



Davison County Planning & Zoning  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615



PLANNING COMMISSION AGENDA  
April 4, 2023

1. Call to order at 7:00 P.M. by Chairman Haines.
2. Roll Call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve the March 7, 2023, Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. Consider a Plat of Rusty Acres Tract A, a Subdivision of the SE1/4 of Section 15, T 104 N, R 62, West of the 5th P.M., Davison County, South Dakota, at the request of Adonna Hetland.
8. Consider a Variance application requested by Stephanie Tyler of:
  1. +/- 21.992 acres, creating a lot size of +/- 3.008 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
  2. +/- 48', creating a setback of +/- 27' from the garage on the north property line, where the minimum front yard setback is 75' in the Agricultural District.
  3. +/- 20', creating a setback of +/- 55' from the residence on the west property line, where the minimum front yard setback is 75' in the Agricultural District.
9. Consider a Plat of Tract 1 of Walleye Addition in the NW1/4 of the NW1/4 of Section 25, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Stephanie Tyler.
10. Consider the project plan and the establishment of boundaries of the Davison County Tax Increment Financing District No. 4., at the request of High Plains Processing, LLC.
11. Additional comments from the group.
12. Set date and time for next meeting – May 2, 2023 @ 7:00 P.M.
13. Adjournment.

*Karen Wegleitner*

Karen Wegleitner  
Deputy Director of Planning & Zoning

## PLANNING COMMISSION MINUTES

March 14, 2023

1. Chairman Haines called the meeting to order at 1:10 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
  - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaaid, Chris Nebelsick, & Karen Wegleitner.
  - Absent: Jeff Bathke.
  - Guests: Hardel & Rebecca Thuringer, Bruce Albrecht, & Eric Ambrosion.
3. Consider the amended agenda. To add item # 10.
  - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Dave Anderson, to approve the February 7, 2023 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Conditional Use application to allow a rental property of nine (9) units in the Agricultural District, at the request of Hardel & Rebecca Thuringer. This request is located in S1/2 of the SE1/4 of Section 15, T 101N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions.

**Discussion:** Hardel & Rebecca plan to clean up the property and build four duplexes for a rental property of 9 units. Their plan is to start with one duplex and in the future build the other 3. Hardel stated he wants to do things right and update the community. Discussion included general water issues and the snow fall issues along Highway 42. Hardel has located the current septic tanks and will use rural water. The setbacks for the new duplexes will be in compliance with our Ordinance.

  - Motion by Lewis Bainbridge, seconded by Ray Gosmire, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:  
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaaid – aye, Anderson – aye, motion carried.
8. Board member Bainbridge excused himself at 1:29 P.M. for the rest of the meeting.
9. Consider a Variance application requested by Bruce Albrecht of:
  - +/- 20 acres, creating a lot size of +/- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in S1/2 of the NE1/4 & S1/2 of the NE1/4 of the NE1/4 of Section 18, T 103N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

**Discussion:** Bruce is platting out 5 acres for his son to build a residence. There is an existing approach to access the platted acres and rural water is available. There are no access issues to Bruce's surrounding land.

  - Motion by Chris Nebelsick, seconded by Mike Blaaid, to recommend approval of the Variance Permit to the Board of Adjustment.  
Roll call vote:  
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaaid – aye, Anderson – aye, motion carried.

10. Consider a Plat of Lot 1 of Albrecht's Addition in the NE1/4 of Section 18, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota, at the request of Bruce Albrecht. This request is located in S1/2 of the NE1/4 & S1/2 of the NE1/4 of the NE1/4 of Section 18, T 103N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions.

**Discussion:** No concerns or comments on Plat.

- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners. Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

11. Consider a Plat of Tract 1 of Patrick's Addition in the S1/2 of the SW1/4 of Section 17, T 102 N, R 61, W of the 5th P.M., Davison County, South Dakota, at the request of Chris DeRocher. This request is located in S1/2 of the SW1/4 of Section 17, T 102N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was not present to answer questions.

