

September 9, 2025

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Mike Welsh
☐ Don Kettering

☐ Sam Hummel
☐ Nick Huber
☐ Dan Clark

☐ Tim O'Hara

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Open Meeting Laws review

7:10 P.M.

Plats

Law - Plat of Tract H, Deer Ridge, in the NW1/4 of the SE1/4 and in the NE1/4 of the SE1/4 of Section 8, and a plat of Tracts I, J, and K, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Kjeldseth - Plat of Tract 1, Palu Addition, in the NW1/4 of the SW1/4 and in the NE ¼ of the SW1/4 Lying West of the Turkey Creek of Section 24, T95N, R54W of the 5th P.M., Yankton County, South Dakota

Vavra/Dooley - Lots 1A, 2A, and 3A, Forest Lake Subdivision, in the NW1/4 of the NE1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota. (Lots 1, 2, and 3, Forest Lake Subdivision, in the NW1/4 of the NE1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota as recorded in book S21 of Plats on page 114) Containing 4.24 Acres more or less.

7:15 P.M.

Public comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 8/12/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL ☒ HUBER ☐ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

CALL:

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

PLANNING: ☒ HUBER ☐ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

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

PLANNING: ☒ HUBER ☐ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

Amend agenda to move Open Meetings Law review to the front Motion by Hummel, Second by Clark. Passed 6-0

AGENDA ITEM: Open meeting laws review

ADDRESS/LEGAL: _____

COMMENTS: Tyler Larsen

MOTION: Acknowledge the commission has reviewed the Open Meeting Laws

APPROVAL: MOTION BY: Kettering SECOND BY: Welsh

PLANNING: ☒ HUBER ☐ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Highland Plat 02.033.100.300

ADDRESS/LEGAL: Plat of Angie Highland Addition, in the NW1/4 of the NE1/4 of Section 33, T94N, R54W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: Approve as presented
Passed 6-0

APPROVAL: MOTION BY: Huber SECOND BY: O'Hara

PLANNING: ☒ HUBER ☐ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Drotzmann – Plat (ETJ) 10.035.200.400

ADDRESS/LEGAL: Plat of Lot 7 of Schulte's Subdivision in the S1/2 of the SE1/4 of Section 35, T94N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0

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

AGENDA ITEM: **Harmelink – Plat 10.013.100.200**

ADDRESS/LEGAL: Plat of Benson's Addition, in the S1/2 of the NE1/4 of Section 13, T94N, R56W of the 5th P.M.,
Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Pased 6-0

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

AGENDA ITEM: **Discussion – Solar Energy Conversion System setbacks for lakes, rivers, and streams**

ADDRESS/LEGAL:

COMMENTS: Diane Hovden
Lauren Nelson
Kristy Conway

MOTION: **No action taked**

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

AGENDA ITEM: **Public Comment**

ADDRESS/LEGAL:

COMMENTS: None

MOTION: Adjourn
Passed 6-0

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

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

MOTION: _____

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

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

MOTION: _____

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

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

MOTION: _____

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

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

MOTION: _____

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

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ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

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

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

MOTION: _____

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 7/11/2025

Applicant

Bob Law Deer Ridge - 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:

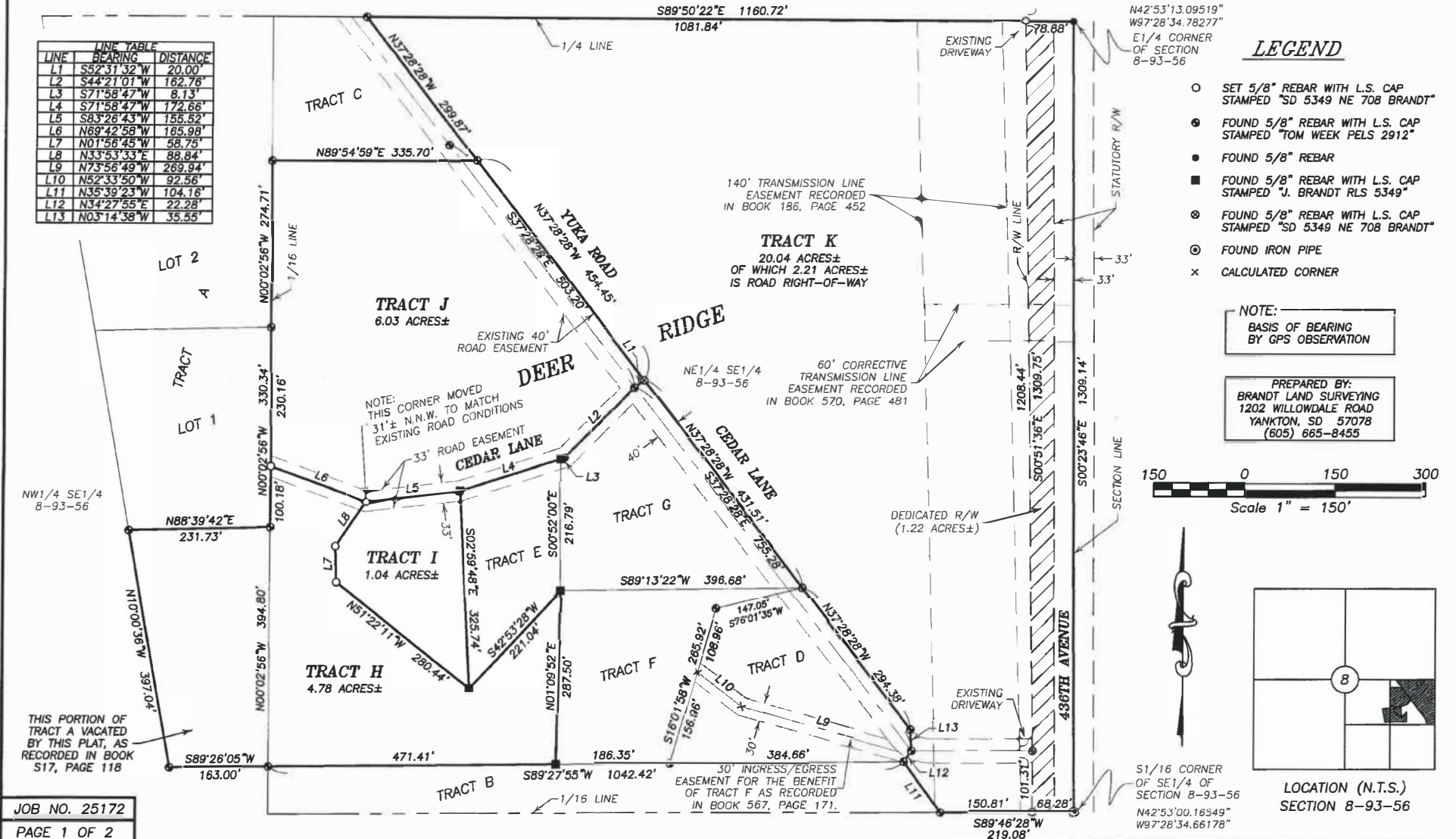
Affects Section:

NOTE:

Plat of Tract H, Deer Ridge, in the NW1/4 of the SE1/4 and in the NE1/4 of the SE1/4 of Section 8, and a plat of Tracts I, J, and K, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

PLAT OF TRACT H, DEER RIDGE, IN THE NW1/4 OF THE SE1/4 AND IN THE NE1/4 OF THE SE1/4 OF SECTION 8, AND A PLAT OF TRACTS I, J AND K, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S52°31'32"W	20.00'
L2	S44°21'01"W	162.76'
L3	S71°58'47"W	8.13'
L4	S71°58'47"W	172.66'
L5	S83°26'43"W	155.52'
L6	N69°42'58"W	165.98'
L7	N01°56'45"W	58.75'
L8	N33°53'33"E	88.84'
L9	S73°56'49"W	269.94'
L10	N52°33'50"W	92.56'
L11	N35°39'23"W	104.16'
L12	N34°27'55"E	22.28'
L13	N03°14'38"W	35.55'



PLAT OF TRACT H, DEER RIDGE, IN THE NW1/4 OF THE SE1/4 AND IN THE NE1/4 OF THE SE1/4 OF SECTION 8, AND A PLAT OF TRACTS I, J AND K, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF TRACT H, DEER RIDGE, IN THE NW1/4 OF THE SE1/4 AND IN THE NE1/4 OF THE SE1/4 OF SECTION 8, AND A PLAT OF TRACTS I, J AND K, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 10TH DAY OF JULY, 2025.

JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

I, ROBERT LAW, MANAGING MEMBER OF BOB LAW LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT BOB LAW LLC, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT H, DEER RIDGE, IN THE NW1/4 OF THE SE1/4 AND IN THE NE1/4 OF THE SE1/4 OF SECTION 8, AND A PLAT OF TRACTS I, J AND K, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. I ALSO HEREBY DEDICATE TO THE PUBLIC FOREVER AS SUCH THE SECTION LINE RIGHT OF WAY AS SHOWN HEREON.

THIS PLAT HEREBY VACATES A PORTION OF TRACT A, DEER RIDGE, IN THE NW1/4 OF THE SE1/4 OF SECTION 8, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S17 OF PLATS, PAGE 118.

DATED THIS _____ DAY OF _____, 20____.

ROBERT LAW
MANAGING MEMBER, BOB LAW LLC

STATE OF _____

COUNTY OF _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

CORNER REFERENCE TIES

- A. EAST 1/4 CORNER OF SEC. 8, T93N, R56W
1. 33.79' NW TO A LANDSCAPE SPIKE.
 2. 36.03' SW TO A LANDSCAPE SPIKE.
 3. 83.64' W TO A DOUBLE HEADED NAIL IN A CORNER POST.

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 436TH AVENUE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

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

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

REGISTER OF DEEDS

PLAT PERMIT

Longitude

-97.47802104525236

Latitude

42.88540335460488

Permit Number

PLAT2536

Parcel Number

09.008.200.100

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

009698

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

31

Current Legal Description

NE4 SE4 EXC TRACTS B-G DEER RIDGE S/D & TR A DEER RIDGE S/D NW4 SE4 EXC LTS 1 &

Applicant Name

Bob Law Inc

Applicant Phone

6056616193

Applicant Address

3812 SD HWY 314

Applicant Email Address

jackbrandt@vyn.midco.net

Name of the Surveyor / Engineer

John Brandt

Surveyor / Engineer Address

1202 Willowdale Rd, Yankton

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

jackbrandt@vyn.midco.net

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

Bob Law Inc

Owner Phone

6056616193

Owner Address

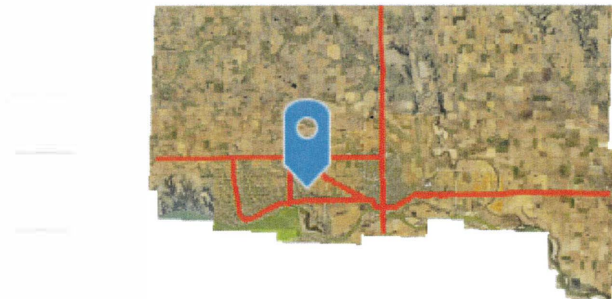
3812 SD HWY 314

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 42.885403 Lon: -97.478021



Powered by Esri

Section Township Range

8-93-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

20

Addition Name

Deer Ridge

How is the Property Currently Being Used

AG

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
169.3KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Bob Jones". The signature is fluid and cursive, with a large initial "B" and a long, sweeping tail.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Bob Jones". The signature is fluid and cursive, with a large initial "B" and a long, sweeping tail.

OwnerSignature-.jpg

Date of Application Submission

Jul 11, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/6/2025

Applicant

Kjeldseth - 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:

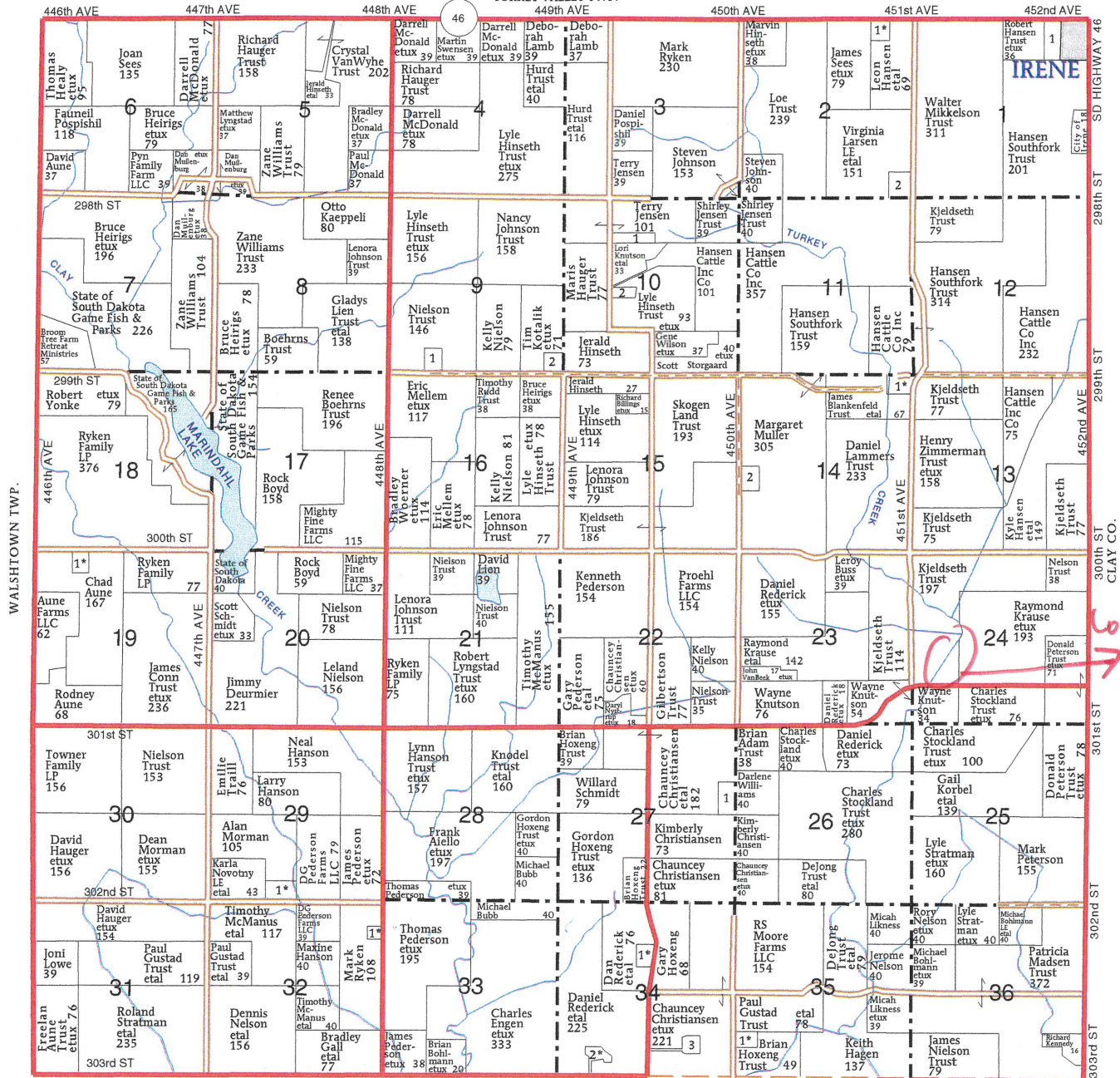
Affects Section:

NOTE:

Plat of Tract 1, Palu Addition, in the NW1/4 of the SW1/4 and in the NE ¼ of the SW1/4 Lying West of the Turkey Creek of Section 24, T95N, R54W of the 5th P.M., Yankton County, South Dakota

(Landowners)

TURKEY VALLEY TWP.



VOLIN TWP.

MARINDAHL TOWNSHIP

SECTION 1

1 IRENE COMMUNITY
SERVICE GROUP INC 15

SECTION 2

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

SECTION 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

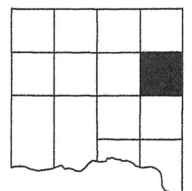
1 COOKE, GENE ETUX 6

SECTION 34

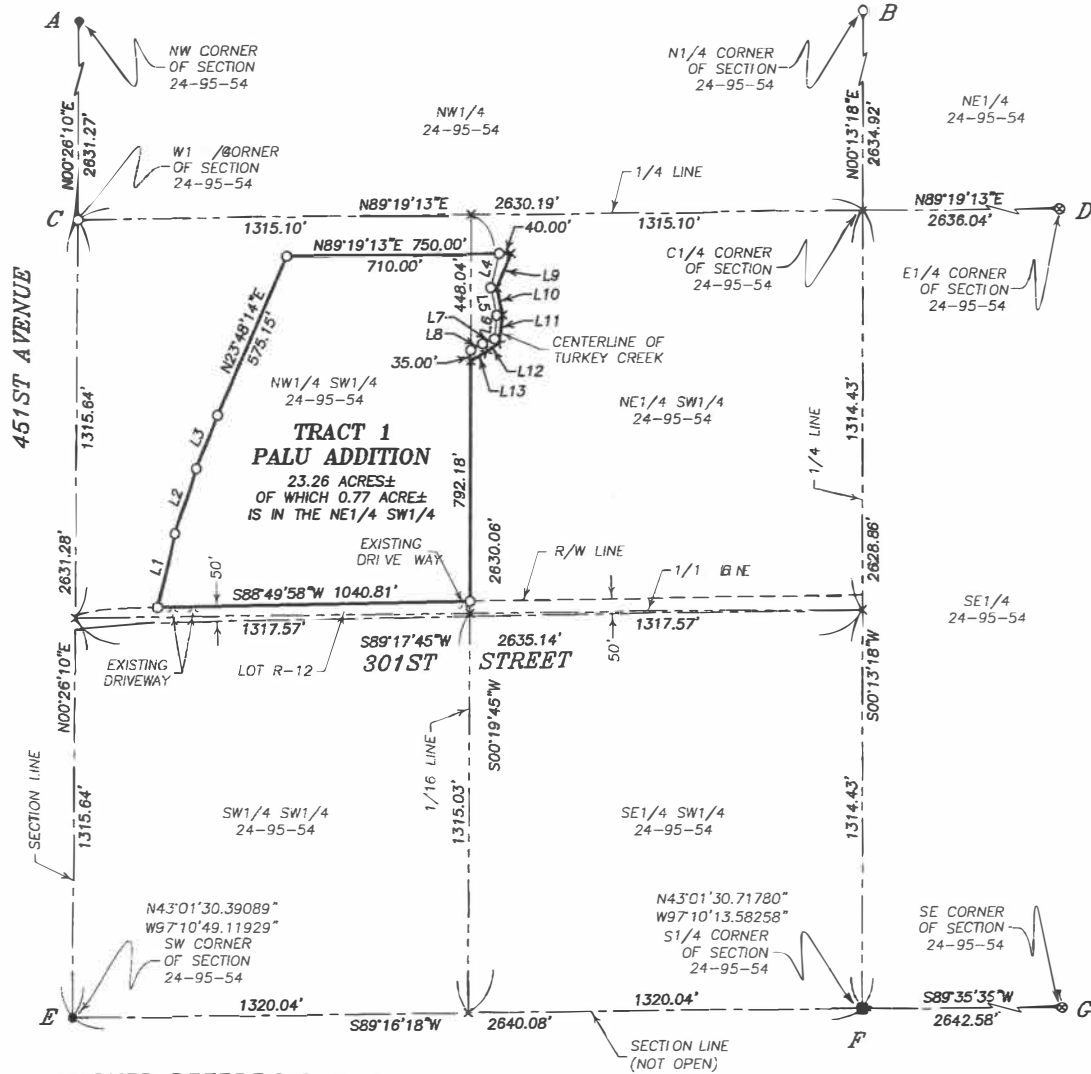
1 HAUCK, BRIAN ETUX 11
2 SLASON, STILLMAN ETUX 11
3 BECKER, SCOTT 7

SECTION 35

1 LIBBY, KARL ETUX 10



PLAT OF TRACT 1, PALU ADDITION, IN THE NW1/4 OF THE SW1/4 AND IN THE NE1/4 OF THE SW1/4 LYING WEST OF THE TURKEY CREEK OF SECTION 24, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA



CORNER REFERENCE TIES

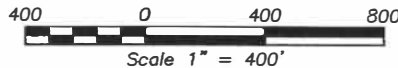
- A. NORTHWEST CORNER OF SEC. 24, T95N, R54W**
- 48.68' NW TO A NAIL & SHINER IN A POWER POLE.
 - 47.49' NE TO A NAIL & SHINER IN A CORNER POST.
 - 45.83' SE TO A DOUBLE HEADED NAIL IN A CORNER POST.
- B. NORTH 1/4 CORNER OF SEC. 24, T95N, R54W**
- 37.54' NNW TO DOUBLE HEADED NAIL IN A POWER POLE.
 - 33.24' N TO DOUBLE HEADED NAIL IN A CORNER POST.
 - 39.00' SSE TO A DOUBLE HEADED NAIL IN A FENCE POST.
- C. WEST 1/4 CORNER OF SEC. 24, T95N, R54W**
- 52.32' W TO A DOUBLE HEADED NAIL IN A BRACE POST.
 - 66.62' SW TO A DOUBLE HEADED NAIL IN A BRACE POST.
 - 58.22' ESE TO A DOUBLE HEADED NAIL IN A CORNER POST.
- D. EAST 1/4 CORNER OF SEC. 24, T95N, R54W**
- 61.83' ENE TO A DOUBLE HEADED NAIL IN A BRACE POST.
 - 70.54' NE TO A DOUBLE HEADED NAIL IN A FENCE POST.
 - 89.70' NE TO A DOUBLE HEADED NAIL IN A FENCE POST.
- E. SOUTHWEST CORNER OF SEC. 24, T95N, R54W**
- 14.88' N TO A DOUBLE HEADED NAIL IN A CORNER POST.
 - 20.63' NE TO A DOUBLE HEADED NAIL IN A FENCE POST.
 - 32.41' ENE TO A DOUBLE HEADED NAIL IN A FENCE POST.
- F. SOUTH 1/4 CORNER OF SEC. 24, T95N, R54W**
- 30.35' W TO A LANDSCAPE SPIKE.
 - 29.04' ESE TO A LANDSCAPE SPIKE.
 - 30.67' SSW TO A LANDSCAPE SPIKE.
- G. SOUTHEAST CORNER OF SEC. 24, T95N, R54W**
- 74.57' NE TO A DOUBLE HEADED NAIL IN A POWER POLE.
 - 39.36' SE TO A LANDSCAPE SPIKE.
 - 35.83' SW TO A LANDSCAPE SPIKE.

NOTE:

BASIS OF BEARING
BY GPS OBSERVATION

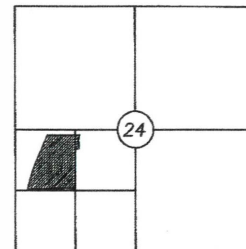
PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455

LINE	BEARING	DISTANCE
L1	N13°18'59"E	250.51'
L2	N18°24'40"E	226.20'
L3	N21°58'53"E	188.48'
L4	S14°01'20"W	116.40'
L5	S12°10'29"E	93.29'
L6	S05°39'16"W	78.88'
L7	S68°55'52"W	43.55'
L8	S61°48'20"W	44.81'
L9	S22°58'10"W	123.52'
L10	S12°20'55"E	91.86'
L11	S07°20'46"W	92.51'
L12	S55°01'45"W	53.75'
L13	S61°01'42"W	59.66'



LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- ⊗ SET "X" NAIL & WASHER
- FOUND 3/8" REBAR
- FOUND STONE, SET 5/8" REBAR ON NORTH SIDE OF STONE
- × CALCULATED CORNER



LOCATION (N.T.S.)
SECTION 24-95-54

PLAT OF TRACT 1, PALU ADDITION, IN THE NW1/4 OF THE SW1/4 AND IN THE NE1/4 OF THE SW1/4 LYING WEST OF THE TURKEY CREEK OF SECTION 24, TOWNSHIP 95 NORTH, RANGE 54 WEST 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, PALU ADDITION, IN THE NW1/4 OF THE SW1/4 AND IN THE NE1/4 OF THE SW1/4 LYING WEST OF THE TURKEY CREEK OF SECTION 24, TOWNSHIP 95 NORTH, RANGE 54 WEST 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 4TH DAY OF AUGUST, 2025.



JOHN L. BRANDT REG. NO. 5349

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

OWNER'S CERTIFICATE

I, LOANN B. KJELDSETH, TRUSTEE OF THE KJELDSETH TRUST, DO HEREBY CERTIFY THAT THE KJELDSETH TRUST 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____.

LOANN B. KJELDSETH
TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LOANN B. KJELDSETH, WHO ACKNOWLEDGED HERSELF TO BE TRUSTEE OF THE KJELDSETH TRUST, AND THAT SHE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 301ST 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

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

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

-97.17791262122043

Latitude

43.030149291987264

Permit Number

PLAT2539

Parcel Number

03.024.400.100

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

1046

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

118

Current Legal Description

W2 NW4, NW4 SW4 EXC LT R-12, SE4 NW4 & NE4 SW4 W OF CREEK

Applicant Name

Loann Kjeldseth

Applicant Phone

6056658455

Applicant Address

55334 HWY 121 CROFTON NE 68730

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

Kjeldseth Trust

Owner Phone

6056658455

Owner Address

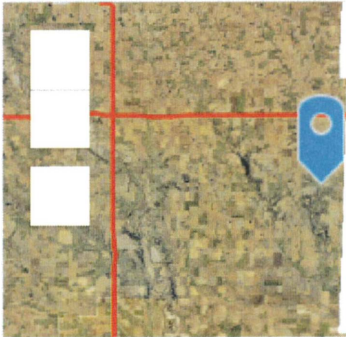
45141 300 st, Irene

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 43.030149 Lon: -97.177913



Powered by Esri

Section Township Range

24-95-54

Tract or Lot Number

Tract 1

Number of Acres Being Platted

23

Addition Name

Palu 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

23

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
	159.8KB

Applicant Signature

Jon Klyden

ApplicantSignature-.jpg

Owner Signature

Sam

OwnerSignature-.jpg

Date of Application Submission

Aug 7, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/12/2025

Applicant

Vavra/Dooley - 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:

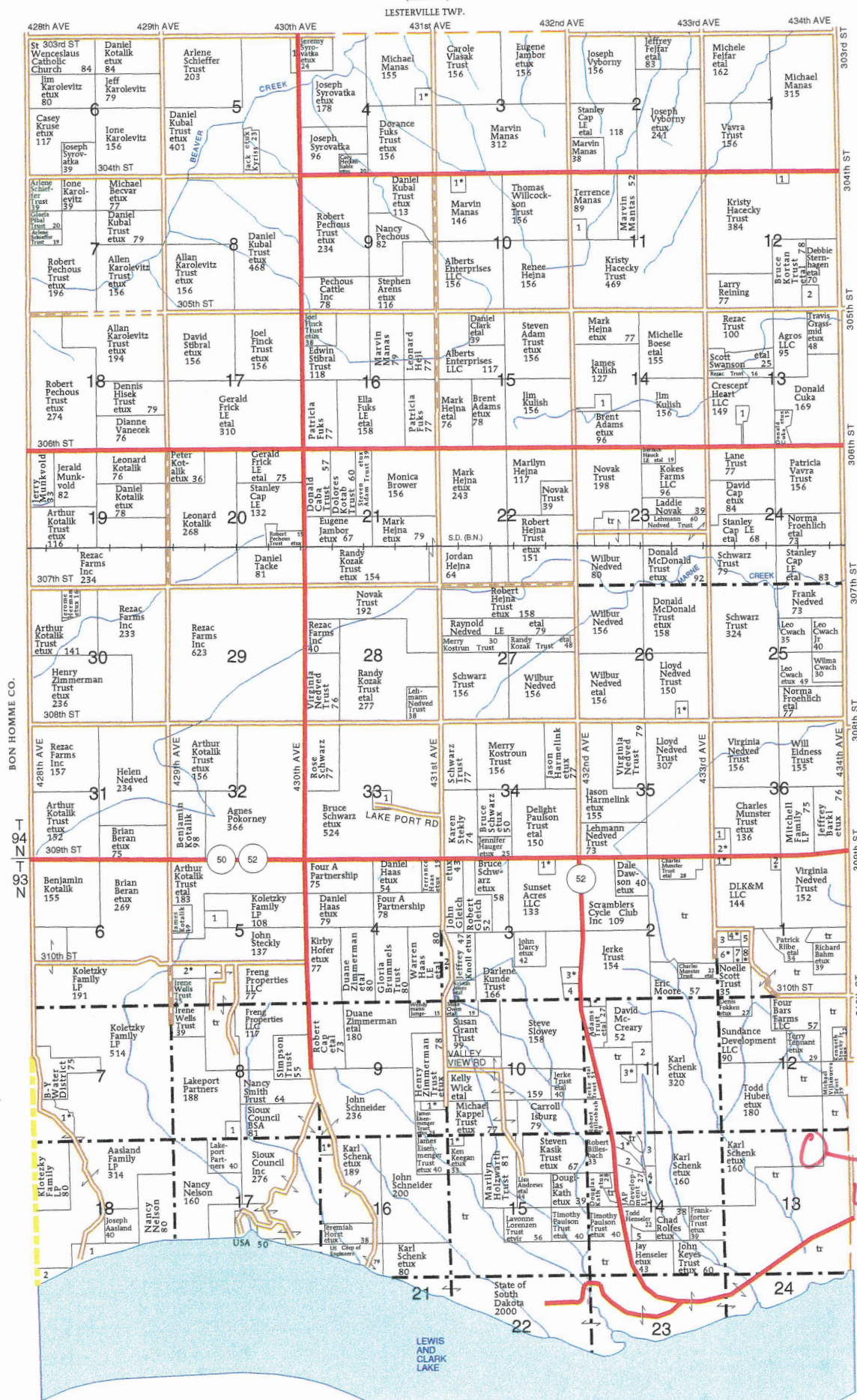
Proposed sidewall height:

Affects Section:

NOTE:

Plat of Alexa's Addition, in the NW1/4 of the NE1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota.

(Lots 1, 2, and 3, Forest Lake Subdivision, in the NW1/4 of the NE1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota as recorded in book S21 of Plats on page 114) Containing 4.24 Acres more or less.

**ZISKOV TOWNSHIP****SECTION 1S**

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

SECTION 3S

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

SECTION 4N

- | | |
|--------------------|----|
| 1 HOFFMAN, RC ETUX | 10 |
|--------------------|----|

SECTION 5N

- | | |
|--------------------------------|---|
| 1 POLISH CATHOLIC CONGREGATION | 9 |
|--------------------------------|---|

SECTION 6S

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

SECTION 7S

- | | |
|-----------------------|----|
| 1 KOLETZKY, IONE ETAL | 17 |
|-----------------------|----|

SECTION 8S

- | | |
|----------------|---|
| 1 KOSTER, JEFF | 9 |
|----------------|---|

SECTION 9S

- | | |
|-----------------------|----|
| 1 WOSTREL, ELDON ETUX | 15 |
|-----------------------|----|

SECTION 10N

- | | |
|-----------------------|----|
| 1 MANAS, TERENCE ETUX | 10 |
|-----------------------|----|

SECTION 11N

- | | |
|---------------|----|
| 1 CAP, DANIEL | 11 |
|---------------|----|

SECTION 11S

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

SECTION 12N

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

SECTION 13N

- | | |
|----------------|---|
| 1 MANAS, DYLAN | 6 |
|----------------|---|

SECTION 14N

- | | |
|---------------------|----|
| 1 SUDBECK, CHARLENE | 12 |
|---------------------|----|

SECTION 14S

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

SECTION 15S

- | | |
|--------------------------|---|
| 1 MCGARGILL, JONI ET VIR | 7 |
|--------------------------|---|

SECTION 16S

- | | |
|-------------------------|----|
| 1 FLANNERY, ROBBIE ETUX | 14 |
|-------------------------|----|

SECTION 18S

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

SECTION 26

- | | |
|-----------------------|---|
| 1 MARTIN, NATHAN ETUX | 6 |
|-----------------------|---|

SECTION 33

- | | |
|--|----|
| 1 ST WENCESLAUS ROMAN
CATHOLIC CHURCH | 10 |
|--|----|

SECTION 36

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

PLAT OF
LOTS 1A, 2A AND 3A, FOREST LAKE SUBDIVISION,
 IN THE NW1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST
 OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

(Lots 1, 2 and 3, Forest Lake Subdivision, in the NW1/4 of the NE1/4 of Section 13, Township 93 North, Range 57 West
 of the 5th P.M., Yankton County, South Dakota recorded in Book S21 of Plats on Page 114)

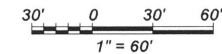
CONTAINING 4.24 ACRES MORE OR LESS

Legend

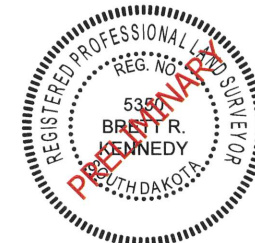
- Found Rebar & Cap Stamped
"LS 5349"
- Set Rebar & Cap Stamped
"KENNEDY LS 5350"
- (100.00') Record Distance



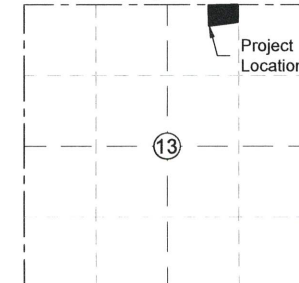
BASIS OF BEARING
UTM 14



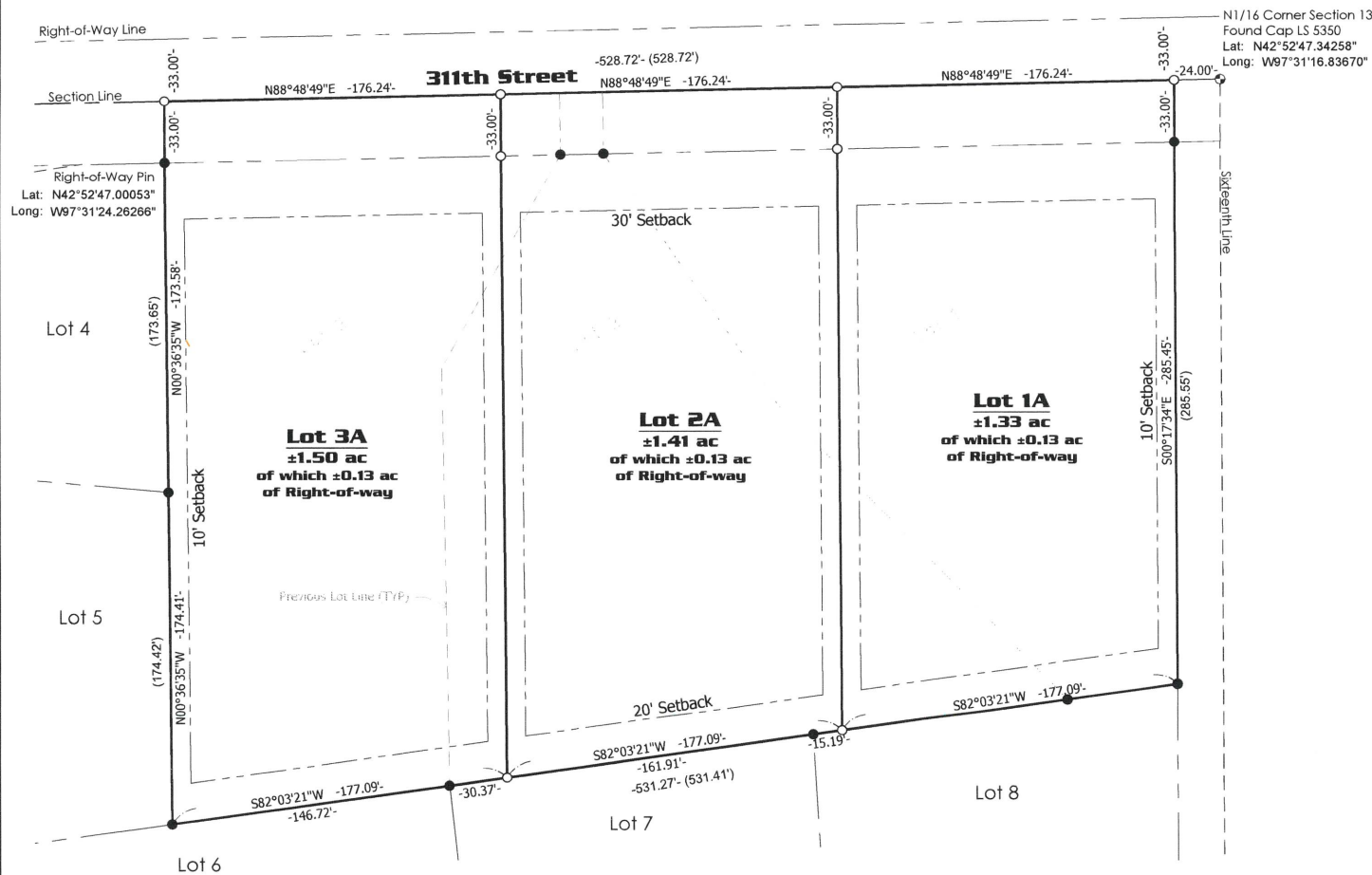
This survey was performed
without the benefit of a Title
Report and does not purport
to show easements of record,
if any.



SECTION 13, T-93-N, R-57-W



LOCATION MAP
Not to Scale



SURVEYOR'S CERTIFICATE

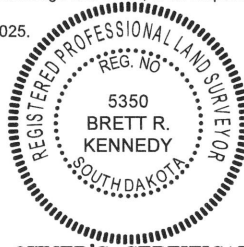
I, Brett R. Kennedy, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the request of the owners, and under their direction, did on or prior to August 11, 2025 have surveyed Lots 1, 2 and 3, Forest Lake Subdivision, in the NW1/4 of the NE1/4 of Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota, with area and dimensions as shown on the plat:

And shall hereafter be known and described as LOTS 1A, 2A AND 3A, FOREST LAKE SUBDIVISION, IN THE NW1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.

I have executed this document this 11th day of August, 2025.

Brett R. Kennedy, LS 5350

**OWNER'S CERTIFICATE**

We, the undersigned, hereby certify that we are the absolute and unqualified owners of the land included in this plat being entitled: **LOTS 1A, 2A AND 3A, FOREST LAKE SUBDIVISION, IN THE NW1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA**, that the plat has been made at our request and under our direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and we hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof we have hereunto set my hand this ____ day of _____, ____.

By _____

Jeffrey D. Dooley

STATE OF _____)
) SS
COUNTY OF _____)

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

My commission expires _____.

Seal

Notary Public, _____ County, _____

In witness whereof we have hereunto set my hand this ____ day of _____, ____.

By _____

Jeffery A. Vavra

STATE OF _____)
) SS
COUNTY OF _____)

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

My commission expires _____.

Seal

Notary Public, _____ County, _____

In witness whereof we have hereunto set my hand this ____ day of _____, ____.

By _____

Patrick Dooley

STATE OF _____)
) SS
COUNTY OF _____)

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

My commission expires _____.

Seal

Notary Public, _____ County, _____

CERTIFICATE OF STREET AUTHORITY

The location of existing access roads abutting or approaches entering the State/County/Township/City Road, is hereby approved. Any changes in the existing access shall require additional approval.

Approved this ___ day of _____, _____. .

State/County/Township/City Road Authority

Approved this ___ day of _____, _____. .

State/County/Township/City Road Authority

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of LOTS 1A, 2A AND 3A, FOREST LAKE SUBDIVISION, IN THE NW1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, is hereby granted by the Yankton County Planning Commission on this ___ day of _____, _____. .

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of LOTS 1A, 2A AND 3A, FOREST LAKE SUBDIVISION, IN THE NW1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the ___ day of _____, _____. .

Chairman, County Commission Yankton County, South Dakota

COUNTY AUDITOR CERTIFICATE

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

Dated this ___ day of _____, _____. .

County Auditor
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

I, the undersigned, County Director of Equalization for Yankton County, South Dakota, do hereby certify that a copy of the above Plat has been filed at my office.

Dated this ___ day of _____, _____. .

Director of Equalization
Yankton County

CERTIFICATE OF COUNTY TREASURER

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

Dated this ___ day of _____, _____. .

Treasurer
Yankton County

CERTIFICATE OF REGISTER OF DEEDS

STATE OF _____)
COUNTY OF _____) SS

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

Register of Deeds
Yankton County

3 OF 3

SHEET NO. 15060

REVISION SCHEDULE

DATE

FOREST LAKE SUBDIVISION
SECTION 13, T93N, R57W
YANKTON COUNTY, SOUTH DAKOTA

STOCKWELL
STOCKWELL ENGINEERS INC.
201 MAIN STREET
YANKTON, SD 57401
TEL: 605/464-5520
FAX: 605/464-5520

PLAT PERMIT

Longitude

-97.52254766844199

Latitude

42.879498923723695

Permit Number

PLAT2540

Parcel Number

13.013.100.420

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

1370

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

3

Current Legal Description

LT 2 FOREST LAKE S/D NW4 NE4

Applicant Name

Jeff Vavra

Applicant Phone

6056658455

Applicant Address

6220 S MEDINA CIR SIOUX FALLS SD 57108

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

Jeff Vavra

Owner Phone

6056658455

Owner Address

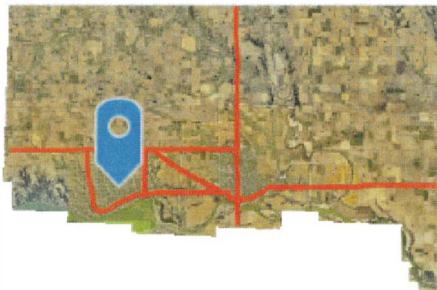
6220 S MEDINA CIR SIOUX FALLS SD 57108

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 42.879499 Lon: -97.522548



Powered by Esri

Section Township Range

13-93-57

Tract or Lot Number

Tract 1

Number of Acres Being Platted

3

Addition Name

Forest Lake Subdivision

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

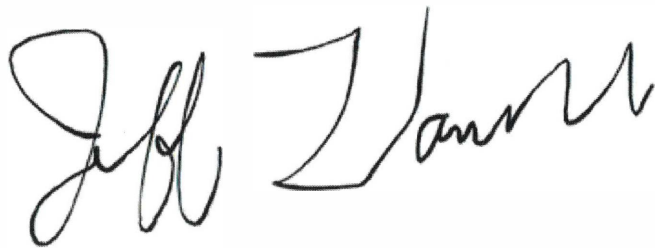
Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF	PLAT-.pdf
	1.3MB

Applicant Signature

A handwritten signature in black ink, appearing to read "John Zander". The signature is fluid and cursive, with the first name "John" and the last name "Zander" clearly distinguishable.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "John". The signature is fluid and cursive, with the first name "John" clearly distinguishable.

OwnerSignature-.jpg

Date of Application Submission

Aug 12, 2025