

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/8/2021

Applicant

Darlene Jensen - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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 Tracts 1A, 2A, 3A, 6A, and 8A of DJ's Addition, Being Accretion Property Lying South of Lots A and B, And Tracts 7 and 8 of DJ's Addition in Lot B, in Section 16, T93N, R55W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12-14-2021
Board of Adjustment date: 12-21-2021

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tracts 1A, 2A, 3A, 6A, and

Section No: 16 Township No: 93

Range: 55 Number of Lots/Tracts: 7

Number of Acres: 9.47

How is the property currently being used?
Moderate Density Residential

What is the proposed use of the property?
Moderate Density Residential

Surveyor/Engineer Information

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 6056658333

Property Owner Information

Name: Darlene Jensen

Address: 511 Eastside Dr

City: Yankton State: SD Zip: 57078

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) Some are 1 acre plus,

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

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

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

6. Is this property to have construction on it? ☐ Yes ☒ No
If yes:

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Darlene Jensen
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.

Darlene Jensen

Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

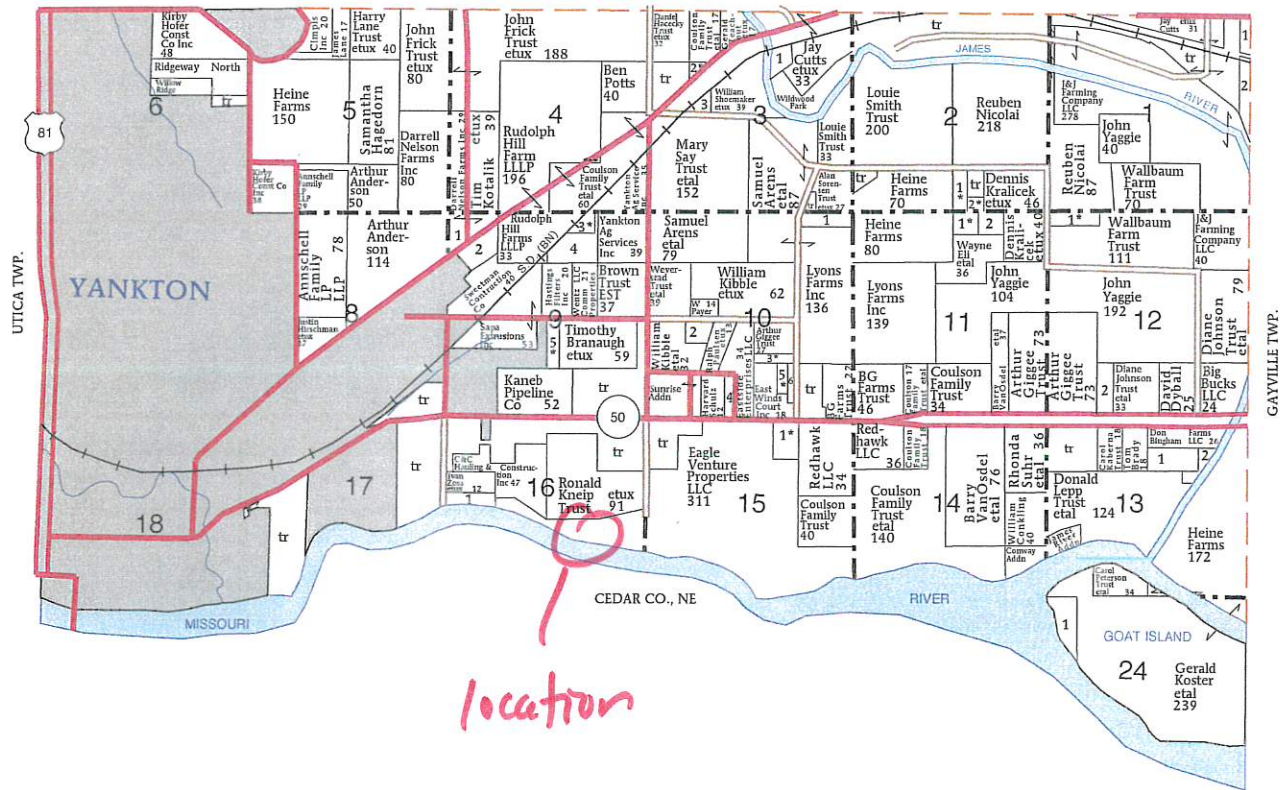
In order to insure prompt approval of your plat, please follow these steps:

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

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

Planning Commission date: 12/14/2021

Board of Adjustment date: _____

**MISSION HILL 'S'****TOWNSHIP****SECTION 1**

1. RWL Land LLC 6
2. Nelson, Nancy 13

SECTION 2

1. Palecek, Lance etux 15
2. Willman, David etux 5

SECTION 3

1. State of South Dakota 9
2. Anderson, Richard etux 9

3. Loecker, Reynold 9

SECTION 9

1. Keehr, Mark 5
2. Northwestern Public Service 15

3. Eide, Mark etux 6
4. Yankton Area Progressive Growth Inc 25

5. Holmstrom, Thomas etux 10

SECTION 10

1. Madson Trust, Clifford 14

2. Goeden, Josephine 10

3. Brasel, Anthony etux 6

4. Schulz Trust, Harvard 6

5. Tackle, Dan etal 7

6. Tackle, Dan 5

SECTION 11

1. Jensen Trust, Gary etux 10

2. Merkwan, Daryl 10

SECTION 12

1. Kopejka, Jeff etux 8
2. Kaberna Trust, Carol 8

SECTION 13

1. Brady Tree Farm & Landscape LLC 27

2. Brady, Thomas 8

SECTION 15

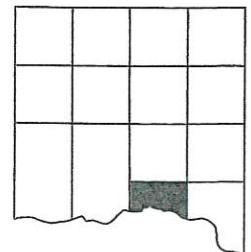
1. Harper, John etux 8

SECTION 16

1. National Field Archery Assn Foundation 12

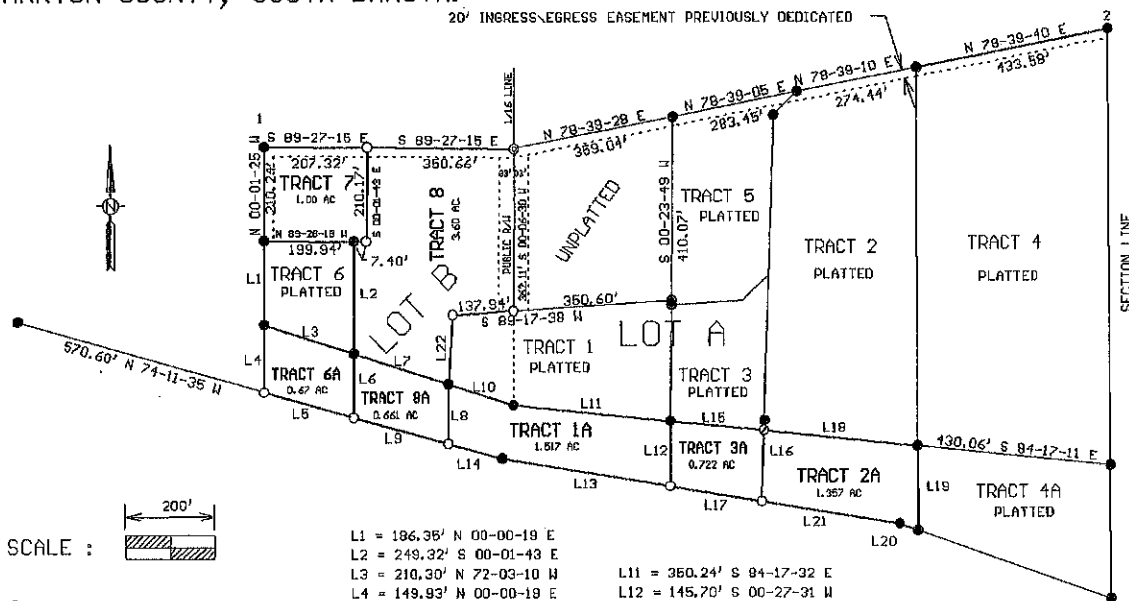
SECTION 24

1. Henning, Mary 15



PLAT OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

20' INGRESS-EGRESS EASEMENT PREVIOUSLY DEDICATED



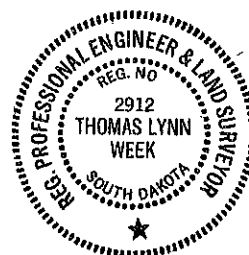
SCALE : 200'

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

L1 = 196.35' N 00-00-19 E
 L2 = 249.32' S 00-01-43 E
 L3 = 210.30' N 72-03-10 W
 L4 = 149.93' N 00-00-19 E
 L5 = 208.02' N 74-11-35 W
 L6 = 141.79' N 00-01-43 W
 L7 = 220.20' S 72-03-04 E
 L8 = 133.24' S 00-01-42 E
 L9 = 217.71' N 74-11-35 W
 L10 = 184.79' S 72-03-23 E

L11 = 350.24' S 84-17-32 E
 L12 = 145.70' S 00-27-31 W
 L13 = 377.95' N 80-16-28 W
 L14 = 126.24' N 74-11-35 W
 L15 = 209.58' S 84-15-59 E
 L16 = 158.10' S 01-16-14 W
 L17 = 207.50' N 80-16-29 W
 L18 = 347.03' S 84-16-00 E
 L19 = 188.26' S 00-08-06 E
 L20 = 13.92' N 70-29-27 W
 L21 = 313.34' N 80-16-29 W
 L22 = 153.24' S 03-44-30 W

POINT 1, LAT= 42-52-23.12497, LONG= 97-20-41.88764
 POINT 2, LAT= 42-52-25.68710, LONG= 97-20-16.61230



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11TH. DAY OF SEPTEMBER, 2021.

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

OWNERS CERTIFICATE

I, DARLENE M. JENSEN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS 12 DAY OF October, 2021.

Darlene M. Jensen
 DARLENE M. JENSEN

STATE OF SOUTH DAKOTA
 COUNTY OF YANKTON

ON THIS 12 DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DARLENE M. JENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES 08/25/2027

SHEET 1 OF 2



Kriss L. Thury
 NOTARY PUBLIC

PLAT OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

ACCESS TO THIS PLATTED LOT WILL BE FROM THE SECTION LINE ROAD. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY AUTHORITY

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON CITY ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS 13th DAY OF October, 2021.

D. J. W. S.
COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

I, AL VIERECK, CITY FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS 13 DAY OF OCTOBER, 2021.

Al Viereck
FINANCE OFFICER OF THE CITY OF YANKTON,

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____.

TREASURER, YANKTON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, _____ O'CLOCK _____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

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

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval
Application
17101

Fees Paid
\$100.00

Applicant
Bill Testing

Created
October 20, 2021

Number
17101

Final | Plat of Tracts 1A, 2A, 3A,
6A, and 8A of DJ's Addition,
Being accretion property lying
south of Lots A and B, and
Tracts 7 and 8 of DJ's Addition
in Lot B, in Section 16, T93N,
R55W of the 5th P.M., Yankton
County, South Dakota | Darlene
Jensen | 511 Eastside Dr |
05.016.100.250
Submitted by BillTesting on
10/20/2021



Applicant

Bill Testing

test@test.com

Parcel search Completed On 10/20/2021 11:08 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
05.016.100.250			JENSEN, DARLENE M (D)	0.000

Requested Information Completed On 10/20/2021 11:16 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tracts 1A, 2A, 3A, 6A, and 8A of DJ's Addition, Being accretion property lying south of Lots A and B, and Tracts 7 and 8 of DJ's Addition in Lot B, in Section 16, T93N, R55W of the 5th P.M., Yankton County, South DAKota

Section No:

16

Township No:

93

Range

55

Number of Lots/Tracts

7

Number of Acres

9.47

How is this property currently being used?

Moderate Density Residential

What is the proposed use of the property?

Moderate Density Residential

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

Darlene Jensen

Address

511 Eastside Dr

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

Some are 1 acre plus, several are slightly under one acre

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 11/8/2021 3:53 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

[jensen.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 11/8/2021 3:53 PM EST by bconkling

Owner Certification

Owner(s)

Darlene Jensen

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

Owner Signature



Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 11/8/2021 3:54 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	4939
Amount Paid	\$100.00

Planning Commission Review Completed On 11/8/2021 3:54 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?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

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:

12/14/2021

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

4939
November 8, 2021 03:54 PM
Check

\$100.00 paid on November 8, 2021

Plat Approval Application
Application ID: 17101

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 11/15/2021

Applicant

Lisa Linneman - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 515 ☐ Section 705 ☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 1, Gabe Linneman Addition, in Gov't Lots 7 and 8 of Section 18, and in the NE1/4 of the SE1/4 Section 18, All in T96N, R56W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12/14/21
Board of Adjustment date: 12/21/21

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tract 1, Gabe Linneman

Section No: 18 Township No: 96

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 78.26

How is the property currently being used?
Ag

What is the proposed use of the property?
AG

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address:

City: Yankton State: SD Zip: 57078

Contact Person: Jack Brandt

Phone: 6056658455

Property Owner Information

Name: Lisa Linneman

Address: 4735 Hickory Street

City: Omaha State: NE Zip: 68106

Contact person: lisa Linneman

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 78.26

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

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

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

6. Is this property to have construction on it? ☐ Yes ☒ No
If yes :

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Lisa Linneman
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.

Lisa Linneman
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

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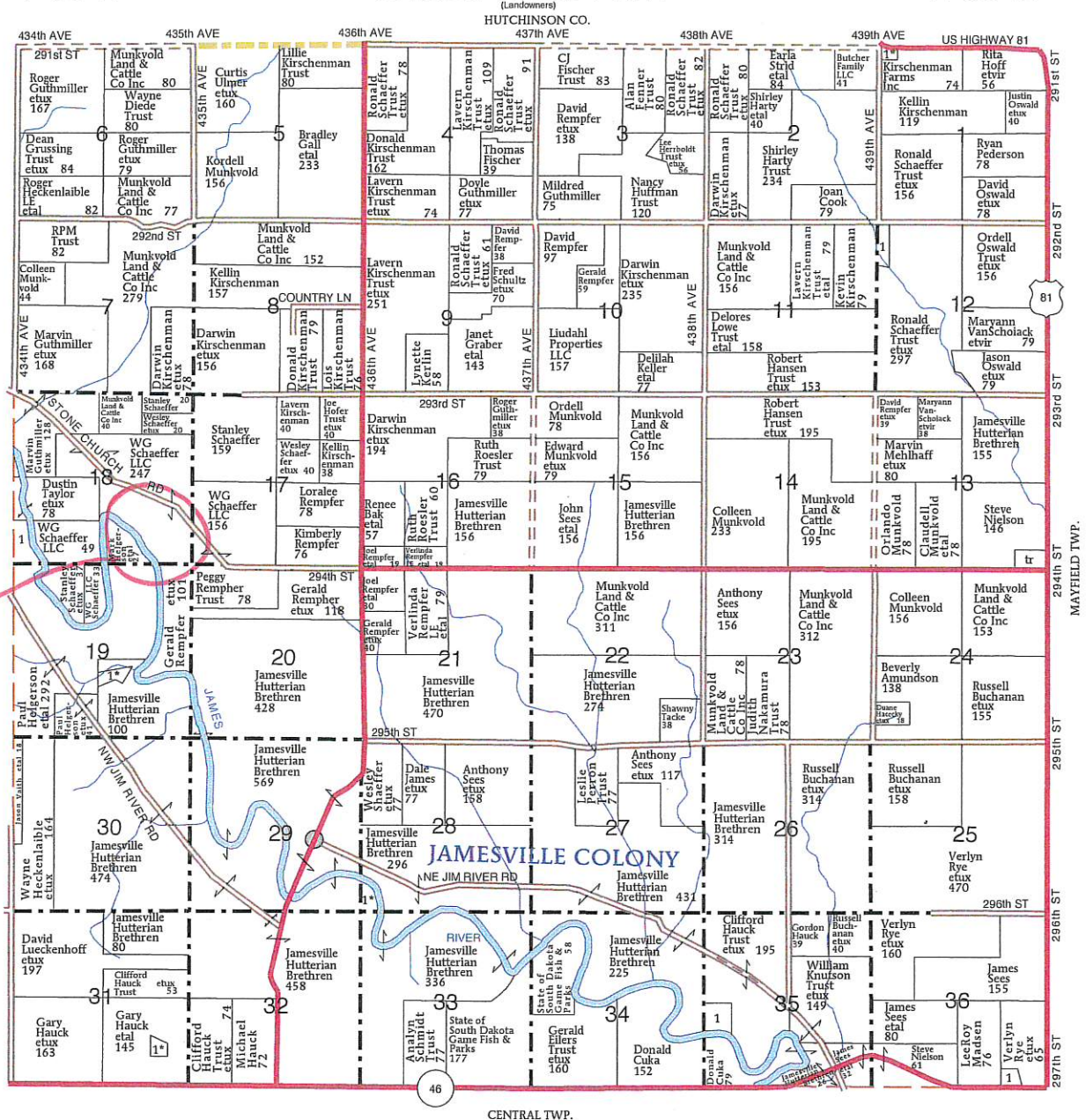
- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☒ 2. Taxes paid at County Treasures?
- ☒ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?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

Planning Commission date: 12/14/2021
Board of Adjustment date: 12/21/21

T-96-N

JAMESVILLE PLAT

R-56-W



JAMESVILLE TOWNSHIP

SECTION 1

1. Weiss, Dale etux 6

SECTION 12

1. Kirschenman, Ryan 16

SECTION 18

1. Fischer, Mark 13

SECTION 19

1. Massey, Frank etal 13

SECTION 28

1. Peterson, Gregory etux

8

SECTION 31

1. Hauck, Richard etux 9

SECTION 35

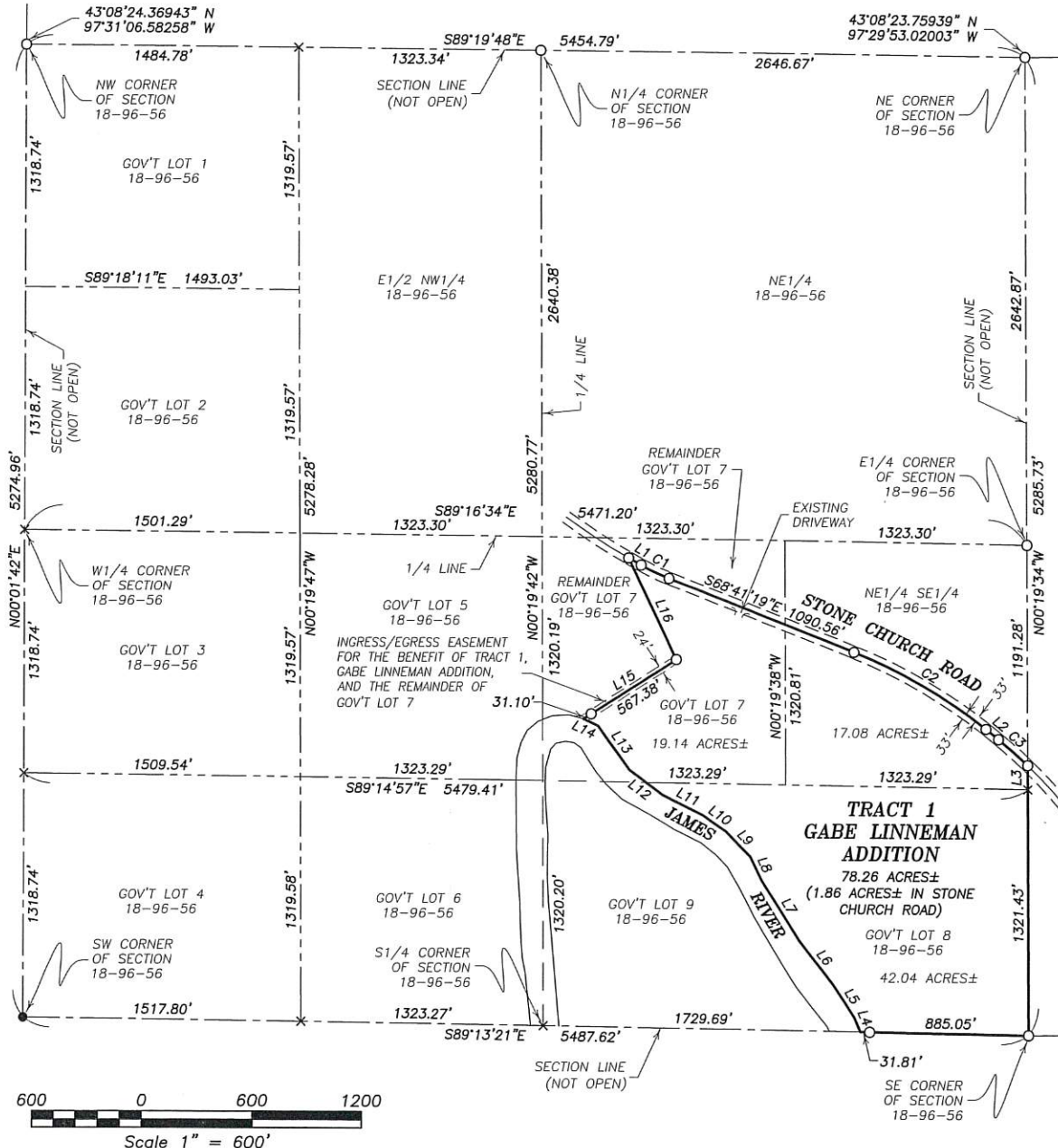
1. Jamesville Hutterian

Brethren 17

SECTION 36

1. Harper, Arlene 10

PLAT OF TRACT 1, GABE LINNEMAN ADDITION, IN GOV'T LOTS 7 AND 8 OF SECTION 18,
AND IN THE NE1/4 OF THE SE1/4 OF SECTION 18, ALL IN T96N, R56W
OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	1200.00'	167.70'	8°00'26"	83.99'
C2	2800.00'	832.93'	17°02'39"	419.57'
C3	2400.00'	212.10'	5°03'48"	106.12'

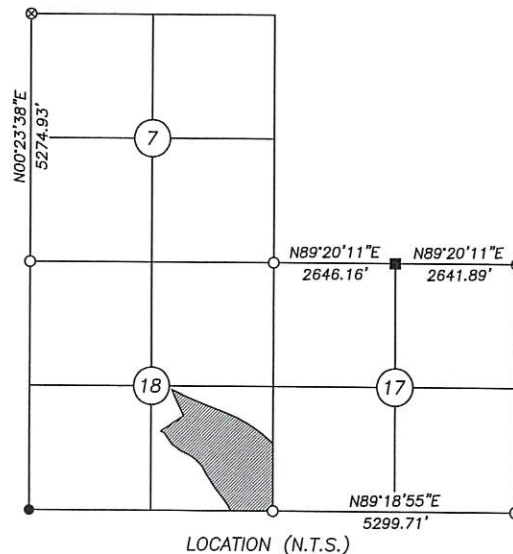
LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ⊙ FOUND LANDSCAPE SPIKE
- ⊗ FOUND RAILROAD SPIKE
- × CALCULATED CORNER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°40'53"E	77.81'
L2	S51°38'40"E	88.34'
L3	S00°19'34"E	130.16'
L4	N23°37'59"W	83.45'
L5	N34°33'37"W	204.50'
L6	N38°00'51"W	304.31'
L7	N32°07'08"W	384.24'
L8	N26°39'24"W	144.34'
L9	N44°31'20"W	190.84'
L10	N55°45'10"W	155.08'
L11	N64°09'05"W	244.57'
L12	N53°07'15"W	225.64'
L13	N35°58'25"W	291.88'
L14	N64°10'02"W	87.60'
L15	N57°15'53"E	598.48'
L16	N25°24'18"W	608.02'

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



PLAT OF TRACT 1, GABE LINNEMAN ADDITION, IN GOV'T LOTS 7 AND 8 OF SECTION 18,
AND IN THE NE1/4 OF THE SE1/4 OF SECTION 18, ALL IN T96N, R56W
OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND PLAT OF TRACT 1, GABE LINNEMAN ADDITION, IN GOV'T LOTS 7 AND 8 OF SECTION 18, AND IN THE NE1/4 OF THE SE1/4 OF SECTION 18, ALL IN T96N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH DAY OF JULY, 2021.

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

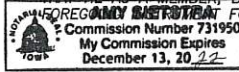


DATED THIS 23 DAY OF November, 2021.

Jared J. Schaeffer
JARED J. SCHAEFFER
MEMBER, WG SCHAEFFER, LLC

STATE OF Iowa
COUNTY OF O'Brien

ON THIS 23rd DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JARED J. SCHAEFFER, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT HE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



MY COMMISSION EXPIRES NOTARY PUBLIC

DATED THIS 20th DAY OF November, 2021.

Travis W. Schaeffer
TRAVIS W. SCHAEFFER
MEMBER, WG SCHAEFFER, LLC

STATE OF South Dakota
COUNTY OF Hutchinson

ON THIS 20th DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TRAVIS W. SCHAEFFER, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT HE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



COUNTY PLANNING COMMISSION

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

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN, PLANNING COMMISSION

ZONING ADMINISTRATOR

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN, COUNTY COMMISSIONERS

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

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

COUNTY AUDITOR

OWNER'S CERTIFICATE

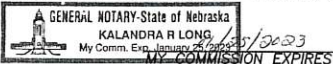
WE, ROXANNE R. VAN BUSKIRK, LISA T. LINNEMAN, WESLEY W. SCHAEFFER, JARED J. SCHAEFFER AND TRAVIS W. SCHAEFFER, MEMBERS OF WG SCHAEFFER, LLC, DO HEREBY CERTIFY THAT WG SCHAEFFER, LLC, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. WE ALSO HEREBY DEDICATE THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS 21st DAY OF November, 2021.

Roxanne R. Van Buskirk
ROXANNE R. VAN BUSKIRK
MEMBER, WG SCHAEFFER, LLC

STATE OF Nebraska
COUNTY OF Douglas

ON THIS 21st DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROXANNE R. VAN BUSKIRK, WHO ACKNOWLEDGED HERSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT SHE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



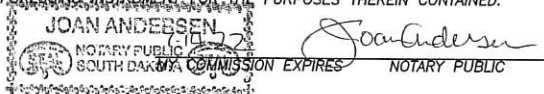
Kalandra R Long
KALANDRA R LONG
MY COMMISSION EXPIRES NOTARY PUBLIC

DATED THIS 20th DAY OF November, 2021.

Lisa T. Linneman
LISA T. LINNEMAN
MEMBER, WG SCHAEFFER, LLC

STATE OF South Dakota
COUNTY OF Hutchinson

ON THIS 20th DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LISA T. LINNEMAN, WHO ACKNOWLEDGED HERSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT SHE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

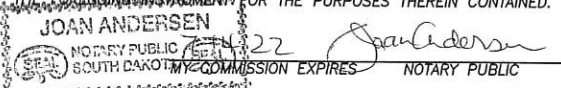


DATED THIS 20th DAY OF November, 2021.

Wesley W. Schaeffer
WESLEY W. SCHAEFFER
MEMBER, WG SCHAEFFER, LLC

STATE OF South Dakota
COUNTY OF Hutchinson

ON THIS 20th DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WESLEY W. SCHAEFFER, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF WG SCHAEFFER, LLC, AND THAT HE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



*PLAT OF TRACT 1, GABE LINNEMAN ADDITION, IN GOV'T LOTS 7 AND 8 OF SECTION 18,
AND IN THE NE1/4 OF THE SE1/4 OF SECTION 18, ALL IN T96N, R56W
OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.*

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO STONE CHURCH ROAD 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

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

COUNTY 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

REGISTER OF DEEDS

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

REGISTER OF DEEDS

Plat Approval
Application
20782

Fees Paid
\$100.00

Created
November 30,
2021

Applicant
Bill Testing

Number
20782

Final | Plat of Tract 1, Gabe
Linneman Addition, in Gov't
Lots 7 and 8 of Section 18, and
in the NE1/4 of the SE1/4
Section 18, All in T96N, R56W
of the 5th P.M., Yankton County,
South Dakota | Lisa Linneman |
4735 Hickory Street |
12.018.200.100
Submitted by BillTesting on
11/30/2021

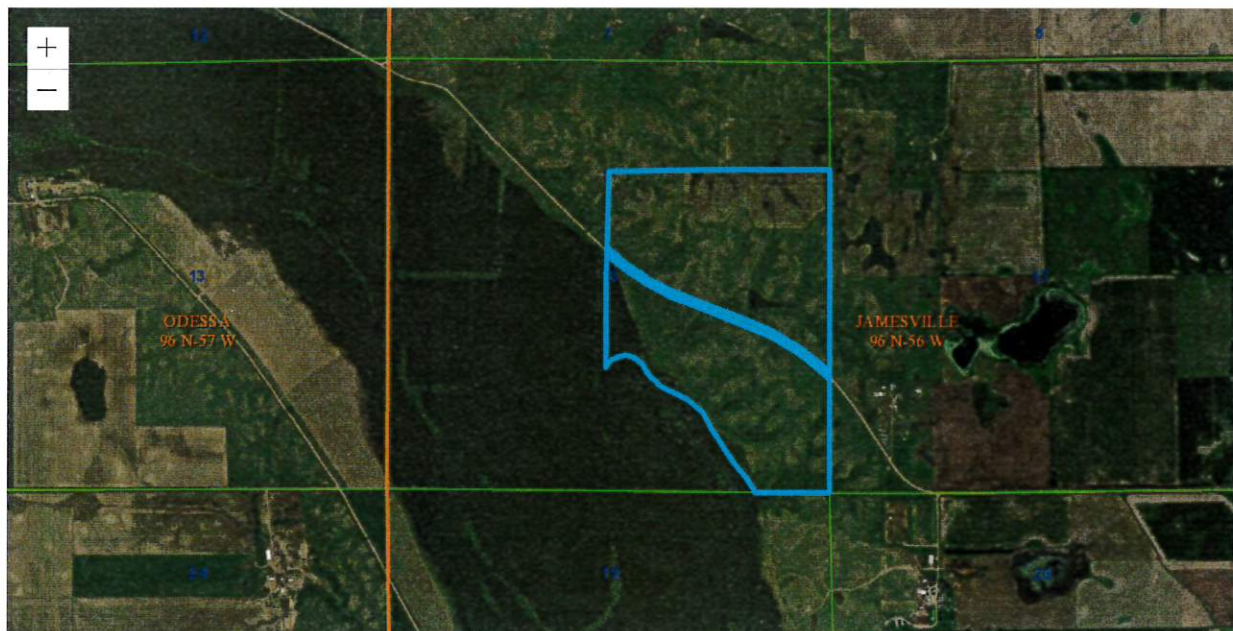


Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/30/2021 1:51 PM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
12.018.200.100			WG SCHAEFFER LLC (D)	208.550

Requested Information Completed On 11/30/2021 1:57 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tract 1, Gabe Linneman Addition, in Gov't Lots 7 and 8 of Section 18, and in the NE1/4 of the SE1/4 Section 18, All in T96N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

96

Range

56

Number of Lots/Tracts

1

Number of Acres

78.26

How is this property currently being used?

Ag

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

Jack Brandt

Phone

6056658455

Property Owner Information

Owner Name

Lisa Linneman

Address

4735 Hickory Street

City

Omaha

State

NE

Zip

68106

Owner Phone

4025511964

Contact Person

lisa Linneman

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 12/1/2021 3:03 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

[linneman.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 12/1/2021 3:03 PM EST by bconkling

Owner Certification

Owner(s)

Lisa Linneman

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

Owner Signature



Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 12/1/2021 3:03 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	7442
Amount Paid	\$100.00

Planning Commission Review Completed On 12/1/2021 3:04 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?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

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:

12/14/2021

Plat Approval Application (Planning Commission) Completed On 12/1/2021 3:04 PM EST by bconkling

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

7442
December 1, 2021 03:03 PM
Check

\$100.00 paid on December 1, 2021

Plat Approval Application
Application ID: 20782

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2021

Applicant

Ehresmann Holdings LLC - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 515 ☐ Section 705 ☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5th P.M., Yankton County, South Dakota.

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of tract B in the S1/2 of the

Section No: 33 Township No: 94

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 11.129

How is the property currently being used? Commercial

What is the proposed use of the property? Commercial

Surveyor/Engineer Information

Firm Name: Tom Week
Address: _____
City: Yankton State: SD Zip 57078
Contact Person: Tom Week
Phone: 6056658333

Property Owner Information

Name: Ehresmann Holdings LLC
Address: 705 W 10th S
City: Yankton State: SD Zip: 57078
Contact person: Eric Taylor
If the property owner is represented by an authorized agent, please provide the following:
Agent's name: _____
Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 11.129 Acres

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

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

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

6. Is this property to have construction on it? ☐ Yes ☒ No
If yes :

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Ehresmann Holdings LLC
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.

Eric Taylor
Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

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

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

Planning Commission date: 12/14/2021
Board of Adjustment date: _____

UTICA TOWNSHIP

SECTION 1N

1. Siebrandt, Jacob et ux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 3S

1. Holdahl, Robert et ux 5

SECTION 3N

1. Grate, Leo et ux 11

SECTION 3S

1. Holtzmann Family Trust 7

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8
2. Brandt Trust, Merle et al 11
3. Zimmerman, Steve 20
4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Maska, Leann 5
2. Olivier, Curtis et ux 6
3. Loecker, Mark et ux 5
4. Blaha, Jon et ux 5

SECTION 7N

1. Anthony, Craig et ux 10

SECTION 7S

1. Phillips, Timothy et ux 5

SECTION 8N

1. Christianson, David et ux 6
2. Hughes, Scott et ux 13

SECTION 8S

1. Fanta, Timothy et ux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Heceky Trust, Terrance et ux 11
2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey et ux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney et ux 7

SECTION 17N

1. Schenkel, Darrell et ux 8

SECTION 18N

1. Tacke, WM et ux 13

SECTION 18S

1. Cap LE, Stanley et ux 5

SECTION 19

1. Cap, Robert et ux 7

SECTION 19

1. Schenkel, Daniel et ux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12

SECTION 20S

2. Johnson, Michael et ux 9

SECTION 21N

1. Kralicek, Frank et ux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William et ux 9

SECTION 24

1. Marquardt, Doug 13

SECTION 26

2. Keller, Dallas et ux 10

SECTION 26

1. Barnes, David et ux 7

SECTION 32

1. Zimmerman Trust, Henry et ux 12

SECTION 33

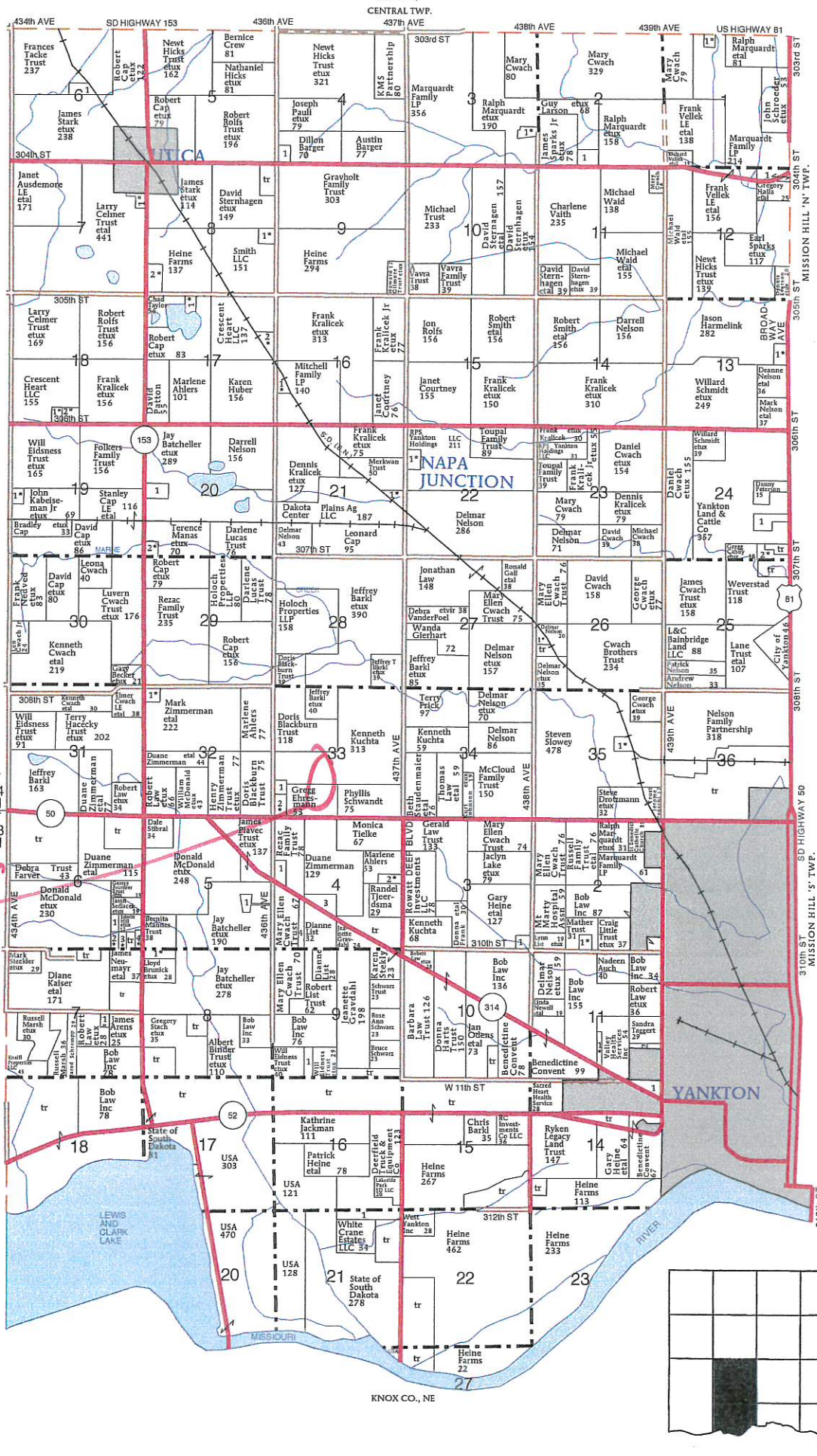
1. Delozier, Darrik 6

SECTION 35

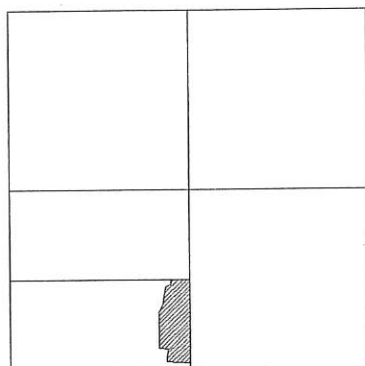
1. Waddell, Edward et ux 8

SECTION 35

1. Slowey, Steven et ux 14



PLAT OF TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33,
T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

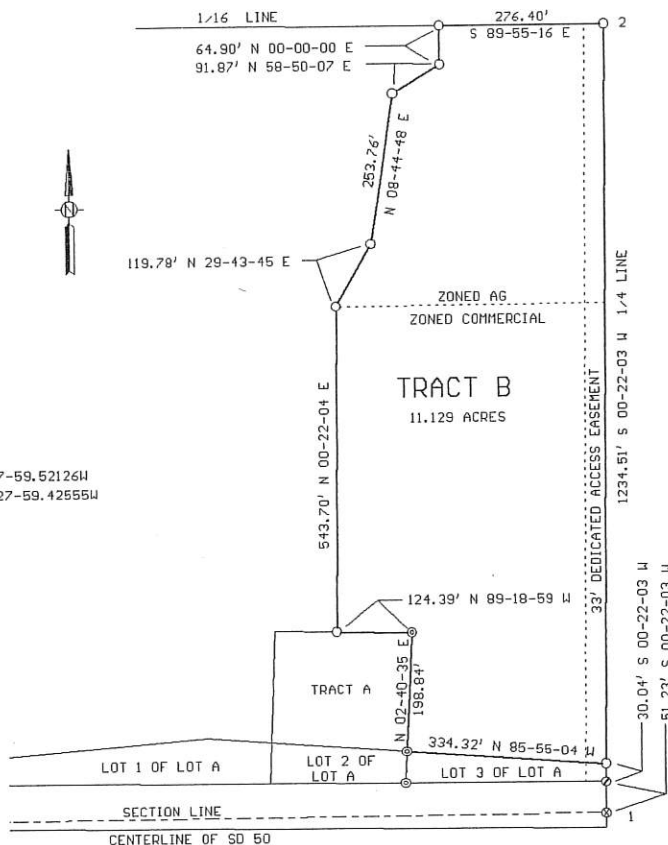


SECTION 33, T94N, R56W

POINT 1, LAT= 42-54-31.81192N, LONG= 97-27-59.52126W
POINT 2, LAT= 42-54-44.80738N, LONG= 97-27-59.42555W

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

SCALE :



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH. DAY OF OCTOBER, 2021.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS 3rd DAY OF December, 2021.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

PLAT OF TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M.,
YANKTON COUNTY, SOUTH DAKOTA.


OWNERS CERTIFICATE

I, GREGG EHRESMANN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W EXCLUDING THE SOUTH 851.23 FEET OF THE EAST 450 FEET, AND FURTHER EXCEPTING HIGHWAY R/W, TRACT A, LOTS 1 THROUGH 3 IN LOT A, AND FURTHER EXCLUDING LUKEN'S FIRST ADDITION, LUKEN'S THIRD ADDITION, LUKEN'S FOURTH ADDITION AND LUKEN'S FIFTH. ADDITION, AND FURTHER EXCLUDING LOT H1.

I, GREGG EHRESMANN AS MEMBER OF EHRESMANN HOLDINGS, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT EHRESMANN HOLDINGS, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY IS THE ABSOLUTE AND UNQUALIFIED OWNER OF LOT 1 OF LOT A, LOT 3 OF LOT A, THE SOUTH 851.23 FEET OF THE EAST 450 FEET, EXCEPTING HIGHWAY R/W, TRACT A, LOTS 2 AND 3 OF LOT A, AND FURTHER EXCLUDING LOT H1, ALL IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. A 33 FOOT WIDE DEDICATED ACCESS EASEMENT IS BEING PROVIDED ON THE WEST SIDE OF THE 1/4 LINE

DATED THIS 29 DAY OF Oct., 2021.


GREGG EHRESMANN,


GREGG EHRESMANN, MEMBER

STATE OF South Dakota
COUNTY OF Yankton
ON THIS 29 DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GREGG EHRESMANN, KNOWN TO ME TO BE THE PERSON WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR HIMSELF AND AS MEMBER OF THE EHRESMANN HOLDINGS, LLC.

MY COMMISSION EXPIRES 3/23/22



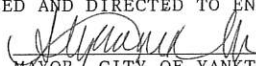
NOTARY PUBLIC

RESOLUTION BY THE CITY COMMISSION

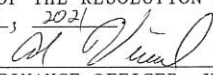
WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

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

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

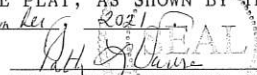

MAYOR, CITY OF YANKTON, SOUTH DAKOTA

I, AL VIERECK, CITY FINANCE OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY OF YANKTON, SOUTH DAKOTA, ON THIS 22 DAY OF NOVEMBER, 2021.


CITY FINANCE OFFICER, YANKTON, SOUTH DAKOTA

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS 30 DAY OF December, 2021.


TREASURER, YANKTON COUNTY, S.D.

PLAT OF TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH. P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING
REAL PROPERTY: TRACT B IN THE S1/2 OF THE SW1/4 OF SECTION 33, T94N, R56W OF THE 5TH.
P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION
OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT
HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS
HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND
CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE
ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, _____ O'CLOCK
_____. M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

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

Plat Approval
Application
21265

Applicant
Bill Testing

Fees Paid
\$100.00

Created
December 6, 2021

Number
21265

Final | Plat of tract B in the S1/2
of the SW1/4 of Section 33,
T94N, R56W of the 5th P.M.,
Yankton County, South Dakota. |
Ehresmann Holdings LLC | 705
W 10th S | 10.033.300.100
Submitted by BillTesting on
12/6/2021

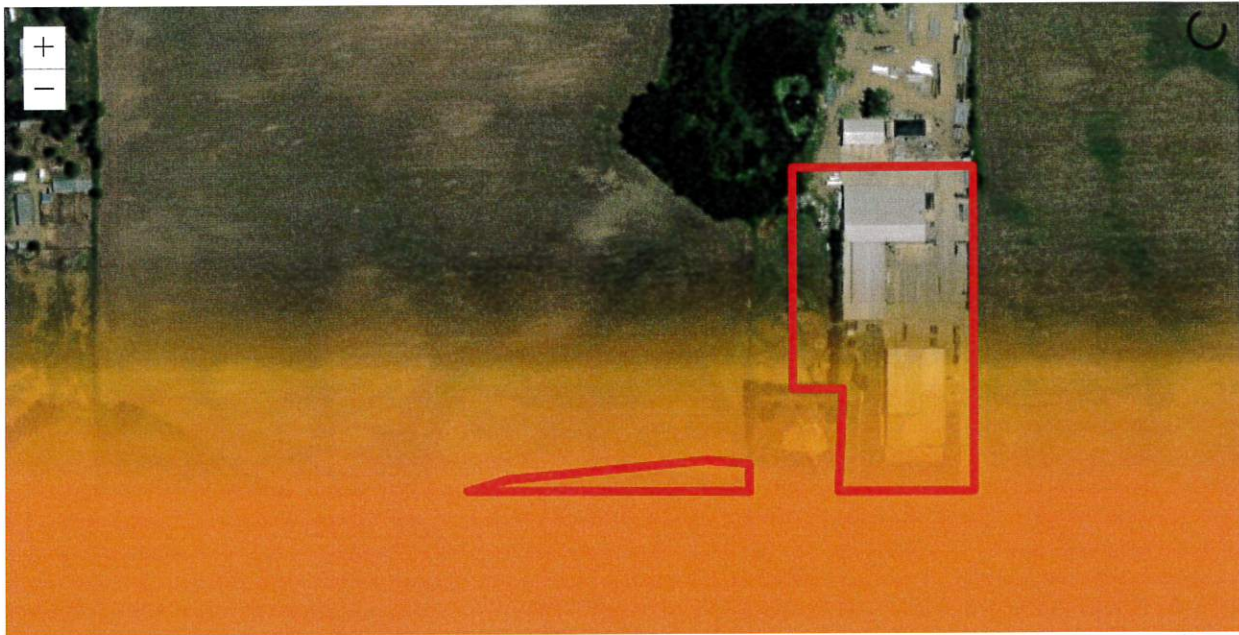


Applicant

Bill Testing

test@test.com

Parcel search Completed On 12/6/2021 9:50 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
10.033.300.100	4400 WEST 31 ST	YANKTON	EHRESMANN HOLDINGS LLC (D)	0.000

Plat Approval Items Completed On 12/6/2021 9:55 AM EST by bconkling

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

Upload Copy of Plat

[Ehresmann.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 12/6/2021 9:56 AM EST by bconkling

Owner Certification

Owner(s)

Ehresmann Holdings LLC

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

Owner Signature**Owner Signature**

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

Agent Name

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

Agent Signature

Payment Completed On 12/6/2021 9:56 AM EST by bconkling

Fees Paid[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	8260
Amount Paid	\$100.00

Planning Commission Review Completed On 12/6/2021 9:56 AM EST by bconkling

Plat Approval Planning Commission Checklist**Please follow these steps:**

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

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:

12/14/2021

Requested Information Completed On 12/6/2021 10:00 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5th P.M., Yankton County, South Dakota.

Section No:

33

Township No:

94

Range

56

Number of Lots/Tracts

1

Number of Acres

11.129

How is this property currently being used?

Commercial

What is the proposed use of the property?

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

Ehresmann Holdings LLC

Address

705 W 10th S

City

Yankton

State

SD

Zip

57078

Owner Phone
6056657532

Contact Person
Eric Taylor

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

11.129 Acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Application (Planning Commission) Completed On 12/6/2021 10:00 AM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

8260
December 6, 2021 09:56 AM
Check

\$100.00 paid on December 6, 2021

Plat Approval Application

Application ID: 21265

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2021

Applicant

Lot 35 Baycliffe - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 515 ☐ Section 705 ☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot 35 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lot 35 in Baycliffe Estates,

Section No: 18 Township No: 93

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 2.74

How is the property currently being used?
Moderate Density Residential

What is the proposed use of the property?
Moderate Density Residential

Surveyor/Engineer Information

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 6056658333

Property Owner Information

Name: Bay Properties LLC

Address: 10059 Cove Pointe Rd

City: Brainerd State: MN Zip: 56401

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 2.74

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

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

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

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

If yes : Single Family Dwellings

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Baycliffe Properties, LLC
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.

