

**CITY OF FLANDREAU
1005 W. Elm Avenue
Flandreau, SD 57028-1404**

February 20th, 2024

MEMBERS OF THE PLANNING & ZONING COMMISSION:

The Planning & Zoning Commission will meet in session on **Tuesday, February 20th, 2024 at 5:30 p.m.** at the City Office.

The following items are on the agenda:

- Final Plat of Lot 1 of D & S Hahn Addition An Addition To The City of Flandreau, Moody County, South Dakota

If you are unable to attend, please notify me at 997-2492.

Cohl Turnquist
City Administrator

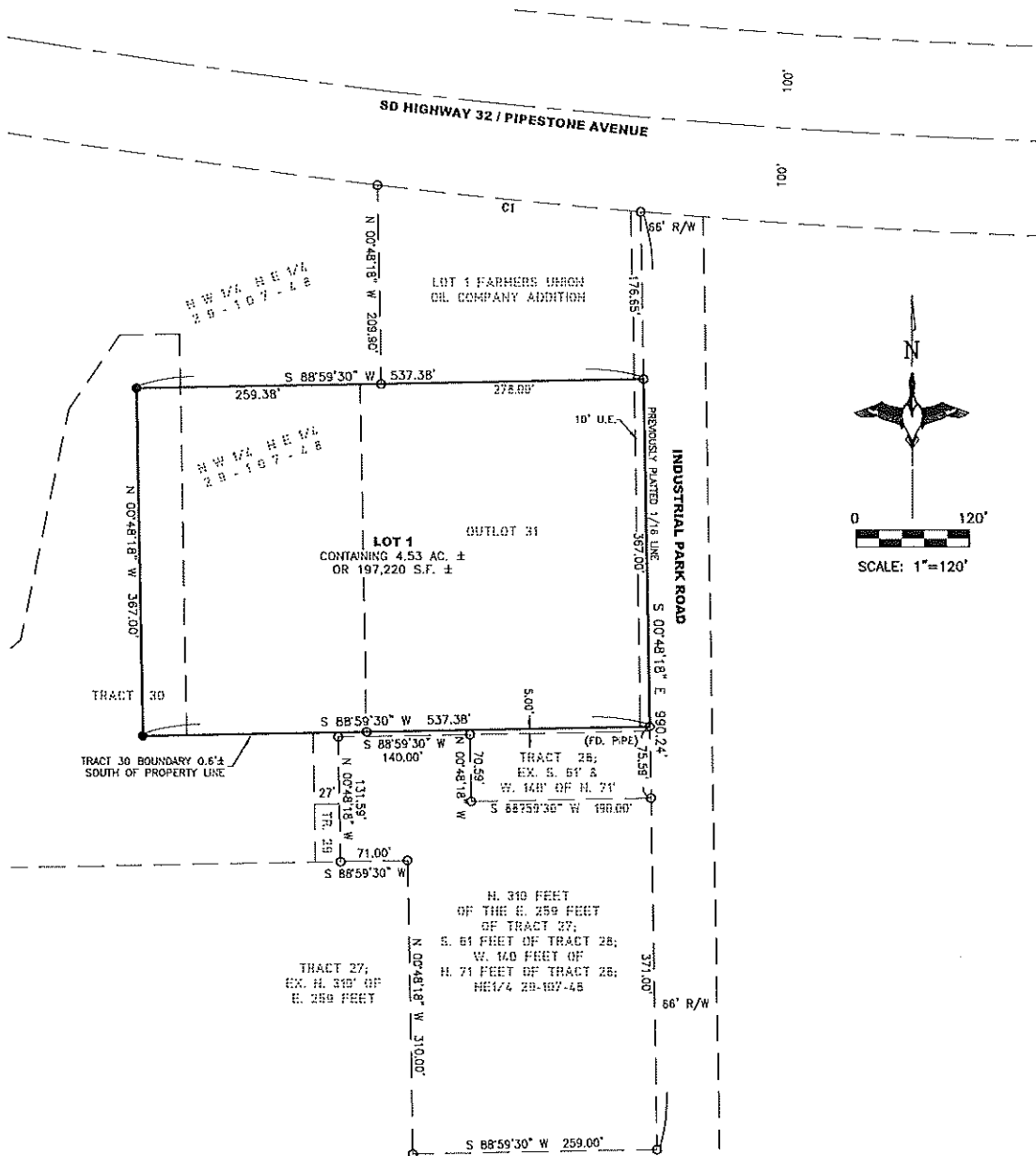
Distribution:

Brian Bergjord, Chairman
Bart Sample, Member
Mike Witte, Member
David Lillibridge, Member
Danny Rose, Member

Cc:

PLAT OF LOT 1 OF D & S HAHN ADDITION

AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA



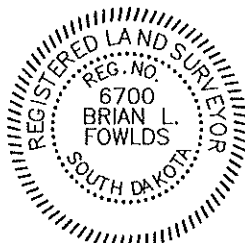
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	8694.38'	279.88'	279.87'	N 84°11'06" W	1°50'40"

LEGEND:

- SET 5/8" REBAR W/CAP #6700
- FD. IRON PIN
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- A.E. ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- FD. FOUND
- RIGHT OF WAY LINE
- - - PREVIOUSLY PLATTED

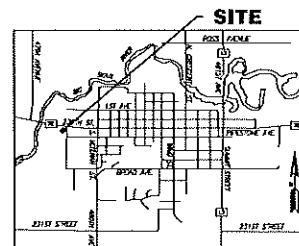
NOTES:

BASIS OF BEARINGS IS UTM-ZONE 14
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



PREPARED BY:

Midwest
Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX:(605) 274-8951



VICINITY MAP N.T.S.
 CITY OF FLANDREAU

PLAT OF LOT 1 OF D & S HAHN ADDITION
AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA.

