

Clay County CUP Transfer of Building Eligibility Application

File Number	22-060	Date	07/07/2022
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Application Fee -
\$100

Applicant is: Owner Agent/Contractor

Section 1: Applicant/Owner/Contact Information			
	Applicant	Owner	Contractor
Name	Taggart, Sarah	See Section 6	
Address	45949 LIBERTY RD VERMILLION, SD 57069-7204		
Phone			
E-mail			

Section 2: Property Information	
Street Address	South end of 460th Ave (Along the River)
Short Legal Description	Lot A of Lot X and a Portion of Lot A1, Accretion to Government Lots 3 And 4, Section 16, and a Portion of Lot A1, Accretion to Lot A, Section 22, All In Township 92 North, Range 52 West of the 5TH P.M., Clay County, South Dakota.
Parcel ID	11000-09252-160-06, 11000-09252-160-08, 11000-09252-220-03, & 11000-09252-220-06

Section 3: Zoning District			
<input type="checkbox"/>	A1 Agricultural District	<input type="checkbox"/>	RR Rural Residential District
<input checked="" type="checkbox"/>	NRC Natural Resource Conservation	<input type="checkbox"/>	C-1 Commercial District
<input type="checkbox"/>	I-1 Light Industrial District	<input type="checkbox"/>	I-2 General Industrial District
<input type="checkbox"/>	APO Aquifer Protection Overlay	<input type="checkbox"/>	

Section 4: Building Eligibility Conditions			
Yes/	No	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Contiguous parcels under the same ownership? For purposes of this section, same ownership means: Two or more parcels of land owned or controlled by an individual or combination of individuals, corporations, partnerships, or other legal entities; with said owners described uniformly on the deed or other legally binding conveyance of each parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Minimum lot size shall be two acres?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Plans indicate parcel from which the eligibility is transferred shall continue as agricultural land or remain in its present use?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Approval has been granted by the appropriate governing entity for access onto a public road?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Section 5: Legal Descriptions of Parcel(s) Under Transfer


- #1. (11000-09252-160-06) LOT A1 ACCRE TO LOTS 3 & 4 EXC TRACTS A, B, C, & D HEINE ADDN 16-92-51 VERMILLION TWP (283.68 acres)
- #2 (11000-09252-160-08) LOT A OF LOT X 16-92-52 VERMILLION TWP (2 acres)
- #3 (11000-09252-220-03) LOT A EXC JENSEN TRACT 1 & EXC TRACT A HEINE ADDN 22-92-52 VERMILLION TWP (55 acres)
- #4 (11000-09252-220-06) LOT A1 ACCRE TO LOT A 22-92-52 VERMILLION TWP (78 acres)

=418 acres across 4 parcels.
40 acres=3 building eligibilities
 $418/40=10.45$
 $10.45*3=31.35$
Approximately 31 total building eligibilities.

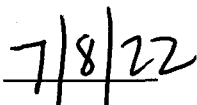
Section 6: Additional Information (if needed)

Owners: Owners: Heine Daniel Living Trust (3213-6 Zenker Valley Road SW Centralia, WA 98531) AND Olson, Russell & Darcy (302 Walnut St Maskell, NE 68751).

I, the undersigned, do hereby affirm: the above statements are true and correct and agree to comply with the provisions of the regulations of Clay County.



Applicant's Signature



Date

CLAY COUNTY
211 W MAIN SUITE 201
VERMILLION SD 57069

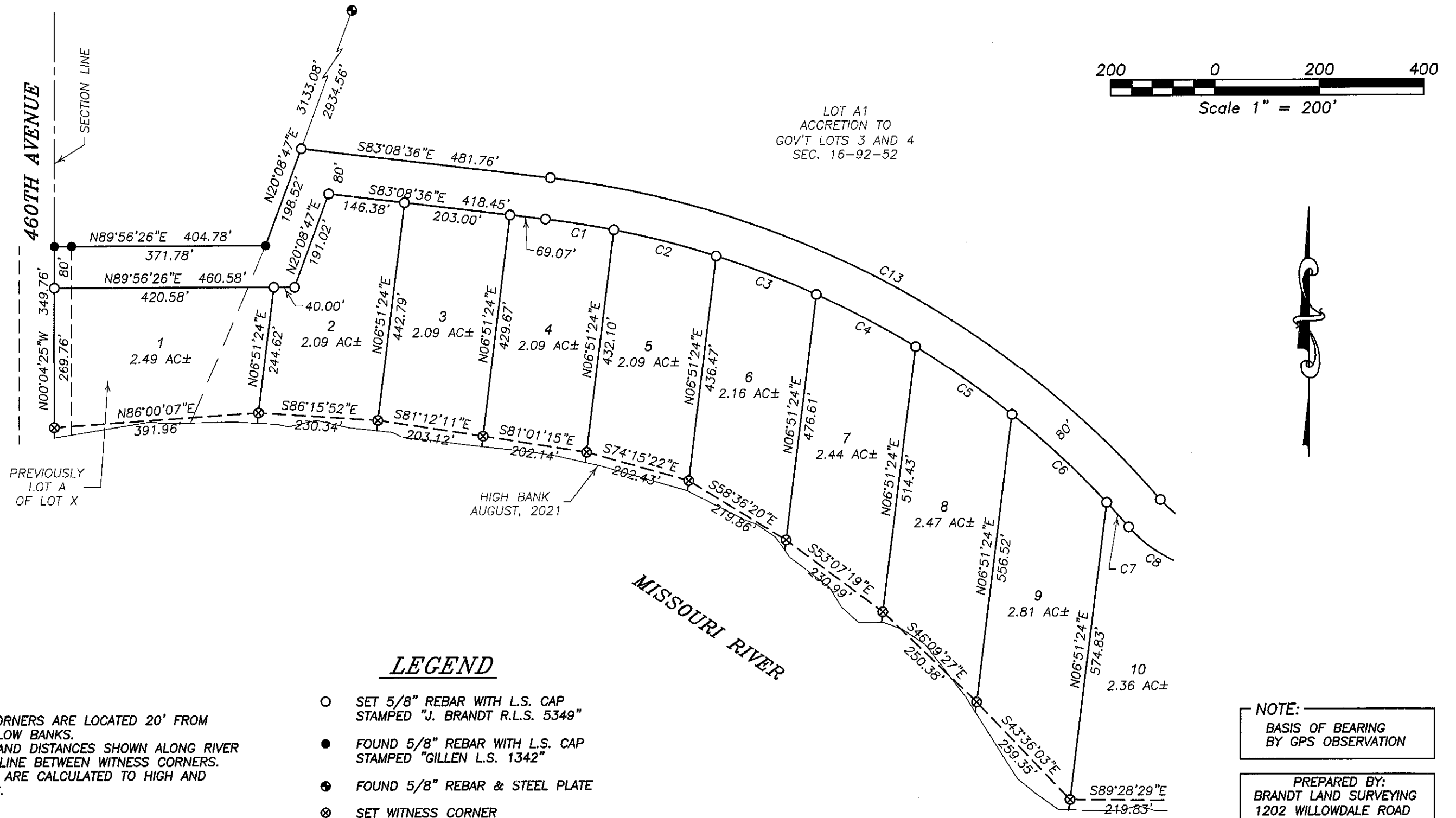
OFFICIAL RECEIPT# 68857

DATE: 7/08/22
RECEIVED FROM: SARAH TAGGART
CHECK#: 2476

KEYED BY: BY
DELIVERED BY: DREW

---FOR---	GL#	AMOUNT
CONDITIONAL USE PERMITS CUP # 22060	10100R3461100	100.00

**A REPLAT OF LOT A OF LOT X AND A PORTION OF LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16,
 AND A PORTION OF LOT A1, ACCRETION TO LOT A, SECTION 22, ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST
 OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA,
 HEREAFTER TO BE KNOWN AS:
**DANIEL DRIVE ADDITION IN SECTION 16 AND IN SECTION 22, BOTH IN TOWNSHIP 92 NORTH, RANGE 52 WEST
 OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA.****



LEGEND

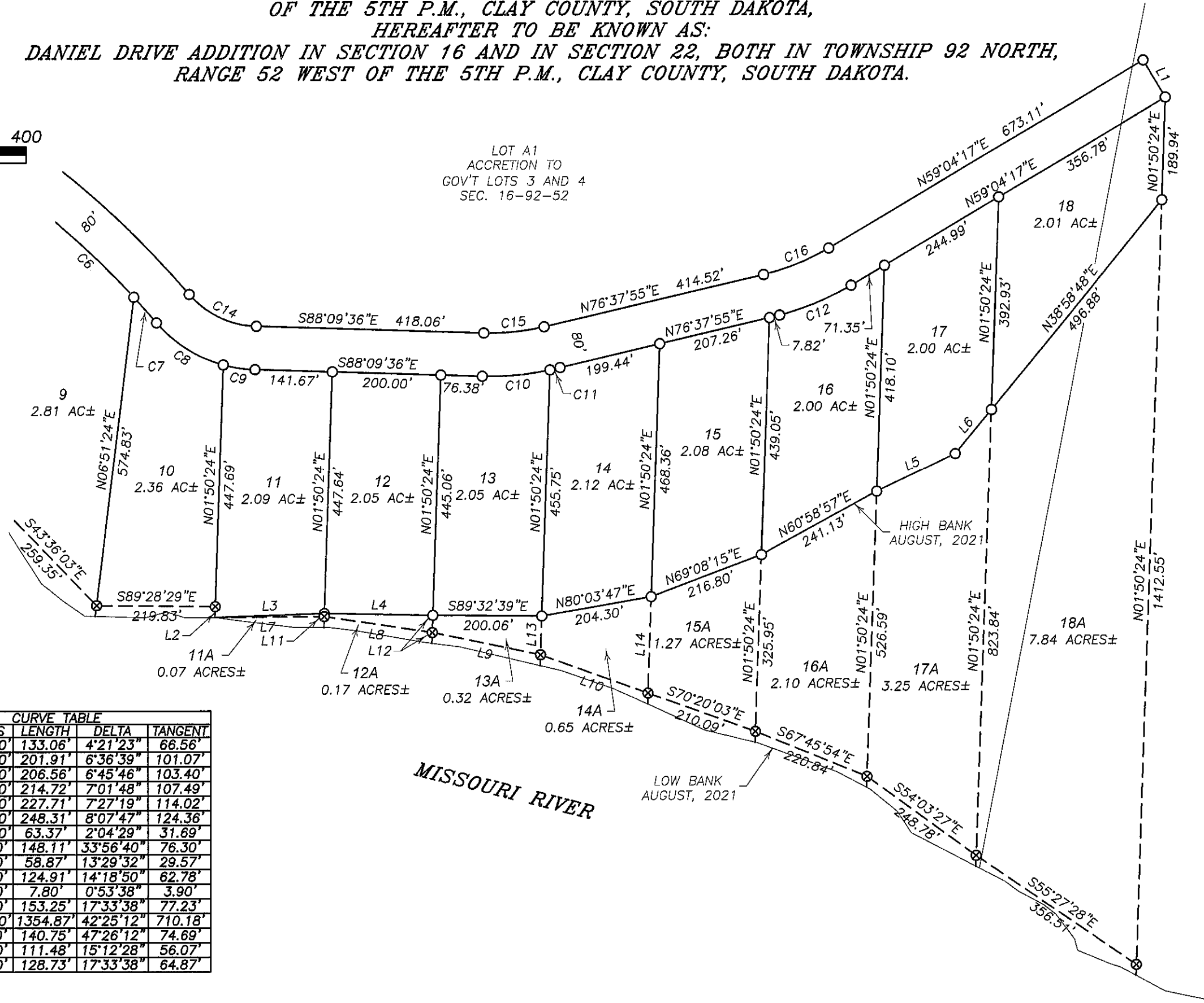
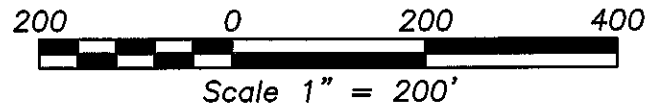
- NOTE:
1. WITNESS CORNERS ARE LOCATED 20' FROM HIGH AND LOW BANKS.
 2. BEARINGS AND DISTANCES SHOWN ALONG RIVER ARE ON A LINE BETWEEN WITNESS CORNERS.
 3. LOT AREAS ARE CALCULATED TO HIGH AND LOW BANKS.

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "GILLEN L.S. 1342"
- ⊗ FOUND 5/8" REBAR & STEEL PLATE
- ⊙ SET WITNESS CORNER

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455

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HEREAFTER TO BE KNOWN AS:
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RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA.