**Discussion:** Chris platted out +/- 1.763 acres for his barn. The Plat meets all the requirements of our Ordinance.

- Motion by Chris Nebelsick, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners. Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

12. Recommendation to the County Commission for the Resolution of Adoption on the Davison County Comprehensive Plan.

**Discussion:** Eric Ambrosion from District III presented the Comprehensive Plan to the Planning and Zoning Board for recommendation of approval for adoption of the Comprehensive Plan to the County Commission. City staff were present to discuss ETJ issues.

- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Comprehensive Plan to the County Commissioners. Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – April 4, 2023 @ 7:00 P.M.

15. At 2:52 P.M., a motion was made by Mike Blaalid, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Deputy Director of Planning & Zoning



1 Inch = 300 Feet

### LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ▲ = FOUND SPIKE
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.  
2100 NORTH SANBORN BLVD. - P.O. BOX 398  
MITCHELL, SOUTH DAKOTA 57301  
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,  
STATE PLANE - NORTH AMERICAN  
DATUM 1983 - GEOID 12B.  
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

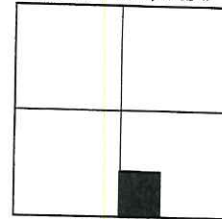
NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE REPORT OR TITLE  
COMMITMENT. EASEMENTS OF RECORD WERE  
NOT RESEARCHED AND ARE NOT SHOWN  
UNLESS OTHERWISE NOTED.

NOTE:  
THE LAND LYING WITHIN LOT S1 AS  
RECORDED IN BOOK 5 OF PLATS ON PAGE  
152 SHALL CONTINUE TO BE RESERVED AS  
AND EASEMENT FOR A PUBLIC HIGHWAY.

