

## 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

April 21, 2020 meeting.

April 8, 2020: The Brookings County Planning and Zoning Commission recommends approval of plat 2020plat005 with a unanimous vote of 9-ayes and 0-nays, at their April 7, 2020 meeting.

Brookings County Planning and Zoning Commission.

April 7, 2020 – 8:00PM meeting.

# 2020plat005 – April 7, 2020

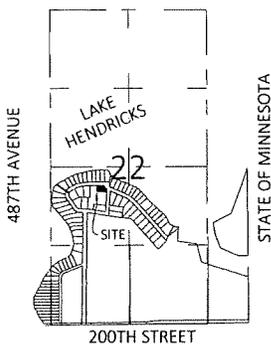
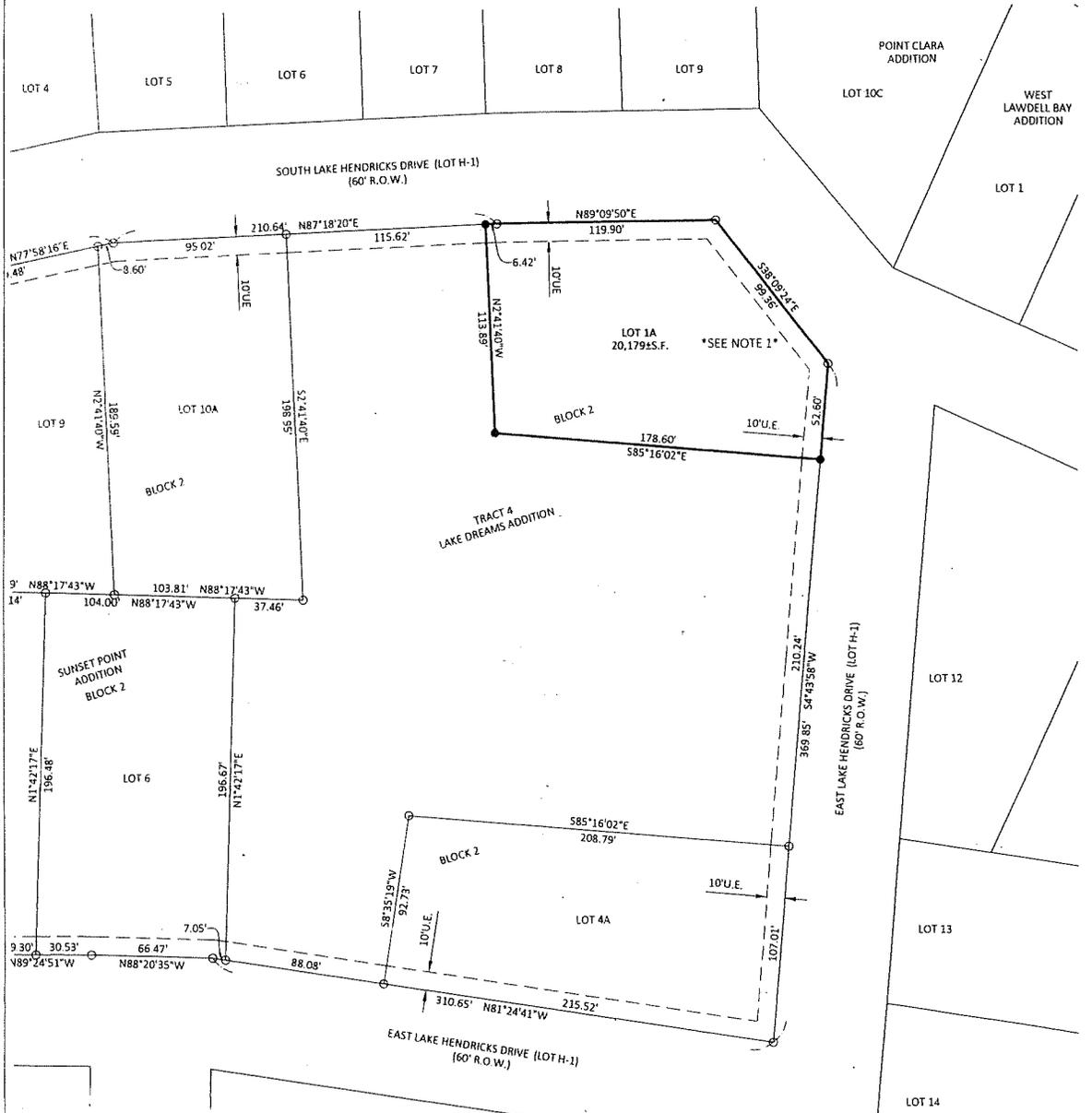
Prepared by Richard Haugen,

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

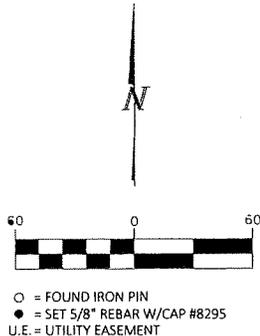
Legal Description: "Plat of Lot 1A, Block 2 of Sunset Point Addition in Govt Lots 3 & 4 of Section 22, T112N, R47W of the 5<sup>th</sup> Principal Meridian, Brookings County, South Dakota."

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 1<sup>st</sup>, 2005, into lake lots meeting the 20,000 sq ft requirement. On October 2<sup>nd</sup>, 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

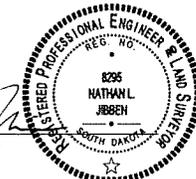
**SURVEYOR'S CERTIFICATE**

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 #295





**Lot 1A, Block  
2, Sunset  
Point Addition**

POINT CLARA  
ADDITION

WEST LAWDELL  
BAY ADDITION

S LAKE HENDRICKS DR

SUNSET POINT  
ADDITION

LAKE  
DREAMS  
ADDN

SUNSET PL

HAFFNER  
KNOLL  
ADDITION

SUNSET POINT  
ADDITION

E LAKE HENDRICKS DR

SUNSET POINT  
ADDITION

LAKE  
DREAMS  
ADDN

CHARLIES COVE  
ADDITION

SUNSET POINT  
ADDITION



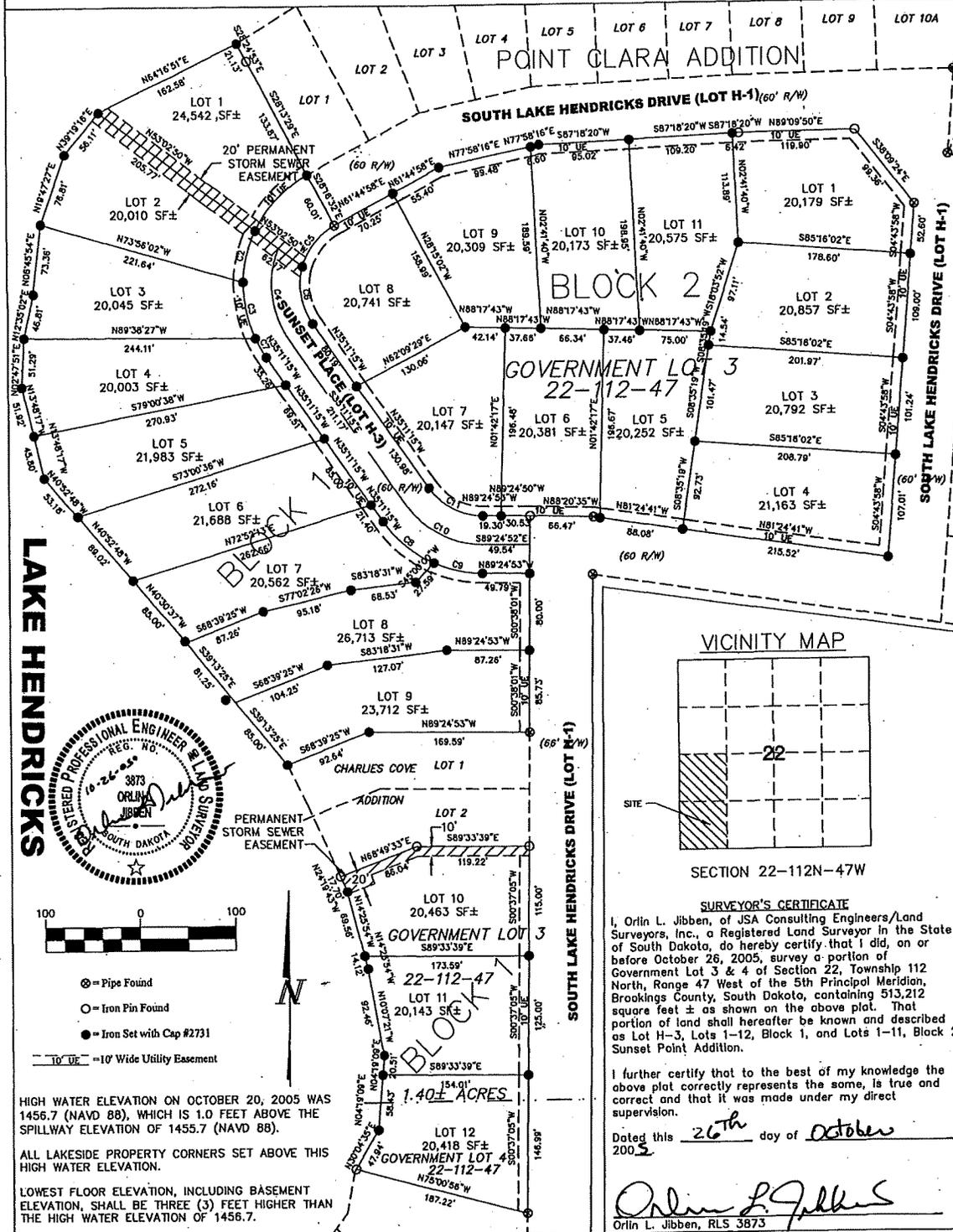
## Lot 1A - Block 2 - Sunset Point Addition



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: December 14, 2005 at 9:30 A.M., recorded in Book 24 of Plats, page 77.



**LAKE HENDRICKS**

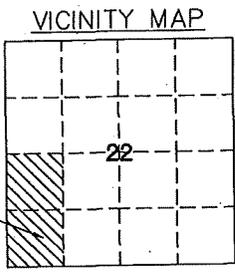


- ⊗ = Pipe Found
- = Iron Pin Found
- = Iron Set with Cap #2731
- 10' Wide Utility Easement

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.



SECTION 22-112N-47W

**SURVEYOR'S CERTIFICATE**

I, Orin 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

*Orin L. Jibben*  
 Orin L. Jibben, RLS 3873

#195901

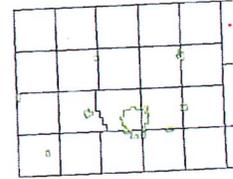


Beacon™

2070 plat 005  
Brookings County, SD



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		Acreage	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  
Last Data Uploaded: 3/13/2020 8:19:41 AM

Developed by Schneider  
GEOSPATIAL