

AGENDA

REGULAR SCHEDULED MEETINGS BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, January 21, 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. Approval of Minutes: December 17, 2019
- IV. Old Business:
- V. New Business: P&Z Commission as Zoning Board of Adjustment (BOA)
 1. Discussion of proposed CAFO Ordinance changes
- VI Other Business as Zoning Board of Adjustment (BOA):

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 Mini Agricultural District (M-AG) for a property described as: Lot 1 "Geist Subdivision" in the N ½ NE¼ of Section 29-T123N-R62W of the 5th P.M., Brown County, South Dakota (13417 396th Ave).
 11. Petition to Re-Zone from an Agricultural Preservation District (AG-P) to Lake Front Residential District (R-3) for a property described as: Lot 2A of Lot 2 "Schaeffer Richmond Lake Subdivision" in the NW1/4 of Section 25-T124N-R65W of the 5th P.M., Brown County, South Dakota (379357 S Shore Drive).

12. **Petition to Re-zone** from an Agricultural Preservation District (AG-P) to Mini-Agricultural Preservation District 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).
 13. **Preliminary and Final Plat** for a 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 Drive).
- III. Other Business:
 - IV. Motion to Adjourn:

MINUTES

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, December 17, 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. Patrick Keatts was absent.

After discussion, Beckler moved and North seconded to approve the minutes of the November 19, 2019 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

Old Business:

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

1. Variance to Building Setback in Agricultural Preservation District (AG-P) described as Lot U-1, in the SW Corner of the SE1/4 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38452 134th St). Submitted by East River Electric Power. Present for this item was Paul Letsche. Following discussion, Beckler moved to approve a variance to building setback to a 50' variance from the front Right of Way rather than the 200' required for the new tower on an existing substation, Bettmann seconded, all members voting aye, motion carried.
2. Special Exception/Conditional Use in Agricultural Preservation District (AG-P) described as Lot U-1 in the SW Corner in the SE1/4 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38452 134th St). Submitted by East River Electric Power. Present for this item was Paul Letsche. Following

discussion, Kurth moved to approve special exception/conditional use for a proposed communication tower that will transmit their own information from an existing sub-station, Bettmann seconded, all members voting aye, motion carried.

3. Variance to Building Setback in Agricultural Preservation District (AG-P) described as 220' X 300' NE Corner of the NE1/4 of Section 27-T124N-R63W of the 5th P.M., Brown County, South Dakota (39199 128th St). Submitted by East River Electric Power. Present for this item was Paul Letsche. Following discussion, Beckler moved to approve a variance to building setback to be 70' from the North Front Right of Way and 70' from the East Front Right of Way rather than the 200' required for a new tower on an existing substation. North seconded, all members voting aye, motion carried.
4. Special Exception/Conditional Use in Agricultural Preservation District (AG-P) described as 220' X 300' NE Corner of the NE1/4 of Section 27-T124N-R64W of the 5th P.M., Brown County, South Dakota (39199 128th St). Submitted by East River Electric Power. Present for this item was Paul Letsche. Following discussion, Bettmann moved to approve special exception/conditional use for a proposed communication tower that will transmit their own information from an existing sub-station, Beckler seconded, all members voting aye, motion carried.
5. Variance to Building Setback in a Residential District (R-1) described as Lot 4 Block 3, "Northwood 1st Subdivision" in the NE1/4 of Section 6-T123N-R63W of the 5th P.M., Brown County, South Dakota (3108 N Cyprus St). Submitted by Thomas Hoff. Present for this item was Thomas and Doris Hoff. Following discussion, Beckler moved to approve a variance to building setback to be 15' setback on the front yard for a handicap ramp, Beckler seconded, all members voting aye, motion carried.

6. **Variance to Building Setback** in a Lake Front Residential District (R-3) described as Lots 16-18 except the west 60' of 18, "Lutgen's South Shore Addition" in the 5th P.M., Brown County, South Dakota (379268 & 379290 South Shore Drive). Submitted by Roger Gray. Following discussion, Kurth moved to **approve a variance to building setback** to be 20' from southeast rear yard rather than the 30' required, North seconded, all members voting aye, motion carried.

Other Business: Discussion was held on a plat location, approach, building setbacks for a possible Ag Retail Facility including a retail seed business. There was no one present representing this item for discussion.

*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: Lots 1&2 "Marzenell Subdivision" in the SE1/4SW¼ of Section 25-T123N-R65W of the 5th P.M., Brown County, South Dakota (37946 & 37948 135th St). Submitted by Debbie Nerland. Present for this item was Vernon Schwab. Following discussion, Beckler moved to **recommend approval of this rezone to the Board of County Commissioners**, Bettmann seconded, all members voting aye, motion carried.

11. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Mini Agriculture District (M-AG) for property described as: Lots 1&2 “1st Subdivision Larson Outlot 1” in the SW1/4 of Section 24-T122N-R64W of the 5th P.M., Brown County, South Dakota (13958 387th Ave). Submitted by David Reder. Following discussion, Kippley moved to **recommend approval of this rezone to the Board of County Commissioners** seconded by North, all members voting aye, motion carried.

12. **Preliminary and Final Plat** for 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, Beckler moved to **recommend approval of this plat to the Board of County Commissioners** with the stipulation that it be rezoned to Mini Agricultural, seconded by Kurth, all members voting aye, motion carried.

13. **Preliminary and Final Plat** for property described as “Geist Subdivision” in the N1/2NE1/4 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 plat to the Board of County Commissioners with the stipulation that this be rezoned to Mini Agricultural and approval of approach placement by Township**, seconded by Beckler, all members voting aye, motion carried.

Other Business:

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

Submitted by: Nancy North - Planning & Zoning Department.

STAFF REPORT

January 21, 2020

REZONE PARCEL from an AG-P District

ITEM # 10

GENERAL INFORMATION

PETITIONER	James Whitman
REQUEST	Petition to Rezone property
LEGAL DESCRIPTION	“Geist Subdivision” in the N1/2NE1/4 of Section 29-T123N-R62W of the 5th P.M., Brown County, South Dakota
LOCATION	13417 396 th 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 rezone for into compliance with the existing use of the property.

REVIEW: Lot 1 = 9.50± acre. This parcel does not meet a minimum 40.0 acres and do not qualify for a “farm unit” reduction for AG-P District per Title 4, Chapter 4.0605. Rezoning to Mini Agriculture District (M-AG) brings this parcel into compliance for their current (rural residential) and intended uses (rural residential/agriculture).

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 January 21, 2020 at 7:00 P.M. for the purpose of Rezoning from Agricultural Preservation District (AG-P) to Mini-Agriculture District (M-AG).

Owner & Petitioner: James Whitman

Description of property: "Geist Subdivision" in the N1/2NE1/4 of Section 29-T123N-R62W of the 5th P.M., Brown County, South Dakota (13417 396th Ave).

Reason: This property is petitioned to be rezoned from Agricultural Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring it into compliance for current and future 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 1st 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 _____.

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This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, contact us prior to deadline at (605) 229-5555 or email at customerservice@aberdeennews.com

(No. 787430)
(January 4, 2020 - 1T)

NOTICE OF HEARING - REZONE

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Dated this 1st 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 \$29.23.

Date: 12/31/19

Account #: 201262

Company Name: Brown County Auditor-Legals

Address: 25 Market St
Aberdeen

Telephone: (605) 626-7110

Fax:

Publications:

Aberdeen American News
AB Online

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of Inserts: 2

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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.

