

AGENDA

REGULARLY SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, MARCH 19, 2019 – 7:00 PM
EAST SIDE of BSMNT COMMUNITY ROOM,
BROWN COUNTY COURTHOUSE ANNEX

- I. Call to Order: Streckfuss
- II. Roll Call: Darwin Bettmann, Stanley Beckler, David North, Dale Kurth, Patrick Keatts, Rachel Kippley, Jerome Streckfuss;
- III. Approval/Denial of **February 19, 2019 Minutes**
- IV. Old Business:
- V. New Business: Planning/Zoning Commission as **Zoning Board of Adjustment**
 1. **Variance to Setbacks** in an Mini Agriculture District (M-AG) for a property described as Lot 1 “JGE Second Addition” in the NE1/4 of Section 1-T123N-R65W, of the 5th P.M., Brown County, South Dakota (37989 130th St).
- VI. Other Business: **Discussion with land owner about hoop barns**

[Completed as Board of Adjustment and Beginning as Planning Commission](#)

**REGULARLY SCHEDULED MEETING
BROWN COUNTY PLANNING/ZONING COMMISSION**

[Completed as Board of Adjustment and Beginning as Planning Commission](#)

- I. Old Business:
- II. New Business: **Planning Commission**
 - 10. **Preliminary and Final Plat** for a property described as Tract 1, “Weismantel’s Conservation Easement Tract” in the SW1/4 of Section 27-T126N-R62W of the 5th P.M., Brown County, South Dakota (39730 117th St).
 - 11. **Preliminary and Final Plat** for a property described as Lot 1 “Bellikka First Richmond Lake Subdivision” in the NE1/4SW1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12763 Richmond Lane).
 - 12. **Preliminary and Final Plat** for a property described as Tract 1, “Breedlove’s Conservation Easement Tract” in the NW1/4 of Section 34-T126N-R62W of the 5th P.M., Brown County, South Dakota (39735 117th St).
 - 13. **Preliminary and Final Plat** for a property described as Lot 1, “Aberdeen Ground Water Addition” in the NE1/4 of Section 36-T125N-R64W of the 5th P.M., Brown County, South Dakota (38797 123rd St).
 - 14. **Preliminary and Final Plat** for a property described as Lots 1&2 “Kirchgesler Second Subdivision” in the NW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (12618 & 12630 West Shore Dr).
- III. Other Business: Discussion on future zoning issues

MINUTES

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, FEBRUARY 19, 2019 - 7:00 P.M.
COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

The Brown County Planning / Zoning Commission meeting was called to order by Brown County Planning Commission Chairman, Jerry Streckfuss. Members of the Brown County Planning Commission present at roll call were Vice Chairman Stan Beckler, Darwin Bettmann, David North, Dale Kurth, Patrick Keatts and B.C. Commissioner Rachel Kippley serving on Planning/Zoning Commission. Also present at the meeting was Nancy North, Planning & Zoning.

After discussion, Kurth moved and Keatts seconded to approve the minutes of the January 15, 2019 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

Old Business:

New Business: Planning/Zoning Commission as Zoning Board of Adjustment (BOA)

1. Variance for two residences on one parcel in an Agriculture Preservation District (AG-P) described as N1/2NW1/4 of Section 7-T122N-R64W of the 5th P.M., Brown County, South Dakota (38245 & 38249 137th St). Submitted by Gil Schwab. Present was Gil Schwab. Following discussion, Beckler moved to approve a variance for two (2) residences on one parcel in an Agriculture Preservation District (AG-P), North seconded, all members voting aye, motion carried.
2. Variance to Lot Size in an Agriculture Preservation District (AG-P) for a property described as Lot 1 "Wood's Second Addition" in the E1/2NW1/4 of Section 1-T121N-R64W except highway and land platted, of the 5th P.M., Brown County, South Dakota (38727 142nd St / 38731 142nd St). Submitted by Deborah Wood. Following discussion, North moved to approve a variance to lot size on Lot 1 to be 1.13 acres[±], rather than 40.0

acres required, Beckler seconded, all members voting aye, motion carried.

3. Variance to Lot Size in an Agriculture Preservation District (AG-P) for a property described as Lot 1 “Doug Sombke Subdivision” in the SW1/4 of Section 17-T121N-R60W of the 5th P.M., Brown County, South Dakota (40736 145th St). Submitted by Doug Sombke. Following discussion, Kurth moved to approve a variance to lot size on Lot 1 to be 1.32+ acres rather than 40.0 acres required, Bettmann seconded, all members voting aye, motion carried.
4. Variance to Building Setbacks in a Conservation District (CN) which is being rezoned to Lake Front District (R-3), described as the W1/2SE1/4 of Section 20-T128N-R65W of the 5th P.M., Brown County, South Dakota (37574 104th St). Submitted by Scott Campbell. Present at the meeting was Scott and Tessa Campbell. Following discussion, Beckler moved to approve a variance to building setbacks to be 5’ rather than 30’ required also a driving surface of 12’ in width and all other stipulations noted on staff report, Bettmann seconded, all members voting aye, motion carried.
5. Special Exception/Conditional Use for a Small Business in a proposed Agricultural District (AG-P) that is being rezoned to Mini-Agricultural District (M-AG) if approved, for a property described as “Anderson Outlot A” in the SE1/4 of Section 14-T128N-R63W, of the 5th P.M., Brown County, South Dakota (10255 393rd Ave). Submitted by Duke Remitz. Present at the meeting was Duke Remitz. Following discussion, Beckler moved to approve a special exception/conditional use for a small business, Keatts seconded, all members voting aye, motion carried.
6. Variance to Lot Size in an Agriculture Preservation District (AG-P) for a property described as Lot 1 “Mayer First Addition” in the SE1/4SW1/4 of Section 36-T126N-R63W of the 5th P.M., Brown County, South Dakota (39342 118th St Columbia, SD57433). Submitted by Phyllis Yeske. Present at the meeting Nancy Jark. Following discussion, Kippley moved to approve a variance to lot size on Lot 1 to be 3.76+ acres rather than 40.0 acres required, North seconded, all members voting aye, motion carried.

Other Business:

Old Business:

New Business: Planning / Zoning Commission

10. **Petition to Re-Zone** from a Conservation District (CN) to Lake Front District (R-3) for an existing property described as W1/2SE1/4 of Section 20-T128N-R65W of the 5th P.M., Brown County, South Dakota (37574 104th St). Submitted by Scott Campbell. Present at the meeting was Scott and Tessa Campbell. Following discussion, Beckler moved to **recommend approval of (Parcel = 2.00+ acres) this rezone to Board of County Commissioners**, Kurth seconded, all members voting aye, motion carried.
11. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Mini Agricultural District (M-AG) for an existing property described as “Anderson Outlot A” in the SE1/4 of Section 14-T128N-R63W, of the 5th P.M., Brown County, South Dakota (10255 393rd Ave). Submitted by Richard Remitz. Present at the meeting was Richard Remitz. Following discussion, Kippley moved to **recommend approval of (Parcel = 17.40+ acres) this rezone to Board of County Commissioners**, Keatts seconded, all members voting aye, motion carried.
12. **Preliminary and Final Plat** for a property described as Lot 1 “Wood’s Second Addition” in the E1/2NW1/4 of Section 1-T121N-R64W except highway and land platted, of the 5th P.M., Brown County, South Dakota (38727 142nd St & 38731 142nd St). Submitted by Deborah Wood. Following discussion, Beckler moved to **recommend approval of this plat to the Board of County Commissioners**, Kurth seconded, all members voting aye, motion carried.
13. **Preliminary and Final Plat** for a property described as Lot 1 “Doug Sombke Subdivision” in the SW1/4 of Section 17-T121N-R60W of the 5th P.M., Brown County, South Dakota (40736 145th St). Submitted by Doug Sombke. Following discussion, Bettmann moved to **recommend approval of this plat to the Board of County Commissioners**, Kurth seconded, all members voting aye, motion carried.

14. **Preliminary and Final Plat** for a property described as Lot 1 “Mayer First Addition” in the SE1/4SW1/4 of Section 36-T126N-R63W of the 5th P.M., Brown County, South Dakota (39342 118th St Columbia, SD57433). Submitted by Phyllis Yeske. Present at the meeting Nancy Jark. Following discussion, Bettmann moved to **recommend approval of this plat to the Board of County Commissioners**, Beckler seconded, all members voting aye, motion carried.

Other Business: none

There being no further business before the Planning/Zoning Commission, Kurth moved and Keatts seconded to adjourn, all members voting aye, motion carried.

Submitted by: Nancy North - Planning & Zoning.

STAFF REPORT

March 19, 2019

Variance for Setbacks in a M-AG District

ITEM # 1

GENERAL INFORMATION

PETITIONER	Kyle Maple
REQUEST	Variance for Setbacks in a M-AG District.
LEGAL DESCRIPTION	Lot 1, "JGE 2 nd Addition" in the NE1/4 of Section 01-T123N-R65W of the 5th P.M., Brown County, South Dakota
LOCATION	37989 130 th St
EXISTING ZONING	Mini Agriculture District (M-AG)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Mini Agriculture District (M-AG)
East:	Mini Agriculture District (M-AG)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this variance for planting a shelterbelt to line up with the existing one to the west.


REVIEW: The staff recommends approval if this is a "No Maintenance" or a "Low Maintenance" section line right-of-way.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: February 28, 2019
RECEIPT # 132056
TOWNSHIP: Mercier Twp

FEES: 25.00
PAID: YES/NO CHK/CASH
DATE: 3/01/19

OWNERS SIGNATURE: Kyle Maple 
OWNERS ADDRESS: 918 South Cochrane St
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-252-8764

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Variance to Setbacks for a parallel shelterbelt
Owner would like to be 50' from right-of-way line rather than 150' on a non-maintenance road

LEGAL DESCRIPTION: Lot 1, "JGE 2nd Addition" in the NE1/4 of Section 1-T123N-R65W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ **Date:** _____

HEARING DATE: March 19, 2019 **TIME:** 7:00 p.m.

MEETING: located in the Basement Community Room of the Court House Annex
25 Market Street • Aberdeen, South Dakota 57401-4203
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on March 19, 2019 at 7:00 P.M. for the purpose of Variance to Setbacks in a Mini Agriculture District (M-AG)

Petitioner & owner: *Kyle Maple*

Description of property: *Lot 1, "JGE 2nd Addition" in the NE1/4 of Section 1-123N-R65W of the 5th P.M., Brown County, South Dakota (37989 130th St)*

Reason: *Setbacks for a shelterbelt of trees that are parallel to the township right-of-way at a distance of 50' rather than the required 150' on a non-maintained section line.*

The public is invited to attend the hearing and to present comments and testimony regarding the proposed ordinance amendment.

Dated this 6th day of March 2019

Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market St., Suite #5
Aberdeen, SD 57401
Office: (605) 626-7144

Published once at the total approximate cost of _____.

POACHING FOODS

Similar to simmering, poaching is cooking food gently in liquid just below the boiling point. During poaching, the liquid's flavor is picked-up by the ingredient being poached.

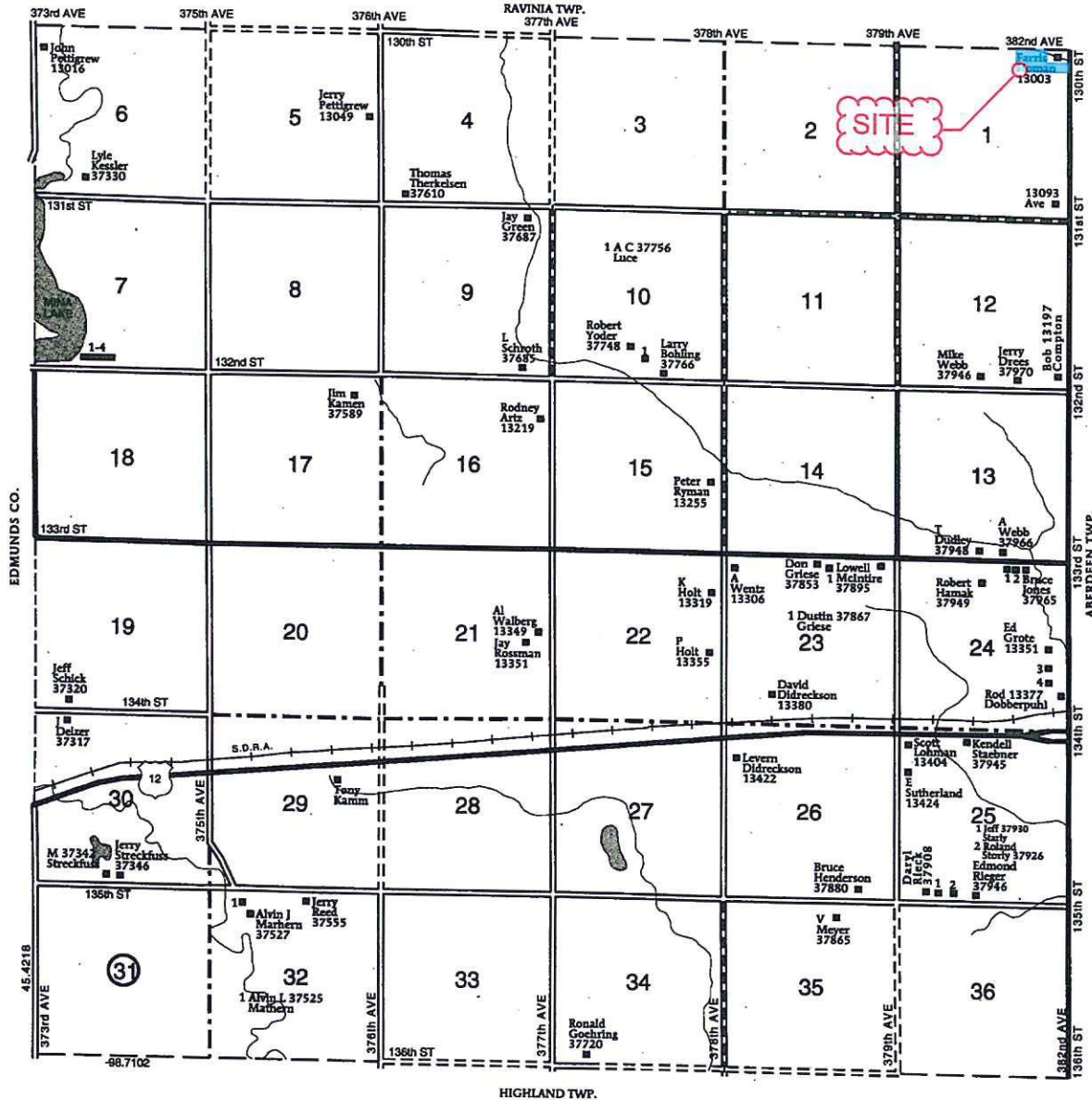
T-123-N

MERCIER DIRECTORY

R-65-W

(Residents - Owners or Renters)

RAVINIA TWP.



MERCIER TOWNSHIP

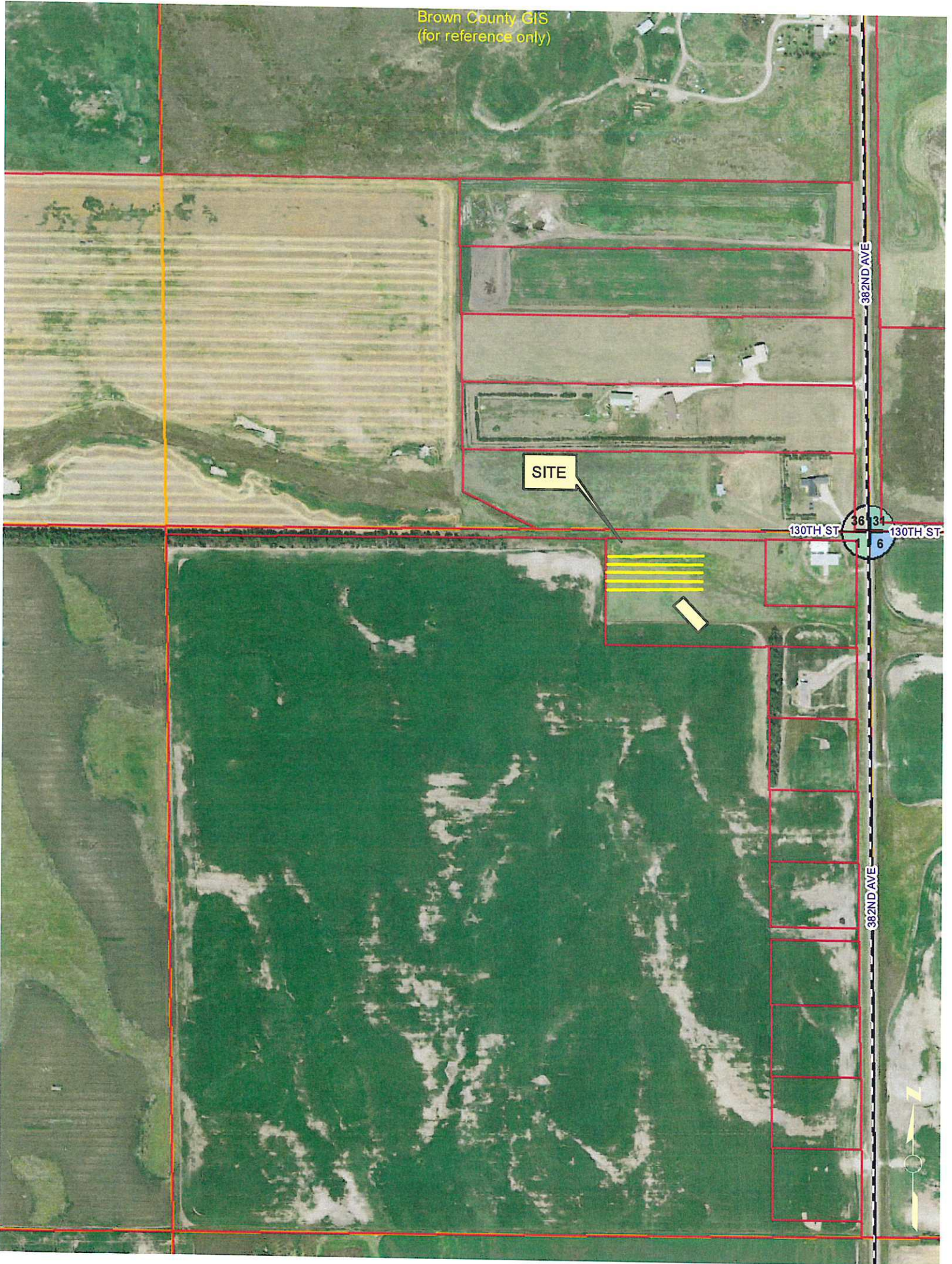
SECTION 7

- 1 Bauer, Bryan 37302
- 2 Davis, I 37306
- 3 Ernst, Russ 37310
- 4 Benton, Dennis 37320

SECTION 24

- 1 Hehn, Robert 37961
- 2 Huber, Kevin 37963
- 3 Zinter, Daniel 13365
- 4 Hammer, Leland 13371

Brown County GIS
(for reference only)



SITE

382ND AVE

130TH ST

36
34
6

382ND AVE

130TH ST



Ross Ulmer

New Barn Location

FALL/WINTER 800-900 HD
CONTROLS WASTE & UTILIZES
DIFFERENT PROPERTIES TO RUN
CATTLE (MPOLEMY LOCAL NO)
BROWN, McPHEMSON,
ROBERTS, NIMSHAW

ANOTHER HOP BUNG REQUESTED
- EITHER 340 X 56 OR 400 X 56

113th St

Google Earth

© 2018 Google

500 ft

DISCUSSION WHETHER TO REQUIRE A CLASS "C" CFO APPLICATION



STAFF REPORT

March 19, 2019

PRELIMINARY & FINAL PLAT

ITEM # 10

GENERAL INFORMATION

PETITIONER	Paul Weismantel
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Tract 1, "Weismantel's Conservation Easement Tract" in the SW1/4 of Section 27-T126N-R62W of the 5th P.M., Brown County, South Dakota
LOCATION	39730 117 th St
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final Plat for a Conservation Easement.

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges existing accesses.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME "Weismantel's Conservation Easement Tract"

QUARTER: SW SECTION: 27 TOWNSHIP: 126 RANGE: 62

LOTS 1, 2, 3 TRACTS 1, 2, 3 1 PARCELS 1, 2, 3 NOTHING SHOWN

OWNERS NAMES: Paul Weismantel

OWNERS NAMES:

OWNERS NAMES:

ENGINEER OR SURVEYOR: Midwest Land Surveying, Inc (Brian Fowlds)

TYPE: PRELIMINARY FINAL BOTH X

FEE: \$25.00 ACRES x \$1.00 74 TOTAL: \$ 99.00 DATE PAID: 03/12/2019

RECEIVED BY PLANNING DEPARTMENT: 03/11/2019 BY: Scott

REASON FOR PLAT: DEVELOPMENT CONVEYANCE FINANCIAL PURPOSES X BOTH

PLAT: ON 11 x 17 MYLAR X ON 11 x 17 PHOTO PAPER

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED

DIMENSION ALL LINEWORK FOR GIS DEPT. X BEARINGS & DISTANCES SHOWN TO "CLOSE" X

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE X (Cindy)

HIGHWAY SIGNATURE LINE SHOWN (STATE, COUNTY, TOWNSHIP) X

HIGHWAY SIGNATURE LINE SIGNED X

TAXES PAID IN FULL FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED X

PAUL W. CALLED FROM MICHIGAN 3/12/19 TO CHECK ON EVERYTHING

CONSIDERED BY COUNTY PLANNING COMMISSION:

RECOMMENDATION: APPROVE DENY RE-SUBMIT ON

CONSIDERED BY COUNTY COMMISSION:

RECOMMENDATION: APPROVE DENY RE-SUBMIT ON

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: March 5, 2019

FEES: 99.00

RECEIPT # _____

PAID: YES/NO CHK/CASH

TOWNSHIP: Shelby Twp

DATE: _____

OWNERS SIGNATURE: Paul Weismantel

OWNERS ADDRESS: 15162 Mulligan Dr

OWNERS CITY, STATE, ZIP: Bath, MI 48808-9621

OWNERS PHONE: 517-420-5169

AGENTS SIGNATURE: _____

AGENTS ADDRESS: _____

AGENTS CITY, STATE, ZIP: _____

AGENTS PHONE: _____

REQUEST: Preliminary & Final Plat in an Agricultural Preservation District (AG-P)

LEGAL DESCRIPTION: Tract 1. "Weismantel's Conservation Easement Tract"

in the SW1/4 of Section 27-T126N-R62W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

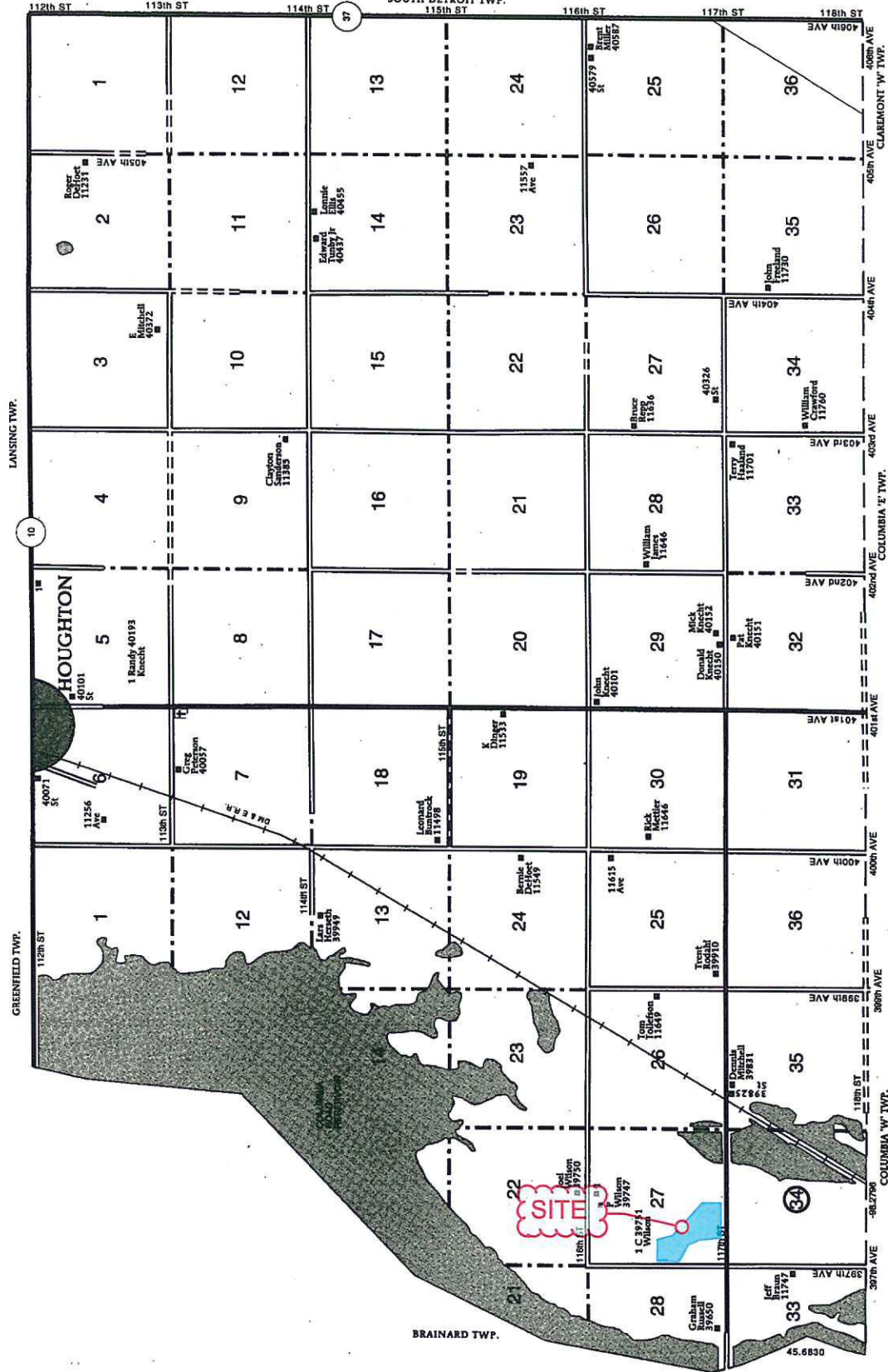
HEARING DATE: March 19, 2019 TIME: 7:00 p.m.

MEETING: located in the Basement Community Room of the Court House Annex

25 Market Street • Aberdeen, South Dakota 57401-4203

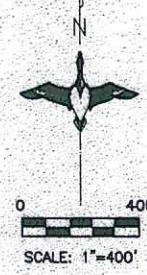
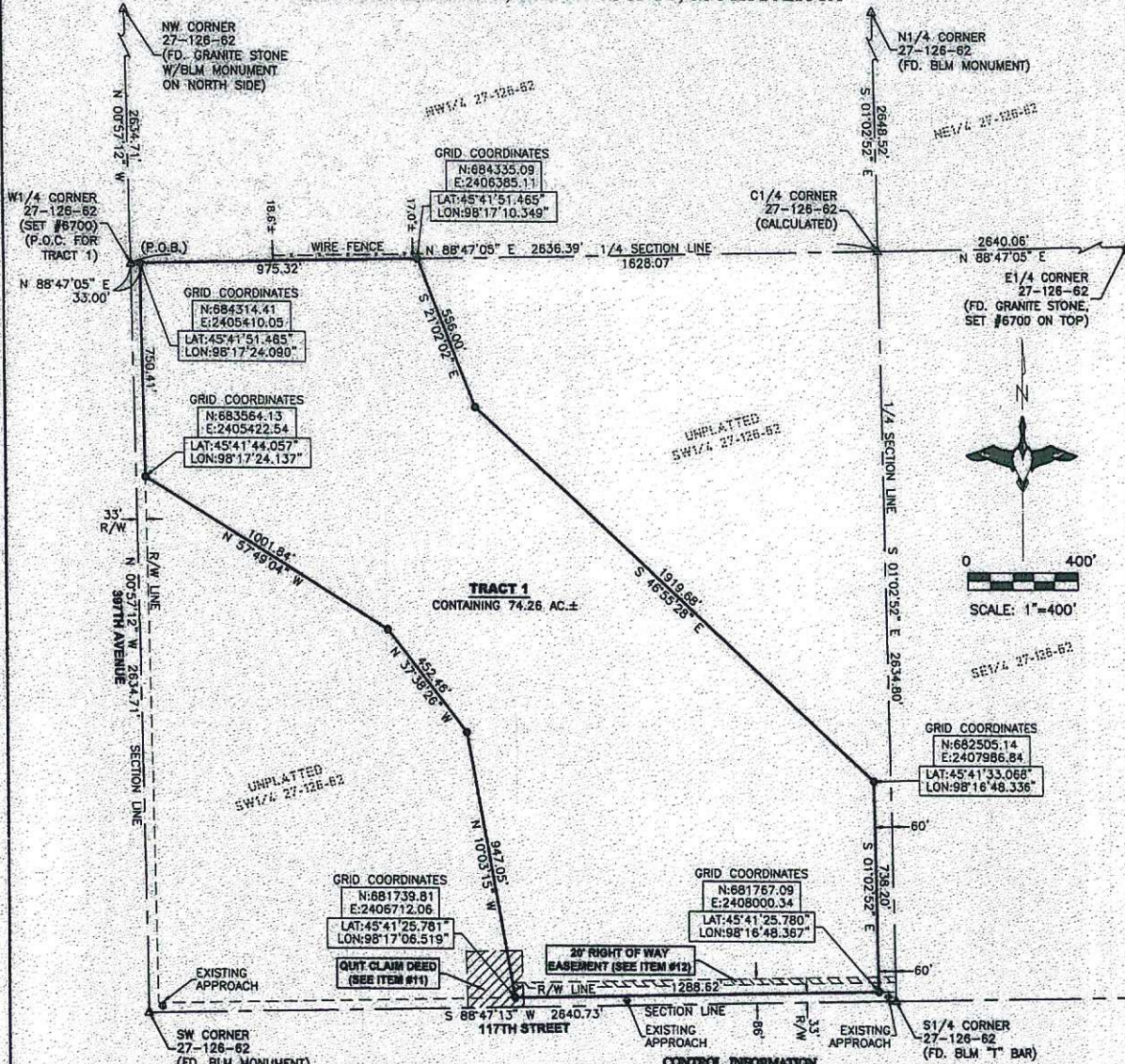
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov

(Residents - Owners or Renters)



PLAT OF WEISMANTEL'S CONSERVATION EASEMENT TRACT

IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH
PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA



CONTROL INFORMATION

SCALE FACTOR=1.000057300078
(NAD83)(GEOID08)
APPLIED AT SOUTH DAKOTA STATE
PLANE COORDINATE SYSTEM NORTH ZONE
GRID COORDINATE LOCATION OF:
N: 681714.65
E: 2405442.20

METHOD OF ESTABLISHING SOUTH DAKOTA STATE
PLANE NORTH ZONE COORDINATES ON SITE WAS
ACHIEVED THROUGH RTK POSITION FROM THE
MIDSTATES VRS NETWORK.



- LEGEND:**
- SET 5/8" x 24" LONG REBAR W/ CAP #6700
 - △ SECTION CORNER (AS NOTED)
 - FD. FOUND
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE
 - N.T.S. NOT TO SCALE
 - (P.O.B.) POINT OF BEGINNING
 - (P.O.C.) POINT OF COMMENCEMENT



NOTES:

FIELD WORK COMPLETED: 11/14/18

THE DISTANCES SHOWN HEREON ARE
GROUND DISTANCES.

BASIS OF BEARINGS & COORDINATES ARE
SOUTH DAKOTA STATE PLANE NORTH ZONE.

THIS PLAT WAS PREPARED WITH THE BENEFIT
OF A TITLE COMMITMENT.
OLD REPUBLIC NATIONAL TITLE INSURANCE
COMMITMENT NO. 73826-TI
EFFECTIVE DATE: JUNE 12, 2018

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY
BRIAN L. FOWLDS, WAS DONE ON THE GROUND IN
ACCORDANCE WITH THE MOST RECENT MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS
SET FORTH BY THE SOUTH DAKOTA BOARD OF
TECHNICAL PROFESSIONS. THE ACCURACY AND
POSITION TOLERANCE ARE ALSO IN ACCORDANCE
WITH RURAL SURVEYS.

TITLE EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
FILE NUMBER: 73826-TI
COMMITMENT DATE: JUNE 12, 2018
SCHEDULE B, SECTION II EXCEPTIONS.

- ITEM #11:** QUIT CLAIM DEED
(SHOWN HEREON)
- ITEM #12:** RIGHT OF WAY EASEMENT
(SHOWN HEREON)

**NOTES AND BOUNDS DESCRIPTION FOR
WEISMANTEL'S CONSERVATION EASEMENT TRACT 1**

COMMENCING AT THE WEST QUARTER CORNER OF
SECTION 27, TOWNSHIP 126 NORTH, RANGE 62
WEST OF THE 5TH PRINCIPAL MERIDIAN, BROWN
COUNTY, SOUTH DAKOTA;

THENCE N 88°47'05" E A DISTANCE OF 33.00' TO
THE POINT OF BEGINNING FOR WEISMANTEL'S
CONSERVATION EASEMENT TRACT 1;

THENCE N 88°47'05" E A DISTANCE OF 975.32';

THENCE S 21°02'02" E A DISTANCE OF 556.00';

THENCE S 45°55'28" E A DISTANCE OF 1819.68';

THENCE S 01°02'52" E A DISTANCE OF 738.20';

THENCE S 88°47'13" W A DISTANCE OF 1288.62';

THENCE N 10°03'15" W A DISTANCE OF 947.05';

THENCE N 37°38'26" W A DISTANCE OF 452.48';

THENCE N 07°49'04" W A DISTANCE OF 1001.84';

THENCE N 00°57'13" W A DISTANCE OF 750.41';

WHICH IS THE POINT OF BEGINNING FOR
WEISMANTEL'S CONSERVATION EASEMENT TRACT 1.

PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
214 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

CLIENT NAME: PAUL WEISMANTEL
#18-565 AR

**PLAT OF
WEISMANTEL'S CONSERVATION EASEMENT TRACT
IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH
PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

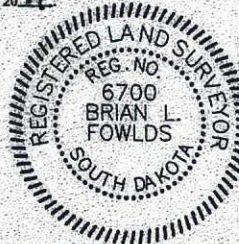
I, Brian L. Fowlds, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of the Southwest Quarter of Section 27, Township 126 North, Range 62 West of the 5th Principal Meridian, Brown County, South Dakota, and plotted the same into Tract 1 of Weismantel's Conservation Easement Tract in the Southwest Quarter of Section 27, Township 126 North, Range 62 West of the 5th Principal Meridian, Brown County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as **TRACT 1 OF WEISMANTEL'S CONSERVATION EASEMENT TRACT IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA.**

Dated this 31st day of January, 2019.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Brian L. Fowlds
Brian L. Fowlds, Registered Land Surveyor No. 6700



COUNTY PLANNING COMMISSION CERTIFICATION

I hereby certify that the following is a correct copy of the Resolution duly passed by the County Planning Commission of Brown County, South Dakota at a meeting held on the _____ day of _____, 20____.

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING TRACT 1 OF WEISMANTEL'S CONSERVATION EASEMENT TRACT IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

Secretary of Brown County Planning Commission, South Dakota

APPROVAL BY COUNTY

I hereby certify that the following is a correct copy of the Resolution duly passed by the Board of Commissioners of Brown County, South Dakota at a meeting held on the _____ day of _____, 20____.

"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING TRACT 1 OF WEISMANTEL'S CONSERVATION EASEMENT TRACT IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

County Auditor, Brown County, South Dakota.

HIGHWAY AUTHORITY CERTIFICATE

The location of the proposed property lines abutting the county or state highway, or the country road as shown hereon, is hereby approved, any change in the location of the existing access or any new access shall require additional approval.

BY: _____
HIGHWAY AUTHORITY

TITLE: _____

DIRECTOR OF EQUALIZATION'S CERTIFICATE

I hereby certify that I have received a copy on this ___ day of _____, 20____.

Director of Equalization, Brown County, South Dakota.

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the above plot are shown by the records of my office to be fully paid.

Signed this ___ Day of _____, 20____.

County Treasurer, Brown County, South Dakota.

REGISTER OF DEEDS CERTIFICATE

Filed for record this _____ day of _____, 20____, at _____ o'clock, _____ m., and recorded in Book of Plats No. _____

REGISTER OF DEEDS
Brown County, South Dakota

OWNER'S CERTIFICATE

We, the undersigned, do hereby certify that we are the owners of all land included in the above plot and that said plot has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat. Including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.

Dated this 26th Day of February, 2019.

Paul Weismantel
Paul Weismantel

State of Nichigan
County of Auston

On this the 26th day of February, 2019, before me, the undersigned officer, personally appeared Paul Weismantel, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

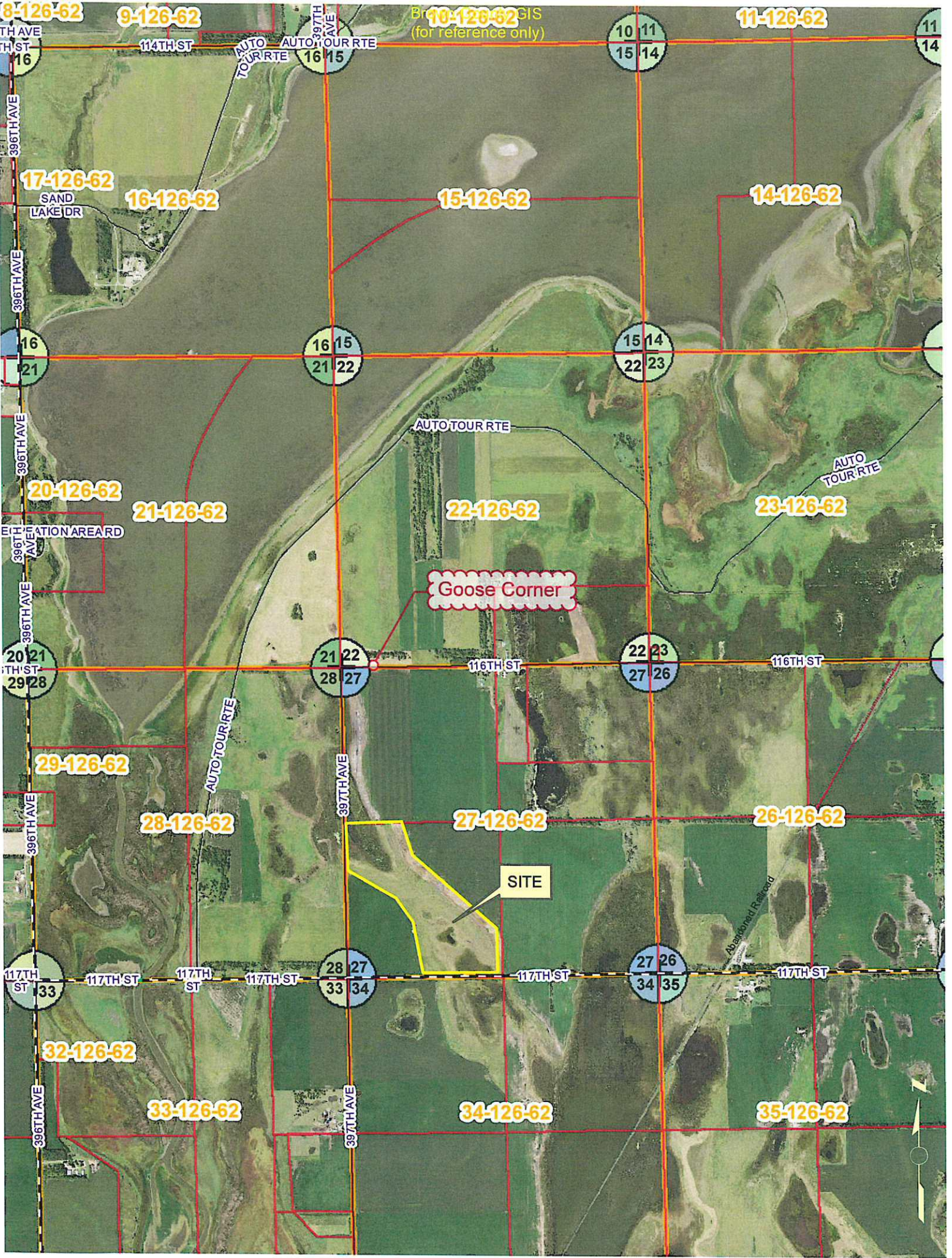
In witness whereof I hereunto set my hand and official seal.

Chanel Marie
Notary Public - State of NICHIGAN
My Commission Expires: August 25, 2024

MICHIGAN HOUSE OF REPRESENTATIVES
NOTARY PUBLIC, STATE OF MI
COUNTY OF AUSTON
MY COMMISSION EXPIRES Aug 25, 2024
ACTING IN COUNTY OF Auston

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street, Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 338-8801 FAX: (605) 274-8951



Br... GIS
(for reference only)

Goose Corner

SITE

Abandoned Railroad



Brown County GIS
(for reference only)

AUTO TOUR RTE

28-126-62

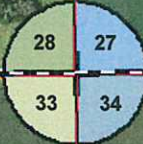
39TH AVE

27-126-62

SITE

7TH ST

117TH ST



117TH ST

397TH AVE

33-126-62

34-126-62



STAFF REPORT

March 19, 2019

PRELIMINARY & FINAL PLAT

ITEM # 11

GENERAL INFORMATION

PETITIONER	Neil Bellikka
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Lot 1, "Bellikka First Richmond Lake Subd" in the NE1/4SW1/4 of Section 23-T124N- R65W of the 5th P.M., Brown County, South Dakota
LOCATION	12763 Richmond Lane
EXISTING ZONING	Lake Front District (R-3)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Richmond Lake (AG-P2)
East:	Lake Front District (R-3)
West:	Lake Front District (R-3)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final Plat to combine two lots into one and then build a house.

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges existing access.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME Bellikka First Richmond Lake Subdivision

QUARTER: SW SECTION: 23 TOWNSHIP: 124 RANGE: 65

LOTS 1, 2, 3 1 TRACTS 1, 2, 3 / PARCELS 1, 2, 3 / NOTHING SHOWN

OWNERS NAMES: Neil Bellikka

OWNERS NAMES:

OWNERS NAMES:

ENGINEER OR SURVEYOR: Robert K Kieso

TYPE: PRELIMINARY FINAL BOTH X

FEE: \$25.00 ACRES x \$1.00 1.007 TOTAL: \$ 26.00 DATE PAID: 3 / 5 / 20 19

RECEIVED BY PLANNING DEPARTMENT: 3 / 5 / 20 19 BY: SCOT

REASON FOR PLAT: DEVELOPMENT X CONVEYANCE FINANCIAL PURPOSES BOTH

PLAT: ON 11 x 17 MYLAR X ON 11 x 17 PHOTO PAPER

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED

DIMENSION ALL LINEWORK FOR GIS DEPT. X BEARINGS & DISTANCES SHOWN TO "CLOSE" X

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE X MARIANNE

HIGHWAY SIGNATURE LINE SHOWN (STATE, COUNTY, TOWNSHIP) X

HIGHWAY SIGNATURE LINE SIGNED X

TAXES PAID IN FULL FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED X

CONSIDERED BY COUNTY PLANNING COMMISSION:

RECOMMENDATION: APPROVE DENY RE-SUBMIT ON

CONSIDERED BY COUNTY COMMISSION:

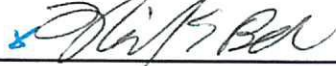
RECOMMENDATION: APPROVE DENY RE-SUBMIT ON

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: MARCH 5, 2019
RECEIPT # 132058
TOWNSHIP: AAVINIA TWP

FEES: 26⁰⁰
PAID: YES / NO / CHK / CASH
DATE: 3/5/19

OWNERS SIGNATURE: NEIL BELLINHA 
OWNERS ADDRESS: _____
OWNERS CITY, STATE, ZIP: ABERDEEN, SD 57401
OWNERS PHONE: 605-778-9100

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: PRELIMINARY & FINAL PLAT IN AN LANE FRONT DISTRICT
(R-3)

LEGAL DESCRIPTION: LOT 1 "BELLINHA FIRST RICHMOND LANE SUBD"
IN THE NE 1/4 SW 1/4 OF SEC. 23-T124N-R65W
OF THE 5TH PM, BROWN COUNTY SOUTH DAKOTA

Planning Commission Action: <u>Approved</u> / Denied _____	

By: _____	Date: _____
HEARING DATE: <u>MARCH 19, 2019</u>	TIME: <u>7:00 pm</u>

Your Ad Could Be Here

in the Next Plat and Directory Publication.

Contact Farm & Home Publishers 1-800-685-7432 • Fax 641-444-5150

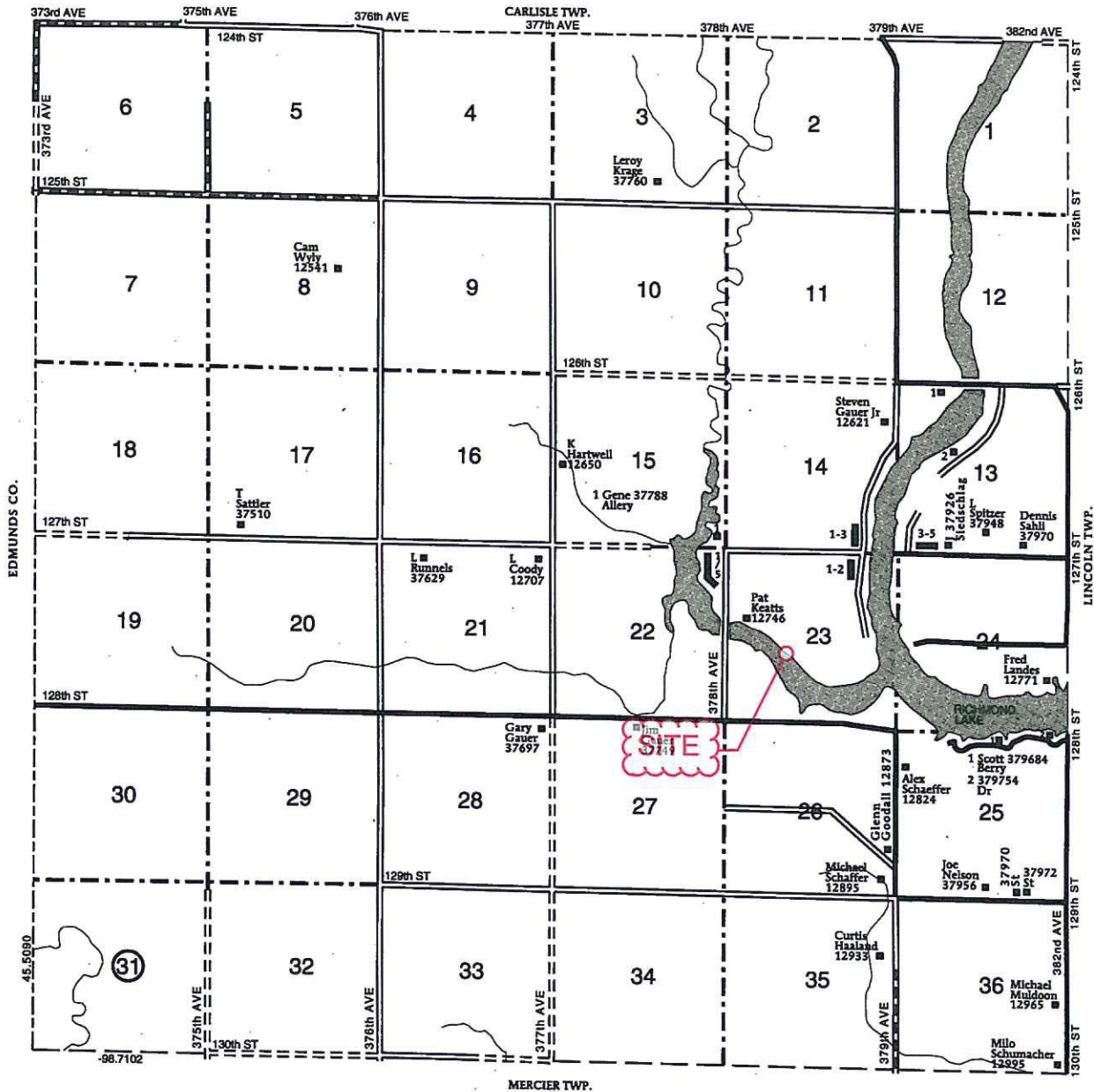
E-Mail Info@farmandhomepublishers.com
to get your business added to the next year's publication

T-124-N

RAVINIA DIRECTORY

R-65-W

(Residents - Owners or Renters)



RAVINIA TOWNSHIP

SECTION 13

- 1 Kirchgaster, Jim 37935
- 2 Bahr, Justin 126401
- 3 Schmitz, B 37902
- 4 Vitense, David 37908
- 5 Biegler, Jerry 37910

SECTION 14

- 1 Mishaw, Mark 126928
- 2 Lutz, Douglas 126966
- 3 126974

SECTION 22

- 1 Myhre, Gary 127093
- 2 Anderson, Jeremiah 127131
- 3 Millett, Craig 127151
- 4 Thayer, Dan 127257
- 5 Wahl, Lanny 127395

SECTION 23

- 1 Wolf, Frank 127148
- 2 Fischer, Brock 127216

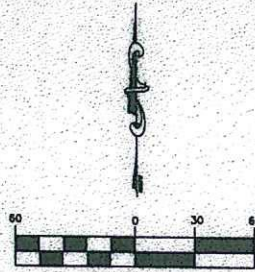
PLAT OF

A-7184

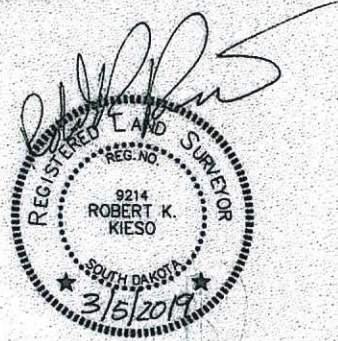
**BELLIKA FIRST RICHMOND LAKE SUBDIVISION
IN THE NE 1/4 SW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

LEGEND

- FOUND PROPERTY CORNER
- OPOL POINT ON LINE
- SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214
- PP DISTANCE PREVIOUS PLAT
- M DISTANCE MEASURED

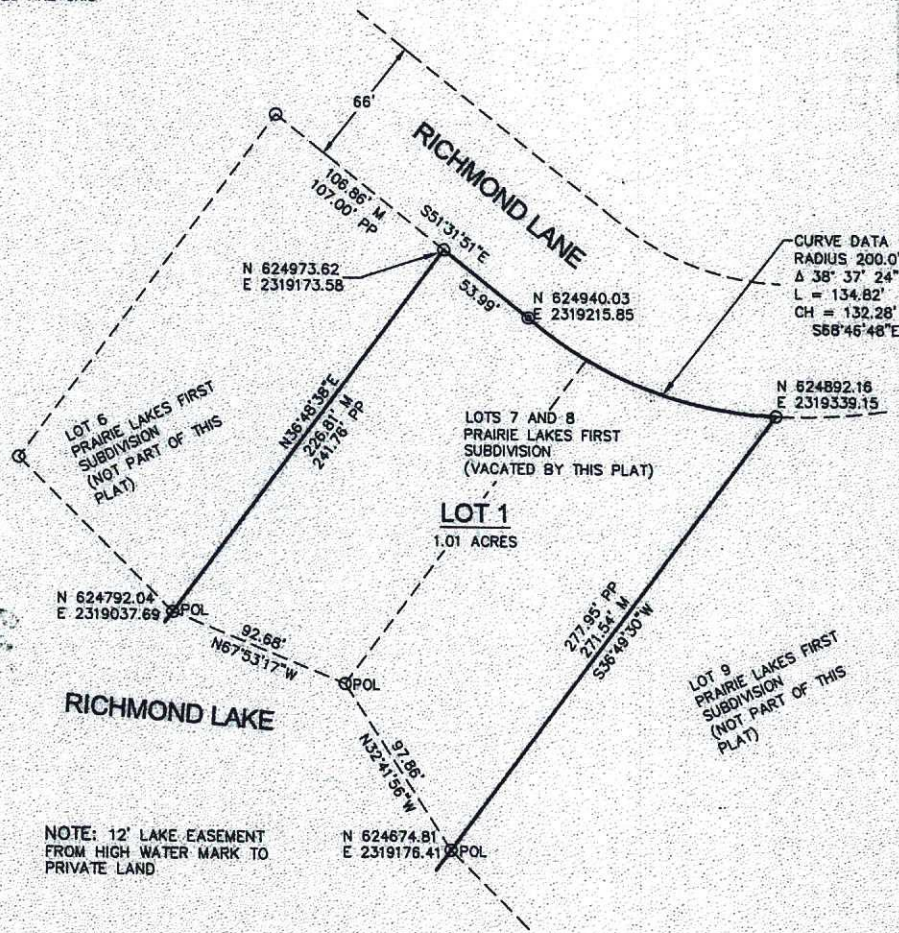


(IN FEET)
1 inch = 60 ft.



BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE
DISTANCES ARE GROUND
COORDINATES ARE GRID



Helms & Associates
CIVIL ENGINEERS & LAND SURVEYORS

211 Brown County Highway 19
P.O. Box 111
Aberdeen, S.D. 57101
Phone: 605.225.3212
Fax: 605.225.3180

DWG. 7184-LS BY: WRD SHEET 1 OF 3

PLAT OF

A-7184

**BELLIKKA FIRST RICHMOND LAKE SUBDIVISION
IN THE NE 1/4 SW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

I, ROBERT K. KIESO, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA; DO HEREBY CERTIFY THAT AT THE REQUEST OF NEIL BELLIKKA AND JOANN BELLIKKA AS OWNERS, AND UNDER THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO MARCH 1, 2019, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: BELLIKKA FIRST RICHMOND LAKE SUBDIVISION IN THE NE 1/4 SW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA.

DATED THIS 5 DAY OF March, 2019


ROBERT K. KIESO RLS #9214

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF ALL THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT, THAT THE PLAT HAS BEEN MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSES INDICATED THEREIN; WHICH SAID PROPERTY AS SO SURVEYED AND PLATTED SHALL HEREAFTER BE KNOWN AS; BELLIKKA FIRST RICHMOND LAKE SUBDIVISION IN THE NE 1/4 SW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER AS SUCH, THE STREETS AND ALLEYS, IF ANY, AS SHOWN AND MARKED ON SAID PLAT; AND THAT DEVELOPMENT OF THE LAND INCLUDED WITHIN THE BOUNDARIES OF SAID SUBDIVISION SHALL CONFORM TO ALL EXISTING APPLICABLE EASEMENTS, ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

PREVIOUSLY DESCRIBED AS: LOTS 7 AND 8 OF PRAIRIE LAKE FIRST SUBDIVISION IN THE E 1/2 W 1/2 OF SECTION 23-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA.


NEIL BELLIKKA


JOANN BELLIKKA

DECLARATION OF VACATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED HEREBY DECLARE TO VACATE THAT PORTION AS SHOWN AND MARKED ON THE FOREGOING PLAT AND OF THE PLAT OF PRAIRIE LAKE FIRST SUBDIVISION AS RECORDED PLAT NO. 1886H ON AUGUST 15, 2003 IN THE BROWN COUNTY, REGISTER OF DEEDS OFFICE.
THIS IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____


NEIL BELLIKKA


JOANN BELLIKKA

ACKNOWLEDGEMENT

STATE OF SD)
COUNTY OF Brown)SS

ON THIS THE 5 DAY OF March, 2019 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NEIL BELLIKKA AND JOANN BELLIKKA KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC, South Dakota STATE

MY COMMISSION EXPIRES: 10-13-23

COUNTY PLANNING COMMISSION CERTIFICATION

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE _____ DAY OF _____, 20____

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING BELLIKKA FIRST RICHMOND LAKE SUBDIVISION IN THE NE 1/4 SW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF."

SECRETARY OF BROWN COUNTY PLANNING COMMISSION, SOUTH DAKOTA

PLAT OF

A-7184

**BELLIKKA FIRST RICHMOND LAKE SUBDIVISION
IN THE NE 1/4 SW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

APPROVAL BY COUNTY

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE BOARD OF COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE _____ DAY OF _____ 20____

"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING BELLIKKA FIRST RICHMOND LAKE SUBDIVISION IN THE NE 1/4 SW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

COUNTY AUDITOR, BROWN COUNTY, SOUTH DAKOTA

HIGHWAY AUTHORITY CERTIFICATE

THE LOCATION OF THE PROPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY, OR THE COUNTRY ROAD AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE EXISTING ACCESS OR ANY NEW ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____
HIGHWAY AUTHORITY

TITLE: _____

DIRECTOR OF EQUALIZATION'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS _____ DAY OF _____ 20____

DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS 5th DAY OF March, 2019.

Cynthia J. Magnus, Treasurer

COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ AND DULY RECORDED IN HANGING PLATS NO. _____

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

PRAIRIE LAKE FIRST SUBDIVISION IN
 E1/2W1/2 SEC. 23-T124N-R65W of 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

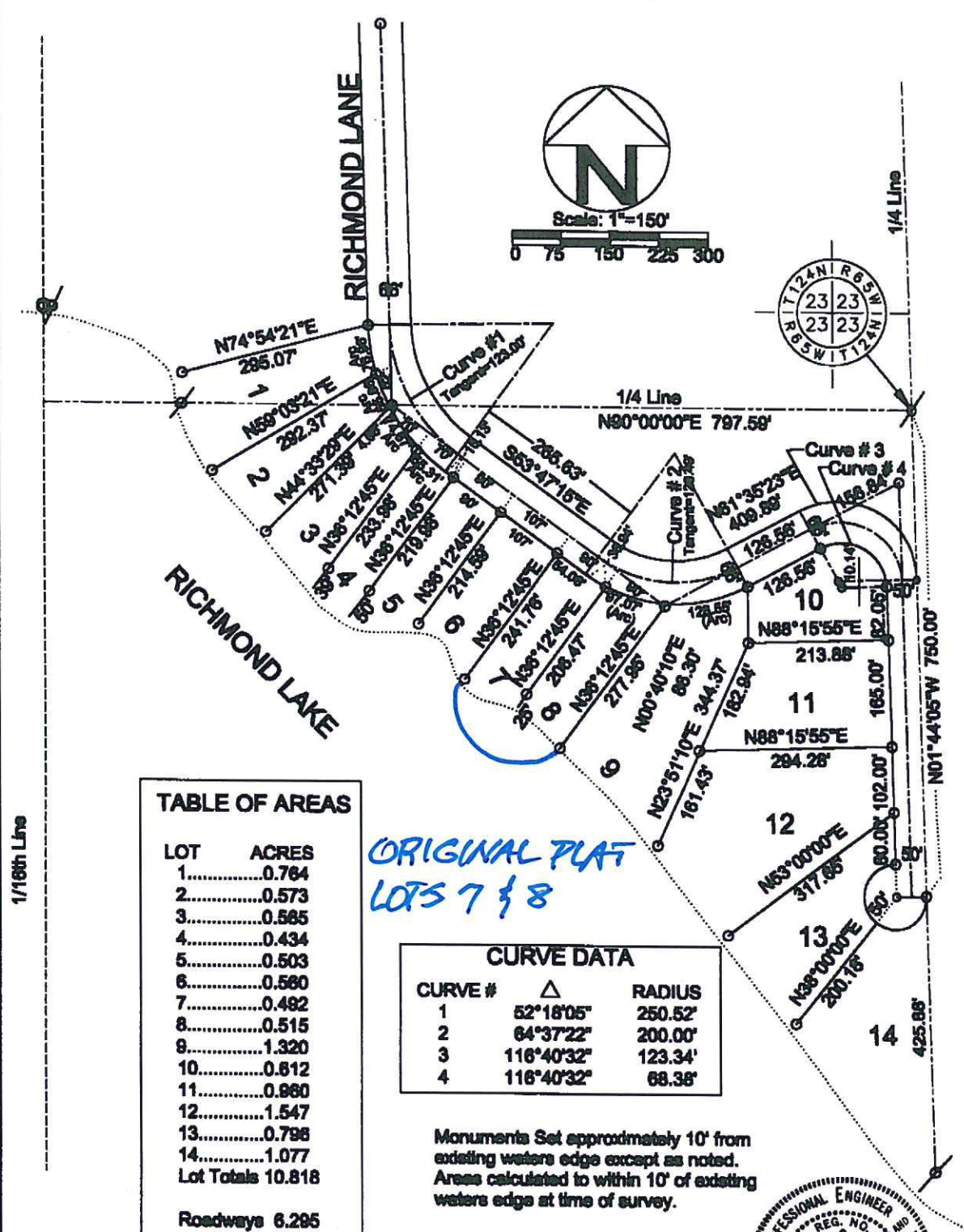


TABLE OF AREAS

LOT	ACRES
1.....	0.764
2.....	0.573
3.....	0.565
4.....	0.434
5.....	0.503
6.....	0.560
7.....	0.482
8.....	0.515
9.....	1.320
10.....	0.812
11.....	0.860
12.....	1.547
13.....	0.798
14.....	1.077
Lot Totals	10.818
Roadways	6.295
TOTALS	17.113

*ORIGINAL PLAT
 LOTS 7 & 8*

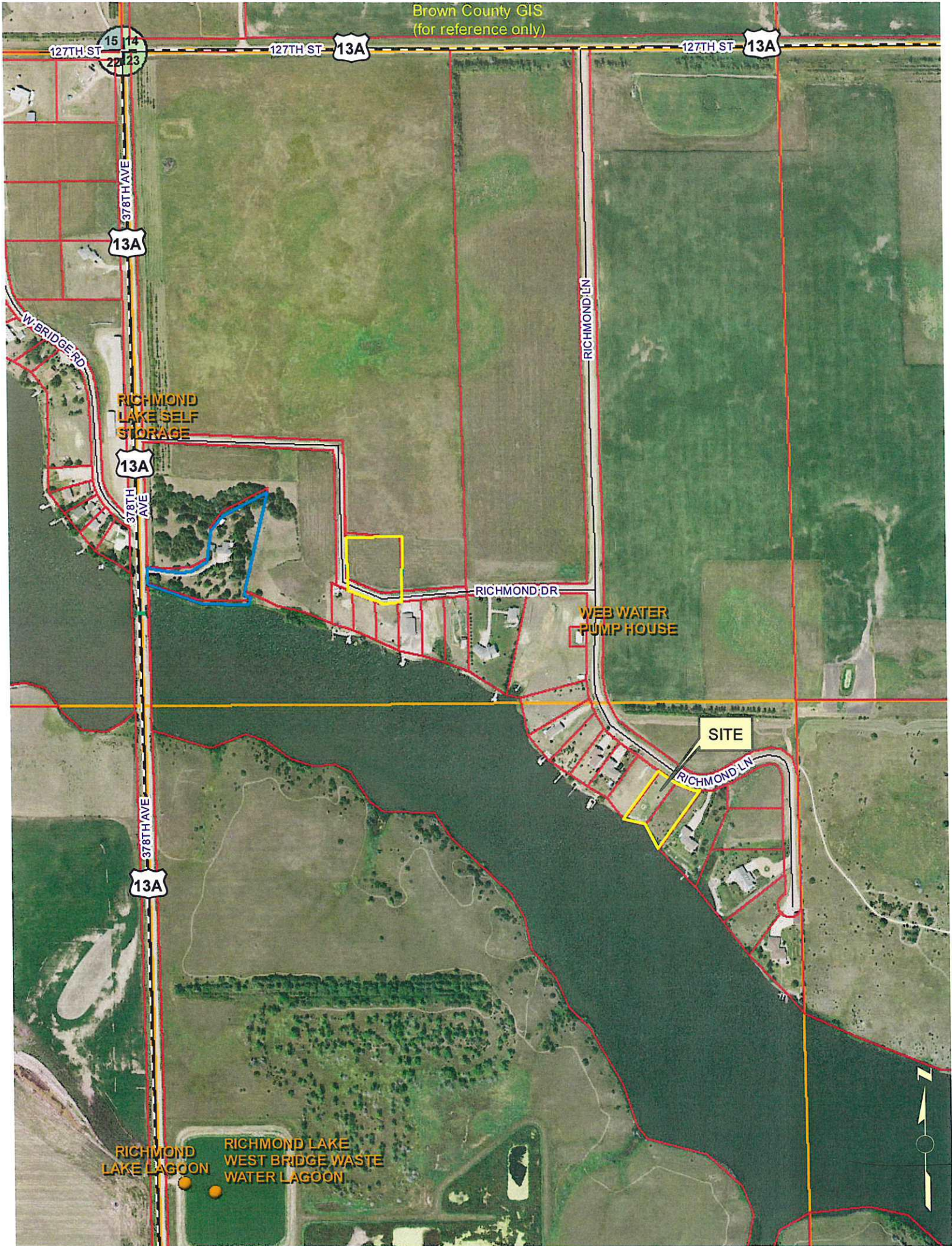
CURVE DATA

CURVE #	Δ	RADIUS
1	52°18'05"	250.52'
2	64°37'22"	200.00'
3	116°40'32"	123.34'
4	116°40'32"	68.38'

Monuments Set approximately 10' from existing waters edge except as noted. Areas calculated to within 10' of existing waters edge at time of survey.



Francis E. Brink
 7-21-2003



Brown County GIS
(for reference only)

RICHMOND LN

RICHMOND DR

WEB WATER
PUMP HOUSE

SITE

12763 RICHMOND LN

RICHMOND LN



STAFF REPORT

March 19, 2019

PRELIMINARY & FINAL PLAT

ITEM # 12

GENERAL INFORMATION

PETITIONER	Dawn Breedlove
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Tract 1, "Breedlove's Conservation Easement Tract" in the NW1/4 of Section 34-T126N-R62W of the 5th P.M., Brown County, South Dakota
LOCATION	39735 117 th St
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	Unknown
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final Plat for a Conservation Easement.

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges existing accesses.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME "Breedlove's Conservation Easement Tract"

QUARTER: NW SECTION: 34 TOWNSHIP: 126 RANGE: 62

~~LOTS 1, 2, 3~~ TRACTS 1, 2, 3 1 ~~PARCELS 1, 2, 3~~ NOTHING SHOWN _____

OWNERS NAMES: Dawn Breedlove

OWNERS NAMES: _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Midwest Land Surveying, Inc (Brian)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: \$25.00 ACRES x \$1.00 61 TOTAL: \$ 86.00 DATE PAID: 3 / 7 / 20 19

CHK # 9572

RECEIVED BY PLANNING DEPARTMENT: 03 / 07 / 20 19 BY: Scott

(Conservation Easement)
REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE _____ FINANCIAL PURPOSES X BOTH _____

PLAT: ON 11 x 17 MYLAR X ON 11 x 17 PHOTO PAPER _____

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED _____

DIMENSION ALL LINEWORK FOR GIS DEPT. X BEARINGS & DISTANCES SHOWN TO "CLOSE" X

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE X

HIGHWAY SIGNATURE LINE SHOWN (STATE, COUNTY, TOWNSHIP) X

HIGHWAY SIGNATURE LINE SIGNED X

TAXES PAID IN FULL FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED X

CONSIDERED BY COUNTY PLANNING COMMISSION:

RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

CONSIDERED BY COUNTY COMMISSION:

RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: March 07, 2019
RECEIPT # 132059
TOWNSHIP: Shelby Twp

FEES: 86.00
PAID: YES/NO CHK CASH
DATE: 03/07/2019

OWNERS SIGNATURE: Dawn Breedlove
OWNERS ADDRESS: 509 E 5th Ave
OWNERS CITY, STATE, ZIP: Groton, SD 57445
OWNERS PHONE: 720-415-3547

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Preliminary & Final Plat for Conservation Easement

LEGAL DESCRIPTION: Tract 1 "Breedlove's Conservation Easement Tract" in the
NW1/4 of Sec. 34-T126N-R62W of the 5th P.M., Brown County, South Dakota

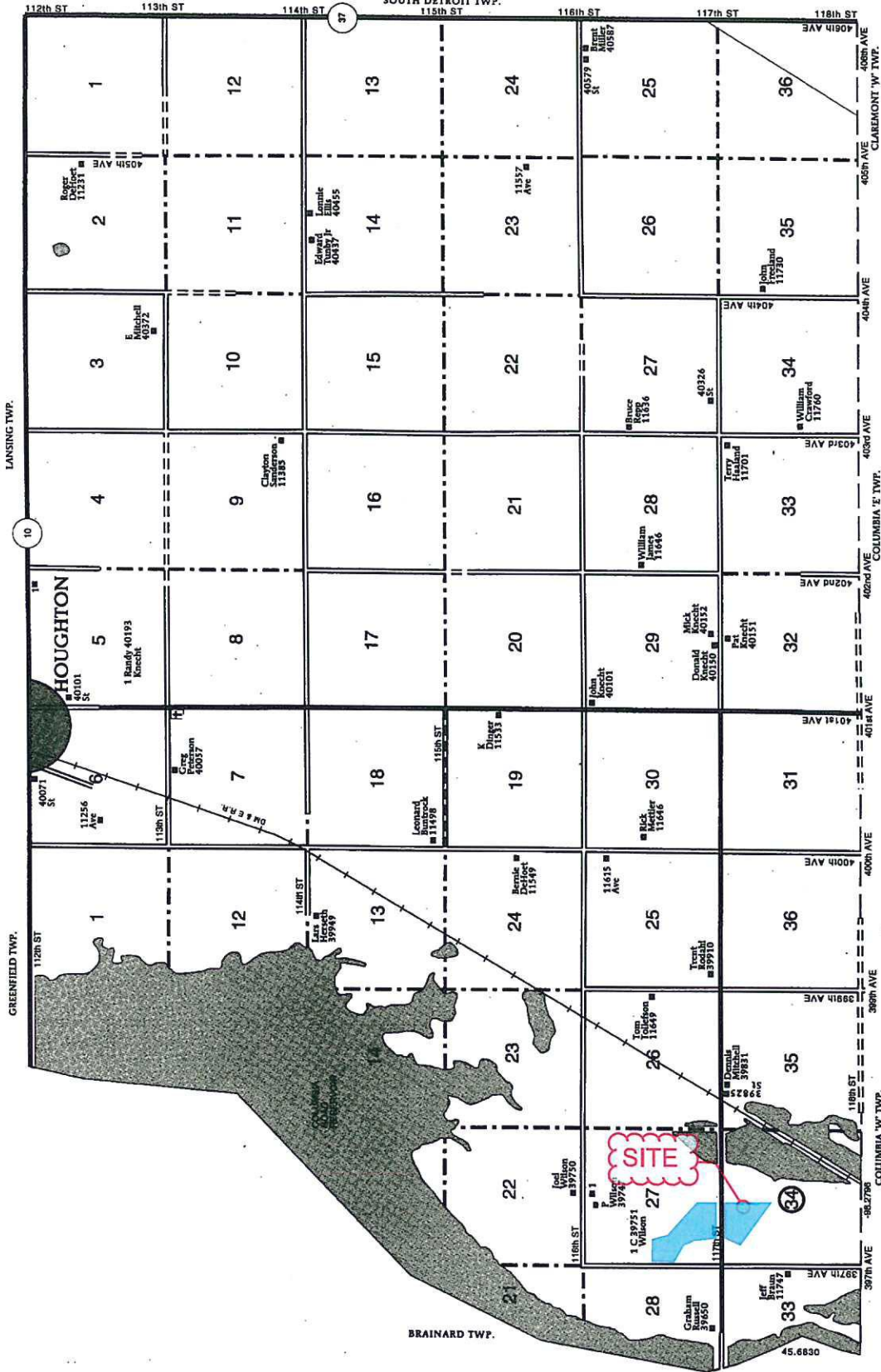
Planning Commission Action: *Approved / Denied* _____

