BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
Brookings, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission
February 4, 2020 – 7:30 PM meeting

2020plat002 – February 4, 2020

Prepared by Richard Haugen

Applicant/Owner: Lake Dreams LLC, 2809 E 51st St, Sioux Falls, SD 57103

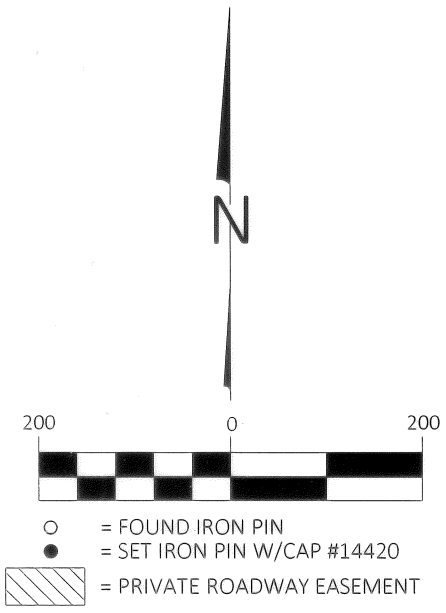
Legal Description: "Plat of Lot 10 in Block 1 in Paradise Point Addition in Government Lot 2, Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota."

2020plat002: Lake Dreams is platting off Lot 10 in Paradise Point, located on the east side of Lake Hendricks, right along the South Dakota/Minnesota state line. The Preliminary Plat for Paradise Point was approved by this board on August 7th, 2007, which I have included with this report. They have been platting lots as they are sold. The lots are lake front lots and Lot 10 contains 40,687 square feet, exceeding our 20,000 sq feet minimum lot size requirement. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

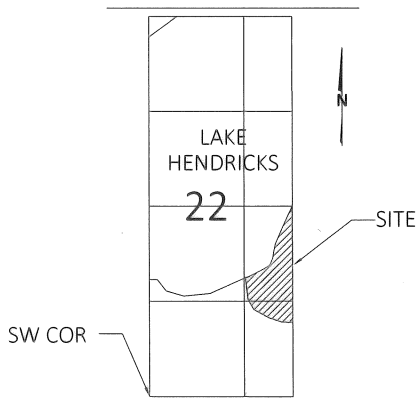
PLAT OF

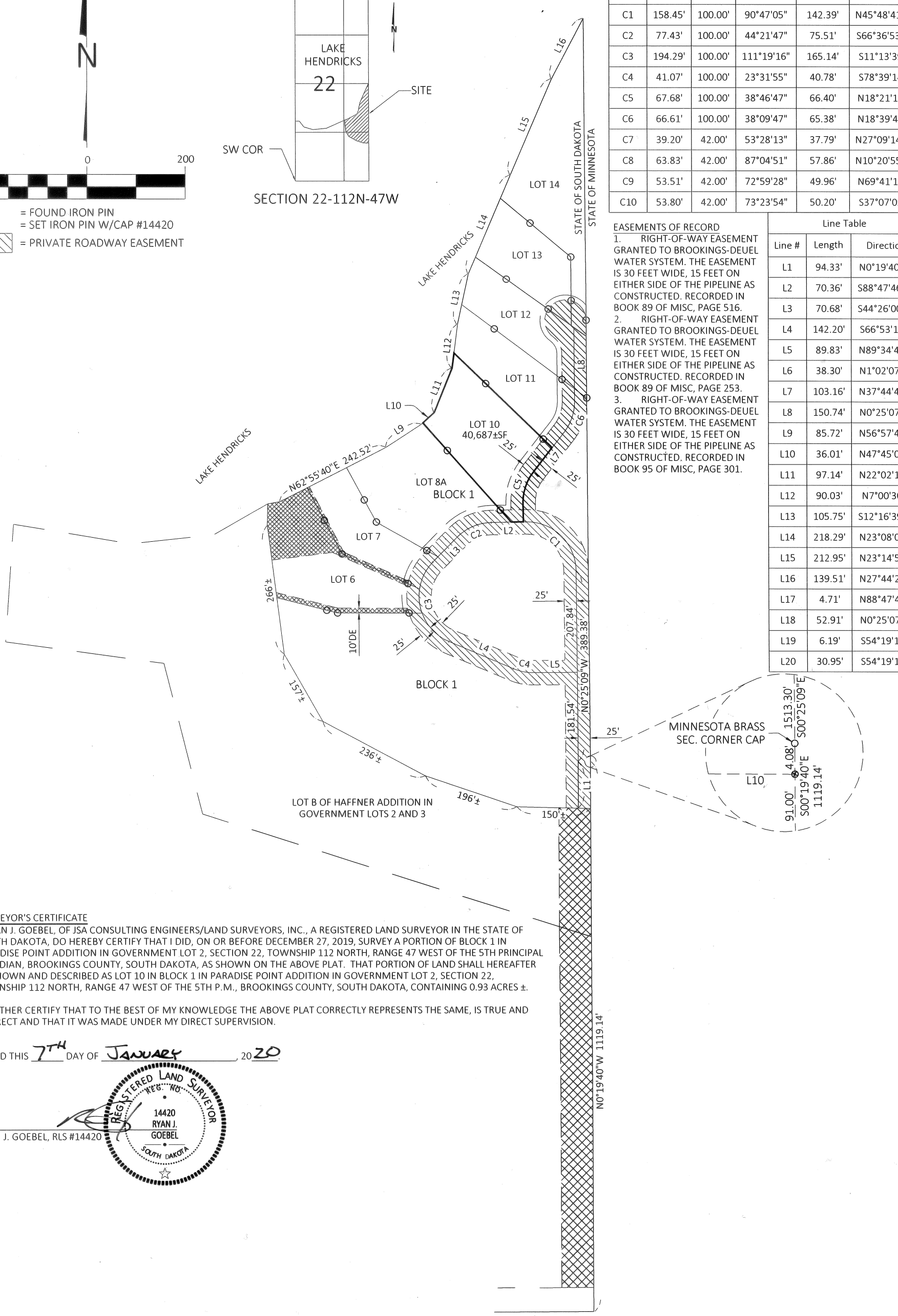
LOT 10 IN BLOCK 1
IN PARADISE POINT ADDITION

IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP





Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	158.45'	100.00'	90°47'05"	142.39'	N45°48'41"W
C2	77.43'	100.00'	44°21'47"	75.51'	S66°36'53"W
C3	194.29'	100.00'	111°19'16"	165.14'	S11°13'39"E
C4	41.07'	100.00'	23°31'55"	40.78'	S78°39'14"E
C5	67.68'	100.00'	38°46'47"	66.40'	N18°21'16"E
C6	66.61'	100.00'	38°09'47"	65.38'	N18°39'46"E
C7	39.20'	42.00'	53°28'13"	37.79'	N27°09'14"W
C8	63.83'	42.00'	87°04'51"	57.86'	N10°20'55"W
C9	53.51'	42.00'	72°59'28"	49.96'	N69°41'14"E
C10	53.80'	42.00'	73°23'54"	50.20'	S37°07'05"E

EASEMENTS OF RECORD

1. RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC, PAGE 516.
2. RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC, PAGE 253.
3. RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 95 OF MISC, PAGE 301.

Line Table		
Line #	Length	Direction
L1	94.33'	N0°19'40"W
L2	70.36'	S88°47'46"W
L3	70.68'	S44°26'00"W
L4	142.20'	S66°53'17"E
L5	89.83'	N89°34'48"E
L6	38.30'	N1°02'07"W
L7	103.16'	N37°44'40"E
L8	150.74'	N0°25'07"W
L9	85.72'	N56°57'40"E
L10	36.01'	N47°45'07"E
L11	97.14'	N22°02'17"E
L12	90.03'	N7°00'30"E
L13	105.75'	S12°16'39"W
L14	218.29'	N23°08'08"E
L15	212.95'	N23°14'59"E
L16	139.51'	N27°44'25"E
L17	4.71'	N88°47'46"E
L18	52.91'	N0°25'07"W
L19	6.19'	S54°19'18"E
L20	30.95'	S54°19'18"E

SURVEYOR'S CERTIFICATE

I, RYAN J. GOEBEL, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE DECEMBER 27, 2019, SURVEY A PORTION OF BLOCK 1 IN PARADISE POINT ADDITION IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 10 IN BLOCK 1 IN PARADISE POINT ADDITION IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, CONTAINING 0.93 ACRES ±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 7TH DAY OF JANUARY, 2020.

REGISTERED LAND SURVEYOR
REG. NO.
14420
RYAN J.
GOEBEL
SOUTH DAKOTA

RYAN J. GOEBEL, RLS #14420

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC.,
6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

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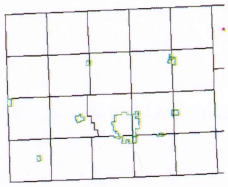
Lot 10, Block 1 - Paradise Point Addition

Brookings County South Dakota

Beacon™ Brookings County, SD

2020 plat 001

Overview



Legend

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

Parcel ID	092701124722100	**Alternate ID**	n/a	**Owner Address**	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	**Class**	NAC		2809 E 51ST ST
Property Address		**Acreage**	n/a		SIOUX FALLS SD 57103
District	091025				

Brief Tax Description PARADISE POINT ADDN, BLOCK 1 EXC LOTS 6,7,8A & 11,12,13 & 14 IN GOVT LOT 2 SEC 22-1 4.52 ACRES
(Note: Not to be used on legal documents)

Date created: 1/23/2020
Last Data Uploaded: 1/23/2020 8:05:22 AM

Developed by Schneider GEOSPATIAL