

#15-44

2015plat015

July 7th, 2015

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 11A in Block 1 of Sunset Point Addition in the Southeast Quarter of Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota."

The 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 and was approved by the Brookings County Commission on December 13th, 2005. On October 2nd, 2012 all the lots that were platted in 2005 that were not sold were re-platted back into larger lots at the owner's request. It was approved by the Brookings County Zoning Commission on October 2nd, 2012 and the Brookings County Commission on October 16th, 2012.

The owners have sold a lot and that lot is being re-platted to lot 11A, back into an individual lake lot, like it was originally platted. They will re-plat the remaining lots as they are sold.

The plat was approved by the Brookings County Planning and Zoning Commission at their July 7th, 2015 meeting.

Attachments

Page 2 – "Plat of Lot 11A in Block 1 of Sunset Point Addition in the Southeast Quarter of Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota."

Page 3 – Plat Signature page.

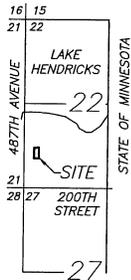
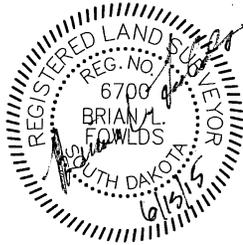
Page 4 – Beacon Map.

Page 5 – Plat of original lake lots approved December 13th, 2005.

Page 6 – Plat of re-plat back into larger lots as it currently platted, approved October 16th, 2012.

PLAT OF LOT 11A IN BLOCK 1 OF SUNSET POINT ADDITION

IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST
OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.



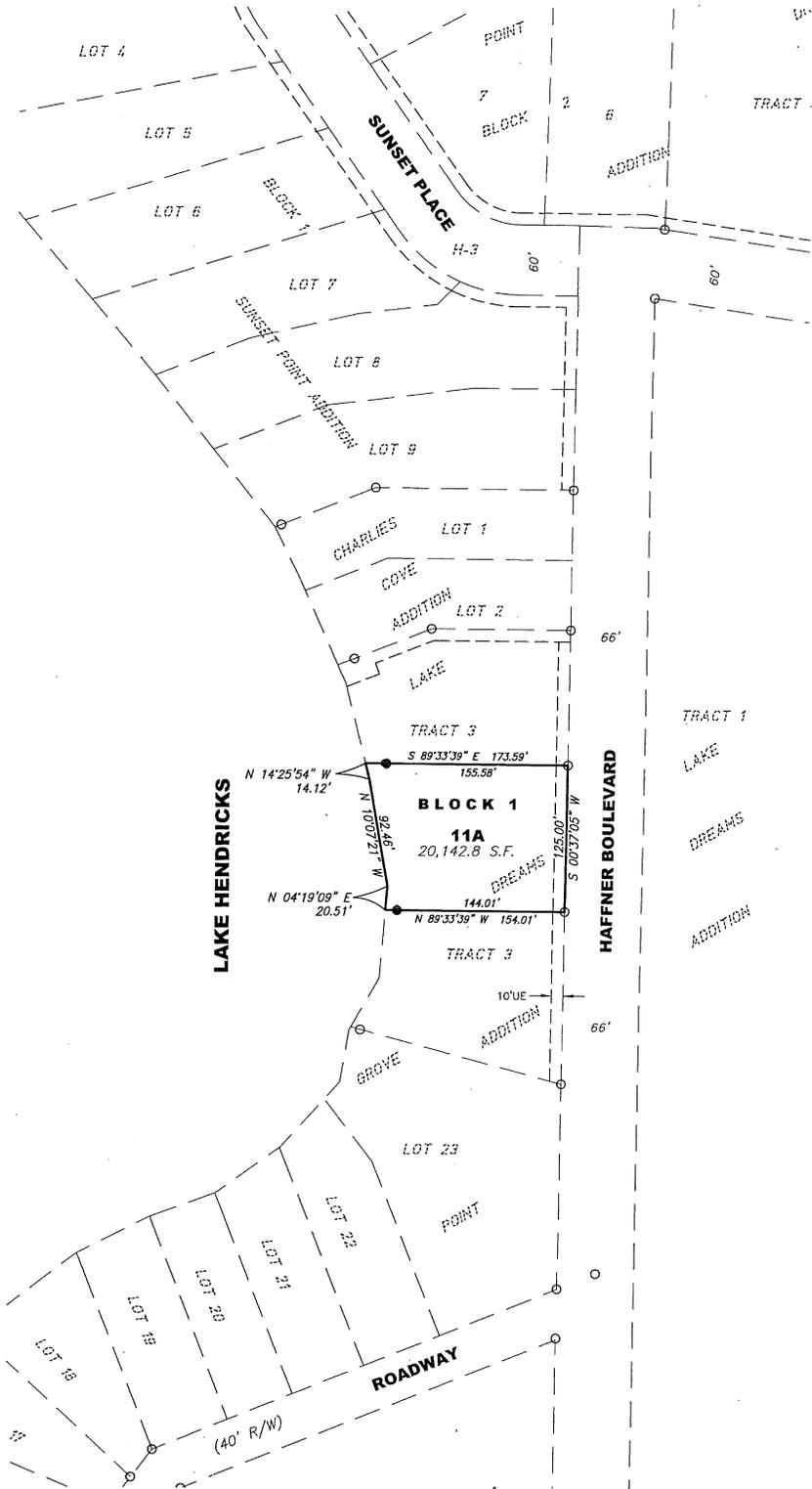
AREA MAP N.T.S.
SECTION 22, T112N, R47W
5TH P.M.

LEGEND:

- SET 5/8" REBAR W/CAP #6700
- FD. MONUMENT (AS NOTED)
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- A.E. ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- R.B.C. RECORDS OF BROOKINGS COUNTY
- N.T.S. NOT TO SCALE
- FD. FOUND
- RIGHT OF WAY LINE
- PREVIOUSLY PLATTED

NOTES:

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



Prepared By:
MIDWEST LAND SURVEYING, INC.
Land Surveying and GPS Consulting
211 E. 14th Street, Suite 100, Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951 SHEET 1 OF 2

PLAT OF LOT 11A IN BLOCK 1 OF SUNSET POINT ADDITION

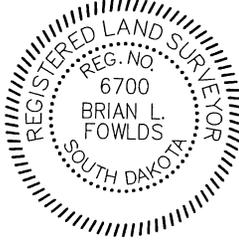
IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST
OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Brian L. Fowlds, a Registered Land Surveyor in the State of South Dakota, did on or before the 15 day of June, 2015, at the request of the owners, survey and re-plot a portion of Tract 3 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. The portion of the parcel so platted being that shown on the accompanying plat as:

PLAT OF LOT 11A IN BLOCK 1 OF SUNSET POINT ADDITION IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.

This plat correctly shows the results of this survey and each corner is marked by a pipe or monument shown. IN WITNESS WHEREOF I have hereunto set my hand and seal this 15 day of June, 2015.



Brian L. Fowlds
Brian L. Fowlds, Registered Land Surveyor No. 6700

CERTIFICATE OF HIGHWAY AUTHORITY

I, Preston Mettler, acting for LAKE DREAMS, LLC hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements. Any change in the location of the proposed access shall require additional approval.

Preston Mettler
Signature of HIGHWAY AUTHORITY

COUNTY PLANNING COMMISSION APPROVAL

The County Planning Commission of Brookings County, South Dakota hereby recommends approval of the above plat, Dated this 12 Day of July, 2015.

Robert Probst
Secretary of BROOKINGS COUNTY PLANNING COMMISSION

OWNER'S CERTIFICATE

This is to certify that we, James J. Breckenridge and Preston C. Mettler, Managers of Lake Dreams, L.L.C. dated this day of JUNE, 2015, are the owners of the tract of land described as Tract 3 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, and referred to in the accompanying Surveyor's Certificate, and that it is free of any encumbrance.

We further certify that we requested Brian L. Fowlds to plat this tract and that we hereby approve this survey and plat as:

LOT 11A IN BLOCK 1 OF SUNSET POINT ADDITION IN SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA

We further certify that pursuant to SDCL 11-3-20.1 to 11-3-26, inclusive; approval and filing of this plat does hereby vacate a portion of Tract 3 of Lake Dreams Addition in Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota on file at the Register of Deeds in Book 30 of plats, on Page 56, said plats hereby vacated, being situated within described Sunset Point Addition as surveyed.

We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. IN WITNESS WHEREOF we have hereunto set our hands this 16 day of June, 2015.

Preston C. Mettler
Preston C. Mettler, Manager
LAKE DREAMS, L.L.C.

James J. Breckenridge
James J. Breckenridge, Manager
LAKE DREAMS, L.L.C.

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

It was moved by _____ and seconded by _____ and the motion carried, that the Plat as shown hereon and described in the accompanying certificates of and designated as **PLAT OF LOT 11 IN BLOCK 1 OF SUNSET POINT ADDITION IN SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA** be approved and accepted on the Finance Officer is hereby instructed to endorse on such plat a copy of the resolution and certify the same.

I, _____ Finance Officer of Brookings County hereby certify that the accompanying plat was approved and accepted by the board of County Commissioners at the meeting of _____.

Finance Officer, Brookings County, South Dakota

DIRECTOR OF EQUALIZATION

I, James Magueth Director of Equalization of Brookings County, South Dakota, do hereby certify that a copy of the above and foregoing described plat has been filed in my office.

Dated this 23 Day of June, 2015

James Magueth
DIRECTOR OF EQUALIZATION
Brookings County, South Dakota

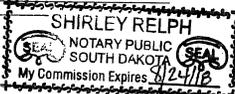
State of SD
County of Minnehaha

On this the 16 day of June, 2015, before me, the undersigned officer, personally appeared Preston C. Mettler, Manager of Lake Dreams, L.L.C., known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Signature]

Notary Public - State of SD
My Commission Expires: _____



COUNTY FINANCE OFFICERS CERTIFICATE

I, Fori Schultz, the Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above plat, as shown by the records of my office have been paid in full.

Dated this 22 Day of June, 2015

Fori Schultz
Finance Officer
Brookings County, South Dakota



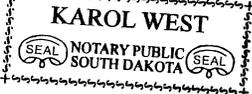
State of South Dakota
County of Minnehaha

On this the 17 day of June, 2015, before me, the undersigned officer, personally appeared James J. Breckenridge, Manager of Lake Dreams, L.L.C., known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Karol West

Notary Public - State of South Dakota
My Commission Expires: 08/23/20



REGISTER OF DEEDS

Filed for record this _____ day of _____, 20____, at _____ o'clock, _____ m., and recorded in Book _____ of Plats on Page _____.

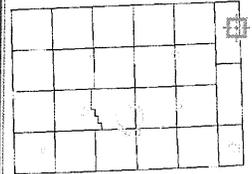
REGISTER OF DEEDS
Brookings County, South Dakota

