

May 9, 2023

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Cathy Weiss
- Don Kettering

- Dennis Michael
- Chris Barkl
- Dan Clark

- Lauren Nelson

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

- Call Meeting to Order
- Roll Call
- Approve Minutes from previous meetings
- Items to be added to Agenda
- Approval of Agenda
- Conflict of Interest Declarations

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

### **Hines – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 16' sidewalls. Said property is legally described as Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE ¼ of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota (Ziskov South)

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

### **Hines - Plat**

Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE ¼ of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota.  
(Portions of Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which borders and is adjacent only to the North Line of Lot B-43, Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota recorded in Book S3 of Plats on Page 100) Containing 2.37 Acres more or less. (Ziskov South)

### **PFJ Plat**

Plat of Tract 1, Meadowlook Addition, in the SE 1/4 of the SW1/4 of Section 33, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota (Lesterville)

### **Ledbetter Plat**

Plat of Lot 13, Block 5, Oak Hills Addition NO.2, in the SE1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota  
(Formerly known as Lots 1, 2, and 11, Block 5, Oak Hills Addition NO.2 in the Se1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota recorded in Book S4 of Plats on Page 6A) Containing 0.60 Acres more or less. (Ziskov South)

### **Pechous Plat**

Plat of Tract 1 of Pechous Addition in Lot 2 of the SW1/4 of Section 18, Township 94 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota. Containing 871,191 SQ. FT. (20.00 Acres) More or less (Ziskov North)

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

### **Public Comment**

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 4/11/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

CALL:

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

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

**Loest and Clark abstained**

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

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Reorganization of Officers**

ADDRESS/LEGAL: Newly appointed Planning Commissioners Cheri Loest and Dan Clark

COMMENTS:

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MOTION: Nominate Barkl for Chair – Nelson, Kettering 2<sup>nd</sup>  
Cease nominations and cast unanimous ballot for Barkl for Chair – Kettering, Loest 2<sup>nd</sup>  
**Approved 7-0, all voting AYE**  
Nominate Nelson as Vice-Chair – Michael, Loest 2<sup>nd</sup>  
Cease nominations and cast unanimous ballot for Nelson for Vice-Chair Loest, Kettering 2<sup>nd</sup>  
**Approved 7-0 all voting AYE**

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Frick - Plat**  
ADDRESS/LEGAL: Plat of Lots 1 and 2 of J & P Frick Addition, in the SW1/4 of the SE1/4 and the SE1/4 of the SW1/4 of Section 8, and in the NW1/4 of the NE1/4 of Section 17, T94N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

This plat vacates previously platted Lot A of Lot 4 of Schlaefli's 3<sup>rd</sup>. Addition in the W1/2 of the SE1/4 of Section 8, T94N, R55W of the 5<sup>th</sup> P.M., Yankton County, SD. Recorded on May 23, 2000, and Recorded in Book S18, Page 183

COMMENTS: None

MOTION: Approve as presented  
Passed 6-1, Michael voted against

APPROVAL: MOTION BY: Loest SECOND BY: Kettering  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: Public comment

ADDRESS/LLEGAL: \_\_\_\_\_

COMMENTS: John Marquardt

MOTION: Adjourn  
Passed 7-0 all voting aye

APPROVAL: MOTION BY: Michael SECOND BY: Loest  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

ADDRESS/LLEGAL: \_\_\_\_\_

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

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

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

ADDRESS/LLEGAL: \_\_\_\_\_

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

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

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

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

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

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

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

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

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS:

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MOTION:

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

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MOTION:

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

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MOTION:

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

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MOTION:

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APPROVAL:

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

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

PLANNING:

BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

Applicant

**Connie Hines**

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

LC – Lakeside Commercial    RT-Rural Transitional

CUP needed:

Section 507    Section 607    Section 707    Section 807

Section 1805    Section 1905

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**NOTE:**

**Conditional Use Permit**

Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 16' sidewalls per Article 7 Section 707. Said property is legally described as Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE ¼ of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota

PC:     Article 18 Section 1805  
BOA:    Article 19 Section 1905

Planning Commission date:  
5/9/2023  
Board of Adjustment date:  
6/6/2023

Time:  
  
Time:

Permit Number: CUP-2023-90

**Yankton County**

       Variance        X   Conditional Use             Rezoning

Owner: Connie Hines Revocable Trust

Owners Address: 43384 SD HWY 52

Owners Phone: 605.370.2944  
Applicants Name,  
if different from

Owner: Morton Buildings

Applicants  
Address: 2401 Bakker Landing Avenue, Tea, SD 57064

Job Address: \_\_\_\_\_

Legal: LT B-42 EXC LT H-1 FARVIEW HEIGHTS

Section,  
Township, Range: 13-93-57

Zoning  
Classification: MD

Affected Zoning  
Ordinance: Section 7071805 Section 7071905


Reason for  
Request: Building is 16' tall

List Specific  
Hardships: Building has been ordered and customer needs to the storage to get items that are viewable from Highway 52 under roof and enclosed. It will clean up the yard for lake traffic

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 05/09/2023 7:05 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): \_\_\_\_\_

Application Fee: \$300.00 Check #: 222994910 Receipt #: \_\_\_\_\_

Signature:  Date: 04/18/2023  
Morton Buildings



# Site Map

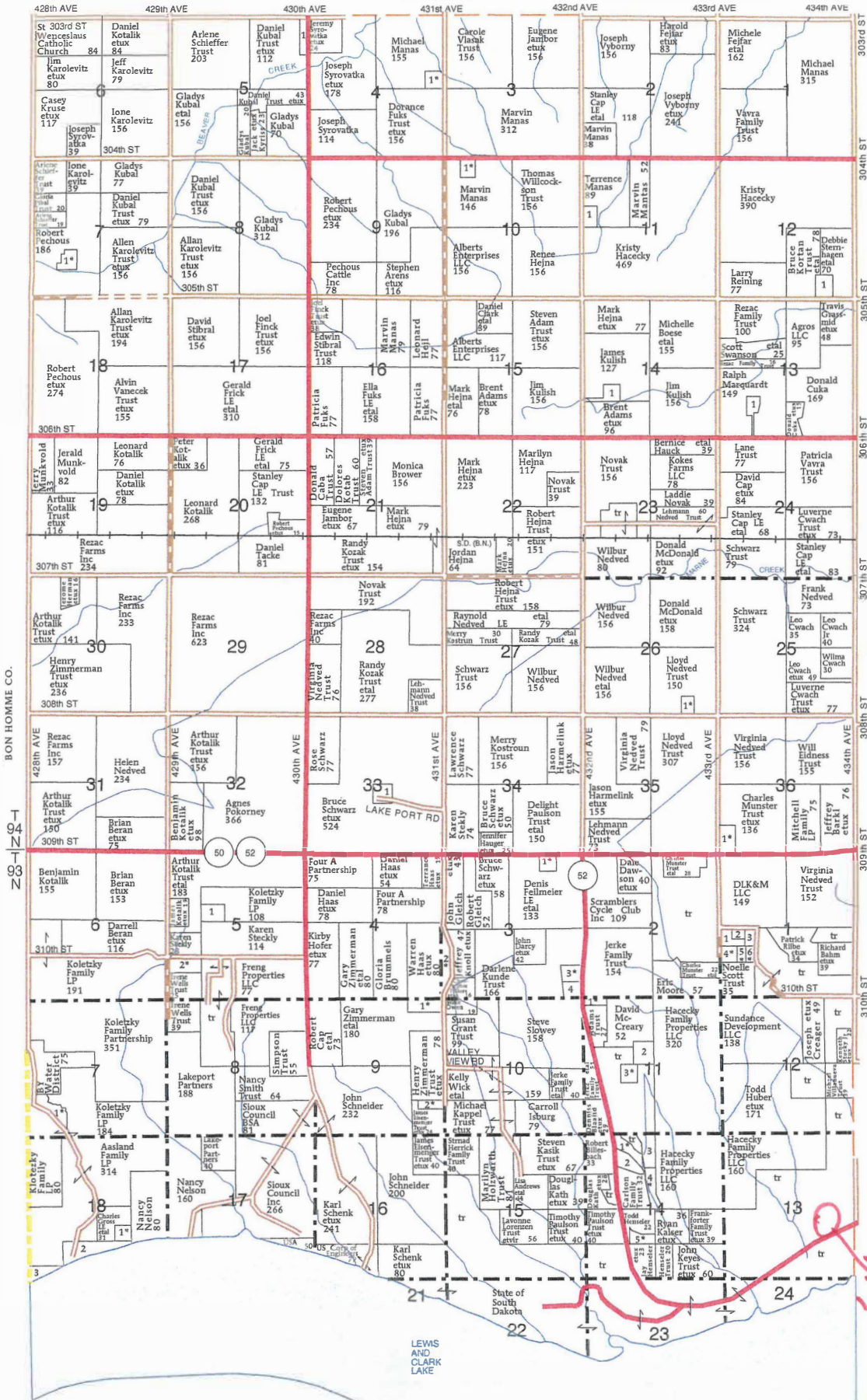


Parcel Number: 13.013.100.142

Site Description: No other adjacent structures than the house, garden shed and garage

(Landowners)

LESTERVILLE TWP.



**ZISKOV TOWNSHIP**

**SECTION 1S**

1. Barth, Chad 9
2. Fischer, Katrina 5
3. Gause, Janell 5
4. Taylor, Lynn etux 9
5. Scott, Bjaye etux 5
6. Kramer, Francis etal 5

**SECTION 3S**

1. Ausdemore, Robert etal 9

2. Haas, Warren etux 10
3. Mueller, James etux 8
4. Kunde, Darlene 8

**SECTION 4N**

1. Hoffman, RC etux 10

**SECTION 5N**

1. Polish Catholic Congregation 9

**SECTION 5S**

1. Willisie, Carol 11

2. Sedlacek, Kenneth etux 12

**SECTION 7N**

1. Pechous, Robert etux 10

**SECTION 7S**

1. Koletzky, lone etal 17

**SECTION 9S**

1. Jungemann, Jerry etux 15

2. Wostrel, Eldon etux 15

**SECTION 10N**

1. Manas, Terence etux 10

**SECTION 11N**

1. Cap, Daniel 11

**SECTION 11S**

1. Haberman, Adam etux 10
2. Konopasek Family Trust 10

3. Lyons, Sean etal 10

**SECTION 12N**

1. Hejna, Marilyn 9

**SECTION 13N**

1. Manas, Dylan 6

**SECTION 14N**

1. Sudbeck, Charlene 12

**SECTION 14S**

1. Peterson, Corey etal 9
2. Feimer Family Protection Trust 9

3. Colby, David 13
4. VanDeKop, Dale etux 10
5. Henseler, Kevin etux 9

**SECTION 18S**

1. Lynch, Daniel etux 9

2. State of South Dakota Game Fish & Parks 66

**SECTION 26**

3. Yonke Trust, Mark 5

**SECTION 26**

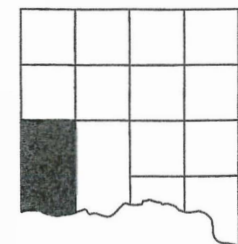
1. Martin, Nathan etux 6

**SECTION 33**

1. St Wenceslaus Roman Catholic Church 10

**SECTION 36**

1. Koletzky, David etux 8



Variance, Conditional Use and Rezoning Application CUP-2023-90  
Fees Paid \$300.00  
Applicant Created  
Jason April 18, 2023

Number  
CUP-2023-90

13.013.100.142 | Connie Hines  
Revocable Trust | , SD,  
Submitted by Larsen on  
4/18/2023



## Applicant

Jason

6052121009

[jason.larsen@mortonbuildings.com](mailto:jason.larsen@mortonbuildings.com)

**Request Information** Completed On 4/18/2023 1:48 PM EST by Larsen

### Type of Request

Conditional Use

### Fee

\$300.00

### Reason for Request

Building is 16' tall

### List Specific Hardships

Building has been ordered and customer needs to the storage to get items that are viewable from Highway 52 under roof and enclosed. It will clean up the yard for lake traffic

## Applicant Information

Are you the owner of the property?

No

### Applicant Name

Morton Buildings

### Applicant Address

2401 Bakker Landing Avenue, Tea, SD 57064

### Applicant Phone

605.212.1009

## Owner Information

**Owner Name**

Connie Hines Revocable Trust

**Owner Address**

43384 SD HWY 52

**Owner Phone Number**

605.370.2944

## Property Information

**Parcel ID Number**

13.013.100.142

**Legal Description**

LT B-42 EXC LT H-1 FARVIEW HEIGHTS

**Site Address**

**City**

**Zip**

**Section-Township-Range**

13-93-57

**Zoning District**

R2

**Zoning Description**

MD

**Existing Use of Property**

Residential Acreage

**Property Owner Verification of Approval** Completed On 4/18/2023 3:23 PM EST by bconkling

Applicants who are not the property owner must provide consent by the owner for the proposed request. Please download/print the [Verification of Approval](#) document here. Fill out the form and attach below.

[Upload signed document here](#)

Draft Building Permit Completed On 4/18/2023 3:25 PM EST by Larsen

Upload Draft Building Permit 

Draft Building Permit Form Completed On 4/18/2023 3:30 PM EST by Larsen

Job Address

Legal Description of Construction Site

LT B-42 EXC LT H-1 FARVIEW HEIGHTS

Owner Name

HINES, CONNIE REVOCABLE TRUST (D) || HINES, GORDON JEFFERY (D)

Owner Address

Owner Phone

641.831.0008

Contractor

Morton Buildings

Contractor Mailing Address

2401 Bakker Landing Ave

Contractor Phone

605.212.1009

Architect or Designer

Morton Buildings

Architect or Designer Mailing Address

252 West Adams Street Morton, IL 61550

Architect or Designer Phone

309.263.7474

Type and Use of Building

Post frame construction. Personal Storage

**Class of Work**

New

**Describe Work**

Construct a 30x40x16' tall post frame building. Site Preperation, electrical work, and concrete

**Valuation of Work**

\$150000

**Generate Draft Building Permit** Completed On 4/18/2023 3:30 PM EST by Larsen

[Generate Draft Building Permit](#)

**Submit** Completed On 4/18/2023 3:30 PM EST by Larsen

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

**Applicant Agreement**

Please check the box to confirm you have read and agree to the notices above.

**Signature**



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**Date**

4/18/2023

**Application Submitted Successfully** Completed On 4/18/2023 3:30 PM EST by Larsen

Your application has been submitted for review. Thank you.

