

December 9, 2025

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Mike Welsh
☐ Don Kettering

☐ Sam Hummel
☐ Nick Huber
☐ Dan Clark

☐ Tim O'Hara

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meeting

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Foss - Rezone

Applicant is requesting to rezone a parcel that is dual zoned. Applicant wishes to rezone a parcel that is dual zoned Lakeside Commercial (LC) and Moderate Density Residential (MD) to Lakeside Commercial (LC) per Article 18 Section 1803 and Article 20 Section 2003. Said property is legally described as Lot G Fishin Hole Number 2, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 31117 Quarry Dr, Yankton.

7:10 P.M.

Neshers Nest, LLC – Conditional Use Permit

Applicant is requesting a Conditional Use Permit to use their property as an AIR/BNB in a moderate Density Residential District (R2) Per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Kaiser Addition in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), Section Seven (7), Township Ninety-three (93), Range Fifty-six (56) west of the 5th P.M., Yankton County, South Dakota. E911 address is 43454 310 St, Yankton

7:15 P.M.

Plats

Foss - Plat of Tract A in Lot G of Fishin Hole NO.2, in Lot 5 of Tramp's 6th Addition, in the NE1/4 of the NE1/4 of Section 17, T93N, Range 56W of the 5th P.M., Yankton County, South Dakota

State of South Dakota - Plat of Mead Building Tract 5 in the North 1120.1 feet of Lot A and the remainder thereof, in the Southeast Quarter of Section 36, Township 94 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota

Highland - Re-plat of Angie Highland Addition, in the NW1/4 of the NE1/4 of Section 33, T94N, R54W of the 5th P.M., Yankton County, South Dakota

Ryken/Knodel - Plat of Lot 6 Tract A, Law Overlook Subdivision, in the SW1/4 of the SE1/4 of Section 7 and in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Goshen Nation - Plat of Lots C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, and C12 of Lot 21, whitetail Run in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th Principal Meridian, Yankton County, South Dakota Containing 19,760 SQ. FT. (0.45 Acres) More or less.

Tieszen - Plat of Tract 1, Bittersweet Subdivision, in the SE1/4 of Section 11, Township 95 North, Range 56 West of the 5th P.M., Yankton County, South Dakota

Slowey - Plat of Tract 1, Slowey Addition, in the SW1/4 of Section 35, Township 94 North, Range 56 West of the 5th P.M., Yankton County, South Dakota

7:20 P.M.

Discussion on Creating County Development

7:25 P.M.

Public comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 11/12/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter
ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ O'HARA ☒ WELSH ☒ CLARK
CALL:
APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Welsh
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ O'HARA ☒ WELSH ☒ CLARK

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

AGENDA ITEM: Ordinance ZN-25-03 Public Hearing
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: **Move the proposed changes to the ordinance, with the addition, to the County Commission
Passed 5-0
Welsh Abstained**
APPROVAL: MOTION BY: Loest SECOND BY: Kettering
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ O'HARA ☐ WELSH ☒ CLARK

AGENDA ITEM: Bykov Plat
ADDRESS/LEGAL: Plat of Tract 1 Bykov Addition, an addition in the N1/2 of the NW1/4 of Section 14, T93N, R57W of
the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented
Passed 6-0**
APPROVAL: MOTION BY: Loest SECOND BY: Clark
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Public comment
ADDRESS/LEGAL: _____

COMMENTS: None

MOTION: **Adjourn**
Passed 5-0

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

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

MOTION: _____

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

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

MOTION: _____

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

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COMMENTS:

MOTION: _____

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COMMENTS: _____

MOTION: _____

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Foss – Rezone

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☒ Section 1809

NOTE:

Applicant is requesting to rezone a parcel that is dual zoned. Applicant wishes to rezone a parcel that is dual zoned Lakeside Commercial (LC) and Moderate Density Residential (MD) to Lakeside Commercial (LC) per Article 18 Section 1803 and Article 20 Section 2003. Said property is legally described as Lot G Fishin Hole Number 2, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 31117 Quarry Dr, Yankton.

PC: Article 18 Section 1809

BOA: Article 20 Section 2003

Planning Commission date: 12/9/2025

Time: 7:05 PM

Board of Adjustment date: 1/6/2026 & 1/20/2026

Time: 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, 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 ETAL 13
 2 ROBB, RUSSELL ETAL 7
 3 LIVINGSTON, CARL ETUX 10
 4 PHILIPS, TIMOTHY ETUX 5

SECTION 8N

1 CHRISTIANSON, DAVID ETUX 6

SECTION 8S

2 HUGHES, SCOTT ETUX 13

SECTION 9N

1 FANTA, TIMOTHY ETUX 9

SECTION 9S

1 KILBURN, REX ETUX 7

SECTION 10S

2 GILMORE TRUST, HOWARD ETUX 17

SECTION 11S

1 ROKAHR, STEVEN 9

SECTION 12N

1 HEJNA, JAMIE 5

SECTION 12S

1 BILLION, ERIKA 12

SECTION 13N

2 HECKY TRUST, TERRANCE ETUX 11

SECTION 13S

3 AFFORDABLE SELF STORAGE LLC 8

SECTION 14N

1 MARQUARDT FAMILY LP 6

SECTION 14S

1 COTTON, JEFFREY ETUX 8

SECTION 15N

1 YANKTON MEDICAL CLINIC PC 12

SECTION 15S

1 ANSTINE, RODNEY ETUX 7

SECTION 16N

1 SCHENKEL, DANIEL ETUX 7

SECTION 16S

1 YANKTON CO SHARPSHOOTERS ASSN 12

SECTION 17N

2 TACKLE, WM ETUX 13

SECTION 17S

1 CAP LE, STANLEY ETAL 5

SECTION 18N

2 CAP, ROBERT ETUX 7

SECTION 18S

1 SCHENKEL, DANIEL ETUX 7

SECTION 19N

1 SCHENKEL, DANIEL ETUX 7

SECTION 19S

1 YANKTON CO SHARPSHOOTERS ASSN 12

SECTION 20N

2 JOHNSON, MICHAEL ETUX 9

SECTION 20S

1 YANKTON PROTEIN LLC 12

SECTION 21N

2 KRALICEK, FRANK ETUX 5

SECTION 21S

1 WHITE CRANE ESTATES LLC 8

SECTION 22N

1 TAGGART, WILLIAM ETUX 9

SECTION 22S

2 NELSON TRUST, FLOYD 12

SECTION 23N

1 POSPISHIL, SCOTT ETAL 7

SECTION 23S

1 MARTS, LUCAS ETUX 7

SECTION 24N

2 MARQUARDT, DOUG 13

SECTION 24S

3 KELLER, DALLAS ETUX 10

SECTION 25N

1 SLOWEY TRUST 15

SECTION 25S

2 WOHL, TOBY ETAL 7

SECTION 26N

1 BARNES, DAVID ETUX 7

SECTION 26S

1 ZIMMERMAN TRUST, HENRY ETAL 12

SECTION 27N

1 DELOZIER, DARRIK ETAL 6

SECTION 27S

2 WADDELL, EDWARD ETUX 8

SECTION 28N

1 YAGGIES INC 10

SECTION 28S

SECTION 29N

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SECTION 88N

FINDINGS OF FACT – REZONE

Foss – REZ-255

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.	Yes
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone; 	
<ul style="list-style-type: none"> b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure; 	
<ul style="list-style-type: none"> 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"> a. The Comprehensive Plan; b. Specific rules governing land uses; c. Zoning district regulations; and d. Satisfactory provision and arrangement has been made concerning the following, where applicable: 	
<ul style="list-style-type: none"> 1. Certification of compliance with all ordinances and regulations regarding licensing and zoning, health, plumbing, electrical, building, fire prevention, and all other applicable ordinances and regulations; 2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; 3. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the amendment or rezone on adjoining properties and properties generally in the district; 4. Refuse and service areas, with particular reference to the items in (A) and (B) above; 5. Utilities, with reference to locations, availability, 	

<p>and compatibility;</p> <p>6. Screening and buffering with reference to type, dimensions, and character;</p> <p>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;</p> <p>8. Required yards and other open spaces; and</p> <p>9. General compatibility with adjacent properties and other property in the district.</p>	
<p>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.</p>	

REZONE PERMIT

Longitude

-97.47638425980641

Latitude

42.877793415524195

Permit Number

REZONE255

Parcel Number

09.017.125.700

Permit Status

Approved Active

Permit Fee

450

Total Due

450

Was fee paid?

Yes

Receipt Number

9456

Planning Commission Action Date

Dec 9, 2025

Planning Commission Action Time

7:05 PM

Board Adjustment Action Date

Jan 6, 2026

Application Accepted By

Bill Conkling

Checked By

BILL GARY

Existing Zoning

LAKE SIDE COMMERCIAL

Affected Zoning Ordinance

Article 18 section 1809 and Article 20 Section 2003

Section Township Range

17-93-56

Is location in floodplain?

No

Applicant Name

Rick Daugherty

Applicant Phone

605-760-9976

Applicant Address

122 West 3rd St, Yankton SD 57078

Applicant Email Address

rick@iw.net

Owner Name

Patrick j. and Jolene C. Foss

Owner Phone

605-665-8148

Owner Address

31117 Quarry Dr, Yankton SD 57078

Owner Email Address

quarryblue@@gmail.com

Location of Property

Lat: 42.877793 Lon: -97.476548



Powered by Esri

Property Address

Same

Reason for Request

The current owner of LT G FISHIN HOLE NO. 2 (Patrick and Jolene Foss) wish to sell the 6 unit storage building located on the western most part of heir property. The property is currently muti-zoned "moderate density residential" as well as "commercial"

Legal Description

1988 ATLANTIC SN:478143N0172 & LT G FISHIN HOLE NO. 2

Applicant Signature

A handwritten signature in black ink that reads "Rick Daugherty". The signature is written in a cursive style with a large, stylized 'R' and a long, sweeping tail on the 'y'.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink that reads "Rick Daugherty". The signature is written in a cursive style with a large, stylized 'R' and a long, sweeping tail on the 'y'.

OwnerSignature-.jpg

Date of Application Submission

Nov 3, 2025

**VERIFICATION OF APPROVAL
YANKTON COUNTY, SOUTH DAKOTA**

I Pat + Jolene Foss date this 17th day of Nov, 2025 am aware of the
proposed Variance/CUP/Rezone/Building Permit being proposed by Rick Daugherty at the
property legally
described as Lot G Fishin Hole No. 2

Pat Foss Jolene C. Foss
Signature

31117 Quarry Dr Yankton
Address

Yankton SD 57078
City, State, Zip

605-665-8148
Phone

AFFIDAVIT OF MAILING

I, Rick Daigherty, hereby certify that on the 24th day of Nov, 2025, 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 24th day of Nov, 2025.

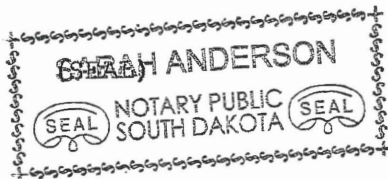
RJ Daigherty
(Name)
Affiant

Subscribed and sworn to before me this 24 day of November, 2025.

Sarah C

Notary Public - South Dakota

My commission expires: Apr. 12, 2027



NOTIFICATION

November 24, 2025

Applicant:
Patrick Foss
31117 Quarry Dr
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 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 9th day of December, 2025 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 that is dual zoned. Applicant wishes to rezone a parcel that is dual zoned Lakeside Commercial (LC) and Moderate Density Residential (MD) to Lakeside Commercial (LC) per Article 18 Section 1803 and Article 20 Section 2003. Said property is legally described as Lot G Fishin Hole Number 2, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 31117 Quarry Dr, 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,
Patrick Foss
Petitioner

ALTMAN, DANIEL C (D)
116 QUARRY PINES DR
YANKTON SD 57078

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

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

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

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

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

CAUWELS, TERESA LIVING TRUST (D)
7205 SOUTH BURLEIGH CIR
SIOUX FALLS SD 57108

CHALKSTONE RIDGE LLC (D)
31105 436 AVE
YANKTON SD 57078

CLATJ LLC (D)
45572 279 ST
PARKER SD 57053

DELVAUX, DREW (D)
120 QUARRY PINES DR
YANKTON SD 57078

DRAKE DEVELOPMENT LLC (D)
161 SLEEPY HOLLOW DR
YANKTON SD 57078

DYKSTRA, DOUGLAS T (D)
152 QUARRY PINES DR
YANKTON SD 57078

EIDSNESS, WILL LIVING TRUST (D)
254 PIONEER RD
YANKTON SD 57078

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

GREG RYKEN INC (D)
PO BOX 528
YANKTON SD 57078

HACECKY RENTALS LLC (D)
174 QUARRY PINES DR
YANKTON SD 57078

HACECKY, BRETT (D)
174 QUARRY PINES DR
YANKTON SD 57078

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

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

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

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

JACKMAN, KATHERINE (D)
PO BOX 373
YANKTON SD 57078

JENSEN, DEBRA K (D)
105 QUARRY PINES LN
YANKTON SD 57078

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

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

JONES, HERBERT M (D)
169 QUARRY PINES DR
YANKTON SD 57078

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

KARTTRAX INC (D)
%SCHENKEL, DALE
606 REGAL DR
YANKTON SD 57078

KAZEMBA, DOUGLAS (D)
134 QUARRY PINES DR
YANKTON SD 57078

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

KRAMER, ALLAN J (D)
1201 5 ST NE
SIOUX CENTER IA 51250

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

LARSEN, JASON C (D)
101 QUARRY PINES LN
YANKTON SD 57078

LONG, TERRY (D)
159 QUARRY PINES DR
YANKTON SD 57078

MORTON, DAVID REV TRUST (D)
162 QUARRY PINES DR
YANKTON SD 57078

OLIVIER, CURTIS D (D)
184 OAK HILLS DR
YANKTON SD 57078

ONETWENTY YANKTON LLC (D)
226 SCOTTSWOOD RD
RIVERSIDE IL 60546

QUARRY PINES HOMEOWNERS ASC (D)
2513 BURLEIGH ST
YANKTON SD 57078

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

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

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

STERNHAGEN, DEAN (D)
156 QUARRY PINES DR
YANKTON SD 57078

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

TRAMP, JAMES F LIVING TRUST (D)
2513 BURLEIGH ST
YANKTON SD 57078

TRAMP, JAMES F TRUST (D)
2513 BURLEIGH ST
YANKTON SD 57078

TRAMP, JASON W (D)
2400 BURLEIGH ST
YANKTON SD 57078

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

WELSH, MICHAEL P (D)
114 QUARRY PINES DR
YANKTON SD 57078

WILLIAMS, GEORGE A (D)
131 QUARRY PINES DR
YANKTON SD 57078

WITHROW, MARVIN FAMILY TRUST (D)
144 QUARRY PINES DR
YANKTON SD 57078

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 transfer of owner and location of a Package (off-sale) Liquor license from Yankton Drug Co., owner Daniel Fiebelkorn, 109 W. 3rd St. to Diggers Inc., owners Larry & Peggy Olson, 511 W. 4th St. Suite D, Yankton, SD.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, December 8, 2025 at 6:00 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 28th day of November, 2025.

Lisa Yardley
FINANCE OFFICER

Published once at the total approximate cost of \$16.64 and can be viewed free of charge at www.sd-publicnotices.com

Published November 28, 2025.

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 9th day of December, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Patrick Foss is requesting to rezone a parcel that is dual zoned. Applicant wishes to rezone a parcel that is dual zoned Lakeside Commercial (LC) and Moderate Density Residential (MD) to Lakeside Commercial (LC) per Article 18 Section 1803 and Article 20 Section 2003. Said property is legally described as Lot G Fishin Hole Number 2, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 31117 Quarry Dr, Yankton.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 9th day of December, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Neshers Nest, LLC is requesting a Conditional Use Permit to use their property as an AIR/BNB in a moderate density Residential District (R2) per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Kaiser Addition in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), Section Seven (7), Township Ninety-three (93), Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 43454 310 St, Yankton

Published twice at the total approximate cost of \$41.40 and can be viewed free of charge at www.sd-publicnotices.com

Published November 28 & December 5, 2025.

STATE OF SOUTH DAKOTA) IN CIRCUIT COURT) COUNTY OF YANKTON)

FIRST JUDICIAL CIRCUIT

ESTATE OF: LEONARD W. CAP

Deceased

66 PRO. #25-64

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN THAT on October 31 2025

2010 Legal and Public Notices

Wanda Howey- Fox HARMELINK & FOX LAW OF FICE, PC 721 Douglas - Suite #101 Yankton, SD 57078 (605)665-1001 wfoxlaw@midco.net

Published four times at the total approximate cost of \$90.99 and can be viewed free of charge at www.sd-publicnotices.com

Published November 21, 28 & December 5 & 12, 2025.

STATE OF SOUTH DAKOTA) IN CIRCUIT COURT) COUNTY OF YANKTON)

FIRST JUDICIAL CIRCUIT

IN THE MATTER OF THE ESTATE OF

LORRI L. CLARK,

Deceased.

66PRO25-000067

NOTICE TO CREDITORS

Notice is given that on November 17, 2025, ANDREA C. MAIBAUM, whose address is 43348 310th Street, Yankton, South Dakota 57078, was appointed as personal representative of the estate of LORRI L. CLARK.

Creditors of decedent must file their claims within four (4) months after the date of the first publication of this notice or their claims may be barred.

Claims may be filed with the personal representative or may be filed with the clerk and a copy of the claim mailed to the personal representative.

Dated this 18th day of November, 2025.

/s/ Thomas P. Reynolds

Thomas P. Reynolds

KENNEDY PIER LOFTUS

REYNOLDS

& BRANDT, LLP

322 Walnut Street

Yankton, SD 57078

(605) 665-3000 treynolds@yanktonlawyers.com

Attorney for Personal Representative

JODY JOHNSON

Yankton Co Clerk of Courts

410 Walnut Street Suite 205

Yankton, SD 57078

(605) 668-3080

ANDREA C. MAIBAUM

43348 310th Street

Yankton, SD 57078

(605) 661-1735

Personal Representative

Published three times at the total approximate cost of \$72.17 and can be viewed free of charge at www.sd-publicnotices.com

Published November 21, 28 & December 5, 2025

YANKTON COUNTY COMMISSION MEETING November 18, 2025

The regular meeting of the Yankton County Commission was called to order by Chairman John Marquardt at 6 p.m. on Tuesday, November 18, 2025.

There were no public comments. Chairman Marquardt closed public comment.

Action 25353C: A motion was made by Kettering and seconded by Fox to approve the meeting agenda. All present voted aye; motion carried, 5-0.

There were no public comments. Chairman Marquardt closed public comment.

Dana Schmidt from the Yankton Community Library appeared to request approval of the Agreement for the Provision of Library Services and to share updates about library services. The board also discussed

2010 Legal and Public Notices

share of the project is 18.5%. Commissioners discussed how the County will acquire the matching funds for the project.

Action 25356HWY: A motion was made by Klimisch and seconded by Fox to approve the advertising for materials. All present voted aye; motion carried, 5-0.

The board discussed the ambulance administrator position. There is an applicant who moved back from California and has a couple of issues that would put him in a part-time situation working 24 hours a week guaranteed, plus certain time he will be working from home. There will be a probation period for one year to see if the part-time position will work. Gary Vetter said the applicant is off at various times from his other job which provides federal health insurance, which is why he cannot work for Yankton County full-time. The individual lives in Elk Point and would commute to Yankton. There were some concerns cited about making the job a part-time position.

Action 25357HWY: A motion was made by Fox and seconded by Heine to approve an offer to Jeff Brown from Elk Point to take over as Ambulance Administrator on a part-time schedule. Roll call was taken with Fox, Heine and Marquardt voting aye; Klimisch and Kettering voting nay; motion carried, 3-2.

Action 25358Z: A motion was made by Klimisch and seconded by Heine to adopt the following resolution: Whereas it appears Vladislav Bykov, owner of record, has caused a plat to be made of the following real property: Plat of Tract I Bykov Addition N1/2, NW1/4 of S14-T93N-R57W, Yankton County, South Dakota, and has submitted such plat to the Yankton County Planning Commission and Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision, erosion and sediment control and same is hereby approved. County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried, 5-0.

The board discussed putting together a Financial Action Network committee to work with Yankton County on the budget process starting January 1, 2026. Catherine Crandell spoke about her knowledge along with a group of other people with experience on financial matters.

Action 25359F: A motion was made by Fox and seconded by Heine to approve moving forward with forming a Financial Action Network committee. All present voted aye; motion carried, 5-0.

Action 25360C: A motion was made by Fox and seconded by Heine to approve the November 4, 2025 meeting minutes. All present voted aye; motion carried, 5-0.

Action 25361C: A motion was made by Fox and seconded by Heine to approve the first set of claims: Clarity Telecom, LLC (Utilities) \$50.50; Yankton County Observer (Publishing) \$715.46; Yankton Daily Press & Dakotan (Publishing) \$1,656.56; Elections: Ramkota Hotel & Conference Center (Other) \$448.00; Qualified Presort Service, LLC (Supplies) \$234.65; Court: Avera Sacred Heart Hospital (Lab) \$500.00; Blackburn & Stevens Prof. LLC (Prof Services) \$5,153.99; Certified Languages International (Prof Services) \$107.25; Lutheran Social Services (Prof Services) \$422.50; Grand Jury (Fees) \$532.60; Great Plains Reporting (Prof Services) \$645.25; Heidepriem Purtell Siegel Hinrichs & Tysdal, LLP (Prof Services) \$7,018.53; Motion Hearings (Fees) \$1,098.20; Astria Security & Investigators (Prof Services) \$2,400.00; Kennedy Pier Loftus Reynolds Brandt, LLP (Prof Services) \$676.00; Department of Health (Lab) \$1,555.00; Dean Schaefer (Prof Services) \$492.00; Auditor: Clarity Telecom, LLC (Utilities) \$121.12; LEAF (Rentals) \$183.35; Qualified Presort Service, LLC (Supplies) \$197.89; One Office Solution (Maintenance) \$147.64; One Office Solution (Supplies) \$339.66; Thomson Reuters-West (Prof Services) \$186.13; Treasurer: Clarity Telecom, LLC (Utilities) \$197.34; LEAF (Rentals) \$155.15; Qualified Presort Service, LLC (Supplies) \$184.81; Data Process-

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LLC (Utilities) \$193.50; Country Inn & Suites-Pierre (Travel) \$705.00; Jeanette Drury (Travel) \$251.11; Aumentum Technologies, Inc. (Software & Licensing) \$15,334.00; Microfilm Imaging Systems (Maintenance) \$120.00; Qualified Presort Service, LLC (Supplies) \$39.52; One Office Solution (Maintenance) \$128.45; Register of Deeds: Clarity Telecom, LLC (Utilities) \$172.82; Executive Management Finance (Supplies) \$58.00; Qualified Presort Service, LLC (Supplies) \$51.53; Veterans Service Office: Clarity Telecom, LLC (Utilities) \$25.25; One Office Solution (Maintenance) \$124.43; Safety Center Building: Kopetsky's Ace Hardware (Supplies) \$190.22; Clarity Telecom, LLC (Utilities) \$222.99; City of Yankton (Dumpster Fees) \$144.00; First Bankcard (Supplies) \$280.28; Menards (Supplies) \$1,273.50; Uline (Supplies) \$673.77; Sheriff: City of Yankton (Fuel) \$4,142.17; Creative Product Sourcing (Other) \$5.20; City of Yankton-Landfill (Utilities) \$185.42; GR-Emergency Vehicle Outfitters (Auto Equipment) \$2,525.00; McLeods Printing & Office Supply (Supplies) \$1,534.75; Pennington County Jail (Travel) \$475.53; Qualified Presort Service, LLC (Maintenance Contract) \$196.77; South Dakota Sheriffs Association (Maintenance Contract) \$1,199.30; Tire Muffler Alignment (Maintenance) \$2,811.16; County Jail: Avera Sacred Heart Hospital (Prof Services) \$6,014.08; Diamond Drugs (Prof Services) \$13,569.92; Trinity Services Group (Food Services) \$10,987.93; Avera Medical Group-Radiology (Prof Services) \$30.54; Sapphire Health, LLC (Prof Services) \$550.00; JCL Solutions (Supplies) \$1,761.11; Correctional Risk Services (Inmate Insurance) \$2,964.53; Yankton Rexall Drug Co. (Prof Services) \$522.98; Yankton Medical Clinic (Prof Services) \$1,990.88; Coroner: One Office Solution (Supplies) \$58.15; Yankton Search & Rescue: Kopetsky's Ace Hardware (Supplies) \$314.88; City of Yankton (Supplies) \$81.91; NAPA Auto Parts of Yankton (Supplies) \$77.15; First Bankcard (Supplies) \$231.11; Poor Relief: Qualified Presort Service, LLC (Supplies) \$57.79; Ambulance: Arrow Manufacturing (Auto Equipment) \$95,534.80; Teleflex Building, LLC (Supplies) \$1,232.50; Clarity Telecom, LLC (Utilities) \$87.99; Bound Tree Medical, LLC (Supplies) \$4,603.23; City of Yankton (Supplies) \$1,724.73; Credit Collection Services (Prof Services) \$321.88; Waystar, Inc. (Prof Services) \$593.46; Stryker Sales, LLC (Supplies) \$2,256.40; Sacred Heart Health Services (Supplies) \$67.70; First Bankcard (Supplies) \$177.40; First Bankcard (Prof Services) \$256.00; Investigative Services (Prof Services) \$161.50; LEAF (Rentals) \$170.28; Menards (Supplies) \$126.23; MidAmerican Energy (Utilities) \$193.86; Northtown Automotive (Maintenance) \$209.14; Tire Muffler Alignment (Maintenance) \$351.91; Mentally Handicapped: Avera McKennan Hospital (Prof Services) \$873.00; Avera Sacred Heart Hospital (Prof Services) \$500.00; SD Achieve dba Lifescape (Mentally Handicapped) \$120.00; Mental Illness Board: Birmingham & Cwach Law Office Prof. LLC (Hearings) \$256.78; Lewis & Clark Behavioral Health Services (Hearings) \$1,125.00; Lincoln County Treasurer (Hearings) \$2,623.49; Library: Yankton Community Library (2nd Allotment) \$7,931.25; Extension: Northwestern Energy (Utilities) \$99.76; Wexed: Christensen Radiator & Exhaust (Supplies) \$256.85; One Office Solution (Supplies) \$43.67; Planning and Zoning: Clarity Telecom, LLC (Utilities) \$53.00; First Bankcard (Supplies) \$59.83; Microfilm Imaging Systems (Maintenance) \$70.00; Qualified Presort Service (Supplies) \$28.74; Yankton Daily Press & Dakotan (Publishing) \$44.62; Highway: Avera Sacred Heart Hospital (Prof Services) \$144.00; Avera Medical Group Occupational Therapy (Prof Services) \$75.40; Bomgar's (Supplies) \$38.97; B-Y Water District (Utilities) \$77.25; Butler Machinery Co. (Maintenance) \$333.78; Butler Machinery Co. (Supplies) \$70.17; Clarity Telecom, LLC (Utilities) \$160.45; Scotland Redi-Mix (Supplies) \$50.00; Coyotes Chemical Company (Supplies) \$1,650.00; New Century FS (Highway Fuel) \$1,657.34; Overhead Door Co. of Sioux Falls (Prof Services) \$1,724.49; First Bankcard (Maintenance) \$985.01; First Bankcard (Supplies) \$166.98; First Bankcard (Travel) \$356.06; Fischer Gravel (Gravel) \$1,917.00; Graham

2010 Legal and Public Notices

\$87.35; First Bankcard (POD Expenses) \$236.61; LEAF (Rentals) \$23.56; MidAmerican Energy (Utilities) \$21.34; Tabor Lumber Co. (Supplies) \$235.13; Government Buildings: Kopetsky's Ace Hardware (Supplies) \$4.59; Menards (Maintenance) \$157.81; Uline (Supplies) \$673.77; 24-7: Sobriety Testing (Refunds) \$96.00; PharmChem (Supplies) \$1,806.51; PharmChem (Prof Services) \$3,706.20; Non-Departmental: One Office Solution (M & PR Fund) \$54.09; Thomson Reuters-West (Supplies) \$1,236.13; Supercom, Inc. (Jail Tracking Monitors) \$292.50; CAM Daily Fees (Refunds) \$133.00; Byron Nogelmeier (CAM Daily Fees) \$2,430.00; Byron Nogelmeier (Remote Breath) \$512.00; Byron Nogelmeier (State Participation Fees) \$215.00; State Participation Fee (Refund) \$84.00; Ambulance Fees (Refunds) \$2,241.61; South Dakota Department of Revenue (Motor Vehicle Fees) \$379,387.18; South Dakota Department of Revenue (Waste Fees) \$3,257.25; South Dakota Department of Revenue (ROD Fees) \$2,070.00; South Dakota Department of Revenue (HSC Services) \$1,381.10; South Dakota Department of Revenue (Redfield Services) \$120.00; General Fund \$301,423.79; Road & Bridge \$129,026.28; Emergency Management \$7,359.28. All present voted aye; motion carried, 5-0.

Action 25362AUD: A motion was made by Fox and seconded by Heine to approve the Auditors Monthly Settlement with the Treasurer and Pooled Cash Report as of October 31, 2025 showing Total Cash of \$21,281,804.50. The General Fund was \$6,281,824.95; Special Funds were \$3,400,296.38; and Fiduciary Funds were \$11,662,751.65 adding to a Grand Total of General Ledger Cash and Investments of \$21,281,804.50. A detailed report is on file with the County Auditor. All present voted aye; motion carried, 5-0.

Commissioner updates: The board discussed inviting state representatives to an upcoming commission meeting.

There was no public comment. Chairman Marquardt closed public comment.

Friday, November 28, 2025

CROSSWORD

By THOMAS JOSEPH

ACROSS 38 Studio sign
6 Cheese choice
11 Doctrine
12 November, e.g.
13 Run-down
14 Start for muscular or mural
15 Sturdy wood
16 Back muscle
18 Chop up
19 Golf bag item
20 "Some-what"
21 Sushi choice
22 Finally
24 Nile serpents
25 African runner
27 Adonis
29 Completely
32 Easter find
33 Tack on
34 FF opposite, on VCR remotes
35 Cheering cry
36 Horse-shoe shape
37 Shoe

2010 Legal and Public Notices

There was no executive session

Action 25363C: A motion was made by Fox and seconded by Klimisch to adjourn. All present voted aye; motion carried, 5-0.

The next regular meeting will be held Tuesday, December 2, 2025 at 6 p.m.

John Marquardt, Chairman
Yankton County Commission

ATTEST:
Patty Hojem, Yankton County Auditor

Published once at the total approximate cost of \$175.44 and can be viewed free of charge at www.sd-publicnotices.com

Published November 28, 2025.

Classifieds 665-7811



PRESS & DAKOTAN

319 Walnut St., Yankton
605-665-7811 • www.yankton.net

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O	D	E	S	S	A	B	O	A
T	U	R	K	E	Y	T	R	O
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Yesterday's answer

7 Took the title recipients
8 Over little time
9 "Silkwood" star
10 Knitted wraps
17 Sitting on, as a horse
23 Inquire
24 Drama in a bar division
26 Thorough time
27 Medal
28 Kenya neighbor
30 Poked fun at
31 They have titles
33 Land units
39 Rocks
41 Historic

1	2	3	4	5	6	7	8	9	10
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44						45			

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant Neshers Nest, LLC – Conditional Use Permit

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

☐ Section 507 ☐ Section 607 ☒ Section 709 ☐ Section 807

☒ Section 1805 ☒ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit to use their property as an AIR/BNB in a Moderate Density Residential District (R2) Per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Kaiser Addition in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), Section Seven (7), Township Ninety-three (93), Range Fifty-six (56) west of the 5th P.M., Yankton County, South Dakota. E911 address is 43454 310 St, Yankton

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
12/9/2025

Board of Adjustment
date:1/6/2025

Time:
7:10
PM
Time:
6:35
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, TONJA 10
 2 VAN MAANEN, TODD ETUX 11
 3 MASKA, LEANN 5
 4 KOZAK, KARLEE 5
 5 LOECKER, MARK ETUX 5
 6 BLAHA, JON ETUX 12
 7 HILL, EDWIN ETUX 12

SECTION 7N

1 BOLD PURSUITS LLC 10

SECTION 7S

1 GUITRON, MARIA ETAL 13
 2 ROBB, RUSSELL ETUX 7
 3 LIVINGSTON, CARL ETUX 10
 4 PHILLIPS, TIMOTHY ETUX 5

SECTION 8N

1 CHRISTIANSON, DAVID ETUX 6
 2 HUGHES, SCOTT ETUX 13

SECTION 8S

1 FANTA, TIMOTHY ETUX 9

SECTION 9N

1 KILBURN, REX ETUX 7
 2 GILMORE TRUST, HOWARD ETUX 17

SECTION 9S

1 ROKAHR, STEVEN 9

SECTION 10S

1 HEJNA, JAMIE 5

SECTION 11S

1 BILLION, ERIKA 12
 2 HECKEY 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 POSPISIL, 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

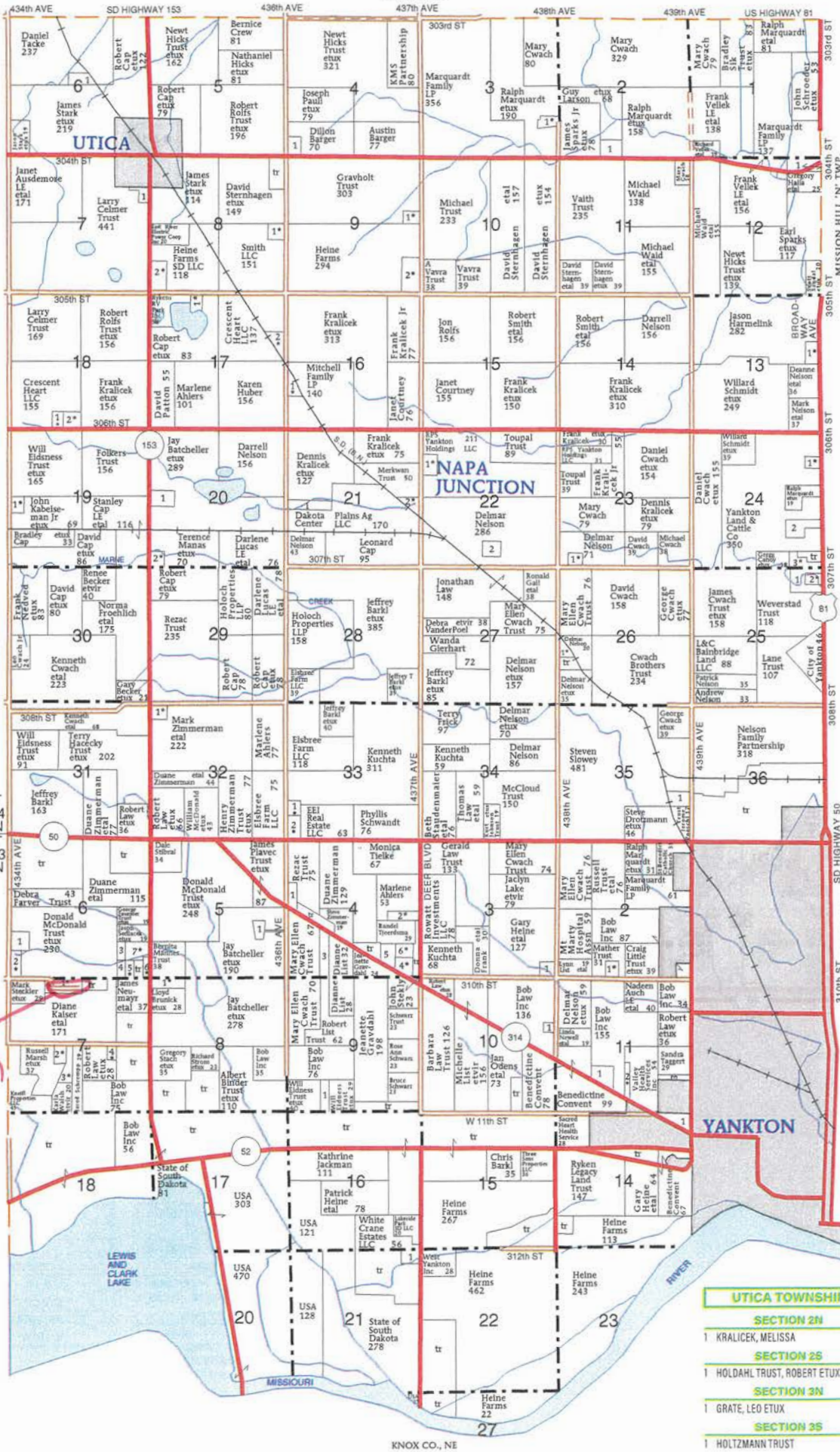
1 ZIMMERMAN TRUST, HENRY ETAL 12

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

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Neshers Nest, LLC – CUP-2519

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit to use their property as an AIR/BNB in a Moderate Density Residential District (R2) Per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Kaiser Addition in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), Section Seven (7), Township Ninety-three (93), Range Fifty-six (56) west of the 5 th P.M., Yankton County, South Dakota. E911 address is 43454 310 St, Yankton
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	

d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	

CUP MANAGER

Submitted by: Anonymous user

Submitted time: Nov 5, 2025, 3:46:53 PM

Point

Lat: 42.893366 Lon: -97.506599



Powered by Esri

Longitude

-97.50659851970248

Latitude

42.89336552485808

Permit Number

CUP2519

Parcel Number

09.007.400.302

Permit Status

Approved Active

Permit Fee

300

Total Due

300

Was fee paid?

Yes

Receipt Number

00672549

Planning Commission Action Date

Dec 9, 2025, 7:10:00 PM

Planning Commission Action Time

7:10 PM

Board Adjustment Action Date

Jan 6, 2026, 6:35:00 PM

Board_Adjustment Action Time

6:35 PM

Application Accepted By

Bill Conkling

Checked By

BILL GARY

Existing Zoning

MODERATE DENSITY RESIDENTIAL

Affected Zoning Ordinance

7-709, 18-1805, 19-1905

Township Range Section

7-93-56

Is location in floodplain?

No

Applicant Name

Neshers Nest, LLC

Applicant Phone

8182378060

Applicant Address

75-5223 Mamalahoa Hwy Holualoa HI 96725

Applicant Email Address

rusticlakearearanch@gmail.com

Owner Name

Neshers Nest, LLC

Owner Phone

7602163557

Owner Address

75-5223 Mamalahoa Hwy Holualoa HI 96725

Owner Email Address

rusticlakearearanch@gmail.com

Property Address

43454 310 ST

Reason for Request

We spend less than half our time out of the state during which time we would like to rent the property as a short term rental.

Total Square Feet of Building

3,559

Legal Description

KAISER ADDN NE4 NW4

Date of Application Submission

Nov 5, 2025, 4:00:00 PM

Section Township Range

7-93-56

Attachments:



map (11).jpg

Chris M. B. S.

signature-20251105114647674.jpg

Chris M. B. S.

signature-20251105114647688.jpg

NOTIFICATION

November 24, 2025

Applicant:
Neshers Nest, LLC
43454 310 St
Yankton, SD 57078

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 9th day of December, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit to use their property as an AIR/BNB in a Moderate Density Residential District (R2) Per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Kaiser Addition in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), Section Seven (7), Township Ninety-three (93), Range Fifty-six (56) west of the 5th P.M., Yankton County, South Dakota. E911 address is 43454 310 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,
Neshers Nest, LLC
Petitioner

GALL, RODNEY (D)
31024 434 AVE
YANKTON SD 57078

GILMORE, TONJA A (D)
30972 434 AVE
YANKTON SD 57078

GOEDEN, BROOKS L (D)
31016 434 AVE
YANKTON SD 57078

KAISER, DIANE (D)
12317 HASCALL ST
OMAHA NE 68144

MCDONALD, DONALD REVOC TRST (D)
30917 SD HWY 314
YANKTON SD 57078

NEUMAYR, JAMES R (D)
2504 BURLEIGH ST
YANKTON SD 57078

RUNESTAD, LEE P (D)
31014 434 AVE
YANKTON SD 57078

SCHENKEL, DEREK (D)
31018 434 AVE
YANKTON SD 57078

STARZL, NICHOLAS J (D)
43401 310 ST
YANKTON SD 57078

STECKLER, MARK T (D)
43425 310 ST
YANKTON SD 57078

VAN BRUNT, JOEL (D)
43454 310 ST
YANKTON SD 57078

VAN MAANEN, TODD (D)
30994 434 AVE
YANKTON SD 57078

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 transfer of owner and location of a Package (off-sale) Liquor license from Yankton Drug Co., owner Daniel Fiebelkorn, 109 W. 3rd St. to Diggs Inc., owners Larry & Peggy Olson, 511 W. 4th St. Suite D, Yankton, SD.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, December 8, 2025 at 6:00 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 28th day of November, 2025.

Lisa Yandley
FINANCE OFFICER

Published once at the total approximate cost of \$16.64 and can be viewed free of charge at www.sd-publicnotices.com

Published November 28, 2025.

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 9th day of December, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Patrick Foss is requesting to rezone a parcel that is dual zoned. Applicant wishes to rezone a parcel that is dual zoned Lakeside Commercial (LC) and Moderate Density Residential (MD) to Lakeside Commercial (LC) per Article 18 Section 1803 and Article 20 Section 2003. Said property is legally described as L or G Fishin Hole Number 2, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 31117 Quarry Dr., Yankton.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 9th day of December, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Neshers Nest, LLC is requesting a Conditional Use Permit to use their property as an AIR/BNB in a moderate density Residential District (R2) per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Kaiser Addition in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), Section Seven (7), Township Ninety-three (93), Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 43454 310 St., Yankton.

Published twice at the total approximate cost of \$41.40 and can be viewed free of charge at www.sd-publicnotices.com

Published November 28 & December 5, 2025.

STATE OF SOUTH DAKOTA)
IN CIRCUIT COURT) SS
COUNTY OF YANKTON
FIRST JUDICIAL CIRCUIT

ESTATE OF:
LEONARD W. CAP

Deceased

66 PRO. #25-64

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN THAT on October 31, 2025

2010 Legal and Public Notices

Wanda Hawley-Fox
HARMEI, INK & FOX LAW OFFICE, PC
721 Douglas - Suite #101
Yankton, SD 57078
(605) 665-1001
wfo@clawmidco.net

Published four times at the total approximate cost of \$90.99 and can be viewed free of charge at www.sd-publicnotices.com

Published November 21, 28 & December 5 & 12, 2025.

STATE OF SOUTH DAKOTA)
IN CIRCUIT COURT) SS
COUNTY OF YANKTON
FIRST JUDICIAL CIRCUIT

IN THE MATTER OF THE ESTATE OF

LORRI L. CLARK,

Deceased

66PRO25-00067

NOTICE TO CREDITORS

Notice is given that on November 17, 2025, ANDREA C. MAIBAUM, whose address is 43348 310th Street, Yankton, South Dakota 57078, was appointed as personal representative of the estate of LORRI L. CLARK.

Creditors of decedent must file their claims within four (4) months after the date of the first publication of this notice or their claims may be barred.

Claims may be filed with the personal representative or may be filed with the clerk and a copy of the claim mailed to the personal representative.

Dated this 18th day of November, 2025.

/s/ Thomas P. Reynolds
Thomas P. Reynolds
KENNEDY PIER LOFTUS REYNOLDS & BRANDT, LLP
322 Walnut Street
Yankton, SD 57078
(605) 665-3000 treynolds@yanktonlawyers.com
Attorney for Personal Representative

JODY JOHNSON
Yankton Co Clerk of Courts
410 Walnut Street Suite 205
Yankton, SD 57078
(605) 668-3080

ANDREA C. MAIBAUM
43348 310th Street
Yankton, SD 57078
(605) 661-1735
Personal Representative

Published three times at the total approximate cost of \$72.17 and can be viewed free of charge at www.sd-publicnotices.com

Published November 21, 28 & December 5, 2025

YANKTON COUNTY COMMISSION MEETING
November 18, 2025

The regular meeting of the Yankton County Commission was called to order by Chairman John Marquardt at 6 p.m. on Tuesday, November 18, 2025.

Roll call was taken with the following Commissioners present: Wanda Hawley-Fox, Ryan Heine, Dan Klimisch, Don Kettering and John Marquardt.

There were no conflicts of interest reported by Commissioners.

Action 25353C: A motion was made by Kettering and seconded by Fox to approve the meeting agenda. All present voted aye; motion carried, 5-0.

There were no public comments. Chairman Marquardt closed public comment.

Dana Schmidt from the Yankton Community Library appeared to request approval of the Agreement for the Provision of Library Services and to share updates about library services. The board also discussed

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share of the project is 18.5%. Commissioners discussed how the County will acquire the matching funds for the project.

Action 25356HW: A motion was made by Klimisch and seconded by Fox to approve the advertising for materials. All present voted aye; motion carried, 5-0.

The board discussed the ambulance administrator position. There is an applicant who moved back from California and has a couple of issues that would put him in a part-time situation working 24 hours a week guaranteed, plus certain time he will be working from home. There will be a probation period for one year to see if the part-time position will work. Gay Vetter said the applicant is off at various times from his other job which provides federal health insurance, which is why he cannot work for Yankton County full-time. The individual lives in Elk Point and would commute to Yankton. There were some concerns cited about making the job a part-time position.

