

## 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 Planning and Zoning Commission  
June 2, 2020 – 8:00 PM meeting

# 2020plat013 – June 2, 2020

Prepared by Richard Haugen

Applicant/Owner: Lawrence and Pat Jensen, 47927 213<sup>th</sup> St, Aurora, SD 57002

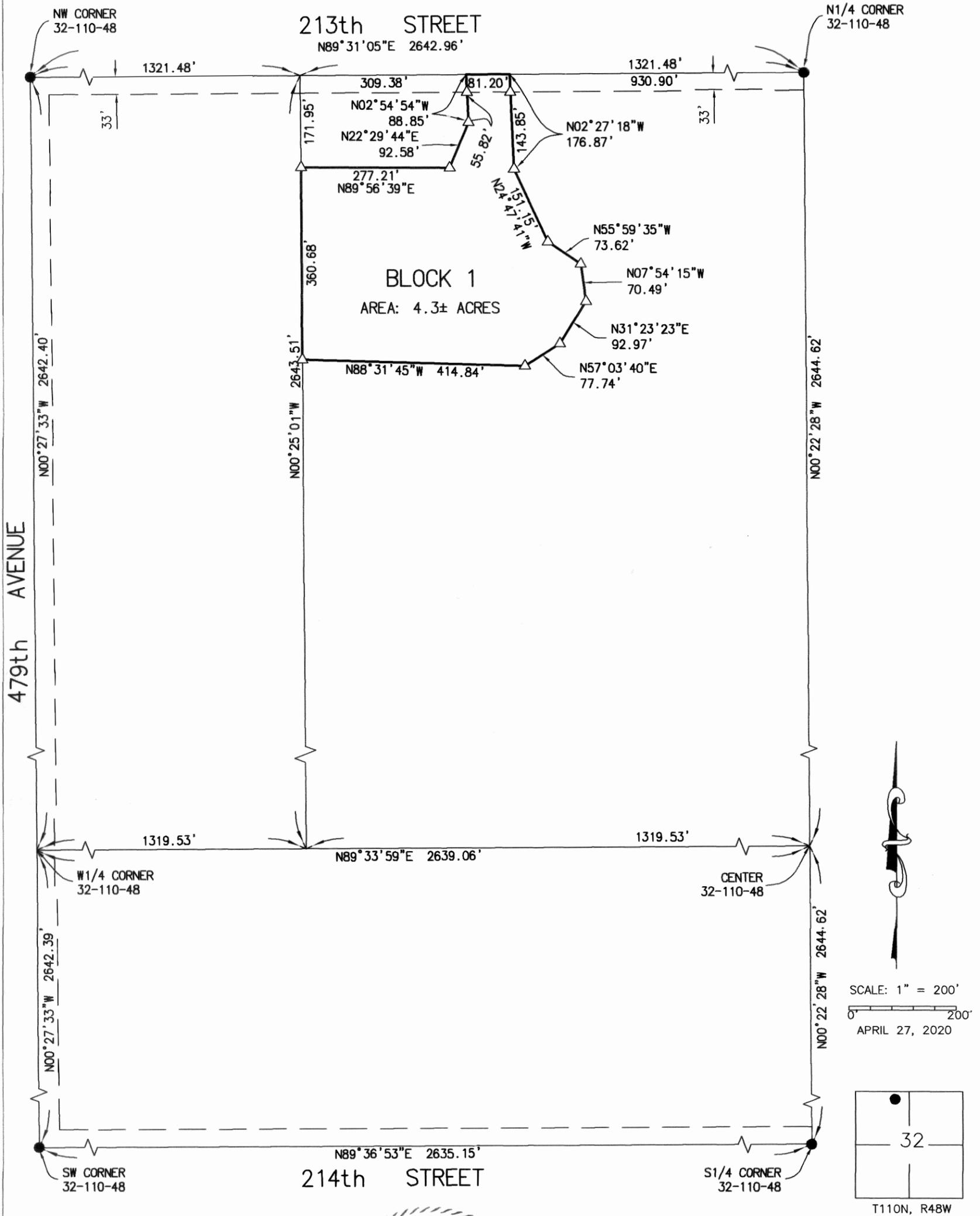
Legal Description: “Plat of Block 1, Jensen Addition in the NE1/4 of the NW1/4 of Section 32, T110N, R48W, of the 5<sup>th</sup> P.M., Brookings County, South Dakota.”

2020plat013: Lawrence and Pat Jensen are platting off 4.3 acres that contain a residence and building site from the 40.0 acres they own. The residence was built in 2014. They will use the existing driveway located on 213<sup>th</sup> Street for access to the property. The building site needs to be excluded from the 40 acres, with a separate legal description for financial purposes. Their son is purchasing the balance 35.7 acres, along with the additional 120 acres of farmland in the quarter, to continue the family farming operation. Included in this report is a letter from the financial institution, with what is required. This plat request is quite different from other building site subdivisions in the past, where the smaller parcel is required for financing of that small parcel, in this case, the subdivision is required for the financing of the large parcel of farm ground, without the 4.3 acre building site. The current owner’s will continue to live in the building site and help with the farming operation.