LOT A1
ACCRETION TO
GOV'T LOTS 3 AND 4
SEC. 16-92-52

LOT A1
ACCRETION TO
LOT A
SEC. 22-92-52

LINE TABLE			CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	TANGENT
L1	N30°55'43"W	80.00'	C1	1750.00'	133.06'	4°21'23"	66.56'
L2	N01°50'24"E	20.00'	C2	1750.00'	201.91'	6°36'39"	101.07'
L3	N88°04'31"E	200.43'	C3	1750.00'	206.56'	6°45'46"	103.40'
L4	S88°53'55"E	200.02'	C4	1750.00'	214.72'	7°01'48"	107.49'
L5	N64°14'33"E	160.73'	C5	1750.00'	227.71'	7°27'19"	114.02'
L6	N39°10'52"E	104.79'	C6	1750.00'	248.31'	8°07'47"	124.36'
L7	N89°42'51"E	200.14'	C7	1750.00'	63.37'	2°04'29"	31.69'
L8	S81°29'50"E	201.36'	C8	250.00'	148.11'	33°56'40"	76.30'
L9	S78°11'40"E	203.06'	C9	250.00'	58.87'	13°29'32"	29.57'
L10	S70°15'21"E	120.18'	C10	500.00'	124.91'	14°18'50"	62.78'
L11	N01°50'24"E	5.74'	C11	500.00'	7.80'	0°53'38"	3.90'
L12	N01°50'24"E	31.68'	C12	500.00'	153.25'	17°33'38"	77.23'
L13	N01°50'24"E	71.65'	C13	1830.00'	1354.87'	42°25'12"	710.18'
L14	N01°50'24"E	177.96'	C14	170.00'	140.75'	47°26'12"	74.69'
			C15	420.00'	111.48'	15°12'28"	56.07'
			C16	420.00'	128.73'	17°33'38"	64.87'

A REPLAT OF LOT A OF LOT X AND A PORTION OF LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16, AND A PORTION OF LOT A1, ACCRETION TO LOT A, SECTION 22, ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:
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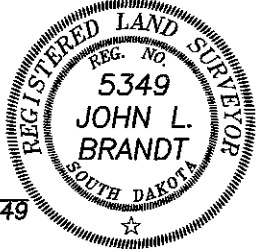
SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF LOT A OF LOT X AND A PORTION OF LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4, SECTION 16, AND A PORTION OF LOT A1, ACCRETION TO LOT A, SECTION 22, ALL IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

DANIEL DRIVE ADDITION, IN SECTION 16 AND IN SECTION 22, BOTH IN TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA.

I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 22ND DAY OF SEPTEMBER, 2021.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES LOT A OF LOT X IN SECTION 16, AS RECORDED IN BOOK _____ ON PAGE _____, A PORTION OF LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4 IN SECTION 16, AS RECORDED IN BOOK _____ ON PAGE _____ AND A PORTION OF LOT A1, ACCRETION TO LOT A IN SECTION 22, AS RECORDED IN BOOK _____ ON PAGE _____.

DATED THIS _____ DAY OF _____, 20____.

OWNER _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

OWNER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES LOT A OF LOT X IN SECTION 16, AS RECORDED IN BOOK _____ ON PAGE _____, A PORTION OF LOT A1, ACCRETION TO GOVERNMENT LOTS 3 AND 4 IN SECTION 16, AS RECORDED IN BOOK _____ ON PAGE _____ AND A PORTION OF LOT A1, ACCRETION TO LOT A IN SECTION 22, AS RECORDED IN BOOK _____ ON PAGE _____.

DATED THIS _____ DAY OF _____, 20____.

OWNER _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ZONING ADMINISTRATOR'S CERTIFICATE

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF CLAY COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND HAS BEEN APPROVED.

ZONING ADMINISTRATOR _____

COUNTY AUDITOR CERTIFICATE

I, THE UNDERSIGNED, COUNTY AUDITOR OF CLAY COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT, INCLUDING THE SIGNATURE THEREON.

COUNTY AUDITOR _____

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF CLAY

ACCESS TO 460TH AVENUE 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.

HIGHWAY OR STREET AUTHORITY _____

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR CLAY COUNTY, SOUTH DAKOTA, 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 ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER _____

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR CLAY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION _____

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ .M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS _____