

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

November 3, 2025

MEMBERS OF THE PLANNING COMMISSION:

The Planning & Zoning Commission will meet in session on **Monday, November 3, 2025 at 5:30 p.m.** at the City Office.

The following items are on the agenda:

- **Final Plat: Lots 3 and 4 of Wendell 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
Margie Powers, Member

Cc:

ACKNOWLEDGMENT OF OWNER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED LORI PETERS ACKNOWLEDGED THAT SHE, AS OWNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC
MY COMMISSION
EXPIRES _____

OWNER'S CERTIFICATE

WE, MICHAEL T. HEADRICK AND MARY LYNN C. HEADRICK, THE ABSOLUTE AND UNQUALIFIED OWNERS OF A PORTION OF OF THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT, HEREBY CERTIFY THAT I DID AUTHORIZE AND DO JOIN IN AND APPROVE THE ABOVE SURVEY AND PLAT 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. THERE IS HEREBY GRANTED TO THE CITY OF FLANDREAU, OR TO THE HOLDER OF ANY UTILITY FRANCHISE, AN EASEMENT AT THE LOCATIONS SHOWN IN THE ABOVE PLAT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ANY UTILITY LINE. WE HEREBY DEDICATE ANY LAND IF SHOWN ON THE ABOVE PLAT AND DESIGNATED AS A STREET, ROAD, ALLEY, PARK OR PUBLIC GROUND TO PUBLIC USE AS SUCH FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND.

WE FURTHER CERTIFY THAT THIS PLATTING OF THE DESCRIBED LOTS 3 AND 4 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA DOES HEREBY VACATE 'LOT 6 AND THE W19' OF LOT 7' OF THE FOLLOWING PLATTING: BLOCK 3 OF RAILROAD ADDITION TO THE CITY OF FLANDREAU, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN DEED BOOK 74, PAGE 670, AND 'THE W14.7' OF LOT 2 IN OUTLOT 4' OF THE FOLLOWING PLATTING: LOTS 1 AND 2 IN OUTLOT 4 AND LOTS 1 AND 2 IN OUTLOT 5, E.G. PETTIGREW'S SOUTH SIDE ADDITION IN THE NW1/4 OF SECTION 28, T107N-R48W OF THE 5TH P.M., FLANDREAU, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN DEED BOOK 68, PAGE 558, AND 'THE E81.04' OF BLOCK 2 OF BREUER'S ADDITION' OF THE FOLLOWING PLATTING: BREUER'S ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA, NW1/4 SEC 28-T107N-R48W, 5TH P.M. ON FILE AT THE REGISTER OF DEEDS OFFICE IN DEED BOOK 64, PAGE 571, THE PLATS, HEREBY PARTIALLY VACATED, BEING SITUATED WITHIN DESCRIBED LOTS 3 AND 4 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA AS SURVEYED.

IN WITNESS WHEREOF, I HAVE EXECUTED THIS OWNER'S CERTIFICATE THIS _____ DAY OF _____, 20 _____.

MICHAEL T. HEADRICK

MARY LYNN C. HEADRICK

ACKNOWLEDGMENT OF OWNER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MICHAEL T. HEADRICK ACKNOWLEDGED THAT HE, AS OWNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC
MY COMMISSION
EXPIRES _____

ACKNOWLEDGMENT OF OWNER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MARY LYNN C. HEADRICK ACKNOWLEDGED THAT SHE, AS OWNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC
MY COMMISSION
EXPIRES _____



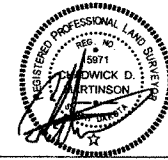
SURVEYOR'S CERTIFICATE

I, CHADWICK D. MARTINSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE **SEPTEMBER 16, 2025**, AT THE REQUEST OF THE OWNER(S) LISTED HEREON, SURVEY A PORTION OF THAT PARCEL OF LAND DESCRIBED AS LOT 1 OF WENDELL ADDITION; LOTS 6, 7, AND 8 IN BLOCK 3 OF RAILROAD ADDITION; LOT 2 IN OUTLOT 4 AND LOT 2 IN OUTLOT 5 OF E.G. PETTIGREW'S SOUTHSIDE ADDITION; BLOCK 2 IN BREUER'S ADDITION; ALL IN THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA AND PLATTED THE SAME AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOTS 3 AND 4 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA.**

I HAVE SURVEYED THE TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 22ND DAY OF SEPTEMBER, 2025.