The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

# PLAT OF BLOCK 1, JENSEN ADDITION

IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, T110N, R48W  
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



**NOTES:**

BASIS OF BEARINGS ARE ASSUMED.  
 THIS PLAT WAS PREPARED WITHOUT  
 THE BENEFIT OF A TITLE COMMITMENT.

PREPARED BY:

**FORESIGHT**  
 LAND SURVEYORS  
 1311 MAIN AVE. S, BROOKINGS, SD 57006  
 PHONE: 605.695.6442 Foresight@brookings.net



**LEGEND**

- FOUND MONUMENTATION
- △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"



02000-11048-293-00

02980-11048-293-00

213TH ST

Jensen  
Addition -  
Block 1

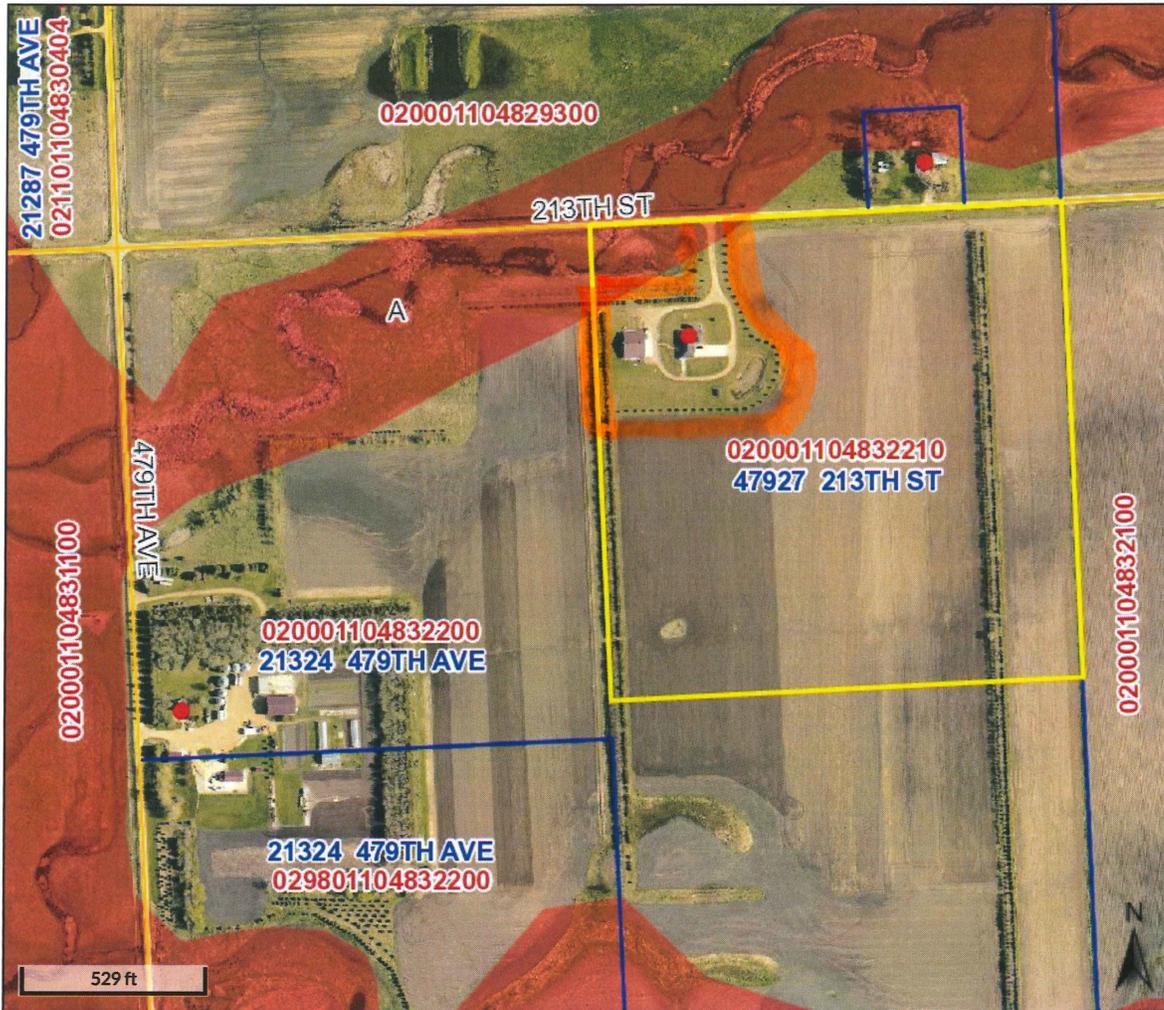
02000-11048-322-10

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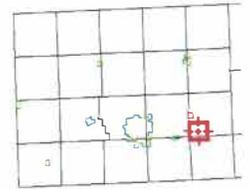


# Block 1 - Jensen Addition





Overview



Legend

- Address Layer
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	020001104832210	Alternate ID	n/a	Owner Address	JENSEN, LAWRENCE M ET UX
Sec/Twp/Rng	32-110-48	Class	AGA		47927 213TH ST
Property Address	47927 213TH ST	Acreage	40		AURORA SD 57002
	AURORA				
District	0203				
Brief Tax Description	NE1/4 NW1/4 SEC 32-110-48 40 AC				
	(Note: Not to be used on legal documents)				

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Developed by Schneider  
 GEOSPATIAL