

Memorandum #08-104

To: Al Viereck, Interim City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action #08-14 / Resolution #08-21
Date: May 15, 2008

PLAT REVIEW

ACTION NUMBER: 08-14

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: Gary J. Heine, Partner, Heine Farms

ADDRESS / LOCATION: 406 South Deer Boulevard. Please reference the attached map.

PROPERTY DESCRIPTION: Heine Tract A, Located in the N ½ of the SW ¼ of Section 15, T93N, R56W, of the 5th P.M., Yankton County, South Dakota.

ZONING DISTRICT: County jurisdiction.

PREVIOUS ACTION: None.

COMMENTS: The owner has produced the plat to identify an area containing an existing residence located in a quarter section description. The proposed plat does not impact the extension of the city's street grid system. The required ROW dedication has been included on the north boundary of the parcel.

County zoning regulations will be implemented as a part of the county review of the plat.

Staff recommends approval of the proposed plat.

HEARING SCHEDULE:

May 12, 2008: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

May 27, 2008: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat.

RESOLUTION #08-21

WHEREAS, it appears from an examination of the plat of Heine Tract A, Located in the N ½ of the SW ¼ of Section 15, T93N, R56W, of the 5th P.M., Yankton County, South Dakota, prepared by Thomas Lynn Week a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

Adopted:

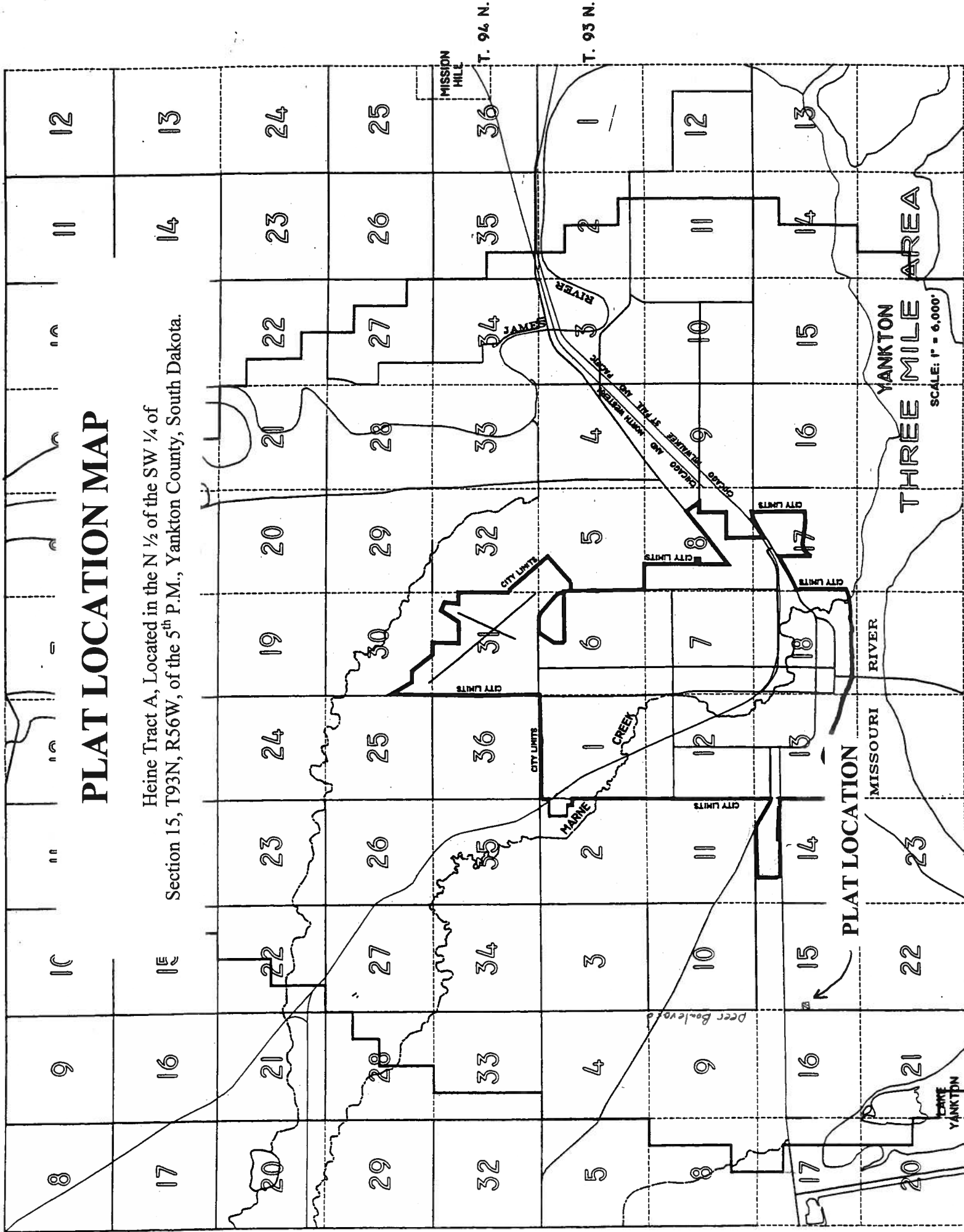
Daniel L. Specht, Mayor

ATTEST:

Ann Clough, Deputy Finance Officer

PLAT LOCATION MAP

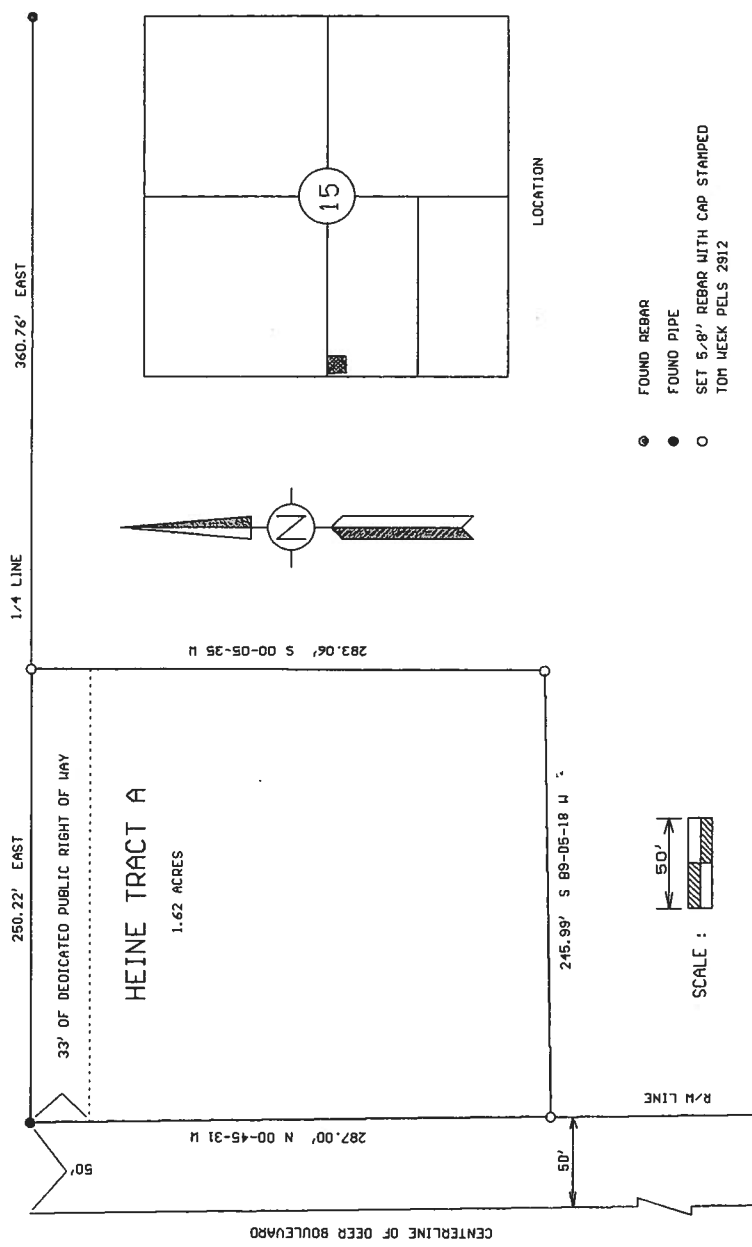
Heine Tract A, Located in the N 1/2 of the SW 1/4 of Section 15, T93N, R56W, of the 5th P.M., Yankton County, South Dakota.



YANKTON
THREE MILE AREA
SCALE: 1" = 6,000'

11-7-10 ga 41

PLAT OF HEINE TRACT A, LOCATED IN THE N.1/2 OF THE S.W.1/4 OF SECTION 15, T93N, R56W, OF THE 5TH. P.M., YANKTON, COUNTY, SOUTH DAKOTA



- FOUND REBAR
- FOUND PIPE
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK PELS 2912



THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF HEINE FARMS, A NEBRASKA PARTNERSHIP, MADE A SURVEY OF HEINE TRACT A, LOCATED IN THE N.1/2 OF THE S.W.1/4 OF SECTION 15, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DATED THIS 27TH. DAY OF APRIL, 2008.

OWNERS CERTIFICATE

I, GARY J. HEINE, PARTNER IN HEINE FARMS, A NEBRASKA PARTNERSHIP, DO HEREBY CERTIFY THAT HEINE FARMS IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: HEINE TRACT A, LOCATED IN THE N.1/2 OF THE S.W.1/4 OF SECTION 15, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT (SHEET 1 OF 2) WAS MADE AT MY REQUEST AND UNDER MY 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 SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THE NORTH 33' SHEET IS DEDICATED PUBLIC RIGHT OF WAY. DATED THIS 28 DAY OF April, 2008.

GARY J. HEINE, PARTNER, HEINE FARMS,
A NEBRASKA PARTNERSHIP

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON