2016plat015 – December 6th, 2016

Prepared by Richard Haugen

Applicant/Owner: D & B Properties III LLC (Duane Harms), PO Box 940, Brookings, SD 57006.

Legal Description: "Plat of Lots 5B and 5C of Block 1 in Lake Park Second Addition in the E1/2 NE1/4 and Government Lot 7 all in Section 28-T109N-R50W, Brookings County, South Dakota."

2016plat015: D & B Properties is re-platting Lot 5A into Lots 5B and 5C. The original plat was approved by this board on August 22nd, 2013 and was filed on September 5th, 2013. They were granted conditional use 2013cu009 on August 22nd, 2013 by this board to build twin homes on Lots 4, 5 and 6 and conditional use 2016cu010, to build twin homes on Lot 4 and 5A was approved by this board on June 7th, 2016, as 2013cu009 was going to expire. Lot 5 was re-platted to Lot 5A on December 1st, 2015 for a property line adjustment and the sale of the twin homes on Lot 6A and 6B.

A twin home is being constructed on Lot 5A and one-half of the twin home is sold, which why they are subdividing the lot into Lots 5B and 5C at this time, so the lot can go with the home.

The lot meets the 20,000 square feet for Lake Park development. This is located in the subdivision north of the Brookings Country Club on 469th Ave (Brookings County Road 19).

21698-00-03

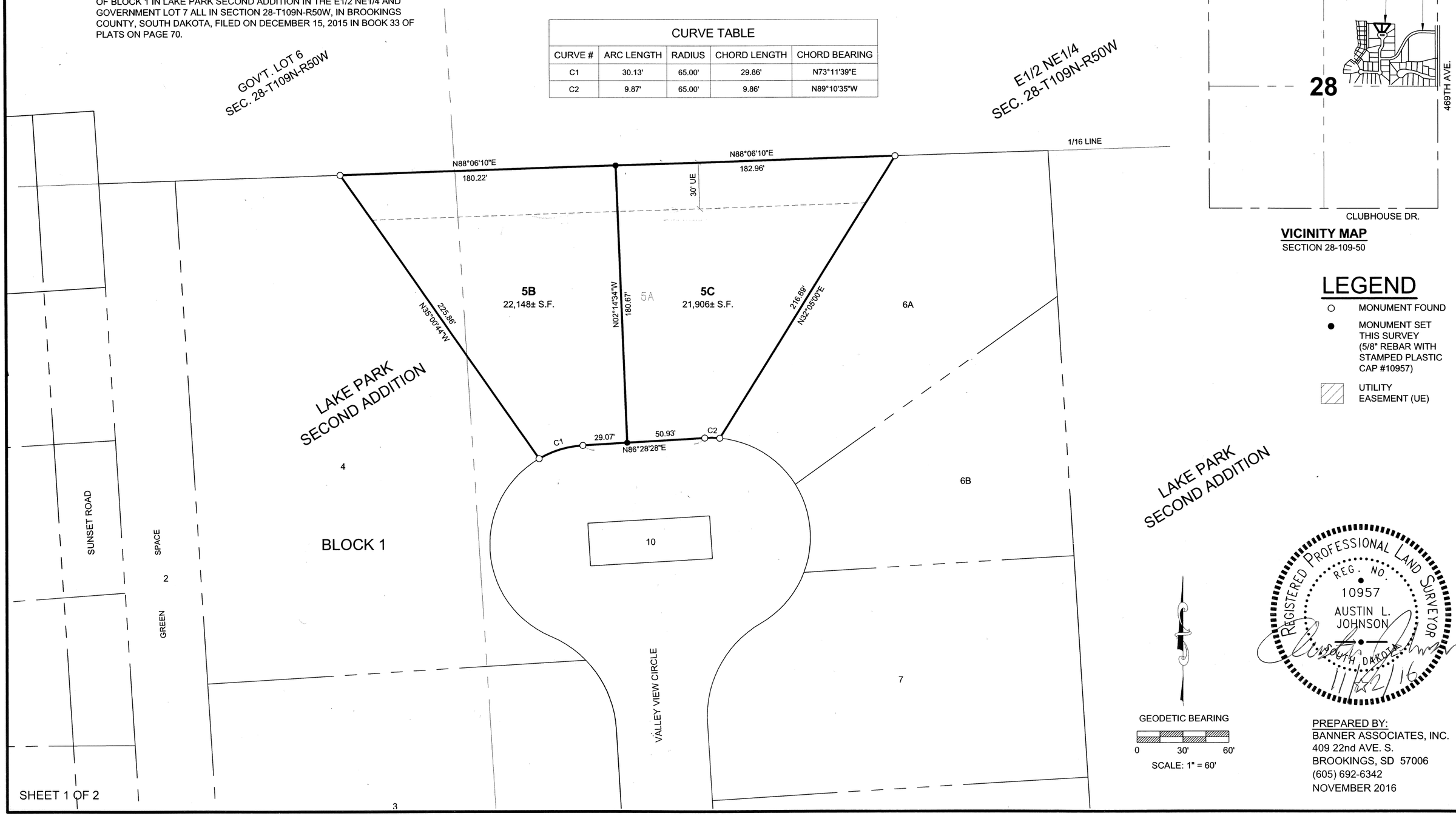
PLAT OF

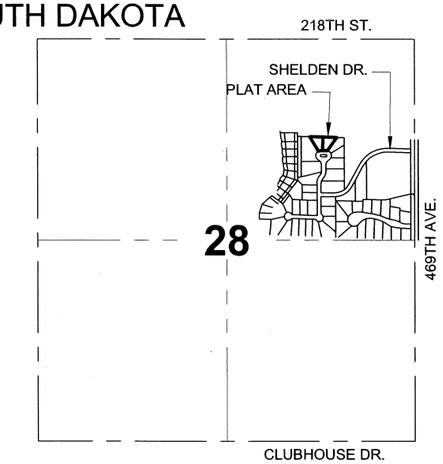
LOTS 5B AND 5C OF BLOCK 1 IN LAKE PARK SECOND ADDITION

IN THE E1/2 NE1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA

VACATION NOTICE:
THIS PLAT SHALL VACATE LOT 5A OF THE PLAT OF LOTS 5A, 6A AND 6B OF BLOCK 1 IN LAKE PARK SECOND ADDITION IN THE E1/2 NE1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA, FILED ON DECEMBER 15, 2015 IN BOOK 33 OF PLATS ON PAGE 70.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	30.13'	65.00'	29.86'	N73°11'39"E
C2	9.87'	65.00'	9.86'	N89°10'35"W





VICINITY MAP
SECTION 28-109-50

LEGEND

- ○ MONUMENT FOUND
- ● MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #10957)
- UTILITY EASEMENT (UE)

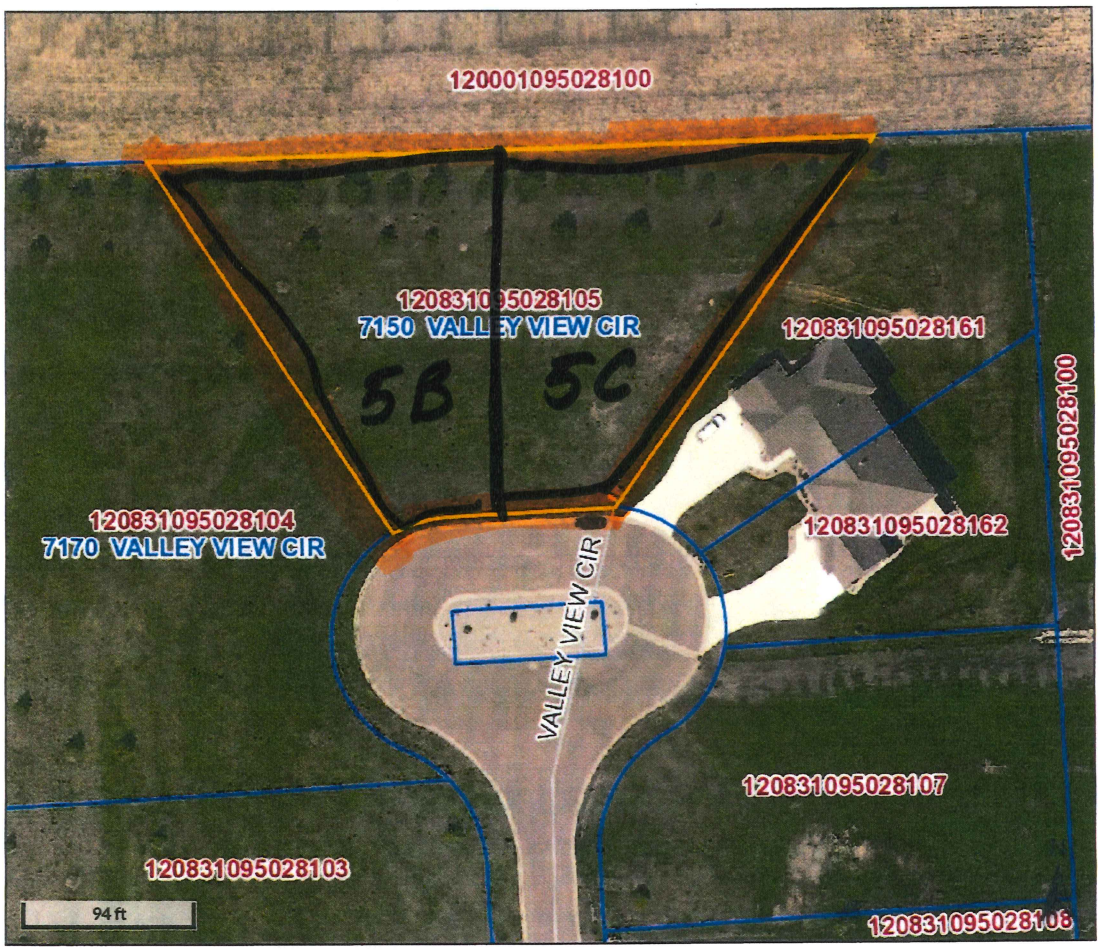
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 10957
AUSTIN L. JOHNSON
SOUTH DAKOTA
11/22/16

PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
NOVEMBER 2016

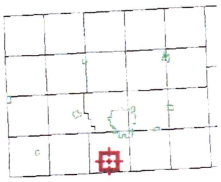
SHEET 1 OF 2

2011 replat 015

Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	120831095028105	**Alternate ID**	n/a	**Owner Address**	D & B PROPERTIES III LLC
Sec/Twp/Rng	28-109-50	**Class**	NAC		PO BOX 940
Property Address	7150 VALLEY VIEW CIR	**Acreage**	n/a		BROOKINGS SD 57006
	BROOKINGS				

District 12014 - MEDARY TWP/BROOKINGS SCH/LK CAM

Brief Tax Description LAKE PARK SECOND ADDN LOT 5 IN NE1/4 SEC 28-109-50 45,851 SF

(Note: Not to be used on legal documents)

Date created: 11/14/2016
Last Data Uploaded: 2/18/2014 4:02:57 AM

Developed by
The Schneider Corporation