Red Daugherty

Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

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

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

Planning Commission date: 12/14/2021
Board of Adjustment date: _____

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 3N

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8

SECTION 4S

1. Brandt Trust, Merle etal 11

SECTION 4S

3. Zimmerman, Steve 20

SECTION 5S

1. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Mask, Leann 5

SECTION 6S

2. Olivier, Curtis etux 6

SECTION 6S

3. Loecker, Mark etux 5

SECTION 6S

4. Blaha, Jon etux 5

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Philips, Timothy etux 5

SECTION 8N

1. Christianson, David etux 6

SECTION 8S

2. Hughes, Scott etux 13

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Hecky Trust, Terrance etux 11

SECTION 11S

2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8

SECTION 18N

2. Tacke, WM etux 13

SECTION 18N

1. Cap LE, Stanley etal 5

SECTION 19

2. Cap, Robert etux 7

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12

SECTION 21N

2. Johnson, Michael etux 9

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13

SECTION 26

2. Keller, Dallas etux 10

SECTION 32

1. Barnes, David etux 7

SECTION 32

1. Zimmerman Trust, Henry etal 12

SECTION 33

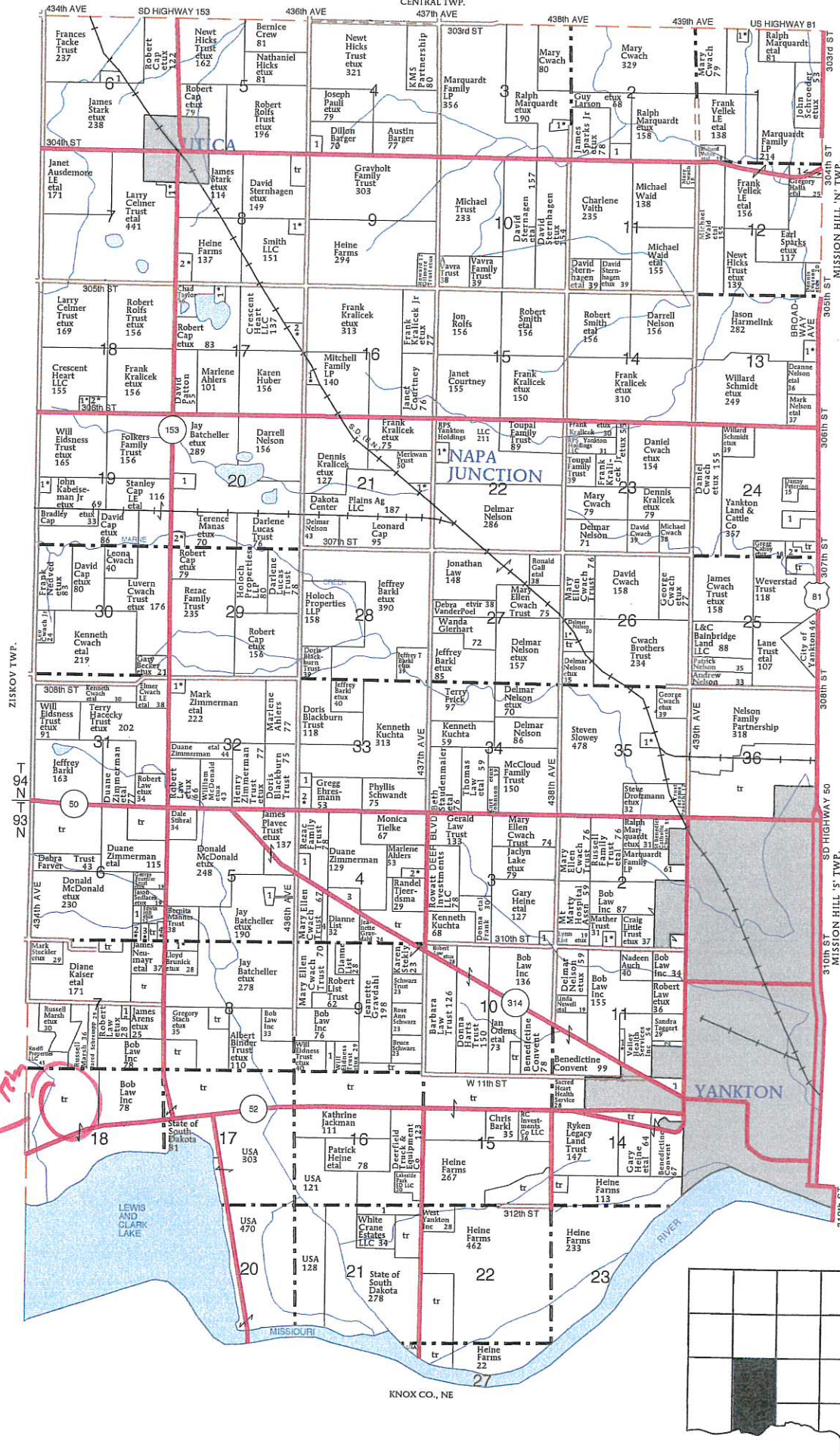
1. Delozier, Darrik 6

SECTION 35

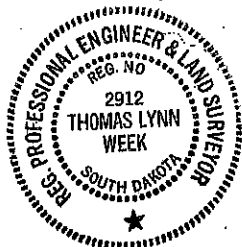
2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



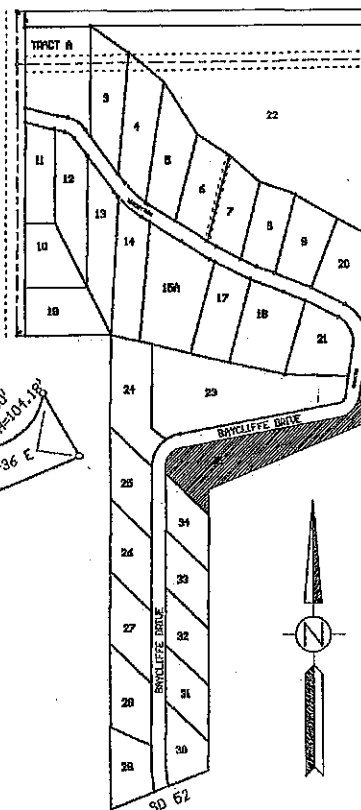
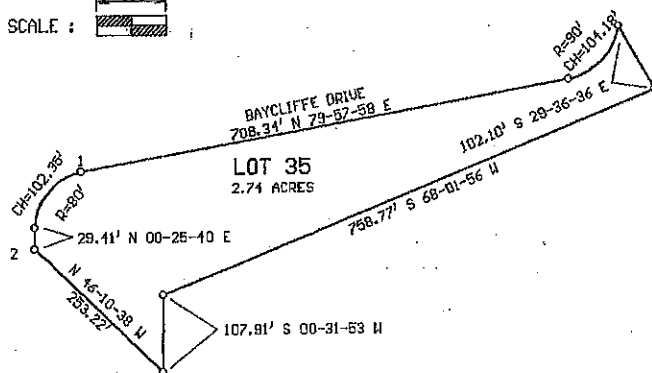
PLAT OF LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4 OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, MCVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA



POINT 1, LAT. 42-52-31.04199N, LONG. 97-30-49.81469W
POINT 2, LAT. 42-52-29.97891N, LONG. 97-30-50.70351W

○ FOUND 5/8" REBAR WITH CAP

SCALE :



LOCATION MAP (NO SCALE)

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, MCVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH. DAY OF NOVEMBER, 2021.

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

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF APPROACHES ENTERING EACH LOT FROM BAYCLIFFE DRIVE WILL BE APPROVED BY BAY PROPERTIES, L.L.C.
DATED THIS _____ DAY OF _____, _____.

MANAGER OF BAY PROPERTIES, L.L.C.

PLAT OF LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, SCOTT G. GREEN, AS MANAGER OF BAY PROPERTIES, L.L.C., A SOUTH DAKOTA L.L.C., DO HEREBY CERTIFY THAT BAY PROPERTIES, L.L.C., A SOUTH DAKOTA L.L.C., IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____.

STATE OF _____
COUNTY OF _____

SCOTT G. GREEN, MANAGER OF
BAY PROPERTIES, L.L.C.

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SCOTT G. GREEN, MANAGER OF BAY PROPERTIES, L.L.C. A SOUTH DAKOTA L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 35 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Applicant
Bill Testing

Fees Paid
\$100.00

Created
November 15,
2021

Number
19557

Final | Plat of Lot 35 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota | Bay Properties LLC | 10059 Cove Pointe Rd | 09.018.400.300 Submitted by BillTesting on 11/15/2021



Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/15/2021 9:54 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.018.400.300		YANKTON	BAY PROPERTIES LLC (D)	0.000

Requested Information Completed On 11/15/2021 9:57 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of Lot 35 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

2.74

How is this property currently being used?

Moderate Density Residential

What is the proposed use of the property?

Moderate Density Residential

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

Bay Properties LLC

Address

10059 Cove Pointe Rd

City

Brainerd

State

MN

Zip

56401

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

2.74

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

Single Family Dwellings

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

Plat Approval Items Completed On 12/6/2021 2:45 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

35.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 12/6/2021 2:45 PM EST by bconkling

Owner Certification

Owner(s)

Baycliffe Properties, LLC

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

Owner Signature



Rich Daugherty

Owner Signature

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

Agent Name

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

Agent Signature

Planning Commission Review Completed On 12/6/2021 2:46 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?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

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:

12/14/2021

Payment Completed On 12/6/2021 2:49 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	9316

Amount Paid

\$100.00

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

9316
December 6, 2021 02:46 PM
Check

\$100.00 paid on December 6, 2021

Plat Approval Application

Application ID: 19557

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2021

Applicant

Lot 24 Baycliffe- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 515 ☐ Section 705 ☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot 24 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lot 24 in Baycliffe Estates,

Section No: 18 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 1.9

How is the property currently being used?
Moderate Density Residential

What is the proposed use of the property?
Moderate Density Residential

Surveyor/Engineer Information

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 6056658333

Property Owner Information

Name: Bay Properties LLC

Address: 10059 Cove Pointe Rd

City: Brainerd State: MN Zip: 56401

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 1.9

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

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

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

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

If yes: Single Family Dwellings

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Baycliffe Estates
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.

Tom Week

Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

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

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

Planning Commission date: 12/14/2021

Board of Adjustment date: _____

(Landowners)

CENTRAL TWP.

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust 7

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8
2. Brandt Trust, Merle etal 11

3. Zimmerman, Steve 20
4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Maska, Leann 5
2. Olivier, Curtis etux 6
3. Loecker, Mark etux 5
4. Blaha, Jon etux 5

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David etux 6
2. Hughes, Scott etux 13

SECTION 8S

1. Fanta, Timothy etux 9
2. Fanta, Steven 9

SECTION 11S

1. Hecky Trust, Terrance etux 11
2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8
2. Tacke, WM etux 13

SECTION 18N

1. Cap LE, Stanley etal 5
2. Cap, Robert etux 7

SECTION 19

1. Schenkel, Daniel etux 7
2. Yankton Co Sharpshooters Assn 12
3. Johnson, Michael etux 9

SECTION 20N

1. Yankton Co Sharpshooters Assn 12
2. Johnson, Michael etux 9

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13
2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

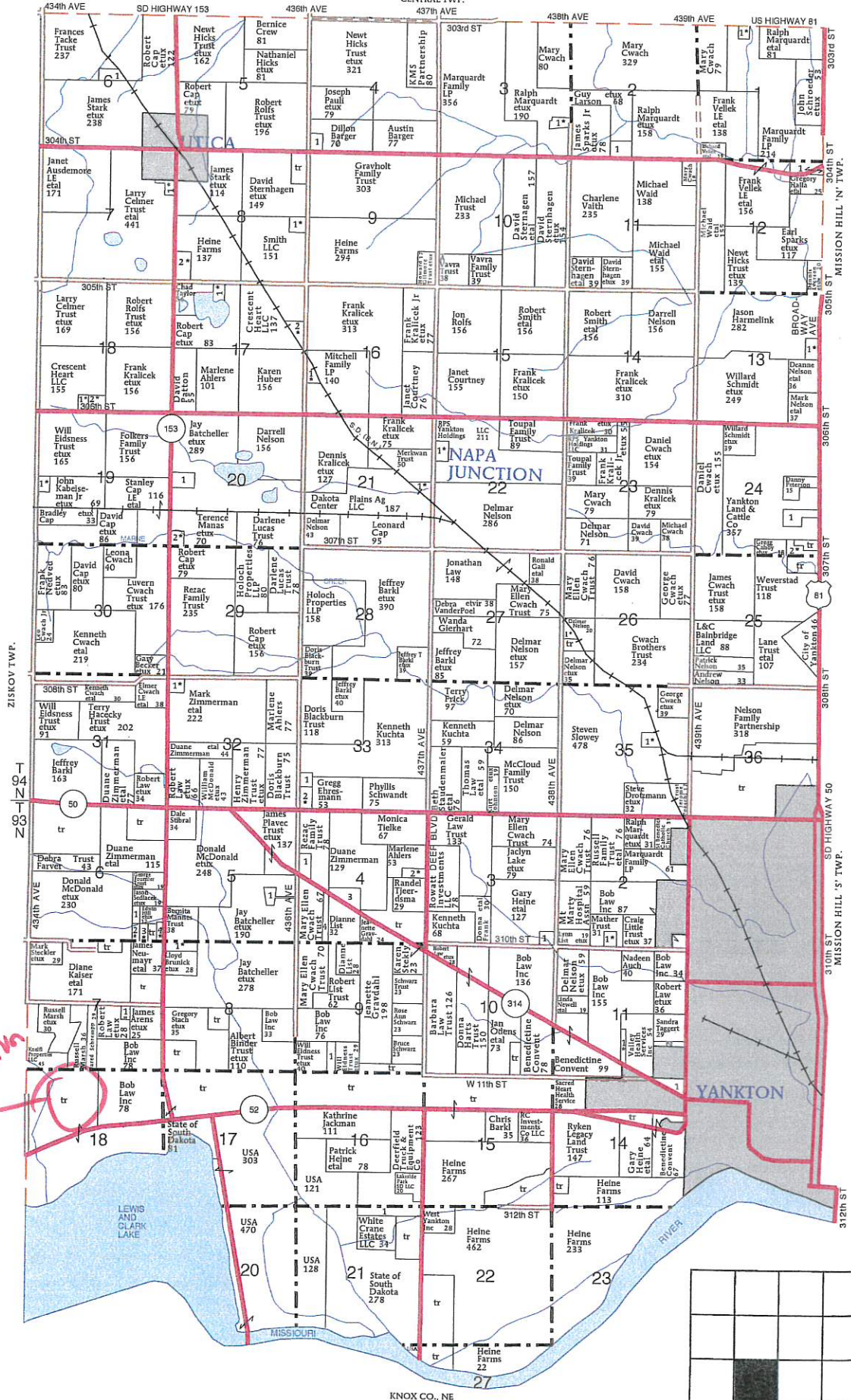
1. Zimmerman Trust, Henry etal 12

SECTION 33

1. Delozier, Darrik 6
2. Waddell, Edward etux 8

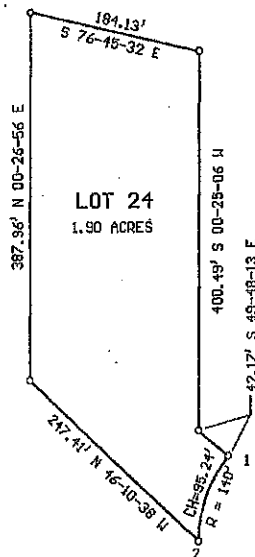
SECTION 35

1. Slowey, Steven etux 14



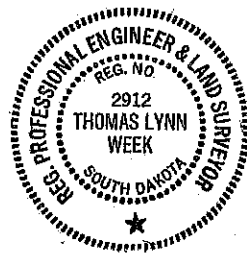
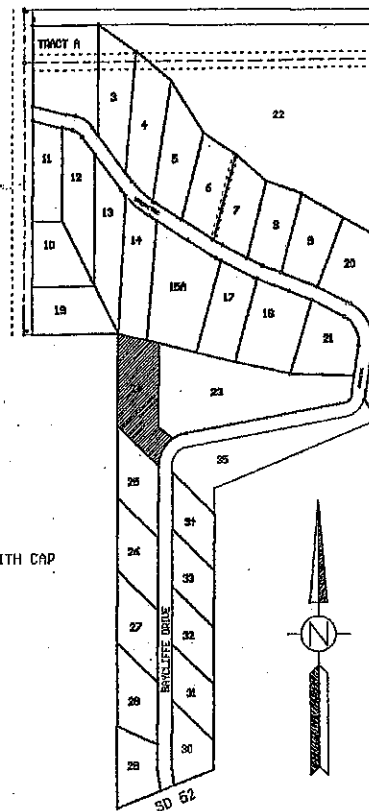
PLAT OF LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4 OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA

POINT 1, LAT. 42-52-31.155529N, LONG. 97-30-51.06279W
POINT 2, LAT. 42-52-30.27286N, LONG. 97-30-51.50655W



SCALE :

○ FOUND 5/8" REBAR WITH CAP



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH. DAY OF NOVEMBER, 2021.

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

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF APPROACHES ENTERING EACH LOT FROM BAYCLIFFE DRIVE WILL BE APPROVED BY BAY PROPERTIES, L.L.C.
DATED THIS _____ DAY OF _____,

MANAGER OF BAY PROPERTIES, L.L.C.

PLAT OF LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, SCOTT G. GREEN, AS MANAGER OF BAY PROPERTIES, L.L.C., A SOUTH DAKOTA L.L.C., DO HEREBY CERTIFY THAT BAY PROPERTIES, L.L.C., A SOUTH DAKOTA L.L.C., IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS ____ DAY OF _____, _____.

STATE OF _____
COUNTY OF _____

SCOTT G. GREEN, MANAGER OF
BAY PROPERTIES, L.L.C.

ON THIS ____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SCOTT G. GREEN, MANAGER OF BAY PROPERTIES, L.L.C. A SOUTH DAKOTA L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 24 IN BAYCLIFFE ESTATES, LOCATED IN THE W.1/2 OF THE SOUTH 12.91 ACRES OF THE S.1/2 OF THE S.W.1/4, OF SECTION 7; AND IN THE W.1/2 OF THE W.1/2 OF SECTION 18, LYING NORTH OF HIGHWAY 52, EXCEPT PLATTED AREAS KNOWN AS TRAMP'S 7TH. ADDITION, AND EXCEPT LOTS 1 AND 2 OF PARCEL A, AND FURTHER EXCEPTING PARCELS B AND C, McVAY ADDITION, ALL BEING IN T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval
Application
19552

Fees Paid
\$100.00

Created
November 15,
2021

Applicant
Bill Testing

Number
19552

Final | Plat of Lot 24 in Baycliffe
Estates, Located in the W1/2 of
the South 12.91 Acres of the S
1/2 of the SW 1/4 of Section 7;
and in the W 1/2 of the W 1/2
of Section 18, Lying North of
Highway 52, Except Platted
areas known as Tramp's 7th
Addition, and Except Lots 1 and
2 of parcel A, and Further
excepting Parcels B and C,
McVay Addition, All being in
T93N, R56W, of the 5th P.M.,
Yankton County, South Dakota |
Bay Properties LLC | 10059
Cove Pointe Rd |
09.018.400.300
Submitted by BillTesting on
11/15/2021



Applicant

Bill Testing

test@test.com

Parcel search Completed On 11/15/2021 9:44 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.018.400.300	43412 SD HWY 52	YANKTON	BAY PROPERTIES LLC (D)	0.000

Requested Information Completed On 11/15/2021 9:51 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of Lot 24 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

1.9

How is this property currently being used?

Moderate Density Residential

What is the proposed use of the property?

Moderate Density Residential

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip
57078

Contact Person
Tom Week

Phone
6056658333

Property Owner Information

Owner Name
Bay Properties LLC

Address
10059 Cove Pointe Rd

City
Brainerd

State
MN

Zip
56401

Owner Phone
6056658333

Contact Person
Tom Week

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

Agent's name

Agent's Title

Plat Information

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

What is/are the lot size(s)

1.9

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

Single Family Dwellings

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

Plat Approval Items Completed On 12/6/2021 2:37 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

24.pdf

Plat Approval Applicant Checklist 1

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 12/6/2021 2:38 PM EST by bconkling

Owner Certification

Owner(s)

Baycliffe Estates

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

Owner Signature

Rick Bang Inty

Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 12/6/2021 2:38 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	9316
Amount Paid	\$100.00

Planning Commission Review Completed On 12/6/2021 2:38 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?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

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:

12/14/2021

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

9316
December 6, 2021 02:38 PM
Check

\$100.00 paid on December 6, 2021

Plat Approval Application

Application ID: 19552

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/6/2021

Applicant

Zappa, LLC - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 515 ☐ Section 705 ☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot 38, Block 4, Sunrise Addition in the SW1/4 of the SW1/4 of Section 10, T93N, R55W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 12/14/2021
Board of Adjustment date: 12/21/2021

Time:
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lot 38, Block 4, Sunrise

Section No: 10 Township No: 93

Range: 55 Number of Lots/Tracts: 6

Number of Acres: 8.01

How is the property currently being used?
Commercial

What is the proposed use of the property?
Commercial

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Jack Brandt

Phone: 6056658455

Property Owner Information

Name: Zappa, LLC

Address: PO Box 91604

City: Sioux Falls State: SD Zip: 57109

Contact person: Jeff Koster

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☐ Yes ☒ No

2. What is/are the lot size(s) 0.51 to 3.89

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

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

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

6. Is this property to have construction on it? ☐ Yes ☒ No
If yes :

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Zappa, LLC
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.

Jeff Koster

Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

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

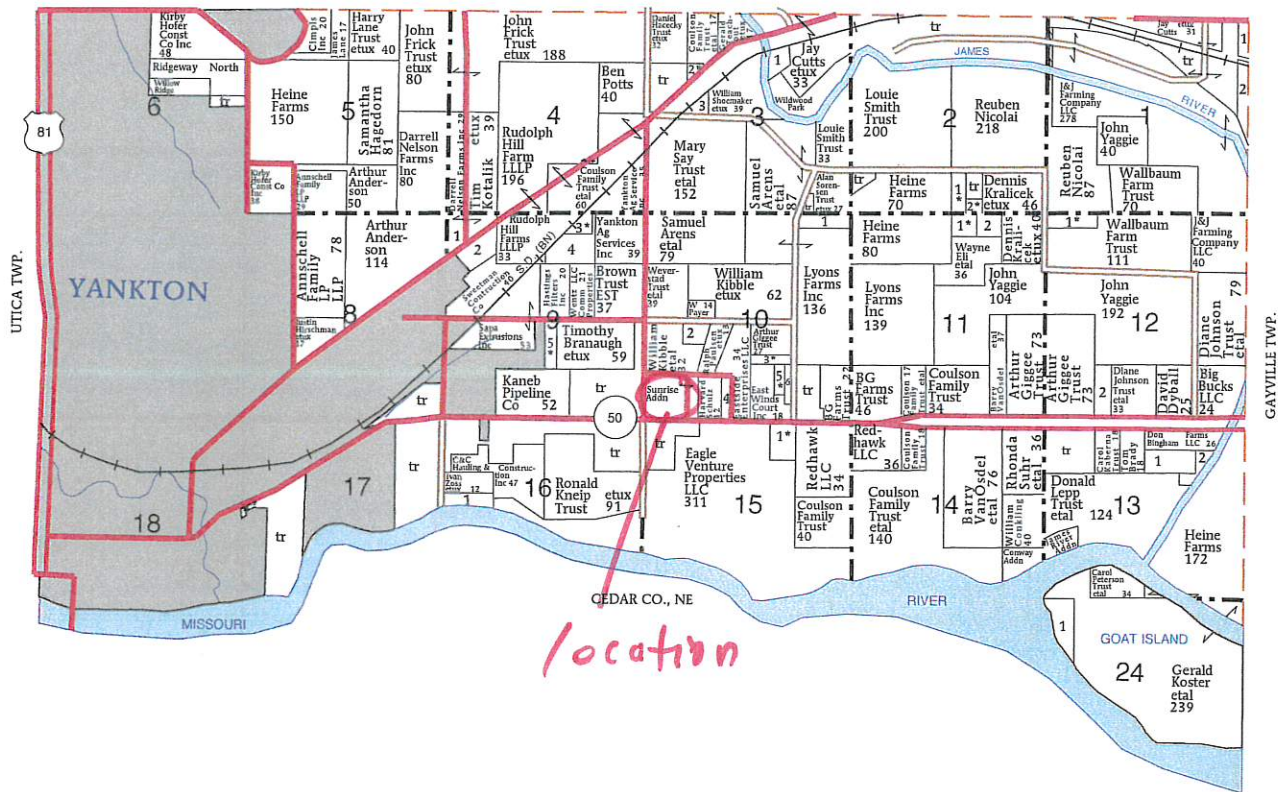
YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

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

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

Planning Commission date: 12/14/2021
Board of Adjustment date: _____

**MISSION HILL 'S'**
TOWNSHIP**SECTION 1**

1. RWH Land LLC 6
2. Nelson, Nancy 13

SECTION 2

1. Palecek, Lance etux 15
2. Willman, David etux 5

SECTION 3

1. State of South Dakota 9
2. Anderson, Richard etux 9

3. Loecker, Reynold 9

SECTION 9

1. Keehr, Mark 5
2. Northwestern Public Service 15

3. Eide, Mark etux 6
4. Yankton Area Progressive Growth Inc 25
5. Holmstrom, Thomas etux 10

SECTION 10

1. Madson Trust, Clifford 14

SECTION 10

2. Goeden, Josephine 10
3. Brasel, Anthony etux 6

4. Schulz Trust, Harvard 6

5. Tackle, Dan etal 7

6. Tackle, Dan 5

SECTION 11

1. Jensen Trust, Gary etux 10

2. Merkwan, Daryl 10

SECTION 12

1. Kopejtko, Jeff etux 8
2. Kaberna Trust, Carol 8

SECTION 13

1. Brady Tree Farm & Landscape LLC 27

2. Brady, Thomas 8

SECTION 15

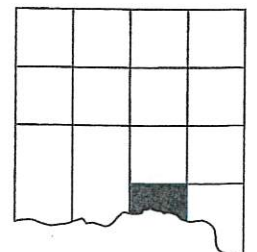
1. Harper, John etux 8

SECTION 16

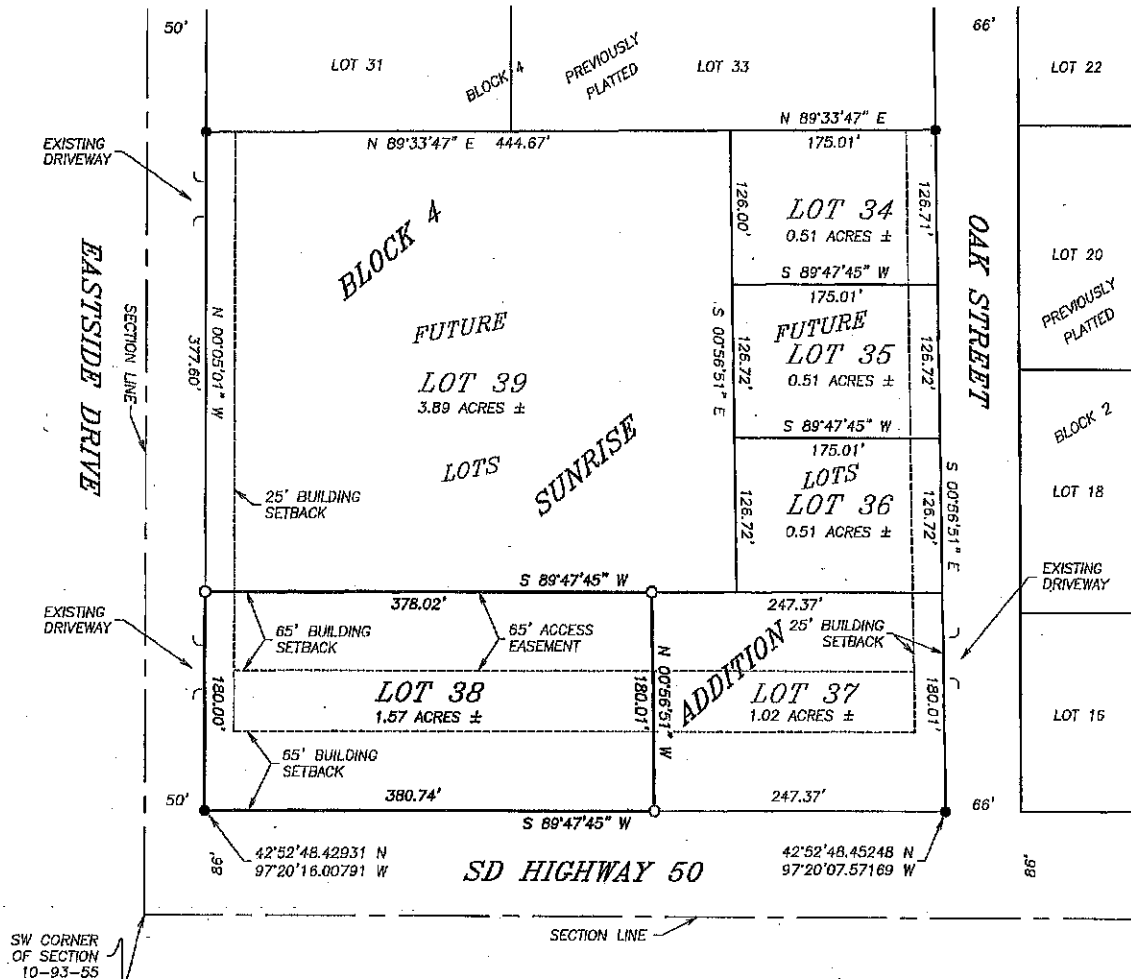
1. National Field Archery Assn Foundation 12

SECTION 24

1. Henning, Mary 15



PLAT OF LOT 38, BLOCK 4, SUNRISE ADDITION IN THE SW1/4
OF THE SW1/4 OF SECTION 10, T93N, R55W OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

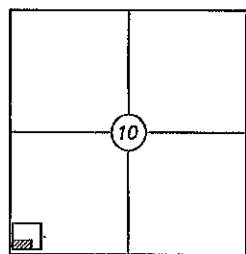


SW CORNER
OF SECTION
10-93-55



LEGEND

- SET 5/8" REBAR WITH L.S. CAP
STAMPED "R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "TOM WEEK PELS 2912"



LOCATION (N.T.S.)

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8456

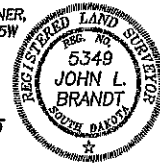
PLAT OF LOT 38, BLOCK 4, SUNRISE ADDITION IN THE SW1/4
OF THE SW1/4 OF SECTION 10, T93N, R55W OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOT 38, BLOCK 4, SUNRISE ADDITION IN THE SW1/4 OF THE SW1/4 OF SECTION 10, T93N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 2ND DAY OF DECEMBER, 2021.

JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

I, JEFF KOSTER, AS MEMBER OF ZAPPA, L.L.C., DO HEREBY CERTIFY THAT ZAPPA, L.L.C. IS THE OWNER OF THE ABOVE SAID 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. I ALSO HEREBY GRANT THE ACCESS EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

JEFF KOSTER, MEMBER
ZAPPA, L.L.C.

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFF KOSTER, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF ZAPPA, L.L.C., AND THAT HE AS MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES NOTARY PUBLIC

RESOLUTION BY THE CITY COMMISSION

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

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

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

MAYOR, CITY OF YANKTON

I, _____, CITY FINANCE OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY OF YANKTON, SOUTH DAKOTA, ON THIS _____ DAY OF _____, 20____.

CITY FINANCE OFFICER

COUNTY PLANNING COMMISSION RESOLUTION

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

ZONING ADMINISTRATOR

PLANNING COMMISSION CHAIR

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

HIGHWAY AUTHORITY

ACCESS TO OAK 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 / STREET AUTHORITY

HIGHWAY AUTHORITY

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

HIGHWAY / STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

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

JOB NO. 18273

REGISTER OF DEEDS

PAGE 2 OF 2

Plat Approval
Application
21277

Applicant
Bill Testing

Fees Paid
\$100.00

Created
December 6, 2021

Number
21277

Final | Plat of Lot 38, Block 4,
Sunrise Addition in the SW1/4
of the SW1/4 of Section 10,
T93N, R55W of the 5th P.M.,
Yankton County, South Dakota |
Zappa, LLC | PO Box 91604 |
05.010.300.360
Submitted by BillTesting on
12/6/2021



Applicant

Bill Testing

test@test.com

Parcel search Completed On 12/6/2021 10:32 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
05.010.300.360	1113 OAK ST	YANKTON	ZAPPA LLC (D)	0.000

Requested Information Completed On 12/6/2021 10:37 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lot 38, Block 4, Sunrise Addition in the SW1/4 of the SW1/4 of Section 10, T93N, R55W of the 5th P.M., Yankton County, South Dakota

Section No:

10

Township No:

93

Range

55

Number of Lots/Tracts

6

Number of Acres

8.01

How is this property currently being used?

Commercial

What is the proposed use of the property?

Commercial

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale rd

City

Yankton

State

SD

Zip

57078

Contact Person

Jack Brandt

Phone

6056658455

Property Owner Information

Owner Name

Zappa, LLC

Address

PO Box 91604

City

Sioux Falls

State

SD

Zip

57109

Owner Phone

6056658455

Contact Person

Jeff Koster

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

Agent's name

Agent's Title

Plat Information

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

No

What is/are the lot size(s)

.51 to 3.89

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 12/6/2021 2:33 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

[Brandt Land Serv._20211203_053420.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 12/6/2021 2:34 PM EST by bconkling

Owner Certification

Owner(s)

Zappa, LLC

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

Owner Signature



Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 12/6/2021 2:35 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	9316
Amount Paid	\$100.00

Planning Commission Review Completed On 12/6/2021 2:35 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?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

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:

12/14/2021

Plat Approval Application (Planning Commission) Completed On 12/6/2021 2:36 PM EST by bconkling

Documents

Internal Notes

Documents

CUP Public Hearing: This was the time and place for a public hearing for a Conditional Use Permit application from Cameron Colony. Applicant requested a permit to build/operate a Class F 2800 head (280 AU Animal Units) port (swine under 55 pounds) nursery barn in an Agriculture District (AG) in Yankton County. Said property is legally described as SW1/4, S1-T96N-R55W, hereinafter to as Mayfield Township, County of Yankton, State of South Dakota. E911 address 44542 292nd Street, Irene, SD. The Planning Commission recommended approval 8-0.

Applicant Tedd Waldner spoke on his CUP application.

Action 18516Z: A motion was made by Kettering and seconded by Epp to approve a Conditional Use Permit for Cameron Colony, based on Findings of Fact from the December 11, 2018 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, to build/operate a Class F 2800 head (280 AU Animal Units) port (swine under 55 pounds) nursery barn in an Agriculture District in Yankton County, pursuant to Article 19, Section 1905 of the Yankton County Zoning Ordinance. Said property is legally described as SW1/4, S1-T96N-R55W, hereinafter to as Mayfield Township, County of Yankton, State of South Dakota. E911 address is TBA 44542 292nd Street, Irene, SD. Roll call vote was taken with Kettering, Epp, Bodenstedt and Woods voting Aye; Motion carried, 4-0.

CUP Public Hearing: This was the time and place for a public hearing for a Conditional Use Permit application from Craig Johnson. Applicant requested a permit to build/operate a Class F 2400 head (240 AU Animal Units) port (swine under 44 pounds) nursery barn in an Agriculture District (AG) in Yankton County. Said property is legally described as NE1/4, & SW1/4 exc Lot H-1 & exc Lot R-65, NW1/4, SW1/4 & exc Lot R-66 SW1/4. SW1/4 & EXC 10 acres & exc S300', W330', SW1/4, SW1/4, exc S300', E200', W530', SW1/4, SW1/4, S7-T94N-R54W, hereinafter to as Volin Township, County of Yankton, State of South Dakota. E911 address 30441 447th Avenue, Volin, SD. The Planning Commission recommended approval 8-0.