Action 25357HW: A motion was made by Fox and seconded by Heine to approve an offer to Jeff Brown from Elk Point to take over as Ambulance Administrator on a part-time schedule. Roll call was taken with Fox, Heine and Marquardt voting aye; Klimisch and Kettering voting nay; motion carried, 3-2.

Action 25358Z: A motion was made by Klimisch and seconded by Heine to adopt the following resolution: Whereas it appears Vladislav Bykov, owner of record, has caused a plat to be made of the following real property: Plat of Tract I Bykov Addition N1/2, NW1/4 of S14-T93N-R57W, Yankton County, South Dakota and has submitted such plat to the Yankton County Planning Commission and Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision, erosion and sediment control and same is hereby approved. County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried, 5-0.

The board discussed putting together a Financial Action Network committee to work with Yankton County on the budget process starting January 1, 2026. Catherine Crandell spoke about her knowledge along with a group of other people with experience on financial matters.

Action 25359C: A motion was made by Fox and seconded by Heine to approve moving forward with forming a Financial Action Network committee. All present voted aye; motion carried, 5-0.

Action 25360C: A motion was made by Fox and seconded by Heine to approve the November 4, 2025 meeting minutes. All present voted aye; motion carried, 5-0.

Action 25361C: A motion was made by Fox and seconded by Heine to approve the first set of claims; Clarity Telecom, LLC (Utilities) \$50.50; Yankton County Observer (Publishing) \$715.46; Yankton Daily Press & Dakotan (Publishing) \$1,656.56; Elections; Ramkota Hotel & Conference Center (Other) \$448.00; Qualified Presort Service, LLC (Supplies) \$234.65; Court: Avera Sacred Heart Hospital (Lab) \$500.00; Beckson & Stevens Prof. LLC (Prof Services) \$5,153.99; Certified Languages International (Prof Services) \$107.25; Lutheran Social Services (Prof Services) \$422.50; Grand Jury (Fees) \$532.60; Great Plains Reporting (Prof Services) \$645.25; Heidepriem Partell Siegel Hinrichs & Tysdal, LLP (Prof Services) \$7,018.53; Motion Hearings (Fees) \$1,098.20; Astira Security & Investigators (Prof Services) \$2,400.00; Kennedy Pier Loftus Reynolds & Brandt, LLP (Prof Services) \$676.00; Department of Health (Lab) \$1,555.00; Dean Schaefer (Prof Services) \$492.00; Auditor: Clarity Telecom, LLC (Utilities) \$121.12; LEAF (Rentals) \$183.35; Qualified Presort Service, LLC (Supplies) \$197.89; One Office Solution (Maintenance) \$147.64; One Office Solution (Supplies) \$339.66; Thomson Reuters-West (Prof Services) \$186.13; Treasurer: Clarity Telecom, LLC (Utilities) \$197.34; LEAF (Rentals) \$155.15; Qualified Presort Service, LLC (Supplies) \$184.81; Data Process-

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LLC (Utilities) \$193.50; Country Inn & Suites-Pierre (Travel) \$705.00; Jeanne Drury (Travel) \$251.11; Aumentum Technologies, Inc. (Software & Licensing) \$15,334.00; Microfilm Imaging Systems (Maintenance) \$120.00; Qualified Presort Service, LLC (Supplies) \$39.52; One Office Solution (Maintenance) \$128.45; Register of Deeds: Clarity Telecom, LLC (Utilities) \$172.82; Executive Management Finance (Supplies) \$58.00; Qualified Presort Service, LLC (Supplies) \$51.53; Veterans Service Office: Clarity Telecom, LLC (Utilities) \$25.25; One Office Solution (Maintenance) \$12.43; Safety Center Building: Kopetsky's Ace Hardware (Supplies) \$190.22; Clarity Telecom, LLC (Utilities) \$222.99; City of Yankton (Dumpster Fees) \$144.00; First Bankcard (Supplies) \$280.28; Menards (Supplies) \$1,273.50; Uline (Supplies) \$673.77; Sheriff: City of Yankton (Fuel) \$4,142.17; Creative Product Sourcing (Other) \$520; City of Yankton-Landfill (Utilities) \$185.42; GR-Emergency Vehicle Qualifiers (Auto Equipment) \$2,525.00; McLouds Printing & Office Supply (Supplies) \$1,534.75; Pennington County Jail (Travel) \$475.53; Qualified Presort Service, LLC (Maintenance Contract) \$196.77; South Dakota Sheriffs Association (Maintenance Contract) \$1,199.30; Tire Muffler Alignment (Maintenance) \$2,811.16; County Jail: Avera Sacred Heart Hospital (Prof Services) \$6,014.08; Diamond Drugs (Prof Services) \$13,569.97; Trinity Services Group (Food Services) \$10,987.93; Avera Medical Group-Radiology (Prof Services) \$30.54; Sapphire Health, LLC (Prof Services) \$550.00; JCL Solutions (Supplies) \$1,761.11; Correctional Risk Services (Inmate Insurance) \$2,964.53; Yankton Rexall Drug Co. (Prof Services) \$522.98; Yankton Medical Clinic (Prof Services) \$1,990.88; Crowcor: One Office Solution (Supplies) \$58.15; Yankton Search & Rescue: Kopetsky's Ace Hardware (Supplies) \$314.88; City of Yankton (Supplies) \$81.91; NAPA Auto Parts of Yankton (Supplies) \$77.15; First Bankcard (Supplies) \$21.11; Poor Relief: Qualified Presort Service, LLC (Supplies) \$57.79; Ambulance: Anow Manufacturing (Auto Equipment) \$95,534.80; Teleflex Funding, LLC (Supplies) \$1,232.50; Clarity Telecom, LLC (Utilities) \$87.99; Bound Tree Medical, LLC (Supplies) \$4,603.23; City of Yankton (Supplies) \$1,724.73; Credit Collection Services (Prof Services) \$321.88; Waystar, Inc. (Prof Services) \$593.46; Snyker Sales, LLC (Supplies) \$2,256.40; Sacred Heart Health Services (Supplies) \$67.70; First Bankcard (Supplies) \$177.40; First Bankcard (Prof Services) \$256.00; Investigative Services (Prof Services) \$161.50; LEAF (Rentals) \$170.28; Menards (Supplies) \$126.23; MidAmerican Energy (Utilities) \$193.86; Northtown Automotive (Maintenance) \$209.14; Tire Muffler Alignment (Maintenance) \$351.91; Mentally Handicapped: Avera McKennan Hospital (Prof Services) \$873.00; Avera Sacred Heart Hospital (Prof Services) \$500.00; SD Achieve 4th Lifescope (Mentally Handicapped) \$20.00; Mental Illness Board; Birmingham & Cwch Law Office Prof. LLC (Hearings) \$256.78; Lewis & Clark Behavioral Health Services (Hearings) \$1,125.00; Lincoln County Treasurer (Hearings) \$2,623.49; Library: Yankton Community Library (2nd Allowment) \$7,931.25; Extension: Northwestern Energy (Utilities) \$99.76; Weech: Christensen Radiator & Exhaust (Supplies) \$256.85; One Office Solution (Supplies) \$43.67; Bulter Machinery Co. (Maintenance) \$333.78; Bulter Machinery Co. (Supplies) \$70.17; Clarity Telecom, LLC (Utilities) \$160.45; Scotland Redi-Mix (Supplies) \$50.00; Scotland Redi-Mix (Bridges) \$9,125.00; Coyotes Chemical Company (Supplies) \$1,650.00; New Century FS (Highway Fuel) \$1,657.34; Overhead Door Co. of Sioux Falls (Prof Services) \$1,724.49; First Bankcard (Maintenance) \$985.01; First Bankcard (Supplies) \$166.98; First Bankcard (Travel) \$356.06; Fischer Gravel (Gravel) \$1,917.00; Graham

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\$87.35; First Bankcard (POD Expenses) \$236.61; LEAF (Rentals) \$23.56; MidAmerican Energy (Utilities) \$21.34; Tabor Lumber Co. (Supplies) \$235.13; Government Buildings: Kopetsky's Ace Hardware (Supplies) \$45.59; Menards (Maintenance) \$157.81; Uline (Supplies) \$673.77; 24-7 Sobriety Testing (Refunds) \$96.00; PharmChem (Supplies) \$1,806.51; PharmChem (Prof Services) \$3,706.20; Non-Departmental: One Office Solution (M & PR Fund) \$54.09; Thomson Reuters-West (Supplies) \$1,236.13; Supercom, Inc. (Jail Tracking Monitors) \$292.50; CAM Daily Fees (Refunds) \$133.00; Byron Nogelmeier (CAM Daily Fees) \$2,430.00; Byron Nogelmeier (Remote Breath) \$512.00; Byron Nogelmeier (State Participation Fees) \$215.00; State Participation Fee (Refund) \$84.00; Ambulance Fees (Refunds) \$2,241.61; South Dakota Department of Revenue (Motor Vehicle Fees) \$379,387.18; South Dakota Department of Revenue (Waste Fees) \$3,257.25; South Dakota Department of Revenue (ROD Fees) \$2,070.00; South Dakota Department of Revenue (HSC Services) \$1,381.10; South Dakota Department of Revenue (Redfield Services) \$120.00; General Fund \$301,423.79; Road & Bridge \$129,026.28; Emergency Management \$7,359.28. All present voted aye; motion carried, 5-0.

Action 25362AU: A motion was made by Fox and seconded by Heine to approve the Auditors Monthly Settlement with the Treasurer and Pooled Cash Report as of October 31, 2025 showing Total Cash of \$21,281,804.50. The General Fund was \$6,281,824.95; Special Funds were \$3,400,296.38; and Fiduciary Funds were \$11,662,751.65 adding to a Grand Total of General Ledger Cash and Investments of \$21,281,804.50. A detailed report is on file with the County Auditor. All present voted aye; motion carried, 5-0.

Commissioner updates: The board discussed inviting state representatives to an upcoming commission meeting.

There was no public comment, Chairman Marquardt closed public comment.

Friday, November 28, 2025

CROSSWORD

By THOMAS JOSEPH

ACROSS 38 Studio
1 Mixes sign
6 Cheese 40 In itself
42 Draw out
11 Doctrine 43 More
12 November, e.g.
44 Company
13 Run-down division
14 Start for muscular workers
or mural
15 Sturdy wood
16 Back muscle
18 Chop up
19 Golf bag item
20 "Some-what" active; Abbr.
21 Sushi choice
22 Finally worker
24 Nile forger
25 African serpents
27 Adonis runner
29 Completely
32 Easter find
33 Tack on
34 FF
opposite, on VCR
35 Cheering remotes
cry
36 Hoarse-shoe
shape
37 Shoe

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There was no executive session
Action 25363C: A motion was made by Fox and seconded by Klimisch to adjourn. All present voted aye; motion carried, 5-0.

The next regular meeting will be held Tuesday, December 2, 2025 at 6 p.m.

John Marquardt, Chairman
Yankton County Commission

ATTEST:
Patty Hojem, Yankton County Auditor

Published once at the total approximate cost of \$175.14 and can be viewed free of charge at www.sd-publicnotices.com

Published November 28, 2025.

Classifieds
665-7811



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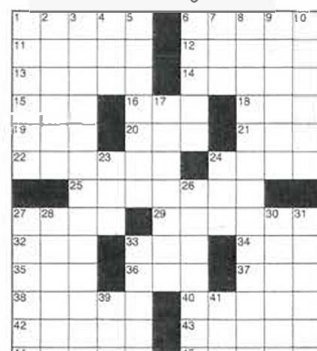
PRESS & DAKOTAN

319 Walnut St., Yankton
605-665-7811 • www.yankton.net

BEHAR	QUADS
IMAGE	UMBER
NOBEL	OPENS
ADEPTS	
BAN	ALE
ODESSA	BOAS
TURKEY	TROTS
CLAY	PRAGUE
HTS	PEA
DENIAL	APT
SAJAK	PROOF
AMAZE	SCONE
WIRES	ESSAY

Yesterday's answer

7 Took the title	27 Medal recipients
8 Over little time	28 Kenya neighbor
9 "Silkwood" star	30 Poked fun at
10 Knitted wraps	31 They have titles
17 Sitting on, as a horse	33 Land units
23 Inquire	39 Rocks in a bar
24 Drama division	41 Historic
26 Thorough time	



Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/12/2025

Applicant

Foss - 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:

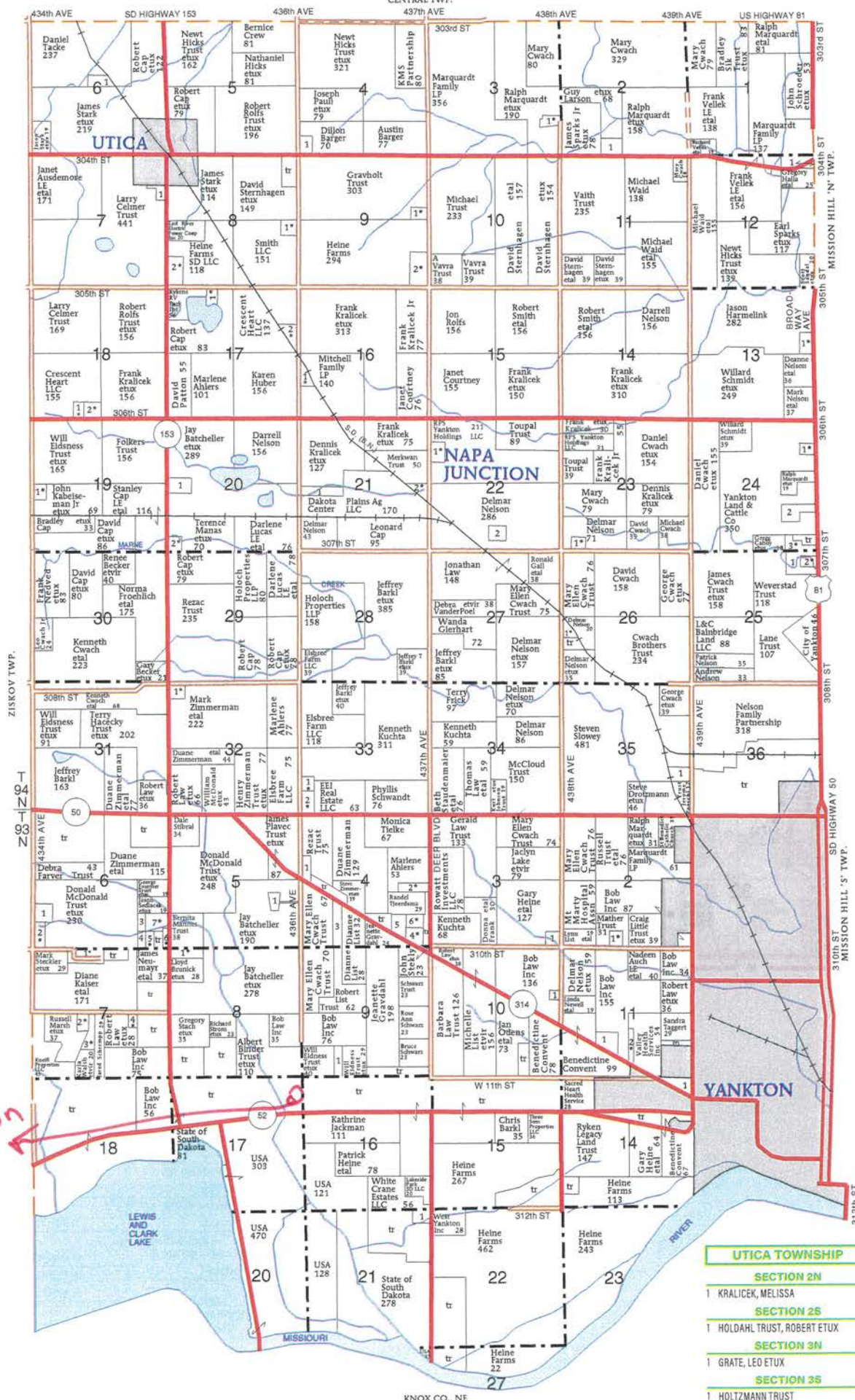
Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract A in Lot G of Fishin Hole NO.2, in Lot 5 of Tramp's 6th Addition, in the NE1/4 of the NE1/4 of Section 17, T93N, Range 56W of the 5th P.M., Yankton County, South Dakota