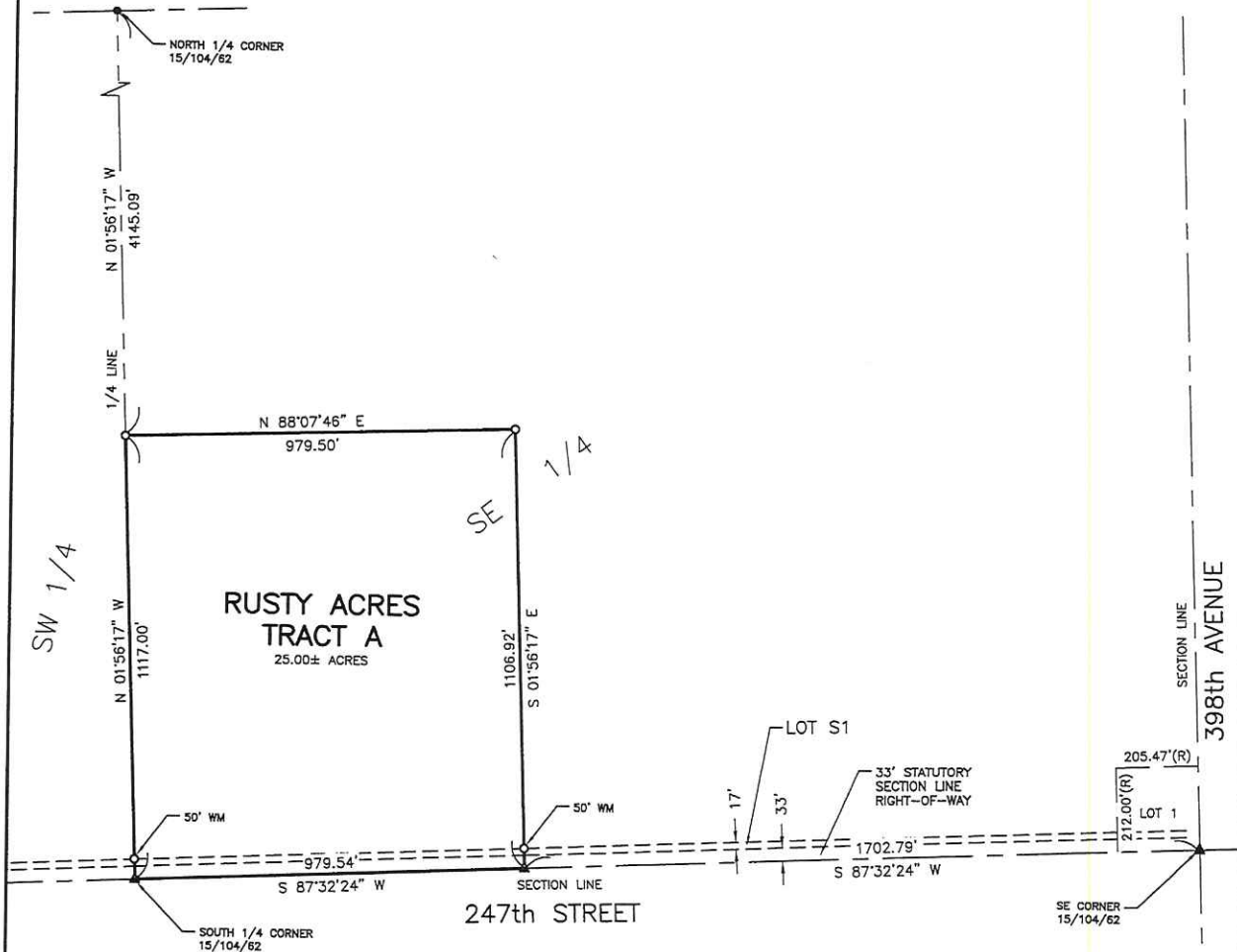
SPN# 23-16247

SHEET 1 OF 3

SEC. 15, T 104 N, R 62 W



LOCATION MAP  
SCALE: 1" = 3000'



A PLAT OF RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15,  
T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

### SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Adonna J. Hetland, Trustee of the Royce L. Hetland and Adonna J. Hetland Joint Revocable Living Trust dated December 4, 2014, and under her direction for purposes indicated therein, I did on or prior to March 10, 2023, survey those parcels of land described as follows: RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 20TH day of MARCH, 2023.

Registered Land Surveyor #SD13714



**SPN**

**& Associates**  
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015

# A PLAT OF RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

## OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that Adonna J. Hetland, the undersigned, hereby certifies that she is the Trustee of the Royce L. Hetland and Adonna J. Hetland Joint Revocable Living Trust dated December 4, 2014, and that said Trust is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SE 1/4 OF SECTION 15, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; 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 RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15, T 104 N, R 62 W OF THE 5TH P.M., DAVISON 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 Rusty Acres Tract A shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Adonna J. Hetland, Trustee of the Royce L. Hetland and  
Adonna J. Hetland Joint Revocable Living Trust

STATE OF SOUTH DAKOTA)  
COUNTY OF \_\_\_\_\_ )SS

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, \_\_\_\_\_, the undersigned officer, personally appeared Adonna J. Hetland, Trustee of the Royce L. Hetland and Adonna J. Hetland Joint Revocable Living Trust dated December 4, 2014, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged to me that she executed the same in the capacity therein stated and for the purposes therein contained.

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

Notary Public, South Dakota  
My Commission Expires: \_\_\_\_\_

## RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

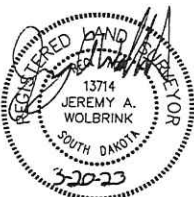
Chairperson/Vice-Chairperson of Davison County Planning Commission

## RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairperson/Vice-Chairperson, Board of County  
Commissioners of Davison County



**SPN**

**& Associates**  
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015

**A PLAT OF RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15,  
T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

**AUDITOR'S CERTIFICATE**

The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on \_\_\_\_\_, 2023, approving the above-named plat.

\_\_\_\_\_  
Auditor/Deputy Auditor, Davison County

**CERTIFICATE OF HIGHWAY AUTHORITY**

The locations of the existing approaches are hereby approved. Any change in the locations of the existing approaches shall require additional approval.

By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
Highway Authority

**CERTIFICATE OF COUNTY TREASURER**

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

\_\_\_\_\_  
Treasurer/Deputy Treasurer, Davison County

**DIRECTOR OF EQUALIZATION**

The undersigned does hereby certify that a copy of the plat of RUSTY ACRES TRACT A, A SUBDIVISION OF THE SE 1/4 OF SECTION 15, T 104 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

\_\_\_\_\_  
Director of Equalization/Deputy Director of Equalization  
Davison County

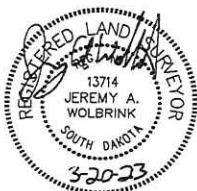
**REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA)  
COUNTY OF DAVISON)SS

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on  
Page(s) \_\_\_\_\_ therein and recorded on Microfilm Number \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds, Davison County

By \_\_\_\_\_  
Deputy



**SPN**

**& Associates**

**Engineers, Planners and Surveyors**

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015



Cole Sonne

14

Wade Schoenfelder

23

398 AVE

Adonna Holland

247 ST

Steven Vlieger

22

Mike Rus (buyer)  
Rusty Acres Tract A  
+/- 25 acres  
Remove old buildings  
Replace with new residence

Robert & Jolynn Ruden

15

BLENDON

Bleeker Enterprises, Inc.

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Stephanie Tyler

**Application date:** 3/13/23

**Applicant Address:** 26002 411th Ave., Mitchell, SD 57301

**Application deadline:** 3/20/23

**Applicant Email:** \_\_\_\_\_

**Contact Phone:** 933-8717

**Owner Name:** John W. Tyler, Jason Tyler, & Stephanie Tyler

**Owner Address:** 26002 411th Ave., Mitchell, SD 57301

**Owner Contact Phone:** 933-8717

**Parcel Number of parent parcel:** 09000-10260-252-10

**Legal Description of current parcel(s):** NW1/4 of Section 25, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, except Lot A of J.D. Tyler First Addition in the NE1/4 of the NW1/4.

**Proposed Legal Description of parcels:** Tract 1 of Walleye Addition in the NW1/4 of the NW1/4 of Section 25, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

**Reason for Variance:** Recommend granting a variance of:

1. +/- 21.992 acres, creating a lot size of +/- 3.008 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
2. +/- 48', creating a setback of +/- 27' from the garage on the north property line, where the minimum front yard setback is 75' in the Agricultural District.
3. +/- 20', creating a setback of +/- 55' from the residence on the west property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is pursuant to Section 3:07(4) & 3:08(1)(A) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

**Reason for Request to include hardships:** Applicant owns the land with her brothers and plans to transfer the 3.008 acres into her name. She currently resides in the residence on the proposed 3.008 acres.

