

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

April 7, 2020 – 8:00 PM meeting

2020plat007 – April 7, 2020

Prepared by Richard Haugen

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

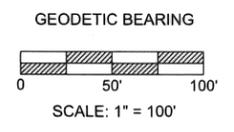
Legal Description: “Plat of Lots 1,2,3,4,5,6,7, 8A & 9A in Cedar Pointe Addition in Government Lot 3 of the NW1/4 of Section 28-T109N-R50W of the 5th P. M., Brookings County, South Dakota.”

2020plat007: Keith Rounds is platting off Lots 1,2,3,4,5,6,7, 8A & 9A in Cedar Pointe Addition, located on the northwest side of Lake Campbell. The Preliminary Plat was approved by this board on June 2, 2009, which is included with this report. The land was sold and Mr. Rounds and he is proceeding with development as planned with minor adjustments. All the lots exceed our 20,000 sq. feet lot size requirement for the Lake-Park District. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements. Mr. Rounds has increased the Utility Easement from the required 10 feet in our Subdivision Ordinance to 30 feet in width on lots 1-7 and lots 8A and 9A. Lots 8A and 9A are being re-plated to show the increase of the 30 feet utility easement. Application plans have been submitted for Historical, Corp of Engineers and Game, Fish and Parks for review and approval.

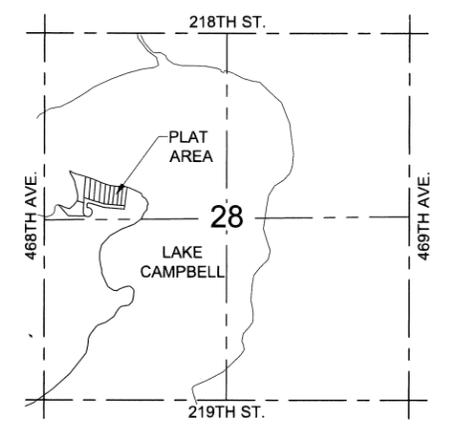
PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8A AND 9A IN CEDAR POINTE ADDITION IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

VACATION NOTICE:
THIS PLAT WILL VACATE LOTS 8 & 9 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
C18	84.89'	100.00'	82.36'	S62°38'40"W



