

2016plat003 – May 3rd, 2016

Prepared by Richard Haugen

May 4th, 2016 – The Brooking County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat003 at their May 3rd, 2016 meeting.

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

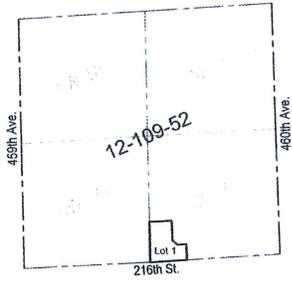
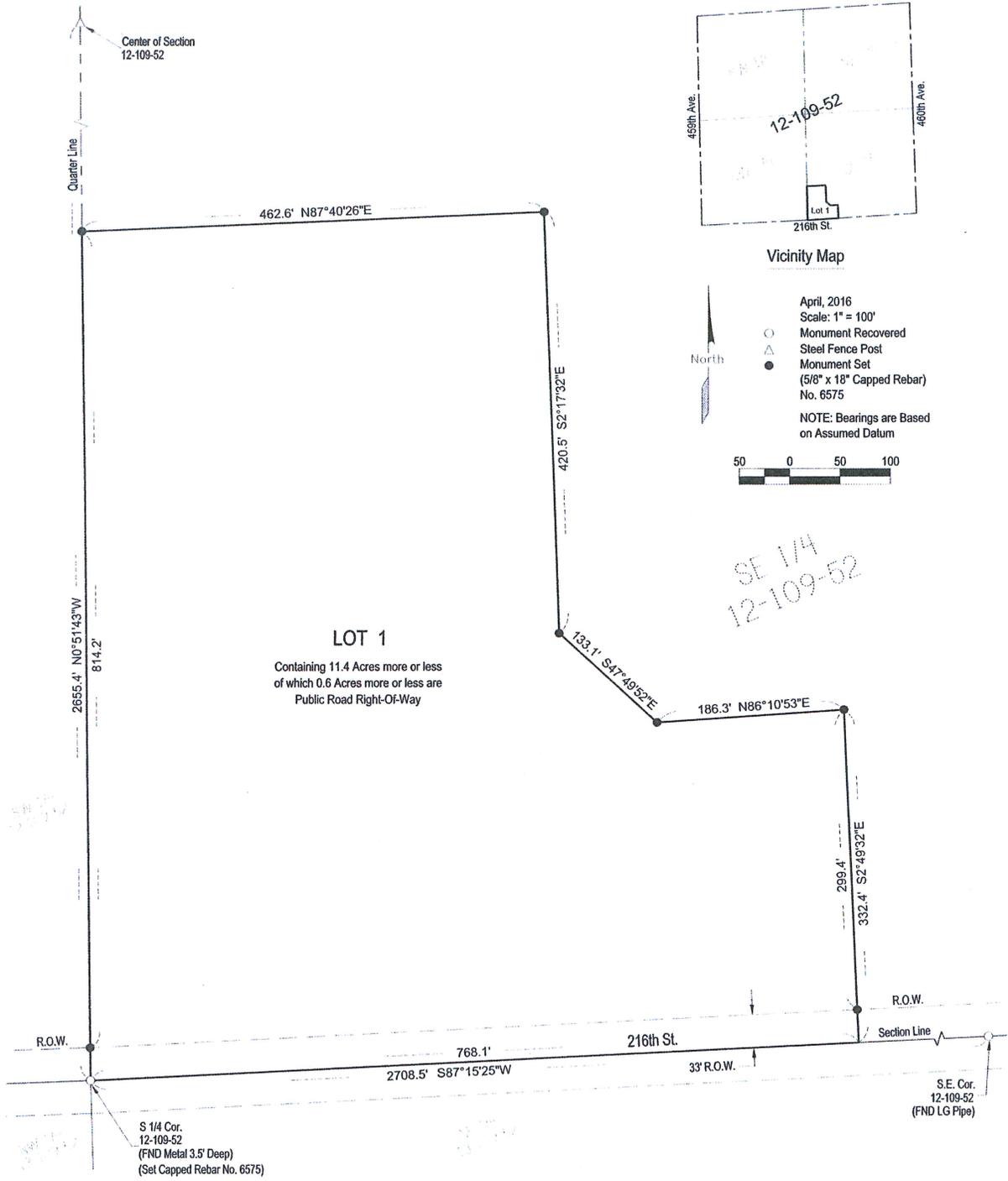
Legal Description: “Plat of Lot 1 of Wills Addition in the SE1/4 of Section 12, Township 109 North, Range 52 West of the 5th P.M., Brookings County, South Dakota.”

2016plat003: Risty Farms Inc. has submitted a plat for Lot 1 of Wills Addition, with an address of 45956 216th St, Volga, SD, located in the SE1/4 of Section 12, T109N, R52W which they own. Lot 1 is for 11.4 acre existing established building site.

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
LOT 1 OF WILLS ADDITION IN THE SE 1/4 OF SECTION 12, TOWNSHIP 109 NORTH,
RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA**



Vicinity Map

April, 2016
Scale: 1" = 100'

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

NOTE: Bearings are Based on Assumed Datum

LOT 1
Containing 11.4 Acres more or less
of which 0.6 Acres more or less are
Public Road Right-Of-Way

SE 1/4
12-109-52

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 SE 1/4 of Section 12, 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 LOT 1 OF WILLS ADDITION IN THE SE 1/4 OF SECTION 12, 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



OWNER'S CERTIFICATE

We, Gregory Alan Wills and Stephen Lee Wills, the duly Authorized Representatives of Risty Farms Inc., owners of the tract of land shown in the foregoing plat, hereby certify that we do 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 regulation. Any land shown in the above plat and designated as a street, road, alley, park or public ground is hereby dedicated to public land use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

The portion so platted shall hereafter be designated as "PLAT OF LOT 1 OF WILLS ADDITION IN THE SE¼ OF SECTION 12, TOWNSHIP 109 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, We have executed this Owner's Certificate this 22 day of April, 2016.

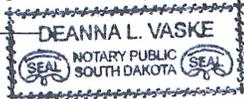
Gregory Alan Wills
Gregory Alan Wills (Executor)

Stephen Lee Wills
Stephen Lee Wills (Executor)

STATE OF South Dakota
) SS
COUNTY OF Brookings

On this 22nd day of April, 2016, before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Gregory Alan Wills and Stephen Lee Wills, who acknowledge themselves to be the Authorized Representatives of Risty Farms Inc., and that they, as such being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation themselves as Authorized Representatives.

Deanna L. Vaske
NOTARY PUBLIC
My commission expires: 1-2-2021



RESOLUTION NO

It was moved by _____, seconded by _____, motion carried, the "PLAT OF LOT 1 OF WILLS ADDITION IN THE SE¼ OF SECTION 12, TOWNSHIP 109 NORTH, RANGE 52 WEST 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.

Dated this _____ day of _____, 2016

CHAIRMAN, BROOKINGS COUNTY BOARD
OF COUNTY COMMISSIONERS

ATTEST:

FINANCE OFFICER
BROOKINGS COUNTY, SOUTH DAKOTA

CERTIFICATE OF HIGHWAY AUTHORITY

I, _____, acting for _____, hereby approve access as shown on the attached plat to the abutting public highways subject to applicable laws, ordinances and permit requirements.

HIGHWAY AUTHORITY

CERTIFICATE OF COUNTY PLANNING COMMISSION

Approved by the Brookings County Planning Commission on the _____ day of _____, 2016.

CHAIRMAN, BROOKINGS COUNTY
PLANNING COMMISSION

COUNTY FINANCE CERTIFICATE

I, Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats, as shown by the records of my office, have been fully paid.

Dated this 28 day of April, 2016.

Foni Schultz
FINANCE OFFICER
BROOKINGS COUNTY, SOUTH DAKOTA



DIRECTOR OF EQUALIZATION

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

Dated this 28 day of April, 2016.

Ch. H.
DIRECTOR OF EQUALIZATION
BROOKINGS COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF BROOKINGS)

Filed for record this _____ day of _____, 2016, at _____ o'clock _____ M., and recorded in Book _____, of Plats on page _____.

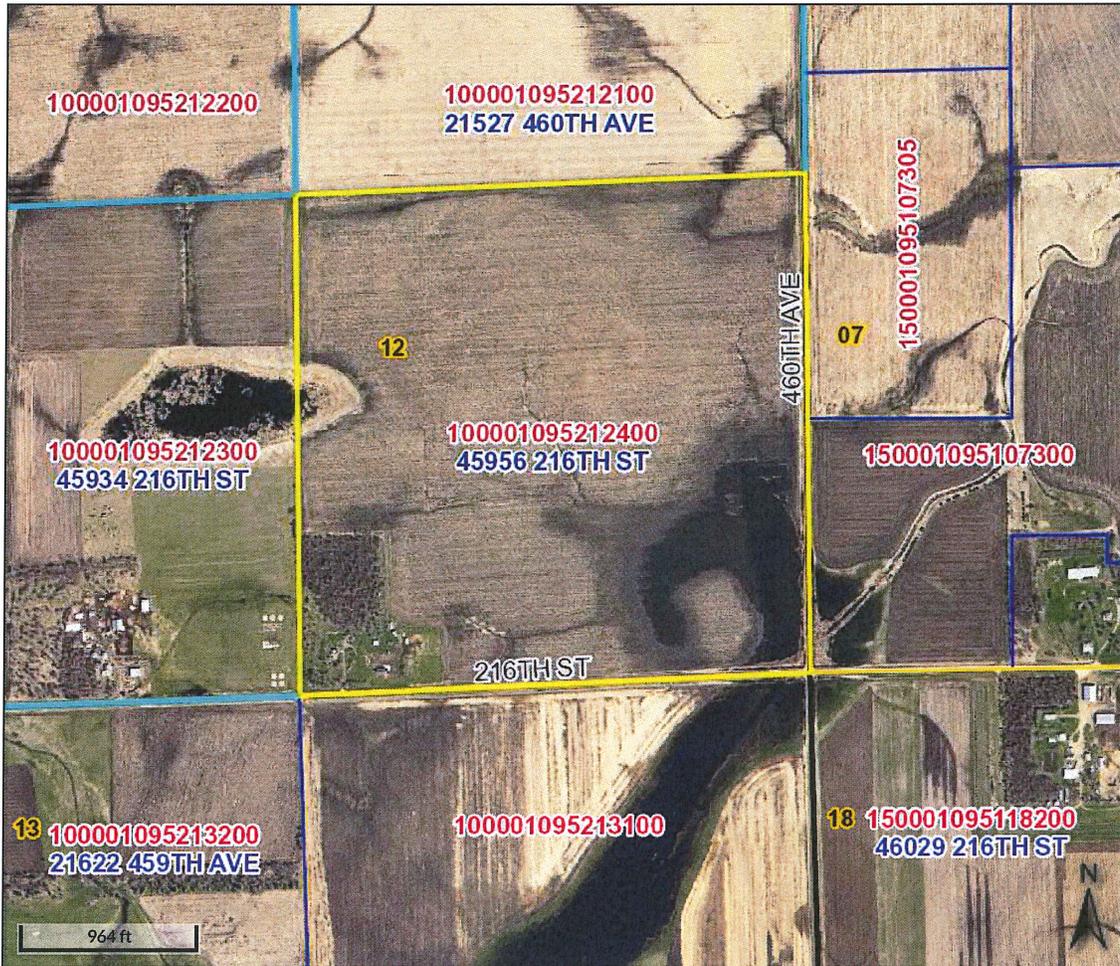
REGISTER OF DEEDS
BROOKINGS COUNTY, SOUTH DAKOTA



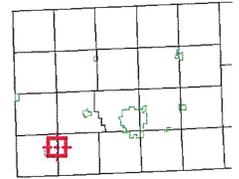
Prepared By:



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



Overview



Legend

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

Parcel ID	100001095212400	Alternate ID	n/a	Owner Address	RISTY FARMS INC
Sec/Twp/Rng	12-109-52	Class	AGA		45956 216TH ST
Property Address	45956 216TH ST	Acreage	160		VOLGA SD 57071
	VOLGA				
District	1005				
Brief Tax Description	SE 1/4 SEC 12-109-52 160.0 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/12/2016