

AGENDA

REGULAR SCHEDULED MEETINGS BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, February 18, 2020 – 7:00 PM
EAST SIDE of BSMNT COMMUNITY ROOM,
BROWN COUNTY COURTHOUSE ANNEX

- 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: January 21, 2020
- IV. Old Business:
- V. New Business: P&Z Commission as Zoning Board of Adjustment (BOA)
 - 1. Special Exception/Conditional Use in Agricultural Preservation District (AG-P) described as Lot 1, “TR Land Management” in the SE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota (13055 391st Ave).
 - 2. Variance to Building Setbacks in Highway Commercial District (HC) described as Lot 1, “REA 1st Subdivision” in the NW1/4 of Section 23-T123N-R63W of the 5th P.M., Brown County, South Dakota (711 392nd Ave S).
- 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**
 - 10. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Highway Commercial District (HC) for a property described as: Lot 1 “TR Land Management Addition” in the SE¹/₄ of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota (13055 391st Ave).
 - 11. **Preliminary and Final Plat** for a property described as Lot 1 “TR Land Management Addition” in the SE¹/₄ of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota (13055 391st Ave).
 - 12. **Preliminary and Final Plat** for a property described as Lots 1&2 “C&L Habeck’s 1st Subdivision” in the SW¹/₄ of Section 27-T124N-R63W of the 5th P.M., Brown County, South Dakota (13055 391st Ave).
 - 13. **Preliminary and Final Plat** for a property described as Lots 1 & 2 “Gossman Second Addition” in the SE¹/₄ of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota (5485 HWY 12 E).
- III. Other Business:
- IV. Motion to Adjourn:

MINUTES

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, January 21, 2019 - 7:00 P.M.

COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

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

After discussion, North moved and Kippley seconded to approve the minutes of the December 17, 2019 meeting with correction noted. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

Old Business:

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

1. Discussion of proposed Class E CAFO Ordinance addition.

Approximately twenty people were in attendance.

Other Business:

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

REGULARLY SCHEDULED MEETING

BROWN COUNTY PLANNING/ZONING COMMISSION

Old Business:

New Business: *Brown County Planning Commission*

10. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Mini Agricultural District (M-AG) for a property described as: Lot 1 “Geist Subdivision” in the N1/2NE¼ of Section 29-T123N-R62W of the 5th P.M., Brown County, South Dakota (13417 396th Ave). Submitted by Jim Whitman. Following discussion, North moved to **recommend approval of this rezone to the Board of County Commissioners**, Beckler seconded, all members voting aye, motion carried.

11. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Lake Front District (R-3) for property described as: Lot 2A of Lot2 “Schaeffer Richmond Lake Subdivision” in the NW1/4 of Section 25-T124N-R65W of the 5th P.M., Brown County, South Dakota (379357 South Shore Drive). Submitted by Roger Gray. Following discussion, Bettmann moved to **recommend approval of this rezone to the Board of County Commissioners** seconded by Kurth, all members voting aye, motion carried.

12. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Mini Agricultural District (M-AG) for a property described as: “Wayne Cutler Subdivision” in the NE1/4 of Section 9-T125N-R60W of the 5th P.M., Brown County, South Dakota (11901 409th Ave.). Submitted by Wayne Cutler. Following discussion North moved to **recommend approval of this rezone to the Board of County Commissioners**, Keatts seconded, all members voting aye, motion carried.

13. **Preliminary and Final Plat** for property described as “Kornmann-Ulmer Subdivision” Block 2 Prairiewood Village in the SE1/4 of Section 33-T124N-R63W of the 5th P.M., Brown County, South Dakota (12995 Willowood). Submitted by Charles Kornmann. Following discussion, Beckler moved to **recommend approval of this plat to the Board of County Commissioners**, seconded by Kurth, all members voting aye, motion carried.

Other Business:

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

Submitted by: Nancy North - Planning & Zoning Department.

STAFF REPORT
February 18, 2020

Spec Exc/Conditional Use for Business

ITEM # 01

GENERAL INFORMATION

PETITIONER	TR Land Management
REQUEST	Special Exception/Conditional Use for a seed and crop protection business
LEGAL DESCRIPTION	Lot 1, "TR Land Management Addition" in the SE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	13055 391 st Ave N
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Mini Agriculture District (M-AG)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Conditional Use for a seed and crop protection business.

REVIEW: This will also need to be rezoned to Highway Commercial. An application for rezone has been submitted.


BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION / CONDITIONAL USE

DATE: 1/27/20
RECEIPT # 326901
TOWNSHIP: Aberdeen Twp

FEES: \$200.00
PAID: (YES) / NO (CHK) / CASH
DATE: 1/27/20

OWNERS SIGNATURE: Larson Land Limited Partnership
OWNERS ADDRESS: 39656 Larson Road
OWNERS CITY, STATE, ZIP: Columbia, SD 57433
OWNERS PHONE: _____

AGENTS SIGNATURE: TR Land Management (Ross Currence) 
AGENTS ADDRESS: 2617 Water View Drive
AGENTS CITY, STATE, ZIP: Aberdeen, SD 57401
AGENTS PHONE: 605-216-3389

REQUEST: Proposed property is petitioned for the purpose of special exception/conditional use for a seed and crop protection business.

LEGAL DESCRIPTION: Lot 1, "TR Land Management Addition" in the SE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota

SIGNATURE: 

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

By: _____	Date: _____
HEARING DATE: <u>February 18, 2020</u>	TIME: <u>7:00 PM</u>

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

NOTICE OF HEARING SPECIAL EXCEPTION/CONDITIONAL USE

Application has been made to Brown County Planning/Zoning Commission for a SPECIAL EXCEPTION/CONDITIONAL USE PETITION. A hearing will be held in the Courthouse Annex in the basement Community Meeting Room, on February 18, 2020 at 7:00 P.M.

Petitioner: TR Land Management

Description of proposed property: Lot 1, "TR Land Management Addition" in the SE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota (13055 391th Ave N).

Reason: This proposed property is petitioned for the purpose of special exception/conditional use for a seed and crop protection business.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed special exception/conditional use.

Dated this 29th day of January 2020.

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

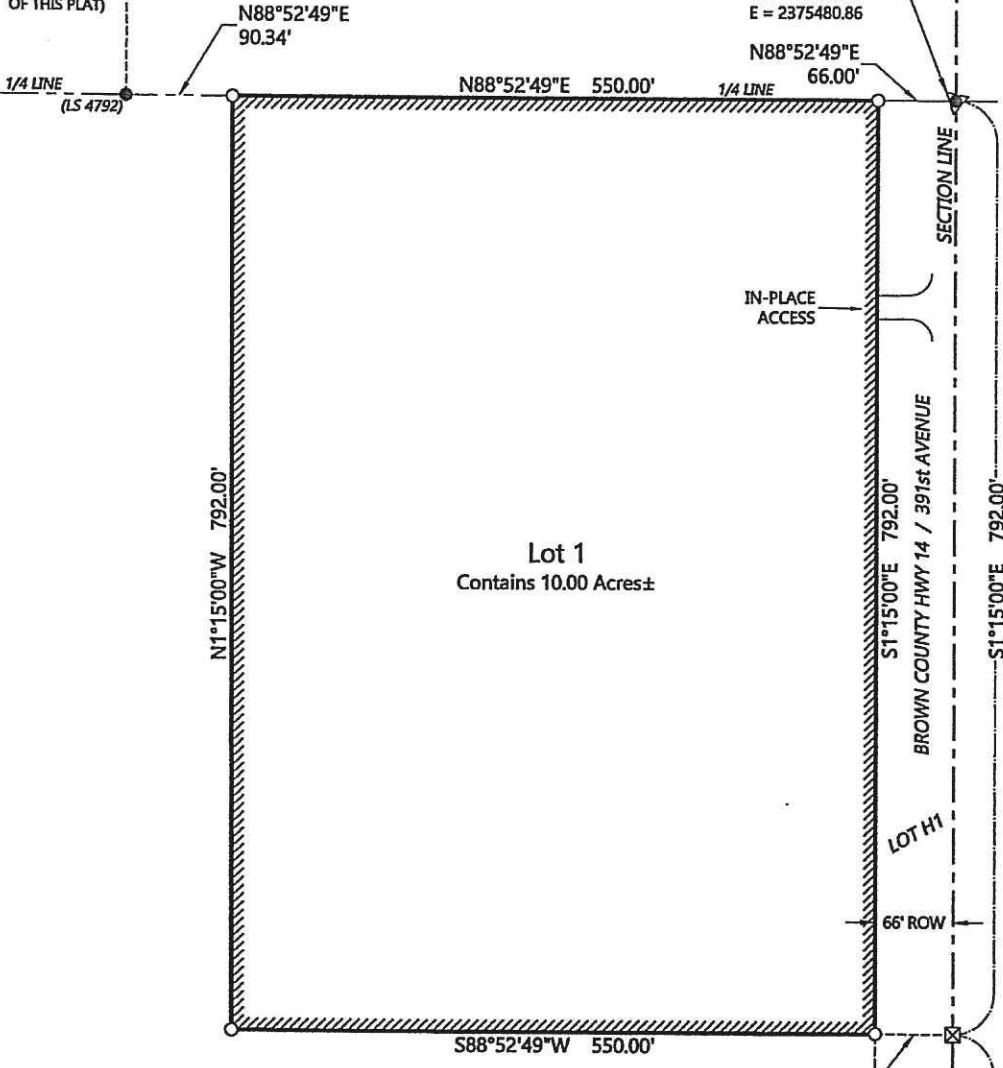
Published once at the total approximate cost of _____.

PLAT SHOWING TR LAND MANAGEMENT ADDITION

IN THE SE 1/4 OF SECTION 4,
TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

LOT 1
RIVER
HORSE
SUBDIVISION
(NOT A PART
OF THIS PLAT)

E 1/4 COR. SEC. 4-123-63
(FOUND SPIKE w/WASHER LS 4792)
N = 609897.20
E = 2375480.86



Lot 1
Contains 10.00 Acres±

IN-PLACE
ACCESS

LOT H1

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

NOTE
LOT H1
Filed June 13, 1975 as HWY 908

LEGEND

- PIN FOUND (AS NOTED)
- PIN SET w/CAP LS 11699
- ⊠ CALCULATED CORNER
- ▲ FOUND SPIKE (AS NOTED)

SE COR. SEC. 4-123-63
(FOUND SPIKE w/WASHER LS 4423)
N = 607259.40
E = 2375538.42



PREPARED BY:

CLARK
ENGINEERING

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



PLAT SHOWING
TR LAND MANAGEMENT ADDITION
 IN THE SE1/4 OF SECTION 4,
 TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

Larson Land Limited Partnership, a limited partnership, does hereby certify that it is the owner of the Southeast Quarter (SE1/4) of Section Four (4), Township One Hundred Twenty-Three (123) North, Range Sixty-Three (63) West of the 5th P.M., [EXCEPT that portion deeded for highway purposes, except Lot H-1 thereof and except the Southeast Quarter of the Southeast Quarter of Section 4, Township 123 North, Range 63 West of the 5th P.M.] Brown County, South Dakota (WARRANTY DEED filed 6-22-2004 and duly recorded in Book 281, Page 130), and that it has 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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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: Larson Land Limited Partnership, a limited partnership

Signature _____ Signed this _____ day of _____, 2020.

Print Name and Title _____

COUNTY OF _____)
 STATE OF _____) SS

On this _____ day of _____, 2020, before me, a notary public, the undersigned officer, personally appeared _____ who acknowledge himself/herself to be the _____ of Larson Land Limited Partnership, a limited partnership, and that he/she as such _____, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the Limited Partnership by himself/herself as _____.

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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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 24th day of JANUARY, 2020.



BROWN COUNTY HIGHWAY APPROVAL

"Access to BROWN COUNTY HWY 14 - 391st AVENUE 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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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.

PREPARED BY:



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

PLAT SHOWING
TR LAND MANAGEMENT ADDITION
IN THE SE1/4 OF SECTION 4,
TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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 ____ day of _____, 2020.

County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this ____ day of _____, 2020.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

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

Register of Deeds
Brown County, South Dakota

PREPARED BY:

CLARK
ENGINEERING

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

STAFF REPORT
February 18, 2020

VARIANCE FOR BLDG SETBACKS IN HC

ITEM # 02

GENERAL INFORMATION

PETITIONER	B&B Real Estate LLC
REQUEST	Variance for Building Setbacks
LEGAL DESCRIPTION	Lot 1, "REA 1st Addition" in the NW1/4 of Section 23-T123N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	711 392 nd Ave S
EXISTING ZONING	Highway Commercial District (HC)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Mini Agriculture District (M-AG)
East:	Highway Commercial District (HC)
West:	Highway Commercial District (HC)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting a Variance for 10' setback from the South Lot line rather than 25' required in Highway Commercial for a 130' x 45' addition to an existing building.

REVIEW: After review Staff recommends approval.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: January 30, 2020
RECEIPT # 326907
TOWNSHIP: Bath Twp

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 2/4/20

OWNERS SIGNATURE: B&B Real Estate LLC 
OWNERS ADDRESS: 723 Commerce St
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-228-3200

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

REQUEST: A Variance to be 10' from the South Lot line rather than 25' required in Highway
Commerical for a 130' x 45' Addition.

LEGAL DESCRIPTION: Lot 1, REA 1st Addition in the NW1/4 of Section 23-T123N-R63W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: February 18, 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.

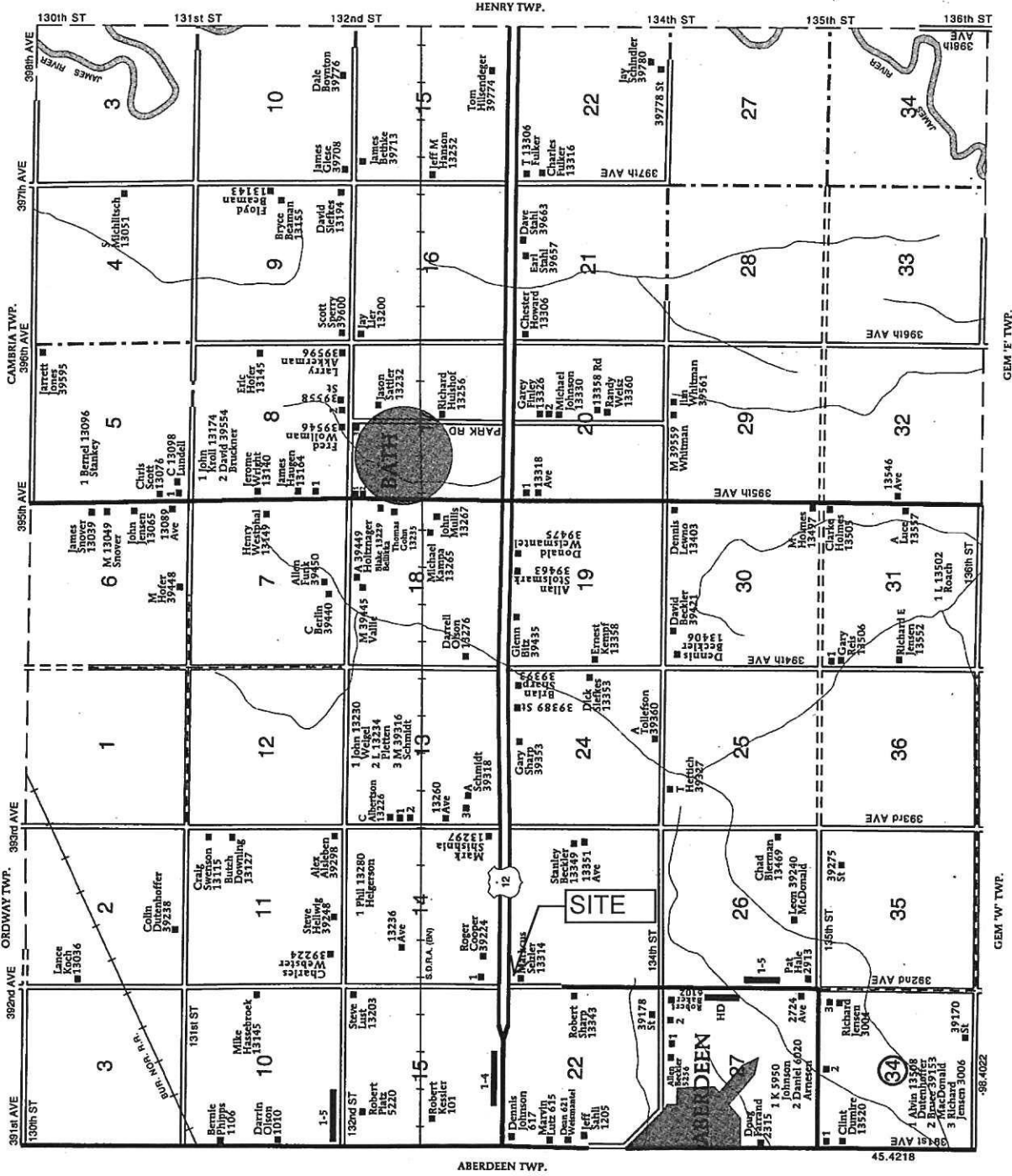
Contact our updating dept. at
800-685-7432-ext. 2605 or
 email: amanda.engebretson@farmandhomepublishers.com

T-123-N

BATH DIRECTORY

(Residents - Owners or Renters)

R-62-63-W



BATH TOWNSHIP

- SECTION 10W**
 1 Beckler, Ron 5005
 2 Tennant, Cory 5025
 3 5091
 4 Gross, Del 5115
 5 Harper, Steve 5219
- SECTION 15W**
 1 Gossman, C 5405
 2 Eilers, Todd 5455
 3 Knudson, R 5485
 4 Gossman, S 5755
- SECTION 17**
 1 Buechler, Jerry 19228
 2 Brinkman, Stanley 19230
- SECTION 20**
 1 Westphal, Henry 13316
 2 Rohrbach, Kevin 13328
- SECTION 26**
 1 Bellikka, Daryl 2111
 2 Kohnheas, Paul 2135
 3 Grlese, Doug 2215
 4 Rued, Robert 2317
 5 Matern, R 2519

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a *VARIANCE PETITION*. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on *February 18, 2020 at 7:00 P.M.* for the purpose of Variance to Building Setbacks in a Highway Commercial District (HC).

Petitioner / Owner: *B&B Real Estate LLC*

Description of property: *Lot 1, "REA 1st Addition" in the NW1/4 of Section 23-T123N-R63W of the 5th P.M., Brown County, South Dakota (711 392nd Ave S).*

Reason: *Variance to minimum Building Setbacks in a Highway Commercial District (HC) to be 10' from the South Lot line rather than 25' required for a 130' x 45' addition to an existing building.*

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

Dated this 8th day February 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 _____.



30403

30404

27071

701-899
700-898

605-699
604-698

605-699
604-698

ROAD
RCW

14E

S 392ND AVE

14E

4520

30272

4522

30273

T 123 N
R 63 W

4529

29539

4527

28363

4533

4534

25589

27722

STAFF REPORT

February 18, 2020

REZONE PARCEL from an AG-P District

ITEM # 10

GENERAL INFORMATION

PETITIONER	TR Land Management
REQUEST	Petition to Rezone property
LEGAL DESCRIPTION	Lot 1 "TR Land Management Addition" in the SE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	13055 391 st Ave
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Mini Agriculture District (M-AG)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this rezone to bring into compliance for proposed use of the property.

REVIEW: Lot 1 = 10.00± acre. Rezoning to Highway Commercial District (HC) brings this parcel into compliance for their proposed use.

NOTICE OF HEARING - REZONE

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 February 18, 2020 at 7:00 P.M. for the purpose of Rezoning from Agricultural Preservation District (AG-P) to Highway Commercial District (HC).

Petitioner: TR Land Management

Description of proposed property: Lot 1, "TR Land Management Addition" in the SE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota (13055 391th Ave N).

Reason: This proposed property is petitioned to be rezoned from Agricultural Preservation District (AG-P) to Highway Commercial District (HC) to bring it into compliance for proposed use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone. 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 29th day of January 2020.

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

Published once at the total approximate cost of _____.

T-123-N

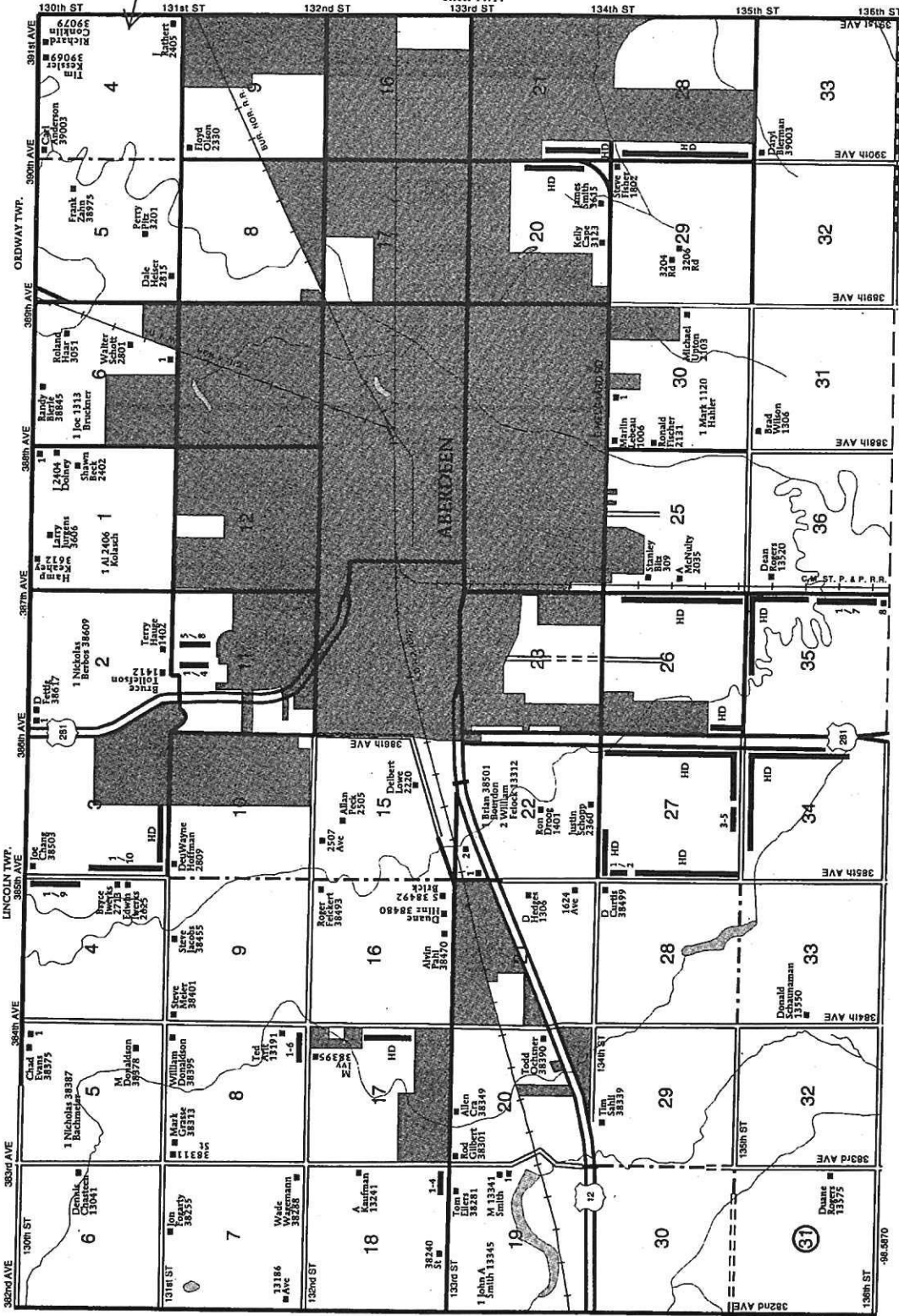
Site

ABERDEEN DIRECTORY

(Residents - Owners or Renters)

R-63-64-W

BATH TWP.
133rd ST



- GEN 'W' TWP.
- 2 Thrash, Peter 13561
 - 3 Swanson, Erlean 13569
 - 4 Boeddeker, William 13573
 - 5 Robinson, Rendell 13575
 - 6 Rahm, Marion 13579
 - 7 Schroh, Joseph 13583
 - 8 Fredrickson, Dale 36692
- SECTION 27
- 1 1805
 - 2 Paulsen, William 1823
 - 3 Aberle, Arthur 36548
 - 4 Schwan, Christopher 36554
 - 5 Forkel, Raymond 36556
 - 6 Brake, Brad 13555
- WARNER 'N' TWP.
- 6 Hilgemann, Bryon 2328
 - 7 Mauritzson, John 2324
 - 8 Voizke, Dennis 2322
- SECTION 18
- 1 Larson, Dan 38280
 - 2 Dahme, Art 38282
 - 3 Wherry, Lavar 38290
 - 4 Dreis, K 38296
- SECTION 11
- 4 Strehler, Steve 38390
 - 5 Blz, Robert 38392
 - 6 Zimmer, Kyle 38396
- SECTION 8W
- 1 Brzezinski, Thomas 38374
 - 2 Felckert, David 38382
 - 3 Darling, Roger 38388
- SECTION 4W
- 10 Bollwerk, Donald 2402
- SECTION 8N
- 1 Blabee, Bruce 3229
 - 2 Moser, Kevin 3221
 - 3 VanderHoek, Corey 3213
 - 4 Goehring, Lareu 3205
 - 5 Dykema, Clay 3133
- SECTION 3
- 1 2724
 - 2 Smith, Douglas 2716
 - 3 Heintzman, Rob 2708
 - 4 Sensat, Jeff 2610
 - 6 Zacher, Leland 2602
 - 7 Emery, T 2536

REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 1/27/20
Receipt: 326902
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, "TR Land Management Addition" in the SE1/4 of Section 4-123N-R63W of the 5th P.M., Brown County, South Dakota

General Area Location or Street Address: 13055 391st Ave N.
From the Agricultural Preservation District
To the Highway Commercial District

Purpose: To bring into compliance for proposed use.
Size of Parcel: 10.0 Acres
Existing Land Use: Agricultural

Petitioner: (Print) Ross Curfence
Signature: [Signature]
Date: 1/27/20 Phone: 605-216-3389
Address: 2617 Water View Drive
Aberdeen, SD 57401
City State Zip

Owner: (Print) Larson Land Limited Partnership
Signature: [Signature]
Date: 1-27-2020 Phone: 605-380-4835
Address: 39656 Larson Road
Columbia, SD 57433
City State Zip

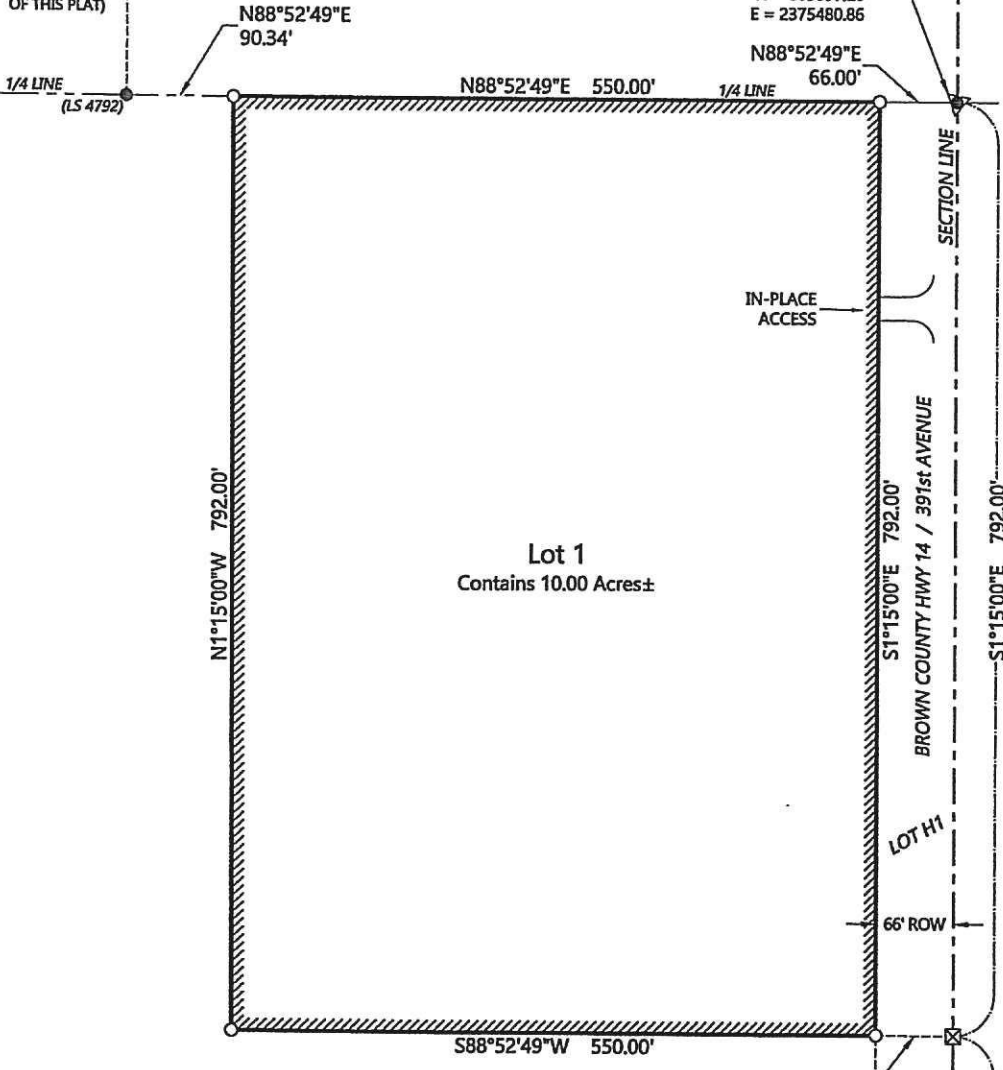
Additional Signatures may be submitted on a separate page.

PLAT SHOWING TR LAND MANAGEMENT ADDITION

IN THE SE 1/4 OF SECTION 4,
TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

LOT 1
RIVER
HORSE
SUBDIVISION
(NOT A PART
OF THIS PLAT)

E 1/4 COR. SEC. 4-123-63
(FOUND SPIKE w/WASHER LS 4792)
N = 609897.20
E = 2375480.86



Lot 1
Contains 10.00 Acres±

IN-PLACE
ACCESS

LOT H1

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

NOTE
LOT H1
Filed June 13, 1975 as HWY 908

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

SE COR. SEC. 4-123-63
(FOUND SPIKE w/WASHER LS 4423)
N = 607259.40
E = 2375538.42



PREPARED BY:

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



PLAT SHOWING
TR LAND MANAGEMENT ADDITION
 IN THE SE1/4 OF SECTION 4,
 TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

Larson Land Limited Partnership, a limited partnership, does hereby certify that it is the owner of the Southeast Quarter (SE1/4) of Section Four (4), Township One Hundred Twenty-Three (123) North, Range Sixty-Three (63) West of the 5th P.M., [EXCEPT that portion deeded for highway purposes, except Lot H-1 thereof and except the Southeast Quarter of the Southeast Quarter of Section 4, Township 123 North, Range 63 West of the 5th P.M.] Brown County, South Dakota (WARRANTY DEED filed 6-22-2004 and duly recorded in Book 281, Page 130), and that it has 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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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: Larson Land Limited Partnership, a limited partnership

Signature _____ Signed this _____ day of _____, 2020.

Print Name and Title _____

COUNTY OF _____)
 STATE OF _____) SS

On this _____ day of _____, 2020, before me, a notary public, the undersigned officer, personally appeared _____ who acknowledge himself/herself to be the _____ of Larson Land Limited Partnership, a limited partnership, and that he/she as such _____, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the Limited Partnership by himself/herself as _____.

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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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 24th day of JANUARY, 2020.



BROWN COUNTY HIGHWAY APPROVAL

"Access to BROWN COUNTY HWY 14 - 391st AVENUE 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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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.

PREPARED BY:



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

PLAT SHOWING
TR LAND MANAGEMENT ADDITION
IN THE SE1/4 OF SECTION 4,
TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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 _____ day of _____, 2020.

County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this _____ day of _____, 2020.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

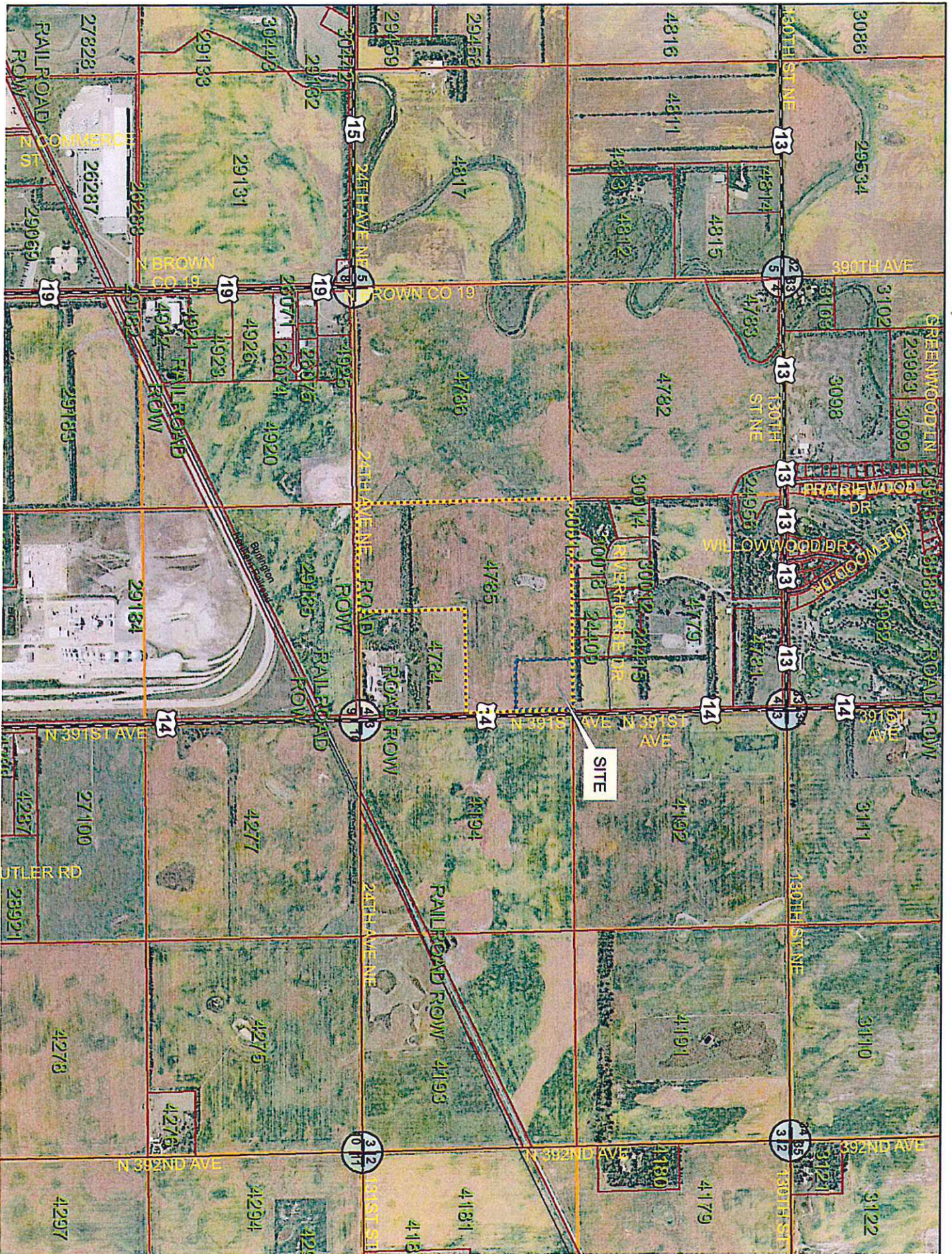
Filed for record this _____ day of _____, 2020, at _____ O'clock _____ M., and duly recorded as Hanging Plat No. _____.

Register of Deeds
Brown County, South Dakota

PREPARED BY:

CLARK
ENGINEERING

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



STAFF REPORT
February 18, 2020

PRELIMINARY & FINAL PLAT

ITEM # //

GENERAL INFORMATION

PETITIONER	TR Land Management
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Lot 1 "TR Land Management Addition" in the SE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	13055 391st Ave
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Mini Agriculture District (M-AG)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

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

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges the plat. Zoning Department recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME TR Land Management Additioin

QUARTER: SE SECTION: 4 TOWNSHIP: 123 RANGE: 63

LOTS 1 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: Larson Land Limited Partnership

OWNERS NAMES: _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Zach Remily (Clark Engineering)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: \$100.00 TOTAL: \$ 100.00 DATE PAID: 01 / 27 /2020

RECEIVED BY PLANNING DEPARTMENT: 01 / 23 /2020 BY: Scott Bader

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

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

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

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED N/A

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

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:

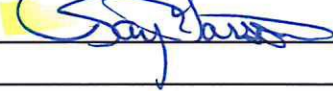
RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

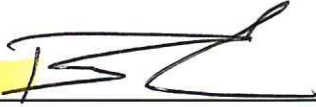
BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: 1/27/20
RECEIPT # 326901
TOWNSHIP: Aberdeen Twp

FEES: \$100.00
PAID: (YES/NO) (CHK/CASH)
DATE: 1/27/20

OWNERS SIGNATURE: Larson Land Limited Partnership 
OWNERS ADDRESS: 39656 Larson Road
OWNERS CITY, STATE, ZIP: Columbia, SD 57433
OWNERS PHONE: _____

AGENTS SIGNATURE: TR Land Management (Ross Currence) 
AGENTS ADDRESS: 21617 Water View Drive
AGENTS CITY, STATE, ZIP: Aberdeen, SD 57401
AGENTS PHONE: 605-216-3389

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: Lot I, "TR Land Management Addition" in the SE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: February 18, 2020 TIME: 7:00 PM

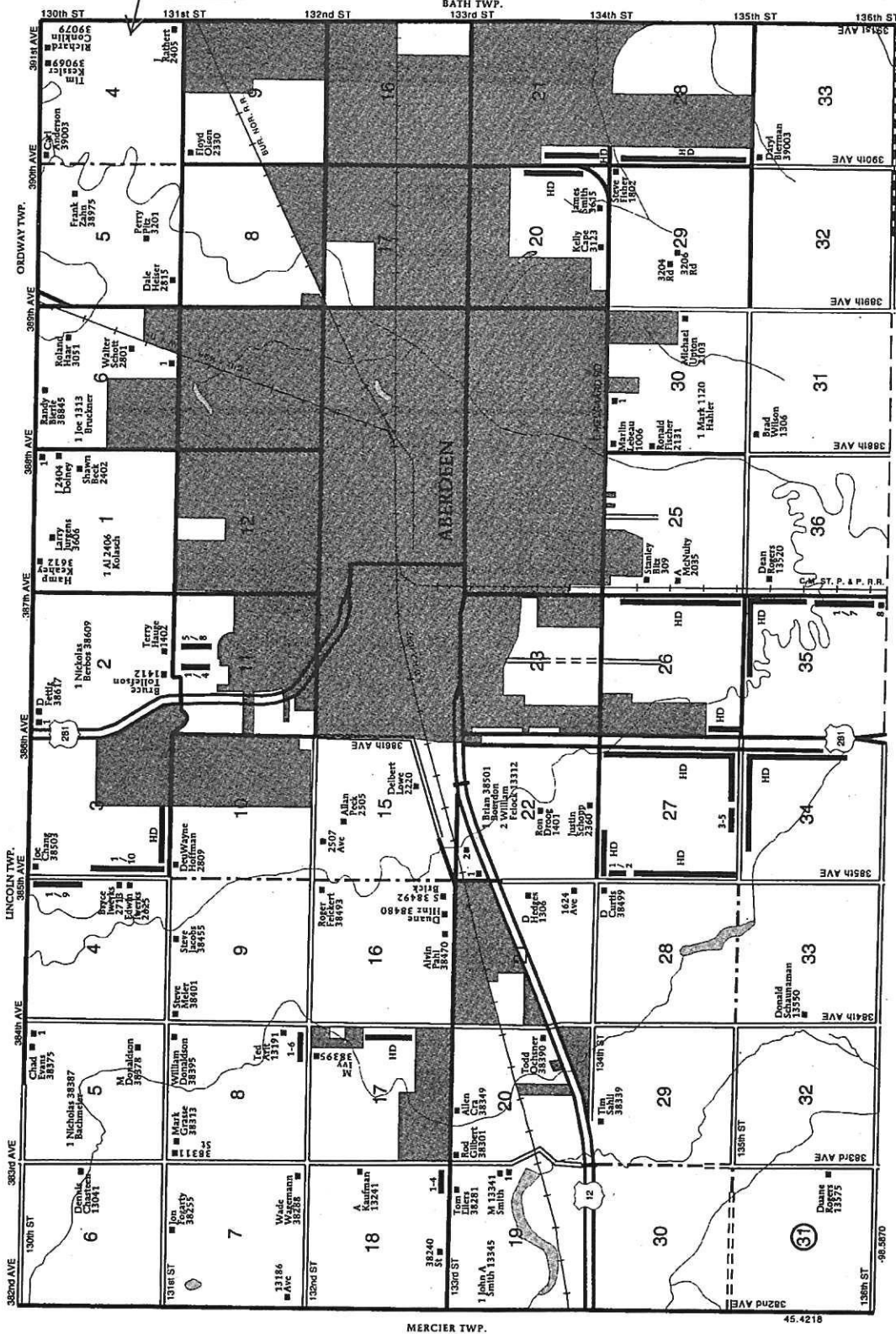
T-123-N

Site

ABERDEEN DIRECTORY

(Residents - Owners or Renters)

R-63-64-W



GEM 'W' TWP.

WARNER 'N' TWP.

- 2 Thrash, Peter 13561
 - 3 Swanson, Erlean 13569
 - 4 Boeddeker, William
 - 5 Robinson, Randall 13575
 - 6 Rahm, Marlon 13579
 - 7 Schrohr, Joseph 13593
 - 8 Fredrickson, Dale 38592
- SECTION 27
- 1 1805
 - 2 Paulsen, William 1823
 - 3 Aberle, Arthur 38548
 - 4 Schwan, Christopher 38554
 - 5 Forkel, Raymond 38556
 - SECTION 28
 - 1 Brako, Brad 13555
- SECTION 28
- 6 Hilgemann, Bryon 2328
 - 7 Maurtztson, John 2324
 - 8 Voizke, Dennis 2322
- SECTION 28
- 1 Eichinger, John 38280
 - 2 Dahme, A.I. 38282
 - 3 Wherry, Lavar 38290
 - 4 Dreis, K. 38296
- SECTION 29
- 4 Strelter, Steve 38390
 - 5 Bltz, Robert 38392
 - 6 Zimmer, Kyle 38396
- SECTION 31
- 1 Larson, Dan 2329
 - 2 Kokales, Joe 2327
 - 3 Ljpp, Leon 2325
 - 4 Conrads, D 2323
 - 5 Retzer, Robert 2330
- SECTION 32
- 6 Fisher, Paul 3125
 - 7 Retzlaff, Fred 3105
 - 8 Newman, Marty 3021
 - 9 Heitzenga, Arnold 2815
- SECTION 33
- 1 Brzezinski, Thomas 38374
 - 2 Moser, Kevin 3221
 - 3 Vanderhook, Corey 3213
 - 4 Goehring, Lareu 3205
 - 5 Dykema, Clay 3133
- SECTION 34
- 8 2504
 - 9 Bossert, Curt 2422
 - 10 Bollwerk, Donald 2402
- SECTION 4W
- 1 Bisbee, Bruce 3229
 - 2 Moser, Kevin 3221
 - 3 Vanderhook, Corey 3213
 - 4 Goehring, Lareu 3205
 - 5 Dykema, Clay 3133
- SECTION 4X
- 1 Brzezinski, Thomas 38374
 - 2 Moser, Kevin 3221
 - 3 Vanderhook, Corey 3213
 - 4 Goehring, Lareu 3205
 - 5 Dykema, Clay 3133
- SECTION 4Y
- 1 Brzezinski, Thomas 38374
 - 2 Moser, Kevin 3221
 - 3 Vanderhook, Corey 3213
 - 4 Goehring, Lareu 3205
 - 5 Dykema, Clay 3133

PLAT SHOWING
TR LAND MANAGEMENT ADDITION
 IN THE SE 1/4 OF SECTION 4,
 TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

LOT 1
 RIVER
 HORSE
 SUBDIVISION
 (NOT A PART
 OF THIS PLAT)

E 1/4 COR. SEC. 4-123-63
 (FOUND SPIKE w/WASHER LS 4792)
 N = 609897.20
 E = 2375480.86

N 88°52'49"E
 66.00'

1/4 LINE
 (LS 4792)

N 88°52'49"E
 90.34'

N 88°52'49"E 550.00'

1/4 LINE

N 1°15'00"W 792.00'

Lot 1
 Contains 10.00 Acres±

IN-PLACE
 ACCESS

BROWN COUNTY HWY 14 / 391st AVENUE

LOT H1

66' ROW

S 88°52'49"W 550.00'

S 88°52'49"W
 66.00'

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

NOTE
 LOT H1
 Filed June 13, 1975 as HWY 908

LEGEND

- PIN FOUND (AS NOTED)
- PIN SET w/CAP LS 11699
- ⊠ CALCULATED CORNER
- ▲ FOUND SPIKE (AS NOTED)

SE COR. SEC. 4-123-63
 (FOUND SPIKE w/WASHER LS 4423)
 N = 607259.40
 E = 2375538.42



PREPARED BY:



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



SECTION LINE

SECTION LINE

SECTION LINE
 131st STREET

S 1°15'00"E 792.00'

S 1°15'00"E 1846.68'

PLAT SHOWING
TR LAND MANAGEMENT ADDITION
 IN THE SE1/4 OF SECTION 4,
 TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

Larson Land Limited Partnership, a limited partnership, does hereby certify that it is the owner of the Southeast Quarter (SE1/4) of Section Four (4), Township One Hundred Twenty-Three (123) North, Range Sixty-Three (63) West of the 5th P.M., [EXCEPT that portion deeded for highway purposes, except Lot H-1 thereof and except the Southeast Quarter of Section 4, Township 123 North, Range 63 West of the 5th P.M.] Brown County, South Dakota (WARRANTY DEED filed 6-22-2004 and duly recorded in Book 281, Page 130), and that it has 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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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: Larson Land Limited Partnership, a limited partnership

Signature _____ Signed this _____ day of _____, 2020.

Print Name and Title _____

COUNTY OF _____)
 STATE OF _____) SS

On this _____ day of _____, 2020, before me, a notary public, the undersigned officer, personally appeared _____ who acknowledge himself/herself to be the _____, of Larson Land Limited Partnership, a limited partnership, and that he/she as such _____, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the Limited Partnership by himself/herself as _____.

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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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 24th day of JANUARY, 2020.



BROWN COUNTY HIGHWAY APPROVAL

"Access to BROWN COUNTY HWY 14 - 391st AVENUE 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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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.

PREPARED BY:



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

PLAT SHOWING
TR LAND MANAGEMENT ADDITION
IN THE SE1/4 OF SECTION 4,
TOWNSHIP 123 NORTH, RANGE 63 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

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 "TR LAND MANAGEMENT ADDITION IN THE SE1/4 OF SECTION 4, TOWNSHIP 123 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 _____ day of _____, 2020.

County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this _____ day of _____, 2020.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

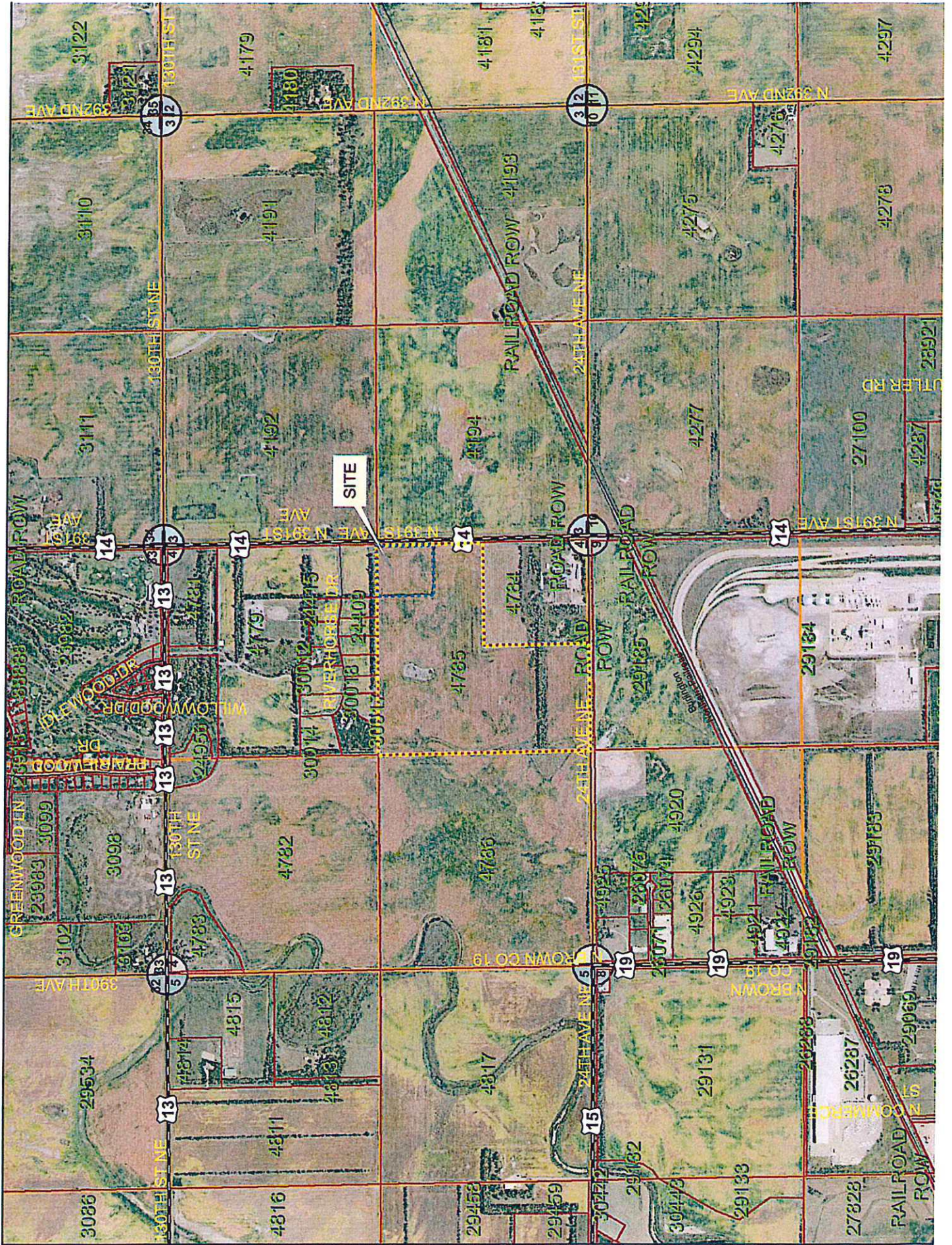
Filed for record this _____ day of _____, 2020, at _____ O'clock _____ M., and duly recorded as Hanging Plat No. _____.

Register of Deeds
Brown County, South Dakota

PREPARED BY:

CLARK
ENGINEERING

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



STAFF REPORT
February 18, 2020

PRELIMINARY & FINAL PLAT

ITEM # 12

GENERAL INFORMATION

PETITIONER	Clarence Habeck
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Lots 1&2 "C&L Habeck's 1 st Subdivision" in the SW1/4 of Section 27-T124N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	12854 & 12862 391st Ave
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

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

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges the plat. Zoning Department recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME C&L Habeck's 1st

QUARTER: SW SECTION: 27 TOWNSHIP: 124 RANGE: 63

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

OWNERS NAMES: Clarence Habeck

OWNERS NAMES: Lori Habeck

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Francis Brink

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: ~~\$25.00~~ ACRES x \$1.00 _____ TOTAL: \$ 100.00 DATE PAID: 02 / 06 /2020

RECEIVED BY PLANNING DEPARTMENT: 02 / 04 /2020 BY: Scott Bader

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

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

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED _____

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

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: 02/04/20
RECEIPT # 326909
TOWNSHIP: Ordway Twp

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 2/6/20

OWNERS SIGNATURE: Clarence Habeck 
OWNERS ADDRESS: 4653 8th Ave NE
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-380-3406

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

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: Lot 1 & 2 C&L Habeck's 1st Subdivision in the SW1/4 of Section 27-T124N-R63W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: February 18, 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



WE'VE JUST MADE OUR PLAT & DIRECTORIES SO MUCH MORE USER FRIENDLY

Electronic Versions Available from Your Sales Representatives
or Our Website...
www.farmandhomepublishers.com

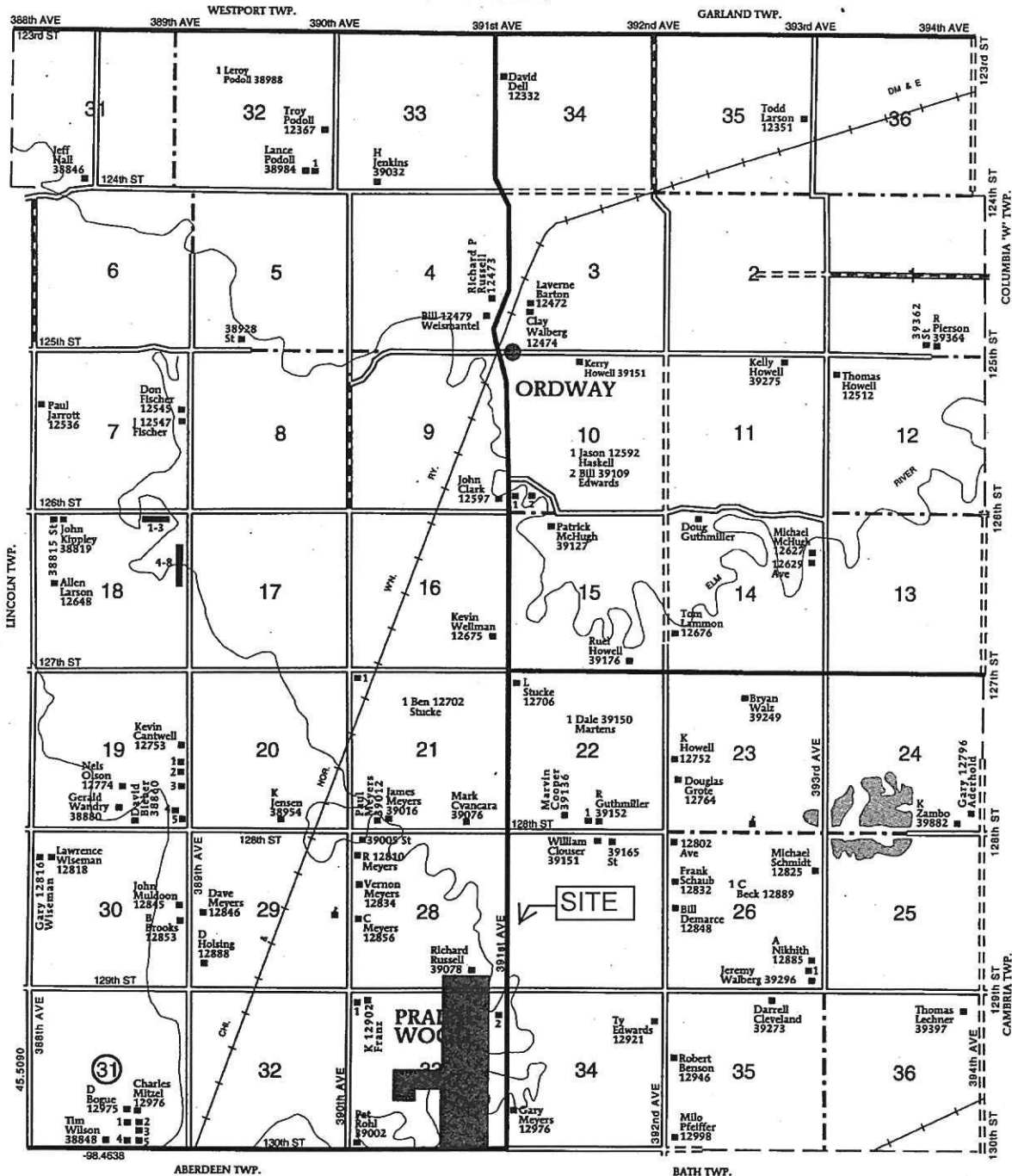
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524 River Ave. North
Belmond, IA 50421
800-685-7432

T-124-125-N ORDWAY DIRECTORY R-63-W

(Residents - Owners or Renters)



ORDWAY TOWNSHIP SECTION 18

- 1 Anderson, James 38873
- 2 McCormick, D 38879
- 3 Siefken, S 38883
- 4 Blondo, Richard 12625
- 5 Barke, Raymond 12631
- 6 Ivey, Len 12641
- 7 Winkler, Barry 12643
- 8 Lambert, Larry 12649

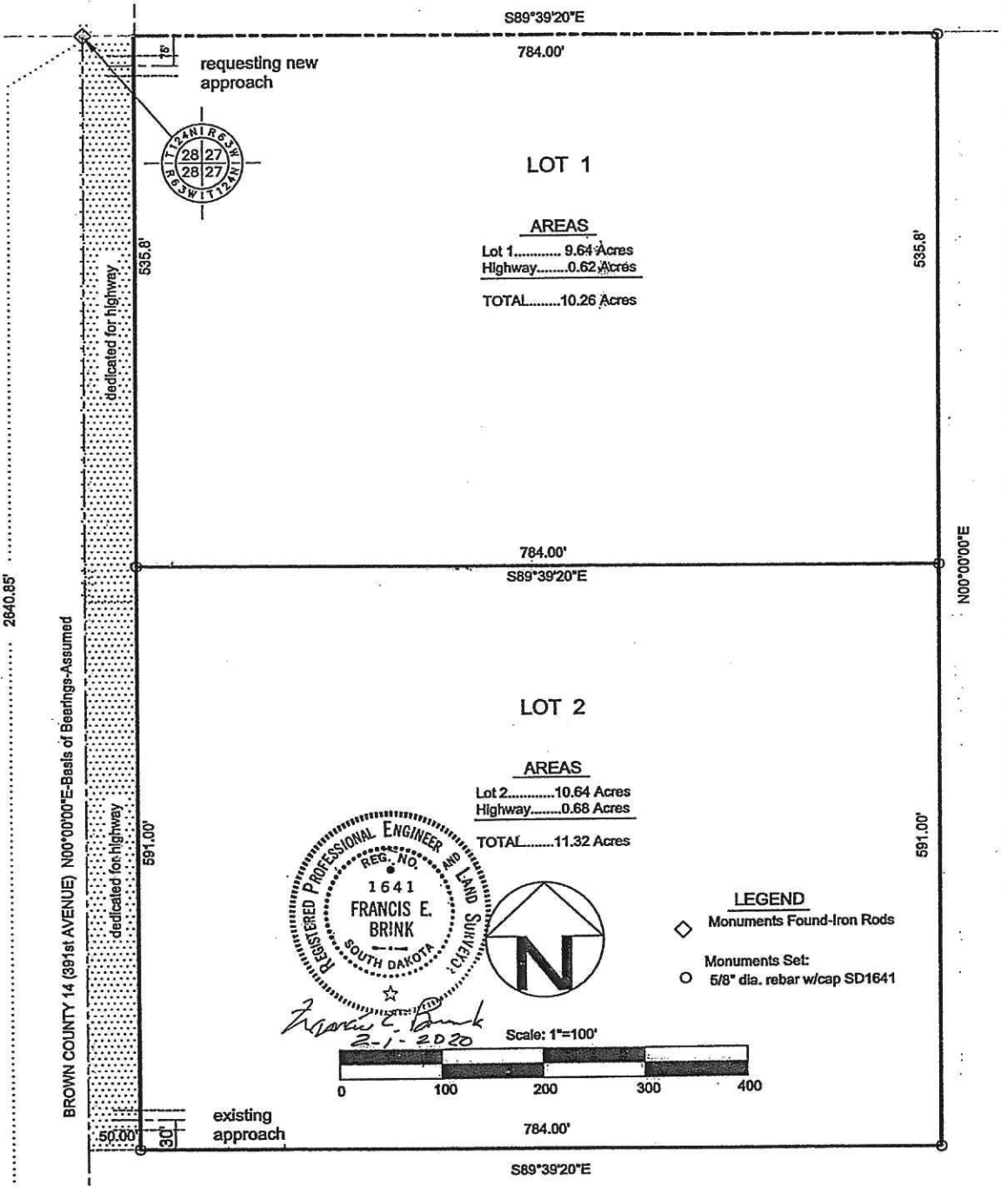
SECTION 19

- 1 Felckert, Matthew 12761
 - 2 Barcler, John 12767
 - 3 Klinkel, Scott 12777
 - 4 Thorpe, Ray 12791
 - 5 Poor, Roger 12797
- ### SECTION 31S
- 1 Lindseth, Mark 12981
 - 2 Erdmann, Kenneth 12982
 - 3 Quam, Everett 12990
 - 4 Drube, Kurt 12997

SECTION 33S

- 1 Wagner, E 12904
- 2 Telgen, Wayne 12919

C & L HABECK'S 1st SUBDIVISION IN
 SW/4 SEC. 27-T124N-R63W of 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA



S89°39'20"E

784.00'

requesting new approach



LOT 1

AREAS

Lot 1..... 9.64 Acres
 Highway..... 0.62 Acres
 TOTAL..... 10.26 Acres

535.8'

784.00'

S89°39'20"E

LOT 2

AREAS

Lot 2..... 10.64 Acres
 Highway..... 0.68 Acres
 TOTAL..... 11.32 Acres

591.00'

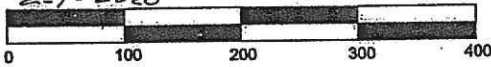


LEGEND

- ◊ Monuments Found-Iron Rods
- Monuments Set:
5/8" dia. rebar w/cap SD1641

Francis E. Brink
 2-1-2020

Scale: 1"=100'



existing approach

784.00'

S89°39'20"E

HIGHWAY AUTHORITY CERTIFICATE

The locations of approach access for lots 1 and 2 are approved

By: _____ Date _____

For Brown County Highway Department

Title _____



2840.85'

BROWN COUNTY 14 (391st AVENUE) N00°00'00"E-Basis of Bearings-Assumed

N00°00'00"E

dedicated for highway

dedicated for highway

535.8'

591.00'

50.00'

30'

DECLARATION OF VACATION

OWNE'S CERTIFICATE

Know all men by these present that the undersigned Clarence Habeck and Lori Habeck, Husband and Wife hereby declare to vacate that plat shown and marked as plat #2063 now on file in the Office of the Brown County Register of Deeds.. Clarence Habeck and Lori Habeck, Husband and Wife, certify that the that they are the owners of Lot 1, Habeck's 1st Subdivision in SW1/4 Sec. 27-T124N-R63W of 5th P.M., Brown County, South Dakota.

We, the herein below owners did authorize a resurvey, and replat of said land which shall hereafter be known as "C & L SUBDIVISION IN SW1/4 SEC. 27-T124N-63W 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.

Clarence Habeck 2-4-2020

CLARENCE HABECK

DATE

Lori Habeck 2-4-2020

LORI HABECK

DATE

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA)
COUNTY OF BROWN)

On this, the fourth day of February, 2020, before me, Francis E Brink, a Notary Public, appeared Clarence Habeck and Lori Habeck, 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: 2-12-2020

Francis E. Brink
Notary Public, South Dakota



C & L HABECK'S 1ST SUBDIVISION IN SW1/4 SEC. 27-T124N-R63W of 5TH P.M., BROWN COUNTY, SOUTH DAKOTA
SHEET 3 OF 3

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 C & L HABECK'S 1ST SUBDIVISION IN SW1/4 SEC. 27-T124N-63W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA as shown on the attached plat; have shown monuments found and set thereon, and to the best of my knowledge, said survey and plat are true and correct.

Signed this 8th day of February, 2020

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

COUNTY PLANNING COMMISSION CERTIFICATE

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, SD
"Be it resolved by the Brown County Planning Commission, Brown County, South Dakota, that the plat showing "C & L HABECK'S 1ST SUBDIVISION IN SW1/4 SEC. 27-T124N-63W 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 ___ day of _____, 2020.

County Auditor, Brown County, South Dakota
resolved by the County Commission of Brown County, South Dakota, that the plat showing "C & L HABECK'S 1ST SUBDIVISION IN SW1/4 SEC. 27-T124N-63W 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 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'S CERTIFICATION

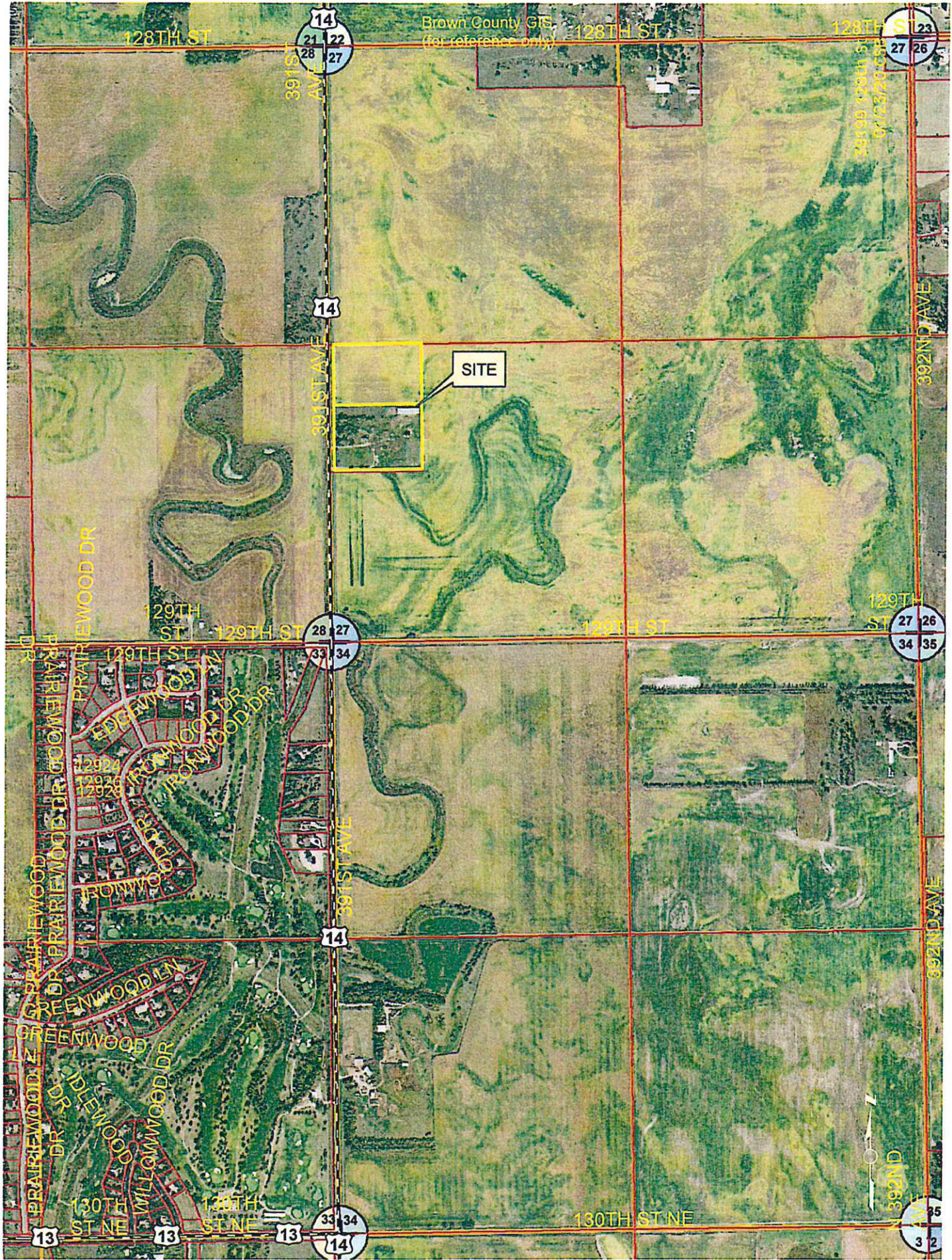
I hereby certify that I have received a copy of this plat this ___ day of _____, 2020

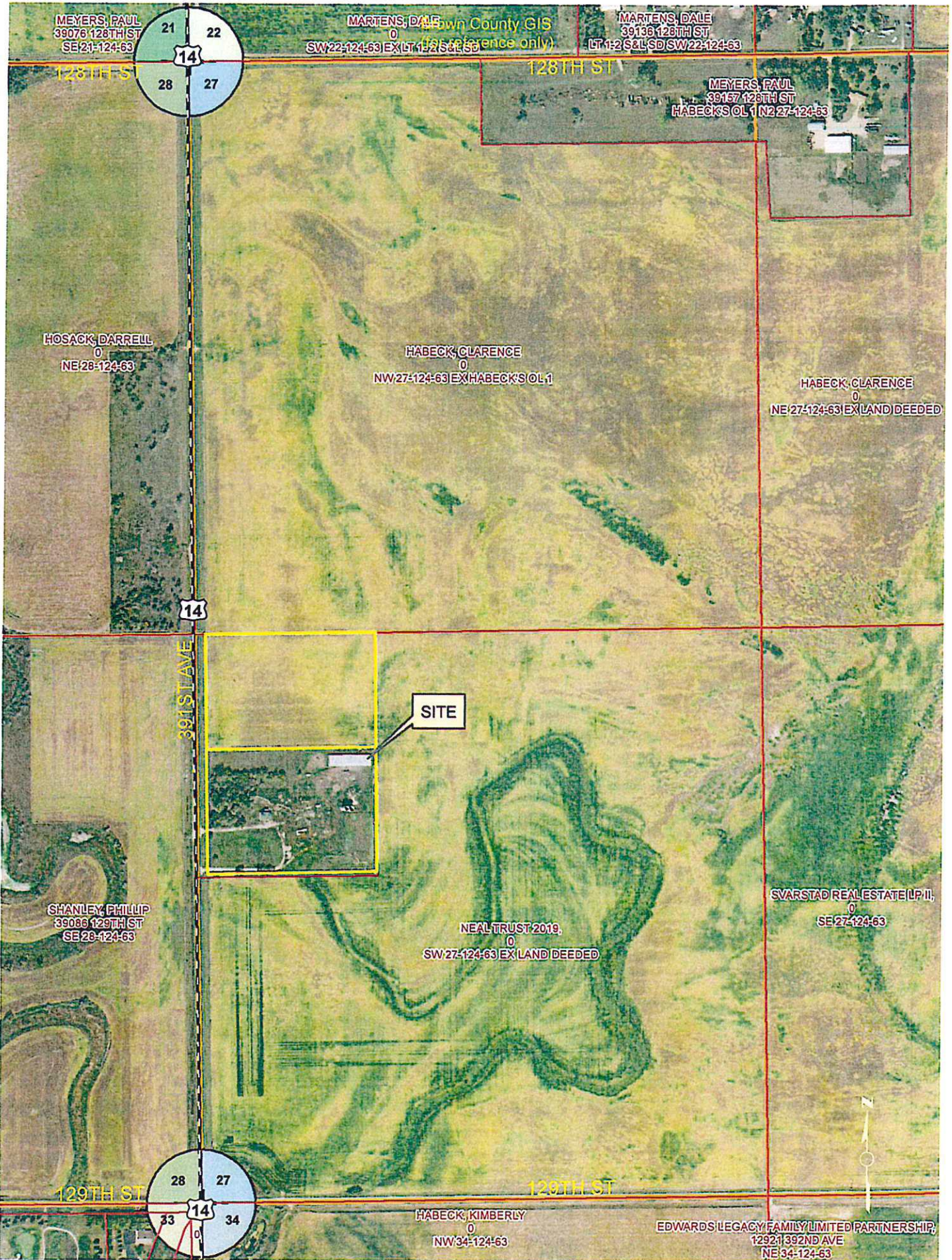
Director of Equalization, Brown County, South Dakota

REGISTER OF DEEDS CERTIFICATE

Filed for record this ___ day of _____, 2020 at ___ o'clock ___ M and duly recorded in Book of Plats No. _____

Register of Deeds, Brown County, South Dakota.





MEYERS, PAUL
39076 128TH ST
SE 21-124-63

MARTENS, DALE
0
SW 22-124-63 EX LT 1, 2 (See reference only)

MARTENS, DALE
39136 126TH ST
LT 1-2 (S&L) SD SW 22-124-63

MEYERS, PAUL
39157 126TH ST
HABECKS OL 1 N2 27-124-63

HOSACK, DARRELL
0
NE 28-124-63

HABECK, CLARENCE
0
NW 27-124-63 EX HABECK'S OL 1

HABECK, CLARENCE
0
NE 27-124-63 EX LAND DEEDED

14

391ST AVE

SITE



SHANLEY, PHILLIP
39086 129TH ST
SE 28-124-63

NEAL TRUST 2019,
0
SW 27-124-63 EX LAND DEEDED

SVARSTAD REAL ESTATE LP II,
0
SE 27-124-63

129TH ST

128TH ST

28 27
33 34
14

HABECK, KIMBERLY
0
NW 34-124-63

EDWARDS' LEGACY FAMILY LIMITED PARTNERSHIP,
12921 1392ND AVE
NE 34-124-63

STAFF REPORT
February 18, 2020

PRELIMINARY & FINAL PLAT

ITEM # 13

GENERAL INFORMATION

PETITIONER	Stacy Gossman
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Lots 1&2 "Gossman Second Addition" in the SE1/4 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	5485 Hwy 12 East
EXISTING ZONING	Highway Commercial District (AG-P)
SURROUNDING ZONING	
North:	Mini Agriculture District (M-AG)
South:	Highway Commercial District (HC)
East:	Mini Agriculture District (M-AG)
West:	Mini Agriculture District (M-AG)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

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

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges the plat. Zoning Department recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME Gossman Second Addition

QUARTER: SE SECTION: 15 TOWNSHIP: 123 RANGE: 63

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

OWNERS NAMES: Stacy Gossman

OWNERS NAMES: _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Robert Kieso (Helms & Associates)

TYPE: PRELIMINARY FINAL BOTH

FEE: \$25.00 ACRES x \$1.00 _____ TOTAL: \$ 100.00 DATE PAID: 02 / 07 /2020

RECEIVED BY PLANNING DEPARTMENT: 02 / 06 /20 20 BY: Scott Bader

REASON FOR PLAT: DEVELOPMENT CONVEYANCE FINANCIAL PURPOSES BOTH

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

STREETS/ROADS NAMED PROPERLY

EXISTING ACCESS SHOWN ON PLAT ACCESS NEEDED

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

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE

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

HIGHWAY SIGNATURE LINE SIGNED _____

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

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: 02-06-2020
RECEIPT # 326911
TOWNSHIP: Bath Twp

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 2/7/20

OWNERS SIGNATURE: Stacy Gossman
OWNERS ADDRESS: PO Box 939
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-225-6392 (Cell 605-380-2203)

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

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: Lots 1 & 2 "Gossman Second Addition" in the SE 1/4 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: February 18, 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.

