

November 12, 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.

Plats -

Bloch - Plat of Tract 1 of Bloch's addition, in the SE1/4 of the NE1/4 of Section 33, T95N, R57W of the 5th P.M., Yankton County, South Dakota

Kabeiseman - Plat of Tract 1 of John's Addition, in the N1/2 of the SW1/4, lying North of the railroad right-of-way, Section 19, T94N, R56W of the 5th P.M., Yankton County, South Dakota

7:10 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 10/8/2024 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: Hummel

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Swan Lake Wind, LLC - Conditional Use Permit (Continued from August 13, 2024 meeting)

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. Said towers will be placed in Sections 1, 2, 3, 4, 9, 11, 13, 14, 22, 23, 24, 25, 27, and 28 of Township 96 North, Range 55 West of the 5th PM and Sections 6, 7, 17, 20, 28, 31, 32, and 33 of Township 96 North, Range 54 west of the 5th PM, Yankton County, South Dakota (**Mayfield and Turkey Valley**)

COMMENTS: Chris Ollsen - NextEra

MOTION: **Motion by Hummel - Move the CUP to the County Commission with the condition the PUC approves the application. Second by Kettering.**

Amended motion - Move the CUP to the County Commission but apply the minimum October 3, 2024 adopted ordinance setbacks and reject any towers that don't meet setbacks and don't have waivers.
Passed 6-1

APPROVAL: MOTION BY: Hummel SECOND BY: Welsh

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Flood Plain Ordinance Adoption

ADDRESS/LEGAL: _____

COMMENTS: None

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

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

AGENDA ITEM: Kleinschmit – Rezone

ADDRESS/LEGAL: Applicant is requesting to rezone a parcel in Rural Transitional District (RT) to a Moderate Density Rural Residential District (R2) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as. Lot 1 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway and the East Half of the Northwest Quarter of section 9, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota
(Utica South)

COMMENTS: None

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

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

AGENDA ITEM: Public Comment

ADDRESS/LEGAL: _____

COMMENTS: None

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Kettering SECOND BY: Loest
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

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

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: _____

MOTION BY: _____

SECOND BY: _____

PLANNING: _____

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL:

MOTION BY: _____

SECOND BY: _____

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 10/22/2024

Applicant

Bloch - 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:

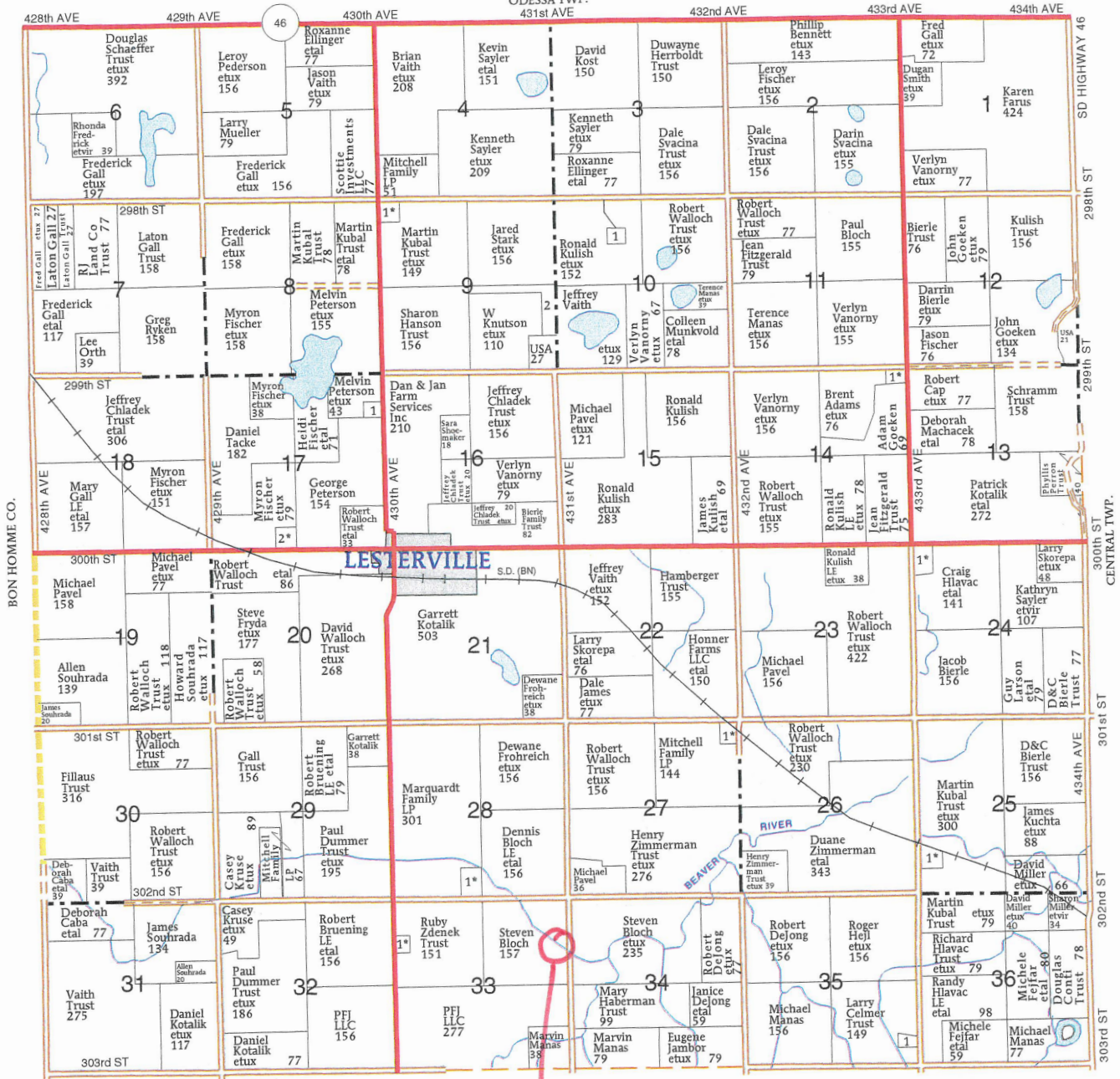
Affects Section:

