

AGENDA

REGULAR SCHEDULED MEETINGS BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, November 17, 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: October 20, 2020
- IV. **Old Business:** Preliminary and Final Plat that was tabled during the October 20, 2020 meeting: “Broman Subdivision” in the NW1/4 of Section 21-T123N-R60W of the 5th P.M., Brown County, South Dakota (40847 133rd Street).
- V. New Business: P&Z Commission as Zoning Board of Adjustment (BOA)
 - 1. Special Exception/Conditional Use in Agriculture Preservation District (AG-P) described as “Aberle Subdivision” in the SW1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2502 135th Street SW).
- 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 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).
 - 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).
 - 22. Preliminary and Final Plat for a property described as “CWF Subdivision” in the SE1/4 of the SE1/4 of Section 27-T123N-R63W of the 5th P.M., Brown County, South Dakota (2724 392nd Ave).

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 North Bridge Road).
24. **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.)).
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).
26. **Preliminary and Final Plat** for a property described as “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).

III. Other Business:

VI. Motion to Adjourn:

MINUTES

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, OCTOBER 20, 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, Patrick Keatts and B.C. Commissioner Rachel Kippley serving on this Board. 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 Kurth seconded to approve the September 15, 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: none

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

1. **Variance to Lot Size** in Agricultural Preservation District (AG-P) and Mini Agriculture District (M-AG) described as "Aberle Subdivision" in the SW1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2502 135th Street SW). Submitted by Carol Aberle. In attendance for this item were David Feickert, Becky Desens, and Ken Dulik. Following discussion, Beckler moved and North seconded to **approve a variance to lot size** to be 21.00 acres for **Lot 1** rather than 40.0 acres minimum required to stay zoned AG-P District using Chapter 4.0605 #1 as adjoining property is owned by the same person, all members voting aye, motion carried.

2. **Special Exception/Conditional Use** in Agriculture Preservation District (AG-P) described as “Aberle Subdivision” in the SW1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2502 135th Street). Submitted by Carol Aberle. In attendance for this item were David Feickert, Becky Desens and Ken Dulik. Following discussion, Kurth moved and Keatts seconded to **approve special exception/conditional use** for an existing Horse Boarding Business on newly platted lot in an Agriculture Preservation District (AG-P), all members voting aye, motion carried.
3. **Special Exception/Conditional Use** in Heavy Industrial District (H-I) described Lot 1, “Performance Rentals Third Subdivision” in the SW1/4 & NW1/4 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38422 W Hwy 12). Submitted by Elijah Ronning. Following discussion Beckler moved, Bettmann seconded to **approve a Special Exception/Conditional Use** for a new 40’ x 240’ storage unit building and a new 60’ x 180’ storage unit building in a Heavy Industrial District (H-I), all members voting aye, motion carried.
4. **Special Exception/Conditional Use** in Heavy Industrial District (H-I) described as Lot 1, “Performance Rentals Third Subdivision in the SW1/4 & NW1/4 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38422 W Hwy 12). Submitted by Elijah Ronning. Following discussion North moved and Kurth seconded to **approve a Special Exception/Conditional Use** for a new free standing sign that will be 20’ high and is 6’ x 10’ (60 sqft/side) in size, all members voting aye, motion carried.
5. **Special Exception/Conditional Use** in Heavy Industrial District (H-I) described as OutLot 2, “Heartland Grain Fuels Outlots” in the N1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38397 133rd Street). Submitted by Paul Sigaty. In attendance for this item were Paul and Rhonda Sigaty. Following discussion, Beckler moved and Keatts seconded to **approve a Special Exception/Conditional Use** for a new 40’ x 80’ new shop building, all members voting aye, motion carried.
6. **Variance to Building Setbacks** in Heavy Industrial District (H-I) described as OutLot 2, “Heartland Grain Fuels Outlots” the N1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38397 133rd Street). Submitted by Paul Sigaty. In attendance for this item were Paul and Rhonda Sigaty. Following

discussion, Beckler moved and North seconded to **approve a variance to building setback** for a 25' setback from the east front yard property line rather than the 100' required in a Heavy Industrial District for a 40' x 80' shop building, all members voting aye, motion carried.

7. **Variance to Building Setbacks** in Lake Front Residential District (R-3) described as Lot 27, "Thorpe's 4th Elm Lake Subdivision in the E1/2 of Section 17-T128N-T65W of the 5th P.M., Brown County, South Dakota (10287 Elm Lake Drive East). Submitted by Gordon Pierson. In attendance for this item was Gordon Pierson. Following discussion Beckler moved and Kurth seconded to **approve a variance to building setbacks with the stipulation that Lot 27 and Lot 28 be platted together before a building permit will be issued** for a setback from east rear property line to be 8' setback rather than the 30' required in a Lake Front Residential District for a new detached 30' x 64' garage, all members voted aye, motion carried.
8. **Variance to Building Setbacks** in Lake Front Residential District (R-3) described as Lot 29, "Thorpe's 4th Elm Lake Subdivision" in the E1/2 of Section 17-T128N-R65W of the 5th P.M., Brown County, South Dakota (10289 Elm Lake Drive East). Submitted by Gordon Pierson. In attendance was Gordon Pierson. Following discussion, North made a motion Beckler seconded to **approve a variance to building setbacks with the stipulation that Lot 27 and Lot 28 be platted together before a building permit will be issued** request for an 8' variance from the west front property line rather than the 38' required in a Lake Front Residential District (R-3) for a new 30' x 56' House with a 12' attached deck, all members voting aye, motion carried.
9. **Special Exception/Conditional Use** in Agriculture Preservation District (AG-P) described as the SW1/4 of Section 19-T127N-R64W of the 5th P.M., Brown County, South Dakota (37930 110th Street). Submitted by Paul Letsche for East River Electric-Elm Lake Site. In attendance for this item was Paul Letsche, East River Electric. Following discussion, Bettman made a motion, Beckler seconded to **approved a special exception/conditional use** for proposed Lot 1, to allow a Utility Substation, Building over switching station and a fenced in area all in an Agricultural Preservation District (AG-P) , all members voting aye, motion carried.
10. **Variance to Lot Size** in Agriculture Preservation District (AG-P) described as the SW1/4 of Section 19-T127N-R64W of 5th P.M.,

Brown County, South Dakota (37930 110th Street). Submitted by Paul Letsche for East River Electric-Moccasin Creek site. In attendance for this item was Paul Letsche. Following discussion, North moved, Kurth seconded to **approved a variance to lot size** for Lot 1, to allow this lot to be less than the 40 acres (5.22 acres), all members voting aye, motion carried.

11. **Variance to Lot Size** in Agriculture Preservation District (AG-P) described as NW1/4 of Section 6- T126N-R63W of 5th P.M., Brown County, South Dakota (38807 112th Street). Submitted by Todd Ellwein. Following discussion Beckler moved and Keatts seconded to **approve a variance to lot size** for proposed Lot 1 to allow a 7.35 acre parcel rather than the minimum 40.0 acres in an AG-P District, 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) and Mini Agricultural District (M-AG) to Agricultural District (AG-P) for a property described as: "Aberle Subdivision" in the SW1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2502 135th Street SW). Submitted by Carol Aberle. Following discussion, Kurth moved, Beckler seconded to **recommend approval of this rezone** for 21.0 acres to the Board of County Commissioners to bring this parcel into compliance for existing horse boarding operation, all members voting aye, motion carried.
21. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Mini Agricultural District (M-AG) for a property described as: Lot 1, "Van Den Eykel Second Addition" in the NE1/4 of Section 21-T124N-R65W of the 5th P.M., Brown County, South Dakota (12707 377th Ave). Submitted

by Brandon Schaffer. Following discussion Kippley moved and North seconded to **recommend approval of this rezone** for 2.97 acres to the Board of County Commissioners to bring this parcel into compliance, all members voting aye, motion carried.

22. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Mini Agricultural District (M-AG) for a property described as: Lot 1, “D and L 1st Subdivision” in the NE1/4 of Section 27-T123N-R62W of the 5th P.M., Brown County, South Dakota (39759 134th Street). Submitted by Melissa Schultz. Following discussion, Kippley moved, Kurth seconded to **recommend approval of this rezone** for 10.5 acres to the Board of County Commissioners to bring this parcel into compliance for existing use, all members voting aye, motion carried.
23. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Heavy Industrial District (H-I) for a property described as: West 888’ of the South 988’ in the SW1/4 of Section 7-T123N-R64W of the 5th P.M., Brown County, South Dakota (13186 382nd Ave). Submitted by Randy Scherbenske. In attendance for this item were David Feickert Kathy Wageman, Dennis Feickert, and Bill Donaldson. Following discussion, Beckler moved, Kurth seconded to **recommend approval of this rezone with the stipulation, any automobiles, buses, motorcycles, parked on the west front side of the parcel within 50’ of the right-of-way (from the wire fence to the right-of-way line), shall be running, licensed, fully operational vehicles that may be for sale or customer cars, employee cars, shop tow truck, shop forklift, shop bed-carry truck. Absolutely no vehicles outside the fenced in yard that do not meet this criteria.** for 20.14 acres to the Board of County Commissioners to bring this Salvage Yard business into compliance for correct zoning, all members voting aye, motion carried.
24. **Preliminary and Final Plat** for a property described as “Aberle Subdivision” in the SW1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2502 135th Street SW). Submitted by Carol Aberle. Following discussion North moved and Beckler seconded to **recommend approval of this plat** to the Board of County Commissioners, all members voting aye, motion carried. Note there is a Variance to Lot size, Special Exception/Conditional Use and Rezone for this plat.
25. **Preliminary and Final Plat** for a property described as “Jark Block 12 Subdivision of Stratford” in the SW1/4 of Section 4-T121N-R62W of the 5th P.M., Brown County, South Dakota (380 Nelson Ave). Submitted by David Jark. 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 development purposes.
26. **Preliminary and Final Plat** for a property described as “River Horse Fifth Subdivision” in the NE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota (4603 River Horse Drive). Submitted by Rivett Family Trust. Following discussion Beckler moved and Bettmann seconded to **recommend approval of this plat** to the Board of County Commissioners, all members voting aye, motion carried. Note: For financial purposes.
27. **Preliminary and Preliminary and Final Plat** for a property 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, Beckler moved and North seconded to **Table this plat until next month** to the Board of County Commissioners, all members voting aye, motion carried. Note: access and frontage on plat were not complete.
28. **Preliminary and Final Plat** for a property described as “Gehrke 1st Subdivision” in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (126934 E Shore Drive and 27910 127th Street). Submitted by Heidi Gehrke/Gerald Goldade. Following discussion, Beckler moved and Keatts seconded to **recommend approval of this plat** to the Board of County Commissioners, all members voting aye, motion carried. Note: For conveyance purposes.
29. **Preliminary and Final Plat** for a property described as “Taylor Honey First Addition ” in the SE1/4 of Section 5-T121N-R62W of the 5th P.M., Brown County, South Dakota (14265 396th Ave). Submitted by Taylor Honey Inc. 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 financial purposes.
30. **Preliminary and Final Plat** for a property described as “Elm Lake Substation Addition ” in the SW1/4 of Section 19-T127N-R64W of the 5th P.M., Brown County, South Dakota (37930 110th Street). Submitted by Paul Letsche for East River Electric. 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 development purposes.
31. **Preliminary and Final Plat** for a property described as Lot 1 in the NW1/4 of Section 6-T126N-R63W of the 5th P.M., Brown County, South Dakota (38807 112th Street). Submitted by Todd Ellwein. Following discussion North moved and Bettmann seconded to **recommend approval of this**

plat to the Board of County Commissioners, all members voting aye, motion carried. Note: For conveyance purposes.

32. **Preliminary and Final Plat** for a property described as Lots 1 & 2, "Gilchrist-Legge First Addition to Prairiewood Village " in the SE1/4 of Section 33-T124N-R63W of the 5th P.M., Brown County, South Dakota (12998 Willowood Drive and 12999 Idlewood Drive). Submitted by Eldon Gilchrist and Roger Legge. 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: For conveyance purposes.
33. **Preliminary and Final Plat** for a property described as "T.K. & A Huffman Addition" in the NE1/4 of Section 15-T123N-R6W of the 5th P.M., Brown County, South Dakota (2411 & 2405 8th Ave NW). Submitted by Terry D Huffman. Following discussion North moved and Bettmann 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, Keatts moved and Kippley seconded to adjourn, and all members voting aye, motion carried.

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

STAFF REPORT

November 17, 2020

PRELIMINARY & FINAL PLAT

ITEM # 00

GENERAL INFORMATION:

PETITIONER: Stacy Broman

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: Broman Subdivision in the NW1/4 of Section 21-T123N-R60W of the 5th P.M., Brown County, South Dakota

LOCATION: 40847 133rd Street

TOWNSHIP: Groton 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: BDM Water

REPORTED BY: Ron Keller

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

GENERAL REVIEW: After review, Staff recommended to the surveyor to correct a minimum 200' frontage and proper access for the land to the south to meet 4.0605. I pointed out that the section line to the west was vacated during a preliminary plat review and they didn't have that noted.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME Broman Subdivision

QUARTER: NW SECTION: 21 TOWNSHIP: 123 RANGE: 60

LOTS 1 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: Stacy Broman

OWNERS NAMES: _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Randy Bacon (Helms & Associates)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: \$100.00 TOTAL: \$ 100.00 DATE PAID: 09 / 18 /2020

RECEIVED BY PLANNING DEPARTMENT: 09 / 18 /2020 BY: Ron Keller

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

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

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

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED _____

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

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE X

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

HIGHWAY SIGNATURE LINE SIGNED X

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

CONSIDERED BY COUNTY PLANNING COMMISSION:

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

CONSIDERED BY COUNTY COMMISSION:

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


**BROWN COUNTY
PLANNING & ZONING COMMISSION**

APPLICATION FOR PLAT APPROVAL

DATE: September 16, 2020
RECEIPT # 140008
TOWNSHIP: Groton Twp

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 9/18/2020

OWNERS SIGNATURE: Stacy Broman
OWNERS ADDRESS: 10731 Alison Way
OWNERS CITY, STATE, ZIP: Inver Grove Heights, MN 55077
OWNERS PHONE: 612-791-0985

AGENTS SIGNATURE: Boyce Law Firm-Dylan Bakken 
AGENTS ADDRESS: 300 S Main Ave
AGENTS CITY, STATE, ZIP: Sioux Falls, SD 57115-5015
AGENTS PHONE: 605-336-2424 or 605-731-0210

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: Broman Subdivision in the NW1/4 of Section 21-T123N-R60W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

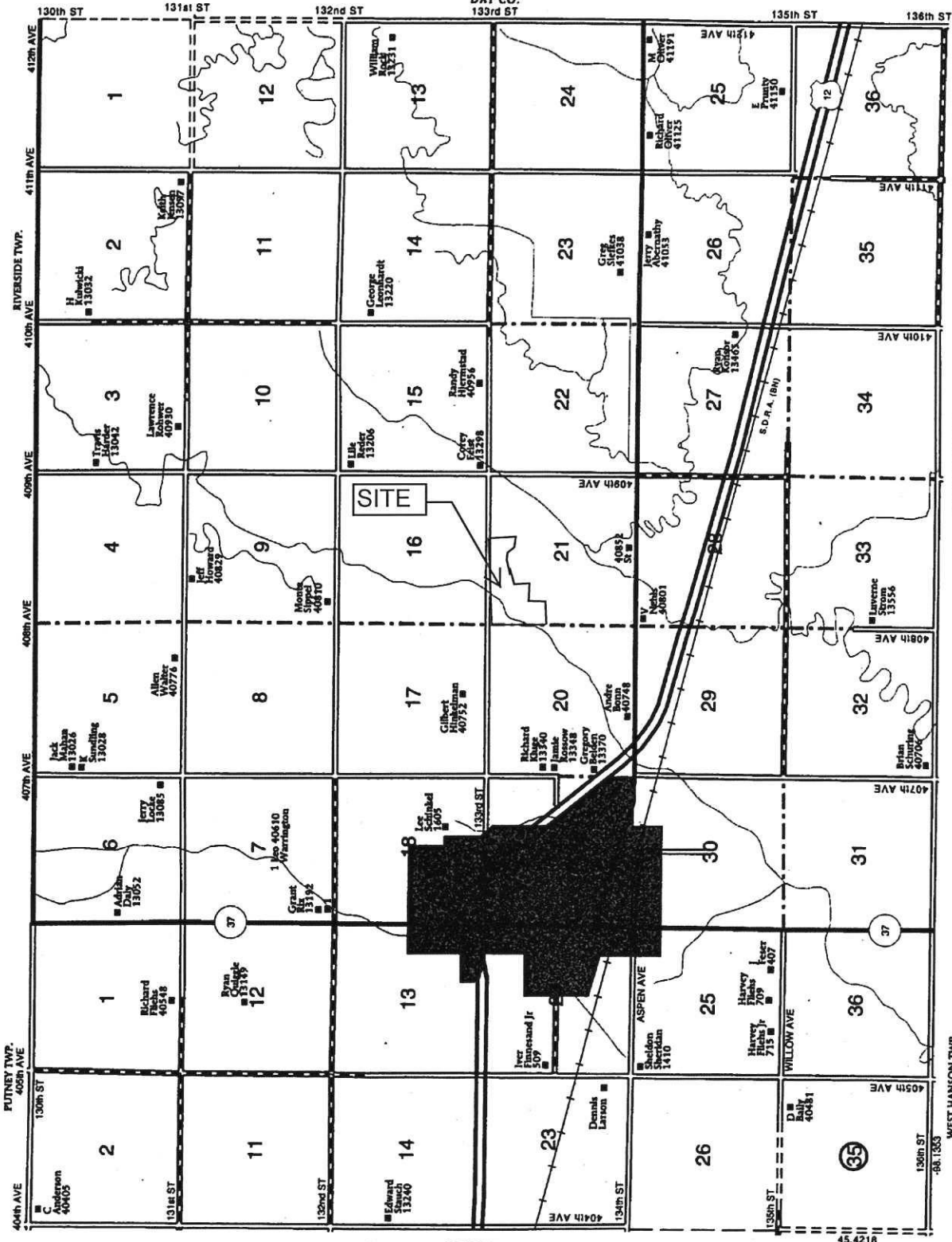
HEARING DATE: October 20, 2020 TIME: 7:00 pm

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 Renters)

DAY CO.

133rd ST



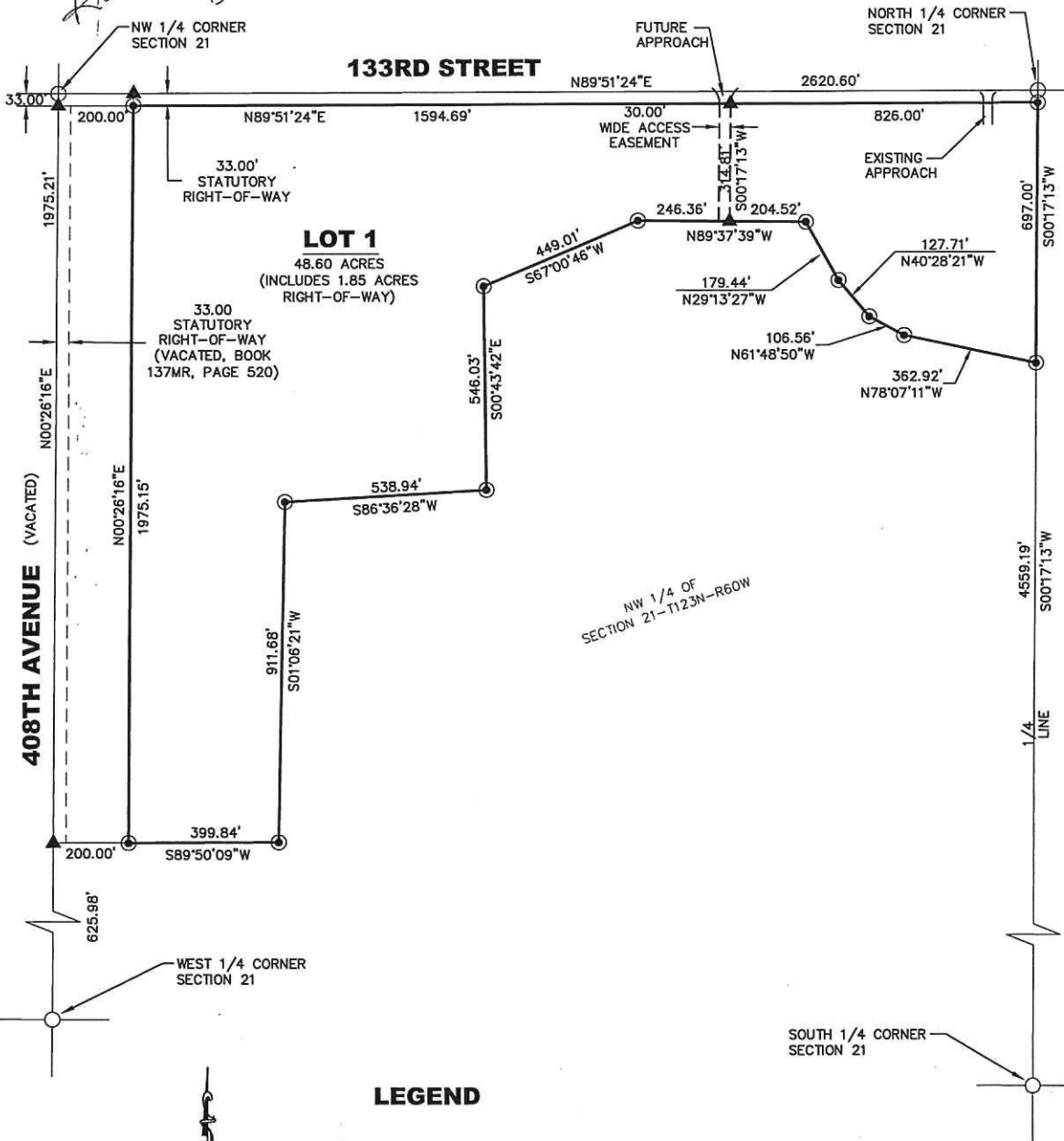
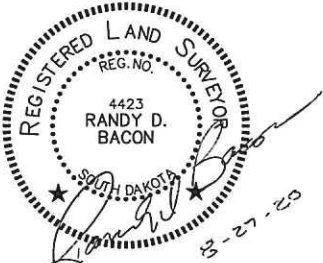
HENRY TWP.

EAST HANSON TWP.

WEST HANSON TWP.

PLAT OF
BROMAN SUBDIVISION
IN THE NW 1/4 OF SECTION 21-T123N-R60W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

A-7847

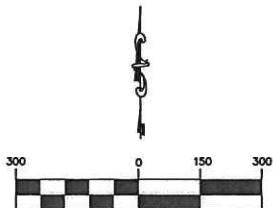


LEGEND

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

BASIS OF BEARINGS

TRUE MERIDIAN - GPS



(IN FEET)
 1 Inch = 300 ft.

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

A-7847

**BROMAN SUBDIVISION
IN THE NW 1/4 OF SECTION 21-T123N-R60W 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 STACY BROMAN A/K/A STACY BROMAN SAUVAGEAU AS OWNER, AND UNDER HER DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO AUGUST 24, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: BROMAN SUBDIVISION IN THE NW 1/4 OF SECTION 21-T123N-R60W 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 27 DAY OF August, 2020.



RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

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; BROMAN SUBDIVISION IN THE NW 1/4 OF SECTION 21-T123N-R60W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, 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 15th DAY OF September, 2020

PREVIOUSLY DESCRIBED AS:

NW 1/4 OF SECTION 21-T123N-R60W OF THE 5TH P.M. GROTON TOWNSHIP, BROWN COUNTY, SOUTH DAKOTA; INCLUDING VACATED SECTION LINE HIGHWAY RIGHT-OF-WAY ALONG 408TH AVE.


STACY BROMAN A/K/A STACY BROMAN SAUVAGEAU

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF)SS

ON THIS THE 15th DAY OF September, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STACY BROMAN A/K/A STACY BROMAN SAUVAGEAU, 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, Minnesota 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; BROMAN SUBDIVISION IN THE NW 1/4 OF SECTION 21-T123N-R60W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF."

SECRETARY OF BROWN COUNTY PLANNING COMMISSION, SOUTH DAKOTA

PLAT OF

A-7847

BROMAN SUBDIVISION

**IN THE NW 1/4 OF SECTION 21-T123N-R60W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

APPROVAL BY COUNTY

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

"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING BROMAN SUBDIVISION IN THE NW 1/4 OF SECTION 21-T123N-R60W 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: Allen Walter
HIGHWAY AUTHORITY

TITLE: Supervisor

DIRECTOR OF EQUALIZATION'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS 14 DAY OF October, 2020

Bucky Debus
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 8 DAY OF October, 2020.

Caroline Meyer, County Treasurer
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

CHAPTER 4.06

AGRICULTURE PRESERVATION DISTRICT (AG-P)

- 4.0601 Statement of Intent. The intent of the Agriculture Preservation District is to protect agricultural lands and lands consisting of natural growth from incompatible land uses in order to preserve land best suited to agricultural uses and land in which the natural environment shall be continued; to limit residential, commercial, and industrial development to those areas where they are best suited for reasons of practicality and service delivery.
- 4.0602 Permitted Principal Uses and Structures. The following principal uses and structures shall be permitted in the Agriculture Preservation District:
1. Any form of agriculture including the raising of crops, horticulture, animal husbandry, and poultry husbandry yet excluding commercial feedlots;
 2. A family farm unit and their normal accessory buildings including mobile homes; and
 3. Railroad track right-of-way.
- 4.0603 Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted in the Agriculture Preservation District:
1. Roadside produce stands in conjunction with a bona fide farm operation on the premises; and
 2. Artificial lake(s) of three acres or less.
- 4.0604 Special Exceptions. After notice and appropriate safeguards, the Board of Adjustment may permit the following as special exceptions in the (AG-P) Agriculture Preservation District:
1. Home occupation; Hunting Lodges; Bed and Breakfast establishments.
 2. Fairgrounds, racetracks, and amusement parks;
 3. Utility substations; Communication Towers and Facilities; Wind Energy Conservation Systems;
 4. Airports/Heliport;
 5. Golf courses, country clubs and golf driving ranges;
 6. Amphitheaters, stadiums, drive-in movies, arenas, and field houses;
 7. Go-cart tracts, riding stables, playfields, athletic fields, bowling, swimming pools, and automobile parking;
 8. Public parks, public recreational areas, churches, and schools;
 9. Commercial feedlots;
 10. Operation and maintenance terminal for trucks and other equipment;

11. Sand, gravel, or quarry operation, yet not including mineral extraction as defined in Chapter 4.01, 4.0102.
12. Sanitary landfill sites in accordance with South Dakota Environmental Protection Agency regulations;
13. Cemeteries;
14. Kennels and veterinary operations;
15. Farm related bulk commodities;
16. Farm related agriculture business or agriculture processing;
17. Wildlife propagation and game management;
18. High voltage lines of 343 KV or greater;
19. Mineral exploration, provided the following conditions are met:
 1. The applicant shall provide:
 - a. A description of the mineral or minerals which are the subject of the exploration;
 - b. Maps showing the general area within which the exploration operation will be conducted; and
 - c. A detailed description of the County's environmental conditions, to include surface, land use, and vegetation as well as a detailed description of the area's geologic formations and hydrology from the best available scientific resources.
 2. The applicant shall provide:

Maps indicating the location of the drill sites to the nearest quarter section of land, a technical description of the exploration process, the types of equipment to be used, and the estimated timetable for each phase of work and for final completion of the program.
 3. The applicant shall provide:
 - a. A description of the major environmental impacts upon air quality, water quality and quantity, and land use modification presented by the proposed exploration; and
 - b. A description of the proposed plan to address the identified environmental impacts to include all measures to be taken to prevent soil erosion, water contamination, air contamination, disruption of the area's ecological balance, and any other related hazard to public health and safety.

4. The applicant shall provide for reclamation of the land to its original condition after exploration is completed. Measures to be taken for surface reclamation shall take into account the impact on adjacent land uses and natural resources, and the proposed future use of the lands explored and adjacent lands. The reclamation shall include:

- a. A reclamation schedule;
- b. Methods of plugging drill holes;
- c. Methods of severing and returning topsoil and subsoil;
- d. Methods of grading, backfilling, and contouring of exploration sites and access roads;
- e. Methods of waste management and disposal, including liquid and solid wastes; and
- f. Method of revegetation.

The applicant shall identify specific phases when monitoring; and inspection of the exploration activities shall be conducted by County, State, Federal, or independent personnel to assure compliance with all applicable rules and regulations. If the conditional use permit is granted, the permit shall identify such inspection agency; and it shall be the responsibility of the applicant to notify said agency when monitoring or inspection is required. The applicant shall bear the burden of the cost of the monitoring and inspection program as determined by the Commissioners.

A conditional use permit shall be issued only after all conditions specified herein have been met. Evidence of violation of the regulations, including but not limited to air and water contamination, shall be cause for an immediate cessation of exploration activities.

20. Concentrated Animal Feeding Operations - refer to Chapter 4.32 for standards.

21. Greenhouses and nurseries provided there is no retail sale of products conducted on the premises.

~~22. Shooting/Hunting Preserve~~

4.0605 Minimum Lot Requirements. The minimum lot frontage width shall be two hundred (200) feet. The minimum area for any plot, piece, or area of land of contiguous assemblage as established by survey, plot, or deed shall contain an area of not less than forty (40) acres. (Ordinance 088 amendment)

The Planning Commission may reduce the required land area following the procedures of a Variance (4.2403) providing that:

1. The use of the land is for agricultural purposes and that the construction of buildings is confined to the shelter of grain, livestock or agricultural equipment.

The minimum area for any residence(s) shall consist of a piece, plot, or deed, occupied or to be occupied by (a) residential dwelling(s) shall contain an area of not less than forty (40) acres unless:

1. If to be occupied by other members of the farm unit (see Definitions), the Planning Commission may reduce the required area following the procedures of a Variance (4.2403); or,
2. When a residence is to be sited on an abandoned or existing building site (see Definitions), the Planning Commission may reduce the required area following the procedures of a Variance (4.2403) with a minimum of one (1) acre.

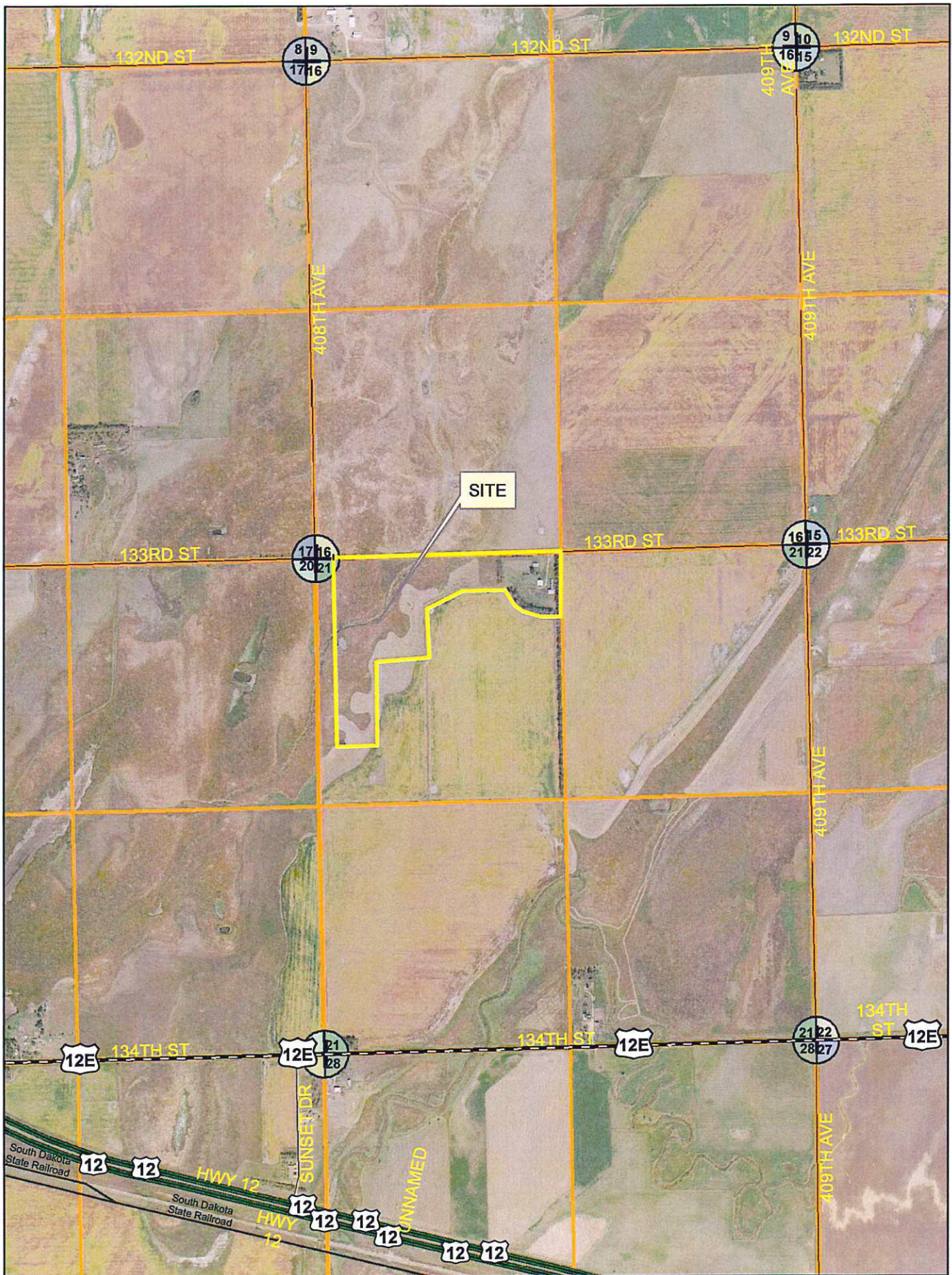
4.0606 Minimum Setback Requirements. All structures shall be set back not less than one hundred (100) feet from all improved public roads measured from road right-of-way. The minimum side yard and rear yard set back shall each be twenty (20) feet.

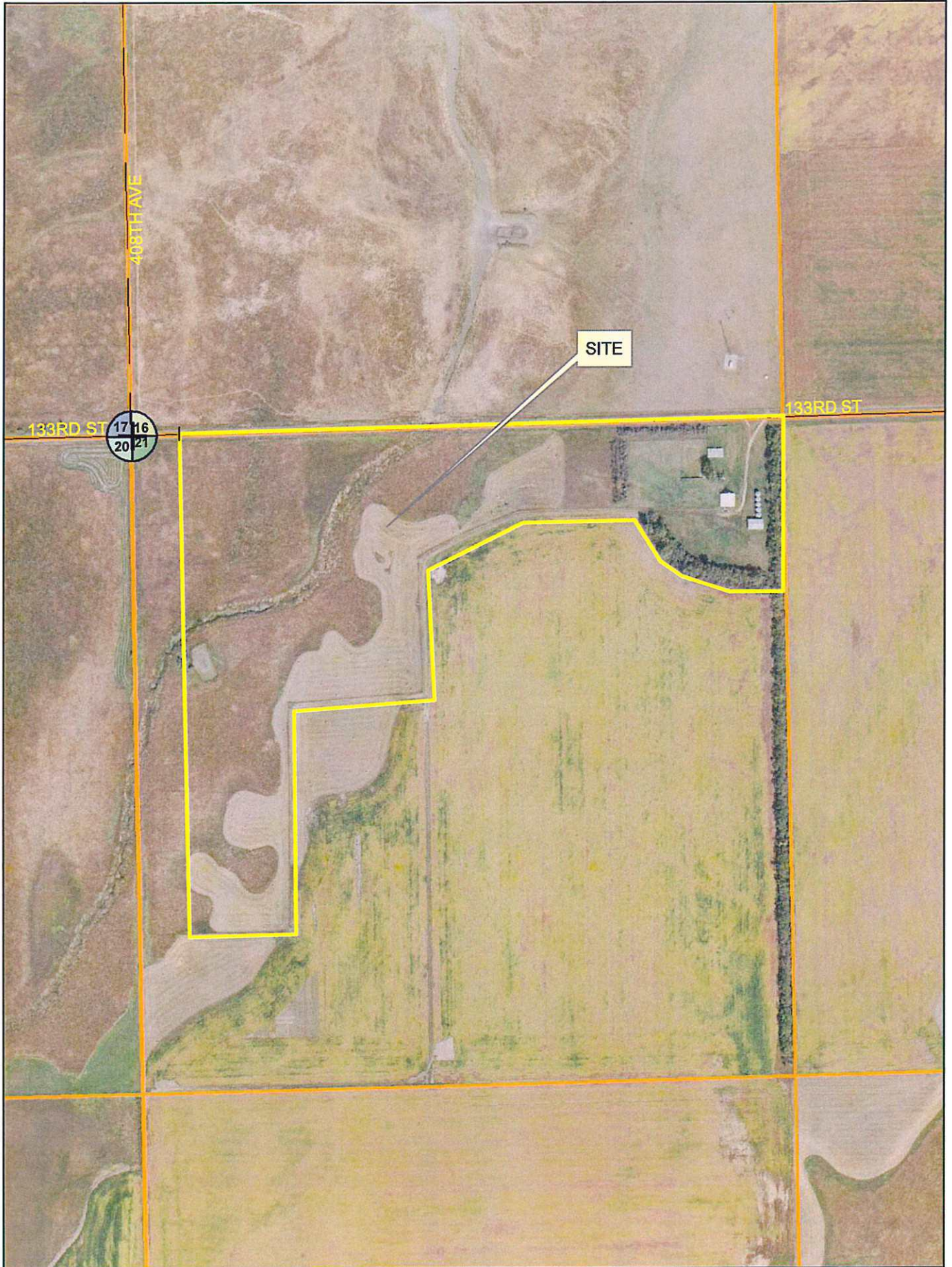
4.0607 Minimum Shelterbelt Setback. Shelterbelts consisting of one or more rows when parallel to the right-of-way shall be set back a minimum of one hundred fifty (150) feet from the right-of-way line. Fieldbelts consisting of one or more rows perpendicular to the right-of-way shall be set back a minimum of one hundred (100) feet from the right-of-way line. Replacement trees in existing shelterbelts are exempt from minimum shelterbelt requirements as long as its nonconformance is not increased.

4.0608 Approaches. Along all County roads, approaches shall be a minimum of five hundred (500) feet apart. Each side of the road shall be included in separation calculation.

4.0609 Rezoning of Property.

1. That the portion within the limits of Brown County, heretofore zoned Rural Urban (RU) by Title 4, Chapter 4.11 of the Revised Brown County Ordinances, as amended, to-wit: **South 435' of West 500' of the Southwest Quarter (SW 1/4) of Section 2, Township T127N, Range 63W of the 5th P.M., Brown County, South Dakota** be and the same is hereby changed to Agriculture Preservation (AG-P) to be used in accordance with Title 4, Chapter 4.06 of the Revised Brown County Ordinances, of the County of Brown, South Dakota, as amended, and the Zoning Official is hereby directed to designate the above change on the Zoning Map on file in the office of said Official, and by reference be made a part of the Revised Brown County Ordinances (effective 1/28/94).
2. That the portion within the limits of Brown County, heretofore zoned Heavy Industrial District (H-I) by Title 4, Chapter 4.16 of the Revised Brown County Ordinances, to-wit: **SW ¼ of Sec 23-T123N-R65W of the 5th P.M., except railroad right of way and except Lot H-1, Brown County, SD, subject to easements, reservations and restrictions of record, if any (13380 378th Ave)** be and the same is hereby changed to Agricultural Preservation (AG-P) to be used in accordance with Title 4, Chapter 4.06 of the Revised Brown County Ordinances, of the County of Brown, South Dakota, as amended, and the Zoning Map on file in the office of said Official, and by reference be made a part of the Revised Brown County Ordinances (effective 10/30/2012).





408TH AVE

133RD ST

17
16
20
21

SITE

133RD ST

Prepared By:
Scott Bader
Brown County Planning
& Zoning Director
25 Market Street
Aberdeen, SD 57401
(605)626-7144

AFFIDAVIT OF PLAT

The Brown County Planning & Zoning Department, hereby submits the following exceptions to Brown County *Ordinance 5.0303 #2* with regard to the below referenced legal description.

Lot 1, "Broman Subdivision" in the NW1/4 of Section 21-T123N-R60W of the 5th P.M., Brown County, South Dakota.

Recorded in the Brown County Register of Deeds Office as **Plat #** _____

This plat needs to allow a 200' frontage for the parcel to the south and proper access before the Brown County Planning/Zoning Commission and the Brown County Commissioners could approve this. Staff recommended denial to the Planning Commission for the existing plat.

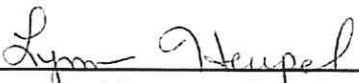


Planning & Zoning Department

On this 23rd day of October 2020, before me, the undersigned officer, personally appeared Scott Bader and known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument.

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





Notary Public – South Dakota
My Commission Expires: _____

MY COMMISSION EXPIRES APRIL 13, 2024

STAFF REPORT
November 17, 2020

Spec Exc/Conditional Use for Business

ITEM # 01

GENERAL INFORMATION

PETITIONER	Ken Dulik
REQUEST	Special Exception/Conditional Use for the proposed change of ownership for an existing Horse Boarding/Feeding Operation in an Agriculture Preservation District (AG-P).
LEGAL DESCRIPTION	SW1/4 of Section 2-T127N-R62W of the 5th P.M., Brown County, South Dakota
LOCATION	2502 135 th Street SW
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 Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Conditional Use for a proposed change of ownership from Carol Aberle to Ken Dulik of an existing Horse Boarding/Feeding Operation in an Agriculture Preservation District (AG-P).

REVIEW: Staff has reviewed this request and recommends approval.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION / CONDITIONAL USE

DATE: 10/22/20
RECEIPT # 749829
TOWNSHIP: Aberdeen Twp

FEES: \$200.00
PAID: (YES/NO) (CHK/CASH)
DATE: 10/29/20

OWNERS SIGNATURE: Ken Dulik
OWNERS ADDRESS: 12767 Richmond Lane
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-219-6766

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

REQUEST: Change of ownership for an existing Horse Boarding/Feeding Operation.

LEGAL DESCRIPTION: Lot 1, "Aberle Subdivision" in the SW 1/4 of Section 27-T123N-R64W
of the 5th P.M., Brown County, South Dakota

SIGNATURE: AS EDW

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: November 17, 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

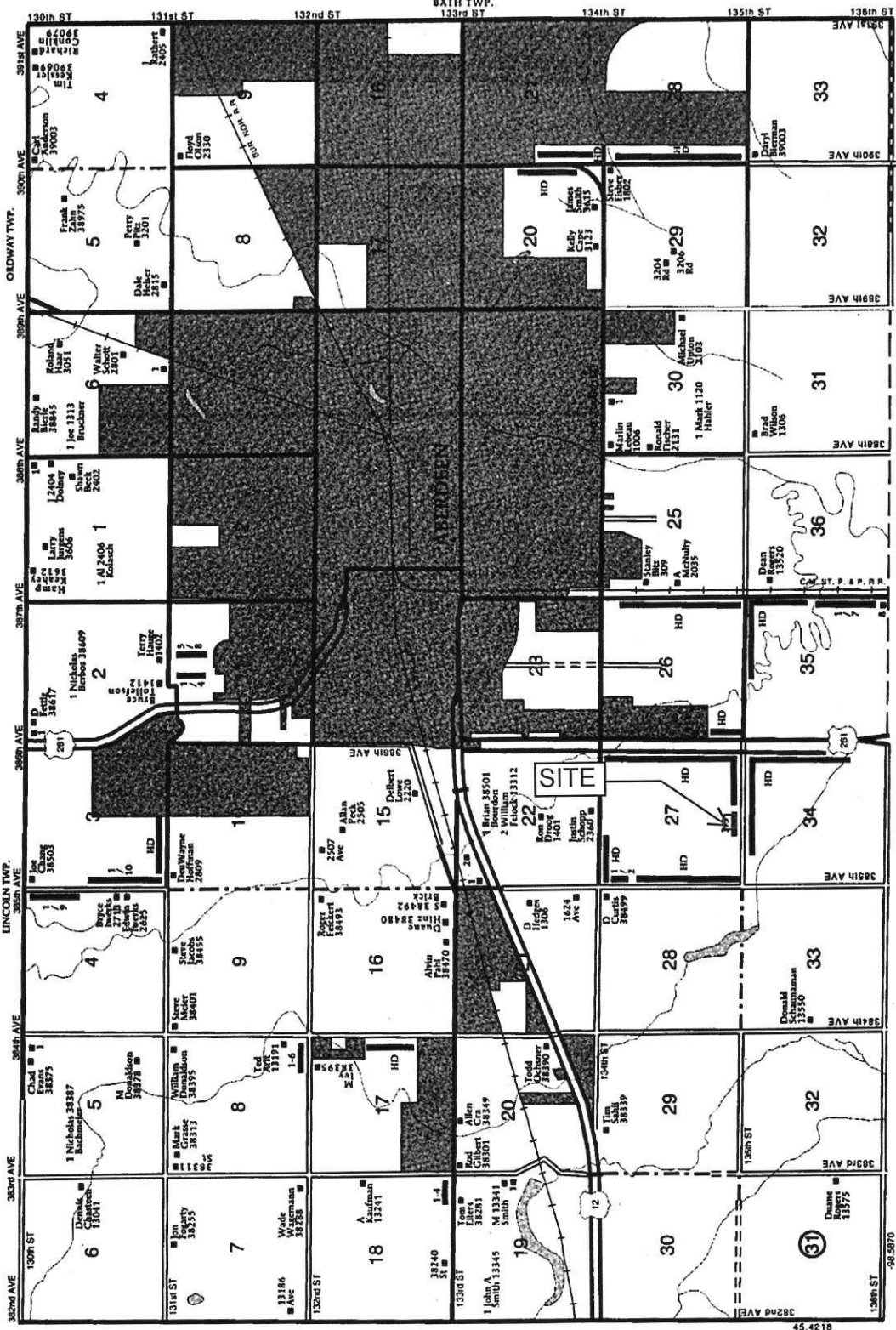
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov

T-123-N

ABERDEEN DIRECTORY

R-63-64-W

BATH TWP.



MERCIER TWP.

45.4218

GEM TWP.

WARREN TWP.

- 8 2504
 9 Bossart, Curt 2422
 10 Bollwerk, Donald 2402
SECTION 14 W
 2 Smith, Douglas 2716
 3 Heintzman, Rob 2708
 4 2622
 5 Sensi, Jeff 2610
 6 Zacher, Leland 2602
 7 Emery, T 2536
- 6 Fisher, Paul 3125
 7 Raczaf, Fred 3105
 8 Newman, Mery 3021
 9 Huzarski, Arnold 2615
SECTION 11
 1 Larson, Dan 2329
 2 Kokales, Joe 2327
 3 Lipp, Leon 2325
 4 Conrads, D 2323
 5 Reizer, Robert 2330
- 4 Strelar, Steve 38390
 5 Bliz, Robert 38392
 6 Zimmer, Kyle 38396
SECTION 18
 1 Hilgeman, Bryon 2328
 2 Mauritzson, John 2324
 3 Volzke, Dennis 2322
SECTION 18
 1 Eichinger, John 38280
 2 Dahme, Art 38282
 3 Wherry, Lavar 38290
 4 Dreis, K 38296
- 2 Thrash, Peter 13551
 3 Swanson, Eriean 13569
 4 Boeddiker, William 13573
 5 Robinson, Randall 13575
 6 Rahm, Marlon 13579
 7 Schroh, Joseph 13593
 8 Fredrickson, Dale 38692
- 1 2724
 2 2622
 3 38374
 4 3213
 5 13375
- 1 1805
 2 Paulsen, William 1823
 3 Aberie, Arthur 38548
 4 Schwan, Christopher 38554
 5 Forkel, Raymond 38556
SECTION 35
 1 Brake, Brad 13555
- 1 12004
 2 3051
 3 1313
 4 2402
 5 2406
 6 3817
 7 3819
 8 3820
 9 3821
 10 3822
 11 3823
 12 3824
 13 3825
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 36 3848
 37 3849

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 Courthouse Annex, basement Community Meeting Room, on November 17, 2020 at 7:00 P.M. for the purpose of a Spec Exc/Conditional Use in an Agriculture Preservation District (AG-P).

Petitioner / Owner: Ken Dulik

Description of property: Lot 1, "Aberle Subdivision" in the SW1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2502 135th St SW).

Reason: Spec Exc/Conditional Use for Lot 1, "Aberle Subdivision" for a proposed change of ownership of an existing Horse Boarding and Feeding Operation on an Agriculture Preservation District (AG-P).

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

Dated this November 3, 2020

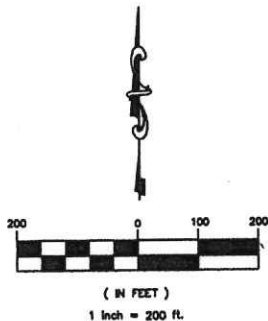
Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144

Published once at the total approximate cost of _____.

PLAT OF

A-7914

ABERLE SUBDIVISION IN THE SW 1/4 OF SECTION 27-T123N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA



LEGEND

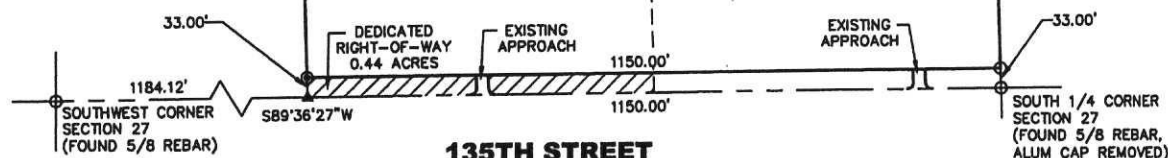
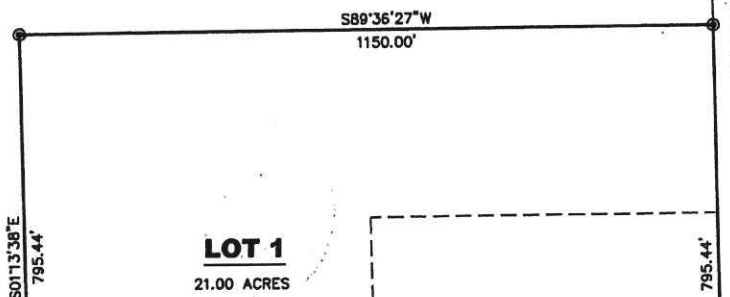
- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BACON RLS 4423
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE
DISTANCES ARE GROUND

NORTH 1/4 CORNER SECTION 27
(FOUND SPIKE #4423)

SW 1/4



REGISTERED LAND SURVEYOR
REG. NO. 4423
RANDY D. BACON
SOUTH DAKOTA
Randy D. Bacon
7-24-20

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

A-7914

ABERLE SUBDIVISION IN THE SW 1/4 OF SECTION 27-T123N-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 CAROL A. ABERLE AS OWNER, AND UNDER HER DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO SEPTEMBER 9, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: ABERLE SUBDIVISION IN THE SW 1/4 OF SECTION 27-T123N-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 24 DAY OF September, 2020

[Signature of Randy D. Bacon]

RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

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 ABERLE SUBDIVISION IN THE SW 1/4 OF SECTION 27-T123N-R64W 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 25th DAY OF September, 2020

PREVIOUSLY DESCRIBED AS: ABERLE'S OUTLOT A IN THE SW 1/4 OF SECTION 27-T123N-R64W OF THE 5th P.M. AND SW 1/4 OF SECTION 27-T123N-R64W OF THE 5th P.M. (EXCEPT JANUSZ OUTLOT 1 AND EXCEPT ABERLE'S OUTLOT A) BROWN COUNTY, SOUTH DAKOTA.

[Signature of Carol A. Aberle]

CAROL A. ABERLE

DECLARATION OF VACATION

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED HEREBY DECLARE TO VACATE THAT PORTION AS SHOWN AND MARKED ON THE FOREGOING PLAT AND OF THE PLAT OF ABERLE'S OUTLOT A, AS RECORDED IN BOOK OF PLATS, 1573H, ON MAY 31, 2001 IN THE BROWN COUNTY, REGISTER OF DEEDS OFFICE.

THIS IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 25th DAY OF September, 2020

[Signature of Carol A. Aberle]

CAROL A. ABERLE

ACKNOWLEDGEMENT

STATE OF South Dakota)
COUNTY OF Brown)SS

ON THIS THE 25th DAY OF September, 2020 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CAROL A. ABERLE 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.



[Signature of James E. Thorpe]

NOTARY PUBLIC, South Dakota STATE

MY COMMISSION EXPIRES: February 10, 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 ABERLE SUBDIVISION IN THE SW 1/4 OF SECTION 27-T123N-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 ABERLE SUBDIVISION IN THE SW 1/4 OF SECTION 27-T123N-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

**PLAT OF
ABERLE SUBDIVISION IN THE SW 1/4 OF
SECTION 27-T123N-R64W 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 AS
PLAT NO. _____.

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

Brown County GIS Map
(for reference only)

DERIAN
DR

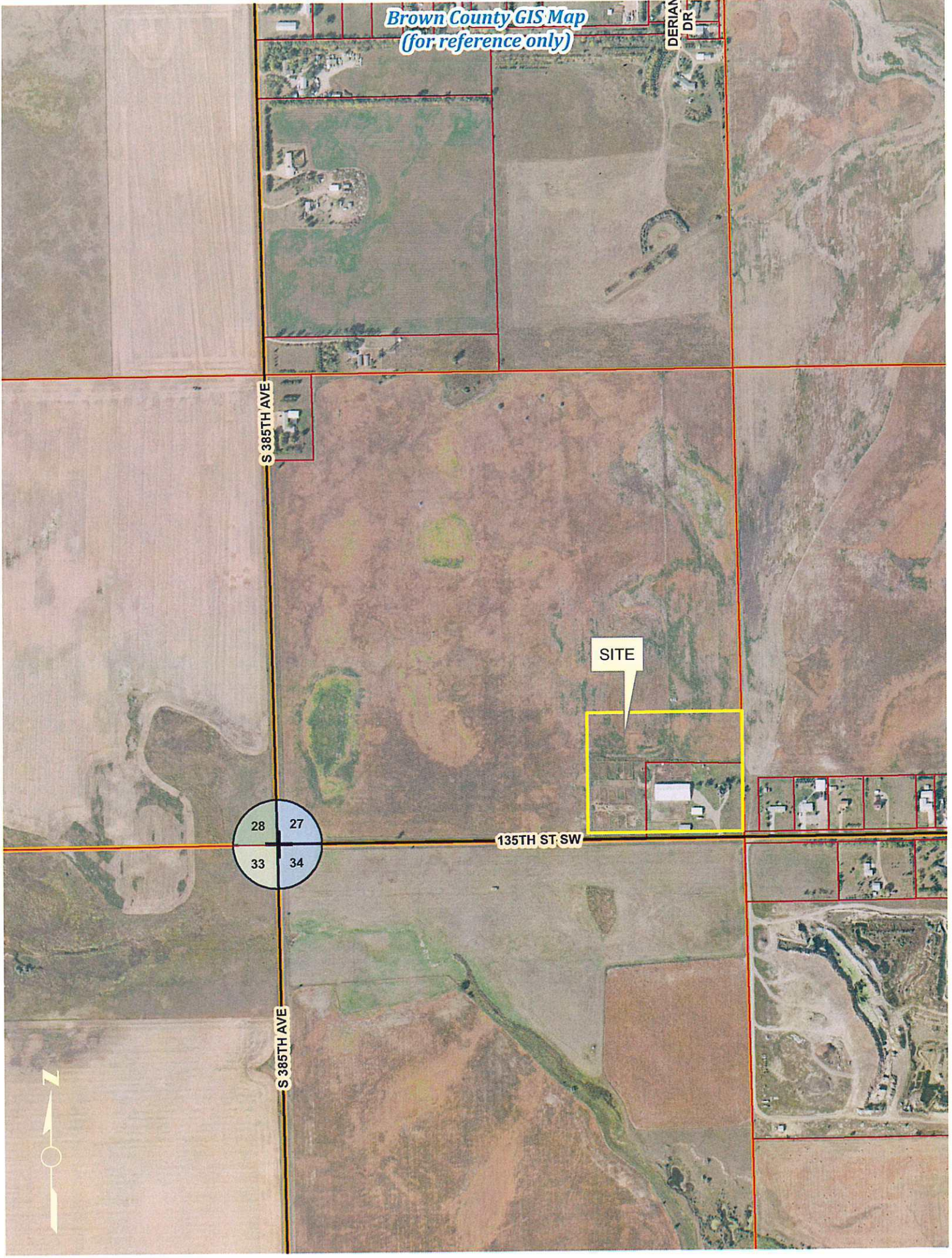
S 385TH AVE

SITE

28	27
33	34

135TH ST SW

S 385TH AVE



*Brown County GIS Map
(for reference only)*

SITE



135TH ST SW



STAFF REPORT

November 17, 2020

REZONE PARCEL from an AG-P District

ITEM # 20

GENERAL INFORMATION

PETITIONER	Darnell Rainford / Bryan Crawford
REQUEST	Petition to Rezone Property
LEGAL DESCRIPTION	Lot 1, "B Crawford Addition" in the SW1/4 of Section 2-T127N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	39206 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 Water
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 *November 17, 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: Darnell Rainford / Bryan Crawford

Description of property: 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 St).

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 2nd 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 _____.



SPORTSMEN Hunters What Our Book Can Do For You Fishermen

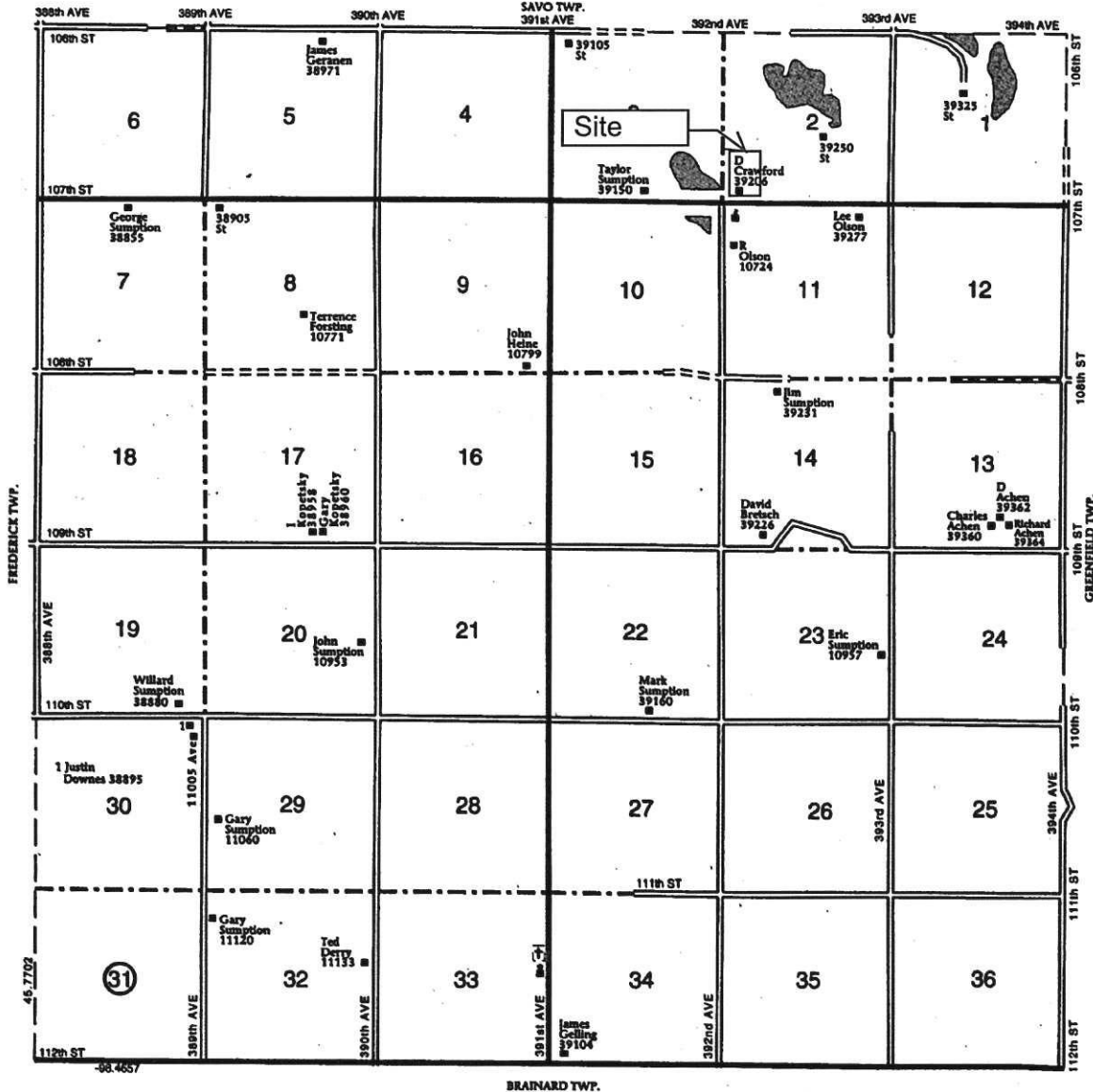
- Find hunting and fishing areas owned by U.S. Wildlife or Game & Fish Depts.
- Identifies names of rural residents and landowners to obtain permission to hunt and fish.
- Find the best and shortest routes and identifies the type of roads, like paved, gravel, etc.
- Two page county map.
- Yearly updated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

T-127-N

RICHLAND DIRECTORY

R-63-W

(Residents - Owners or Rectors)



REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 10/28/20
Receipt: 749827
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, "B Crawford Addition" in the SW1/4 of Section 2-T127N-R63W of the 5th P.M.,
Brown County, South Dakota

General Area Location or Street Address: 39206 107th St
From the Agriculture Preservation **District**
To the Mini-Agriculture **District**

Purpose: To Bring Into Compliance
Size of Parcel: 10.00 acres
Existing Land Use: Mini- Agriculture

Petitioner: (Print) Darnell Rainford
Signature: Darnell Rainford
Date: 10/28/2020 Phone: 605-228-0535
Address: 2310 16th Ave NW
Aberdeen, SD 57401
City State Zip

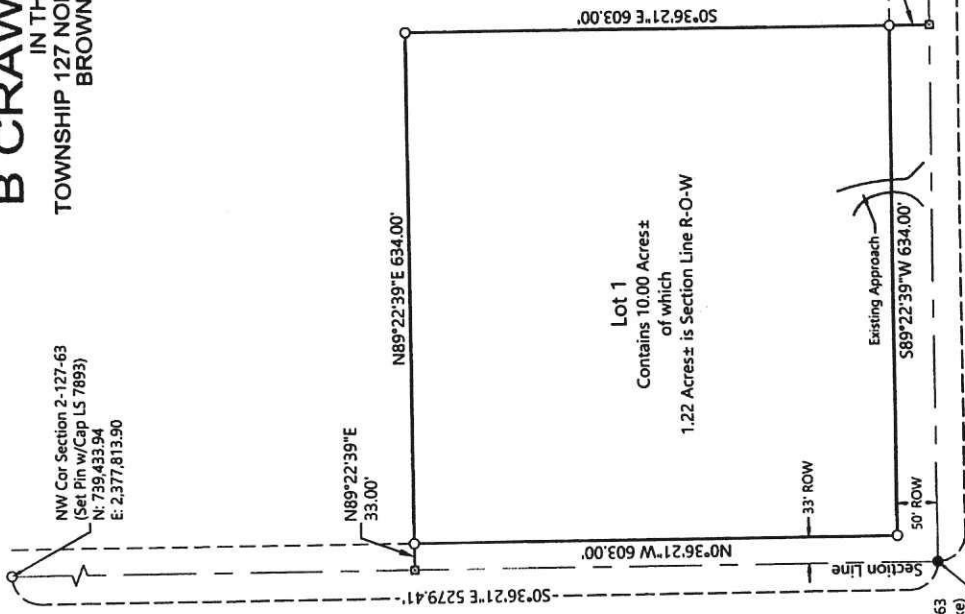
Owner: (Print) Crawford Survivor's Trust
Signature: Darnell Rainford
Date: 10/28/2020 Phone: 605-228-0535
Address: 2310 16th Ave NW
Aberdeen, SD 57401
City State Zip

Owner: (Print) Bryan Crawford
Signature: Bryan Crawford
Date: 10/27/20 Phone: 605-228-5904
Address: 39206 107th St
Frederick, SD 57441
City State Zip

Additional Signatures may be submitted on a separate page.

PLAT SHOWING
B CRAWFORD ADDITION
 IN THE SW1/4 OF SECTION 2,
 TOWNSHIP 127 NORTH, RANGE 63 WEST OF THE 5th P.M.,
 BROWN COUNTY, SOUTH DAKOTA

NW Cor Section 2-127-63
 (Set Pin w/Cap LS 7893)
 N: 739,433.94
 E: 2,377,813.90



Lot 1
 Contains 10.00 Acres±
 of which
 1.22 Acres± is Section Line R-O-W



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

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

SE Cor Section 2-127-63
 (Found Iron Pipe)
 N: 734,212.18
 E: 2,383,135.06

SW Cor Section 2-127-63
 (Found Darned Survey Spike)
 N: 734,154.98
 E: 2,377,869.71

PREPARED BY:

CLARK
 ENGINEERING

now **IMEG**

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

EOE

PLAT SHOWING
B CRAWFORD ADDITION
 IN THE SW1/4 OF SECTION 2,
 TOWNSHIP 127 NORTH, RANGE 63 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, Bryan L. Crawford, a married person, do hereby certify that I am the owner of the South Four Hundred Thirty-Five Feet of the West Five Hundred Feet (S435' of the W500') of the Southwest Quarter (SW1/4) of Section Two (2), Township One Hundred Twenty-Seven (127) North, Range Sixty-Three (63) West of the 5th P.M., Brown County, South Dakota, and that I have caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 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.

Owner:

Bryan L Crawford
 Bryan L. Crawford

Signed this 9th day of October, 2020.

COUNTY OF Brown)
 STATE OF South Dakota) SS

On this the 9th day of October, 2020, before me, R. Scott Campbell, the undersigned officer, personally appeared, Bryan L. Crawford, a married person, known to me or satisfactorily proven to be the person whose name Bryan L. Crawford, 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: 2-15-26
R. Scott Campbell
 Notary Public



OWNER'S CERTIFICATE

We, Randall K. Crawford and Darnell O. Rainford, Co-Trustees of the Decedent's Trust Created Under the Restatement of the Crawford Family Living Trust dated May 3, 1993, and Co-Trustees of the Survivor's Trust Created Under the Restatement of the Crawford Family Living Trust date May 3, 1993, do hereby certify that we are the owners of the Southwest Quarter (SW1/4) of Section Two (2), [EXCEPT the S435' of the W500'], Township One Hundred Twenty-Seven (127) North, Range Sixty-Three (63) West 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 be hereinafter known and described as "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 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.

Owner:

Randall K Crawford
 Randall K. Crawford, Co-Trustee, Decedent's Trust
 Randall K. Crawford, Co-Trustee, Survivor's Trust

Signed this 9th day of October, 2020.

COUNTY OF Brown)
 STATE OF South Dakota) SS

On this 9 day of October, 2020, before me, a notary public, the undersigned officer, personally appeared Randall K Crawford who acknowledge himself/herself to be the Trustee, of the Decedent's Trust and the Survivor's Trust Created Under the Restatement of the Crawford Family Living Trust dated May 3, 1993, and that he/she as such Trustee, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the corporation by himself/herself as Trustee.

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

My Commission Expires: 2-15-26
R. Scott Campbell
 Notary Public



Owner:

Darnell O. Rainford
 Darnell O. Rainford, Co-Trustee, Decedent's Trust
 Darnell O. Rainford, Co-Trustee, Survivor's Trust

Signed this 16 day of October, 2020.

COUNTY OF Brown)
 STATE OF South Dakota) SS

On this 16 day of October, 2020, before me, a notary public, the undersigned officer, personally appeared Darnell Rainford who acknowledge himself/herself to be the co-trustee, of the Decedent's Trust and the Survivor's Trust Created Under the Restatement of the Crawford Family Living Trust dated May 3, 1993, and that he/she as such co-trustee, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the corporation by himself/herself as co-trustee.

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

My Commission Expires: September 4, 2024
Scannee Ste McClain
 Notary Public

PLAT SHOWING
B CRAWFORD ADDITION
IN THE SW1/4 OF SECTION 2,
TOWNSHIP 127 NORTH, RANGE 63 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

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 "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 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 29 day of September, 2020.



HIGHWAY APPROVAL

"Access to Brown County Highway 5 is existing. 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 "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 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 "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

TREASURER'S CERTIFICATE

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

Signed this 16 day of October, 2020.

Nauviter

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:

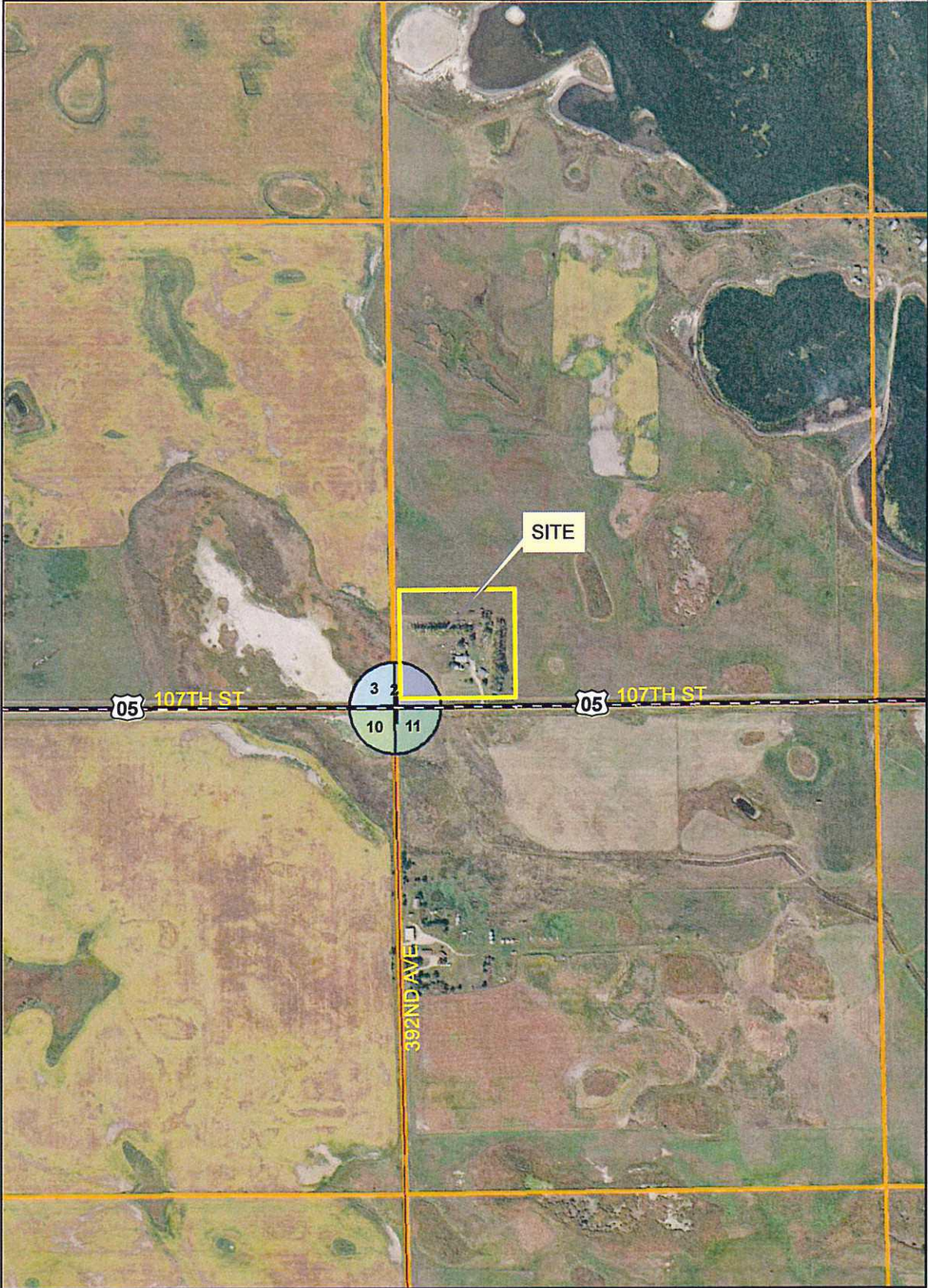
CLARK
ENGINEERING

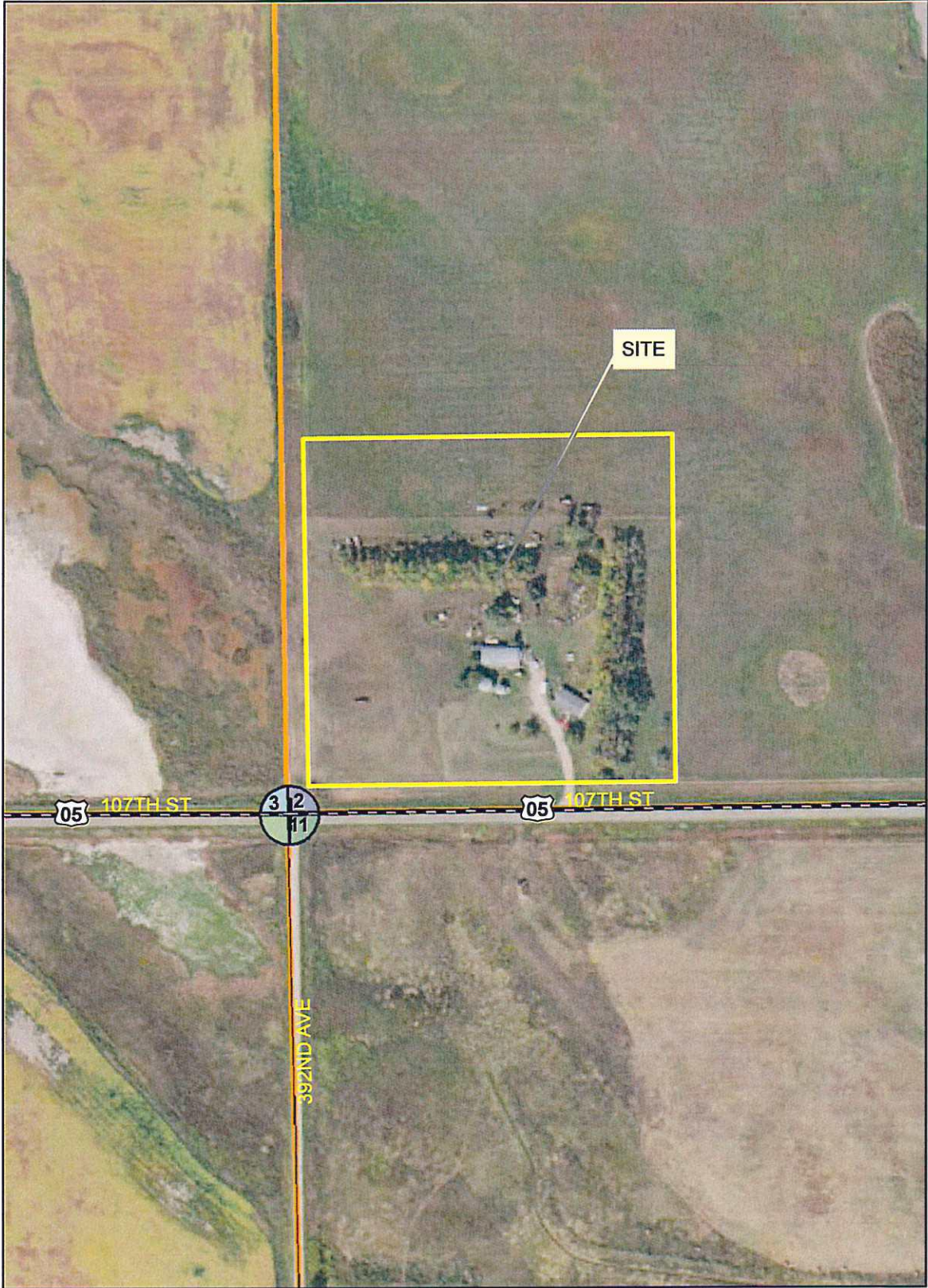
now **IMEG**

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

E0E

A20099
SHEET 3 of 3





STAFF REPORT

November 17, 2020

PRELIMINARY & FINAL PLAT

ITEM # 21

GENERAL INFORMATION:

PETITIONER: Darnell Rainford / Bryan Crawford

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: "B Crawford Addition" in the SW1/4 of Section 2-T127N-R63W of the 5th P.M., Brown County, South Dakota

LOCATION: 39206 107th Street

TOWNSHIP: Richland 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 purposes.

GENERAL REVIEW: After review Staff recommends approval

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: B Crawford Addition

PLAT OF
B CRAWFORD ADDITION
IN THE SW QUARTER OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: SW SECTION: 2 TOWNSHIP: 127 RANGE: 63

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

OWNERS NAMES: Darnell Rainford

OWNERS NAMES: Bryan Crawford

ENGINEER OR SURVEYOR: Todd Schlusen (Clark 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: 10 / 28 /20 20

RECEIVED BY PLANNING DEPARTMENT: 10 / 16 /20 20 BY: Scott Bader

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: X OR QUARTER CORNER: _____ OR KNOWN MARKER: _____

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 X

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

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W X

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: October 20, 2020 FEES: \$100.00
RECEIPT # 749828 PAID: YES/NO/CHK/CASH
TOWNSHIP: Richland Twp DATE: 10/28/20

OWNERS SIGNATURE: Darnell Rainford Darnell Rainford
OWNERS ADDRESS: 2310 16th Ave
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-228-0535

AGENTS SIGNATURE: Bryan Crawford Bryan Crawford
AGENTS ADDRESS: 39206 107th St
AGENTS CITY, STATE, ZIP: Frederick, SD 57441
AGENTS PHONE: 605-228-5904

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: "B Crawford Addition" in the SW1/4 of Section 2-T127N-R63W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: November 17, 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



SPORTSMEN Hunters

What Our Book Can Do For You Fishermen

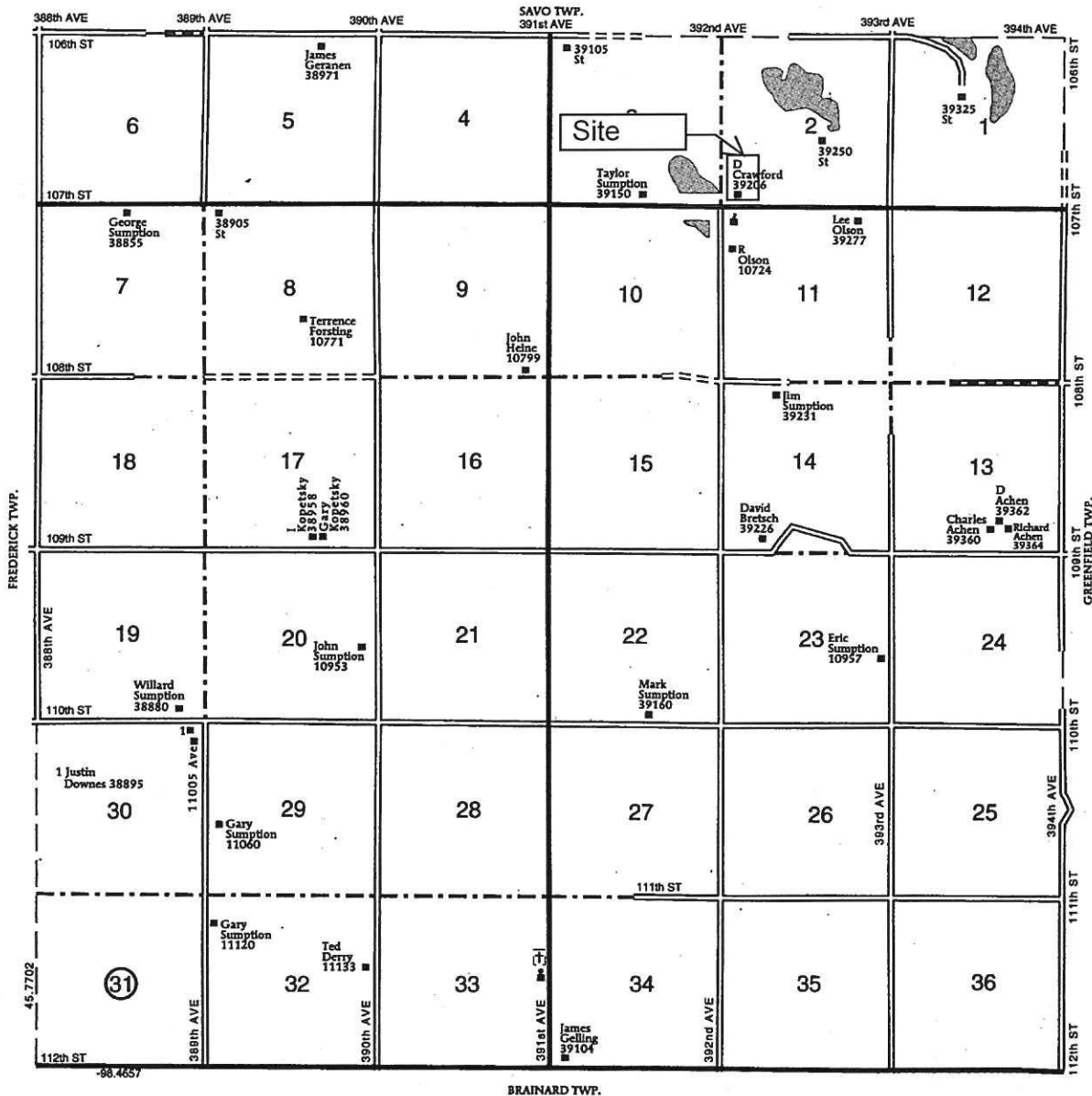
- Find hunting and fishing areas owned by U.S. Wildlife or Game & Fish Depts.
- Identifies names of rural residents and landowners to obtain permission to hunt and fish.
- Find the best and shortest routes and identifies the type of roads, like paved, gravel, etc.
- Two page county map.
- Yearly updated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

T-127-N

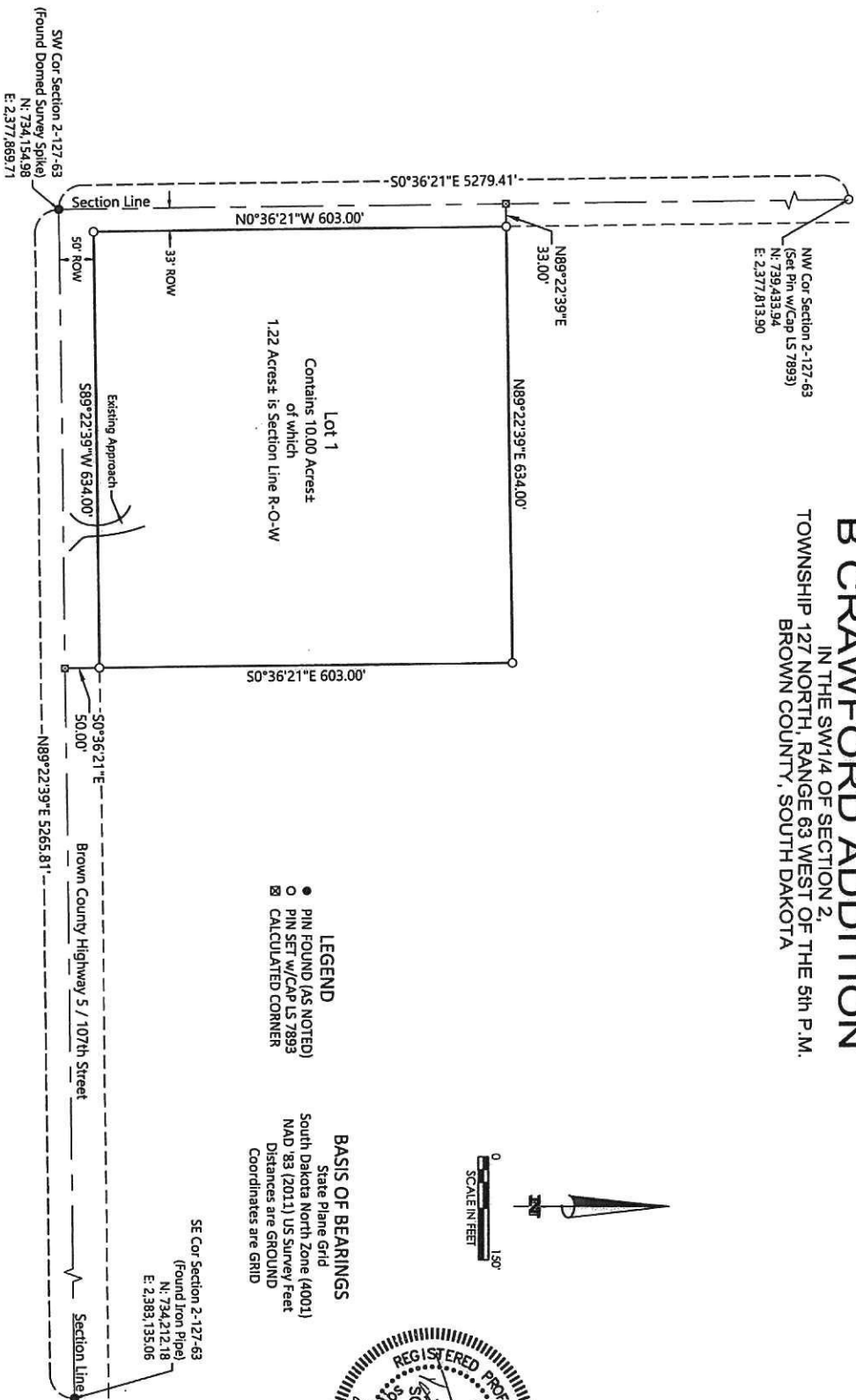
RICHLAND DIRECTORY

(Residents - Owners or Renters)

R-63-W



PLAT SHOWING
B CRAWFORD ADDITION
 IN THE SW 1/4 OF SECTION 2,
 TOWNSHIP 127 NORTH, RANGE 63 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



PREPARED BY:

CLARK ENGINEERING now **IMEG**

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

EOE

PLAT SHOWING
B CRAWFORD ADDITION
 IN THE SW1/4 OF SECTION 2,
 TOWNSHIP 127 NORTH, RANGE 63 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, Bryan L. Crawford, a married person, do hereby certify that I am the owner of the South Four Hundred Thirty-Five Feet of the West Five Hundred Feet (S435' of the W500') of the Southwest Quarter (SW1/4) of Section Two (2), Township One Hundred Twenty-Seven (127) North, Range Sixty-Three (63) West of the 5th P.M., Brown County, South Dakota, and that I have caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 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.

Owner:

Bryan L Crawford
 Bryan L Crawford

Signed this 9th day of October, 2020.

COUNTY OF Brown)
) SS
 STATE OF South Dakota)

On this the 9th day of October, 2020, before me, R. Scott Campbell II, the undersigned officer, personally appeared, Bryan L. Crawford, a married person, known to me or satisfactorily proven to be the person whose name Bryan L. Crawford, 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: 2-15-26
R. Scott Campbell II
 Notary Public



OWNER'S CERTIFICATE

We, Randall K. Crawford and Darnell O. Rainford, Co-Trustees of the Decedent's Trust Created Under the Restatement of the Crawford Family Living Trust dated May 3, 1993, and Co-Trustees of the Survivor's Trust Created Under the Restatement of the Crawford Family Living Trust date May 3, 1993, do hereby certify that we are the owners of the Southwest Quarter (SW1/4) of Section Two (2), [EXCEPT the S435' of the W500'], Township One Hundred Twenty-Seven (127) North, Range Sixty-Three (63) West 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 be hereinafter known and described as "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 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.

Owner:

Randall K Crawford
 Randall K. Crawford, Co-Trustee, Decedent's Trust
 Randall K. Crawford, Co-Trustee, Survivor's Trust

Signed this 9th day of October, 2020.

COUNTY OF Brown)
) SS
 STATE OF South Dakota)

On this 9 day of October, 2020, before me, a notary public, the undersigned officer, personally appeared Randall K Crawford who acknowledge himself/herself to be the Trustee, of the Decedent's Trust and the Survivor's Trust Created Under the Restatement of the Crawford Family Living Trust dated May 3, 1993, and that he/she as such Trustee, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the corporation by himself/herself as Trustee.

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

My Commission Expires: 2-15-26
R. Scott Campbell II
 Notary Public



Owner:

Darnell O. Rainford
 Darnell O. Rainford, Co-Trustee, Decedent's Trust
 Darnell O. Rainford, Co-Trustee, Survivor's Trust

Signed this 16 day of October, 2020.

COUNTY OF Brown)
) SS
 STATE OF South Dakota)

On this 16 day of October, 2020, before me, a notary public, the undersigned officer, personally appeared Darnell Rainford, who acknowledge himself/herself to be the co-trustee, of the Decedent's Trust and the Survivor's Trust Created Under the Restatement of the Crawford Family Living Trust dated May 3, 1993, and that he/she as such co-trustee, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the corporation by himself/herself as co-trustee.

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

My Commission Expires: September 4, 2024
Seanne Kie McClain
 Notary Public

PLAT SHOWING
B CRAWFORD ADDITION
IN THE SW1/4 OF SECTION 2,
TOWNSHIP 127 NORTH, RANGE 63 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

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 "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 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 29 day of September, 2020.



HIGHWAY APPROVAL

"Access to Brown County Highway 5 is existing. 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 "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 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 "B CRAWFORD ADDITION IN THE SW1/4 OF SECTION 2, TOWNSHIP 127 NORTH, RANGE 63 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

TREASURER'S CERTIFICATE

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

Signed this 16 day of October, 2020.

N. A. Minter
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

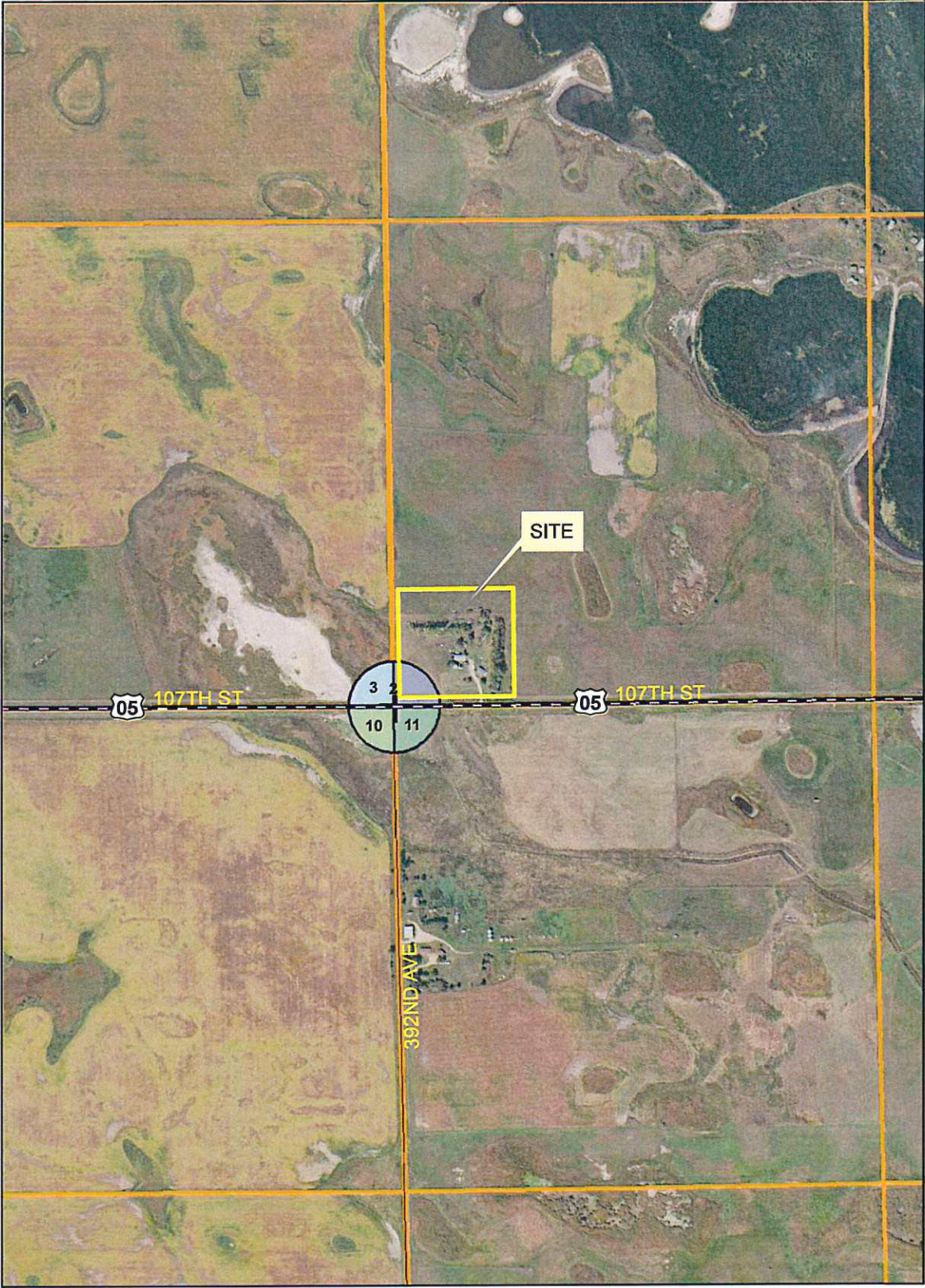
PREPARED BY:

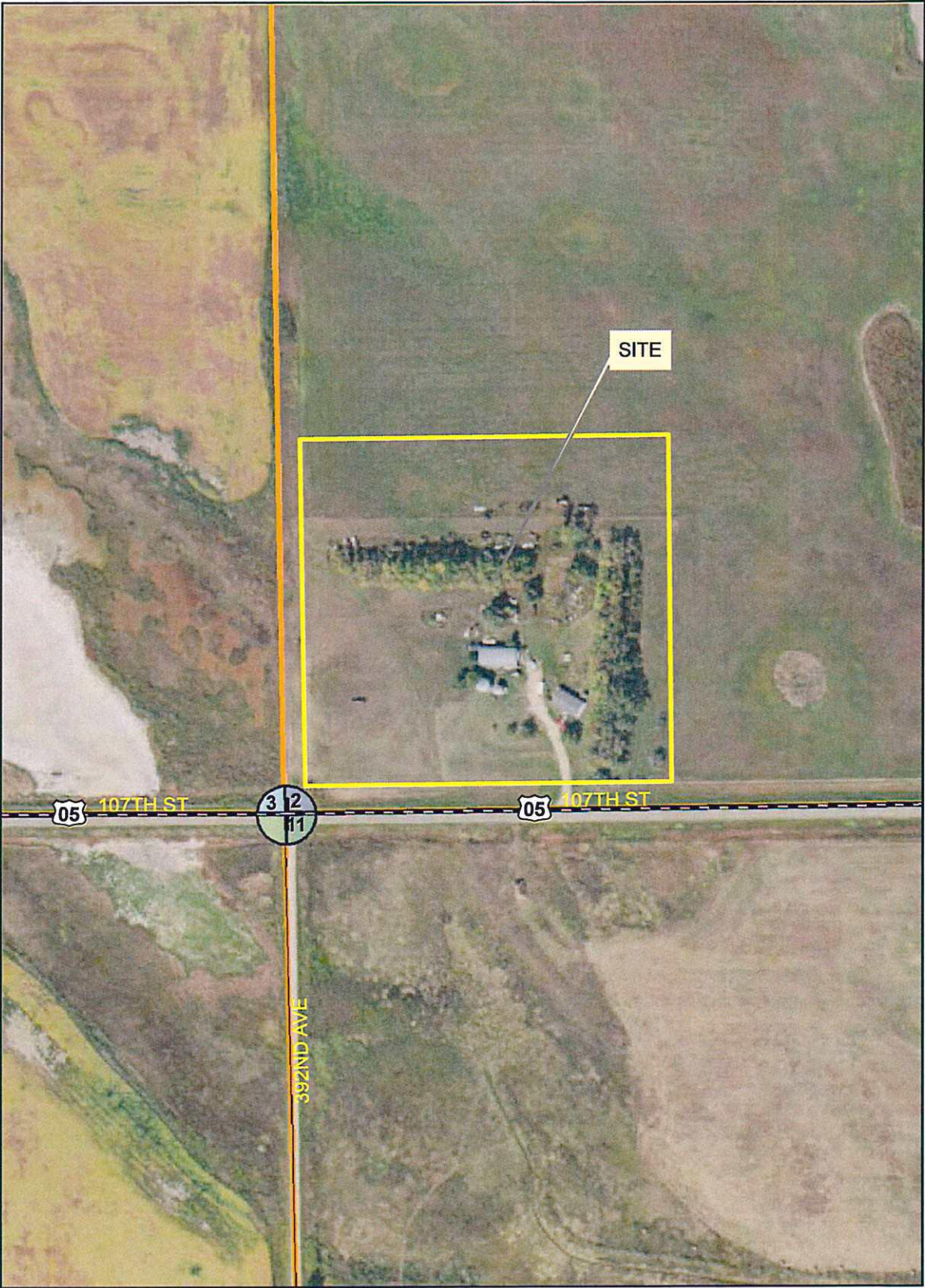
CLARK
ENGINEERING

now **IMEG**

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

A20099
SHEET 3 of 3





SITE

05

107TH ST

3 2
11

05

107TH ST

392ND AVE

STAFF REPORT

November 17, 2020

PRELIMINARY & FINAL PLAT

ITEM # 22

GENERAL INFORMATION:

PETITIONER: CWF Masonry (Cory Foley)

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: "CWF Subdivision" in the SE1/4 of the SE1/4 of Section 27-T123N-R63W of the 5th P.M., Brown County, South Dakota

LOCATION: 2724 392nd Avenue

TOWNSHIP: Bath Twp

EXISTING ZONING Mini-Agriculture District (M-AG)

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 Water

REPORTED BY: Ron Keller

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

GENERAL REVIEW: After review Staff recommends approval

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: CWF

PLAT OF
CWF SUBDIVISION
IN THE SE QUARTER OF SECTION 27, TOWNSHIP 123 NORTH, RANGE 63 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: SE SECTION: 27 TOWNSHIP: 123 RANGE: 63

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

OWNERS NAMES: CWF Masonry (Cory Foley)

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Randy Bacon (Helms & Associates)

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

PLAT FEE PER PLAT: \$100.00 DATE PAID: 10 / 27 /20 20

RECEIVED BY PLANNING DEPARTMENT: 10 / 07 /20 20 BY: Nancy North

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 X TWP _____

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

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 X

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

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W X

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: October 21, 2020
RECEIPT # 749826
TOWNSHIP: Bath Twp

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 10/27/2020

OWNERS SIGNATURE: CWF Masonry (Cory Foley) 
OWNERS ADDRESS: 11412 389th Ave
OWNERS CITY, STATE, ZIP: Frederick, SD 57441
OWNERS PHONE: 605-290-5448

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

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: "CWF Subdivision" in the SE1/4 of SE1/4 of Section 27-T123N-R63W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: November 17, 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

Want a "free" extra book?

By reviewing township Directory maps for correct information before we publish the next issue, FHP will send you a free book of any county in any state printed by FHP for that year.

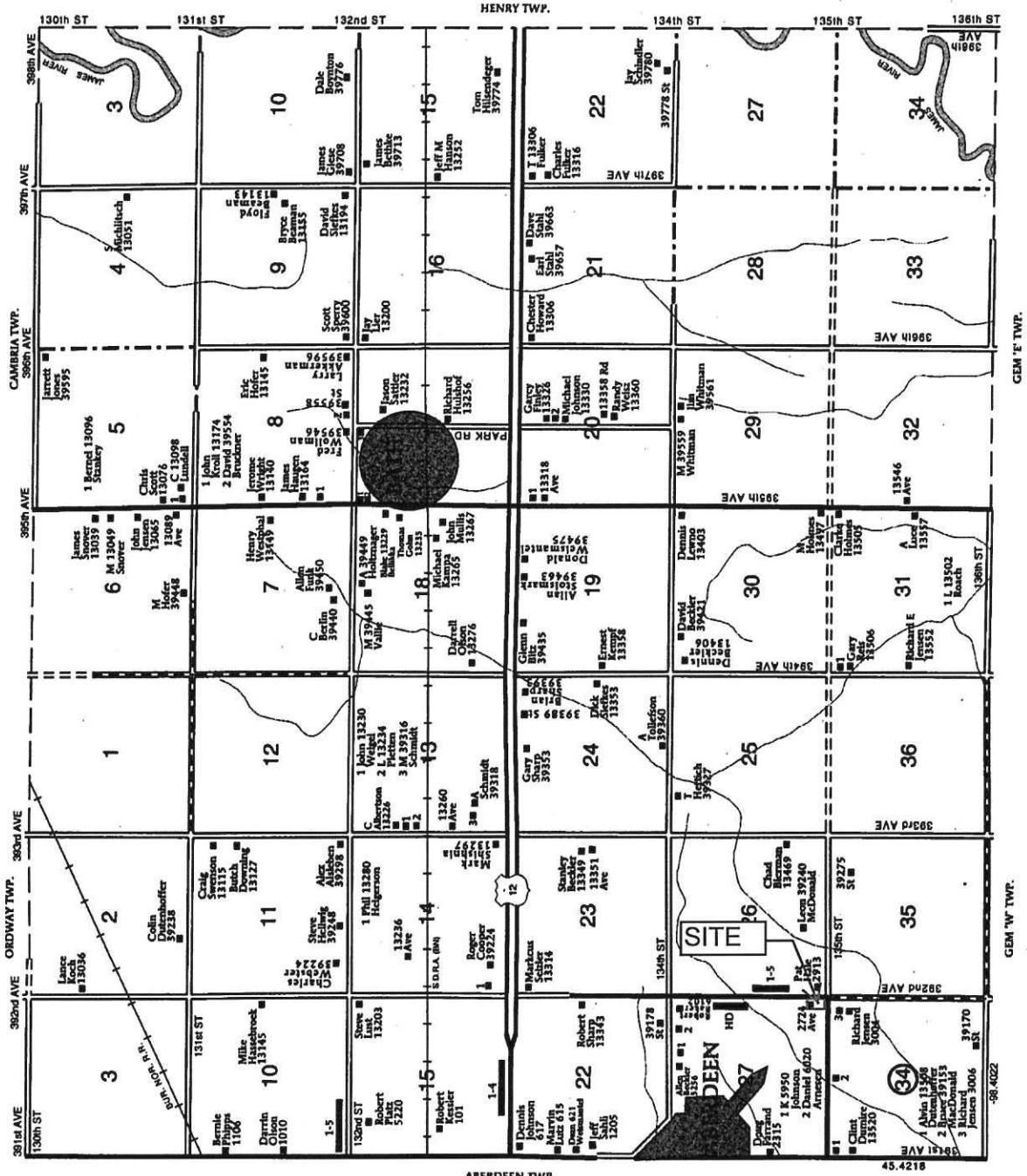
Contact our updating dept. at
800-685-7432-ext. 2605 or
 email: amanda.engebretson@farmandhomepublishers.com

T-123-N

BATH DIRECTORY

(Residents - Owners or Renters)

R-62-63-W



- BATH TOWNSHIP**
- SECTION 10W**
- 1 Becker, Ron 5005
 - 2 Tennant, Cory 5025
 - 3 5091
 - 4 Gross, Del 5115
 - 5 Harper, Steve 5219
- SECTION 15W**
- 1 Gossman, C 5405
 - 2 Ehlers, Todd 5455
 - 3 Knudson, R 5485
 - 4 Gossman, S 5755
- SECTION 17**
- 1 Buechler, Jerry 13228
 - 2 Britkman, Stanley 13290
- SECTION 20**
- 1 Weepthal, Henry 13316
 - 2 Rohrbach, Kevin 13328
- SECTION 25**
- 1 Beilfika, Deryl 2111
 - 2 Kohliasa, Paul 2135
 - 3 Grises, Doug 2215
 - 4 Fud, Robert 2317
 - 5 Matern, R 2519

PLAT OF

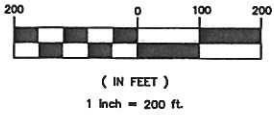
A-7895

CWF SUBDIVISION IN THE SE 1/4 SE1/4 OF SECTION 27-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA



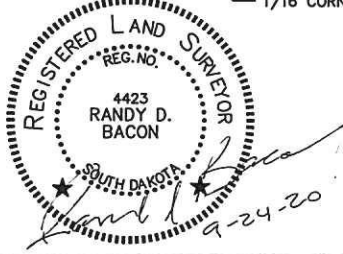
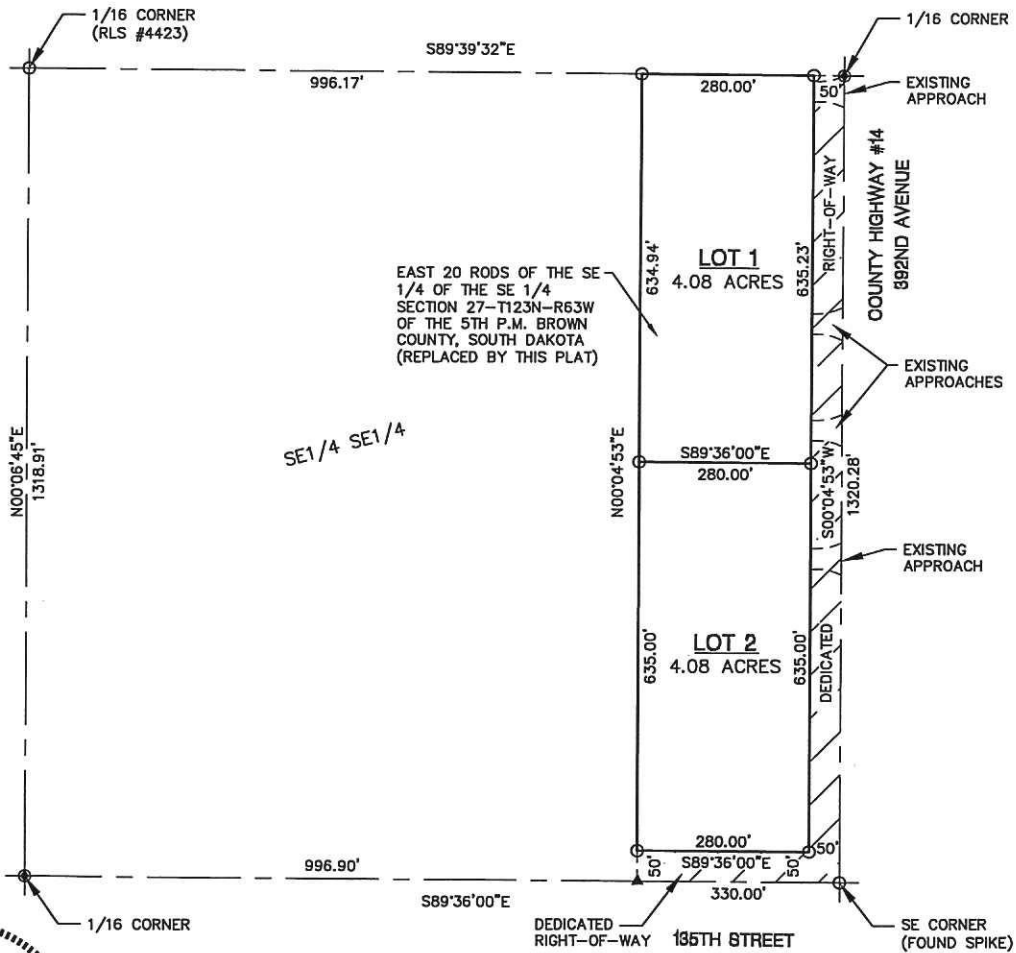
LEGEND

- FOUND PROPERTY CORNER (RLS #4423)
- ⊙ FOUND 3" SPIKE W/ WASHER 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

DWG. 7895-LS BY: TMO SHEET 1 OF 3

PLAT OF

A-7895

CWF SUBDIVISION IN THE SE 1/4 SE1/4 OF SECTION 27-T123N-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 CWF MASONRY AND CONSTRUCTION, INCORPORATED AS OWNERS, AND UNDER THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO SEPTEMBER 3, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: CWF SUBDIVISION IN THE SE 1/4 SE1/4 OF SECTION 27-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 24 DAY OF September, 2020.

[Signature of 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 CWF SUBDIVISION IN THE SE 1/4 SE1/4 OF SECTION 27-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA AS SHOWN BY THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER AS SUCH, THE STREETS AND ALLEYS, IF ANY, AS SHOWN AND MARKED ON SAID PLAT; AND THAT DEVELOPMENT OF THE LAND INCLUDED WITHIN THE BOUNDARIES OF SAID SUBDIVISION SHALL CONFORM TO ALL EXISTING APPLICABLE EASEMENTS, ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 7th DAY OF October, 2020.

FORMERLY DESCRIBED AS: EAST 20 RODS OF THE SE 1/4 OF THE SE 1/4 SECTION 27-T123N-R63W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA

CWF MASONRY AND CONSTRUCTION, INCORPORATED

BY: [Signature]

TITLE: Secretary Treasurer

CORPORATE ACKNOWLEDGEMENT

STATE OF SD) COUNTY OF Brown) SS ON THIS THE 7th DAY OF October, 2020, BEFORE ME, Jessica Hume, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED [Signature] OF CWF MASONRY AND CONSTRUCTION, INCORPORATED, AND THAT HE, AS SUCH [Signature] BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS [Signature] IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



[Signature] NOTARY PUBLIC, South Dakota STATE

MY COMMISSION EXPIRES: 5/31/2022

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 CWF SUBDIVISION IN THE SE 1/4 SE1/4 OF SECTION 27-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 CWF SUBDIVISION IN THE SE 1/4 SE1/4 OF SECTION 27-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

A-7895

CWF SUBDIVISION IN THE SE 1/4 SE1/4 OF SECTION 27-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 3 DAY OF November, 2020.

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 3 DAY OF November, 2020.

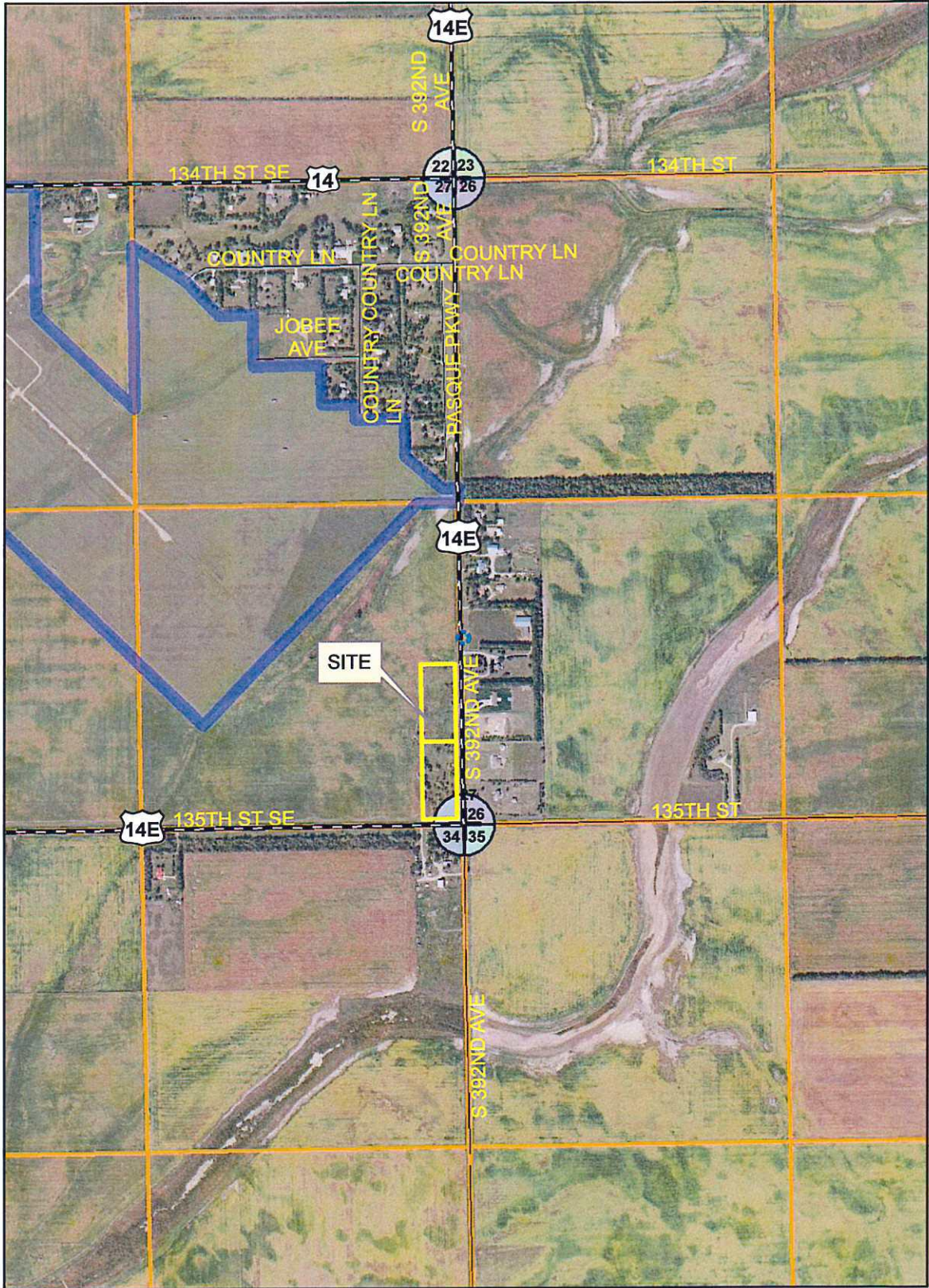
Cynthia J. Meyer, cl. de. treasurer
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

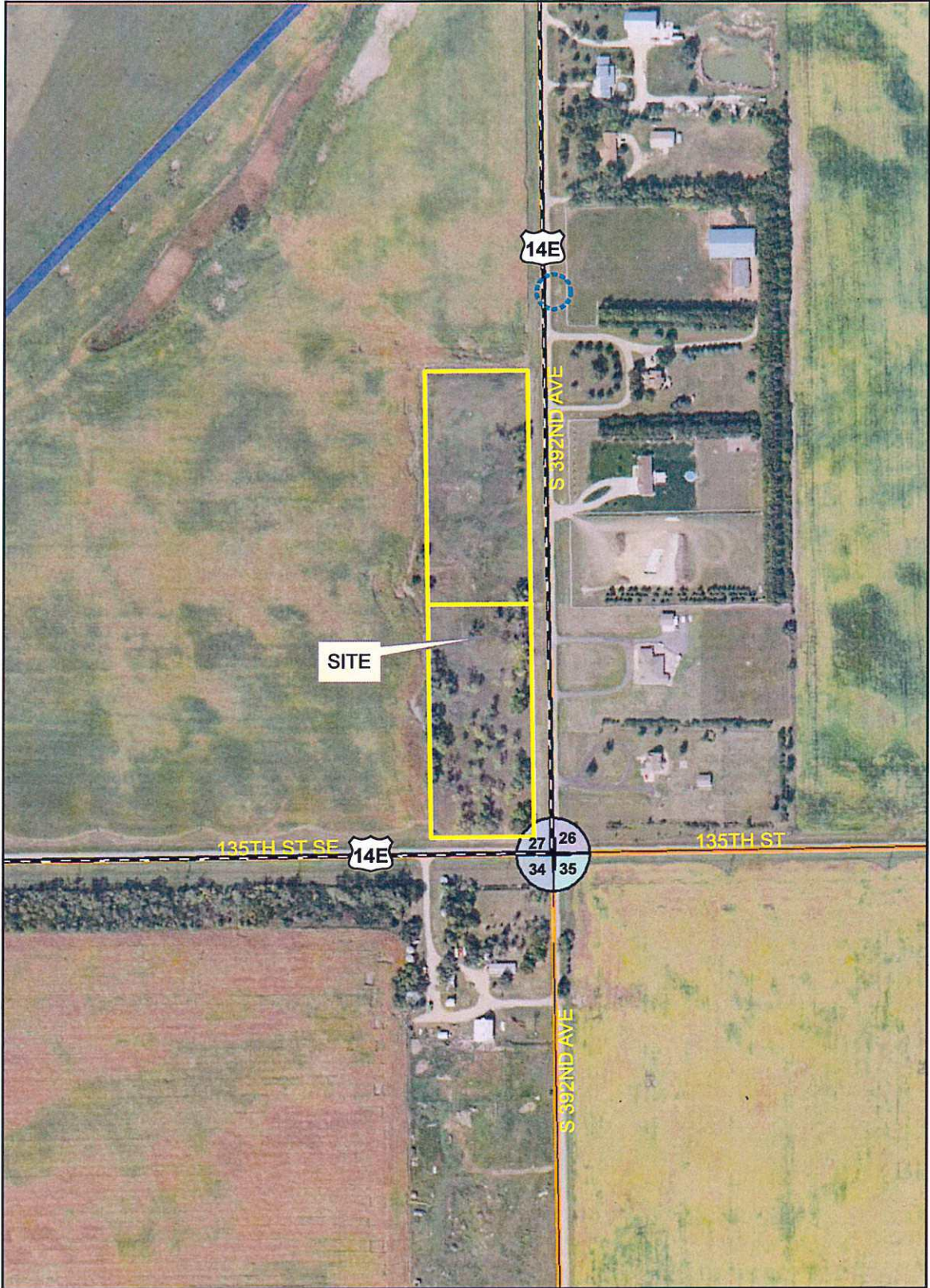
REGISTER OF DEED'S CERTIFICATE

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

November 17, 2020

PRELIMINARY & FINAL PLAT

ITEM # 23

GENERAL INFORMATION:

PETITIONER: Kimberly Dorsett

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: Dorsett-Hanigan Addition in the NW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota

LOCATION: 126319 North Bridge Road
126333 North Bridge Road

TOWNSHIP: Ravinia Twp

EXISTING ZONING: Lake Front Residential District (R-3)

SURROUNDING ZONING:
North: Water (AG-P2)
South: Agriculture Preservation District (AG-P)
East: Lake Front Residential District (R-3)
West: Lake Front Residential District (R-3)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Ron Keller

GENERAL COMMENT: The petitioners are requesting this Preliminary and Final Plat for conveyance purposes.

GENERAL REVIEW: After review Staff recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Dorsett-Hanigan

PLAT OF
DORSETT-HANIGAN ADDITION
IN THE NW QUARTER OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

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

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

OWNERS NAMES: Kimberly Dorsett

OWNERS NAMES: Timothy Hanigan

ENGINEER OR SURVEYOR: Zach 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: 10 / 13 /2020

RECEIVED BY PLANNING DEPARTMENT: 10 / 13 /2020 BY: Scott Bader

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

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

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

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W X

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: 10/13/20
RECEIPT # 749810
TOWNSHIP: Ravina

FEE: \$100.00
PAID: ~~YES~~/NO CASH
DATE: 10/13/20

OWNERS SIGNATURE: Kimberly Dorsett Kimberly Dorsett
OWNERS ADDRESS: 12926 Ironwood Drive
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-380-1245

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

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: Dorsett-Hanigan Addition in the NW1/4 of Section 13-T124N-R65W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied _____	

By: _____	Date: _____
HEARING DATE: <u>November 17, 2020</u>	TIME: <u>7:00 pm</u>

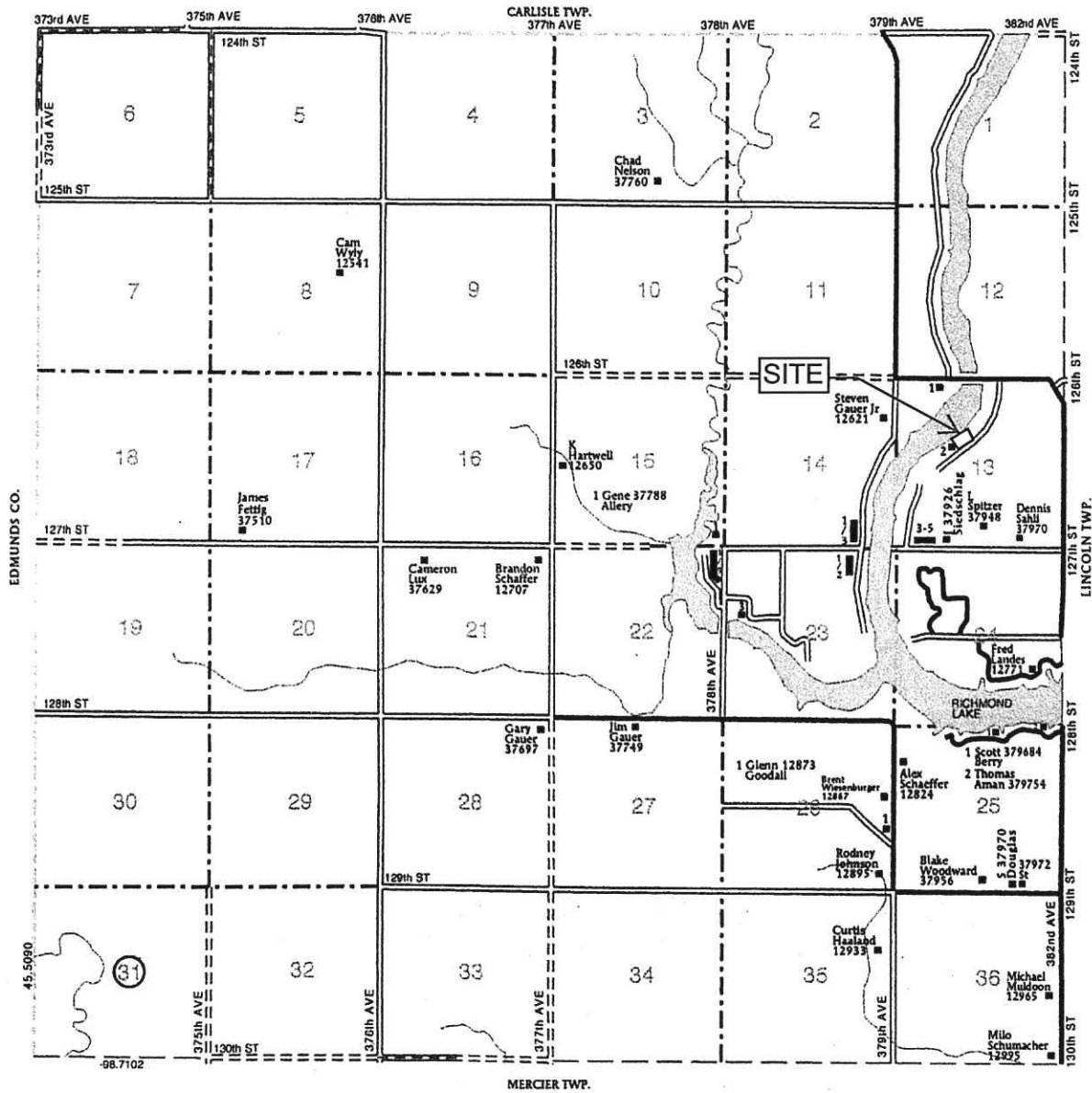
To Convert	Multiply by	Result
ounces	28.3495	grams
grams	.0353	ounces
pounds	.4536	kilograms
kilograms	2.2050	pounds

T-124-N

RAVINIA DIRECTORY

R-65-W

(Residents - Owners of Porters)

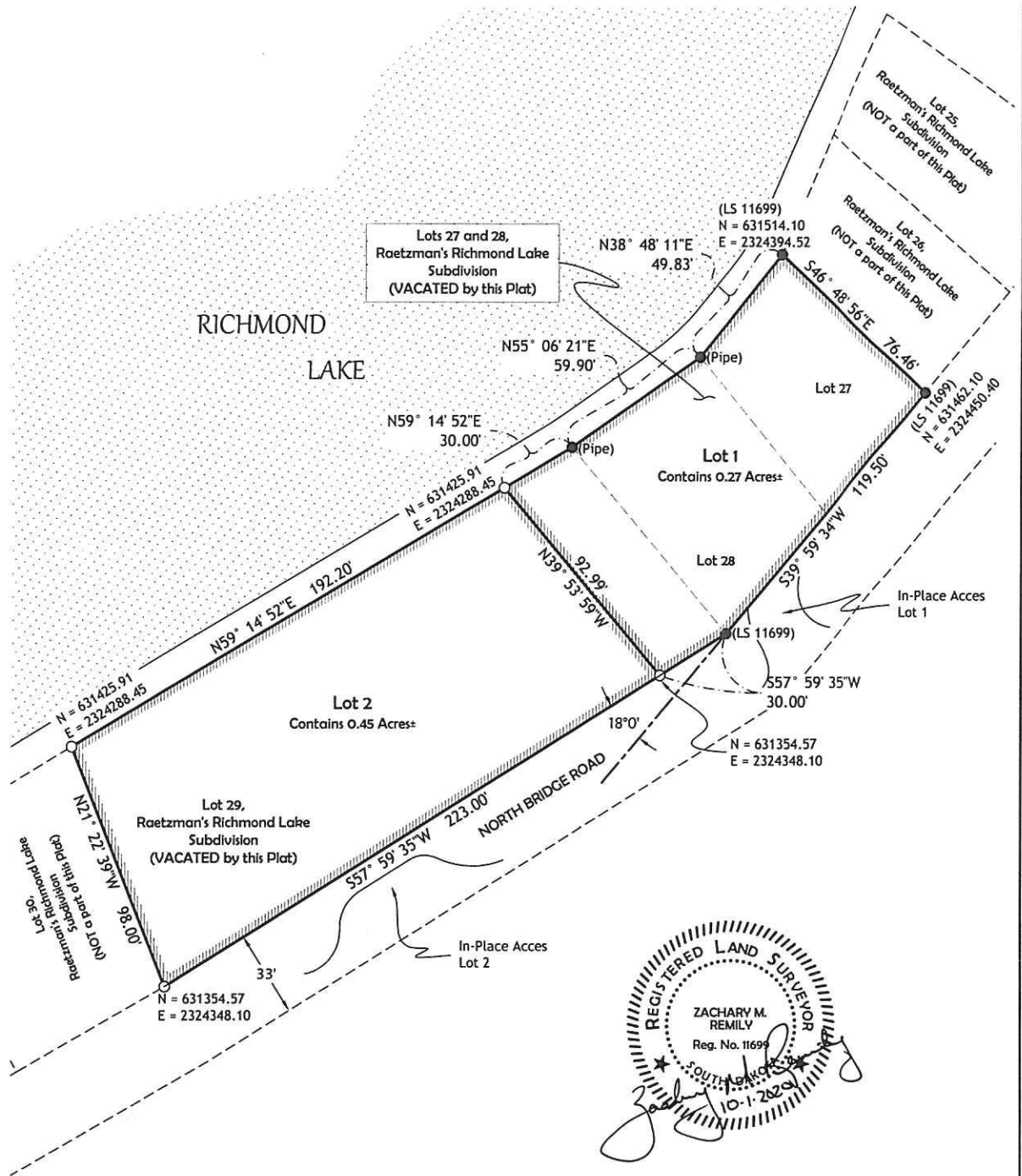


- RAVINIA TOWNSHIP**
- SECTION 13**
 1 Kirchgessler, Jim 37935
 2 Bahr, Justin 126401
 3 Peterson, L 37902
 4 Vitense, David 37908
 5 Goldade, Gerald 37910
- SECTION 14**
 1 Mishaw, Mark 126928

- 2 Lutz, Douglas 126966
 3 126974
- SECTION 22**
 1 Myhra, Gary 127093
 2 Huber, S 127131
 3 Millett, Craig 127151
 4 Thayer, Dan 127257
 5 Wahl, Lanny 127395

- SECTION 23**
 1 127148
 2 Fischer, Brock 127216
 3 Keatts, Pat 12746

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



Prepared By:



619 14th Avenue S, Faulkton, South Dakota 57438
 Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
 Project No. ALS20023 Field Survey Date: 9-29-2020



LEGEND

- PIN FOUND (AS NOTED)
- PIN SET w/CAP LS 11699

BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM
 SOUTH DAKOTA NORTH ZONE (4001)
 US SURVEY FEET - NAD '83
 DISTANCES SHOWN ARE GROUND
 COORDINATES SHOWN ARE GRID

PLAT SHOWING
DORSETT-HANIGAN ADDITION
 IN THE NW1/4 OF SECTION 13,
 TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M.,
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

We, Timothy Hanigan and Stephy Hanigan, husband and wife as joint tenants with right of survivorship, do hereby certify that we are the owners of Lot 29, Raetzman's Richmond Lake Subdivision in the Northwest Quarter (NW1/4) of Section 13, Township 124 North, Range 65 West of the 5th P.M., Brown County, South Dakota (Warranty Deed filed 11-16-2018 and duly recorded in Book 303 Deeds, Page 364), and that we have caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "DORSETT-HANIGAN ADDITION IN THE NW1/4 OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

By this plat, We, Timothy Hanigan and Stephy Hanigan, husband and wife as joint tenants with right of survivorship, do hereby VACATE Lot 29, Raetzman's Richmond Lake Subdivision in the Northwest Quarter (NW1/4) of Section 13, Township 124 North, Range 65 West of the 5th P.M., Brown County, South Dakota as filed for record on September 21, 1959 and duly recorded as Hanging Plat No. 401.

Owners:

 Timothy Hanigan

Signed this _____ day of _____, 2020.

 Stephy Hanigan

Signed this _____ day of _____, 2020.

COUNTY OF _____)
) SS
 STATE OF _____)

On this the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Timothy Hanigan and Stephy Hanigan, husband and wife as joint tenants with right of survivorship, known to me or satisfactorily proven to be the persons 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: _____

 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 "DORSETT-HANIGAN ADDITION IN THE NW1/4 OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

Signed this 1st day of OCTOBER, 2020.


 ZACHARY M. REMILY, LS 11699

Prepared By:



619 14th Avenue S, Faulkton, South Dakota 57438
 Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
 Project No. ALS20023 Field Survey Date: 9-29-2020

OWNER'S CERTIFICATE

We, Marshall Dorsett and Kimberly Dorsett, husband and wife, via Contract for Deed with Mark A. Milbrandt and Karla S. Milbrandt, husband and wife, do hereby certify that we are the owners, of Lot 27 and Lot 28, Raetzman's Richmond Lake Subdivision in the Northwest Quarter (NW1/4) of Section 13, Township 124 North, Range 65 West of the 5th P.M., Brown County, South Dakota (Contract for Deed filed 7-23-2020 and duly recorded in Book 141MR, Page 130), and that we have caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "DORSETT-HANIGAN ADDITION IN THE NW1/4 OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

By this plat, We, Marshall Dorsett and Kimberly Dorsett, husband and wife, via Contract for Deed with Mark A. Milbrandt and Karla S. Milbrandt, husband and wife, do hereby VACATE Lot 27 and Lot 28, Raetzman's Richmond Lake Subdivision in the Northwest Quarter (NW1/4) of Section 13, Township 124 North, Range 65 West of the 5th P.M., Brown County, South Dakota as filed for record on September 21, 1959 and duly recorded as Hanging Plat No. 401.

Owners:

 Marshall Dorsett

Signed this _____ day of _____, 2020.

 Kimberly Dorsett

Signed this _____ day of _____, 2020.

 Mark A. Milbrandt

Signed this _____ day of _____, 2020.

 Karla S. Milbrandt

Signed this _____ day of _____, 2020.

COUNTY OF _____)
) SS
 STATE OF _____)

On this the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Marshall Dorsett and Kimberly Dorsett, husband and wife, known to me or satisfactorily proven to be the persons 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: _____

 Notary Public

COUNTY OF _____)
) SS
 STATE OF _____)

On this the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Mark A. Milbrandt and Karla S. Milbrandt, husband and wife, known to me or satisfactorily proven to be the persons 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: _____

 Notary Public

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

BROWN COUNTY HIGHWAY APPROVAL

"Existing Access to *NORTH BRIDGE ROAD / BROWN COUNTY 6G* 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 *"DORSETT-HANIGAN ADDITION IN THE NW1/4 OF SECTION 13, TOWNSHIP 124 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA"* having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments.

COUNTY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the ____ day of _____, 2020.

County Auditor
Brown County, South Dakota

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

TREASURER'S CERTIFICATE

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

Signed this ____ day of _____, 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. ALS20023 Field Survey Date: 9-29-2020





STAFF REPORT

November 17, 2020

PRELIMINARY & FINAL PLAT

ITEM # 24

GENERAL INFORMATION:

PETITIONER: John Koehler

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: "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.)

TOWNSHIP: Aberdeen Twp

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-1)

PUBLIC UTILITIES: None

REPORTED BY: Ron Keller

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

GENERAL REVIEW: After review, Staff recommends approval with a stipulation that the lots be rezoned to Mini-Agriculture. Petitioner is responsible to work with the Township on the road that will need to be put in. The Petitioner will be responsible for the developing and maintaining of this road.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: John Koehler Subdivision

PLAT OF
JOHN KOEHLER SUBDIVISION
IN THE SE QUARTER OF SECTION 6, TOWNSHIP 123 NORTH, RANGE 63 WEST (or SECTION 00-T000N-R00W)
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: SE SECTION: 6 TOWNSHIP: 123 RANGE: 63

MANDATORY LOTS: 1-4 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: John Koehler _____

OWNERS NAMES: Whitney Koehler _____

ENGINEER OR SURVEYOR: Cory Biegler (Helms & 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 / 3 /20 20

RECEIVED BY PLANNING DEPARTMENT: 10 / 29 /20 20 BY: Nancy Clark North

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: October 29, 2020
RECEIPT # 749836
TOWNSHIP: Aberdeen Twp

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 11/3/2020

OWNERS SIGNATURE: John Koehler 
OWNERS ADDRESS: 303 W Palmer Cir
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-228-9665

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

REQUEST: Preliminary & Final Plat

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

Planning Commission Action: Approved / Denied _____

By: _____ Date: _____

HEARING DATE: November 17, 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

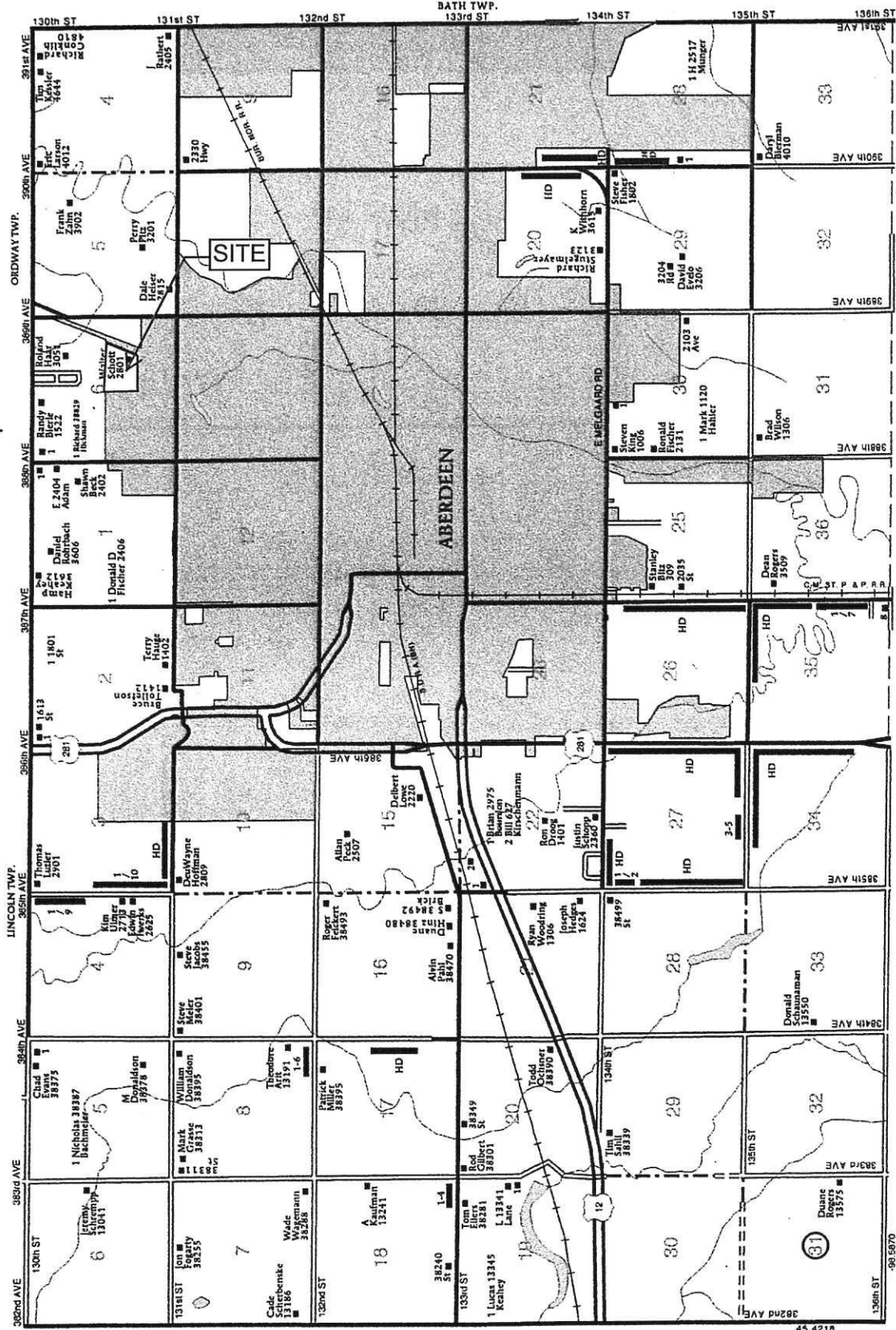


T-123-N

ABERDEEN DIRECTORY

R-63-64-W

(Residents - Owners or Renters)



GEM 'W' TWP.

WARNER 'N' TWP.

SEE PAGE 134 FOR ADDITIONAL NAMES NOT LISTED ON MAP

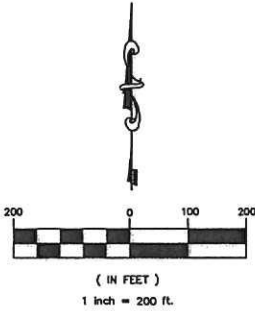
PLAT OF JOHN KOEHLER SUBDIVISION IN THE SE 1/4 OF SECTION 6-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

LEGEND

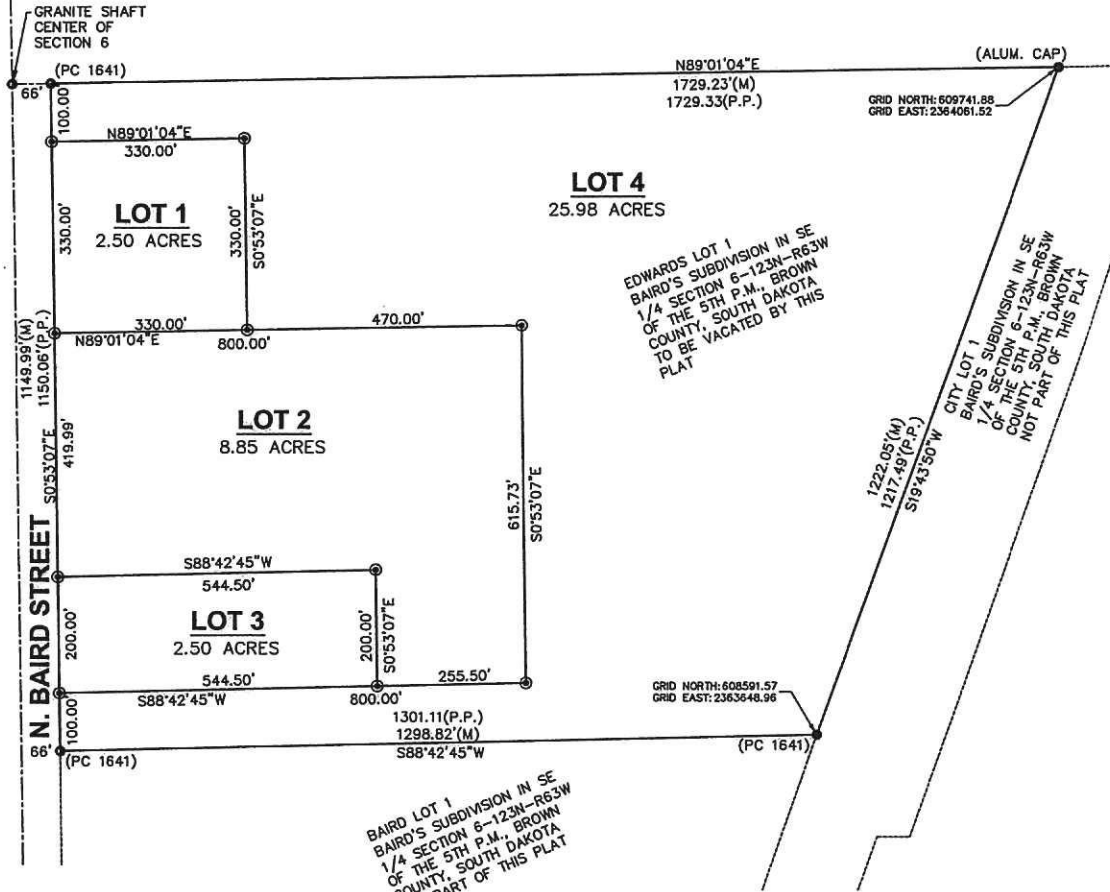
- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BIEGLER RLS 13554
- (M) DISTANCE MEASURED IN THE FIELD
- (P.P.) DISTANCE PREVIOUSLY PLATTED

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



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
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

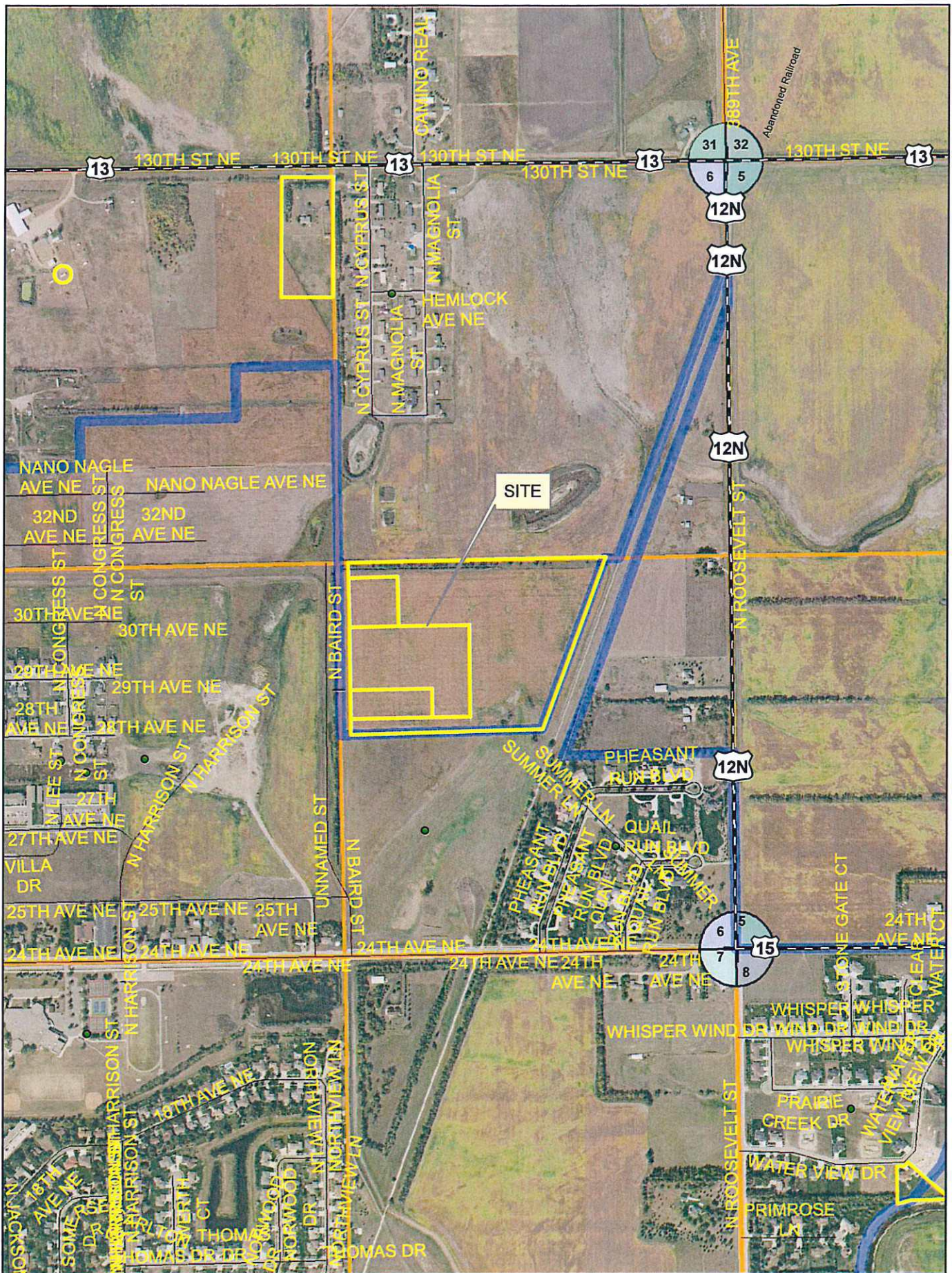
I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS ____ DAY OF _____, 20____.

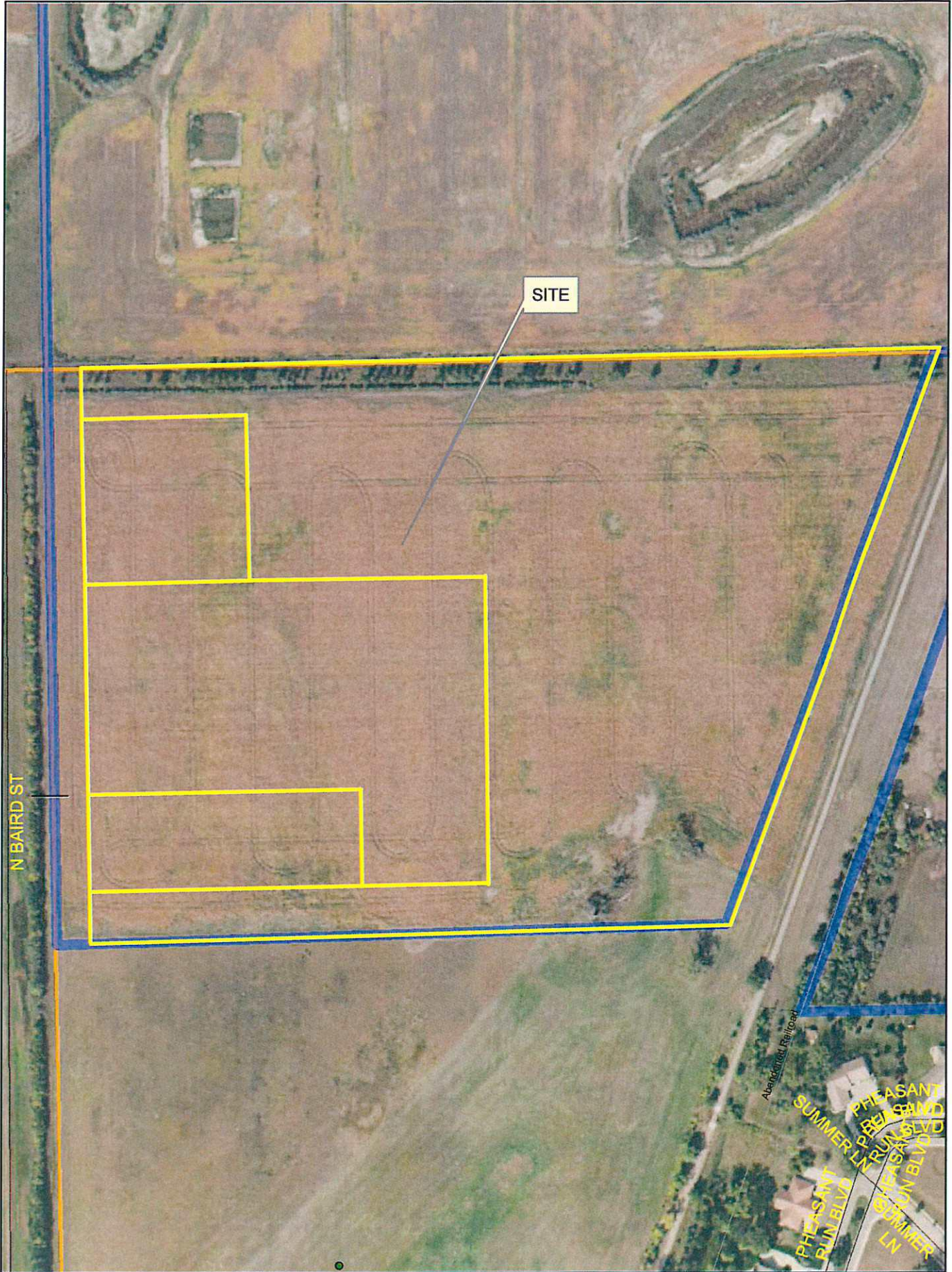
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

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





SITE

N BAIRD ST

Abandoned Railroad

PHEASANT RUN BLVD
SUMMER LN
PHEASANT RUN BLVD
PHEASANT BLVD
PHEASANT BLVD
SUMMER LN

STAFF REPORT

November 17, 2020

PRELIMINARY & FINAL PLAT

ITEM # 25

GENERAL INFORMATION:

PETITIONER: Marcie Weigel

REQUEST: **PRELIMINARY & FINAL PLAT**

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

LOCATION: 38855 137th 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

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 Lot 1 be rezoned to Mini-Agriculture.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Weigel and Locken

PLAT OF
WEIGEL AND LOCKEN SUBDIVISION
IN THE SE QUARTER OF SECTION 7, TOWNSHIP 122 NORTH, RANGE 63 WEST
OF THE FIFTH P.M., BROWN COUNTY, SOUTH DAKOTA

LEGAL SECTION: QUARTER: SE SECTION: 7 TOWNSHIP: 122 RANGE: 63

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

OWNERS NAMES: Marcie Weigel

OWNERS NAMES: 3L Real Estate Limited Partnership

ENGINEER OR SURVEYOR: Randy Bacon (Helms & Associates)

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

PLAT FEE PER PLAT: \$100.00 DATE PAID: 10 / 30 /20 20

RECEIVED BY PLANNING DEPARTMENT: 10 / 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: X OR QUARTER CORNER: _____ OR KNOWN MARKER: _____

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 X

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

REGULAR BOUNDARY LINE DRAWN AROUND R-O-W X

AFTER PLANNING COMMISSION MEETING

CONSIDERED BY COUNTY PLANNING COMMISSION:

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

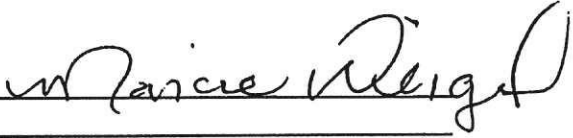
CONSIDERED BY COUNTY COMMISSION:

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

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: October 30, 2020 FEES: \$100.00
RECEIPT # 749832 PAID: YES/NO CHK/CASH
TOWNSHIP: Warner Twp DATE: 10/30/2020

OWNERS SIGNATURE: Marcie Weigel 
OWNERS ADDRESS: 38855 137th St
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 228 1950

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

REQUEST: Preliminary & Final Plat

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

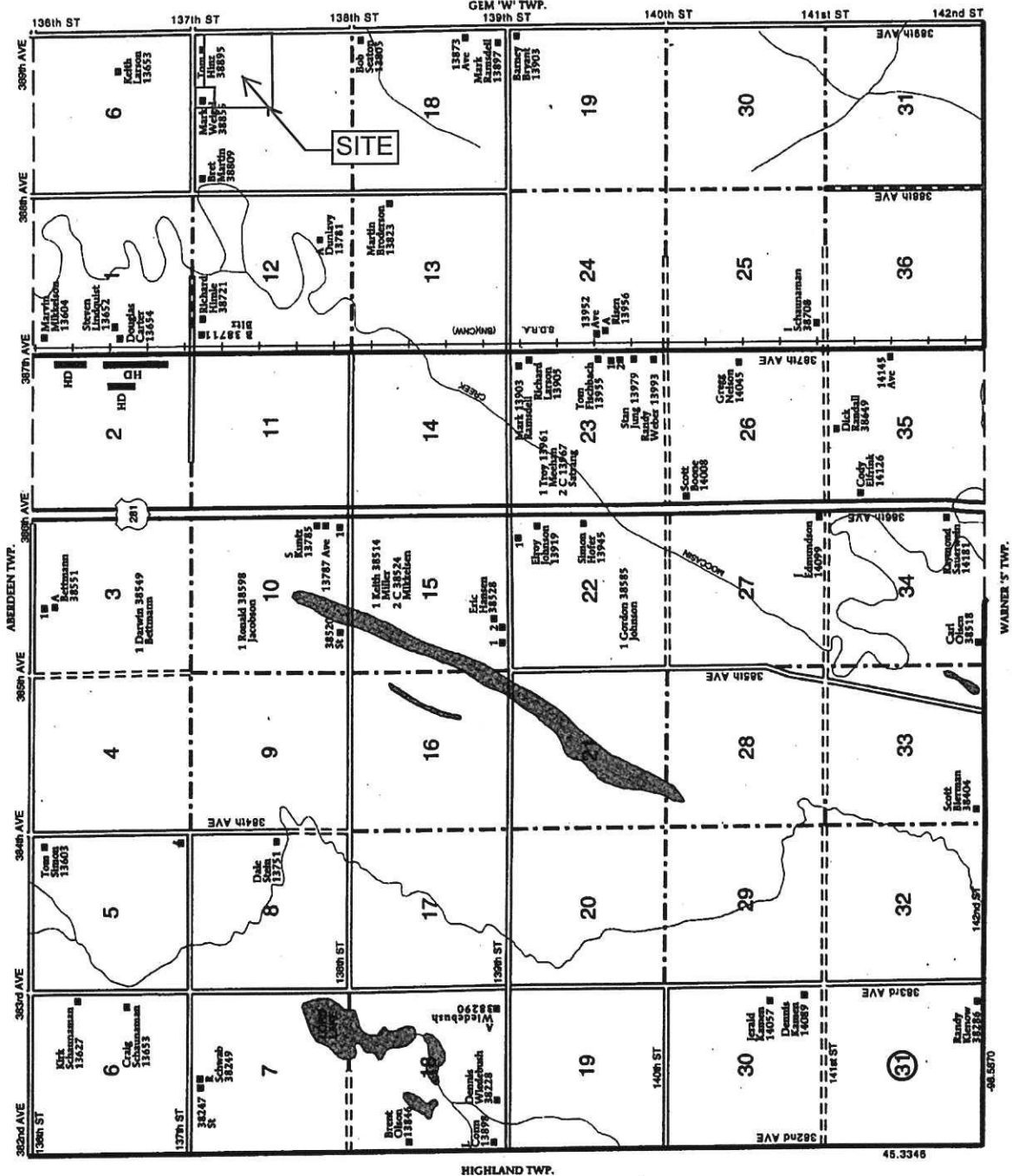
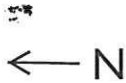
Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: November 17, 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

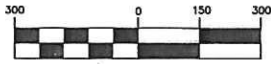
(Residents - Owners or Renters)



PLAT OF

A-7977

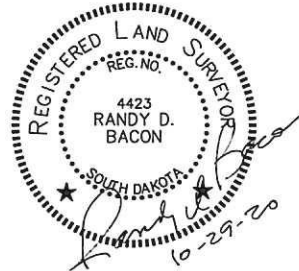
**WEIGEL AND LOCKEN SUBDIVISION,
IN THE NE 1/4 OF SECTION 7-T122N-R63W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**



(IN FEET)
1 Inch = 300 ft.

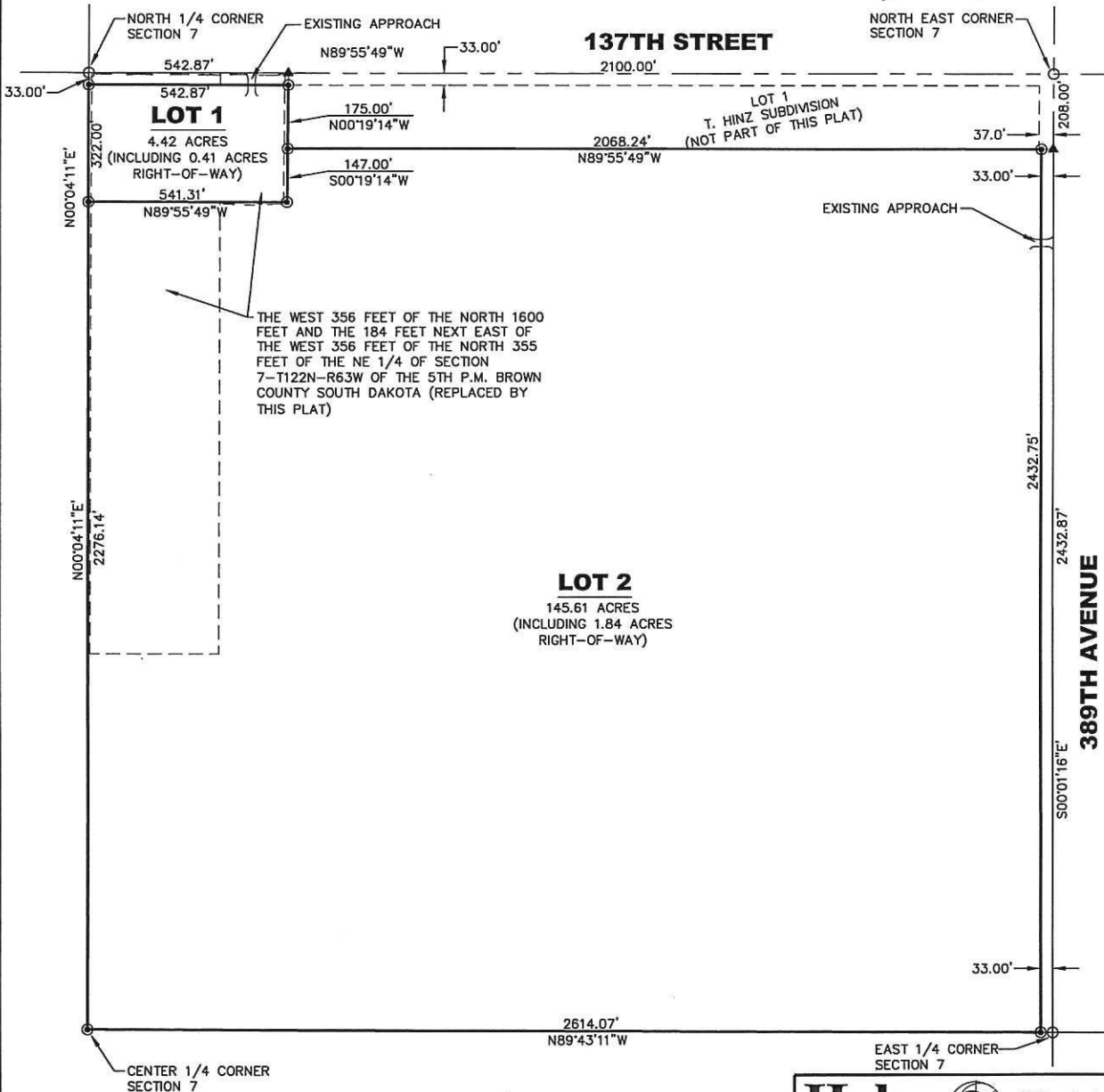
LEGEND

- 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



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 (REPLACED BY THIS PLAT)

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

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

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

[Signature of 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: [Signature of Marcie Weigel]
MARCIE WEIGEL

3 L REAL ESTATE LIMITED PARTNERSHIP

JON AND DANA LOCKEN REAL ESTATE LIMITED PARTNERSHIP

BY: [Signature of Loren Locken]
LOREN LOCKEN

BY: [Signature of Jon Locken]
JON LOCKEN

BY: [Signature of Linda Locken]
LINDA LOCKEN

BY: [Signature of 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.



[Signature of 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.



[Signature of 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

Buckley 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, Christman
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

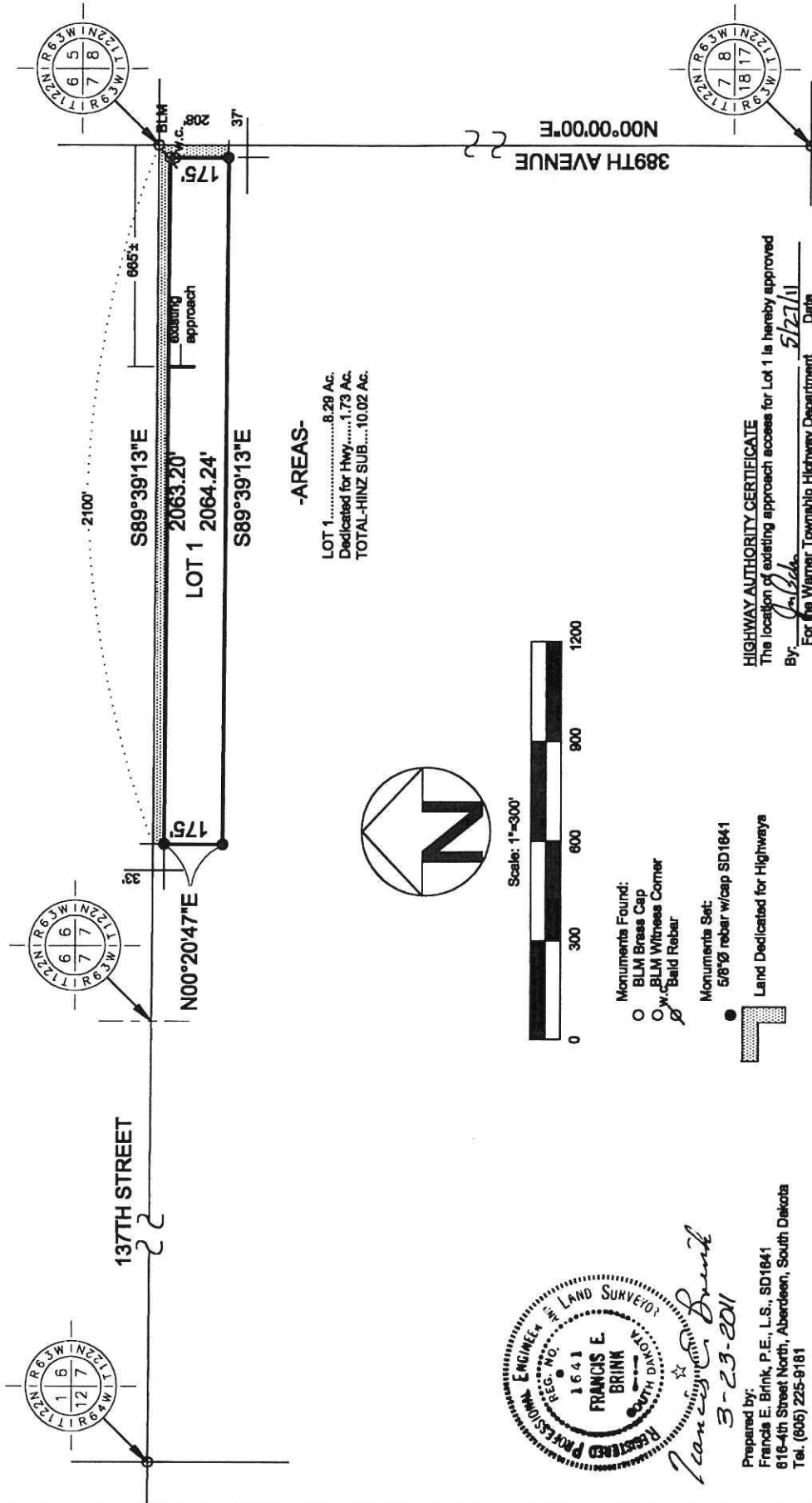
REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____, AND DULY RECORDED AS

PLAT NO. _____

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

T. HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

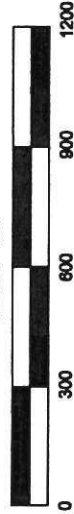


-AREAS-

LOT 18.29 Ac.
Dedicated for Hwy.....1.73 Ac.
TOTAL-HINZ SUB.....10.02 Ac.



Scale: 1"=300'



- Monuments Found:
- BLM Brass Cap
 - w. BLM Witness Corner
 - Bald Rebar
- Monuments Set:
- 5/8" rebar w/cap SD1841
- Land Dedicated for Highways

HIGHWAY AUTHORITY CERTIFICATE
The location of existing approach access for Lot 1 is hereby approved
By: Paula Schick 5/27/11 Date
For the Warner Township Highway Department
Title: Warner Township Supervisor



Francis E. Brink
3-23-2011
Prepared by:
Francis E. Brink, P.E., L.S., SD1841
818-4th Street North, Aberdeen, South Dakota
Tel. (605) 225-9181

T. HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 5th P.M.

BROWN COUNTY, SOUTH DAKOTA

Sheet 2 of 3

OWNER'S CERTIFICATE

We, Thomas L. Hinz and Joyce L. Hinz, husband and wife, do hereby certify that we are the owners of a parcel of land described as the North 208 feet of the East 2100 feet of the NE1/4 Sec. 7-T122N-R63W of 5th P.M., Brown County, South Dakota, and did authorize a survey and plat of said lands which shall hereafter be known as "HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA", as shown on the attached plat, and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations. Lands shown as dedicated for highways are dedicated to the perpetual use of the public for highways.

Signed this the 24 day of MARCH, 2011

Thomas L. Hinz
Thomas L. Hinz

Joyce L. Hinz
Joyce L. Hinz

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA)
COUNTY OF BROWN

On this, the 24th day of March, 2011, before me, Francis E. Brink, a Notary Public, appeared Thomas L. Hinz and Joyce L. Hinz, personally known to me or satisfactorily proven to me to be the individuals named above and signed the above OWNER'S CERTIFICATE for the purposes therein contained.

My Commission Expires: 2-12-2014

Francis E. Brink
Notary Public, State of South Dakota



SURVEYOR'S CERTIFICATE

I, Francis E. Brink, Licensed Land Surveyor, do hereby certify that at the request of the Owners shown above, have surveyed and platted "HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat; have shown monuments found or set as indicated thereon, and to the best of my knowledge, said survey and plat are true and correct.

Signed this 23rd day of March, 2011.

Francis E. Brink
South Dakota Licensed Land Surveyor No. SD1641

COUNTY PLANNING COMMISSION CERTIFICATE

I hereby certify 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 19th day of APRIL, 2011.

Francis E. Brink
Secretary of County Planning Commission, Brown County, SD

"Be it resolved by the Brown County Planning Commission, Brown County, South Dakota, that the plat showing "HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA", having been examined, is hereby approved in accordance with the provisions of SDCLS 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 26 day of April, 2011.

Francis E. Brink
County Auditor, Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 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.

T^HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 5th P.M.

BROWN COUNTY, SOUTH DAKOTA

Sheet 3 of 3

CITY PLANNING COMMISSION CERTIFICATE

I hereby certify that the following is a correct copy of the resolution duly passed by the Planning Commission of the City of Aberdeen, South

Dakota, at a meeting held on the 19th day of April, 2011.

Karl Albert
Finance Officer, Aberdeen, South Dakota

"Be it resolved by the City Planning Commission of Aberdeen, South Dakota, that the plat showing T^HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 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.

CITY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the City Commission of Aberdeen, South Dakota, at a

meeting held on the 25th day of April, 2011.

Karl Albert
Finance Officer, Aberdeen, South Dakota

"Be it resolved by the City Commission of Aberdeen, South Dakota, that the plat showing T^HINZ SUBDIVISION IN NE1/4 SEC. 7-T122N-R63W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA", having been examined, is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof".

TREASURER'S CERTIFICATE

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

Signed this 20th day of April, 2011

Cynthia Neiges
County Treasurer, Brown County, South Dakota

DIRECTOR OF EQUALIZATION'S CERTIFICATION

I hereby certify that I have received a copy of this plat this 20 day of April, 2011.

John Hagman
Director of Equalization, Brown County, South Dakota

REGISTER OF DEED'S CERTIFICATION

Filed for record this 3rd day of June, 2011, at 1:18 o'clock P.M., and duly recorded in Book of

Plats No. 2757

Cindy Woodford deputy
Register of Deeds, Brown County, South Dakota

INSTRUMENT NO. 201103475
BOOK: 2 PLAT
PAGE: 2757

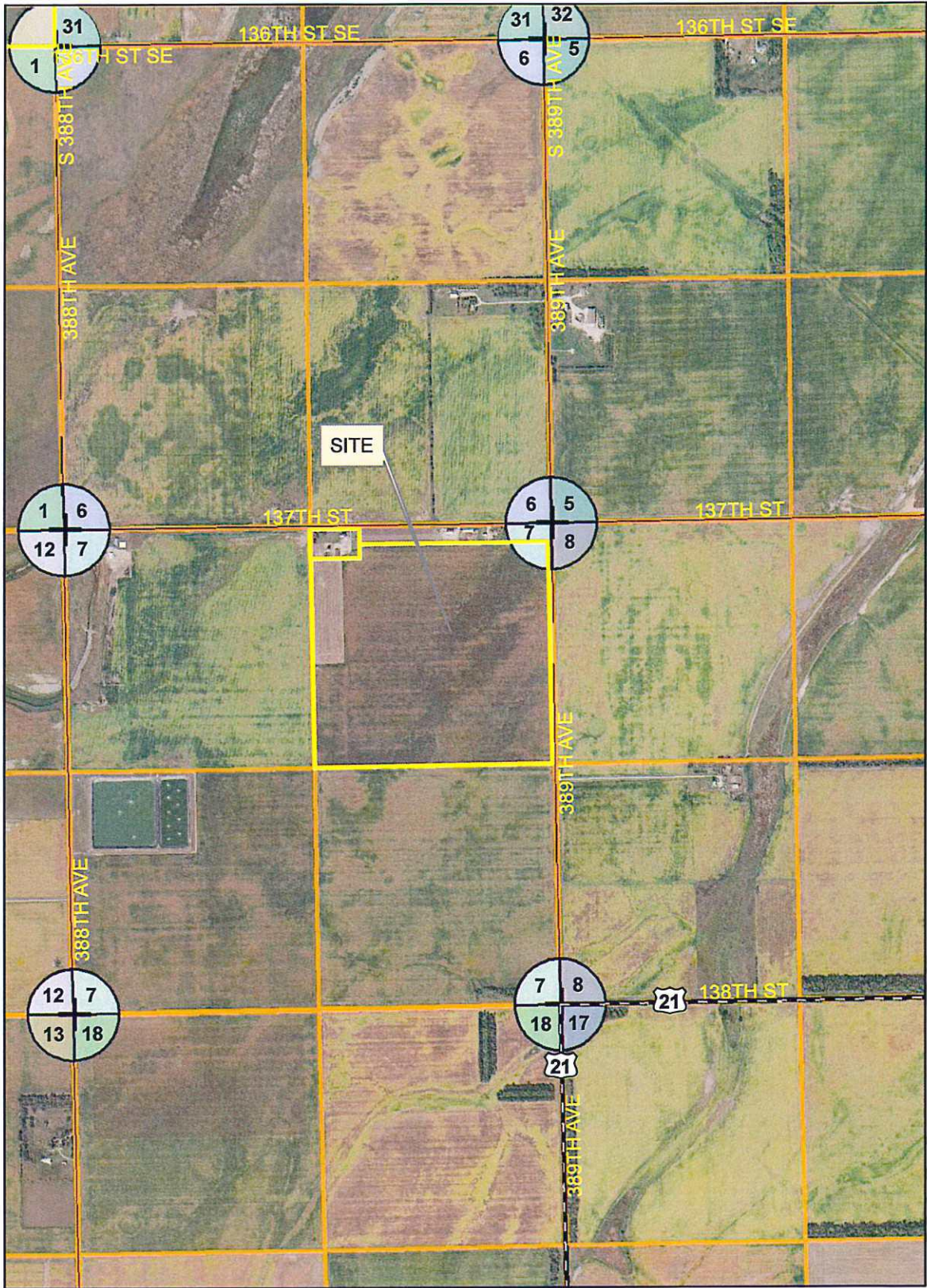
Pages: 3

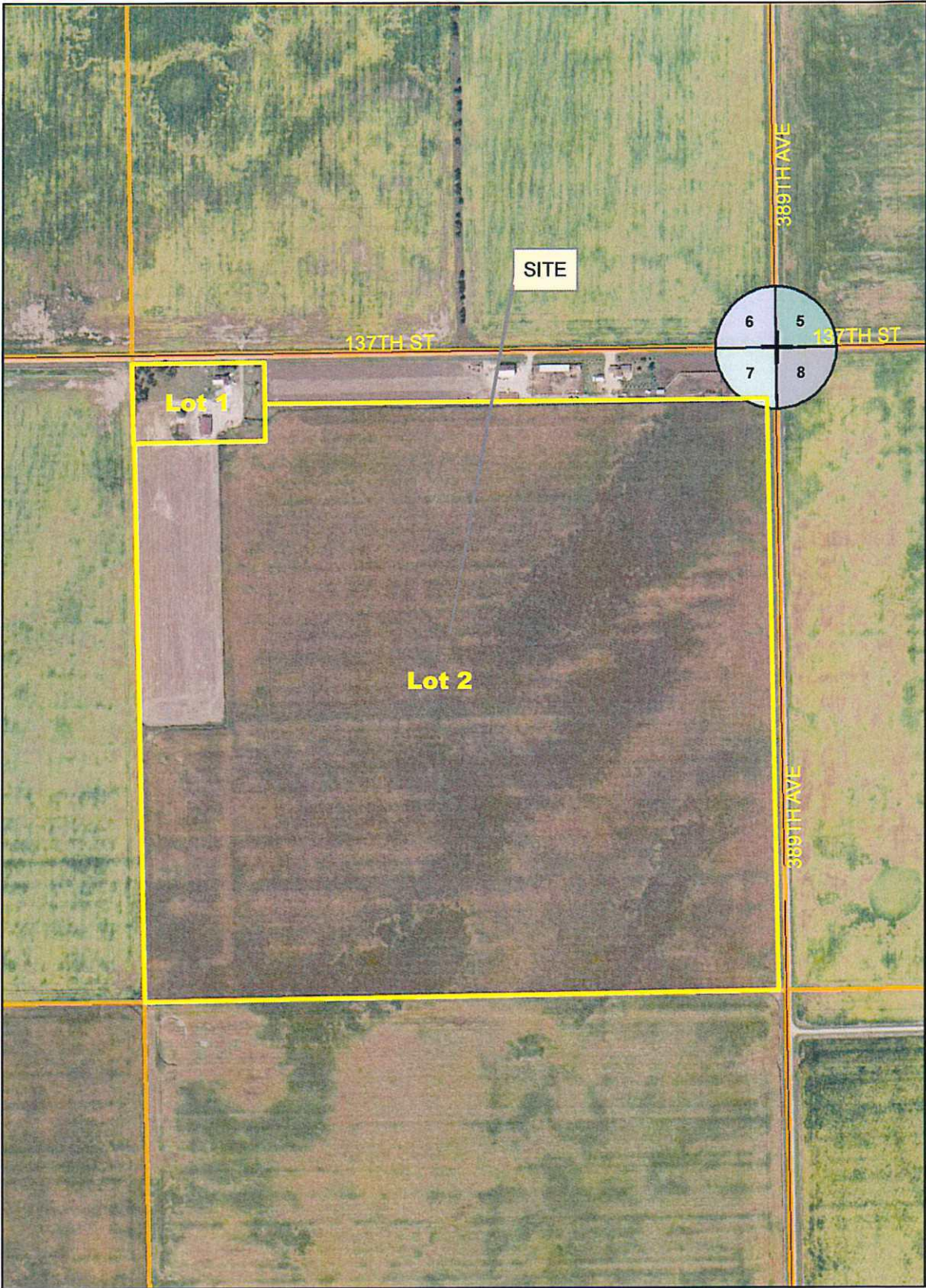


2011/06/03 01:18:58 PM

CAROL SHERMAN, REGISTER OF DEEDS
BROWN COUNTY, SOUTH DAKOTA

Recording Fee: \$ 20.00
Return To: FILED





STAFF REPORT

November 17, 2020

PRELIMINARY & FINAL PLAT

ITEM # 26

GENERAL INFORMATION:

PETITIONER: Marjorie Dosch

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: "Dosch Subdivision" in the NW1/4 NW1/4 of Section 8-T127N-R63W of the 5th P.M., Brown County, South Dakota

LOCATION: 38905 107th Street

TOWNSHIP: Richland 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: Nancy Clark North

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

GENERAL REVIEW: After review Staff recommends approval

**BROWN COUNTY
PLANNING & ZONING COMMISSION**

APPLICATION FOR PLAT APPROVAL

DATE: November 5, 2020
RECEIPT # 749838
TOWNSHIP: Richland Twp

FEE: \$100.00
PAID: YES / NO CASH / CHECK
DATE: 11/5/20

OWNERS SIGNATURE: Marjorie J Dosch *Marjorie J. Dosch*
OWNERS ADDRESS: 38905 107th Street
OWNERS CITY, STATE, ZIP: Frederick, SD 57441
OWNERS PHONE: 605-329-2103

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

REQUEST: Preliminary and Final Plat

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

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: November 17, 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



SPORTSMEN Hunters

What Our Book Can Do For You Fishermen

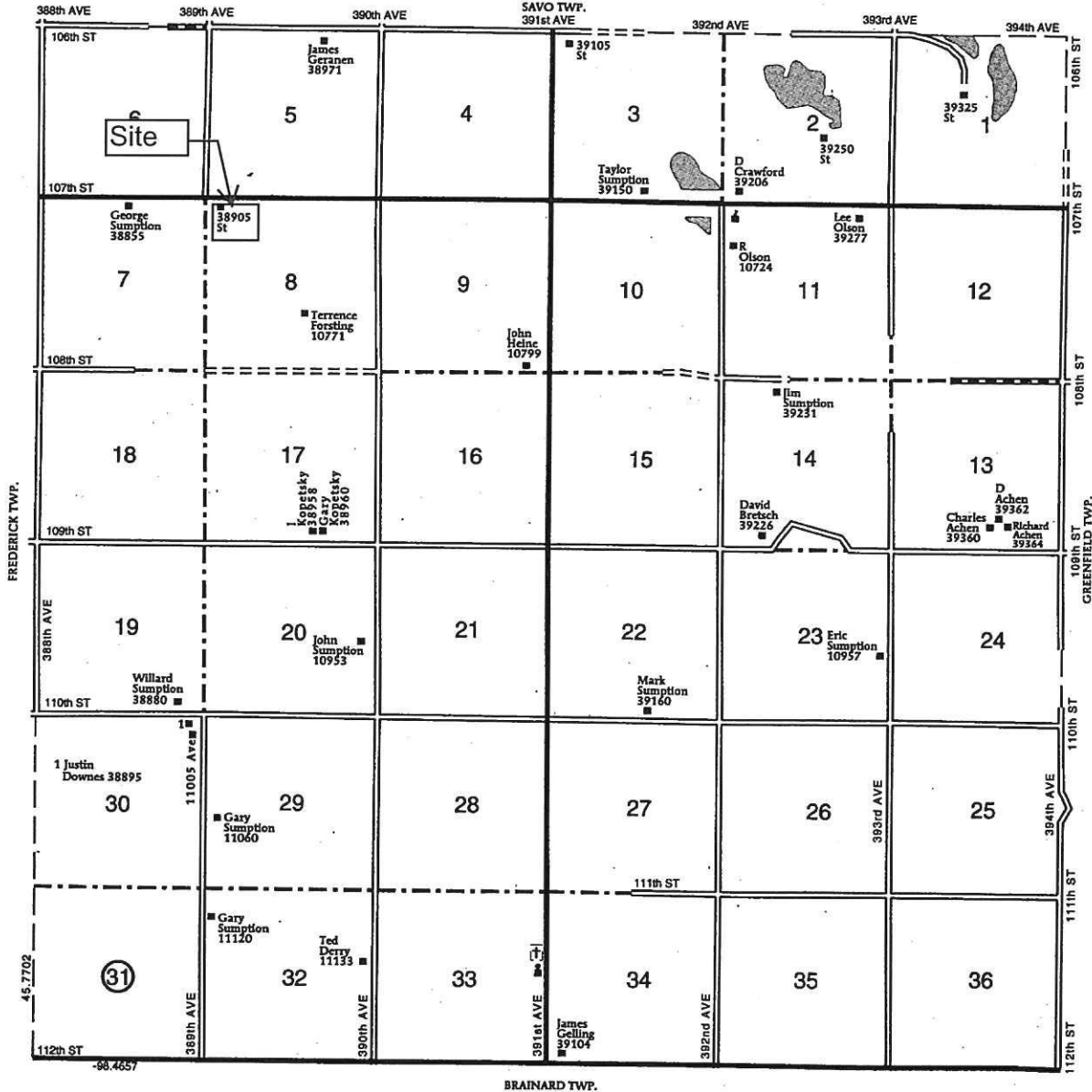
- Find hunting and fishing areas owned by U.S. Wildlife or Game & Fish Depts.
- Identifies names of rural residents and landowners to obtain permission to hunt and fish.
- Find the best and shortest routes and identifies the type of roads, like paved, gravel, etc.
- Two page county map.
- Yearly updated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

T-127-N

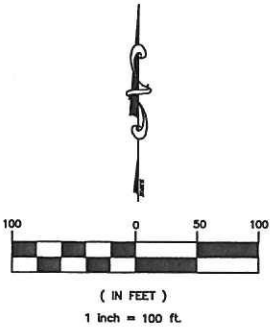
RICHLAND DIRECTORY

R-63-W

(Residents - Owners or Renters)



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.



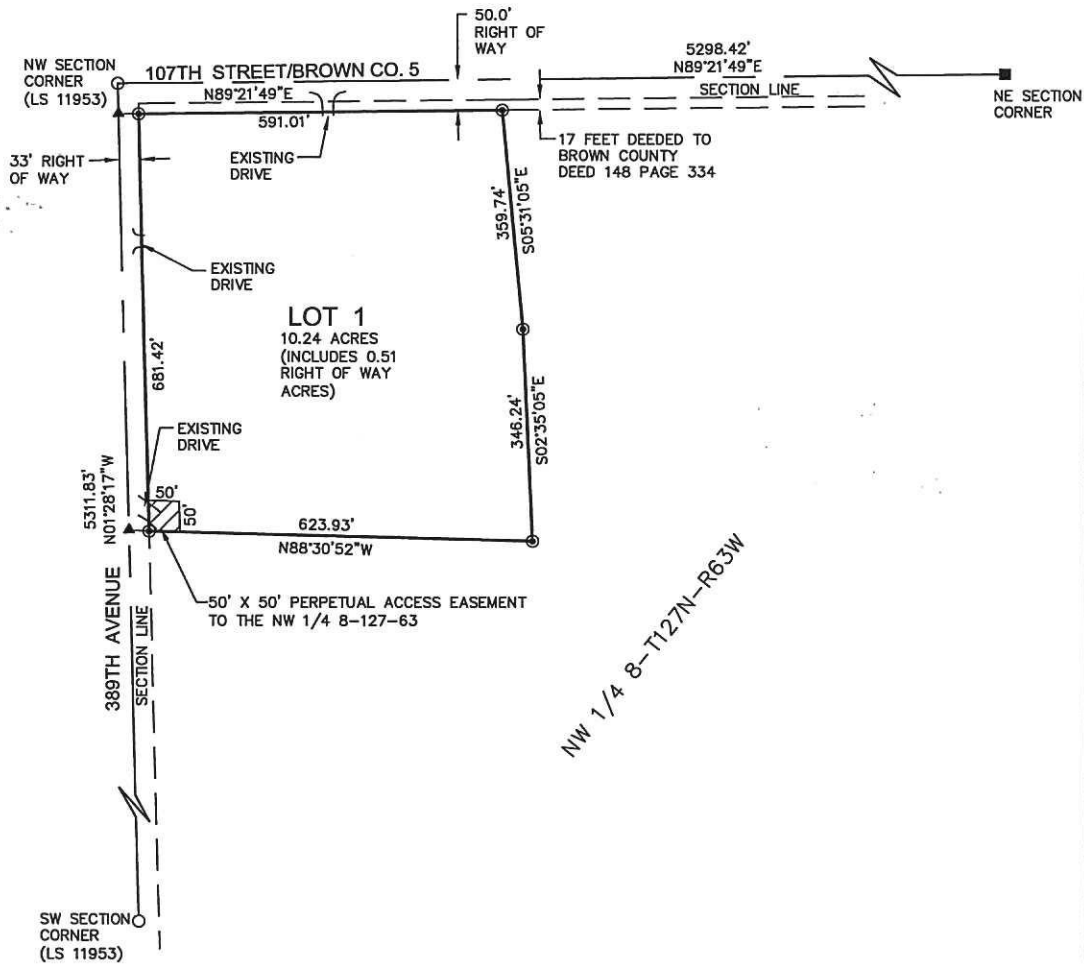
LEGEND

- 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



NW 1/4 8-T127N-R63W

Helms ASSOCIATES		221 Brown County Highway 19 P.O. Box 111 Aberdeen, S.D. 57401 Phone: 605.225.1212 Fax: 605.225.3189
CIVIL ENGINEERS & LAND SURVEYORS		
DWG. 8015-LS	BY: BKK	SHEET 1 OF 3

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.

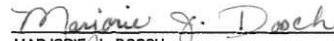
DATED THIS 5 DAY OF NOVEMBER, 2020.


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

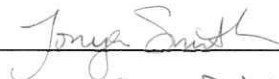

MARJORIE J. DOSCH

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____.

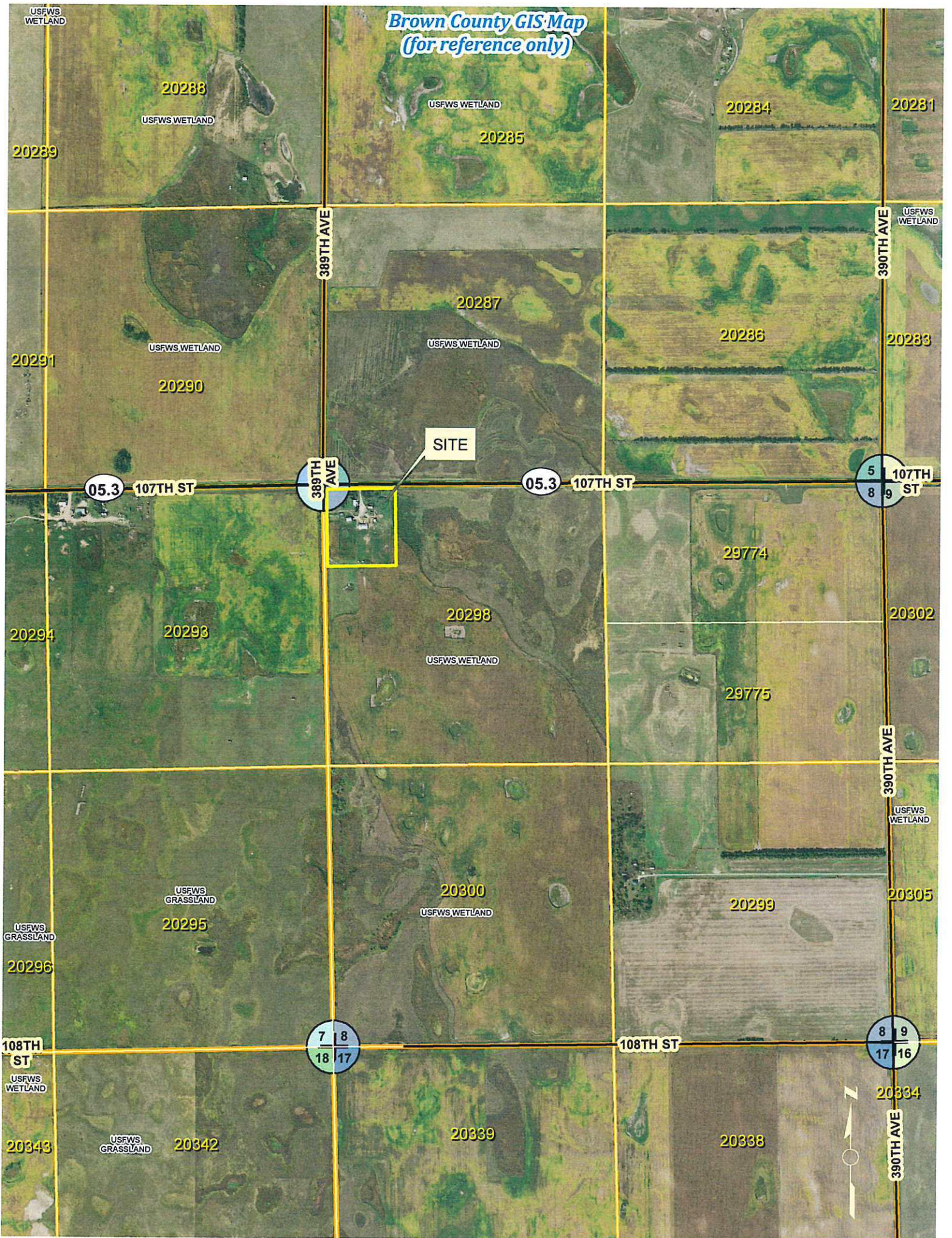
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

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

389TH AVE

38905 107th St