SECTION 4N

1 NEDVED, MARK 7

SECTION 4S

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

SECTION 5S

1 BATCHELLER, JAY 8

SECTION 6N

1 TOWN OF UTICA 6

SECTION 6S

1 GILMORE, TONIA 10
 2 VAN MAENEN, TODD ETUX 11
 3 MASKA, LEANN 5
 4 KOZAK, KARLEE 6
 5 LOECKER, MARK ETUX 5
 6 BLAHA, JON ETUX 5
 7 HILL, EDWIN ETUX 12

SECTION 7N

1 BOLD PURSUITS LLC 10

SECTION 7S

1 GUITRON, MARIA ETAL 13
 2 ROBB, RUSSELL ETUX 7
 3 LIVINGSTON, CARL ETUX 10
 4 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 TACKLE, 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 WOELH, TOBY ETAL 7

SECTION 26

1 BARNES, DAVID ETUX 7

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL 12

SECTION 33

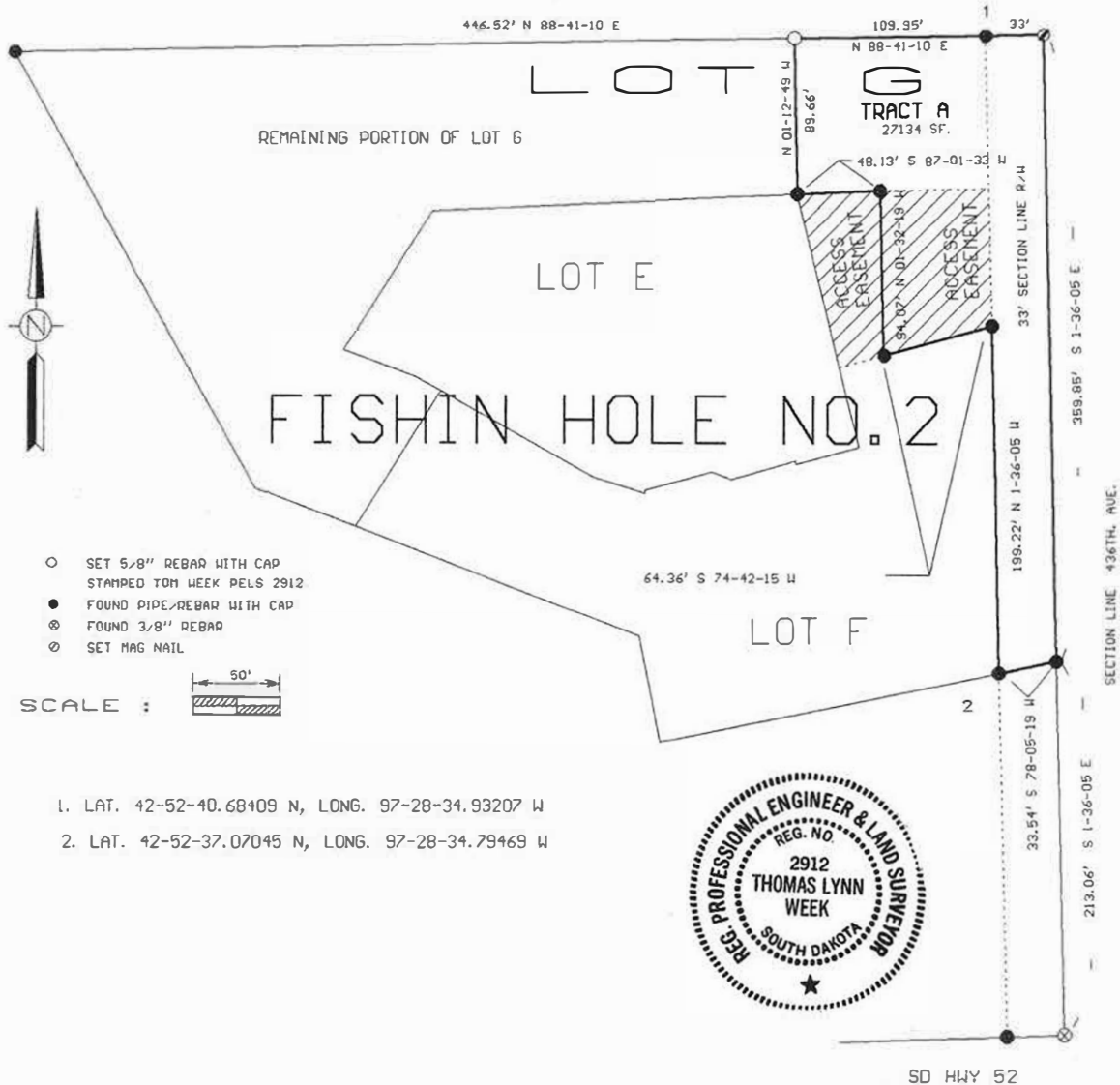
1 DELOZIER, DARRIK ETAL 6

2 WADDELL, EDWARD ETUX 8

SECTION 35

1 YAGGIES INC 10

PLAT OF TRACT A IN LOT G OF FISHIN HOLE NO.2, IN LOT 5 OF TRAMP'S 6TH. ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 17, T93N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, A REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT A IN LOT G OF FISHIN HOLE NO.2, IN LOT 5 OF TRAMP'S 6TH. ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 17, 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 11TH. DAY OF NOVEMBER, 2025.

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 IN LOT G OF FISHIN HOLE NO.2, IN LOT 5 OF TRAMP'S 6TH. ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 17, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

TRACT A IN LOT G OF FISHIN HOLE NO.2, IN LOT 5 OF TRAMP'S 6TH. ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 17, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

WE, PATRICK J. FOSS AND JOLENE C. FOSS, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED PROPERTY: TRACT A IN LOT G OF FISHIN HOLE NO.2, IN LOT 5 OF TRAMP'S 6TH. ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 17, 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. THE ABOVE SHOWN ACCESS EASEMENT IS FOR INGRESS AND EGRESS TO LOTS E, F AND G, OF FISHIN HOLE NO.2.

DATED THIS _____ DAY OF _____, 2025.

PATRICK J. FOSS

JOLENE C. FOSS

STATE OF SOUTH DAKOTA
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PATRICK J. FOSS AND JOLENE C. FOSS, 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 _____,

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A IN LOT G OF FISHIN HOLE NO.2, IN LOT 5 OF TRAMP'S 6TH. ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 17, T93N, 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 _____, 20____.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF HIGHWAY AUTHORITY

ACCESS TO TRACT A, IS FROM AN EXISTING APPROACH OFF OF THE SECTION LINE ROAD(436TH.AVE.) ANY FURTHER ACCESS WILL NEED TO BE APPROVED.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY HIGHWAY AUTHORITY

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 CITY 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, _____, CITY 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,

TRACT A IN LOT G OF FISHIN HOLE NO.2, IN LOT 5 OF TRAMP'S 6TH. ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 17, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

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 _____, 20____.

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 _____, 20____.

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 _____, 20____, _____ 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

-97.47645220494508

Latitude

42.87781129076352

Permit Number

PLAT2550

Parcel Number

09.017.125.700

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

9456

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

2

Current Legal Description

1988 ATLANTIC SN:478143N0172 & LT G FISHIN HOLE NO. 2

Applicant Name

Patrick Foss

Applicant Phone

6056658333

Applicant Address

31117 Quarry 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

6056658333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Patrick Foss

Owner Phone

6056658333

Owner Address

31117 Quarry Dr, Yankton

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 42.877811 Lon: -97.476452



Powered by Esri

Section Township Range

17-93-56

Tract or Lot Number

Tract A in Lot G

Number of Acres Being Platted

1

Addition Name

Tramp's 6th Addition

How is the Property Currently Being Used

Lakeside Commercial

How Will the Property Be Used

Lakeside Commercial

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
748.3KB

Applicant Signature

Pat Fesus

ApplicantSignature-.jpg

Owner Signature

Sam

OwnerSignature-.jpg

Date of Application Submission

Nov 12, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/4/2025

Applicant

State of South Dakota - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

☒ ETJ – Extra Territorial Jurisdiction

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:

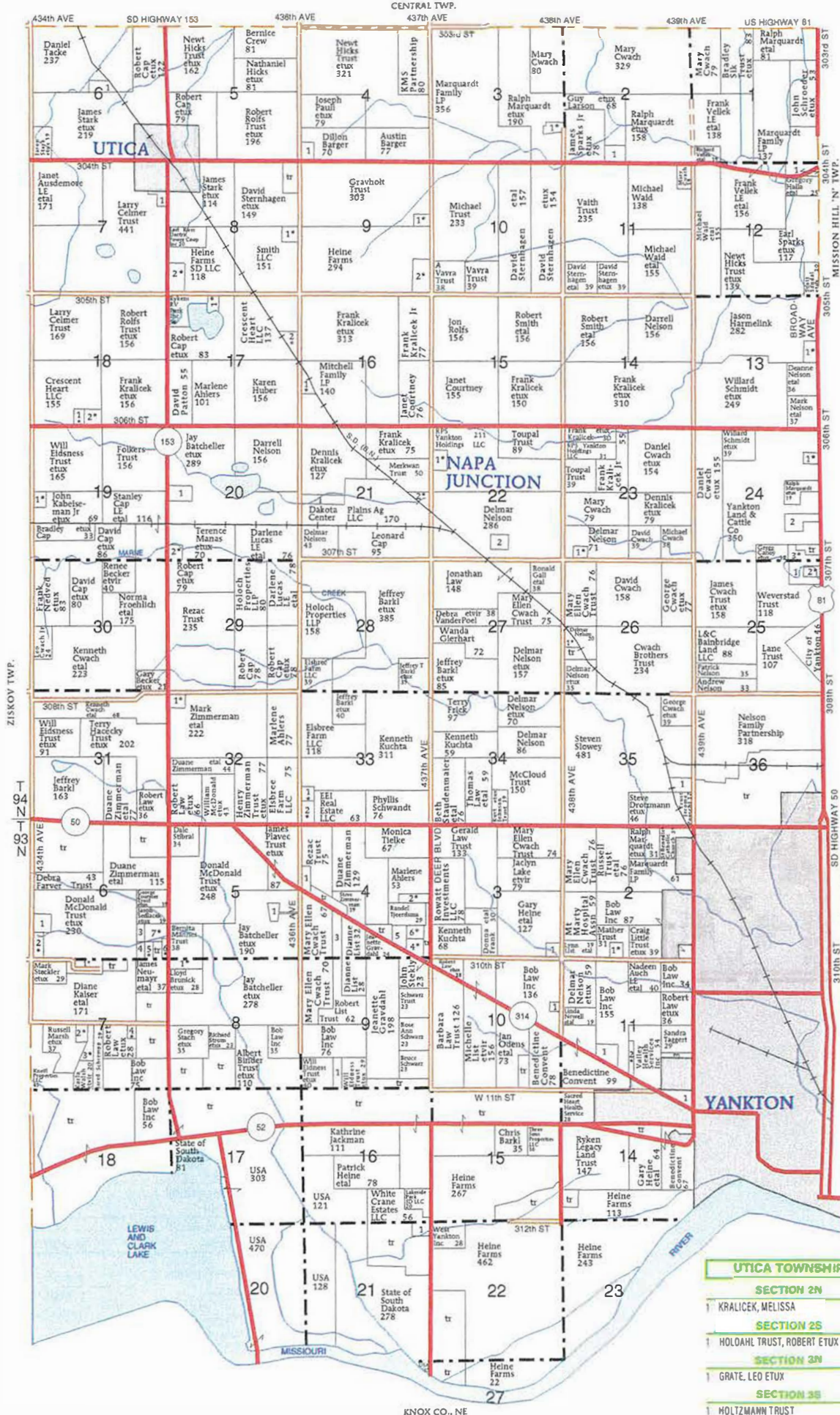
Proposed sidewall height:

Affects Section:

NOTE:

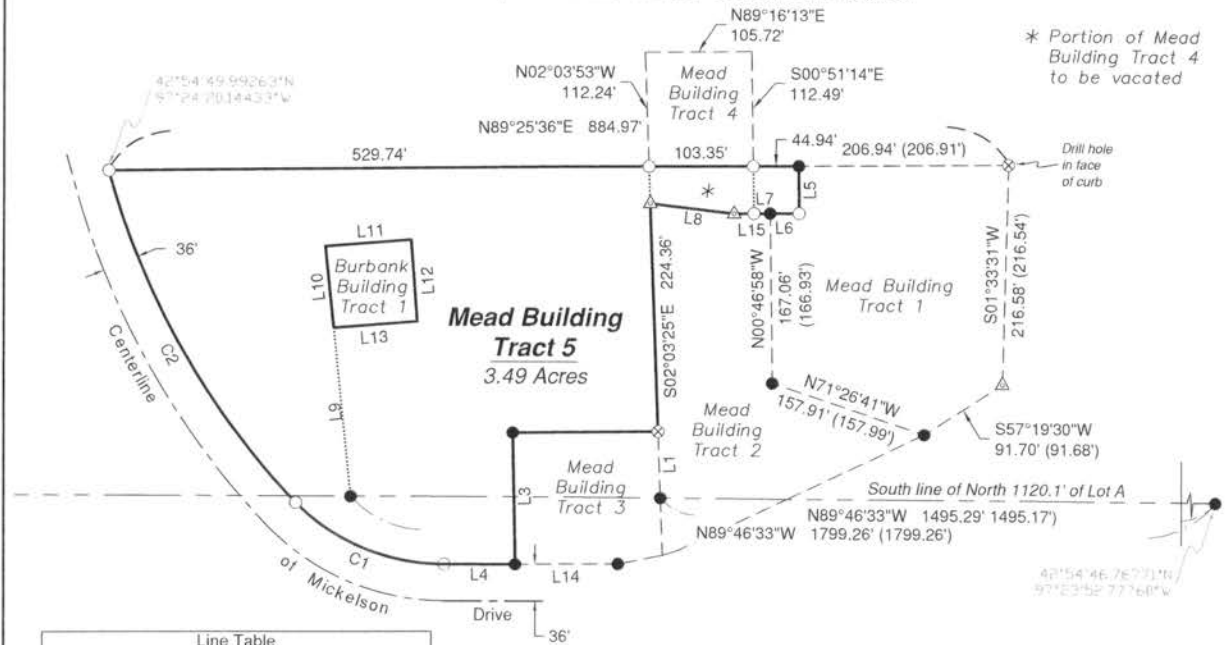
Plat of Mead Building Tract 5 in the North 1120.1 feet of Lot A and the remainder thereof, in the Southeast Quarter of Section 36, Township 94 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota

NEODED, MARK		7
SECTION 4S		
1	MARQUARDT, RALPH	8
2	BRANDT TRUST, MERLE ETAL	11
3	LIST TRUST, ROBERT	14
4	SWEDLUND, JERALD ETUX	18
5	HAMBERGER, BRIAN	8
6	SMITH, NATHAN ETUX	8
SECTION 5S		
1	BATCHELLER, JAY	8
SECTION 6N		
1	TOWN OF UTICA	6
SECTION 6S		
1	GILMORE, TONJA	10
2	VAN MAANEN, TODD ETUX	11
3	MASKA, LEANN	5
4	KOZAK, KARLEE	6
5	LOECKER, MARK ETUX	5
6	BLAHA, JON ETUX	5
7	HILL, EDWIN ETUX	12
SECTION 7N		
	BOLO PURSUITS LLC	10
SECTION 7S		
1	GUTTORF, 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	KIL BURN, REX ETUX	7
2	GILMORE TRUST, HOWARD ETUX	17
SECTION 9S		
1	ROKARH, STEVEN	9
SECTION 10S		
1	HEINA, JAMIE	5
SECTION 11S		
1	BILLION, ERIKA	12
2	HECKY TRUST, TERRANCE ETUX	8
3	AFFORDABLE SELF STORAGE LLC	8
SECTION 12N		
1	MARQUARDT FAMILYLP	6
SECTION 13N		
1	COTTON, JEFFREY ETUX	8
SECTION 14S		
1	YANKTON MEDICAL CLINIC PC	12
SECTION 16N		
1	ANSTINE, ROONEY 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 19S		
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, FRANKETUX	12
SECTION 21S		
1	WHITE CRANE ESTATES LLC	1
SECTION 22N		
1	TAGGART, WILLIAM ETUX	9
2	NELSON TRUST, FLOYD	12
SECTION 23N		
1	POSPISHIL, SCOTT ETAL	7
SECTION 24S		
1	MARTS, LUCAS ETUX	1
2	MARQUARDT, DOUG	1
3	KELLER, DALLAS ETUX	1
SECTION 25S		
1	SLOWEY TRUST	1
2	WOEHL, TOBY ETAL	1
SECTION 26S		
1	BARNES, DAVIOETUX	1
SECTION 32S		
1	ZIMMERMAN TRUST, HENRY ETAL	1
SECTION 33S		
1	DELOZIER, DARRIK ETAL	1
2	WADDELL, EDWARD ETUX	1
SECTION 35S		
1	YAGGIES INC	1



PLAT OF MEAD BUILDING TRACT 5

in the North 1120.1 feet of Lot A and the Remainder thereof,
in the Southeast Quarter of Section 36, Township 94 North, Range 56 West
of the 5th Principal Meridian, Yankton County, South Dakota

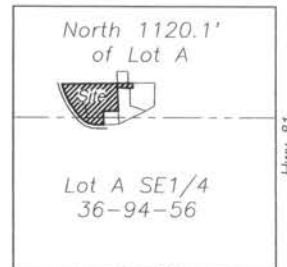


Line Table		
LINE	BEARING	DISTANCE
L1	N02°01'06\"W	65.44' (65.46')
L2	S89°18'40\"W	142.76' (142.81')
L3	S01°02'38\"E	129.63' (129.60')
L4	N89°52'04\"W	69.84'
L5	S00°19'41\"E	46.53' (46.50')
L6	S89°48'31\"W	28.39' (28.37')
L7	S88°56'59\"W	16.06'
L8	N83°29'58\"W	83.68' (83.67')
L9	N05°48'25\"W	166.15' (166.15')
L10	N05°48'29\"W	80.48' (80.48')
L11	N85°35'35\"E	84.06' (84.06')
L12	S04°21'54\"E	80.46' (80.46')
L13	S85°35'35\"W	82.03' (82.03')
L14	S89°35'44\"W	100.85' (100.84')
L15	S88°56'59\"W	35.72'

Curve Table			
CURVE	RADIUS	LENGTH	CHORD LENGTH
C1	205.37'	161.72'	157.57'
C2	775.95'	377.53'	373.82'

Legend

- Found 5/8" rebar with aluminum caps LS #8294
- Set 1/2" x 24" rebar w/cap "LS #12491"
- ⊗ Set "MAG" nail in concrete or as noted
- △ Computed corner location
- (100.84') Previously recorded distance
- Subject property line



Vicinity Map:
Not to Scale

SURVEYOR'S STATEMENT

I, Tim L. Gobel, a Licensed Land Surveyor in the State of South Dakota, hereby state that at the request of THE STATE OF SOUTH DAKOTA, did on or prior to December 12th, 2024, survey the land described as:


A PORTION OF MEAD TRACT 4, IN THE NORTH 1120.1 FEET OF LOT A AND THE REMAINDER OF SAID LOT A, ALL IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 94 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA. D24-10806

Said land shall be hereinafter known as:

MEAD BUILDING TRACT 5, IN THE NORTH 1120.1 FEET OF LOT A AND THE REMAINDER THEREOF, IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 94 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.


Containing 3.49 acres, 151,815 square feet, more or less.

I have executed this instrument on this 14th day of December, 2024.


Tim L. Gobel, P.L.S. # 12491



Survey prepared for:
State of South Dakota

 **LANDMARK SURVEYING**
3013 N. Broadway, Suite 8
Yankton, SD 57078
Phone 402-760-1166
landmarksurveying1@gmail.com

OWNER'S CERTIFICATION

The State of South Dakota (State), who is the owner of the real estate shown and described in the Surveyor's Statement. The State does hereby certify that it has laid out, platted and subdivided, and does hereby lay out, plat and subdivide, said real estate in accordance with this plat; that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. The State hereby dedicates to the public for public use forever, the streets, roads, alleys and parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds, whether such improvements are shown or not. The State also hereby grants easements to run with land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

The State further certifies that this platting of said described MEAD BUILDING TRACT 5, does hereby vacate a portion of the following described land:

MEAD BUILDING TRACT 4, SHOWING A PARCEL OF LAND IN THE NORTH 1120.1 FEET OF LOT A OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 94 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, on file at the Register of Deeds office in Book S20, Page 165.

State of South Dakota

By: Larry Rhoden
Larry Rhoden Governor, South Dakota

Attest By: Brock L. Greenfield
Brock L. Greenfield, SD Commissioner of School and Public Lands

State of South Dakota
County of Hughes

State of South Dakota
County of Hughes

On the 16 day of August 2025, before me, the undersigned officer, personally appeared Larry Rhoden, who acknowledge himself to be the Governor of the State of South Dakota, and that he as such Governor being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State by himself as Governor.

On the 19 day of August 2025, before me, the undersigned officer, personally appeared Brock Greenfield, who acknowledge himself to be the Commissioner of School and Public Lands, and that he as such the Commissioner of School and Public Lands being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Commissioner of School and Public Lands.

in witness thereof, I have hereunto set my hand and official seal.

in witness thereof, I have hereunto set my hand and official seal.

My commission expires: 07/23/2017

My commission expires: 11-05-2025

Judy L. Davis
Notary Public

Renée S. Kneep
Notary Public



DIRECTOR OF EQUALIZATION

I, the Director of Equalization of Yankton County, South Dakota, do hereby certify that a copy of the above plat has been filed in my office.

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

I, the 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 City Ordinance Section 17-72, I have approved this Plat as a Final Plat.

Dated this 2nd day of September, 2025.

[Signature]
Community Development Director of the City of Yankton

Director of Equalization
Yankton County, South Dakota

COUNTY TREASURER'S CERTIFICATION

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

Jammy Sutzinger Dip
Treasurer
Yankton County, South Dakota

CERTIFICATE OF FINANCE OFFICER

I, the 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 2nd day of September, 2025.

Lisa Varden
Finance Officer of the City of Yankton



CERTIFICATE OF HIGHWAY AUTHORITY

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

Approved this _____ day of _____, 20____.

Chairman County Commission
Yankton County, South Dakota

State/County/Township Road Authority

REGISTER OF DEEDS

Filed for Record and Entered on Numerical Index this _____ day of A.D. 20____ at _____ o'clock and _____ minutes _____ M and recorded in Book _____ of Plats on page _____.

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 _____, 20____.

Register of Deeds
Yankton County, South Dakota

County Auditor
Yankton County, South Dakota

PLAT PERMIT

Longitude

-97.40491626633333

Latitude

42.91354206861725

Permit Number

PLAT2546

Parcel Number

10.036.100.100

Permit Status

Approved Active

Permit Fee

0

Total Due

0

Was fee paid?

Yes

Receipt Number

1

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

ETJ

Size of the Current Parcel

10

Current Legal Description

LT A SE4 EXC TRACTS 1-3 & EXC LTS H2, H3 & H4 & EXC 2.273A & LT B SE4 NW4 & LT C

Applicant Name

State of South Dakota

Applicant Phone

6057601166

Applicant Address

700 Governor's Dr, Pierre, SD 57501

Applicant Email Address

jeremy.johnson@state.sd.us

Name of the Surveyor / Engineer

Tim Gobel/Landmark Surveying

Surveyor / Engineer Address

3013 N Broadway Suite 8, Yankton, SD 57078

Surveyor / Engineer Phone

4027601166

Surveyor / Engineer Email

landmarksurveying1@gmail.com

Surveyor / Engineer Contact Person

Tim Gobel

Owner Name

State of South Dakota

Owner Phone

6057601166

Owner Address

700 Governor's Dr, Pierre, SD 57501

Owner Email Address

jeremy.johnson@state.sd.us

Location of Property

Lat: 42.913542 Lon: -97.404916



Powered by Esri

Section Township Range

36-94-56

Tract or Lot Number

Tract 5

Number of Acres Being Platted

3

Addition Name

Mead Building

How is the Property Currently Being Used

ETJ

How Will the Property Be Used

ETJ

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
1.5MB

Applicant Signature

A handwritten signature in black ink, appearing to read "John J. [unclear]". The signature is fluid and cursive.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "L. [unclear]". The signature is fluid and cursive.

signature-20251029150948703.jpg

Date of Application Submission

Oct 29, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/4/2025

Applicant

Angie Highland - 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:

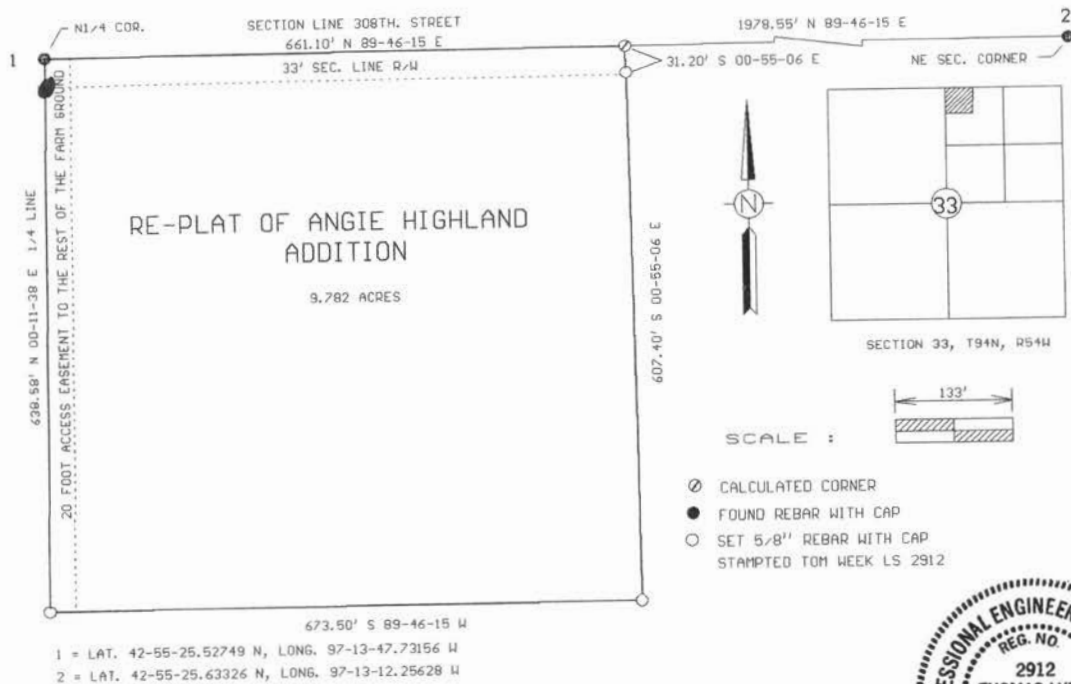
Re-plat of Angie Highland Addition, in the NW1/4 of the NE1/4 of Section 33, T94N, R54W of the 5th P.M., Yankton County, South Dakota

MARINDAHL TWP.



RE-PLAT OF ANGIE HIGHLAND ADDITION, IN THE NW1/4 OF THE NE1/4 OF SECTION 33, T94N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THIS PLAT VACATES ANGIE HIGHLAND ADDITION, IN THE NW1/4 OF THE NE1/4 OF SECTION 33, T94N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.
FILED ON THE 21ST. DAY OF AUGUST, 2025, AND RECORDED IN BOOK S21, PAGE 192.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF THE RE-PLAT OF ANGIE HIGHLAND ADDITION, IN THE NW1/4 OF THE NE1/4 OF SECTION 33, T94N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. 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 2ND. DAY OF NOVEMBER, 2025.

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 ANGIE HIGHLAND 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 THE RE-PLAT OF ANGIE HIGHLAND ADDITION, IN THE NW1/4 OF THE NE1/4 OF SECTION 33, T94N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO ANGIE HIGHLAND ADDITION FROM 308TH. STREET. ANY FURTHER ACCESS POINTS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

COUNTY APPROVAL

RE-PLAT OF ANGIE HIGHLAND ADDITION, IN THE NW1/4 OF THE NE1/4 OF SECTION 33, T94N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, ANGIE L. HIGHLAND, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: RE-PLAT OF ANGIE HIGHLAND ADDITION, IN THE NW1/4 OF THE NE1/4 OF SECTION 33, T94N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. 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. A 20 WIDE ACCESS EASEMENT IS BEING DEDICATED FOR ACCESS TO THE REMAINING FARM GROUND.

DATED THIS ____ DAY OF _____, _____.

ANGIE L. HIGHLAND

STATE OF _____
COUNTY OF _____
ON THIS ____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ANGIE L. HIGHLAND, 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

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: RE-PLAT OF ANGIE HIGHLAND ADDITION, IN THE NW1/4 OF THE NE1/4 OF SECTION 33, T94N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, 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

-97.22842789083482

Latitude

42.92325159732867

Permit Number

PLAT2548

Parcel Number

02.033.100.300

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

cash

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

80

Current Legal Description

W2 NE4

Applicant Name

Angie Highland

Applicant Phone

6056658333

Applicant Address

1004 ESTANCIA BLVD WEATHERFORD TX 76088

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

Angie Highland

Owner Phone

6056658333

Owner Address

1004 ESTANCIA BLVD WEATHERFORD TX 76088

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 42.923252 Lon: -97.228428



Powered by Esri

Section Township Range

33-94-54

Tract or Lot Number

Angie Highland Addition

Number of Acres Being Platted

9

Addition Name

Angie Highland 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

9

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
638.9KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Cory Smith". The signature is fluid and cursive, with the first name "Cory" written in a larger, more prominent script than the last name "Smith".

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Steve". The signature is written in a cursive style, with the first letter "S" being large and the rest of the name "teve" following in a more compact, flowing script.

OwnerSignature-.jpg

Date of Application Submission

Nov 4, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 10/20/2025

Applicant

Ryken/Knodel - 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:

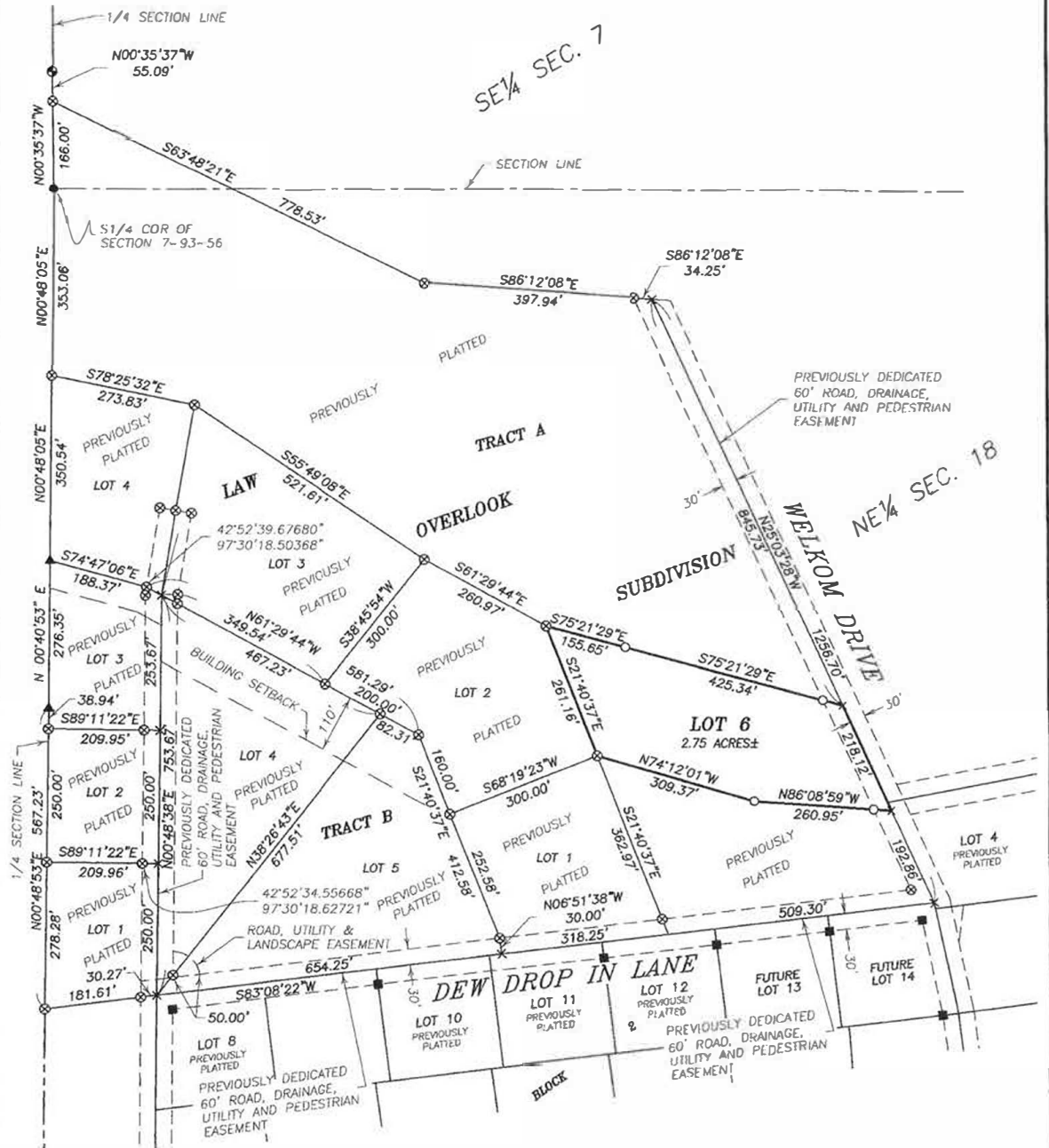
NOTE:

Plat of Lot 6 Tract A, Law Overlook Subdivision, in the SW1/4 of the SE1/4 of Section 7 and in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota



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

PLAT OF LOT 6 OF TRACT A, LAW OVERLOOK SUBDIVISION,
IN THE SW1/4 OF THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,
ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

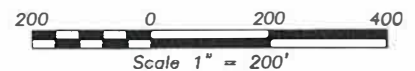


LEGEND

- 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 R.L.S. 5349"
- FOUND IRON PIPE WITH CAP STAMPED "J.K. RLS 6841"
- FOUND 5/8" REBAR
- ▲ FOUND 1/2" REBAR
- ⊕ FOUND WOOD POST
- × CALCULATED CORNER

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



JOB NO. 25217

PAGE 1 OF 2

*PLAT OF LOT 6 OF TRACT A, LAW OVERLOOK SUBDIVISION,
IN THE SW1/4 OF THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,
ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA*

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOT 6 OF TRACT A, LAW OVERLOOK SUBDIVISION, IN THE SW1/4 OF THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18, ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 6TH DAY OF OCTOBER, 2025.

JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

WE, GREG RYKEN AND TODD KNODEL, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: LOT 6 OF TRACT A, LAW OVERLOOK SUBDIVISION, IN THE SW1/4 OF THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18, ALL IN 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 _____, 20____.

GREG RYKEN

TODD KNODEL

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GREG RYKEN AND TODD KNODEL, 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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO WELKOM DRIVE 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 PLANNING COMMISSION RESOLUTION

BE IT RESOLVED BY THE YANKTON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION 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.

PLANNING COMMISSION CHAIR

ZONING ADMINISTRATOR

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

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE AND FOREGOING PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF 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

-97.50115099201174

Latitude

42.87668040364218

Permit Number

PLAT2545

Parcel Number

09.018.100.500

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

21088

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

22

Current Legal Description

TR A EXC LTS 1-4 LAW OVERLOOK S/D

Applicant Name

Greg Ryken/Todd Knodel

Applicant Phone

6056658455

Applicant Address

1202 Willowdale Rd

Applicant Email Address

jackbrandt@vyn.midco.net

Name of the Surveyor / Engineer

John Brandt

Surveyor / Engineer Address

1202 Willowdale Rd., Yankton

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

jackbrandt@vyn.midco.net

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

Greg Ryken/Todd Knodel

Owner Phone

6056658455

Owner Address

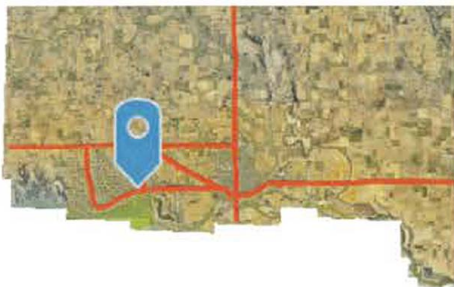
1202 Willowdale Rd

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 42.87668 Lon: -97.501151



Powered by Esri

Section Township Range

7-93-56

Tract or Lot Number

Lot 6 Tract A

Number of Acres Being Platted

2

Addition Name

Law Overlook S/D

How is the Property Currently Being Used

R2

How Will the Property Be Used

R2

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
143.7KB

Applicant Signature

A handwritten signature in black ink, appearing to be 'Zhang' followed by a stylized surname.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be 'Lee'.

OwnerSignature-.jpg

Date of Application Submission

Oct 20, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/3/2025

Applicant

Goshen Nation - 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 C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, and C12 of Lot 21, whitetail Run in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th Principal Meridian, Yankton County, South Dakota Containing 19,760 SQ. FT. (0.45 Acres) More or less.



SECTION 35



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 October 30, 2025, 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 C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11 AND C12 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 31st day of October, 2025.

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 C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11 AND C12 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 _____, 2025.

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 _____, 2025 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

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 C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11 AND C12 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 C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11 AND C12 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 SOUTH DAKOTA)
) SS
COUNTY OF YANKTON)

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

Register of Deeds
Yankton County

3 OF 3

RECORDED
DATE
BY
INDEXED
DATE
BY

LOTS C1 - C12 OF LOT 21, WHITETAIL RUN
SECTION 16, T93N, R56W
YANKTON COUNTY, SOUTH DAKOTA

STOCKWELL
STOCKWELL ENGINEERS, INC.
201 WALSH STREET
YANKTON, SD 57401
TEL: 605.465.8200
FAX: 605.465.8202

PLAT PERMIT

Longitude

-97.46011779463775

Latitude

42.87458720959244

Permit Number

PLAT2547

Parcel Number

09.016.250.210

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

12262

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

3

Current Legal Description

LT 21 EXC LT A1-A10 & B1-B12 WHITETAIL RUN

Applicant Name

Goshen Nation

Applicant Phone

60546658092

Applicant Address

603 EAST 4 ST YANKTON SD 57078

Applicant Email Address

bkennedy@stockwellengineers.com

Name of the Surveyor / Engineer

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

Owner Phone

60546658092

Owner Address

603 EAST 4 ST YANKTON SD 57078

Owner Email Address

bkennedy@stockwellengineers.com

Location of Property

Lat: 42.874587 Lon: -97.460118



Powered by Esri

Section Township Range

16-93-56

Tract or Lot Number

C1-C12

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
	1.3MB

Applicant Signature

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

ApplicantSignature-.jpg

Owner Signature

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

OwnerSignature-.jpg

Date of Application Submission

Nov 3, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/10/2025

Applicant

Tieszen - 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:

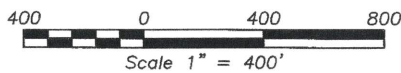
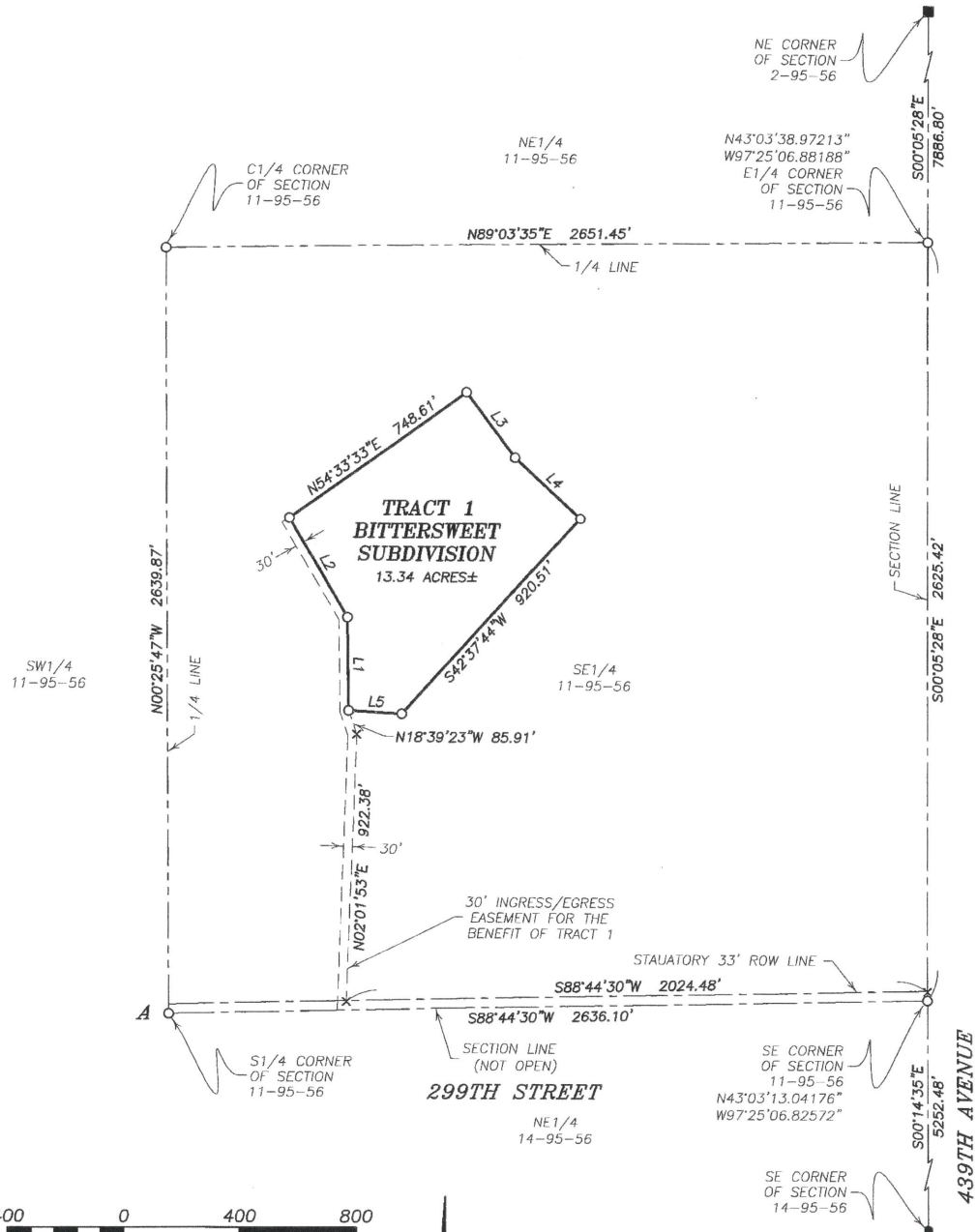
Affects Section:

NOTE:

Plat of Tract 1, Bittersweet Subdivision, in the SE1/4 of Section 11, Township 95 North, Range 56 West of the 5th P.M., Yankton County, South Dakota



PLAT OF TRACT 1, BITTERSWEET SUBDIVISION, IN THE SE1/4 OF SECTION 11,
TOWNSHIP 95 NORTH, RANGE 56 WEST OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	N00°57'50"W	319.07'
L2	N30°09'52"W	396.80'
L3	S37°32'49"E	281.29'
L4	S47°51'42"E	310.68'
L5	N86°36'21"W	182.85'

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

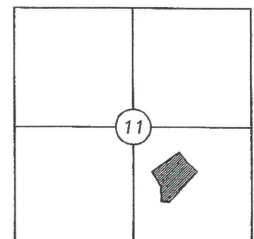
PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455

LEGEND

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

CORNER REFERENCE TIES

- A. SOUTH 1/4 CORNER OF SEC. 11, T95N, R56W
1. 13.11' W TO A DOUBLE HEADED NAIL IN A FENCE POST.
 2. 16.93' E TO A DOUBLE HEADED NAIL IN A FENCE POST.
 3. 30.93' N TO A DOUBLE HEADED NAIL IN A FENCE POST.