NOTE:

Plat of Tract 1 of Bloch’s addition, in the SE1/4 of the NE1/4 of Section 33, T95N, R57W of the 5th P.M., Yankton County, South Dakota

(Landowners)

ODESSA TWP.



ZISKOW TWP.

Location

LESTERVILLE TOWNSHIP

SECTION 9

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

SECTION 10

- 1 GARTZKE, MELVIN 5

SECTION 14

- 1 SVEC, DENISE ETAL 9

SECTION 17

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

SECTION 24

- 1 HLAVAC, CRAIG ETUX 15

SECTION 25

- 1 SCHANCHE, KENNETH ETUX 7

SECTION 27

- 1 LAWRENCE, ROBERT ETUX 9

SECTION 28

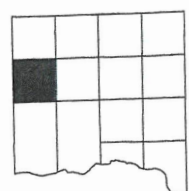
- 1 MARQUARDT, RALPH ETUX 11

SECTION 33

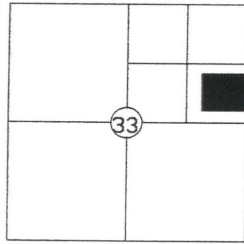
- 1 TESCH, WIATT ETUX 5

SECTION 35

- 1 PULLEN, LORINDA 6



PLAT OF TRACT 1 OF BLOCH'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 33, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

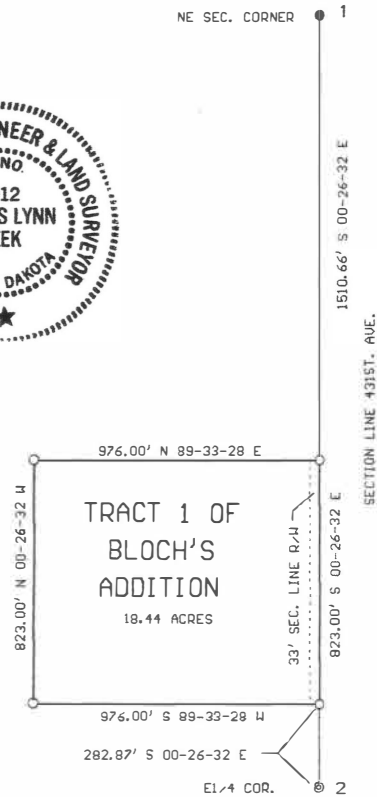


SECTION 33, T95N, R57W



- ⊙ FOUND IRON
- FOUND REBAR WITH CAP
- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912

1 = LAT. 43-00-37.00404 N, LONG. 97-34-35.12692 W
 2 = LAT. 43-00-11.16263 N, LONG. 97-34-34.95511 W



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 1 OF BLOCH'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 33, T95N, R57W 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 OCTOBER, 2024.