By: _____ **Date:** _____

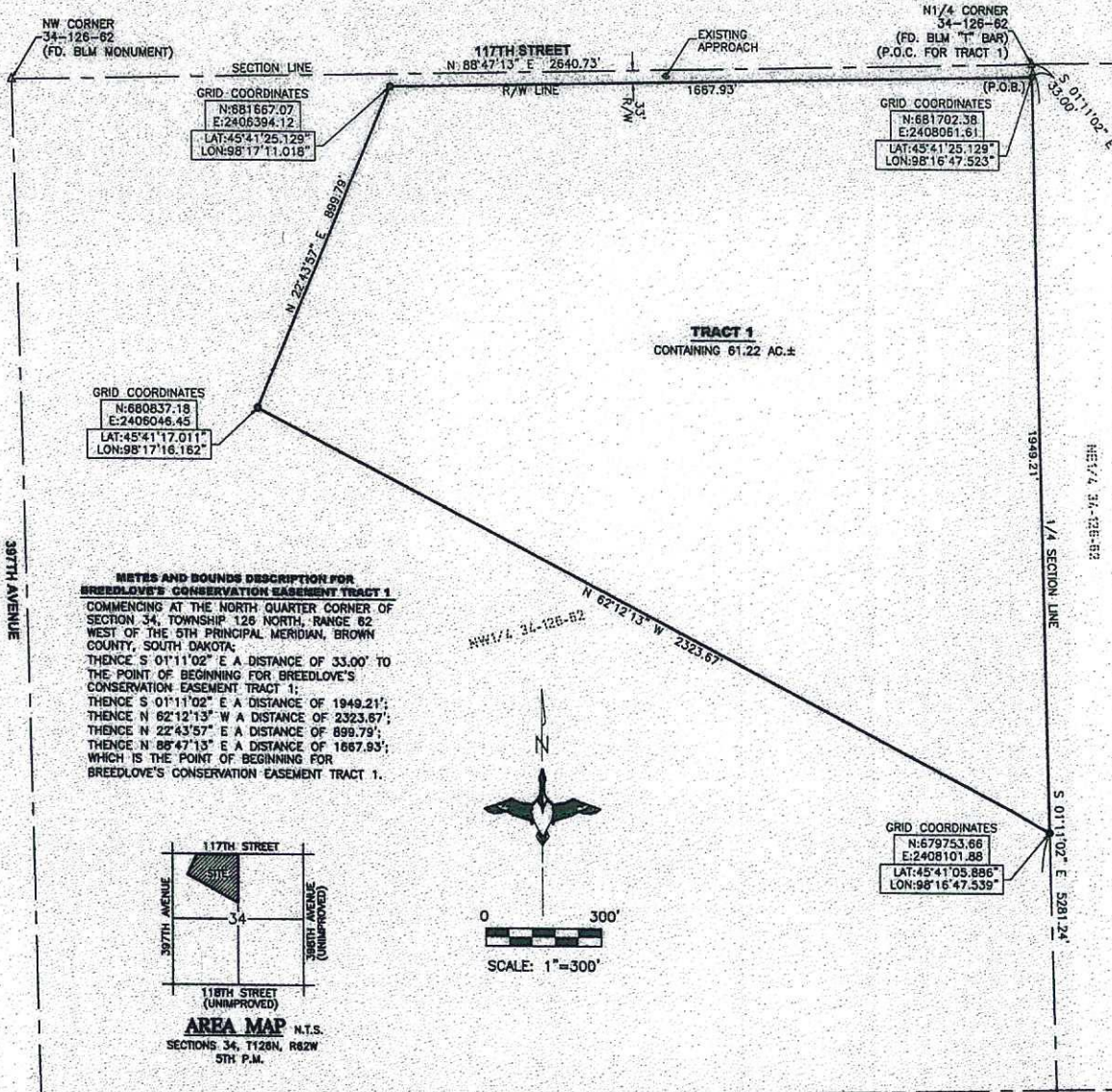
HEARING DATE: March 19, 2019 **TIME:** 7:00 p.m.

MEETING: located in the Basement Community Room of the Court House Annex
25 Market Street • Aberdeen, South Dakota 57401-4203
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov

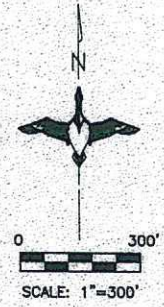
(Residents - Owners or Renters)



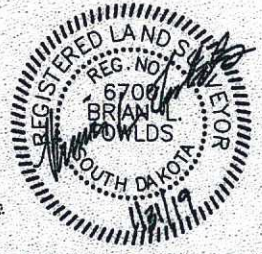
**PLAT OF
BREEDLOVE'S CONSERVATION EASEMENT TRACT**
IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH
PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA



METES AND BOUNDS DESCRIPTION FOR BREEDLOVE'S CONSERVATION EASEMENT TRACT 1
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA;
THENCE S 01° 11' 02" E A DISTANCE OF 33.00' TO THE POINT OF BEGINNING FOR BREEDLOVE'S CONSERVATION EASEMENT TRACT 1;
THENCE S 01° 11' 02" E A DISTANCE OF 1949.21';
THENCE N 62° 12' 13" W A DISTANCE OF 2323.67';
THENCE N 22° 43' 37" E A DISTANCE OF 899.79';
THENCE N 88° 47' 13" E A DISTANCE OF 1667.93';
WHICH IS THE POINT OF BEGINNING FOR BREEDLOVE'S CONSERVATION EASEMENT TRACT 1.



- LEGEND:**
- SET 5/8" x 24" LONG REBAR W/CAP #6700
 - △ SECTION CORNER (AS NOTED)
 - FD. FOUND
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE
 - N.T.S. NOT TO SCALE
 - (P.O.B.) POINT OF BEGINNING
 - (P.O.C.) POINT OF COMMENCEMENT



CONTROL INFORMATION

SCALE FACTOR=1.000057300078
(NAD83)(GEOID09)
APPLIED AT SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM NORTH ZONE
GRID COORDINATE LOCATION OF:
N: 681714.65
E: 2405442.20

METHOD OF ESTABLISHING SOUTH DAKOTA STATE PLANE NORTH ZONE COORDINATES ON SITE WAS ACHIEVED THROUGH RTK POSITION FROM THE MIDSTATES VRS NETWORK.

NOTES:

FIELD WORK COMPLETED: 11/14/18

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

BASIS OF BEARINGS & COORDINATES ARE SOUTH DAKOTA STATE PLANE NORTH ZONE.

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMMITMENT NO. 73925-TI
EFFECTIVE DATE: JUNE 12, 2018

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY BRIAN L. FOWLDS, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE SOUTH DAKOTA BOARD OF TECHNICAL PROFESSIONS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.

TITLE EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
FILE NUMBER: 73925-TI
COMMITMENT DATE: JUNE 12, 2018
SCHEDULE B, SECTION II EXCEPTIONS.

NO PLOTTABLE EXCEPTIONS LISTED.

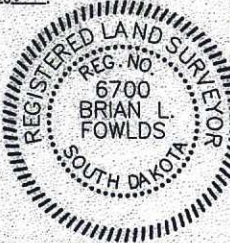
PLAT OF BREEDLOVE'S CONSERVATION EASEMENT TRACT 1, NRCS AGREEMENT NUMBER: 5467401801PHV, ON THE LANDS OF DAWN B. BREEDLOVE PREPARED FOR USDA-NATURAL RESOURCES CONSERVATION SERVICE.

CLIENT NAME: DAWN B. BREEDLOVE

PREPARED BY:
Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

S1/4 CORNER
34-126-62
(FD. BLM MONUMENT)

**PLAT OF
BREEDLOVE'S CONSERVATION EASEMENT TRACT**
IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH
PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA

<p align="center">SURVEYOR'S CERTIFICATE</p> <p>I, Brian L. Fowlds, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of the Northwest Quarter of Section 34, Township 126 North, Range 62 West of the 5th Principal Meridian, Brown County, South Dakota, and platted the same into Tract 1 of Breedlove's Conservation Easement Tract in the Northwest Quarter of Section 34, Township 126 North, Range 62 West of the 5th Principal Meridian, Brown County, South Dakota, as shown on the foregoing PLAT.</p> <p>The same shall be known and described as TRACT 1 OF BREEDLOVE'S CONSERVATION EASEMENT TRACT IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA.</p> <p>Dated this <u>31st</u> day of <u>January</u>, 20<u>19</u>.</p> <p>I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.</p> <div style="text-align: center;">  </div> <p><i>Brian L. Fowlds</i> Brian L. Fowlds, Registered Land Surveyor No. 6700</p>	<p align="center">COUNTY PLANNING COMMISSION CERTIFICATION</p> <p>I hereby certify that the following is a correct copy of the Resolution duly passed by the County Planning Commission of Brown County, South Dakota at a meeting held on the _____ day of _____, 20____.</p> <p>"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING TRACT 1 OF BREEDLOVE'S CONSERVATION EASEMENT TRACT IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."</p> <p>_____ Secretary of Brown County Planning Commission, South Dakota</p>
<p align="center">OWNER'S CERTIFICATE</p> <p>We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.</p> <p>We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.</p> <p>Dated this <u>7th</u> day of <u>March</u>, 20<u>19</u>.</p> <p><i>Dawn B. Breedlove</i> Dawn B. Breedlove formerly known as Dawn Higgins formerly known as Dawn Neubauer</p> <p>State of <u>South Dakota</u> County of <u>Brown</u></p> <p>On this the <u>7th</u> day of <u>March</u>, 20<u>19</u>, before me, the undersigned officer, personally appeared Dawn B. Breedlove, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.</p> <p>In witness whereof I hereunto set my hand and official seal.</p> <p><i>Mandy Boe</i> Notary Public - State of <u>South Dakota</u> My Commission Expires: <u>1-9-2024</u></p> <div style="text-align: center; border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>MANDY BOE NOTARY PUBLIC SOUTH DAKOTA</p> </div>	<p align="center">APPROVAL BY COUNTY</p> <p>I hereby certify that the following is a correct copy of the Resolution duly passed by the Board of Commissioners of Brown County, South Dakota at a meeting held on the _____ day of _____, 20____.</p> <p>"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING TRACT 1 OF BREEDLOVE'S CONSERVATION EASEMENT TRACT IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 126 NORTH, RANGE 62 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."</p> <p>_____ County Auditor, Brown County, South Dakota.</p>
<p align="center">HIGHWAY AUTHORITY CERTIFICATE</p> <p>The location of the proposed property lines abutting the county or state highway, or the county road as shown hereon, is hereby approved, any change in the location of the existing access or any new access shall require additional approval.</p> <p>BY: _____ HIGHWAY AUTHORITY</p> <p>TITLE: _____</p>	<p align="center">DIRECTOR OF EQUALIZATION'S CERTIFICATE</p> <p>I hereby certify that I have received a copy on this ___ day of _____, 20____.</p> <p>_____ Director of Equalization, Brown County, South Dakota.</p>
<p align="center">TREASURER'S CERTIFICATE</p> <p>I hereby certify that all taxes which are liens upon any of the lands included in the above plat are shown by the records of my office to be fully paid.</p> <p>Signed this ___ Day of _____, 20____.</p> <p>_____ County Treasurer, Brown County, South Dakota.</p>	<p align="center">REGISTER OF DEEDS CERTIFICATE</p> <p>Filed for record this _____ day of _____, 20____, at _____ o'clock, _____ m., and recorded in Book of Plats No. _____</p> <p>REGISTER OF DEEDS Brown County, South Dakota</p>

PREPARED BY:
Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-6601 FAX: (605) 274-8981

WARRANTY DEED

WALLACE WEISMANTEL and BEVERLY WEISMANTEL, husband and wife, grantors of Brown County, State of South Dakota, for and in consideration of Love and Affection, grant, convey and warrant to **DAWN NEUBAUER**, grantee of 15706 Northeast 38th Circle, Vancouver, WA 98682, the following described real estate in the County of Brown, in the State of South Dakota, subject to a life estate in each of the grantors, which the grantors hereby reserve unto themselves.

The Northwest Quarter (NW¹/₄) of Section 19, Township 126, Range 62, Brown County, South Dakota.

Grantors hereby reserve life estates unto themselves in the above described property.

Exemption 43-4-22(5)

Exemption From Transfer Tax

INSTR. NO. 518 Dated this 23 day of June, 1995.

BOOK 263 PAGE 673

95 JUN 23 PM 4:10

DONNA KUNFELD
BROWN CO., S.DAK.
REGISTER OF DEEDS
(State of South Dakota)

Wallace Weismantel
Wallace Weismantel

Beverly Weismantel
Beverly Weismantel

SS

County of Brown)

On this 23rd day of June, 1995, before me the undersigned officer, personally appeared Wallace Weismantel and Beverly Weismantel, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Julie K. Schmitt
Notary Public, South Dakota

My Commission Expires: Dec. 8th 2000



PREPARED BY DUANE THUROW
P.O. BOX 99, ABERDEEN, SD 57402-0099
TELEPHONE #605-225-4204

WARRANTY DEED

WALLACE WEISMANTEL, grantor of Brown County, State of South Dakota, for and in consideration of Love and Affection, grants, conveys and warrants to DAWN NEUBAUER, grantee of 15706 Northeast 38th Circle, Vancouver, WA 98682, the following described real estate in the County of Brown, in the State of South Dakota, subject to a life estate in grantor's wife, BEVERLY WEISMANTEL, of RR 1, Box 109D, Houghton, SD 57449, which grantor hereby grants to his wife, and subject to a life estate in the grantor which the grantor hereby reserves unto himself.

The Northwest Quarter (NW $\frac{1}{4}$) of Section 34, Township 126, Range 62; The Northeast Quarter (NE $\frac{1}{4}$) of Section 19, Township 126, Range 62; the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 33, Township 126, Range 62; and the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 33, Township 126, Range 62, except 8.21 acres deeded to the United States of America in deed recorded at page 467, in Book 136 of Deeds in the office of the Register of Deeds of Brown County, South Dakota, all in Brown County, South Dakota.

"Exempt From Transfer Fee"

INSTR. NO. 519

Exemption 43-4-22(5)

BK 263 PAGE 674 Dated this 23 day of June, 1995.

95 JUN 23 PM 4: 11

Wallace Weismantel
Wallace Weismantel

State of South Dakota)
BROWN CO., S.D.A.N.)
REGISTER OF DEEDS) ss
County of Brown)

On this 23rd day of June, 1995, before me the undersigned officer, personally appeared Wallace Weismantel, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Julius H. Schmidt

Notary Public, South Dakota
My Commission Expires: Dec. 8th 2000

PREPARED BY DUANE THUROW
P.O. BOX 99, ABERDEEN, SD 57402-0099
TELEPHONE #605-225-4204

BOOK 263 PAGE 674

CT
3

INSTRUMENT NO. 201305637
BOOK: 50PR PROBATE
PAGE: 27
TRANSFER FEE: Exempt NA
2013/08/06 04:18:16 PM

Pages: 4



Prepared by: Kenneth L. Gosch
Bantz, Gosch & Cremer, L.L.C.
Attorneys at Law
305 Sixth Avenue SE, P.O. Box 970
Aberdeen, SD 57402-0970
(605) 225-2232

CAROL SHERMAN, REGISTER OF DEEDS
BROWN COUNTY, SOUTH DAKOTA

Recording Fee: \$ 30.00
Return To: CT

**AFFIDAVIT FOR TERMINATION OF LIFE ESTATE
(SDCL 21-44-2)**

STATE OF COLORADO
SS
COUNTY OF JEFFERSON

Affiant, being duly sworn, states:

1. Wallace Weismantel, a/k/a Wallace Edwin Weismantel, died on September 30, 1998, in Collier County, Florida.
2. Beverly Weismantel, a/k/a Beverly E. Weismantel, died on October 6, 2001, in Collier County, Florida.
3. Certificates of death issued by the Florida State Registrar are attached.
4. Affiant is the surviving daughter of the decedents.
5. Wallace Weismantel and Beverly Weismantel held a life estate in property at the time their deaths.
6. The legal description of the property and the name of the holder of the remainder interest are as follows:

Northeast Quarter (NE $\frac{1}{4}$), Government Lots 1 and 2, and the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Nineteen (19), Township One Hundred Twenty-six (126) North, Range Sixty-two (62) West of the 5th P.M., subject to easements, restrictions and reservations of record, if any.

Dawn Higgins
PO Box 151190
Lakewood, CO 80215-9190

7. This affidavit is made to identify the property and establish the termination of the life estates of Wallace Weismantel, a/k/a Wallace Edwin Weismantel, and Beverly Weismantel, a/k/a Beverly E. Weismantel under SDCL 21-44-2.

Dated this 29 day of July, 2013.

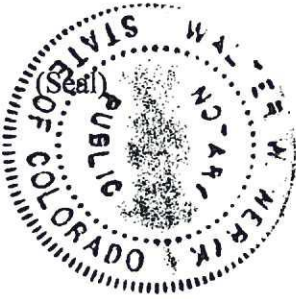
Dawn Higgins

Dawn Higgins f/k/a Dawn Neubauer
PO Box 151190
Lakewood, CO 80215-9190

Subscribed and sworn to before me on this 29 day of July, 2013.

Ally

Notary Public, Colorado
My Comm. Expires 12-12-2016



INSTRUMENT NO. 201406912
BOOK: 50PR PROBATE
PAGE: 192
TRANSFER FEE: Exempt NA

Pages: 3



2014/12/29 09:05:54 AM

CAROL SHERMAN, REGISTER OF DEEDS
BROWN COUNTY, SOUTH DAKOTA

Prepared by: Jay M. Leibel
Issenhuth & Leibel, LLP
PO Box 28
Madison, SD 57042
(605) 256-9161

Recording Fee: \$ 30.00
Return To: JAY M LEIBEL

(Reserved for Register of Deeds)

AFFIDAVIT TERMINATING LIFE ESTATE
(SDCL 21-44-12)

State of Colorado)
 : ss
County of Jefferson)

Comes now, Dawn B. Breedlove f/k/a Dawn Higgins f/k/a Dawn Neubauer, being first duly sworn, on her oath, deposes and states as follows:

1. Wallace Weismantel a/k/a Wallace Edwin Weismantel died on September 30, 1998 in Collier County, Florida.
2. Beverly Weismantel a/k/a Beverly E. Weismantel died on October 6, 2001 in Collier County, Florida.
3. Certified copies of death certificates issued by the Florida State Registrar are attached.
4. Affiant is the surviving daughter of the decedents.
5. Wallace Weismantel a/k/a Wallace Edwin Weismantel and Beverly Weismantel a/k/a Beverly E. Weismantel held a life estate in property at the time of their deaths.
6. By reason of a certain Warranty Deed dated June 23, 1995 and recorded the 23rd day of June, 1995, and recorded in Book 263 of Deeds, page 674 in the office of the Register of Deeds, Brown County, South Dakota, covering the following described real property, to-wit:

The Northwest Quarter (NW1/4) of Section 34, Township 126, Range 62, The Northeast Quarter (NE1/4) of Section 19, Township 126, Range 62; the East Half of the Northeast Quarter (E1/2NE1/4) of Section Thirty Three (33), Township One Hundred Twenty Six (T126N) North, Range Sixty Two (62), and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Thirty Three (33), Township One Hundred Twenty Six (T126N) North, Range Sixty Two (62), West of the 5th P.M., except 8.21 acres deeded to the United States of America in deed recorded at page 467, in Book 136 of Deeds in the Office of Register of Deeds, Brown County, South Dakota, all in Brown County, South Dakota

That by reason of their deaths, the life estate for their natural lifetime in and to the above described real property terminated as verified by the certified copy of the Death Certificates hereunto attached, and that Dawn B. Breedlove f/k/a Dawn Higgins f/k/a Dawn Neubauer should be entitled to such real property, free and clear of any state inheritance tax thereon.

Dated this 16 day of December, 2014.

Dawn B. Breedlove
Dawn B. Breedlove - 9420 West 63rd Place

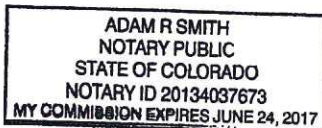
Arvada, CO 80004

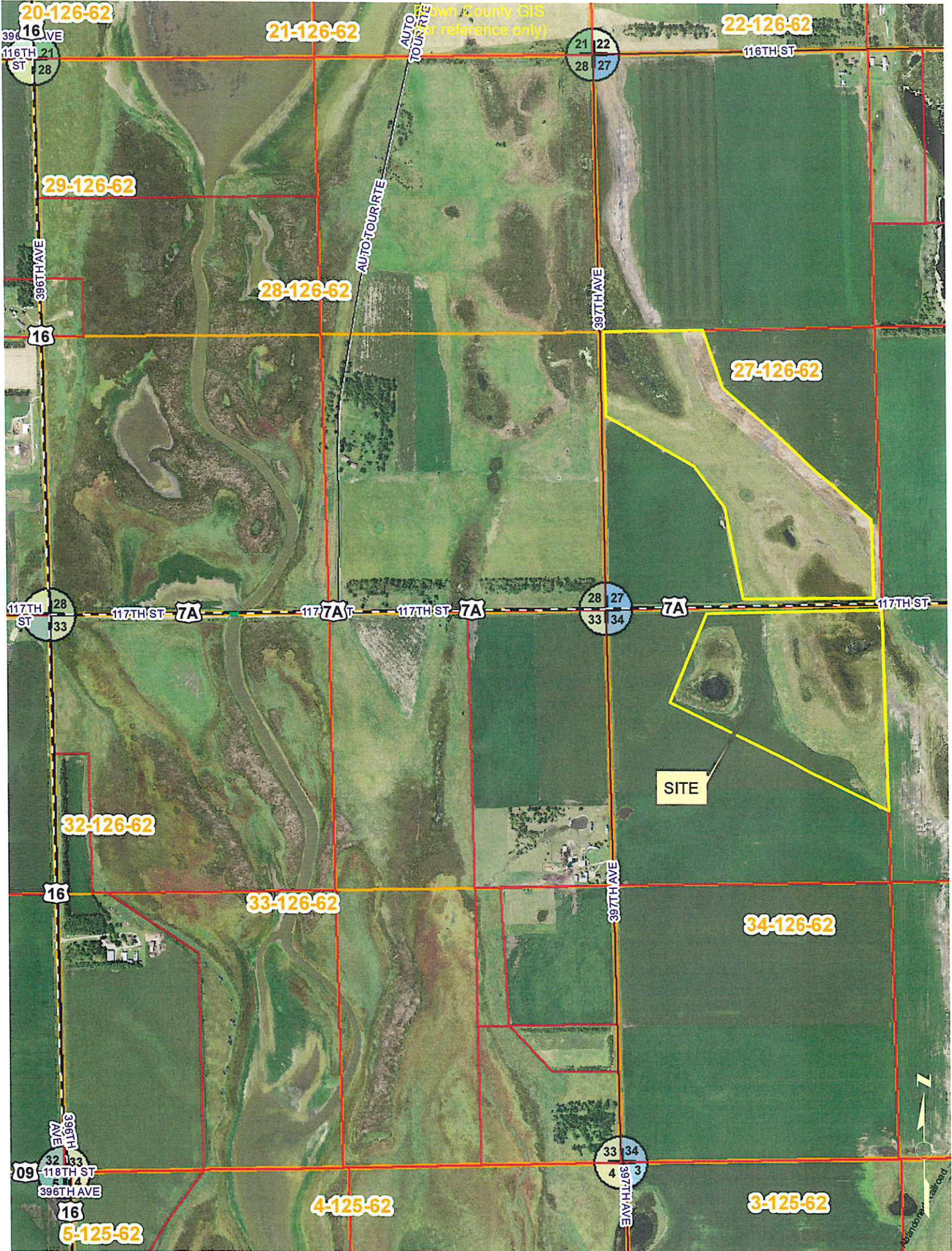
Subscribed and sworn to before me this 16 day of December, 2014.

[Signature]
Notary Public, Colorado

My comm. exp.: June 24, 2017

SEAL





Down County GIS
(for reference only)

20-126-62

21-126-62

22-126-62

29-126-62

28-126-62

27-126-62

32-126-62

33-126-62

34-126-62

4-125-62

5-125-62

3-125-62

SITE



396
116TH ST
21
28

21 22
28 27

117TH ST
28
33

28 27
33 34

396TH AVE
32 33
118TH ST
114
396TH AVE

33 34
4 3
397TH AVE

Abandoned railroad

28-126-62

27-126-62

397TH AVE

117TH ST

7A



33-126-62

SITE

397TH AVE

34-126-62



STAFF REPORT

March 19, 2019

PRELIMINARY & FINAL PLAT

ITEM # 13

GENERAL INFORMATION

PETITIONER	City of Aberdeen
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Lot 1, "Aberdeen Ground Water Addition" in the NE1/4 of Section 36-T125N-R64W of the 5th P.M., Brown County, South Dakota
LOCATION	38797 123 rd St
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	Unknown
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final Plat to clean up legal and have monuments set.

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges existing access.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME "Aberdeen Ground Water Addition"

QUARTER: NE SECTION: 36 TOWNSHIP: 125 RANGE: 64

LOTS 1, 2, 3 1 ~~TRACTS 1, 2, 3~~ ~~PARCELS 1, 2, 3~~ NOTHING SHOWN _____

OWNERS NAMES: City of Aberdeen

OWNERS NAMES: _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Clark Engineering (Zach)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: \$25.00 ACRES x \$1.00 9 TOTAL: \$ ~~34.00~~ DATE PAID: _____ / _____ /20 N/C to City

RECEIVED BY PLANNING DEPARTMENT: 03 / 06 / 2019 BY: Scott

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE _____ FINANCIAL PURPOSES _____ BOTH X
Clean up the legal description and set monuments

PLAT: ON 11 x 17 MYLAR _____ ON 11 x 17 PHOTO PAPER X

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED _____

DIMENSION ALL LINEWORK FOR GIS DEPT. X BEARINGS & DISTANCES SHOWN TO "CLOSE" X

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE X

HIGHWAY SIGNATURE LINE SHOWN (STATE, COUNTY, TOWNSHIP) X

HIGHWAY SIGNATURE LINE SIGNED X

TAXES PAID IN FULL FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED X
no taxes by the City

CONSIDERED BY COUNTY PLANNING COMMISSION:

RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

CONSIDERED BY COUNTY COMMISSION:


RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: March 6, 2019
RECEIPT # none
TOWNSHIP: City of Aberdeen

FEES: not required
PAID: YES/NO CHK/CASH
DATE: 03/06/19

OWNERS SIGNATURE: City of Aberdeen; Robin Bobzein 
OWNERS ADDRESS: 123 S Lincoln St
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-626-7017

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Plat drainage parcel that the City has owned
(this lot had a metes and bounds description)

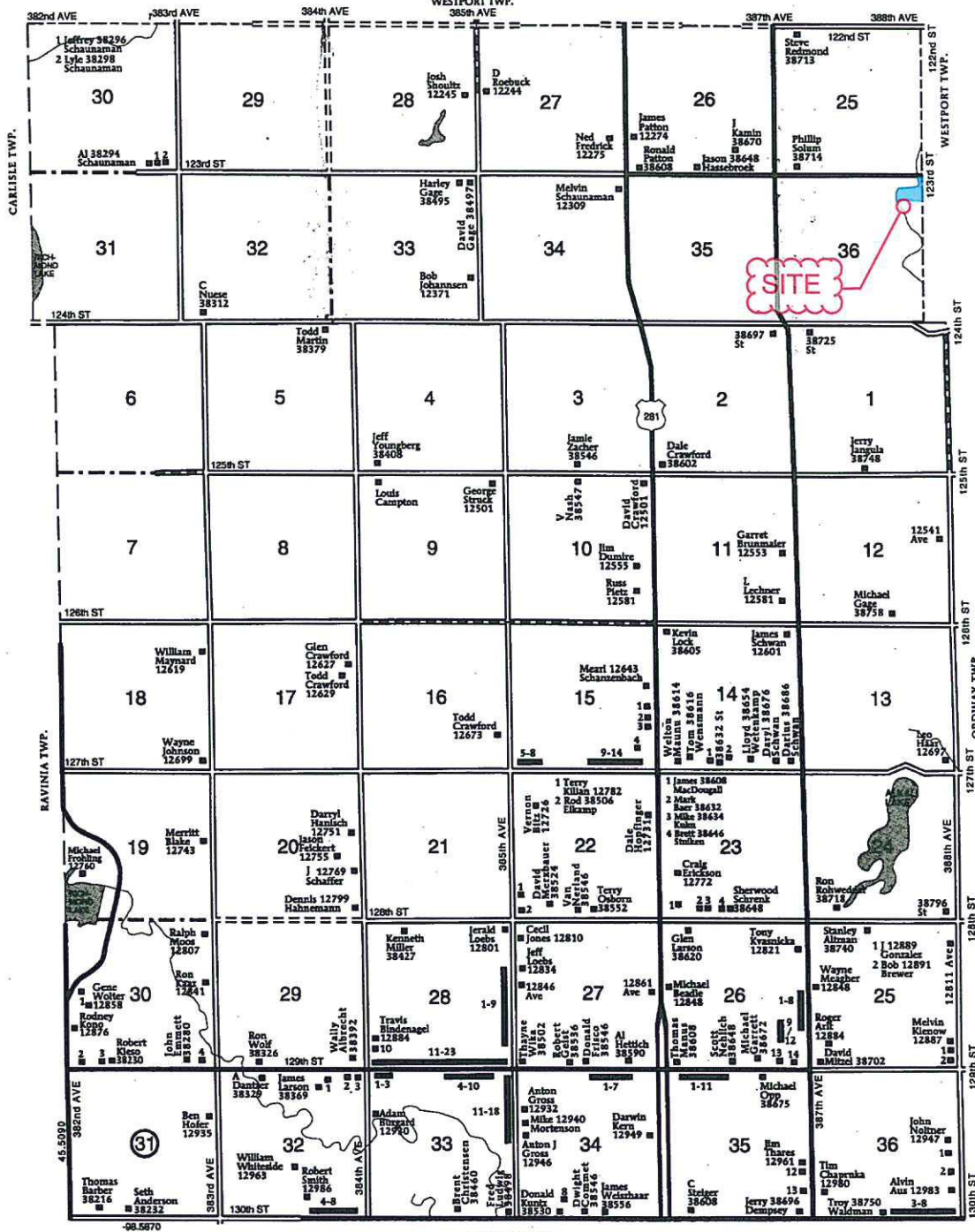
LEGAL DESCRIPTION: Lot 1 "Aberdeen Ground Water Addition" in the NE1/4 of
Section 36-T125N-R64 of the 5th P.M., Brown County, South Dakota

Planning Commission Action: <i>Approved / Denied</i> _____	

By: _____	Date: _____
HEARING DATE: <u>March 19, 2019</u>	TIME: <u>7:00 p.m.</u>

(Residents - Owners or Parties)

WESTPORT TWP.



LINCOLN TOWNSHIP

SECTION 14

- 1 Adams, John 38630
- 2 Mount, Bill 38634

SECTION 15

- 1 Schaunaman, Chad 12657
- 2 Berg, Tom 12663
- 3 Heath, Pat 12667
- 4 Kiesz, Marvin 12685
- 5 Huettl, Roger 38502
- 6 Klapperich, Ed 38504
- 7 Frohling, Leslie 38512
- 8 Moore, Joe 38518
- 9 Williams, Eugene 38552
- 10 Black, Casey 38556
- 11 Mitzel, Michael 38560
- 12 Malsam, Adam 38570
- 13 Nelson, Mark 38574
- 14 Roso, R 38576

SECTION 26S

- 1 Wetenkamp, Lloyd D 12847
- 2 Hedges, Kendall 12849
- 3 Labay, Richard 12851
- 4 Kolb, Myron 12855
- 5 12857
- 6 Wacholz, B 12861
- 7 Simonson, Lee 12869
- 8 Rychlik, Jerald 12875
- 9 Keller, Mike 12862
- 10 Stein, Craig 12866
- 11 Hedge, Duane 12870
- 12 Call, Ty 12874
- 13 Wahl, Merle 38686
- 14 Punt, Lawayne 38690

SECTION 28S

- 1 Drageset, Jamie 12833
- 2 Adoif, Gregory 12839
- 3 Hoeltzner, Curtis 12843
- 4 Wilkie, Chad 12845
- 5 Carlson, Cartor 12853

SECTION 28

- 6 Vining, Brad 12861
- 7 Aman, Dwight 12871
- 8 Kotzee, D 12881
- 9 Nordstrom, Allen 12891
- 10 Hauge, Chad 12888
- 11 Bitz, Marvin 38404
- 12 Gab, Dale 38406
- 13 Bitz, Sheldon 38412
- 14 Hammrich, Marc 38414
- 15 Bellikka, Nell 38424
- 16 Neiber, Danny 38434
- 17 Jakober, Glen 38452
- 18 Buechler, Todd 38460
- 19 Siefken, Lon 38464
- 20 Habeck, F 38474
- 21 Kamm, Casey 38478
- 22 Whitney, Charles 38484
- 23 Peterson, Kenneth 38488

SECTION 30S

- 1 Podoll, M 12852
- 2 Schlagel, Gene 38206

SECTION 32S

- 3 38228
- 4 Mandel, Lonnie 38294
- 1 Lehr, Cary 38373
- 2 Otto, Randall 38393
- 3 Gosvener, Ken 12901
- 4 Martinmaas, Roger 38364
- 5 Thorstenson, Casey 38370
- 6 Harms, Bruce 38374
- 7 Hartung, Mark 38386
- 8 Keller, Edward 38392
- 1 Waltman, Frank 38406
- 2 Malsam, Ervin 38409
- 3 Krueger, Gerald 38413
- 4 Burt, Roy 38453
- 5 Sutton, Duane 38459
- 6 Aman, Bonnell 38463
- 7 Haggman, Rick 38469
- 8 Allibe, M 38479

SECTION 33S

- 1 Fordham, Donald 38621

SECTION 34S

- 1 Hartung, John 38549
- 2 Shilman, Larry 38557
- 3 Tarrell, Ron 38559
- 4 Odde, N 38563
- 5 Volzke, Randy 38587
- 6 Malsam, Melvin 38589
- 7 Igo, Loren 38591
- 8 Ritter, Loren 38534
- 1 Dempsy, Terry 38608

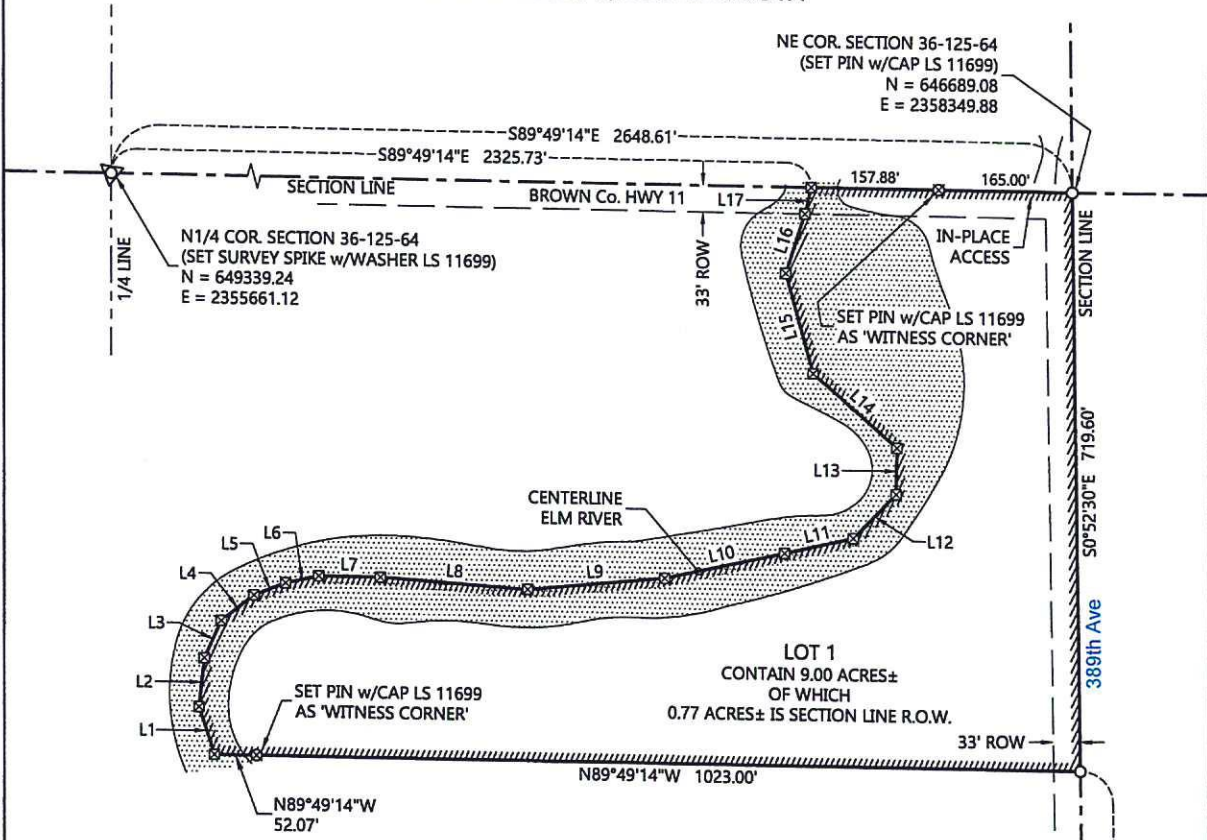
SECTION 35S

- 1 Fordham, Donald 38621

SECTION 36S

- 2 Luitjens, Mark 38631
- 3 Hollan, Ray 38635
- 4 Hendrickson, J 38649
- 5 Anliker, Alvin 38655
- 6 Malsam, Joe 38659
- 7 Hanley, Tom 38630
- 8 Fix, Jeffrey 38637
- 9 Blinder, Brandon 38643
- 10 Mercer, V 12911
- 11 Tchida, Mervin 12914
- 12 Thares, Clark 12969
- 13 Diede, James 12979
- 1 Dalager, John 12953
- 2 Hinds, Bill 12971
- 3 Waldman, Clarence 38756
- 4 Waldman, Galen 38762
- 5 Pence, Bryan 38766
- 6 Cowan, Richard 38770
- 7 Lonning, Stuart 38782
- 8 Bock, Jeff 38792

PLAT SHOWING
ABERDEEN GROUND WATER ADDITION
 IN THE NE1/4 OF SECTION 36,
 TOWNSHIP 125 NORTH, RANGE 64 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA



LINE TABLE		
#	BEARING	DISTANCE
L1	N17°45'08"W	62.14'
L2	N6°09'07"E	61.52'
L3	N24°11'30"E	51.29'
L4	N51°16'01"E	51.51'
L5	N68°04'52"E	42.20'
L6	N77°25'17"E	42.17'
L7	S89°49'55"E	76.38'
L8	S86°12'08"E	183.51'
L9	N84°26'43"E	171.50'
L10	N77°24'38"E	153.08'
L11	N76°53'39"E	87.57'
L12	N43°54'13"E	76.54'
L13	N0°46'10"E	57.73'
L14	N48°52'58"W	137.71'
L15	N15°18'17"W	129.46'
L16	N17°30'19"E	77.74'
L17	N13°24'27"E	33.90'

BASIS OF BEARINGS
 STATE PLANE GRID
 SOUTH DAKOTA NORTH ZONE (4001)
 NAD '83 (2011) US SURVEY FEET
 DISTANCES ARE GROUND
 COORDINATES ARE GRID

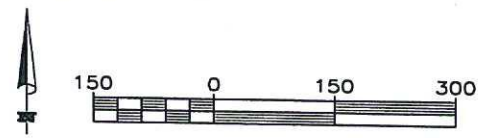
- LEGEND**
- PIN FOUND (AS NOTED)
 - PIN SET w/CAP LS 11699
 - ▽ SURVEY SPIKE SET w/WASHER LS 11699
 - ⊠ PIN SET w/CAP LS 11699 (AS WITNESS CORNER)
 - ⊞ CALCULATED CORNER
 - FOUND STONE (AS NOTED)



Surveyor's Note
 PINS WERE FOUND / SET IN ACCORDANCE WITH THE WRITTEN DESCRIPTION OF THE PROPERTY AS DESCRIBED IN DEED FILED MAY 28, 1958 IN DEED BOOK 151. AS SURVEYED AREA AMOUNTED TO 9.00 ACRES±, NOT THE 10 ACRES AS SPECIFIED IN THE DEED; FURTHER RESEARCH LEAD ME TO HOLD THE DISTANCES AS WRITTEN IN THE DEED AND NOT THE ACRES.

PREPARED BY:

CLARK ENGINEERING
 Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com EOE



PLAT SHOWING
ABERDEEN GROUND WATER ADDITION
 IN THE NE1/4 OF SECTION 36,
 TOWNSHIP 125 NORTH, RANGE 64 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

The City of Aberdeen, a municipal corporation, does hereby certify that it is the owner of The North ten acres of that part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 36, in Township 125 North, Range 64 West of the 5th P.M., lying east of the center of the Elm River, located upon said land, being the North 719.6 feet of that part of said land lying east of the center of the Elm River, in Brown County, South Dakota, and that it has caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "ABERDEEN GROUND WATER ADDITION IN THE NE1/4 OF SECTION 36, TOWNSHIP 125 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

Signed this _____ day of _____, 2019.

Owner: City of Aberdeen

 Print Name & Title

 Signature

COUNTY OF _____)
 STATE OF _____) SS

On this _____ day of _____, 2019, before me, a notary public, the undersigned officer, personally appeared _____ who acknowledge himself/herself to be the _____ of the City of Aberdeen, a municipal corporation, and that he/she as such _____, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the City of Aberdeen, a municipal corporation by himself/herself as _____.

My Commission Expires: _____

 Notary Public

SURVEYOR'S CERTIFICATE

I, Zachary M. Remily, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owner, I have surveyed and platted "ABERDEEN GROUND WATER ADDITION IN THE NE1/4 OF SECTION 36, TOWNSHIP 125 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

Signed this 4th day of JANUARY, 2019.



HIGHWAY APPROVAL

"Access to BROWN COUNTY HIGHWAY 11 is approved. This access approval does not replace the need for any permits by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02."

Signed this _____ day of _____, 2018.

 Highway or Street Authority

COUNTY PLANNING COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Planning Commission of Brown County, South Dakota, at a meeting held on the _____ day of _____, 2019.

 Secretary of County Planning Commission
 Brown County, South Dakota

"Be it resolved by the County Planning Commission of Brown County, South Dakota, that the plat showing "ABERDEEN GROUND WATER ADDITION IN THE NE1/4 OF SECTION 36, TOWNSHIP 125 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments.

COUNTY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the _____ day of _____, 2019.

 County Auditor
 Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "ABERDEEN GROUND WATER ADDITION IN THE NE1/4 OF SECTION 36, TOWNSHIP 125 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

PREPARED BY:



Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-6433
 Aberdeen@clark-eng.com EOE

PLAT SHOWING
ABERDEEN GROUND WATER ADDITION

IN THE NE1/4 OF SECTION 36,
TOWNSHIP 125 NORTH, RANGE 64 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the attached plat are shown by the records of my office to be fully paid.

Signed this ____ day of _____, 2019.

County Treasurer, Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this ____ day of _____, 2019.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this ____ day of _____, 2019, at ____ O'clock __ M., and duly recorded as Hanging Plat No. _____.

Register of Deeds, Brown County, South Dakota

PREPARED BY:

CLARK
ENGINEERING

Clark Engineering Corporation
3314 Milwaukee Avenue NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433
Aberdeen@clark-eng.com EOE

Brown County GIS
(for reference only)

25-125-64

30-125-63

123RD ST 11

123RD ST 11

11 123RD ST



SITE

TRINS
CONSTRUCTION
INC TRINS
CONSTRUCTION
GRAVEL PIT

31-125-63

UNNAMED FARM
SERVICE RD

36-125-64

124TH ST

1-124-64



124TH 388TH AVE

UNNAMED FARM SERVICE RD

124TH ST

124TH ST

124TH ST

6-124-63



Brown County GIS
(for reference only)

25-125-64

30-125-63

123RD ST **11**

2530
31

123RD ST **11**

38797 123rd St
03/05/19 CSB

SITE

36-125-64

31-125-63



STAFF REPORT

March 19, 2019

PRELIMINARY & FINAL PLAT

ITEM # 14

GENERAL INFORMATION

PETITIONER	Bob Kirchgesler
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Lots 1&2, "Kirchgesler Second Subd" in the NW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota
LOCATION	12618 & 12630 West Shore Dr
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Lake Front District (R-3)
East:	Richmond Lake (AG-P2)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final Plat for conveyance.

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges that access is needed by Br Co Hwy Dept. Dirk Rogers agreed to the placement directly across from Gauer's Farm approach and then 500' south just on the north side of the drainage ditch.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME "Kirchgesler Second Subdivision"

QUARTER: NW SECTION: 13 TOWNSHIP: 124 RANGE: 65

LOTS 1, 2, 3 1&2 ~~TRACTS 1, 2, 3~~ ~~PARCELS 1, 2, 3~~ NOTHING SHOWN _____

OWNERS NAMES: Bob Kirchgesler (1/4)

OWNERS NAMES: Karolyn Kirchgesler (1/4), Donald Kirchgesler (1/4)

OWNERS NAMES: Erin Kirchgesler (1/8), Joyce Kirchgesler (1/8)

ENGINEER OR SURVEYOR: Clark Engineering Corp (Zach)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: \$25.00 ACRES x \$1.00 33.00 TOTAL: \$ 58.00 DATE PAID: 03 / 12 / 20 19

CHK # 25031

RECEIVED BY PLANNING DEPARTMENT: 03 / 08 / 20 19 BY: Scott

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE _____ FINANCIAL PURPOSES _____ BOTH _____

PLAT: ON 11 x 17 MYLAR _____ ON 11 x 17 PHOTO PAPER X

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED X

DIMENSION ALL LINEWORK FOR GIS DEPT. X BEARINGS & DISTANCES SHOWN TO "CLOSE" X

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE _____

HIGHWAY SIGNATURE LINE SHOWN (STATE, COUNTY, TOWNSHIP) X

HIGHWAY SIGNATURE LINE SIGNED X

TAXES PAID IN FULL FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED X

CONSIDERED BY COUNTY PLANNING COMMISSION:

RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

CONSIDERED BY COUNTY COMMISSION:

RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: March 8, 2019
RECEIPT # _____
TOWNSHIP: Ravinia

FEES: _____
PAID: YES/NO CHK/CASH
DATE: 3/11/19

OWNERS SIGNATURE: Bob Kirchgesler
OWNERS ADDRESS: 4437 Viewpoint Ct
OWNERS CITY, STATE, ZIP: Fort Collins, CO 80526
OWNERS PHONE: 970-355-9190 (bobkirch@gmail.com)

AGENTS SIGNATURE: Clark Engineering Corp
AGENTS ADDRESS: 3314 Milwaukee Ave NE; Suite #2
AGENTS CITY, STATE, ZIP: Aberdeen, SD 57401
AGENTS PHONE: 605-225-3494

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: "Kirchesler Second Subdivision" in the NW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: *Approved / Denied* _____

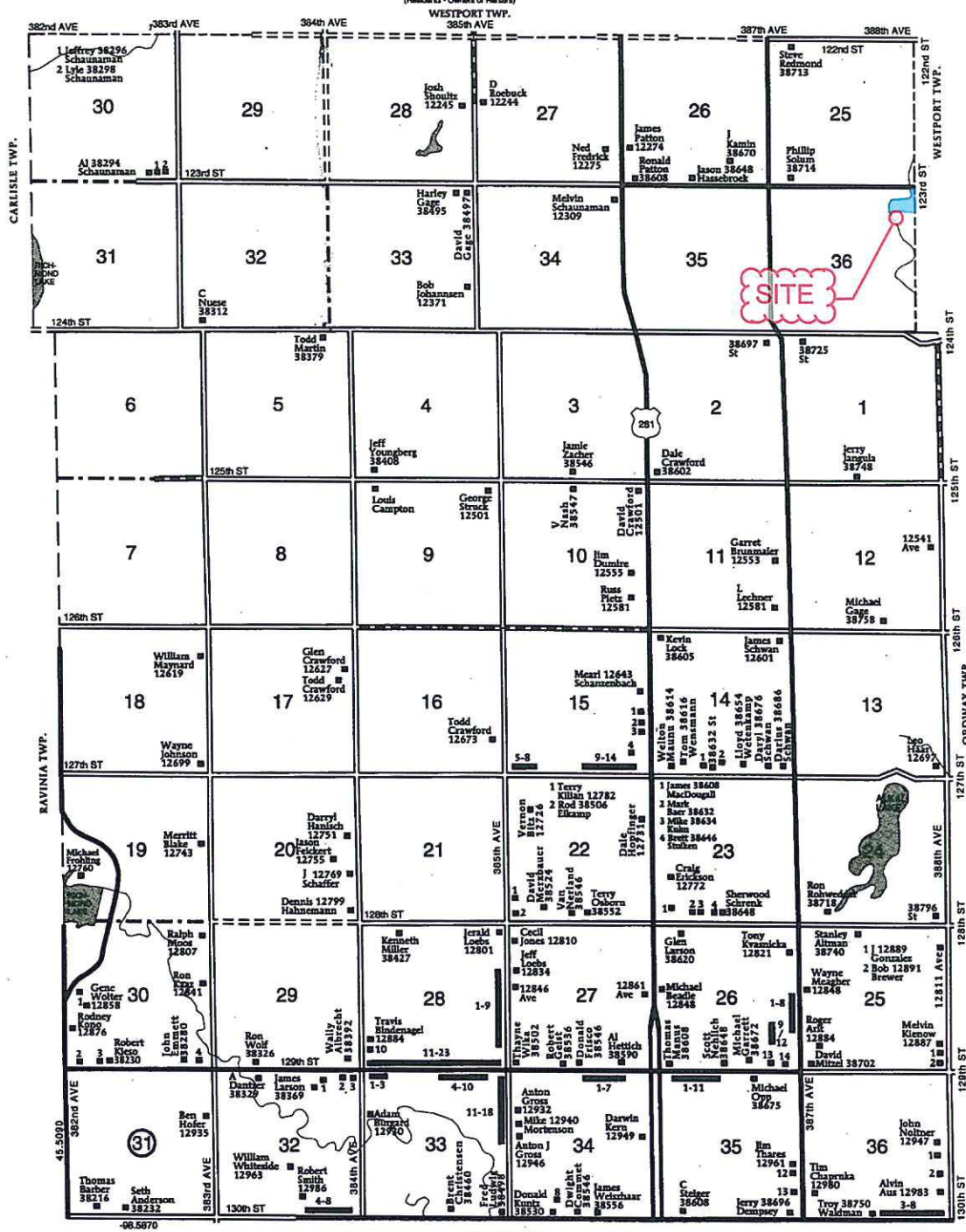
By: _____ Date: _____

HEARING DATE: March 19, 2019 TIME: 7:00 p.m.

MEETING: located in the Basement Community Room of the Court House Annex

25 Market Street • Aberdeen, South Dakota 57401-4203

Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov



LINCOLN TOWNSHIP

- SECTION 14**
 1 Adams, John 38630
 2 Mount, Bill 38634
- SECTION 15**
 1 Schaunaman, Chad 12657
 2 Berg, Tom 12663
 3 Heath, Pat 12667
 4 Kiesz, Marvin 12685
 5 Huetti, Roger 38502
 6 Klapperich, Ed 38504
 7 Frohling, Leslie 38512
 8 Moore, Joe 38518
 9 Williams, Eugene 38552
 10 Black, Casey 38556
 11 Mitzel, Michael 38560
 12 Malsam, Adam 38570
 13 Nelson, Mark 38574
 14 Roso, R 38576

- SECTION 26S**
 1 Wetenkamp, Lloyd D 12847
 2 Hedges, Kendall 12849
 3 Labey, Richard 12851
 4 Kolb, Myron 12855
 5 12857
 6 Wacholz, B 12861
 7 Simonson, Lee 12869
 8 Rychlik, Jerald 12875
 9 Keller, Mike 12862
 10 Stein, Craig 12866
 11 Hedge, Duane 12870
 12 Call, Ty 12874
 13 Wahl, Merle 38686
 14 Punt, Lawayne 38690
- SECTION 28S**
 1 Drageset, Jamie 12833
 2 Adolf, Gregory 12839
 3 Hoeltzner, Curtis 12843
 4 Wilkie, Chad 12845
 5 Carlson, Cartor 12853

- SECTION 29S**
 3 Vining, Brad 12861
 7 Aman, Dwight 12871
 8 Kotzee, D 12881
 9 Nordstrom, Allen 12891
 10 Hauge, Chad 12888
 11 Bitz, Marvin 38404
 12 Gab, Dale 38406
 13 Bitz, Sheldon 38412
 14 Hamrich, Marc 38414
 15 Bellikka, Nell 38424
 16 Nelber, Danny 38434
 17 Jakober, Glen 38452
 18 Buechler, Todd 38460
 19 Siefken, Lon 38464
 20 Habeck, F 38474
 21 Kamm, Casey 38478
 22 Whitney, Charles 38484
 23 Peterson, Kenneth 38488
- SECTION 30S**
 1 Podoll, M 12852
 2 Schlagel, Gene 38206

- SECTION 32S**
 3 38228
 4 Mandel, Lonnie 38294
- SECTION 33S**
 1 Lehr, Cary 38373
 2 Otto, Randall 38393
 3 Gosvener, Ken 12901
 4 Martinmaas, Roger 38364
 5 Thorntson, Casey 38370
 6 Harms, Bruce 38374
 7 Hartung, Mark 38386
 8 Keller, Edward 38392
- SECTION 34S**
 1 Waltman, Frank 38405
 2 Malsam, Ervin 38409
 3 Krueger, Gerald 38413
 4 Burt, Roy 38453
 5 Sutton, Duane 38459
 6 Aman, Bonnell 38463
 7 Hagmann, Rick 38469
 8 Allbie, M 38479

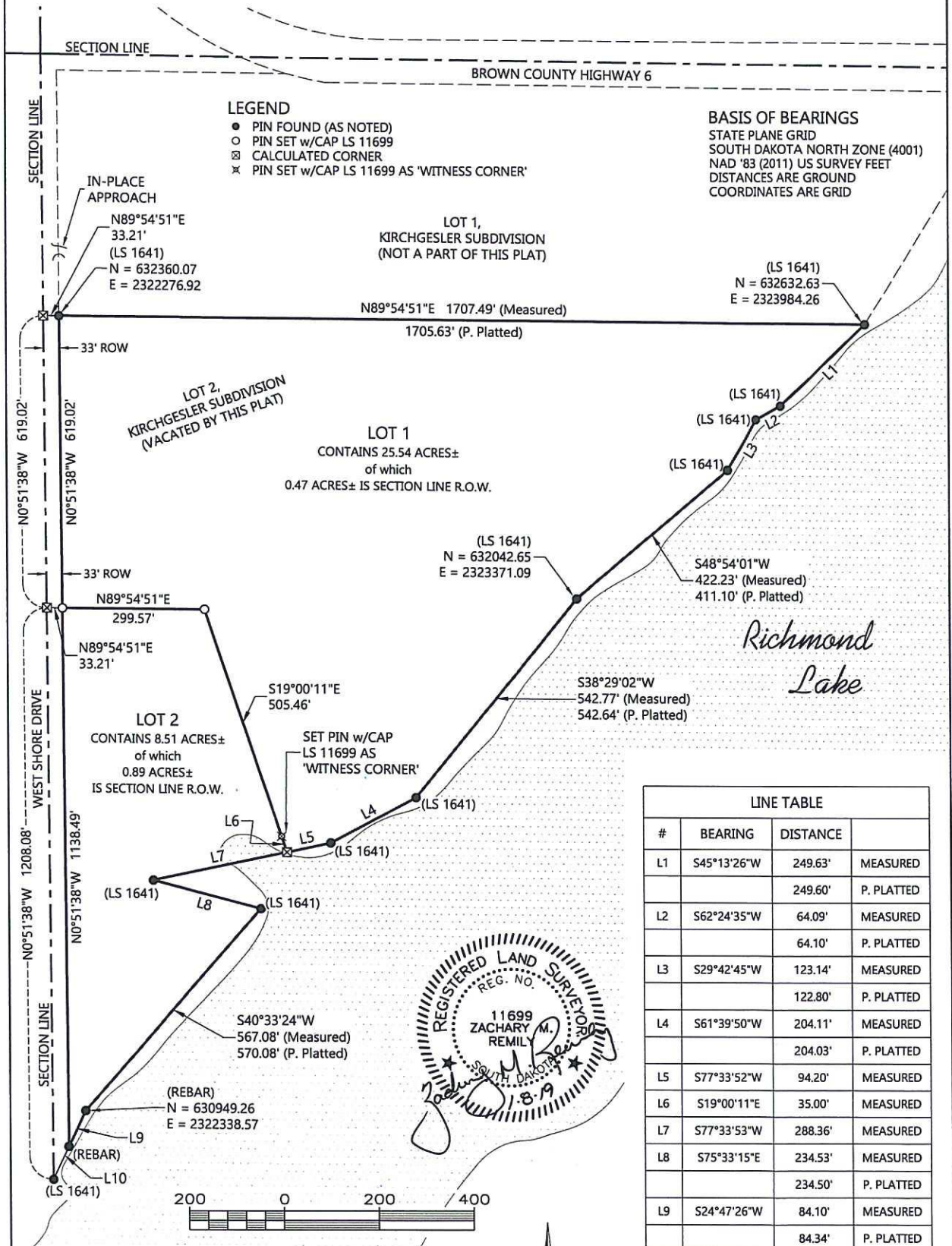
- SECTION 35S**
 9 Feickert, Dennis 38485
 10 Foss, Kevin 38489
 11 Martel, Don 12903
 12 Entzel, Ernest 12907
 13 Malsom, Bob 12909
 14 Falken, Jess 12915
 15 Skott, Randy 12921
 16 Kurtz, B 12927
 17 Gross, Joe 12941
 18 Schlosser, Rudolph 12945
- SECTION 36S**
 1 Hartung, John 38549
 2 Shilman, Larry 38557
 3 Tarrell, Ron 38559
 4 Odde, N 38563
 5 Volzke, Randy 38587
 6 Malsam, Melvin 38589
 7 Igo, Loren 38591
 8 Ritter, Loren 38534

- SECTION 37S**
 1 Luitjens, Mark 38631
 3 Hollan, Ray 38635
 4 Hendrickson, J 38649
 5 Anliker, Alvin 38655
 6 Malsam, Joe 38629
 7 Hanley, Tom 38630
 8 Fix, Jeffrey 38637
 9 Binder, Brandon 38643
 10 Mercer, V 12911
 11 Tchida, Mervin 12814
 12 Thares, Clark 12969
 13 Diede, James 12979
- SECTION 38S**
 1 Dalager, John 12953
 2 Hinds, Bill 12971
 3 Waldman, Clarence 38756
 4 Waldman, Galen 38762
 5 Pance, Bryan 38766
 6 Cowan, Richard 38770
 7 Lonning, Stuart 38782
 8 Bock, Jeff 38792

- SECTION 39S**
 1 Fordham, Donald 38621

PLAT SHOWING KIRCHGESLER SECOND SUBDIVISION

IN THE NW1/4 OF SECTION 13,
TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA



PREPARED BY:

CLARK
ENGINEERING

Clark Engineering Corporation
3314 Milwaukee Avenue NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433
Aberdeen@clark-eng.com EOE

PLAT SHOWING
KIRCHGESLER SECOND SUBDIVISION

IN THE NW1/4 OF SECTION 13,
TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

We, Karolyn Kirchgesler, an undivided one-fourth interest in and to; Robert Kirchgesler, an undivided one-fourth interest in and to; Donald Kirchgesler, an undivided one-fourth interest in and to; Joyce Kirchgesler Parrish, an undivided one-eighth interest in and to; Erin Kirchgesler Goriesky, an undivided one-eighth interest in and to, do hereby certify that we are the owners of Lot 2, Kirchgesler Subdivision in the Northwest Quarter (NW1/4) of Section Thirteen (13), Township One Hundred Twenty-Four (124) North, Range Sixty-Five (65) West of the 5th P.M., Brown County, South Dakota, and that we have caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "KIRCHGESLER SECOND SUBDIVISION IN THE NW1/4 OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

By this plat, We, Karolyn Kirchgesler, an undivided one-fourth interest in and to; Robert Kirchgesler, an undivided one-fourth interest in and to; Donald Kirchgesler, an undivided one-fourth interest in and to; Joyce Kirchgesler Parrish, an undivided one-eighth interest in and to; Erin Kirchgesler Goriesky, an undivided one-eighth interest in and to, do hereby VACATE Lot 2, Kirchgesler Subdivision in the Northwest Quarter (NW1/4) of Section Thirteen (13), Township One Hundred Twenty-Four (124) North, Range Sixty-Five (65) West of the 5th P.M., Brown County, South Dakota as filed for record on September 30, 2011 at 10:36 AM and Duly Recorded as Hanging Plat No. 2800.

Owners:

Karolyn Kirchgesler, an undivided one-fourth interest

Signed this _____, Day of _____, 2019

Robert Kirchgesler, an undivided one-fourth interest

Signed this _____, Day of _____, 2019

Donald Kirchgesler, an undivided one-fourth interest

Signed this _____, Day of _____, 2019

Joyce Kirchgesler Parrish, an undivided one-eighth interest

Signed this _____, Day of _____, 2019

Erin Kirchgesler Goriesky, an undivided one-eighth interest

Signed this _____, Day of _____, 2019

COUNTY OF _____)
STATE OF _____) SS

On this _____ day of _____, 2019, before me, a notary public, the undersigned officer, personally appeared Karolyn Kirchgesler, an undivided one-fourth interest, known to me to be the person in and who executed the within instrument.

My Commission Expires: _____ Notary Public _____

COUNTY OF _____)
STATE OF _____) SS

On this _____ day of _____, 2019, before me, a notary public, the undersigned officer, personally appeared Robert Kirchgesler, an undivided one-fourth interest, known to me to be the person in and who executed the within instrument.

My Commission Expires: _____ Notary Public _____

COUNTY OF _____)
STATE OF _____) SS

On this _____ day of _____, 2019, before me, a notary public, the undersigned officer, personally appeared Donald Kirchgesler, an undivided one-fourth interest, known to me to be the person in and who executed the within instrument.

My Commission Expires: _____ Notary Public _____

COUNTY OF _____)
STATE OF _____) SS

On this _____ day of _____, 2019, before me, a notary public, the undersigned officer, personally appeared Joyce Kirchgesler Parrish, an undivided one-eighth interest, known to me to be the person in and who executed the within instrument.

My Commission Expires: _____ Notary Public _____

COUNTY OF _____)
STATE OF _____) SS

On this _____ day of _____, 2019, before me, a notary public, the undersigned officer, personally appeared Erin Kirchgesler Goriesky, an undivided one-eighth interest, known to me to be the person in and who executed the within instrument.

My Commission Expires: _____ Notary Public _____

PREPARED BY:



Clark Engineering Corporation
3314 Milwaukee Avenue NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433
Aberdeen@clark-eng.com EOE

PLAT SHOWING
KIRCHGESLER SECOND SUBDIVISION

IN THE NW1/4 OF SECTION 13,
TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Zachary M. Remily, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owners, I have surveyed and platted "KIRCHGESLER SECOND SUBDIVISION IN THE NW1/4 OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

Signed this 8th day of JANUARY, 2019.



HIGHWAY APPROVAL

"Access to WEST SHORE DRIVE is approved. There are no in-place approaches to this property. This access approval does not replace the need for any permits by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02."

Signed this _____ day of _____, 2019.

Highway or Street Authority

COUNTY PLANNING COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Planning Commission of Brown County, South Dakota, at a meeting held on the _____ day of _____, 2019.

Secretary of County Planning Commission
Brown County, South Dakota

"Be it resolved by the County Planning Commission of Brown County, South Dakota, that the plat showing "KIRCHGESLER SECOND SUBDIVISION IN THE NW1/4 OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments.

COUNTY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the _____ day of _____, 2019.

County Auditor
Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "KIRCHGESLER SECOND SUBDIVISION IN THE NW1/4 OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the attached plat are shown by the records of my office to be fully paid.

Signed this _____ day of _____, 2019.

County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this _____ day of _____, 2019.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this _____ day of _____, 2019, at _____ O'clock _____ M., and duly recorded in Cabinet

No. _____, Page No. _____.

PREPARED BY:

CLARK
ENGINEERING

Clark Engineering Corporation
3314 Milwaukee Avenue NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433
Aberdeen@clark-eng.com EOE

Register of Deeds
Brown County, South Dakota

Brown County GIS
(for reference only)

126TH ST

126TH ST
6H
14 13

126TH ST
6G

126TH ST
6H

126TH ST
6G

126TH ST
6H

126TH ST
6G

126TH ST
6H

126TH ST
6G

SITE

N BRIDGE RD

6H

W SHORE DR

6G

W SHORE DR

13A

127TH ST

127TH ST

13A

127TH ST
6A
14 13
23 24

127TH ST

6A

RICHMOND LN

6H

W SHORE DR

FOREST DR

RICHMOND DR

RICHMOND LN

YOUTH CAMP RD
6B

6B

YOUTH CAMP RD
6B

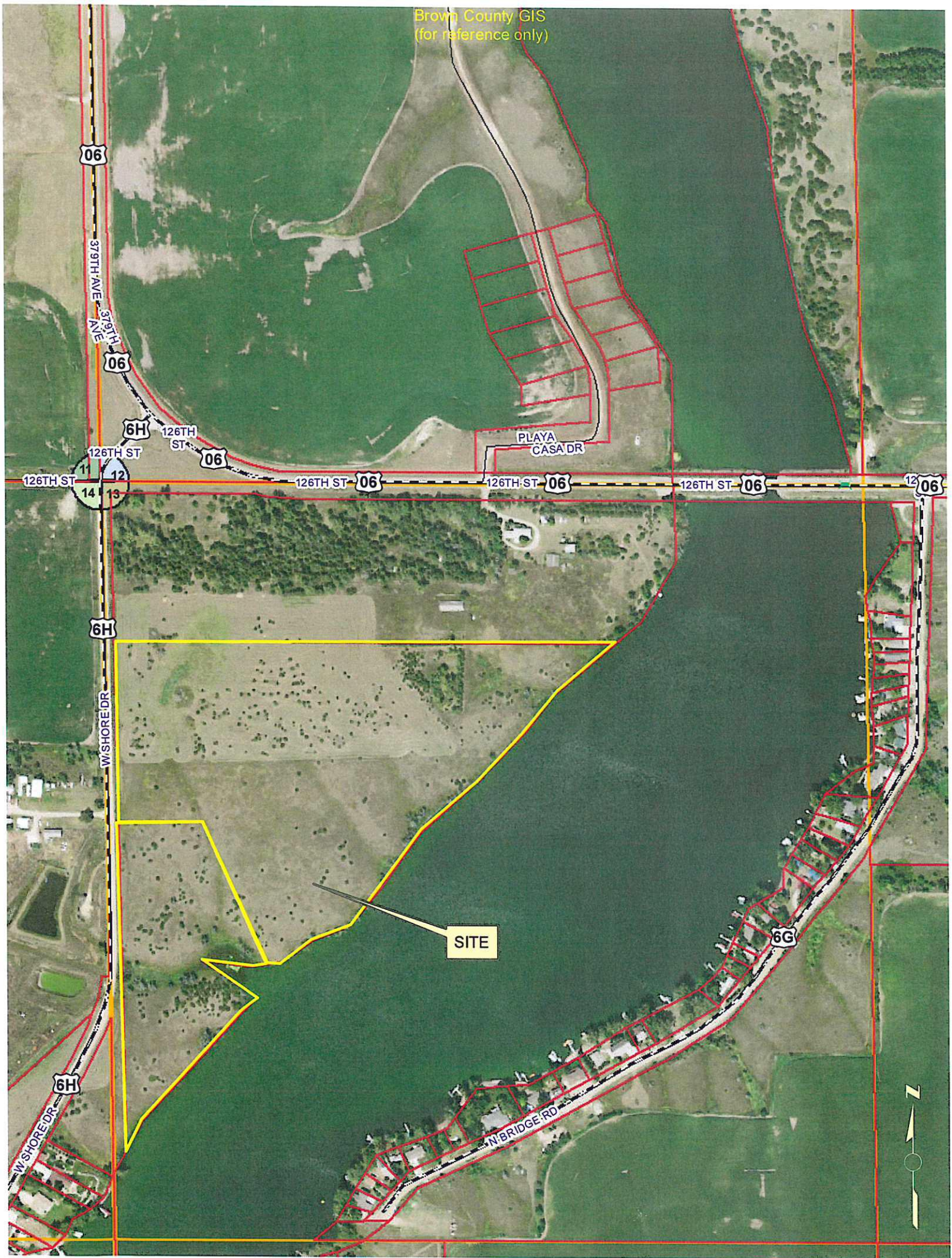
YOUTH CAMP RD
6B

6F

N SHORE DR



Brown County GIS
(for reference only)



06

06

6H

126TH ST

126TH ST

126TH ST

126TH ST

126TH ST

126TH ST

6H

W SHORE DR

6H

W SHORE DR

SITE

6G

N BRIDGE RD



Brown County GIS
(for reference only)



New Approach

New Approach

