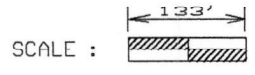
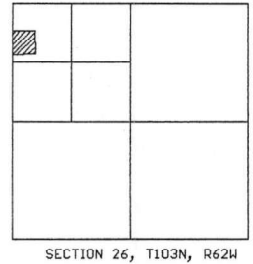
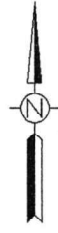
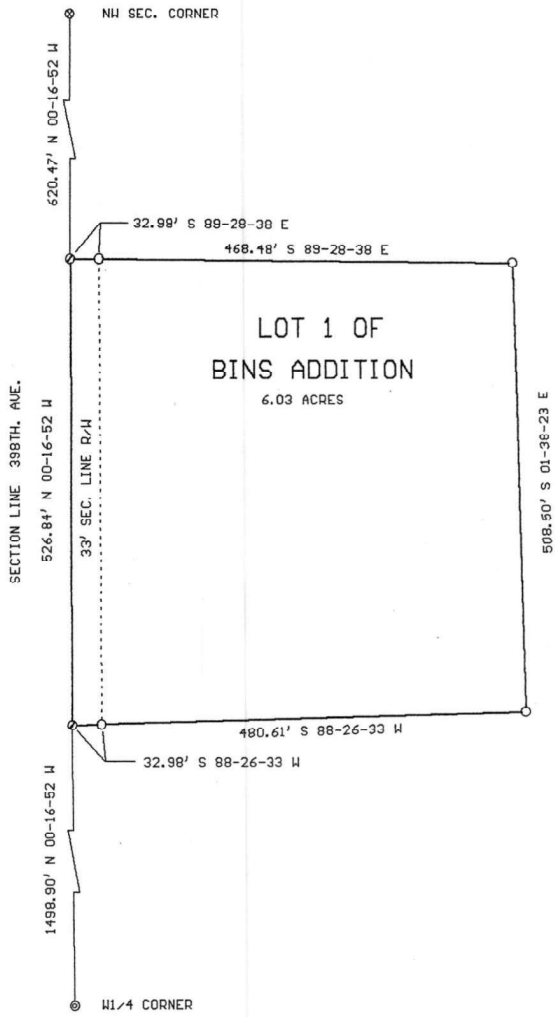


PLAT OF LOT 1 OF BINS ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 26,  
T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912
- ⊗ FOUND P-K NAIL
- ⊙ FOUND REBAR WITH CAP
- ⊙ CALCULATED CORNER



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOT 1 OF BINS ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 26, T103N, R62W 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 3RD. DAY OF APRIL, 2026.

\_\_\_\_\_  
 THOMAS LYNN WEEK  
 REGISTERED LAND SURVEYOR  
 REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO LOT 1 FROM 398TH. AVE. ANY ADDITIONAL ACCESS WILL REQUIRE APPROVAL.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 TOWNSHIP / COUNTY AUTHORITY

PLAT OF LOT 1 OF BINS ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 26, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, NICHOLAS C. LORANG AND JAMES D. LORANG, AS TRUSTEES OF THE DONALD K. LORANG AND TAMMERA J. LORANG IRREVOCABLE TRUST, DO HEREBY CERTIFY THAT THE DONALD K. LORANG AND TAMMERA J. LORANG IRREVOCABLE TRUST IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOT 1 OF BINS ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 26, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS 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 LOT 1 OF BINS 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 SIDE OF LOT 1. 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 \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
NICHOLAS C. LORANG TRUSTEE                      JAMES D. LORANG, TRUSTEE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NICHOLAS C. LORANG AND JAMES D. LORANG, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY AS TRUSTEES EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREBY 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 LOT 1 OF BINS ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 26, T103N, R62W 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

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 1 OF BINS ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 26, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAS 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

PLAT OF LOT 1 OF BINS ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 26, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

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 \_\_\_\_\_, \_\_\_\_\_.

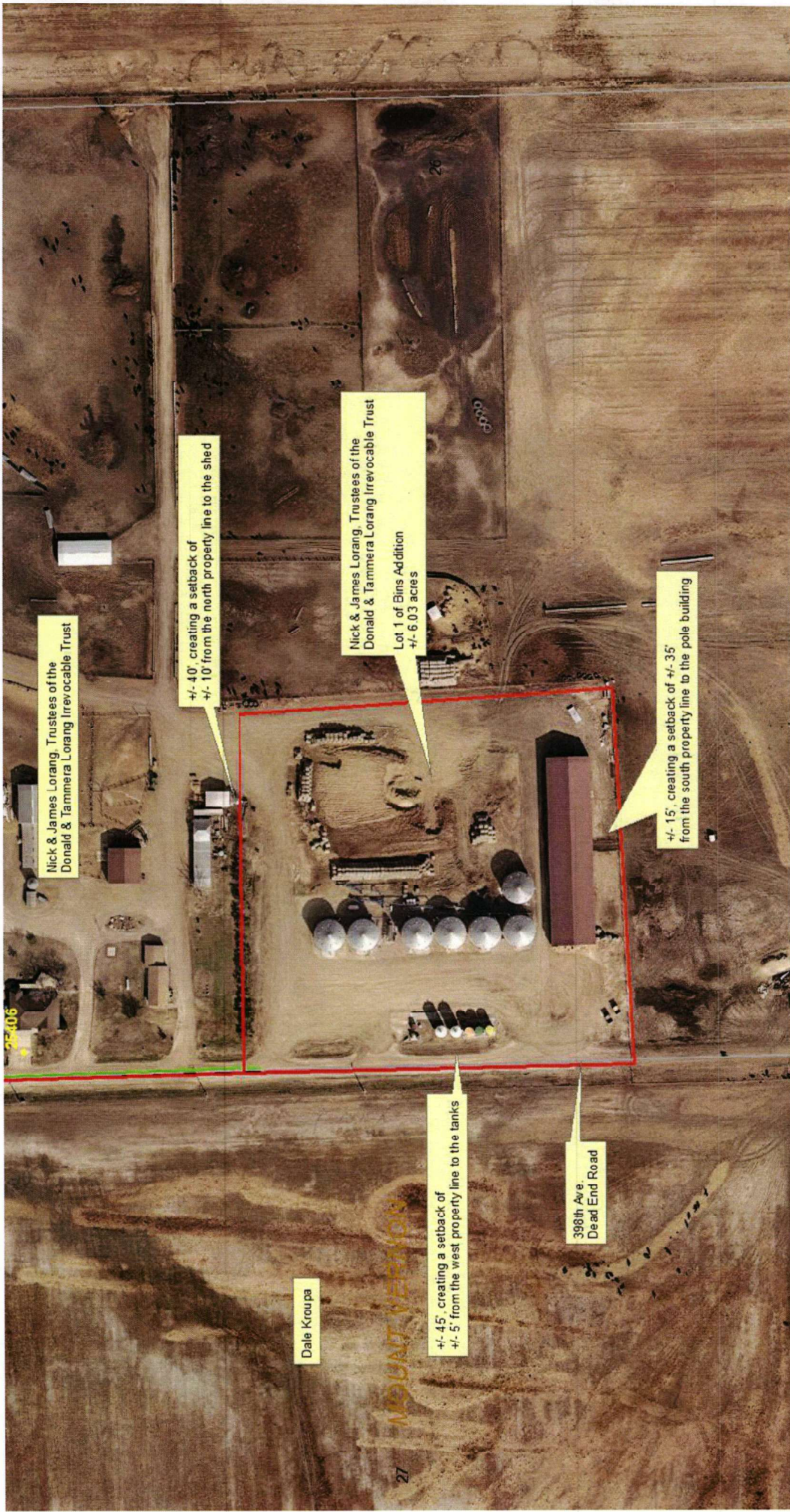
\_\_\_\_\_  
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

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



Nick & James Lorang, Trustees of the Donald & Tammera Lorang Irrevocable Trust

+/- 40' creating a setback of +/- 10' from the north property line to the shed

Nick & James Lorang, Trustees of the Donald & Tammera Lorang Irrevocable Trust  
Lot 1 of Bins Addition  
+/- 6.03 acres

+/- 15' creating a setback of +/- 35' from the south property line to the pole building

Dale Kroupa

+/- 45' creating a setback of +/- 5' from the west property line to the tanks

398th Ave.  
Dead End Road

MOUNT VERNON

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Nick Lorang

**Application date:** 4/3/26

**Applicant Address:** 25399 398th Ave., Mt. Vernon, SD 57363

**Application deadline:** 4/20/26

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

**Contact Phone:** 770-5794

**Owner Name:** Nick & Shelly Lorang

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 07225-10362-002-00

**Legal Description of current parcel(s):** Lot 2 of Lorang's Addition, in the SE1/4 of the SE1/4 of Section 22, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** Tract A and Tract B in Lot 2 of Lorang's Addition, in the SE1/4 of the SE1/4 of Section 22, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.

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

1. +/- 20.437 acres, creating Tract A with a lot size of +/- 4.563 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

2. +/- 40', creating a setback of +/- 10' from the proposed building to the east property line on Tract A, where the minimum side yard setback is 50' in the Agricultural District.

3. +/- 18', creating a setback of +/- 32' from the shop to the west property line on Tract B, where the minimum side yard setback is 50' in the Agricultural District.

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

**Reason for Request to include hardships:** The applicant is platting the property to separate the residence from the shop.

**Section of Code Allowing Variance:** 3:07(1), 3:08(1)(c), 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 4/20/26

**Check #:** 1012

**Receipt #:** 21351

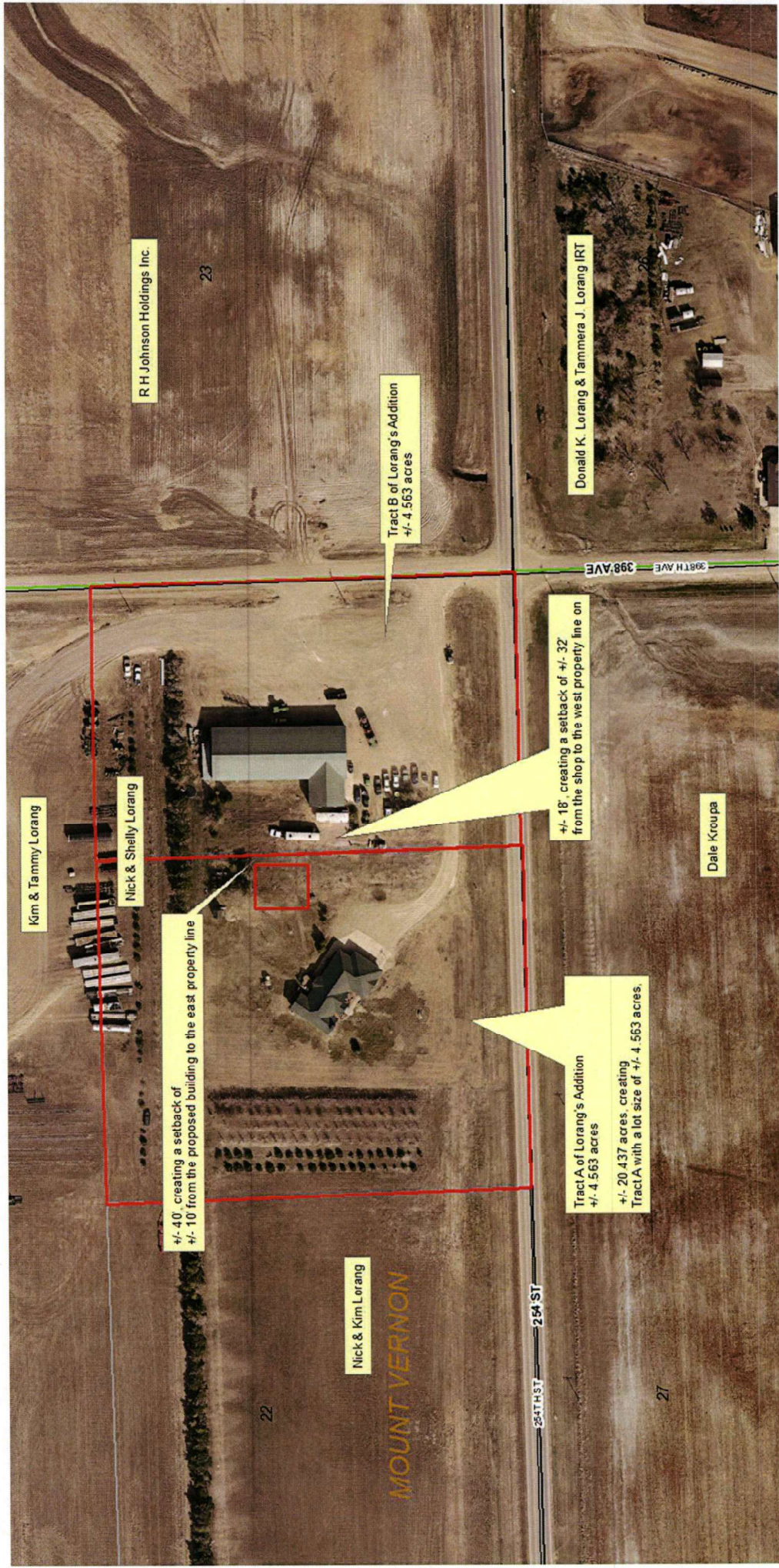
**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

**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:** \_\_\_\_\_



R H Johnson Holdings Inc.

23

Tract B of Lorang's Addition  
+/- 4.563 acres

Donald K. Lorang & Tammera J. Lorang IRT

398TH AVE

+/- 18', creating a setback of +/- 32' from the shop to the west property line on

Kim & Tammy Lorang

Nick & Shelly Lorang

+/- 40' creating a setback of +/- 10' from the proposed building to the east property line

Dale Kroupa

Tract A of Lorang's Addition  
+/- 4.563 acres  
+/- 20.437 acres, creating Tract A with a lot size of +/- 4.563 acres.

Nick & Kim Lorang

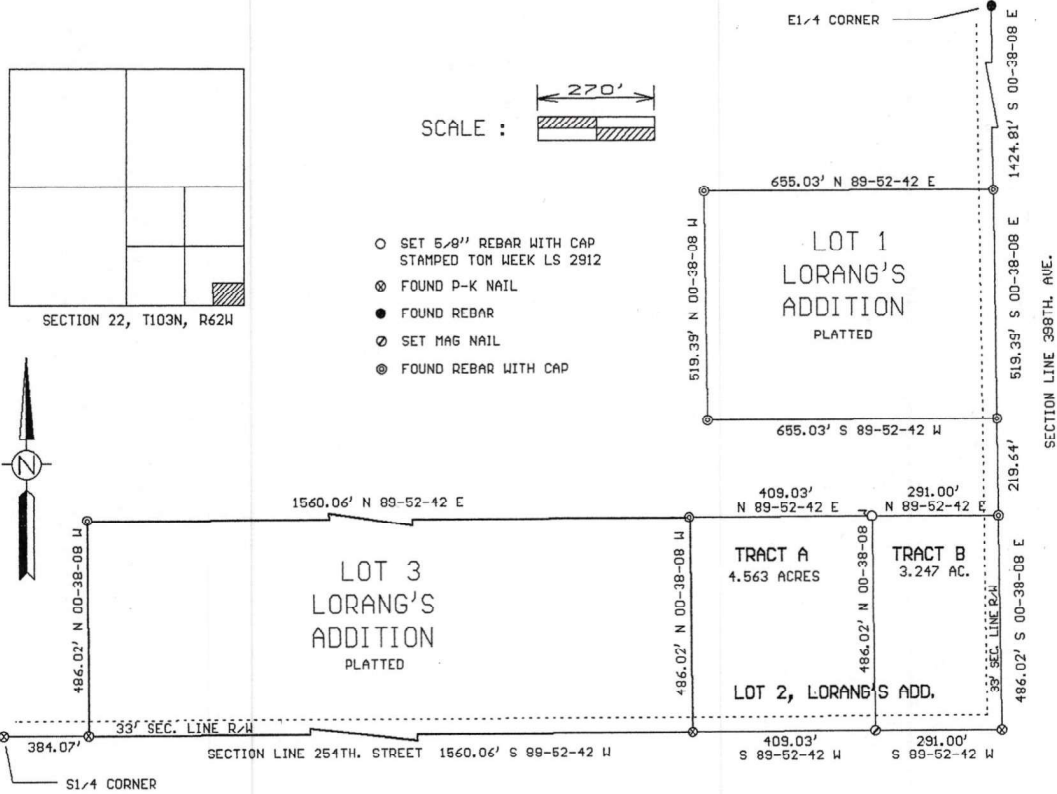
MOUNT VERNON

254 ST

22

27

PLAT OF TRACT A AND TRACT B IN LOT 2 OF LORANG'S ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SD.



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 A AND TRACT B IN LOT 2 OF LORANG'S ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 22, T103N, R62W 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 3RD. DAY OF APRIL, 2026.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

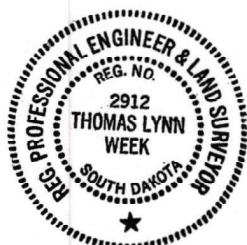
PRESENTLY THERE IS NO APPROACH TO TRACT A, FROM 254TH. STREET. ACCESS WILL REQUIRE APPROVAL.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
TOWNSHIP / COUNTY AUTHORITY

CERTIFICATE OF STREET AUTHORITY

PRESENTLY THERE IS ACCESS TO TRACT B, FROM 398TH. AVE. ANY ADDITIONAL ACCESS WILL REQUIRE APPROVAL.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
TOWNSHIP / COUNTY AUTHORITY



PLAT OF TRACT A AND TRACT B IN LOT 2 OF LORANG'S ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, NICHOLAS C. LORANG AND SHELLY R. LORANG, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT A AND TRACT B IN LOT 2 OF LORANG'S ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS 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 TRACT A AND TRACT B OF LOT 2 OF LORANG'S ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE SOUTH SIDE OF TRACT A AND TRACT B. THERE IS ALSO HWY R/W ALONG THE EAST SIDE OF TRACT B. 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 \_\_\_\_\_, \_\_\_\_\_, SHELLY R. LORANG NICHOLAS C. LORANG

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SHELLY R. LORANG AND NICHOLAS C. LORANG, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREBY 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 A AND TRACT B IN LOT 2 OF LORANG'S ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 22, T103N, R62W 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

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A AND TRACT B IN LOT 2 OF LORANG'S ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 22, T103N, R62W 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

PLAT OF TRACT A AND TRACT B IN LOT 2 OF LORANG'S ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

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 \_\_\_\_\_, \_\_\_\_\_.

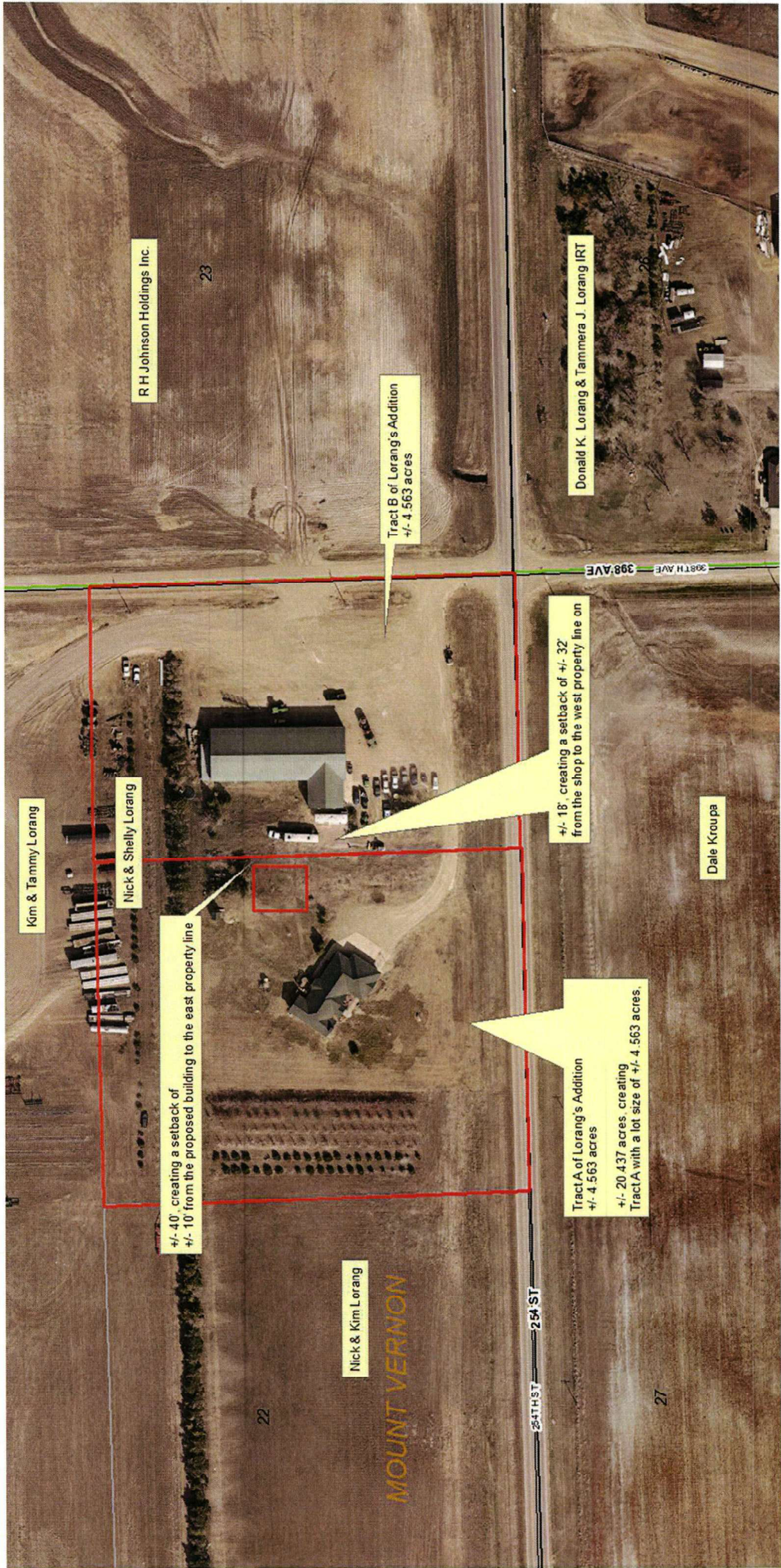
\_\_\_\_\_  
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

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



R H Johnson Holdings Inc.

23

Tract B of Lorang's Addition  
+/- 4.563 acres

Donald K. Lorang & Tammera J. Lorang IRT

398 AVE

Kim & Tammy Lorang

Nick & Shelly Lorang

+/- 18' creating a setback of +/- 32' from the shop to the west property line on

Dale Kroupa

+/- 40' creating a setback of +/- 10' from the proposed building to the east property line

Tract A of Lorang's Addition  
+/- 4.563 acres  
+/- 20.437 acres creating Tract A with a lot size of +/- 4.563 acres.

Nick & Kim Lorang

MOUNT VERNON

254 ST

22

27

**DAVISON COUNTY  
VARIANCE APPLICATION**

**Applicant Name:** Spencer Neugebauer

**Application date:** 4/14/26

**Applicant Address:** 1515 W 20th Ave., Mitchell, SD 57301

**Application deadline:** 4/20/26

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

**Contact Phone:** 999-2209

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 10000-10160-042-00

**Legal Description of current parcel(s):** NW1/4 including Government Lots 3 and 4 in Section 4, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** Tract 1 of Spencer's Addition in Government Lots 3 and 4 of the NW1/4 of Section 4, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

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

1. +/- 19.81 acres, creating a lot size of +/- 5.19 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

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

**Reason for Request to include hardships:** The applicant is platting the property in order to secure financing for the construction of a residence.

**Section of Code Allowing Variance:** 3:07(1), 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 4/17/26

**Check #:** 1203

**Receipt #:** 21341

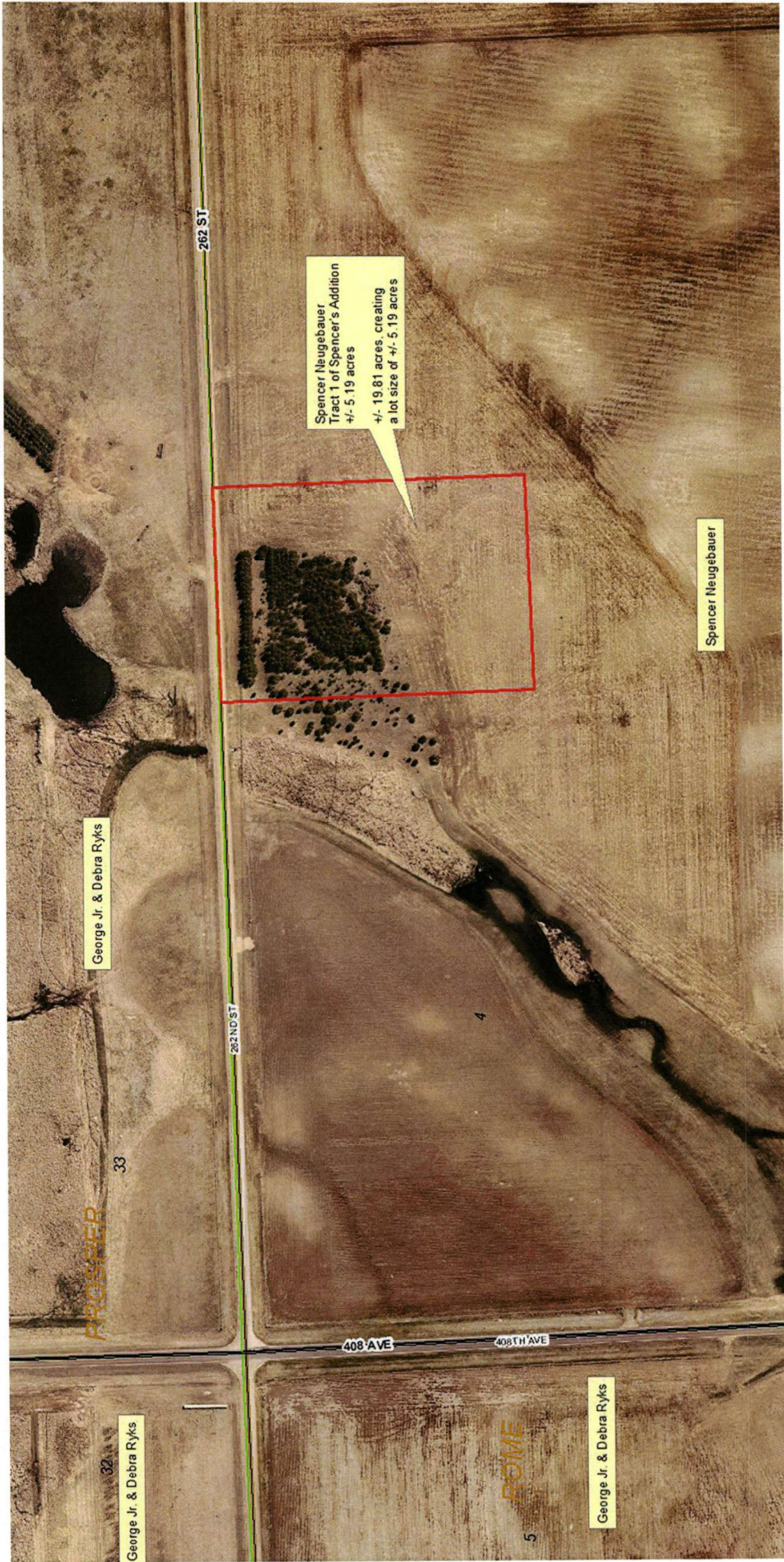
**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

**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:** \_\_\_\_\_



George Jr. & Debra Ryks

33

262 ND ST

262 ST

Spencer Neugebauer  
Tract 1 of Spencer's Addition  
+/- 5.19 acres  
+/- 19.81 acres, creating  
a lot size of +/- 5.19 acres

Spencer Neugebauer

4

408 AVE

408 TH AVE

PROSPER

George Jr. & Debra Ryks

32

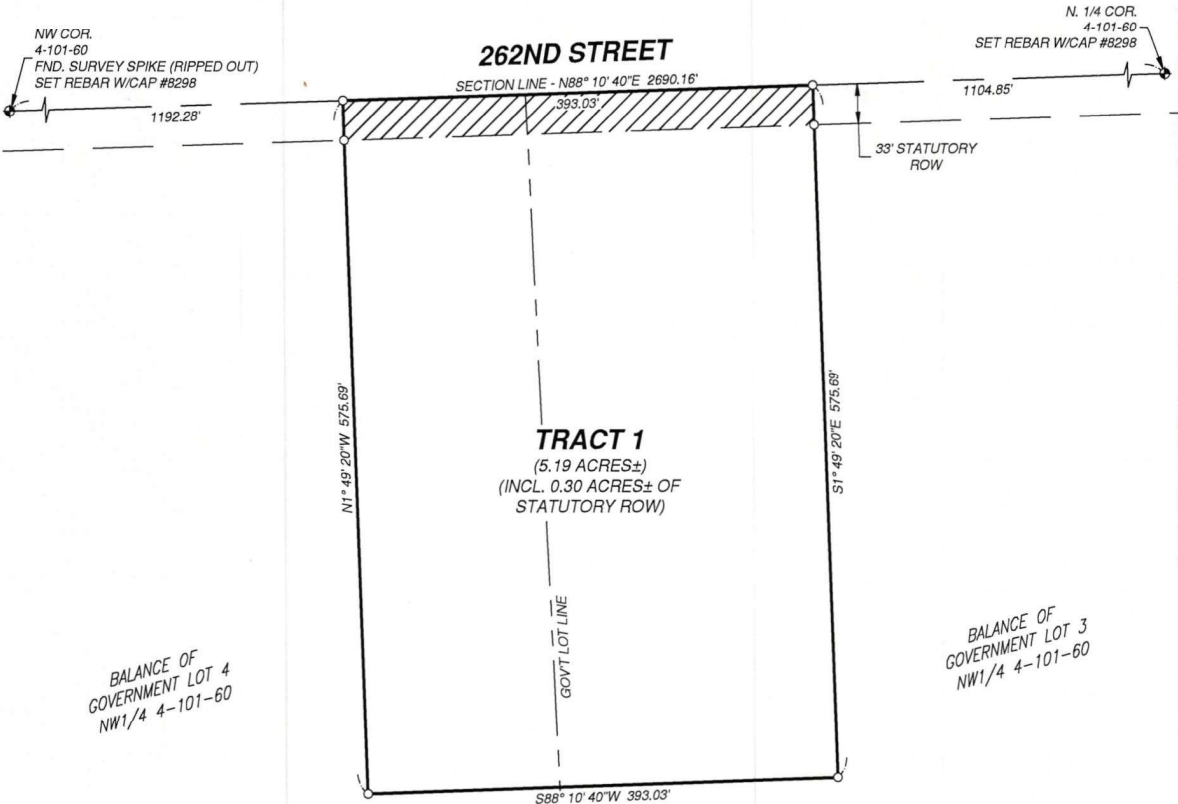
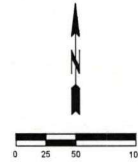
ROME

5

George Jr. & Debra Ryks

# TRACT 1 OF SPENCER'S ADDITION

IN GOVERNMENT LOTS 3 AND 4 OF THE NORTHWEST QUARTER (NW1/4) SECTION 4, TOWNSHIP 101 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



**SURVEYOR'S CERTIFICATE**

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE THIS DATE, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, SURVEY THAT PORTION AS SHOWN OF GOVERNMENT LOTS 3 AND 4 OF THE NORTHWEST QUARTER (NW1/4) SECTION 4, TOWNSHIP 101 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS TRACT 1 OF SPENCER'S ADDITION IN GOVERNMENT LOTS 3 AND 4 OF THE NORTHWEST QUARTER (NW1/4) SECTION 4, TOWNSHIP 101 NORTH, RANGE 60 WEST OF THE 5TH P.M.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ROBERT D. KUMMER  
 REGISTERED LAND SURVEYOR NO. 8298



**LEGEND**

- PROPOSED PROPERTY LINE
- SECTION LINE
- STATUTORY ROW LINE
- ◆ SECTION CORNER (AS NOTED)
- SET NO.5 REBAR W/CAP RLS NO. 8298

**SURVEYOR'S NOTES**

1. BASIS OF BEARING IS SD STATE PLANE SOUTH
2. ALL DISTANCES ARE GROUND DISTANCES
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

PREPARED BY:

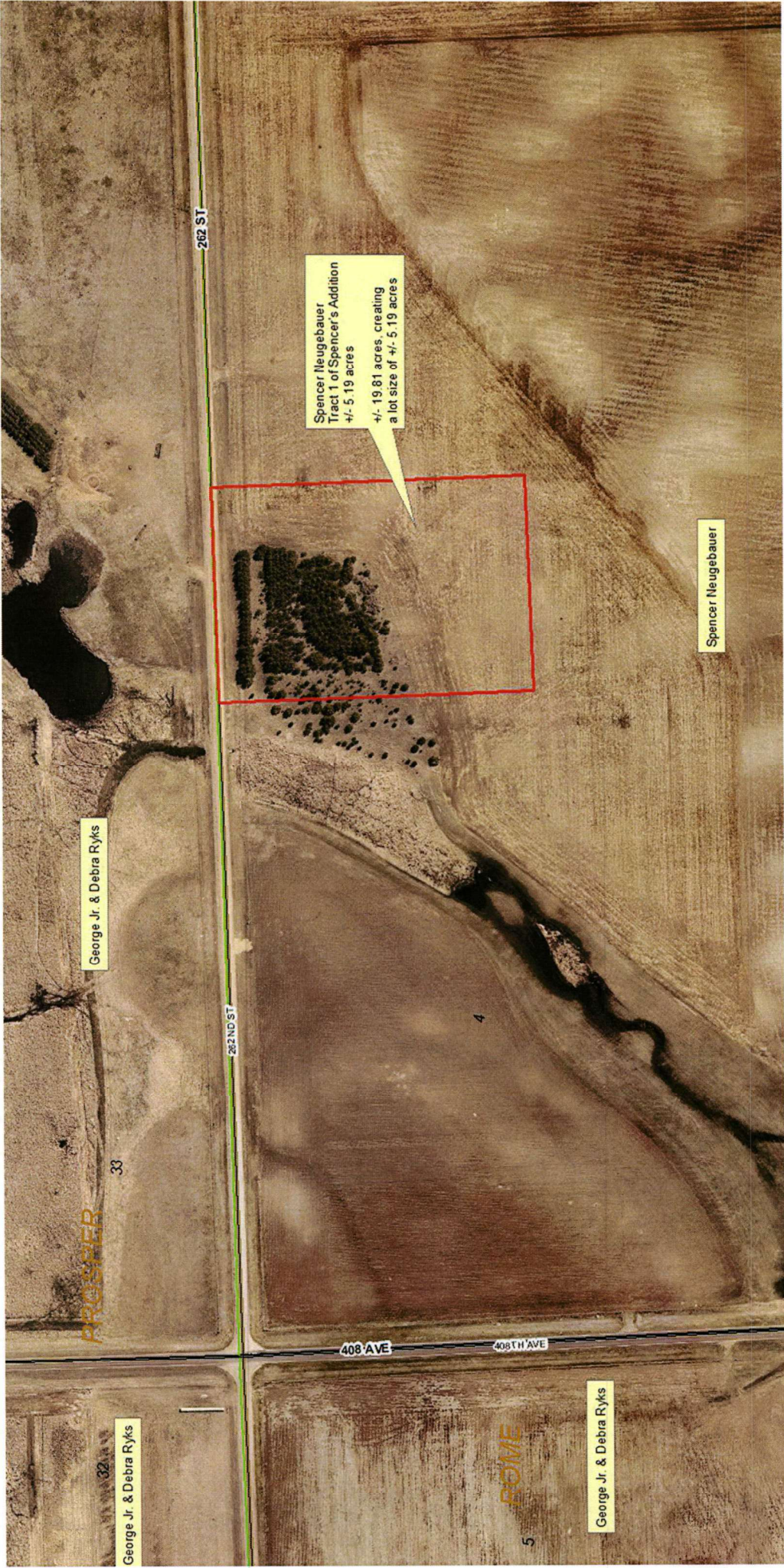


520 N LAWLER ST. SUITE 400  
 MITCHELL, SD 57301  
 PHONE: 605-292-0231  
 WEB: infrastructuredg.com

**TRACT 1 OF SPENCER'S ADDITION**  
 AN ADDITION IN GOVERNMENT LOTS 3 AND 4 OF THE NORTHWEST QUARTER (NW1/4) SECTION 4, TOWNSHIP 101 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 26035  
 DATE: 04/13/2026  
 DRAWN BY: DJF  
 CHECKED BY: RDK  
 SHEET NO.: 1 OF 2





George Jr. & Debra Ryks

PROSPER

33

262 ND ST

262 ST

Spencer Neugebauer  
Tract 1 of Spencer's Addition  
+/- 5.19 acres  
+/- 19.81 acres, creating  
a lot size of +/- 5.19 acres



Spencer Neugebauer

4

408 AVE

408 TH AVE

George Jr. & Debra Ryks

32

ROME

5

George Jr. & Debra Ryks

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Antonio & Penelyn Tilton

**Application date:** 4/20/26

**Applicant Address:** 26176 396th Ave., Mt. Vernon, SD 57363

**Application deadline:** 4/20/26

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

**Contact Phone:** 675-9346 (Bailey)

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 12333-10262-002-00

**Legal Description of current parcel(s):** Tilton Tract 1, a Subdivision of the W1/2 of the SW1/4 of Section 33, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** Tilton Tract 3 in the W1/2 of the SW1/4 of Section 33, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.

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

1. +/- 22 acres, creating a lot size of +/- 3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

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

**Reason for Request to include hardships:** Applicants are platting 3 acres for their son to build a residence. They are unwilling to give up any more land.

**Section of Code Allowing Variance:** 3:07(4), 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 4/21/26

**Check #:** 1124

**Receipt #:** 21367

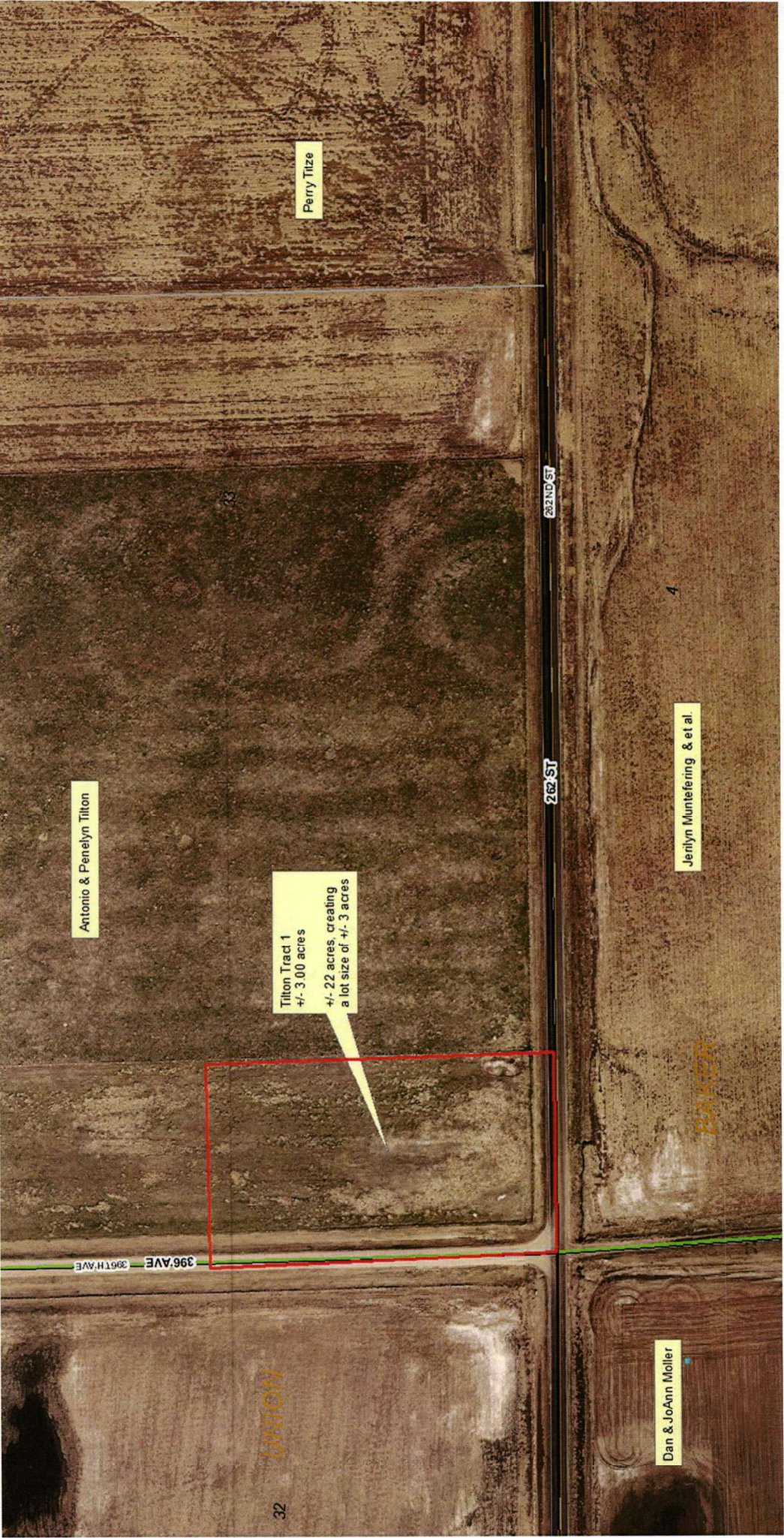
**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

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



Perry Titze

Antonio & Penelyn Tilton

Tilton Tract 1  
+/- 3.00 acres  
+/- 22 acres, creating  
a lot size of +/- 3 acres

Jenilyn Muntefering & et al.

Dan & JoAnn Moller

396 AVE 396TH AVE

202 ST

202 ST

32

4

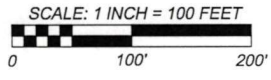
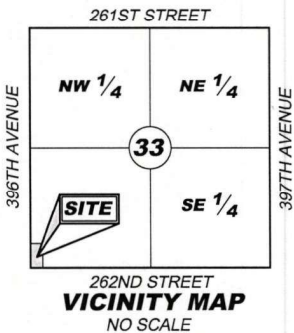
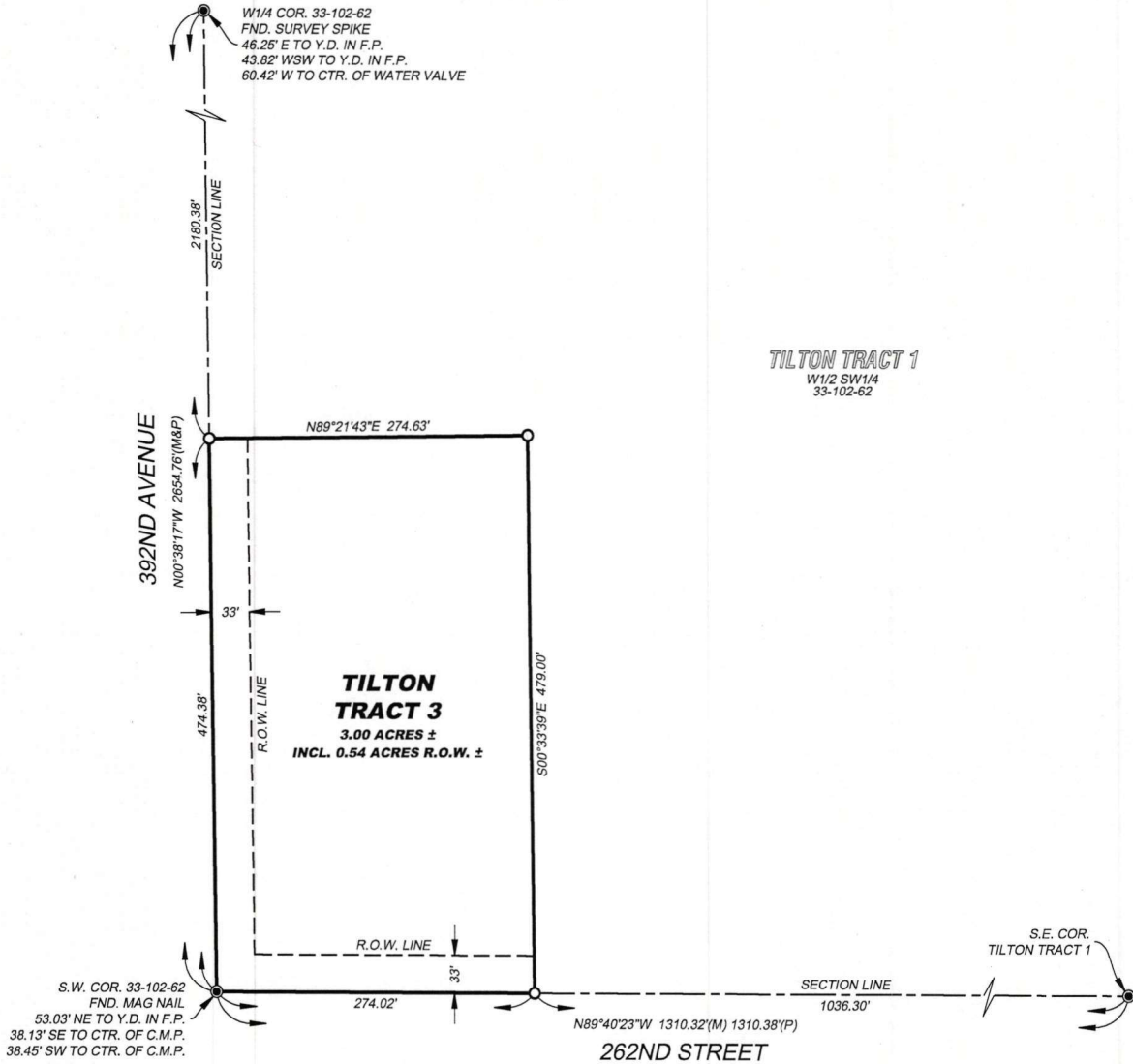
UNION

BAKER

# SURVEY PLAT

OF

**TILTON TRACT 3 IN THE W1/2 OF THE SW1/4 OF SECTION 33,  
TOWNSHIP 102 NORTH, RANGE 62 WEST OF THE 5TH P.M.,  
DAVISON COUNTY, SOUTH DAKOTA**



**SURVEYOR'S NOTES:**

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- BASIS OF BEARING: BEARINGS ARE BASED ON GRID NORTH (WGS 84 DATUM) OBTAINED BY DIRECT OBSERVATION USING SURVEY GRADE GPS EQUIPMENT. DISTANCES ARE GROUND IN US SURVEY FEET.