 THOMAS LYNN WEEK
 REG. LAND SURVEYOR
 REG. NO. 2912

ZONING ADMINISTRATOR

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT IN ACCORDANCE WITH SECTION 513 (FARMSTEAD, MINIMUM LOT REQUIREMENTS) OF THE YANKTON COUNTY SUBDIVISION REGULATIONS, AND TRACT 1 OF BLOCH'S ADDITION DOES QUALIFY AS A FARMSTEAD.

 ZONING ADMINISTRATOR

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF BLOCH'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 33, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

 CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO TRACT 1 OF BLOCH'S ADDITION FROM 431ST. AVE., ANY FURTHER ACCESS POINTS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____

 COUNTY APPROVAL

PLAT OF TRACT 1 OF BLOCH'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 33, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, STEVEN A. BLOCH, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: TRACT 1 OF BLOCH'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 33, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS ____ DAY OF _____, _____.

STEVEN A. BLOCH

STATE OF _____
COUNTY OF _____
ON THIS ____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVEN A. BLOCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF BLOCH'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 33, T95N, R57W 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 _____, _____.

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 _____, _____.

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 _____, _____.

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, SD

PLAT PERMIT

Longitude

-97.5777786151288

Latitude

43.00469535142349

Permit Number

PLAT2418

Parcel Number

15.033.100.100

Permit Status

Received

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

2049

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

157

Current Legal Description

NE4

Applicant Name

Steven A Bloch

Applicant Phone

6056658333

Applicant Address

30241 431st Lesterville

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

Steven A Bloch

Owner Phone

6056658333

Owner Address

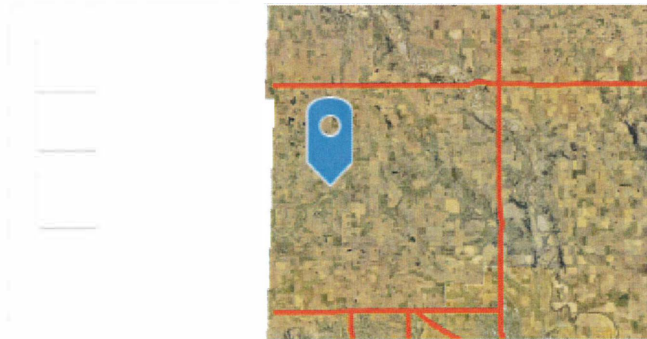
30241 431st Lesterville

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 43.004695 Lon: -97.577779



Powered by Esri

Section Township Range

33-95-57

Tract or Lot Number

Tract 1

Number of Acres Being Platted

18

Addition Name

Bloch 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

18

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
496.3KB

Applicant Signature

A handwritten signature in black ink, appearing to read "John A. Blum". The signature is written in a cursive style with a large initial "J" and "B".

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be a stylized name or set of initials. The signature is written in a cursive style.

OwnerSignature-.jpg

Date of Application Submission

Oct 22, 2024

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 10/22/2024

Applicant

Kabeiseman - 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:

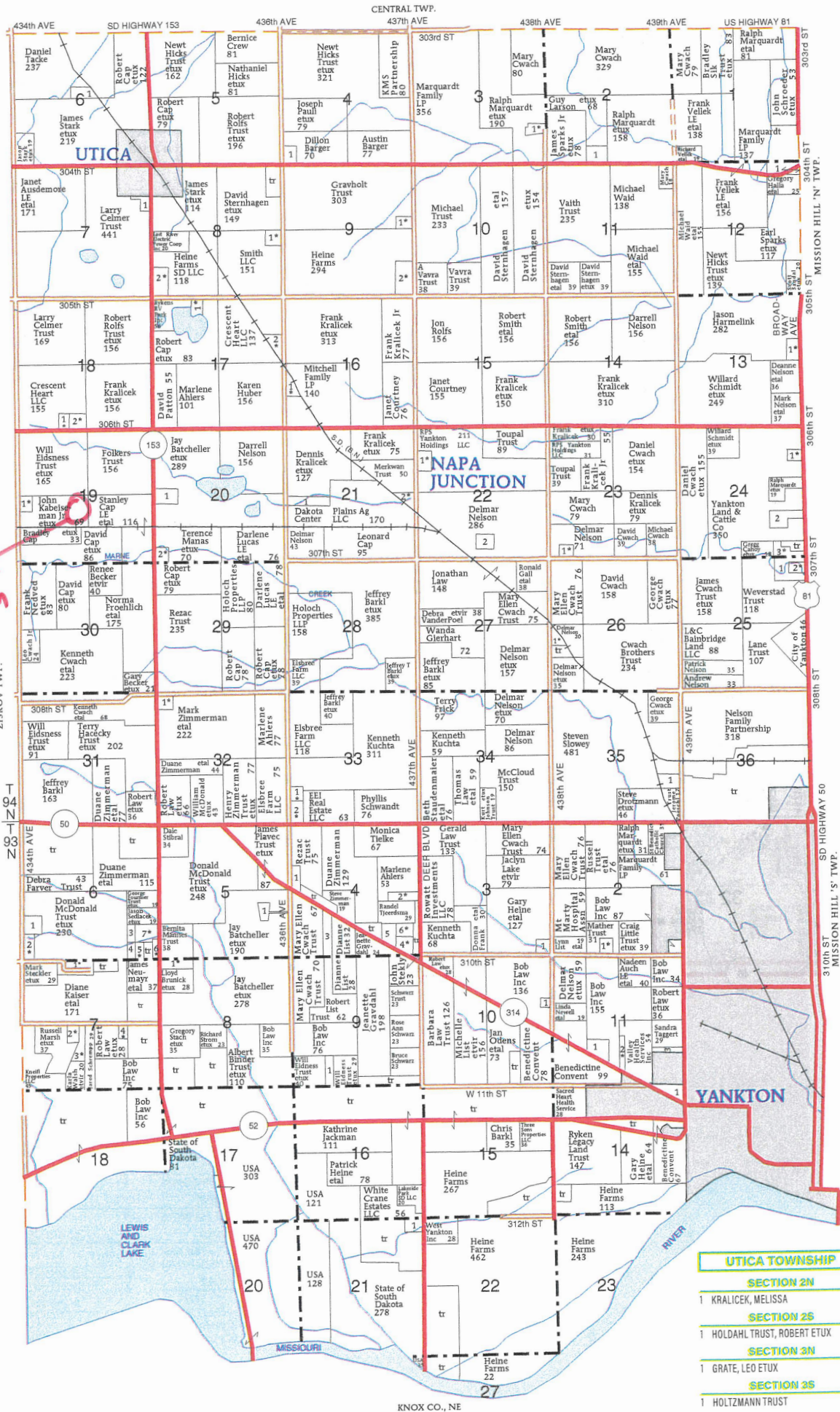
Proposed building size:

Proposed sidewall height:

Affects Section:

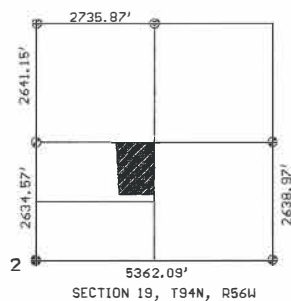
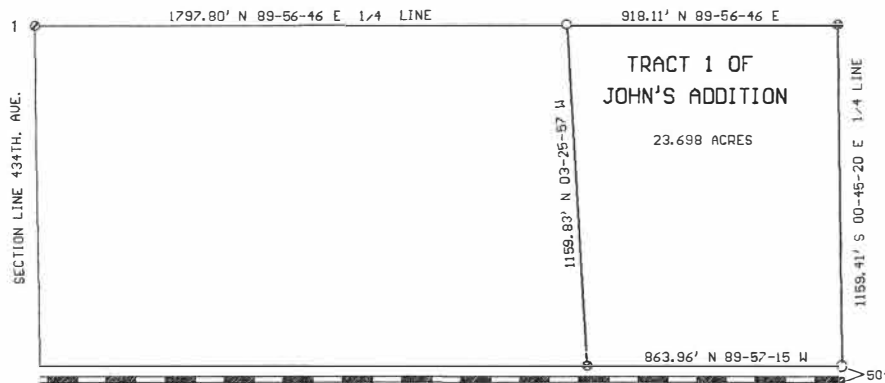
NOTE:

Plat of Tract 1 of John’s Addition, in the N1/2 of the SW1/4, lying North of the railroad right-of-way, Section 19, T94N, R56W of the 5th P.M., Yankton County, South Dakota

