

# 2016plat001 – April 5<sup>th</sup>, 2016

Prepared by Richard Haugen

Applicant/Owner: Greg Pearson, 784 E Lake Hendricks Dr., Hendricks, MN 56136

Legal Description: Plat of Block 1; Lots 1-5 in Block 1 and Block 2 of Pearson-Overby Addition An Addition in Government Lot 4 in Section 22-T112N-R47W of the 5<sup>th</sup> P.M., Brookings County, South Dakota.”

2016plat001: Greg Pearson has submitted a plat for non-lake front lots located on the south east side of Lake Hendricks. His preliminary plat was approved at the March 1<sup>st</sup>, 2016 meeting of the Brookings County Planning and Zoning Commission. He has now purchased the property and is platting; “Block 1; Lots 1-5 in Block 1 and Block 2” and will plat the rest of the lots that were on the preliminary plat, as they are sold. The current land use is agricultural and is being farmed. The lots meet or exceed the 20,000 square feet size for Lake Park - non lake front setback requirements of:

- 50 feet front yard,
- 50 feet rear yard,
- 8 feet side yard.

The lay of the land is rolling, with a hill crest in the middle and sloping to the north and the south ends. The property is not in the flood plain.

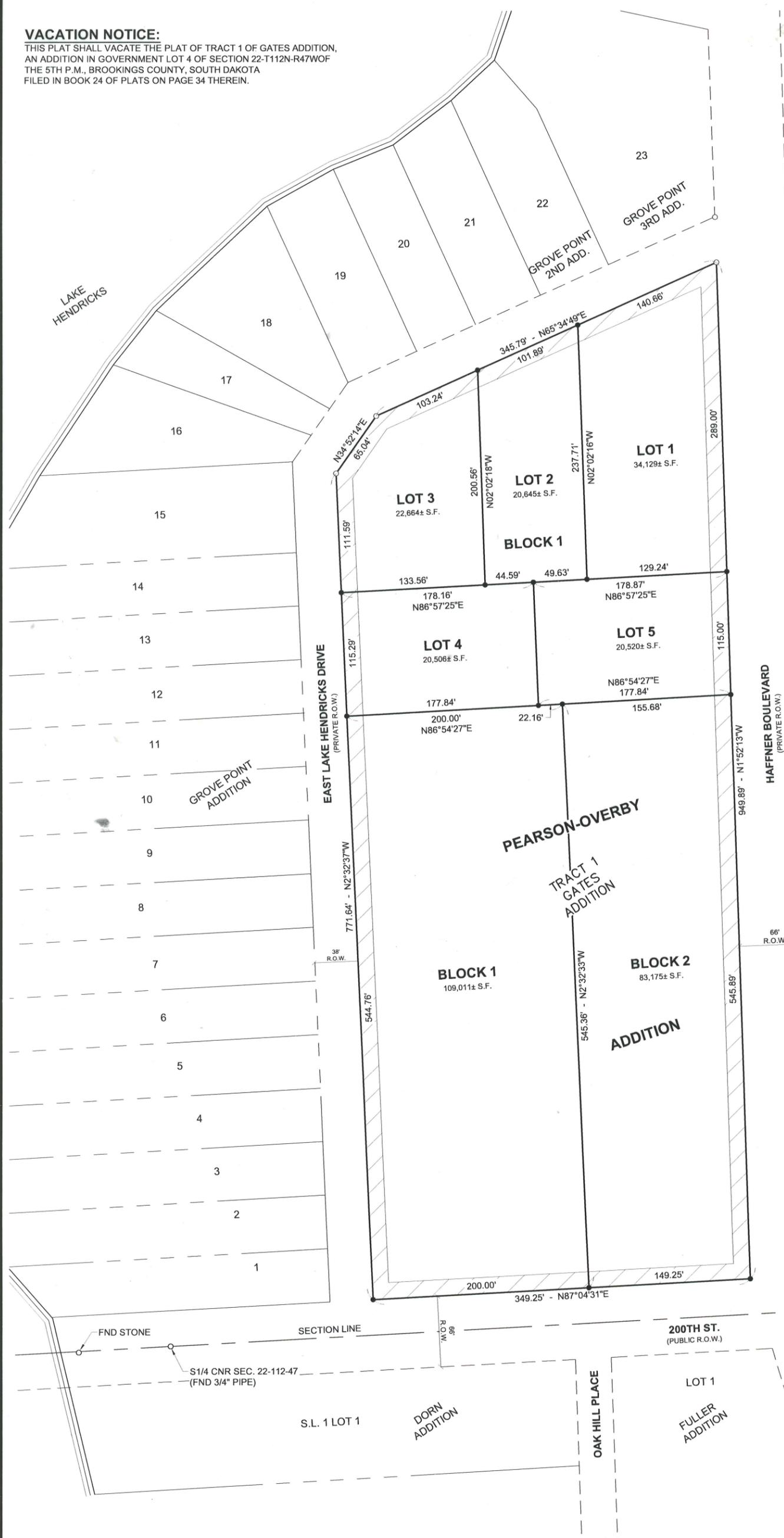
Approving the plat would provide additional lots for residential or accessory buildings in the Lake Park District.

Denying the plat request would keep the land at its current use.

PLAT OF  
**BLOCK 1; LOTS 1-5 IN BLOCK 1; AND BLOCK 2 OF PEARSON-OVERBY ADDITION**  
AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W  
OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

**VACATION NOTICE:**

THIS PLAT SHALL VACATE THE PLAT OF TRACT 1 OF GATES ADDITION, AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA FILED IN BOOK 24 OF PLATS ON PAGE 34 THEREIN.



**LEGEND**

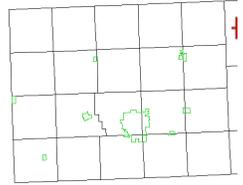
- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #11307)



PREPARED BY:  
BANNER ASSOCIATES, INC.  
409 22nd AVE. S.  
BROOKINGS, SD 57006  
(605) 692-6342  
FEBRUARY 2016



**Overview**



**Legend**

-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
-  Parcels

<b>Parcel ID</b>	091401124722300	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	ALL SEASONS STORAGE LLC
<b>Sec/Twp/Rng</b>	22-112-47	<b>Class</b>	NAC		784 E LAKE HENRICKS DR
<b>Property Address</b>		<b>Acreage</b>	n/a		HENRICKS MN 56136
<b>District</b>	0910A - LAKE HENRICKS ROAD DIST				
<b>Brief Tax Description</b>	GATES ADDITION IN GOVT LOT 4 SEC 22-112-47 7.40 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

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 **Developed by**  
 The Schneider Corporation