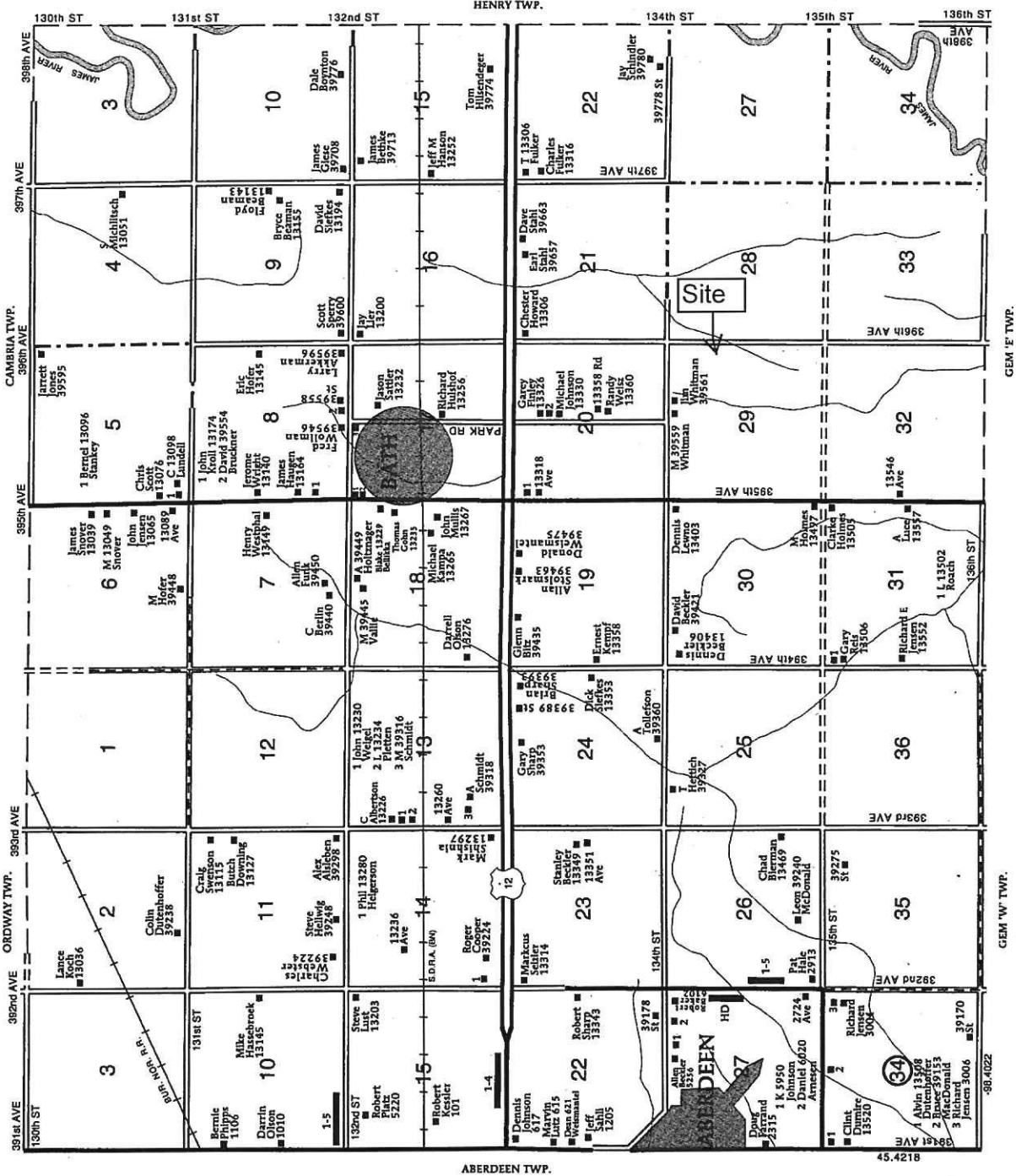
Contact our updating dept. at
800-685-7432-ext. 2605 or
 email: amanda.engebretson@farmandhomepublishers.com

T-123-N

BATH DIRECTORY

R-62-63-W

(Residents - Owners or Renters)



- 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 6455
 - 3 Knudson, R 5485
 - 4 Gossman, S 5755
- SECTION 17**
- 1 Buechler, Jerry 13228
 - 2 Brinkman, Stanley 13230
- SECTION 20**
- 1 Westphal, Henry 13316
 - 2 Rohrbach, Kevin 13328
- SECTION 26**
- 1 Bellikka, Daryl 2111
 - 2 Kohlihaas, Paul 2135
 - 3 Griese, Doug 2215
 - 4 Rud, Robert 2317
 - 5 Matern, R 2519

REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 12/31/19
Receipt: 132295
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:

"Geist Subdivision" in the N1/2NE1/4 of Section 29-T123N-R62W of the 5th P.M.,
Brown County, South Dakota


General Area Location or Street Address: 13417 396th Ave


From the Agriculture Preservation District
To the Mini Agriculture District

Purpose: For Conveyance purposes.

Size of Parcel: 9.50 Acres

Existing Land Use: Agriculture uses

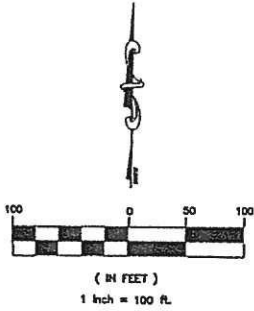
Petitioner: (Print) Jim Whitman
Signature: 
Date: _____ Phone: 605-380-7660
Address: 39561 134th Street
Bath, SD 57427
City State Zip

Owner: (Print) Jim Whitman
Signature: 
Date: _____ Phone: 605-380-7660
Address: 39561 134th Street
Bath, SD 57427
City State Zip

Additional Signatures may be submitted on a separate page.

A-7540

**PLAT OF
GEIST SUBDIVISION
IN THE N 1/2 NE 1/4 OF SECTION 29-T123N-R62W
OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

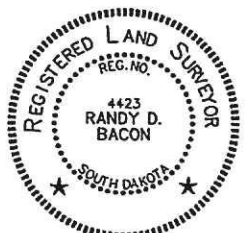
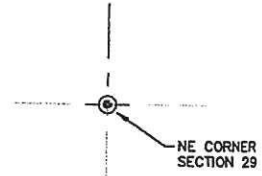


LEGEND

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

BASIS OF BEARINGS

TRUE MERIDIAN - GPS



Helms & Associates
 CIVIL ENGINEERS & LAND SURVEYORS
 211 Brown County Highway 19
 P.O. Box 111
 Aberdeen, S.D. 57401
 Phone: 605.225.1122
 Fax: 605.225.3189

A-7540

**PLAT OF
GEIST SUBDIVISION
IN THE N 1/2 NE 1/4 OF SECTION 29-T123N-R62W
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 JAMES A. WHITMAN AND PAUL WHITMAN, AS OWNERS, AND UNDER THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO NOVEMBER 25, 2019, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: GEIST SUBDIVISION IN THE N 1/2 NE 1/4 OF SECTION 29-T123N-R62W 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 ____ DAY OF _____, 20__.

RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT (WE/I) 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; GEIST SUBDIVISION IN THE N 1/2 NE 1/4 OF SECTION 29-T123N-R62W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA AS SHOWN BY THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER AS SUCH, THE STREETS AND ALLEYS, IF ANY, AS SHOWN AND MARKED ON SAID PLAT; AND THAT DEVELOPMENT OF THE LAND INCLUDED WITHIN THE BOUNDARIES OF SAID SUBDIVISION SHALL CONFORM TO ALL EXISTING APPLICABLE EASEMENTS, ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

FORMERLY DESCRIBED AS:

N 1/2 NE 1/2 OF SECTION 29-T123N-R62W OF THE 5TH P.M.
EXCEPT THE NORTH 180' OF THE NEXT 105' WEST OF THE EAST 1959'
PREVIOUSLY DEEDED AND THAT PORTION KNOWN AS THE WEST HOUSE,
TOGETHER WITH FARMYARD AND ALL BUILDINGS LOCATED THEREON AND
EXCEPT WHITMAN'S OUTLOTS 1 AND 2.

Formerly Described As:

N1/2NE1/4 of Section 29-T123N-R62W, of
the 5th P.M., Brown County, South Dakota
except "Whitman's Outlots 1 and 2" in the
N1/2NE1/4 of Section 29-T123N-R62W.

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)SS

PAUL WHITMAN

ON THIS THE ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES A. WHITMAN 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

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)SS

MY COMMISSION EXPIRES: _____

ON THIS THE ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PAUL WHITMAN KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS 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: _____

A-7540

**PLAT OF
GEIST SUBDIVISION
IN THE N 1/2 NE 1/4 OF SECTION 29-T123N-R62W
OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA**

COUNTY PLANNING COMMISSION CERTIFICATION

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

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING GEIST SUBDIVISION IN THE N 1/2 NE 1/4 OF SECTION 29-T123N-R62W 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 GEIST SUBDIVISION IN THE N 1/2 NE 1/4 OF SECTION 29-T123N-R62W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

COUNTY AUDITOR, BROWN COUNTY, SOUTH DAKOTA

HIGHWAY AUTHORITY CERTIFICATE

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

BY: _____
HIGHWAY AUTHORITY

TITLE: _____

DIRECTOR OF EQUALIZATION'S CERTIFICATE

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

DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

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

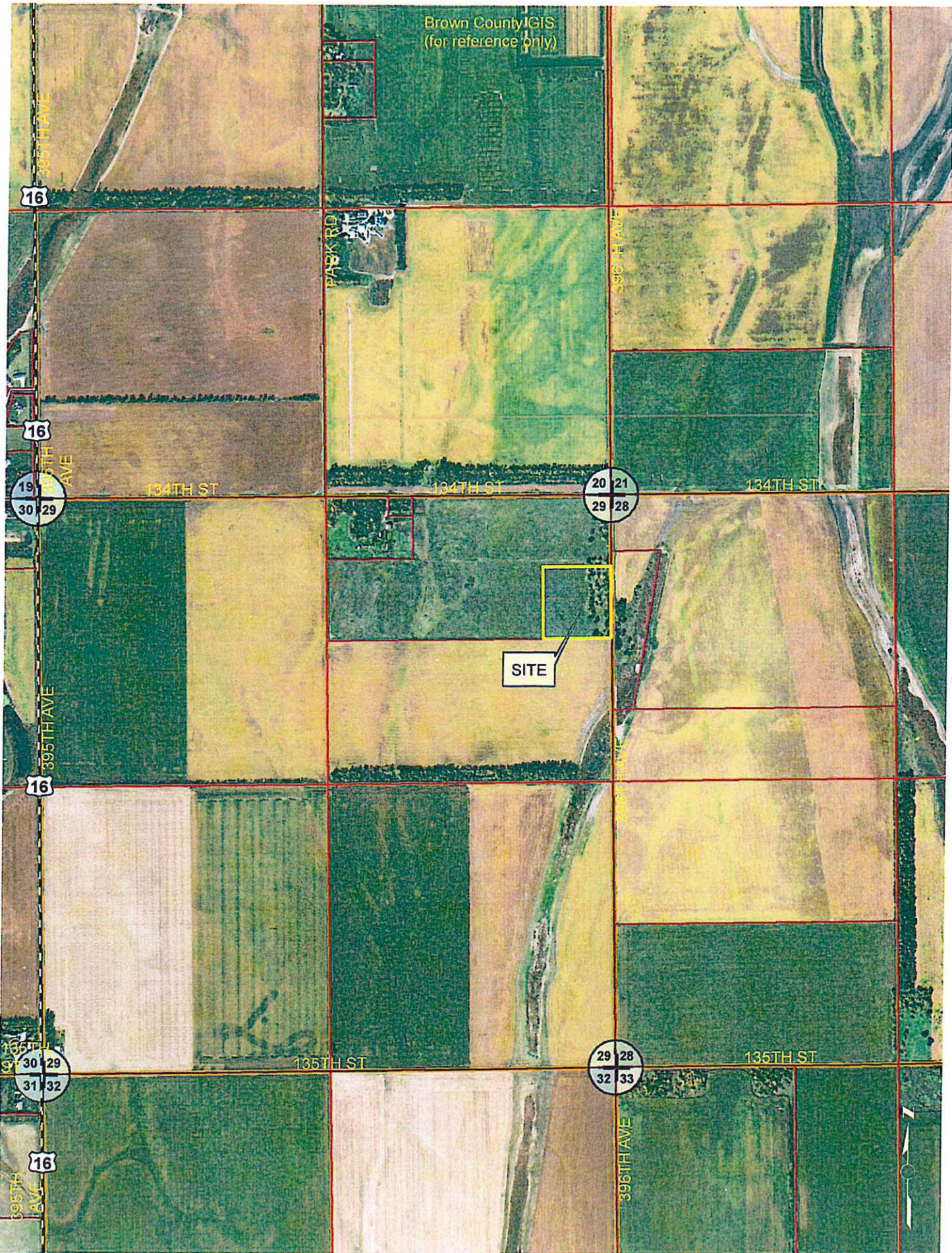
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

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

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

Brown County GIS
(for reference only)



SITE



Brown County GIS
(for reference only)

PARK RD

396TH AVE

134TH ST

20
ST 21
29
28

SITE

13417 396th Ave
12/10/19 CSB

396TH AVE



STAFF REPORT

January 21, 2020

REZONE PARCEL from an AG-P District

ITEM # 11

GENERAL INFORMATION

PETITIONER	Roger Gray
REQUEST	Petition to Rezone property
LEGAL DESCRIPTION	Lot 2A of Lot 2 "Schaeffer Richmond Lake Subdivision" in the NW1/4 of Section 25-T124N-R65W of the 5th P.M., Brown County, South Dakota
LOCATION	379357 South Shore Drive
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:	Lake Front Residential (R-3)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this rezone for into compliance with the existing use of the property.

REVIEW: Lot 1 = 9.50± acre. This parcel does not meet a minimum 40.0 acres and do not qualify for a "farm unit" reduction for AG-P District per Title 4, Chapter 4.0605. Rezoning to Lake Front Residential District (R-3) brings this parcel into compliance for their current (rural residential) and intended uses (rural residential).

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 January 21, 2020 at 7:00 P.M. for the purpose of Rezoning from Agricultural Preservation District (AG-P) to Lake Front Residential District (R-3).

Owner & Petitioner: Roger & Lora Gray

Description of property: Lot 2A of Lot 2, "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 Dr).

Reason: This property is petitioned to be rezoned from Agricultural Preservation District (AG-P) to Lake Front Residential District (R-3) to bring it into compliance for current and future 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 1st 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 _____.

.....



(No. 787432)
(January 4, 2020 - 1T)

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25 Market Street
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Office: (605) 626-7144

Published once at the total approximate cost of **\$29.83**.