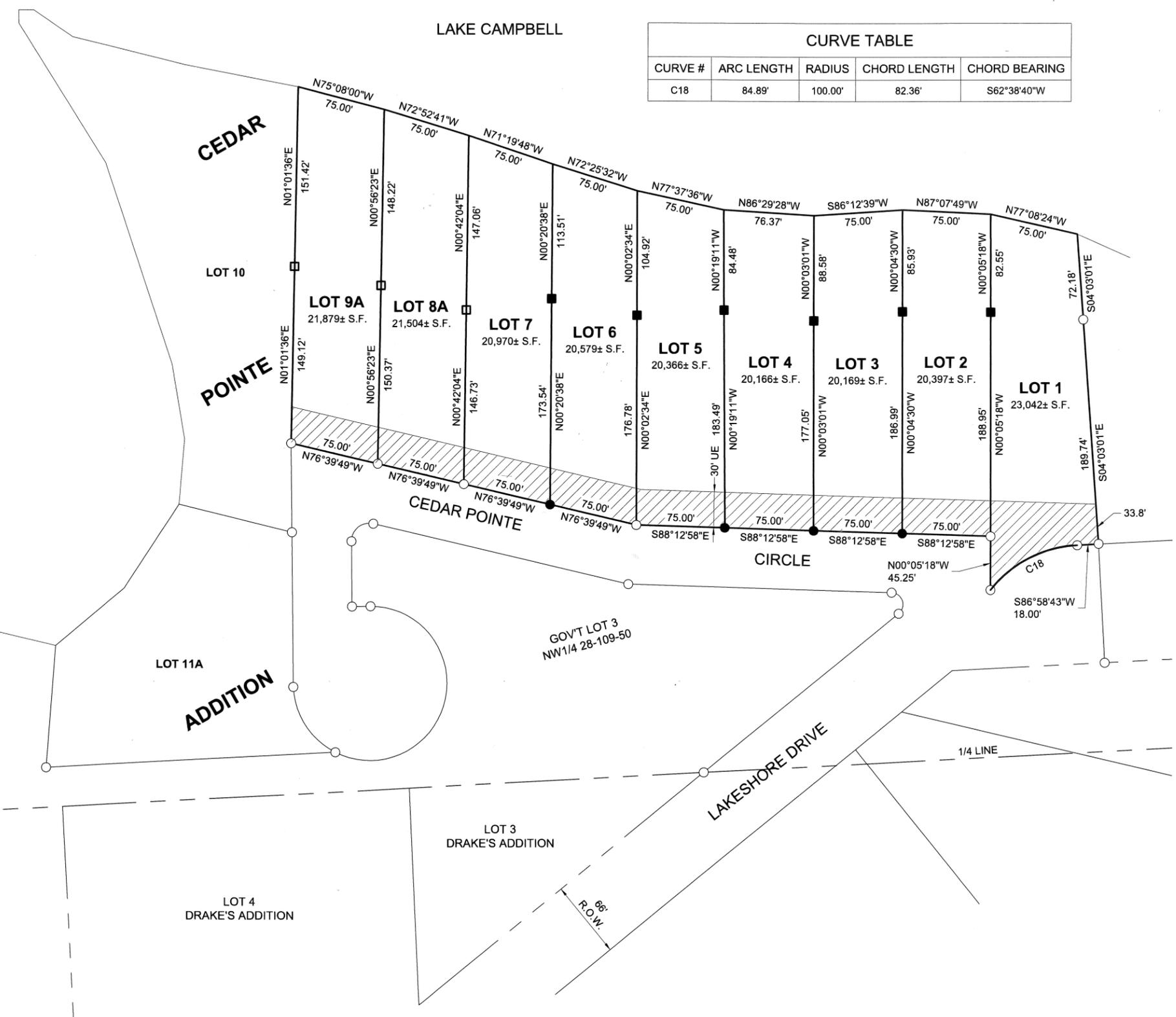
- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
 - WITNESS CORNER SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
 - ▨ UTILITY EASEMENT (UE)



VICINITY MAP
SECTION 28-109-50



PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
MARCH 2020



SECTION LINE

W1/4 CORNER
SEC. 28-T109N-R50W

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



10

CEDAR POINTE
ADDITION

Lot 9A

9

Lot 8A

8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

CEDAR POINTE CIR

11A

ROW - Cedar
Pointe Cir

LAKE SHORE DR

4

DRAKE'S
ADDITION

3

2

DRAKE'S
ADDITION

7

7

2

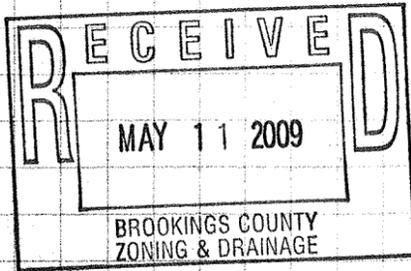
BIRD ADDN

3



Cedar Pointe Addition - Lots 1-7, 8A, 9A



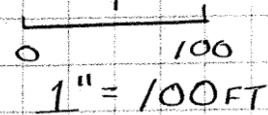


TENTATIVE PRELIMINARY PLAN FOR
LOTS 2-10, ETC, BISHMAN ADDITION,
IN GOVERNMENT LOT 3 OF NW 1/4 S28-T109N-R50W
OF 5th PM, BROOKINGS COUNTY, SD

FIELD WORK & DRAWING
PREPARED BY:

CHARLES A. TILTRUM
101 TRUMAN DRIVE
AURORA, SD 57002-2017
PHONE: 605-693-3400

CONTACT:
MIKE McCLEMAN
690-1860



* NAILS SET TO MARK
APPROXIMATE LOCATIONS
NOTE: APPROXIMATELY 50-100'±
BETWEEN NAILS (& LATHE) TO
EXISTING WATER.

LAKE
CAMPBELL

LAKE CAMPBELL

LAKE CAMPBELL SHORELINE
IS NOT DRAWN TO SCALE
(DISTANCES SHOWN ARE TO TOP OF BANK NEAR
EDGE OF EXISTING TREES)

NOT TO
SCALE

OWNED
BY OTHERS

SECTION
LINE

PROPOSED
LOTS TO
DEVELOP
ACCORDING TO
PROSPECTIVE
BUYERS INTERESTS
& COUNTY REGULATIONS

1/4 LINE

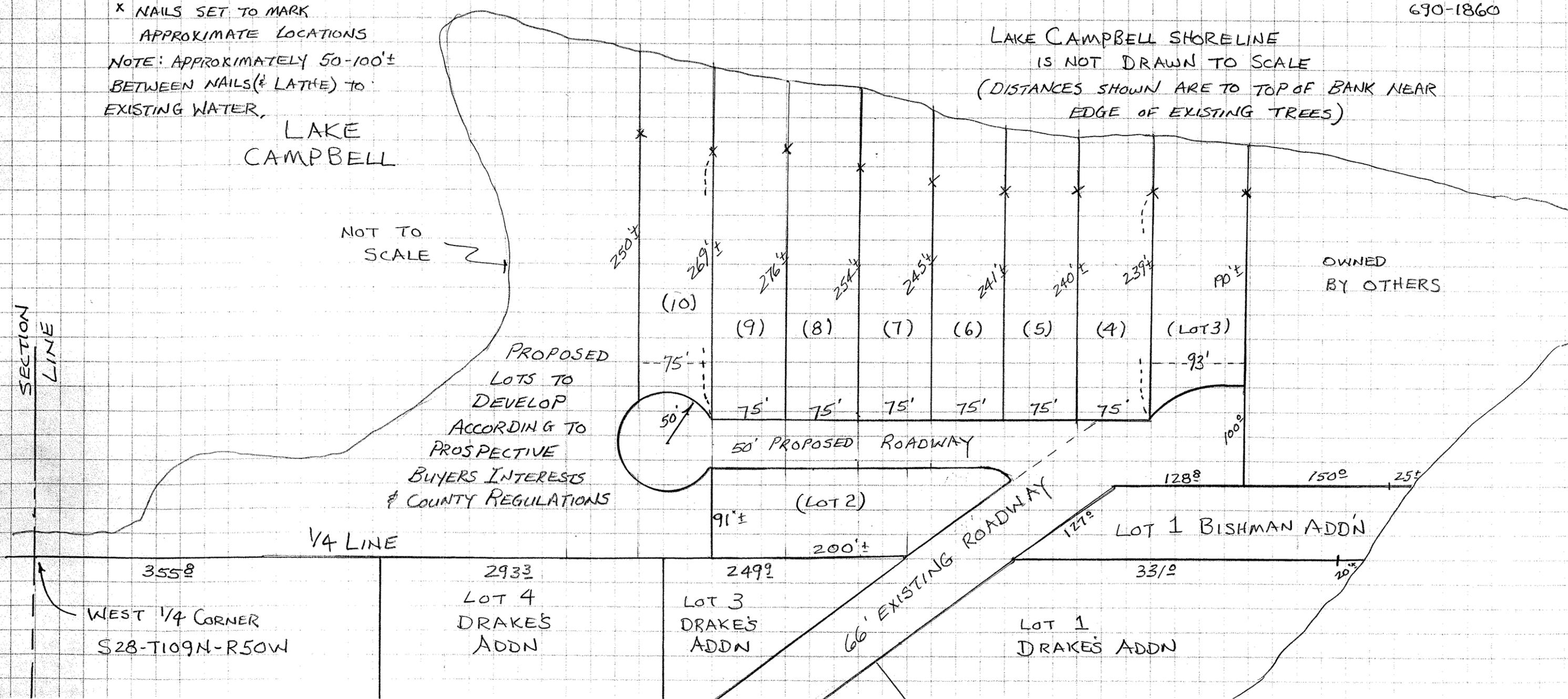
355±
WEST 1/4 CORNER
S28-T109N-R50W

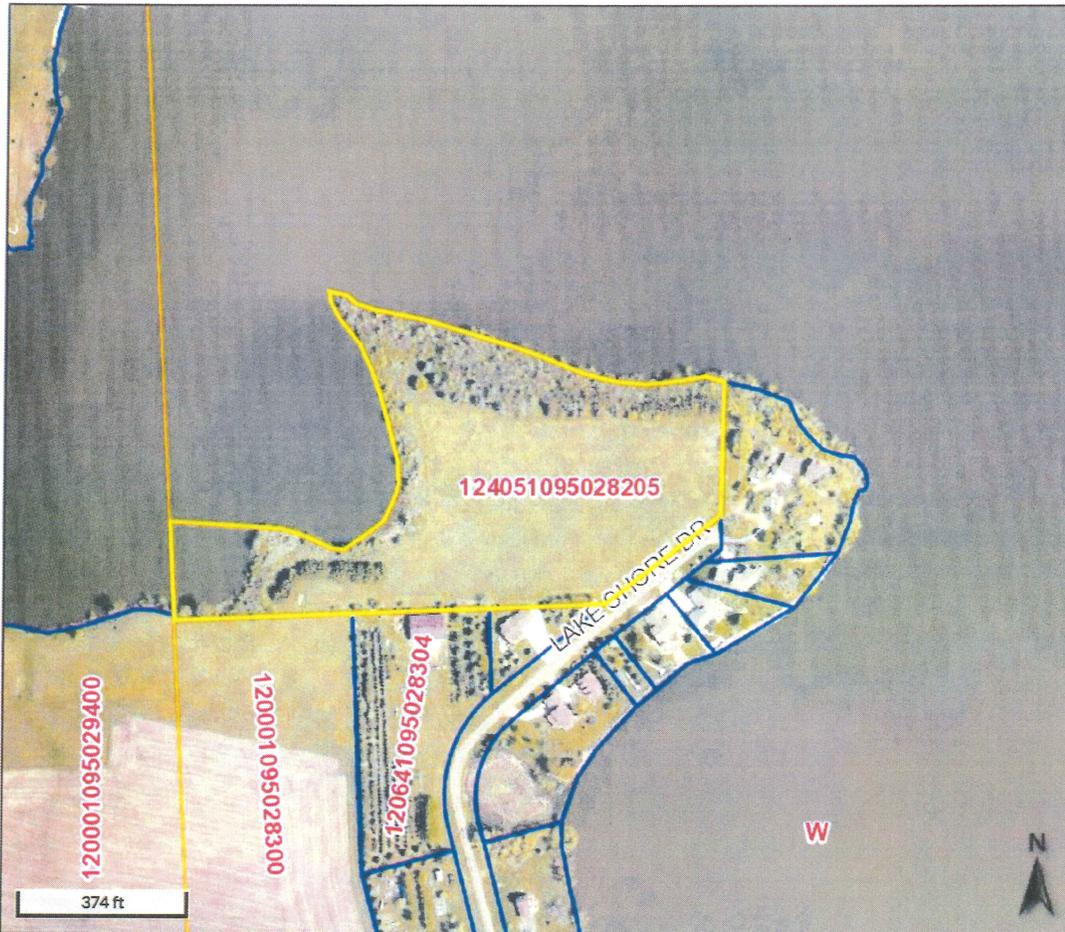
293±
LOT 4
DRAKE'S
ADDN

249±
LOT 3
DRAKE'S
ADDN

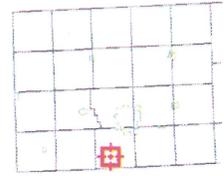
33±
LOT 1
DRAKE'S
ADDN

LOT 1 BISHMAN ADDN





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 ADDITION & EXC LOTS 8-9-10-11 CEDAR				
	(Note: Not to be used on legal documents)				

Date created: 12/12/2019
 Last Data Uploaded: 12/12/2019 8:02:09 AM

Developed by  Schneider
 GEOSPATIAL