2016plat005 – August 2nd, 2016

Prepared by Richard Haugen

August 3rd, 2016 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat005 at their August 2nd, 2016 meeting.

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

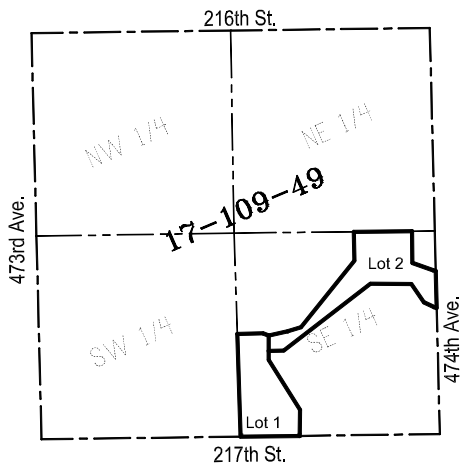
Legal Description: "Plat Lots 1 & 2 of Block 2 of Brookstone Addition in the SE1/4 of Section 17, Township 109 North, Range 49 West of the 5th P.M., Brookings County, South Dakota."

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 5th 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.



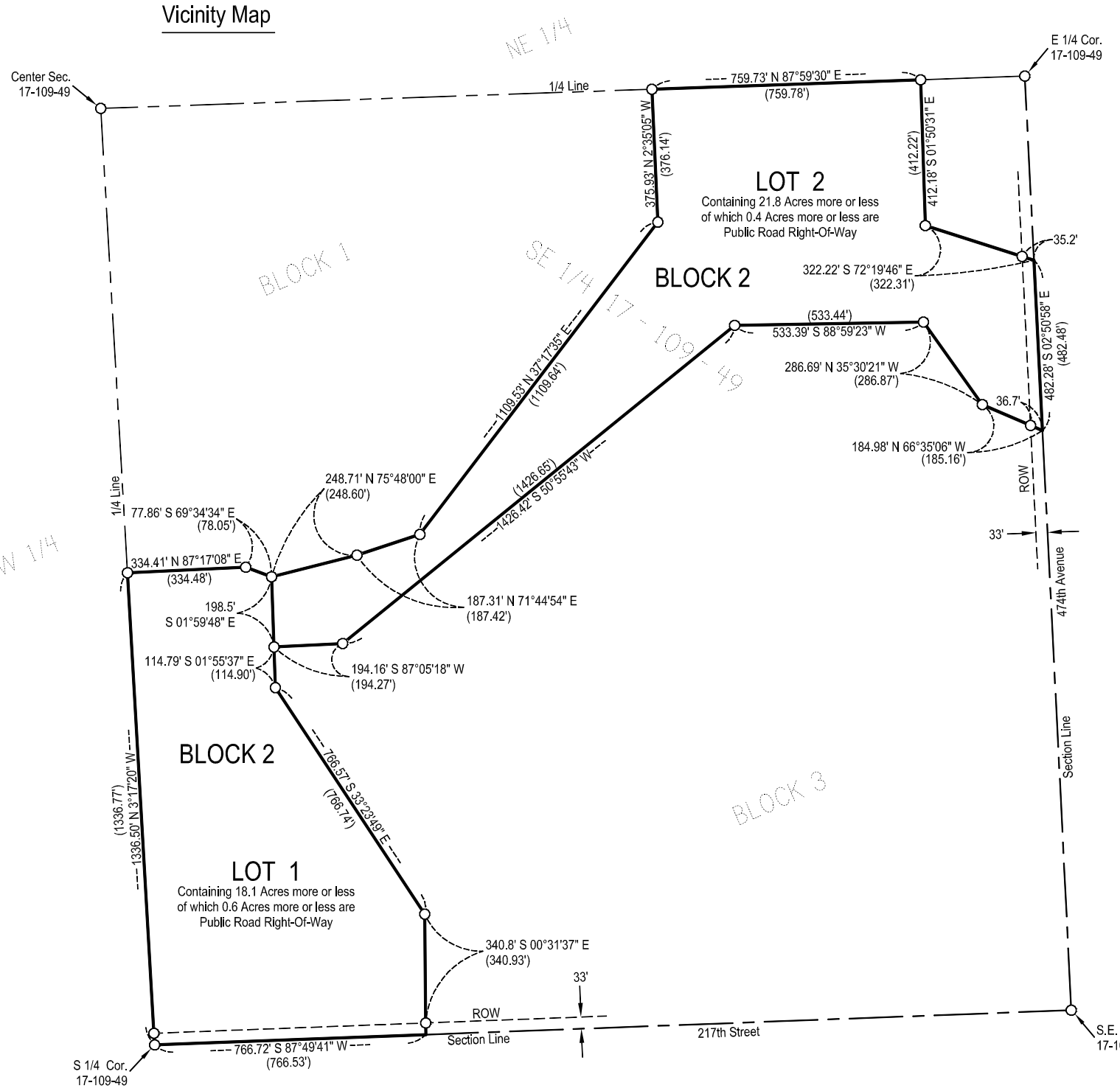
Vicinity Map

North

July, 2016
Scale: 1" = 400'
○ Monument Recovered
● Monument Set
(5/8" x 18" Capped Rebar)
No. 6575
--- Measured ---
(Platted)

NOTE: Bearings are Based on Assumed Datum

200 0 200 400



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 SE¼ 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 DESIGN INC
Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200

OWNER'S CERTIFICATE

I, Timothy Gutormson, owner 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.

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.

The portion so platted shall hereafter be designated as **"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, We have executed this Owner's Certificate this _____day of _____2016.

_____
Timothy Gutormson

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20_____, before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Timothy Gutormson, known to be the person who executed the foregoing Owner's Certificate, and acknowledged to me that they executed the same.

_____
NOTARY PUBLIC
My commission expires: _____

RESOLUTION NO _____.

It was moved by _____, seconded by _____, motion carried, the **"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",** as described above and hereon be approved an 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 _____ day of _____, 2016.

_____
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 _____ day of _____, 2016.

_____
DIRECTOR OF EQUALIZATION
BROOKINGS COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF BROOKINGS)

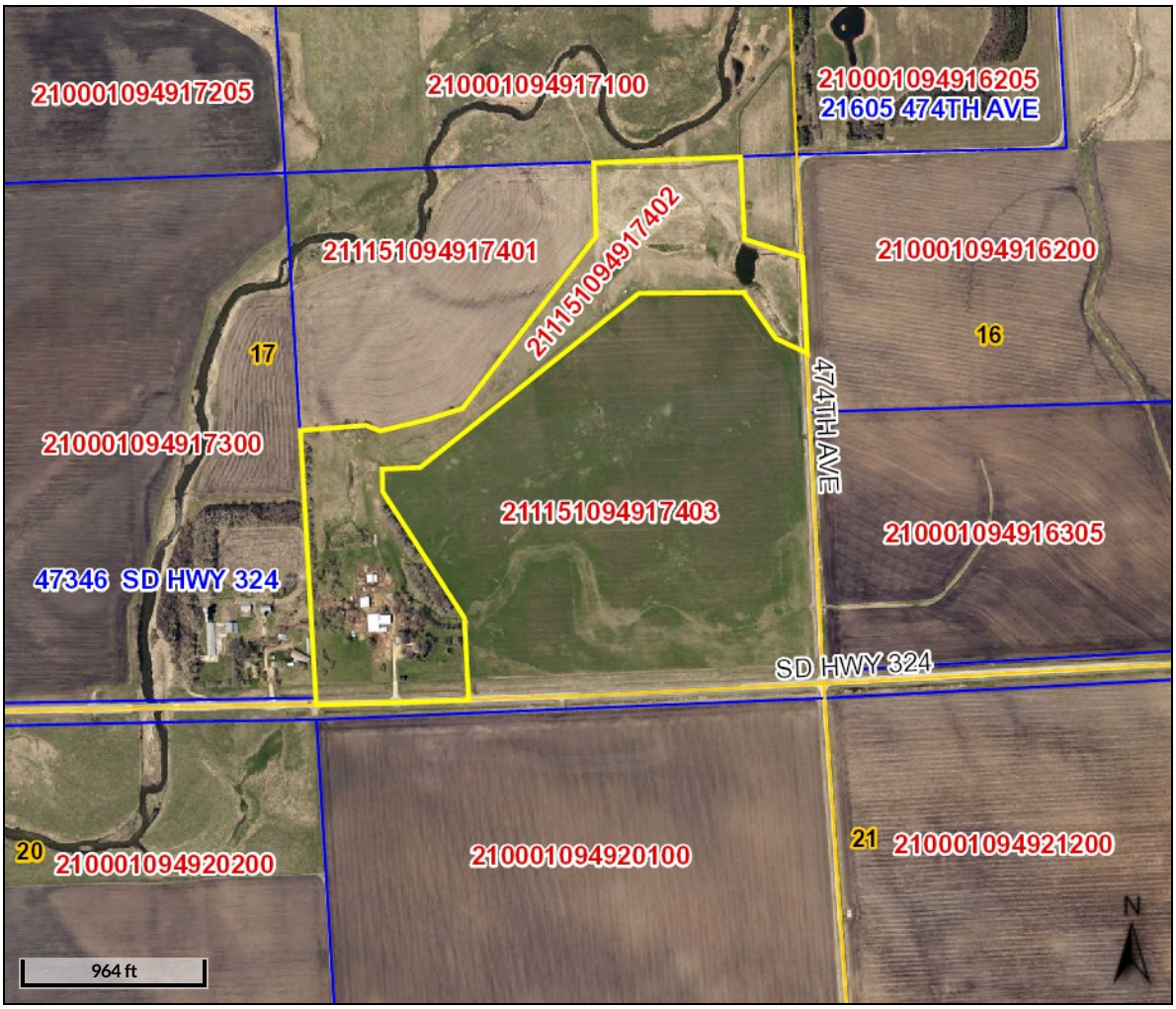
Filed for record this _____day of _____, 2016, at _____o'clock _____M., and recorded in Book _____, of Plats on page _____.

_____
REGISTER OF DEEDS
BROOKINGS COUNTY, SOUTH DAKOTA

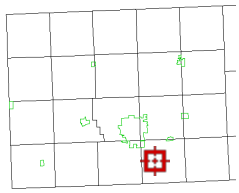
Prepared By:

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

Beacon™ Brookings County, SD



Overview



Legend

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

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

Date created: 7/12/2016

Developed by
The Schneider Corporation