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Date: 12/31/19
Account #: 201262
Company Name: Brown County Auditor-Legals

Address: 25 Market St
Aberdeen

Telephone: (605) 626-7110
Fax:

Publications:
Aberdeen American News
AB Online

Ad ID: 787432
Copy Line: (No. 787432) (January 4, 2020)
PO Number:
Start: 01/04/20
Stop: 01/04/20
Total Cost: \$29.83
of Lines: 49
Total Depth: 5.028
of Inserts: 2
Ad Class: 7700
Phone # (605) 229-5555
Email: customerservice@aberdeen-news.com

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

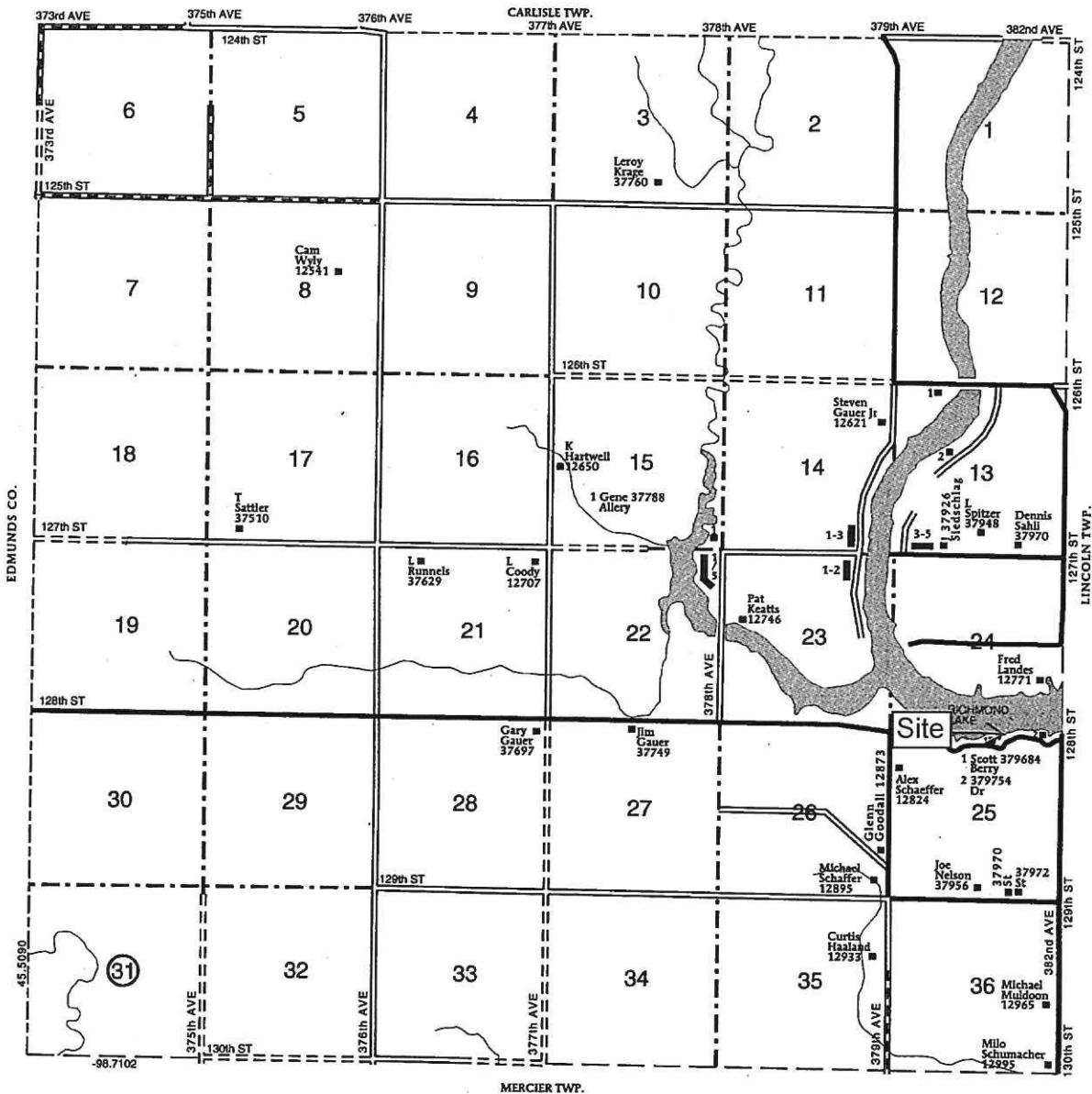
E-Mail info@farmandhomepublishers.com
to get your business added to the next year's publication

T-124-N

RAVINIA DIRECTORY

(Residents - Owners or Planners)

R-65-W



RAVINIA TOWNSHIP

SECTION 13

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

SECTION 14

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

SECTION 22

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

SECTION 23

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

REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 12-24-19
Receipt: 132293
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 2A of Lot 2 "Schaeffer Richmond Lake Subdivision" in the NW1/4 of
Section 25-T124N-R65W of the 5th P.M., Brown County, South Dakota

General Area Location or Street Address: 379357 South Shore Drive

From the Agriculture Preservation District

To the Lake Front Residential District

Purpose: To Bring this parcel into compliance for current and intended use.

Size of Parcel: 4.74 Acres

Existing Land Use: Lake Front Residential

Petitioner: (Print) Roger Gray

Signature: 

Date: _____ Phone: 605-380-3838

Address: 1420 18th Ave NE

Aberdeen, SD 57401

City State Zip

Owner: (Print) Lora Gray

Signature: 

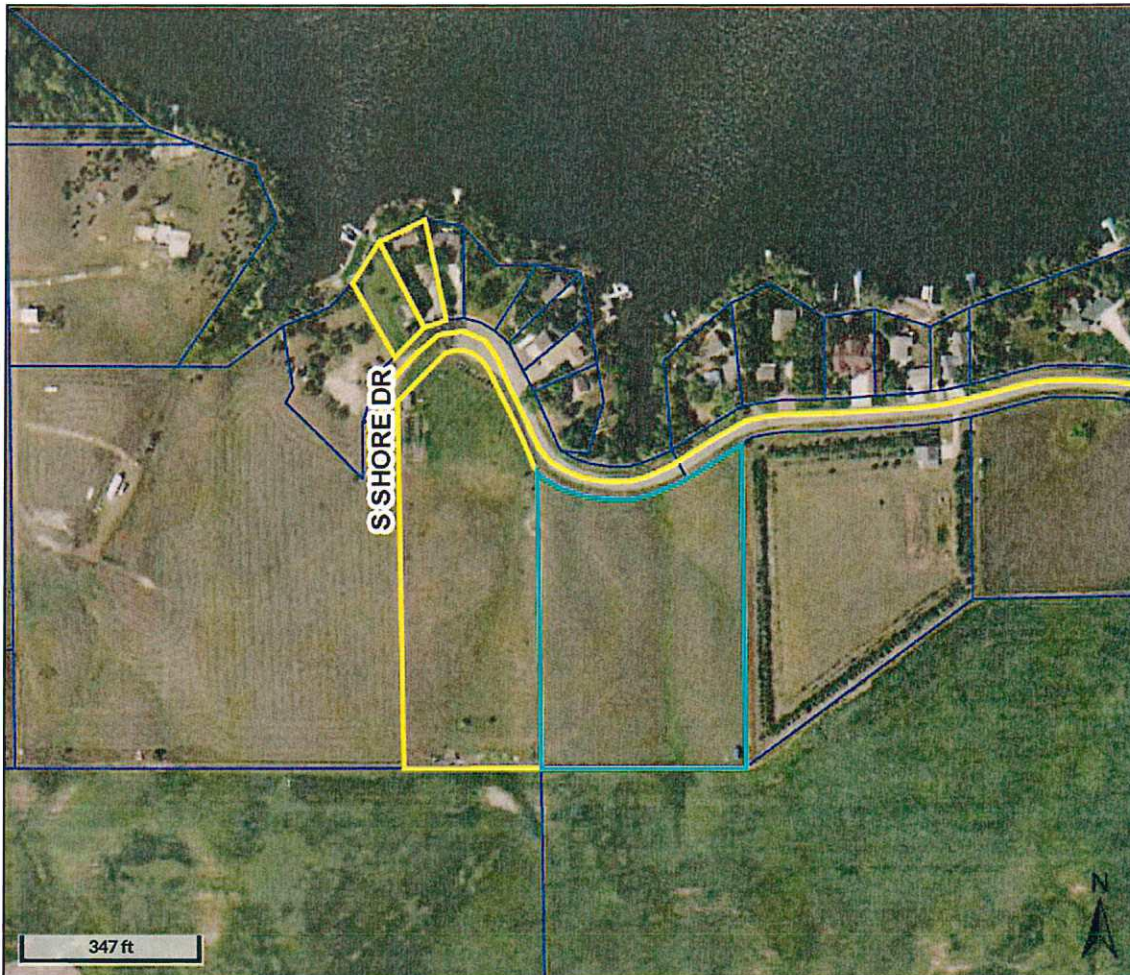
Date: _____ Phone: 605-380-3838

Address: 1420 18th Ave NE

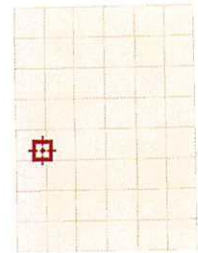
Aberdeen, SD 57401

City State Zip

Additional Signatures may be submitted on a separate page.



Overview



Legend

-  Railroad
-  Highways
- Roads**
-  City Street
-  County System Road
-  No Local Administration
-  Township System Road
-  Legal Townships
-  Parcels
-  Cities and Towns

Parcel ID	19867	Class	n/a	Owner Address	LORAA GRAY
Sec/Twp/Rng	25-124-65	Acreage	n/a		1420 18TH AVE NE
Property Address	379357 SHORE DR S				ABERDEEN SD 57401
	Ravinia				
District	346100				
Brief Tax Description	LT 2A OF LT 2 SCHAEFFER RICHMOND LAKE SD NW 25-124-65 (4.75 AC)				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/17/2019
 Last Data Uploaded: 12/17/2019 7:40:47 AM

Developed by  **Schneider**
 GEOSPATIAL

STAFF REPORT

January 21, 2020

REZONE PARCEL from an AG-P District

ITEM # 12

GENERAL INFORMATION

PETITIONER	Wayne Cutler
REQUEST	Petition to Rezone property
LEGAL DESCRIPTION	“Wayne Cutler Subdivision” in the NE1/4 of Section 9-T125N-R60W of the 5th P.M., Brown County, South Dakota
LOCATION	11901 409 th 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 rezone for into compliance with the existing use of the property.

REVIEW: Lot 1 = 8.42± acre. This parcel does not meet a minimum 40.0 acres and do not qualify for a “farm unit” reduction for AG-P District per Title 4, Chapter 4.0605. Rezoning to Mini-Agricultural Preservation District (M-AG) brings this parcel into compliance for their current (rural residential) and intended uses (rural residential/farm 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 January 21, 2020 at 7:00 P.M. for the purpose of Rezoning from Agricultural Preservation District (AG-P) to Mini-Agricultural District (M-AG).

Petitioner: Connie Cutler

Description of property: "Wayne Cutler Subdivision" in the NE1/4 of Section 9-T125N-R60W of the 5th P.M., Brown County, South Dakota (11901 409th Ave).

Reason: This property is petitioned to be rezoned from Agricultural Preservation District (AG-P) to Mini-Agricultural District (M-AG) to bring it into compliance for current and future 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 1st day of January 2020

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

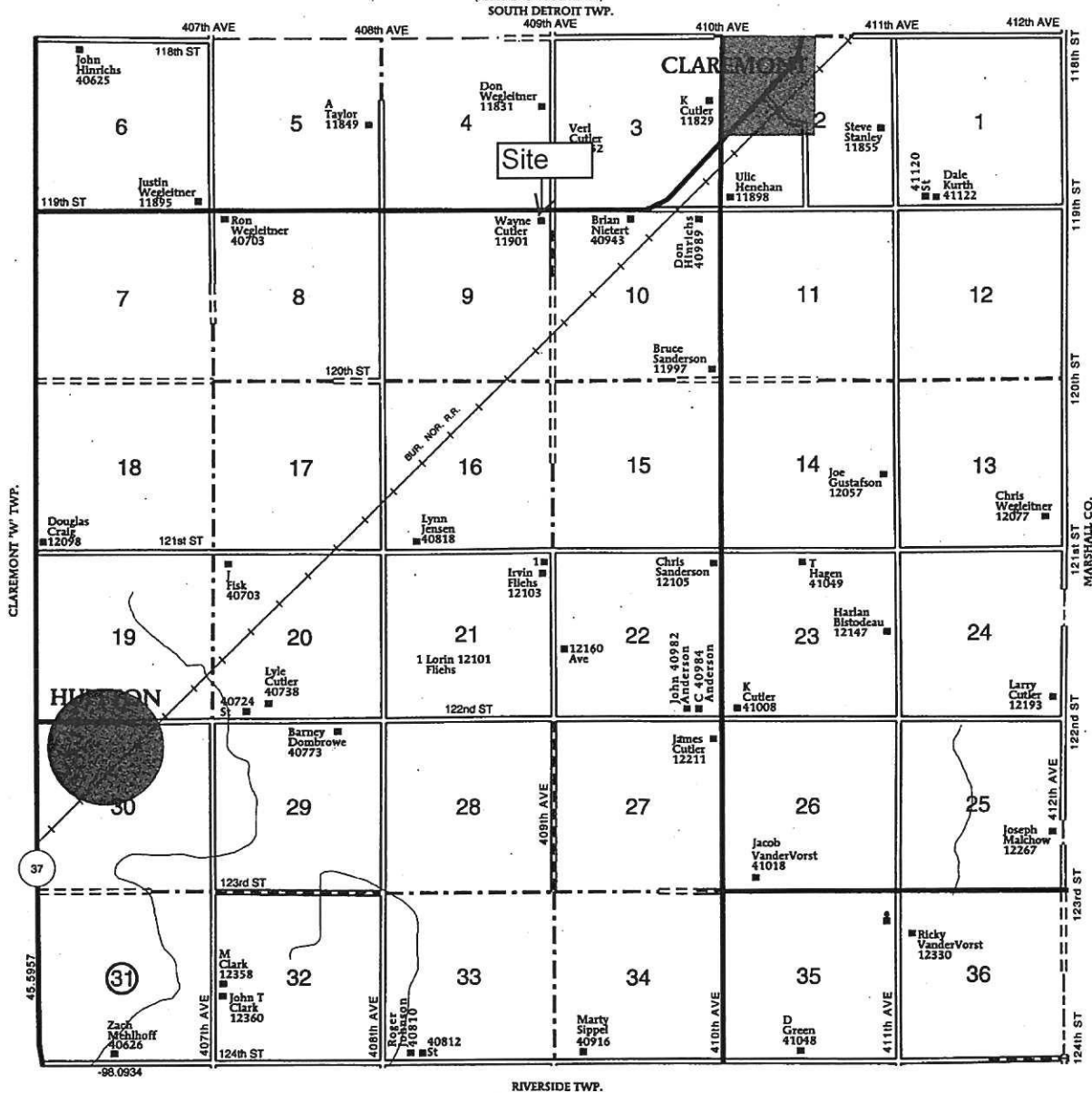
Published once at the total approximate cost of _____.



T-125-N

CLAREMONT 'E' DIRECTORY

R-60-W



REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: 12-11-19
Receipt: 132287
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:

Wayne Cutler Subdivision, in the NE1/4 of Section 9-T125N-R60W of the 5th P.M.,
Brown County, South Dakota

General Area Location or Street Address: 11901 409th Ave

From the Agricultural Preservation District

To the Mini-Agricultural Preservation District

Purpose: For Conveyance purposes.