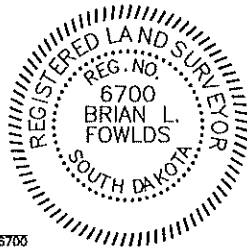
SURVEYOR'S CERTIFICATE

I, Brian L. Fowlds, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of the Northwest Quarter of the Northeast Quarter of Section 29, Township 107 North, Range 48 West of the 5th Principal Meridian, Moody County, South Dakota, together with Out Lot 31 in the West Half of the Northeast Quarter of Section 29, Township 107 North, Range 48 West of the 5th Principal Meridian, Moody County, South Dakota, together with a portion of Tract 30 of the Northeast Quarter of Section 29, Township 107 North, Range 48 West of the 5th Principal Meridian, Moody County, South Dakota, and did plat/re-plot a portion of the same into Lot 1 of D & S Hahn Addition, an Addition to the City of Flandreau, Moody County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as **LOT 1 OF D & S HAHN ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA.**

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this _____ day of _____, 20____.



Brian L. Fowlds, Registered Land Surveyor No. 6700

Dated this _____ Day of _____, 20 ____.

Joshua G. Eng

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Joshua G. Eng, known to me or satisfactorily proven to be the person, whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
 My Commission Expires: _____

OWNER'S CERTIFICATE

We, the undersigned, do hereby certify that we are the owners of the land included in the attached plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Lot 1 of D & S Hahn Addition does hereby vacate the following platting:

Outlot 31 in the West Half of the Northeast Quarter of Section 29, Township 107 North, Range 48 West of the 5th Principal Meridian, Moody County, South Dakota, on file at the office of the Register of Deeds in Deed Book 50, pages 588 & 589, said plat, hereby vacated, being situated within described Lot 1 of D & S Hahn Addition as surveyed.

a portion of Tract 30 of the Northeast Quarter of Section 29, Township 107 North, Range 48 West of the 5th Principal Meridian, Moody County, South Dakota, on file at the office of the Register of Deeds in Deed Book 50, pages 95 & 96, said plat, hereby partially vacated, being situated within described Lot 1 of D & S Hahn Addition as surveyed.

Dated this _____ Day of _____, 20 ____.

By: _____
 Cloffin Properties, LLC

Its: _____

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who acknowledged themselves to be the _____ of Cloffin Properties, LLC, a South Dakota Limited Liability Company, and that they, as such, _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as _____

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
 My Commission Expires: _____

PREPARED BY:



Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX: (605) 274-8951

PLAT OF LOT 1 OF D & S HAHN ADDITION
 AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA.

CITY COUNCIL RESOLUTION

WHEREAS, Dennis H. Hahn, Shirley J. Hahn, and Joshua G. Eng, owners of the hereinafter described real property has submitted to the governing board a proposed plat of LOT 1 OF D & S HAHN ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA and the City Council of said City having Examined the proposed plat and it appearing that all municipal taxes and special assessments, if any, upon said plot and survey, have been executed according to law, and that the system of streets set forth therein conforms to the system of streets in the existing plots of the City of Flandreau and that approval for access to the abutting streets is hereby authorized.

NOW THEREFORE, BE IT RESOLVED that said plot and survey be and are hereby in all things accepted and approved.

Dated this _____ day of _____, 20____.

ATTEST:

 Finance Officer, City of Flandreau, South Dakota

CITY FINANCE OFFICER'S CERTIFICATE

I, _____, being the duly appointed, qualified and acting Finance Officer of the City of Flandreau, South Dakota, do hereby certify that I have compared the copy of the foregoing Resolution No. _____ with the original thereof as contained in the minutes of said City Council for the meeting of said Council as held on the ___ day of _____, 20____, and that the foregoing is a true and correct copy of said resolution and that the same has not been modified and that more than twenty (20) days have elapsed since the publication of said resolution.

 Finance Officer, City of Flandreau, South Dakota

DIRECTOR OF EQUALIZATION

I, the Director of Equalization of Moody County, South Dakota, do hereby certify that a copy of the above plat has been filed in my office.

Treasurer

 Director of Equalization
 Moody County, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Moody County, South Dakota, hereby certify that all taxes which are liens upon any land shown in the above (and the foregoing) plat as shown by records of my office, have been fully paid.

 Moody County, South Dakota

REGISTER OF DEEDS

Filed for record this _____ day of _____, 20____ at _____ O'Clock,

____M., and recorded in Plat Document# _____ Envelope# _____.

 Register of Deeds
 Moody County, South Dakota

PREPARED BY:



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 214 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104

Phone: (605) 339-8901 FAX:(605) 274-8951

**CITY OF FLANDREAU
1005 W. Elm Avenue
Flandreau, SD 57028-1404**

February 20th, 2024

MEMBERS OF THE PLANNING & ZONING COMMISSION:

The Planning & Zoning Commission will meet in special joint session on **Tuesday, February 20th, 2024 at 6:00 p.m.** at the City Office.

The following items are on the agenda:

- Presentation Todd Kayes-First District; Zoning Ordinances

If you are unable to attend, please notify me at 997-2492.

Cohl Turnquist
City Administrator

Distribution:

Brian Bergjord, Chairman
Bart Sample, Member
Mike Witte, Member
David Lillibridge, Member
Danny Rose, Member

Cc: