such preference, limitation or discrimination. Familial status includes children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of children under the age of 18.

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

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

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For All of Your Carpentry Needs: Custom Built Windows, Siding, Garages, Additions, Patios and More. Call Anders Carpentry at 605-661-1180.

We are looking for at least two individuals to cover our morning and afternoon shifts Monday-Friday.

Email your interest/resume to: director@preschool.stjohnsyankton.com

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Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/18/2026

Applicant

Hacecky - 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 Lot A-3 and Lot A-4 in the NW1/4 of Section 15, Parcel T-3, Parcel T-2, Parcel T-1 and a Portion of the NE1/4 in Section 16, All in T94N, R55W of the 5th P.M., Yankton County, South Dakota;

Hereafter to be known as:

Tract 1, Redcloud Addition, in the NW1/4 of Section 15 and the NE1/4 of Section 16, All in T94N, R55W of the 5th P.M., Yankton County, South Dakota

(Landowners)

WALSTOWN TWP.

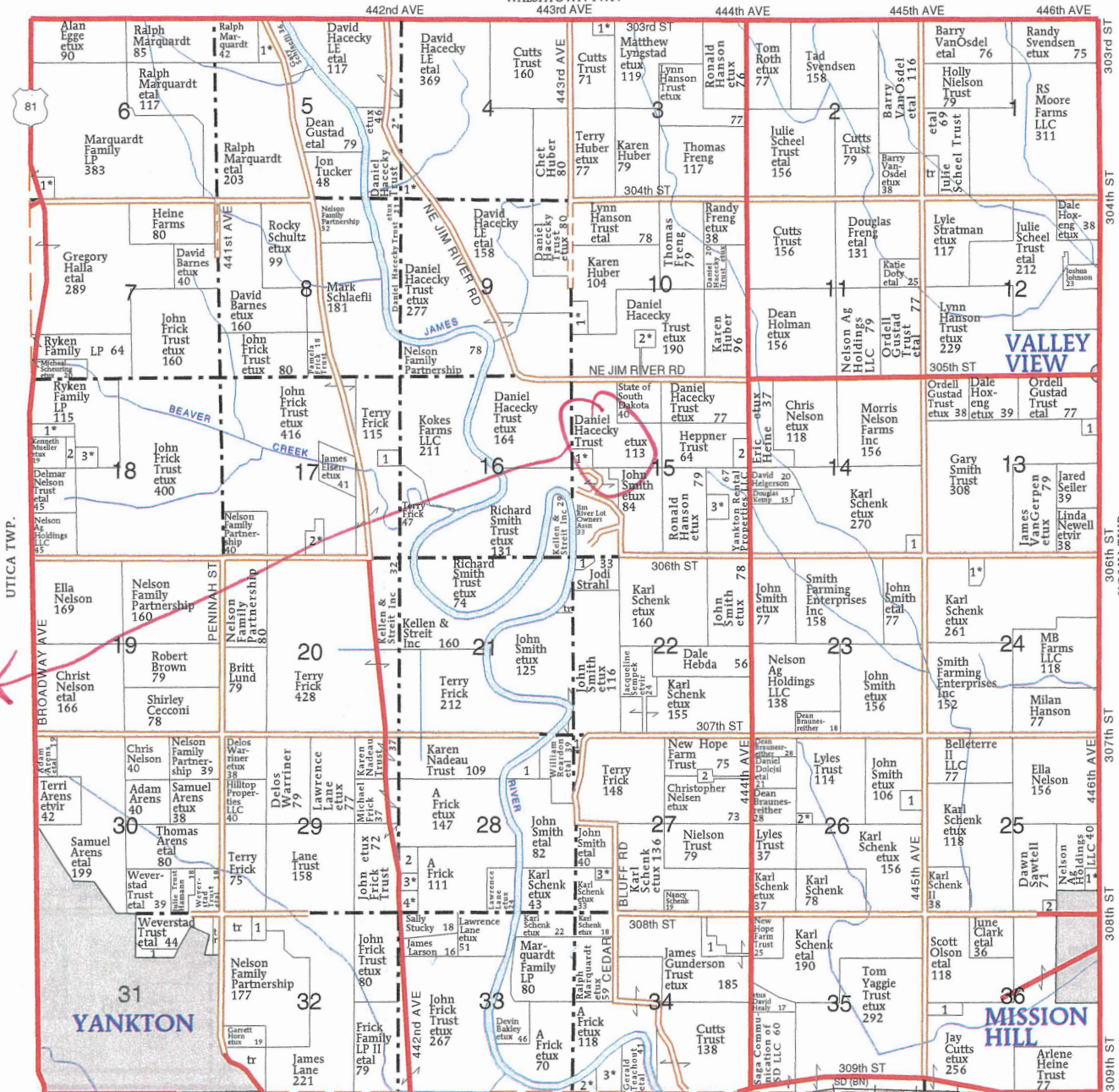
443rd AVE

442nd AVE

444th AVE

445th AVE

446th AVE



MISSION HILL 'S' TWP.

MISSION HILL 'N' TOWNSHIP

SECTION 3

1 KNOBE, DALE ETUX 8

SECTION 4

1 HACECKY TRUST, DANIEL ETUX 25

SECTION 5

1 MARQUARDT, RALPH ETAL 10

2 HACECKY LE, DAVID ETAL 7

SECTION 6

1 MARQUARDT, RALPH ETUX 5

SECTION 10

1 HACECKY LE, DAVID ETAL 15

2 WATHIER, GEORGE ETUX 8

SECTION 13

1 QUATIER, TODD 6

SECTION 14

1 HELGERSON, DAVID 6

SECTION 15

1 LARSON, JEFFERY ETUX 6

2 GRATE, RODNEY 10

3 WILLIAMS TRUST, JAMES ETUX 11

SECTION 17

1 KOKES FARMS LLC 9

2 FRICK, CHRISTOPHER ETUX 9

SECTION 18

1 BOGATZ, STEVE ETUX 14

2 LIKNESS, MICAH 11

3 LIKNESS, MICAH ETUX 10

SECTION 22

1 JIM RIVER LOT OWNERS ASSN 6

SECTION 24

1 ADAMS, RICHARD ETUX 9

SECTION 25

1 PALMER, EVAN ETUX 12

2 WILLIAMS, DARLENE 71

SECTION 26

1 SARRINGAR, MARGARET 10

2 RUEB, TERRY ETUX 6

SECTION 27

1 REARDON, WILLIAM ETAL 5

2 NELSEN, CHRISTOPHER 9

3 OLSON, GORDON ETUX 6

SECTION 28

1 SMITH FARMING ENTERPRISES INC 10

2 LUBEN LLC 9

3 MONTAGNE, PIERRE ETUX 5

4 NELSON, STEVEN ETUX 5

SECTION 31

1 CITY OF YANKTON 12

SECTION 32

1 LOTZ, ERIC 7

SECTION 34

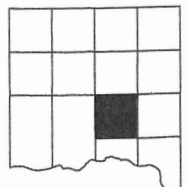
1 AUNE, DAVID 11

2 HACECKY TRUST, DANIEL ETUX 15

3 COULSON FAMILY TRUST 19

SECTION 36

1 TOWN OF MISSION HILL 12



NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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

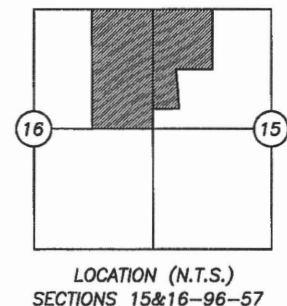
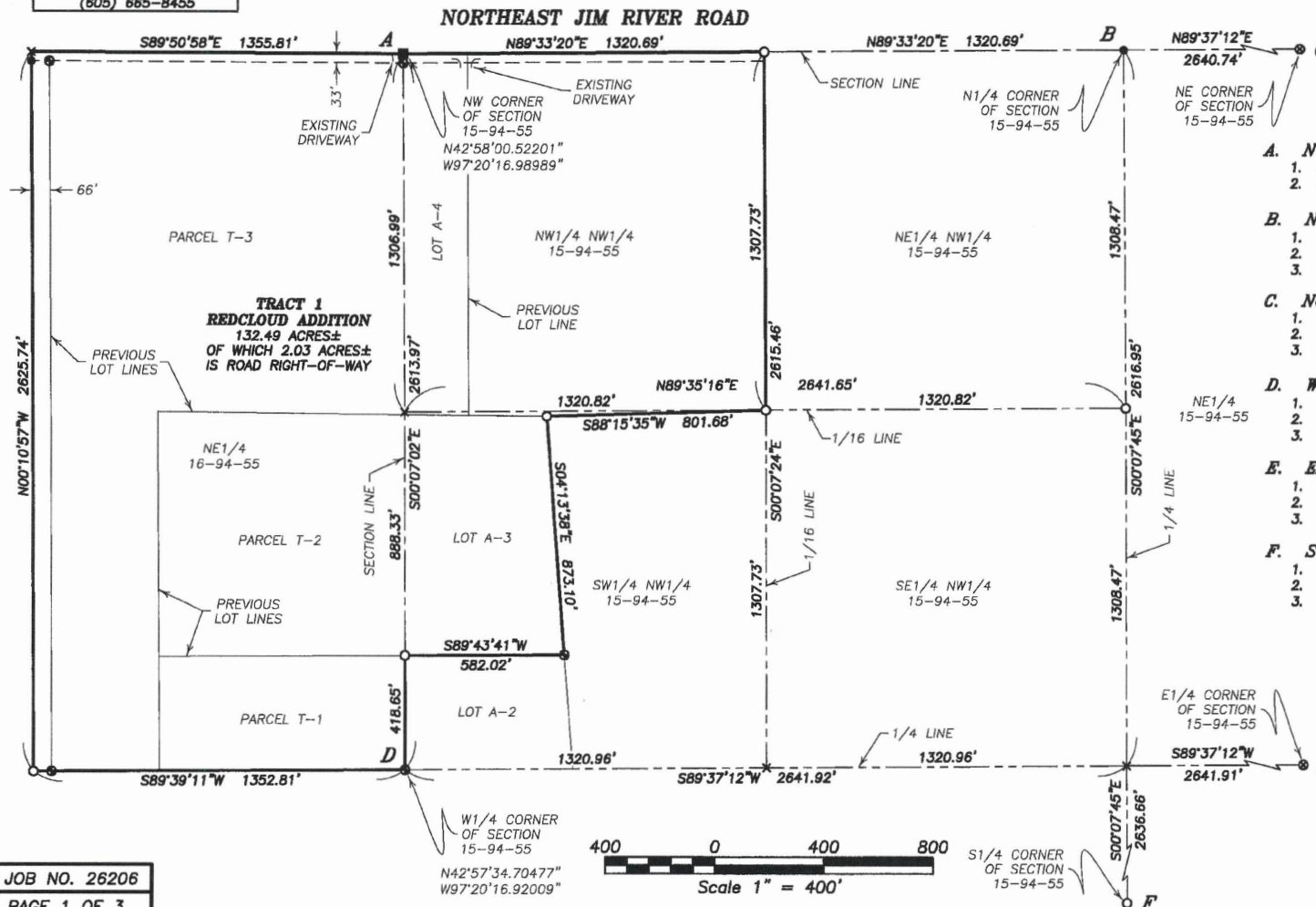
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ALL IN T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
HEREAFTER TO BE KNOWN AS:
TRACT 1, REDCLOUD ADDITION, IN THE NW1/4 OF SECTION 15 AND THE NE1/4 OF
SECTION 16, ALL IN T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT RLS 5349"
- ⊗ FOUND 5/8" REBAR
- FOUND SPIKE
- ⊙ FOUND IRON PIPE
- × CALCULATED CORNER

CORNER REFERENCE TIES

- A. NORTHWEST CORNER OF SEC. 15, T94N, R55W**
- 32.83' SOUTH TO IRON PIPE.
 - 5.69' NW TO LS CAP STAMPED "C-329".
- B. NORTH 1/4 CORNER OF SEC. 15, T94N, R55W**
- 38.22' NNE TO A DOUBLE HEADED NAIL IN A FENCE POST.
 - 36.32' SSW TO A DOUBLE HEADED NAIL IN A BRACE POST.
 - 34.53' S TO A DOUBLE HEADED NAIL IN A CORNER POST.
- C. NORTHEAST CORNER OF SEC. 15, T94N, R55W**
- 74.91' WNW TO A DOUBLE HEADED NAIL IN A BRACE POST.
 - 78.97' NE TO A NAIL & BOTTLE CAP IN A FENCE POST.
 - 94.55' SSE TO A NAIL & BOTTLE CAP IN A POWER POLE.
- D. WEST 1/4 CORNER OF SEC. 15, T94N, R55W**
- 418.65' NORTH TO LS CAP STAMPED "SD 5349 NE 708 BRANDT"
 - 612.09' EAST TO IRON PIPE.
 - 0.30' SOUTH OF CORNER POST.
- E. EAST 1/4 CORNER OF SEC. 15, T94N, R55W**
- 84.09' NE TO A DOUBLE HEADED NAIL IN A UTILITY POLE.
 - 41.53' E TO A DOUBLE HEADED NAIL IN A CORNER POST.
 - 93.69' SSE TO A DOUBLE HEADED NAIL IN A POWER POLE.
- F. SOUTH 1/4 CORNER OF SEC. 15, T94N, R55W**
- 15.86' N TO A LANDSCAPE SPIKE.
 - 22.36' SE TO A LANDSCAPE SPIKE.
 - 23.97' SW TO A LANDSCAPE SPIKE.



**A REPLAT OF LOT A-3 AND LOT A-4 IN THE NW1/4 OF SECTION 15, PARCEL T-3,
PARCEL T-2, PARCEL T-1 AND A PORTION OF THE NE1/4 IN SECTION 16,
ALL IN T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
HEREAFTER TO BE KNOWN AS:**

**TRACT 1, REDCLOUD ADDITION, IN THE NW1/4 OF SECTION 15 AND THE NE1/4 OF
SECTION 16, ALL IN T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF LOT A-3 AND LOT A-4 IN THE NW1/4 OF SECTION 15, PARCEL T-3, PARCEL T-2, PARCEL T-1 AND A PORTION OF THE NE1/4 IN SECTION 16, ALL IN T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

TRACT 1, REDCLOUD ADDITION, IN THE NW1/4 OF SECTION 15 AND THE NE1/4 OF SECTION 16, ALL IN T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 19TH DAY OF AUGUST, 2026.


JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

WE, DANIEL K. HACECKY AND ANN M. HACECKY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS 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.

THIS PLAT HEREBY VACATES:

LOT A-4, IN THE NW1/4 OF SECTION 15, T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S13 OF PLATS, PAGE 38.

DATED THIS _____ DAY OF _____, 20____.

DANIEL K. HACECKY

ANN M. HACECKY

OWNER'S CERTIFICATE

WE, DANIEL K. HACECKY AND ANN M. HACECKY, TRUSTEES OF THE DANIEL AND ANN M. HACECKY REVOCABLE TRUST DATED NOVEMBER 8, 2017, DO HEREBY CERTIFY THAT THE DANIEL AND ANN M. HACECKY REVOCABLE TRUST DATED NOVEMBER 8, 2017, 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.

THIS PLAT HEREBY VACATES:

LOT A-3, IN THE NW1/4 OF SECTION 15, T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S13 OF PLATS, PAGE 38;

PARCEL T-1, PARCEL T-2 AND PARCEL T-3, IN THE NE1/4 OF SECTION 16, T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S13 OF PLATS, PAGE 39.

DATED THIS _____ DAY OF _____, 20____.

DANIEL K. HACECKY
TRUSTEE

ANN M. HACECKY
TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DANIEL K. HACECKY AND ANN M. HACECKY, WHO ACKNOWLEDGED THEMSELVES TO BE TRUSTEES OF THE DANIEL AND ANN M. HACECKY REVOCABLE TRUST DATED NOVEMBER 8, 2017, AND THAT THEY AS TRUSTEES, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DANIEL K. HACECKY AND ANN M. HACECKY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND REPLAT BE 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 REPLAT 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

A REPLAT OF LOT A-3 AND LOT A-4 IN THE NW1/4 OF SECTION 15, PARCEL T-3,
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ALL IN T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
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TRACT 1, REDCLOUD ADDITION, IN THE NW1/4 OF SECTION 15 AND THE NE1/4 OF
SECTION 16, ALL IN T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO NORTHEAST JIM RIVER ROAD 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 PERMIT

Longitude

-97.33735935870742

Latitude

42.96529882641886

Permit Number

PLAT2677

Parcel Number

06.015.400.200

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

2219

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

102

Current Legal Description

W2 NW4 & LT A-4 EXC LTS A-2 & A-3 & SE4 NW4

Applicant Name

Dan hacecky

Applicant Phone

6056658455

Applicant Address

30463 NE JIM RIVER RD MISSION HILL SD 57046

Applicant Email Address

jackbrandt@vyn.midco.net

Name of the Surveyor / Engineer

John Brandt

Surveyor / Engineer Address

1202 Wilowdale Rd., Yankton

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

jackbrandt@vyn.midco.net

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

Dan hacecky

Owner Phone

6056658455

Owner Address

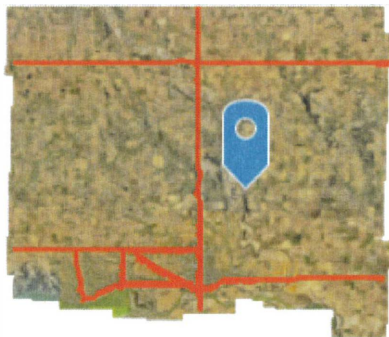
30463 NE JIM RIVER RD MISSION HILL SD 57046

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 42.965299 Lon: -97.337359



Powered by Esri

Section Township Range

15-94-55

Tract or Lot Number

Tract 1

Number of Acres Being Platted

132

Addition Name

Redcloud 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

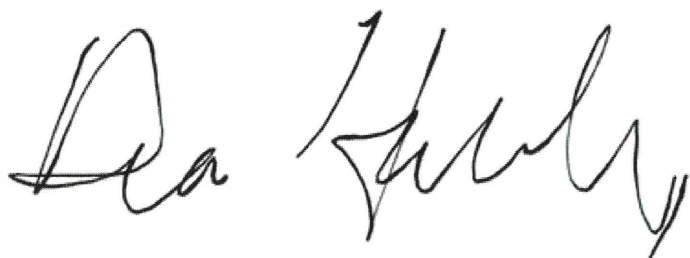
Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF	PLAT-.pdf
	174.9KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Da Huly". The letters are cursive and fluid, with a large 'D' and 'H'.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Su". The letters are cursive and fluid, with a large 'S' and 'u'.

OwnerSignature-.jpg

Date of Application Submission

Aug 18, 2026

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 3/14/2026

Applicant Golden - 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.

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

Accessory Building Size allowed:

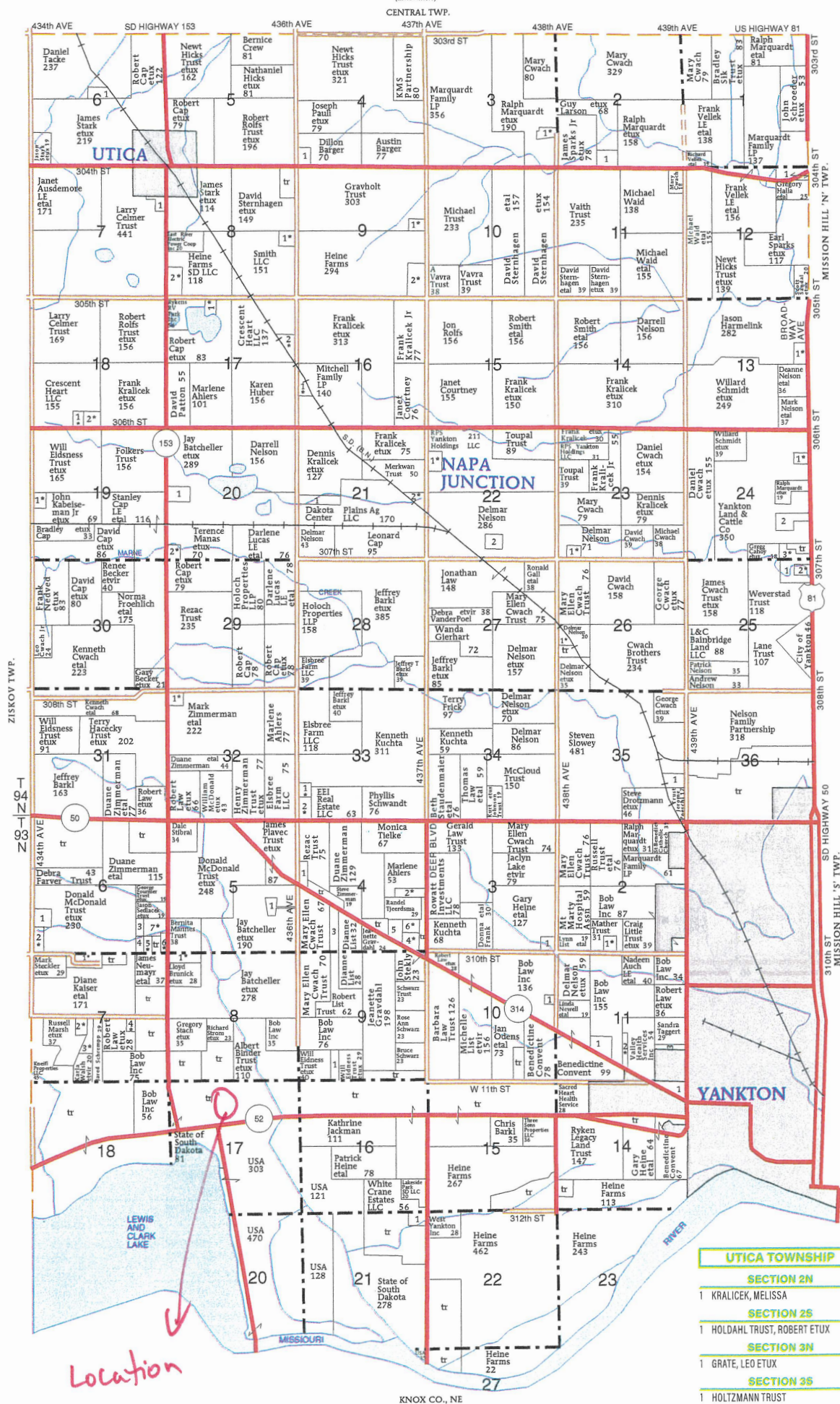
Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 1, 2 and 3, Golden First Addition, in the NE1/4 of the NW1/4 of Section 17, T93N, R56W of the 5th P.M., Yankton County, South Dakota



SECTION 4N

1 NEDVED, MARK 7

SECTION 4S

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

SECTION 5S

1 BATCHELLER, JAY 8

SECTION 6N

1 TOWN OF UTICA 6

SECTION 6S

1 GILMORE, TONJA 10
 2 VAN MAENEN, 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

SECTION 9S

2 GILMORE TRUST, HOWARD ETUX 17

SECTION 10S

1 ROKAHR, STEVEN 9

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 WOELL, 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

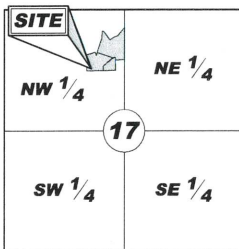
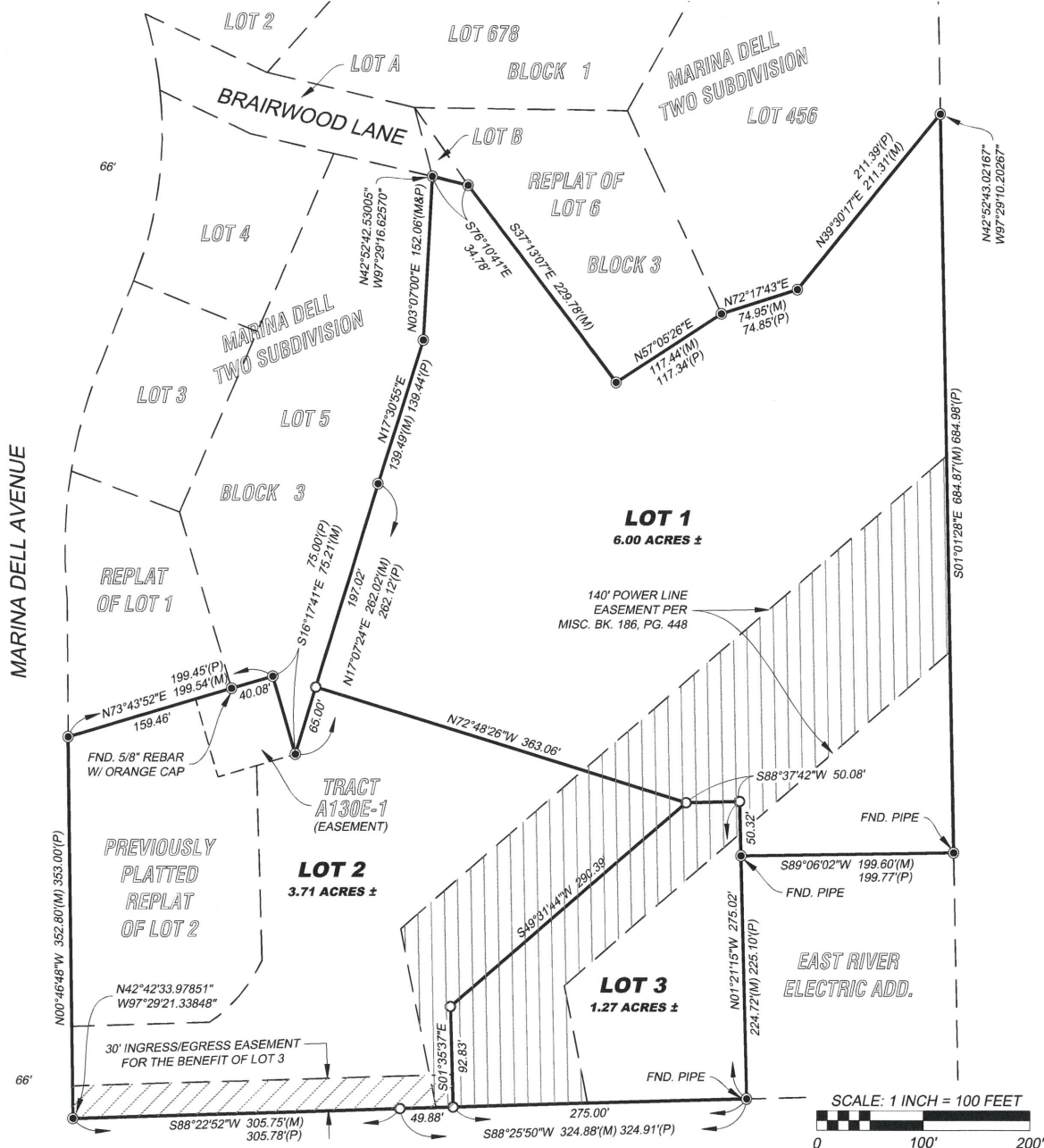
SECTION 3S

1 HOLTZMANN TRUST 7

SURVEY PLAT

OF

LOTS 1, 2 AND 3, GOLDEN FIRST ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA



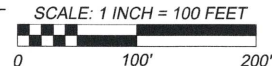
VICINITY MAP
NO SCALE

LEGEND

- IRON MONUMENT FOUND
FOUND 5/8" REBAR W/ CAP "5816"
UNLESS NOTED
- IRON MONUMENT SET
5/8" x 18" REBAR W/CAP
"CJG RLS 9923"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY
- Y.D. YELLOW DISK
- F.P. FENCE POST

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
2. BASIS OF BEARING: BEARINGS ARE BASED ON GRID NORTH (WGS 84 DATUM) OBTAINED BY DIRECT OBSERVATION USING SURVEY GRADE GPS EQUIPMENT. DISTANCES ARE GROUND IN US SURVEY FEET.



ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF "CHRISTOPHER JOHN GROEN, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 9923".



118 W. MAIN STREET
P.O. BOX 1130
ELK POINT, SD 57025
(605) 356-2308

PAGE:	1 OF 3
SCALE:	1" = 100'
PROJECT NO.:	12260509
DRAWN BY:	JPB 08/24/26
SURVEY CREW:	MSB 08/12/26

SURVEY PLAT

OF

LOTS 1, 2 AND 3, GOLDEN FIRST ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE:

TO: RANDY S. GOLDEN AND CAROLYN J. GOLDEN

I, CHRISTOPHER JOHN GROEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNERS, THAT PARCEL OF LAND DESCRIBED AS "REPLAT OF LOT 2 OF BLOCK 3, MARINA DELL TWO SUBDIVISION, IN THE NE1/4 OF THE NW1/4 OF SECTION 17, AND A PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 17, ALL IN TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA", WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION FOLLOWING GENERALLY ACCEPTED PROFESSIONAL STANDARDS FOR SURVEYING AND PLATTING IN THE STATE OF SOUTH DAKOTA, AND I HAVE SUBDIVIDED THE SAME AS SHOWN ON THE ATTACHED PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS "LOTS 1, 2 AND 3, GOLDEN FIRST ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA".

DATED THIS _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR - CHRISTOPHER J. GROEN, R.L.S. SD-9923

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF "CHRISTOPHER JOHN GROEN, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 9923".



OWNER'S CERTIFICATE:

WE, RANDY S. GOLDEN AND CAROLYN J. GOLDEN, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSES OF LOCATING, MONUMENTING AND PLATTING, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS. IT IS FURTHER PROVIDED THAT ANY STREETS, ROADS, ALLEYS, AND/OR OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY, OR HAVE BEEN PREVIOUSLY DEDICATED FOR THE PURPOSES INDICATED THEREON.

VACATION OF PROPERTY:

PURSUANT TO SDCL 11.3.20, 11.2.20.1 AND 11.3.20.3, THE APPROVAL AND FILING OF THIS PLAT VACATES THE FOLLOWING:

"REPLAT OF LOT 2, BLOCK 3, MARINA DELL TWO SUBDIVISION, IN THE NE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS FILED IN THE YANKTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK S19, PAGE 446."

RANDY S. GOLDEN _____ DATE _____

CAROLYN J. GOLDEN _____ DATE _____

ACKNOWLEDGMENT OF OWNER:

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME,

_____, THE UNDERSIGNED OFFICER,

PERSONALLY APPEARED RANDY S. GOLDEN AND CAROLYN J. GOLDEN, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF TOWNSHIP STREET AUTHORITY:

STATE OF SOUTH DAKOTA - COUNTY OF YANKTON

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

HIGHWAY OR STREET AUTHORITY _____ DATE _____

RESOLUTION BY THE CITY COMMISSION:

WHEREAS IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE ABOVE DESCRIBED REAL PROPERTY 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 THE SAME IS HEREBY APPROVED, AND THE CITY FINANCE OFFICER IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

MAYOR _____ CITY OF YANKTON, SOUTH DAKOTA

I, THE UNDERSIGNED, FINANCE OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA,

ON THE _____ DAY OF _____, 20____.

FINANCE OFFICER _____ CITY OF YANKTON, SOUTH DAKOTA

COUNTY PLANNING COMMISSION RESOLUTION:

STATE OF SOUTH DAKOTA - COUNTY OF YANKTON

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE PLAT OF "LOTS 1, 2 AND 3, GOLDEN FIRST ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA" BE AND THE SAME IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ YANKTON COUNTY, SOUTH DAKOTA

COUNTY COMMISSIONER'S RESOLUTION:

BE IT RESOLVED BY THE YANKTON COUNTY, SOUTH DAKOTA, COUNTY COMMISSION THAT THE ABOVE PLAT OF "LOTS 1, 2 AND 3, GOLDEN FIRST ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA" BE AND THE SAME IS HEREBY APPROVED.

I, THE UNDERSIGNED, CHAIRMAN OF THE COUNTY COMMISSION 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 THE _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS _____ YANKTON COUNTY, SOUTH DAKOTA

I, THE UNDERSIGNED, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, 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



118 W. MAIN STREET
P.O. BOX 1130
ELK POINT, SD 57025
(605) 356-2308

PAGE:	2 OF 3
SCALE:	NONE
PROJECT NO.:	12260509
DRAWN BY:	JKP 08/24/26
SURVEY CREW:	MSB 08/12/26

SURVEY PLAT

OF

**LOTS 1, 2 AND 3, GOLDEN FIRST ADDITION, IN THE NE1/4 OF THE NW1/4 OF
SECTION 17, TOWNSHIP 93 NORTH, RANGE 56 WEST OF 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA**

CERTIFICATE OF COUNTY TREASURER:

STATE OF SOUTH DAKOTA - COUNTY OF YANKTON

I, THE UNDERSIGNED, COUNTY TREASURER OF 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, HAVE BEEN PAID
IN FULL.

DATED THIS _____ DAY OF _____, 20____.

COUNTY TREASURER _____ YANKTON COUNTY, SOUTH DAKOTA

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

STATE OF SOUTH DAKOTA - COUNTY OF YANKTON

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

DATED THIS _____ DAY OF _____, 20____.

DIRECTOR OF EQUALIZATION _____ YANKTON COUNTY, SOUTH DAKOTA

CERTIFICATE OF REGISTER OF DEEDS:

STATE OF SOUTH DAKOTA - COUNTY OF YANKTON

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

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

ON PAGE _____ THEREIN.

REGISTER OF DEEDS _____ YANKTON COUNTY, SOUTH DAKOTA



118 W. MAIN STREET
P.O. BOX 1130
ELK POINT, SD 57025
(605) 356-2308

PAGE:	3 OF 3
SCALE:	NONE
PROJECT NO.:	12260509
DRAWN BY:	JPK 08/24/26
SURVEY CREW:	MSB 08/12/26

PLAT PERMIT

Longitude

-97.4874000503196

Latitude

42.87745834474072

Permit Number

PLAT2678

Parcel Number

09.017.400.100

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

MODERATE DENSITY RESIDENTIAL

Size of the Current Parcel

10

Current Legal Description

NE4 NW4 EXC E. RIV COOP ADDN EXC REPLAT LTS 2 & 6 BLK 3 & EXC PARCELS

Applicant Name

Randy Golden

Applicant Phone

6053562308

Applicant Address

110 Primrose Ln, Yankton

Applicant Email Address

cgroen@mclauryengineering.com

Name of the Surveyor / Engineer

Christopher Groen/McLaury Engineering

Surveyor / Engineer Address

118 W Main St, Elk Point

Surveyor / Engineer Phone

6053562308

Surveyor / Engineer Email

cgroen@mclauryengineering.com

Surveyor / Engineer Contact Person

Chris Groen

Owner Name

Randy Golden

Owner Phone

6053562308

Owner Address

110 Primrose Ln, Yankton

Owner Email Address

cgroen@mclauryengineering.com

Location of Property

Lat: 42.877458 Lon: -97.4874



Powered by Esri

Section Township Range

17-93-56

Tract or Lot Number

Lots 1, 2, and 3

Number of Acres Being Platted

11

Addition Name

Golden First Addition

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

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
1.4MB

Applicant Signature

A handwritten signature in black ink, appearing to read "Ron Loh". The letters are cursive and fluid, with a long horizontal stroke for the "L" and a small "h" at the end.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Loh". The letters are cursive and fluid, with a long horizontal stroke for the "L" and a small "h" at the end.

OwnerSignature-.jpg

Date of Application Submission

Aug 24, 2026

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/26/2026

Applicant

Jamesville Hutterian Brethren - 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:

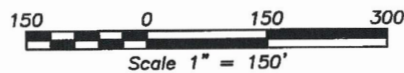
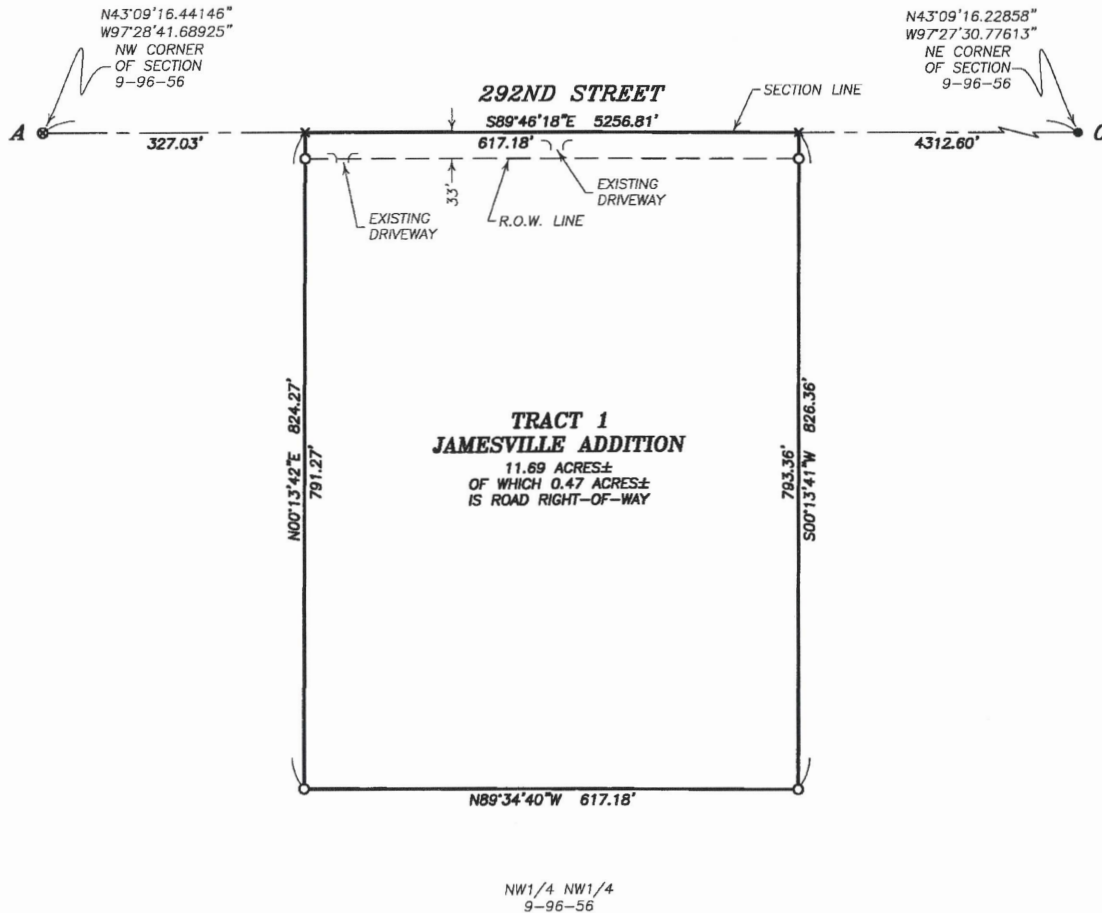
Plat of Tract 1, Jamesville Addition, in the NW1/4 of the NW1/4 of Section 9, T96N, R56W of the 5th P.M., Yankton County, South Dakota



