	May 9, 2023		
	AGEND		

YANK	CTON COUNTY PLANNING CO	OMMISSION	
☐ Cheri Loest☐ Cathy Weiss	☐ Dennis Michael☐ Chris Barkl	Lauren Nelson	
Don Kettering	Dan Clark		

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 ½ of Section 13, Township 93 North, Range 57 West of the 5th 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 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. (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 5th 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 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)

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 5th 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: 4/11/2	TIME: 7PM LOCATION: COMMISSION CHAMBERS
STAFF ATTENDANG	CE: Conkling
	ARKL 🗵 LOEST 🗵 KETTERING 🗵 MICHAEL 🖾 NELSON 🖾 WEISS 🖾 CLARK
CALL:	ARKL & LOEST WRETTERING WINCHAEL WINELSON & WEISS & CLARK
APPROVAL OF MIN	IUTES: MOTION BY: Nelson SECOND BY: Michael
PLANNING: ⊠	BARKL □ LOEST ⊠KETTERING ⊠MICHAEL ⊠ NELSON ⊠WEISS □CLARK
Loc	est and Clark abstained
APPROVAL OF AGE	TNDA. MOTION DV. Loost SECOND DV. Kottoring
	ENDA: MOTION BY: <u>Loest</u> SECOND BY: <u>Kettering</u> BARKL ☑ LOEST ☑ KETTERING ☑ MICHAEL ☑ NELSON ☑ WEISS ☑ CLARK
PLAINING.	BARKL & LOEST ARETTERING AWIICHAEL & NELSON AWEISS ACLARK
ACENIDA ITENA	Decayoning tion of Officers
AGENDA ITEM:	Reorganization of Officers New Instant Planting Commission and Charilla act and Dan Clark
ADDRESS/LEGAL:	Newly appointed Planning Commissioners Cheri Loest and Dan Clark
COMMENTS:	
MOTION:	Nominate Barkl for Chair – Nelson, Kettering 2 nd
WICTION.	Cease nominations and cast unanimous ballot for Barkl for Chair – Kettering, Loest 2 nd
	Approved 7-0, all voting AYE
	Nominate Nelson as Vice-Chair – Michael, Loest 2 nd
	Cease nominations and cast unanimous ballot for Nelson for Vice-Chair Loest, Kettering 2 nd
	Approved 7-0 all voting AYE
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 5th P.M., Yankton
	County, South Dakota.
	This plat vacates previously platted Lot A of Lot 4 of Schlaefli's 3 rd . Addition in the W1/2 of the
	SE1/4 of Section 8, T94N, R55W of the 5 th 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			
	rasseu 0-1, Michael Voteu agamst			
APPROVAL:	MOTION BY: Loest SECOND BY: Kettering			
PLANNING:	⊠ BARKL ⊠ LOEST ⊠KETTERING ⊠MICHAEL ⊠ NELSON ⊠WEISS ⊠CLARK			
AGENDA ITEM:	Public comment			
ADDRESS/LEGAL:				
COMMENTS:	John Marquardt			
	John Marquarut			
MOTION:	Adjourn			
Wie Tielt.	Passed 7-0 all voting aye			
APPROVAL:	MOTION BY: Michael SECOND BY: Loest			
	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			
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COMMENTS:				
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APPROVAL:	MOTION BY: SECOND BY:			
	□ BARKL □ LOEST □KETTERING □MICHAEL □ NELSON □WEISS □CLARK			
	2			

AGENDA ITEM:
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PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK
DANKE - LOLDI - KETTEMING - INICHAEL - INLEGON - WEIGG - CLARK
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ADDRESS/LEGAL: COMMENTS: MOTION: APPROVAL: MOTION BY: SECOND BY: PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK AGENDA ITEM: ADDRESS/LEGAL:

MOTION:			
APPROVAL:	MOTION BY:	SECOND BY:	
PLANNING:	□ BARKL □ LOEST □KE	TTERING MICHAEL NELSON WEISS CL	ARK

Yankton County Planning Commission Yankton County Board of Adjustment

Applicant		Connie	Hines		
Distri	ict type: AG	R1-Low	☐ R2-Moderate	R3-High	C-Comm.
	☐LC – Lakeside Commercial ☐ RT-Rural Transitional				
	Section 50		CUP needed: n 607 🔲 Section	707 Section	on 807
		Section Section	1805 Section 19	905	
-					
NOTE:					
Condition	al Use Permit				
Residential build an ac described a Section 13,	District that excessory structures Blat of Lots Branch Township 93 N	ceeds the maxime with 16' sidew 47 and B-48 of orth, Range 57	Permit for an accesson and sidewall height ralls per Article 7 Sec. Far View Heights lowest of the 5th Princo HWY 52, Yankto	of 14 feet. App ection 707. Said ocated in the NI cipal Meridian,	licant wishes to property is legally E1/4 of the SE ¼ of Yankton County,
	Article 18 Section				
BOA: A	Article 19 Section	on 1905			
Planning C 5/9/2023	ommission date:			Time:	
Board of A	djustment date:			Time:	

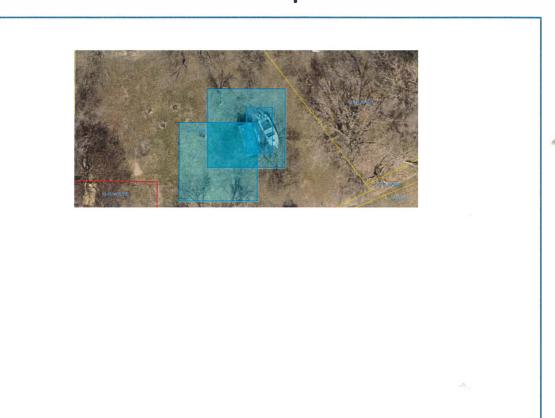
6/6/2023

Permit Number: CU	JP-2023-90
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Yankton County

	Variance	X_ Condi	tional Use	Rezoning
Owner:	Connie Hine	s Revocable Tr	ust	
Owners Address:	43384 SD H	WY 52		
Owners Phone: Applicants Name,	605.370.2944	4	-	
if different from Owner:	Morton Buil	dings		2 1
Applicants Address:	2401 Bakker	Landing Aven	ue, Tea, SD 5	7064
Job Address:			,	
Legal:	LT B-42 EX	C LT H-1 FAR	VIEW HEIGH	HTS
Section, Township, Range:	13-93-57			
Zoning Classification:	MD			
Affected Zoning Ordinance:	Section 7071	805Section 70°	71905	
Reason for Request:	Building is 1	6' tall	1	
List Specific Hardships:	that are view	able from High	and customer way 52 unde	needs to the storage to get items r roof and enclosed. It will clean
	1 ,	for lake traffic		
SCHEDULED FOR PI	LANNING COM	IMISSION ACTIO	ON (DATE):	05/09/2023 7:05 PM CDT
SCHEDULED FOR BO	OARD OF ADJU	JSTMENT ACTIO	ON (DATE):	
Application Fee: _	\$300.00	Check #:	2229949	10 Receipt #:
		1		Date:
Sign	nature:	d I		04/18/2023
31811		on Buildings		

Site Map



Parcel Number: 13.013.100.142

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

CO.

BON HOMME

LEWIS AND CLARK LAKE

KNOX CO., NE

23

Variance, Conditional

Use and Rezoning

Fees Paid \$300.00

Application CUP-2023-90

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

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
Cin.
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 Approval Comp
Property Owner Verification of Approval completed on 4/18/2023 3:23 PM EST by boonkling Applicants who are not the property owner must provide appears by the average for the property owner. Please download (print the
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

Connie Hines Revocable Trust PDF.pdf

Upload Draft Building Permit Ompleted 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

3/8

Class of Work

New

Describe Work

Construct a 30x40x16' tall post frame building. Site Preparation, 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



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.





Maxar, Microsoft Powered by Esr

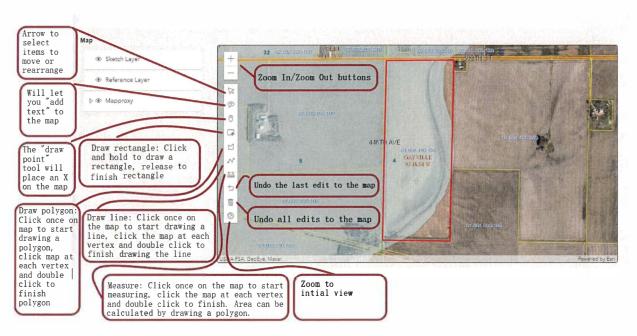
Describe the location and use of adjacent structures

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 boonkling

+

Zoning Director Review

Approve

6/8

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 boonkling

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

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 day ofApril	, 20 23 am aware of the
oposed Variance/CUP/Reservices LT B-36 EXC LT	zone being proposed by Morton Buildings Inc r H-1 & S108' LT B-37 EXC W15' FAIRVIEW HIEGHTS	at the property legally
	,	
Signature	na Unes	
	50 Hwy-P.a.Box 218	3
City, State, Zip	ikton, SD570	78
64	1-831-0008	

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, Legend 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 Found 1/2" O.D. Pipe Found Rebar & Cap Stamped B-41A "Tom Week PELS 2912" 950°41'46"E Found PK Nail in Asphalt N50°27'07"W B-41 -26,21'-Computed Point Found Rebar & Cap Stamped "BENSON LS 11950" N23°55'22"W -30.23'-Set Rebar & Cap Stamped 0 "KENNEDY LS 5350" S89°56'48"F -139.94'-(140') (100.00') Record Distance Lot B-4B Existing Access B-42 PROPERTY CORNER FOUND CAP LS 11950 B-35 SECTION 13, T93N, R57W YANKTON COUNTY, SOUTH DAKOTA Lat: N4:2°52'13.01248" BASIS OF BEARING Long: W97°31'03.15853" N36°27'35"W -24.39'-FAR VIEW HEIGHTS S63°47'18"W S89°35'06"E -127.06'-S89°57'44"E (127.18') -75.75' (34')**Lot B-47** S26°12'42"E (75') -24 00' 1" = 60" Lewis N01°05'30"E -104.7 (105.0') **Existing Access** B-37 B-36 N67°06'58"E SECTION 13, T-93-N, R-57-W and Clark Trail -16.35'-S63°35'19"W -36,67 FESSIONAL AND SESSIONAL AND SE (163') (108.0') N00°53'30"E -108.0 N67°27'32"E SE PROJECT ALTONA -11.05'-Existing Access This survey was performed without the benefit of a Title Report and does not purport 1 OF 3 Project to show easements of record. if any. Location West 15.00' Lot B-37 PROPERTY CORNER Right of Way FOUND PK NAIL LOCATION MAP BK 219-PG 218 Lat: N42°52'10.29957" N67°30'00"E Not to Scale Long: W97°31'11.50189' -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.

nowledge and belief, in all respects

3. REG. NO. STATE STAT 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 thisday of	
Connie F. Hines Revocable Trust	Connie F. Hines Revocable Trust	
Ву	Ву	Ву
Connie F. Hines - Trustee	Gordon Jeffery Hines - Trustee	Gordon Jeffery Hines
STATE OF		
aforesaid, personally appeared Connie F. Hine	before me the undersigned, as and Gordon Jeffery Hines as Co-Trustees of the Conred in and who executed the within and foregoing instru	nie Hines Revocable Trust and Gordon Jeffery Hines,
My commission expires		
S	eal	
Notary Public,Cour	nty, South Dakota	
The location of existing access roads abutti access shall require additional approval.	CERTIFICATE OF STREET AUTHO	RITY (City Road, is hereby approved. Any changes in the existing
Approved thisday of	·	
State/County/Township/City Road Authority		
Approved thisday of		
State/County/Township/City Road Authority	 ji	

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



COUNTY PLANNING COMMISSION APPROVAL

	·		
Chair, County Planning Commission Yankton County, South Dakota			
	COUNTY COM	MISSION APPROVAL	
TOWNSHIP 93 NORTH, RANGE 57	WEST OF THE 5TH PRINCIPAL ME	EW HEIGHTS LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 13, ERIDIAN, YANKTON COUNTY, SOUTH DAKOTA was duly submitted to consideration the Board approved said final plan at its meeting held on the	
Chairman, County Commission Yanki	on County, South Dakota		
	COUNTY AUD	ITOR CERTIFICATE	
I do hereby certify that the above	certificate of approval is true and cor	rrect including the signature theron.	
Dated this_day of	-1		
County Auditor Yankton County, South Dakota			
	DIRECTOR OF E	EQUALIZATION_	
I, the undersigned, County Director of	-	outh Dakota, do hereby certify that a copy of the above Plat has been filed at m	ny office.
Dated thisday of		·	
		Director of Equalization Yankton County	
	CERTIFICATE OF CO	OUNTY TREASURER	
I, the undersigned, County Treasurer egoing plat as shown by the records o	for Yankton County, South Dakota, d	do hereby certify that all taxes which are liens upon any land included in the at	oove and
Dated thisday of		Treasurer Yankton County	
	CERTIFICATE OF REC	GISTER OF DEEDS	
ATE OF)			
) SS			
) SS UNTY OF)	, 20at	o'clockM. and recorded in Bookof Plats on page	therei
) SS UNTY OF)	, 20at	o'clockM. and recorded in Bookof Plats on page	therei
) SS UNTY OF)	, 20at	Register of Deeds	therei
) SS UNTY OF)	, 20at		therei
) SS UNTY OF)	, 20at	Register of Deeds	therei
) SS UNTY OF)	, 20at	Register of Deeds	therei
) SS JNTY OF)	, 20at	Register of Deeds	therei
) SS UNTY OF)	, 20at	Register of Deeds	therei

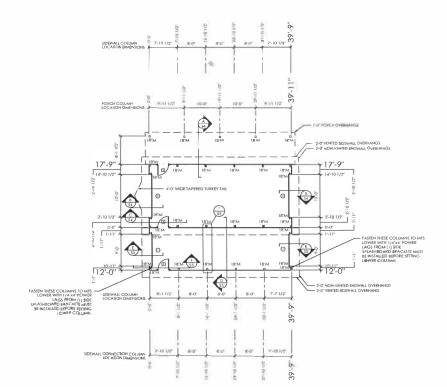
88 SOSC IN LOGICORE ES

3 OF 3

FAR VIEW HEIGHTS

SECTION 13, T93N, R57W YANKTON COUNTY, SOUTH DAKOTA





COLUMN PLAN

12'-0" DIAGONAL DIMENSION = 41'-6 1/4"

18'-0" DIAGONAL DIMENSION = 43'-6 3/8"

CONSTRUCTION PLANS ESSIMATOR'S SIGNATURE

GATE PLANS SITH

PHONE

COLUMN PLAN LEGEND

3.26 JAMENATED COLUMN IDCATION

3.36 JAMENATED COLUMN IDCATION

3.36 JAMENATED COLUMN IDCATION

3.36 JAMENATED COLUMN IDCATION

3.37 JAMENATED WALL DODG OPENING PREPARED FOR HAILING RIN

3.37 JAMENATED WALL DODG OPENING PREPARED FOR HAILING RIN

3.37 JAMENATED WALL DODG OPENING PREPARED FOR HAILING RIN

3.38 JAMENATED WALL DODG OPENING COLUMN INCOMES

ALL STEEL HAITING WITH JAMENATED STEEL SCREWE

PAGE 1250 PRE MINISHAL STEEL SCREWE

PAGE 1250 PRE MINISHAL STEEL SCREWE

PAGE 1250 PREPARED WALL DODG OF THE CAST CONCERTE

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PAGE 1250 PREPARED WALL STEEL SCREWE

PAGE 1250 PREPARED WALL SCREWE

P

ROUGH OPENING SCHEDULE WIDTH HINDHT CONNIE HINES REVOCABLE TRUST

DESIGN AND EXPLANATORY NOTES

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.

BUILDINGS, INC.

CONNIE HINES REVOCABLE TRUST

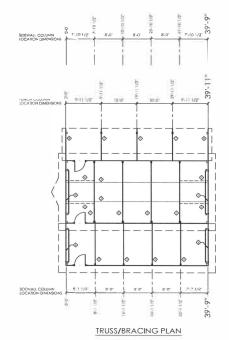
MORTON

12'-0" DIAGONAL DIMENSION = 41'-6 1/4"

18'-0" DIAGONAL DIMENSION = 43'-6 3/8"

CONSTRUCTION PLANS ESTANATOR'S SIGNATURE

PHONE



TRUSS/BRACING PLAN LEGEND

1.18 - 407-51 S. C. PIUS

1.18 - 407-51 S. C. PIUS

1.18 - 407-51 S. C. PIUS

1.24 FUSI S. C. PIUS

1.24 FUSI S. C. PIUS

1.24 FUSI S. C. PIUS

2.24 FUSI S. C. PIUS

2.25 FUSI S. C. PIUS

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2.27 FUSI S. C. PIUS PIUS

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2.28 FUSI S. C. PIUS

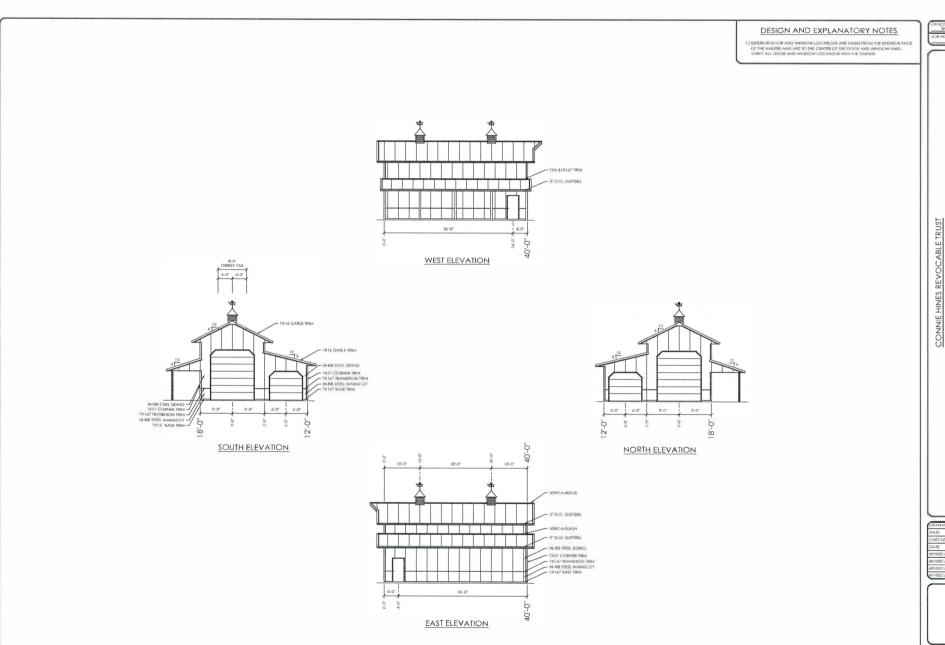
2.28 FUSI S. C. PIUS

2.28 FUSI S. C. PIUS

2.29 FUSI S. C. PIUS

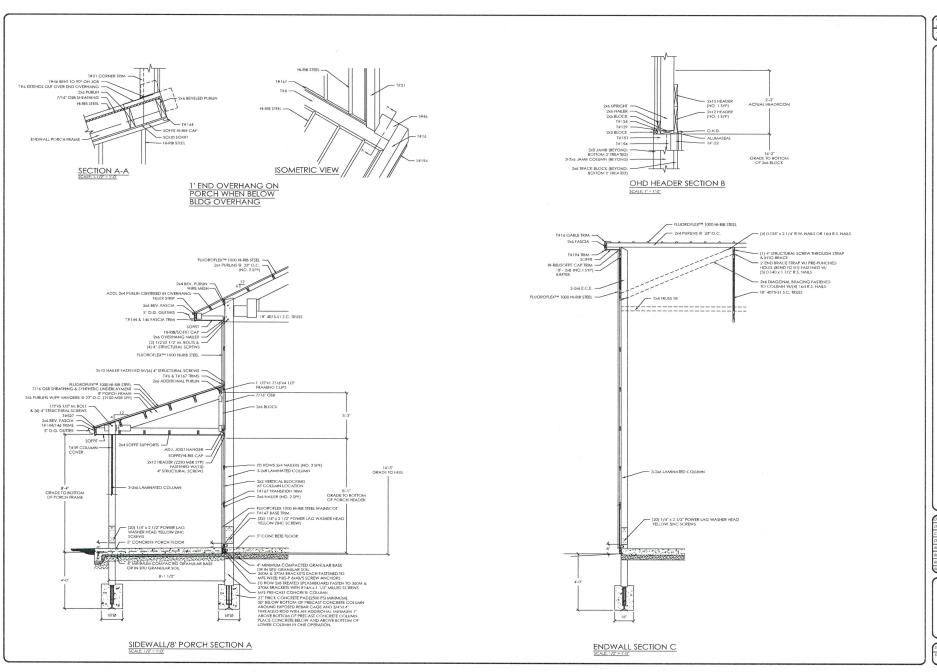
2.29 FUSI S. C. PIUS

2.20 FUSI S.



MORTON BUILDINGS, INC.

SHEET NO: OF:



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

BUILDINGS, INC.

CONNIE HINES REVOCABLE TRUST

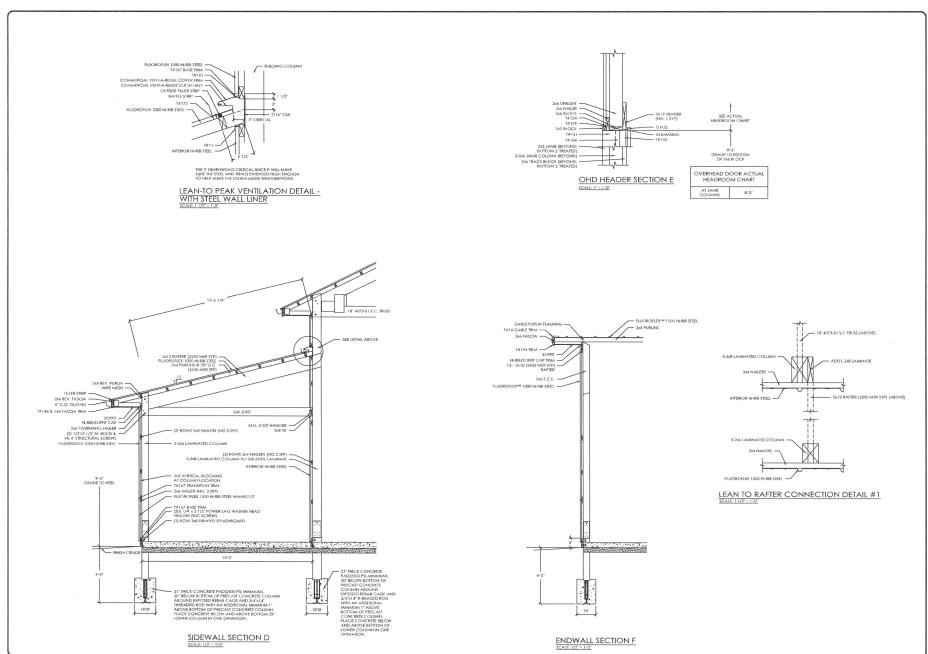
MORTON BULLINGS, INC. PO BOX 399 MORTON I

DRAWN 8Y: ANW
DAIE: 9/29/2022
CHECKED BY: J GROGAN
DAIE: 3/22/2023

SED DATE: ---

SCALE: AS NOTED

SHEET NO: OF:
\$4 \$5



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

JOB NO. 040-117909

BUILDINGS, INC.

CONNIE HINES REVOCABLE TRUST

MORTON BUIL

DRAWN BY: ANW
DAIE: 9/29/2022
CHECKED BY: J.GROGAN
DAIE: 3/22/2023
EVISED DAIE: --EVISED DAIE: --EVISED DAIE: --EVISED DAIE: ---



SCALE: AS NOTED

SHEET NO: OF:

\$55 \$5

OB NO. 040-1	17909
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CONNIE HINES REVOCABLE TRUST

MORTON BUILDINGS, INC.

SCALE: AS NO	OTED
SHEET NO:	SB2

CONCRETE FLATWORK PLANS - INSTRUCTIONS AND ACKNOWLEDGMENTS

OWNER'S ACKNOWLEDGMENT

(BF MB)'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

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

INSTRUCTIONS FOR MBI SALES
CONSULTANT/CONSTRUCTION COORDINATOR

15 MBIS CONCRETE SUBCONTRACTOR IS DOING THE WORK)

			items. If changes are needed, contact your sales Consultant immediately, who will then now	
TO:	JASON LARSEN	#: 040		
	(Sales Consultant's Name)	(C. Center #)	Please sign one set of these plans indicating you	
	,	, ,	of all the items listed below and authorize placen	nent of the concrete
FROM:	RON HOPPE	#: 56324		
(Name	e of Order Processing Construction Estimator) (Extension Number)	* The finish floor and/or concrete wall elevation above the exterior grade is to your satisfaction	20
			* Concrete control joint requirements & specifications are to your satisfaction.	
Attached are:			* Concrete floor slopes, typically seen at door openings and floor drain locations, are to your	satisfaction.
	olans and copies of the Form 222 which was signed by the ow	ner.	* You (The Owner) have located and marked all private underground lines, such as water, go	as, sewer, electric, phone, cable, etc.
•• 1 set is intende	d for the owner,			
•• 2 sets for the co	oncrete contractor, and			
	nstruction center. This copy is to be signed by the owner prior			
	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		(Owner's Signature)	(Date)
subcontrac	ctor.			
	List any discrepancies from what is noted on the plans in the blan	k below:	AUDIL GOLIOPETE BURGOLITRA GEORA AGIA	IOWIEDONES I
		k below:	MBI'S CONCRETE SUBCONTRACTOR ACKN	IOWLEDGMENT
		k below:	MBI's CONCRETE SUBCONTRACTOR ACKN	IOWLEDGMENT
		k below:	MBI's CONCRETE SUBCONTRACTOR ACKN The MBI Concrete Subcontractor has received and reviewed two copies of the concrete plans for the concrete follower.	
		k below;	The MBI Concrete Subcontractor has received and reviewed two copies of the concrete plans	and specifications (form 222)
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subcontrae		ncrete placement) and yourself, (after	The MBI Concrete Subcontractor has received and reviewed two copies of the concrete plans for the concrete Subcontract. The MBI Concrete Subcontractor has been informed of all other hades that may be fired by the fact income ready the that have ready the subcontractor has been placed under the concrete floor.	and specifications (form 222) e owner or Morton Buldings, Inc. hering to all minimum specifications Oat and subcontracts scope of
subconflact The signed off copy is to be well-fright the actual concre- frien be granted. The MIX Concrete Subconfund, at blushing permits as	List any discreposacies from what is noted on the plans in the black signed by the owner and AMI's Concrete Subcontractor <u>polares con</u> se <u>agental the plans</u> then flowarded to Monton once or allignitudes a color in any pomitting to werk with the order has anoth approved, pie	nccete pacement) and yourself <u>(atter</u> tre in place. Payment decrance will ak form 40 has been released and on	The MBI Concrete Subcontractor has received and reviewed two copies of the concrete plans for the concrete Subcontractor has been informed of all other trades that may be fixed by the flat have roughten that need to be placed under the accrete flator. The MBI Concrete Subcontractor has been informed of all other trades that may be fixed by the flat have roughten that need to be placed under the accrete flator. The MBI Concrete Subcontractor undestands this propriet of previous is contingent upon addition on 220 or gentre II called on to mit to this flator. All work will conform to form 40, 40, or it work. All opplication enrichancy, contribilistic yout, out by the checked and verticed by Salary.	and specifications (form 222) be owner or Morton Buldings, Inc. being to all minimum specifications ogli and succentracts scope of consultant/ Construction Coordinator
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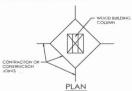
TYPICAL FLOOR JOINT REQUIREMENTS

TYPICAL LOCATION OF JOINTS

SPACING: 5' FLOOR = 15' O.C. MAXIMUM



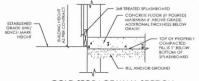
CONTROL JOINT DETAIL



INTERIOR COLUMN FLOOR JOINTS

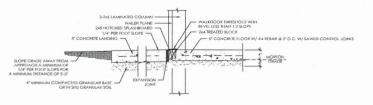
DESIGN AND EXPLANATORY NOTES

- 2.) CONTROL JOINTS ARE REQUIRED AND MAY BE ACHIEVED WITH SAW CUTS, HAND GROOVING, OR INSERTING A PREMOLIDED STRIP. JOINT SPACING AS PER INDUSTRY STANDARDS AND ACT SIZE. CONTROL JOISTS TARE TO BE OF A DEPTH OF 1/4 INICIANESS OF THE FLOOR. FLOORS SUBJECT TO WEE EXTERIOR CONDITIONS SHOULD HAVE JOINT SILED AND PROTECTION WITH AN APPROPRIATE JOINT.
- 3) JOUANCH JONES, ME ROUBED AT BINCHONS WITH WALLS. COLUMNS. EXPRANT FORMADISCHE FORMERS, OR OTHER OTHER OTHER STRUCK BY DEAR MAD THE ADMINISTRATION OF THE FILL DEFINED RESIDENT OF THE FILL OF T
- WHEN FOURING CONCRETE UP TO OR AROUND THE BULDING AND/OR IT.
 COMPONENTS, ALMASS FLACE, AN ERFANSION JOINT BURDING HE CONCRET
 AND THE BURDING MATERIAL BEING FOURING AGAINST OR AROUND, HE
 EVANSION JOINT MATERIAL MUST EXTEND THE FULL DEPTH OF THE CONCRETE
 SLAB.
- 5.) THE CONCRETE FLOOR MUST SLOPE A MIRMUM OF 1/8' PIR FOOT TOWARD THE FLOOR DRAINS) WHEN SPECIFIED. THE OWNERS IS DETERMINEN HOW FAR AWAY DEFERMINANCH, INCLUDED BUT HOT LIMITED (I.G., ARE: THE AREA HE PRAINTS) IS SERVICING, INTERIOR ROOMS, FUNCTION OF THE FLOOR, ITEMS THAT ARE BEARNOON THE FLOOR, ETC.
- 6.) ◆ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC., OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNERS RESPONSIBILITY.

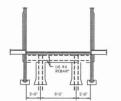


COLD STORAGE WALL SECTION



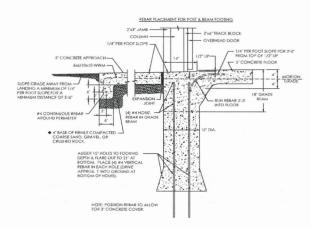


LANDING & THRESHOLD FOR WALKDOOR SECTION



* 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

040-117909

BUILDINGS, INC.

CONNIE HINES REVOCABLE TRUST

MORTON

AFFIDAVIT OF MAILING

I, Juson Lursen, hereby certify that on the 29th
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 294 day of April 1, 20 23. (Name) Affiant

Subscribed and sworn to before me this 29 day of 20 23. April

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 ½ of Section 13, Township 93 North, Range 57 West of the 5th 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) BARTLING, BRIAN (D) BAY PROPERTIES LLC (D) 171 STACKERL AVE 637 SOUTH 80 ST 10059 COVE POINTE RD **BRAINERD MN 56401** YANKTON SD 57078 **OMAHA NE 68114** BLAALID, NORMAN D (D) BRECKENRIDGE, JOHN S (D) BUBBA BEANS LLC (D) % LORI OWENS 31157 434 AVE 1803 SKYLINE DR 56137 858 RD YANKTON SD 57078 NORFOLK NE 68701 CARROLL NE 68723 CARNS, ROXANNE (D) CLEMENS, SAMUEL (D) ELWELL, WILLIAM E (D) 3901 S PILLSBERRY AVE 1115 NORTH MARY AVE 31150 434 AVE YANKTON SD 57078 SIOUX FALLS SD 57103 TEA SD 57064 FICKBOHM, DWIGHT M REV TRUST (D) ENGE, KEITH P (D) FEJFAR, JEFF (D) 305 LEWIS & CLARK TRL 407 DEER BLVD 30928 SD HWY 11 YANKTON SD 57078 YANKTON SD 57078 **AKRON IA 51001** GENTRUP, DAVID A (D) FOWLER, ANGELA D (D) GENTRUP, DAVID (D) 356 LEWIS & CLARK TRL 356 LEWIS & CLARK TRL 383 LEWIS & CLARK TRL YANKTON SD 57078 YANKTON SD 57078 YANKTON SD 57078 GUENTHER, KENNETH REV TRUST (D) HALVORSON, KEITH R (D) HANENBERGER, DWYAN M LIV TRUST (31151 434 AVE 1194 SOUTH PARK AVE 815 N VIA ALHAMBRA #N YANKTON SD 57078 FOND DU LAC WI 54935 LAGUNA WOODS CA 92637 HANSEN, ALAN L (D) HANSON, VERNE L (D) HILLESLAND, EILEEN (D) **PO BOX 244** 434 LEWIS & CLARK TRL PO BOX 418 **GRETNA NE 68028** YANKTON SD 57078 NORTHWOOD ND 58267 HILLESLAND, EILEEN TRUST (D) HINES, CONNIE REVOCABLE TRUST (D HISEROTE, DANIEL D (D) PO BOX 218 PO BOX 418 1969 ELK CREEK RD NORTHWOOD ND 58267 YANKTON SD 57078 **SERGEANT BLUFF IA 51054** HOUSE OF MARY SHRINE (D) HOWEY-FOX, WANDA L (D) JAUER, STANLEY E REV TRUST (D) **PO BOX 455** 411 LEWIS & CLARK TRL 26561 IMPORT DR

JOHNSON, THOMAS C (D) 229 DREES DR

YANKTON SD 57078

YANKTON SD 57078

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

YANKTON SD 57078

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

HINTON IA 51024

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

Payment number Date paid Payment method Receipt

222994910 April 24, 2023 10:21 AM Online

Paid by

Jason

jason.larsen@mortonbuildings.com

\$300.00 paid on April 24, 2023

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2023-90

Description	Amount
Fee	\$300.00























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fax 605-665-0288

1600

Painting

toll free 800-743-2968

1700

email c

*All junk cars, pickups, running or not WE BUY

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2019 Toyota Avalon Hybrid XLE Excellent Condition, 41K mostly highway miles; 1-owner, parked inside garage since new. inside garage \$31,500/serious erious offers only, 402-

For Sale: 2017 Ford Fusion 102,00 miles, excellent condition, nearly new tires, loaded \$12,000. 605-464-1191.

1310

1200

Construction

NOW HIRING CONSTRUCTION WORKERS Poured Concrete Foundations
Offering On The Job Training
Healthcare Benefits Available
Will Need To Present V Driver's License 40+ YEARS IN BUSINESS SPECIALIZING IN
RESIDENTIAL CONCRETE
GIVE US A CALL TO SET UP
AN INTERVIEW TODAY! LANCE ANDERSON

Classifieds Work! Submit an ad online at www.yankton.net

1435 Carpenty

A Full-time Carpenter Available. Available for odd jobs. Free estimates. Lots of experience. Call Bob Edwards at 605-665-8651

For All of Your Carpentry Needs: Custom Built Windows Garages, Additions and More. Call Andersh Siding, Patios Carpentry at 605-661-1190

1490 Lawn - Landscaping

H.O.M.E. MAINTENANCE Lawn mowing, tree trimming, hedge and shrub trimming, garden tilling and more. Will haul away. 605-760-3520.

1335 Other Employment

Ace Painting-Tony Souhrada owner, Established 1981, interior/exterior painting, drywall repair, finishing & tex-turing. Staining/Varnishing woodwork. Residential & Commercial. 605-661-0179 or 605-463-2436, Tabor, SD.

> Yankton Painting Interior/Exterior

Commercial/Residential Farm/Banch Call today for a free estimate 605-857-5586

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H & H ROOFING (605) 857-1472 We Install/Repair Roofs of all kinds Licensed/Bonded/Insured Locally Owned & Operated In Yankton
Justus & Team have
20 Years Experience
References Available

1335 Other Employment

Santee Health and Wellness Center Located in Santee, Nebraska

New Dialysis Unit Opening August 2023

Hiring for the following positions:

Dialysis Unit Charge Nurse

The Charge Registered Nurse provides chronic hemo dialysis care and treatment, develops nursing care plans involving assessment, planning, implementation, evaluation, training and education: communicate with the physician and other members of the healthcare team to interpret, adjust and complete patient care plans and assists in research studies. Responsible for assisting and supporting the unit management team in achieving quality, patient satisfaction staff development, business management as appropriate, teamwork, culture and employee satisfaction

- · Minimum education: Nursing Degree (RN, LPN/LVN)
- Minimum experience: 9 months RN, 3 months of Dialysis Experience

Dialysis Unit Staff Nurse

Other Real Estate

EQUAL HOUSING OPPORTUNITY All real estate advertised in

All real estate auvertisess newspaper is subject to Federal Fair Housing Act, which makes it illegal to adver-tise any preference, limitation, or discrimination based on race, color, religion, sex, handi-cap, familial status or nationa origin, in the sale, rental or fi-nancing of housing or an intention to make any such prefer ence, limitation or discrimina tion. Familial status includes children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of

children under the age of 18.
In addition, South Dakota
State Law also prohibits discrimination based on ancestry and creed.

This paper will not knowingly accept any advertising for real the law. All person are hereby informed that all dwellings advertised are available on a equal opportunity basis. If you equal opportunity basis. If you believe you have been discrim-inated against in connection with the sale, rental or financ-ing of housing, call the South Dakota Fair Housing ombudsnan at 877-832-0161.

1605 Apart ment For Rent

1 & 2 Bedroom Orchard Square, 418 W. 15th, Yankton. Rent based on income and in-cludes utilities. Non-smoking units. Equal Housing Opportunity. Skogen Company 605-665-1322 or 605-263-3941.

1 & 2 Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and in-come. Non-smoking units. 605-664-8886 or Skogen Company 605-263-3941.

Classifieds 665-7811

1 BD Apts., Memory Lane. Ground level for elderly or per-sons with disabilities. No Smok-ing, close to The Center. Rent based on income. Non-smoking units. Equal Housing Opportunity. 605-760-4711 or Skogen Compa-va 60 ny 605-263-3941.

1 bedroom apartments. MEAD-OW PARK, \$575.00 per month. plus electricity with the heat being electric. Water, sewer, and garbage included with rent. Security Deposit of one months rent required. Initial six month lease. then month to month. Non-smoking units. 605-760-4711 or Skogen Company, 605-263-3941.

sons with disabilities. CANYON RIDGE, 1700 Locust. Rent based on income. Non-smoking unit. Equal Housing Opportunity. 605-760-4711 or Skogen Company, 605-263-3941.

3-Bedroom Townhouse. Must qualify by family size and in-come. Non-smoking unit. Rent based on income. EHO 605-661-8901 or Skogen Company 605-263-3941.

Other Employment

Merchandise

Queen bed complete \$100. Electric fireplace insert in a wooden cabinet \$200. New bunk beds with steps \$300. 605-760-3360

Items \$100 or Less

2-Grab Bars 1-Large Bar \$15 & 1-SMALL \$10. 2-downspouts 1-solid 2' long & 2-5' long that are flexible \$15/each. 605-665-8214.

Barb-B-Q tongs/turner set aluminum with Bakelite handles \$7.50. Vintage 4-cup aluminum tea kettle \$4.98. 2-Sturgis rally aluminum cups: 3-cup \$4.98, 4-cup \$6.98. 605-689-0555.

Heritage Lefsa Grill-\$25. Re-Publican & Democrat Jim Beam Elephant Bottles- \$20, 15 Jars and Lids- QT & Pint- \$2 for all. 605-660-0734

John Deere lined wicker basket with handles and 4-John Deere coffee cups \$14.98. Camping 7 cup Blue speckled enamel granite ware percolator, never used \$12.98.605-689-0555.

Sports Equipment

For Sale: Play Star playset, like new, 605-881-0027.

1830 Rummage Sales

106 E 21st Thursday, 4/27, 12noon-7pm Friday, 4/28, 12noon-7pm Saturday, 4/29, 9am-12noon Multi-Family Rummage: XL-2XL Womens name brand clothing, dishes, décor, dishwasher, treadmill, furniture.

1700Burleigh Riverview Reformed Church Friday, 4/28, 2pm-6pm Saturday, 4/29, 8am-12Noon Use north door half price 11am-Noon

on Saturday 4/29 Microwave, light fixture, director's chair, end tables, New laser printer, high chair, bassinet. Ping-pong table, AB lounger, gym equipment, golf pull cart. Décor, games, puzzles, glassware, holi day décor. Lawn/ garden, house-hold miscellaneous, clothing kids-adult XXL.

2514 Dorlan Drive Thursday, 4/27, 9am-6pm Friday, 4/28, 9am-6pm Saturday, 4/29, 9am-12Noon Multi-Family: Bar stools, couch, loveseat, dining table with 4-chairs, end tables, jewelry chest. Skylanders, bedding, pillows, lamps, bike, toys, books, puz-zles, kitchen, decorating, Legos,

2702 Arlington Ave Yankton Yankton
Friday, 4/28, 8am-6pm
Saturday, 4/29, 8am-6pm
Multi-Family Garage Sale
Clothing sizes 4 to adult, kitchen
appliances, home decor, toys, baskets, dishes, bedding.

lots of clothing all sizes

Springfield Community Center 605 8th St. Springfield Saturday, 4/29, 11am-4pm Lots of cookbooks and crafts-wreaths, baskets, ceramics. Too much to list, priced to sell. Cash

Other Employment

The U.S. Army Corps of Engineers is recruiting for a **Permanent** 1830 Rummage Sales 803 E 16th Thursday, 4/27, 8:30ar

Friday, 4/28, 8:30am-5:30pm Saturday, 4/29, 8:30am-12Noon Most things ½ price on 4/29 New 1000/1200 watt inverter generator, new radiant propane portable heater. Gun case.

lamps, motorcycle helmet, board games. Leather jacket 3XLG, De-wait wet/dry vaccum, yard orna-ments, ATV ramps. Canning jars with bands & flats, feather ticks, much more!

2010 Legal and Public Notices

2nd NOTICE OF ADOPTION

ORDINANCE NO. 23-ZN-01 ESTABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY, SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCE MENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 23-ZN-01 establishing permanent zoning regulations for Yankton County, South Dakota, with such regulations being set forth in the document titled Yankton County Ordinance 2020 Amendment to Yankton County Ordinance 2020 Article 4 Official Zoning Map and Boundary Interpretation and Re-adopt Amended Zoning Map in accordance with the provision of Chapter 11-2, 1967 SDCL, and amendments thereof, and for repeal amendments thereot, and for repeal of all resolutions and ordnances in conflict therewith. Yankton County is adopting this ordinance in order to protect the public health, safety, and general welfare. This ordinance was duly adopted by the County Commissioners on the 17th day of April. 2023 and will become effective on the 18th day of May, 2023

First Reading: April 4, 2023

Second Reading: April 17, 2023

Publication Date: April 28, 2023 (Second Notice of Adoption)

Effective Date: May 18, 2023 (20 days after 2nd Notice of Adop-

Dated this 17th day of April 2023

Don Kettering, Yankton County Commission Chair

ATTEST:

Patty Hojem, Yankton County Auditor

Published once at the total approximate cost of \$21.28 and can be viewed free of charge at www.sdpublicnotices.com

Published April 28, 2023.

NOTICE OF HEARING UPON APPLICATION
FOR SALE OF ALCOHOLIC
BEVERAGES

NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a transfer of ownership of a Retail (on-off sale) Malt Beverage & SD Farm White License for July 1, 2022, to June 30, 2023, from Allison Gullikson dba Happy Hourz to ABG Ventures, LLC (Allison Gullikson, Owner), 311 Douglas, Yankton, SD.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, May 8th, 2023 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufactur-

Legal and Public 2010 Notices

Al Viereck FINANCE OFFICER

Published once at the total approximate cost of \$14.72 and can be viewed free of charge at www.sd-publicnotices.com

Published April 28, 2023.

NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC REVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a Special Events RETAIL (onsale) Liquor License for 1 day, May 13, 2023, from Hillcrest Golf & Country Club (Rob Ness, President), 2206 Mulberry Street, Meridian Venue, 101 E. 3rd Street, Yankton,

NOTICE IS FURTHER GIVEN that a Public Hearing upon the ap-plication will be held on Monday, May 8th, 2023 at 7:00 p.m. in the City of Yankton Community Meetcity of Yankton Community Meet-ing Room at the Career Manufactur-ing Technical Education Academy, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota. this 24th day of April, 2023

Al Viereck FINANCE OFFICER

Published once at the total approxi-mate cost of \$14.72 and can be viewed free of charge at www.sdpublicnotices.com

Published April 28, 2023.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commis-Yankton County Planning Commis-sion, Yankton County, South Dako-ta, at 7:05 P.M. on the 9th day of May 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential Moderate Density Residential District that exceeds the maximum 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 NEI/M of the SET M. 47 and B-46 of Far Yiew Heighis lo-cated in the NE1/4 of the SE ½ of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota.

Published once at the total approxi-mate cost of \$20.44 and can be viewed free of charge at www.sdpublicnotices.com

Published April 28, & May 5, 2023,

The University of South Dakota will be having their Surplus Sale out at the Quonset on Highway 50 here in Vernillion by the Vucurevich Chil-Vermilion by the Vucurevich Childrens Center, just North of the Dome, on May 19th starting at 9 AM, until 3 PM that day. It is a cash only sale. If you have any questions, please contact Raleigh Tiahrt at Raleigh. Tiahrt @usd.edu, or call at 605.658.248 605-658-3634

Published three times at the total approximate cost of \$15.81 and can be viewed free of charge at www.sd-publicnotices.com

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 ½ 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.

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

	Please Check Plat Type:	
	☐ Final ☐ Amended ☐ Preliminary ☐ Revision	The Yankton Co sizes. 1.Does this lot/tr
	Development Information	2. What is/are the
	Plat Name: Plat of Lots B-47 and B-48 of Far	3. Is this (plat) a 4. If a farmstead 5. The Yankton
	Section No: 13 Township No: 93	minimum lot siz necessary? \(\overline{\text{X}} \) 6. Is this propert
	Range: 57 Number of Lots/Tracts: 2	If yes:
	Number of Acres: 2.37	Name, address a
	How is the property currently being used?	
	What is the proposed use of the property?	
	Surveyor/Engineer Information	This is to certify the undersigned above on the dat understand Secti
	Firm Name: Stockwell	
	Address: City: Yankton State: SD Zip 57078 Contact Person: Brett Kennedy	
	Phone: 6056658092	This is to certify acting by and the
	Property Owner Information	is/are the sole ov of this application
	Name: Connie Hines	of the Yankton C
	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:	Planning Office Use
	Agents's name:	
ı	Agents 1 tuc.	

	You must provide the following:
The Vankto	n County Zoning Ordinance requires minimum lot
sizes.	n County Zoning Ordinance requires minimum tot
	lot/tract conform? XYes \(\square\)No
	re the lot size(s) 1.57 and 0.80 acres
	at) an existing farmstead? Yes No
	stead, how many acres are surrounding it?
	cton County Zoning Ordinance requires a variance from
	ot sizes. Are you willing to apply for the variance, if
necessary?	
	operty to have construction on it? TYes X No
If yes:	1.1
Name, addre	ess and phone number of contractor(s)
	14. Jan. 14.
	Owner certification
This is to so	ertify that Connie Hines
This is to ce	and island the sale own or a of the managery decoribed
	and is/are the sole owner(s) of the property described
	e date of this application, and that I/we have read and
understand ?	Section 207 of the Yankton county Zoning Ordinance.
	Owner Signature
	Owner bignature
-	Owner Signature
This is to ce	artific that
anting by on	and through the undersigned, its duly authorized agent
	le owner(s) of the property described above on the date
	cation, and that I have read and understand Section 207
of the Yank	ton County Zoning Ordinance.
	Agent Signature
	- Parit a Branna
Dlanning Off.	as I las Oules Diamina Commission Dates

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:

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

LOI	·
☑ 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?
X 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?
□ 1 1 .	County Auditor's signature?
□ 12.	Plat has been filed with the Register of Deeds?
	ng Commission date: 05/09/2023 of Adjustment date:

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.

23. REG. No. 18 STORY OF ESSIONAL STORY OF ESSIO I have executed this document this $\underline{14th}$ day of \underline{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 we hereby dedicate to the public for public use forever as such, the right-of-wa

this plat.	e hereby dedicate to the public, for public use forev	er as such, the right-or-ways and easements, as shown and marked or
In witness whereof we have hereunto se	t our hands thisday of,,	
Connie F. Hines Revocable Trust	Connie F. Hines Revocable Trust	
Ву	Ву	Ву
Connie F. Hines - Trustee	Gordon Jeffery Hines - Trustee	Gordon Jeffery Hines
STATE OF)) SS		
COUNTY OF)		
aforesaid, personally appeared Connie F.	Hines and Gordon Jeffery Hines as Co-Trustees of t	signed, a Notary Public within and for the county and state he Connie Hines Revocable Trust and Gordon Jeffery Hines, g instrument and certificate and acknowledged to me that he
My commission expires		
	Seal	
Notary Public,	County, South Dakota	
	CERTIFICATE OF STREET A	UTHORITY
The location of existing access roads at access shall require additional approval.	butting or approaches entering the State/County/To	wnship/City Road, is hereby approved. Any changes in the existing
Approved thisday of	·	
State/County/Township/City Road Author	ority	
Approved thisday of,	··	
	-	
State/County/Township/City Road Author	ority	

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



COUNTY PLANNING COMMISSION APPROVAL

CONTI	I DAITHING COM	MIDDION ALL HOVAL		
Approval of the final plan of LOTS B-47 AND B-48 OF F	AR VIEW HEIGHTS LOC	CATED IN THE NE1/4 OF THE SE1/4	OF SECTION 13, TOWNSH	HIP 93
NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MEI				
Commission on thisday of,				
Chair County Plansing County in				
Chair, County Planning Commission				
Yankton County, South Dakota				
COT	INTENTONINISCIO	N ADDDOWAL		
<u>coc</u>	INTY COMMISSIO	N APPROVAL		
I hereby certify that the final plan of LOTS B-47 AND B- TOWNSHIP 93 NORTH, RANGE 57 WEST OF THE 5TH I the Yankton County Board of County Commissioners, and day of,	PRINCIPAL MERIDIAN, Y	YANKTON COUNTY, SOUTH DAKO	A was duly submitted to	
	Lead of			
Chairman, County Commission Yankton County, South Da	Kota			
COL	UNTY AUDITOR C	ERTIFICATE		
I do hereby certify that the above certificate of approva	I is true and correct includ	ing the signature theron.		
Dated this_day of,				
County Auditor				
Yankton County, South Dakota				
DIREC	TOR OF EQUALIZ	ZATION		
I, the undersigned, County Director of Equalization for Yank	ton County, South Dakota	a, do hereby certify that a copy of the	above Plat has been filed at	my office.
Dated this day of				
Dated this,,		Director of Equalization	_	
		Yankton County		
CEDITEICA	TE OF COLLINS	TDEACHDED		
CERTIFICA	TE OF COUNTY	IKEASUKEK		
I, the undersigned, County Treasurer for Yankton County, S		certify that all taxes which are liens up	on any land included in the	above and
regoing plat as shown by the records of my office have been	Tully paid.			
Dated thisday of,		Treasurer		
		Yankton County		
CERTIFICAT	TE OF REGISTER	OF DEEDS		
TATE OF)				
) SS				
DUNTY OF)				
led for record thisday of, 20	ato'clock_	M. and recorded in Book	of Plats on page	therein.
		Register of Deeds		
		Yankton County		

3 OF 3

Plat Approval Fees Paid Application \$100.00 113967

Applicant Created
Bill Testing April 14, 2023

Final | 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

Number 113967 of Lot B-36, the South 108 Feet 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

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



ParcellD Address City OwnerName Acres

13.013.100.135 43384 SD HWY 52 (D)

HINES, CONNIE REVOCABLE TRUST (D) || HINES, GORDON JEFFREY 0.000 (D)

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

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.

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	
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

Yankton
State
SD
Zip
57078
Contact Person Brett Kennedy
Diett Keillieuy
Phone
6056658092
Property Owner Information
Owner Name
Connie Hines
Address
43384 SD HWY 52
City
Yankton
State
SD
7 in
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

Owner(s)

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 may 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 applicabale)
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 boonkling Owner Certification

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 Section207 of the Yankton County Zoning Ordinance.

Owner Signature

Thus

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 Section207 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
Documents
Internal Notes
Documents

Yankton County, South Dakota

Receipt

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

Paid by Bill Testing

test@test.com

\$100.00 paid on April 21, 2023

Plat Approval Application

Application ID: 113967

Pee \$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 Co	mmercial RT-Rural Transitional
	Variance needed: nstead/Home Section 515 Section 705
☐ Section	on 715 Section 805
	☐ Other 605
East Side / Yard lot line: feet or n South Side / Yard lot line: feet	o closer than feet to the lot line. o closer than feet to the lot line. or no closer than feet to the lot line. loser 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)

Planning Commission date: 5/9/2023 **Board of Adjustment date: 5/16/2023**

Time:

Time:

	Please Check Plat Type:	m
	☐ Final ☐ Amended ☐ Preliminary ☐ Revision	The Yankton Co sizes. 1.Does this lot/tr
	Development Information	2.What is/are the
	Plat Name: Plat of Tract 1, Meadowlook	3. Is this (plat) a 4. If a farmstead 5. The Yankton
	Section No: 33 Township No: 95	minimum lot siz
	Range: 57 Number of Lots/Tracts: 1	6. Is this propert If yes:
	Number of Acres: 158.0	Name, address a
	How is the property currently being used?AG	
	What is the proposed use of the property?AG	
	Surveyor/Engineer Information	This is to certify the undersigned above on the dat understand Secti
	Firm Name: Brandt Land Surveying Address:	
	Address: City: Yankton State: SD Zip 57078 Contact Person: John Brandt	
	Phone: 6056658455	This is to certify acting by and the
	Property Owner Information	is/are the sole ov of this application
	Name: PFJ, LLC (Patti Bailey) Address: 4754 S Primrose Dr	of the Yankton (
	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:	Planning Office Use
	Agent's name:	
1	Agents Title:	

You must provide the following:
The Yankton County Zoning Ordinance requires minimum lot
sizes.
1.Does this lot/tract conform? New Yes No 2.What is/are the lot size(s) 20
3. Is this (plat) an existing farmstead? XYes 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? X Yes No
6. Is this property to have construction on it? Yes X 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.
Path Buls
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.

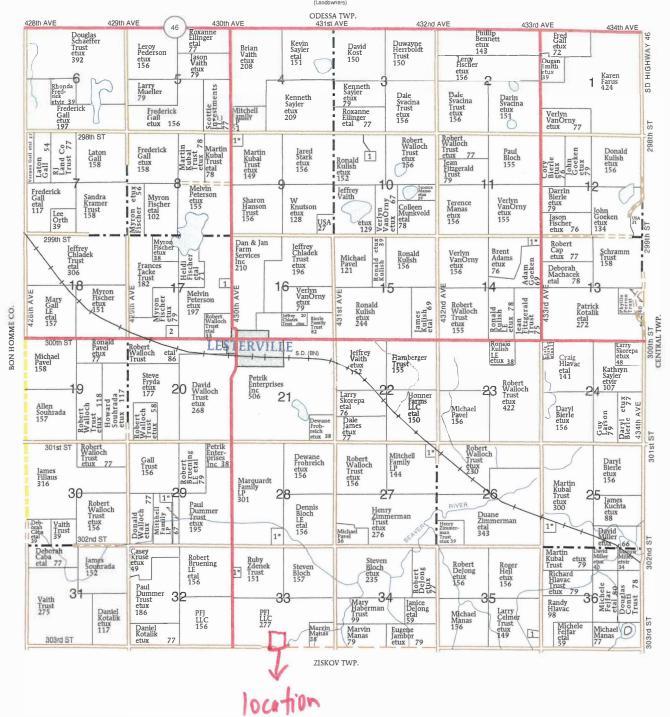
YANKTON COUNTY PLANNING

PLAT APPROVAL CHECKLIST

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

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

☒ 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)?
Ճ 6.	\$100.00 Fee Paid at Zoning Office?
⅓ 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?
	ng Commission date: 05/09/2023 of Adjustment date:



LESTERVILLE TOWNSHIP

SECTION 9

1. Pommerville, Michael etux 7
SECTION 10

1. Gartzke, Melvin 5

SECTION 14
1. Svec, Denise etal 9
SECTION 17
1. Peterson, George 5

2. Auch, Douglas etux 9
<u>SECTION 25</u>

1. Schanche, Kenneth

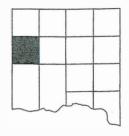
etux 7
<u>SECTION 27</u>
1. Lawrence, Robert etux

SECTION 28

1. Marquardt, Ralph etux

SECTION 29
1. Kruse, Casey etux 12
SECTION 33
1. Tesch, Wiatt etux 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. N89°52'40"E 854.12' 1020.00 1020.00 TRACT 1 987.00 MEADOWLOOK ADDITION 20.00 ACRES± OF WHICH 0.65 ACRES± IS ROAD RIGHT-OF-WAY 200,005 EXISTING 33, N42'59'45.11389" RIGHT-OF-WAY N42'59'45.16787" W97'35'10.01364" DRIVEWAY W97[.]35²45.44915 В 854.12' 1381.00 398.50 S89'52'40'W 2633.62' 303RD STREET SW CORNER OF SECTION 33-95-57 SECTION LINE S1/4 CORNER OF SECTION 33-95-57 LEGENDSET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT" 150 150 300 FOUND 3/8" REBAR FOUND 5/8" REBAR Scale 1" = 150' CALCULATED CORNER CORNER REFERENCE TIES NOTE: BASIS OF BEARING BY GPS OBSERVATION . SOUTHWEST CORNER OF SEC. 33, T95N, R57W 1. 57.54' NE TO A MAIL & SHINER IN A POWER POLE. 2. 61.89' SE TO A MAIL & SHINER IN A POWER POLE. 3. 78.07' ESE TO A MAIL & SHINER IN A POWER POLE. PREPARED BY: BRANDT LAND SURVEYING 1202 WILLOWDALE ROAD YANKTON, SD 57078 (605) 665–8455 2. 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. В. LOCATION (N.T.S.) SECTION 33-95-57 JOB NO. 22411 PAGE 1 OF 2

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 IKON 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 REG. NO. 5349

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 ______ , 20___ .

PATRICIA BAILEY PFJ. LLC

STATE 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

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 ______, 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,

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

REGISTER OF DEEDS

JOB NO. 22411

PAGE 2 OF 2

Plat Approval Fees Paid Application \$100.00

90176

Applicant Created

Bill Testing 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

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



 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 boonkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

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 SD

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

Zip

What is/are the lot size(s)

Contact Person
John Brandt
Phone
6056658455
Property Owner Information
Owner Name
PFJ, LLC (Patti Bailey)
Address
4754 S Primrose Dr
4/34 01 IIIIII030 DI
City
Gold Canyon
State
AZ
7in
Zip 85118
65110
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
rial illivillativii
Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?
Yes

Agent Name

Is this plat an existing farmstead Yes
If a farmstead, how may 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 contractors Name, Address, and phone number (If applicabale)
Submit Application Completed On 4/14/2023 11:41 AM EST by boonkling 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 Section207 of the Yankton County Zoning Ordinance. Owner Signature
Path Bally
Owner Signature
If represented by an Agent, please provide name and signature below

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 Section207 of the Yankton County Zoning Ordinance.

Agent Signature

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

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 10

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 boonkling

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?

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

Payment number Date paid Payment method

Receipt

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

Paid by
Bill Testing
test@test.com

\$100.00 paid on April 14, 2023

Plat Approval Application

Application ID: 90176

Pee \$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 thelot line.				
South Side / Yard lot line:feet or no closer thanfeet to thelot line.				
West Side / Yard lot linefeet or no closer than feet to thelot 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 SEI/4 of the SWI/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 Sel/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)

Planning Commission date: 5/9/2023 **Board of Adjustment date: 5/16/2023**

Time: Time:

Please Check Plat Type:	1
☐ Final ☐ Amended ☐ Preliminary ☐ Revision	The Yankton Cou
Amended Tremmary Revision	1.Does this lot/tra
Development Information	2. What is/are the
	3. Is this (plat) an
Plat Name: Plat of Lot 13, Block 5, Oak Hills	4. If a farmstead, 1
	5. The Yankton C
Section No: 13 Township No: 93	necessary? X Y
Section No. 25 Township No. 25	6. Is this property
Range: 57 Number of Lots/Tracts: 1	If yes:
	Name, address and
Number of Acres: 0.0	
How is the property currently being used?	
MD	
What is the proposed use of the property?	
MD	
	This is to certify t
	the undersigned is
Surveyor/Engineer Information-	above on the date
Firm Name: Stockwell Engineering	understand Sectio
Address: City: yankton State: SD Zip 57078 Contact Person: Brett Kennedy	
Contact Person: Brett Kennedy	
Phone: <u>605-665-8092</u>	This is to certify t
	acting by and thro
Property Owner Information	is/are the sole own
Name: Gary Ledbetter	of this application of the Yankton Co
Address 112 Acorn dr	of the Fallkton Co
City: Yankton State: SD Zip: 57078	
Contact person: Diett Keinieuy	
If the property owner is represented by an authorized agent, please provide the	Planning Office Use
following: Agent's name:	
Agents Title:	L

You must provide the following:
The Yankton County Zoning Ordinance requires minimum lot
sizes.
1.Does this lot/tract conform? Yes ANo
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? X Yes No
6. Is this property to have construction on it? Yes No
If yes:
Name, address and phone number of contractor(s)
ar an annual and an annual and an annual and an annual and an an annual and an a
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.
The Tork of the Fankton county Zoning Ordinance.
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.
and a second sec
Agent Signature
Planning Office Use Only: Planning Commission Date:
I mining Onco Oncy. I mining Commission Date.

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

201	
☑ 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)?
Ճ 6.	\$100.00 Fee Paid at Zoning Office?
⅓ 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?
	ng Commission date: 05/09/2023 of Adjustment date:



23

21

LEWIS AND CLAPK LAKE

KNOX CO., NE

HOMME

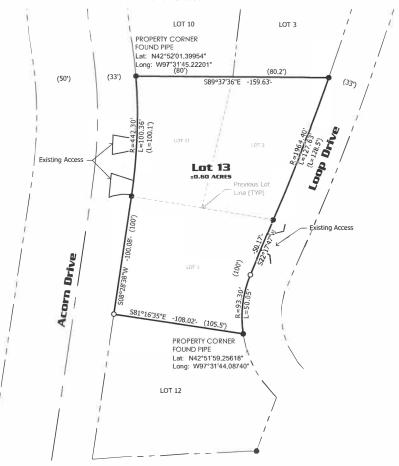
LOT 13, BLOCK 5, OAK HILLS ADDITION NO. 2,

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.

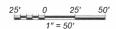
(Formally know as Lots 1, 2 and 11, Block 5, Oak Hills Addition No. 2, in the SE1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5th P.M.,

Yankton County, South Dakota recorded in Book S4 of Plats on Page 6A)

CONTAINING 0.60 ACRES MORE OR LESS







Legend

- Found Pipe
- O 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



SOUTH DAYOR.

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

sai ekorteca + sarosa

1 OF 3

23103 - Oak Hills Add #6 Rey

SURVEYOR'S CERTIFICATE_

I, Brett R. Kennedy, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the request of the owners, and under their direction, did on or prior to April 18, 2023 have surveyed 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, with area and dimensions as shown on the plat:

And shall hereafter be known and described as 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.

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.

Brett R. Kennedy, LS 5350

Brett R. Kennedy, LS 5350

Brett R. Kennedy CERTIFICATE

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:

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, 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.

plat.	
In witness whereof we have hereun	to set our hands thisday of
Ву	Ву
Gary M. Ledbetter	Sally M. Ledbetter
STATE OF)	
COUNTY OF)	
aforesaid, personally appeared Gary	day of before me the undersigned, a Notary Public within and for the county and state M. Ledbetter and Sally M. Ledbetter, known to me to be the persons who are described in and who executed the within cate 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 roa access shall require additional approv	ads abutting or approaches entering the State/County/Township/City Road, is hereby approved. Any changes in the existing al.
Approved thisday of	·
State/County/Township/City Road	Authority

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of LOT 13, BLOC RANGE 57 WEST OF THE 5TH PRINCIPAL					
on thisday of,		COUNTT, SOC	TH DAKOTA, is fieleby grafited b	y the rankton county Flamini	y commission
	_				
Chair, County Planning Commission					
Yankton County, South Dakota					
	COLLNEY	OWNIESTO	A ADDDOWAL		
	COUNTY C	OWWISSIO	N APPROVAL		
I hereby certify that the final plan of LOT 1 TOWNSHIP 93 NORTH, RANGE 57 WEST C the Yankton County Board of County Commis day of	OF THE 5TH PRINCIPA	L MERIDIAN, Y	ANKTON COUNTY, SOUTH DAK	OTA was duly submitted to	
Chairman, County Commission Yankton County, South Dakota					
	COUNTY A	UDITOR C	ERTIFICATE		
	V		*		
I do hereby certify that the above certifica	te of approval is true an	d correct includi	ng the signature theron.		
Dated this_day of					
County Auditor					
Yankton County, South Dakota					
	DIRECTOR OF	F EQUALIZ	ATION		
I, the undersigned, County Director of Equalization	-			ne above Plat has been filed a	at my office.
		,			
Dated thisday of	·		Director of Equalization		
			Yankton County		
<u>C</u>	ERTIFICATE OF	COUNTY	TREASURER		
I, the undersigned, County Treasurer for Yank regoing plat as shown by the records of my offi			ertify that all taxes which are liens	upon any land included in the	above and
Dated thisday of			Treasurer		
			Yankton County		
CF	ERTIFICATE OF	REGISTER	OF DEEDS		
ATE OF)	MINICALE OF	REGISTER	OI DEEDS		
) SS UNTY OF)					
	20 -4	alala ali	M and accorded in Deals	of Distance see	41
ed for record thisday of	, 20at	o.clock_	M. and recorded in Book	or Plats on page	therei
			Register of Deeds		
			Yankton County		



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

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



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 boonkling

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

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

Agent's name

Agent's Title

Plat Information

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

Plat Approval Items Completed On 4/24/2023 9:55 AM EST by boonkling
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 10

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 boonkling

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 Section207 of the Yankton County Zoning Ordinance.

Owner Signature		
\checkmark	-	
21		1
	$\sqrt{}$	

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 Section207 of the Yankton County Zoning Ordinance.

Agent Signature

Fee Name

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

Fees Paid

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 boonkling

Recipient

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

Payment number Date paid Payment method Receipt

2093 April 24, 2023 09:55 AM Check

Paid by
Bill Testing
test@test.com

\$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		
☐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 thelot line.		
South Side / Yard lot line: feet or no closer than feet to the lot line.		
West Side / Yard lot linefeet or no closer than feet to thelot 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 5th Principal Meridian, Yankton County, South Dakota. Containing 871,191 SQ. FT. (20.00 Acres) More or less

Time: Time:

Planning Commission date: 5/9/2023 **Board of Adjustment date: 5/16/2023**

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:		
Agents's name:		

You must provide the following:		
The Yankton County Zoning Ordinance requires minimum lot		
sizes.		
1.Does this lot/tract conform? XYes 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? X Yes No		
6. Is this property to have construction on it? Yes X 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.		
2011 Pulses		
Owner Signature		
Owner Sienstone		
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.

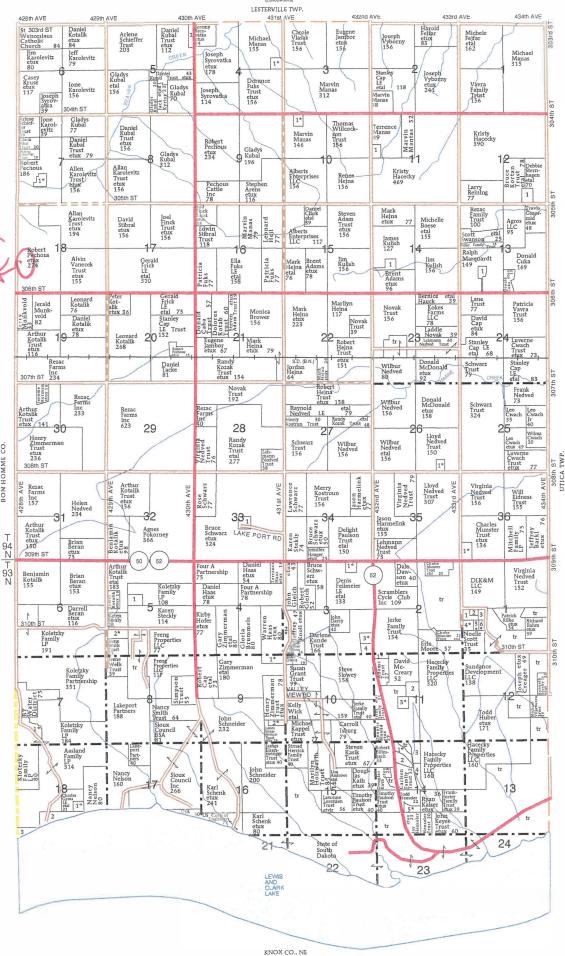
YANKTON COUNTY PLANNING

PLAT APPROVAL CHECKLIST

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

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

zon	e?
☒ 1.	All required signatures notarized (owner(s), surveyor)?
□ 2.	Taxes paid at County Treasures?
□ 3.	County Treasurer's signature?
⅓4.	Ownership verified by Director of Equalization and signed?
☒ 5.	Street authority signature (DOT, Highway, Township)?
Ճ 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?
	ng Commission date: 05/09/2023 of Adjustment date:



10cotor

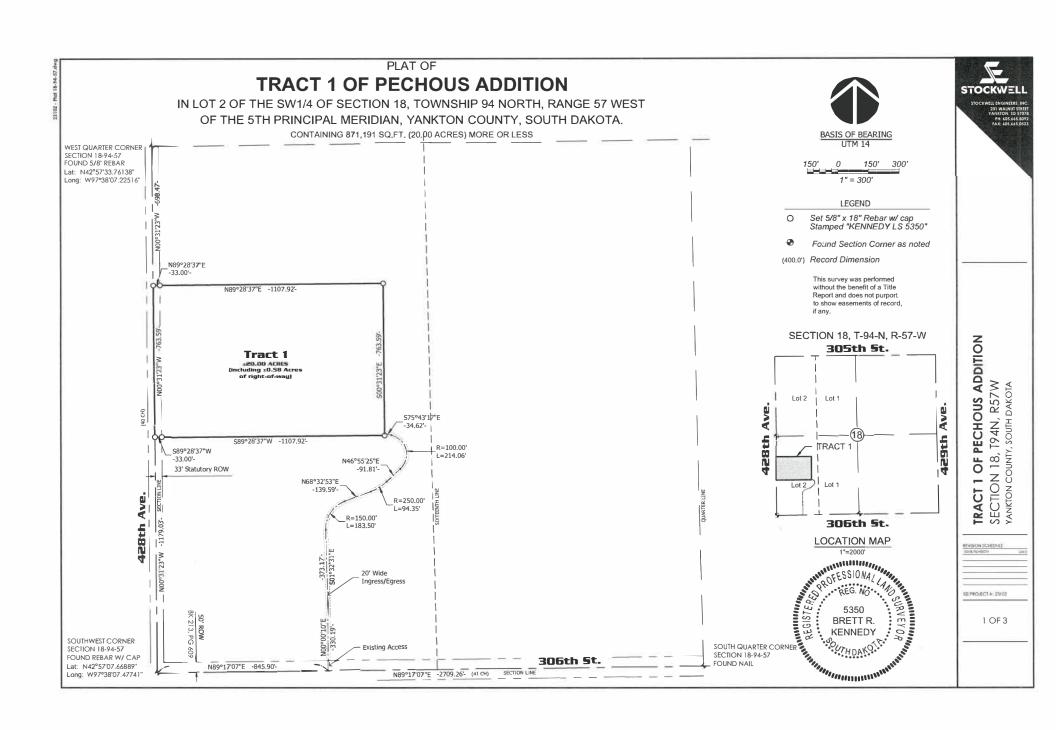
BON HOMME CO.

ZISKOV TOWNSHIP

SECTION 1S 1. Barth, Chad 9

- Fischer, Katrina 5
- Gause, Janell 5
- Taylor, Lynn etux 9
- Scott, Bjaye etux 5
- Kramer, Francis etal 5 SECTION 3S
- Ausdemore, Robert etal
- 2. Haas, Warren etux 10
- Mueller, James etux 8
 Kunde, Darlene 8
- SECTION 4N
- Hoffman, RC etux 10
 SECTION 5N
- 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
- Jungemann, Jerry etux 15
- 2. Wostrel, Eldon etux 15
- SECTION 10N 1. Manas, Terence etux 10 SECTION 11N
- Cap, Daniel 11 SECTION 11S
- 1. Haberman, Adam etux
- 2. Konopasek Family Trust
- 10
- Lyons, Sean et al 10
- SECTION 12N 1. Hejna, Marilyn 9
- SECTION 13N
- Manas, Dylan 6
 SECTION 14N
 Sudbeck, Charlene 12
- SECTION 14S
- 1. Peterson, Corey etal 9
- 2. Feimer Family
- Protection Trust 9 Colby, David 13
- 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
- Yonke Trust, Mark 5 SECTION 26
- 1. Martin. Nathan etux 6
- SECTION 33
- St Wenceslaus Roman
- Catholic Church 10 SECTION 36
- 1. Koletzky, David etux 8





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 20, 2023 I have surveyed the SW1/4 of Section 18, Township 94 North, Range 57 West of the 5TH Principal Meridian, Yankton County, South Dakota, with area and dimensions as shown on the plat:

A portion shall hereafter be known and described as 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.

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.

Brett R. Kennedy, LS 5350

knowledge and belief, in all respectively. I have executed this document this $\underline{\text{24th}}$ day of $\underline{\text{April}}$, 2023.

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:

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, that the plat has been made at our request and under our direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and we hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof we have hereunto set my har	ds thisday of
Robert and Nancy Pechous Revocable Trust	Robert and Nancy Pechous Revocable Trust
ByRobert J. Pechous	By Nancy K. Pechous
STATE OF)) SS COUNTY OF)	CORPORATION ACKNOWLEDGEMENT
Be it remembered that on thisday of aforesaid, personally appeared Robert J. Pechous	
My commission expires	
Seal	
Notary Public,County,	South Dakota
	CERTIFICATE OF STREET AUTHORITY
The location of existing access roads abutting access shall require additional approval.	r approaches entering the State/County/Township/City Road, is hereby approved. Any changes in the existing
Approved thisday of,,	_·
State/County/Township/City Road Authority	_

2 OF 3

Approval of the final plan of TRACT 1 OF PECHOUS ADDITION IN LOT 2 OF 1	FUE 00444 OF 050TION 40 TOWNSHIP 04 NODTH DANGE 57 WE	
THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, is her		
<u> </u>		
Chair, County Planning Commission		
Yankton County, South Dakota		
COUNTY COMMISSION	ON APPROVAL	
I hereby certify that the final plan of TRACT 1 OF PECHOUS ADDITION IN LO RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, S of County Commissioners, and that after due consideration the Board approved sa	OUTH DAKOTA was duly submitted to the Yankton County Board	
Chairman, County Commission Yankton County, South Dakota		
COUNTY AUDITOR	CERTIFICATE	
I do hereby certify that the above certificate of approval is true and correct inclu	uding the signature theron.	
Dated this_day of		
County Auditor Yankton County, South Dakota		
DIRECTOR OF EQUAL	IZATION	
I, the undersigned, County Director of Equalization for Yankton County, South Dake	ota, do hereby certify that a copy of the above Plat has been filed at my	office.
Dated thisaday ofss	Director of Equalization	
	Yankton County	
CERTIFICATE OF COUNTY		
I, the undersigned, County Treasurer for Yankton County, South Dakota, do hereby egoing plat as shown by the records of my office have been fully paid.	y certify that all taxes which are liens upon any land included in the abo	ve and
Dated thisday of	Treasurer	
	Yankton County	
CERTIFICATE OF REGISTE	R OF DEEDS_	
ATE OF)) SS		
UNTY OF)		
ed for record thisday of, 20ato'clock	kM. and recorded in Bookof Plats on page	there
	Register of Deeds	
	Yankton County	

Plat Approval
Application
116957

Fees Paid \$100.00

Applicant

Created

Bill Testing

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

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



ParcelID Address City OwnerName Acres

14.018.300.100 42824 306 TABOR PECHOUS, ROBERT REVOCTRUST (D) || PECHOUS, NANCY REVOCTRUST 156.960 (D)

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

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		
Our and The size of the formation		
Surveyor/Engineer Information		
Firm Name		
Firm Name Stockwell Engineers		
Stockwell Engineers		
Address 201 Walnut		

Zip

City Yankton

State SD

What is/are the lot size(s)

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

Owner Signature

Is this plat an existing farmstead No
If a farmstead, how may 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 applicabale)
Plat Approval Items Completed On 4/25/2023 2:41 PM EST by boonkling 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.

Ret Perhan

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 Section207 of the Yankton County Zoning Ordinance.

Agent Signature

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

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 boonkling

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?

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

Yankton County, South Dakota

Payment number Date paid Payment method

Receipt

3954 April 25, 2023 02:42 PM Check

Paid by
Bill Testing
test@test.com

\$100.00 paid on April 25, 2023

Plat Approval Application

Application ID: 116957

Description	Amount
Fee	\$100.00