Size of Parcel: 8.42 Acres

Existing Land Use: Residential / Farm Use

Petitioner: (Print) Robert & Connie Cutler

Signature: Connie Cutler

Date: 12-11-19 Phone: 605-294-5332

Address: 40994 116th St

Claremont, SD 57432

City State Zip

Owner: (Print) Wayne Cutler

Signature: Robert Cutler

Date: _____ Phone: _____

Address: 11901 409th Ave

Claremont, SD 57432

City State Zip

Additional Signatures may be submitted on a separate page.

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, contact us prior to deadline at (605) 229-5555 or email at customerservice@aberdeennews.com

(No. 787433)
(January 4, 2020 - 1T)

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 January 21, 2020 at 7:00 P.M. for the purpose of Rezoning from Agricultural Preservation District (AG-P) to Mini-Agricultural District (M-AG).

Petitioner: Connie Cutler

Description of property: "Wayne Cutler Subdivision" in the NE1/4 of Section 9-T125N-R60W of the 5th P.M., Brown County, South Dakota (11901 409th Ave).

Reason: This property is petitioned to be rezoned from Agricultural Preservation District (AG-P) to Mini-Agricultural District (M-AG) to bring it into compliance for current and future 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 1st 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 ~~\$29.23~~.

Date: 12/31/19

Account #: 201262

Company Name: Brown County Auditor-Legals

Address: 25 Market St
Aberdeen

Telephone: (605) 626-7110
Fax:

Publications:

Aberdeen American News
AB Online

Ad ID: 787433

Copy Line: (No. 787433) (January 4, 2020

PO Number:

Start: 01/04/20

Stop: 01/04/20

Total Cost: \$29.23

of Lines: 48

Total Depth: 4.931

of Inserts: 2

Ad Class: 7700

Phone #: (605) 229-5555

Email: customerservice@aberdeen-news.com

Bill
Crock
2013

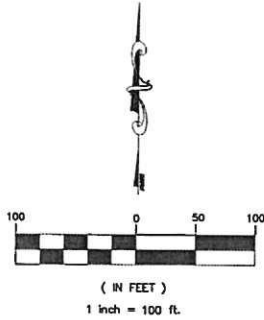
PLAT OF

A-7520

WAYNE CUTLER SUBDIVISION, IN THE NE 1/4 OF SECTION 9-T125N-R60W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

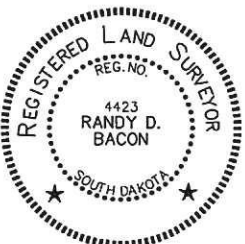
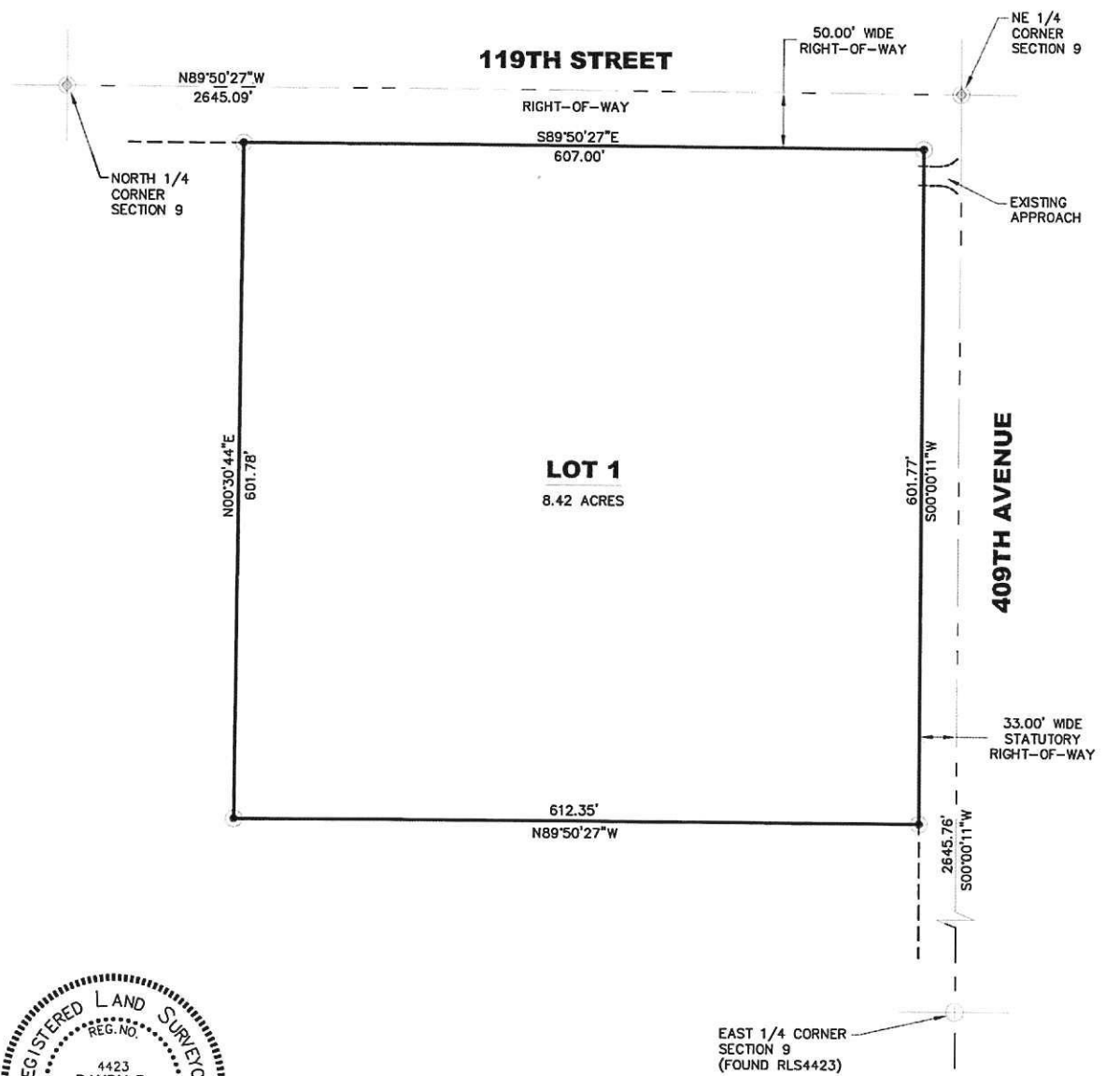
LEGEND

- FOUND PROPERTY CORNER
- SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BACON RLS 4423
- ⊙ SET 3" SPIKE W/ WASHER STAMPED BACON RLS 4423



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: 605.225.3121
 Fax: 605.225.3189

PLAT OF

A-7520

WAYNE CUTLER SUBDIVISION,
IN THE NE 1/4 OF SECTION 9-T125N-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 WAYNE R. CUTLER AS OWNER, AND UNDER HIS DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO NOVEMBER 12, 2019, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: WAYNE CUTLER SUBDIVISION, IN THE NE 1/4 OF SECTION 9-T125N-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 ___ DAY OF _____, 20___

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, WAYNE CUTLER SUBDIVISION, IN THE NE 1/4 OF SECTION 9-T125N-R60W 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___

WAYNE R. CUTLER

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF)ss

ON THIS THE ___ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WAYNE R. CUTLER, 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.