1	HARPER, ARLENE	10
---	----------------	----



PLAT OF TRACT 1, JAMESVILLE ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 9, T96N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA



LEGEND

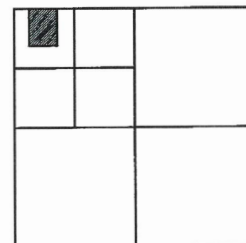
- SET 5/8" REBAR WITH L.S. CAP
STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "TOM WEEK LS 2912"
- ⊗ FOUND 5/8" REBAR
- x CALCULATED CORNER

CORNER REFERENCE TIES

- A. NORTHWEST CORNER OF SEC. 9, T96N, R56W**
1. 61.60' NW TO A NAIL & BOTTLECAP IN A POWER POLE.
 2. 63.18' SW TO A NAIL & BOTTLECAP IN A CORNER POST.
 3. 98.47' WSW TO A DOUBLE HEADED NAIL IN A GATE POST.
- B. NORTHEAST CORNER OF SEC. 9, T96N, R56W**
1. 48.81' NW TO A NAIL & BOTTLECAP IN A POWER POLE.
 2. 38.95' SW TO A LANDSCAPE SPIKE.
 3. 51.24' SE TO A DOUBLE HEADED NAIL IN A BRACE POST.

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



LOCATION (N.T.S.)
SECTION 9-96-56

**PLAT OF TRACT 1, JAMESVILLE ADDITION, IN THE NW1/4 OF THE NW1/4 OF
SECTION 9, T96N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF TRACT 1, JAMESVILLE ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 9, T96N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 26TH DAY OF AUGUST, 2026.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, MATTHEW WURTZ, PRESIDENT OF JAMESVILLE HUTTERIAN BRETHREN, INC., DO HEREBY CERTIFY THAT JAMESVILLE HUTTERIAN BRETHREN, INC., IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

MATTHEW WURTZ
PRESIDENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MATTHEW WURTZ, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF JAMESVILLE HUTTERIAN BRETHREN, INC., AND THAT HE AS PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ZONING ADMINISTRATOR

I, THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY 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 JAMESVILLE ADDITION QUALIFIES AS A FARMSTEAD.

ZONING ADMINISTRATOR

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 292ND STREET IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

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

REGISTER OF DEEDS

PLAT PERMIT

Longitude

-97.47557632891623

Latitude

43.153492397754114

Permit Number

PLAT2679

Parcel Number

12.009.400.100

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

213

Current Legal Description

NW4 EXC E163.50' N21.9 RODS OF E21.9 RODS OF NW4 & NW4 SW4 & N2 NE4 SW4

Applicant Name

Jamesville Hutterian Brethren

Applicant Phone

6056658455

Applicant Address

29568 436 AVE UTICA SD 57067

Applicant Email Address

accounting@jamesvillehb.com

Name of the Surveyor / Engineer

John Brandt

Surveyor / Engineer Address

1202 Wilowdale Rd., Yankton

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

jackbrandt@vyn.midco.net

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

Jamesville Hutterian Brethren

Owner Phone

6056658455

Owner Address

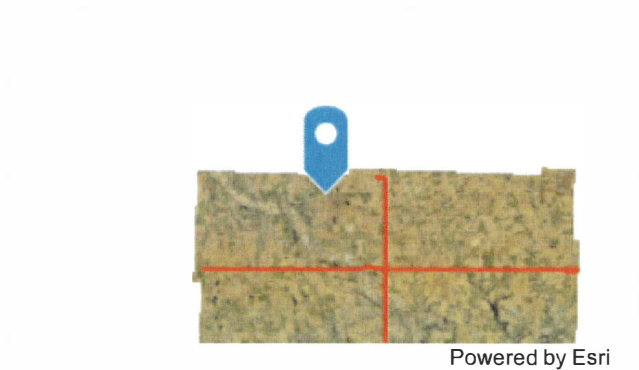
29568 436 AVE UTICA SD 57067

Owner Email Address

accounting@jamesvillehb.com

Location of Property

Lat: 43.153492 Lon: -97.475576



Section Township Range

9-96-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

11

Addition Name

Jamesville Addition

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

11

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
123.3KB

Applicant Signature

A handwritten signature in black ink, appearing to be "Mark [unclear]". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be "Lam". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

OwnerSignature-.jpg

Date of Application Submission

Aug 27, 2026