**Please click next at the bottom to continue. Thank you**

**Site Plan** Completed On 4/18/2023 3:34 PM EST by bconkling

**Map - Mark the location of structures and other necessary information.**

- Sketch Layer +
- Reference Layer -
- Mapproxy



Maxar, Microsoft

Powered by Esri

Describe the location and use of adjacent structures

No other adjacent structures than the house, garden shed and garage

Upload Site Plan and/or additional plans and documents

[Hines Site Plan.pdf](#)

[Hines plat.pdf](#)

Parcel search Completed On 4/21/2023 11:22 AM EST by bconkling





ParcelID	Address	City	OwnerName	Acres
13.013.100.142			HINES, CONNIE REVOCABLE TRUST (D)    HINES, GORDON JEFFERY (D)	0.000

Planning Review Completed On 4/21/2023 11:23 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Planning Commission Code Reference

Section 707

Other Planning Commission Code Reference ⓘ

1805

Board of Adjustment Code Reference

Section 707

Other Board of Adjustment Code Reference ⓘ

1905

*Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.*

Zoning Classification ⓘ

MD

Wave Fee

Notes ⓘ

Based on approval of plat. Property is being replatted also

Director Review Completed On 4/21/2023 11:24 AM EST by gvetter

Zoning Director Review

Approve



Payment Completed On 4/24/2023 10:21 AM EST by Larsen

## Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

## Confirmation Data

Payment Method	Online
Confirmation Number	222994910
Amount Paid	\$300.00

PC App Form Completed On 4/24/2023 10:33 AM EST by bconkling

[PC App Form](#)

PC Prep Completed On 4/24/2023 10:33 AM EST by bconkling

## Planning Commission Meeting

### Planning Commission Meeting Date and Time

May 9th 2023, 7:05 pm CDT

### Letters to be mailed 10 days prior to the public meeting:

04/29/2023 7:05 PM

### Additional instructions for PC email

### Return the affidavit 8 days prior to the public meeting:

05/01/2023 7:05 PM

### Place your zoning action sign 7 days prior to the public meeting:

05/02/2023 7:05 PM

### Date to send email to applicant

04/24/2023

### Upload PC Mailing Labels

[hines labels.pdf](#)

### Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

### Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals 5-9-2023.pdf](#)

Permit Number

CUP-2023-90

Receipt Number

External Notes

Documents

Internal Notes

Documents

VERIFICATION OF APPROVAL  
YANKTON COUNTY, SOUTH DAKOTA

Connie Hines \_\_\_\_\_ date this 18th day of April, 2023 am aware of the  
proposed Variance/CUP/Rezone being proposed by Morton Buildings Inc at the property legally  
described as LT B-36 EXC LT H-1 & S108' LT B-37 EXC W15' FAIRVIEW HIEGHTS

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Connie Hines

Signature

43384 SD Hwy - P.O. Box 218

Address

Yankton, SD 57078

City, State, Zip

641-831-0008

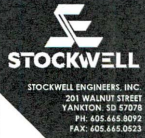
Phone

23084 - 1.814.837 842 843 Far View Hts (Yankton Co).dwg

# PLAT OF LOTS B-47 AND B-48 OF FAR VIEW HEIGHTS

LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST  
OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

(Portions of Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which Borders and is Adjacent only to the North Line of Lot B-43,  
Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota recorded in Book S3 of Plats on Page 100)  
CONTAINING 2.37 ACRES MORE OR LESS



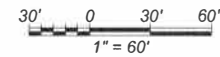
### Legend

- Found 1/2" O.D. Pipe
- Found Rebar & Cap Stamped "Tom Week PELS 2912"
- Found PK Nail in Asphalt
- ⊗ Computed Point
- Found Rebar & Cap Stamped "BENSON LS 11950"
- Set Rebar & Cap Stamped "KENNEDY LS 5350"

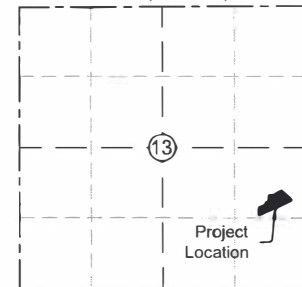
(100.00') Record Distance



BASIS OF BEARING  
UTM 14



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

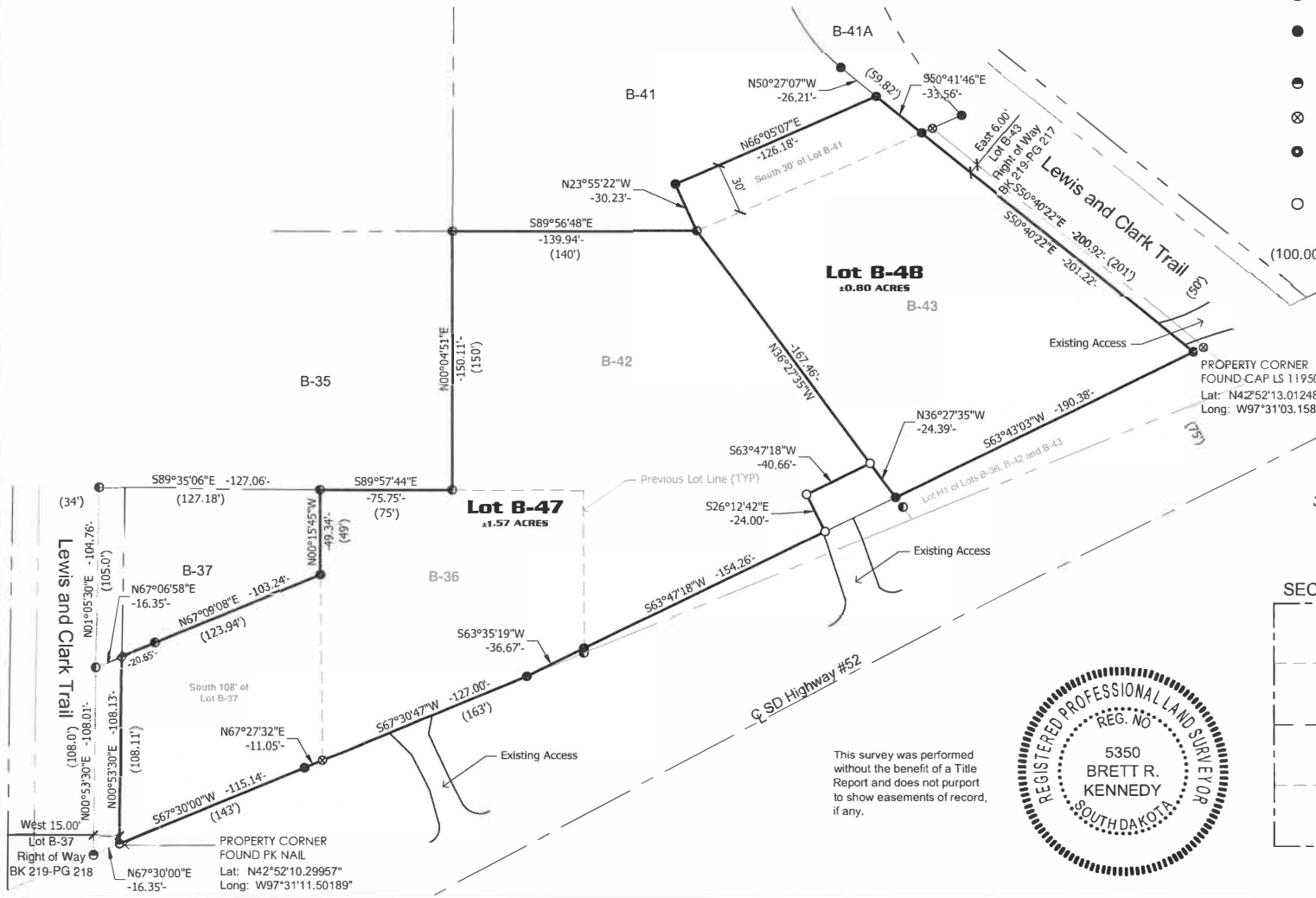


LOCATION MAP

Not to Scale



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



FAR VIEW HEIGHTS  
SECTION 13, T93N, R57W  
YANKTON COUNTY, SOUTH DAKOTA

REVISION SCHEDULE	
DATE	DESCRIPTION

SB PROJECT #: 23084

**SURVEYOR'S CERTIFICATE**

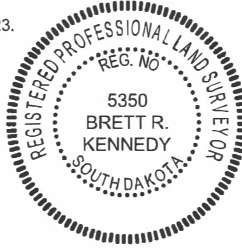
I, Brett R. Kennedy, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the request of the owner, and under their direction, did on or prior to April 11, 2023 have surveyed Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which Borders and is Adjacent only to the North Line of Lot B-43, Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota, with area and dimensions as shown on the plat:

And shall hereafter be known and described as **LOTS B-47 AND B-48 OF FAR VIEW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 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 14th day of April, 2023.

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



**OWNER'S CERTIFICATE**

We, the undersigned, hereby certify that we are the absolute and unqualified owners of the land included in this plat being entitled:

**LOTS B-47 AND B-48 OF FAR VIEW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA**, that the plat has been made at our request and under our direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and we hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof we have hereunto set our hands this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Connie F. Hines Revocable Trust

Connie F. Hines Revocable Trust

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

Connie F. Hines - Trustee

Gordon Jeffery Hines - Trustee

Gordon Jeffery Hines

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

Be it remembered that on this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Connie F. Hines and Gordon Jeffery Hines as Co-Trustees of the Connie Hines Revocable Trust and Gordon Jeffery Hines, 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, South Dakota

**CERTIFICATE OF STREET AUTHORITY**

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

Approved this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
State/County/Township/City Road Authority

Approved this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
State/County/Township/City Road Authority



**COUNTY PLANNING COMMISSION APPROVAL**

Approval of the final plan of **LOTS B-47 AND B-48 OF FAR VIEW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 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 B-47 AND B-48 OF FAR VIEW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the day of \_\_\_\_\_, \_\_\_\_.

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

**COUNTY AUDITOR CERTIFICATE**

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

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

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

**DIRECTOR OF EQUALIZATION**

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

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

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

**CERTIFICATE OF COUNTY TREASURER**

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

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

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

**CERTIFICATE OF REGISTER OF DEEDS**

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

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

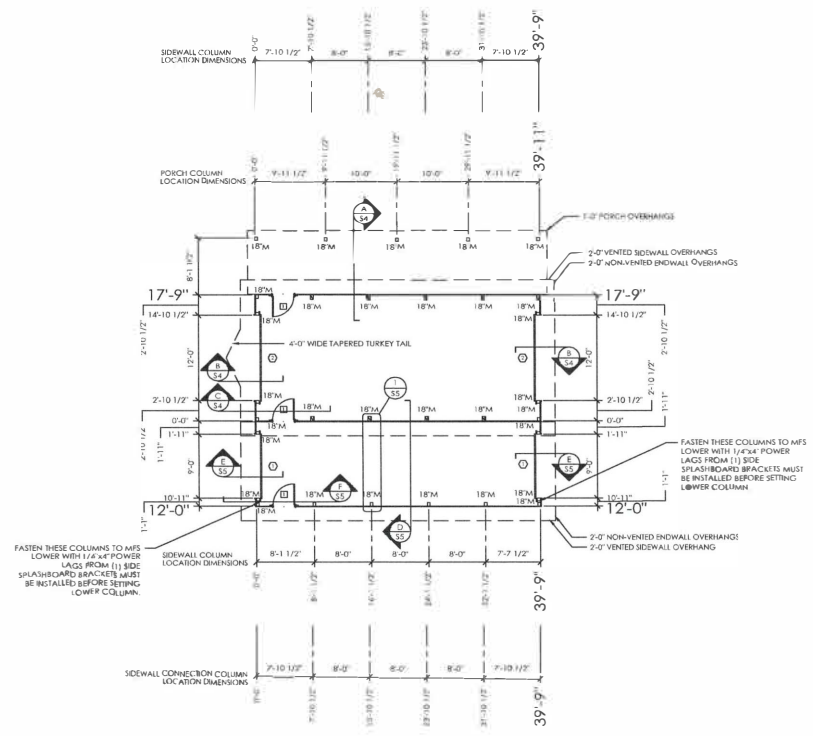
\_\_\_\_\_  
Register of Deeds  
Yankton County



**DESIGN AND EXPLANATORY NOTES**

1.) THE PORCH CORNER COLUMN IS SET OUT AN ADDITIONAL 1' ALONG THE LENGTH OF THE PORCH WHEN A PORCH CORNER COLUMN AND A MAIN BUILDING CORNER COLUMN "APPEAR" TO LINE UP.

OFFICE: SOUX FALLS, SD  
JOB NO.: 043-117392



**COLUMN PLAN**

- COLUMN PLAN LEGEND**
- 3-246 LAMINATED COLUMN LOCATION
  - 3-248 LAMINATED COLUMN LOCATION
  - (1) 3'-0"x6'-8" FRAMED WALL DOOR OPENING PREPARED FOR NAILING IN
  - (2) 9'-2"x8'-0" OVERHEAD DOORS WITH CORNER ENCLOSURES
  - (3) 12'-2"x14'-0" OVERHEAD DOORS WITH CORNER ENCLOSURES
  - (4) 2'-6"x2'-6" NON FUNCTIONAL CULPULAS WITH 1/4" 30" WEATHERVANE
  - ALL STEEL FASTENED WITH STAINLESS STEEL SCREWS
  - 18" DIAMETER FOOTING WITH 4" TO BOTTOM OF 2" THICK CONCRETE PAD (2500 PSI MINIMUM), 20" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED RISER, CASE AND 3/4" 4" TIE-BACK ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

**ROUGH OPENING SCHEDULE**

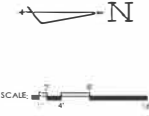
UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
(1)	VERB1	VERB2

12'-0" DIAGONAL DIMENSION = 41'-6 1/4"  
18'-0" DIAGONAL DIMENSION = 43'-6 3/8"

**CONSTRUCTION PLANS**

THIS IS A FINAL SET OF CONSTRUCTION DRAWINGS. ALL ALTERATIONS TO THESE PLANS MUST BE ACKNOWLEDGED BY A CHANGE ORDER.

ESTIMATOR'S SIGNATURE \_\_\_\_\_  
FIRST CONTACT: \_\_\_\_\_ PHONE EXTENSION \_\_\_\_\_  
ESTIMATOR \_\_\_\_\_  
PHONE EXTENSION \_\_\_\_\_  
SECOND CONTACT: \_\_\_\_\_  
ESTIMATOR \_\_\_\_\_  
PHONE EXTENSION \_\_\_\_\_  
GATE PLANE BEH \_\_\_\_\_



CONNIE HINES REVOCABLE TRUST  
YANKTON, SD

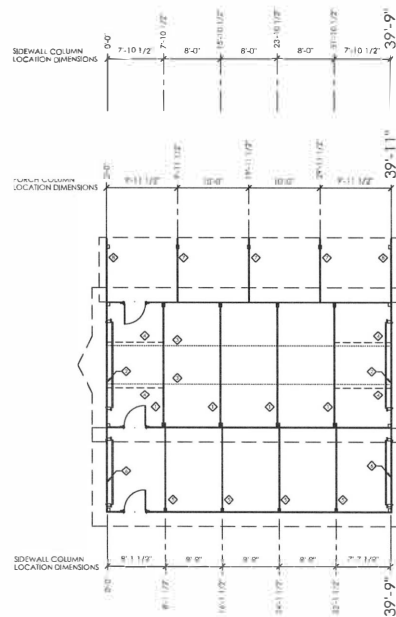
**MORTON BUILDINGS, INC.**  
MORTON BUILDINGS, INC. - 450 S. BUCKLEBURY - YANKTON, S.D. 57101-1500

DESIGNER	DATE
CHECKED BY	DATE
APPROVED DATE	
REVISION DATE	
REVISION DATE	

SCALE	AS NOTED
SHEET NO.	OF
S1	S5

DESIGN AND EXPLANATORY NOTES

1.) THE PORCH CORNER COLUMN IS SET OUT AN ADDITIONAL 1" ALONG THE LENGTH OF THE PORCH WHEN A PORCH CORNER COLUMN AND A MAIN BUILDING CORNER COLUMN "APPEAR" TO LINE UP.



TRUSS/BRACING PLAN

TRUSS/BRACING PLAN LEGEND

- 18' 4075 S1 S.C. TRUSS
- 18' ENDRAFTER ASSEMBLY
- 2x4 INCLAS TIES
- 2x4 DIAGONAL END BRACES (TO EXTEND TO FIRST TRUSS IN FROM ENDWALL)
- 2x12 RAFTER (E250 MSR SYP)
- 2x10 END RAFTER (E250 MSR SYP)
- 8' PORCH FRAME
- 8' PORCH END FRAME

12'-0" DIAGONAL DIMENSION = 41'-6 1/4"  
18'-0" DIAGONAL DIMENSION = 43'-6 3/8"

CONSTRUCTION PLANS

THIS IS A FINAL SET OF CONSTRUCTION DRAWINGS. ALL ALTERATIONS TO THESE PLANS MUST BE ACKNOWLEDGED BY A CHANGE ORDER.

ESTIMATOR'S SIGNATURE \_\_\_\_\_

FIRST CONTACT: \_\_\_\_\_ ESTIMATOR \_\_\_\_\_ PHONE EXTENSION \_\_\_\_\_

SECOND CONTACT: \_\_\_\_\_ ESTIMATOR \_\_\_\_\_ PHONE EXTENSION \_\_\_\_\_

DATE PLANS SENT \_\_\_\_\_



OFFICE  
SIOUX FALLS, SD  
JOB NO.  
040-117309

CONNIE HINES REVOCABLE TRUST  
VANSTEEN, SD

**MORTON BUILDINGS, INC.**  
MORTON, IL 61550-0799  
P.O. BOX 3009  
MORTON, IL 61550-0309  
309-563-7074

DRAWN BY	ADW
CHECKED BY	JJ CROGAN
DATE	07/12/18
REVISED DATE	---
REVISED DATE	---
REVISED DATE	---

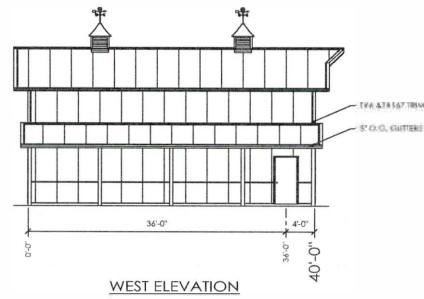
SCALE: AS SHOWN  
SHEET NO. 32 OF 55



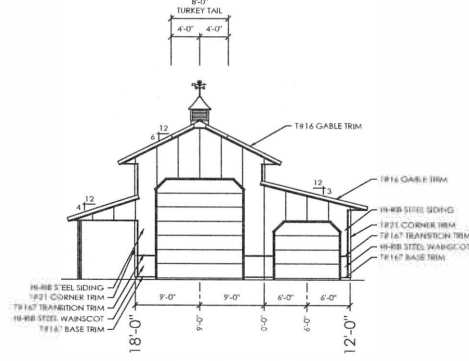
DESIGN AND EXPLANATORY NOTES

1) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE FRAMES AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.

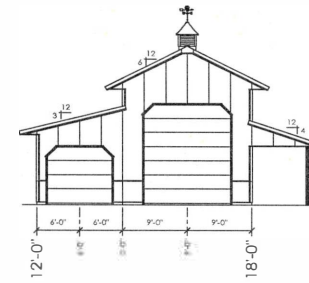
OFFICE: SIOUX FALLS, SD  
 JOB NO.: 202-11788E



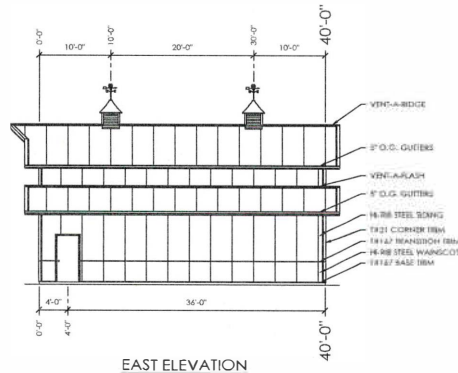
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CONNIE HINES REVOCABLE TRUST

**MORTON BUILDINGS, INC.**  
 307-263-7274  
 MORTON BLDG. CO. P.O. BOX 399  
 MORTON, S.D. 57050-0399

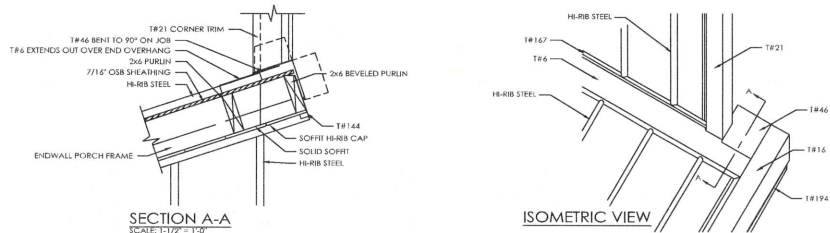
DRAWN BY:	ANW
DATE:	9/25/2022
CHECKED BY:	JORGICAN
DATE:	3/22/2023
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---



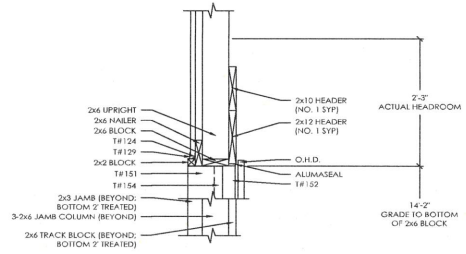
SCALE: AS SHOWN  
 SHEET NO: S3 OF S5

DRAWN BY:	AHW
DATE:	9/29/2022
CHECKED BY:	JGRC/GAN
DATE:	3/29/2023
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

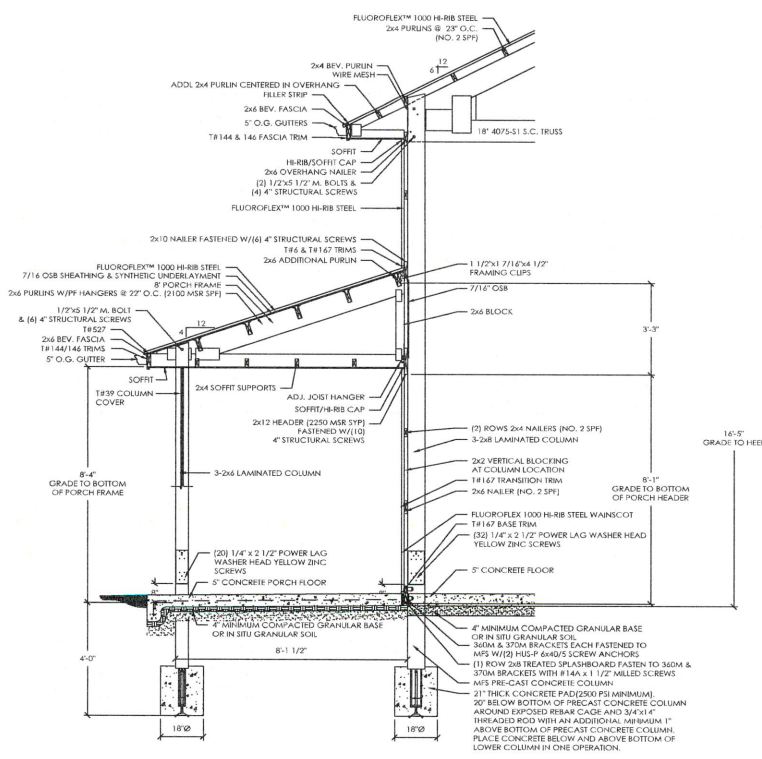
SCALE:	AS NOTED
SHEET NO.:	54
TOTAL SHEETS:	55



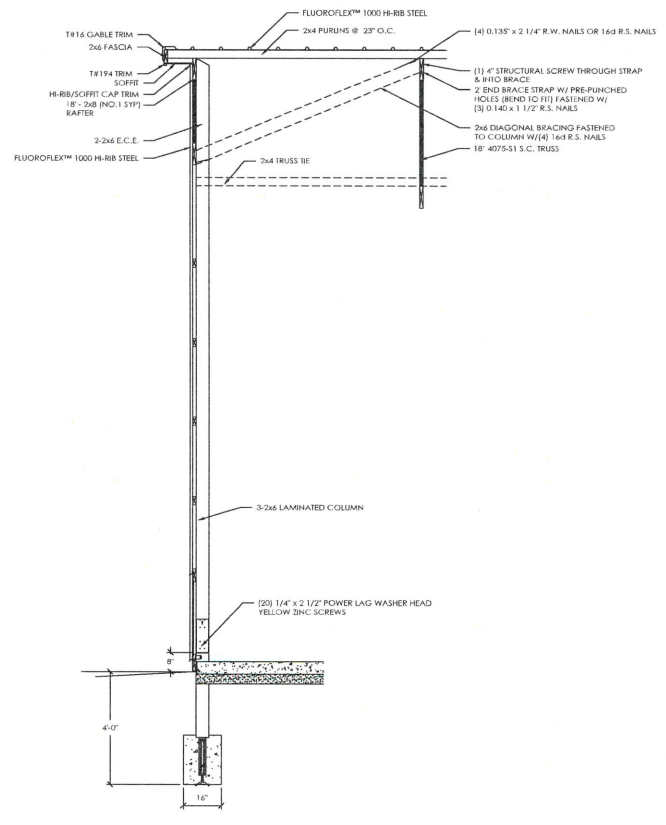
**1' END OVERHANG ON PORCH WHEN BELOW BLDG OVERHANG**



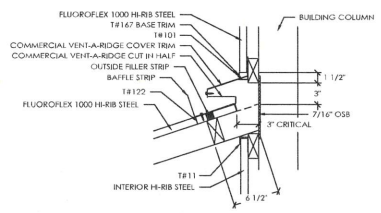
**OHD HEADER SECTION B**  
SCALE: 1" = 1'-0"



**SIDEWALL 8' PORCH SECTION A**  
SCALE: 1/2" = 1'-0"

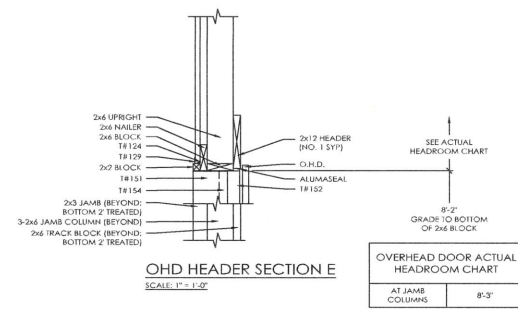


**ENDWALL SECTION C**  
SCALE: 1/2" = 1'-0"



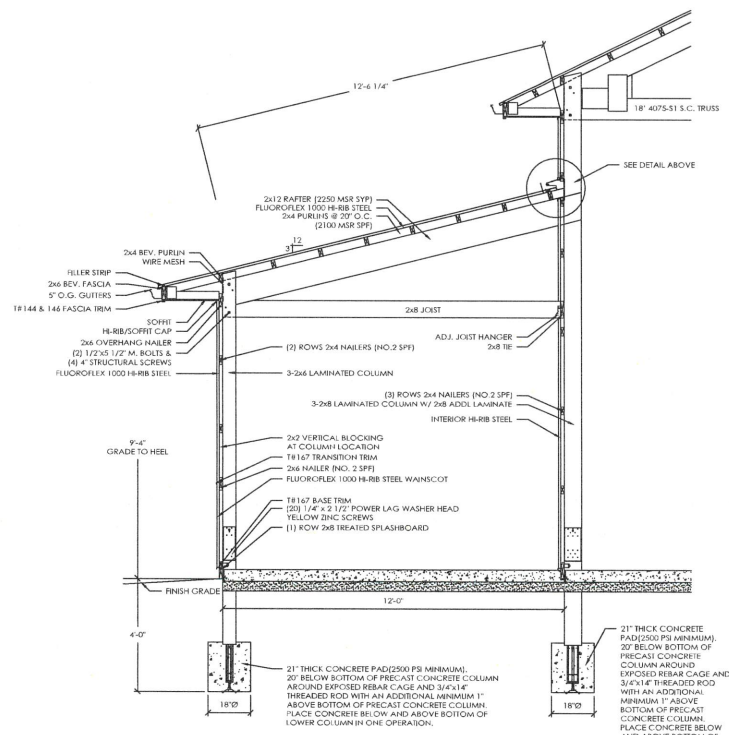
THE 3" DIMENSION IS CRITICAL SINCE IT WILL MAKE SURE THE STEEL AND TRIM IS EXTENDED HIGH ENOUGH TO HELP MAKE THE SYSTEM MORE WEATHERPROOF.

**LEANTO PEAK VENTILATION DETAIL - WITH STEEL WALL LINER**  
SCALE: 1/2" = 1'-0"

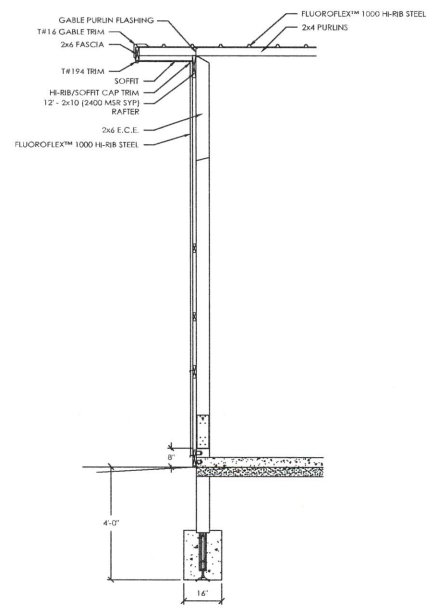


**OHD HEADER SECTION E**  
SCALE: 1" = 1'-0"

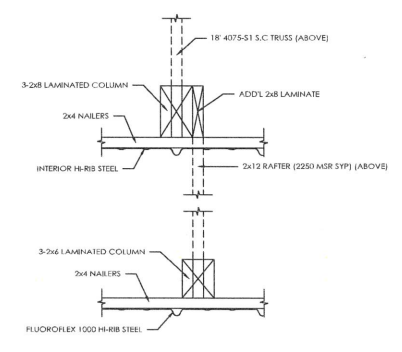
OVERHEAD DOOR ACTUAL HEADROOM CHART	
AT JAMB COLUMNS	8'-3"
SEE ACTUAL HEADROOM CHART	
8'-2" GRADE TO BOTTOM OF 2x6 BLOCK	



**SIDEWALL SECTION D**  
SCALE: 1/2" = 1'-0"



**ENDWALL SECTION F**  
SCALE: 1/2" = 1'-0"



**LEAN TO RAFTER CONNECTION DETAIL #1**  
SCALE: 1/2" = 1'-0"

OFFICE:  
SIOUX FALLS, SD  
JOB NO.:  
040-117909

CONNIE HINES REVOCABLE TRUST  
 MORTON BUILDINGS, INC.  
 302-263-7474  
 P.O. BOX 309  
 MORTON, IL 61550-0309

DRAWN BY:	ANW
DATE:	9/27/2022
CHECKED BY:	J.GROGAN
DATE:	3/22/2023
DESIGNED DATE:	
REVISED DATE:	
REVISED DATE:	



SCALE:	AS NOTED
SHEET NO.:	55
OF:	55

## CONCRETE FLATWORK PLANS - INSTRUCTIONS AND ACKNOWLEDGMENTS

ALL MINIMUM SPECIFICATIONS MUST BE MAINTAINED PER SIGNED FORM 222 OR GREATER IF NOTED ON PLANS

### INSTRUCTIONS FOR MBI SALES CONSULTANT/CONSTRUCTION COORDINATOR

(IF MBI'S CONCRETE SUBCONTRACTOR IS DOING THE WORK)

TO: JASON LARSEN # : 040  
(Sales Consultant's Name) (C. Center #)

FROM: RON HOPPE # : 56324  
(Name of Order Processing Construction Estimator) (Extension Number)

**Attached are:**

- 4 sets of concrete plans and copies of the Form 222 which was signed by the owner.
- 1 set is intended for the owner.
- 2 sets for the concrete contractor, and
- 1 set for the construction center. **This copy is to be signed by the owner prior to concrete placement and the MBI representative that verified that the work is complete and complies with the plans and specifications.**
- The signed plans are to be forwarded to Morton once completed, prior to payment being authorized to subcontractor.

List any discrepancies from what is noted on the plans in the blank below.

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The signed off copy's to be signed by the owner and MBI's Concrete Subcontractor (before concrete placement) and yourself, after verifying the actual concrete against the plans, then forwarded to Morton once all signatures are in place. Payment clearance will then be granted.

The MBI Concrete Subcontractor is not permitted to work until the order has credit approval, pink form 40 has been released and on hand, all building permits are secured. The owner has signed the plans, and the subcontractor has signed the acknowledgment of having received and reviewed the plans.

You acknowledge the work is complete and complies to the plans.

\_\_\_\_\_  
(Sales Consultant/Construction Coordinator Signature Authorizing Delivery) (Date)

### OWNER'S ACKNOWLEDGMENT

(IF MBI'S CONCRETE SUBCONTRACTOR IS DOING THE WORK)

These concrete plans were prepared in accordance with the order received from our Sales Consultant. Please review the following items. If changes are needed, contact your Sales Consultant immediately, who will then have the plans revised accordingly.

**Please sign one set of these plans indicating you (The Owner) approve of all the items listed below and authorize placement of the concrete:**

- \* The finish floor and/or concrete wall elevation above the exterior grade is to your satisfaction.
- \* Concrete control joint requirements & specifications are to your satisfaction.
- \* Concrete floor slopes, typically seen at door openings and floor drain locations, are to your satisfaction.
- \* You (The Owner) have located and marked all private underground lines, such as water, gas, sewer, electric, phone, cable, etc.

\_\_\_\_\_  
(Owner's Signature) (Date)

### MBI'S CONCRETE SUBCONTRACTOR ACKNOWLEDGMENT

The MBI Concrete Subcontractor has received and reviewed two copies of the concrete plans and specifications (form 222) for the concrete follows:

The MBI Concrete Subcontractor has been informed of all other trades that may be hired by the owner or Morton Buildings, Inc. that have rough-ins that need to be placed under the concrete floor.

The MBI Concrete Subcontractor understands that payment for services is contingent upon adhering to all minimum specifications listed on form 222 or greater if called out on the plans. All work will conform to form 40, 405, or 404 and subcontractor's scope of work. All applicable reinforcing, control joint layout, etc. will be checked and verified by Sales Consultant/ Construction Coordinator prior to payment being released.

The MBI Concrete Subcontractor has contacted the DIGGING AUTHORITIES for clearance prior to excavation and placing of concrete.

DIG CLEARANCE NUMBER IS: \_\_\_\_\_

Work may commence upon receipt of accepted subcontract (form 40) and authorization from the Sales Consultant/ Construction Coordinator.

\_\_\_\_\_  
(MBI's Concrete Subcontractor's Name & Signature) (Date)

OFFICE:  
SIOUX FALLS, SD  
JOB NO.  
DMD-117929

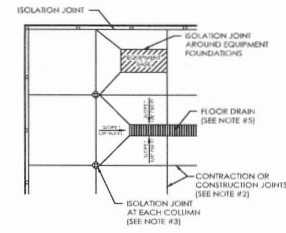
CONNIE HINES REVOCABLE TRUST



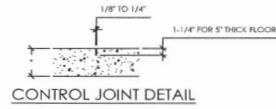
DRAWN BY:	ANW
DATE:	12/17/2023
CHECKED BY:	J CAROLAN
DATE:	1/22/2024
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

SCALE: AS NOTED  
 SHEET NO. SB1 OF SB2

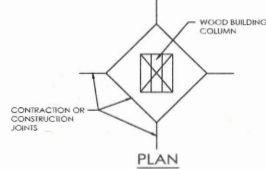
## TYPICAL FLOOR JOINT REQUIREMENTS



TYPICAL LOCATION OF JOINTS  
SPACING: 5' FLOOR = 15' O.C. MAXIMUM



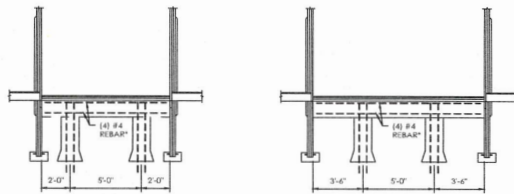
CONTROL JOINT DETAIL



INTERIOR COLUMN FLOOR JOINTS

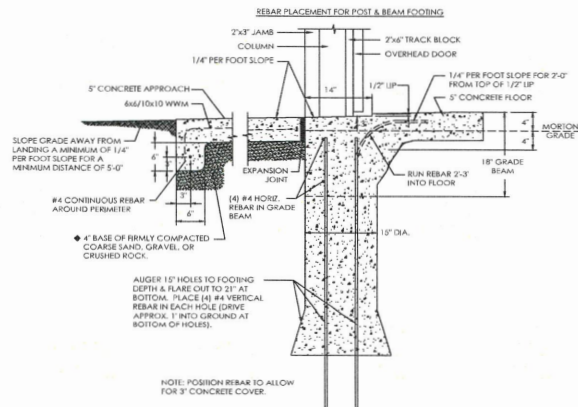
## DESIGN AND EXPLANATORY NOTES

- 1.) SPECIFIC PROJECT DESIGN MAY REQUIRE CONTRACTOR MODIFICATIONS TO COMPLY WITH INDUSTRY STANDARDS AND ACI 302.
- 2.) CONTROL JOINTS ARE REQUIRED AND MAY BE ACHIEVED WITH SAW CUTS, HAND GROOVING, OR INSERTING A PRECASTED STRIP. JOINT SPACING AS PER INDUSTRY STANDARDS AND ACI 302. CONTROL JOINTS ARE TO BE TO A DEPTH OF 1/4 THICKNESS OF THE FLOOR. FLOORS SUBJECT TO WET EXTERIOR CONDITIONS SHOULD HAVE JOINTS FILLED AND PROTECTED WITH AN APPROPRIATE JOINT SEALANT.
- 3.) ISOLATION JOINTS ARE REQUIRED AT JUNCTIONS WITH WALLS, COLUMNS, EQUIPMENT FOUNDATIONS, FOOTINGS, OR OTHER POINTS OF RESTRAINT SUCH AS DRAINS AND Sumps. THE JOINT MATERIAL SHOULD EXTEND THE FULL DEPTH OF THE SLAB AND SHOULD NOT PROTRUDE ABOVE IT. WHERE THE JOINT FILLER WILL BE OBVIOUSLY VISIBLE OR WHERE THERE ARE WET CONDITIONS, THE TOP OF THE PRECASTED FILLER SHOULD BE REPLACED WITH AN APPROPRIATE JOINT SEALANT.
- 4.) WHEN POURING CONCRETE UP TO OR AROUND THE BUILDING AND/OR ITS COMPONENTS, ALWAYS PLACE AN EXPANSION JOINT BETWEEN THE CONCRETE AND THE BUILDING MATERIAL BEING POURED AGAINST OR AROUND. THE EXPANSION JOINT MATERIAL MUST EXTEND THE FULL DEPTH OF THE CONCRETE SLAB.
- 5.) THE CONCRETE FLOOR MUST SLOPE A MINIMUM OF 1/8" PER FOOT TOWARD THE FLOOR DRAINS WHEN SPECIFIED. THE OWNER IS TO DETERMINE HOW FAR AWAY FROM THE DRAIN THE SLOPING WILL BEGIN. FACTORS THAT AFFECT THIS DETERMINATION INCLUDED BUT NOT LIMITED TO: ARE: THE AREA THE DRAINS IS SERVICING, INTERIOR ROOMS, FUNCTION OF THE FLOOR, ITEMS THAT ARE BEARING ON THE FLOOR, ETC.
- 6.) THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDING'S SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.

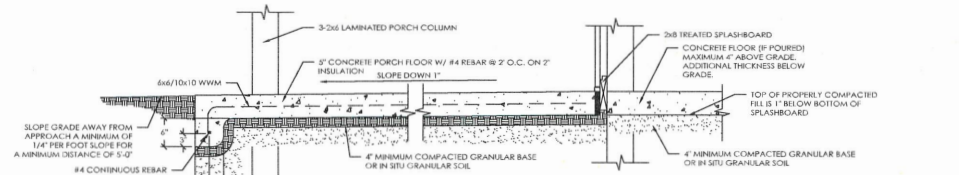


\* AUGER 15" HOLES TO FOOTING DEPTH & FLARE OUT TO 21" AT BOTTOM. PLACE (4) #4 VERTICAL REBAR IN EACH HOLE (DRIVE APPROX. 1" INTO GROUND AT BOTTOM OF HOLES).

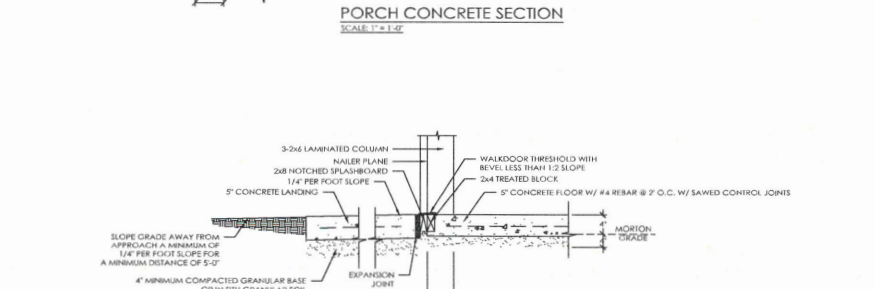
\* AUGER 15" HOLES TO FOOTING DEPTH & FLARE OUT TO 21" AT BOTTOM. PLACE (4) #4 VERTICAL REBAR IN EACH HOLE (DRIVE APPROX. 1" INTO GROUND AT BOTTOM OF HOLES).



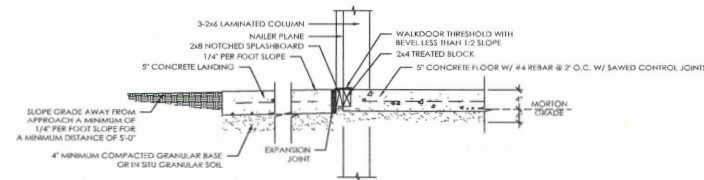
OVERHEAD DOOR CONCRETE APPROACH DETAIL A-A



COLD STORAGE WALL SECTION  
SCALE: 1" = 1'-0"



PORCH CONCRETE SECTION  
SCALE: 1" = 1'-0"



LANDING & THRESHOLD FOR WALKDOOR SECTION  
SCALE: 1" = 1'-0"

OFFICE: SIXTH FALLS, SD  
JOB NO.: 040-11798

CONNIE HINES REVOCABLE TRUST

MORTON BUILDINGS, INC.  
MORTON, IL 62509

DRAWN BY:	ANW
DATE:	9/29/2022
CHECKED BY:	JGR/CAH
DATE:	3/22/2023
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

SCALE:	AS NOTED
SHEET NO.:	SB2
OF:	SB2

AFFIDAVIT OF MAILING

I, Jason Larsen, hereby certify that on the 29<sup>th</sup> day of April, 2023, 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.

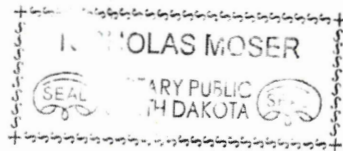
Dated the 29<sup>th</sup> day of April, 2023.

[Signature]  
\_\_\_\_\_  
(Name)  
Affiant

Subscribed and sworn to before me this 29 day of April, 2023.

[Signature]  
\_\_\_\_\_  
Notary Public - South Dakota  
My commission expires: 3/1/2026

(SEAL)



## NOTIFICATION

April 24, 2023

Applicant:  
Connie Hines  
43384 SD HWY 52  
Yankton, SD 57078

Dear Yankton County Property Owner:

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

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 9th day of May, 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

*Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 16' sidewalls. Said property is legally described as Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE 1/4 of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota*

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

Sincerely,  
Connie Hines

Petitioner

BACKHAUS, JAMIE JEAN (D)  
171 STACKERL AVE  
YANKTON SD 57078

BARTLING, BRIAN (D)  
637 SOUTH 80 ST  
OMAHA NE 68114

BAY PROPERTIES LLC (D)  
10059 COVE POINTE RD  
BRAINERD MN 56401

BLAALID, NORMAN D (D)  
% LORI OWENS  
56137 858 RD  
CARROLL NE 68723

BRECKENRIDGE, JOHN S (D)  
31157 434 AVE  
YANKTON SD 57078

BUBBA BEANS LLC (D)  
1803 SKYLINE DR  
NORFOLK NE 68701

CARNS, ROXANNE (D)  
31150 434 AVE  
YANKTON SD 57078

CLEMENS, SAMUEL (D)  
3901 S PILLSBERRY AVE  
SIOUX FALLS SD 57103

ELWELL, WILLIAM E (D)  
1115 NORTH MARY AVE  
TEA SD 57064

ENGE, KEITH P (D)  
305 LEWIS & CLARK TRL  
YANKTON SD 57078

FEJFAR, JEFF (D)  
407 DEER BLVD  
YANKTON SD 57078

FICKBOHM, DWIGHT M REV TRUST (D)  
30928 SD HWY 11  
AKRON IA 51001

FOWLER, ANGELA D (D)  
383 LEWIS & CLARK TRL  
YANKTON SD 57078

GENTRUP, DAVID (D)  
356 LEWIS & CLARK TRL  
YANKTON SD 57078

GENTRUP, DAVID A (D)  
356 LEWIS & CLARK TRL  
YANKTON SD 57078

GUENTHER, KENNETH REV TRUST (D)  
31151 434 AVE  
YANKTON SD 57078

HALVORSON, KEITH R (D)  
1194 SOUTH PARK AVE  
FOND DU LAC WI 54935

HANENBERGER, DWYAN M LIV TRUST (D)  
815 N VIA ALHAMBRA #N  
LAGUNA WOODS CA 92637

HANSEN, ALAN L (D)  
PO BOX 244  
GRETNA NE 68028

HANSON, VERNE L (D)  
434 LEWIS & CLARK TRL  
YANKTON SD 57078

HILLESLAND, EILEEN (D)  
PO BOX 418  
NORTHWOOD ND 58267

HILLESLAND, EILEEN TRUST (D)  
PO BOX 418  
NORTHWOOD ND 58267

HINES, CONNIE REVOCABLE TRUST (D)  
PO BOX 218  
YANKTON SD 57078

HISEROTE, DANIEL D (D)  
1969 ELK CREEK RD  
SERGEANT BLUFF IA 51054

HOUSE OF MARY SHRINE (D)  
PO BOX 455  
YANKTON SD 57078

HOWEY-FOX, WANDA L (D)  
411 LEWIS & CLARK TRL  
YANKTON SD 57078

JAUER, STANLEY E REV TRUST (D)  
26561 IMPORT DR  
HINTON IA 51024

JOHNSON, THOMAS C (D)  
229 DREES DR  
YANKTON SD 57078

JONS, GALEN D (D)  
204 LEWIS & CLARK TRL  
YANKTON SD 57078

KINSLEY, JON M (D)  
216 DREES DR  
YANKTON SD 57078



KNEIFL, FRANCIS J JR (D)  
230 DREES DR  
YANKTON SD 57078

LOBERG, DANIEL A (D)  
86330 568 AVE  
CARROLL NE 68723

LOBERG, DANIEL J (D)  
86330 568 AVE  
CARROLL NE 68723

MALCHOW, GLEN S (D)  
196 STACKERL AVE  
YANKTON SD 57078

MARKER, DON L (D)  
321 LEWIS & CLARK TRL  
YANKTON SD 57078

MASSEY, DANIEL C (D)  
236 DREES DR  
YANKTON SD 57078

MATHIS, WENDY J (D)  
111 PARKVIEW PL  
YANKTON SD 57078

NOONEY, KAY E (D)  
%SINKLER, KAY  
31155 434 AVE  
YANKTON SD 57078

PAGELER, GARY LEE (D)  
37 3 AVE SW  
LE MARS IA 51031

PARKVIEW HOMEOWNERS ASSOC (D)  
% GARY PAGELER  
37 3 AVE SW  
LE MARS IA 51031

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

PIETRZAK, RENEE REV TRUST (D)  
432 LEWIS & CLARK TRL  
YANKTON SD 57078

POGGE, JOHN (D)  
7802 SOUTH 45 AVE CIR  
OMAHA NE 68157

RAMEY, BRAD I (D)  
31137 434 AVE  
YANKTON SD 57078

RUTTER, MARK H (D)  
135 LEWIS & CLARK TRL  
YANKTON SD 57078

SD DEPT OF GAME FISH & PARKS (D)  
523 EAST CAPITOL AVE  
PIERRE SD 57501

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

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

STEVENS, MARK A (D)  
398 LEWIS & CLARK TRL  
YANKTON SD 57078

STIBRAL, CHRIS D (D)  
389 LEWIS & CLARK TRL  
YANKTON SD 57078

VINTON, MARION K (D)  
PO BOX 65  
YANKTON SD 57078

WHITING, JAMES W JNT REV TR (D)  
186 LEWIS & CLARK TRL  
YANKTON SD 57078

WOLFF, ROGER D JNT LIV TRUST (D)  
395 LEWIS & CLARK TRL  
YANKTON SD 57078

YANKTON COUNTY (D)  
321 WEST 3 ST STE 100  
YANKTON SD 57078

YORK, GARY W (D)  
152 LEWIS & CLARK TRL  
YANKTON SD 57078

# Yankton County, South Dakota

**Paid by**

Jason

jason.larsen@mortonbuildings.com

**Payment number**

**Date paid**

**Payment method**

# Receipt

222994910

April 24, 2023 10:21 AM

Online

## \$300.00 paid on April 24, 2023

Variance, Conditional Use and Rezoning Application

**Application ID:** CUP-2023-90

Description	Amount
Fee	\$300.00



Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 4/14/2023

Applicant

Hines- 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 B-47 and B-48 of Far View Heights located in the NE1/4 of the SE ¼ of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota.

(Portions of Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which borders and is adjacent only to the North Line of Lot B-43, Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota recorded in Book S3 of Plats on Page 100) Containing 2.37 Acres more or less.

Planning Commission date: 5/9/2023  
Board of Adjustment date:

Time:  
Time:

**Please Check Plat Type:**

Final    Amended    Preliminary    Revision

-----**Development Information**-----

Plat Name: Plat of Lots B-47 and B-48 of Far

---

Section No: 13   Township No: 93

Range : 57   Number of Lots/Tracts: 2

Number of Acres: 2.37

How is the property currently being used? MD

What is the proposed use of the property? MD

---

-----**Surveyor/Engineer Information**-----

Firm Name: Stockwell

Address: \_\_\_\_\_

City: Yankton   State: SD   Zip: 57078

Contact Person: Brett Kennedy

Phone: 6056658092

---

-----**Property Owner Information**-----

Name: Connie Hines

Address: 43384 SD HWY 52

City: Yankton   State: SD   Zip: 57078

Contact person: Brett Kennedy

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes    No

2. What is/are the lot size(s) 1.57 and 0.80 acres

3. Is this (plat) an existing farmstead?  Yes    No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes    No

6. Is this property to have construction on it?  Yes    No

If yes :  
Name, address and phone number of contractor(s)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

-----**Owner certification**-----

This is to certify that Connie Hines  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

*Connie Hines*

\_\_\_\_\_

Owner Signature

\_\_\_\_\_

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

\_\_\_\_\_

Agent Signature

---

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

<input checked="" type="checkbox"/> Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?
---

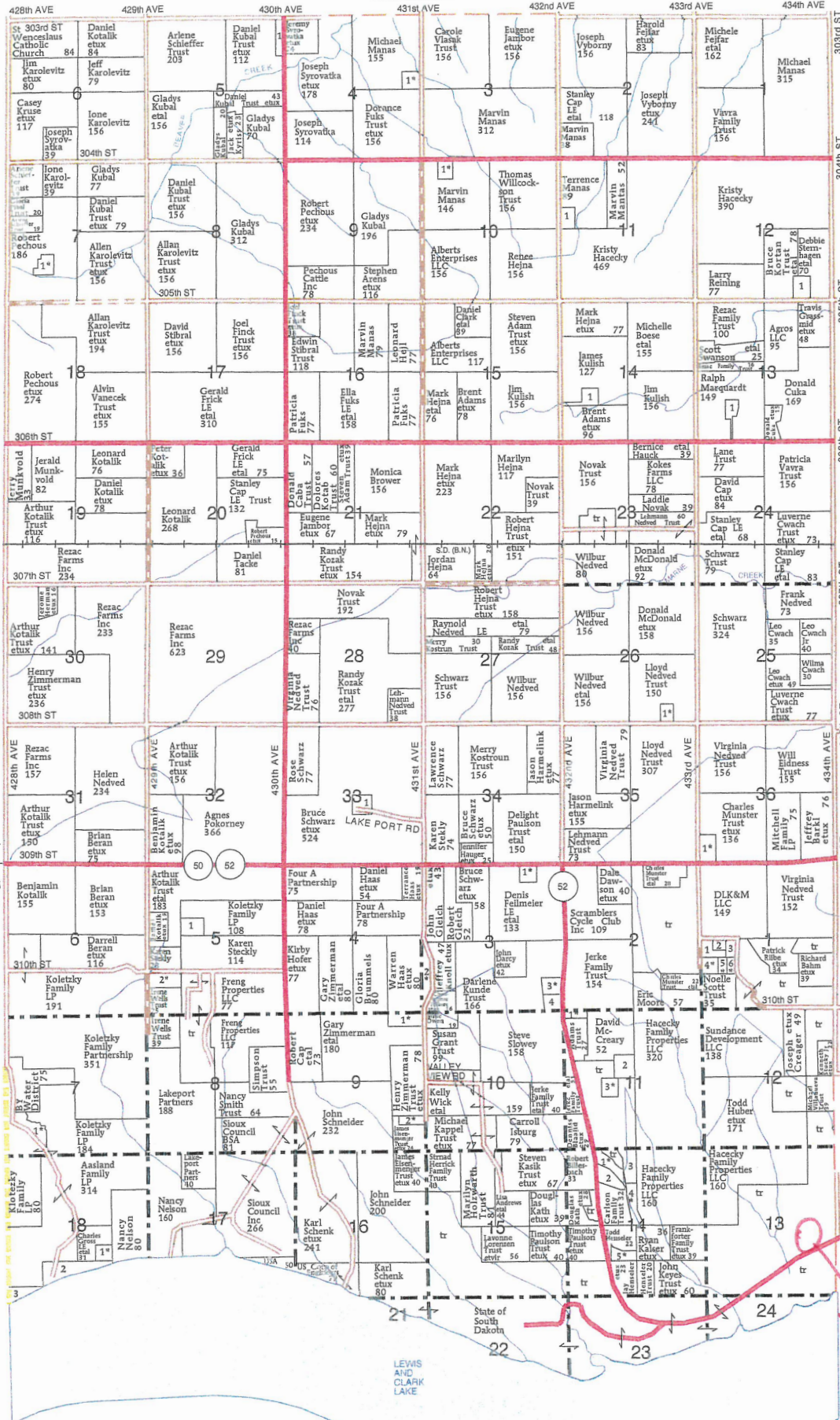
- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 05/09/2023

Board of Adjustment date: \_\_\_\_\_

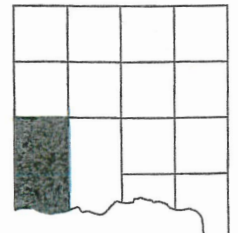
(Landowners)

LESTERVILLE TWP.



- ZISKOV TOWNSHIP**
- SECTION 1S**
1. Barth, Chad 9
  2. Fischer, Katrina 5
  3. Gause, Janell 5
  4. Taylor, Lynn etux 9
  5. Scott, BJaye etux 5
  6. Kramer, Francis etal 5
- SECTION 3S**
1. Ausdemore, Robert etal 9
  2. Haas, Warren etux 10
  3. Mueller, James etux 8
  4. Kunde, Darlene 8
- SECTION 4N**
1. Hoffman, RC etux 10
- SECTION 5N**
1. Polish Catholic Congregation 9
- SECTION 5S**
1. Willsie, Carol 11
  2. Sedlacek, Kenneth etux 12
- SECTION 7N**
1. Pechous, Robert etux 10
- SECTION 7S**
1. Koletzky, lone etal 17
- SECTION 9S**
1. Jungemann, Jerry etux 15
  2. Wostrel, Eldon etux 15
- SECTION 10N**
1. Manas, Terence etux 10
- SECTION 11N**
1. Cap, Daniel 11
- SECTION 11S**
1. Haberman, Adam etux 10
  2. Konopasek Family Trust 10
  3. Lyons, Sean etal 10
- SECTION 12N**
1. Hejna, Marilyn 9
- SECTION 13N**
1. Manas, Dylan 6
- SECTION 14N**
1. Sudbeck, Charlene 12
  2. Peterson, Corey etal 9
  3. Feimer Family Protection Trust 9
  4. Colby, David 13
  5. VanDeKop, Dale etux 10
  5. Henseler, Kevin etux 9
- SECTION 18S**
1. Lynch, Daniel etux 9
  2. State of South Dakota Game Fish & Parks 66
  3. Yonke Trust, Mark 5
- SECTION 26**
1. Martin, Nathan etux 6
- SECTION 33**
1. St Wenceslaus Roman Catholic Church 10
- SECTION 36**
1. Koletzky, David etux 8

Location

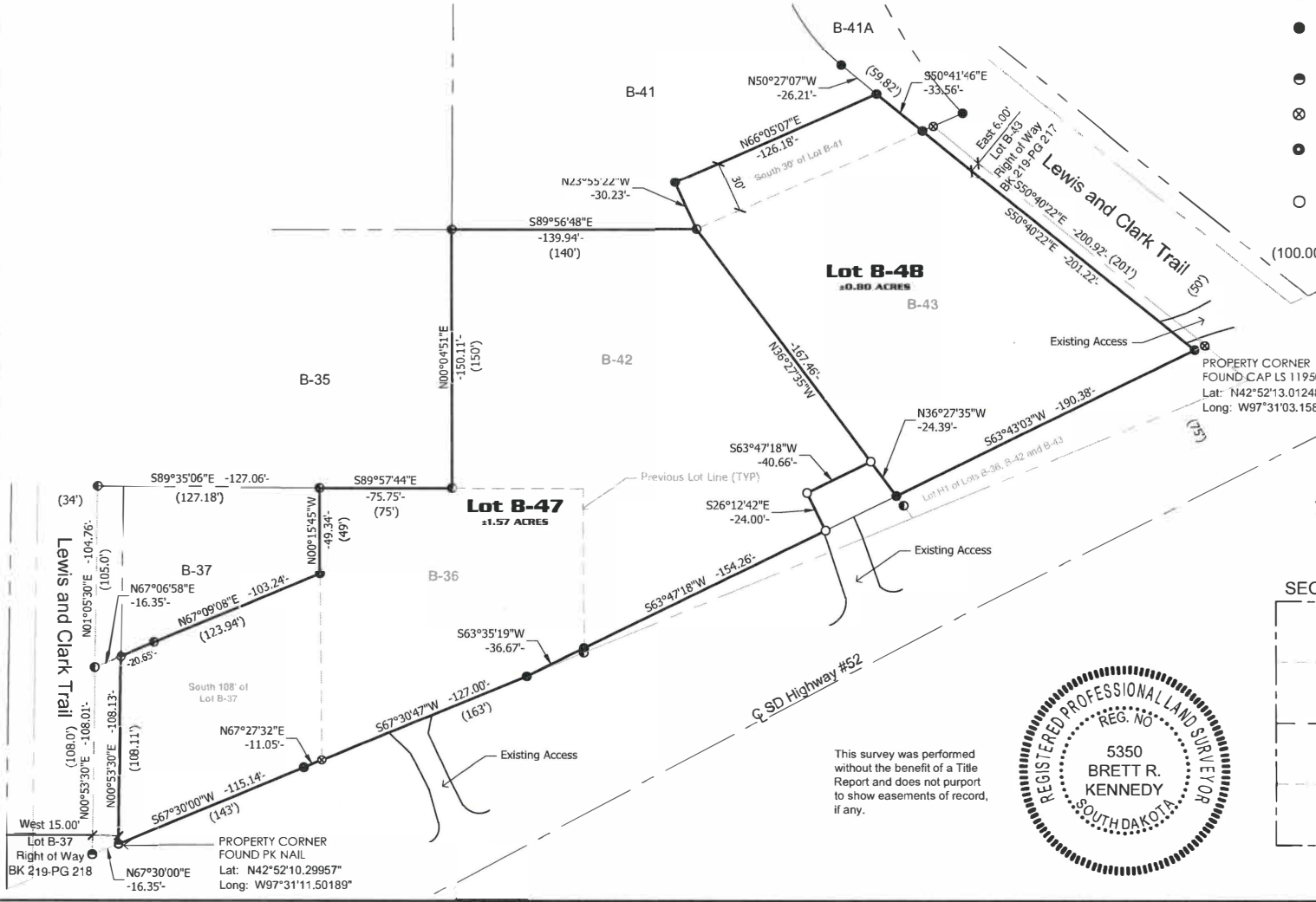


KNOX CO., NE

# PLAT OF LOTS B-47 AND B-48 OF FAR VIEW HEIGHTS

LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST  
OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

(Portions of Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which Borders and is Adjacent only to the North Line of Lot B-43,  
Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota recorded in Book S3 of Plats on Page 100)  
CONTAINING 2.37 ACRES MORE OR LESS

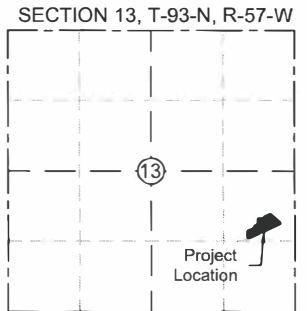
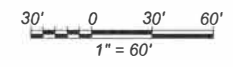


### Legend

- Found 1/2" O.D. Pipe
- Found Rebar & Cap Stamped "Tom Week PELS 2912"
- Found PK Nail in Asphalt
- ⊗ Computed Point
- Found Rebar & Cap Stamped "BENSON LS 11950"
- Set Rebar & Cap Stamped "KENNEDY LS 5350"
- (100.00') Record Distance



BASIS OF BEARING  
UTM 14



**FAR VIEW HEIGHTS**  
SECTION 13, T93N, R57W  
YANKTON COUNTY, SOUTH DAKOTA

REVISION	SCHEDULE
TOTAL REVISIONS	DATE

SB PROJECT #: 23084



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

PROPERTY CORNER  
FOUND PK NAIL  
Lat: N42°52'10.29957"  
Long: W97°31'11.50189"

West 15.00'  
Lot B-37  
Right of Way  
BK 219-PG 218  
N67°30'00"E -16.35'



**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 their direction, did on or prior to April 11, 2023 have surveyed Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which Borders and is Adjacent only to the North Line of Lot B-43, Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota, with area and dimensions as shown on the plat:

And shall hereafter be known and described as **LOTS B-47 AND B-48 OF FAR VIEW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 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 14th day of April, 2023.

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



**OWNER'S CERTIFICATE**

We, the undersigned, hereby certify that we are the absolute and unqualified owners of the land included in this plat being entitled:

**LOTS B-47 AND B-48 OF FAR VIEW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA**, that the plat has been made at our request and under our direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and we hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Connie F. Hines Revocable Trust

Connie F. Hines Revocable Trust

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

Connie F. Hines - Trustee

Gordon Jeffery Hines - Trustee

Gordon Jeffery Hines

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

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Connie F. Hines and Gordon Jeffery Hines as Co-Trustees of the Connie Hines Revocable Trust and Gordon Jeffery Hines, 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, South Dakota

**CERTIFICATE OF STREET AUTHORITY**

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

Approved this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
State/County/Township/City Road Authority

Approved this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
State/County/Township/City Road Authority

**COUNTY PLANNING COMMISSION APPROVAL**

Approval of the final plan of **LOTS B-47 AND B-48 OF FAR VIEW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 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 B-47 AND B-48 OF FAR VIEW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the day of \_\_\_\_\_, \_\_\_\_\_.

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

**COUNTY AUDITOR CERTIFICATE**

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

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

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

**DIRECTOR OF EQUALIZATION**

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

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

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

**CERTIFICATE OF COUNTY TREASURER**

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

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

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

**CERTIFICATE OF REGISTER OF DEEDS**

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

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

\_\_\_\_\_  
Register of Deeds  
Yankton County

Plat Approval  
Application  
113967  
Applicant  
Bill Testing

Fees Paid  
\$100.00  
Created  
April 14, 2023

Number  
113967

Final | Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE 1/4 of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota. (Portions of Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which borders and is adjacent only to the North Line of Lot B-43, Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota recorded in Book S3 of Plats on Page 100) Containing 2.37 Acres more or less. | Connie Hines | 43384 SD HWY 52 | 13.013.100.135  
Submitted by BillTesting on 4/14/2023



## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 4/14/2023 3:33 PM EST by bconkling



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.013.100.135	43384 SD HWY 52	YANKTON	HINES, CONNIE REVOCABLE TRUST (D)    HINES, GORDON JEFFREY (D)	0.000

Requested Information Completed On 4/14/2023 3:35 PM EST by bconkling

Fee  
\$100.00

Plat Type

Final

## Development Information

Plat Name

Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE ¼ of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota.

(Portions of Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which borders and is adjacent only to the North Line of Lot B-43, Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota recorded in Book S3 of Plats on Page 100) Containing 2.37 Acres more or less.

Section No:

13

Township No:

93

Range

57

Number of Lots/Tracts

2

Number of Acres

2.37

How is this property currently being used?

MD

What is the proposed use of the property?