CHADWICK D. MARTINSON
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 15971

OWNER'S CERTIFICATE

WE, **FLANDREAU SPORTS ASSOCIATION**, THE ABSOLUTE AND UNQUALIFIED OWNER OF A PORTION OF THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT, HEREBY CERTIFY THAT WE DID AUTHORIZE AND DO JOIN IN AND APPROVE THE ABOVE SURVEY AND PLAT 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. THERE IS HEREBY GRANTED TO THE CITY OF FLANDREAU, OR TO THE HOLDER OF ANY UTILITY FRANCHISE, AN EASEMENT AT THE LOCATIONS SHOWN IN THE ABOVE PLAT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ANY UTILITY LINE. WE HEREBY DEDICATE ANY LAND IF SHOWN ON THE ABOVE PLAT AND DESIGNATED AS A STREET, ROAD, ALLEY, PARK OR PUBLIC GROUND TO PUBLIC USE AS SUCH FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND.

WE FURTHER CERTIFY THAT THIS PLATTING OF THE DESCRIBED **LOTS 3 AND 4 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA** DOES HEREBY VACATE A PORTION OF "LOT 1" OF THE FOLLOWING PLATTING **LOTS 1 AND 2 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA** ON FILE AT THE REGISTER OF DEEDS OFFICE IN DOCUMENT #250785 IN ENVELOPE #481A, THE PLAT, HEREBY PARTIALLY VACATED, BEING SITUATED WITHIN DESCRIBED **LOTS 3 AND 4 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA** AS SURVEYED.

IN WITNESS WHEREOF, I HAVE EXECUTED THIS OWNER'S CERTIFICATE THIS _____ DAY OF _____, 20____.

BRET SEVERTSON, BOARD MEMBER
FLANDREAU SPORTS ASSOCIATION

ACKNOWLEDGMENT OF OWNER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED **BRET SEVERTSON** ACKNOWLEDGED THAT HE, AS A BOARD MEMBER OF **FLANDREAU SPORTS ASSOCIATION**, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION
EXPIRES _____

OWNER'S CERTIFICATE

WE, **LARRY PETERS, JR AND LORI PETERS**, THE ABSOLUTE AND UNQUALIFIED OWNERS OF A PORTION OF OF THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT, HEREBY CERTIFY THAT I DID AUTHORIZE AND DO JOIN IN AND APPROVE THE ABOVE SURVEY AND PLAT 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. THERE IS HEREBY GRANTED TO THE CITY OF FLANDREAU, OR TO THE HOLDER OF ANY UTILITY FRANCHISE, AN EASEMENT AT THE LOCATIONS SHOWN IN THE ABOVE PLAT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ANY UTILITY LINE. WE HEREBY DEDICATE ANY LAND IF SHOWN ON THE ABOVE PLAT AND DESIGNATED AS A STREET, ROAD, ALLEY, PARK OR PUBLIC GROUND TO PUBLIC USE AS SUCH FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND.

WE FURTHER CERTIFY THAT THIS PLATTING OF THE DESCRIBED **LOTS 3 AND 4 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA** DOES HEREBY VACATE "LOT 7, EXCEPT THE W19' THEREOF, AND LOT 8" OF THE FOLLOWING PLATTING: **BLOCK 3 OF RAILROAD ADDITION TO THE CITY OF FLANDREAU, SOUTH DAKOTA** ON FILE AT THE REGISTER OF DEEDS OFFICE IN **DEED BOOK 74, PAGE 670**, AND "LOT 2 IN OUTLOT 4, EXC THE W14.7' THEREOF" AND "THE W20' OF LOT 2 IN OUTLOT 5" OF THE FOLLOWING PLATTING: **LOTS 1 AND 2 IN OUTLOT 4 AND LOTS 1 AND 2 IN OUTLOT 5, E.G. PETTIGREW'S SOUTH SIDE ADDITION IN THE NW1/4 OF SECTION 28, T107N-R48W OF THE 5TH P.M., FLANDREAU, SOUTH DAKOTA** ON FILE AT THE REGISTER OF DEEDS OFFICE IN **DEED BOOK 68, PAGE 558**, THE PLATS, HEREBY PARTIALLY VACATED, BEING SITUATED WITHIN DESCRIBED **LOTS 3 AND 4 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA** AS SURVEYED.

IN WITNESS WHEREOF, I HAVE EXECUTED THIS OWNER'S CERTIFICATE THIS _____ DAY OF _____, 20____.

LARRY PETERS, JR

LORI PETERS

ACKNOWLEDGMENT OF OWNER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED **LARRY PETERS, JR** ACKNOWLEDGED THAT HE, AS OWNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION
EXPIRES _____

RESOLUTION TO APPROVE PLAT

STATE OF SOUTH DAKOTA }
COUNTY OF MOODY } SS

WHEREAS, FLANDREAU SPORTS ASSOCIATION, LARRY PETERS, JR., LORI PETERS, MICHAEL T. HEADRICK, AND MARY LYNN C. HEADRICK, OWNERS OF THE TRACT OF LAND SHOWN IN THE ABOVE PLAT, HAVE SUBMITTED TO THE GOVERNING BOARD, A PROPOSED PLAT IN THE CITY OF FLANDREAU.

IT WAS MOVED BY _____ AND SECONDED BY _____, AND THE MOTION CARRIED THAT THE PLAT AS SHOWN HEREON AND AS DESCRIBED IN THE ACCOMPANYING CERTIFICATES OF AND DESIGNATED AS LOTS 3 AND 4 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA BE APPROVED AND ACCEPTED AND IT APPEARING THAT ALL MUNICIPAL TAXES AND SPECIAL ASSESSMENTS, IF ANY, UPON SAID PLAT AND SURVEY HAVE BEEN EXECUTED ACCORDING TO THE LAW, AND THE FINANCE OFFICER IS HEREBY INSTRUCTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND TO CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20 _____.
RESOLUTION NUMBER _____

MAYOR, CITY OF FLANDREAU

CITY FINANCE OFFICER'S CERTIFICATE

I, _____, FINANCE OFFICER FOR THE CITY OF FLANDREAU, SOUTH DAKOTA DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION ADOPTED BY THE CITY COUNCIL OF FLANDREAU, SOUTH DAKOTA AT ITS MEETING ON THE _____ DAY OF _____, 20 ____.

DATED THIS _____ DAY OF _____, 20 ____.

FINANCE OFFICER, CITY OF FLANDREAU

COUNTY TREASURER CERTIFICATE

I, THE COUNTY TREASURER FOR MOODY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE PROPERTY INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATED THIS _____ DAY OF _____, 20 ____.

TREASURER, MOODY COUNTY

DIRECTOR OF EQUALIZATION CERTIFICATE

I, THE DIRECTOR OF EQUALIZATION FOR MOODY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN RECEIVED BY MY OFFICE.

DATED THIS _____ DAY OF _____, 20 ____.

DIRECTOR OF EQUALIZATION, MOODY COUNTY

REGISTER OF DEEDS CERTIFICATE

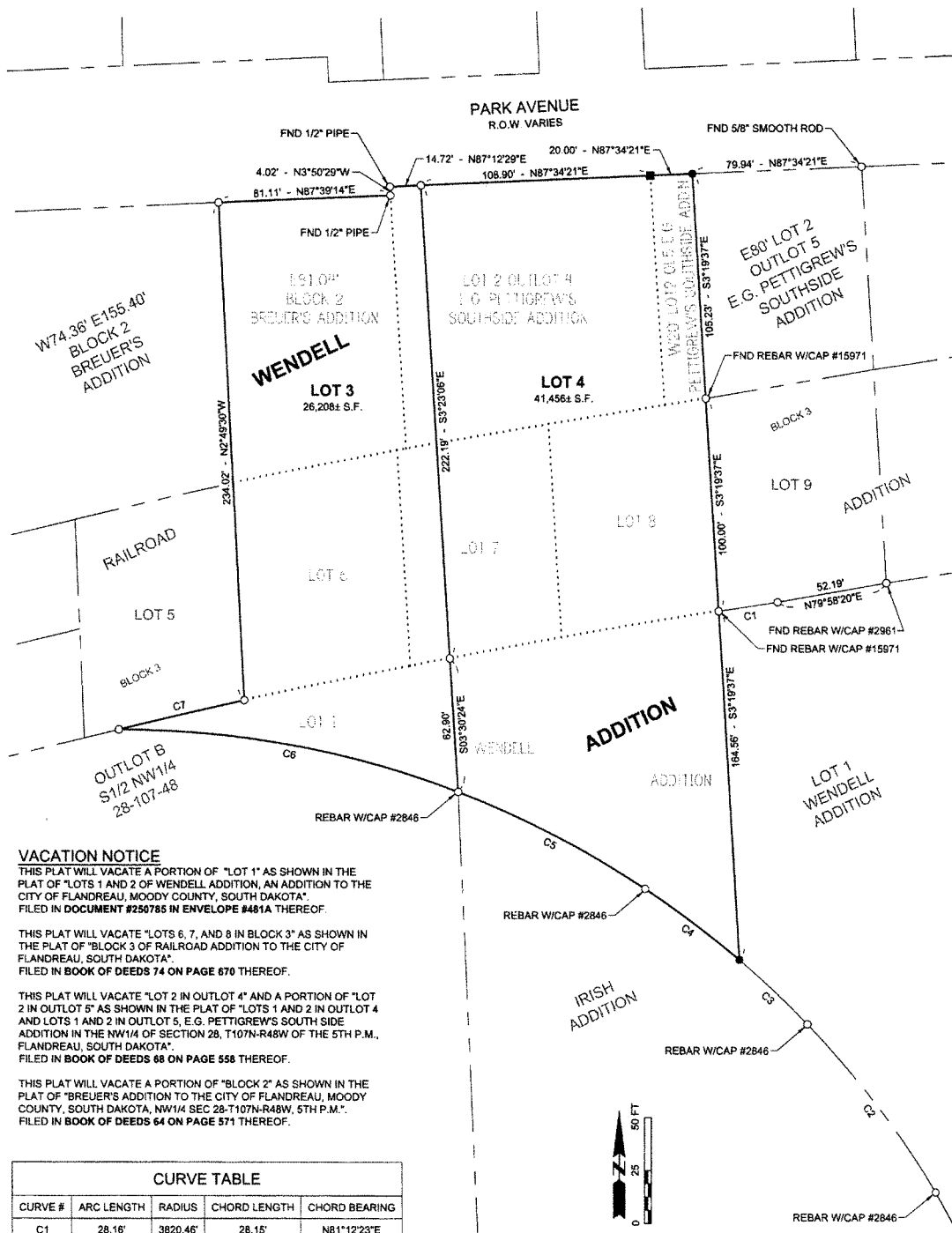
STATE OF SOUTH DAKOTA }
COUNTY OF MOODY } SS

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

REGISTER OF DEEDS, MOODY COUNTY



PLAT OF
LOTS 3 AND 4 OF WENDELL ADDITION,
 AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA



VACATION NOTICE

THIS PLAT WILL VACATE A PORTION OF "LOT 1" AS SHOWN IN THE PLAT OF "LOTS 1 AND 2 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA". FILED IN DOCUMENT #250785 IN ENVELOPE #481A THEREOF.

THIS PLAT WILL VACATE "LOTS 6, 7, AND 8 IN BLOCK 3" AS SHOWN IN THE PLAT OF "BLOCK 3 OF RAILROAD ADDITION TO THE CITY OF FLANDREAU, SOUTH DAKOTA". FILED IN BOOK OF DEEDS 74 ON PAGE 670 THEREOF.

THIS PLAT WILL VACATE "LOT 2 IN OUTLOT 4" AND A PORTION OF "LOT 2 IN OUTLOT 5" AS SHOWN IN THE PLAT OF "LOTS 1 AND 2 IN OUTLOT 4 AND LOTS 1 AND 2 IN OUTLOT 5, E.G. PETTIGREW'S SOUTH SIDE ADDITION IN THE NW1/4 OF SECTION 28, T107N-R48W OF THE 5TH P.M., FLANDREAU, SOUTH DAKOTA". FILED IN BOOK OF DEEDS 88 ON PAGE 558 THEREOF.

THIS PLAT WILL VACATE A PORTION OF "BLOCK 2" AS SHOWN IN THE PLAT OF "BREUER'S ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA, NW1/4 SEC 28-T107N-R48W, 5TH P.M.". FILED IN BOOK OF DEEDS 64 ON PAGE 571 THEREOF.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	28.16'	3820.46'	28.15'	N81°12'23"E
C2	100.02'	452.48'	99.82'	N37°35'09"W
C3	44.12'	452.48'	44.11'	N46°44'42"W
C4	55.83'	452.48'	55.79'	N53°04'23"W
C5	99.93'	452.48'	99.73'	N62°47'12"W
C6	163.97'	452.48'	163.07'	N79°41'54"W
C7	61.06'	3820.46'	61.08'	N77°05'24"E

LEGEND

- MONUMENT FOUND (REBAR W/CAP #10957, UNLESS NOTED)
- SET 5/8" REBAR W/CAP #15971 (UNLESS NOTED)
- CALCULATED CORNER
- VACATED LOT LINE

PREPARED BY:
 BANNER ASSOCIATES, INC.
 3900 N NORTHVIEW AVENUE
 SIOUX FALLS, SD 57107
 (605) 692-6342

