

September 10, 2024

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Mike Welsh
- Don Kettering

- Sam Hummel
- Chris Barkl
- Dan Clark

- Lauren Nelson

## **7:00 P.M.**

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

## **7:05 P.M.**

### **Swan Lake Wind, LLC - Conditional Use Permit (Continued from August 13, 2024 meeting)**

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

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

### **DGOGYankton05242024, LLC - Rezone**

Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to Lakeside Commercial District (LC) per Article 18, Section 1809 and Article 20, Section 2003. Said property is legally described as the North 2 acres (N2A) of the West Eleven rods (W11RDS) Excluding Lot H-3 of the Southwest quarter of the Northeast Quarter (SW4 NE4) Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56) west of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 3111 West 8<sup>th</sup> St, Yankton. (**Utica South**)

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

### **Plats**

**Sinclair** - Plat of Nicolaus Farm in the NE1/4 of Section 19, T95 N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

This plat vacates previously platted Tract I; and Tract IIA in Tract II in the NE1/4 of Section 19, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Filed on October 4<sup>th</sup>, 1983, and recorded in Book S11, page 54. (**Walshtown**)

**Jacobson** - Plat of lots 1 and 2 of Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of section 18, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota (**Utica South**)

**Brewer** - Plat of Tract A of Brewer's Addition in the SW1/4 of the SE1/4 of Section 27, and Tract B of Brewer's Addition in the SW1/4 of the SE1/4, SE1/4 of the SE1/4 of Section 27, and also in the NE1/4 of the NE1/4 of Section 34, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

This plat vacates the previously platted Lots 11, 12, and 13, filed on June 24<sup>th</sup>, 1983 and recorded in Book S11, page 45. (**Central**)

**Goshen Nation, LLC** - Plat of Lots B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, and B12 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 13,892 SQ. FT. (0.32 Acres) more or less.  
**(Utica South)**

**Drotzmann** - Plat of Tract 1, Deer Boulevard Estates, in the SE1/4 of Section 9, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota. **(Utica South)**

**7:20 P.M.**

**Public Comment**

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 8/13/2024 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

CALL:

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

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

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

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM: Swan Lake Wind, LLC - Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for a Large Wind Energy Conversion System per Article 5 Section 507 and Article 26 Section 2605. Applicant is requesting to place 37 Large Wind Towers in Agriculture Districts throughout Mayfield and Turkey Valley Townships in Yankton County.

COMMENTS: Ghokan Andi – applicant Chris Ollson – applicant Alan Claus Andersen – applicant Quaye Cameron – applicant Matt Conway Robert Burns Loren Rotunda Rodney Sletten Jay Johnson Mike Swensen Thomas Conway Barbara Seskall Mike Nutley Steve Brockmueller Lori Sletten Marlys Jensen Terri Clark Sandra Baker Roger Hofer Ernest Stratmeier Louie Johnson James Pajl Kay Olson Jacob Mannas Dennis Barkley Eldon Ward

MOTION: **Continue application to the next meeting (September 10, 2024)**  
**Passed 7-0**

APPROVAL: MOTION BY: Barkl SECOND BY: Welsh

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM: Jaton - Plat**

ADDRESS/LEGAL: A Replat of Jatton Tract 1, in the NW1/4 of the NE1/4 of Section 1, T95N, R54W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Hereafter to be known as: Jatton Tract 2, in the NW1/4 of the NE1/4 of Section 1, T95N, R54W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

COMMENTS:

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

APPROVAL: MOTION BY: Kettering SECOND BY: Hummell

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM: Jacobson - Plat**

ADDRESS/LEGAL: Plat of lots 1 and 2 of Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of section 18, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

COMMENTS:

MOTION:

**Approve as presented  
Passed 7-0**

APPROVAL: MOTION BY: Welsh SECOND BY: Hummel

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM: Public Comment**

ADDRESS/LEGAL:

COMMENTS: NONE

MOTION: **Adjourn**

APPROVAL: MOTION BY: Loest SECOND BY: Kettering

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:**

ADDRESS/LEGAL:

COMMENTS:

MOTION:

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:**

ADDRESS/LEGAL:



COMMENTS:

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MOTION:

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

**AGENDA ITEM:**

ADDRESS/LEGAL:

COMMENTS:

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MOTION:

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

**AGENDA ITEM:**

ADDRESS/LEGAL:

COMMENTS:

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MOTION:

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

**AGENDA ITEM:**

ADDRESS/LEGAL:

COMMENTS:

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

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

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

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

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

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

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

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

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

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

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

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

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

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

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

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

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK



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

Applicant **DGOGYankton05242024, LLC – 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

**NOTE:**

Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to Lakeside Commercial District (LC) per Article 18, Section 1809 and Article 20, Section 2003. Said property is legally described as the North 2 acres (N2A) of the West Eleven rods (W11RDS) Excluding Lot H-3 of the Southwest quarter of the Northeast Quarter (SW4 NE4) Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56) west of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 3111 West 8<sup>th</sup> St, Yankton.

PC: Article 18 Section 1809

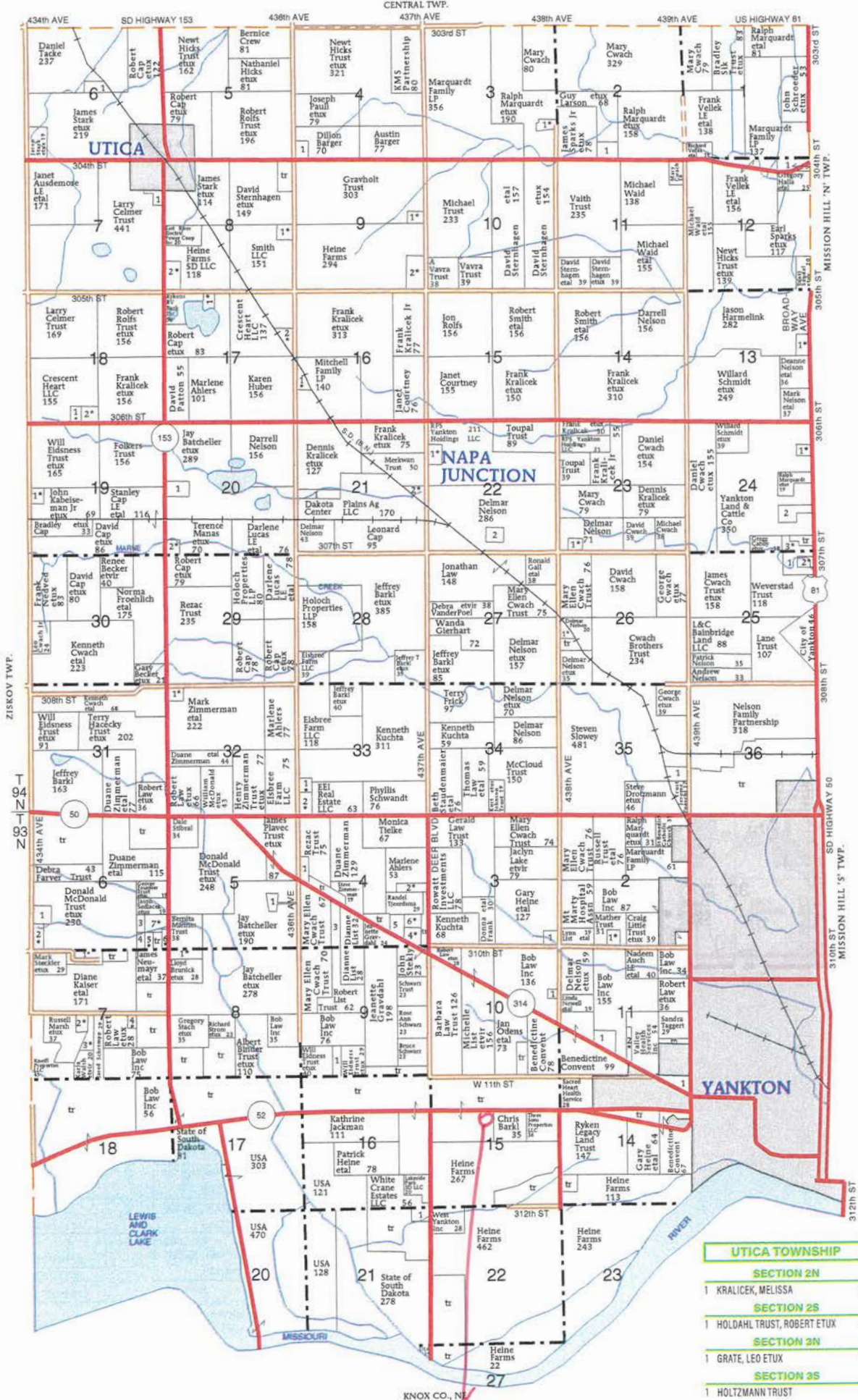
BOA: Article 20 Section 2003

Planning Commission date: 9/10/2024

Time: 7:05 PM

Board of Adjustment date: 10/1/2024, 10/15/2024

Time: 6:30 PM, 6:30 PM



SECTION 4N		
1	NEDVED, MARK	7
SECTION 4S		
1	MARQUARDT, RALPH	8
2	BRANDT TRUST, MERLE ETAL	11
3	LIST TRUST, ROBERT	18
4	SWEDLUND, JERALD ETUX	14
5	HAMBERGER, BRIAN	8
6	SMITH, NATHAN ETUX	8
SECTION 5S		
1	BATCHELLER, JAY	8
SECTION 6N		
1	TOWN OF UTICA	6
SECTION 6S		
1	GILMORE, TONIA	10
2	VAN MAANEN, TODD ETUX	11
3	MASKA, LEANN	5
4	KOZAK, KARLEE	6
5	LOECKER, MARK ETUX	5
6	BLAHA, ION ETUX	5
7	HILL, EDWIN ETUX	12
SECTION 7N		
1	BOLD PURSUITS LLC	10
SECTION 7S		
1	GUITRON, MARIA ETAL	13
2	ROBB, RUSSELL ETUX	7
3	LIVINGSTON, CARL ETUX	10
4	PHILIPS, TIMOTHY ETUX	5
SECTION 8N		
1	CHRISTIANSON, DAVID ETUX	6
2	HUGHES, SCOTT ETUX	13
SECTION 8S		
1	FANTA, TIMOTHY ETUX	9
SECTION 9N		
1	KILBURN, REX ETUX	7
2	GILMORE TRUST, HOWARD ETUX	17
SECTION 9S		
1	ROKAHR, STEVEN	9
SECTION 10S		
1	HEINA, JAMIE	5
SECTION 11S		
1	BILLION, ERIKA	12
2	HECKY TRUST, TERRANCE ETUX	11
3	AFFORDABLE SELF STORAGE LLC	8
SECTION 12N		
1	MARQUARDT FAMILY LP	6
SECTION 13N		
1	COTTON, JEFFREY ETUX	8
SECTION 14S		
1	YANKTON MEDICAL CLINIC PC	12
SECTION 16N		
1	ANSTINE, RODNEY ETUX	7
SECTION 17N		
1	SCHENKEL, DARRELL ETUX	8
2	TACKE, WM ETUX	13
SECTION 18N		
1	CAP LE, STANLEY ETAL	5
2	CAP, ROBERT ETUX	7
SECTION 19		
1	SCHENKEL, DANIEL ETUX	7
SECTION 20N		
1	YANKTON CO SHARPSHOOTERS ASSN	12
2	JOHNSON, MICHAEL ETUX	9
SECTION 21N		
1	YANKTON PROTEIN LLC	12
2	KRALICEK, FRANK ETUX	5
SECTION 21S		
1	WHITE CRANE ESTATES LLC	8
SECTION 22N		
1	TAGGART, WILLIAM ETUX	9
2	NELSON TRUST, FLOYD	12
SECTION 23N		
1	POSPISHIL, SCOTT ETAL	7
SECTION 24		
1	MARTS, LUCAS ETUX	7
2	MARQUARDT, DOUG	13
3	KELLER, DALLAS ETUX	10
SECTION 26		
1	SLOWEY TRUST	15
2	WOEHL, TOBY ETAL	7
SECTION 26		
1	BARNES, DAVID ETUX	7
SECTION 22		
1	ZIMMERMAN TRUST, HENRY ETAL	12
SECTION 23		
1	DELOZIER, DARRIK ETUX	6
2	WADDELL, EDWARD ETUX	8
SECTION 25		
1	YAGGIES INC	10

Location



FINDINGS OF FACT – REZONE

DGOGYankton05242024, LLC– REZ-243

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	

<p>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.</p>	
<p>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.</p>	
<p>7. Before any amendment or petition for rezoning is recommended for approval, the Planning Commission shall make written findings certifying compliance with:</p> <ul style="list-style-type: none"> <li>a. The Comprehensive Plan;</li> <li>b. Specific rules governing land uses;</li> <li>c. Zoning district regulations; and</li> <li>d. Satisfactory provision and arrangement has been made concerning the following, where applicable:</li> </ul>	
<ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>4. Refuse and service areas, with particular reference to the items in (A) and (B) above;</li> <li>5. Utilities, with reference to locations, availability,</li> </ul>	

<p>and compatibility;</p> <ol style="list-style-type: none"><li>6. Screening and buffering with reference to type, dimensions, and character;</li><li>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;</li><li>8. Required yards and other open spaces; and</li><li>9. General compatibility with adjacent properties and other property in the district.</li></ol>	
<ol style="list-style-type: none"><li>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.</li></ol>	



# REZONE PERMIT

Longitude

**-97.44632065262851**

Latitude

**42.87572884630394**

Permit Number

**REZONE243**

Parcel Number

**09.015.100.124**

Permit Status

**Approved Active**

Permit Fee

**450**

Total Due

**450**

Was fee paid?

**Yes**

Receipt Number

**4008**

Planning Commission Action Date

**Sep 10, 2024**

Planning Commission Action Time

**7:05 PM**

Board Adjustment Action Date

**Oct 1, 2024**

Board\_Adjustment Action Time

**6:30 PM**

Application Accepted By

**Bill Conkling**

Checked By

**BILL GARY**

Existing Zoning

**RURAL TRANSITIONAL**

Affected Zoning Ordinance

**18-1809, 20-2003**

Section Township Range

**15-93-56**

Is location in floodplain?

**No**

Applicant Name

**DGOGYanktonsd05242024, LLC**

Applicant Phone

**417-256-4790**

Applicant Address

**1906 E Battlefield Rd, Springfield MO 65804**

Applicant Email Address

**rusty@overlandeng.com**

Owner Name

**Daniel and Natalie Ebbens**

Owner Phone

**605-630-1807**

Owner Address

**3111 West 8th Street, Yankton SD 57078**

Owner Email Address

**debbens@yahoo.com**

Location of Property

**Lat: 42.875729 Lon: -97.446321**



Powered by Esri

Property Address

**3111 WEST 8 ST**

Reason for Request

**Rezone to Lakeide Commercial for Development as a Dollar General store**

Legal Description

**N2A W11RDS EXC LT H-3 SW4 NE4**

Applicant Signature

A handwritten signature in black ink. The first part of the signature is a stylized, cursive 'R' that loops around and under the letters 'u', 's', and 't'. The second part is a simple, blocky 'D'.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink. It starts with a large, stylized 'J' that loops back. The rest of the signature is a series of connected, cursive letters, likely 'oe', followed by a horizontal line.

OwnerSignature-.jpg

Date of Application Submission

**Jul 31, 2024**

Attachments:

**PDF** YANKTON SD AERIAL OVERLAY B PLUS.pdf  
91.4KB

**PDF** YANKTON SD PRELIM B PLUS 5-9-24.pdf  
62.8KB

**PDF** FE.Yankton.SD.Ebbens.4.17.24.pdf  
506.4KB

AFFIDAVIT OF MAILING

I, Mallory Johnson, hereby certify that on the 26th day of August, 2024, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

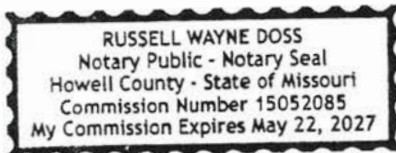
Dated the 26th day of August, 2024.

Mallory Johnson  
(Name)  
Affiant

Subscribed and sworn to before me this 26th day of August, 2024.

Russell Wayne Doss  
Notary Public - ~~South Dakota~~ MISSOURI  
My commission expires: May 22, 2027

(SEAL)



# NOTIFICATION

August 26, 2024

Applicant:

DGOG Yankton05242024, LLC  
1906 E Battlefield RD  
Springfield, MO 65804

Dear Yankton County Property Owner:

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

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 10<sup>th</sup> day of September, 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

*Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to Lakeside Commercial District(LC) per Article 18, Section 1809 and Article 20, Section 2003. Said property is legally described as the North 2 acres (N2A) of the West Eleven rods (W11RDS) Excluding Lot H-3 of the Southwest quarter of the Northeast Quarter (SW4 NE4) Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56) west of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 3111 West 8<sup>th</sup> St, 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,  
Rusty Doss  
Petitioner

3 SONS PROPERTIES LLC (D)  
21078 LAKE AVE  
LE MARS IA 51031

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

BARRETT, BEAU C (D)  
3005 WEST 11 ST  
YANKTON SD 57078

BELGUM, TODD A (D)  
1003 RIVERVIEW LN  
YANKTON SD 57078

BINDER, TIMOTHY (D)  
169 CLARK TRL  
YANKTON SD 57078

BRAY, ELIZABETH (D)  
1000 RIVERVIEW LN  
YANKTON SD 57078

BYE, BRIAN (D)  
2901 WEST 11 ST  
YANKTON SD 57078

EBBENS, DANIEL W (D)  
3111 WEST 8 ST  
YANKTON SD 57078

EKEREN REVOCABLE TRUST (D)  
2911 WEST 11 ST  
YANKTON SD 57078

FISCHER, ANDREA (D)  
PO BOX 273  
MENNO SD 57045

HEINE FARMS (D)  
PO BOX 477  
YANKTON SD 57078

INHOFFER, RICK (D)  
3306 WEST 8 ST  
YANKTON SD 57078

KAMBACK, DOROTHY (D)  
PO BOX 256  
YANKTON SD 57078

LACROIX, MARLIN (D)  
2202 BURLEIGH ST  
YANKTON SD 57078

LAPP, DAVID R (D)  
1004 MAY LN  
YANKTON SD 57078

LARSON, BARRETT P (D)  
2900 WEST 11 ST  
YANKTON SD 57078

LARSON, BARRETT P TRUST (D)  
2900 WEST 11 ST  
YANKTON SD 57078

LEWIS & CLARK RV PARK LLC (D)  
827 HEMI DR  
YANKTON SD 57078

MEGARD, DAN (D)  
1005 MERIWETHER TR  
YANKTON SD 57078

MIELKE, KEITH L (D)  
1003 JUNE LN  
YANKTON SD 57078

MUELLER, MARY C (D)  
3204 WEST 8 ST  
YANKTON SD 57078

MUELLER, STEVEN (D)  
3204 WEST 8 ST  
YANKTON SD 57078

NEDVED, FRANK (D)  
1007 JUNE LN  
YANKTON SD 57078

PETERSON, MARK REV TRUST (D)  
3002 WEST 8 ST  
YANKTON SD 57078

PHIL SPADY CHRYSLER-JEEP-DODGE (D)  
316 CAPITOL ST  
YANKTON SD 57078

PHIL SPADY HOLDINGS INC (D)  
316 CAPITOL ST  
YANKTON SD 57078

PREMIER VENTURES LLC (D)  
1010 MAY LN  
YANKTON SD 57078

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

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

SPRINGWATER LLC (D)  
263 KNIEST AVE  
YANKTON SD 57078



TERESHINSKI FAMILY TRUST (D)  
1005 JUNE LN  
YANKTON SD 57078

THON, RONALD REV TRUST (D)  
1010 MAY LN  
YANKTON SD 57078

WOERNER, BRADLEY S (D)  
1407 ST BENEDICT DR  
YANKTON SD 57078

WORKMAN, JOSEPH M (D)  
3109 WEST 11 ST  
YANKTON SD 57078

YANKTON STORAGE LLC (D)  
119 CEDAR LN  
YANKTON SD 57078

**1605 Apartment For Rent**

**Yankton Elderly/Disabled and Family.**  
Based on Income: 1 and 2 bedroom apartments; 2 and 3 bedroom townhomes.  
Conventional: 1 and 2 bedroom apartments. Equal Housing Opportunity.  
All non-smoking units. Skogen Company, (605) 263-3941. skogencnpany.com

**1705 Items \$100 or Less**

One dozen quart jars \$3.50. Green Bay Packers coat Size Large \$25.00. 2 puzzles \$1.00 each. Call 605-664-0771.

Pair of car tires, excellent tread 195/60/R15H. \$80.00, call 605-661-6252.

**Classifieds**  
**665-7811**

**1791 Lawn Mowers**

John Deere Lawn mower S130 42" 21hp. 18 hours hydro \$2,400. Days 605-624-8181.

**2010 Legal and Public Notices**

**1830 Rummage Sales**

**120 Hideaway Dr. Yankton**  
Friday, 8/30, 8am-5pm  
Saturday, 8/31, 8am-5pm  
Sunday, 9/1, 9am-4pm  
Monday, 9/2, 8am-5pm  
Electric and air tools, construction equipment, antiques, glassware, bottles, stoneware, collectibles, wood keepsake boxes, Advertising boxes.



**1904 Mulberry**  
Friday, 8/30, 2pm-6pm  
Saturday, 8/31, 8am-2pm  
Household furniture, dishware, china, King size bedding, curtains New and used seasonal decorations. Lots of miscellaneous. Cleaned out storage unit! Cash only.

**512 Cedar St.**  
Friday, 8/30, 9am-5pm  
Saturday, 8/31, 10am-5pm  
Tools, new Blackstone griddle, housewares, women's clothing. Purses, nice clothes for high school girls. Cash only.

**2010 Legal and Public Notices**

**1830 Rummage Sales**

**805 Eastside Dr. Yankton**  
(Turns south by Case IH sign)  
**ONE DAY ONLY**  
Saturday, 8/31, 9am-4pm  
Bottle collection, cameras, old lin, vintage toys, Linens, blue jars, old phone, telescope, Microscope, cups & saucers, sawing items, pots & pans, cookbooks, Workbasket magazines, electronic games, Boy Scout equipment. Halloween, oil lamps, small appliances, Tupperware, tools, vases, edger, fishing and more!

**89740 554th Ave South of Murdo's**  
Thursday, 8/29, 9am-5pm  
Friday, 8/30, 9am-5pm  
Saturday, 8/31, 9am-Noon  
Hand sewn quilts, Fire King Tulp Bowl set, Fenton, Mid century decor and glassware, ceramic Christmas tree, turquoise 50's mixer, Pyrex, Wattware, M&M dispensers, sleds, bar signs, Aladdin oil lamps, sewing machine, sewing cabinets, glass ball claw foot piano stools, recurve bow, fishing, tools. Huge discounts on Saturday. **\*\*CASH ONLY\*\***

**Please Recycle!**

**2010 Legal and Public Notices**

**2010 Legal and Public Notices**

**ADOPTION OF PROVISIONAL BUDGET FOR YANKTON COUNTY, SOUTH DAKOTA**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Yankton County, will meet in the Government Center at Yankton, South Dakota on Tuesday, September 3, 2024 at 6:10 p.m. for the purpose of considering the foregoing Provisional Budget for the year 2025 and the various items, schedules, amounts and appropriations set forth therein and as many days thereafter as is deemed necessary until the final adoption of the budget on or before the 1st day of October, 2024. At such time any interested person may appear either in person or by a representative and will be given an opportunity for a full and complete discussion of all purposes, objectives, items, schedules, appropriations, estimates, amounts and matters set forth and contained in the Provisional Budget.

Patty Hojem  
Yankton County Auditor

Published twice at the total approximate cost of \$23.05 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published August 23 & 30, 2024.

**2010 Legal and Public Notices**

**NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES**

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton for a new Retail (On-off sale) Malt Beverage & SD Farm Wine license from Alfonso Alfredo dba Saber Cubano. 2007 Broadway Ave, Ste M.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, September 9, 2024 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, SD, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 30th day of August, 2024.

Lisa Yardley  
FINANCE OFFICER

Published once at the total approximate cost of \$13.28 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published August 30, 2024.

**2010 Legal and Public Notices**

**NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES**

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton for a new Retail (On-off sale) Wine & Cider license from Kourtesy Erickson dba Korrykayites LLC, 101 Douglas Avenue.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, September 9, 2024 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, SD, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 30th day of August, 2024.

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Published August 30, 2024.

**CITY OF YANKTON, SOUTH DAKOTA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
Governmental Funds  
December 31, 2023

**EXHIBIT 3**

Assets	General	Special Capital Improvements	TID #5	Pool Capital Construction	Other Governmental Funds	Total Governmental Funds
Cash and Cash Equivalents	\$12,322,263	\$11,099,387	\$-	\$3,874	\$4,551,068	\$27,976,592
Receivables (Net where applicable, of allowance for uncollectibles):						
Taxes	34,825	-	-	-	-	34,825
Accounts	81,378	-	-	-	27	81,405
Special Assessments	12,907	-	-	-	15,958	28,865
Due from Other Funds	332,842	6,823,139	-	-	-	7,155,981
Due from Other Governmental Agencies	5,020,562	838,160	-	53,345	183,303	6,095,370
Advances to Other Funds	37,743	-	-	-	-	37,743
Inventories	3,689,392	828,515	-	-	-	4,517,907
Property Held for Resale, At Cost	-	-	-	-	651,937	651,937
Restricted Assets:						
Cash and Cash Equivalents	19,740	-	-	-	153,247	172,987
Total Assets	21,551,652	19,589,201	-	57,219	5,555,540	46,753,612
Liabilities						
Accounts Payable	469,441	245,587	-	117,972	1,162,003	1,995,003
Accrued Expenses	18,023	-	-	-	-	18,023
Unearned Wages	366,073	-	-	-	39,773	405,846
Due to Other Funds	3,740,396	-	-	3,616,789	1,195,718	8,552,903
Customer Deposits	35,511	-	-	-	-	35,511
Advances from Other Funds	-	-	3,689,392	-	828,515	4,517,907
Total Liabilities	4,629,444	245,587	3,689,392	3,734,761	3,226,009	15,525,193
Deferred Inflows of Resources						
Unavailable revenue- property taxes	34,824	-	-	-	-	34,824
Unavailable revenue- special assessments	12,907	-	-	-	14,187	27,094
Unavailable revenue- other taxes	127,823	96,428	-	-	10,476	234,727
Unavailable revenue- other	2,119	-	-	53,345	-	55,464
Total Deferred Inflows of Resources	177,673	96,428	-	53,345	24,663	352,109
Fund Balances						
Reserved for:						
Non-Spendable:						
Perpetual Care	-	-	-	-	50,000	50,000
Inventories	37,743	-	-	-	-	37,743
Long Term Advances	3,689,392	-	-	-	-	3,689,392
Restricted:						
Debt Service	-	-	-	-	208,504	208,504
Perpetual Care	-	-	-	-	108,793	108,793
Lodging Sales Tax	-	-	-	-	718,749	718,749
Library	-	-	-	-	62,968	62,968
Historic Easement Trust	-	-	-	-	25,330	25,330
Dispatch	-	-	-	-	913	913
Committed						
Special Capital Improvement (Sales Tax)	-	19,247,186	-	-	-	19,247,186
Assigned:						
Capital Projects	-	-	-	-	2,736,376	2,736,376
Unassigned	13,017,400	-	(3,689,392)	(3,730,887)	(1,606,765)	3,990,356
Total Fund Balances	16,744,535	19,247,186	(3,689,392)	(3,730,887)	2,304,868	30,876,310
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)	\$21,551,652	\$19,589,201	\$-	\$57,219	\$5,555,540	\$46,753,612

**CITY OF YANKTON, SOUTH DAKOTA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
Governmental Funds  
For the Year Ended December 31, 2023

**EXHIBIT 4**

Revenue	General	Special Capital Improvements	TID #5	Pool Capital Construction	Other Governmental Funds	Total Governmental Funds
Property Taxes	\$4,224,447	\$-	\$174,227	\$-	\$559,540	\$4,958,214
Sales and Other Taxes	7,830,703	5,309,885	-	-	1,016,337	14,156,925
Special Assessments	474,423	-	-	-	4,403	4,403
Licenses and Permits	3,966,420	659,153	-	-	1,703,377	6,328,950
Intergovernmental	3,357,916	-	-	-	19,778	3,377,694
Charges for Services	7,286	-	-	-	-	7,286
Fines and Forfeits	735,807	878,927	-	-	95,978	1,710,712
Interest on Investments	182,062	-	-	-	216,201	398,263
Contributions	195,632	10,000	-	-	19,929	225,561
Miscellaneous	20,974,696	6,857,965	174,227	-	3,635,543	31,642,431
Total Revenue	20,974,696	6,857,965	174,227	-	3,635,543	31,642,431

**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 10th day of September, 2024 at the Yankton County Government Center, Commission Chambers, 321 West Third St., Yankton, South Dakota. DGOYankton05242024, LLC is requesting to rezone a parcel in a Rural Transitional District (RT) to Lakeside Commercial District (LC) per Article 18, Section 1809 and Article 20, Section 2003. Said property is legally described as the North 2 acres (N2A) of the West Eleven rods (W11RDS) Excluding Lot H-3 of the Southwest quarter of the Northeast Quarter (SW4 NE4) Section Fifteen (15), Township Fifty-three (93) North, Range Ninety-six (56) west of the 5th P.M., Yankton County, South Dakota. E911 address is 3111 West 8th St, Yankton.

Published twice at the total approximate cost of \$20.44 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published August 30 & September 6, 2024.

Request for Information USDF, L.L.C. is a limited liability company affiliated with the University of South Dakota Foundation, an independent nonprofit corporation that exists to support the University of South Dakota. USDF intends to explore and seeks input on an arrangement between USDF, USD, and a third party to develop housing appropriate for USD students on land owned by USD on N. Plum Street in Vermillion, SD. Please see [usdalumni.com/RFI](http://usdalumni.com/RFI) for more information.

Published once at the total approximate cost of \$12.95 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published August 23 & 30, 2024.

**Press & Dakotan Classifieds**  
**In Print & Online**  
319 Walnut St., Yankton  
605-665-7811  
[www.yankton.net](http://www.yankton.net)

**Good help is easy to find.**  
*Hirina?*

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 8/6/2024

Applicant

**Sinclair- 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:

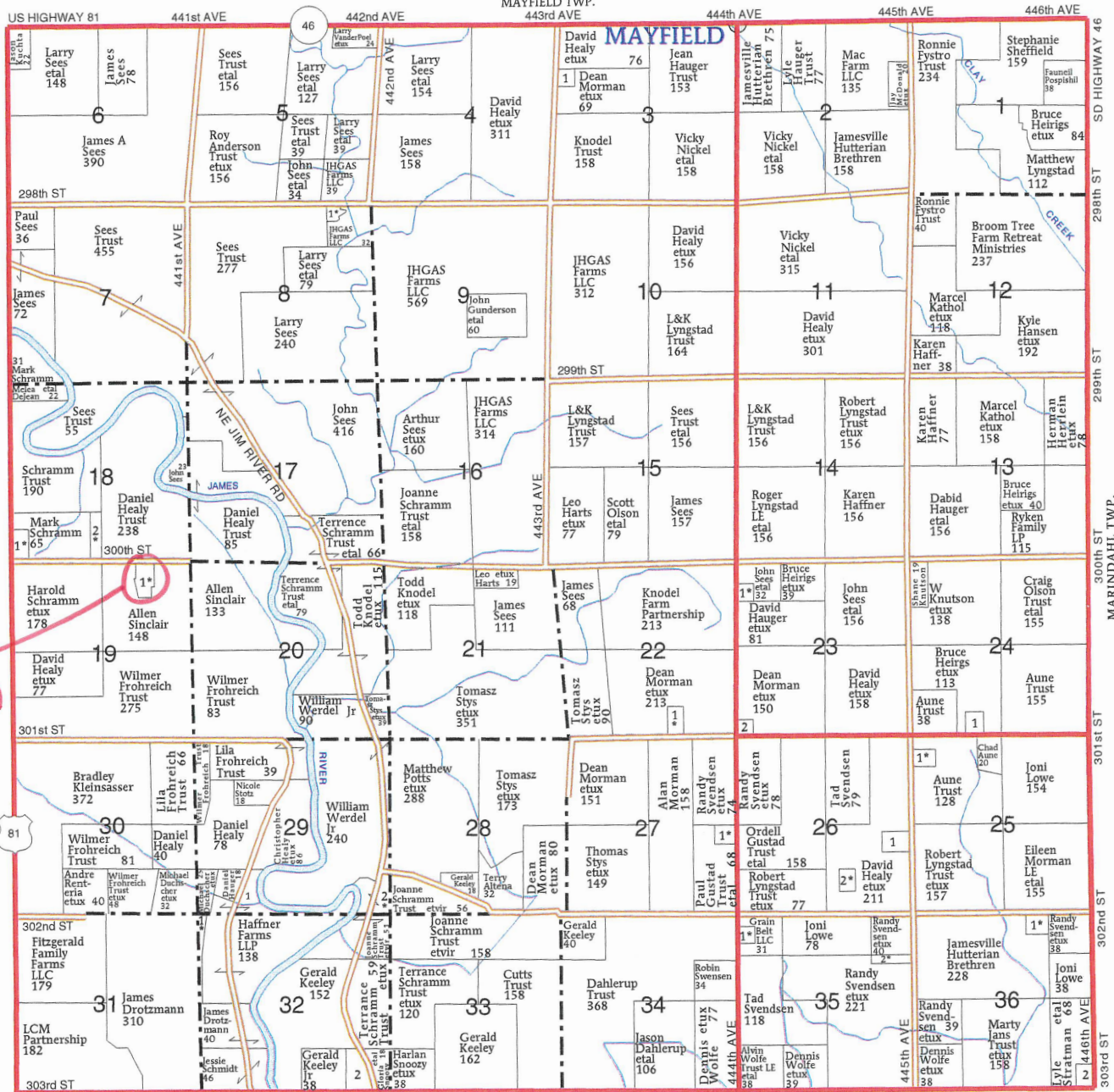
**NOTE:**

Plat of Nicolaus Farm in the NE1/4 of Section 19, T95 N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

This plat vacates previously platted Tract I; and Tract IIA in Tract II in the NE1/4 of Section 19, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Filed on October 4<sup>th</sup>, 1983 and recorded in Book S11, page 54.



(Landowners)

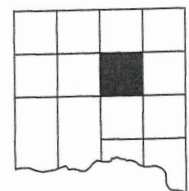


Location

WALSHTOWN TOWNSHIP

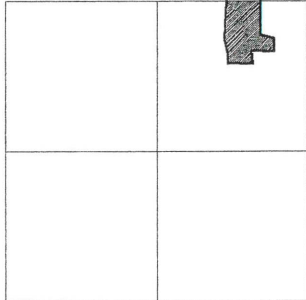
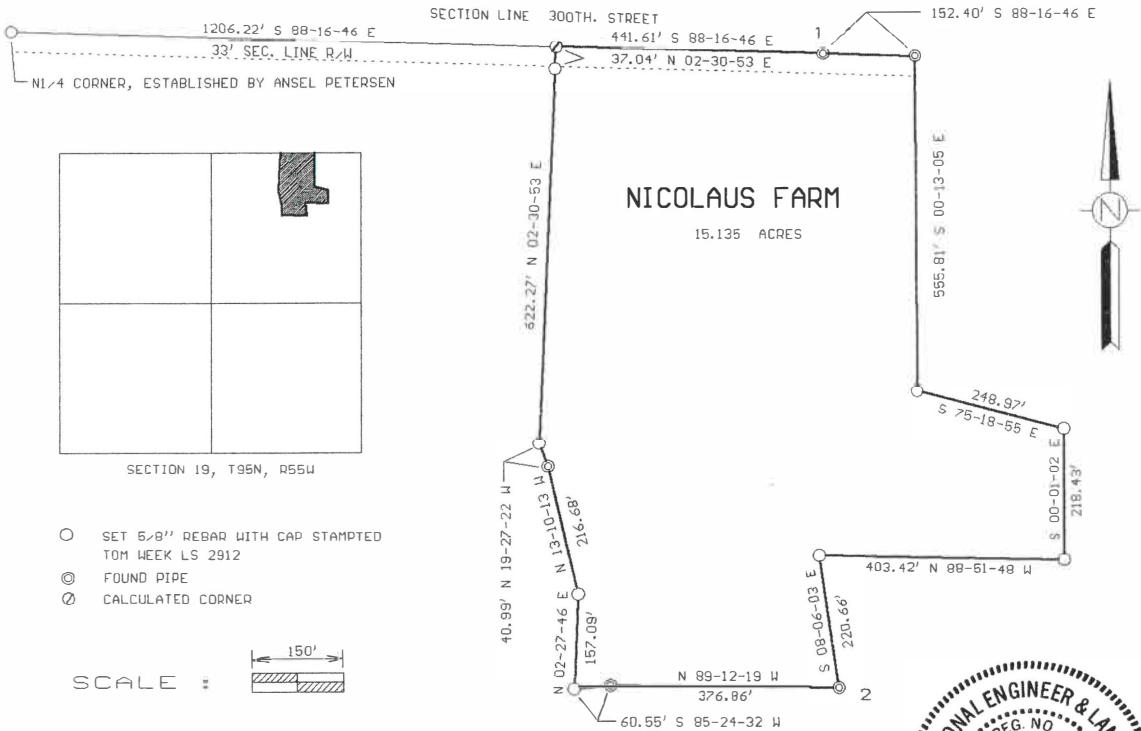
- SECTION 3**
- 1 FUHRER, DARREN 11
- SECTION 8**
- 1 ZIMMERMAN, LEVI ETUX 8
- SECTION 18**
- 1 SCHRAMM, ADAM ETUX 14
- 2 SCHRAMM, MARK ETAL 10
- SECTION 19**
- 1 SINCLAIR, ALLEN ETAL 12
- SECTION 22**
- 1 MOEHRING TRUST, ALAN ETAL 7
- SECTION 23**
- 1 DYKSTRA, JERRY ETUX 9
- 2 SOUTHEAST AG PROPERTIES LLC 5
- SECTION 24**
- 1 SORENSEN, GORDON 5
- SECTION 25**
- 1 SCHMIDT, BRAD ETAL 7

- SECTION 26**
- 1 ANDRZEJEK, BOBBI 13
- 2 TRUMAN, GARY ETUX 7
- SECTION 27**
- 1 HABECK TRUST, ROBERT ETUX 6
- SECTION 29**
- 1 HAFFNER FARMS LLP 31
- 2 SCHRAMM TRUST, JOANNE ETVIR 31
- SECTION 32**
- 1 DUCHSCHER, MICHAEL ETUX 7
- 2 GREAT BEAR SAND & GRAVEL LLC 20
- SECTION 35**
- 1 COOK, LINZE ETAL 7
- 2 EKEREN, GLENDET ETUX 13
- SECTION 36**
- 1 MELLEM, PAUL ETUX 8
- 2 DAUGHERTY, RICK 8



**PLAT OF NICOLAUS FARM IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.**

THIS PLAT VACATES PREVIOUSLY PLATTED TRACT I; AND TRACT IIA IN TRACT II IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, FILED ON OCTOBER 4TH. 1983 AND RECORDED IN BOOK S11, PAGE 54.

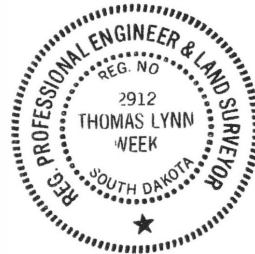


SECTION 19, T95N, R55W

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



1 = LAT. 43-02-20.47604 N, LONG 97-22-51.34855 W  
 2 = LAT. 43-02-10.08201 N, LONG. 97-22-51.04876 W



**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF NICOLAUS FARM IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 6TH. DAY OF AUGUST, 2024.

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

**CERTIFICATE OF STREET AUTHORITY**

THE LOCATION OF THE EXISTING ACCESS APPROACHES ENTERING NICOLAUS FARM, IS HEREBY APPROVED. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS 19<sup>th</sup> DAY OF August, 2024. *Robert J. Holcomb*  
 TOWNSHIP/COUNTY/AUTHORITY

**RESOLUTION OF COUNTY PLANNING COMMISSION**

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING NICOLAUS FARM IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION



PLAT OF NICOLAUS FARM IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

WE, MICHAEL NICOLAUS AND ELIZABETH NICOLAUS, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF AN UNDIVIDED 1/2 INTEREST IN TRACT I IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

WE, ALLEN R. SINCLAIR AND JOYCE M. NICOLAUS, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF AN UNDIVIDED 1/2 INTEREST IN TRACT I IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

I, ALLEN SINCLAIR, AKA ALLEN R. SINCLAIR, DO HEREBY CERTIFY THAT I AM THE OWNER OF TRACT IIA, IN TRACT II, AND THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, EXCEPT FOR TRACT I; AND TRACT IIA IN TRACT II.

TOGETHER WE ARE THE OWNERS OF NICOLAUS FARM IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

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

DATED THIS 15 DAY OF August, 2024,

[Signature]  
MICHAEL NICOLAUS

[Signature]  
ELIZABETH NICOLAUS

[Signature]  
ALLEN R. SINCLAIR

[Signature]  
JOYCE M. NICOLAUS

STATE OF South Dakota  
COUNTY OF Yankton

ON THIS 15 DAY OF August, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL NICOLAUS, ELIZABETH NICOLAUS, ALLEN R. SINCLAIR AND JOYCE M. NICOLAUS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.  
MY COMMISSION EXPIRES 10/20/2027

[Signature]  
NOTARY PUBLIC



RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: NICOLAUS FARM IN THE NE1/4 OF SECTION 19, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

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

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

DIRECTOR OF EQUALIZATION CERTIFICATE

I, Michelle Gocken, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS 19th DAY OF August, 2024.

[Signature]  
DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, [Signature], TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS 15th DAY OF August, 2024.

[Signature]  
TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

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

# PLAT PERMIT

Longitude

**-97.3821576809734**

Latitude

**43.03750040997009**

Permit Number

**PLAT2414**

Parcel Number

**07.019.100.010**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**1766**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**No**

Existing Zoning

**AGRICULTURE**

Size of the Current Parcel

**12**

Current Legal Description

**TRACT I IN NE4**

Applicant Name

**Allen Sinclair**

Applicant Phone

**6056656756**

Applicant Address

**2705 ARLINGTON AVE YANKTON SD 57078**

Applicant Email Address

**tcweek@iw.net**

Name of the Surveyor / Engineer

**Tom Week**

Surveyor / Engineer Address

**407 Regal Dr, Yankton**

Surveyor / Engineer Phone

**6056658333**

Surveyor / Engineer Email

**tcweek@iw.net**



Surveyor / Engineer Contact Person

**Tom Week**

Owner Name

**Allen Sinclair**

Owner Phone

**6056656756**

Owner Address

**2705 ARLINGTON AVE YANKTON SD 57078**

Owner Email Address

**tcweek@iw.net**

Location of Property

**Lat: 43.0375 Lon: -97.382158**



Powered by Esri

Section Township Range

**19-95-55**

Tract or Lot Number

**1**

Number of Acres Being Platted

**15**

Addition Name

**Nicolaus Farm**

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

**15**

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**

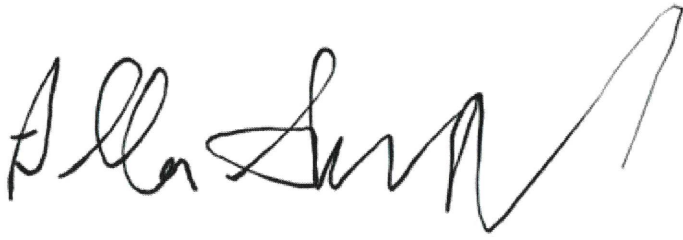
Do you have the County Treasurer's Signature

**Yes**

Insert Plat Here

**PDF** PLAT-.pdf  
660.1KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Allen Smith", written within a dashed rectangular box.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "John", written within a dashed rectangular box.

OwnerSignature-.jpg

Date of Application Submission

**Aug 6, 2024**

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 7/30/2024

Applicant

Jacobson - PLAT

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

LC – Lakeside Commercial  RT-Rural Transitional

Variance needed:

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

Section 715  Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

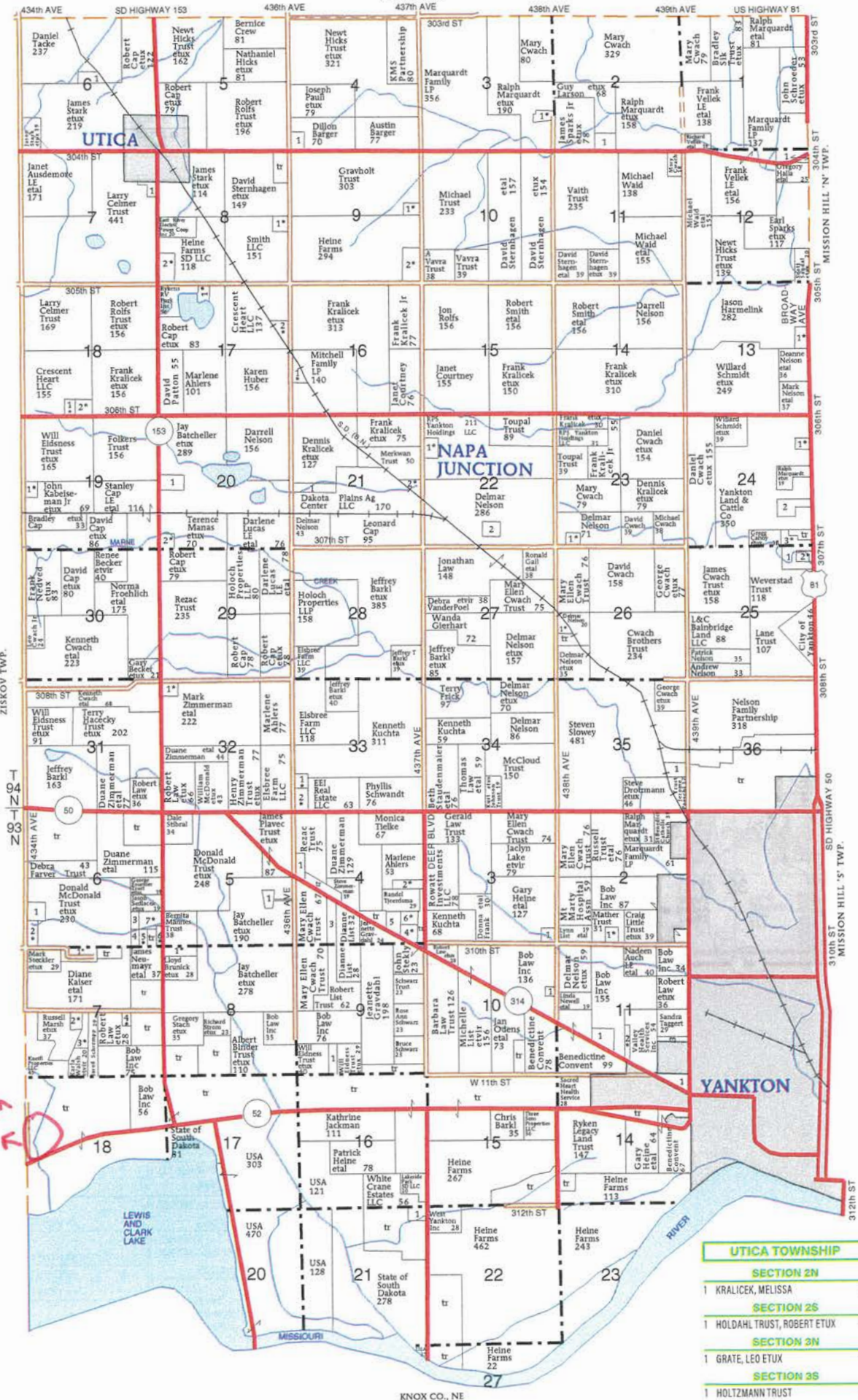
**NOTE:**

Plat of lots 1 and 2 of Hillesland Tract 2; and Lot 36 of Baycliffe Estates being a portion of Hillesland Tract 2 and all of lot 27 Baycliffe Estates, All in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of section 18, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota



(Landowners)

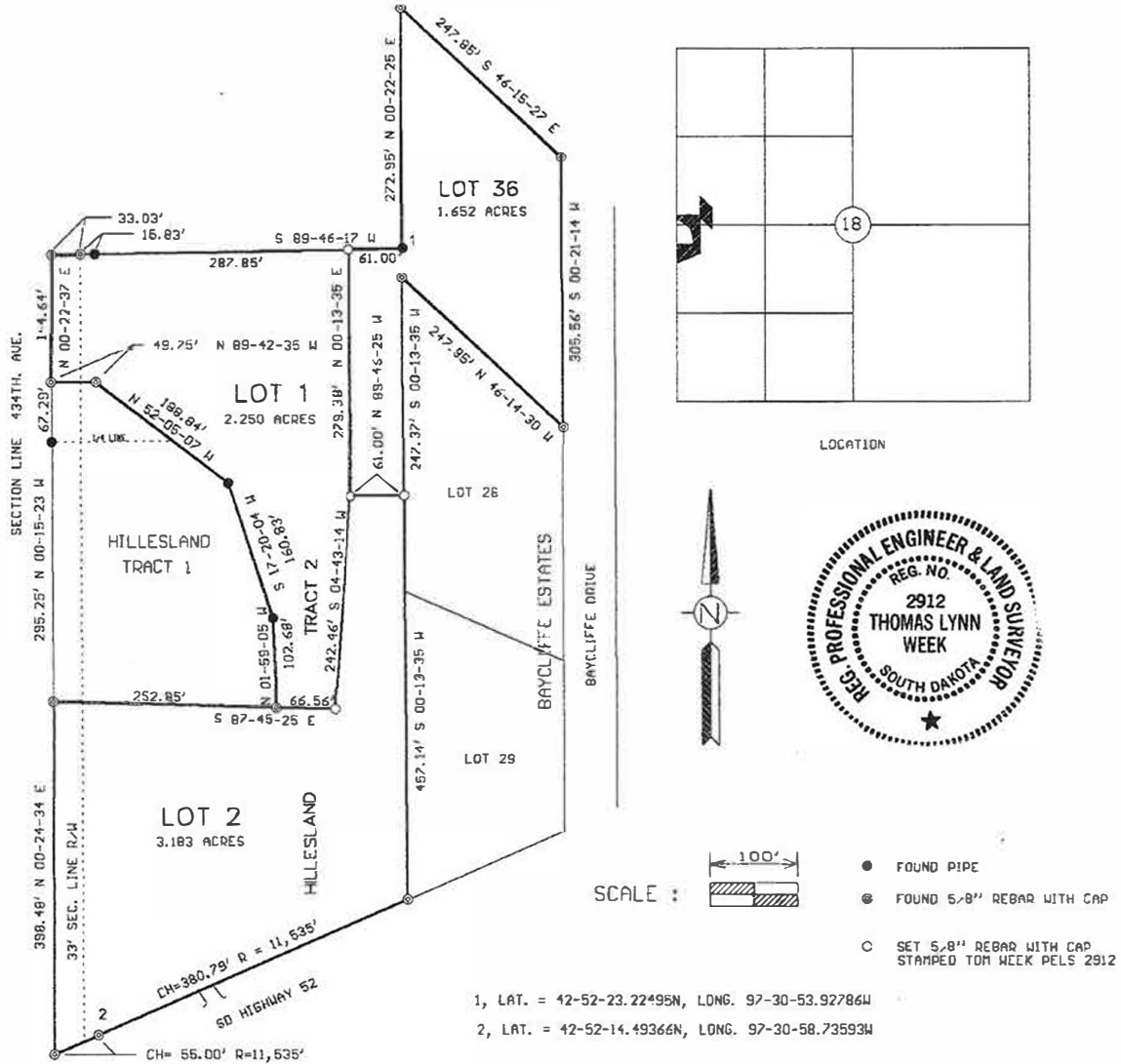
CENTRAL TWP.



Section	Landowner	Page
SECTION 4N	1 NEDVED, MARK	7
SECTION 4S	1 MARQUARDT, RALPH	8
	2 BRANDT TRUST, MERLE ETAL	11
	3 LIST TRUST, ROBERT	18
	4 SWEDLUND, JERALD ETUX	14
	5 HAMBERGER, BRIAN	8
	6 SMITH, NATHAN ETUX	8
SECTION 5S	1 BATCHELLER, JAY	8
SECTION 6N	1 TOWN OF UTICA	6
SECTION 6S	1 GILMORE, TONJA	10
	2 VAN MAANEN, TODD ETUX	11
	3 MASKA, LEANN	5
	4 KOSAK, KARLEE	6
	5 LOECKER, MARK ETUX	5
	6 BLAHA, JON ETUX	5
	7 HILL, EDWIN ETUX	12
SECTION 7N	1 BOLD PURSUITS LLC	10
SECTION 7S	1 GUITRON, MARIA ETAL	13
	2 ROBB, RUSSELL ETUX	7
	3 LIVINGSTON, CARL ETUX	10
	4 PHILIPS, TIMOTHY ETUX	5
SECTION 8N	1 CHRISTIANSON, DAVID ETUX	6
	2 HUGHES, SCOTT ETUX	13
SECTION 8S	1 FANTA, TIMOTHY ETUX	9
SECTION 9N	1 KILBURN, REX ETUX	7
	2 GILMORE TRUST, HOWARD ETUX	17
SECTION 9S	1 ROKAHR, STEVEN	9
SECTION 10S	1 HEINA, JAMIE	5
SECTION 11S	1 BILLION, ERIKA	12
	2 HECKY TRUST, TERRANCE ETUX	11
	3 AFFORDABLE SELF STORAGE LLC	8
SECTION 12N	1 MARQUARDT FAMILY LP	6
SECTION 13N	1 COTTON, JEFFREY ETUX	8
SECTION 14S	1 YANKTON MEDICAL CLINIC PC	12
SECTION 16N	1 ANSTINE, RODNEY ETUX	7
SECTION 17N	1 SCHENKEL, DARRELL ETUX	8
	2 TACKE, WM ETUX	13
SECTION 18N	1 CAP LE, STANLEY ETAL	5
	2 CAP, ROBERT ETUX	7
SECTION 19	1 SCHENKEL, DANIEL ETUX	7
SECTION 20N	1 YANKTON CO SHARPSHOOTERS ASSN	12
	2 JOHNSON, MICHAEL ETUX	9
SECTION 21N	1 YANKTON PROTEIN LLC	12
	2 KRALICEK, FRANK ETUX	5
SECTION 21S	1 WHITE CRANE ESTATES LLC	8
SECTION 22N	1 TAGGART, WILLIAM ETUX	9
	2 NELSON TRUST, FLOYD	12
SECTION 23N	1 POSPISHIL, SCOTT ETAL	7
SECTION 24	1 MARTS, LUCAS ETUX	7
	2 MARQUARDT, DOUG	13
	3 KELLER, DALLAS ETUX	10
SECTION 25	1 SLOWEY TRUST	15
	2 WOHL, TOBY ETAL	7
SECTION 26	1 BARNES, DAVID ETUX	7
SECTION 32	1 ZIMMERMAN TRUST, HENRY ETAL	12
SECTION 33	1 DELOZIER, DARRIK ETAL	6
	2 WADDELL, EDWARD ETUX	8
SECTION 35	1 YAGGIES INC	10
UTICA TOWNSHIP		
SECTION 2N	1 KRALICEK, MELISSA	11
SECTION 2S	1 HOLDAHL TRUST, ROBERT ETUX	5
SECTION 3N	1 GRATE, LEO ETUX	11
SECTION 3S	1 HOLTZMANN TRUST	7

PLAT OF LOTS 1 AND 2 OF HILLESLAND TRACT 2; AND LOT 36 OF BAYCLIFFE ESTATES BEING A PORTION OF HILLESLAND TRACT 2 AND ALL OF LOT 27 BAYCLIFFE ESTATES, ALL IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THIS PLAT VACATES THE PREVIOUSLY PLATTED LOT 27, BAYCLIFFE ESTATES, IN SECTION 18, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. FILED ON AUGUST 8TH., 2018, AND RECORDED IN BOOK S20, PAGE 296.



**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOTS 1 AND 2 OF HILLESLAND TRACT 2; AND LOT 36 OF BAYCLIFFE ESTATES BEING A PORTION OF HILLESLAND TRACT 2 AND ALL OF LOT 27 BAYCLIFFE ESTATES, ALL IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DATED THIS 20TH. DAY OF AUGUST, 2024.

THOMAS LYNN WEEK  
 REGISTERED LAND SURVEYOR  
 REG. NO. 2912



PLAT OF LOTS 1 AND 2 OF HILLESLAND TRACT 2; AND LOT 36 OF BAYCLIFFE ESTATES BEING A PORTION OF HILLESLAND TRACT 2 AND ALL OF LOT 27 BAYCLIFFE ESTATES, ALL IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
TOWNSHIP/COUNTY REPRESENTATIVE

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
STATE HIGHWAY AUTHORITY

OWNERS CERTIFICATE

WE, PAUL JACOBSON AND JAMI JACOBSON, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF LOTS 1 AND 2 OF HILLESLAND TRACT 2, IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

WE, DOUGLAS D. LILLIE AND DEBRA K. LILLIE, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF LOT 27, BAYCLIFFE ESTATES, IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

TOGETHER WE ARE THE OWNERS OF LOT 36, BAYCLIFFE ADDITION, BEING A PORTION OF HILLESLAND TRACT 2 AND LOT 27, BAYCLIFFE ESTATES, IN THE NW1/4 OF THE SW1/4, AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
PAUL JACOBSON JAMI JACOBSON

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PAUL JACOBSON AND JAMI JACOBSON, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
DOUGLAS D. LILLIE DEBRA K. LILLIE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DOUGLAS D. LILLIE AND DEBRA K. LILLIE, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

PLAT OF LOTS 1 AND 2 OF HILLESLAND TRACT 2; AND LOT 36 OF BAYCLIFFE ESTATES BEING A PORTION OF HILLESLAND TRACT 2 AND ALL OF LOT 27 BAYCLIFFE ESTATES, ALL IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOTS 1 AND 2 OF HILLESLAND TRACT 2; AND LOT 36 OF BAYCLIFFE ESTATES BEING A PORTION OF HILLESLAND TRACT 2 AND ALL OF LOT 27 BAYCLIFFE ESTATES, ALL IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

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

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOTS 1 AND 2 OF HILLESLAND TRACT 2; AND LOT 36 OF BAYCLIFFE ESTATES BEING A PORTION OF HILLESLAND TRACT 2 AND ALL OF LOT 27 BAYCLIFFE ESTATES, ALL IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 18, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

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

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

DIRECTOR OF EQUALIZATION CERTIFICATE

I, \_\_\_\_\_, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

\_\_\_\_\_  
TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

I, \_\_\_\_\_, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED IN BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_.

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

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



# PLAT PERMIT

Longitude

**-97.51562647738135**

Latitude

**42.87154367450885**

Permit Number

**PLAT2413**

Parcel Number

**09.018.300.400**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**00623923**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**No**

Existing Zoning

**MODERATE DENSITY RESIDENTIAL**

Size of the Current Parcel

**6**

Current Legal Description

**LTS 1 & 2 PARCEL A EXC HILLESLAND TRACT 1**

Applicant Name

**Paul Jacobson**

Applicant Phone

**605-665-8333**

Applicant Address

**407 Regal Dr, Yankton**

Applicant Email Address

**tcweek@iw.net**

Name of the Surveyor / Engineer

**Tom Week**

Surveyor / Engineer Address

**407 Regal Dr, Yankton**

Surveyor / Engineer Phone

**605-665-8333**

Surveyor / Engineer Email

**tcweek@iw.net**

Surveyor / Engineer Contact Person

**Tom Week**

Owner Name

**Paul Jacobson**

Owner Phone

**605-665-8333**

Owner Address

**407 Regal Dr, Yankton**

Owner Email Address

**tcweek@iw.net**

Location of Property

**Lat: 42.871544 Lon: -97.515626**



Powered by Esri

Section Township Range

**18-93-56**

Tract or Lot Number

**Lots 1 and 2 Hillesland Tract 2**

Number of Acres Being Platted

**6**

Addition Name

**Hillesland Tract 2 and Lot 36 Baycliffe Estates**

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**    Jacobson plat.pdf  
211.8KB

Applicant Signature

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

ApplicantSignature-.jpg

Owner Signature

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

OwnerSignature-.jpg

Date of Application Submission

**Jul 30, 2024**

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 8/22/2024

Applicant

**Brewer - 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:

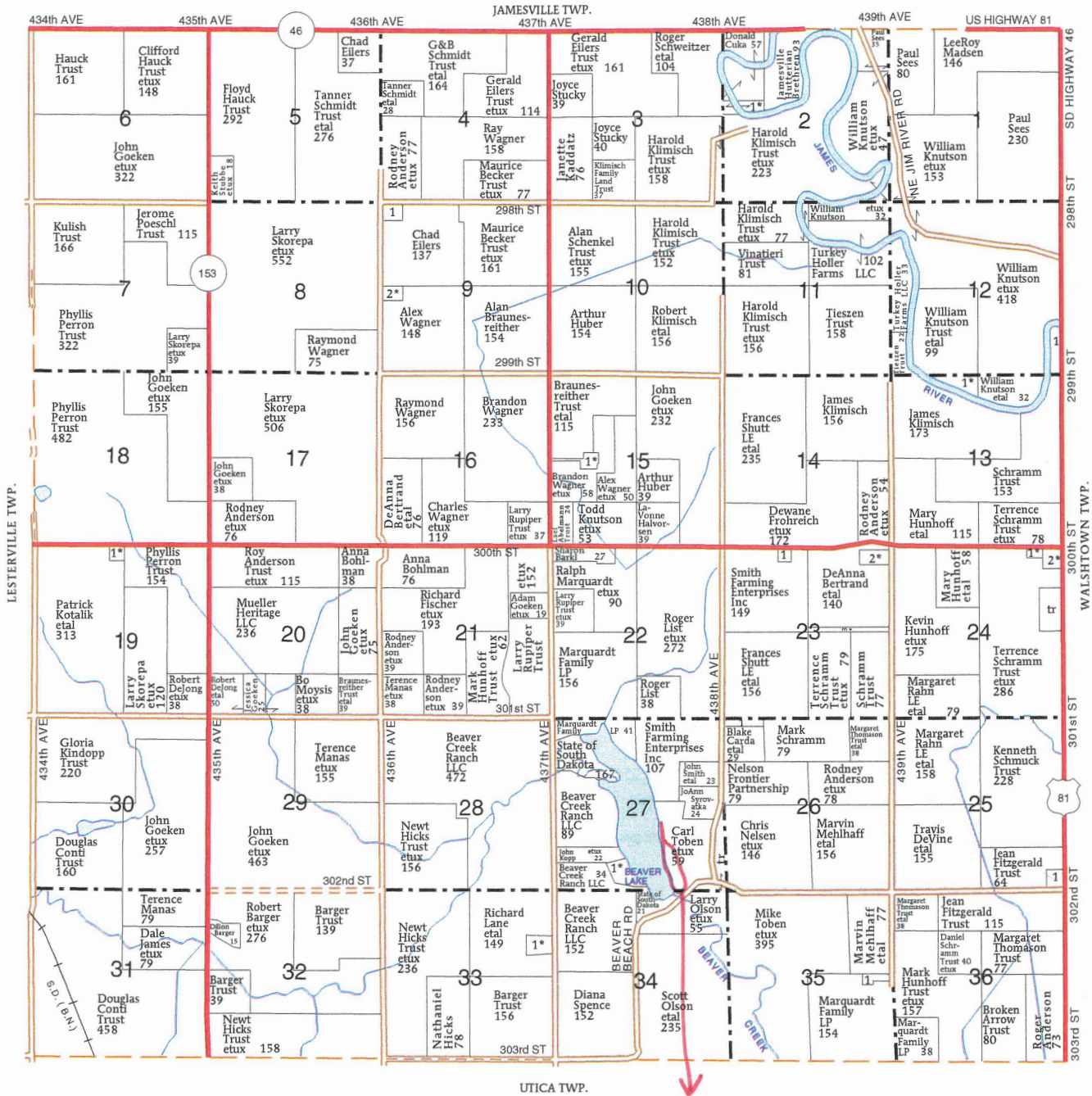
Affects Section:

**NOTE:**

Plat of Tract A of Brewer’s Addition in the SW1/4 of the SE1/4 of Section 27, and Tract B of Brewer’s Addition in the SW1/4 of the SE1/4, SE1/4 of the SE1/4 of Section 27, and also in the NE1/4 of the NE1/4 of Section 34, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

This plat vacates the previously platted Lots 11, 12, and 13, filed on June 24<sup>th</sup>, 1983 and recorded in Book S11, page 45.

(Landowners)

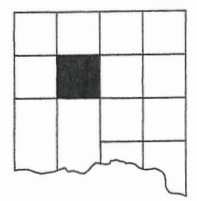


UTICA TWP.

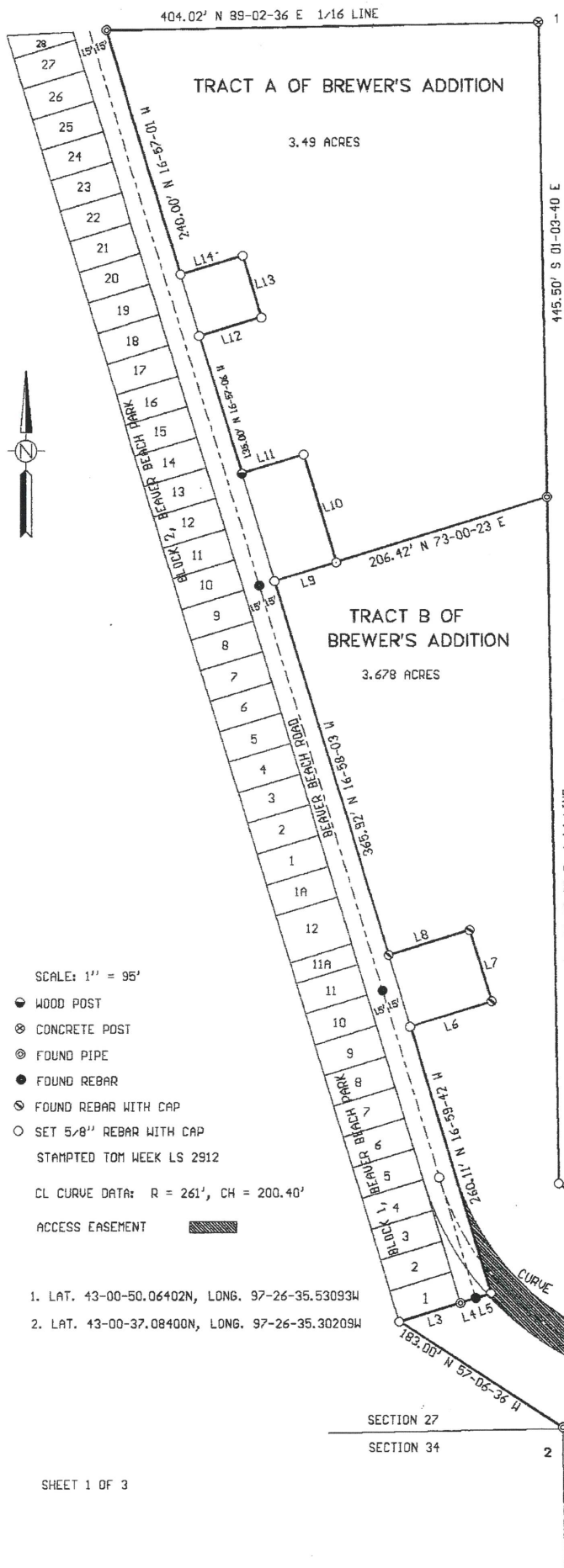
Location

CENTRAL TOWNSHIP	
SECTION 2	1 SCHWEITZER, ROGER ETAL
SECTION 9	1 BECKER-JERRED, DAWN 2 WAGNER, RAYMOND ETAL
SECTION 12	1 STATE OF SOUTH DAKOTA
SECTION 13	1 KNUTSON TRUST, WILLIAM ETUX
SECTION 15	1 KLIMISCH, DANIEL ETUX
SECTION 19	1 KOTALIK, STEVEN ETUX
SECTION 23	1 THALKEN, SAMUEL 2 HUNHOFF, TROY ETUX 3 SCHRAMM TRUST

SECTION 24	1 GINSBACH, CHARLES ETUX 2 HEIRIGS, MARK ETUX
SECTION 25	1 KERR, JAMES
SECTION 26	1 LAVELLE, JASON
SECTION 27	1 LIST, ROGER ETUX
SECTION 33	1 KORTAN, DOUGLAS ETUX
SECTION 35	1 JORGENSEN, TYLER



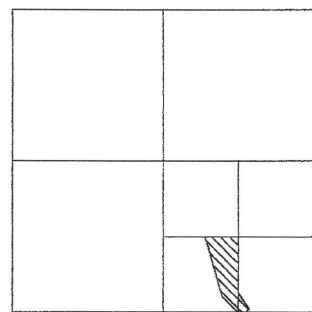




PLAT OF TRACT A OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 27, AND TRACT B OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 OF SECTION 27, AND ALSO IN IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THIS PLAT VACATES THE PREVIOUSLY PLATTED LOTS 11, 12 AND 13, FILED ON JUNE 24TH., 1983 AND RECORDED IN BOOK S11 PAGE 45.

- L1 = 69.61' S 46-04-45 W
- L2 = 101.11' S 46-04-45 W
- L3 = 59.96' N 73-13-07 E
- L4 = 15.03' N 73-13-27 E
- L5 = 15.01' N 72-53-52 E
- L6 = 80.06' N 73-01-20 E
- L7 = 70.05' N 17-16-52 W
- L8 = 79.87' S 72-59-57 W
- L9 = 60.00' N 73-00-42 E
- L10 = 105.00' N 16-56-57 W
- L11 = 60.00' S 73-00-42 W
- L12 = 60.00' N 73-00-09 E
- L13 = 60.00' N 16-56-53 W
- L14 = 60.00' S 73-00-25 W



SECTION 27, T95N, R56W

- SCALE: 1" = 95'
- WOOD POST
  - ⊗ CONCRETE POST
  - ⊙ FOUND PIPE
  - FOUND REBAR
  - ⊙ FOUND REBAR WITH CAP
  - SET 5/8" REBAR WITH CAP
- STAMPED TOM WEEK LS 2912

PLAT OF TRACT A OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 27, AND TRACT B OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 OF SECTION 27, AND ALSO IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT A OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 27, AND TRACT B OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 OF SECTION 27, AND ALSO IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 21ST. DAY OF AUGUST, 2024.

\_\_\_\_\_  
THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT A OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 27, AND TRACT B OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 OF SECTION 27, AND ALSO IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

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

CERTIFICATE OF STREET AUTHORITY

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

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

\_\_\_\_\_  
TOWNSHIP/COUNTY REPRESENTATIVE

OWNERS CERTIFICATE

I, CORLISS BREWER, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT A OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 27, AND TRACT B OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 OF SECTION 27, AND ALSO IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T95N, 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 FURTHER DEDICATE FOR PUBLIC USE FOREVER, THE 30 FOOT WIDE ACCESS EASEMENT AS SHOWN ON SHEET 1 OF 3. THIS IS AN EXTENSION OF BEAVER BEACH ROAD TO CONNECT WITH BEAVER LAKE ROAD.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
CORLISS BREWER

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

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

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

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

PLAT OF TRACT A OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 27, AND TRACT B OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 OF SECTION 27, AND ALSO IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 27, AND TRACT B OF BREWER'S ADDITION IN THE SW1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 OF SECTION 27, AND ALSO IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

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

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

DIRECTOR OF EQUALIZATION CERTIFICATE

I, \_\_\_\_\_, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

\_\_\_\_\_  
TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

I, \_\_\_\_\_, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_ O'CLOCK \_\_\_\_ .M., AND DULY RECORDED IN BOOK NO. \_\_\_\_, PAGE \_\_\_\_.

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

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

# PLAT PERMIT

Longitude

**-97.44377786315589**

Latitude

**43.01249939587986**

Permit Number

**PLAT2415**

Parcel Number

**11.037.300.125**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**1223**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**No**

Existing Zoning

**HIGH DENSITY RESIDENTIAL**

Size of the Current Parcel

**3**

Current Legal Description

**LT 12 BEAVER BEACH PARK**

Applicant Name

**Corliss Brewer**

Applicant Phone

**6056658333**

Applicant Address

**2401 COUNTY RD 35 CRAIG CO 81625**

Applicant Email Address

**tcweek@iw.net**

Name of the Surveyor / Engineer

**Tom Week**

Surveyor / Engineer Address

**407 Regal Dr, Yankton**

Surveyor / Engineer Phone

**6056658333**

Surveyor / Engineer Email

**tcweek@iw.net**



Surveyor / Engineer Contact Person

**Tom Week**

Owner Name

**Corliss Brewer**

Owner Phone

**6056658333**

Owner Address

**2401 COUNTY RD 35 CRAIG CO 81625**

Owner Email Address

**tcweek@iw.net**

Location of Property

**Lat: 43.012499 Lon: -97.443778**



Powered by Esri

Section Township Range

**27-95-56**

Tract or Lot Number

**Tract A and B**

Number of Acres Being Platted

**7**

Addition Name

**Brewer's Addition**



How is the Property Currently Being Used

**HD**

How Will the Property Be Used

**HD**

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**

Insert Plat Here

**PDF** PLAT-.pdf  
198.8KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Cathy Lee". The signature is written in a cursive style with a large initial 'C' and 'L'.

ApplicantSignature-.jpg

Owner Signature

OwnerSignature-.jpg

Date of Application Submission

**Aug 22, 2024**

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 8/22/2024

Applicant

Goshen Nation, LLC #2 - PLAT

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

LC – Lakeside Commercial  RT-Rural Transitional

Variance needed:

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

Section 715  Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

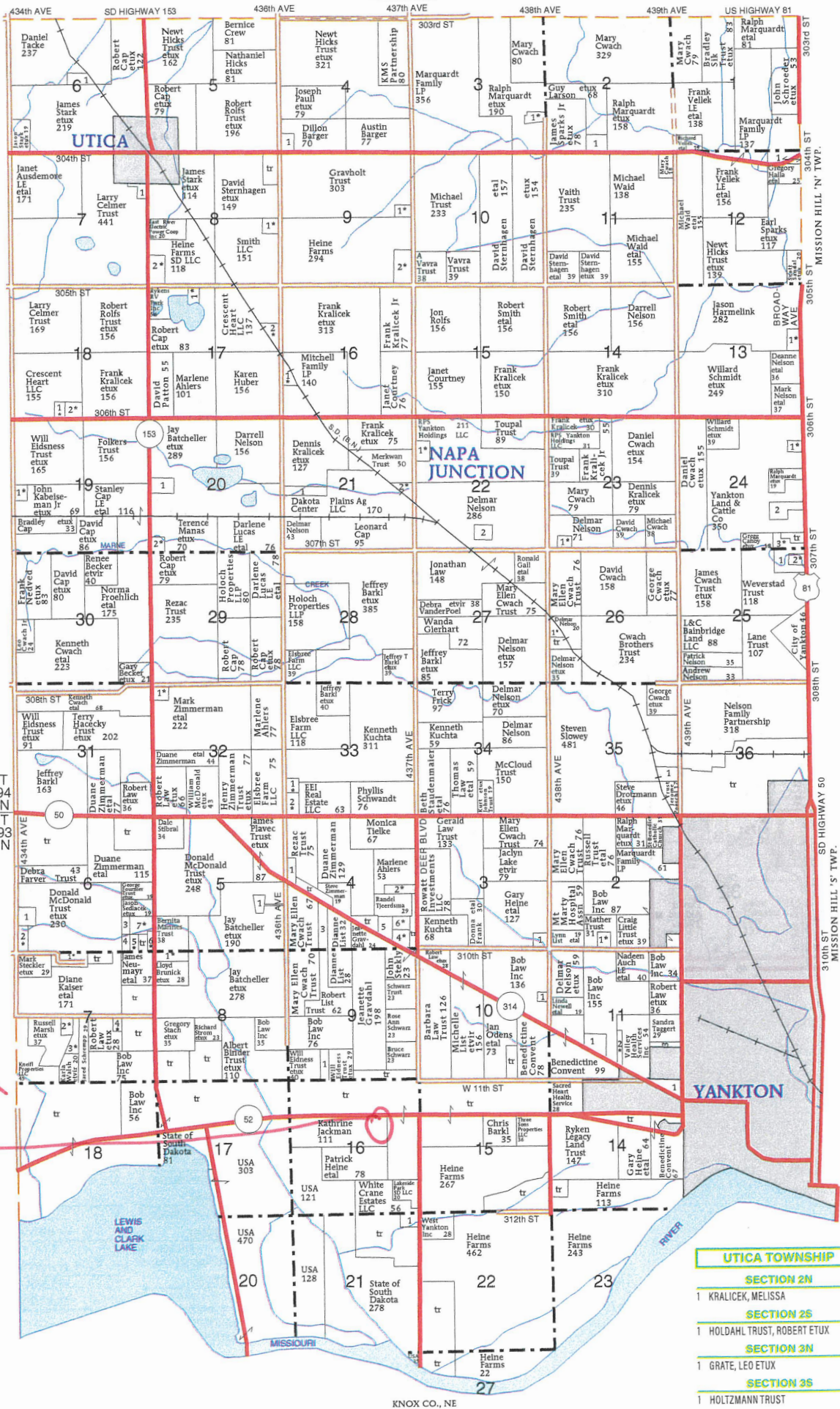
**NOTE:**

Plat of Lots B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, and B12 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 13,892 SQ. FT. (0.32 Acres) more or less



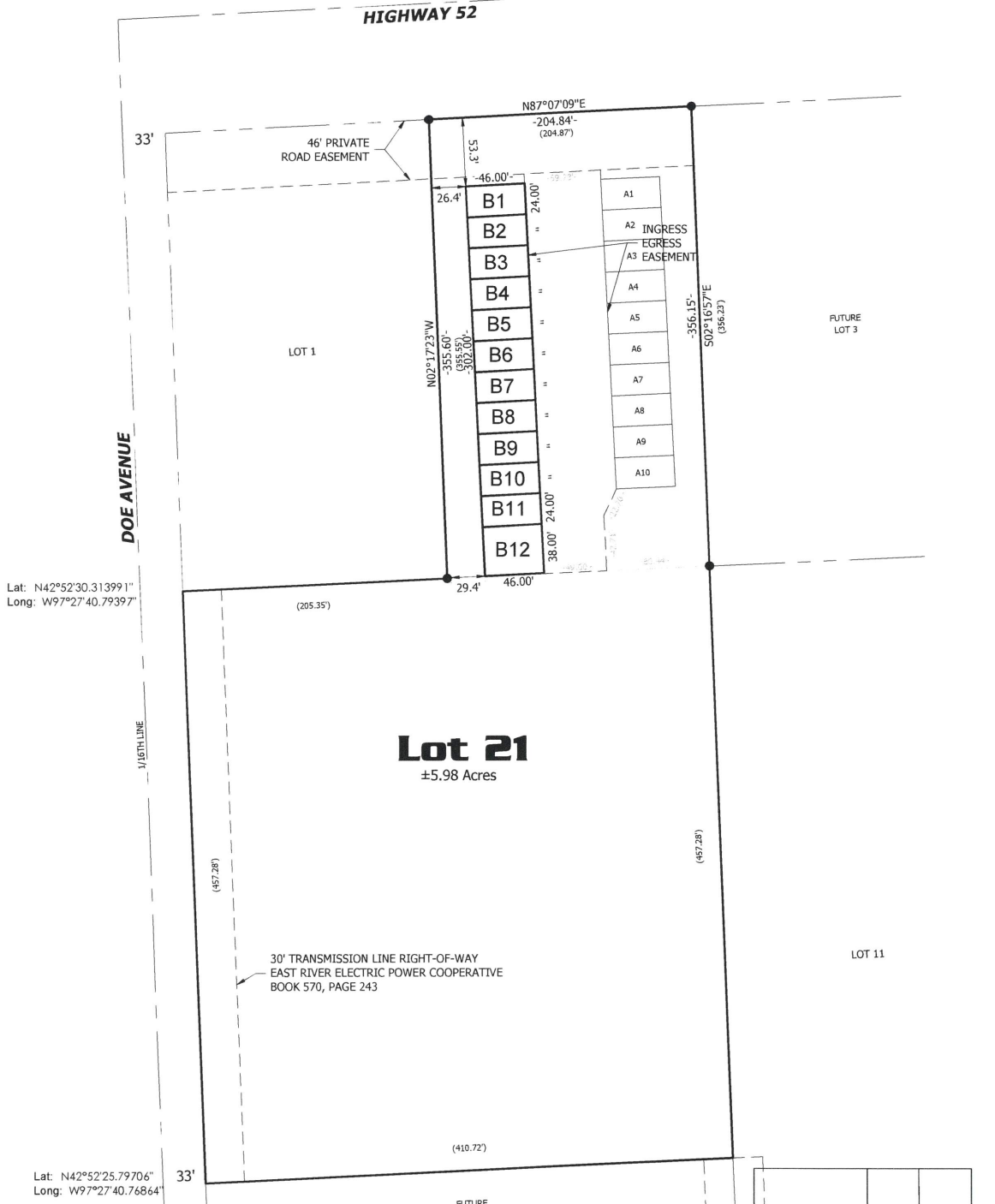
(Landowners)

CENTRAL TWP.



SECTION 4N	1	NEDVED, MARK	7
<b>SECTION 4S</b>	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
<b>SECTION 5S</b>	1	BATCHELLER, JAY	8
<b>SECTION 6N</b>	1	TOWN OF UTICA	6
<b>SECTION 6S</b>	1	GILMORE, TONJA	10
	2	VAN MAANEN, TODD ETUX	11
	3	MASKA, LEANN	5
	4	KOZAK, KARLEE	6
	5	LOECKER, MARK ETUX	5
	6	BLAHA, JON ETUX	5
	7	HILL, EDWIN ETUX	12
<b>SECTION 7N</b>	1	BOLD PURSUITS LLC	10
<b>SECTION 7S</b>	1	GUITRON, MARIA ETAL	13
	2	ROBB, RUSSELL ETUX	7
	3	LIVINGSTON, CARL ETUX	10
	4	PHILIPS, TIMOTHY ETUX	5
<b>SECTION 8N</b>	1	CHRISTIANSON, DAVID ETUX	13
	2	HUGHES, SCOTT ETUX	6
<b>SECTION 8S</b>	1	FANTA, TIMOTHY ETUX	9
<b>SECTION 9N</b>	1	KILBURN, REV ETUX	7
	2	GILMORE TRUST, HOWARD ETUX	17
<b>SECTION 9S</b>	1	ROKAHR, STEVEN	9
<b>SECTION 10S</b>	1	HEINA, JAMIE	5
<b>SECTION 11S</b>	1	BILLION, ERIKA	12
	2	HECKY TRUST, TERRANCE ETUX	11
	3	AFFORDABLE SELF STORAGE LLC	8
<b>SECTION 12N</b>	1	MARQUARDT FAMILY LP	6
<b>SECTION 13N</b>	1	COTTON, JEFFREY ETUX	8
<b>SECTION 14S</b>	1	YANKTON MEDICAL CLINIC PC	12
<b>SECTION 16N</b>	1	ANSTINE, RODNEY ETUX	7
<b>SECTION 17N</b>	1	SCHENKEL, DARELL ETUX	8
	2	TACKE, WM ETUX	13
<b>SECTION 18N</b>	1	CAP LE, STANLEY ETAL	5
	2	CAP, ROBERT ETUX	7
<b>SECTION 19</b>	1	SCHENKEL, DANIEL ETUX	7
<b>SECTION 20N</b>	1	YANKTON CO SHARPSHOOTERS ASSN	12
	2	JOHNSON, MICHAEL ETUX	9
<b>SECTION 21N</b>	1	YANKTON PROTEIN LLC	12
	2	KRALICEK, FRANK ETUX	5
<b>SECTION 21S</b>	1	WHITE CRANE ESTATES LLC	8
<b>SECTION 22N</b>	1	TAGGART, WILLIAM ETUX	9
	2	NELSON TRUST, FLOYD	12
<b>SECTION 23N</b>	1	POSPISHIL, SCOTT ETAL	7
<b>SECTION 24</b>	1	MARTS, LUCAS ETUX	7
	2	MARQUARDT, DOUG	13
	3	KELLER, DALLAS ETUX	10
<b>SECTION 25</b>	1	SLOWEY TRUST	15
	2	WOEHL, TOBY ETAL	7
<b>SECTION 26</b>	1	BARNES, DAVID ETUX	7
<b>SECTION 32</b>	1	ZIMMERMAN TRUST, HENRY ETAL	12
<b>SECTION 33</b>	1	DELOZIER, DARRIK ETAL	6
	2	WADDELL, EDWARD ETUX	8
<b>SECTION 35</b>	1	HOLTZMANN TRUST	7
<b>SECTION 35</b>	1	YAGGIES INC	10

**PLAT OF LOTS B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11 AND B12 OF LOT 21, WHITETAIL RUN**  
 IN THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 93 NORTH, RANGE 56 WEST  
 OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.  
 CONTAINING 13,892 SQ.FT. (0.32 ACRES) MORE OR LESS

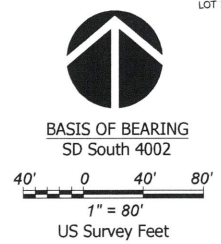


Lat: N42°52'30.313991"  
 Long: W97°27'40.79397"

Lat: N42°52'25.79706"  
 Long: W97°27'40.76864"

**Lot 21**  
 ±5.98 Acres

- LEGEND**
- Found rebar with Cap LS 5349
  - Set rebar with Cap LS 5350
  - (361.38) Record Dimension



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



REVISIONS SCHEDULE  
 DATE  
 BY  
 CHECKED  
 APPROVED  
 1 OF 3  
 SHEET # 2509

**LOTS B1 - B12 OF LOT 21, WHITETAIL RUN**  
 SECTION 16, T93N, R56W  
 YANKTON COUNTY, SOUTH DAKOTA

  
**STOCKWELL**  
 SURVEYING & ENGINEERING  
 1000 S. MAIN ST.  
 YANKTON, SD 57401  
 TEL: 605.466.6200  
 FAX: 605.466.6202



SURVEYOR'S CERTIFICATE

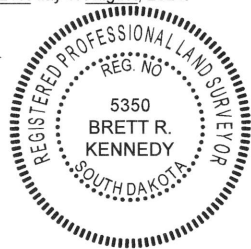
I, Brett R. Kennedy, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the request of the owner, and under his direction, did on or prior to August 20, 2024, surveyed Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of Section 16, Township 93 North, Range 56 West of the 5TH Principal Meridian, Yankton County, South Dakota, with area and dimensions as shown on the plat:

A Portion shall hereafter be known and described as LOTS B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11 AND B12 OF LOT 21, WHITETAIL RUN IN THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

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 21st day of August, 2024.

\_\_\_\_\_  
Brett R. Kennedy, LS 5350



OWNER'S CERTIFICATE

I, the undersigned, hereby certify that I am the absolute and unqualified owner of the land included in this plat being entitled:

LOTS B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11 AND B12 OF LOT 21, WHITETAIL RUN IN THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, that the plat has been made at my request and under my 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 hands this \_\_\_\_ day of \_\_\_\_\_, 2024.

Goshen Nation, LLC, a South Dakota Limited Liability Company

By \_\_\_\_\_  
Greg Schut

CORPORATION ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA )  
  ) SS  
COUNTY OF YANKTON     )

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Greg Schut of Goshen Nation, LLC, a South Dakota Limited Liability Company, 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

REVISION SCHEDULE  
DATE  
BY PROJECT # 22509  
2 OF 3

**LOTS B1 - B12 OF LOT 21, WHITETAIL RUN**  
SECTION 16, T93N, R56W  
YANKTON COUNTY, SOUTH DAKOTA





**CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR**

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

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

\_\_\_\_\_  
Community Development Director of the City of Yankton

**CERTIFICATE OF FINANCE OFFICER**

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

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

\_\_\_\_\_  
Finance Officer of the City of Yankton

**COUNTY PLANNING COMMISSION APPROVAL**

Approval of the final plan of LOTS B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11 AND B12 OF LOT 21, WHITETAIL RUN IN THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, is hereby granted by the Yankton County Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_.

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

**COUNTY COMMISSION APPROVAL**

I hereby certify that the final plan of LOTS B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11 AND B12 OF LOT 21, WHITETAIL RUN IN THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_.

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

**COUNTY AUDITOR CERTIFICATE**

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

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

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

**DIRECTOR OF EQUALIZATION**

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

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

\_\_\_\_\_  
Director of Equalization  
Yankton County

**CERTIFICATE OF COUNTY TREASURER**

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

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

\_\_\_\_\_  
Treasurer  
Yankton County

**CERTIFICATE OF REGISTER OF DEEDS**

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

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



# PLAT PERMIT

Longitude

**-97.46038991076792**

Latitude

**42.87558524897855**

Permit Number

**PLAT2416**

Parcel Number

**09.016.250.210**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**11660**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**No**

Existing Zoning

**LAKE SIDE COMMERCIAL**

Size of the Current Parcel

**6**

Current Legal Description

**LT 21 WHITETAIL RUN**

Applicant Name

**Goshen Nation, LLC**

Applicant Phone

**6056658092**

Applicant Address

**4003 w 8th St, Yankton**

Applicant Email Address

**bkennedy@stockwellengineers.com**

Name of the Surveyor / Engineer

**Stockwell Engineers/Brett Kennedy**

Surveyor / Engineer Address

**201 Walnut St, Yankton**

Surveyor / Engineer Phone

**6056658092**

Surveyor / Engineer Email

**bkennedy@stockwellengineers.com**

Surveyor / Engineer Contact Person

**Brett Kennedy**

Owner Name

**Goshen Nation, LLC**

Owner Phone

**6056658092**

Owner Address

**4003 w 8th St, Yankton**

Owner Email Address

**bkennedy@stockwellengineers.com**

Location of Property

**Lat: 42.875585 Lon: -97.46039**



Powered by Esri

Section Township Range

**16-93-56**

Tract or Lot Number

**Lot 21**

Number of Acres Being Platted

**1**

Addition Name

**Whitetail run**

How is the Property Currently Being Used

**LC**

How Will the Property Be Used

**LC**

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  
1.2MB

Applicant Signature

A handwritten signature in black ink, appearing to be 'D. J. [unclear]', written within a dashed rectangular box.

ApplicantSignature-.jpg

Owner Signature

A small, isolated handwritten mark or dot, possibly a signature, located within a dashed rectangular box.

OwnerSignature-.jpg

Date of Application Submission

**Aug 22, 2024**



Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 8/27/2024

Applicant

**Drotzmann - 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:

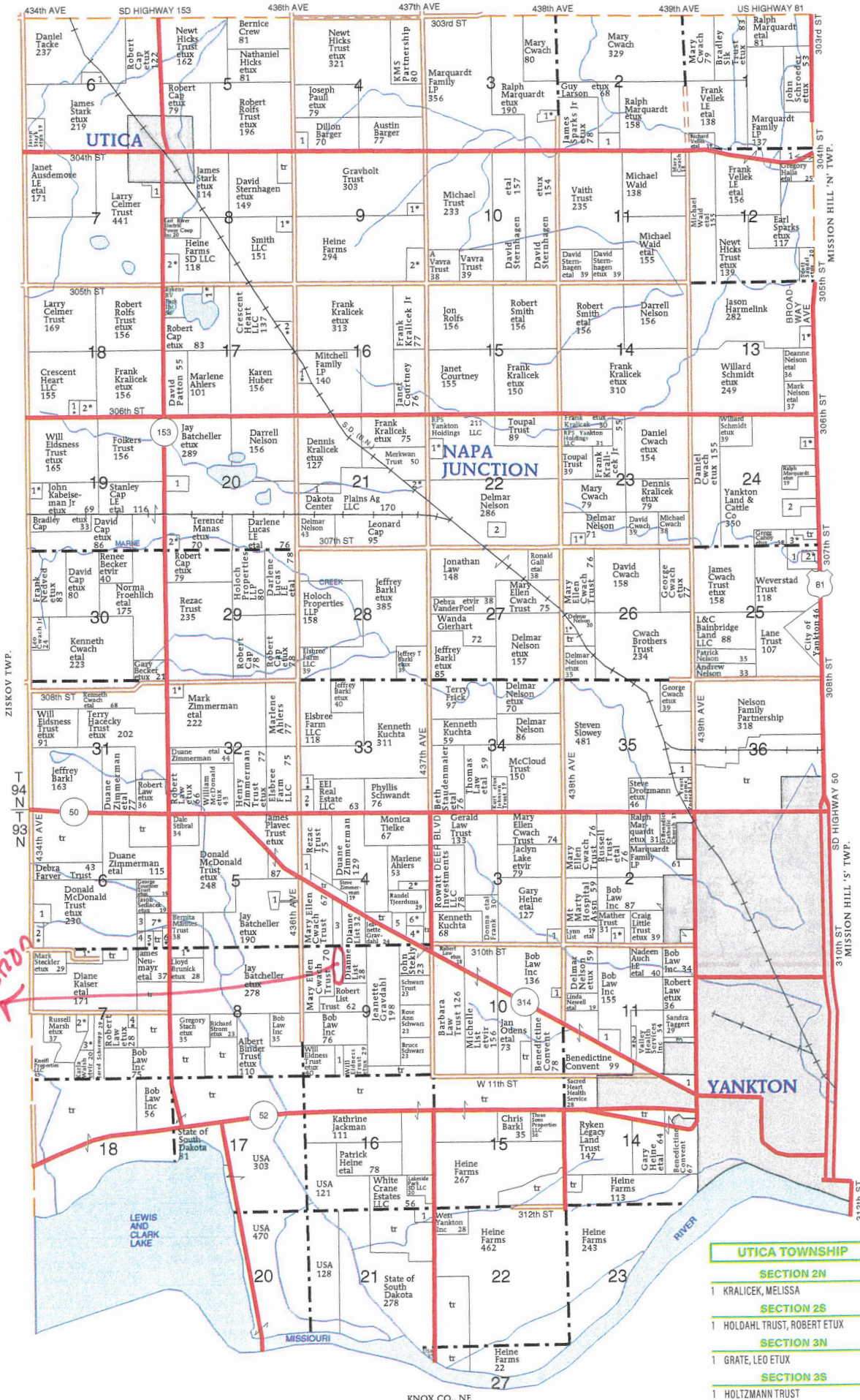
Proposed sidewall height:

Affects Section:

**NOTE:**

Plat of Tract 1, Deer Boulevard Estates, in the SE1/4 of Section 9, T93N, R56W of the 5<sup>th</sup> P.M.,  
Yankton County, South Dakota

CENTRAL TWP.

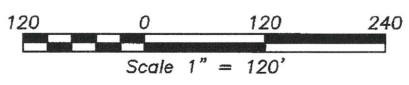
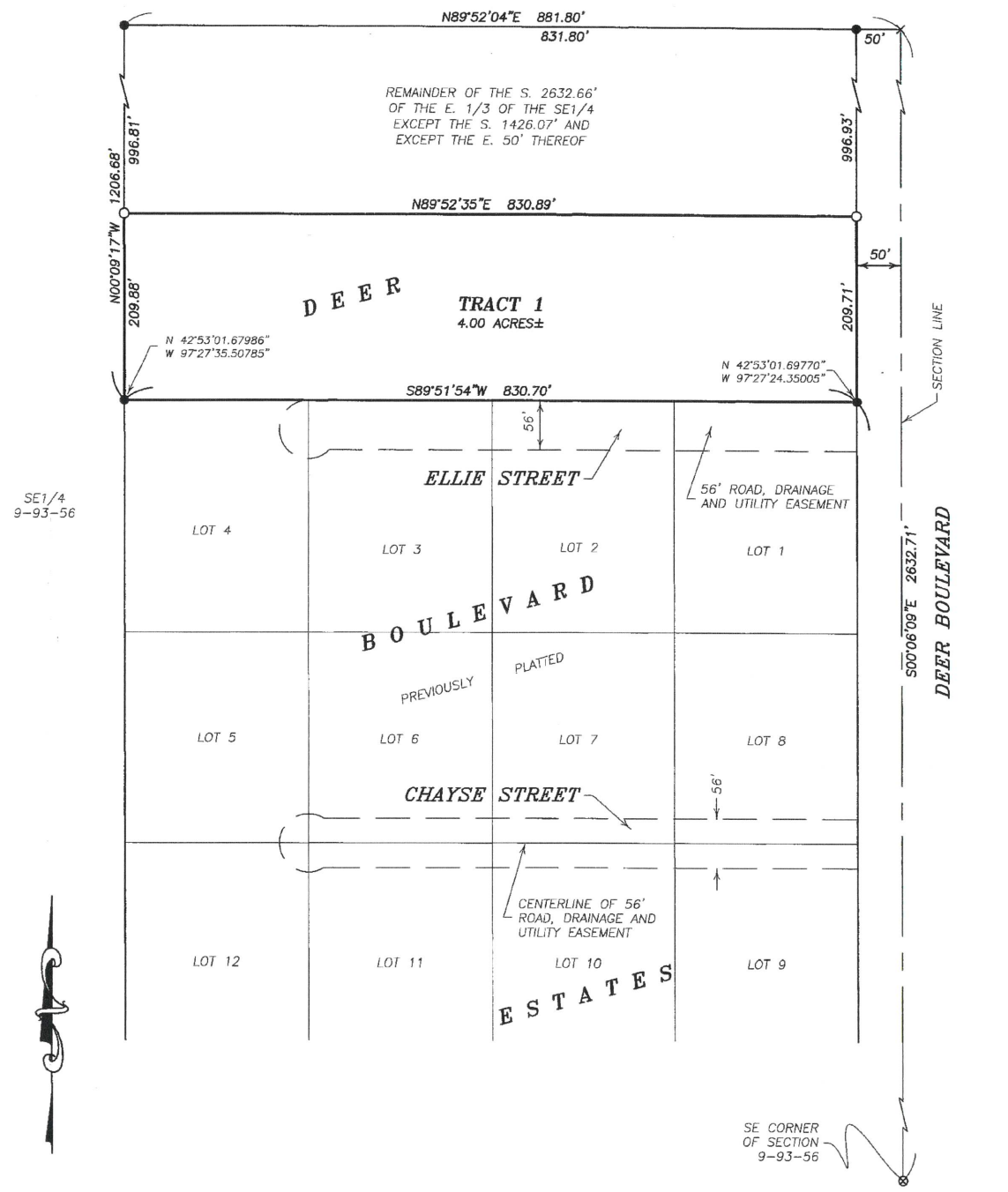


SECTION 4N	1	2
NEDVED, MARK	7	
SECTION 4S	1	2
MARQUARDT, RALPH	8	
BRANDT TRUST, MERLE ETAL	11	
LIST TRUST, ROBERT	18	
SWEDLUND, JERALD ETUX	14	
HAMBERGER, BRIAN	8	
SMITH, NATHAN ETUX	8	
SECTION 5S	1	2
BATCHELLER, JAY	8	
SECTION 6N	1	2
TOWN OF UTICA	6	
SECTION 6S	1	2
GILMORE, TONJA	10	
VAN MAENEN, TODD ETUX	11	
MASKA, LEANN	5	
KOZAK, KARLEE	6	
LOECKER, MARK ETUX	5	
BLAHA, JON ETUX	5	
HILL, EDWIN ETUX	12	
SECTION 7N	1	2
BOLD PURSUITS LLC	10	
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GUITRON, MARIA ETAL	13	
ROBB, RUSSELL ETUX	7	
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PHILIPS, TIMOTHY ETUX	5	
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SECTION 9N	1	2
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GILMORE TRUST, HOWARD ETUX	17	
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CAP, ROBERT ETUX	7	
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WHITE CRANE ESTATES LLC	8	
SECTION 22N	1	2
TAGGART, WILLIAM ETUX	9	
NELSON TRUST, FLOYD	12	
SECTION 23N	1	2
POSPISHIL, SCOTT ETAL	7	
SECTION 24	1	2
MARTS, LUCAS ETUX	7	
MARQUARDT, DOUG	13	
KELLER, DALLAS ETUX	10	
SECTION 25	1	2
SLOWEY TRUST	15	
WOELH, TOBY ETAL	7	
SECTION 26	1	2
BARNES, DAVID ETUX	7	
SECTION 32	1	2
ZIMMERMAN TRUST, HENRY ETAL	12	
SECTION 33	1	2
DELOZIER, DARRIK ETAL	6	
WADDELL, EDWARD ETUX	8	
SECTION 35	1	2
HOLTZMANN TRUST	7	

Location



**PLAT OF TRACT 1, DEER BOULEVARD ESTATES,  
IN THE SE1/4 OF SECTION 9, T93N, R56W OF THE 5TH P.M.,  
YANKTON COUNTY, SOUTH DAKOTA.**

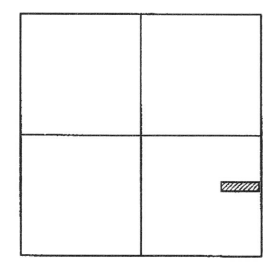


**LEGEND**

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

NOTE:  
BASIS OF BEARING  
BY GPS OBSERVATION

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



LOCATION (N.T.S.)  
SECTION 9-93-56

PLAT OF TRACT 1, DEER BOULEVARD ESTATES,  
IN THE SE1/4 OF SECTION 9, 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 1, DEER BOULEVARD ESTATES, IN THE SE1/4 OF SECTION 9, 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 26TH DAY OF AUGUST, 2024.

  
JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

I, ROSE ANN SCHWARZ, DO HEREBY CERTIFY THAT I AM 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. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ROSE ANN SCHWARZ

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROSE ANN SCHWARZ, 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 RESOLUTION

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY,

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO DEER BOULEVARD 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

**-97.45814780070329**

Latitude

**42.883801089877124**

Permit Number

**PLAT2417**

Parcel Number

**09.009.200.175**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**3040**

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

**23**

Current Legal Description

**S1426.07' E3 SE4 EXC A PARCEL OF LAND ALONG S BOUNDARY & EXC E50' THEREOF**

Applicant Name

**Brent Drotzmann**

Applicant Phone

**6056658455**

Applicant Address

**1305 WEST 27 ST**

Applicant Email Address

**jackbrandt@vyn.midco.net**

Name of the Surveyor / Engineer

**Brandt Land Surveying**

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

**Brent Drotzmann**

Owner Phone

**Rose Schwartz**

Owner Address

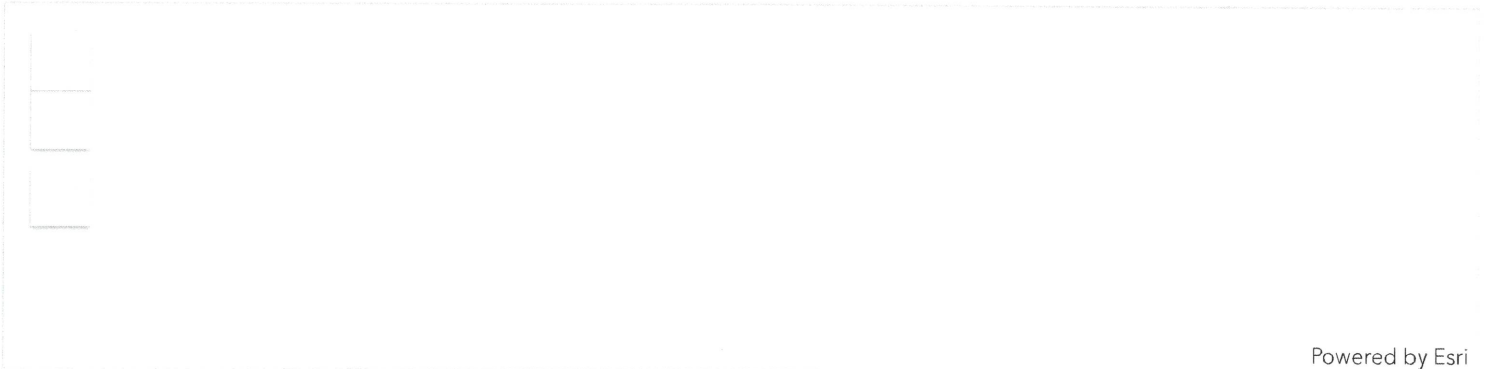
**2702 ABBOTT DR., Yankton**

Owner Email Address

**jackbrandt@vyn.midco.net**

Location of Property

**Lat: 42.883801 Lon: -97.458148**



Powered by Esri

Section Township Range

**9-93-56**

Tract or Lot Number

**1**

Number of Acres Being Platted

**4**

Addition Name

**Deer BLVD Estates**

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

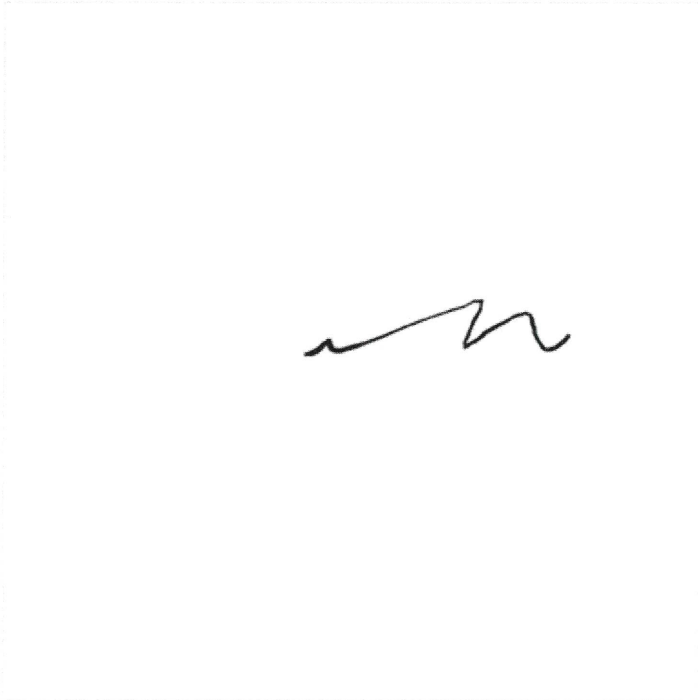
**PDF** [PLAT-.pdf](#)  
115.7KB

Applicant Signature



ApplicantSignature-.jpg

Owner Signature



OwnerSignature-.jpg

Date of Application Submission

**Aug 29, 2024**