**Section of Code Allowing Variance:** 3:07(4), 3:08(1)(A), 11:06(B) and 12:06(B)

**Fee Collected for Variance (\$150):** 3/13/23

**Check #:** \_\_\_\_\_

**Receipt #:** 13890

**Planning Commission Hearing Date:** 4/4/23

**Board of Adjustment Hearing Date:** 4/18/23

**Required Items:**

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

**Signatures of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_



Donna Shay

+/- 48' creating a setback of +/- 27' from the garage on the north property line

John Tyler, Jason Tyler, & Steph Foster

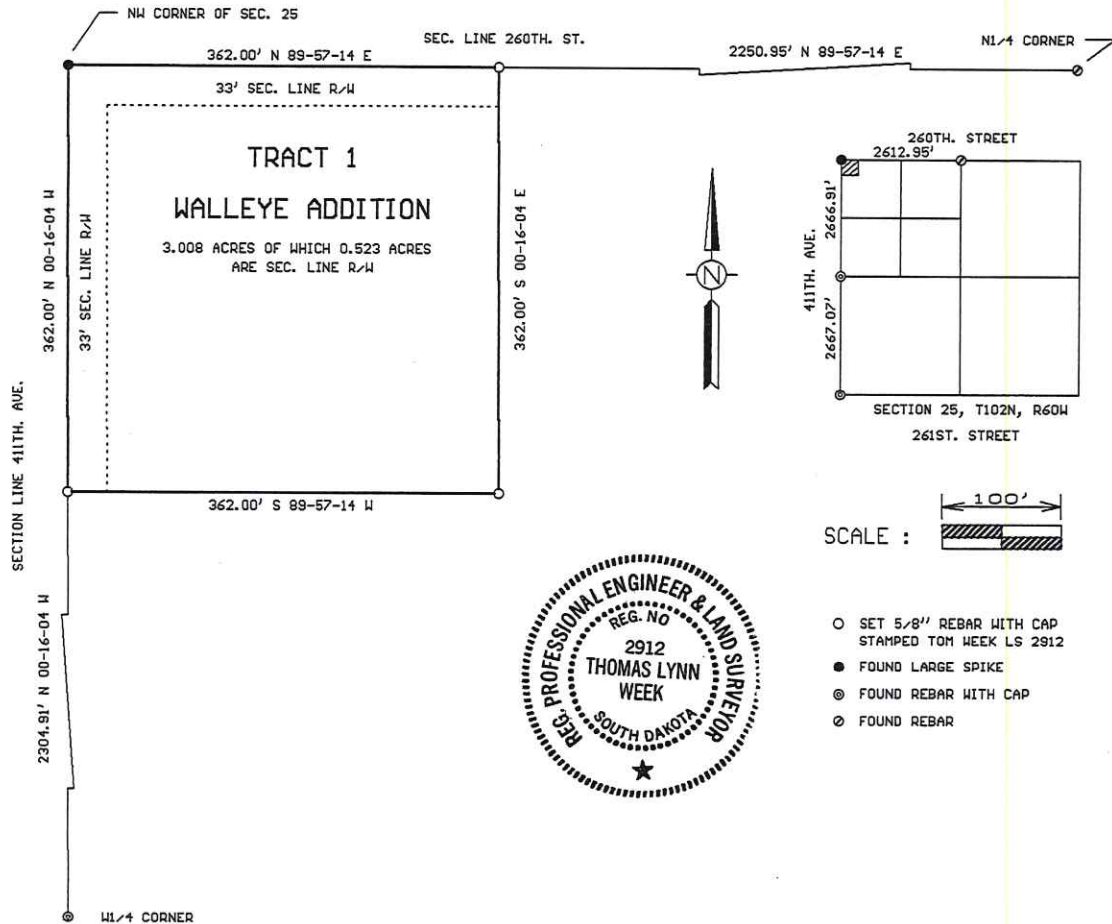
Steph Foster current residence +/- 21.992 acres creating a lot size of +/- 3.008 acres

Danny & Savy Prom

+/- 20' creating a setback of +/- 55' from the residence on the west property line

Dallas & Chelsie Cunningham

PLAT OF TRACT 1 OF WALLEYE ADDITION IN THE NW1/4 OF THE NW1/4 OF SECTION 25, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 1 OF WALLEYE ADDITION IN THE NW1/4 OF THE NW1/4 OF SECTION 25, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 16TH. DAY OF MARCH, 2023.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE EXISTS AN APPROACH TO TRACT 1 OF WALLEYE ADDITION, FROM 260TH. ST. ANY FURTHER ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

TOWNSHIP / COUNTY AUTHORITY

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF  
EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

PLAT OF TRACT 1 OF WALLEYE ADDITION IN THE NW1/4 OF THE NW1/4 OF SECTION 25, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, JOHN W. TYLER, STEPHANIE TYLER AND JASON E. TYLER, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF WALLEYE ADDITION IN THE NW1/4 OF THE NW1/4 OF SECTION 25, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF WALLEYE ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE WEST AND NORTH SIDE OF WALLEYE ADDITION. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_  
JOHN W. TYLER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN W. TYLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_  
STEPHANIE TYLER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEPHANIE TYLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_  
JASON E. TYLER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JASON E. TYLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF WALLEYE ADDITION IN THE NW1/4 OF THE NW1/4 OF SECTION 25, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

PLAT OF TRACT 1 OF WALLEYE ADDITION IN THE NW1/4 OF THE NW1/4 OF SECTION 25, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF WALLEYE ADDITION IN THE NW1/4 OF THE NW1/4 OF SECTION 25, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, \_\_\_\_\_, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
COUNTY AUDITOR/DEPUTY AUDITOR

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY: TOM WEEK  
407 REGAL DRIVE  
YANKTON, SOUTH DAKOTA 57078  
1-605-665-8333



John Tyler, Jason Tyler, & Steph Foster

Donna Shay

Steph Foster current residence  
Tract 1 of Walleys Addition  
±/± 3.008 acres

Danny &  
Savy Prom

Dallas & Chelsie  
Cunningham

260 ST

41 AVE

PROSPER

24

26