

## BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3<sup>rd</sup> Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: [zoning@brookingscountysd.gov](mailto:zoning@brookingscountysd.gov)

Brookings County Planning and Zoning Commission

January 7, 2020 – 7:00 PM meeting

# 2020plat001 – January 7, 2020

Prepared by Richard Haugen

Applicant/Owner: Keith Rounds Living Trust, PO Box 458, Brookings, SD 57006

Legal Description: “Plat of Lot 11A in Cedar Point Addition in Government Lot 3 of the NW1/4 of Section 28-T109N-R50W of the 5<sup>th</sup> P. M., Brookings County, South Dakota.”

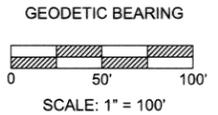
2020plat001: Keith Rounds is vacating Lot 11 in Cedar Point Addition and platting off Lot 11A for a property line adjustment. The lot is located on the northwest side of Lake Campbell. Lot 11 was originally approved by this board on October 1, 2019, which is included with this report. Lot 11 was originally 44,529 square feet and has been reduced to 36,041 square feet. The property line adjustment will give the adjoining un-platted future lot more square feet. The lot exceeds our 20,000 sq. feet lot size requirement for the Lake-Park. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

PLAT OF  
**LOT 11A IN CEDAR POINTE ADDITION**  
IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

**VACATION NOTICE:**

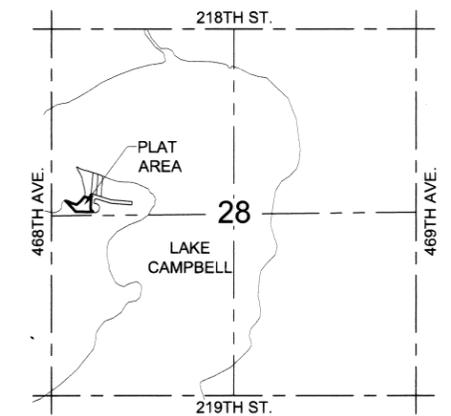
THIS PLAT WILL VACATE LOT 11 AS SHOWN IN THE PLAT OF LOTS 8, 9, 10 AND 11; AND CEDAR POINTE CIRCLE RIGHT-OF-WAY; ALL IN CEDAR POINTE ADDITION IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA. FILED OCTOBER 8TH, 2019 FILED IN BOOK 37 ON PAGE 43 THEREOF

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	68.64'	65.00'	65.49'	S32°49'48"E

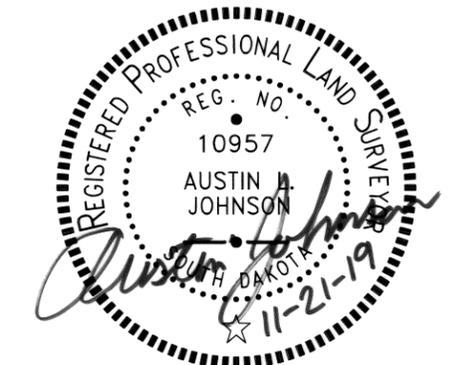


**LEGEND**

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
- WITNESS CORNER SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
- ▨ UTILITY EASEMENT (UE)



**VICINITY MAP**  
SECTION 28-109-50



PREPARED BY:  
BANNER ASSOCIATES, INC.  
409 22nd AVE. S.  
BROOKINGS, SD 57006  
(605) 692-6342  
NOVEMBER 2019

SECTION LINE

LAKE CAMPBELL

LAKE CAMPBELL

CEDAR

POINTE

ADDITION

LOT 11A  
36,041± S.F.

LOT 10

LOT 9

LOT 8

GOV'T LOT 3  
NW1/4 28-109-50

GOV'T LOT 3  
NW1/4 28-109-50

LOT 3  
DRAKE'S ADDITION

LOT 4  
DRAKE'S ADDITION

GOV'T LOT 2  
NW1/4 28-109-50

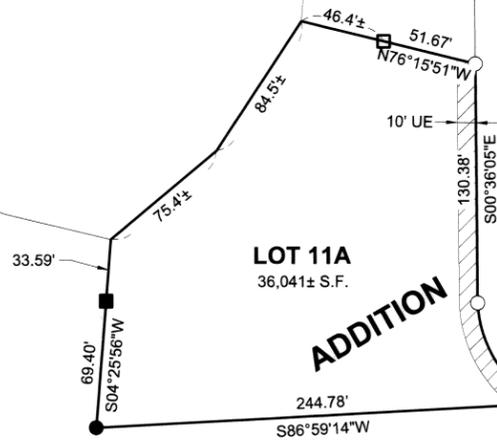
W1/4 CORNER  
SEC. 28-T109N-R50W

1/4 LINE

LAKESHORE DRIVE

1/4 LINE

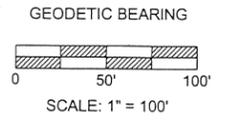
66'  
R.O.W.



**PLAT OF  
 LOTS 8, 9, 10 AND 11; AND CEDAR POINTE CIRCLE RIGHT OF WAY; ALL IN CEDAR POINTE ADDITION  
 IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA**

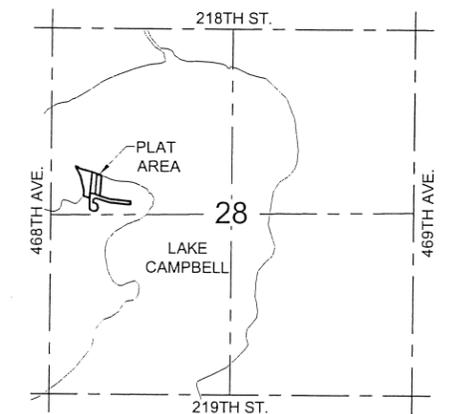
23041-00

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	68.64'	65.00'	65.49'	S32°49'48"E
C2	234.74'	65.00'	126.43'	N13°27'33"E
C3	27.21'	15.00'	23.63'	N51°22'03"E
C4	24.26'	10.00'	18.73'	S18°42'27"E



**LEGEND**

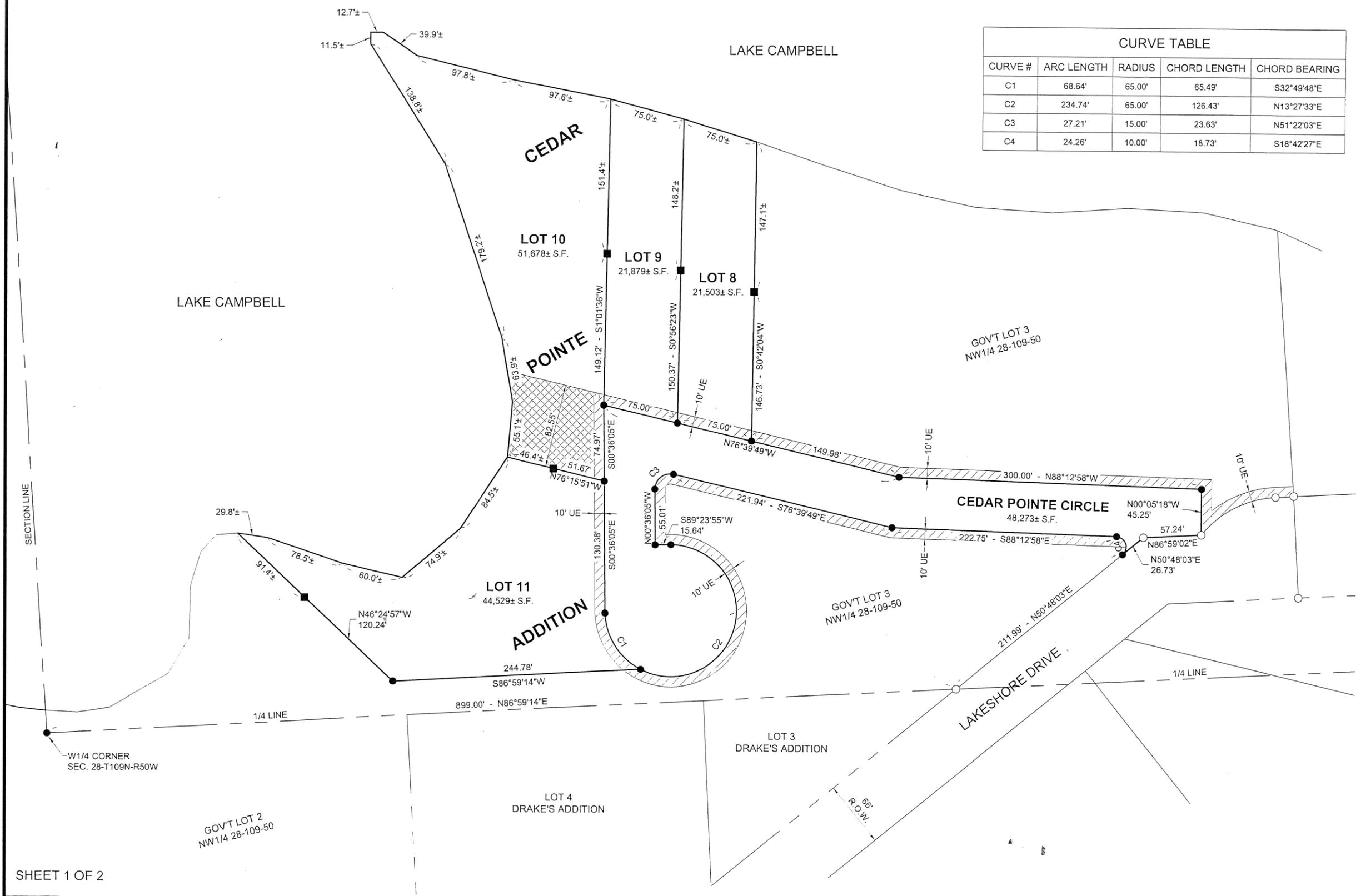
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- ▨ UTILITY EASEMENT (UE)
- ▩ DRAINAGE EASEMENT



**VICINITY MAP**  
 SECTION 28-109-50



PREPARED BY:  
 BANNER ASSOCIATES, INC.  
 409 22nd AVE. S.  
 BROOKINGS, SD 57006  
 (605) 692-6342  
 SEPTEMBER 2019





**Lot 11A - Cedar  
Pointe Addition**

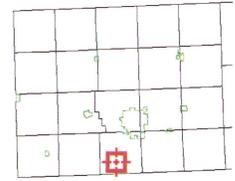
11

*Cedar Pointe  
Cir ROW*

Lot 11A - Cedar Pointe Addition



Overview



Legend

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

Parcel ID	124051095028205	Alternate ID	n/a	Owner Address	CEDAR POINTE LLC
Sec/Twp/Rng	28-109-50	Class	NAC		1119 COPPER MT RD
Property Address		Acreage	n/a		BROOKINGS SD 57006
District	12014				
Brief Tax Description	LOT 3 EXC. E 260' OF W 1503' & EXC LOT 1 BISHMAN ADDN (LOT 1 BISHMANS - REPLATTED IN 2009 TO BIRD'S ADDTIION & EXC LOTS 8-9-10-11 CEDAR (Note: Not to be used on legal documents)				

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Developed by 