MD

## Surveyor/Engineer Information

Firm Name

Stockwell

Address

201 Walnut St

City

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

Brett Kennedy

**Phone**

6056658092

## Property Owner Information

**Owner Name**

Connie Hines

**Address**

43384 SD HWY 52

**City**

Yankton

**State**

SD

**Zip**

57078

**Owner Phone**

6056658092

**Contact Person**

Brett Kennedy

If the property owner is represented by an authorized agent, please provide the following:

**Agent's name**

**Agent's Title**

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

1.57 and .80 acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 4/21/2023 2:12 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Hines.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 4/21/2023 2:13 PM EST by bconkling

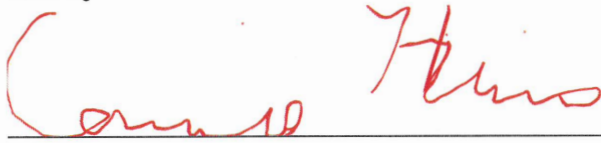
## Owner Certification

Owner(s)

Connie Hines

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 4/21/2023 2:13 PM EST by bconkling

## Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

## Confirmation Data

Payment Method	Cash
Confirmation Number	
Amount Paid	\$100.00

Planning Commission Review Completed On 4/21/2023 2:14 PM EST by bconkling

## Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

05/09/2023

External Notes

Documents

Internal Notes

Documents



# Yankton County, South Dakota

# Receipt

**Paid by**  
Bill Testing  
test@test.com

**Payment number** 0a4b651452104f21a966975191874044  
**Date paid** April 21, 2023 02:13 PM  
**Payment method** Cash

\$100.00 paid on April 21, 2023

Plat Approval Application  
Application ID: 113967

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 4/16/2023

Applicant

**PFJ, LLC- 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, Meadowlook Addition, in the SE 1/4 of the SW1/4 of Section 33, T95N, R57W of the 5th P.M., Yankton County, South Dakota (Lesterville)

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

-----Development Information-----

Plat Name: Plat of Tract 1, Meadowlook

Section No: 33 Township No: 95

Range : 57 Number of Lots/Tracts: 1

Number of Acres: 158.0

How is the property currently being used? AG

What is the proposed use of the property? AG

-----Surveyor/Engineer Information-----

Firm Name: Brandt Land Surveying

Address: \_\_\_\_\_

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

-----Property Owner Information-----

Name: PFJ, LLC (Patti Bailey)

Address: 4754 S Primrose Dr

City: Gold Canyon State: AZ Zip: 85118

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No

2. What is/are the lot size(s) 20

3. Is this (plat) an existing farmstead?  Yes  No

4. If a farmstead, how many acres are surrounding it? 20

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No

6. Is this property to have construction on it?  Yes  No

If yes :

Name, address and phone number of contractor(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----Owner certification-----

This is to certify that Patti Bailey  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

*Patti Bailey*

Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_

County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

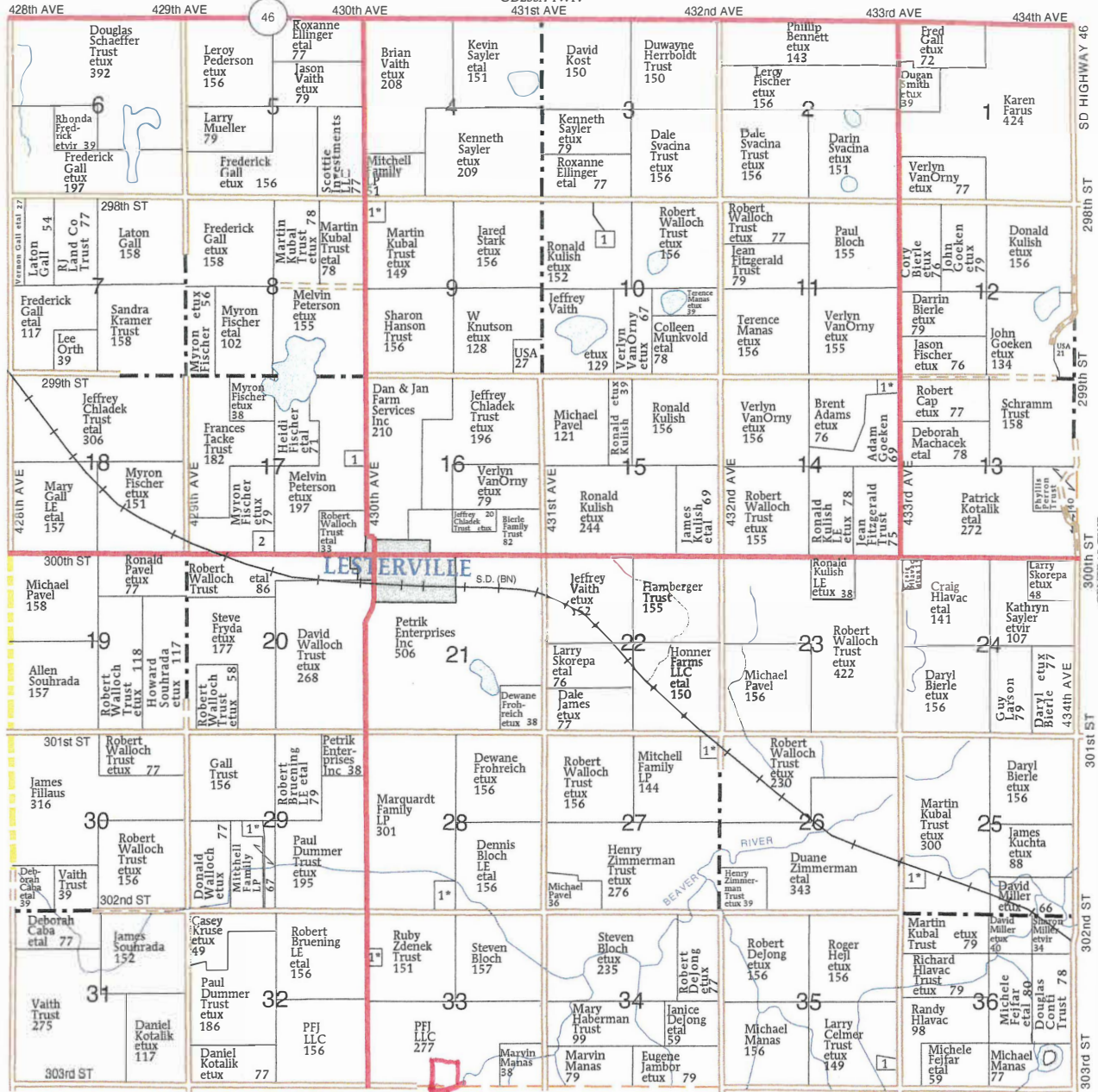
- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 05/09/2023

Board of Adjustment date: \_\_\_\_\_

(Landowners)

ODESSA TWP.



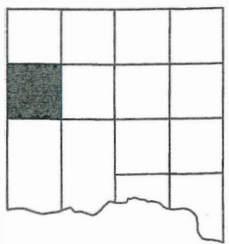
ZISKOV TWP.

location

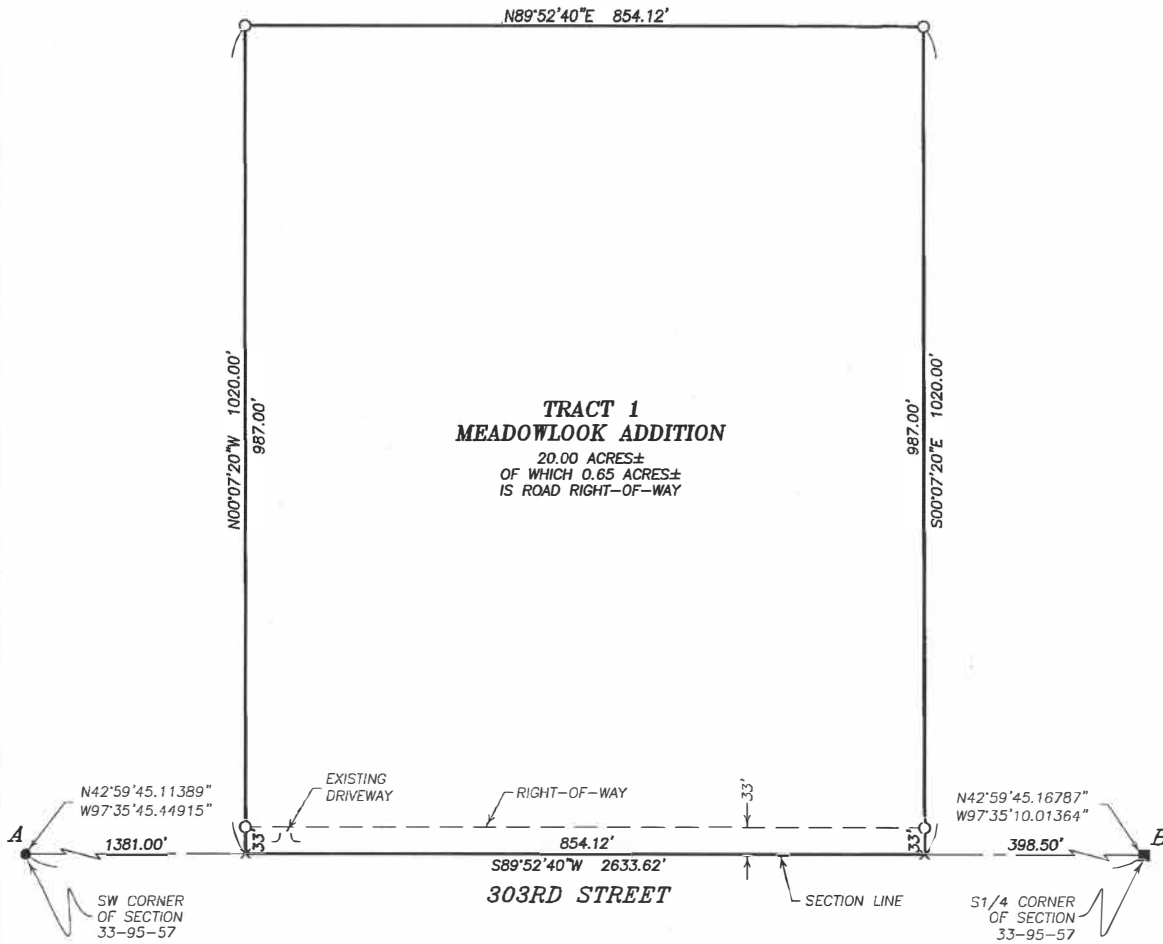
- LESTERVILLE TOWNSHIP**
- SECTION 9**
- 1. Pommerville, Michael et ux 7
- SECTION 10**
- 1. Gartzke, Melvin 5
- SECTION 14**
- 1. Svec, Denise et ux 9
- SECTION 17**
- 1. Peterson, George 5

- 2. Auch, Douglas et ux 9
- SECTION 25**
- 1. Schanche, Kenneth et ux 7
- SECTION 27**
- 1. Lawrence, Robert et ux 9
- SECTION 28**
- 1. Marquardt, Ralph et ux 11

- SECTION 29**
- 1. Kruse, Casey et ux 12
- SECTION 33**
- 1. Tesch, Wiatt et ux 5
- SECTION 35**
- 1. Pullen, Lorinda 6

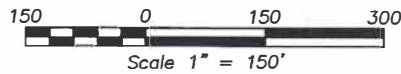


PLAT OF TRACT 1, MEADOWLOOK ADDITION, IN THE SE1/4 OF THE SW1/4 OF SECTION 33, T95N, R57W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



**LEGEND**

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 3/8" REBAR
- FOUND 5/8" REBAR
- x CALCULATED CORNER

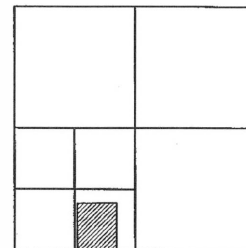


**CORNER REFERENCE TIES**

- A. SOUTHWEST CORNER OF SEC. 33, T95N, R57W**
1. 57.54' NE TO A NAIL & SHINER IN A POWER POLE.
  2. 61.89' SE TO A NAIL & SHINER IN A POWER POLE.
  3. 78.07' ESE TO A NAIL & SHINER IN A POWER POLE.
- B. SOUTH 1/4 CORNER OF SEC. 33, T95N, R57W**
1. 22.01' SSE TO A NAIL & SHINER IN A CORNER POST.
  2. 30.87' SW TO A NAIL & SHINER IN A FENCE POST.
  3. 43.65' WSW TO A NAIL & SHINER IN A FENCE POST.

NOTE:  
BASIS OF BEARING  
BY GPS OBSERVATION

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



LOCATION (N.T.S.)  
SECTION 33-95-57

PLAT OF TRACT 1, MEADOWLOOK ADDITION, IN THE SE1/4 OF THE SW1/4 OF SECTION 33, T95N, R57W 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, MEADOWLOOK ADDITION, IN THE SE1/4 OF THE SW1/4 OF SECTION 33, T95N, R57W 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 14TH DAY OF DECEMBER, 2022.



*John L. Brandt*  
JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, PATRICIA BAILEY, AUTHORIZED MEMBER OF PFJ, LLC, DO HEREBY CERTIFY THAT PFJ, LLC, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

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

PATRICIA BAILEY  
PFJ, LLC

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PATRICIA BAILEY, WHO ACKNOWLEDGED HERSELF TO BE THE AUTHORIZED MEMBER OF PFJ, LLC, AND THAT SHE AS AUTHORIZED MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND 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 303RD STREET IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09-01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

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

REGISTER OF DEEDS

Plat Approval  
Application  
90176

Fees Paid  
\$100.00

Applicant  
Bill Testing

Created  
January 26, 2023

Number  
90176

Final | Plat of Tract 1,  
Meadowlook Addition, in the SE  
1/4 of the SW1/4 of Section 33,  
T95N, R57W of the 5th P.M.,  
Yankton County, South Dakota |  
PFJ, LLC (Patti Bailey) | 4754 S  
Primrose Dr | 15.033.300.100  
Submitted by BillTesting on  
1/26/2023

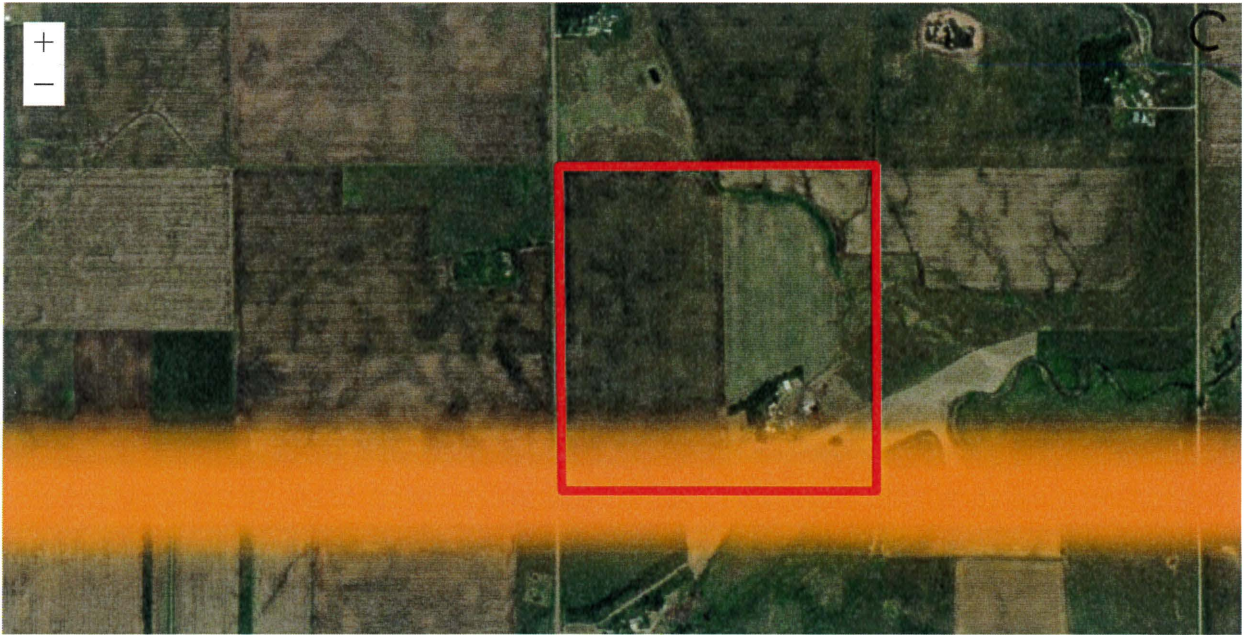


## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 1/26/2023 10:52 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
15.033.300.100	43028 303 ST	LESTERVILLE	PFJ LLC (D)	158.000

Requested Information Completed On 1/26/2023 2:53 PM EST by bconkling

Fee

\$100.00

Plat Type

Final

## Development Information

Plat Name



Plat of Tract 1, Meadowlook Addition, in the SE 1/4 of the SW1/4 of Section 33, T95N, R57W of the 5th P.M., Yankton County, South Dakota

**Section No:**

33

**Township No:**

95

**Range**

57

**Number of Lots/Tracts**

1

**Number of Acres**

158.0

**How is this property currently being used?**

AG

**What is the proposed use of the property?**

AG

## Surveyor/Engineer Information

**Firm Name**

Brandt Land Surveying

**Address**

1202 Willowdale Rd

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

John Brandt

**Phone**

6056658455

## Property Owner Information

**Owner Name**

PFJ, LLC (Patti Bailey)

**Address**

4754 S Primrose Dr

**City**

Gold Canyon

**State**

AZ

**Zip**

85118

**Owner Phone**

6056658455

**Contact Person**

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

20

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

20

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractor's Name, Address, and phone number (If applicable)

Submit Application Completed On 4/14/2023 11:41 AM EST by bconkling


## Owner Certification

Owner(s)

Patti Bailey

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



---

Owner Signature

---

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

---

### Plat Approval Items Completed On 4/14/2023 11:57 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

#### Upload Copy of Plat

[PFJ plat.pdf](#)

#### Plat Approval Applicant Checklist 🔒

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

#### Payment Completed On 4/14/2023 11:58 AM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Cash
Confirmation Number	paid with check at Treasurer's office
Amount Paid	\$100.00

#### Planning Commission Review Completed On 4/14/2023 11:58 AM EST by bconkling

### Plat Approval Planning Commission Checklist

#### Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

05/09/2023

Plat Approval Application (Planning Commission) Completed On 4/14/2023 11:58 AM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

# Yankton County, South Dakota

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

# Receipt

paid with check at Treasurer's office  
April 14, 2023 11:58 AM  
Cash

## \$100.00 paid on April 14, 2023

Plat Approval Application

Application ID: 90176

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 3/24/2023

Applicant

Ledbetter - 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 13, Block 5, Oak Hills Addition NO.2, in the SE1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota

(Formerly known as Lots 1, 2, and 11, Block 5, Oak Hills Addition NO.2 in the SE1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota recorded in Book S4 of Plats on Page 6A) Containing 0.60 Acres more or less.