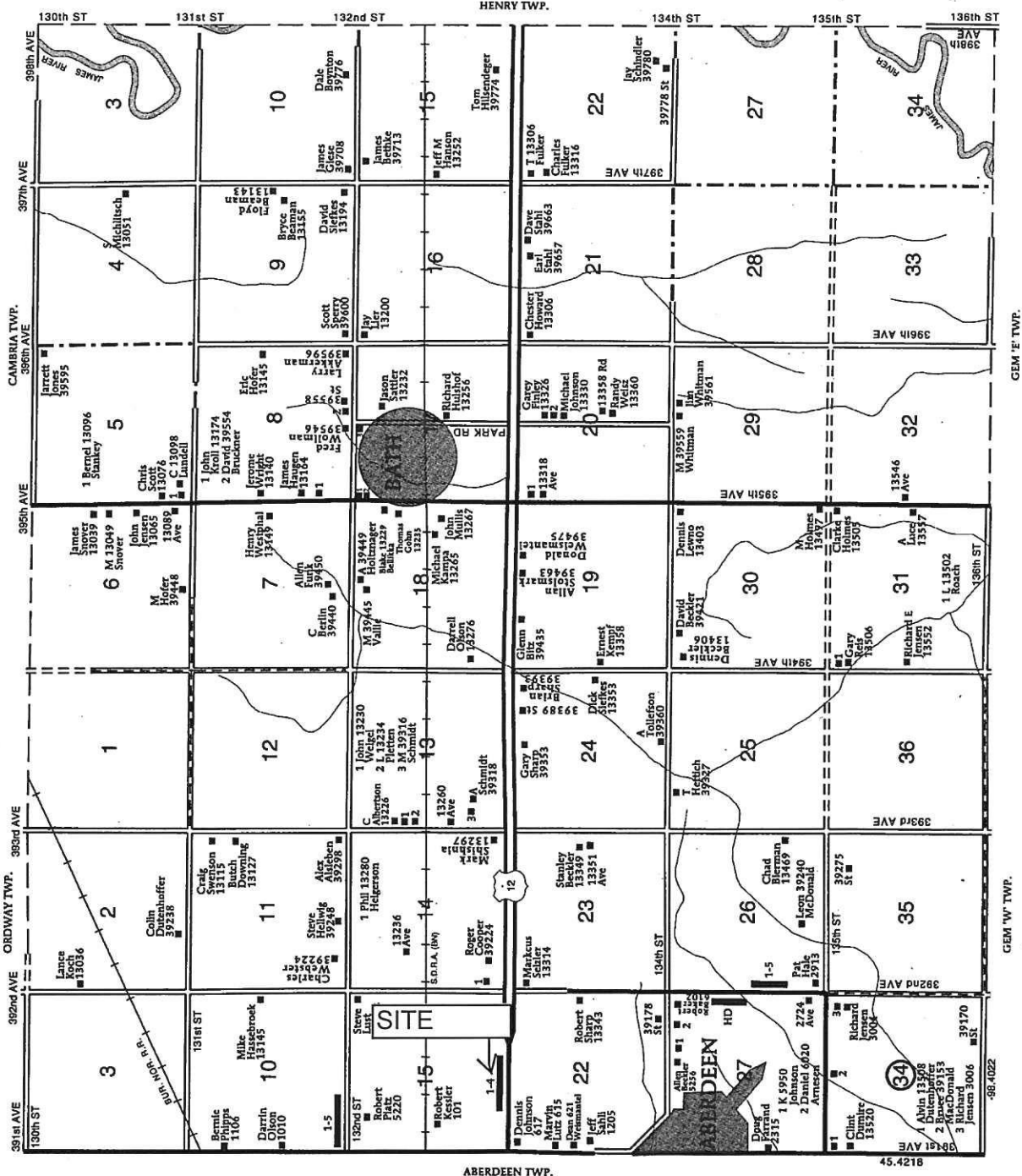
Contact our updating dept. at
800-685-7432-ext. 2605 or
 email: amanda.engebretson@farmandhomepublishers.com

T-123-N

BATH DIRECTORY

R-62-63-W

(Residents - Owners or Renters)



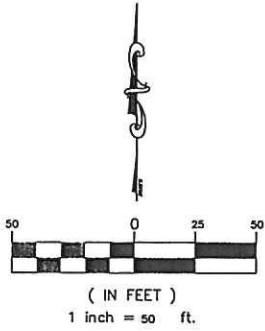
ABERDEEN TWP.

45.4218

BATH TOWNSHIP

- SECTION 10W
 - 1 Becker, Ron 5005
 - 2 Tennant, Cory 5025
 - 3 5091
 - 4 Gross, Del 5115
 - 5 Harper, Steve 5219
- SECTION 15W
 - 1 Goseman, C 5405
 - 2 Eilers, Todd 5455
 - 3 Knudson, R 5485
 - 4 Goseman, S 5755
- SECTION 17
 - 1 Buechler, Jerry 13228
 - 2 Brinkman, Stanley 13230
- SECTION 20
 - 1 Westphal, Henry 13316
 - 2 Rohrbach, Kevin 13328
- SECTION 25
 - 1 Ballikka, Darryl 2111
 - 2 Kohlmeier, Paul 2135
 - 3 Griese, Doug 2215
 - 4 Rud, Robert 2317
 - 5 Mattern, R 2519

PLAT OF GOSSMAN SECOND ADDITION IN THE SE 1/4 OF SECTION 15-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

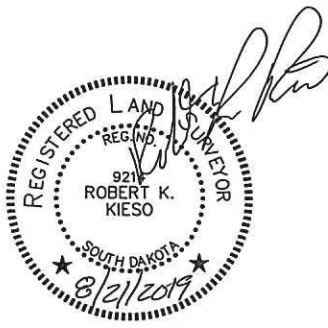
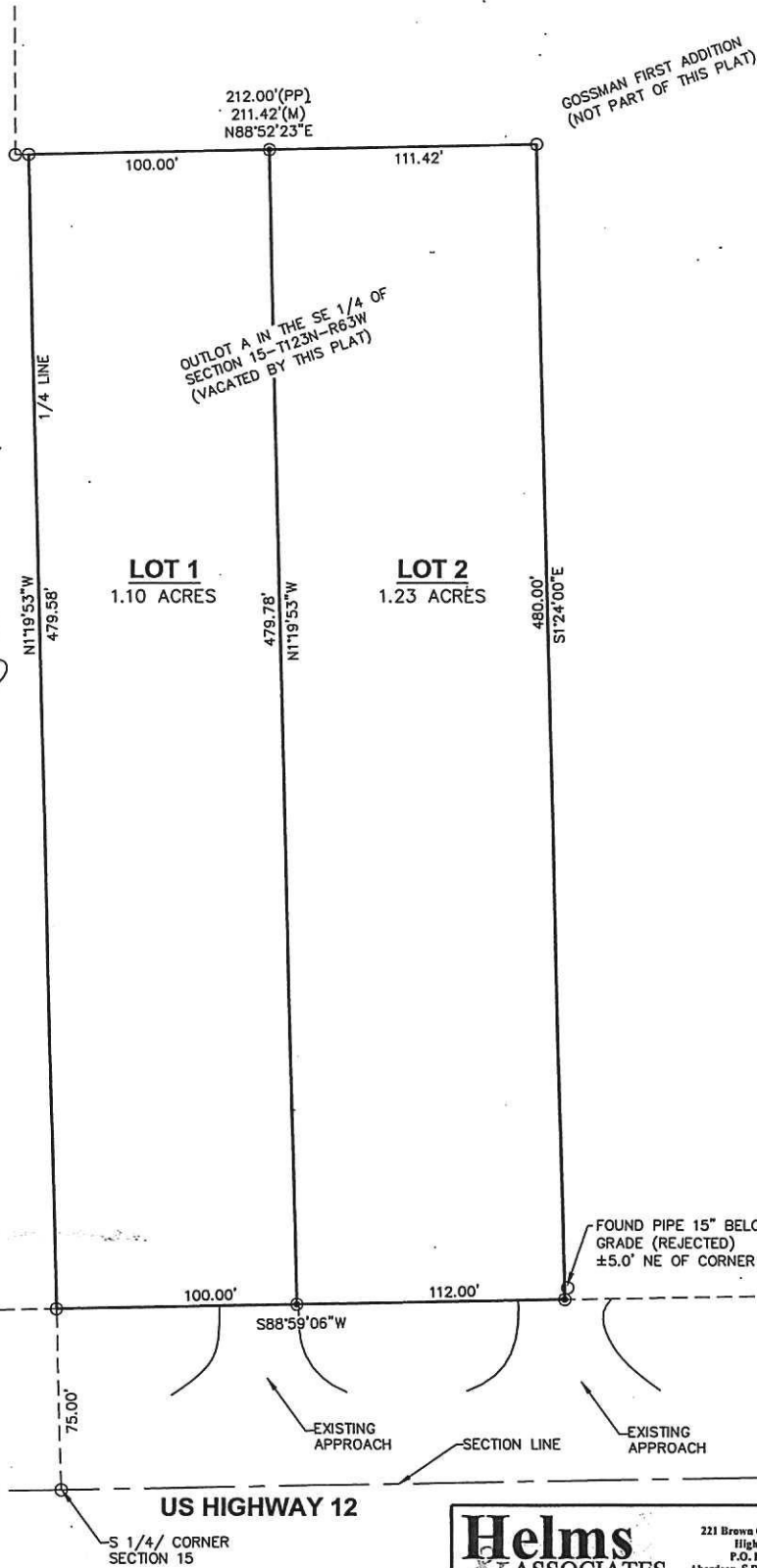


LEGEND

- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE



NORTON'S FIRST SUBDIVISION
(NOT PART OF THIS PLAT)

GOSSMAN FIRST ADDITION
(NOT PART OF THIS PLAT)

FOUND PIPE 15" BELOW
GRADE (REJECTED)
±5.0' NE OF CORNER SET

US HIGHWAY 12

S 1/4/ CORNER
SECTION 15

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
GOSSMAN SECOND ADDITION
IN THE SE 1/4 OF SECTION 15-T123N-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 STACY J. GOSSMAN AS OWNER, AND UNDER HIS DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO AUGUST 14, 2019, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: GOSSMAN SECOND ADDITION IN THE SE 1/4 OF SECTION 15-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 21ST DAY OF August, 2019.


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; GOSSMAN SECOND ADDITION IN THE SE 1/4 OF SECTION 15-T123N-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 ADDITION 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:

OUTLOT A IN THE SE 1/4 OF SECTION
15-T123N-R63W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

STACY J. GOSSMAN

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 OUTLOT A IN THE SE 1/4 OF SECTION 15-T123N-R63W, AS RECORDED AS PLAT #416, ON OCTOBER 29, 1969 IN THE BROWN COUNTY, REGISTER OF DEEDS OFFICE.

THIS IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

STACY J. GOSSMAN

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)SS

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STACY J. GOSSMAN KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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 GOSSMAN SECOND ADDITION IN THE SE 1/4 OF SECTION 15-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

**PLAT OF
GOSSMAN SECOND ADDITION
IN THE SE 1/4 OF SECTION 15-T123N-R63W 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 GOSSMAN SECOND ADDITION IN THE SE 1/4 OF SECTION 15-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

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: _____

HIGHWAY ACCESS CERTIFICATE

EXISTING ACCESS TO _____ 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.

BY: _____
HIGHWAY OR STREET 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
(for reference only)

SITE

12

6TH AVE SE

12

6TH AVE SE