LOCATION (N.T.S.)
SECTION 11-95-56

JOB NO. 25261

PAGE 1 OF 2

PLAT OF TRACT 1, BITTERSWEET SUBDIVISION, IN THE SE1/4 OF SECTION 11,
TOWNSHIP 95 NORTH, RANGE 56 WEST OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND PLAT OF TRACT 1, BITTERSWEET SUBDIVISION, IN THE SE1/4 OF SECTION 11, TOWNSHIP 95 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 4TH DAY OF NOVEMBER, 2025.



JOHN L. BRANDT REG. NO. 5349

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN, COUNTY COMMISSIONERS

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

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20__.

COUNTY AUDITOR

OWNER'S CERTIFICATE

WE, MYLES TIESZEN AND VALARY TIESZEN, TRUSTEES OF THE TIESZEN JOINT REVOCABLE TRUST, DO HEREBY CERTIFY THAT THE TIESZEN JOINT REVOCABLE TRUST IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. WE ALSO HEREBY DEDICATE THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20__.

MYLES TIESZEN
TRUSTEE

VALARY TIESZEN
TRUSTEE

STATE OF _____

COUNTY OF _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 439TH AVENUE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09-01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

COUNTY PLANNING COMMISSION

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

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN, PLANNING COMMISSION

REGISTER OF DEEDS

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

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

REGISTER OF DEEDS

PLAT PERMIT

Longitude

-97.42668749170595

Latitude

43.056320143661736

Permit Number

PLAT2549

Parcel Number

11.011.200.100

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

00673011

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

158

Current Legal Description

SE4

Applicant Name

Myles Tieszen

Applicant Phone

6056658455

Applicant Address

29901 439 AVE UTICA SD 57067

Applicant Email Address

jackbrandt@vyn.midco.net

Name of the Surveyor / Engineer

John Brandt

Surveyor / Engineer Address

1202 Wilowdale Rd., Yankton

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

ryanh@co.yankton.sd.us

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

Myles Tieszen

Owner Phone

6056658455

Owner Address

29901 439 AVE UTICA SD 57067

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 43.05632 Lon: -97.426687



Powered by Esri

Section Township Range

11-95-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

13

Addition Name

Bittersweet Subdivision

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

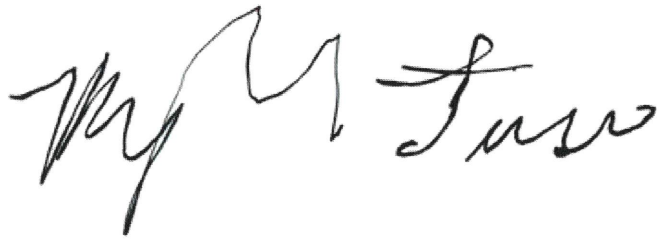
Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF Tieszen plat.pdf
124.1KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Myra Tase". The signature is fluid and cursive, with the first name "Myra" written in a more stylized, connected manner and the last name "Tase" in a simpler, more legible script.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "J. Chen". The signature is fluid and cursive, with the first name "J." written in a more stylized, connected manner and the last name "Chen" in a simpler, more legible script.

OwnerSignature-.jpg

Date of Application Submission

Nov 10, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/19/2025

Applicant

Slowey Addition- 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:

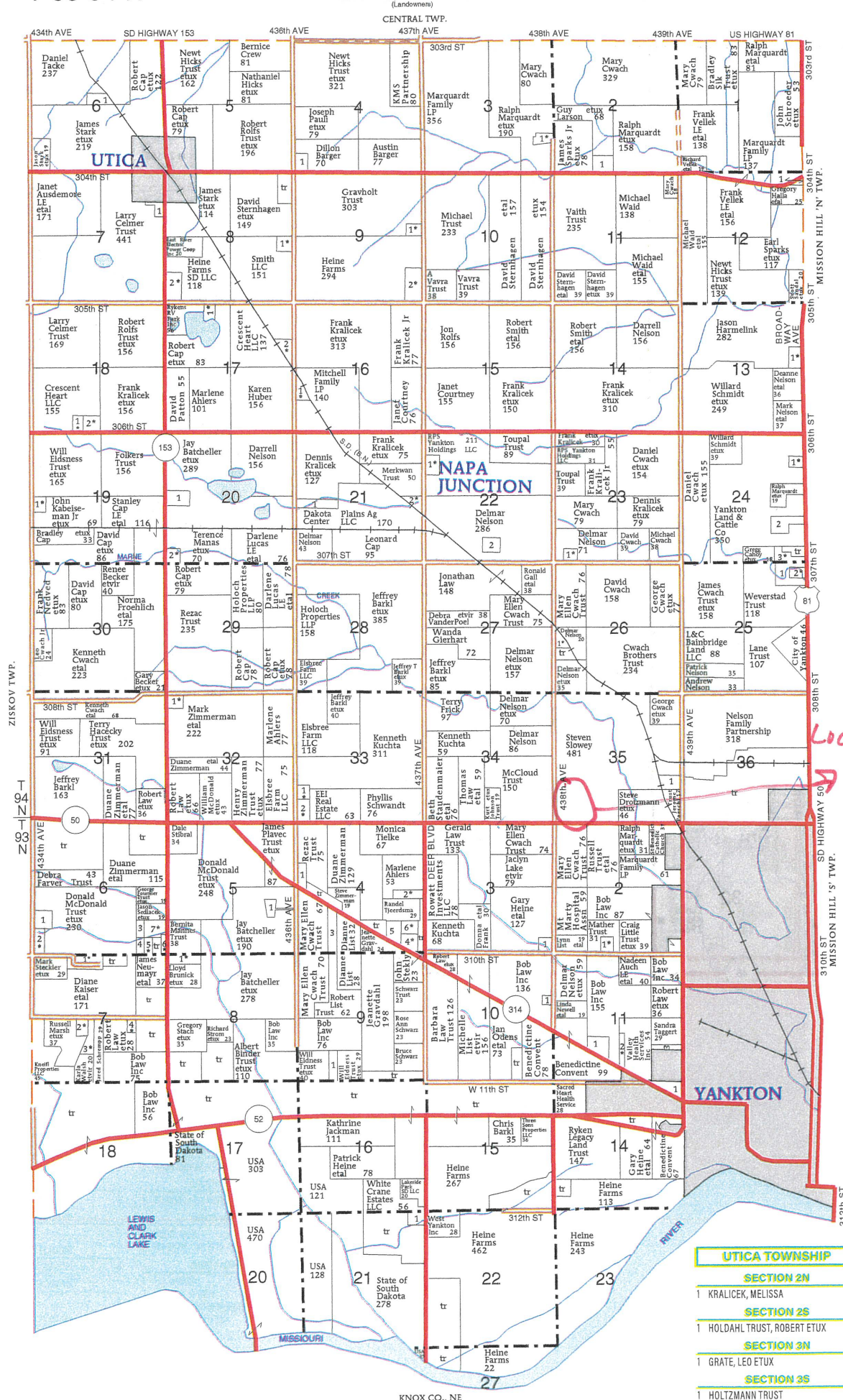
Proposed building size:

Proposed sidewall height:

Affects Section:

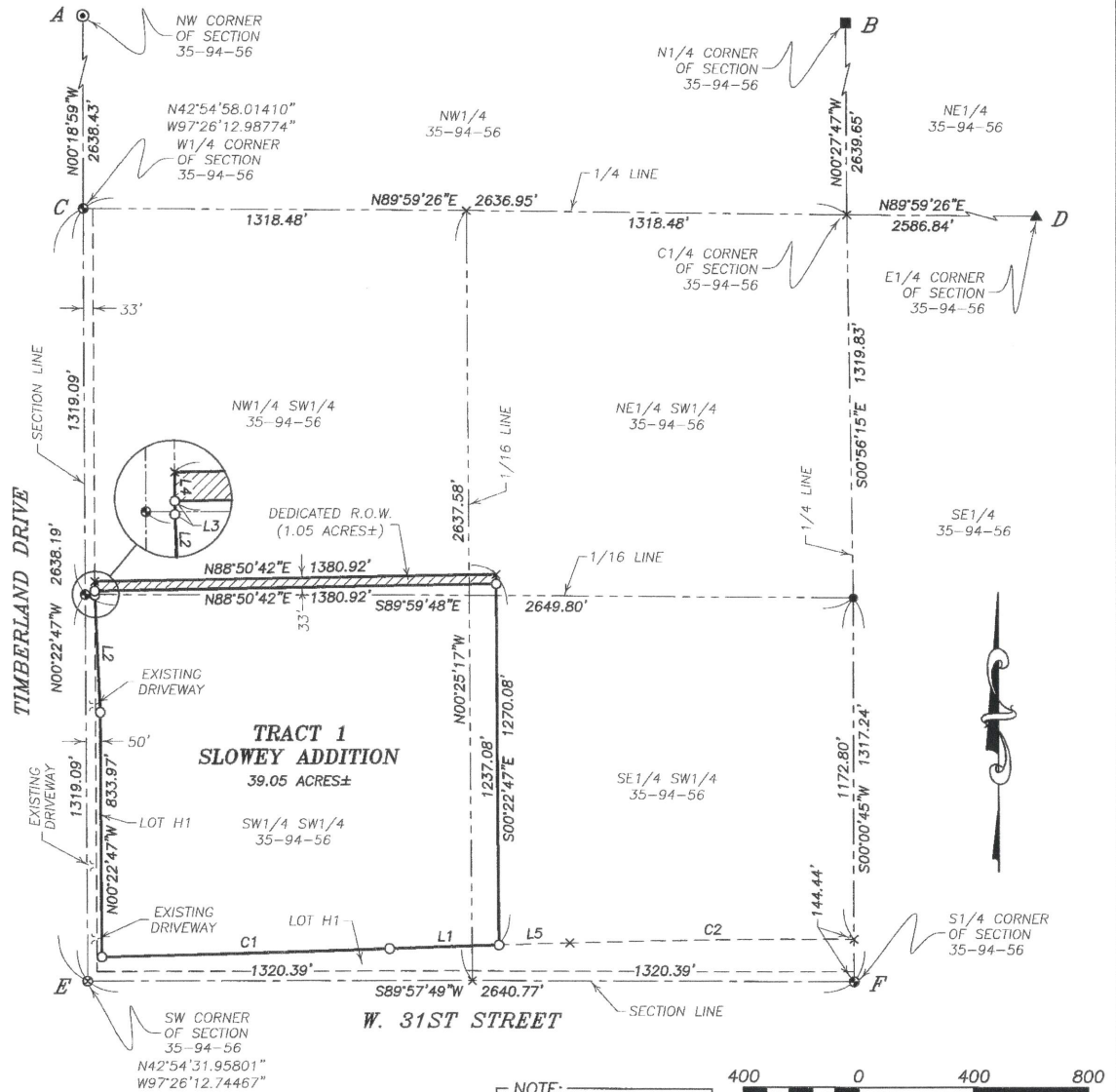
NOTE:

Plat of Tract 1, Slowey Addition, in the SW1/4 of Section 35, Township 94 North, Range 56
West of the 5th P.M., Yankton County, South Dakota



SECTION 4N	1 NEDVED, MARK	7
SECTION 4S	1 MARQUARDT, RALPH	8
	2 BRANDT TRUST, MERLE ETAL	11
	3 LIST TRUST, ROBERT	18
	4 SWEDLUND, JERALD ETUX	14
	5 HAMBERGER, BRIAN	8
	6 SMITH, NATHAN ETUX	8
SECTION 5S	1 BATCHELLER, JAY	8
SECTION 6N	1 TOWN OF UTICA	6
SECTION 6S	1 GILMORE, TONIA	10
	2 VAN MAANEN, TODD ETUX	11
	3 MASKA, LEANN	5
	4 KOZAK, KARLEE	6
	5 LOECKER, MARK ETUX	5
	6 BLAHA, JON ETUX	5
	7 HILL, EDWIN ETUX	12
SECTION 7N	1 BOLD PURSUITS LLC	10
SECTION 7S	1 GUITRON, MARIA ETAL	13
	2 ROBB, RUSSELL ETUX	7
	3 LIVINGSTON, CARL ETUX	10
	4 PHILLIPS, TIMOTHY ETUX	5
SECTION 8N	1 CHRISTIANSON, DAVID ETUX	13
	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 15N	1 ANSTINE, RODNEY ETUX	7
SECTION 17N	1 SCHENKEL, DARRELL ETUX	8
	2 TACKLE, 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

**PLAT OF TRACT 1, SLOWEY ADDITION, IN THE SW1/4 OF SECTION 35,
TOWNSHIP 94 NORTH, RANGE 56 WEST OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA**



PLAT OF TRACT 1, SLOWEY ADDITION, IN THE SW1/4 OF SECTION 35,
TOWNSHIP 94 NORTH, RANGE 56 WEST OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF TRACT 1, SLOWEY ADDITION, IN THE SW1/4 OF SECTION 35, TOWNSHIP 94 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 18TH DAY OF NOVEMBER, 2025.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, STEVEN D. SLOWEY, 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. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

STEVEN D. SLOWEY

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVEN D. SLOWEY, 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 PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

RESOLUTION BY THE CITY COMMISSION

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE ABOVE DESCRIBED REAL PROPERTY, AND HAS SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

WHEREAS, SUCH PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR A REPORT AND RECOMMENDATIONS THEREON TO THE CITY COMMISSION AS REQUIRED BY LAW; NOW

THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND THE SAME IS HEREBY APPROVED. THE CITY FINANCE OFFICER IS AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

MAYOR, CITY OF YANKTON

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

SOUTH DAKOTA, ON THIS _____ DAY OF _____,

20____.

CITY FINANCE OFFICER

COUNTY PLANNING COMMISSION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

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

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF

_____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO TIMBERLAND DRIVE 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

-97.43542782793216

Latitude

42.91030869808565

Permit Number

PLAT2552

Parcel Number

10.035.300.300

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

7194

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

RURAL TRANSITIONAL

Size of the Current Parcel

69

Current Legal Description

S2 SW4 EXC H1

Applicant Name

Steve Slowey

Applicant Phone

6056658455

Applicant Address

2505 Burleigh, Yankton

Applicant Email Address

jackbrandt@vyn.midco.net

Name of the Surveyor / Engineer

John Brandt

Surveyor / Engineer Address

1202 Wilowdale Rd., Yankton

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

jackbrandt@vyn.midco.net

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

Steve Slowey

Owner Phone

6056658455

Owner Address

2505 Burleigh, Yankton

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 42.910309 Lon: -97.435428



Powered by Esri

Section Township Range

35-94-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

40

Addition Name

Slowey Addition

How is the Property Currently Being Used

RT

How Will the Property Be Used

RT

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

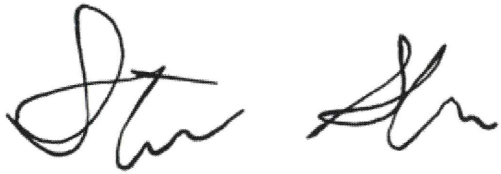
Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF [slowey addition plat.pdf](#)
170.3KB

Applicant Signature

A handwritten signature in black ink, appearing to be 'John Smith', written in a cursive style.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be 'John Smith', written in a cursive style, similar to the applicant's signature.

OwnerSignature-.jpg

Date of Application Submission

Nov 19, 2025