

# 2016plat005 – August 2<sup>nd</sup>, 2016

Prepared by Richard Haugen

Applicant/Owner: Tim Gutormson, 47358 SD Hwy 234, Brookings, SD 57006

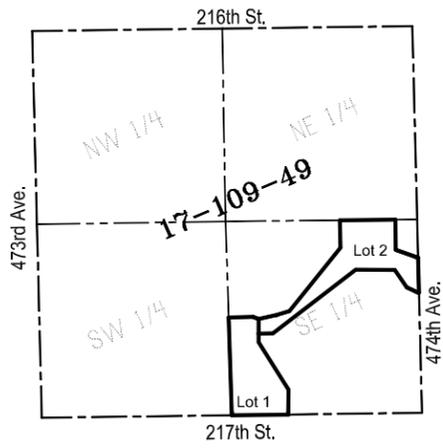
Legal Description: “Plat Lots 1 & 2 of Block 2 of Brookstone Addition in the SE1/4 of Section 17, Township 109 North, Range 49 West of the 5<sup>th</sup> P.M., Brookings County, South Dakota.”

2016plat005: Tim Gutormson has submitted a plat for “Plat Lots 1 & 2 of Block 2 of Brookstone Addition in the SE1/4 of Section 17, Township 109 North, Range 49 West of the 5<sup>th</sup> P.M., Brookings County, South Dakota.” He is subdividing 18.1 acres off from 39.87 acres he owns. Lot 1 containing 18.81 acres is the existing building site with some pasture land. Lot 2 containing 21.8 acres is the balance of the pasture land. Lot 2 is not a buildable site for a residence as does not meet the minimum 35 acre size requirement.

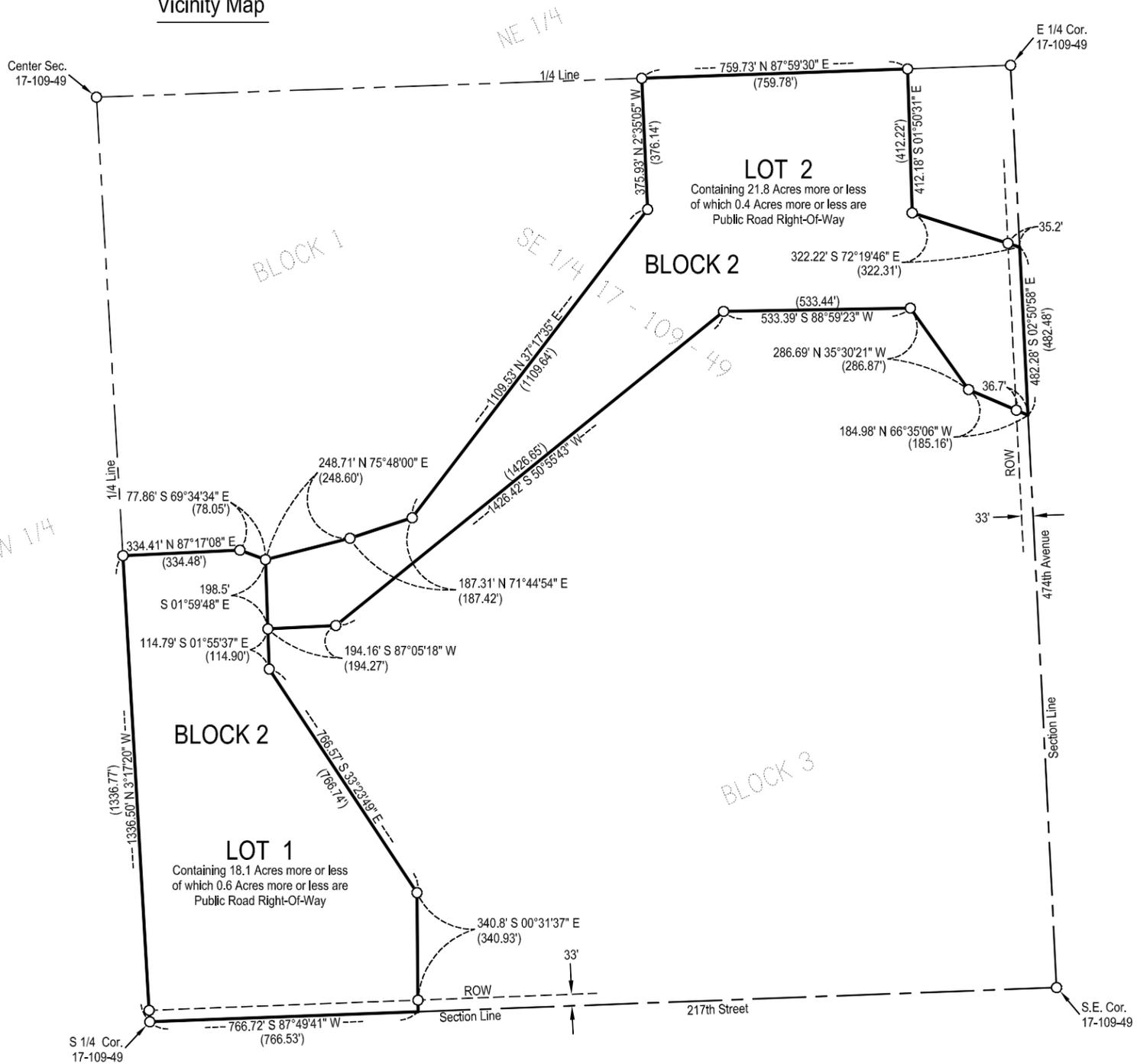
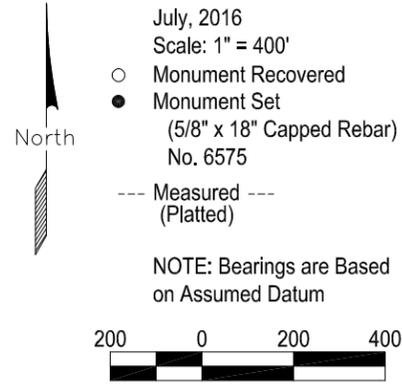
The plat meets the platting requirements and the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

# PLAT OF LOTS 1 & 2 OF BLOCK 2 OF BROOKSTONE ADDITION IN THE SE 1/4 OF SECTION 17, TOWNSHIP 109 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

THIS PLAT TO SUBDIVIDE BLOCK 2 OF "PLAT OF BLOCKS 1, 2, AND 3 BROOKSTONE ADDITION LOCATED IN THE SE 1/4 OF SECTION 17, T109N, R49W OF THE 5TH. P.M., BROOKINGS COUNTY, SOUTH DAKOTA" FILED FOR RECORD ON MARCH 10TH, 1999 AT 8:10 A.M., IN PLAT BOOK 21 ON PAGE 73. SUBJECT TO EASEMENT OF RECORD.



Vicinity Map



**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 the 12th day of July, 2016, surveyed and platted a portion of land located in the SE 1/4 of Section 17, Township 109 North, Range 49 West 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: **"LOTS 1 & 2 OF BLOCK 2 OF BROOKSTONE ADDITION IN THE SE 1/4 OF SECTION 17, TOWNSHIP 109 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA"**.

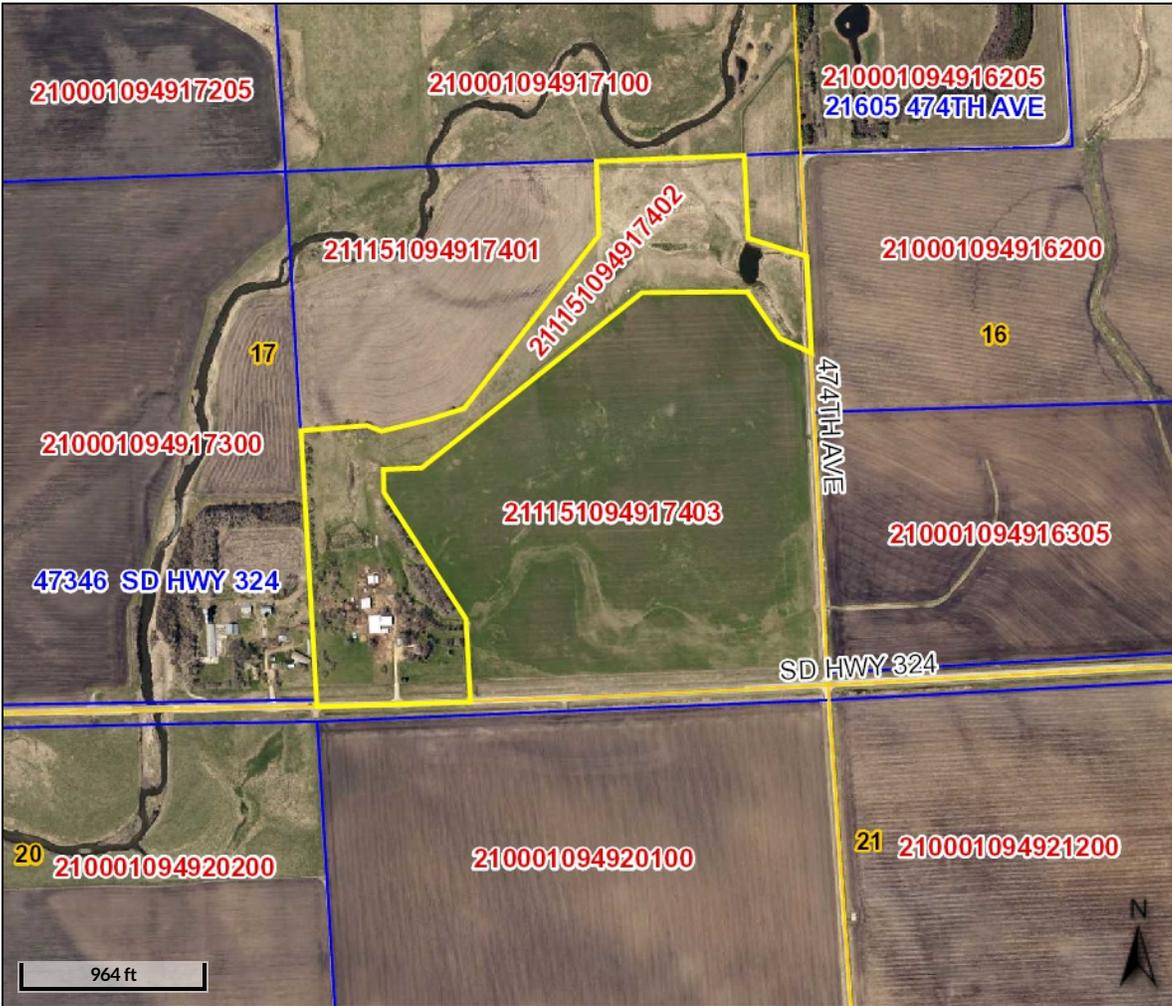
IN WITNESS WHEREOF, I have executed the Surveyor's Certificate this 12th day of July, 2016.

Prepared By:

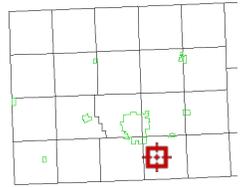


Civil Engineers & Land Surveyors  
Brookings, South Dakota  
Ph. 605-696-3200





**Overview**



**Legend**

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

<b>Parcel ID</b>	211151094917402	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	GUTORMSON, TIMOTHY J
<b>Sec/Twp/Rng</b>	17-109-49	<b>Class</b>	AGC		47358 SD HWY 324
<b>Property Address</b>	47358 SD HWY 324	<b>Acreage</b>	39.87		BROOKINGS SD 57006
	BROOKINGS				
<b>District</b>	2101				
<b>Brief Tax Description</b>	BROOKSTONE ADDN SE 1/4 SEC 17-109-49 BLOCK 2 39.87 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/12/2016