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
August 4, 2020 – 8:00 PM meeting

2020plat015 – August 4, 2020

Prepared by Richard Haugen

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

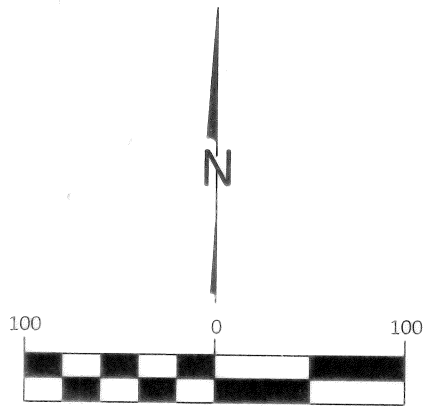
Legal Description: "Plat of Lots 1 – 5 in Block 1 in Paradise Point Addition in Government Lot 2, Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota."

2020plat015: Lake Dreams is platting off Lots 1 - 5 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 7th, 2007, which I have included with this report. They have been platting lots as they are sold. The lots are lake front lots exceed our 20,000 sq. feet minimum lot size requirement.

PLAT OF

LOTS 1-5 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



○ = FOUND IRON PIN
● = SET IRON PIN W/CAP #8295
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
= PRIVATE ROADWAY EASEMENT

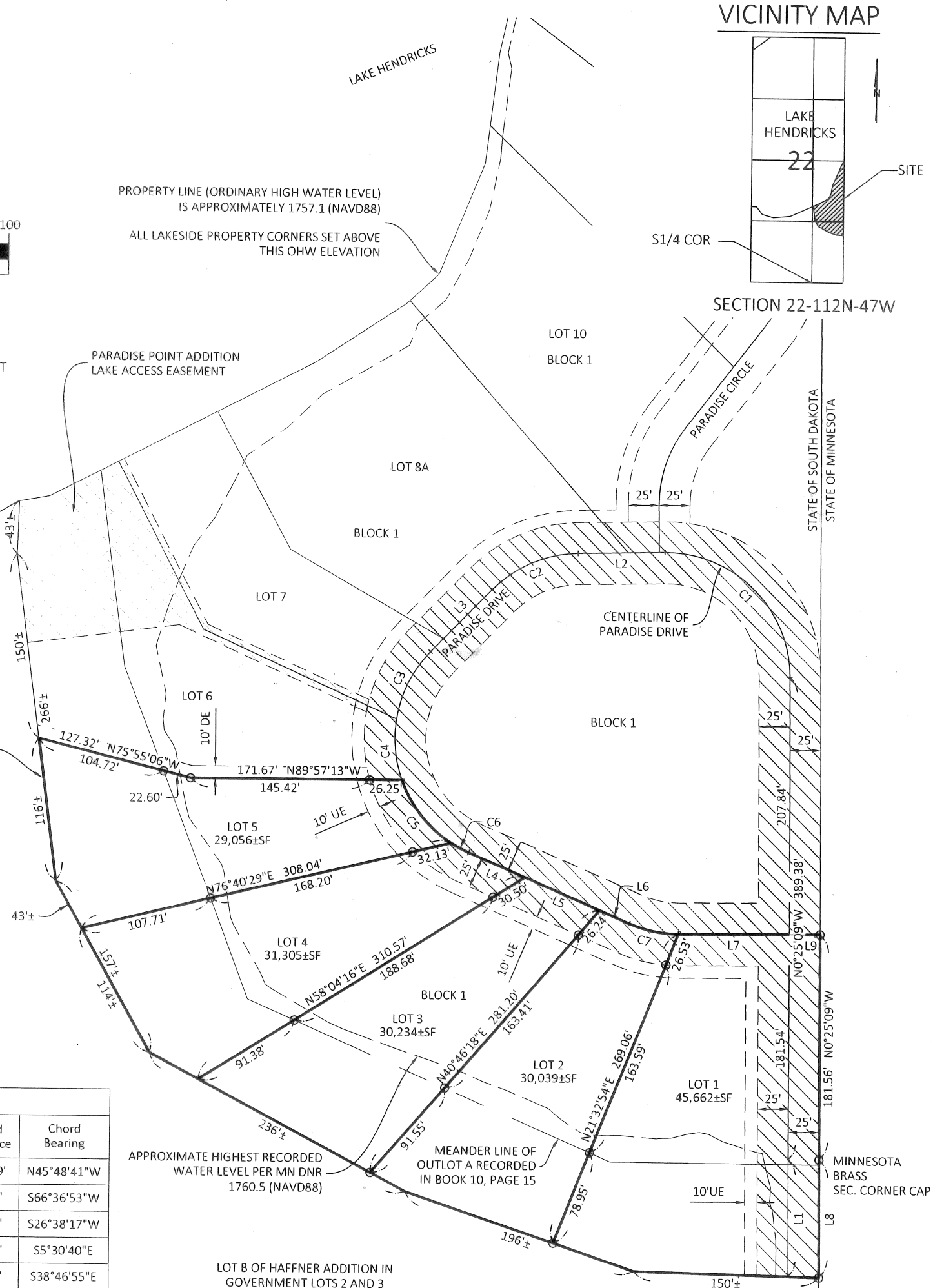
EASEMENTS OF RECORD

1. 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.
2. 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.
3. 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.

PROPERTY BOUNDARY LINE IS THREAD OF STREAM AS PER OUTLOT A RECORDED IN BOOK 10, PAGE 15 AND LOT B OF HAFFNER ADDITION RECORDED IN BOOK 11, PAGE 14

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	50.00'	S66°53'17"E
L5	66.03'	S66°53'17"E
L6	26.17'	S66°53'17"E
L7	89.83'	N89°34'48"E
L8	95.08'	N0°19'40"W
L9	25.00'	N89°34'48"E

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	62.12'	100.00'	35°35'25"	61.12'	S26°38'17"W
C4	50.10'	100.00'	28°42'27"	49.58'	S5°30'40"E
C5	66.03'	100.00'	37°50'03"	64.84'	S38°46'55"E
C6	16.04'	100.00'	9°11'20"	16.02'	S62°17'37"E
C7	41.07'	100.00'	23°31'55"	40.78'	S78°39'14"E



VICINITY MAP

SECTION 22-112N-47W

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 JUNE 18, 2020, 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 LOTS 1-5 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 3.82 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 17TH DAY OF July, 20 20.

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
REG. NO.
8295
NATHAN L. JIBBEN
SOUTH DAKOTA

NATHAN L. JIBBEN, RLS #8295

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC.,
6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

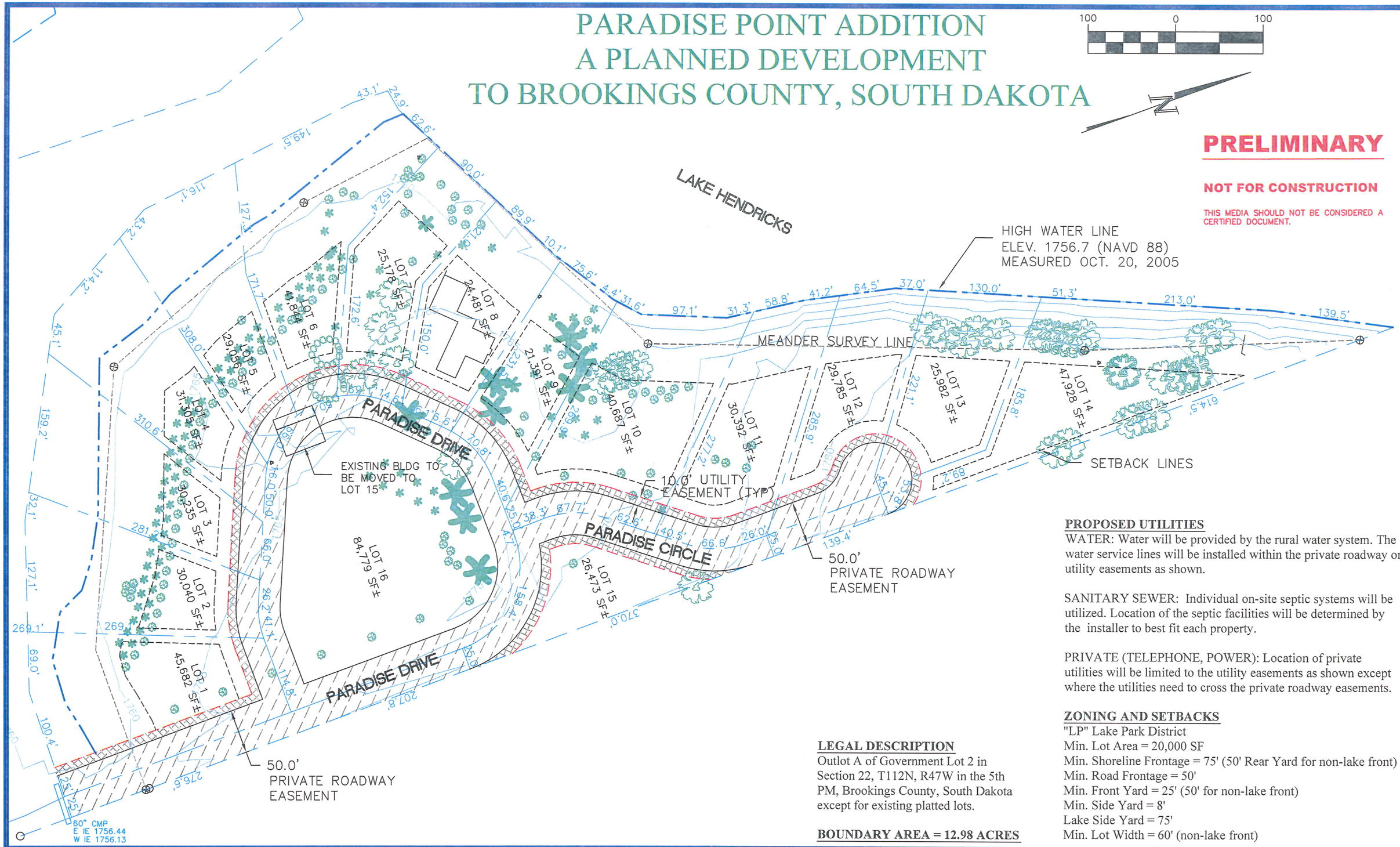
PARADISE POINT ADDITION
A PLANNED DEVELOPMENT
TO BROOKINGS COUNTY, SOUTH DAKOTA

100 0 100

PRELIMINARY

NOT FOR CONSTRUCTION

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.



PROPOSED UTILITIES

WATER: Water will be provided by the rural water system. The water service lines will be installed within the private roadway or utility easements as shown.

SANITARY SEWER: Individual on-site septic systems will be utilized. Location of the septic facilities will be determined by the installer to best fit each property.

PRIVATE (TELEPHONE, POWER): Location of private utilities will be limited to the utility easements as shown except where the utilities need to cross the private roadway easements.

ZONING AND SETBACKS

"LP" Lake Park District
Min. Lot Area = 20,000 SF
Min. Shoreline Frontage = 75' (50' Rear Yard for non-lake front)
Min. Road Frontage = 50'
Min. Front Yard = 25' (50' for non-lake front)
Min. Side Yard = 8'
Lake Side Yard = 75'
Min. Lot Width = 60' (non-lake front)

LEGAL DESCRIPTION

Outlot A of Government Lot 2 in Section 22, T112N, R47W in the 5th PM, Brookings County, South Dakota except for existing platted lots.

BOUNDARY AREA = 12.98 ACRES

JSA
CONSULTING ENGINEERS/LAND SURVEYORS, INC.
3700 S. WEST AVENUE, SIOUX FALLS, SD 57105-6352
(605)367-1036 FAX (605)367-1002

REVISIONS

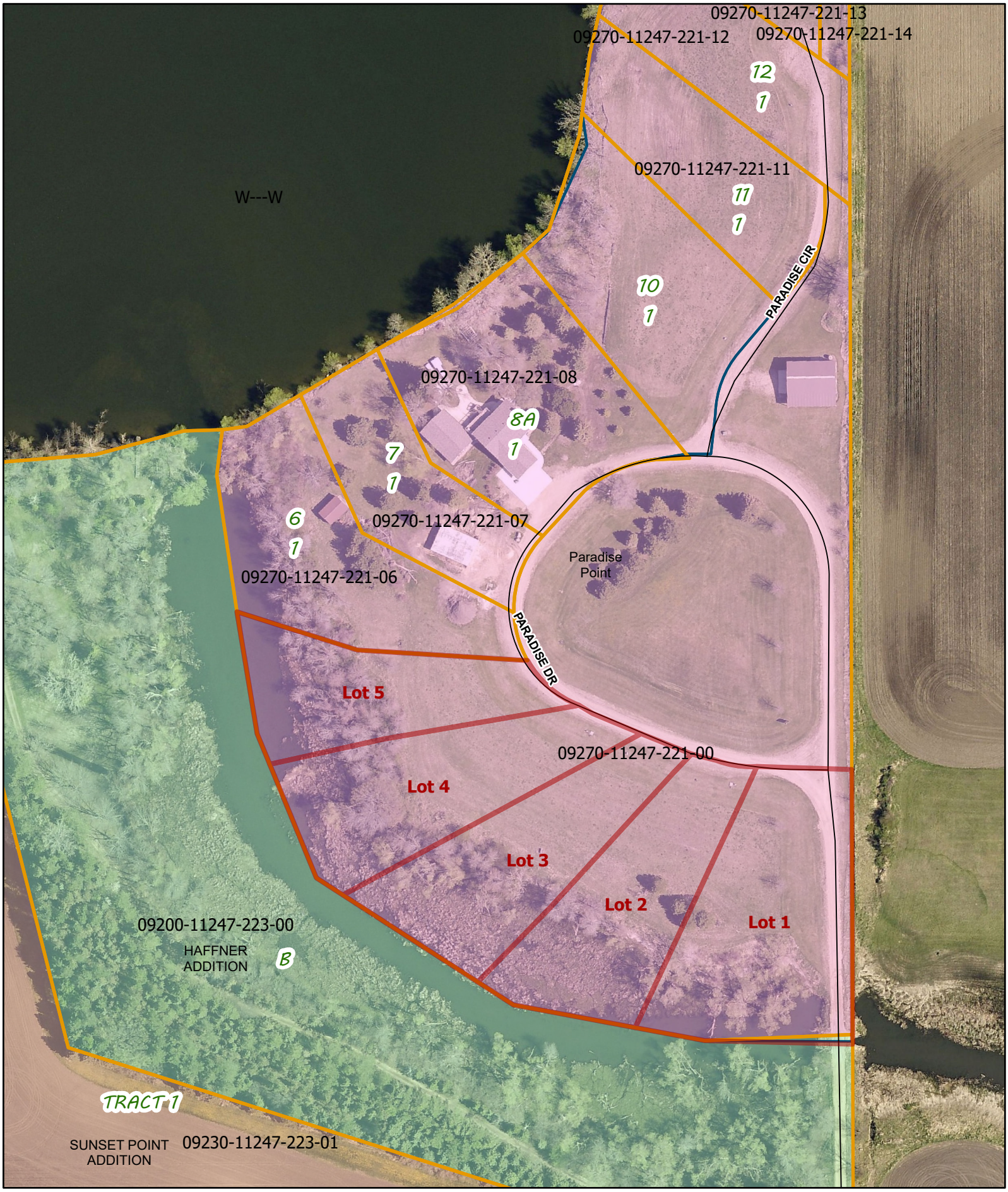
Rev:	By:	Date:
Rev:	By:	Date:
Rev:	By:	Date:
Rev:	By:	Date:

PARADISE POINT ADDITION
SUBDIVISION LAYOUT

DATE: July 1, 2007 DESIGNED BY: MKA DRAWN BY: MKA CHECKED BY: RRS PROJECT: 70065 DRAWING: 70065

prelim

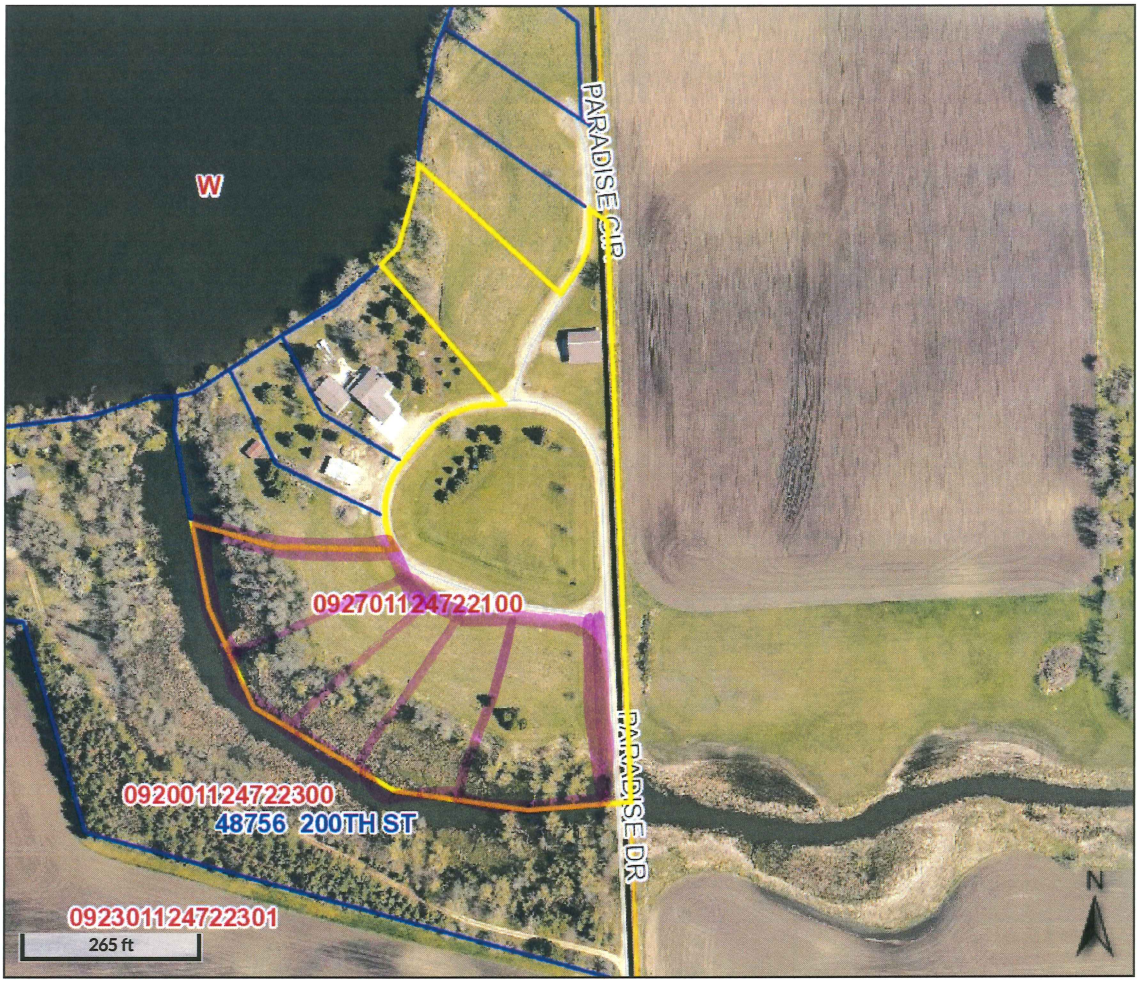
Sheet No. P-2



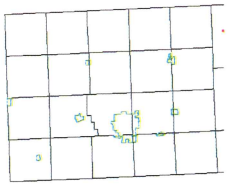
Lots 1-5 Block 1 Paradise Point Addition

2020 plat 015

Beacon™ Brookings County, SD



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				
	(Note: Not to be used on legal documents)				

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