Previously Known as: NE1/4 of Section 9-T125N-R60W of the 5th P.M., Brown County, South Dakota

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, WAYNE CUTLER SUBDIVISION, IN THE NE 1/4 OF SECTION 9-T125N-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

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, WAYNE CUTLER SUBDIVISION, IN THE NE 1/4 OF SECTION 9-T125N-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

PLAT OF

A-7520

**WAYNE CUTLER SUBDIVISION,
IN THE NE 1/4 OF SECTION 9-T125N-R60W 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

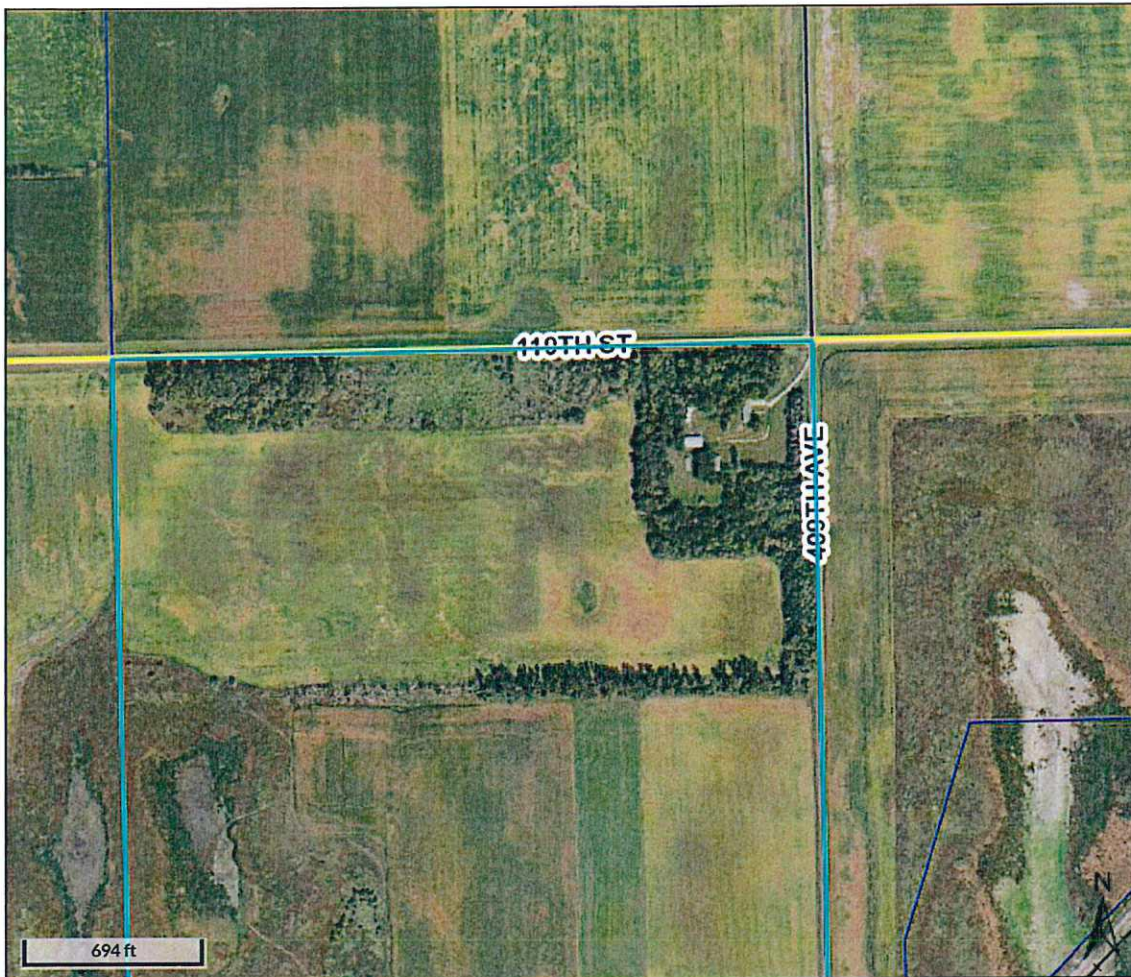
I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS ____ DAY OF _____, 20____.

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



Overview



Legend

-  Railroad
-  Highways
- Roads**
-  City Street
-  County System Road
-  No Local Administration
-  Township System Road
-  Legal Townships
-  Parcels
-  Cities and Towns

Parcel ID	1952	Class	AGA	Owner Address	WAYNER.CUTLER
Sec/Twp/Rng	9-125-60	Acreage	156		11901 409TH AVE
Property Address	11901 409TH AVE				CLAREMONT SD 57432
	CLAREMONT TWP				
District	106452				
Brief Tax Description	NE 9-125-60				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/9/2019
 Last Data Uploaded: 12/9/2019 7:39:58 AM

Developed by  Schneider
 GEOSPATIAL

STAFF REPORT

January 21, 2020

PRELIMINARY & FINAL PLAT

ITEM # 13

GENERAL INFORMATION

PETITIONER	Charles Kornmann
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	“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
LOCATION	12995 & 12991 Willowood Drive
EXISTING ZONING	Residential District (R-1)
SURROUNDING ZONING	
North:	Residential District (R-1)
South:	Residential District (R-1)
East:	Residential District (R-1)
West:	Residential District (R-1)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final Plat for Rearrangement of property lines.

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

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME Kornmann-Ulmer

QUARTER: SE SECTION: 33 TOWNSHIP: 124 RANGE: 63

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

OWNERS NAMES: Kornmann Revocable Trust

OWNERS NAMES: Ulmer Revocable Trust

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Francis Brink

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: ~~\$25.00~~ ACRES x \$1.00 _____ TOTAL: \$ 100.00 DATE PAID: 01 / 06 /20 20

RECEIVED BY PLANNING DEPARTMENT: 01 / 06 /20 20 BY: Scott Bader

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

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

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED _____

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

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE X

HIGHWAY SIGNATURE LINE SHOWN (STATE, COUNTY, TOWNSHIP) N/A

HIGHWAY SIGNATURE LINE SIGNED N/A

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: JAN. 6, 2020
RECEIPT # 132297
TOWNSHIP: PRAIRIEWOOD VILLAGE

FEES: 100.00
PAID: YES / NO CHK / CASH
DATE: JAN. 6, 2020

OWNERS SIGNATURE: KORNMANN REV TRUST &
OWNERS ADDRESS: 102 4TH AVE SE SUITE 408
OWNERS CITY, STATE, ZIP: ABERDEEN, SD 57401
OWNERS PHONE: 605-377-2600 (OFFICE)

*Charles B. Kornmann,
Trustee*

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

REQUEST: PRELIMINARY & FINAL PLAT

LEGAL DESCRIPTION: KORNMANN - ULMER SUBDIVISION IN
BLOCK 2, PRAIRIEWOOD VILLAGE IN SE 1/4 SEC. 33-T124N-R63W
OF THE 5TH PM, BROWN COUNTY, SD

Planning Commission Action: Approved / Denied _____

By: _____ Date: _____

HEARING DATE: JAN 21, 2020 TIME: 7:00 PM



Scale: 1"=80'

0 40 80 120 160

KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-T124N-R63W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA

- Monuments Found
- Monuments Set
- 5/8"Ø rebar w/cap SD1641

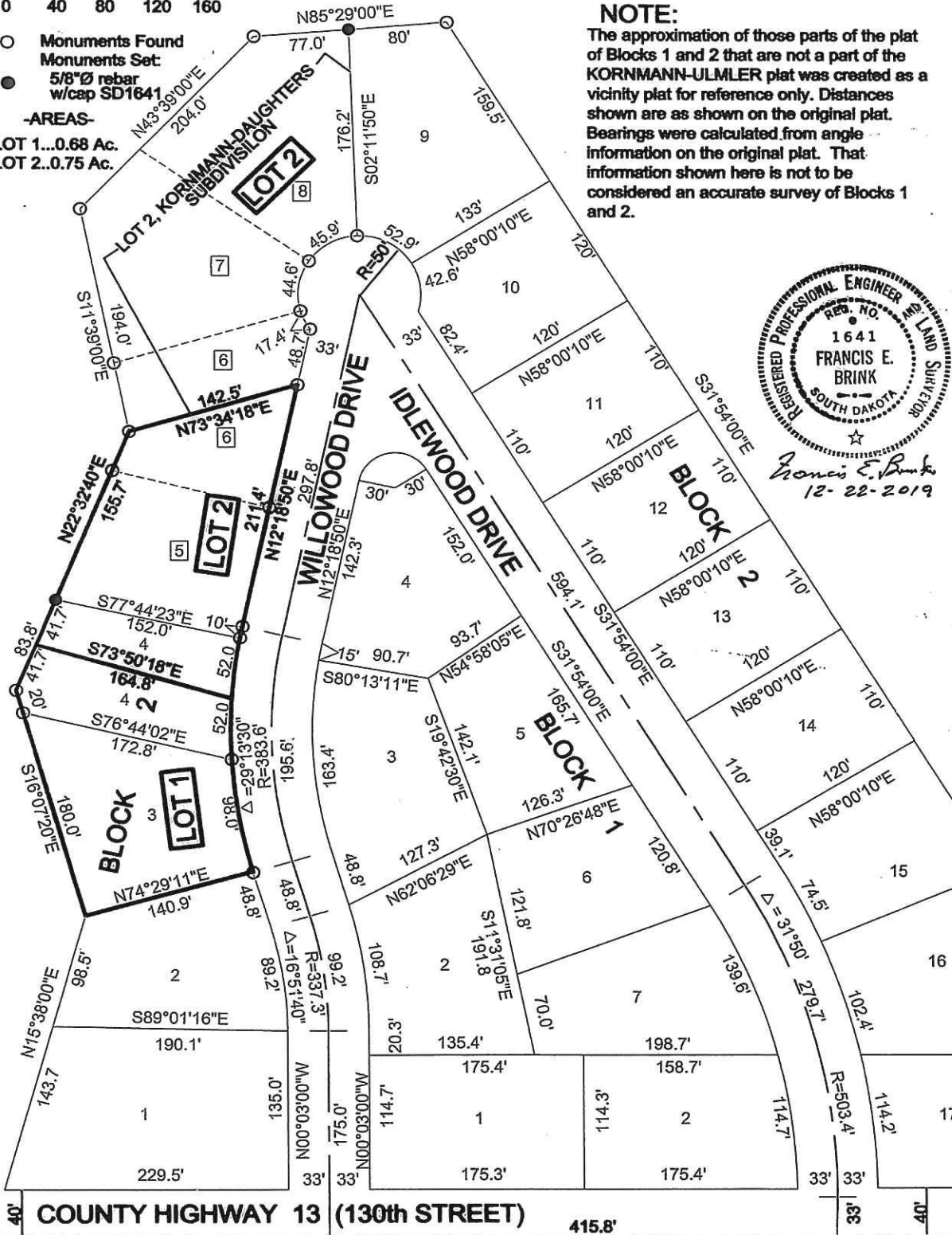
-AREAS-
 LOT 1...0.68 Ac.
 LOT 2...0.75 Ac.

NOTE:

The approximation of those parts of the plat of Blocks 1 and 2 that are not a part of the KORNMANN-ULMLER plat was created as a vicinity plat for reference only. Distances shown are as shown on the original plat. Bearings were calculated from angle information on the original plat. That information shown here is not to be considered an accurate survey of Blocks 1 and 2.



Francis E. Brink
 12-22-2019



Prepared by: Francis E. Brink, P.E., L.S. SD1641
 616-4th Street North, Aberdeen, SD 57401
 Tel. (605)225-9181

N90°0'0"E (Basis of Bearings-Assumed)

1432.0' to SE
 Cor. Sec. 33-
 T124-R63

KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-T124N-R63W of 5th P.M.

BROWN COUNTY, SOUTH DAKOTA

Sheet 2 of 4

DECLARATION OF VACATION

OWNER'S CERTIFICATE

Know all men by these present that we the undersigned hereby declare to vacate that portions shown and marked on the foregoing plat and of the plats of Lot 1, Kornmann-Daughters Subdivision, recorded 6/25/2014 as Plat #3099 and Lot 4, Block 2, Prairiewood Village recorded 11/10/1982 as Plat #217 in the Office of the Register of Deeds.

We, Charles B. Kornmann and Caroline A. Kornmann, Trustees of the Kornmann Revocable Trust, dated May 29, 2009 do hereby certify that the Kornmann Trust is the owner of Lot 1, Kornmann-Daughter Subdivision and Lot 4, Block 2, Prairiewood Village in Section 33, Township 124 North, Range 63 West of the 5th P.M., Brown County, South Dakota, AND

I, Kaylen K. Ulmer, Trustee of the Darwin D. And Kaylen K. Ulmer, Revocable Trust Dated September 30, 2019, do hereby certify that the said Ulmer Trust is the owner of Lot 3, Replat of Lots 2 and 3, Block 2, Prairiewood Village in Section 33, Township 124 North, Range 63 West of the 5th P.M., Brown County, South Dakota, AND

We, the above owners did join in and authorize a survey, and replat of said land which shall hereafter be known as "KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-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.

For the Kornmann Revocable Trust: Date of Signing: 12-23-19

By: Charles B. Kornmann and Caroline A. Kornmann, Trustees
Charles B. Kornmann, Trustee Caroline A. Kornmann, Trustee

For the Ulmer Revocable Trust: Kaylen K. Ulmer, Trustee 12-29-2019
Kaylen K. Ulmer, Trustee Date of signing

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA)
COUNTY OF BROWN)

On this, the 23rd day of December, 2019, before me, Francis E. Brink, a Notary Public, appeared Charles B. Kornmann and Caroline A. Kornmann, 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



KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-T124N-R63W of 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

Sheet 3 of 4

STATE OF SOUTH DAKOTA)
COUNTY OF BROWN)

On this, the 31st day of December, 2019, before me, Mechelle Lang, a Notary Public, appeared Kaylen. K. Ulmer, personally known to me or satisfactorily proven to me to be the individual named above and signed the above OWNER'S CERTIFICATE for the purposes therein contained, as trustee.

My Commission Expires: 8-8-2021
Mechelle Lang
Notary Public, 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 "KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-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 23rd day of December, 2019

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

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 ___ day of ___, 20__.

Finance Officer, Aberdeen, South Dakota

"Be it resolved by the City Planning Commission of Aberdeen, South Dakota, that the plat showing "platted "KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-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 11-6, and any amendments thereof.

NOTE = JULY 16, 2019 = CITY RELINQUISHED JOINT JURISDICTION

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 ___ day of ___, 20__.

Finance Officer, City of Aberdeen, South Dakota

"Be it resolved by the City Commission of Aberdeen, South Dakota, that the plat showing "KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-T124N-63W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA " having been examined, is hereby approved in accordance with provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof.

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 ___ day of ___, 20__.

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 "KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-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.

KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-T124N-R63W of 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

Sheet 4 of 4

COUNTY COMMISSION APPROVAL

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

County Auditor, Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "KORNMANN-ULMER SUBDIVISION IN BLOCK 2, PRAIRIEWOOD VILLAGE IN SE1/4 SEC. 33-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 _____, 20__.

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 _____, 20__.

Director of Equalization, Brown County, South Dakota

REGISTER OF DEED'S CERTIFICATION

Filed for record this ____ day of _____, 20__, at ____ o'clock ____ M., and duly recorded in Book of Plat No. _____

Register of Deeds, Brown County, South Dakota

Brown County GIS
(for reference only)



WILLOWOOD DR

IDLEWOOD DR

13 130TH ST NE

130TH ST NE 13

130TH ST NE 13



Brown County GIS
(for reference only)

WILLOWWOOD DR

WILLOWWOOD DR



13 130TH ST NE

13 130TH ST NE

