

2016plat002 – May 3rd, 2016

Prepared by Richard Haugen

Applicant/Owner: Risty Farms Inc., 45956 216th St, Volga, SD 57071

Legal Description: “Plat of Lots 1 & 2 of Risty Addition in the SW1/4 of Section 8, Township 109 North, Range 52 West of the 5th P.M., Brookings County, South Dakota.”

2016plat002: Risty Farms Inc. has submitted a plat for Lot 1 and Lot 2 of Risty Addition, with an address of 21586 455th Ave, Arlington, SD 57212, located in the SW1/4 of Section 8, T109N, R52W which they own. Lot 1 is for 11.6 acre existing building site and Lot 2 is for 37.5 acres of a wetland area.

Subdividing of an established building site is an allowed policy in the 2016 Brookings County Comprehensive Plan; “Exception to large lot residential development”- Policy # 3 found on page 45 of the Comprehensive Plan.

Established residences are a permitted use in the Brookings County Zoning Ordinance, Article 11:00-Agricultural District; Section 11:01-“A”-Agricultural District: Permitted Uses # 2, found on page 11.00-1.

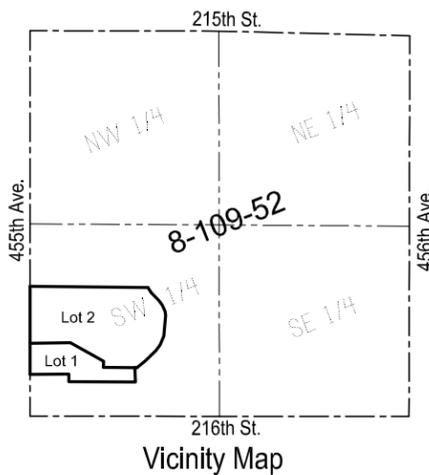
PLAT OF LOTS 1 & 2 OF RISTY ADDITION IN THE SW 1/4 OF SECTION 8, TOWNSHIP 109 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

W 1/4 Cor.
8-109-52
(FND US Fish & Wildlife Cap)