Applicant Craig Johnson spoke on his CUP application.


Action 18517Z: A motion was made by Kettering and seconded by Bodenstedt to approve a Conditional Use Permit for Craig Johnson, based on Findings of Fact from the December 11, 2018 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, to build/operate a Class F 2400 head (240 AU Animal Units) port (swine under 55 pounds) nursery barn in an Agriculture District in Yankton County, pursuant to Article 19, Section 1905 of the Yankton County Zoning Ordinance. Said property is legally described as NE1/4, & SW1/4 exc Lot H-1 & exc Lot R-65, NW1/4, SW1/4 & exc Lot R-66 SW1/4. SW1/4 & EXC 10 acres & exc S300', W330', SW1/4, SW1/4, exc S300', E200', W530', SW1/4, SW1/4, S7-T94N-R54W, hereinafter to as Volin Township, County of Yankton, State of South Dakota. E911 address is TBA 30441 447th Avenue, Volin, SD. Roll call vote was taken with Kettering, Bodenstedt, Epp and Woods voting Aye; Motion carried, 4-0.

Variance Public Hearing: This was the time and place for a public hearing for a Variance of Minimum Lot Requirement application from Jeff Koster. Variance of Minimum Lot Requirement, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred to as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBD Oak Street, Yankton, SD. The Planning Commission recommended approval 8-0.

Applicant Jeff Koster answered questions from the board.

Action 18518Z: A motion was made by Bodenstedt and seconded by Epp, based on Findings of Fact from the December 11, 2018 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, to approve a Minimum Lot Requirement for Jeff Koster, pursuant to Article 19, Section 1907 of the Yankton County Zoning Ordinance, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred to as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, Yankton, SD. All present voted aye; motion carried.

Variance Public Hearing: This was the time and place for a public hearing for a Variance of Minimum Yard Requirement application from Jeff Koster. Variance of Minimum Yard Requirement on three lots front yard from one hundred (100) feet to sixty five (65) feet and a variance of a Minimum Requirement, on five lots, front yard from one hundred (100) feet to fifty (50) feet in a Commercial District in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred to as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBD Oak Street, Yankton, SD. The Planning Commission recommended approval 8-0.

 **Action 18519Z:** A motion was made by Bodenstedt and seconded by Kettering, based on Findings of Fact from the April 11, 2017 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, to approve a Minimum Yard Requirement for Jeff Koster, pursuant to Article 19, Section 1907 of the Yankton County Zoning Ordinance, three lots front yard from one hundred (100) feet to sixty five (65) feet and a variance of a Minimum Requirement, on five lots, front yard from one hundred (100) feet to fifty (50) feet in a Commercial District Yankton County. Said property is legally described as as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred to as Mission Hill Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, SD. All present voted aye; motion carried.

CUP Public Hearing: This was the time and place for a public hearing for a Conditional Use Permit application from Yankton Energy. Applicant requested a permit for Manufacturing to

build an Ethanol Plant in a Commercial District (C) in Yankton County. Said property is legally described as Lot 1, exc Lot 2-5, Lot 1, Dakota Rail Par, S/D & exc Lot R-31, S21-T94N-R56W, hereinafter to as Utica North Township, County of Yankton, State of South Dakota. E911 address 30668 436th Avenue, Utica, SD. The Planning Commission recommended approval 8-0.


Action 18520Z: A motion was made by Bodenstedt and seconded by Epp to approve a Conditional Use Permit for Yankton Energy, based on Findings of Fact from the December 11, 2018 Yankton County Planning Commission meeting and on file in the Zoning Administrator's Office, for Manufacturing to build an Ethanol Plant in a Commercial District (C) in Yankton County, pursuant to Article 19, Section 1905 of the Yankton County Zoning Ordinance. Said property is legally described as Lot 1, exc Lot 2-5, Lot 1, Dakota Rail Park, S/D & exc Lot R-31, S21-T94N-R56W, hereinafter to as Utica North Township, County of Yankton, State of South Dakota. E911 address is TBA 30668 436th Avenue, Utica, SD. Roll call vote was taken with Bodenstedt, Epp, Kettering and Woods voting Aye; Motion carried, 4-0.

Matt Winsand spoke on the CUP for Yankton Energy. Cheri Loest also spoke on the application.

Action 18521C: A motion was made by Kettering and seconded by Bodenstedt to recess the Board of Adjustment and reconvene in regular session. All present voted aye; motion carried.

Action 18522Z: motion was made by Kettering and seconded by Bodenstedt to adopt the following resolution Whereas it appears, Scott Sorensen, owner of record, has caused a plat to be made of the following real property: Tract 1, Turkey Creek Addition, W1/2, NE1/4, S15-T96N-R54W, hereinafter referred to as Turkey Valley Township County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried.

Action 18523Z: motion was made by Bodenstedt and seconded by Kettering to adopt the following resolution Whereas it appears, Deerfield Truck & Equipment, owner of record, has caused a preliminary plat to be made of the following real property: Lots 1-20, Whitetail Run, SE1/4, NE1/4, & NE1/4, SE1/4, S16-T93N-R56W, hereinafter referred to as Utica South Township County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried.

 **Action 18524Z:** motion was made by Epp and seconded by Bodenstedt to adopt the following resolution Whereas it appears, Jeff Koster, owner of record, has caused a plat to be made of the following real property: Lots 34-40, Block 4, Sunrise Addition, SW1/4, SW1/4, S10-T93N-R55W, hereinafter referred to as Mission Hill South Township County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same.

Action 18525C: A motion was made by Bodenstedt and seconded by Epp to approve the following resolution. All present voted aye; motion carried.

A Resolution to Update Amendments for Article 9, Article 14, Article 15, Article 18, Article 19, Article 22, Article 26, Article 27 and Yankton County Zoning Map
Yankton County Zoning Ordinance #16

WHEREAS, South Dakota Codified Law 11-2-13 allows Yankton County to establish zoning Regulations; and,

WHEREAS, The Yankton County Zoning Ordinance (Ordinance #16) establishes zoning regulations in Yankton County, South Dakota; and,

WHEREAS, Article 20, Section 2003 of the Yankton County Zoning Ordinance (Ordinance #16) gives the Yankton County Commission powers to approve amendments the Yankton County Zoning Ordinance (Ordinance #16); and,

The Yankton County Commission hereby agrees Yankton County Zoning Ordinance to be updated with all applicable zoning amendments and zoning district amendments. The update includes all amendments and zoning changes to December 28, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Yankton County Commission, hereby recommends in order to establish a fair and efficient process for review and approval of applications, assure an integrated, comprehensive review of the impact of all activity, and to protect the health, safety and welfare of the County of Yankton, approves the update of all amendment adoptions for Article 9, Article 14, Article 15, Article 18, Article 19, Article 22, Article 26, Article 27 and Yankton County Zoning Map to update the Yankton County Zoning Ordinance (Ordinance #16).

MOTION: Bodenstedt SECOND: Epp Aye: 4 Nay: 0

Yankton County Chairman, Todd Woods /s/

ATTEST: Patty Hojem, Yankton County Auditor /s/

Zoning: Zoning Administrator Pat Garrity presented to the board his 2018 year-end

Yankton County Planning Recommendation

The Yankton County Planning Commission recommends that the following be approved / denied by the Yankton County Commission or the Board of Adjustment.

Applicant: Jeff Kaster
Address: 106 Crestview
Hearing date: 12-11-18
Description: Variance of Min Lot 2 Acres →

Action 121118K: Moved by Becker, second by Guthmiller to recommend approval of the Variance, pursuant to Article 18, Section 1807 of the Yankton County Zoning Ordinance, based on Finding of Facts dated December 11, 2018, of Minimum Lot Requirement, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred at as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, Yankton, SD.

By roll call vote, all members present voted aye.
Motion carried.

Michael Welch (Y) N AB

Don Kettering (Y) N AB

Debra Bodenstedt (Y) N AB

Butch Becker (Y) N AB

Zane Williams (Y) N AB

Dan Guthmiller (Y) N AB

Carl Kretsinger Y N AB

Brik Koenigs (Y) N AB

Jeff Gudahl (Y) N AB

Motion: Butch Becker

Second: Dan Guthmiller

Yankton County Planning Commission

Meeting date: December 11, 2018

VARIANCE

Article 18, Section 1807

FINDINGS OF FACT

Applicant: Jeff Koster

Parcel Number: ~~15-008-200-100~~ 0501 0: 300.360

Legal description: Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W

Physical Address: TBA Oak Street, Yankton, SD.

1. No such variance shall be recommended for approval by the Planning Commission unless it finds:
 - A. The strict application of the ordinance would produce undue hardship; The parcels are created to subdivide the commercial property for multiple lots in a cohesive plan.
 - B. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity; The hardship can be shared by other properties but is limited to properties in a Commercial District (C) requiring smaller lots than the industrial lots required in the zoning ordinance.
 - C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the grant of the variance; The granting of a variance will not be of substantial detriment to adjacent property nor the character of the district.
 - D. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposed of convenience, profit, and caprice. No convenience, profit or caprice was shown.
2. No variance shall be recommended for approval unless the Planning Commission finds the condition or situation of the property concerning or the intended use of the property concerned, or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment of this ordinance. The requested variance can be recurring with special circumstances discussed in the findings.
3. A recommendation of approval concerning a variance from the terms of this ordinance shall not be founded by the Planning Commission unless and until:
 - A. A written application for a variance is submitted demonstrating that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district; The property is demonstrating special conditions or circumstances with size and location and could be applicable to others structures or buildings in Commercial Districts (C).

- B. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance; Previous variances of minimum lot requirement have been granted in Yankton County.
- C. The special conditions and circumstances do not result from the actions of the applicant; The special conditions and circumstances are not a result of the applicant.
- D. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the same district. Variance requests of this type (minimum lot requirement) have been recommended previously by the Planning Commission.
4. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance. No nonconforming uses of neighboring lands, structures, or buildings in this district, and no permitted or nonconforming use of lands, structures, or buildings in other districts were considered.
5. Notice of public hearing shall be given, as in Section 1803 (3-5). The applicant mailed letters of notification to property owners within a one-half mile radius of the proposed variance on November 28, 2018 (supported by affidavit), a legal notice was published on December 1, 2018 in the Yankton Daily Press and Dakotan and a notification sign was placed on the property on December 3, 2018.
6. The public hearing shall be held. Any party may appear in person or by agent or by attorney. A public hearing was held at 8:00 pm on December 11, 2018. Jeff Koster discussed development plans for property along SD Hwy 50 between East Side Drive and Oak Street on the north side of the highway. The parcel is +/- eight (8) acres with a preliminary plat to place seven lots on the property for commercial use. Mr. Koster provided a detailed development plan with proposed lots, setbacks, landscaping, ingress / egress, drainage septic systems and utilities. The lots vary in size from .51 acre to 3.89 acres. The minimum size for septic systems in South Dakota is .50 acre. Six of the proposed lots are arranged to provide uniform yard requirements in the development. Mr. Koster stated no intention s at current time to provide fireworks in the development. Mr. Koster will be required to apply for a Conditional Use Permit if fireworks are to in this development.
The Planning Commission discussed this application and stated the preliminary plat, site plan and sketches of the proposed structures is beneficial to permitting the variances.
No other comments, positive or negative, were received by the Zoning Administrator or presented at the public hearing.
7. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for a variance; the Commission shall further make a finding that the reasons set forth in the application justify the recommendations of granting the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; the Planning Commission shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. The Planning Commission further finds that the reasons set forth in the application and hearing satisfy all requirements for this variance request.

8. In recommending approval of any variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance. The Planning Commission approves this request.
9. Under no circumstances shall the Planning Commission recommend granting a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district. The variance request of Minimum Lots Requirement is approved.

Action 121118K: Moved by Becker, second by Guthmiller to recommend approval of the Variance, pursuant to Article 18, Section 1807 of the Yankton County Zoning Ordinance, based on Finding of Facts dated December 11, 2018, of Minimum Lot Requirement, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred at as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, Yankton, SD.

By roll call vote, all members present voted aye.

Motion carried.

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

9316
December 6, 2021 02:35 PM
Check

\$100.00 paid on December 6, 2021

Plat Approval Application
Application ID: 21277

Description	Amount
Fee	\$100.00