

2016plat007 – September 6th, 2016

Prepared by Richard Haugen

September 7th, 2016 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat007 at their September 6th, 2016 meeting.

Applicants/Owners: Constance Lass, 405 1st Ave, Brookings, SD 57006
: Robert and Sharon Kasdorf, 110 W 44th St S, Brookings, SD 57006

Legal Description: “Plat of Tracts 3 and Tract 4 of Lass Addition in the Northwest Quarter of Section 14, Township 109 North, Range 50 West of the 5th P.M., Brookings County, South Dakota.”

2016plat007: Tract 3-75.59 acres in the NW ¼ of Section 14, T109N, R50W is owned by Constance Lass. Tract 3 has a 40 feet access easement to Tract 4 and a 50 feet easement on the east side of Tract 3 to access Tract 2A of Lass Addition, which lies directly south of Tract 3. The land is agricultural farm land and is currently being farmed.

Tract 4-14.16 acre existing building site, is owned by Robert and Sharon Kasdorf. The Kasdorf’s purchased the property from the Lass’s in October 2001 with a footage description. There is a 40 feet access easement on Tract 3 allowing them access to their property.

Tract 3 and Tract 4 correct the property pins location that were originally placed when the property was sold to the Kasdorf’s and gives the property an accurate legal description.

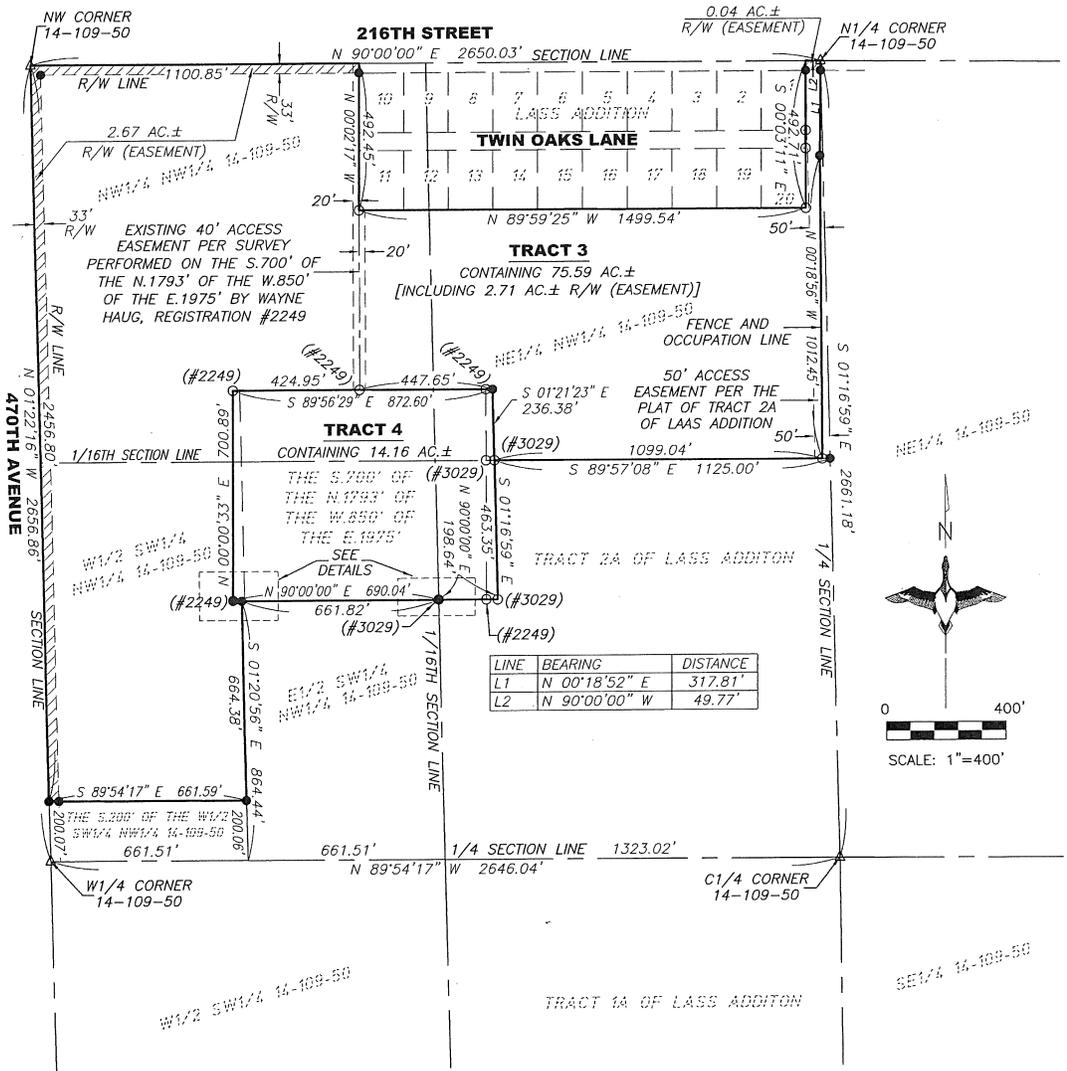
The property is located in the Brookings City/Brookings County Joint Jurisdiction Area, located on the south side of W44th Street (216th St) and on east side of 470th Ave.

Brookings City Community Development Director Mike Struck, reviewed the plat and has no objections to the request.

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

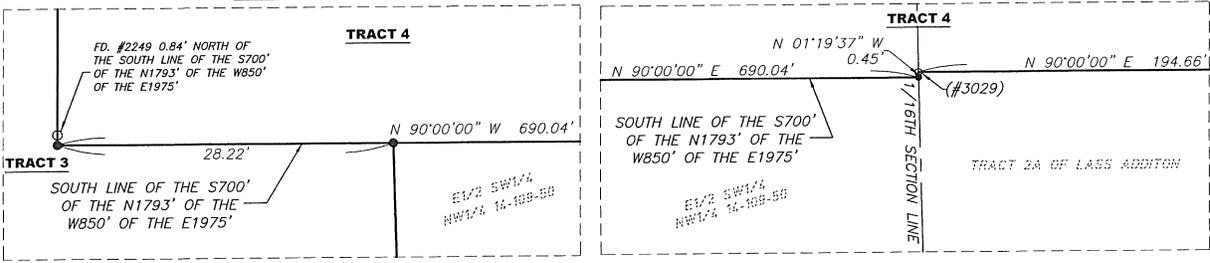
PLAT OF TRACT 3 AND TRACT 4 OF LASS ADDITION

IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 109 NORTH, RANGE 50 WEST
OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N 00°18'52" E	317.81'
L2	N 90°00'00" W	49.77'

DETAIL



LEGEND:

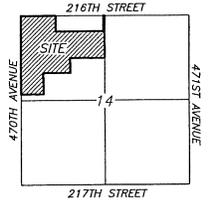
- SET 5/8" REBAR W/CAP #10141
- FD. MONUMENT (AS NOTED)
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- A.E. ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- FD. FOUND
- RIGHT OF WAY LINE
- PREVIOUSLY PLATTED

NOTES:
BASIS OF BEARINGS ARE ASSUMED
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 01-16-00323
EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951



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IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 109 NORTH, RANGE 50 WEST
OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.

<p align="center">SURVEYOR'S CERTIFICATE</p> <p>I, Jeffrey C. Schievelbein, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of the Northwest Quarter of Section 14, Township 109 North, Range 50 West of the 5th Principal Meridian, Brookings County, South Dakota, and plotted the same into Tract 3 and Tract 4 of Lass Addition in the Northwest Quarter of Section 14, Township 109 North, Range 50 West of the 5th Principal Meridian, Brookings County, South Dakota, as shown on the foregoing PLAT.</p> <p>The same shall be known and described as <u>TRACT 3 AND TRACT 4 OF LASS ADDITION IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 109 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.</u></p> <p>I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.</p> <p>Dated this <u>15th</u> day of <u>August</u>, 20<u>16</u></p> <div style="text-align: center;">  </div> <p><i>Jeffrey C. Schievelbein</i> Jeffrey C. Schievelbein, Registered Land Surveyor No. 10141</p> <p align="center">OWNER'S CERTIFICATE</p> <p>We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with my instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.</p> <p>We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over these strips of land designated hereon as easements.</p> <p>Dated this <u>16th</u> Day of <u>August</u>, 20<u>16</u></p> <p><i>Sandra L. Lass</i> Sandra L. Lass as Power of Attorney for Constance Lass</p> <p><i>Robert Kasdorf</i> Robert Kasdorf</p> <p><i>Sharon Kasdorf</i> Sharon Kasdorf</p> <p align="center">SEE ATTACHED NOTARIAL CERTIFICATE</p> <p>State of _____ County of _____</p> <p>On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Sandra L. Lass, as Power of Attorney for Constance Lass, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.</p> <p>In witness whereof I hereunto set my hand and official seal.</p> <p>_____ Notary Public - State of _____ My Commission Expires: _____</p> <p>State of <u>South Dakota</u> County of <u>Brookings</u></p> <p>On this the <u>19th</u> day of <u>August</u>, 20<u>16</u>, before me, the undersigned officer, personally appeared Robert Kasdorf and Sharon Kasdorf, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.</p> <p>In witness whereof I hereunto set my hand and official seal.</p> <p><i>Matthew Swartwout</i> Notary Public - State of <u>South Dakota</u> My Commission Expires: <u>9-30-2019</u></p> <div style="border: 2px solid black; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"> <p>MATTHEW SWARTWOUT Notary Public SEAL South Dakota</p> </div>	<p align="center">CERTIFICATE OF HIGHWAY AUTHORITY</p> <p>I, _____, acting for Brookings County Highway Dept. hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements. Any change in the location of the proposed access shall require additional approval.</p> <p>_____ HIGHWAY AUTHORITY</p> <p>_____ TITLE</p> <p align="center">COUNTY PLANNING COMMISSION APPROVAL</p> <p>Be it resolved by the County Planning Commission of Brookings County, South Dakota that the Plat of <u>TRACT 3 AND TRACT 4 OF LASS ADDITION IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 109 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA</u> is approved and that the same be certified to the Brookings County Board of County Commissioners with the recommendation that said plat be approved.</p> <p>Dated this _____ Day of _____, 20____.</p> <p>_____ CHAIRMAN, COUNTY PLANNING COMMISSION Brookings County, South Dakota</p> <p align="center">BOARD OF COUNTY COMMISSIONERS RESOLUTION</p> <p>It was moved by _____ and seconded by _____ and the motion carried, that the Plat of <u>TRACT 3 AND TRACT 4 OF LASS ADDITION IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 109 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA</u> is approved and that the County Finance Officer of Brookings County, South Dakota is hereby directed to endorse on such plat a copy of the resolution and certify the same thereon.</p> <p>Dated this _____ Day of _____, 20____.</p> <p>_____ County Finance Officer Brookings County, South Dakota</p> <p align="center">DIRECTOR OF EQUALIZATION</p> <p>I, the Director of Equalization of Brookings County, South Dakota, do hereby certify that a copy of the above and foregoing described plat has been filed in my office.</p> <p>Dated this _____ Day of _____, 20____.</p> <p>_____ DIRECTOR OF EQUALIZATION Brookings County, South Dakota</p> <p align="center">COUNTY FINANCE OFFICERS CERTIFICATE</p> <p>I, _____, the Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above plat, as shown by the records of my office have been paid in full.</p> <p>Dated this _____ Day of _____, 20____.</p> <p>_____ Finance Officer Brookings County, South Dakota</p> <p align="center">REGISTER OF DEEDS</p> <p>Filed for record this _____ day of _____, 20____, at _____ o'clock, _____ m., and recorded in Book _____ of Plats on Page _____.</p> <p>_____ REGISTER OF DEEDS Brookings County, South Dakota</p>
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

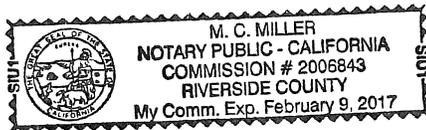
On 08/16/2016 before me, M.C. Miller, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Sandra L. Lass
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Owner's Certificate

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Corporate Officer - Title(s):

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other:

Signer Is Representing:

Signer's Name:

Corporate Officer - Title(s):

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other:

Signer Is Representing:

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OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.

CERTIFICATE OF TOWNSHIP ROAD AUTHORITY

I, _____, acting for Medary Township, hereby approve access as shown on the attached plat to the abutting Township roadway subject to all applicable laws, ordinances and permit requirements. Any change in the location of the proposed access shall require additional approval.

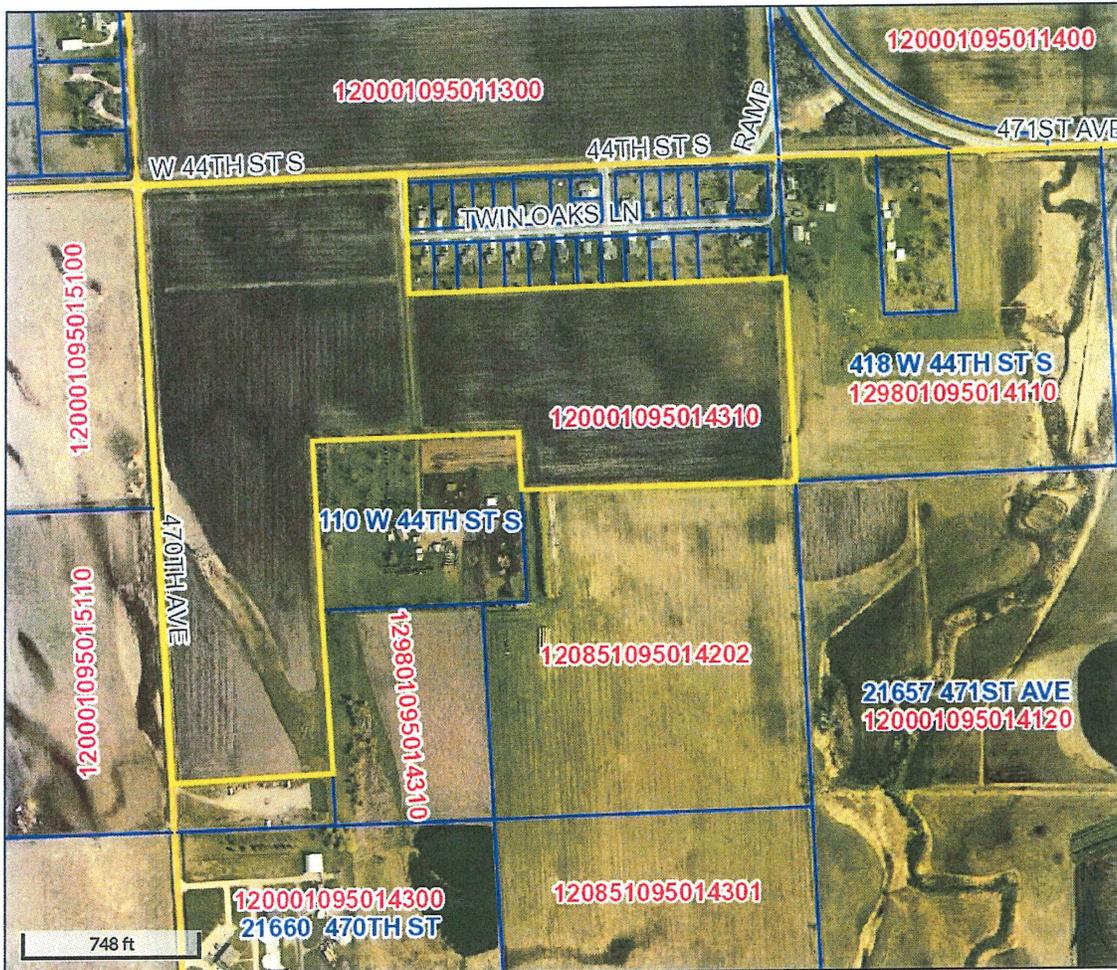
MEDARY TOWNSHIP ROAD AUTHORITY

TITLE

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Overview



Legend

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

Parcel ID	120001095014310	Alternate ID	n/a	Owner Address	LASS, SANDRA L
Sec/Twp/Rng	14-109-50	Class	AGA		31513 CRYSTAL SANDS DR
Property Address		Acreege	79.67		LAGUNA NIGUEL CA 92677
District	12018				
Brief Tax Description	NW 1/4 EXC LASS ADD & EXC S 700' OF N 1793' OF W 850' OF E 1975' & EXC E 1/2 SW 1/4 NW 1/4 & EXC S 200' W 1/2 SW 1/4 NW 1/4 SEC 14 BUT INC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/19/2016
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2016 plat 007



- Legend**
- Brookings City Limits
 - City Limits
 - Township Boundar
 - Sections
 - Parcels

Parcel ID	129801095014200	Alternate ID	n/a	Owner Address	KASDORF, ROBERT ET UX
Sec/Twp/Rng	14-109-50	Class	AGC		110 W 44TH ST S
Property Address	110 W 44TH ST S	Acreege	13.66		BROOKINGS SD 57006
	BROOKINGS				
District	12018				
Brief Tax Description	S 700' OF N 1793' OF W 850' OF E 1975' OF NW 1/4 IN SEC 14-109-50 13.66 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/23/2016
 Last Data Uploaded: 2/18/2014 4:02:57 AM

Developed by
 The Schneider Corporation

2016 plat 007
(new Tract 4 area)
plat