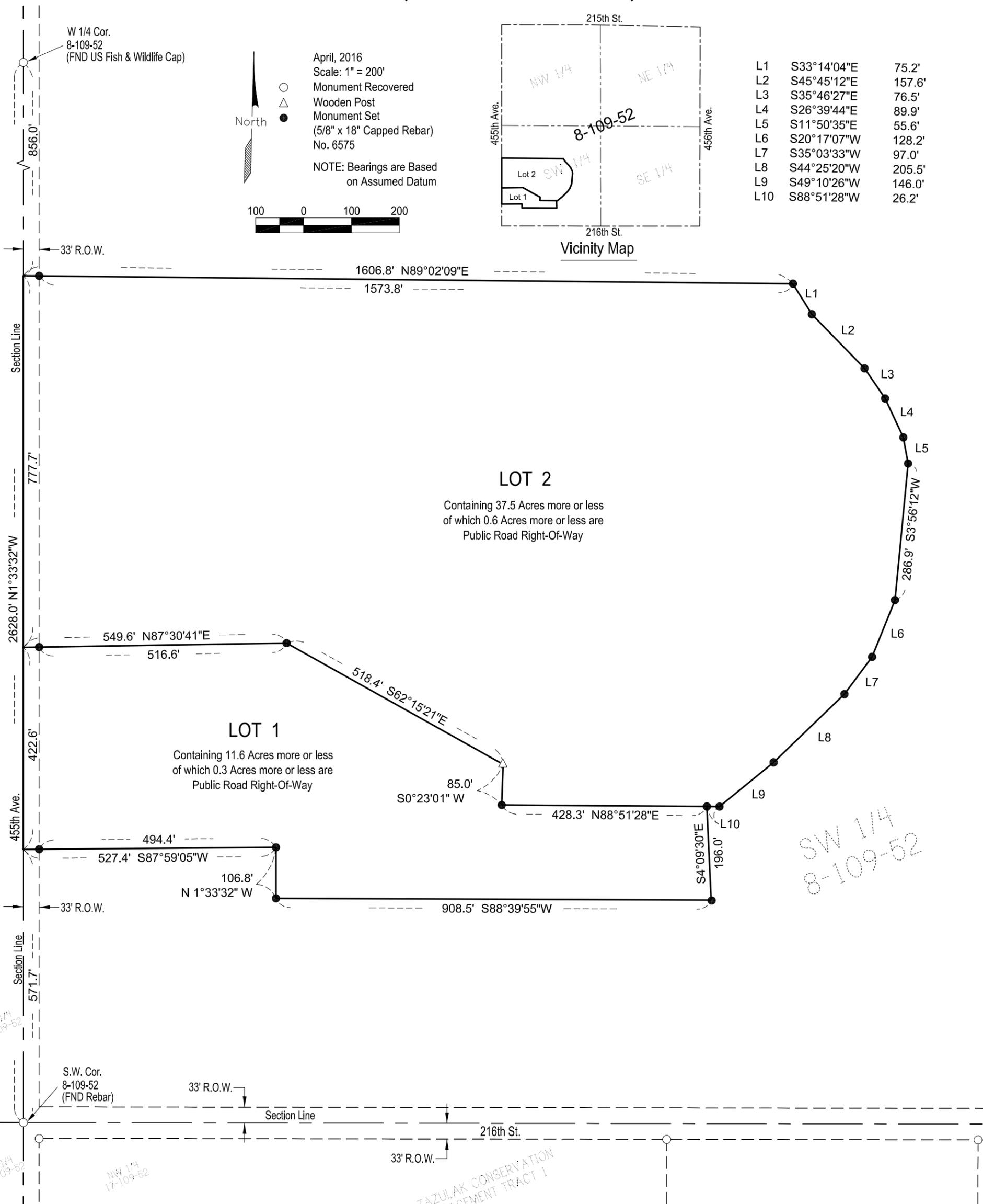
April, 2016
Scale: 1" = 200'

- Monument Recovered
- △ Wooden Post
- Monument Set (5/8" x 18" Capped Rebar) No. 6575

NOTE: Bearings are Based on Assumed Datum



L1	S33°14'04"E	75.2'
L2	S45°45'12"E	157.6'
L3	S35°46'27"E	76.5'
L4	S26°39'44"E	89.9'
L5	S11°50'35"E	55.6'
L6	S20°17'07"W	128.2'
L7	S35°03'33"W	97.0'
L8	S44°25'20"W	205.5'
L9	S49°10'26"W	146.0'
L10	S88°51'28"W	26.2'



SW 1/4
8-109-52

SURVEYOR'S CERTIFICATE

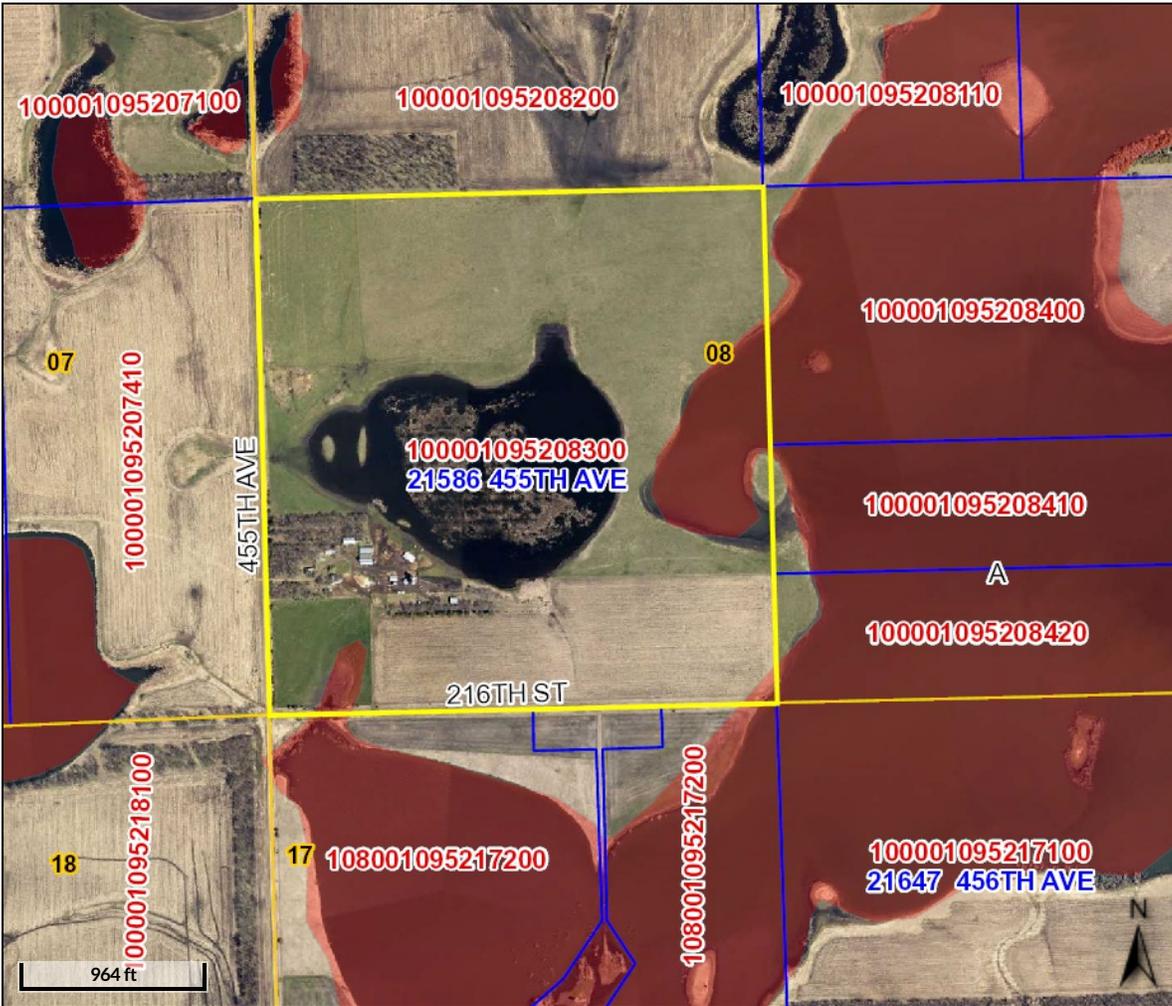
I, Mike J. Lapka, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before April 7th, 2016, survey a parcel of land located in the SW 1/4 of Section 8, T109N, R52W of the 5th P.M., Brookings County, South Dakota, as shown on the plat, and marked upon the ground thereof in the manner shown on the plat and that the attached is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF LOTS 1 & 2 OF RISTY ADDITION IN THE SW 1/4 OF SECTION 8, TOWNSHIP 109 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA."

IN WITNESS WHEREOF, I have executed the Surveyor's Certificate this 7th day of April, 2016.

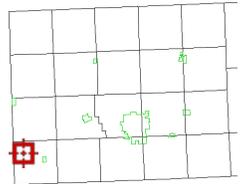
Prepared By:



Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200



Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
-  Parcels
-  Roads
- Floodplain 2008**
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  X

Parcel ID	100001095208300	Alternate ID	n/a	Owner Address	RISTY FARMS INC
Sec/Twp/Rng	8-109-52	Class	AGA		45956 216TH ST
Property Address	21586 455TH AVE	Acreage	160		VOLGA SD 57071
	ARLINGTON				
District	1009				
Brief Tax Description	SW 1/4 SEC 8-109-52 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 4/12/2016