

**Remit Payment To:**

Vernon Holding Co Inc/The Title Company  
213 E. 4th Ave.  
Mitchell, SD 57301  
(605)996-4900

**INVOICE****Billed To:**

Advantage Land Co.  
510 Main Ave Ste 4  
Brookings, SD 57006  
ATTN: Megan Hammond

**Invoice Date:** October 20, 2020**Our File Number:** 05-20-00192**Your Reference Number:**

Underwriter:

Property:  
ag land

**Brief Legal:** SW less Lot 1 Heiman-Weber Addn.; NW all  
in 17-101-59

Hanson County

DESCRIPTION	AMOUNT
Search Fee	180.00
<hr/>	
Invoice Total Amount Due	\$ 180.00

**BUYER(S)/BORROWER(S):****SELLER(S):**

Lureta C Weber Estate

**SHOULD THIS ORDER BE CANCELLED, A CANCELLATION FEE MAY BE CHARGED**

THANK YOU FOR YOUR ORDER

Client Reference Number:

## SEARCH REPORT

This report was prepared at the request and exclusively for the use of:

Advantage Land Co.

Vernon Holding Co Inc/The Title Company is a Bonded Abstracter for the County shown below, in the State of South Dakota.

Vernon Holding Co Inc/The Title Company hereby reports that it has made a search of records of the offices of the Register of Deeds, County Treasurer and Clerk of Courts at the Courthouse for the County of Hanson, State of South Dakota, as to the following described property to-wit:

Southwest Quarter (SW ¼), less Lot 1 of Heiman-Weber Addition platted therein, Section Seventeen (17), Township One Hundred One (101) North, Range Fifty-nine (59) West of the 5th P.M., Hanson County, South Dakota; and

Northwest Quarter (NW ¼), Section Seventeen (17), Township One Hundred One (101) North, Range Fifty-nine (59) West of the 5th P.M., Hanson County, South Dakota.

Names searched:

Melvin D. Weber  
Lureta C. Weber

The last conveyance of record runs to:

Estate of Lureta C Weber, deceased

NOTE: the Estate of Lureta C. Weber is being probated in Davison County Probate File No. 17PRO20-4.

Father Terry L Weber has been appointed Personal Representative

Effective Date and Time:

Start Date of Report: From Patent

End Date of Report: October 13, 2020 at 07:30 AM

Subject to the following matters:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Subject to minerals and mineral rights, if any.

Client Reference Number:

6. Taxes or Special assessments which are not shown as existing liens by the public records.
7. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):  
  
2019 real estate taxes due and payable in 2020 in the amount of \$1,086.20 and are paid in full. Tax Bill #3228  
Tax ID#101-59-017-003-000-01 SW4  
  
2019 real estate taxes due and payable in 2020 in the amount of \$1,520.74 and are paid in full. Tax Bill #3208  
Tax ID#101-59-017-002-000-01 NW4
8. (A) Unpatented mining claims; (B) reservations or exceptions in patents, or any act authorizing the issuance thereof; (C) water rights, claims or title to water, whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
9. Statutory easement for highway along the section line (or lines bounding or within) the land herein described.
10. The Commitment/Policy to be issued will not insure against or cover the rights of the insured, the United States, the State of South Dakota, Hanson County and/or the public in general, if any, in and to the waters of Ethan Lake, the bed of said lake, and/or any portion of the insured land and lying between the ordinary high water mark and the bed or ordinary low water mark of Ethan Lake, which may be subject to public use.
11. Rights of the public, State of South Dakota, and the U.S. Government, in that part of the premises which lies below the natural high water mark of Twelve Mile Creek.
12. Rights of other riparian owners to the uninterrupted flow of navigable water.
13. Rights of owners of abutting land to use that part of premises which lies within the bed of Ethan Lake.
14. The commitment/policy to be issued will not insure title to land comprising the shores or bottoms of navigable water or to artificial accretions or fill.
15. Subject to the rights of the public and the State of South Dakota in and to Lot H1 in the SW4 of 17-101-59 as shown on the recorded plat thereof filed for record in Book 4 of Plats on Page 125. (copy provided)
16. A portion of the real estate described on the first page of this report being in the SW 1/4 of 17-101-59, abuts a state or federal highway and may be subject to controlled access.
17. Subject to EASEMENT CONTRACT entered into on February 23, 1933, filed March 30, 1934 and recorded in Book H on Page 537. (copy provided)
18. Subject to Easement and Right to dedicate to the public a strip of land 12' in width laying above the high water contour of the lake as set out in the EASEMENT CONTRACT dated February 23, 1933, filed March 30, 1934 and recorded in Book H on Page 537. (copy provided)
19. EASEMENT filed July 22, 1960 and recorded in Book MN of Misc. on Page 576. (copy provided)
20. APPLICATION FOR RECOGNITION OF VESTED DRAINAGE RIGHT REGISTRATION filed June 11, 1992 and recorded in Book 2 of DR on Page 110. (copy provided)
21. RIGHT OF WAY EASEMENT filed for record September 2, 1999 and recorded in Book 3E on page 315. (copy provided).
22. 14' wide Access Easement to Lot 1 of Heiman-Weber Addition as dedicated on the plat filed for record on October 14, 2020 and recorded in Book 8 of Plats on page 113. (copy provided)

Client Reference Number:

23. Subject to tenancy rights of parties in possession of all or a portion of the real estate.  
Subject to unrecorded leases, if any.
24. Subject to proper proceedings in the Matter of the Estate of Lureta C. Weber, deceased.

No search has been made for any liens or encumbrances not shown in public record.

This report does not include a review of court files for divorces or marriage dissolutions, or bankruptcies, occurring prior to the vesting of the current title holder.

No search has been made for liens against title for mobile homes and/or manufactured homes that may be located on the subject property.

No search of the records on file at the Office of the South Dakota Secretary of State has been or will be conducted in connection with any of the land described above and any such records and/or their effect on title to said land are hereby excluded from this report.

This report does not contain any matters related to mineral rights, whether of record or off record. This report does not contain information as it pertains to liens, open mortgages, easements, covenants and restrictions, or any other matter filed prior to the Report Start Date shown above. Our report on encumbrances was limited to the tract indices and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. Our liability shall not exceed the lesser of: (a) actual loss suffered; or (b) the fee charged for this Report.

This report is not to be interpreted as opinion of title nor shall it be construed to be any form of Title Insurance.

Vernon Holding Co Inc/The Title Company

By: Kathy Schuldt  
Kathy Schuldt

## EASEMENT CONTRACT

02604

THIS AGREEMENT made and entered into this 23 day of Febr. 1933 by and between Nick Knickrehm of Carter, S. Dakota, party of the first part and the South Dakota Game and Fish Commission, Pierre, South Dakota, party of the second part.

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the party of the first part, hereby grants, bargains and sells unto the party of the second part the easement and right to build and construct an artificial lake which will flood with water the following described land in Hanson County, South Dakota, to-wit: A strip of land running diagonally across the South West Quarter and the Northwest Quarter of Section Seventeen (17) Township One Hundred One (101) North of Range Fifty Nine (59) said strip of land being not more than 28.1 acres in its entirety.

In addition thereto, the party of the first part hereby grants, bargains and sells to the party of the second part an easement and right to dedicate to the public a strip of land 12 feet in width laying above the high water contour of the lake.

It is mutually understood and agreed that if the said lake project shall be abandoned, the land herein described and all rights hereunder shall revert to the grantor his successors and assigns.

In witness whereof we have hereunder set our hand and seals this 23 day of Febr. 1933.

Nick Knickrehm

STATE OF SOUTH DAKOTA: )  
County of Tripp ) ss

On this 23 day of Febr 1933 before me the undersigned J.P. Andersen Notary Public, in and for said County of Tripp and State of South Dakota, personally appeared Nick Knickrehm known to me to be the person who is described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his Voluntary act and deed.

(SEAL)

J.P. Andersen  
Notary Public in and for said  
County and State.

STATE OF SOUTH DAKOTA ) ss.  
COUNTY OF HANSON )

OFFICE OF REGISTER OF DEEDS

Filed for record this 30th day of Mar 1934 at 2:00 O'clock P.M., and recorded in Book H of Misc on page 537

Fees \$.60

W.C. McCaffrey  
Register of Deeds

## EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Mrs. Anna Heiman of Hanson County, South Dakota, Grantor for good and valuable consideration, does hereby grant to the State of South Dakota by and through the Department of Game, Fish and Parks, Grantee, of Pierre, South Dakota F.O., the right of public access and public use to the hereinafter described real estate. This easement is granted in addition to a previous easement executed by Nick Knickrehm in 1933 for construction of Ethan Lake and serves as a supplement to same.