(Ziskov South)

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

-----**Development Information**-----

Plat Name: Plat of Lot 13, Block 5, Oak Hills

Section No: 13 Township No: 93

Range: 57 Number of Lots/Tracts: 1

Number of Acres: 0.0

How is the property currently being used? MD

What is the proposed use of the property? MD

-----**Surveyor/Engineer Information**-----

Firm Name: Stockwell Engineering

Address: \_\_\_\_\_

City: yankton State: SD Zip: 57078

Contact Person: Brett Kennedy

Phone: 605-665-8092

-----**Property Owner Information**-----

Name: Gary Ledbetter

Address: 112 Acorn dr

City: Yankton State: SD Zip: 57078

Contact person: Brett Kennedy

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No

2. What is/are the lot size(s) 0.60

3. Is this (plat) an existing farmstead?  Yes  No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No

6. Is this property to have construction on it?  Yes  No

If yes:  
Name, address and phone number of contractor(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----**Owner certification**-----

This is to certify that Gary Ledbetter  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Gary Ledbetter  
Owner Signature

\_\_\_\_\_  
Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

\_\_\_\_\_  
Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_



Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

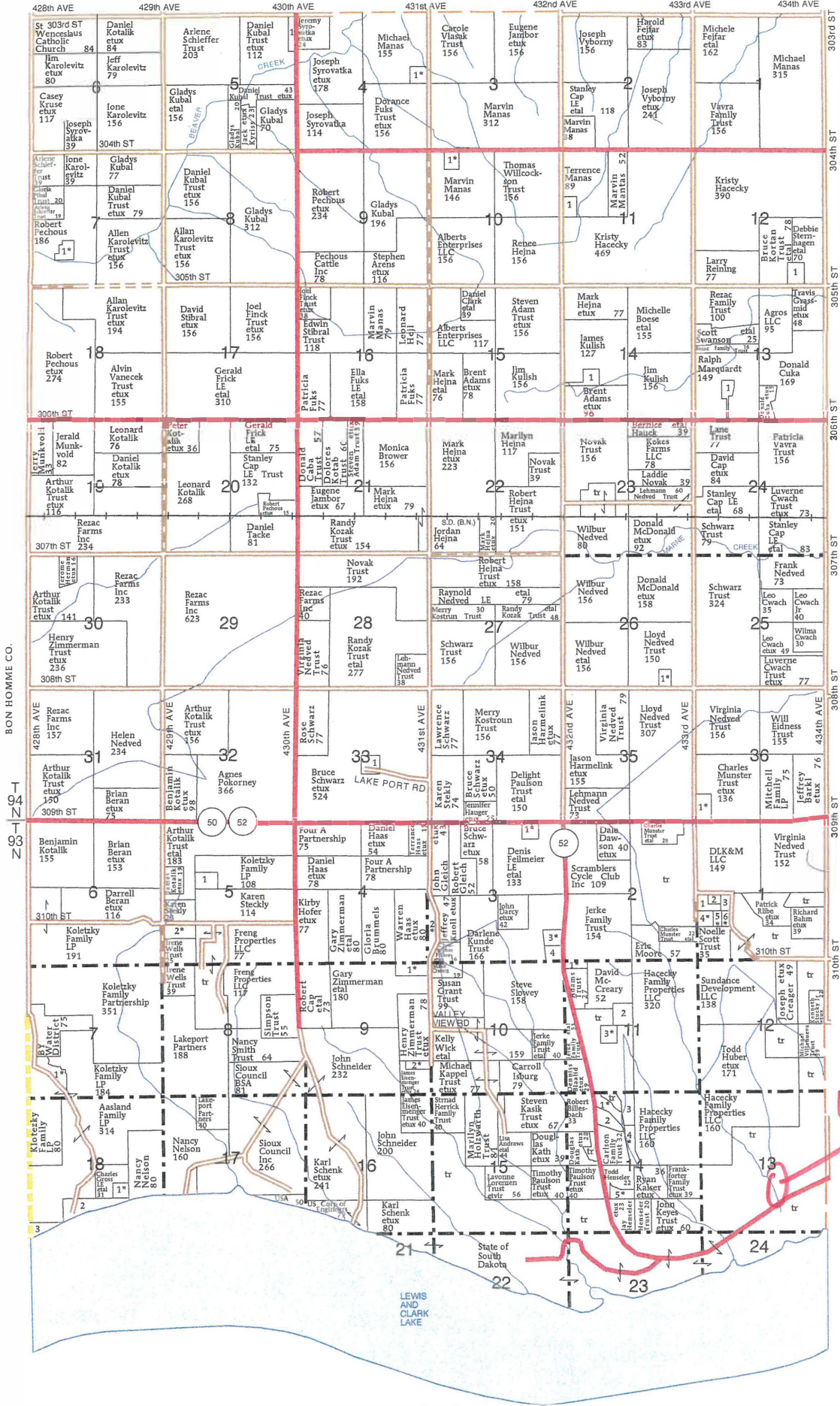
- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
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- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 05/09/2023

Board of Adjustment date: \_\_\_\_\_

(Landowners)

LESTERVILLE TWP.



**ZISKOV TOWNSHIP SECTION 15**

1. Barth, Chad 9
2. Fischer, Katrina 5
3. Gause, Janell 5
4. Taylor, Lynn etux 9
5. Scott, Bjaye etux 5
6. Kramer, Francis etal 5

**SECTION 35**

1. Ausdemore, Robert etal 9
2. Haas, Warren etux 10
3. Mueller, James etux 8
4. Kunde, Darlene 8

**SECTION 4N**

1. Hoffman, RC etux 10

**SECTION 5N**

1. Polish Catholic Congregation 9

**SECTION 5S**

1. Willis, Carol 11

**SECTION 7N**

1. Sedlacek, Kenneth etux 12

**SECTION 7S**

1. Pechous, Robert etux 10

**SECTION 7S**

1. Koletzky, lone etal 17

**SECTION 9S**

1. Jungemann, Jerry etux 15

**SECTION 10N**

1. Wostrel, Eldon etux 15

**SECTION 10N**

1. Manas, Terence etux 10

**SECTION 11N**

1. Cap, Daniel 11

**SECTION 11S**

1. Haberman, Adam etux 10
2. Konopasek Family Trust 10

**SECTION 12N**

1. Lyons, Sean etal 10

**SECTION 12N**

1. Hejna, Marilyn 9

**SECTION 13N**

1. Manas, Dylan 6

**SECTION 14N**

1. Sudbeck, Charlene 12

**SECTION 14S**

1. Peterson, Corey etal 9
2. Feimer Family Protection Trust 9
3. Colby, David 13
4. VanDeKop, Dale etux 10
5. Henseler, Kevin etux 9

**SECTION 18S**

1. Lynch, Daniel etux 9
2. State of South Dakota Game Fish & Parks 66
3. Yonke Trust, Mark 5

**SECTION 26**

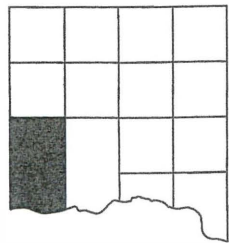
1. Martin, Nathan etux 6

**SECTION 33**

1. St Wenceslaus Roman Catholic Church 10

**SECTION 36**

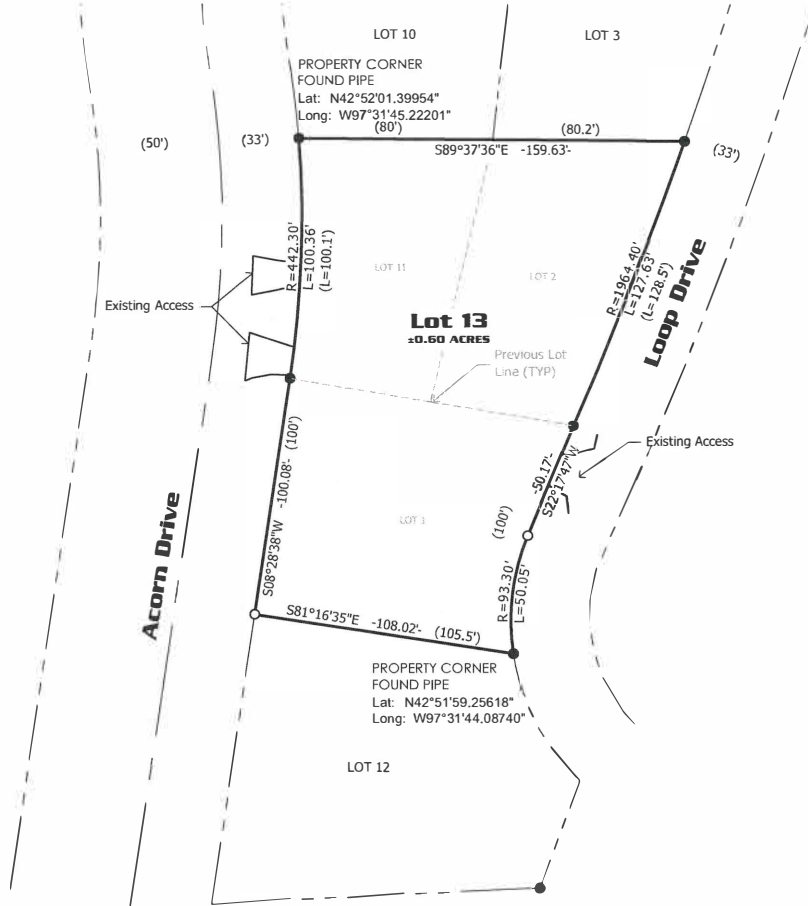
1. Koletzky, David etux 8



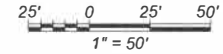
23103 - Oak Hills, Add #1, Inspire.dwg

# PLAT OF LOT 13, BLOCK 5, OAK HILLS ADDITION NO. 2, IN THE SE1/4 OF THE SW1/4 OF SECTION 13, TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

(Formally know as Lots 1, 2 and 11, Block 5, Oak Hills Addition No. 2, in the SE1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5th P.M.,  
Yankton County, South Dakota recorded in Book S4 of Plats on Page 6A)  
CONTAINING 0.60 ACRES MORE OR LESS



BASIS OF BEARING  
UTM 14



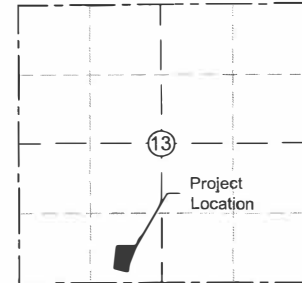
### Legend

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

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



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



### LOCATION MAP

Not to Scale



STOCKWELL ENGINEERS, INC.  
301 WALNUT STREET  
YANKTON, SD 57078  
PH: 605.445.8292  
FAX: 605.445.0593

Oak Hills Addition No. 2  
SECTION 13, T93N, R57W  
YANKTON COUNTY, SOUTH DAKOTA

REVISION SCHEDULE  
DATE REVISION

388 PROJECT #: 23103

1 OF 3





Plat Approval Fees Paid  
 Application \$100.00  
 116469  
 Applicant Created  
 Bill Testing April 21, 2023

Final | Plat of Lot 13, Block 5, Oak Hills Addition NO.2, in the SE1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota (Formerly known as Lots 1, 2, and 11, Block 5, Oak Hills Addition NO.2 in the Se1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota recorded in Book S4 of Plats on Page 6A) Containing 0.60 Acres more or less. (Ziskov South) | Gary Ledbetter | 112 Acorn dr | 13.013.500.560  
 Submitted by BillTesting on 4/21/2023

Number  
 116469

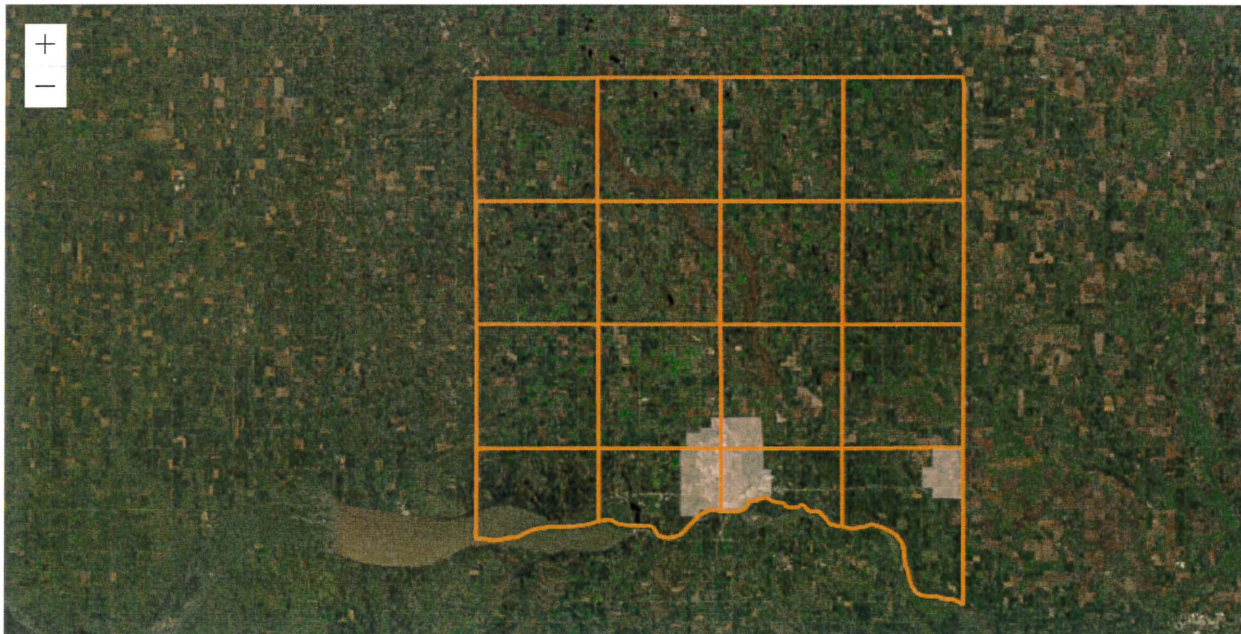


## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 4/21/2023 2:04 PM EST by bconkling



Earthstar Geographics

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.013.500.560	112 ACORN DR	YANKTON	LEDBETTER, GARY M (D)    LEDBETTER, SALLY M (D)	0.000

Requested Information Completed On 4/21/2023 2:07 PM EST by bconkling

Fee  
 \$100.00

Plat Type  
 Final

## Development Information

### Plat Name

Plat of Lot 13, Block 5, Oak Hills Addition NO.2, in the SE1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota

(Formerly known as Lots 1, 2, and 11, Block 5, Oak Hills Addition NO.2 in the Se1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5th P.M., Yankton County, South Dakota recorded in Book S4 of Plats on Page 6A) Containing 0.60 Acres more

### Section No:

13

### Township No:

93

### Range

57

### Number of Lots/Tracts

1

### Number of Acres

0.0

### How is this property currently being used?

MD

### What is the proposed use of the property?

MD

## Surveyor/Engineer Information

### Firm Name

Stockwell Engineering

### Address

201 Walnut St

### City

yankton

### State

SD

Zip

57078

Contact Person

Brett Kennedy

Phone

605-665-8092

## Property Owner Information

Owner Name

Gary Ledbetter

Address

112 Acorn dr

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658092

Contact Person

Brett Kennedy

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?



No

What is/are the lot size(s)

0.60

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 4/24/2023 9:55 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Ledbetter plat.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 4/24/2023 9:55 AM EST by bconkling

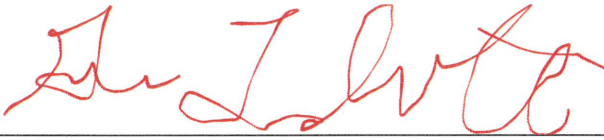
## Owner Certification

Owner(s)

Gary Ledbetter

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 4/24/2023 9:55 AM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Check
Confirmation Number	2093
Amount Paid	\$100.00

Planning Commission Review Completed On 4/24/2023 9:56 AM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

05/09/2023

External Notes

Documents

Internal Notes

Documents

# Yankton County, South Dakota

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

# Receipt

2093  
April 24, 2023 09:55 AM  
Check

## \$100.00 paid on April 24, 2023

Plat Approval Application

Application ID: 116469

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 4/24/2023

Applicant

**Pechous- PLAT**

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

LC – Lakeside Commercial    RT-Rural Transitional

Variance needed:

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

Section 715    Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

**NOTE:**

Plat of Tract 1 of Pechous Addition in Lot 2 of the SW1/4 of Section 18, Township 94 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota. Containing 871,191 SQ. FT. (20.00 Acres) More or less

**Please Check Plat Type:**

Final    Amended    Preliminary    Revision

-----Development Information-----

Plat Name: Plat of Tract 1 of Pechous Addition

---

Section No: 18   Township No: 94

Range: 57   Number of Lots/Tracts: 1

Number of Acres: 20

How is the property currently being used? \_\_\_\_\_  
AG

What is the proposed use of the property? \_\_\_\_\_  
AG

---

-----Surveyor/Engineer Information-----

Firm Name: Stockwell Engineers

Address: \_\_\_\_\_

City: Yankton   State: SD   Zip: 57078

Contact Person: Brett Kennedy

Phone: 6056658092

---

-----Property Owner Information-----

Name: Robert Pechous

Address: 30464 428 AVE

City: Tabor   State: SD   Zip: 57063

Contact person: Brett Kennedy

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes    No

2. What is/are the lot size(s) 20

3. Is this (plat) an existing farmstead?  Yes    No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes    No

6. Is this property to have construction on it?  Yes    No

If yes :  
Name, address and phone number of contractor(s)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

-----Owner certification-----

This is to certify that Robert Pechous  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

*Rob Pechous*  
\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

\_\_\_\_\_  
Agent Signature

---

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

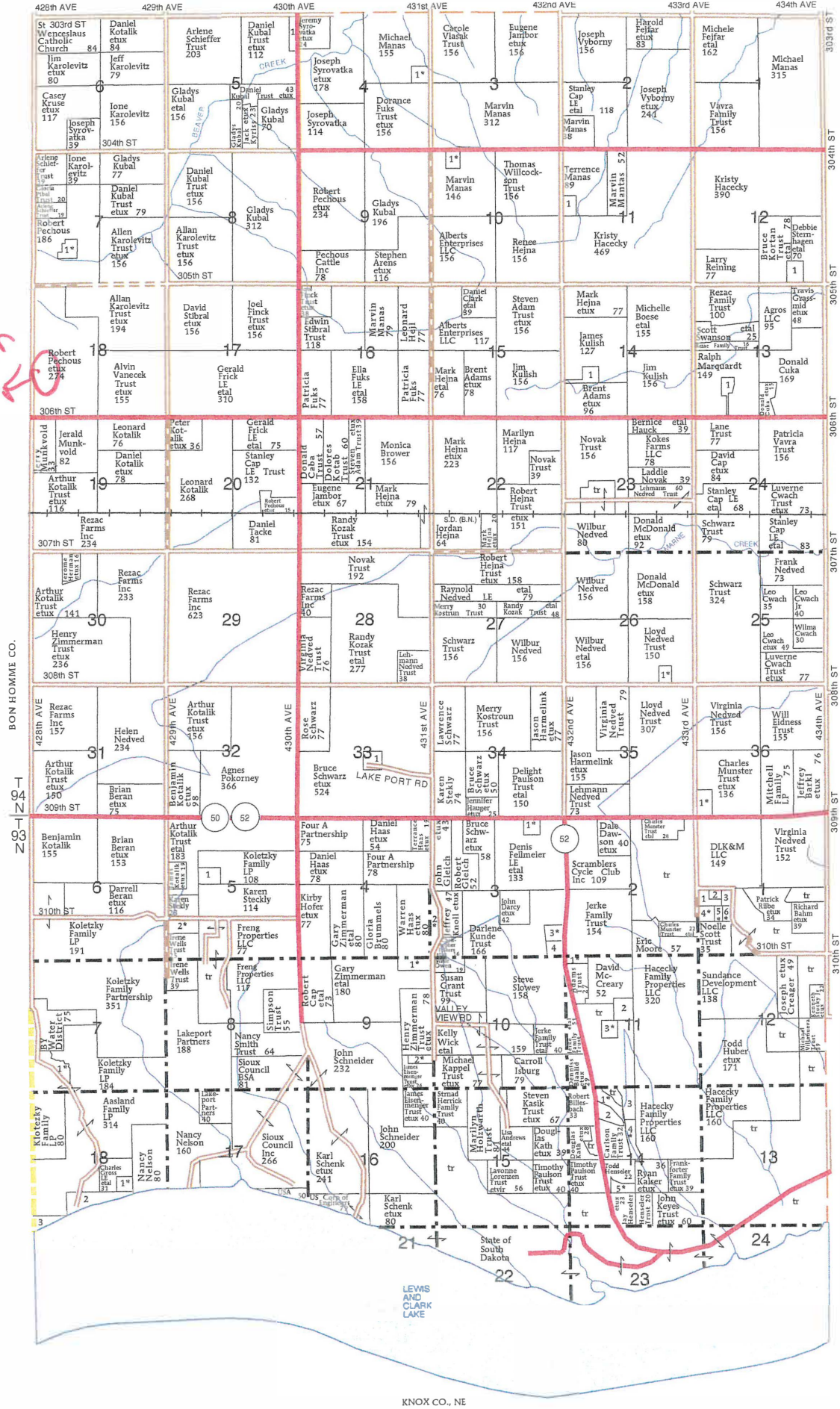
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 05/09/2023  
Board of Adjustment date: \_\_\_\_\_

(Landowners)

LESTERVILLE TWP.



**ZISKOV TOWNSHIP**

**SECTION 13**

1. Barth, Chad 9
2. Fischer, Katrina 5
3. Gause, Janell 5
4. Taylor, Lynn etux 9
5. Scott, Bjaye etux 5
6. Kramer, Francis etal 5

**SECTION 33**

1. Ausdemore, Robert etal 9
2. Haas, Warren etux 10
3. Mueller, James etux 8
4. Kunde, Darlene 8

**SECTION 4N**

1. Hoffman, RC etux 10

**SECTION 5N**

1. Polish Catholic Congregation 9

**SECTION 5S**

1. Willis, Carol 11
2. Sedlacek, Kenneth etux 12

**SECTION 7N**

1. Pechous, Robert etux 10

**SECTION 7S**

1. Koletzky, lone etal 17

**SECTION 9S**

1. Jungemann, Jerry etux 15

**SECTION 10N**

1. Manas, Terence etux 10

**SECTION 11N**

1. Cap, Daniel 11

**SECTION 11S**

1. Haberman, Adam etux 10
2. Konopasek Family Trust 10

**SECTION 12N**

3. Lyons, Sean etal 10

**SECTION 12N**

1. Hejna, Marilyn 9

**SECTION 13N**

1. Manas, Dylan 6

**SECTION 14N**

1. Sudbeck, Charlene 12

**SECTION 14S**

1. Peterson, Corey etal 9
2. Feimer Family Protection Trust 9
3. Colby, David 13
4. VanDeKop, Dale etux 10
5. Henseler, Kevin etux 9

**SECTION 18S**

1. Lynch, Daniel etux 9
2. State of South Dakota Game Fish & Parks 66
3. Yonke Trust, Mark 5

**SECTION 26**

1. Martin, Nathan etux 6

**SECTION 33**

1. St Wenceslaus Roman Catholic Church 10

**SECTION 36**

1. Koletzky, David etux 8

BON HOMME CO. T 94 N T 93 N

306th ST 307th ST 308th ST 309th ST 310th ST

303rd ST 304th ST 305th ST

KNOX CO., NE



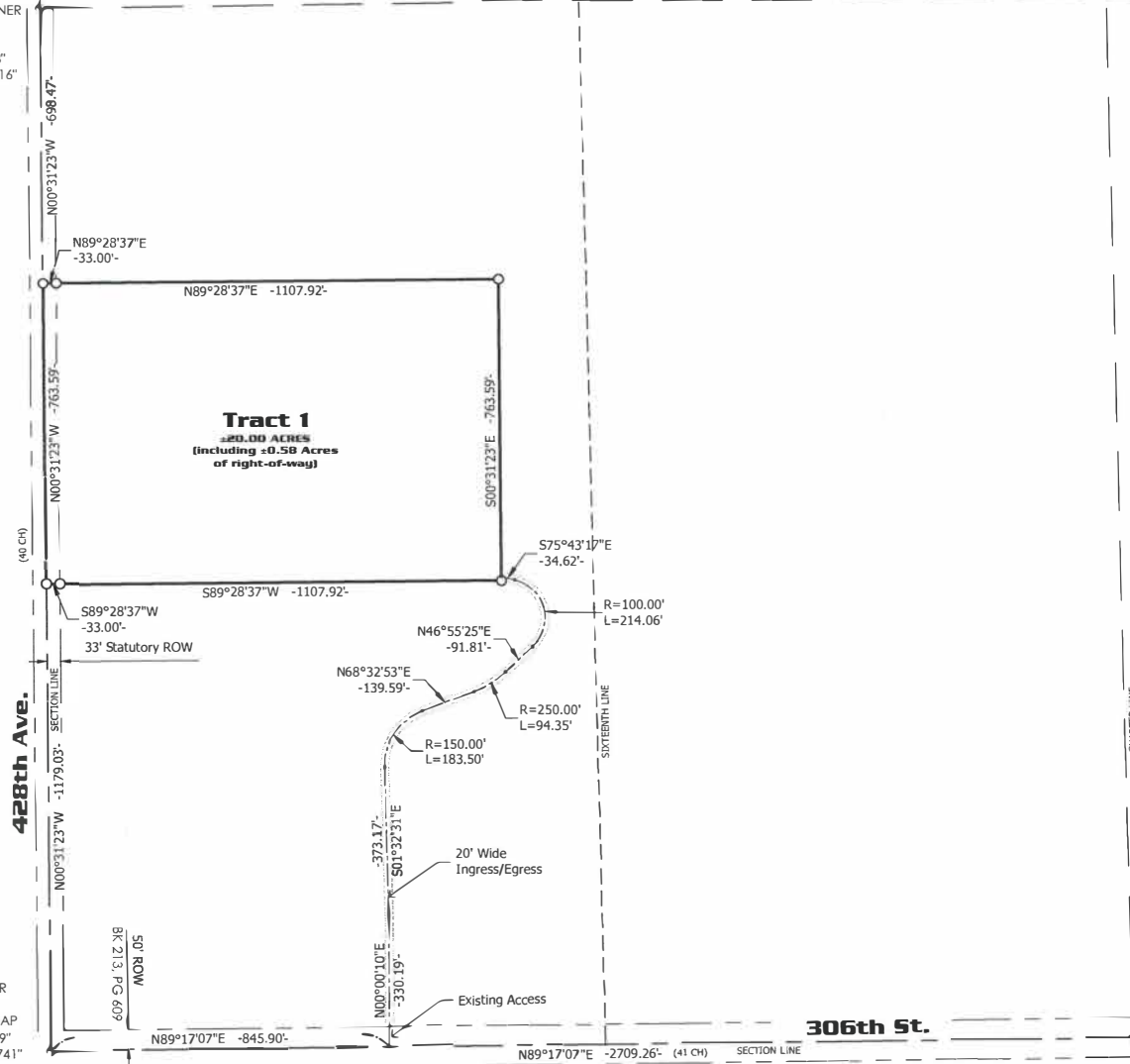
23102 - Plat 18-94-57.dwg

# PLAT OF TRACT 1 OF PECHOUS ADDITION

IN LOT 2 OF THE SW1/4 OF SECTION 18, TOWNSHIP 94 NORTH, RANGE 57 WEST  
OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

CONTAINING 871,191 SQ.FT. (20.00 ACRES) MORE OR LESS

WEST QUARTER CORNER  
SECTION 18-94-57  
FOUND 5/8" REBAR  
Lat: N42°57'33.74138"  
Long: W97°38'07.22516"

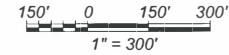


SOUTHWEST CORNER  
SECTION 18-94-57  
FOUND REBAR W/ CAP  
Lat: N42°57'07.66889"  
Long: W97°38'07.47741"

SOUTH QUARTER CORNER  
SECTION 18-94-57  
FOUND NAIL



BASIS OF BEARING  
UTM 14

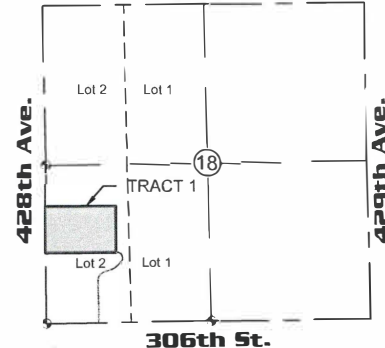


### LEGEND

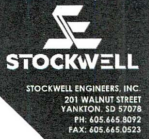
- Set 5/8" x 18" Rebar w/ cap Stamped "KENNEDY LS 5350"
- ⊕ Found Section Corner as noted (400.0') Record Dimension

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

### SECTION 18, T-94-N, R-57-W 305th St.



LOCATION MAP  
1"=2000'



**TRACT 1 OF PECHOUS ADDITION**  
SECTION 18, T94N, R57W  
YANKTON COUNTY, SOUTH DAKOTA

REVISION 3C-REVISED  
DATE: \_\_\_\_\_

SEE PROJECT # 23102



**COUNTY PLANNING COMMISSION APPROVAL**

Approval of the final plan of **TRACT 1 OF PECHOUS ADDITION IN LOT 2 OF THE SW1/4 OF SECTION 18, TOWNSHIP 94 NORTH, RANGE 57 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 **TRACT 1 OF PECHOUS ADDITION IN LOT 2 OF THE SW1/4 OF SECTION 18, TOWNSHIP 94 NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the \_\_\_\_ day of \_\_\_\_\_.

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

**COUNTY AUDITOR CERTIFICATE**

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

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

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

**DIRECTOR OF EQUALIZATION**

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

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

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

**CERTIFICATE OF COUNTY TREASURER**

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

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

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

**CERTIFICATE OF REGISTER OF DEEDS**

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

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

\_\_\_\_\_  
Register of Deeds  
Yankton County

Plat Approval Application 116957  
 Applicant Bill Testing  
 Fees Paid \$100.00  
 Created April 24, 2023

Number 116957

Final | Plat of Tract 1 of Pechous Addition in Lot 2 of the SW1/4 of Section 18, Township 94 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 871,191 SQ. FT. (20.00 Acres) More or less | Robert Pechous | 30464 428 AVE | 14.018.300.100 Submitted by BillTesting on 4/24/2023



## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 4/24/2023 10:25 AM EST by bconkling



Earthstar Geographics

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
14.018.300.100	42824 306 ST	TABOR	PECHOUS, ROBERT REVOC TRUST (D)    PECHOUS, NANCY REVOC TRUST (D)	156.960

Requested Information Completed On 4/24/2023 10:27 AM EST by bconkling

Fee  
\$100.00

Plat Type  
Final

## Development Information

Plat Name

Plat of Tract 1 of Pechous Addition in Lot 2 of the SW1/4 of Section 18, Township 94 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 871,191 SQ. FT. (20.00 Acres) More or less

**Section No:**

18

**Township No:**

94

**Range**

57

**Number of Lots/Tracts**

1

**Number of Acres**

20

**How is this property currently being used?**

AG

**What is the proposed use of the property?**

AG

## Surveyor/Engineer Information

**Firm Name**

Stockwell Engineers

**Address**

201 Walnut

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

Brett Kennedy

**Phone**

6056658092

## Property Owner Information

**Owner Name**

Robert Pechous

**Address**

30464 428 AVE

**City**

Tabor

**State**

SD

**Zip**

57063

**Owner Phone**

6056658092

**Contact Person**

Brett Kennedy

If the property owner is represented by an authorized agent, please provide the following:

**Agent's name**

**Agent's Title**

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (if applicable)

**Plat Approval Items** Completed On 4/25/2023 2:41 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[23102 - Pechous 18-94-57-PLAT.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 4/25/2023 2:41 PM EST by bconkling

## Owner Certification

Owner(s)

Robert Pechous

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature

*RLT Pecher*

Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 4/25/2023 2:42 PM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Check
Confirmation Number	3954
Amount Paid	\$100.00

Planning Commission Review Completed On 4/28/2023 9:44 AM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:



05/09/2023

Plat Approval Application (Planning Commission) Completed On 4/28/2023 9:44 AM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

# Yankton County, South Dakota

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

# Receipt

3954  
April 25, 2023 02:42 PM  
Check

## \$100.00 paid on April 25, 2023

Plat Approval Application

Application ID: 116957

Description	Amount
Fee	\$100.00