**LEGEND**

- IRON MONUMENT FOUND  
TYPE NOTED
- IRON MONUMENT SET  
5/8" x 18" REBAR W/ CAP  
"CJG RLS 9923"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY
- Y.D. YELLOW DISK
- F.P. FENCE POST
- CTR. CENTER
- C.M.P. CORRUGATED METAL PIPE



ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF "CHRISTOPHER JOHN GROEN, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 9923."

<p><b>McLaurry</b> ENGINEERING</p>	P.O. BOX 916 110 N. FIRST STREET PARKSTON, SD 57366 (605) 928-7676	PAGE:	1 OF 3
		SCALE:	1" = 100'
		PROJECT NO.:	22260401
		DRAWN BY:	JPK 04/20/26
		SURVEY CREW:	BDP 04/15/26

# SURVEY PLAT

OF

## TILTON TRACT 3 IN THE W1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 102 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

### SURVEYOR'S CERTIFICATE:

TO: ANTONIO M. TILTON AND PENELYN D. TILTON

I, CHRISTOPHER JOHN GROEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNERS, THAT PARCEL OF LAND DESCRIBED AS "THE W1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 102 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA", WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION FOLLOWING GENERALLY ACCEPTED PROFESSIONAL STANDARDS FOR SURVEYING AND PLATTING IN THE STATE OF SOUTH DAKOTA, AND I HAVE SUBDIVIDED THE SAME AS SHOWN ON THE ATTACHED PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS TILTON TRACT 3 IN THE W1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 102 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REGISTERED LAND SURVEYOR - CHRISTOPHER J. GROEN, R.L.S. SD-9923

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF "CHRISTOPHER JOHN GROEN, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 9923".



### OWNER'S CERTIFICATE:

WE, ANTONIO M. TILTON AND PENELYN D. TILTON, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF A PORTION OF THE LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF LOCATING, MONUMENTING AND PLATTING THE SAME, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS. IT IS FURTHER PROVIDED THAT ANY STREETS, ROADS, ALLEYS, AND/OR OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY, OR HAVE BEEN PREVIOUSLY DEDICATED FOR THE PURPOSES INDICATED THEREON.

### VACATION OF PROPERTY:

PURSUANT TO SDCL 11.3.20, 11.2.20.1 AND 11.3.20.3, THE APPROVAL AND FILING OF THIS PLAT VACATES THE FOLLOWING:

"A PORTION OF TILTON TRACT 1, A SUBDIVISION OF THE W1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 102 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS FILED IN THE DAVISON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK 33, PAGE 10".

ANTONIO M. TILTON \_\_\_\_\_ DATE \_\_\_\_\_

PENELYN D. TILTON \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT OF OWNER:

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,

\_\_\_\_\_, THE UNDERSIGNED OFFICER,

PERSONALLY APPEARED ANTONIO M. TILTON AND PENELYN D. TILTON, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

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

### RESOLUTION OF COUNTY PLANNING COMMISSION:

WHEREAS, THE PLAT OF TILTON TRACT 3 IN THE W1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 102 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY CHRISTOPHER JOHN GROEN, 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 TILTON TRACT 3 IN THE W1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 102 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY CHRISTOPHER JOHN GROEN, 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 HEREBY CERTIFIES 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON/VICE-CHAIRPERSON \_\_\_\_\_ DAVISON COUNTY, SOUTH DAKOTA  
PLANNING COMMISSION

### RESOLUTION BY BOARD OF COUNTY COMMISSIONER'S:

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF "TILTON TRACT 3 IN THE W1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 102 NORTH, RANGE 62 WEST 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON/VICE-CHAIRPERSON \_\_\_\_\_ DAVISON COUNTY, SOUTH DAKOTA  
BOARD OF COUNTY COMMISSIONERS

### CERTIFICATE OF COUNTY AUDITOR:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I DO 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, APPROVING THE ABOVE PLAT.

AUDITOR/DEPUTY AUDITOR \_\_\_\_\_ DAVISON COUNTY, SOUTH DAKOTA



P.O. BOX 916  
110 N. FIRST STREET  
PARKSTON, SD 57366  
(605) 928-7676

PAGE:	2 OF 3
SCALE:	NONE
PROJECT NO.:	22260401
DRAWN BY:	JPK 04/20/26
SURVEY CREW:	BDP 04/15/26

# SURVEY PLAT

OF

## TILTON TRACT 3 IN THE W1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 102 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

**CERTIFICATE OF TOWNSHIP STREET AUTHORITY:**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

ACCESS TO 392ND AVENUE AND 262ND STREET IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

\_\_\_\_\_  
TOWNSHIP AUTHORITY

\_\_\_\_\_  
DATE

**CERTIFICATE OF DIRECTOR OF EQUALIZATION:**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THE ABOVE PLAT AND SAID PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION/  
DEPUTY DIRECTOR OF EQUALIZATION

\_\_\_\_\_  
DAVISON COUNTY, SOUTH DAKOTA

**CERTIFICATE OF COUNTY TREASURER:**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TREASURER/DEPUTY TREASURER

\_\_\_\_\_  
DAVISON COUNTY, SOUTH DAKOTA

**CERTIFICATE OF REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS

ON PAGE \_\_\_\_\_ THEREIN.

\_\_\_\_\_  
REGISTER OF DEEDS

\_\_\_\_\_  
DAVISON COUNTY, SOUTH DAKOTA

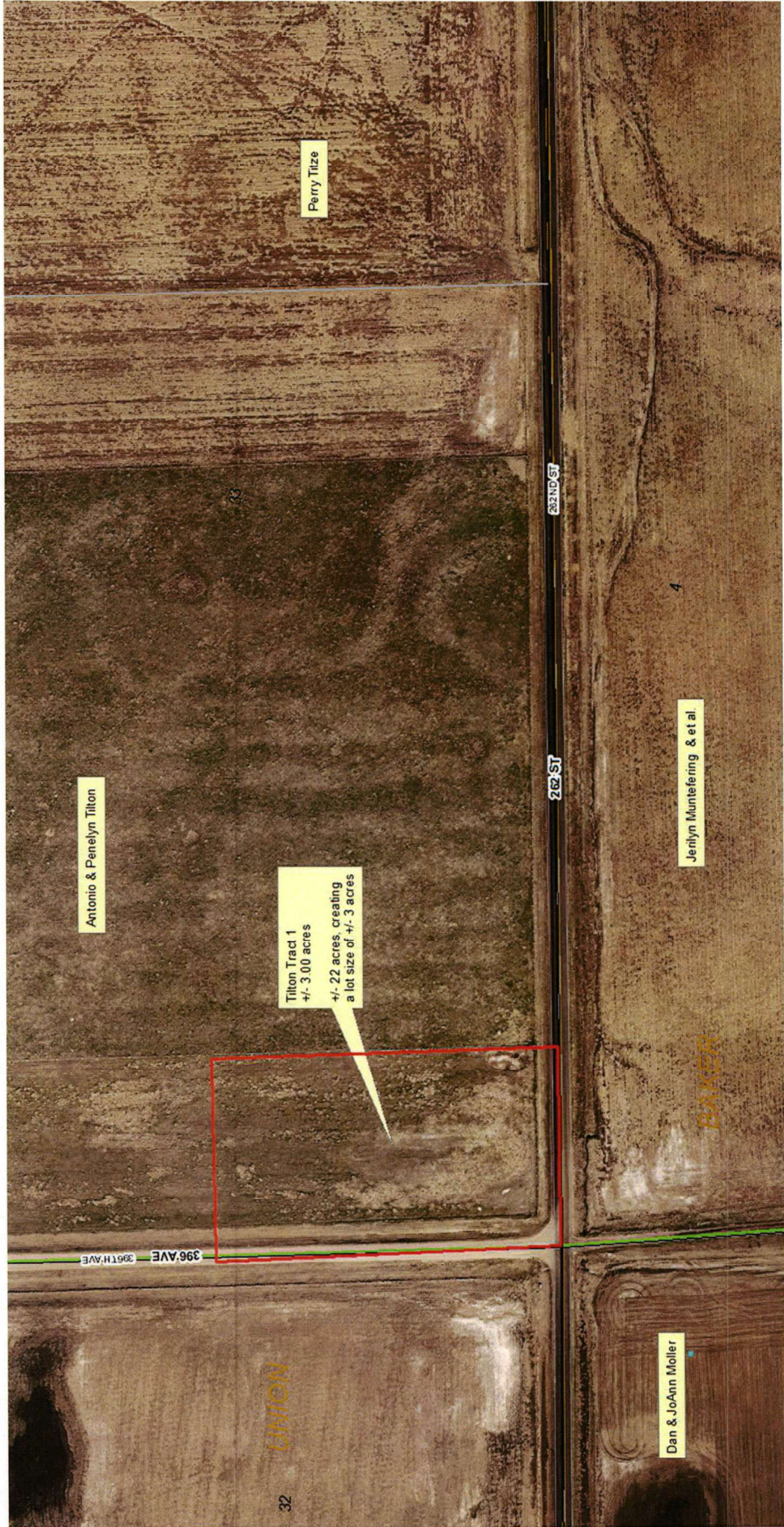
BY: \_\_\_\_\_

DEPUTY



P.O. BOX 916  
110 N. FIRST STREET  
PARKSTON, SD 57366  
(605) 928-7676

PAGE:	3 OF 3
SCALE:	NONE
PROJECT NO.:	22260401
DRAWN BY:	JPK 04/20/26
SURVEY CREW:	BDP 04/15/26



Antonio & Penelyn Tilton

Perry Titze

Tilton Tract 1  
+/- 3.00 acres  
+/- .22 acres, creating  
a lot size of +/- .3 acres

262ND ST

262 ST

Jenilyn Muntefering & et al

396 AVE 396TH AVE

UNION

Dan & JoAnn Moller

32

BLAKE

4

# DAVISON COUNTY CONDITIONAL USE APPLICATION

**Applicant Name:** Jakob & Ryan Storm

**Application Date:** 3/26/26

**Applicant Mailing Address:** 26603 401<sup>st</sup> Ave., Ethan, SD 57334

**Application deadline:** 4/20/26

**Applicant Email:** stormjakob19@gmail.com

**Contact Phone:** 605-999-2589 (Jakob)

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of Parent Parcel:** 11000-10161-192-00 & 11000-10161-194-00

**Legal Description of proposed parcel:** NW1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota & SE1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota, except E.1070' of S.423'.

**Zoning District:** Agriculture District

**Reason for Conditional Use Request:** Expansion of an existing CAFO from 1,920 animal units to 3,000 animal units. Current 1/16/2024 CUP is for 1,920 AU.

**Section of Code Allowing Conditional Use:** Section 3:04(10), 3:10, 1106(A), and 1206(A)

**Fee Collected for Condition Use (\$150):** 3/26/2026

**Check #:** 1234

**Receipt #:** 21166

**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

## FOR ANIMAL FEEDING OPERATIONS ONLY:

**Current Animal Units in Operation:** 1,920 (1/16/2024 CUP is for 1,920 AU)

**Proposed Expansion of Operation:** 1,080 AU

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

**Concentrated Animal Feeding Operations Check List  
To go with the Variance Check List**

**Applicant:** Jakob Storm

**Application Date:** 4-20-2026

**Property Owner:** Jakob Storm

**Parcel Number:** 11000-10161-194-00

**Site Plan Showing Required Setbacks:** 4-20-2026

**Site Topography:** 4-20-2026

**Operation Type:** 2,400 Finish Barn over 55 lbs. equates to a 960 Animal Unit Operation.

**Operation Ownership/Management:** The building and pigs will be owned by Storm Family Farm LLC. The property will be maintained by Jakob Storm.

**Labor Considerations:** Jakob Storm will do the chores at the barn.

**Building Type:** Curtain barn with curtains on the north and south sides. The concrete pit is 8" thick, with 10' walls, and a 5" thick floor.

**Current Operation Status:** Jakob Storm has been farming full time since graduating college. Ryan Storm has two 1200 head finishing barns built in 1997 and 2000 and one 2400 head finishing barn on different sites. He is the 4th generation of the Storm family to live and farm on this land. The family is currently raising cattle and hogs. His father, Ryan, is farming full time with him and will help check pigs and grind feed. Storm Family Farm LLC also will have a state DENR permit that has to be followed.

**Manure Application Information:**

**Manure Management Plan:** I have a manure management plan for myself and will apply on the fields that I farm. I will adhere to the nutrient recommendations needed by each field and not over apply if it is not needed.

**Location:** Manure will be placed on the fields identified in my manure management plan. Manure will be applied on a rotation of every other year per field.

**Manure Application:**  **Injected**    **Surface Applied**    **Tanker**    **Drag Line**

**Manure Applied by:**  **Self**    **Contractor:**

**Time required to apply manure:** 5-7 days, with anticipated Fall application.

**Gallons of manure generated per year:** approximately 750,000 Gallons

**Gallons of manure held in pit:** 950,000 Gallons

**Value of manure generated per year:** \$40,000-\$45,000

**Value of commercial fertilizer per year to cover same area:** \$40,000-\$45,000

**Cost savings per year:** \$40,000-\$45,000

**Road Information:**

**Access to Roads:** On county road 400<sup>th</sup> Ave.

**Driveway Required:** New driveway off 400<sup>th</sup> Ave.

**Road Type:**  **County**    **Township**    **State**

**Construction Haul Roads:** County Road 400<sup>th</sup> Ave coming off highway 42.

**Construction Timeline:** The construction will be completed by Ethan Coop Lumber and MDS.

Projected start time is Summer 2026 with a completion date of Fall 2026.

**Feed Haul Roads:** Grinds feed at Ryan's homestead, will go east on township road 266 St. for 0.5 mile and north on 400 Ave. for half mile. Feed 4 times a week with a 15-ton truck. Feed trucks will adhere to all posted weight limits.

**Animal Haul Roads:** County Road 400<sup>th</sup> Ave coming off highway 42. Animals will be removed approximately every 2 months, taking approximately 7 trucks to remove the animals. New animals will be hauled with a semi and trailer. Animal haul trucks will adhere to all posted weight limits.

**Electrical Supply Installed:** Will have electrical installed and an alarm system on site.

**911 Address:** Will be assigned by Planning & Zoning

**Mortality Plan:** Add on to an existing compost site to mitigate the additional death loss.

**Water Concerns:**

**Storm Water Permit:** NA

**Water Runoff Concerns:** None at the building site because it is a closed pit. If any run off while applying they are losing money and not doing it right.

**Livestock Water Supply:**  Rural Water Approved  Well Permit

**Water Plan:** A well will be dug for the primary source of water. Rural water will be a secondary source. The average finish swine over 55 pounds will consume an average of 1.25 gallons of water per day. Approximately 3,000 gallons of water per day removed from the aquifer.

**Distance Concerns:**

**Distance to Closest Residences:** 4,320'

NAME	ADDRESS
1. Ryan & Amy Storm	39948 266 <sup>th</sup> Ave., Mt. Vernon, SD 57363-2,510'
2. Terry Reimnitz	40018 266 <sup>th</sup> St., Mt. Vernon, SD 57363-3,910'
3. Jerry Koch	40098 265th St, Mt. Vernon, SD 57363-3,200'
4. Kardel & Amanda Miiller	39971 266 <sup>th</sup> St., Mt. Vernon, SD 57363-6,500'

**Distance to surrounding CAFOs:** Ryan Storm -1 miles east and across the road.

**Reclamation Plan:** The life expectancy of the barn depends on the maintenance completed. Upon closure of the operation, the structure will be removed, the hole filled in, and the topsoil returned to the current condition.

**Planning Commission Date/Time:** 5/5/2026 @ 9:15 AM

**Board of Adjustment Date/Time:** 5/12/2026 @ 7 PM



Mark Herbst

Louise Maaschen

Charles Storm Trust  
29

Carol & Gary Worth

Ryan Storm  
2nd Location Granted in 2024

Amy Storm

Ryan Storm's proposed new  
Nursery Barn  
1200 Head  
120 AU

401st AVE

Amy Storm

Jakob & Sydney Storm

266 ST

Mark & Rebecca Klumb

Ryan & Amy Storm

19

Terry, Michael, & Jillene  
Reimnitz RLTL

Jacob Storm's proposed new  
Finishing Barn  
960 AU  
2400 head

30

400th AVE

400 AVE

Eldon Baier RLTL

Neugebauer Brothers

Ryan Storm  
Original Barns built in 1997  
Expansion granted in 2000

24

BAKER

Loren & Beth Wegshaupt

25

39874

iller

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Jakob Storm

**Applicant Address:** 26603 401st Ave., Ethan, SD 57334

**Applicant Email:** stormjakob19@gmail.com

**Application date:** 3/26/26

**Application deadline:** 4/20/26

**Contact Phone:** 605-999-2589

**Owner Name:** Charles Storm Trust

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parcel:** 11000-10161-192-00

**Legal Description of proposed parcel:**

NW1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota

**Reason for Variance:** Recommend granting a Variance for the expansion of an existing CAFO of: +/- 200', creating a side yard setback of +/- 100' from the proposed finishing barn to the south property line, where the required setback is 300'.

+/- 200', creating a front yard setback of +/- 100' from the proposed finishing barn to the west property line, where the required setback is 300'.

This request is pursuant to Section 3:10(3)(h) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

**Reason for Request to include hardships:** To conserve agriculture producing land. The proposed construction site for the finishing barn is unfarmed.

**Section of Code Allowing Variance:** 3:10(3)(h), 11:06(B), 12:06(B)

**Fee Collected for Variance (\$100):** 3/26/2026

**Check #:** 1234

**Receipt #:** 21166

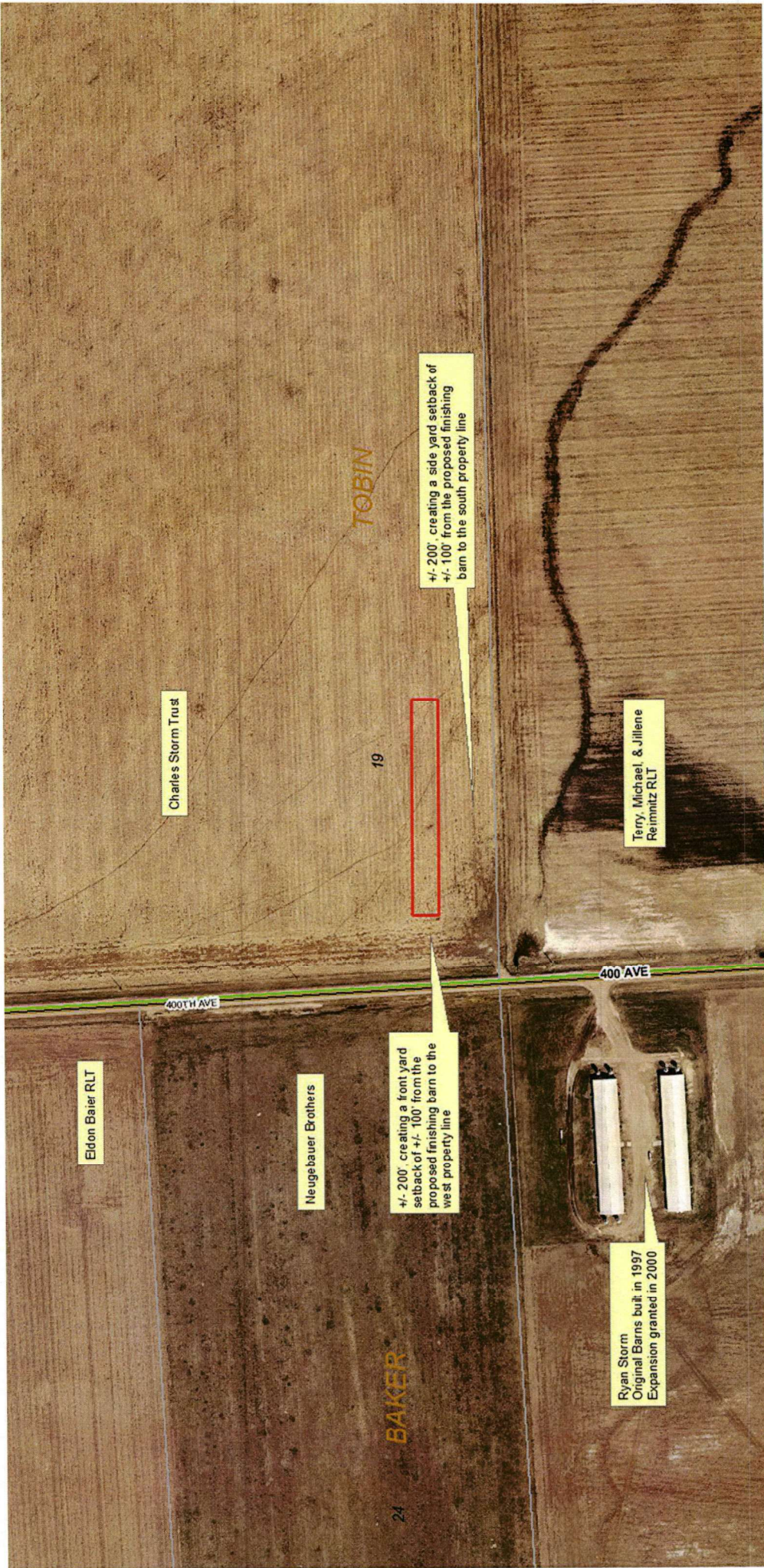
**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

**Required Items:**

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

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



Charles Storm Trust

19

+/- 200' creating a side yard setback of +/- 100' from the proposed finishing barn to the south property line

Terry, Michael, & Jillene Reimnitz RLTL

400th AVE

400th AVE

Eidon Baier RLTL

Neugebauer Brothers

+/- 200' creating a front yard setback of +/- 100' from the proposed finishing barn to the west property line

Ryan Storm Original Barns built in 1997 Expansion granted in 2000

TOBIN

BAKER

24

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Ryan Storm

**Applicant Address:** 39948 266<sup>th</sup> St., Mt. Vernon, SD 57363

**Applicant Email:** rstorm@santel.net

**Application date:** 3/06/26

**Application deadline:** 4/20/26

**Contact Phone:** 605-999-0092

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parcel:** 11000-10161-194-00

**Legal Description of proposed parcel:**

SE1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota, except E.1070' of S.423'.

**Reason for Variance:** Recommend granting a variance for the expansion of an existing CAFO of: +/- 200', creating a front yard setback of +/- 100' from the proposed nursery barn to the east property line, where the required setback is 300' in the Agricultural District for a CAFO.

This request is pursuant to Section 3:10(3)(h) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

**Reason for Request to include hardships:** To conserve agriculture producing land. The proposed construction site for the finishing barn is unfarmed.

**Section of Code Allowing Variance:** 3:10(3)(h), 11:06(B), 12:06(B)

**Fee Collected for Variance (\$100):** 3/6/26

**Check #:** 5519

**Receipt #:** 21038

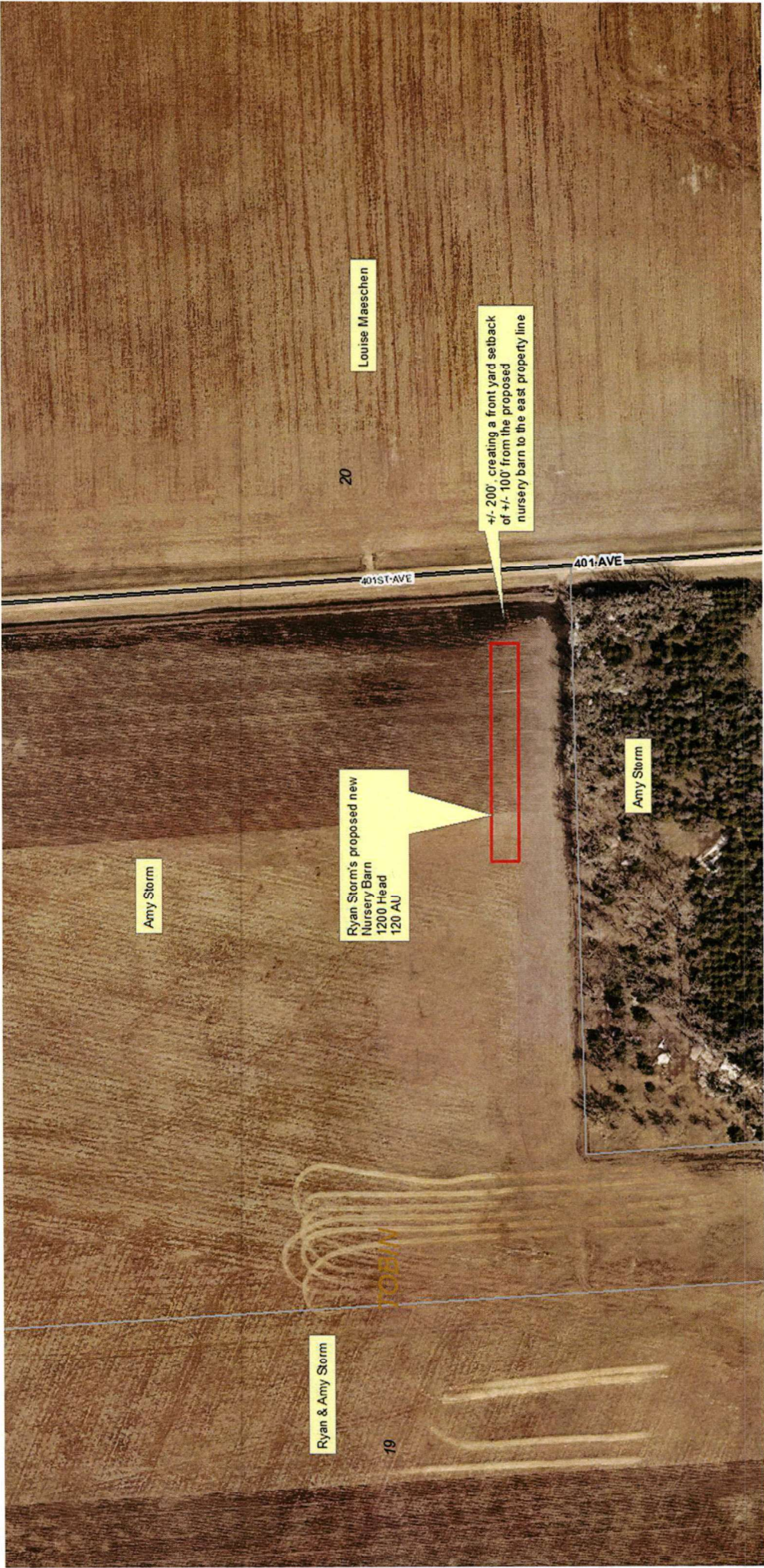
**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

**Required Items:**

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

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



Louise Maeschen

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+/- 200' creating a front yard setback of +/- 100' from the proposed nursery barn to the east property line

401ST AVE

401ST AVE

Amy Storm

Ryan Storm's proposed new Nursery Barn  
1200 Head  
120 AU

Amy Storm

Ryan & Amy Storm

19