

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

Prepared by Richard Haugen

April 6<sup>th</sup>, 2016 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat001 at the April 5<sup>th</sup>, 2016 meeting.

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.

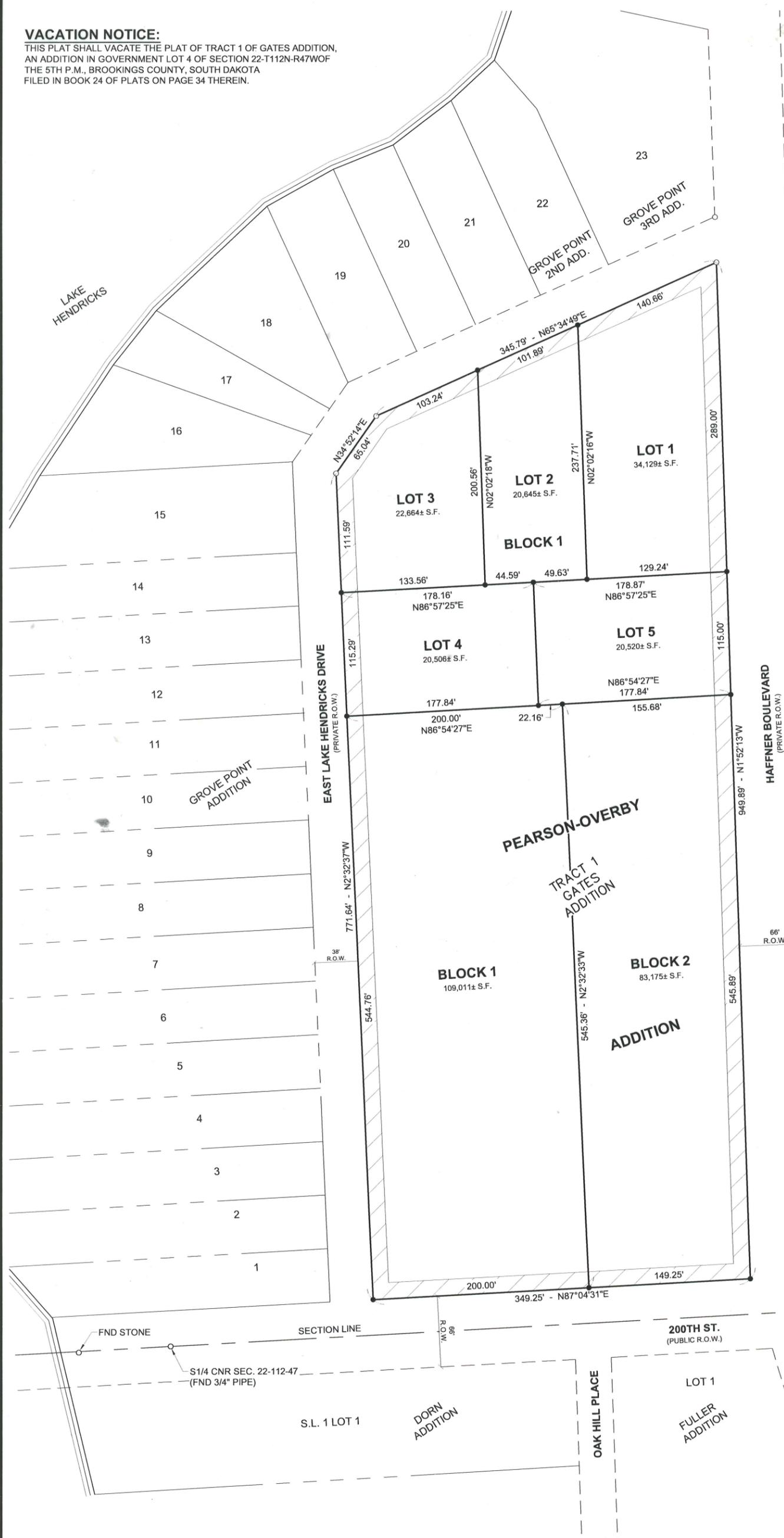
Approving the plat would provide additional lots for residential or accessory buildings in the Lake Park District.

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

**SURVEYOR'S CERTIFICATE**

I, Jonathan J. Bunkowske, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **February 5, 2016**, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as **TRACT 1 OF GATES ADDITION**, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **BLOCK 1; LOTS 1-10 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.**

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 8<sup>th</sup> day of March, 20 16.



Jonathan J. Bunkowske  
Professional Land Surveyor  
Registration No. 11307  
Banner Associates, Inc.  
409 22nd Ave. S.  
Brookings, South Dakota 57006  
Telephone (605) 692-6342

**OWNER'S CERTIFICATE**

We, **ALL SEASONS STORAGE, LLC**, owners of a tract of land shown in the above plat, hereby certify that we did authorize and do join in and approve the above survey and plat, 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 Brookings, 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. Any land shown in the above plat and designated as a street, road, alley, park or public ground is hereby dedicated to public use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

THIS PLAT SHALL VACATE THE 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.

IN WITNESS WHEREOF, we have executed this Owner's Certificate this 9<sup>th</sup> day of March, 20 16.

STATE OF South Dakota  
COUNTY OF Brookings } SS

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Greg Pearson and Shane Overby as Organizers of All Seasons Storage, LLC**, acknowledged that they, being authorized so to do, executed the foregoing Owner's Certificate for the purpose therein contained.

IN WITNESS MY HAND AND SEAL THIS 9<sup>th</sup> day of March, 20 16.

Greg Pearson  
Greg Pearson - Organizer  
Shane Overby  
Shane Overby - Organizer



**CERTIFICATE OF HIGHWAY AUTHORITY**

I, Kevin Buehler, (title) Vice President acting for Lake Hendricks Road Dist, hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements.

APPROVED THIS 9<sup>th</sup> DAY OF March, 20 16.

Kevin Buehler  
Highway Authority

**CERTIFICATE OF COUNTY PLANNING COMMISSION**

Approved by the Brookings County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Chairman, Brookings County Planning Commission

**RESOLUTION NO. \_\_\_\_\_**

It was moved by \_\_\_\_\_, seconded by \_\_\_\_\_, motion carried that the plat of **BLOCK 1; LOTS 1-10 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**, as described above and hereon be approved and accepted and the Chairman is hereby instructed to endorse on such plat this resolution and to certify the same.

ATTEST:  
\_\_\_\_\_  
Chairman, Board of Commissioners  
Brookings County, South Dakota

**DIRECTOR OF EQUALIZATION**

I, \_\_\_\_\_, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

\_\_\_\_\_  
Director of Equalization, Brookings County, South Dakota

**COUNTY FINANCE CERTIFICATE**

I, \_\_\_\_\_, Finance Officer of Brookings County, South Dakota do hereby certify that all taxes which are liens upon the land shown in the above plat, as shown by the records in my office, have been paid in full.

\_\_\_\_\_  
Finance Officer, Brookings County, South Dakota

**REGISTER OF DEEDS**

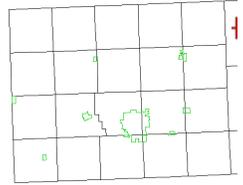
STATE OF SOUTH DAKOTA }  
COUNTY OF BROOKINGS } SS

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ .m., and recorded in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_ therein.

\_\_\_\_\_  
Register of Deeds, Brookings County South Dakota



**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>				

Date created: 3/24/2016  
 Last Data Uploaded: 2/18/2014 4:02:57 AM

 **Developed by**  
 The Schneider Corporation