

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

2020plat005 – April 7, 2020

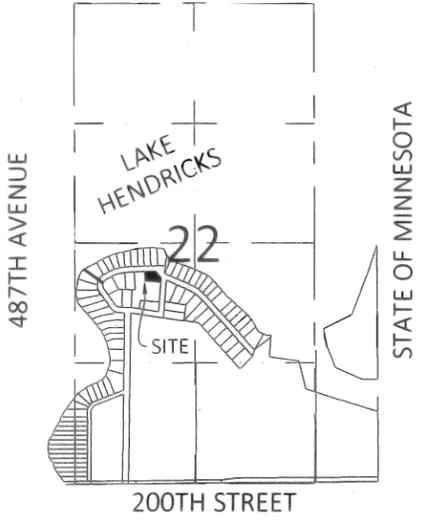
Prepared by Richard Haugen,

Applicant/Owner: Lake Dreams LLC, Preston Mettler & Jim Breckenridge 2809 E 51st St, Sioux Falls, SD 57103

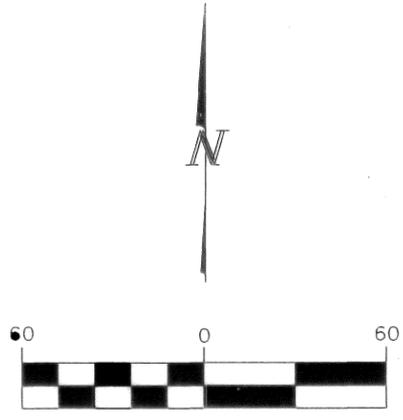
Legal Description: "Plat of Lot 1A, Block 2 of Sunset Point Addition in Govt Lots 3 & 4 of Section 22, T112N, R47W of the 5th Principal Meridian, Brookings County, South Dakota."

2019plat005: This is a plat of "Lot 1A in Block 2 of Sunset Point Addition." Sunset Point Addition is located at Lake Hendricks, it was originally platted and approved by the Zoning Commission on November 1st, 2005, into lake lots meeting the 20,000 sq ft requirement. On October 2nd, 2012 all the lots that were platted in 2005 that were not sold were re-platted into larger lots for tax purposes. They have sold a lot and it is being re-platted into an individual lake lot, like it was originally platted.

PLAT OF
LOT 1A, BLOCK 2, SUNSET POINT ADDITION
 IN GOVERNMENT LOTS 3 & 4
 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,
 BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP
 SEC 22, T112N, R47W



○ = FOUND IRON PIN
 ● = SET 5/8" REBAR W/CAP #8295
 U.E. = UTILITY EASEMENT

NOTES:
 1.) DRAINFIELD EASEMENT RECORDED IN MISC. BOOK 138 ON PAGES 133-134
 LOCATION OF EASEMENT SOUTHWESTERLY FROM LOT 1 OF WEST LAWDELL BAY ADDITION AND LOT H-1, THE ACCESS ROAD

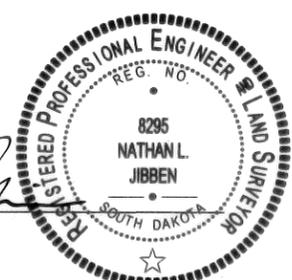
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, 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 MARCH 2, 2020, SURVEY A PORTION OF TRACT 4 OF LAKE DREAMS ADDITION IN THE SOUTHEAST QUARTER OF 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 1A, BLOCK 2, SUNSET POINT ADDITION IN GOVERNMENT LOTS 3 & 4 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA CONTAINING 0.46 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 3RD DAY OF March, 2020.

NATHAN L. JIBBEN, RLS 8295





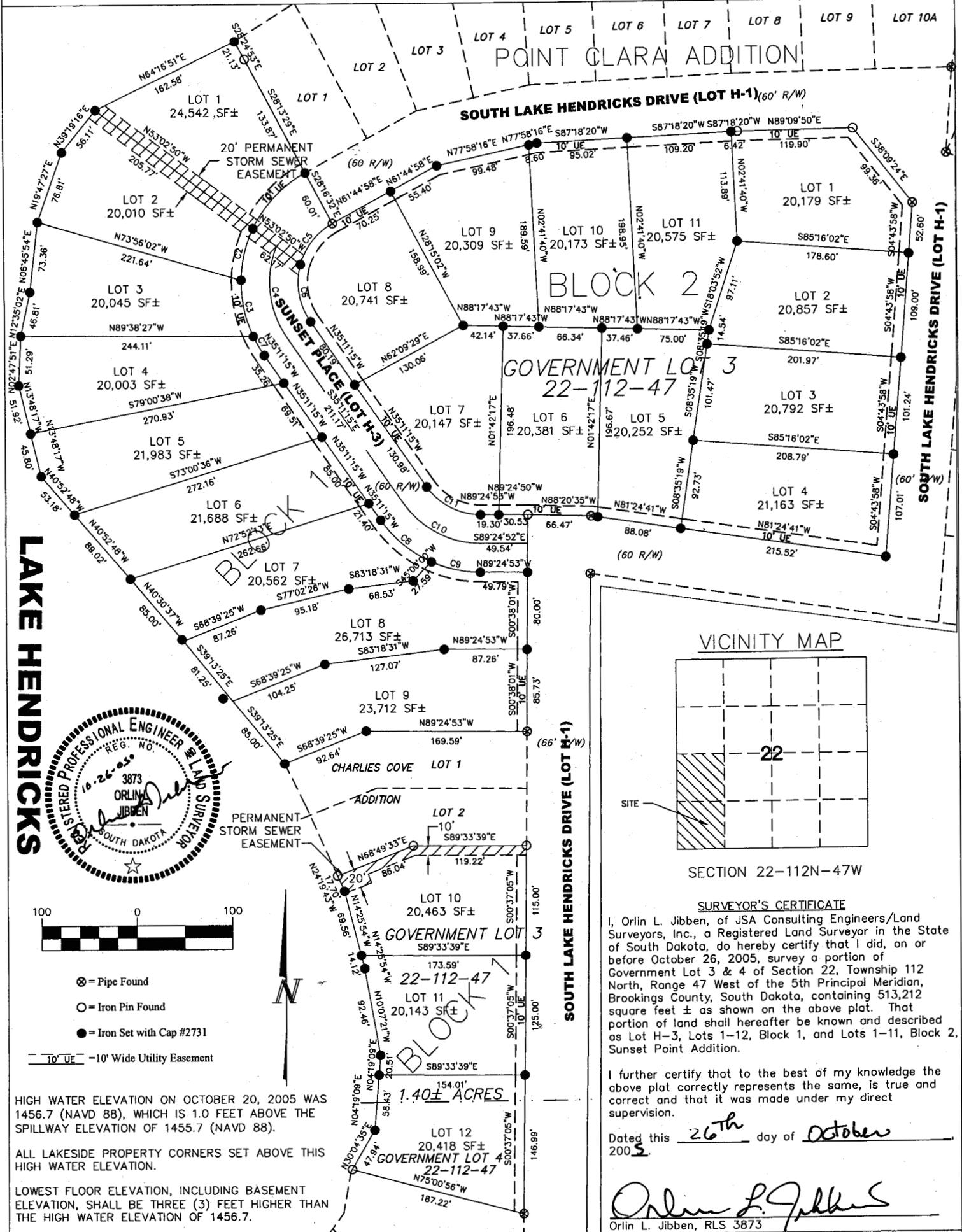
Lot 1A- Block 2 - Sunset Point Addition



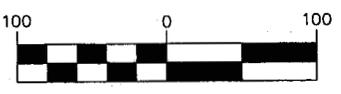
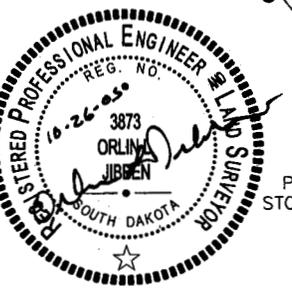
PLAT OF LOT H-3; AND LOTS 1-12, BLOCK 1; AND LOTS 1-11, BLOCK 2; IN SUNSET POINT ADDITION

IN GOVERNMENT LOT 3 & 4
OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,
BROOKINGS COUNTY, SOUTH DAKOTA

#195901 Filed: Decmber 14, 2005 at 9:30 A.M., recorded in Book 24 of Plats, page 77.



LAKE HENDRICKS

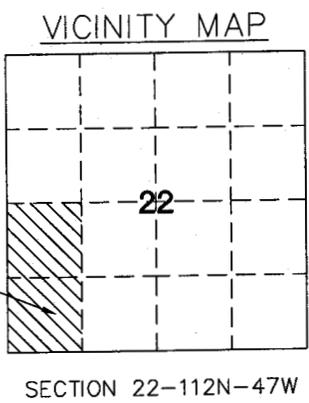


- ⊗ = Pipe Found
- = Iron Pin Found
- = Iron Set with Cap #2731
- 10' UE — = 10' Wide Utility Easement

HIGH WATER ELEVATION ON OCTOBER 20, 2005 WAS 1456.7 (NAVD 88), WHICH IS 1.0 FEET ABOVE THE SPILLWAY ELEVATION OF 1455.7 (NAVD 88).

ALL LAKESIDE PROPERTY CORNERS SET ABOVE THIS HIGH WATER ELEVATION.

LOWEST FLOOR ELEVATION, INCLUDING BASEMENT ELEVATION, SHALL BE THREE (3) FEET HIGHER THAN THE HIGH WATER ELEVATION OF 1456.7.



SURVEYOR'S CERTIFICATE

I, Orlin L. Jibben, 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 October 26, 2005, survey a portion of Government Lot 3 & 4 of Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota, containing 513,212 square feet ± as shown on the above plat. That portion of land shall hereafter be known and described as Lot H-3, Lots 1-12, Block 1, and Lots 1-11, Block 2, Sunset Point Addition.

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 26th day of October 2005.

Orlin L. Jibben
Orlin L. Jibben, RLS 3873

196561 #



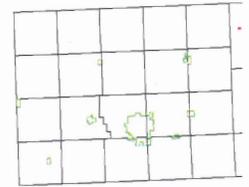
Beacon™

Brookings County, SD

2020 plat 005



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- County Roads**
- Gravel Roads
- Paved Roads

Parcel ID	092301124722304	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	AGC		2809 E 51ST ST
Property Address		Acreege	2.36		SIOUX FALLS SD 57103
District	0910A				
Brief Tax Description	LAKE DREAMS ADDN TRACT 4 EXC LOT 4A & 10A BLK 2 SUNSET POINT ADDN SEC 22-112-47 2.36 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/13/2020
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Developed by Schneider
 GEOSPATIAL