The Grantee shall have the right to maintain a fence on said real estate and exclude all livestock there-from.

It is mutually understood and agreed that if the aforementioned Lake project shall be abandoned, the land herein described and all rights thereto shall revert to the Grantor, his successors and assigns.

The land affected by this easement is located in the SW $\frac{1}{4}$  of Section 17, Township 101 North, Range 59 West, Hanson County, more particularly described as follows, to-wit:

Beginning at a point on the section line 969.9 feet North of the SW corner of Section 17, Township 101 North, Range 59 West, Hanson County proceed S. 86°53' E. a distance of 401.1 feet, thence S. 31°18' E. a distance of 104.4 feet, thence N. 17°36' E. to the shoreline of Ethan Lake, thence Northwesterly along the shoreline of said lake to the West Section Line of Section 17, thence South along said Section Line to the point of beginning.

The Grantor covenants that she is the owner of said premises free and clear of all encumbrances, except as noted \_\_\_\_\_

Dated this 4th day of Jan., 1960

By Mrs. Anna Heiman  
Emery, So. Dak.

STATE OF South Dakota )  
COUNTY OF Hanson ) SS.

On this 4th day of January, 1960, before me, the undersigned Notary Public in and for said County and State, personally appeared Mrs Anna Heiman of Hanson County, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me she executed same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

Effie Rumlolz  
Notary Public

STATE OF SOUTH DAKOTA COUNTY OF HANSON SS  
OFFICE OF REGISTER OF DEEDS  
Filed for record this 22nd day of July 1960 at 1:00 o'clock P.M., and recorded in Book MN of Misc. on page 576.

Raymond A. Wagner  
Register of Deeds  
Fee \$1.40  
(SEAL)

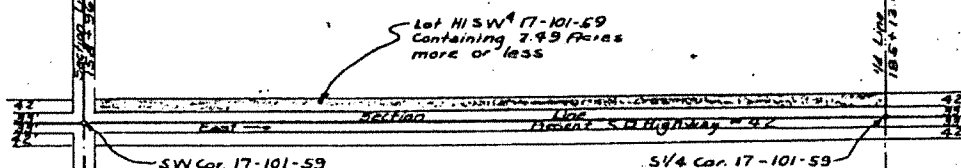
PLAT OF LOTHISW<sup>4</sup> 17-101-59

Showing Right of Way to be acquired for highway purposes

the S.W.<sup>4</sup> of Sec. 17 - Twp. 101N - R59W of the 5<sup>th</sup> P.M.  
for construction of Federal Aid Project S2211(2)

HANSON COUNTY, S.D.A.K.

Scale: 1 inch = 300 feet



Drawing prepared in Plane Dept.  
South Dakota Highway Commission.  
Drawn by: T.W.B. Checked by: P.S.K.  
Date: 10/30/57

## SURVEYOR'S CERTIFICATE

H. C. REMPEL, Registered Land Surveyor, do hereby certify that, at the direction of the South Dakota State Highway Commission, I have surveyed the tract of land as shown on the above plat and such tract shall be hereafter known by the lot number designated above. The location and dimensions of the tract are as shown on the plat. In witness whereof, I have set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_

FEB 5 1958 A.D., 1957

SEAL

REGISTERED LAND SURVEYOR.

## CERTIFICATE BY OWNER

Sylvia H. H. H. owner of 1.1 Acres of the SW 1/4 of the SW 1/4 in Hanson County, South Dakota, do hereby join in and approve the survey and plat of the land and the highway or road as represented and shown on the above plat; and the land therein represented and designated as LOT 1.1 containing 2.92 acres more or less, as shown and represented by said survey and plat, is hereby intended for and dedicated to the public for a public highway and road, but this dedication shall not be taken to be a grant or donation of the fee of said highway or road as shown on said plat.

Witness my hand and seal this 19 day of August 1958  
 \_\_\_\_\_ (SEAL) Mrs. Anna Heinan (SEAL)  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

## ACKNOWLEDGEMENT OF OWNER.

State of South Dakota  
 County of Hanson

Be it remembered that on this 19 day of August 1958 before me, the undersigned, a Notary Public, within and for the County and State aforesaid, personally appeared Sylvia H. H. H. and known to me to be the person who described in and who executed the within and foregoing instrument and certificate and acknowledged to me that Sylvia H. H. H. executed the same.

My Commission Expires Oct. 30, 1968

NOTARY PUBLIC

State of South Dakota County.

## OFFICE OF REGISTER OF DEEDS.

15622

State of South Dakota.  
 County of Hanson

Filed for record this 15 day of September A. D., 1958 at 8:00 of the day and recorded in book of Plats 125 therein.

James M. Mayhew by \_\_\_\_\_  
 Register of Deeds Deputy.

S2211(2)

10/9/58

RECEIVED  
 SEP 11 1958  
 HANSON COUNTY

#0375

APPLICATION FOR RECOGNITION OF VESTED DRAINAGE RIGHT REGISTRATION

1. Claimant Of Vested Drainage Right:  
Name: RIGGS FARMS, INC.  
Address: % DARRELL D. RIGGS, RR # 1 BOX 93, ETHAN, SD 57334
2. A. State the legal description of the land from which the water is drained (dominant estate):  
-W 1/2 of Sec. 8, Twp. 101N, Rg. 59W OF THE 5TH P.M., HANSON County.  
  
B. State the legal description of the land onto which the water is drained (servient estate):  
-NW 1/4 of Sec. 17, Twp. 101N, Rg. 59W OF THE 5TH P.M., HANSON County.  
  
C. State the legal description of the land for which the drainage right is claimed, if different than A, through a prescriptive right:  
-SAME AS PARAGRAPH 2.A.
3. The man-made modifications consist of A DITCH (i.e. drain tile, ditch, levee, dike, etc.). Generally describe the modifications in terms of length, depth, width, etc.: "A DITCH OF APPROXIMATELY 4680 FEET IN LENGTH, WITH A MAXIMUM WIDTH OF 20 FEET AND A MAXIMUM DEPTH OF 3 FEET.
4. State the general course and direction of the water flow by means of the drainage right: SOUTHERLY
5. State the general course and direction of the natural flow:  
A. ~~XXXX~~ Same as Section 4: or  
B. /
6. State any facts you believe relevant to the vested drainage rights: A MARKED COPY OF THE APPROPRIATE ASCS AERIAL PHOTO MAP IS ATTACHED
7. The claimed darinage right has existed since:  
A. /-/-/; or  
B. ~~XXXX~~ Unknown, PRIOR TO 1-1-1972.

Dated on June 10, 1992.

RIGGS FARMS, INC.,

by Darrell Riggs  
Darrell Riggs, President

(CORPORATE SEAL)  
STATE OF SOUTH DAKOTA  
COUNTY OF HANSON  
:SS

On June 10, 1992, before me, James R. Davies, the undersigned




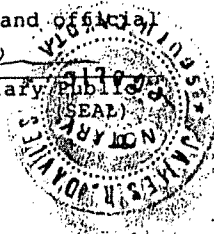
# 0375

officer, personally appeared Darrell D. Riggs, who acknowledged himself to be the President of Riggs Farms, Inc., a corporation and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In Witness Whereof, I have hereunto set my hand and official seal.

My commission expires: 5.6.96.

  
James R. Davies, Notary Public



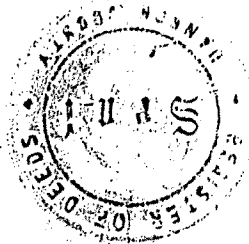
0375

STATE OF SOUTH DAKOTA }  
COUNTY OF HANSON }  
OFFICE OF REGISTER OF DEEDS

Filed for Record this 11<sup>th</sup> day  
of June 1992 at 12:00 o'clock A  
M., and recorded in Book 2 of DE  
on page 110-112

James R. Davies  
Register of Deeds  
Fee \$ 7.00

RECORDED  
INDEXED  
E.  
C.R.  
C.O.P.P.  
JUN 10 1992





RIGHT OF WAY EASEMENT PREPARED BY ES 10/1/2003

(unmarried) husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto INTERCOM ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter referred to as "Cooperative") whose post office address is Mitchell, South Dakota, and to its successors or assigns, leave to enter upon the lands of the undersigned, situated in the County of \_\_\_\_\_ State of \_\_\_\_\_ South Dakota, and more particularly described as follows:

Late Mrs. Eloise Tress

Koranne Eloesser Tress

(to be filled in by  
FBI New York  
DO NOT WRITE  
ANYTHING IN THESE  
SPACES)

Swky Section 17 T-101-N R. 59-2

and to construct, construct, operate and maintain any electric transmission line or system on or under the above-described lands and/or in, upon or under all streets, roads or highways abutting said lands; to inspect and make such reports, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including by way of example and not by way of limitation, the right to increase or decrease the number of conductors, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures; to cut trim and control the growth by chemical means, mechanical or otherwise of trees and shrubbery located within \_\_\_\_\_ feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and not necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system or, if any change of system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

Dated this 5th day of Aug, 1999

STATE OF SOUTH DAKOTA  
County of DeWitt } ss

On this 5<sup>th</sup> day of Aug, 1999, before me, Robert J. Weitz,  
the undersigned personally appeared Laurita Weber,  
acknowledged to be the person whose name (P) (care) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires **6-17-2005**  
Notary Public, South Dakota

## POWER OF ATTORNEY

Know all men by these presents, that I Loraine Lossar of 1132 SW Coast Avenue, Lincoln City, OR 97367, do hereby make, constitute, and appoint Lurena Weber, of 1500 South Buft, Mitchell, SD, 57301 my true and lawful attorney-in-fact for me and in my name, place and stead, and on my behalf:

To do any act in connection with the following described real property:

1. Southeast Quarter (SE1/4) of Section Seven (7), Township One Hundred One (101), North Range Fifty-nine (59), West of the 5th P.M., Hanson County, South Dakota, (156 Acres)
2. Southwest Quarter (SE1/4) less Lot H-1 (2.49) acres of Section Seventeen (17), Township One Hundred One (101), North Range Fifty-nine (59) West of the 5th P.M., Hanson County, South Dakota, (125.51 Acres)
3. Northwest Quarter (NW1/4) of the Section Seventeen (17), Township One Hundred One (101), North Range Fifty-nine (59), West of the 5th P.M., Hanson County, South Dakota, (155.99)
4. All that part of the Southeast Quarter (SE1/4) lying West of the C.M. & St. P. Railroad Company right-of-way in Section Eleven (11), Township One Hundred One (101), North Range Sixty (60), Davison County, South Dakota, (92 Acres)
5. Southeast Quarter (SE1/4) of Section Twenty-five (25), Township One Hundred Fourteen (14) North Range Seventy-six (76), West of the 5th P.M., Sully County, South Dakota, (160 Acres)

These acts include but are not limited to taking possession, managing, leasing, renting, and participating in any government program or programs.

The rights and powers granted here which I invest in Lurasta Weber shall be in full force and effect until revoked by me in writing.

Dated this 30 day of June, 1992.

Loraine Losser  
Loraine Losser

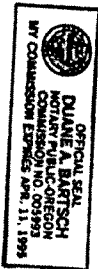
STATE OF OREGON  
COUNTY OF MULTNOMAH SS

On this 30 day of June, 1992, before me, the undersigned officer, personally appeared Loraine Losser, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

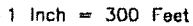
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ronald W. Gentry  
Notary Public  
My Commission Expires:

(SEAL)



000466  
OFFICE OF REGISTER OF DEEDS  
STATE OF SOUTH DAKOTA, COUNTY OF HANSON, SS.  
FILED FOR RECORD THIS 24 DAY OF June,  
1992 AT 3:00 O'CLOCK P.M. AND RECORDED  
IN BOOK 3 OF 202 ON PAGE 315-317  
DEPT. OF PUBLIC SAFETY  
FEE 14.00 REGISTER OF DEEDS



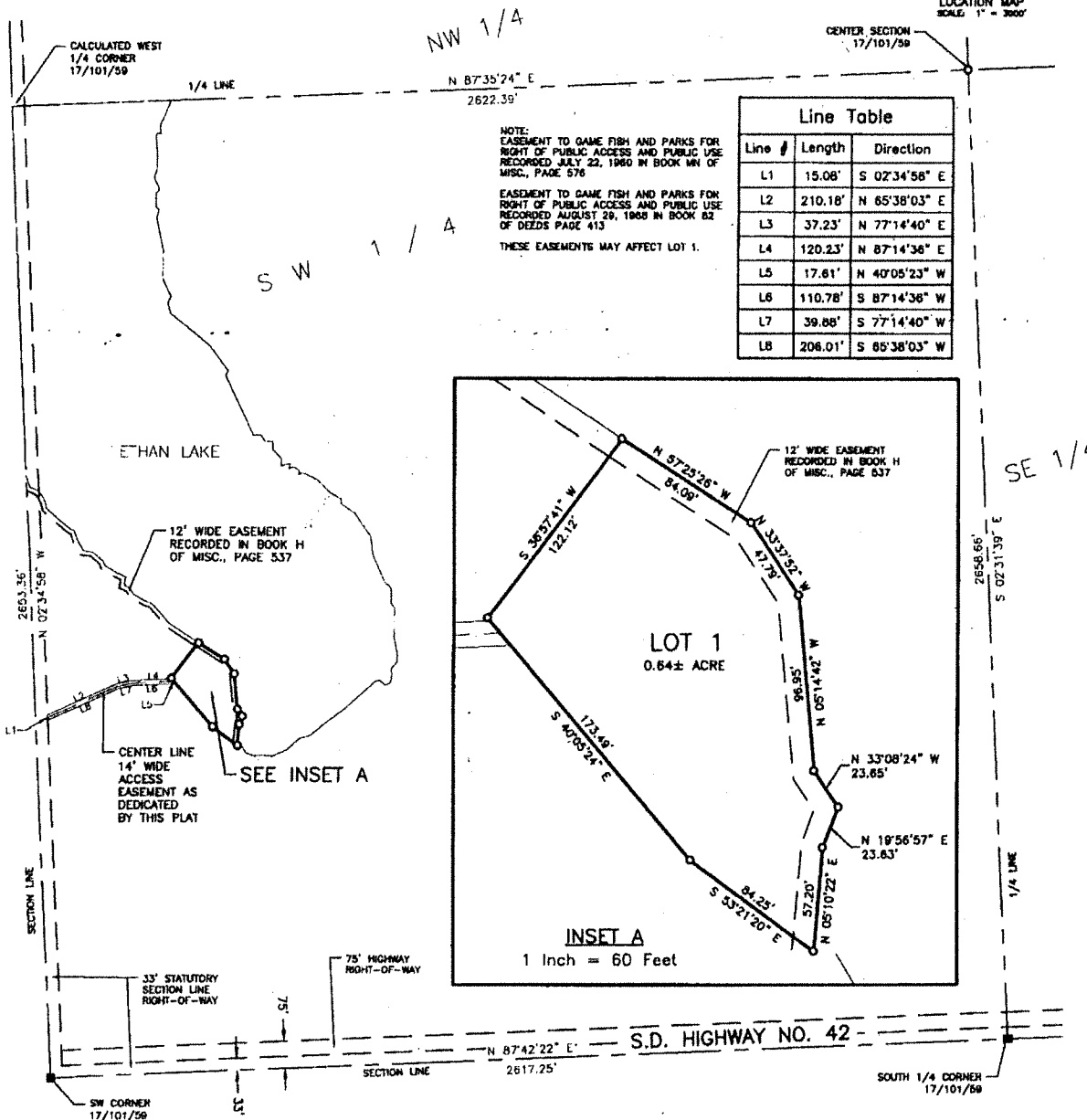
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NOS. 8296
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/NUMBER POK-8296
- WM = WITHIN MONUMENT

NOTE:  
EASEMENT TO GAME FISH AND PARKS FOR  
RIGHT OF PUBLIC ACCESS AND PUBLIC USE  
RECORDED JULY 22, 1980 IN BOOK MN OF  
MISC., PAGE 576

EASEMENT TO GAME FISH AND PARKS FOR  
RIGHT OF PUBLIC ACCESS AND PUBLIC USE  
RECORDED AUGUST 29, 1980 IN BOOK 82  
OF DEEDS PAGE 413

THESE EASEMENTS MAY AFFECT LOT 1.

Line #	Length	Direction
L1	15.08'	S 02°34'58" E
L2	210.18'	N 65°38'03" E
L3	37.23'	N 77°14'40" E
L4	120.23'	N 87°14'36" E
L5	17.81'	N 40°05'23" W
L6	110.78'	S 87°14'36" E
L7	39.88'	S 77°14'40" W
L8	206.01'	S 85°38'03" W



A PLAT OF LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5th P.M., HANSON COUNTY, SOUTH DAKOTA

### SURVEYOR'S CERTIFICATE

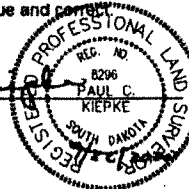
I, Paul C. Klepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Father Terry L. Weber, as Personal Representative of the Estate of Lureta C. Weber, and under his direction for purposes indicated therein, I did on or prior to September 17, 2020, survey those parcels of land described as follows: LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and foregoing plat is true and correct.  
Dated this 22 day of September, 2020.

Registered Land Surveyor #SD8296

SPN

**& Associates**  
**Engineers, Planners and Surveyors**  
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
 Phone: (605) 996-7751 Fax: (605) 996-0015



# A PLAT OF LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5th P.M., HANSON COUNTY, SOUTH DAKOTA

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Father Terry L. Weber hereby certifies that he is the Personal Representative of the Estate of Lureta C. Weber; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of the Estate of Lureta C. Weber and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA, as shown by this plat; and the Estate of Lureta C. Weber hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 1 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 413<sup>rd</sup> Avenue and that this plat dedicates an access easement for ingress and egress to Lot 1 as shown.

IN WITNESS WHEREOF, I have hereunto set my hand this 25 day of September, 2020.

F. Terry Weber

Father Terry L. Weber, Personal Representative of the Estate of Lureta C. Weber

STATE OF South Dakota  
COUNTY OF Hanson } SS

On this, the 25 day of September, 2020, before me, Christi Pierson, the undersigned officer, personally appeared Father Terry L. Weber, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Christi Pierson

Notary Public,

My Commission Expires: 2-14-2023

## RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA, prepared by Paul C. Klepke, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Hanson County, South Dakota, has been submitted to the County Planning Commission of the said County of Hanson, 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 Hanson, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Hanson County, South Dakota, that the plat of LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA, prepared by Paul C. Klepke, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Hanson, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the County Planning Commission of Hanson County, South Dakota, at a meeting thereof held on the 23 day of Sept., 2020.

Matt Aumann CHAIRMAN

Chairperson/Vice Chairperson of the Hanson County Planning Commission

## RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Hanson County, South Dakota, that the plat of LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5TH P.M., HANSON 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 6 day of October, 2020.

Rachael D. Drees

Chairperson/Vice Chairperson, Board of County Commissioners, Hanson County

## CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.



Julie Ruder  
Treasurer/Deputy Treasurer of Hanson County

9-30-2020  
Date

**SPN**


**& Associates**  
Engineers, Planners and Surveyors  
2100 North Main Street - P.O. Box 394 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5th P.M., HANSON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, Lesa Trabing, do hereby certify that I am the duly elected, qualified, and acting County Auditor of Hanson County, South Dakota, and that the above resolution was adopted by the Board of County Commissioners of Hanson County, South Dakota, at a regular meeting held on October 6, 2020, approving the above named plat.

Lesa Trabing  
Auditor/Deputy Auditor of Hanson County



CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: Chris Dye  
Highway Authority

Title: Highway Supt

Date: 10-6-2020

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 1 OF HEIMAN-WEBER ADDITION IN THE SW 1/4 OF SECTION 17, T 101 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Christi Larson  
Director of Equalization/Deputy Director of Equalization of Hanson County

9/23/2020  
Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)  
COUNTY OF HANSON)

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_

therein and recorded on Microfilm Number \_\_\_\_\_

DOC #: 20200742 FEE: \$60.00  
HANSON COUNTY REGISTER OF DEEDS, STATE OF SD  
RECORDED 10/14/2020 AT 11:25 AM, BOOK 8P, PG 113

Debra D. Zens  
Debra D. Zens, REGISTER OF DEEDS



Register of Deeds

By: \_\_\_\_\_  
Deputy Register of Deeds

**SPN**

**& Associates**  
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0016



