

## 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 Commission

February 18, 2020 meeting.

February 5, 2020: The Brookings County Planning and Zoning Commission recommends approval of plat 2020plat002 with a unanimous vote of 9-ayes and 0-nays, at their February 4, 2020 meeting.

Brookings County Planning and Zoning Commission

February 4, 2020 – 7:30 PM meeting

# 2020plat002 – February 4, 2020

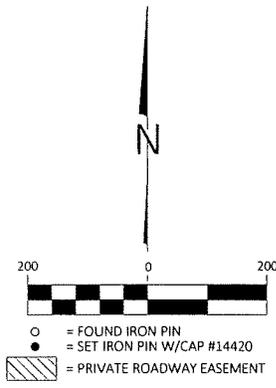
Prepared by Richard Haugen

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

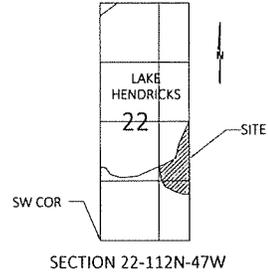
Legal Description: "Plat of Lot 10 in Block 1 in Paradise Point Addition in Government Lot 2, Section 22, Township 112 North, Range 47 West of the 5<sup>th</sup> Principal Meridian, Brookings County, South Dakota."

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 7<sup>th</sup>, 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.

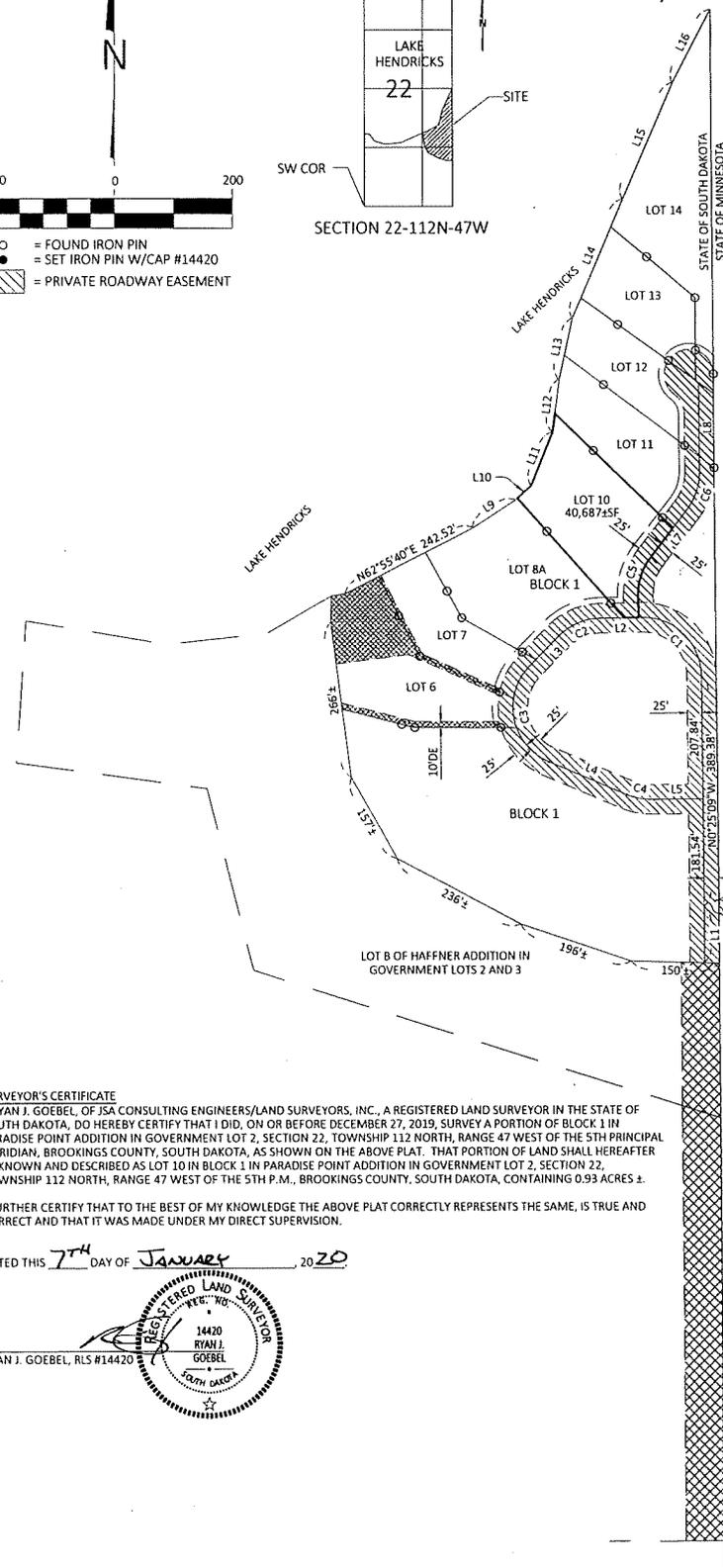
PLAT OF  
**LOT 10 IN BLOCK 1**  
 IN PARADISE POINT ADDITION  
 IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH  
 PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP



SECTION 22-112N-47W



| 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**

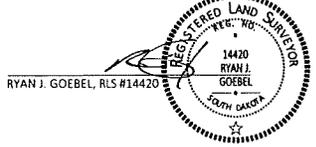
- RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC. PAGE 516.
- RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC. PAGE 253.
- 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 7<sup>TH</sup> DAY OF JANUARY, 2020



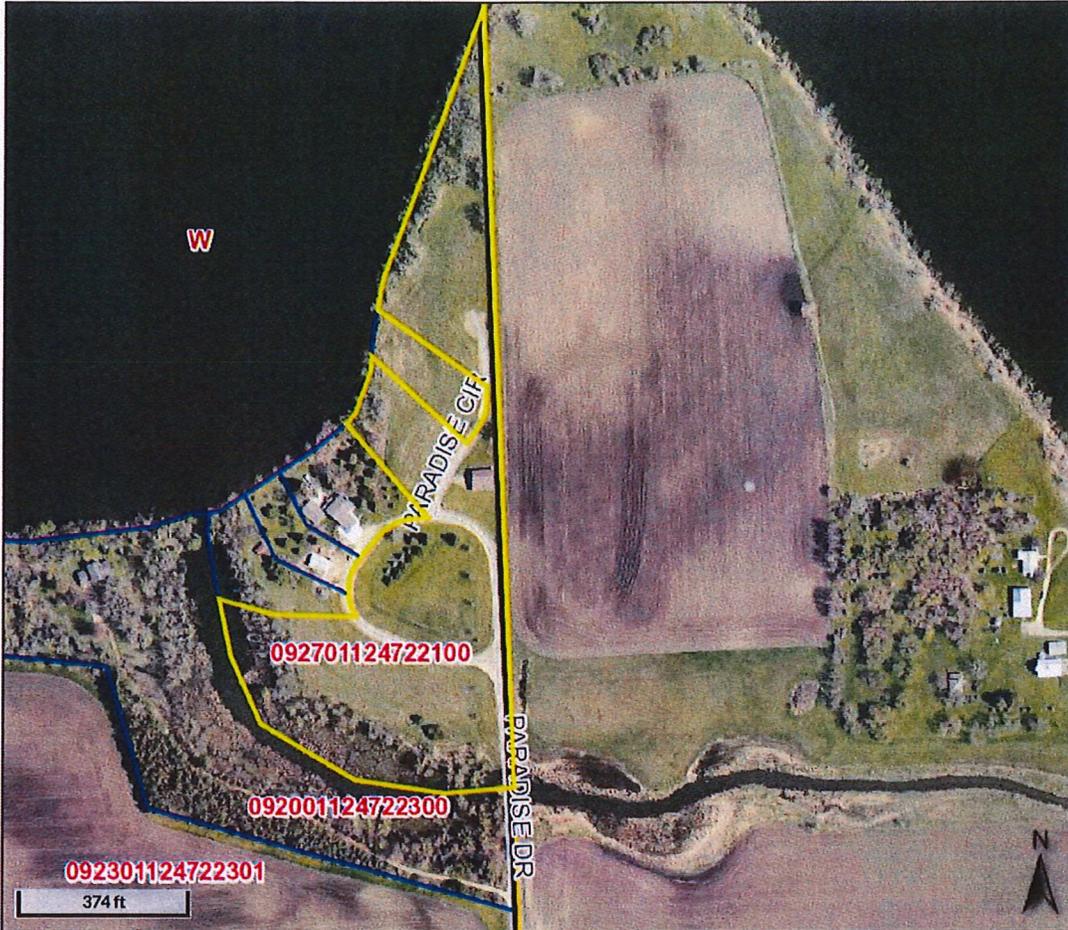


Lot 10, Block 1 - Paradise Point Addition

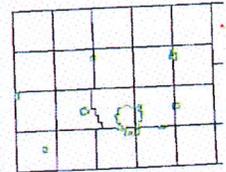


Lot 10, Block 1 - Paradise Point Addition





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 |              |     |               |                      |
|                       | <i>(Note: Not to be used on legal documents)</i>   |              |     |               |                      |

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Developed by Schneider  
 GEOSPATIAL