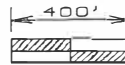


SECTION 4N	
1 NEDVED, MARK	7
SECTION 4S	
1 MARQUARDT, RALPH	8
2 BRANDT TRUST, MERLE ET AL	11
3 LIST TRUST, ROBERT	18
4 SWEDLUND, JERALD ETUX	14
5 HAMBERGER, BRIAN	8
6 SMITH, NATHAN ETUX	8
SECTION 5S	
1 BATCHELLER, JAY	8
SECTION 6N	
1 TOWN OF UTICA	6
SECTION 6S	
1 GILMORE, TONJA	10
2 VAN MAANEN, TODD ETUX	11
3 MASKA, LEANN	5
4 KOZAK, KARLEE	6
5 LOCKER, 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 ET AL	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 HEJNA, 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 ET AL	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 ET AL	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 ET AL	7
SECTION 26	
1 BARNES, DAVID ETUX	7
SECTION 32	
1 ZIMMERMAN TRUST, HENRY ET AL	12
SECTION 33	
1 DELOZIER, DARRIK ET AL	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 TRACT 1 OF JOHN'S ADDITION, IN THE N1/2 OF THE SW1/4, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, SECTION 19, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SCALE :



- ⊙ FOUND REBAR
 - ⊙ WOOD CORNER POST
 - ⊙ FOUND AL. CAP
 - FOUND REBAR WITH CAP
 - SET 5/8" REBAR WITH CAP
- STAMPED TOM WEEK LS 2912



1 = LAT. 42-56-41.62839 N, LONG. 97-31-00.47672 W
 2 = LAT. 42-56-15.60940 N, LONG. 97-31-00.08374 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 TRACT 1 OF JOHN'S ADDITION, IN THE N1/2 OF THE SW1/4, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, SECTION 19, T94N, 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 OCTOBER, 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 1 OF JOHN'S ADDITION, IN THE N1/2 OF THE SW1/4, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, SECTION 19, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

 CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

ACCESS TO TRACT 1 OF JOHN'S ADDITION WILL BE FROM ADJACENT FARM GROUND. NO ACCESS FROM 434TH. AVE. IS NEEDED.

DATED THIS _____ DAY OF _____, _____.

 TOWNSHIP/COUNTY REPRESENTATIVE

PLAT OF TRACT 1 OF JOHN'S ADDITION, IN THE N1/2 OF THE SW1/4, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, SECTION 19, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, JOHN R. KABEISEMAN, JR., DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT 1 OF JOHN'S ADDITION, IN THE N1/2 OF THE SW1/4, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, SECTION 19, T94N, 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.

DATED THIS _____ DAY OF _____, 2024.

JOHN R. KABEISEMAN JR.

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN R. KABEISEMAN JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF JOHN'S ADDITION, IN THE N1/2 OF THE SW1/4, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, SECTION 19, T94N, R56W 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 _____, 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

-97.50786188178243

Latitude

42.94270004170642

Permit Number

PLAT2419

Parcel Number

10.019.300.100

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

2231

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

68

Current Legal Description

N2 SW4 EXC 2.54 ACRES & EXC N670' W463'

Applicant Name

John Kabeiseman

Applicant Phone

6056658333

Applicant Address

30664 434 AVE YANKTON SD 57078

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr

Surveyor / Engineer Phone

6056658333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

John Kabeiseman

Owner Phone

6056658333

Owner Address

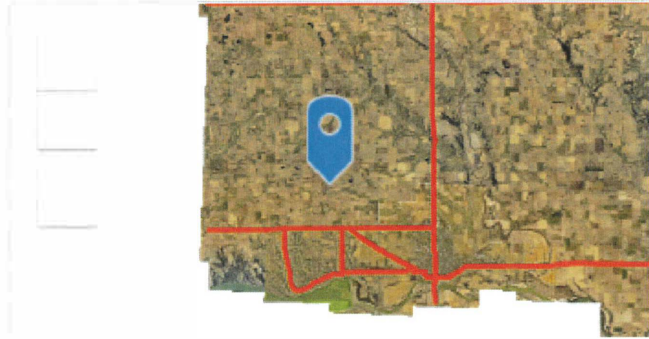
30664 434 AVE YANKTON SD 57078

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 42.9427 Lon: -97.507862



Powered by Esri

Section Township Range

19-94-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

23

Addition Name

John's Addition

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

Has the Plat Been Approved By the City of Yankton

No

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

Do you have the County Treasurer's Signature

Yes

Insert Plat Here

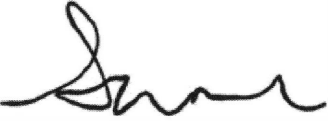
PDF Kabeiseman plat.pdf
504.6KB

Applicant Signature

A handwritten signature in black ink, appearing to read "John Kulman". The signature is written in a cursive style with a large initial "J" and "K".

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "John". The signature is written in a cursive style with a large initial "J".

OwnerSignature-.jpg

Date of Application Submission

Oct 22, 2024