

AGENDA

REGULAR SCHEDULED MEETINGS BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, December 15, 2020 – 7:00 PM

BSMNT COMMUNITY ROOM, BROWN COUNTY COURTHOUSE ANNEX (605) 626-7144

You may attend the meeting via teleconference.

- I. Call to Order: Planning/Zoning Commissioner Chairman Jerry Streckfuss
- II. Roll Call: Vice Chairman Stan Beckler, Darwin Bettmann, David North, Dale Kurth, Patrick Keatts, B.C. Commissioner Rachel Kippley serving on the Planning/Zoning Commission & Chairman Jerry Streckfuss.
- III. Minutes: November 17, 2020
- IV. **Old Business:**
- V. **New Business:** P&Z Commission as Zoning Board of Adjustment (BOA)
 1. **Variance for Shelterbelt** in Mini Agriculture District (M-AG) described as Lot 1 “Schumacher Addition” in the NE1/4 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota (5784 132nd Street NE).
 2. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as “Fliehs Railroad Addition” in the N1/2 of Section 30-T125N-R60W of the 5th P.M., Brown County, South Dakota (40663 & 40667 122nd Street).
 3. **Special Exception/Conditional Use** in an Agricultural Preservation District (AG-P) described as NE1/4 of Section 27-T124N-R64W of the 5th P.M., Brown County, South Dakota (38593 128th Street).
 4. **Variance to Lot Size** in an Agricultural Preservation District (AG-P) described as NE1/4 of Section 27-T124N-R64W of the 5th P.M., Brown County, South Dakota (38593 128th Street).
- VI. **Other Business:**

Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission

REGULAR SCHEDULED MEETINGS BROWN COUNTY PLANNING/ZONING COMMISSION

Beginning as Planning Commission

- I. **Old Business:**
- II. **New Business:** *Planning Commission*
 20. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Mini-Agricultural District (M-AG) for a property described as Lots 1-4, “John Koehler Subdivision” in the SE1/4 of Section 6-T123N-R63W of the 5th P.M., Brown County, South Dakota (3000 N Baird Street (approx.)).

21. **Petition to Re-Zone** from an Agriculture Preservation District (AG-P) to Mini Agriculture District (M-AG) for a property described as Lot 1, "Weigel and Locken Subdivision" in the NE1/4 of Section 7-T122N-R63W of the 5th P.M., Brown County, South Dakota (38855 137th Street).
22. **Petition to Re-Zone** from an Agriculture Preservation District to Mini Agriculture District (M-AG) for a property described as Lot 1, "Dosch Subdivision" in the NW1/4NW1/4 of Section 8-T127N-R63W of the 5th P.M., Brown County, South Dakota (38905 107th Street).
23. **Petition to Re-Zone** from an Agriculture Preservation District to Mini Agriculture District (M-AG) for a property described as "Jones Outlot 1" in the N1/2 of Section 32-T124N-R62W of the 5th P.M., Brown County, South Dakota (39551 129th Street).
24. **Preliminary and Final Plat** for a property described as "Fliehs Railroad Addition" in the N1/2 of Section 30-T125N-R60W of the 5th P.M., Brown County, South Dakota (40663 & 40667 122nd Street).
25. **Preliminary and Final Plat** for a property described as "Don Meyer Consolidation Subdivision in Prairiewood Village" in the NE1/4 of Section 33-T124N-R63W of the 5th P.M., Brown County, South Dakota (12920 Prairiewood Village).
26. **Preliminary and Final Plat** for a property described as "Carlson-Allbee Subdivision" in the SW ¼ of Section 14-T124N-R64W of the 5th P.M., Brown County, South Dakota (38630 & 38632 127th Street).
27. **Preliminary and Final Plat** for a property described as " Lot RR1" in the NW1/4 of Section 2-T125N-R60W of the 5th P.M., Brown County, South Dakota (701 6th Avenue).
28. **Preliminary and Final Plat** for a property described as "B. Green Addition" in the NW1/4 of Section 2-T121N-R64W of the 5th P.M., Brown County, South Dakota (38605 142nd Street).

III. Other Business:

VI. Motion to Adjourn:

MINUTES

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, NOVEMBER 17, 2020 - 7:00 P.M.

COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

The Brown County Planning / Zoning Commission meeting was called to order by Brown County Planning/Zoning Commission Chairman Jerry Streckfuss. Members of the Brown County Planning/Zoning Commission present in Community Room for roll call were Stan Beckler, David North, Dale Kurth, Darwin Bettmann and B.C. Commissioner Rachel Kippley serving on this Board. Members absent were Patrick Keatts. Also present in the Community Room during the meeting were Scott Bader and Nancy Clark North from the Planning/Zoning Office.

This meeting was conducted in the community room using Covid-19 Pandemic social distancing protocol recommendations as much as possible.

After discussion on last month's Minutes, Beckler moved and North seconded to approve the October 20, 2020 Minutes of the Planning/Zoning Commission monthly meeting. All members voted aye, the motion carried.

Chairman Jerry Streckfuss continued with business as follows:

Old Business: Preliminary & Final Plat in Agriculture Preservation District (AG-P) described as "Broman Subdivision" in the NW1/4 of Section 21-T123N-R60W of the 5th P.M., Brown County, South Dakota (40847 133rd Street). Submitted by Stacy Broman. Following discussion Kurth moved and North seconded to recommend approval of this plat to the Board of County Commissioners, all members voting aye, motion carried.

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

1. Special Exception/Conditional Use in Agricultural Preservation District (AG-P) described as "Aberle Subdivision" in the SW1/4 of Section 2-T123N-R64W of the 5th P.M., Brown County, South Dakota (2502 135th Street SW). Submitted by Ken Dulik. In attendance for this item was Ken Dulik. Following discussion North moved and Bettman seconded to approve a Special Exception/Conditional Use for a proposed change of ownership

from Carol Aberle to Ken Dulik for an existing Horse Boarding/Feeding Operation in an Agriculture Preservation District (AG-P), all members voting aye, motion carried.

Other Business: none

*Completed as Zoning Board of Adjustment (BOA) and
Beginning as Planning Commission*

**REGULARLY SCHEDULED MEETING
BROWN COUNTY PLANNING/ZONING COMMISSION
TUESDAY, SEPTEMBER 15, 2020 - 7:00 P.M.
COMMUNITY ROOM, BROWN COUNTY COURTHOUSE**

Old Business: none

New Business: *Brown County Planning Commission*

20. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Mini Agricultural District (M-AG) for a property described as: Lot 1, “B Crawford Addition” in the SW1/4 of Section 2-T127N-R63W of the 5th P.M., Brown County, South Dakota (39206 107th Street). Submitted by Darnell Rainford/Bryan Crawford. Following discussion, Bettmann moved, Beckler seconded to ***recommend approval of this rezone*** for 10.0 acres to the Board of County Commissioners to bring this parcel into compliance, all members voting aye, motion carried.
21. **Preliminary and Final Plat** for a property described as “B Crawford Addition” in the SW1/4 of Section 2-T127N-R63W of the 5th P.M., Brown County, South Dakota (39206 107th Street). Submitted by Darnell Rainford/Bryan Crawford. Following discussion Beckler moved and Kurth seconded to ***recommend approval of this plat*** to the Board of County Commissioners, all members voting aye, motion carried. Note there is a Rezone for this plat.
22. **Preliminary and Final Plat** for a property described as “CWF Subdivision” in the SE1/4 of Section 27-T123N-R63W of the 5th P.M., Brown County, South Dakota (2724 392nd Ave). Submitted by CWF Masonry (Cory Foley). Following discussion Bettmann moved and North seconded to ***recommend approval of this plat*** to the Board of County Commissioners, all members voting aye, motion carried. Note: For conveyance purposes.

23. **Preliminary and Final Plat** for a property described as “Dorsett-Hanigan Addition” in the NW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (126319 & 126333 N Bridge Road). Submitted by Kimberly Dorsett. Following discussion Beckler moved and North seconded to **recommend approval of this plat** to the Board of County Commissioners, all members voting aye, motion carried. Note: For conveyance purposes.
24. **Preliminary and Preliminary and Final Plat** for a property described as “John Koehler Subdivision” in the SE1/4 of Section 6-T123N-R63W of the 5th P.M., Brown County, South Dakota (3000 N Baird Street (approx.)). Submitted by John Koehler. Following discussion, Beckler moved and Kippley seconded to **recommend approval of this plat with the stipulation the lots be rezoned to Mini Agriculture** to the Board of County Commissioners, all members voting aye, motion carried. Note: For future development purposes. The Petitioner will be responsible for the developing and maintaining of this road.
25. **Preliminary and Final Plat** for a property described as “Weigel and Locken Subdivision” in the NE1/4 of Section 7-T122N-R63W of the 5th P.M., Brown County, South Dakota (38855 137th Street). Submitted by Marcie Weigel. Following discussion, Kurth moved and North seconded to **recommend approval of this plat with the stipulation that Lot 1 be rezoned to Mini Agriculture** to the Board of County Commissioners, all members voting aye, motion carried. Note: For conveyance purposes.
26. **Preliminary and Final Plat** for a property described as “Dosch Subdivision ” in the NW1/4NW1/4 of Section 8-T127N-R63W of the 5th P.M., Brown County, South Dakota (38905 107th Street). Submitted by Marjorie Dosch. Following discussion, Bettmann moved and Kurth seconded to **recommend approval of this plat** to the Board of County Commissioners, all members voting aye, motion carried. Note: For conveyance purposes.

Other Business: none

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

Submitted by: Nancy Clark North - Planning & Zoning Department.

STAFF REPORT

December 15, 2020

Variance for Shelterbelt in M-AG District

ITEM # 01

GENERAL INFORMATION:

PETITIONER: Tyler Heiser

REQUEST: Variance for Shelterbelt in an M-AG District

LEGAL DESCRIPTION: Lot 1, Schumacher Addition in the NE1/4 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota

LOCATION: 5784 132nd Street NE

TOWNSHIP: Bath Twp

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: Ron Keller

GENERAL COMMENT: The petitioner is requesting a Variance for a parallel and perpendicular shelterbelt setback for the North Section Line.

GENERAL REVIEW: The petitioner is requesting this Variance to be 110' from North Section Line instead of the required 150' in an M-AG District to plant five parallel and two perpendicular rows of trees.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: November 10, 2020
RECEIPT # 749848
TOWNSHIP: Bath Twp

FEES: \$100.00
PAID: YES / NO CHK / CASH
DATE: 11/17/2020

OWNERS SIGNATURE: Tyler Heiser 
OWNERS ADDRESS: 611 N. Harrison St
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-216-4590

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

REQUEST: Variance to be 110' from the North Section Line instead of the required 150' in a M-AG District to plant five parallel and 2 perpendicular rows of trees.

LEGAL DESCRIPTION: Lot 1, Schumacher Addition in the NE1/4 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ **Date:** _____

HEARING DATE: December 15, 2020 **TIME:** 7:00 pm

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

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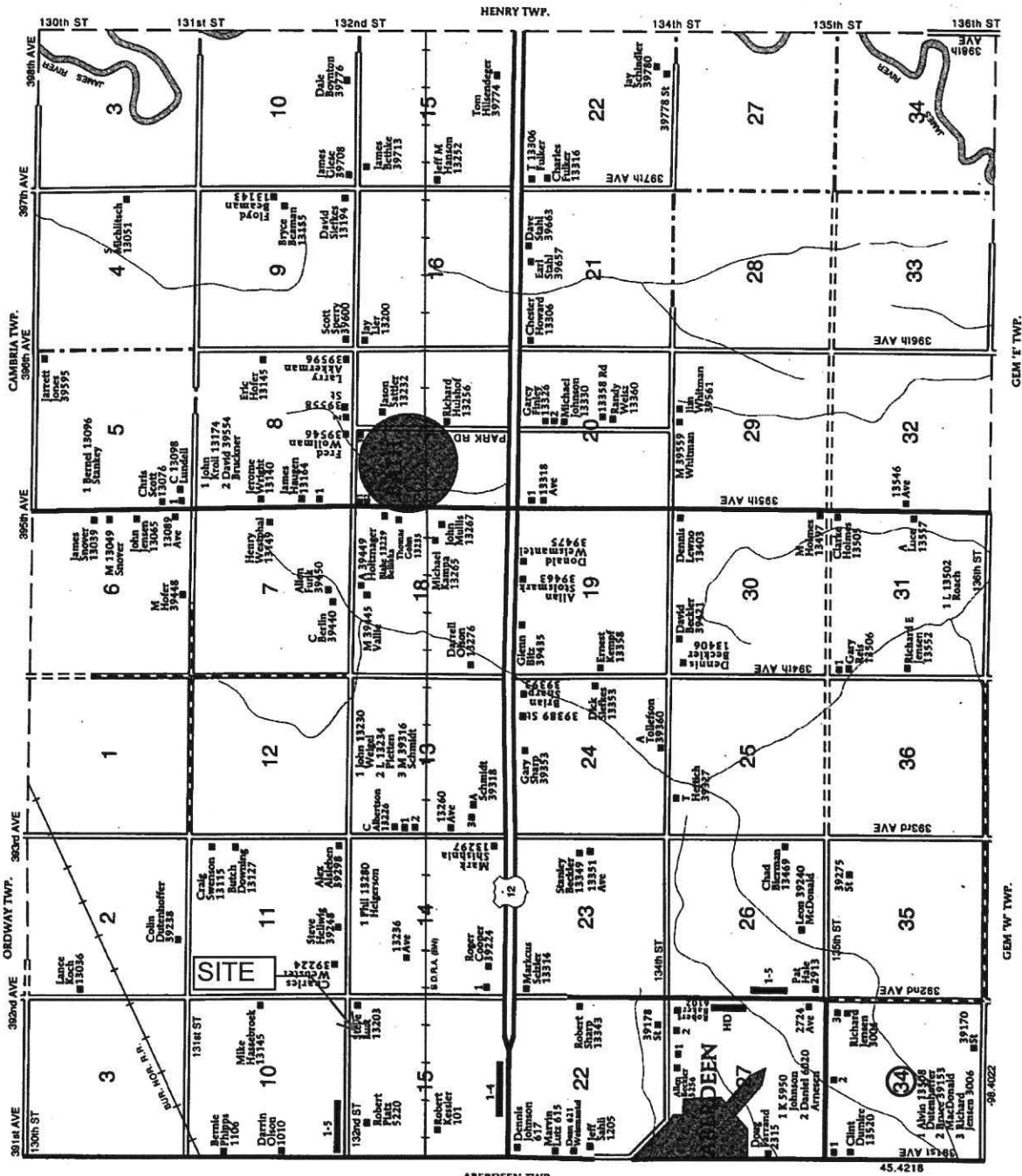
Contact our updating dept. at
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 email: amanda.engebretson@farmandhomepublishers.com

T-123-N

BATH DIRECTORY

R-62-63-W

(Residents - Owners or Renters)



ABERDEEN TWP.

45.4218

BATH TOWNSHIP

- SECTION 10W**
 1 Becker, Ron 5005
 2 Tennant, Cory 5025
 3 5081

- 4 Gross, Del 5115
 5 Harper, Steve 5219

- SECTION 15W**
 1 Goseman, C 5405
 2 Eilers, Todd 5485
 3 Knudson, R 5485

- 4 Goseman, S 5755

- SECTION 17**
 1 Buschler, Jerry 13228
 2 Brinkman, Stanley 13230

- SECTION 20**
 1 Weisphal, Henry 13316
 2 Rohrbach, Kevin 13328

- SECTION 28**
 1 Bellikka, Daryl 2111
 2 Kohlhass, Paul 2135
 3 Grisse, Doug 2215
 4 Rud, Robert 2317
 5 Mattern, R 2519

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 December 15, 2020 at 7:00 P.M. for the purpose of a Variance to Shelterbelt in a Mini Agriculture District (M-AG).

Petitioner / Owner: Tyler Heiser

Description of property: Lot 1, Schumacher Addition in the NE1/4 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota (5784 132nd Street NE).

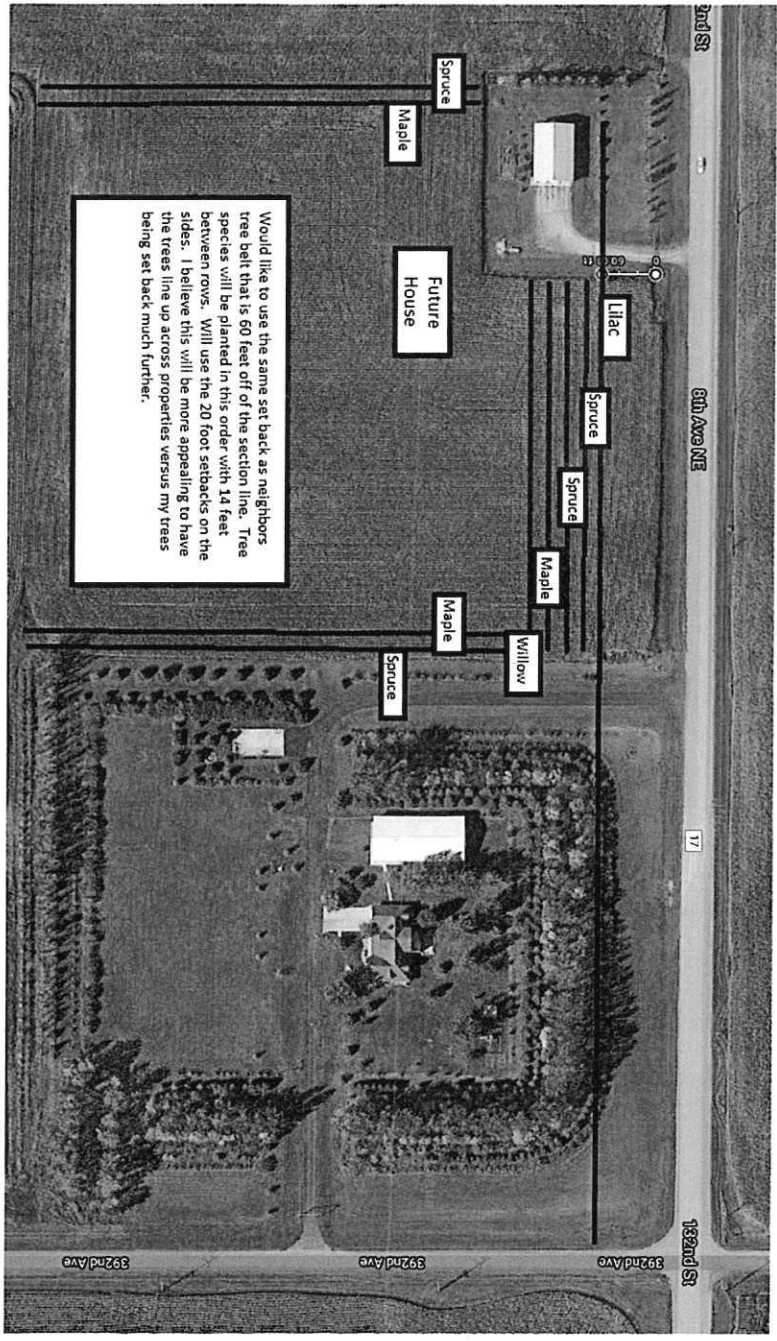
Reason: A Variance to be 110' from North Section Line instead of required 150' in an M-AG District to plant five parallel and two perpendicular rows of trees.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.

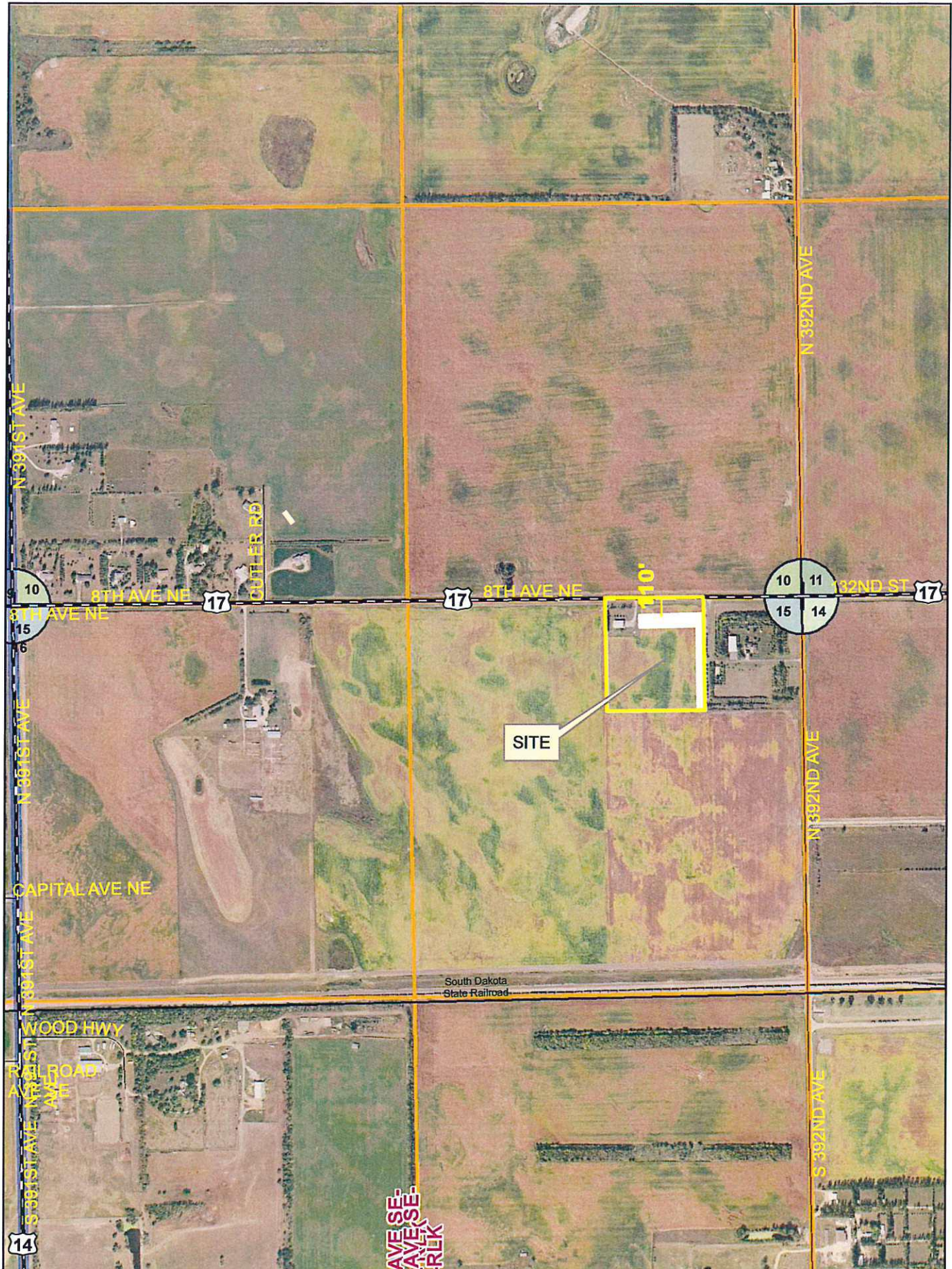
Dated this 1st day of December 2020

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

Published once at the total approximate cost of _____.



Would like to use the same set back as neighbors tree belt that is 60 feet off of the section line. Tree species will be planted in this order with 14 feet between rows. Will use the 20 foot setbacks on the sides. I believe this will be more appealing to have the trees line up across properties versus my trees being set back much further.



N 391ST AVE

10
15
6

8TH AVE NE

17

OUTLER RD

17

8TH AVE NE

110'

10 11
15 14

392ND ST

17

N 392ND AVE

N 391ST AVE

N 391ST AVE

WOOD HWY

N 391ST AVE

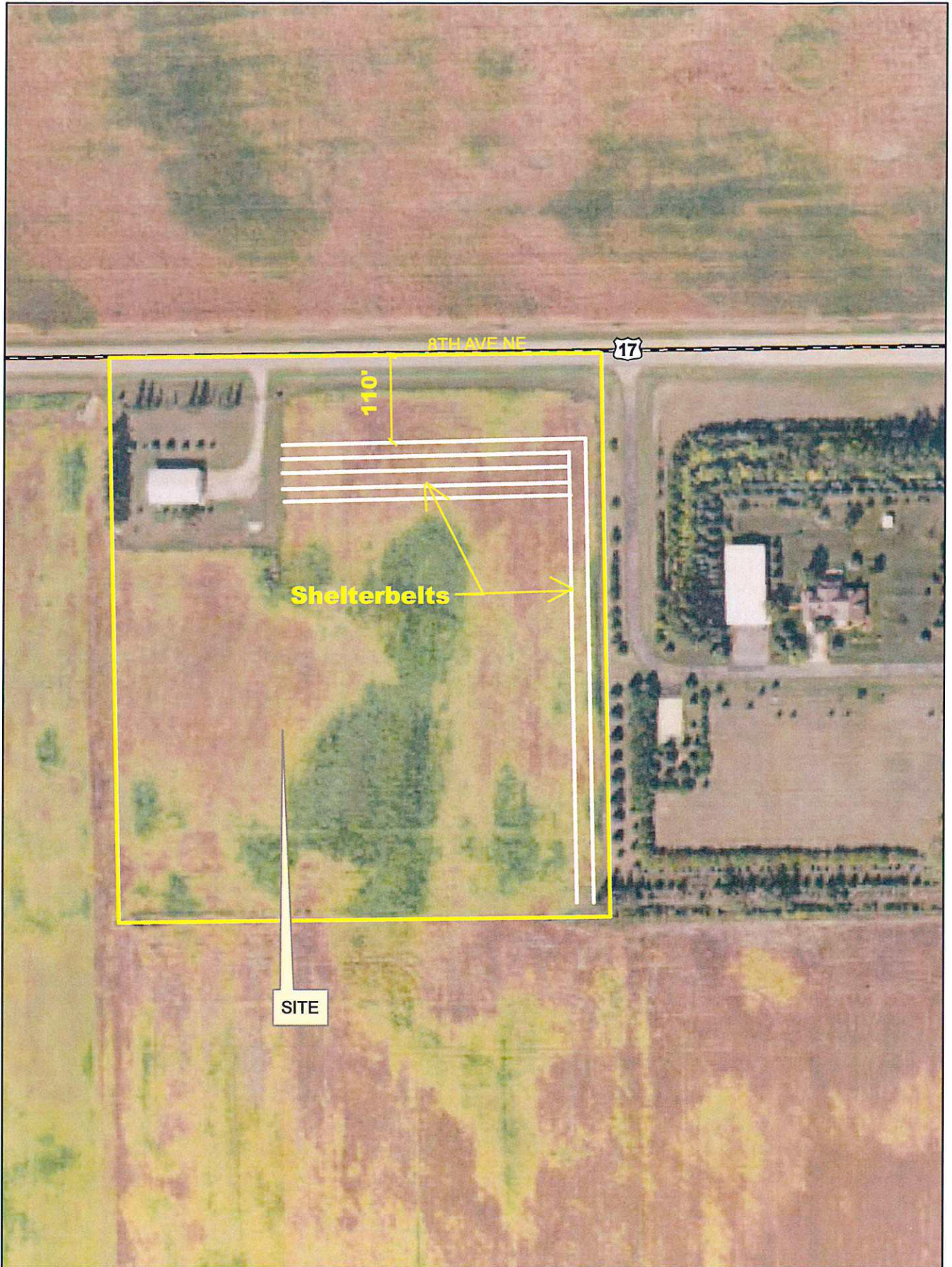
14

South Dakota
State Railroad

N 392ND AVE

S 392ND AVE

AVE SE-
AVE SE-
RLIK



STAFF REPORT
December 15, 2020

VARIANCE FOR LOT SIZE IN AG-P

ITEM # *02*

GENERAL INFORMATION

PETITIONER	Lonald Gellhaus
REQUEST	Variance for Lot Size
LEGAL DESCRIPTION	Fliehs Railroad Addition in the N1/2 of Section 30-T125N-R60W of the 5th P.M., Brown County, South Dakota
LOCATION	40663 & 40667 122 nd Street
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	BDM Water
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REPORTED BY	Scott Bader
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GENERAL COMMENT: The petitioner is requesting a Variance to Lot Size for Lots 1 and 2 "Fliehs Railroad Addition" to allow these lots to be less than the 40 acres (7.10 acres & 2.61 acres) and remain zoned (AG-P) for existing/future use.

REVIEW: Staff has reviewed this request and recommends approval.


BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: November 16, 2020
RECEIPT # 749866
TOWNSHIP: Claremont Twp

FEES: 100.00
PAID: YES/NO CHK/CASH
DATE: 12/1/20

OWNERS SIGNATURE: State of South Dakota
OWNERS ADDRESS: _____
OWNERS CITY, STATE, ZIP: _____
OWNERS PHONE: _____

AGENTS SIGNATURE: Lonald Gellhaus 
AGENTS ADDRESS: 120 S. Lincoln St
AGENTS CITY, STATE, ZIP: Aberdeen, SD 57401
AGENTS PHONE: 605-225-6522

REQUEST: Variance to Lot Size in AG-P District for Lots 1 & 2 "Flihs Railroad Addition" to be less than 40.0 acres (7.10 acres & 2.61 acres) and still be zoned as AG-P for existing use.

LEGAL DESCRIPTION: Lots 1 & 2, "Flihs Railroad Addition" in the N1/2 of Section 30-T125N-R60W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: December 15, 2020 TIME: 7:00pm

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



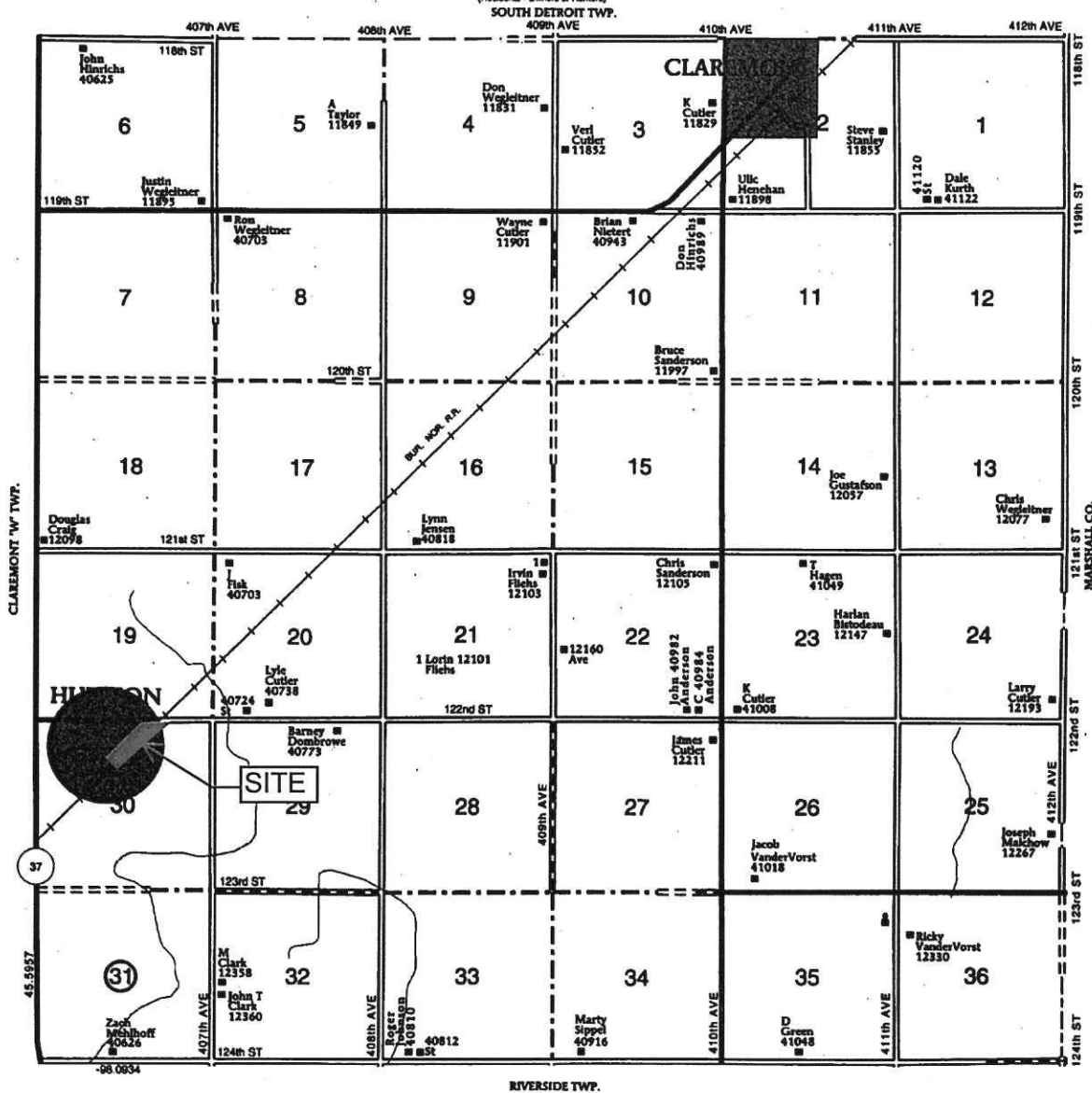
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T-125-N

CLAREMONT 'E' DIRECTORY

R-60-W



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 December 15, 2020 at 7:00 P.M. for the purpose of a Variance to Shelterbelt in a Mini Agriculture District (M-AG).

Petitioner / Owner: Lonald Gellhaus

Description of property: Lots 1 & 2, "Flihs Railroad Addition" in the N1/2 of Section 30-T125N-R60W of the 5th P.M., Brown County, South Dakota (40663 & 40667 122nd St).

Reason: A Variance to Lot Size for Lots 1 & 2 "Flihs Railroad Addition" to allow these lots to be less than 40.0 acres (7.10 acres & 2.61 acres) and remain zoned (AG-P).

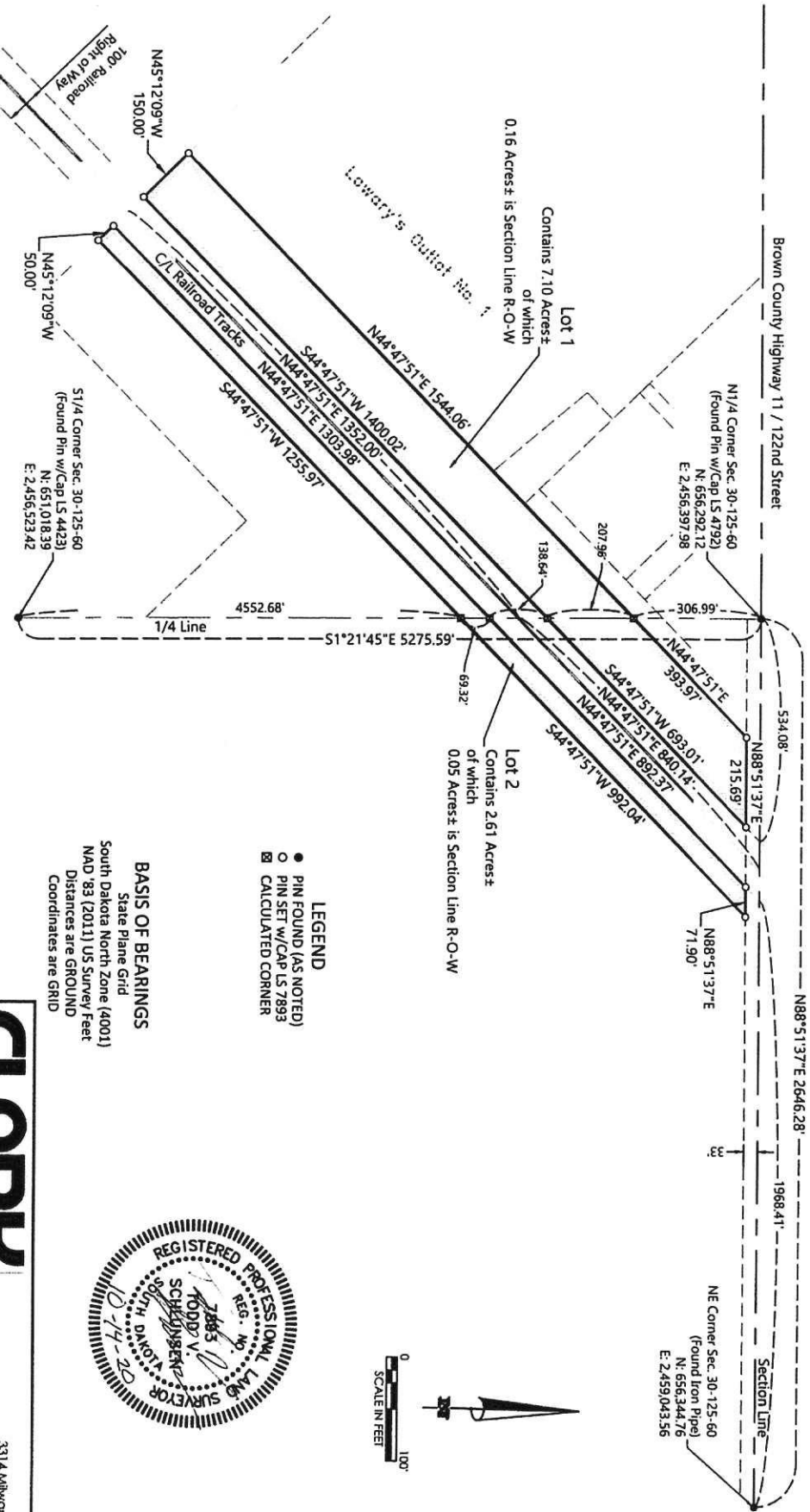
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.

Dated this 1st day of December 2020

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

Published once at the total approximate cost of _____.

PLAT SHOWING
FLIEHS RAILROAD ADDITION
 IN THE N1/2 OF SECTION 30,
 TOWNSHIP 125 NORTH, RANGE 60 WEST OF THE 5th P. M.,
 BROWN COUNTY, SOUTH DAKOTA



- LEGEND**
- PIN FOUND (AS NOTED)
 - PIN SET W/CAP LS 7893
 - ▣ CALCULATED CORNER

BASIS OF BEARINGS
 State Plane Grid
 South Dakota North Zone (4001)
 NAD '83 (2011) US Survey Feet
 Distances are GROUND
 Coordinates are GRID



CLARK
 ENGINEERING

now **IMEG**
 3314 Milwaukee Ave NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 EOE

PLAT SHOWING
FLIEHS RAILROAD ADDITION
 IN THE N1/2 OF SECTION 30,
 TOWNSHIP 125 NORTH, RANGE 60 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, Darin Bergquist, Secretary, Department of Transportation, State of South Dakota, hereby certify that the State of South Dakota, acting by and through the Department of Transportation, is the owner of record of property shown on this plat, the 300' wide Station Ground property at Huffton, South Dakota, being 200' wide on the Northwesterly side and 100' wide on the Southeasterly side of the Main Tract centerline, as originally constructed upon, over and across the North Half (N1/2) of Section Thirty (30), Township One Hundred Twenty-Five (125) North, Range Sixty (60) West of the 5th P.M., Brown County, South Dakota, bounded on the Southwest by a line drawn at right angles to said Main Tract centerline at a point distant 1352.0' Southwesterly of the North-South centerline of said Section 30, as measured along said Main Tract centerline, and bounded on the North by the North line of said Section 30, said property shall hereafter be known by the description designated above and that the survey was made under the direction of the State of South Dakota Department of Transportation, I do hereby join in and approve this survey and plat of the land shown hereon, for the purpose of defining and describing the property contained within the boundaries as shown on the plat.



 Darin Bergquist
 Secretary
 South Dakota Department of Transportation

Signed this 19th day of October, 2020.

COUNTY OF South Dakota)
 STATE OF Hughes) SS

On this 19th day of October, 2020, before me, Kari G. Kroll, a Notary Public, within and for said County and State, personally appeared, Darin P. Bergquist, Secretary, Department of Transportation, State of South Dakota, known to me or satisfactorily proven to be the person described in the forgoing instrument, and acknowledged he executed the same in the capacity therein stated and for the purposed therein contained.

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

My Commission Expires: 02/25/25

 Notary Public



SURVEYOR'S CERTIFICATE

I, Todd V. Schlunsen, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owner(s), I have surveyed and platted "FLIEHS RAILROAD ADDITION IN THE N1/2 OF SECTION 30, TOWNSHIP 125 NORTH, RANGE 60 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 19th day of October, 2020.



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 _____, 2020.

 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 _____, 2020.

 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 "FLIEHS RAILROAD ADDITION IN THE N1/2 OF SECTION 30, TOWNSHIP 125 NORTH, RANGE 60 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 _____, 2020.

 County Auditor
 Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "FLIEHS RAILROAD ADDITION IN THE N1/2 OF SECTION 30, TOWNSHIP 125 NORTH, RANGE 60 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:



3314 Milwaukee Ave NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433 EOE

PLAT SHOWING
FLIEHS RAILROAD ADDITION
IN THE N1/2 OF SECTION 30,
TOWNSHIP 125 NORTH, RANGE 60 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 _____, 2020.

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 _____, 2020.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this ____ day of _____, 2020, at ____ O'clock __ M., and duly recorded as Hanging Plat No. _____.

Register of Deeds
Brown County, South Dakota

PREPARED BY:

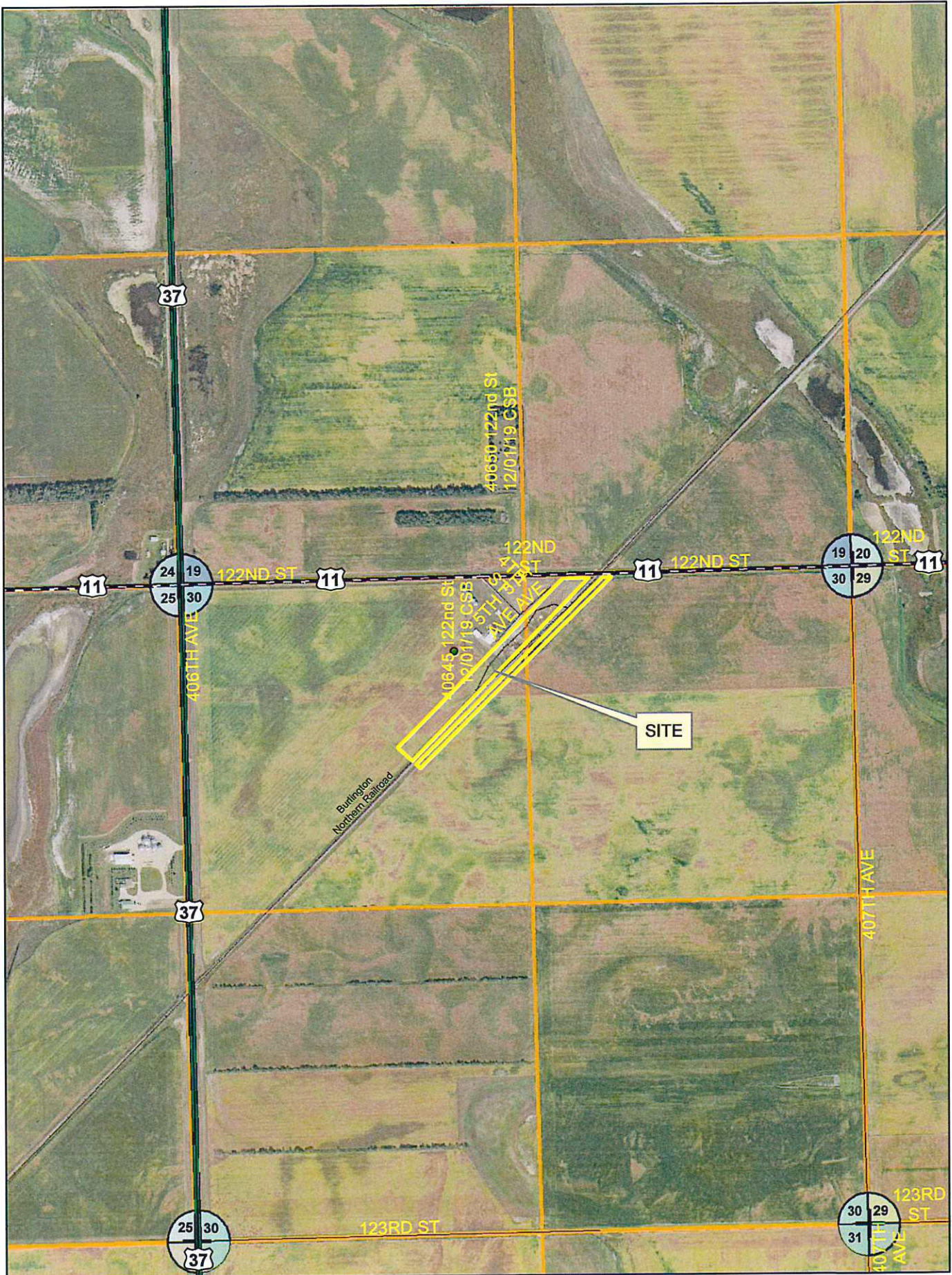
CLARK
ENGINEERING

now **IMEG**

3314 Milwaukee Ave NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433

EOE





STAFF REPORT
December 15, 2020

Special Exception/Conditional Use in an AG-P District **ITEM # 03**

GENERAL INFORMATION

PETITIONER	East River Electric
REQUEST	Special Exception/Conditional Use
LEGAL DESCRIPTION	NE1/4 of Section 27-T124N-R64W, Except Land Deeded, of the 5th P.M., Brown County, South Dakota
LOCATION	38593 128 th Street
EXISTING ZONING	Agricultural Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Mini Agricultural District (M-AG)
East:	Agricultural Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P) Mini Agricultural District (M-AG)
REPORTED BY	Nancy Clark North

GENERAL COMMENT: The petitioner is requesting this Spec Exc/CU for proposed Lot 1 to allow a Utility Substation, Building over switching station and a fenced in area all in an AG-P District per Chapter 4.06.

REVIEW: Staff has reviewed and recommends approval. This is for a newly platted lot for Utility Substation to expand the electrical grid.

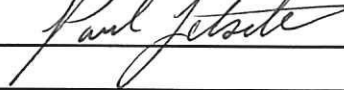
BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION / CONDITIONAL USE

DATE: November 19, 2020
RECEIPT # 749870
TOWNSHIP: Lincoln Twp

FEES: \$200.00
PAID: (YES/NO) (CHK/CASH)
DATE: 12/3/20

OWNERS SIGNATURE: Leslie Frohling
OWNERS ADDRESS: 38512 127th Street
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: _____

AGENTS SIGNATURE: East River Electric - Paul Letsche 
AGENTS ADDRESS: 211 S Harth Ave
AGENTS CITY, STATE, ZIP: Madison, SD 57042
AGENTS PHONE: 605-351-8076 (Cell)

REQUEST: Special Exception/Conditional Use for a new electrical substation with control building, 60' tower and perimeter fence.

LEGAL DESCRIPTION: NE1/4 of Section 27-T124N-R64W, Except Land Deeded, of the 5th P.M., Brown County, South Dakota

SIGNATURE: _____

Planning Commission Action: Approved / Denied _____

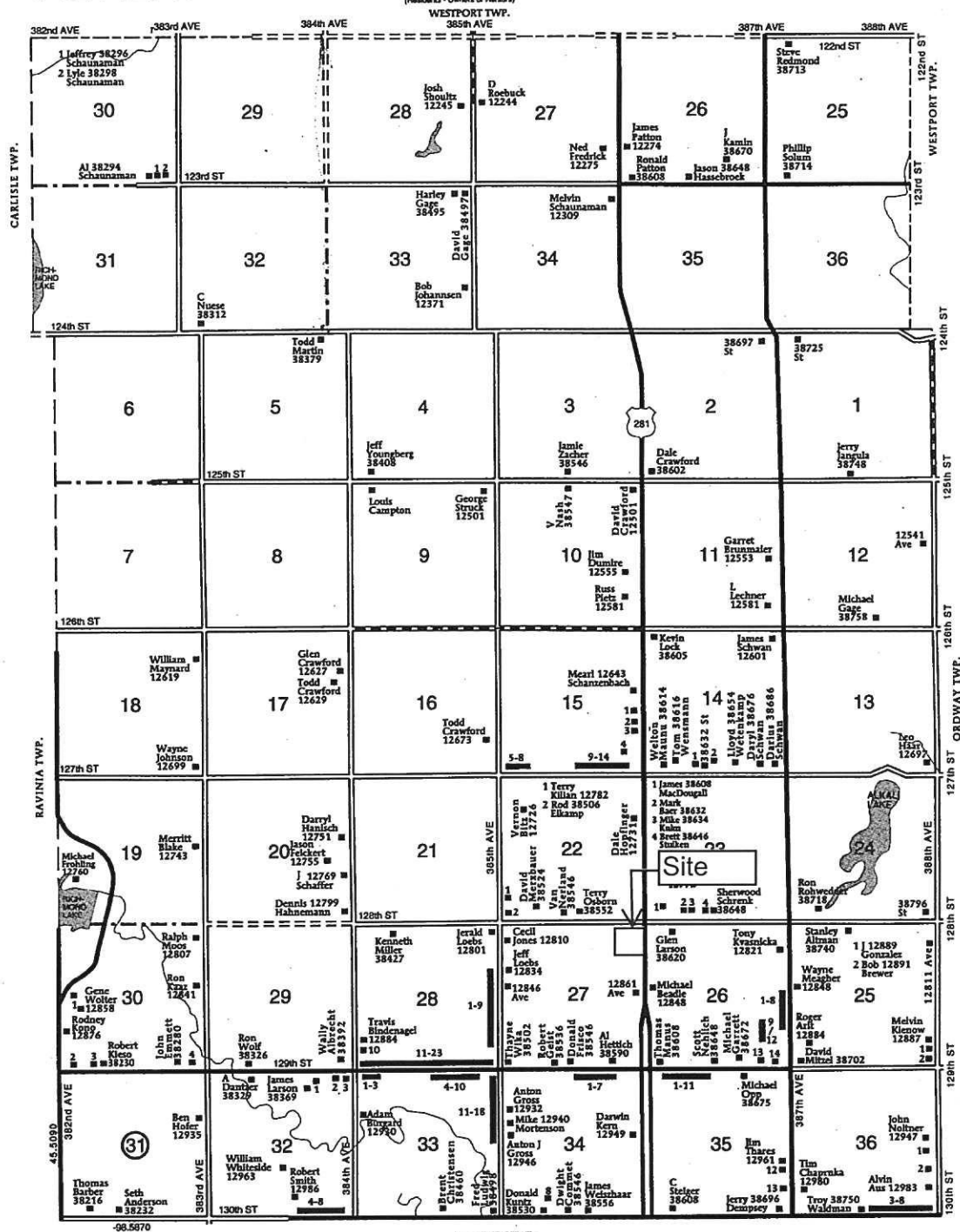
By: _____ **Date:** _____

HEARING DATE: December 15, 2020 **TIME:** 7:00 pm

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



ABERDEEN 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 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 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, Laywne 38690
- SECTION 28S**
 1 Drageset, Jamie 12833
 2 Adolf, Gregory 12839
 3 Hoeltzner, Curtis 12843
 4 Wilkie, Chad 12845
 5 Carlson, Cartor 12853

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

- SECTION 32S**
 1 Lehr, Cary 38373
 2 Otto, Randall 38393
 3 Govenner, Ken 12901
 4 Martinmaas, Roger 38364
 5 Thorstenson, Casey 38370
 6 Harms, Bruce 38374
 7 Hartung, Mark 38386
 8 Ketter, Edward 38392
- SECTION 33S**
 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 Haggman, Rick 38469
 8 Allibe, M 38479

- 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 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 Rlitter, Loren 38534
- SECTION 35S**
 1 Fordham, Donald 38621

- 2 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 12914
 12 Thares, Clark 12969
 13 Diede, James 12979
- SECTION 36S**
 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

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a Special Exception/Conditional Use Petition. A hearing will be held in the basement of the Courthouse Annex, east Community Meeting Room on December 15, 2020 at 7:00 pm for the purpose of a new electrical substation.

Petitioner / Owner: East River Electric / Leslie Frohling

Description of property: NE1/4 of Section 27-T124N-R64W, Except Land Deeded, of the 5th P.M., Brown County, South Dakota (38593 128th St).

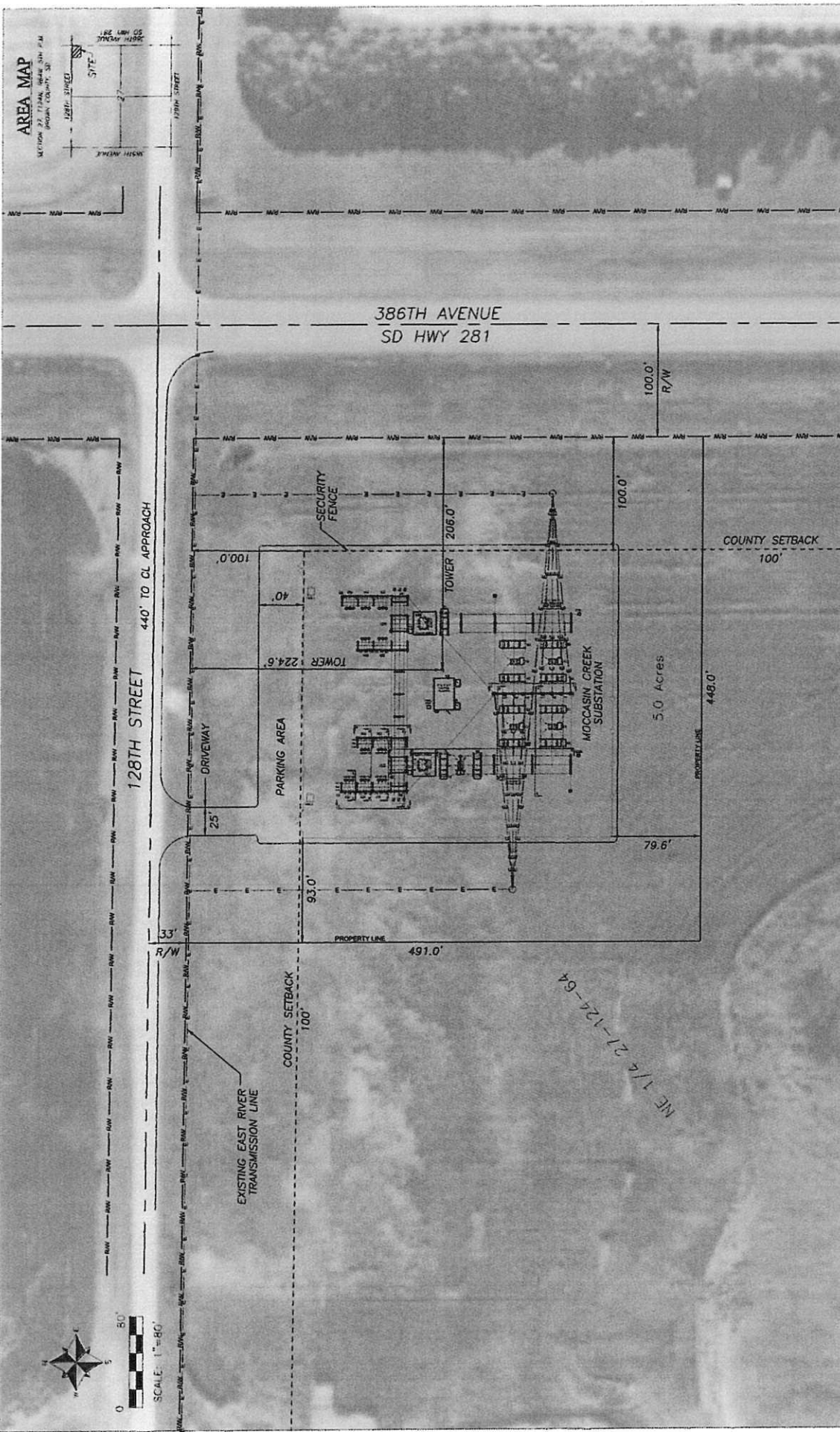
Reason: For the construction of a new electrical substation, with a control building, 60' tower and a perimeter fence.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed Special Exception/Conditional Use.

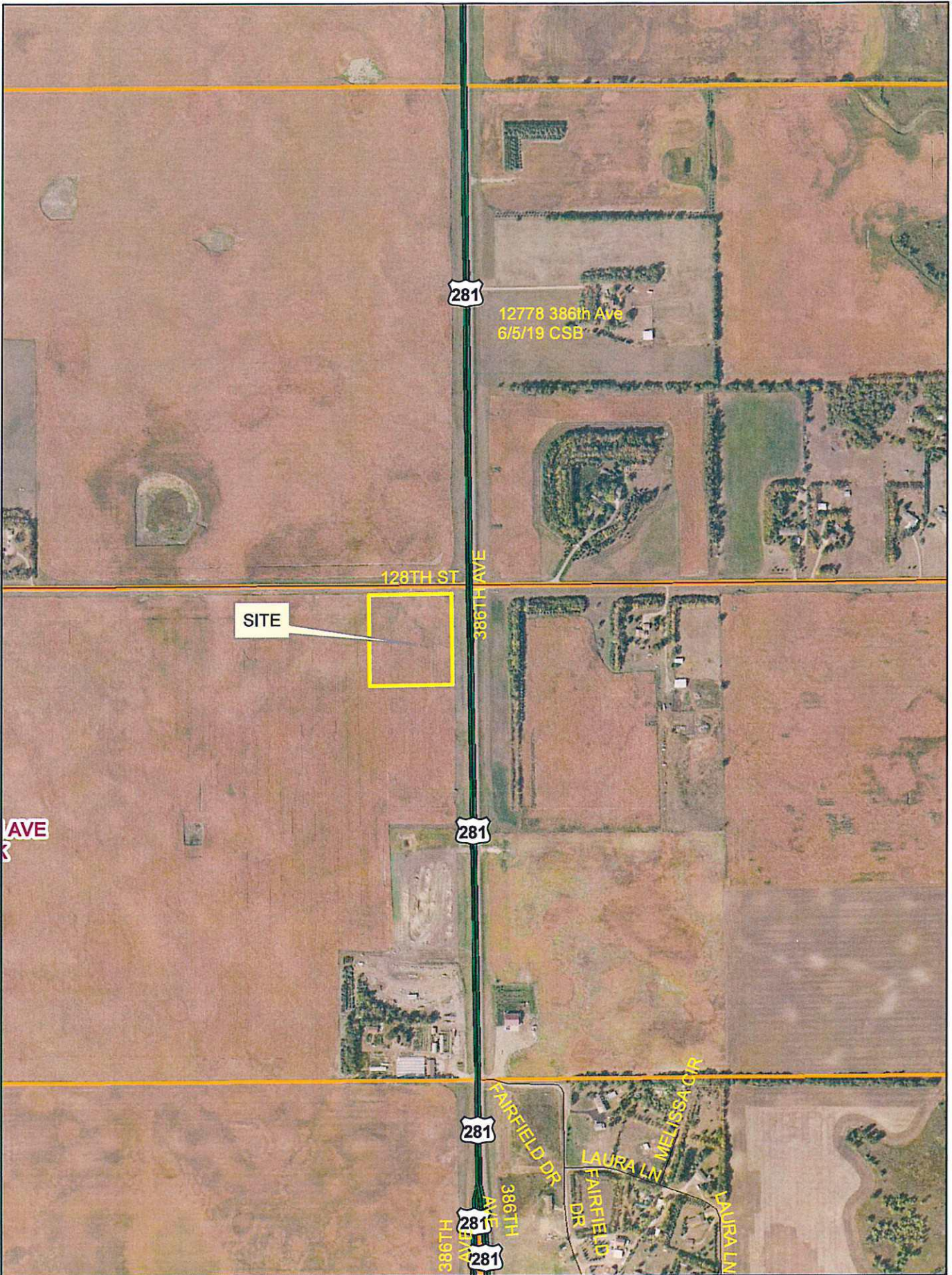
Dated this *1st* day of *December 2020*

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

Published once at the total approximate cost of _____.



MOCCASIN CREEK SUBSTATION SITE LAYOUT BROWN COUNTY, SD	
	SHEET: 1 OF 1 DRAWING NO.: LYMOCKBOZ
DESIGNED BY: JTA DRAWN BY: PSL CHECKED BY:	DATE: 11/17/2020 DRAWING SCALE: 1"=80' PLOT SCALE: 1:1
REV. DATE. DESCRIPTION.	CHGD.



281

12778 386th Ave
6/5/19 CSB

128TH ST

SITE

386TH AVE

281

AVE

281

281

386TH AVE

FAIRFIELD DR

LAURA LN

MELISSA DR

LAURA LN

281

SITE

128TH ST

386TH AVE

281



STAFF REPORT
December 15, 2020

Variance to Lot Size in an AG-P District

ITEM # 04

GENERAL INFORMATION

PETITIONER	East River Electric
REQUEST	Variance to Lot Size
LEGAL DESCRIPTION	NE1/4 of Section 27-T124N-R64W, Except Land Deeded, of the 5th P.M., Brown County, South Dakota
LOCATION	38593 128 th Street
EXISTING ZONING	Agricultural Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Mini Agricultural District (M-AG)
East:	Agricultural Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P) Mini agricultural District (M-AG)
REPORTED BY	Nancy Clark North

GENERAL COMMENT: The petitioner is requesting this Variance to Lot Size for proposed Lot 1 to allow a 5.00 acre parcel rather than minimum 40.0 acre in an AG-P District per Chapter 4.0605 #1.

REVIEW: Staff has reviewed and recommends approval. This is for a newly platted lot for electrical grid expansion.


BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: November 19, 2020
RECEIPT # 749870
TOWNSHIP: Lincoln Twp

FEES: \$100.00
PAID: (YES/NO) (CHK/CASH)
DATE: 12/3/20

OWNERS SIGNATURE: Leslie Frohling
OWNERS ADDRESS: 38512 127th Street
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: _____

AGENTS SIGNATURE: East River Electric - Paul Letsche 
AGENTS ADDRESS: 211 S Harth Ave
AGENTS CITY, STATE, ZIP: Madison, SD 57042
AGENTS PHONE: 605-351-8076 (Cell)

REQUEST: Variance to lot size to be less than 40 acres (5.00 acres) in an Agricultural Preservation District (AG-P).

LEGAL DESCRIPTION: NE1/4 of Section 27-T124N-R64W, Except Land Deeded of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: December 15, 2020 **TIME:** 7:00 pm

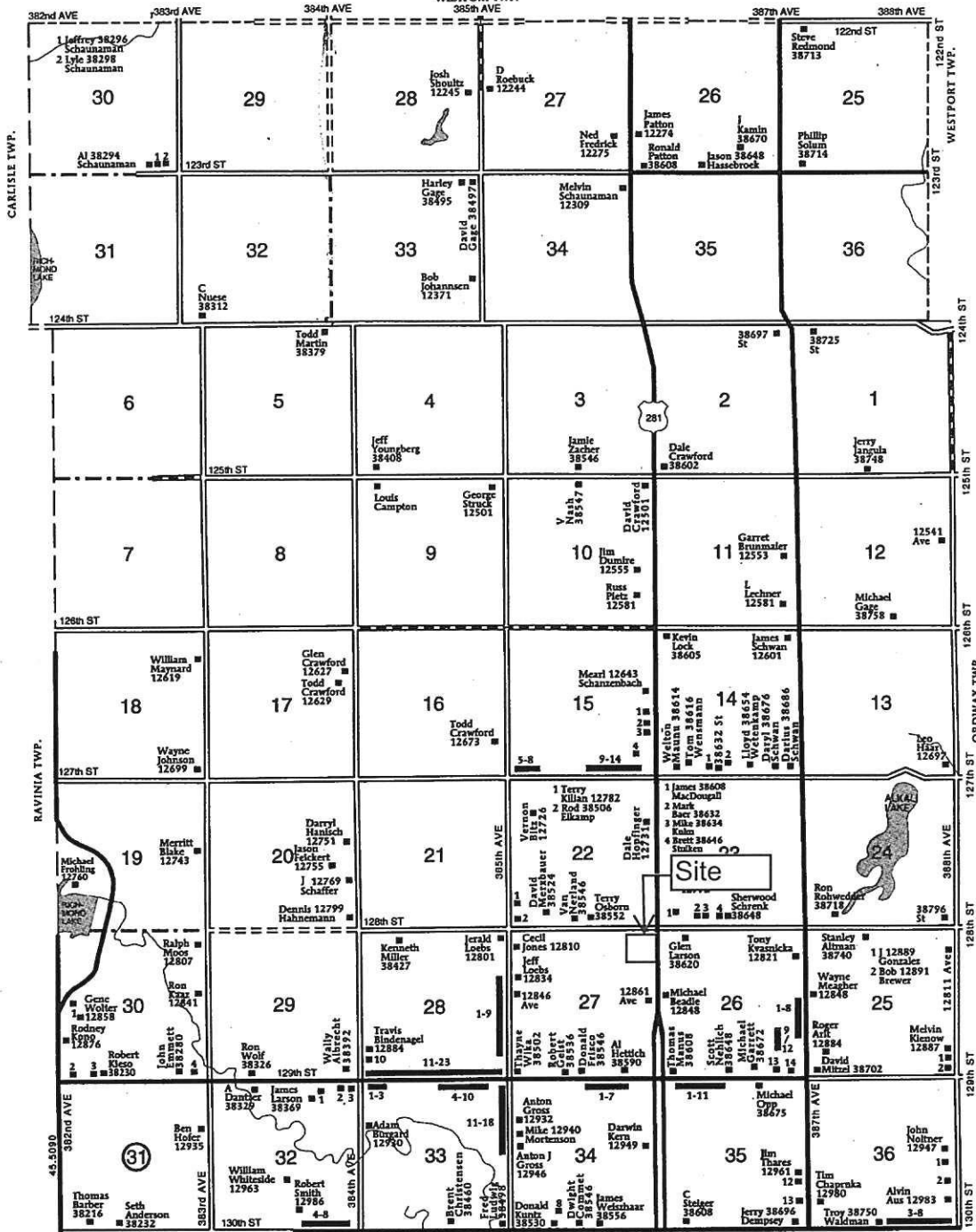
MEETING: located in the Basement Community Room of the Court House Annex

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 Pastors)

WESTPORT TWP.



RAVANIA TWP.

ABERDEEN TWP.

LINCOLN TOWNSHIP

SECTION 14

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

SECTION 15

- 1 Schaanman, 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
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- 14 Punt, Lawayne 38690
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- 2 Schlagel, Gene 38206

SECTION 32S

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- 4 Mandel, Lonnie 38294
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- 3 Hollan, Ray 38635
- 4 Hendrickson, J 38649
- 5 Anliker, Alvin 38655
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- 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

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 December 15, 2020 at 7:00 P.M. for the purpose of a Variance to Lot Size in an Agriculture Preservation District (AG-P).

Petitioner / Owner: East River Electric / Leslie Frohling

Description of property: NE1/4 of Section 27-T124N-R64W, Except Land Deeded, of the 5th P.M., Brown County, South Dakota (38593 128th Street).

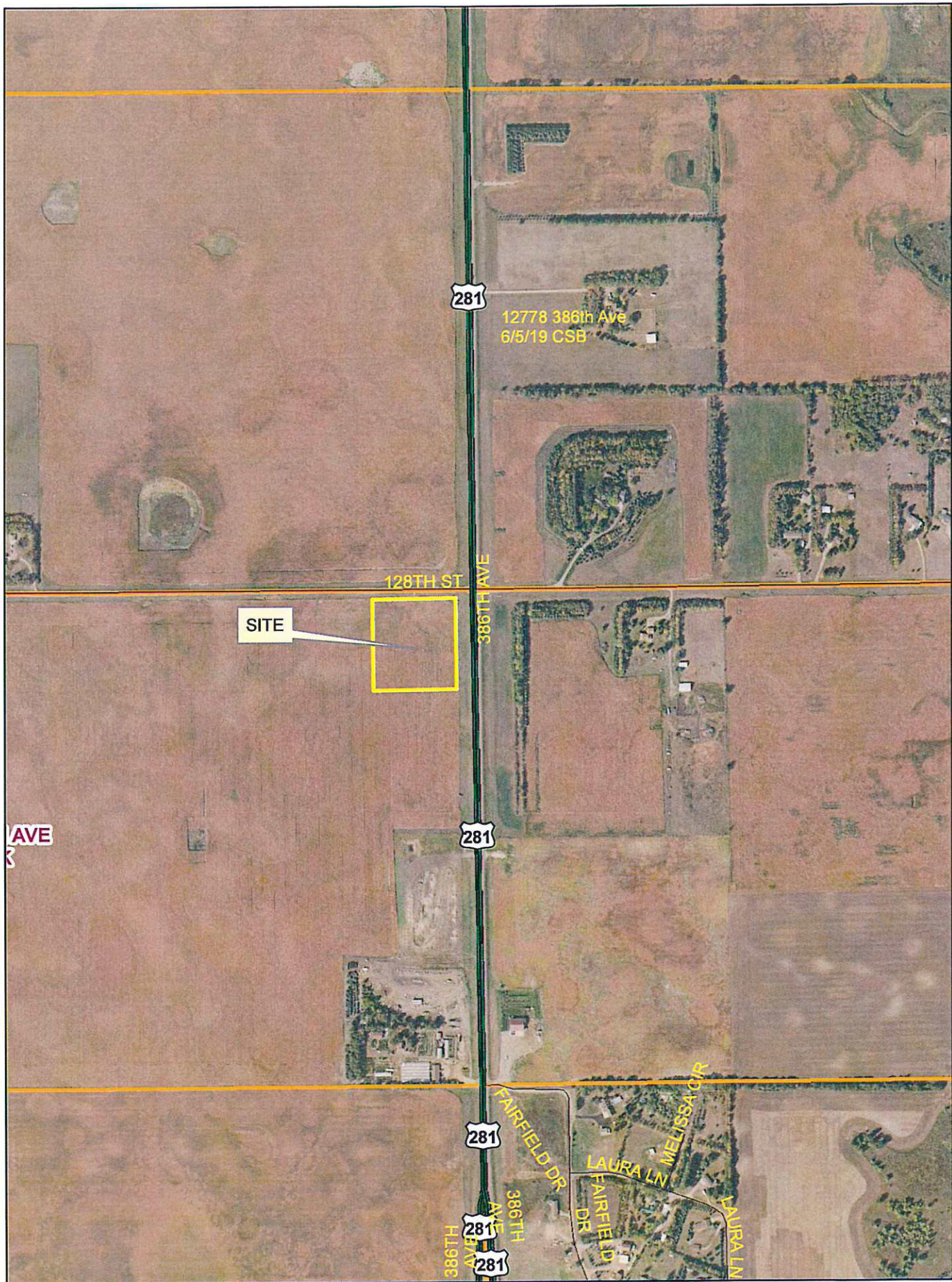
Reason: A Variance to Lot Size in an Agricultural Preservation District (AG-P) for a Lot to be 5.00 acres rather than 40.0 acres required per BC Ordinance Chapter 4.06.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.

Dated this 1st day of December 2020

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

Published once at the total approximate cost of _____.



281

12778 386th Ave
6/5/19 CSB

128TH ST

SITE

281

281

281

281

386TH AVE

386TH AVE

FAIRFIELD DR

LAURA LN

MELISSA CIR

LAURA LN

AVE



SITE

128TH ST

281

386TH AVE

281

STAFF REPORT

December 15, 2020

REZONE PARCEL from an AG-P District

ITEM # 20

GENERAL INFORMATION

PETITIONER	John Koehler
REQUEST	Petition to Rezone Property
LEGAL DESCRIPTION	Lots 1-4, "John Koehler Subdivision" in the SE1/4 of Section 6-T123N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	3000 N Baird Street (approx.)
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Municipal District (M)
East:	Residential District (R-1)
West:	Residential District (R-2)
PUBLIC UTILITIES	None
REPORTED BY	Ron Keller

GENERAL COMMENT: The petitioner is requesting this rezone from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring into compliance.

REVIEW: Staff has reviewed and recommends approval.

NOTICE OF HEARING

Application has been made to Brown County Planning/Zoning Commission for a REZONE PETITION. A hearing will be held in the Courthouse Annex in the basement Community Meeting Room, on December 15, 2020 at 7:00 p.m. for the purpose of Rezoning from *Agriculture Preservation District (AG-P)* to *Mini-Agriculture District (M-AG)*.

Owner & Petitioner: John Koehler

Description of property: Lots 1-4, "John Koehler Subdivision" in the SE1/4 of Section 6-T123N-R63W of the 5th P.M., Brown County, South Dakota (3000 N Baird Street-approx.).

Reason: To bring into compliance.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the date with the Brown County Auditor.

Dated this 30th day of November 2020

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

Published once at the total approximate cost of _____.

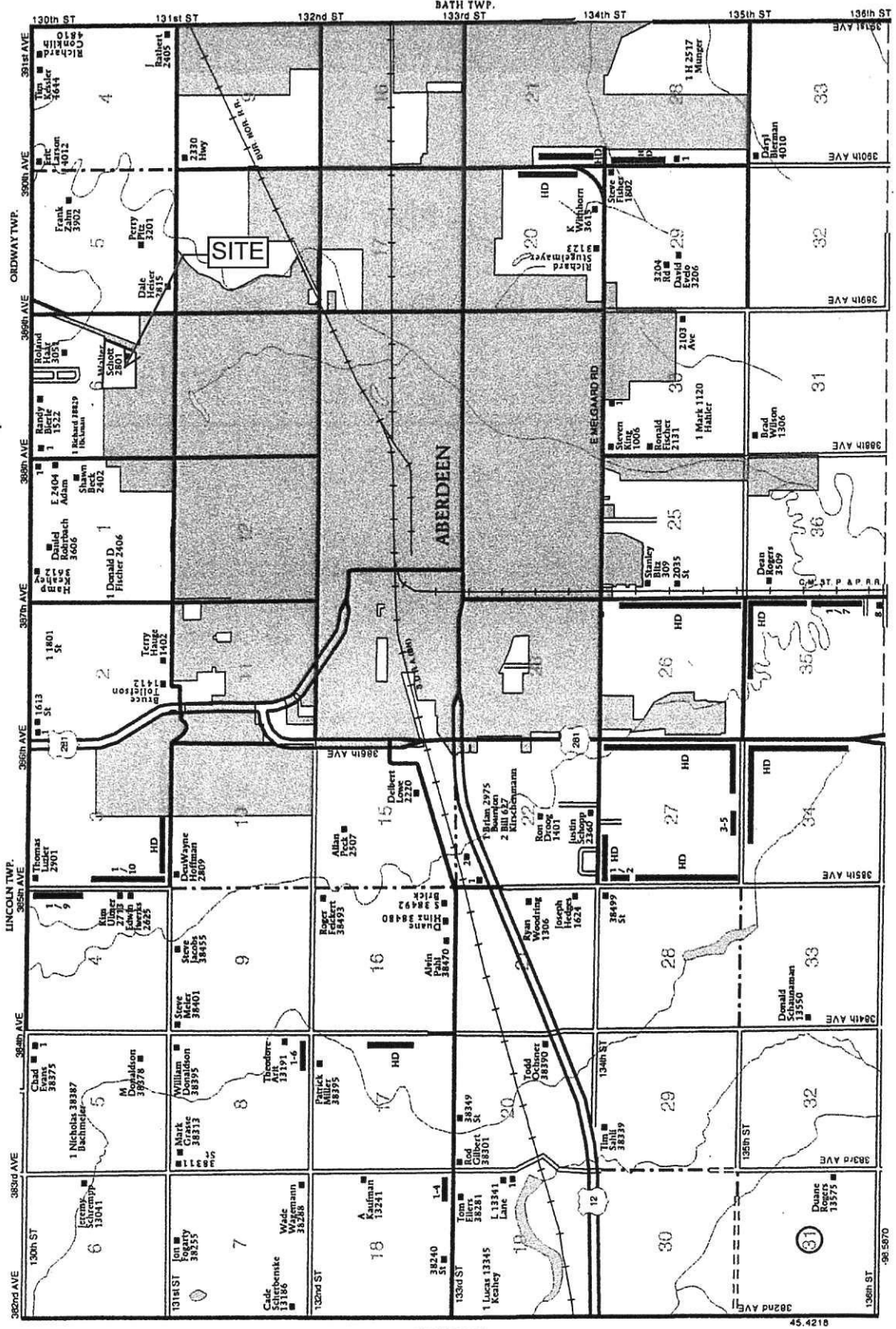


T-123-N

ABERDEEN DIRECTORY

(Residents - Owners or Renters)

R-63-64-W



CEN. W. TWP.

WARNER N. TWP.

SEE PAGE 134 FOR ADDITIONAL NAMES NOT LISTED ON MAP

MERCIER TWP.

45.4218

98.5070

REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 11/3/2020
Receipt: 749837
Filing Fee: \$350
(non-refundable)

Brown County Commission Members:

I/We the undersigned, do hereby petition the Brown County Commission of Brown County, South Dakota to rezone property as follows:

Legal Description:

Lots 1-4, "John Koehler Subdivision" in the SE1/4 of Section 6-T123N-R63W
of the 5th P.M., Brown County, South Dakota

General Area Location or Street Address: 3000 N Baird St (approx.)

From the Agriculture Preservation District
To the Mini-Agriculture District

Purpose: To Bring Into Compliance

Size of Parcel: Lot 1=2.50 acres, Lot 2=8.85 acres, Lot 3=2.50 acres, Lot 4=25.98 acres

Existing Land Use: Mini-Agriculture

Petitioner: (Print) John Koehler
Signature: *John Koehler*
Date: _____ Phone: 605-228-9665
Address: 303 W Palmer Cir.
Aberdeen, SD 57401
City State Zip

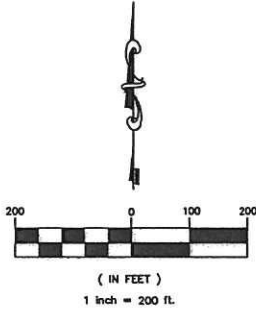
Owner: (Print) John Koehler
Signature: *John Koehler*
Date: _____ Phone: 605-228-9665
Address: 303 W Palmer Cir.
Aberdeen, SD 57401
City State Zip

Additional Signatures may be submitted on a separate page.

PLAT OF JOHN KOEHLER SUBDIVISION IN THE SE 1/4 OF SECTION 6-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

LEGEND

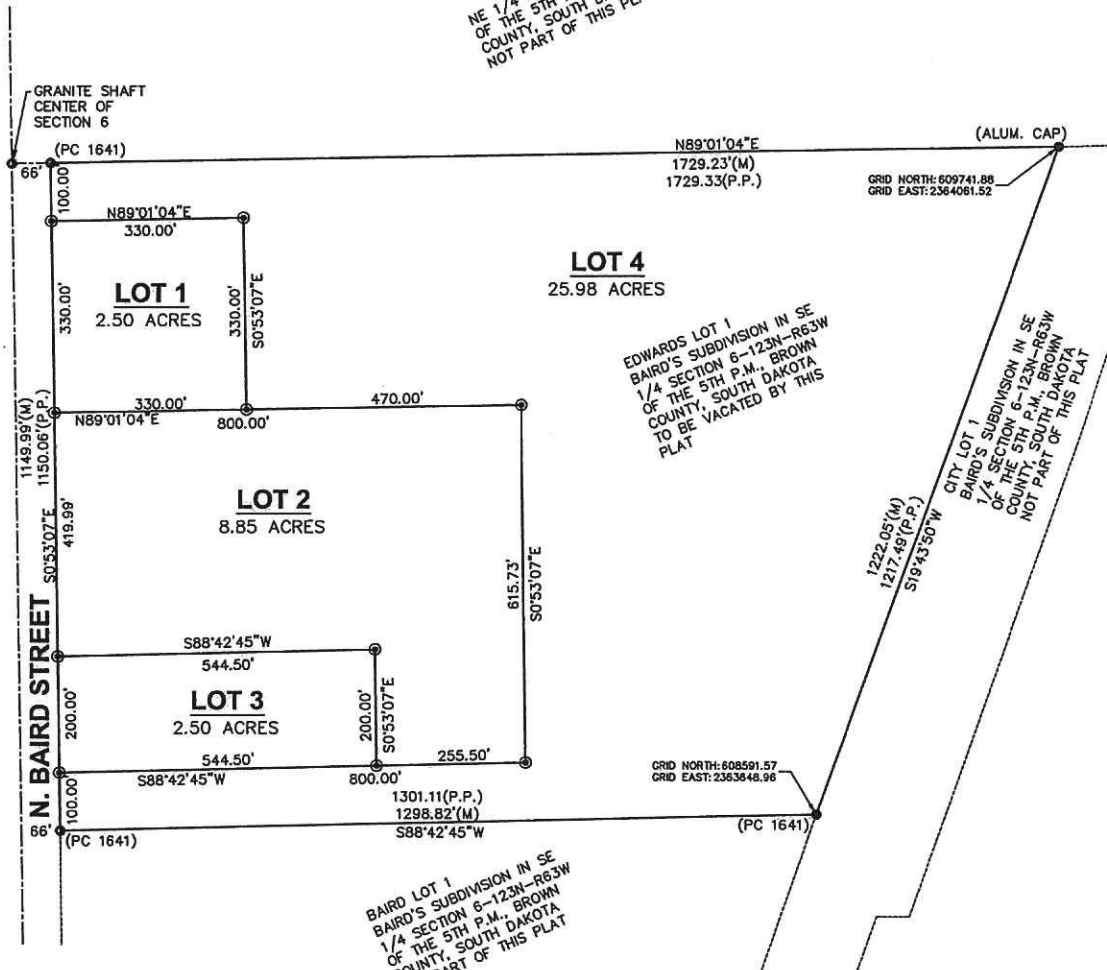
- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BIEGLER RLS 13554
- (M) DISTANCE MEASURED IN THE FIELD
- (P.P.) DISTANCE PREVIOUSLY PLATTED



BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE
NAD '83 (2011)
ALL DISTANCES ARE IN GROUND
ALL COORDINATES ARE IN GRID

NE 1/4 SECTION 6-123N-R63W
OF THE 5TH P.M., BROWN
COUNTY, SOUTH DAKOTA
NOT PART OF THIS PLAT



Helm
& ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS

221 Brown County
Highway 19
P.O. Box 151
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189

PLAT OF
JOHN KOEHLER SUBDIVISION
IN THE SE 1/4 OF SECTION 6-T123N-R63W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, CORY L. BIEGLER, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF JOHN KOEHLER AND WHITNEY L. KOEHLER AS OWNERS, AND UNDER THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO 23 OCTOBER, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: JOHN KOEHLER SUBDIVISION IN THE SE 1/4 OF SECTION 6-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA.
I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.
DATED THIS 28 DAY OF OCTOBER, 2020.


CORY L. BIEGLER RLS #13554

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: JOHN KOEHLER SUBDIVISION IN THE SE 1/4 OF SECTION 6-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA AS SHOWN BY THIS 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:
EDWARDS LOT 1 BAIRD'S SUBDIVISION IN SE
1/4 SECTION 6-123N-R63W OF THE 5TH
P.M., BROWN COUNTY, SOUTH DAKOTA

JOHN KOEHLER

WHITNEY L. KOEHLER

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 EDWARDS LOT 1 BAIRD'S SUBDIVISION, AS RECORDED AS 1595-H, ON 27 JULY, 2001 IN THE BROWN COUNTY, REGISTER OF DEEDS OFFICE.
THIS IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

BY: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)SS

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN KOEHLER AND WHITNEY L. KOEHLER 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, _____ STATE

MY COMMISSION EXPIRES: _____

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 JOHN KOEHLER SUBDIVISION IN THE SE 1/4 OF SECTION 6-T123N-R63W 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

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 JOHN KOEHLER SUBDIVISION IN THE SE 1/4 OF SECTION 6-T123N-R63W 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

**PLAT OF
JOHN KOEHLER SUBDIVISION
IN THE SE 1/4 OF SECTION 6-T123N-R63W OF THE 5th P.M.,
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 ____ DAY OF _____, 20____.

COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S 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

STAFF REPORT

December 15, 2020

REZONE PARCEL from an AG-P District

ITEM # 21

GENERAL INFORMATION

PETITIONER	Marcie Weigel
REQUEST	Petition to Rezone Property
LEGAL DESCRIPTION	Lot 1, "Weigel and Locken Subdivision" in the NE1/4 of Section 7-T122N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	38855 137 th Street
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Mini-Agriculture District (M-AG)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	WEB
REPORTED BY	Ron Keller

GENERAL COMMENT: The petitioner is requesting this rezone from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring into compliance.

REVIEW: Staff has reviewed and recommends approval.

NOTICE OF HEARING

Application has been made to Brown County Planning/Zoning Commission for a REZONE PETITION. A hearing will be held in the Courthouse Annex in the basement Community Meeting Room, on December 15, 2020 at 7:00 p.m. for the purpose of Rezoning from *Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG)*.

Owner & Petitioner: Marcie Weigel

Description of property: Lot 1, "Weigel and Locken Subdivision" in the NE1/4 of Section 7-T122N-R63W of the 5th P.M., Brown County, South Dakota (38855 137th Street).

Reason: To bring into compliance.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the date with the Brown County Auditor.

Dated this 30th day of November 2020

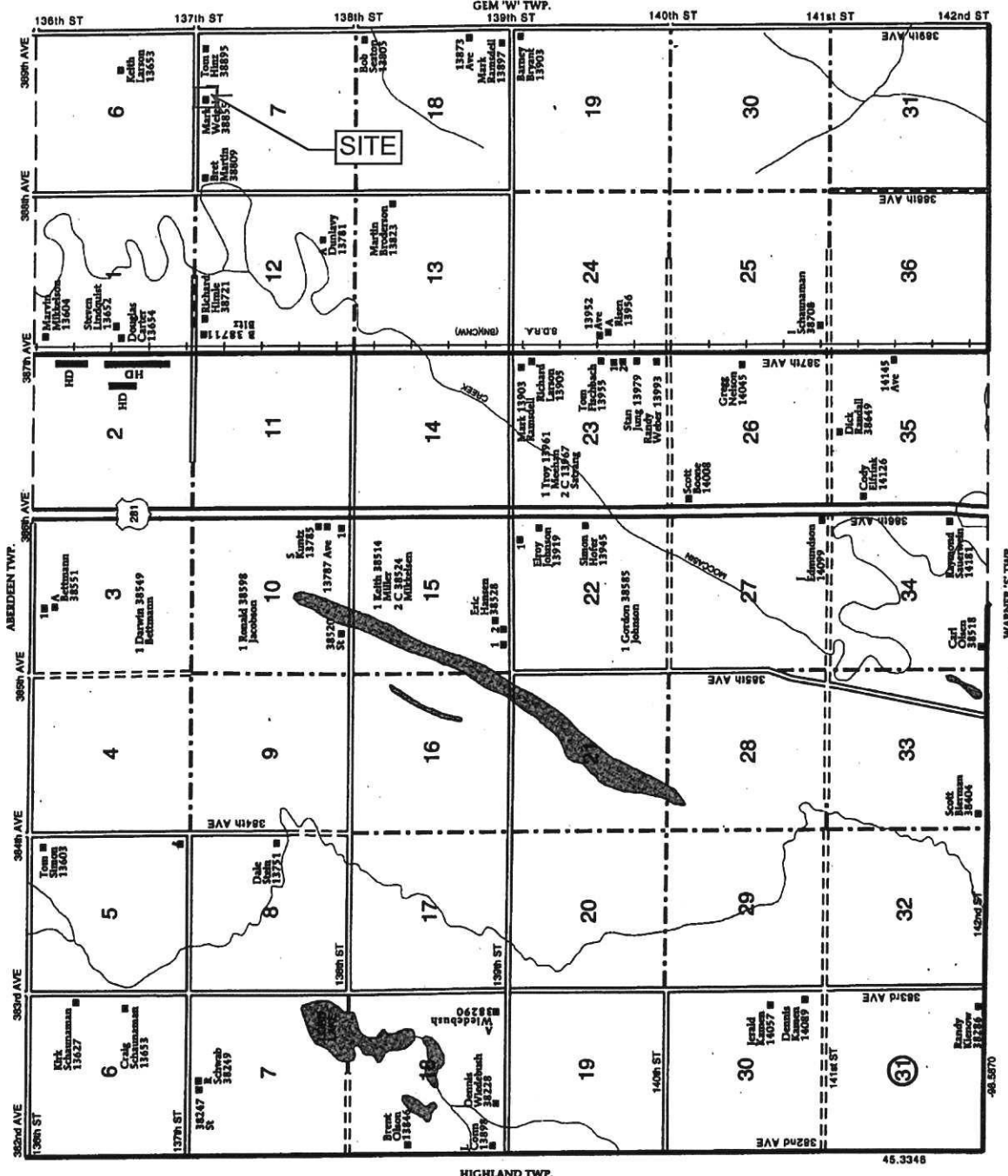
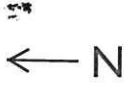
Planning/Zoning Commission
Scott Bader – P&Z Director
25 Market St.
Aberdeen, SD 57401
Office: (605) 626-7144

Published once at the total approximate cost of _____.

T-122-N

WARNER 'N' DIRECTORY

R-63-64-W



REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 11-30-20
Receipt: 749862
Filing Fee: \$350
(non-refundable)

Brown County Commission Members:

I/We the undersigned, do hereby petition the Brown County Commission of Brown County, South Dakota to rezone property as follows:

Legal Description:

Lot 1, "Weigel and Locken Subdivision" in the NE1/4 of Section 7-T122N-R63W
of the 5th P.M., Brown County, South Dakota

General Area Location or Street Address: 38855 137th St

From the Agriculture Preservation District

To the Mini-Agriculture District

Purpose: To Bring Into Compliance

Size of Parcel: 4.42 acres

Existing Land Use: Mini-Agriculture

Petitioner: (Print) Marcie Weigel

Signature: *Marcie Weigel*

Date: 11/30/20 Phone: 605-228-1950

Address: 38855 137th St

Aberdeen, SD 57401

City State Zip

Owner: (Print) Marcie Weigel

Signature: *Marcie Weigel*

Date: 11/30/20 Phone: 605-228-1950

Address: 38855 137th St

Aberdeen, SD 57401

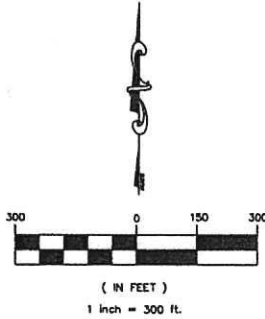
City State Zip

Additional Signatures may be submitted on a separate page.

PLAT OF

A-7977

**WEIGEL AND LOCKEN SUBDIVISION,
IN THE NE 1/4 OF SECTION 7-T122N-R63W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

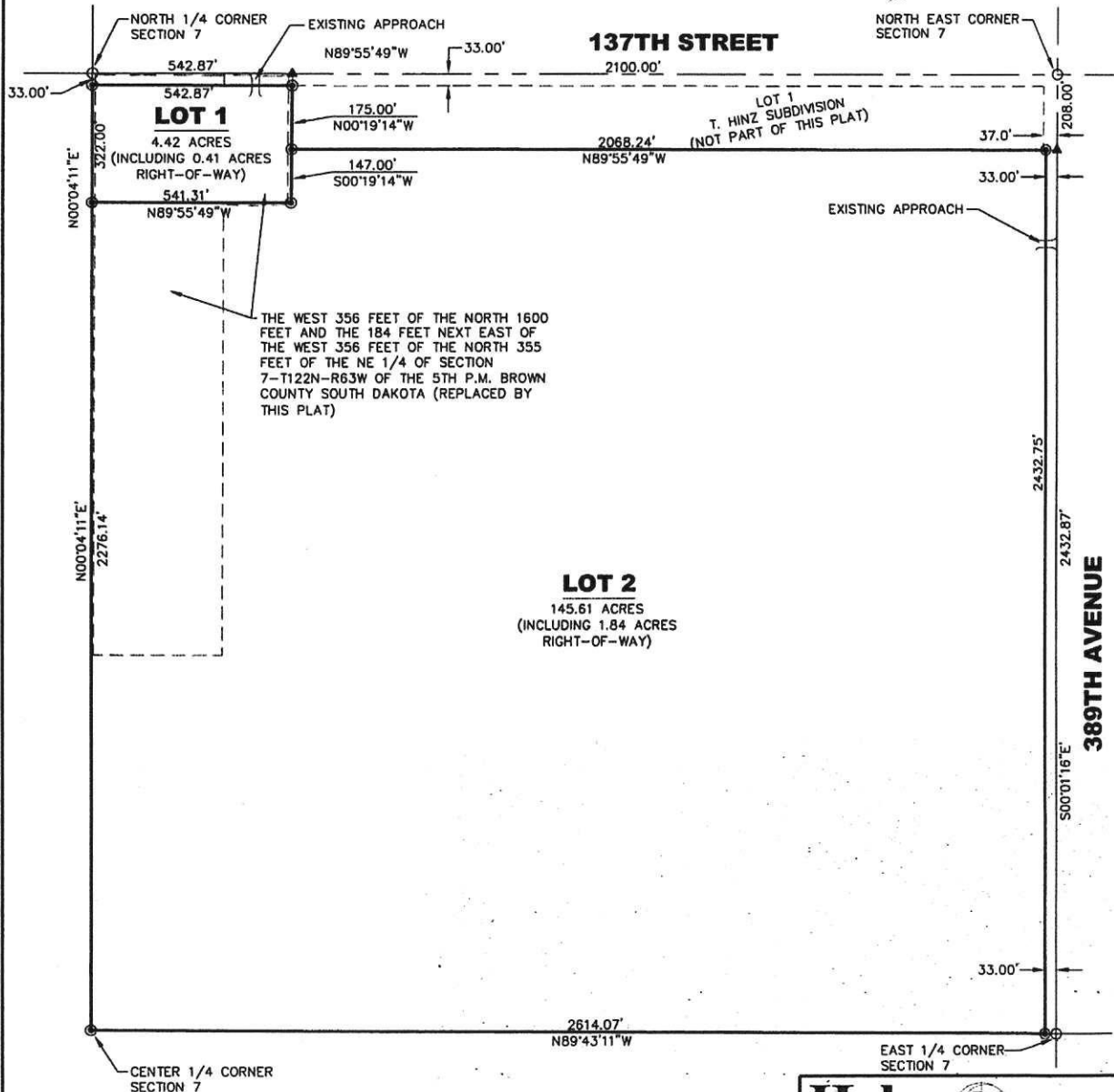
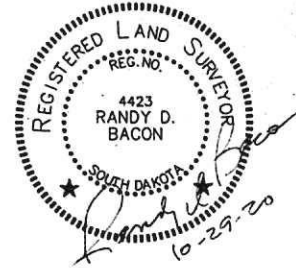


LEGEND

- FOUND PROPERTY CORNER (BLM BRASS CAP)
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BACON RLS 4423
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

TRUE MERIDIAN - GPS



Helms & Associates
CIVIL ENGINEERS & LAND SURVEYORS

221 Brown County Highway 19
P.O. Box 111
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189

PLAT OF
WEIGEL AND LOCKEN SUBDIVISION,
IN THE NE 1/4 OF SECTION 7-T122N-R63W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, RANDY D. BACON, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF MARCIE WEIGEL AND JON AND DANA LOCKEN REAL ESTATE, LIMITED PARTNERSHIP AND 3L REAL ESTATE LIMITED PARTNERSHIP; AS OWNERS, AND UNDER THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO OCTOBER 23, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: WEIGEL AND LOCKEN SUBDIVISION, IN THE NE 1/4 OF SECTION 7-T122N-R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.
DATED THIS 29 DAY OF October, 2020

Randy D. Bacon
RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

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: WEIGEL AND LOCKEN SUBDIVISION, IN THE NE 1/4 OF SECTION 7-T122N-R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS 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 30 DAY OF October, 2020

PREVIOUSLY DESCRIBED AS:

NE 1/4 SECTION 7-T122N-R63W OF THE 5TH P.M. EXCEPT THE WEST 356 FEET OF THE NORTH 1600 FEET AND THE 184 FEET NEXT EAST OF THE WEST 356 FEET OF THE NORTH 355 FEET AND EXCEPT LOT 1 OF T. HINZ SUBDIVISION OF SAID QUARTER, BROWN COUNTY SOUTH DAKOTA

THE WEST 356 FEET OF THE NORTH 1600 FEET AND THE 184 FEET NEXT EAST OF THE WEST 356 FEET OF THE NORTH 355 FEET OF THE NE 1/4 OF SECTION 7-T122N-R63W OF THE 5TH P.M. BROWN COUNTY SOUTH DAKOTA

BY: Marcie Weigel
MARCIE WEIGEL

3 L REAL ESTATE LIMITED PARTNERSHIP

JON AND DANA LOCKEN REAL ESTATE LIMITED PARTNERSHIP

BY: Loren Locken
LOREN LOCKEN

BY: Jon Locken
JON LOCKEN

BY: Linda Locken
LINDA LOCKEN

BY: Dana Locken
DANA LOCKEN

ACKNOWLEDGEMENT

STATE OF South Dakota

COUNTY OF Brown)SS

ON THIS THE 30 DAY OF October, 2020 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARCIE WEIGEL KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



James E. Thorpe

NOTARY PUBLIC, South Dakota STATE

MY COMMISSION EXPIRES: February 10, 2021

ACKNOWLEDGEMENT

STATE OF South Dakota

COUNTY OF Brown)SS

ON THIS THE 30 DAY OF October, 2020 BEFORE ME, James E. Thorpe, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JON AND DANA LOCKEN OF JON AND DANA LOCKEN REAL ESTATE LIMITED PARTNERSHIP, AND THAT THEY, AS SUCH Members, BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE LIMITED PARTNERSHIP BY HIMSELF/HERSELF AS Members IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



James E. Thorpe

NOTARY PUBLIC, South Dakota STATE

MY COMMISSION EXPIRES: February 10, 2021

**PLAT OF
WEIGEL AND LOCKEN SUBDIVISION,
IN THE NE 1/4 OF SECTION 7-T122N-R63W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

ACKNOWLEDGEMENT

STATE OF South Dakota
COUNTY OF Brown SS
ON THIS THE 30 DAY OF October, 2020 BEFORE ME, James E. Thorpe THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LOREN AND LINDA LOCKEN OF 3L REAL ESTATE LIMITED PARTNERSHIP, AND THAT THEY, AS SUCH Members BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE LIMITED PARTNERSHIP BY HIMSELF/HERSELF AS Members IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



James E. Thorpe

NOTARY PUBLIC, South Dakota STATE

MY COMMISSION EXPIRES: February 19, 2021

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 WEIGEL AND LOCKEN SUBDIVISION, IN THE NE 1/4 OF SECTION 7-T122N-R63W 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

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 WEIGEL AND LOCKEN SUBDIVISION, IN THE NE 1/4 OF SECTION 7-T122N-R63W 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 4 DAY OF November, 2020

Beverly Jensen
DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

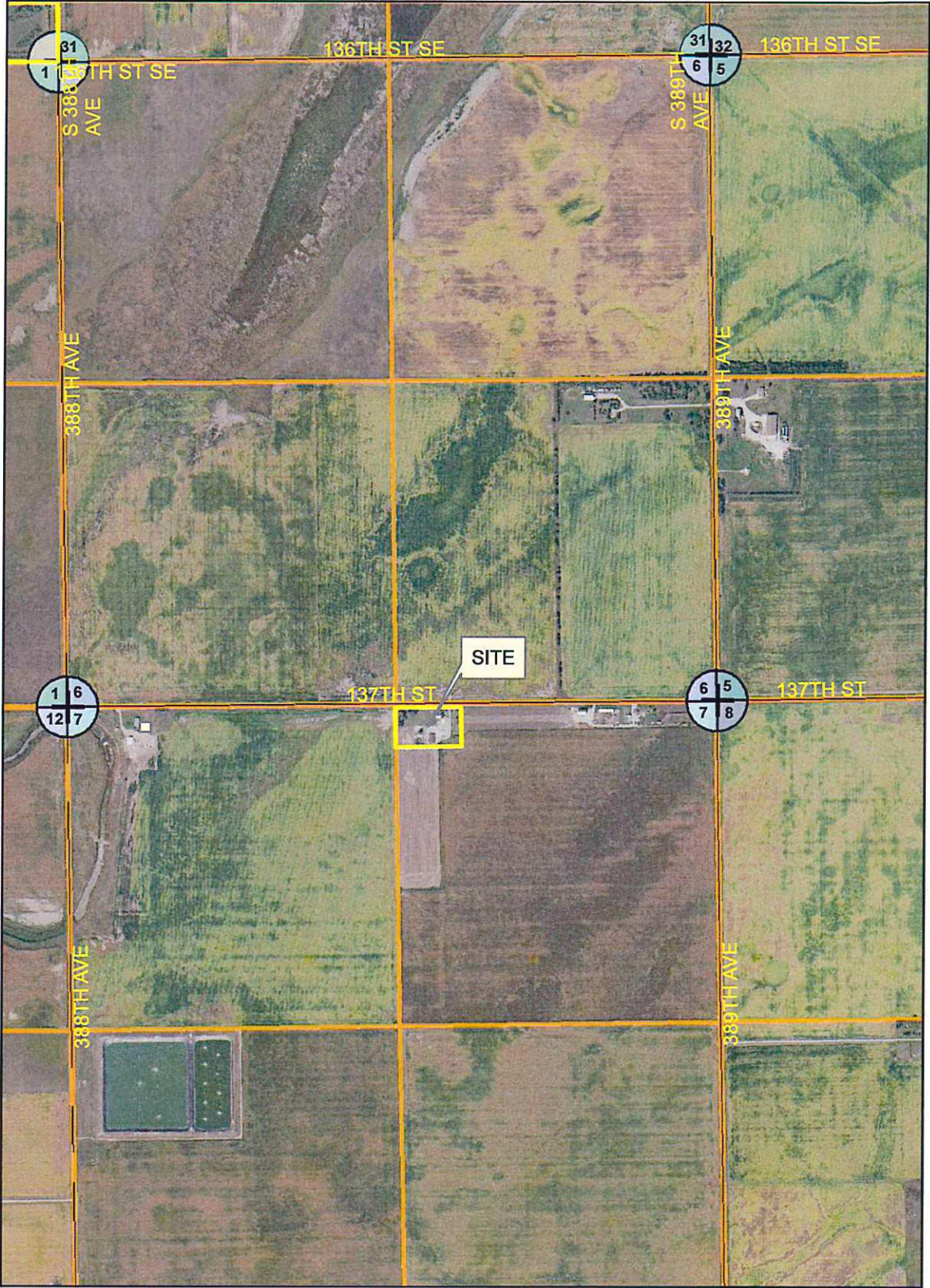
I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS 4 DAY OF November, 2020.

Cynthia J. Meyer, clu, cpt, csw
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____, AND DULY RECORDED AS PLAT NO. _____

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA





STAFF REPORT

December 15, 2020

REZONE PARCEL from an AG-P District

ITEM # *22*

GENERAL INFORMATION

PETITIONER	Marjorie Dosch
REQUEST	Petition to Rezone Property
LEGAL DESCRIPTION	Lot 1, Dosch Subdivision in the NW1/4 NW1/4 of Section 8-T127N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	38905 107 th Street
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
REPORTED BY	Nancy Clark North

GENERAL COMMENT: The petitioner is requesting this rezone from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring into compliance.

REVIEW: Staff has reviewed and recommends approval.

NOTICE OF HEARING

Application has been made to Brown County Planning/Zoning Commission for a REZONE PETITION. A hearing will be held in the Courthouse Annex in the basement Community Meeting Room, on December 15, 2020 at 7:00 p.m. for the purpose of Rezoning from *Agriculture Preservation District (AG-P)* to *Mini-Agriculture District (M-AG)*.

Owner & Petitioner: Marjorie Dosch

Description of property: Lot 1, Dosch Subdivision in the NW1/4 NW1/4 of Section 8-T127N-R63W of the 5th P.M., Brown County, South Dakota (38905 107th Street).

Reason: To bring into compliance.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the date with the Brown County Auditor.

Dated this 1st day of December 2020

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

Published once at the total approximate cost of _____.



SPORTSMEN Hunters

What Our Book Can Do For You Fishermen

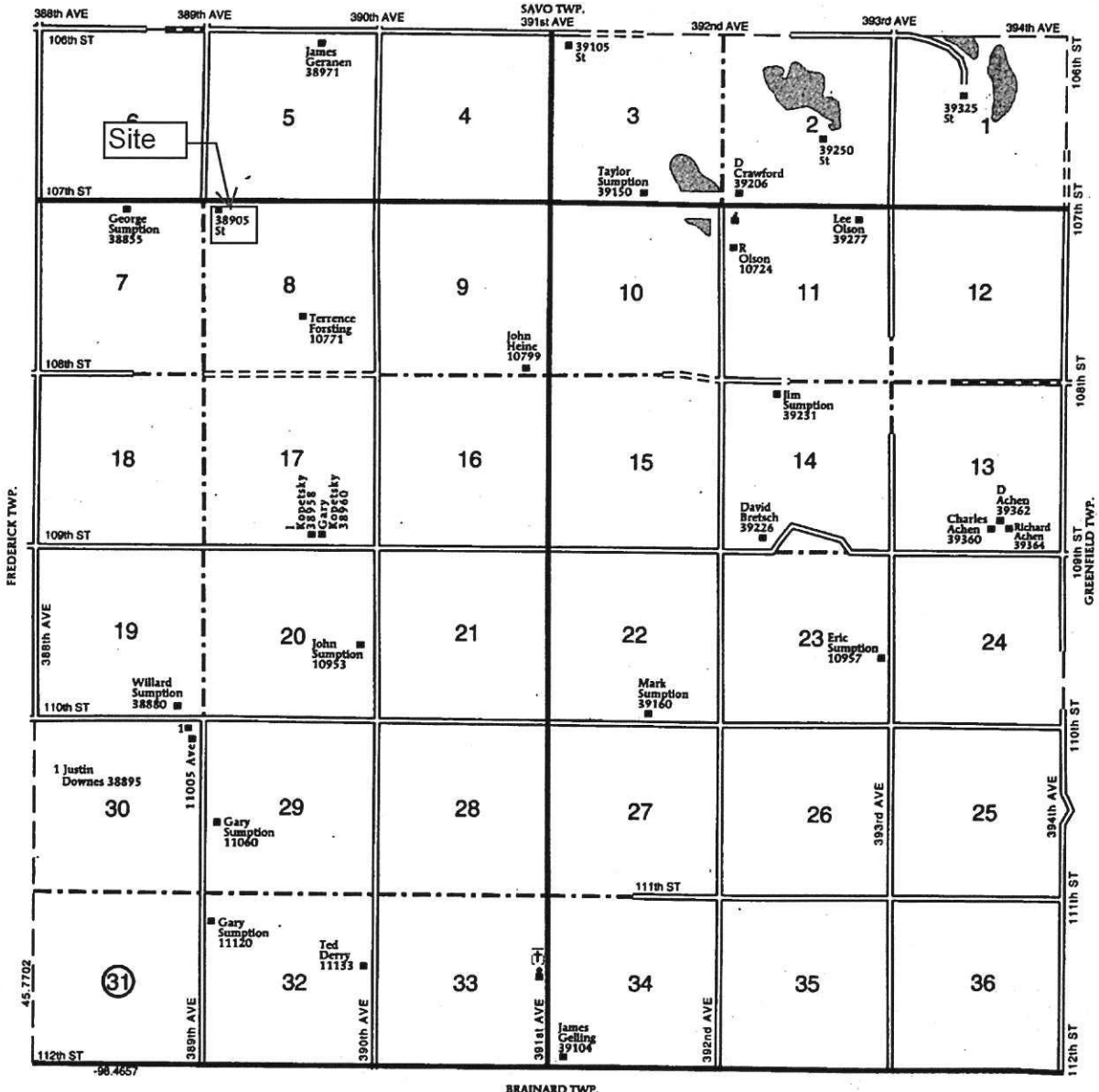
- Find hunting and fishing areas owned by U.S. Wildlife or Game & Fish Depts.
- Identifies names of rural residents and landowners to obtain permission to hunt and fish.
- Find the best and shortest routes and identifies the type of roads, like paved, gravel, etc.
- Two page county map.
- Yearly updated Township maps

T-127-N

RICHLAND DIRECTORY

(Residents - Owners or Renters)

R-63-W



REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 12/2/2020
Receipt: 749867
Filing Fee: \$350
(non-refundable)

Brown County Commission Members:

I/We the undersigned, do hereby petition the Brown County Commission of Brown County, South Dakota to rezone property as follows:

Legal Description:

Lot 1, Dosch Subdivision in the NW1/4 NW1/4 of Section 8-T127N-R63W of the
5th P.M., Brown County, South Dakota

General Area Location or Street Address: 38905 107th Street
From the Agriculture Preservation District
To the Mini Agricultural District

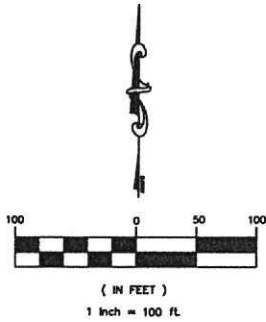
Purpose: For intended use - Residential
Size of Parcel: 10.24 Acres
Existing Land Use: Residential/Agricultural

Petitioner: (Print) Marjorie Dosch
Signature: Marjorie Dosch
Date: 12-2-2020 Phone: 605-329-2103
Address: 38905 107th Street
Frederick, SD 57441
City State Zip

Owner: (Print) _____
Signature: _____
Date: _____ Phone: _____
Address: _____
City State Zip

Additional Signatures may be submitted on a separate page.

PLAT OF DOSCH SUBDIVISION IN THE NW 1/4 NW 1/4 OF SECTION 8 T127N R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA.



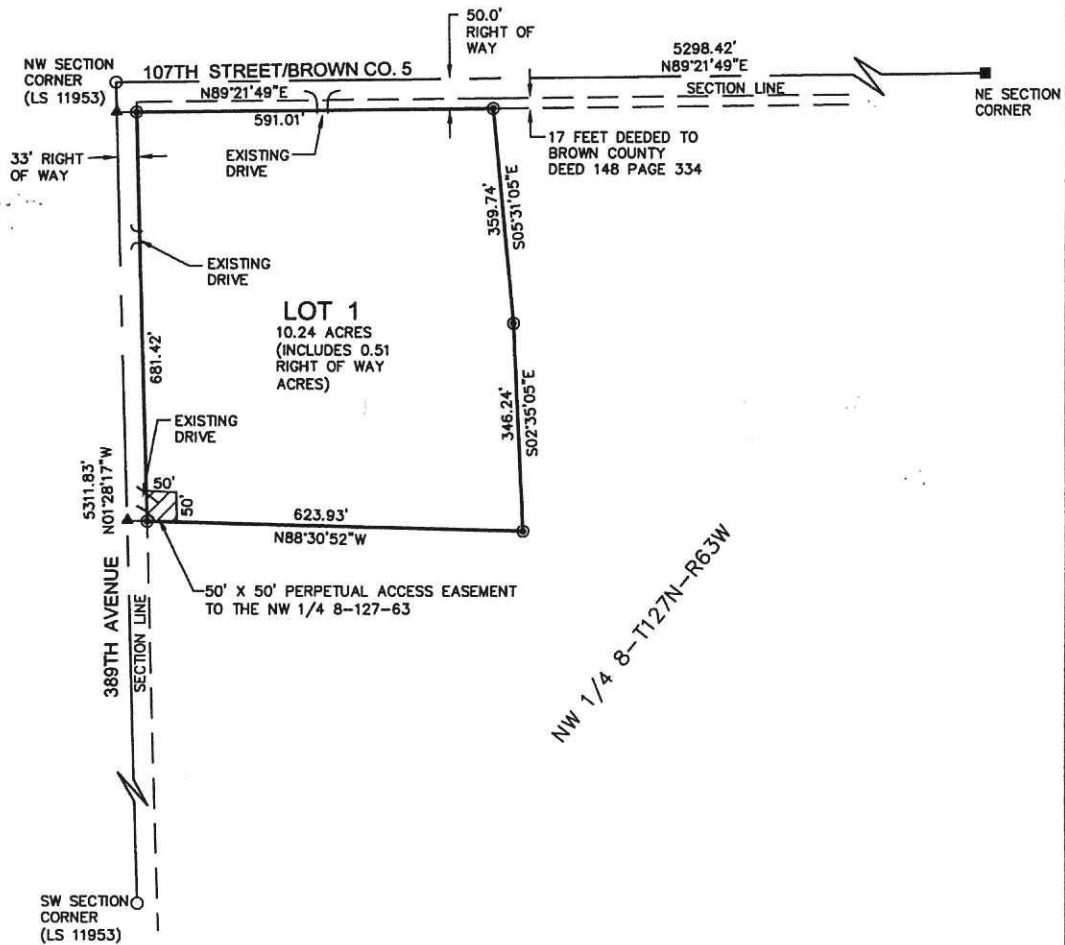
LEGEND

- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214
- SET 3" SPIKE W/ WASHER STAMPED KIESO RLS 9214
- ▲ CALCULATED POSITION
- ▨ PERPETUAL ACCESS EASEMENT TO THE NW 1/4 OF SECTION 8-127-63



BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE
NAD 83 (2011)
DISTANCES ARE GROUND



Helms ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS

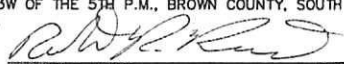
211 Brown County Highway 19
P.O. Box 111
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189

PLAT OF
DOSCH SUBDIVISION
IN THE NW 1/4 NW 1/4 OF SECTION 8 T127N R63W 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 MARJORIE J. DOSCH AS OWNER, AND UNDER HER DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO NOVEMBER 4, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: DOSCH SUBDIVISION IN THE NW 1/4 NW 1/4 OF SECTION 8 T127N R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA. I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

DATED THIS 5 DAY OF NOVEMBER, 2020.

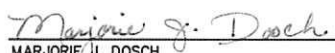

ROBERT K. KIESO RLS #9214

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF ALL THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT; THAT THE PLAT HAS BEEN MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSES INDICATED THEREIN; WHICH SAID PROPERTY AS SO SURVEYED AND PLATTED SHALL HEREAFTER BE KNOWN AS: DOSCH SUBDIVISION IN THE NW 1/4 NW 1/4 OF SECTION 8 T127N R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS PLAT, AND I 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 5 DAY OF November, 2020

PREVIOUSLY DESCRIBED AS: NW 1/4 OF SECTION 8 T127N
R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA

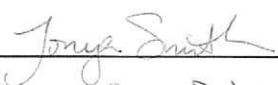

MARJORIE J. DOSCH

ACKNOWLEDGEMENT

STATE OF South Dakota
COUNTY OF Brown)SS

ON THIS THE 5th DAY OF November, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARJORIE J. DOSCH KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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: 2/03/2024

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 DOSCH SUBDIVISION IN THE NW 1/4 NW 1/4 OF SECTION 8 T127N R63W 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

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 DOSCH SUBDIVISION IN THE NW 1/4 NW 1/4 OF SECTION 8 T127N R63W 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

PLAT OF
DOSCH SUBDIVISION
IN THE NW 1/4 NW 1/4 OF SECTION 8 T127N R63W OF THE 5TH P.M.,
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 ____ DAY OF _____, 20____.

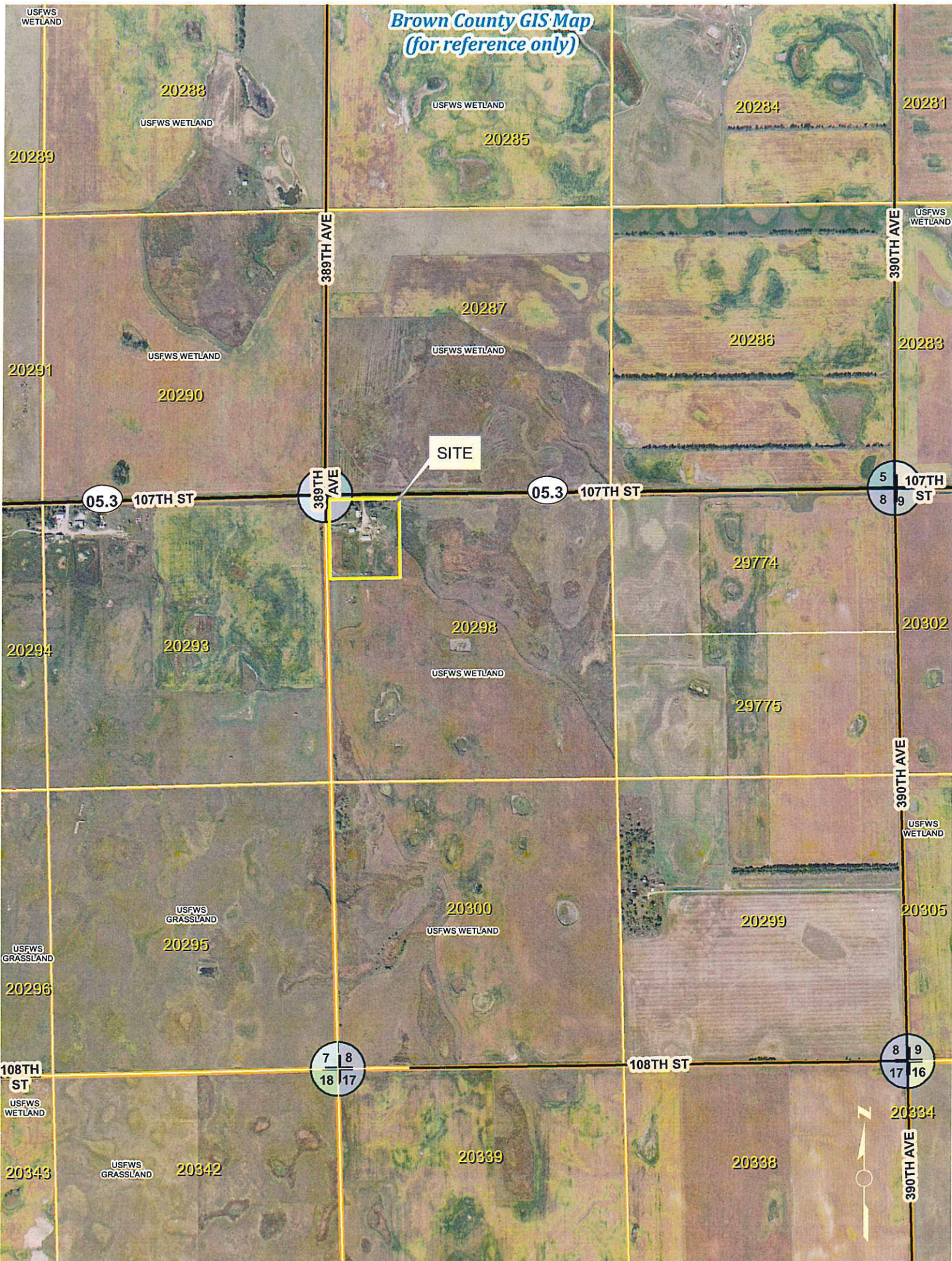
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S 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

Brown County GIS Map
(for reference only)



*Brown County GIS Map
(for reference only)*

389TH AVE

107TH ST
6 5
7 8

05.3 107TH ST

SITE

38905 107th St



STAFF REPORT

December 15, 2020

REZONE PARCEL from an AG-P District

ITEM # 23

GENERAL INFORMATION

PETITIONER	Troy Malsam
REQUEST	Petition to Rezone Property
LEGAL DESCRIPTION	Jones Outlot 1 in the N1/2 of Section 32-T124N-R62W of the 5th P.M., Brown County, South Dakota
LOCATION	39551 129 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
REPORTED BY	Ron Keller

GENERAL COMMENT: The petitioner is requesting this rezone from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring into compliance.

REVIEW: Staff has reviewed and recommends approval.

NOTICE OF HEARING

Application has been made to Brown County Planning/Zoning Commission for a *REZONE PETITION*. A hearing will be held in the Courthouse Annex in the basement Community Meeting Room, on *December 15, 2020 at 7:00 p.m.* for the purpose of Rezoning from *Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG)*.

Owner & Petitioner: Troy Malsam

Description of property: Jones Outlot 1 in the N1/2 of Section 32-T124N-R62W of the 5th P.M., Brown County, South Dakota (39551 129th Street).

Reason: To bring into compliance.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the date with the Brown County Auditor.

Dated this 1st day of December 2020

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

Published once at the total approximate cost of _____.



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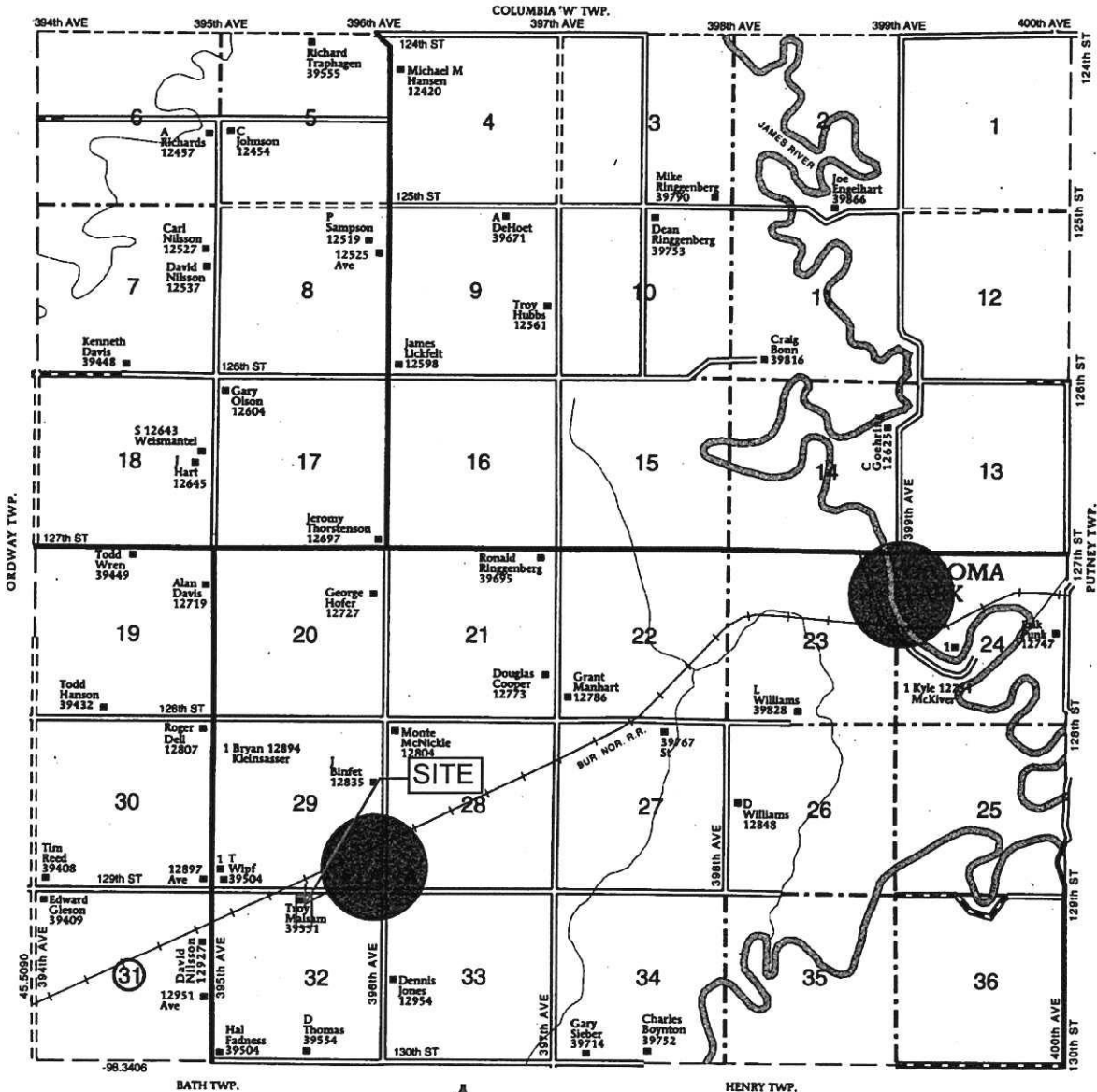
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T-124-N

CAMBRIA DIRECTORY

R-62-W

(Residents - Owners or Renters)



REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 12/3/20
Receipt: 749871
Filing Fee: \$350
(non-refundable)

Brown County Commission Members:

I/We the undersigned, do hereby petition the Brown County Commission of Brown County, South Dakota to rezone property as follows:

Legal Description:

Jones Outlot I in the N1/2 of Section 32-T124N-R62W of the 5th P.M., Brown County,
South Dakota

General Area Location or Street Address: 39551 129th St

From the Agriculture Preservation

District

To the Mini-Agriculture

District

Purpose: To Bring Into Compliance

Size of Parcel: 8.78 acres

Existing Land Use: Mini-Agriculture

Petitioner: (Print) Troy Malsam

Signature: 

Date: 12/3/20 Phone: 605-380-4837

Address: 39551 129th St

Aberdeen, SD 57401

City

State

Zip

Owner: (Print) Troy Malsam

Signature: 

Date: 12/3/20 Phone: 605-380-4837

Address: 39551 129th St

Aberdeen, SD 57401

City

State

Zip

Additional Signatures may be submitted on a separate page.

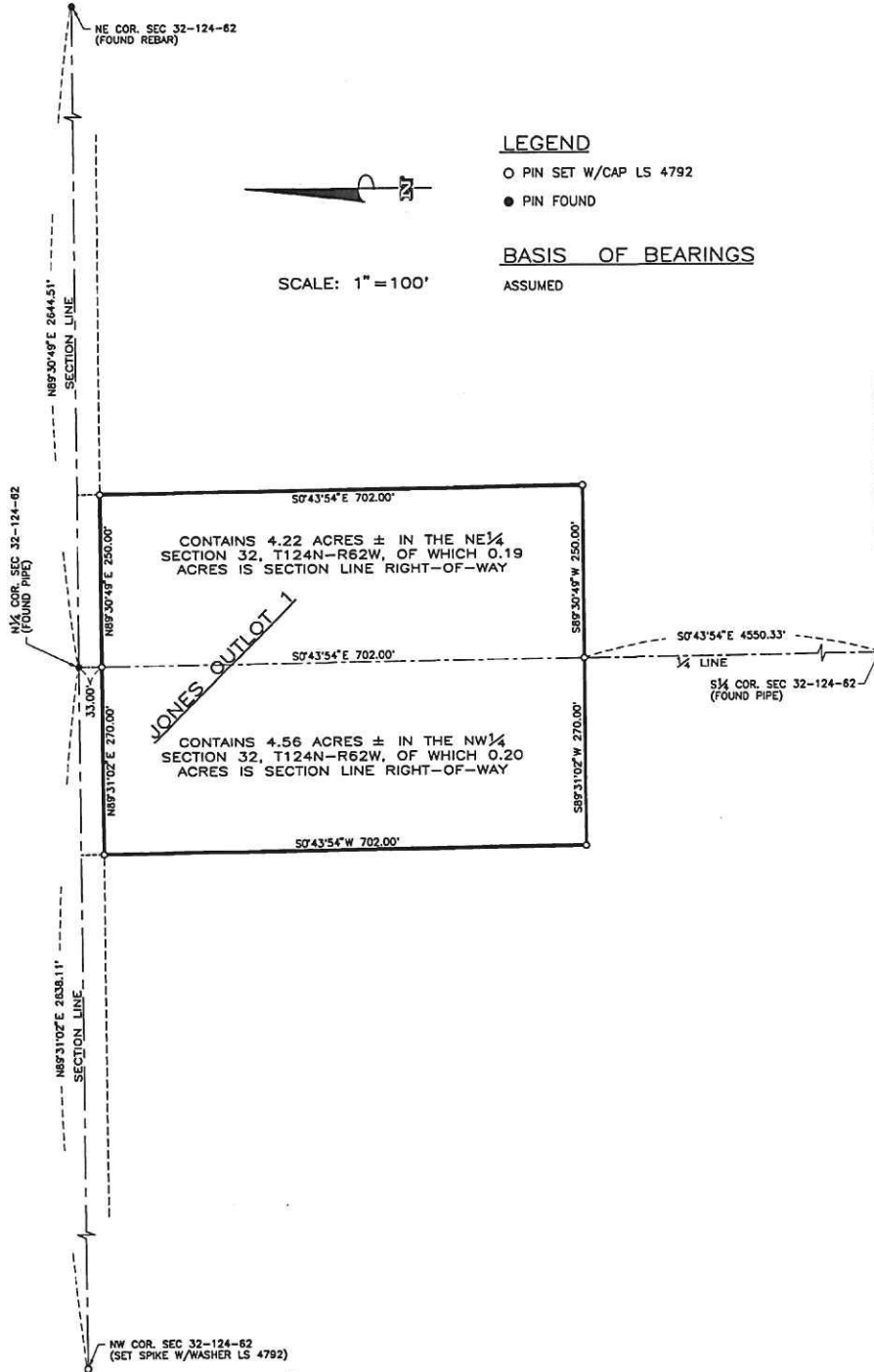
DRAWING NUMBER
Book 17
1267-E

BARCO PRODUCTS • NEW HOPE, MINNESOTA
PRODUCED BY PAT F. ALBERT, ESQ.

DRAWING NUMBER
182

BARCO PRODUCTS • NEW HOPE, MINNESOTA
PRODUCED BY PAT F. ALBERT, ESQ.

PLAT SHOWING
JONES OUTLOT 1
IN THE N 1/2 OF SECTION 32-T124N-R62W
OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA



PLAT SHOWING
JONES OUTLOT 1
IN THE N 1/2 OF SECTION 32-T124N-R62W
OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

WE, ELWIN and DOROTHY MARIE JONES, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE NE 1/4 OF SECTION 32, TOWNSHIP 124 NORTH, RANGE 62 WEST AND ALSO THE EAST 270 FEET OF THE NORTH 735 FEET OF THE NW 1/4 IN SECTION 32, T124N, R62W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA, AND THAT WE HAVE CAUSED A PORTION OF THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED PLAT, WHICH SHALL HEREINAFTER BE KNOWN AND DESCRIBED AS "JONES OUTLOT 1 IN THE N 1/2 OF SECTION 32, T124N R62W 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.

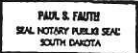
SIGNED THIS 6 DAY OF May, 19 98.

OWNERS:

Elwin Jones
ELWIN JONES

Dorothy Marie Jones
DOROTHY MARIE JONES

STATE OF SOUTH DAKOTA } SS
COUNTY OF BROWN



ON THIS 6 DAY OF May, 19 98, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ELWIN and DOROTHY MARIE JONES, KNOWN TO ME TO BE THE PERSONS IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 8-21-2004

Paul S. Fausti
NOTARY PUBLIC, BROWN COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, LOUIS P. O'DONNELL, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED "JONES OUTLOT 1 IN THE N 1/2 OF SECTION 32, T124N R62W 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 MAY, 19 98

Louis P. O'Donnell
REGISTERED LAND SURVEYOR #4792

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 22nd DAY OF October, 19 98.

Sharon B. Denton
SECRETARY OF THE COUNTY PLANNING COMMISSION
BROWN COUNTY, SOUTH DAKOTA

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING "JONES OUTLOT 1 IN THE N 1/2 OF SECTION 32, T124N R62W 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 THEREOF."

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 22nd DAY OF October, 19 98.

Sharon B. Denton
COUNTY AUDITOR, BROWN COUNTY, SOUTH DAKOTA

"BE IT RESOLVED BY THE COUNTY COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING "JONES OUTLOT 1 IN THE N 1/2 OF SECTION 32, T124N R62W 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 APPROVAL

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 16th DAY OF Oct, 19 98

Shirley E. Dean
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION'S APPROVAL

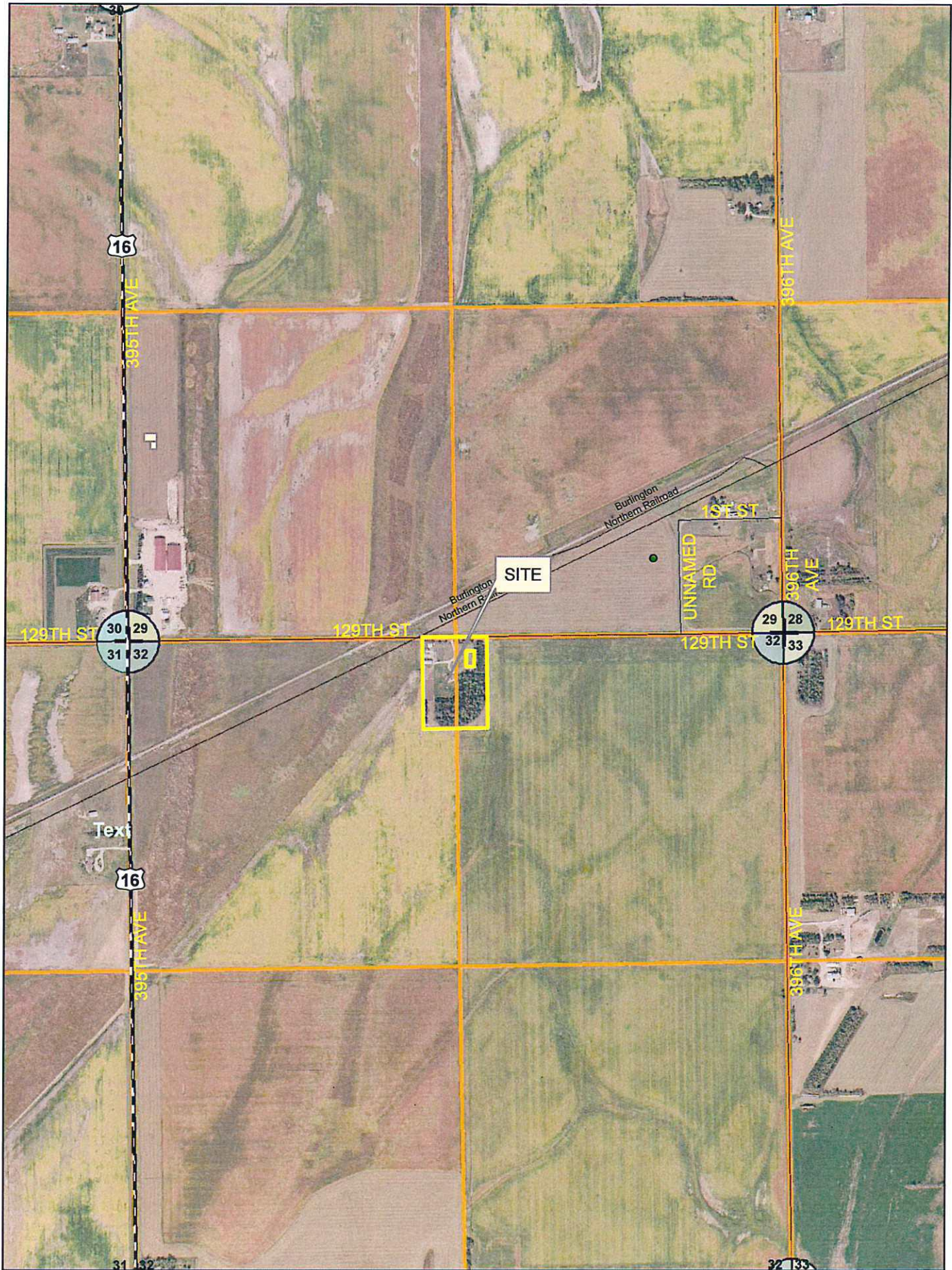
I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT THIS 26th DAY OF October, 19 98.

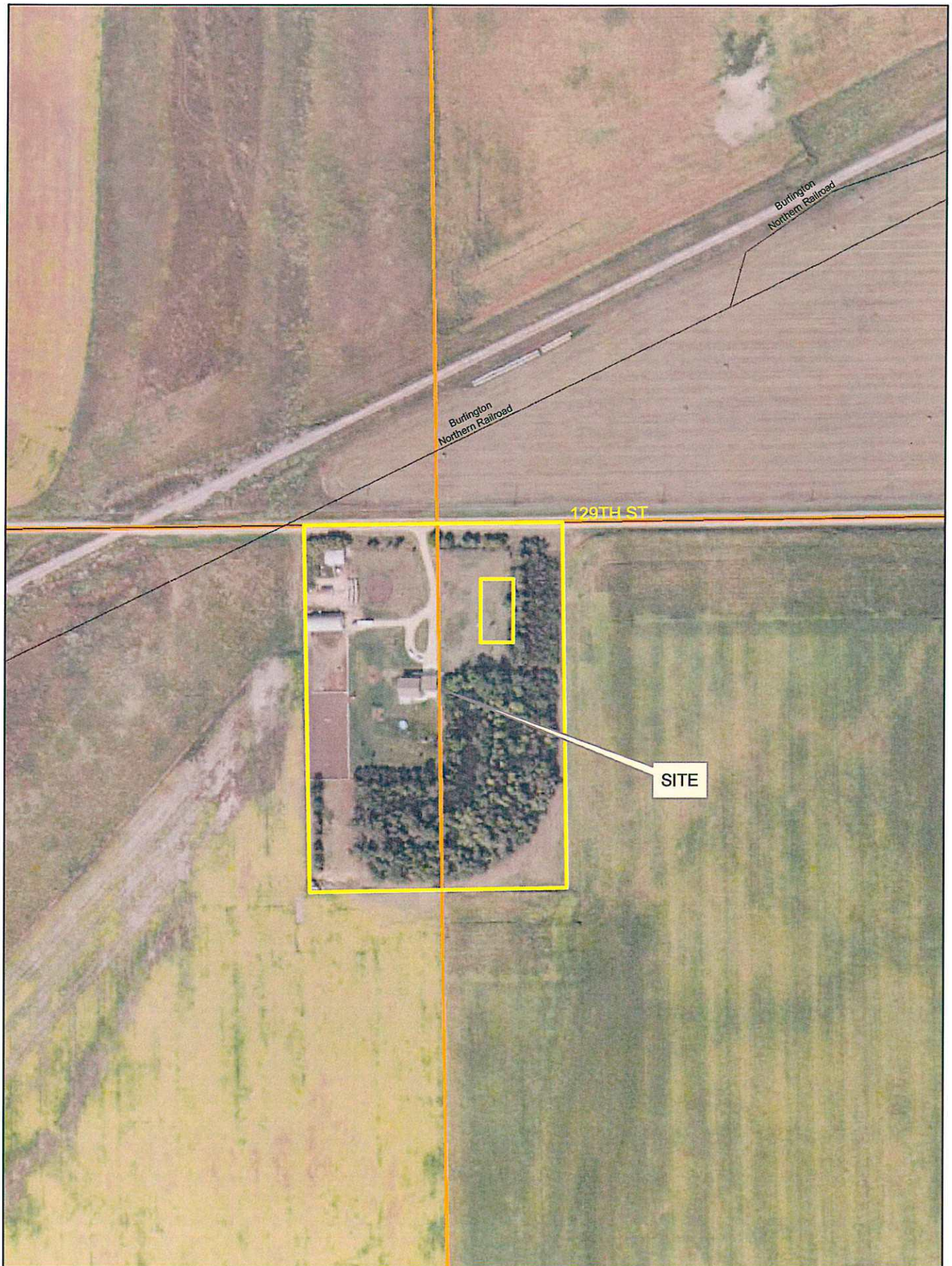
Kathy Fischer (Deputy)
DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS' APPROVAL

FILED FOR RECORD THIS 28th DAY OF Oct, 19 98, AT 12:05 O'CLOCK P.M., AND DULY RECORDED IN BOOK OF PLATS NO. 17, ON PAGE 1267E THEREIN.

Cindy Johnson, Reg. of Deeds
REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA





PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Fliehs Railroad

PLAT OF
FLIEHS RAILROAD ADDITION
IN THE NW QUARTER OF SECTION 30, TOWNSHIP 125 NORTH, RANGE 60 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: N1/2 SECTION: 30 TOWNSHIP: 125 RANGE: 60

MANDATORY LOTS: 1,2 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: State of South Dakota _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Todd Schlusen (Clark Engineering)

TYPE: PRELIMINARY _____ FINAL _____ BOTH (both is allowed if there is not a new road needed)

PLAT FEE PER PLAT: \$100.00 DATE PAID: 12 / 01 /2020

RECEIVED BY PLANNING DEPARTMENT: 11 / 16 /2020 BY: Ron Keller

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

ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR 11 x 17 PHOTO PAPER _____ OTHER _____

STREETS/ROADS NAMED PROPERLY: NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT: _____

EXISTING ACCESS SHOWN ON PLAT: _____ ACCESS PERMISSION NEEDED BY: SD _____ BC _____ TWP _____

FULLY DIMENSIONED FROM SECTION CORNER: OR QUARTER CORNER: OR KNOWN MARKER: _____

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE:

HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) SIGNATURE LINE SIGNED: _____

TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR N/A TREASURER SIGNATURE LINE SIGNED _____

BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: PROPERTY PINS SHOWN ON ALL CORNERS:

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W

AFTER PLANNING COMMISSION MEETING

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: November 6, 2020
RECEIPT # 749866
TOWNSHIP: Claremont Twp

FEES: \$100.00
PAID: (YES/NO) (CHK/CASH)
DATE: 12/1/20

OWNERS SIGNATURE: State of South Dakota
OWNERS ADDRESS: _____
OWNERS CITY, STATE, ZIP: _____
OWNERS PHONE: _____

AGENTS SIGNATURE: Donald L. Gellhaus 
AGENTS ADDRESS: 120 S. Lincoln St
AGENTS CITY, STATE, ZIP: Aberdeen, SD 57401
AGENTS PHONE: 605-225-6895 6522

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: Flehs Railroad Addition in the N1/2 of Section 30-T125N-R60W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: December 15, 2020 TIME: 7:00 pm

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

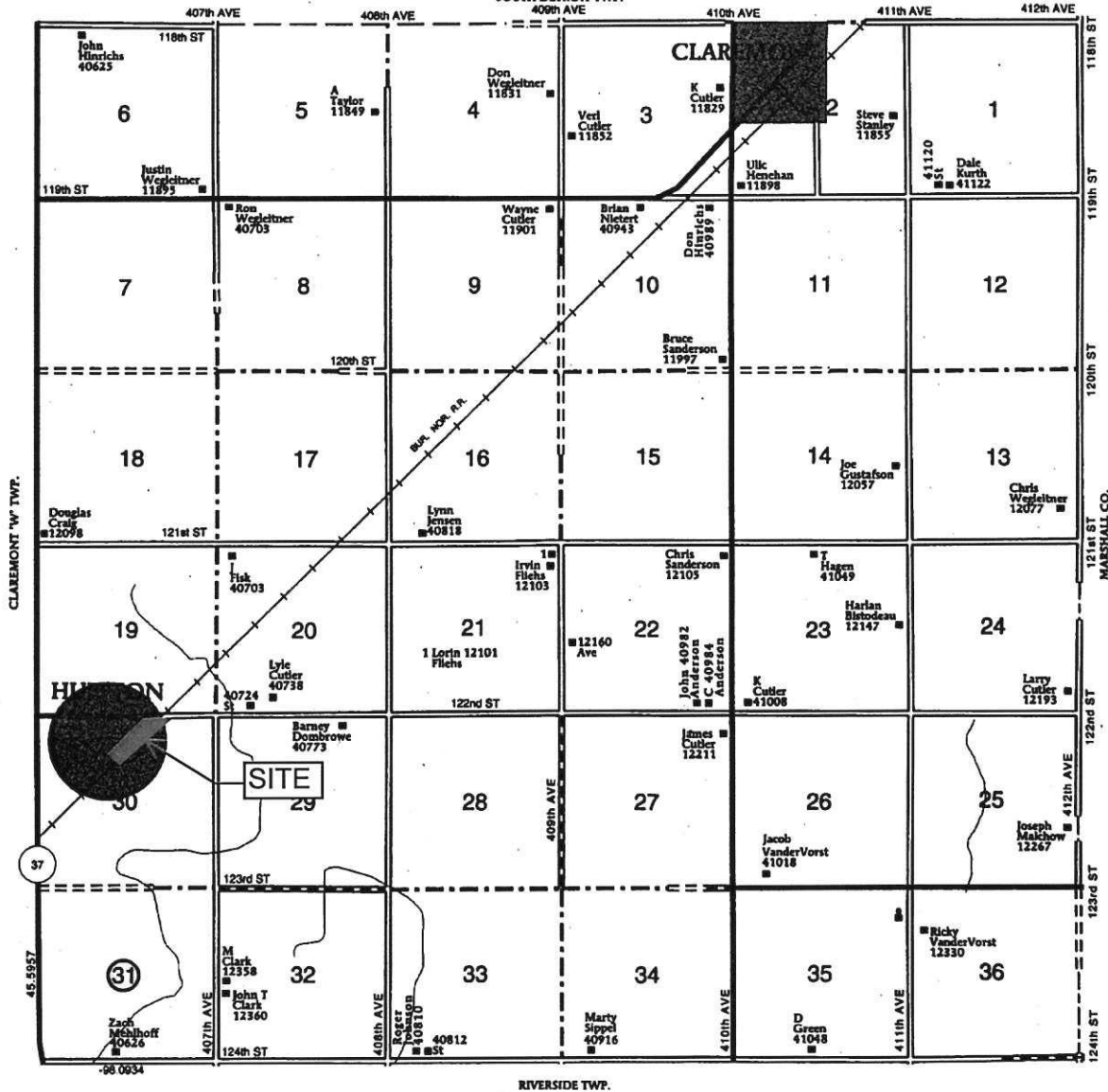


T-125-N

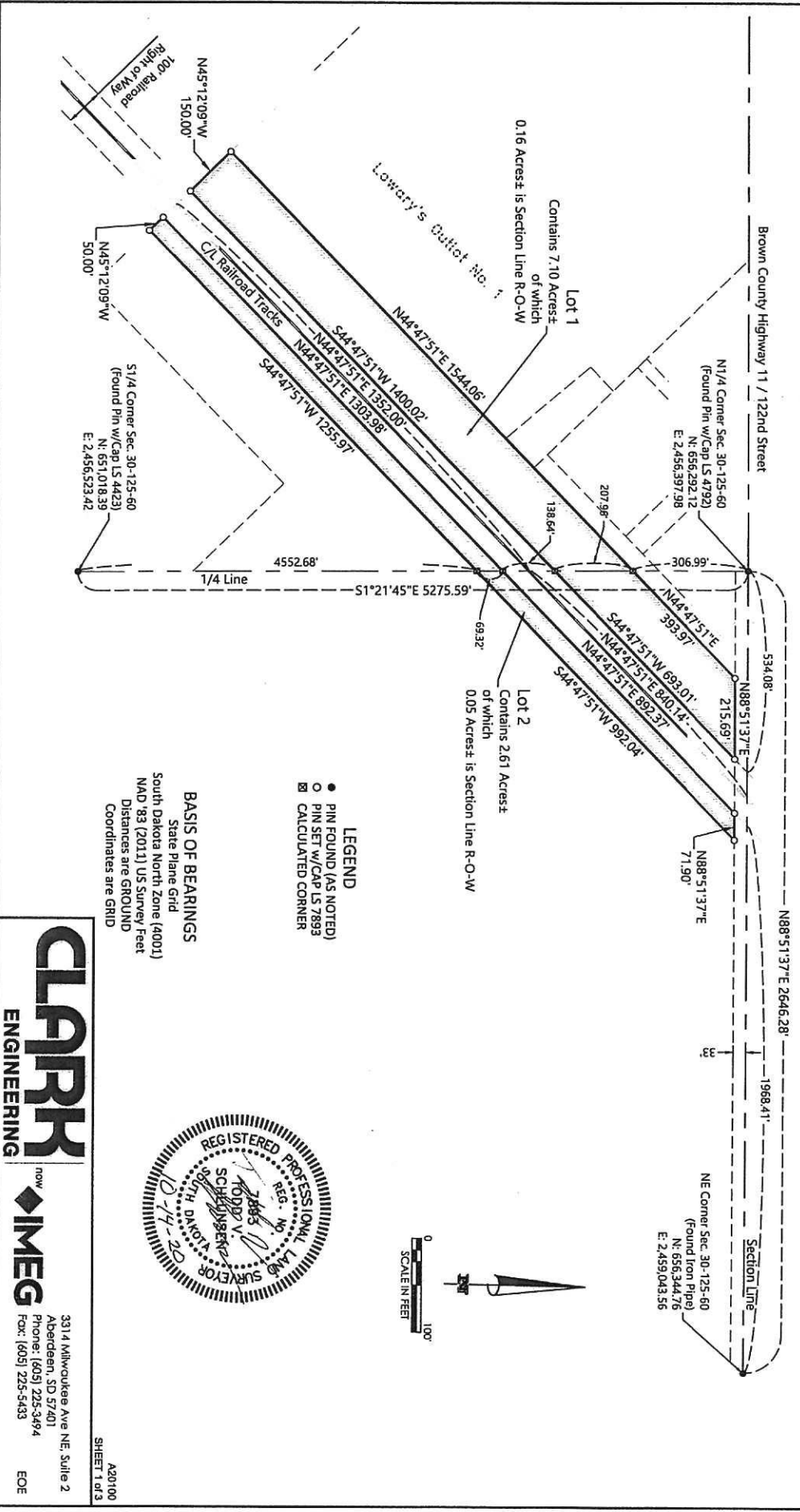
CLAREMONT 'E' DIRECTORY

R-60-W

(Residents - Owners or Renters)
SOUTH DETROIT TWP.

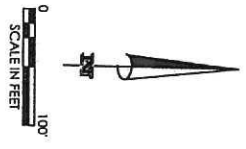


**PLAT SHOWING
FLIEHS RAILROAD ADDITION**
IN THE N1/2 OF SECTION 30,
TOWNSHIP 125 NORTH, RANGE 60 WEST OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA



- LEGEND**
- PIN FOUND (AS NOTED)
 - PIN SET w/CAP LS 7893
 - ☒ CALCULATED CORNER

BASIS OF BEARINGS
State Plane Grid
South Dakota North Zone (4001)
NAD 83 (2011) US Survey Feet
Distances are GROUND
Coordinates are GRID



CLARK
ENGINEERING

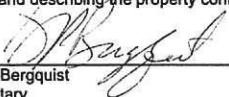


3314 Milkoukee Ave NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433

PLAT SHOWING
FLIEHS RAILROAD ADDITION
 IN THE N1/2 OF SECTION 30,
 TOWNSHIP 125 NORTH, RANGE 60 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, Darin Bergquist, Secretary, Department of Transportation, State of South Dakota, hereby certify that the State of South Dakota, acting by and through the Department of Transportation, is the owner of record of property shown on this plat, the 300' wide Station Ground property at Huffton, South Dakota, being 200' wide on the Northwestern side and 100' wide on the Southeastly side of the Main Tract centerline, as originally constructed upon, over and across the North Half (N1/2) of Section Thirty (30), Township One Hundred Twenty-Five (125) North, Range Sixty (60) West of the 5th P.M., Brown County, South Dakota, bounded on the Southwest by a line drawn at right angles to said Main Tract centerline at a point distant 1352.0' Southwesterly of the North-South centerline of said Section 30, as measured along said Main Tract centerline, and bounded on the North by the North line of said Section 30, said property shall hereafter be known by the description designated above and that the survey was made under the direction of the State of South Dakota Department of Transportation, I do hereby join in and approve this survey and plat of the land shown hereon, for the purpose of defining and describing the property contained within the boundaries as shown on the plat.

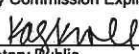

 Darin Bergquist
 Secretary
 South Dakota Department of Transportation

Signed this 19th day of October, 2020.

COUNTY OF South Dakota)
) SS
 STATE OF Hughes)

On this 19th day of October, 2020, before me, Kari G. Kroll, a Notary Public, within and for said County and State, personally appeared, Darin P. Bergquist, Secretary, Department of Transportation, State of South Dakota, known to me or satisfactorily proven to be the person described in the forgoing instrument, and acknowledged he executed the same in the capacity therein stated and for the purposed therein contained.

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

My Commission Expires: 02/25/25

 Notary Public



SURVEYOR'S CERTIFICATE

I, Todd V. Schlunsen, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owner(s), I have surveyed and platted "FLIEHS RAILROAD ADDITION IN THE N1/2 OF SECTION 30, TOWNSHIP 125 NORTH, RANGE 60 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 19th day of October, 2020.



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 _____, 2020. _____
 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 _____, 2020.

 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 "FLIEHS RAILROAD ADDITION IN THE N1/2 OF SECTION 30, TOWNSHIP 125 NORTH, RANGE 60 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 _____, 2020.

 County Auditor
 Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "FLIEHS RAILROAD ADDITION IN THE N1/2 OF SECTION 30, TOWNSHIP 125 NORTH, RANGE 60 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:

		3314 Milwaukee Ave NE, Suite 2 Aberdeen, SD 57401 Phone: (605) 225-3494 Fax: (605) 225-5433	EOE
---	---	--	-----

PLAT SHOWING
FLIEHS RAILROAD ADDITION
IN THE N1/2 OF SECTION 30,
TOWNSHIP 125 NORTH, RANGE 60 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 _____, 2020.

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 _____, 2020.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this ____ day of _____, 2020, at ____ O'clock __ M., and duly recorded as Hanging Plat No. _____.

Register of Deeds
Brown County, South Dakota

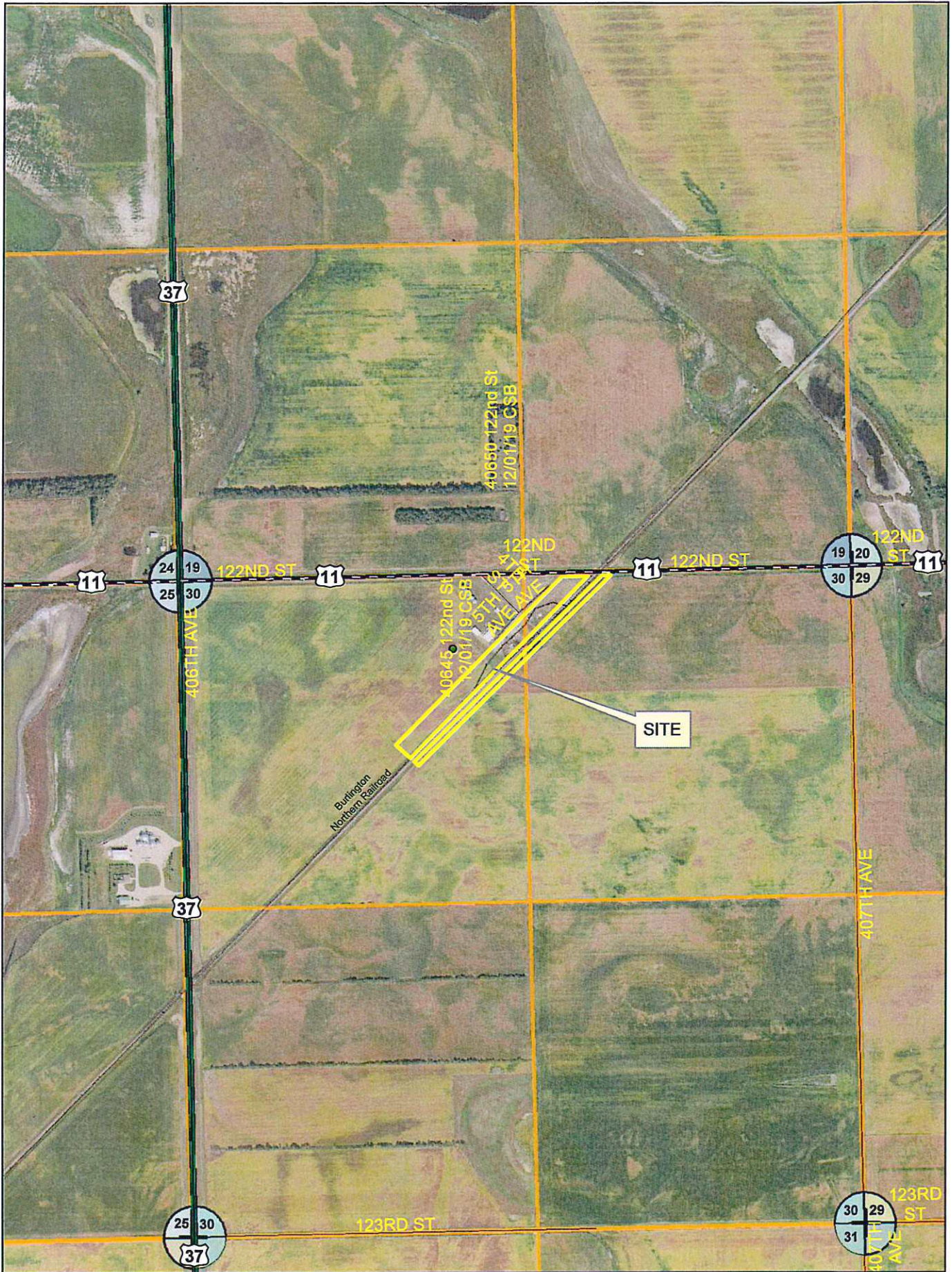
PREPARED BY:

CLARK
ENGINEERING

now **IMEG**

3314 Milwaukee Ave NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433

EOE





STAFF REPORT

December 15, 2020

PRELIMINARY & FINAL PLAT

ITEM # 25

GENERAL INFORMATION:

PETITIONER: Nicole Meyer

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: Don Meyer Consolidation Subdivision in
Prairiewood Village in the NE1/4 of Section
33-T124N-R63W of the 5th P.M., Brown
County, South Dakota

LOCATION: 12920 Prairiewood Drive

TOWNSHIP: Prairiewood Village

EXISTING ZONING Residential District (R-1)

SURROUNDING ZONING:

North:	Residential District (R-1)
South:	Residential District (R-1)
East:	Residential District (R-1)
West:	Residential District (R-1)

PUBLIC UTILITIES: WEB

REPORTED BY: Ron Keller

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final plat for financial purposes.

GENERAL REVIEW: After review, Staff recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Don Meyer

PLAT OF
DON MEYER CONSOLIDATION SUBDIVISION
IN THE NE QUARTER OF SECTION 33, TOWNSHIP 124 NORTH, RANGE 63 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: NE SECTION: 33 TOWNSHIP: 124 RANGE: 63

MANDATORY LOTS: 1 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: Nicole Meyer Don Meyer

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Keith Howe (Howe Surveying)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X (both is allowed if there is not a new road needed)

PLAT FEE PER PLAT: \$100.00 DATE PAID: 12 / 01 /2020

RECEIVED BY PLANNING DEPARTMENT: 11 / 06 /2020 BY: Ron Keller

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE _____ FINANCIAL PURPOSES X OTHER _____

ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR X 11 x 17 PHOTO PAPER _____ OTHER _____

STREETS/ROADS NAMED PROPERLY: X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT: _____

EXISTING ACCESS SHOWN ON PLAT: _____ ACCESS PERMISSION NEEDED BY: SD _____ BC _____ TWP _____

FULLY DIMENSIONED FROM SECTION CORNER: _____ OR QUARTER CORNER: _____ OR KNOWN MARKER: X

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

HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) X SIGNATURE LINE SIGNED: _____

TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED _____

BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: X PROPERTY PINS SHOWN ON ALL CORNERS: X

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W _____

AFTER PLANNING COMMISSION MEETING

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: November 9, 2020
RECEIPT # 749865
TOWNSHIP: Prairiewood Village

FEES: \$100.00
PAID: (YES/NO) (CHK/CASH)
DATE: 12/1/20

OWNERS SIGNATURE: Nicole Meyer 
OWNERS ADDRESS: 12920 Prairiewood Dr
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-769-0913

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

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: Don Meyer Consolidation Subdivision in Prairiewood Village in the
NE1/4 of Section 33-T124N-R63W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

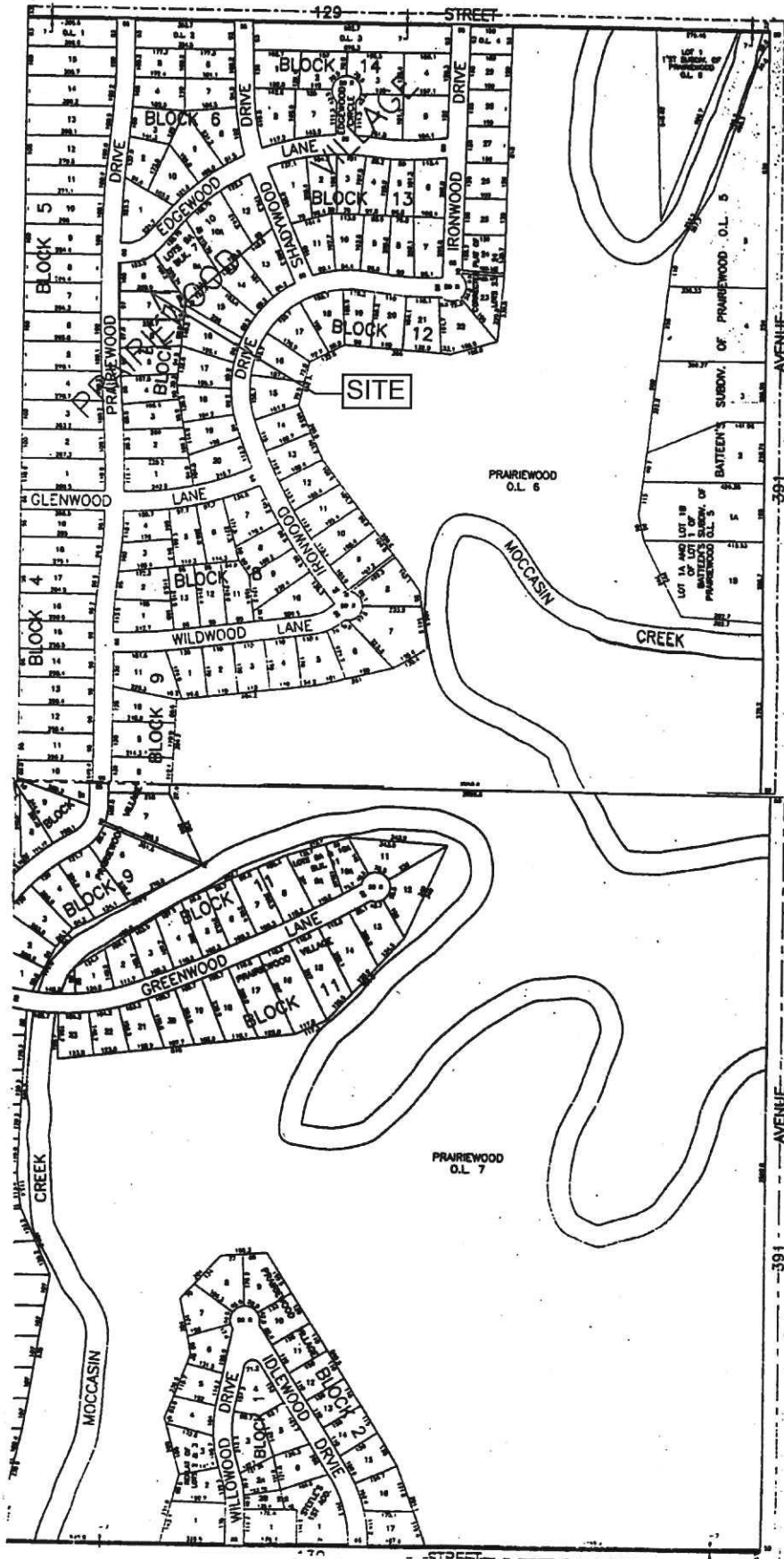
By: _____ Date: _____

HEARING DATE: December 15, 2020 TIME: 7:00 pm

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



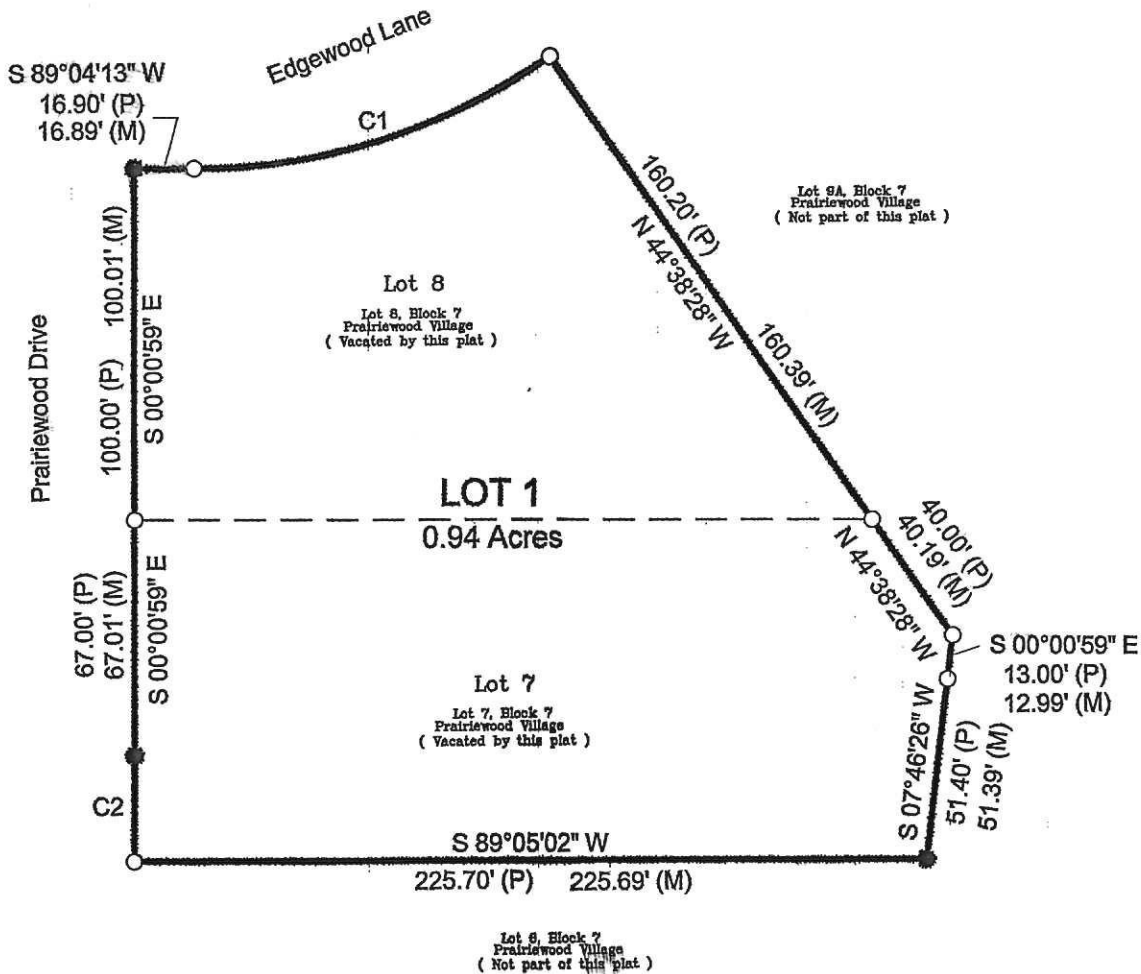
PLAT OF

DON MEYER CONSOLIDATION SUBDIVISION IN PRAIRIEWOOD VILLAGE
IN THE NE 1/4 OF SECTION 33, T. 124 N., R. 63 WEST
OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA.

VACATION STATEMENT: THIS PLAT VACATES LOTS 7
AND 8, BLOCK 7, PRAIRIEWOOD VILLAGE IN THE NE 1/4,
OF SEC. 33, T. 124 N., R. 63 WEST OF THE 5TH P.M.,
BROWN COUNTY, SOUTH DAKOTA.



SCALE: 1" = 35'



CURVE DATA

CURVE#	LENGTH	RADIUS	DELTA
C1	107.69'	173.8'	17°29'15"
C2	29.99'	8551.9'	0°27'25"



LEGEND

- DENOTES FOUND MONUMENT
- DENOTES 5/8" REBAR W/CAP SET - LS 6574
- (P) DENOTES PLATTED MEASUREMENT
- (M) DENOTES DISTANCE MEASURED

BASIS OF BEARINGS

WEST LINE OF LOT 9A
 AS N 44° 38' 28" W

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Donald H. Meyer and Nicole R. Meyer, owners of the following described property:
Lot 7 and Lot 8, Block 7, Prairiewood Village, being a part of the Northeast Quarter of Section Thirty-Three (33), Township One Hundred Twenty-Four North (T. 124 N.), Range Sixty-Three West (R. 63 W.) of the Fifth Principal Meridian (5th P.M.), and platted as "Blocks 1-14, Prairiewood Village" and "Outlots 1-4, Prairiewood Village", according to the plat thereof of record, Brown County, South Dakota.

Have caused the same to be platted as "DON MEYER CONSOLIDATION SUBDIVISION IN PRAIREWOOD VILLAGE" and do hereby certify that we are the qualified owners of the land included in the plat hereon drawn and that said land is free from any encumbrance whatsoever and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations and that I have requested the preparation of this plat in compliance with the laws for the State of South Dakota; in witness thereof said Donald H. Meyer and Nicole R. Meyer, have set their hands this 1st day of December A.D., 2020.

Donald Meyer
Donald H. Meyer
Nicole R. Meyer
Nicole R. Meyer

STATE OF SOUTH DAKOTA)
COUNTY OF BROWN)SS

On this 1st day of December A.D., 2020 before me, a Notary Public, personally appeared Donald H. Meyer and Nicole R. Meyer who by me duly sworn, did say that they are the owners named in the foregoing instrument and that they acknowledged said instrument for the purpose therein stated.

Amey M. Rehder Exp April 6, 2020
Notary Public, My Commission Expires

SURVEYOR'S CERTIFICATE

I, Keith L. Howe, a Registered and Licensed Land Surveyor, do hereby certify that I have platted a tract of land as shown on the plat hereon drawn which hereafter shall be known as: "DON MEYER CONSOLIDATION SUBDIVISION IN PRAIREWOOD VILLAGE" in the Northeast Quarter of Section 33, Township 124 North, Range 63 West of the 5th Principal Meridian, Brown County, South Dakota, and said plat is in all respects true and correct.

Witness my hand and seal this 25th day of September A.D., 2020.

Keith L. Howe
Keith L. Howe, Land Surveyor
S.D. Reg. No. 6574



HIGHWAY AUTHORITY CERTIFICATE

I, _____, Certify that I have reviewed the attached plat of DON MEYER CONSOLIDATION SUBDIVISION IN , PRAIREWOOD VILLAGE in the Northeast Quarter of Section 33, Township 124 North, Range 63 West of the 5th P.M., Brown County, South Dakota and approved of in-place roads.

Highway Authority

PLANNING COMMISSION

I, _____, Secretary of the Planning Commission of the County of Brown, South Dakota, do hereby certify that the plat hereon drawn was presented to and approved by the Planning Commission of said County at its meeting on the _____ day of _____ A.D., 2020.

Secretary Planning Commission,
Brown County, South Dakota

RESOLUTION OF COUNTY COMMISSIONERS

It was moved by _____ and seconded by _____ and motion carried, that the plat as shown hereon and as described on the accompanying plat of "DON MEYER CONSOLIDATION SUBDIVISION IN PRAIREWOOD VILLAGE", in the Northeast Quarter of Section 33, Township 124 North, Range 63 West of the 5th P.M., in Brown County, South Dakota, be approved and accepted and the County Auditor is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, _____, County Auditor of Brown County, South Dakota, do hereby certify that the within and foregoing is a true and correct copy of the resolution adopted by the County Commission of Brown County, South Dakota at its meeting of _____.

Auditor, Brown County, South Dakota

TREASURER'S CERTIFICATE

I, _____, Treasurer of Brown County, South Dakota, do hereby certify that all the taxes which are liens upon any of the land included in the foregoing plat as shown by the records of said Treasurer's Office, have been fully paid.

Dated at Aberdeen, South Dakota this ____ day of _____ A.D., 2020.

Treasurer, Brown County, South Dakota

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Brown County, South Dakota hereby certify that I have recorded a copy of this plat on this ____ day of _____ A.D., 2020.

Director of Equalization, Brown County, South Dakota

REGISTER OF DEEDS

I, _____, Register of Deeds of Brown County, South Dakota hereby certify that I have received the original copy of the attached plat on this ____ day of _____ A.D., 2020 at ____ o'clock __.M. and duly recorded in _____, page _____.

Register of Deeds, Brown County, South Dakota



SITE

PRAIRIEWOOD DR

EDGEWOOD LN

SHADYWOOD DR

EDGEWOOD LN

SHADYWOOD DR

IRONWOOD DR

PRAIRIEWOOD DR

12924

12926

12928

PRAIRIEWOOD DR

IRONWOOD DR

GLENWOOD LN

IRONWOOD DR



SITE

PRAIRIEWOOD DR

EDGEWOOD LN

PRAIRIEWOOD DR

12924

STAFF REPORT

December 15, 2020

PRELIMINARY & FINAL PLAT

ITEM # 26

GENERAL INFORMATION:

PETITIONER: Perry Carlson

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: Carlson-Allbee Subdivision in the SW1/4 of Section 14-T124N-R64W of the 5th P.M., Brown County, South Dakota

LOCATION: 38630 & 38632 127th Street

TOWNSHIP: Lincoln Twp

EXISTING ZONING Mini-Agriculture District (M-AG)

SURROUNDING ZONING:

North:	Mini-Agriculture District (M-AG)
South:	Mini-Agriculture District (M-AG)
East:	Mini-Agriculture District (M-AG)
West:	Mini-Agriculture District (M-AG)

PUBLIC UTILITIES: WEB

REPORTED BY: Ron Keller

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final plat for financial purposes.

GENERAL REVIEW: After review, Staff recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Carlson-Allbee

PLAT OF
CARLSON-ALLBEE SUBDIVISION
IN THE SW QUARTER OF SECTION 14, TOWNSHIP 124 NORTH, RANGE 64 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: SW SECTION: 14 TOWNSHIP: 124 RANGE: 64

MANDATORY LOTS: 1,2 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: Perry Carlson

OWNERS NAMES: Bonny Carlson

ENGINEER OR SURVEYOR: Randy Bacon (Helm's & Assoc)

TYPE: PRELIMINARY _____ FINAL _____ BOTH (both is allowed if there is not a new road needed)

PLAT FEE PER PLAT: \$100.00 DATE PAID: 11 / 25 /20 20

RECEIVED BY PLANNING DEPARTMENT: 11 / 25 /20 20 BY: Ron Keller

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

ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR 11 x 17 PHOTO PAPER _____ OTHER _____

STREETS/ROADS NAMED PROPERLY: NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT: _____

EXISTING ACCESS SHOWN ON PLAT: ACCESS PERMISSION NEEDED BY: SD _____ BC _____ TWP _____

FULLY DIMENSIONED FROM SECTION CORNER: _____ OR QUARTER CORNER: OR KNOWN MARKER: _____

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE: _____

HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) SIGNATURE LINE SIGNED: _____

TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR TREASURER SIGNATURE LINE SIGNED _____

BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: PROPERTY PINS SHOWN ON ALL CORNERS:

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W _____

AFTER PLANNING COMMISSION MEETING

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: November 25, 2020 FEES: \$100.00
RECEIPT # 749858 PAID: YES ~~NO~~ CHK ~~CASH~~
TOWNSHIP: Lincoln Twp DATE: 11/25/2020

OWNERS SIGNATURE: Perry Carlson 
OWNERS ADDRESS: 38630 127th St
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-228-5649

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

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: Carlson-Allbee Subdivision in the SW1/4 of Section 14-T124N-
R64W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

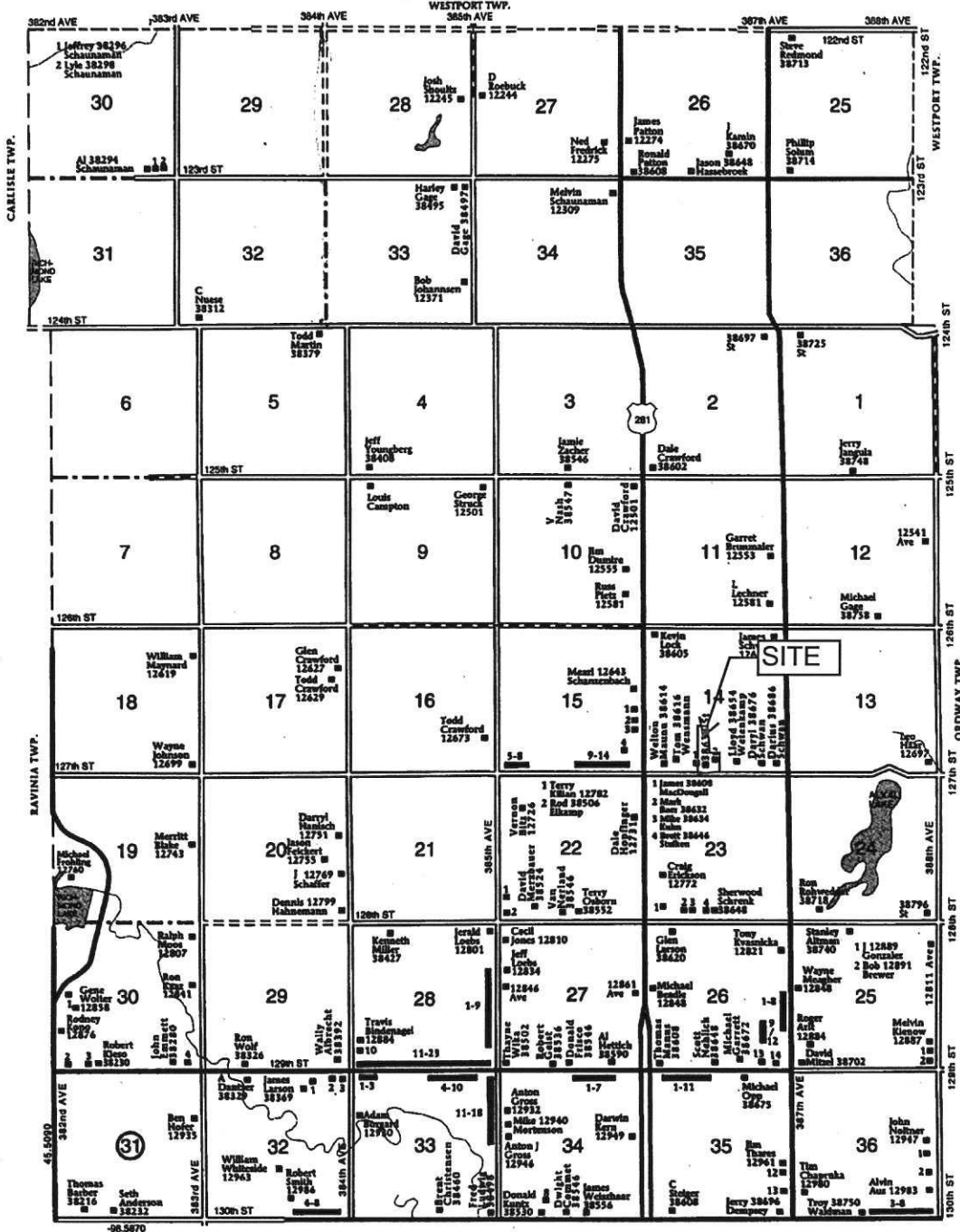
By: _____ Date: _____

HEARING DATE: December 15, 2020 TIME: 7:00 pm

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 16

- 1 Schaunaman, Chad 12657
- 2 Berg, Tom 12663
- 3 Heath, Pat 12667
- 4 Kleaz, 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 Melsam, Adam 38570
- 13 Nelson, Mark 38574
- 14 Roos, R 38576

SECTION 26S

- 1 Wetenkamp, Lloyd D 12647
- 2 Hedges, Kendall 12849
- 3 Labay, Richard 12851
- 4 Kolb, Myron 12855
- 5 12857
- 6 Wachotz, B 12861
- 7 Simonson, Lee 12869
- 8 Rychlik, Jerold 12875
- 9 Keller, Mike 12862
- 10 Stein, Craig 12866
- 11 Hedge, Duane 12870
- 12 Cali, Ty 12874
- 13 Wahl, Merle 38686
- 14 Punt, Lawayne 38690
- SECTION 28S
- 1 Drageest, Jamie 12833
- 2 Adolf, Gregory 12839
- 3 Holtzner, Curtis 12843
- 4 Wilkie, Chad 12845
- 5 Carlson, Cartor 12853

SECTION 30S

- 6 Vining, Brad 12861
- 7 Aman, Dwight 12871
- 8 Kotzea, D 12881
- 9 Nordstrom, Allen 12891
- 10 Heuge, Chad 12888
- 11 Bitz, Marvin 38404
- 12 Gab, Dale 38406
- 13 Bitz, Sheldon 38412
- 14 Hamrlich, Marc 38414
- 15 Boilikka, Neil 38424
- 16 Neiber, Danny 38434
- 17 Jakober, Glen 38452
- 18 Buechler, Todd 38460
- 19 Stiefen, Lon 38464
- 20 Habeck, F 38474
- 21 Kamm, Casey 38478
- 22 Whitney, Charles 38484
- 23 Peterson, Kenneth 38488
- SECTION 30S
- 1 Podoll, M 12862
- 2 Schlagel, Gene 38206

SECTION 32S

- 3 38228
- 4 Mandel, Lonnie 38294
- SECTION 32S
- 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
- SECTION 33S
- 1 Weltman, Frank 38405
- 2 Melsam, 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 34S

- 9 Felckert, Dennis 38485
- 10 Foss, Kevin 38489
- 11 Martel, Don 12903
- 12 Entzel, Ernest 12907
- 13 Melsom, Bob 12909
- 14 Falken, Jess 12915
- 15 Skott, Randy 12921
- 16 Kurtz, B 12927
- 17 Groes, Joe 12941
- 18 Schlosser, Rudolph 12945
- SECTION 34S
- 1 Hartung, John 38549
- 2 Shilman, Larry 38557
- 3 Tarrell, Ron 38559
- 4 Odde, N 38563
- 5 Volzke, Randy 38587
- 6 Melsam, Melvin 38589
- 7 Igo, Loren 38591
- 8 Cowan, Richard 38534
- SECTION 35S
- 1 Fordham, Donald 38621

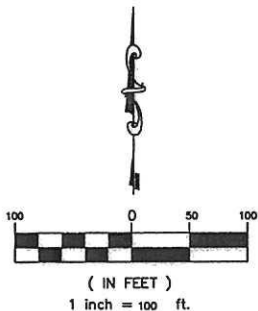
SECTION 36S

- 2 Luitjens, Mark 38631
- 3 Hollan, Ray 38635
- 4 Hendrickson, J 38649
- 5 Anliker, Alvin 38655
- 6 Malsam, Joe 38629
- 7 Hanley, Tom 38630
- 8 Fix, Jeffrey 38637
- 9 Binder, Brandon 38643
- 10 Mercer, V 12911
- 11 Tchida, Marvin 12914
- 12 Thares, Clark 12969
- 13 Diode, James 12979
- SECTION 36S
- 1 Dalager, John 12953
- 2 Hinde, 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 OF

A-7986

CARLSON-ALLBEE SUBDIVISION IN THE SW 1/4 OF SECTION 14-T124N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

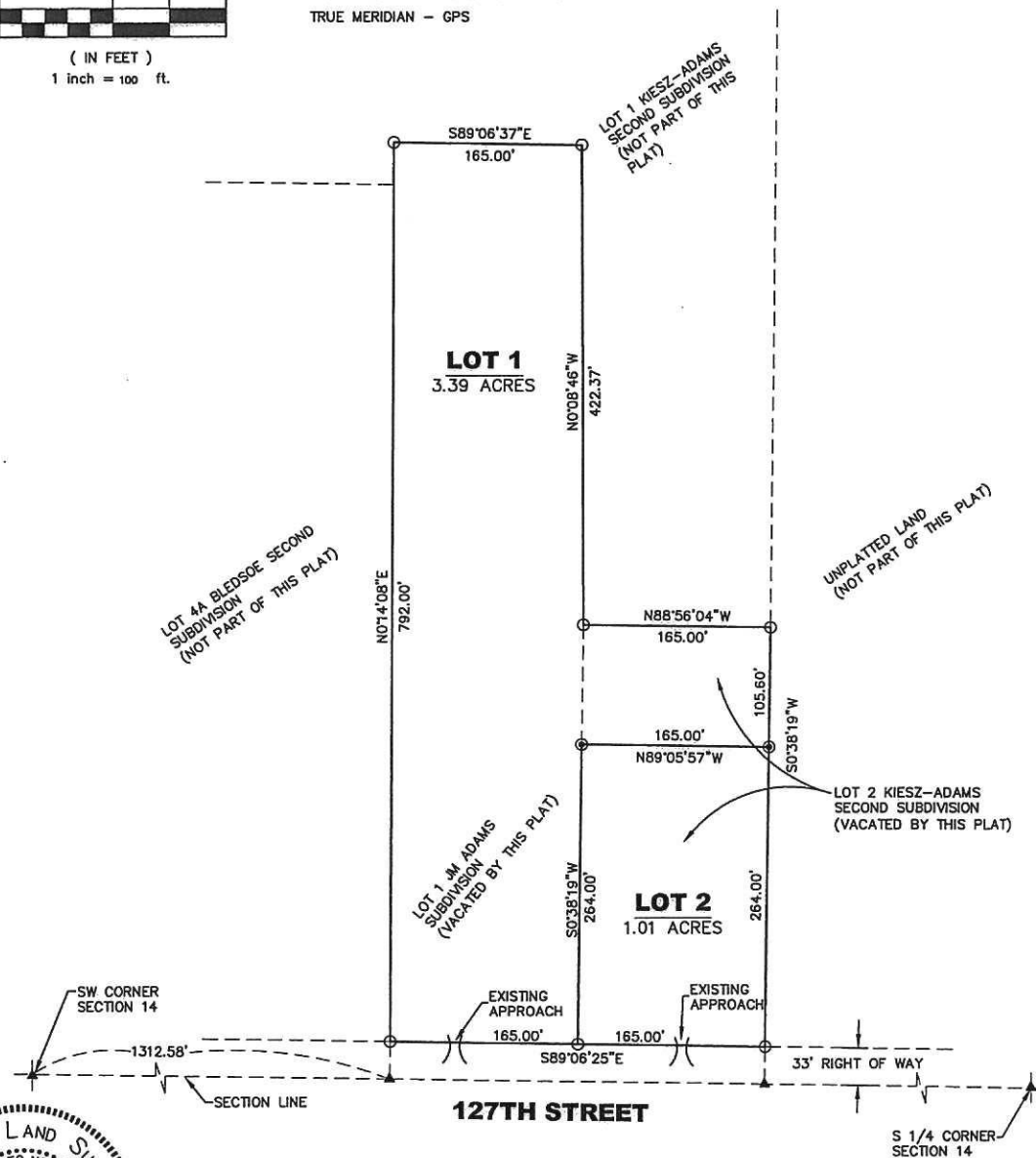


LEGEND

- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BACON RLS 4423
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

TRUE MERIDIAN - GPS



REGISTERED LAND SURVEYOR
REG. NO. 4423
RANDY D. BACON
SOUTH DAKOTA
11-16-20

Helm
& ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
221 Brown County
Highway 19
P.O. Box 111
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3199

PLAT OF

A-7986

**CARLSON-ALLBEE SUBDIVISION
IN THE SW 1/4 OF SECTION 14-T124N-R64W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

I, RANDY D. BACON, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF PERRY O. CARLSON AND BONNY M. CARLSON AS OWNERS, AND UNDER THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO NOVEMBER 6, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: CARLSON-ALLBEE SUBDIVISION IN THE SW 1/4 OF SECTION 14-T124N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA.
I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.
DATED THIS 16 DAY OF NOVEMBER, 2020.


RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

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; PERRY O. CARLSON AND BONNY M. CARLSON AS OWNERS WHICH SAID PROPERTY AS SO SURVEYED AND PLATTED SHALL HEREAFTER BE KNOWN AS CARLSON-ALLBEE SUBDIVISION IN THE SW 1/4 OF SECTION 14-T124N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA AS SHOWN BY THIS 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 25 DAY OF Nov, 2020

PREVIOUSLY DESCRIBED AS

LOT 1
JM ADAMS SUBDIVISION IN THE SE 1/4
OF THE SW 1/4 OF SECTION
14-T124N-R64W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA


PERRY O. CARLSON

LOT 2
KIESZ-ADAMS SECOND SUBDIVISION IN
THE SW 1/4 OF SECTION
14-T124N-R64W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA


BONNY M. CARLSON

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 JM ADAMS SUBDIVISION, RECORDED AS PLAT NO. 3230, ON NOVEMBER 25, 2015 AND KIESZ-ADAMS SECOND SUBDIVISION, RECORDED AS PLAT NO. 3316, ON AUGUST 23, 2016 IN THE BROWN COUNTY, REGISTER OF DEEDS OFFICE.
THIS IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 25 DAY OF Nov, 2020



PERRY O. CARLSON


BONNY M. CARLSON

ACKNOWLEDGEMENT

STATE OF ~~South Dakota~~
COUNTY OF ~~Brown~~ JSS

ON THIS THE 25 DAY OF November, 2020 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PERRY O. CARLSON AND BONNY M. CARLSON 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: September 4, 2024

PLAT OF

A-7985

**CARLSON-ALLBEE SUBDIVISION
IN THE SW 1/4 OF SECTION 14-T124N-R64W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

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 CARLSON-ALLBEE SUBDIVISION IN THE SW 1/4 OF SECTION 14-T124N-R64W 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

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 CARLSON-ALLBEE SUBDIVISION IN THE SW 1/4 OF SECTION 14-T124N-R64W 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

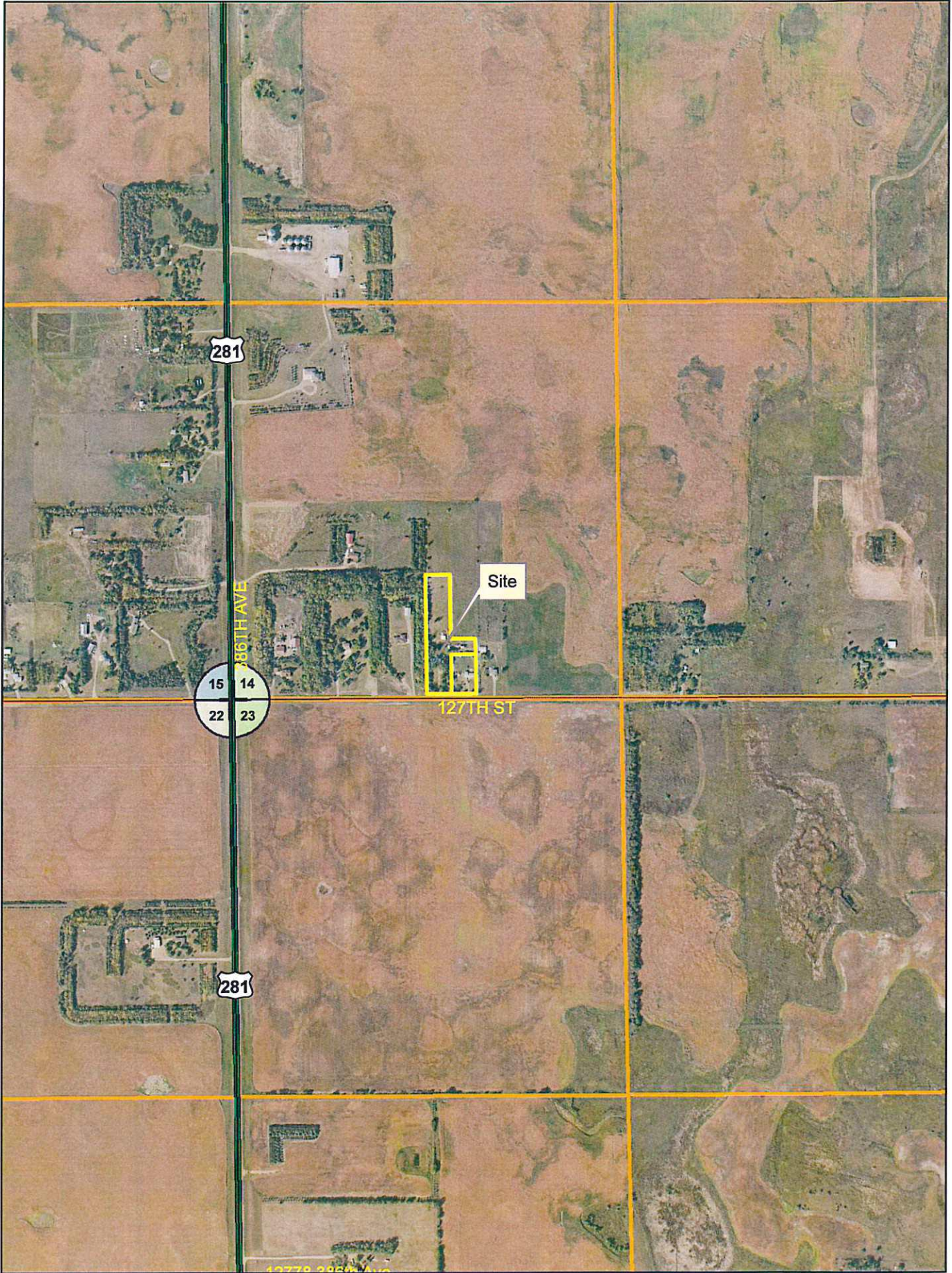
I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS ____ DAY OF _____, 20____

COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT ____ O'CLOCK _____ AND DULY RECORDED AS PLAT NO. _____

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA





Site

127TH ST

STAFF REPORT

December 15, 2020

PRELIMINARY & FINAL PLAT

ITEM # 27

GENERAL INFORMATION:

PETITIONER: Holton Engineering, Inc.

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: Lot RRI in the NW1/4 of Section 2-T125N-R60W of the 5th P.M., Brown County, South Dakota

LOCATION: 701 6th Avenue

TOWNSHIP: Claremont Villa

EXISTING ZONING Rural Urban District (RU)

SURROUNDING ZONING:

North:	Rural Urban District (RU)
South:	Rural Urban District (RU) / Light Industrial District (L-I)
East:	Rural Urban District (RU)
West:	Rural Urban District (RU)

PUBLIC UTILITIES: City of Claremont

REPORTED BY: Ron Keller

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

GENERAL REVIEW: After review, Staff recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Lot RR1

PLAT OF
LOT RR1
IN THE NW QUARTER OF SECTION 2, TOWNSHIP 125 NORTH, RANGE 60 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: NW SECTION: 2 TOWNSHIP: 125 RANGE: 60

MANDATORY LOTS: RR1 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: State of South Dakota

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Lundee Stadtler (Holton Engineering)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X (both is allowed if there is not a new road needed)

PLAT FEE PER PLAT: \$100.00 DATE PAID: 11 / 30 /20 20

RECEIVED BY PLANNING DEPARTMENT: 11 / 30 /2020 BY: Ron Keller

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE X FINANCIAL PURPOSES _____ OTHER _____

ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR _____ 11 x 17 PHOTO PAPER _____ OTHER _____

STREETS/ROADS NAMED PROPERLY: X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT: _____

EXISTING ACCESS SHOWN ON PLAT: _____ ACCESS PERMISSION NEEDED BY: SD _____ BC _____ TWP _____

FULLY DIMENSIONED FROM SECTION CORNER: _____ OR QUARTER CORNER: _____ OR KNOWN MARKER: X

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

HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) _____ SIGNATURE LINE SIGNED: _____

TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR _____ TREASURER SIGNATURE LINE SIGNED _____

BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: X PROPERTY PINS SHOWN ON ALL CORNERS: X

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W _____

AFTER PLANNING COMMISSION MEETING

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: November 30, 2020
RECEIPT # 749859
TOWNSHIP: Claremont Villa

FEE: \$100.00
PAID: YES NO CHK/CASH
DATE: 11/30/2020

OWNERS SIGNATURE: State of South Dakota
OWNERS ADDRESS: _____
OWNERS CITY, STATE, ZIP: _____
OWNERS PHONE: _____

AGENTS SIGNATURE: Holton Engineering, Inc. 
AGENTS ADDRESS: 512 Veterans Ave
AGENTS CITY, STATE, ZIP: Sisseton, SD 57262
AGENTS PHONE: 605-698-3850

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: Lot RRI in the NW1/4 of Section 2-T125N-R60W of the 5th P.M.,
Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: December 15, 2020 TIME: 7:00 pm

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

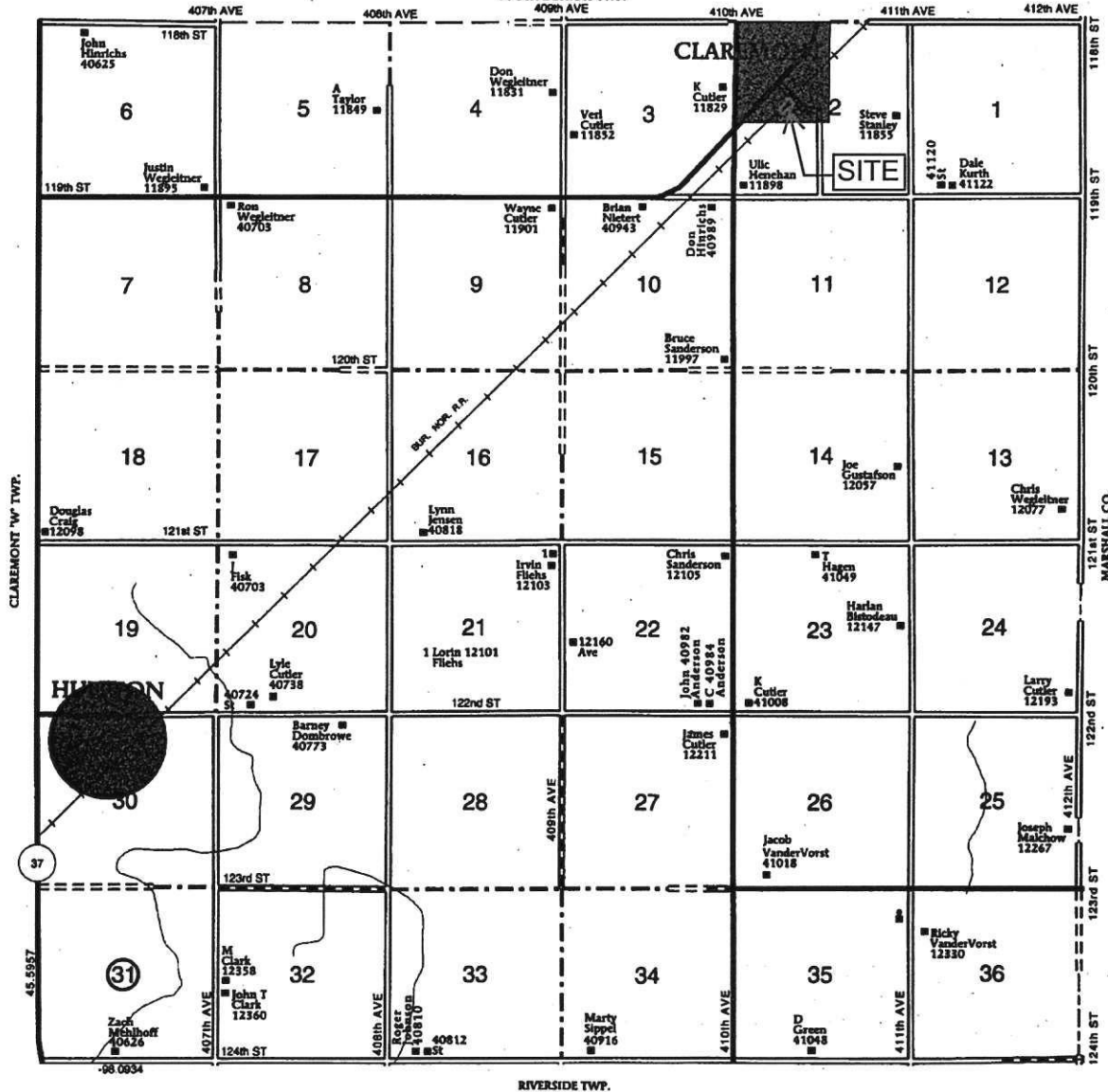


T-125-N

CLAREMONT 'E' DIRECTORY

R-60-W

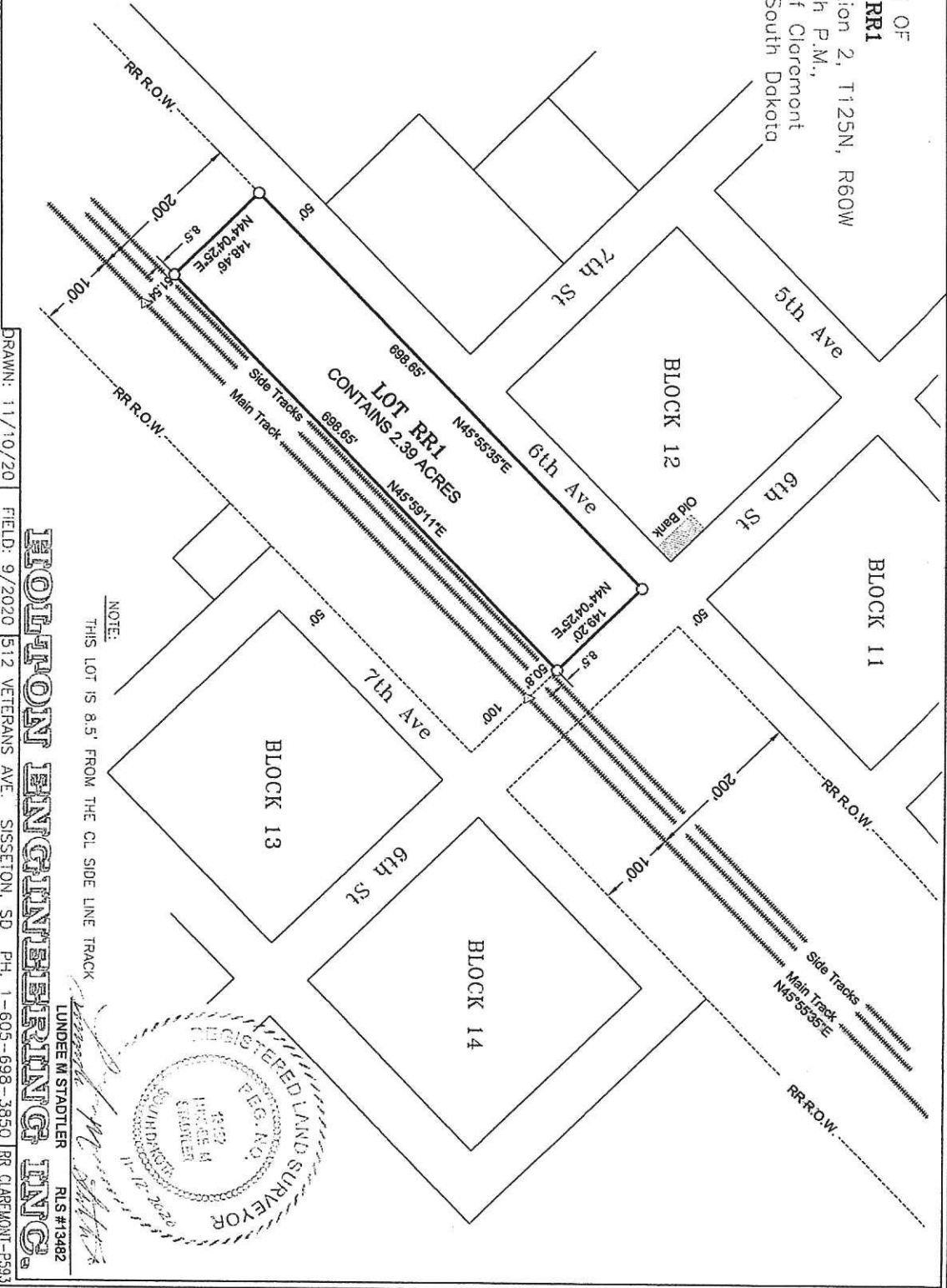
(Residents - Owners or Renters)
SOUTH DETROIT TWP.



PLAT OF
LOT RR1
 in the NW1/4 of Section 2, T125N, R60W
 of the 5th P.M.,
 in the Town of Claremont
 Brown County, South Dakota

- O = CAPPED IRON PIN SET
- ⊠ = RECOVERED MONUMENT
- △ = CALCULATED POSITION

SCALE: 1" = 150'



DRAWN: 11/10/20

FIELD: 9/2020 512 VETERANS AVE. Sisseton, SD PH: 1-605-698-3850 RR CLAREMONT-7593

MOLTON ENGINEERING INC.
 LUNDE M STADLER RLS #13482

NOTE: THIS LOT IS 8.5' FROM THE CL SIDE LINE TRACK



OWNER'S CERTIFICATE

CERTIFICATE OF OWNERS
STATE OF SOUTH DAKOTA
COUNTY OF Hughes

I, JOEL JUNDT, INTERIM SECRETARY, DEPARTMENT OF TRANSPORTATION, STATE OF SOUTH DAKOTA, HEREBY CERTIFY THAT THE STATE OF SOUTH DAKOTA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION, IS THE OWNER OF RECORD OF PROPERTY SHOWN ON THIS PLAT, LOT RR1 IN THE NW1/4 OF SECTION 2, T125N, R60W OF THE 5TH P.M., IN THE TOWN OF CLAREMONT, BROWN COUNTY, SOUTH DAKOTA, SAID PROPERTY SHALL HEREAFTER BE KNOWN BY THE DESCRIPTION DESIGNATED ABOVE AND THAT THE SURVEY WAS MADE UNDER THE DIRECTION OF THE STATE OF SOUTH DAKOTA FOR THE PURPOSE INDICATED HEREON AND THAT, AS AN AUTHORIZED AGENT OF THE STATE OF SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION, I DO HEREBY JOIN IN AND APPROVE THIS SURVEY AND PLAT OF THE LAND SHOWN HEREON, FOR THE PURPOSE OF DEFINING AND DESCRIBING THE PROPERTY CONTAINED WITHIN THE BOUNDARIES AS SHOWN ON THE PLAT.

Joel Jundt 11-18-2020
JOEL JUNDT DATE
INTERIM SECRETARY
SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION

ACKNOWLEDGMENT

ON THE 18th DAY OF November, 2020, BEFORE ME, Kari Kroll, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOEL JUNDT, INTERIM SECRETARY, DEPARTMENT OF TRANSPORTATION, STATE OF SOUTH DAKOTA, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON DESCRIBED IN THE FORGOING INSTRUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL



Kari Kroll
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/25/25

SURVEYOR'S CERTIFICATE

I, LUNDEE M STADTLER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SUPERVISED THE SURVEYING AND PLATTING OF LOT RR1 IN THE NW1/4 OF SECTION 2, T125N, R60W OF THE 5TH P.M., IN THE TOWN OF CLAREMONT, BROWN COUNTY, SOUTH DAKOTA AS SHOWN ON THE ATTACHED PLAT AND THAT I HAVE SUPERVISED THE SETTING OF IRON PINS WITH CAPS AS SHOWN AND THAT SAID SURVEY AND PLAT ARE TRUE AND CORRECT



DATED THIS 12th DAY OF November, 2020

Lundee M Stadler
LUNDEE M STADTLER RLS #13482

HOLTON ENGINEERING INC

512 VETERANS AVE. SISSETON, SD PH. 1-605-698-3850 RR CLAREMONT-P593

RESOLUTION BY THE BOARD OF BROWN COUNTY PLAN COMMISSION

ON MOTION MADE AND CARRIED THE FOLLOWING WAS ADOPTED: "BE IT RESOLVED BY THE COUNTY PLAN COMMISSION OF BROWN COUNTY, SOUTH DAKOTA IN REGULAR SESSION THAT THE PLAT OF LOT RR1 IN THE NW1/4 OF SECTION 2, T125N, R60W OF THE 5TH P.M., IN THE TOWN OF CLAREMONT, BROWN COUNTY, SOUTH DAKOTA BE APPROVED THIS ___ DAY OF _____, 20___ IN ACCORDANCE WITH THE PROVISIONS OF SDCL CHAPTER 11-2 AND ALL ACTS AMENDATORY THERETO." I _____,
CHAIRMAN BROWN COUNTY PLAN COMMISSION CERTIFY THAT THE FOREGOING IS A TRUE COPY OF THE RESOLUTION ADOPTED BY THE BOARD OF BROWN COUNTY PLAN COMMISSION AT A MEETING OF THE BOARD HELD ON THIS ___ DAY OF _____, 20___.

CHAIRMAN BROWN COUNTY PLAN COMMISSION

RESOLUTION BY THE BOARD OF COUNTY COMMISSION BROWN COUNTY SOUTH DAKOTA

ON MOTION MADE AND CARRIED THE FOLLOWING RESOLUTION WAS ADOPTED: "BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA IN REGULAR MEETING ASSEMBLED THAT THE PLAT OF LOT RR1 IN THE NW1/4 OF SECTION 2, T125N, R60W OF THE 5TH P.M., IN THE TOWN OF CLAREMONT, BROWN COUNTY, SOUTH DAKOTA BE APPROVED THIS ___ DAY OF _____, 20___ IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3 AND ALL ACTS AMENDATORY THERETO." I _____,
COUNTY AUDITOR OF BROWN COUNTY, CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA.

DATED THIS ___ DAY OF _____, 20___.

COUNTY AUDITOR, BROWN COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION'S CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA CERTIFY THAT I HAVE RECEIVED A COPY OF THE ATTACHED PLAT AS TO BE FILED.

DATED THIS ___ DAY OF _____, 20___.

DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I, _____, TREASURER OF BROWN COUNTY, SOUTH DAKOTA CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE LAND INCLUDED IN THE ATTACHED PLAT ARE SHOWN BY MY RECORDS TO BE FULLY PAID.

DATED THIS ___ DAY OF _____, 20___.

COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

I, _____, REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA CERTIFY THAT I HAVE RECEIVED THE ORIGINAL COPY OF THE ATTACHED PLAT ON THIS ___ DAY OF _____, 20___ AT ___:___ O'CLOCK __.M. AND DULY RECORDED AS HANGING PLAT _____

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

HOLTON ENGINEERING INC

512 VETERANS AVE. SISSETON, SD PH. 1-605-698-3850 RR CLAREMONT-P593





STAFF REPORT

December 15, 2020

PRELIMINARY & FINAL PLAT

ITEM # 28

GENERAL INFORMATION:

PETITIONER: Brenda Green/Travis Sterzinger
Thomas Green

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: B. Green Addition in the NW1/4 of Section
2-T121N-R64W of the 5th P.M., Brown
County, South Dakota

LOCATION: 38605 142nd Street

TOWNSHIP: Warner Twp

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: Ron Keller

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

GENERAL REVIEW: After review, Staff recommends approval with a stipulation that the property be rezoned to Mini-Agriculture (M-AG).

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: B. Green

PLAT OF
B. GREEN ADDITION
IN THE NW QUARTER OF SECTION 2, TOWNSHIP 121 NORTH, RANGE 64 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: NW SECTION: 2 TOWNSHIP: 121 RANGE: 64

MANDATORY LOTS: 1 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: Thomas Green

OWNERS NAMES: Brenda Green

ENGINEER OR SURVEYOR: Zachary Remily (Assurance Land Surveying)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X (both is allowed if there is not a new road needed)

PLAT FEE PER PLAT: \$100.00 DATE PAID: 11 / 30 /20 20

RECEIVED BY PLANNING DEPARTMENT: 11 / 30 /20 20 BY: Ron Keller

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE X FINANCIAL PURPOSES _____ OTHER _____

ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR X 11 x 17 PHOTO PAPER _____ OTHER _____

STREETS/ROADS NAMED PROPERLY: X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT: _____

EXISTING ACCESS SHOWN ON PLAT: X ACCESS PERMISSION NEEDED BY: SD _____ BC _____ TWP _____

FULLY DIMENSIONED FROM SECTION CORNER: _____ OR QUARTER CORNER: _____ OR KNOWN MARKER: X

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

HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) X SIGNATURE LINE SIGNED: X

TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED _____

BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: X PROPERTY PINS SHOWN ON ALL CORNERS: X

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W _____

AFTER PLANNING COMMISSION MEETING

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: November 30, 2020 FEES: \$100.00
RECEIPT # 749860 PAID: YES / NO CHK / CASH
TOWNSHIP: Warner Twp DATE: 11/30/2020

OWNERS SIGNATURE: Thomas Green / Brenda Green
OWNERS ADDRESS: 38605 142nd Street
OWNERS CITY, STATE, ZIP: Warner, SD 57479
OWNERS PHONE: _____

AGENTS SIGNATURE: Assurance Land Surveying Zachary W. Rip
AGENTS ADDRESS: 619 14th Ave S
AGENTS CITY, STATE, ZIP: Faulkton, SD 57438
AGENTS PHONE: 605-290-3090

Travis Sterzinger 106 S Sandstone Ave Apt 47 Brandon, SD 57005

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: B. Green Addition in the NW1/4 of Section 2-T121N-R64W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

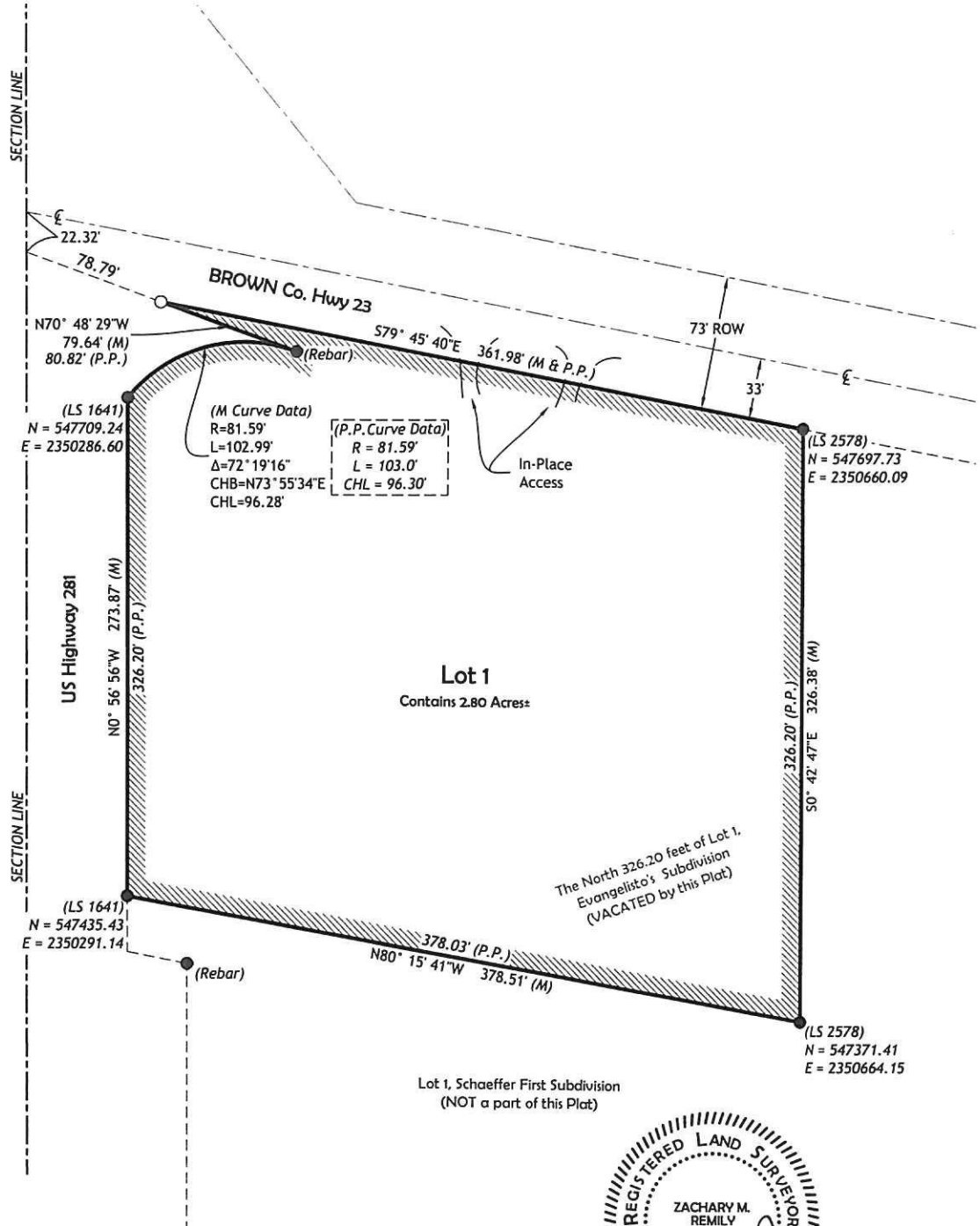
By: _____ Date: _____

HEARING DATE: December 15, 2020 TIME: 7:00 pm

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

PLAT SHOWING
B. GREEN ADDITION

IN THE NW1/4 OF SECTION 2,
 TOWNSHIP 121 NORTH, RANGE 64 WEST OF THE 5th P.M.,
 BROWN COUNTY, SOUTH DAKOTA



REGISTERED LAND SURVEYOR
 ZACHARY M. REMILY
 Reg. No. 11699
 SOUTH DAKOTA
 10-19-2020

DRAWING SCALE
 0 60'
 SCALE IN FEET

Prepared By:

Assurance
 LAND SURVEYING

619 14th Avenue S, Faulkton, South Dakota 57438
 Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
 Project No. ALS20034 Field Survey Date: 10-13-2020



LEGEND	BASIS OF BEARINGS
● PIN FOUND (AS NOTED)	STATE PLANE COORDINATE SYSTEM
○ PIN SET w/CAP LS 11699	SOUTH DAKOTA NORTH ZONE (4001)
⊕ CALCULATED CORNER	US SURVEY FEET - NAD '83
(M) MEASURED	DISTANCES SHOWN ARE GROUND
(P.P.) PREVIOUSLY PLATTED	COORDINATES SHOWN ARE GRID

PLAT SHOWING
B. GREEN ADDITION

IN THE NW1/4 OF SECTION 2,
TOWNSHIP 121 NORTH, RANGE 64 WEST OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

We, Thomas D. Green and Brenda P. Green (Travis Sterzinger, temporary guardian and conservator), do hereby certify that we are the owners of The North 326.20 feet of Lot 1, Evangelisto's Subdivision of a part of the Northwest Quarter of Section Two (2), Township One Hundred Twenty-One (121) North, Range Sixty-Four (64) West of the 5th P.M., Brown County, South Dakota (Warranty Deed filed 6-17-2002 and duly recorded in Book 277 Deeds, Page 780), and that we have caused a portion of the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "B. GREEN ADDITION IN THE NW1/4 OF SECTION 2, TOWNSHIP 121 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.

By this plat, we, Thomas D. Green and Brenda P. Green (Travis Sterzinger, temporary guardian and conservator), do hereby VACATE The North 326.20 feet of Lot 1, Evangelisto's Subdivision of a part of the Northwest Quarter of Section Two (2), Township One Hundred Twenty-One (121) North, Range Sixty-Four (64) West of the 5th P.M., Brown County, South Dakota as filed for record on March 26, 1986 at 9:26 A.M., and duly recorded in Book of Plats No. 6, on Page No. 581-E, therein.

Owner: [Signature]
Thomas D. Green
Signed this 21 day of November, 2020
[Signature]
Travis Sterzinger as temporary guardian and conservator for
Brenda P. Green
Signed this 20th day of November, 2020

COUNTY OF Adams)
STATE OF Colorado) SS

On this the 21st day of November, 2020
before me, Wendy Wilson, the undersigned officer, personally
appeared Thomas D. Green known to me or satisfactorily proven to be the
person who subscribed to the within instrument and acknowledged that they
executed the same for the purposes therein contained.

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

My Commission Expires: 06-04-2023
Wendy R. Wilson
Notary Public

COUNTY OF Lake)
STATE OF South Dakota) SS

On this the 20th day of November, 2020
before me, Ann L. Koch, the undersigned officer, personally
appeared Travis Sterzinger, known to me to satisfactorily proven to be the
person whose name is subscribed as temporary guardian and conservator for
Brenda P. Green, and acknowledged that he executed the same as the act of
Brenda P. Green, principal, for the purposes therein contained.

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

My Commission Expires: November 14, 2025
Ann L. Koch
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 owners, I have surveyed and platted "B. GREEN ADDITION IN THE NW1/4 OF SECTION 2, TOWNSHIP 121 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 17th day of OCTOBER, 2020.

[Signature]
ZACHARY M. REMILY, LS 11699

BROWN COUNTY HIGHWAY APPROVAL

"Existing Access to BROWN COUNTY HWY 23 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 _____, 2020.

Highway Superintendent, Brown County, SD

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 _____, 20__.

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 "B. GREEN ADDITION IN THE NW1/4 OF SECTION 2, TOWNSHIP 121 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 _____, 20__.

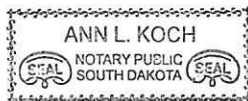
County Auditor
Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "B. GREEN ADDITION IN THE NW1/4 OF SECTION 2, TOWNSHIP 121 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:



619 14th Avenue S, Faulkton, South Dakota 57438
Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
Project No. ALS20034 Field Survey Date: 10-13-2020



PLAT SHOWING

B. GREEN ADDITION

IN THE NW1/4 OF SECTION 2,
TOWNSHIP 121 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 _____, 2020.

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 _____, 2020.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this _____ day of _____, 2020,

at _____ O'clock _____ M., and duly recorded as Hanging

Plat No. _____.

Register of Deeds
Brown County, South Dakota

Prepared By:



619 14th Avenue S, Faulkton, South Dakota 57438
Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
Project No. ALS20034 Field Survey Date: 10-13-2020