2015 pre plat 021 + 2015 plat 021

Date Created: 6/25/2015



Overview



Legend

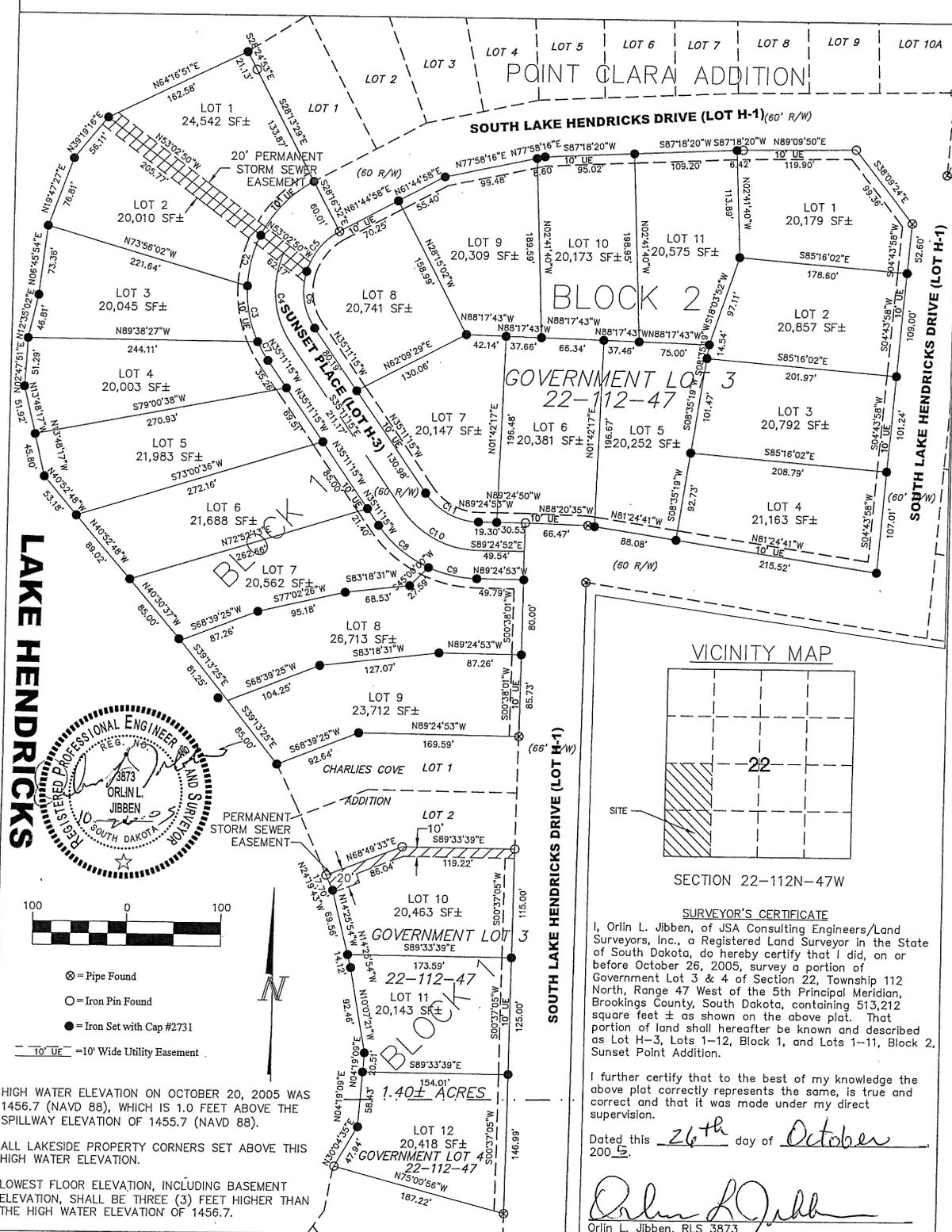
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels

Parcel ID	092301124722303	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	AGC		2809 E 51ST ST
Property Address		Acreage	1.400		SIOUX FALLS SD 57103
District	091025				
Brief Tax Description	LAKE DREAMS ADDN TRACT 3 SEC 22-112-47 1.40 ACRES				
	(Note: Not to be used on legal documents)				

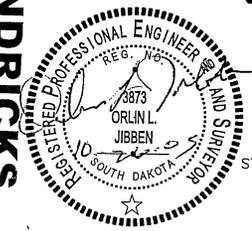
Last Data Upload: 6/25/2015 4:20:11 AM

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



LAKE HENDRICKS

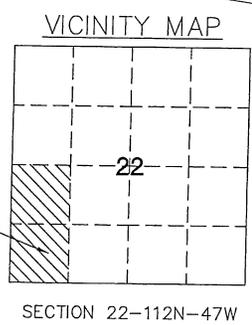


- ⊗ Pipe Found
- Iron Pin Found
- Iron Set with Cap #2731
- To Use — = 10' Wide Utility Easement

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.

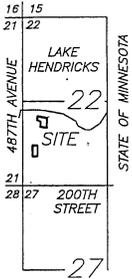
I further certify that to the best of my knowledge the above plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this 26th day of October 2005.

Orlin L. Jibben
 Orlin L. Jibben, RLS 3873

PLAT OF TRACT 3 & TRACT 4 OF LAKE DREAMS ADDITION

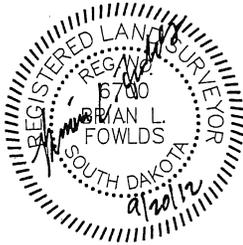
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AREA MAP N.T.S.
SECTION 22, T112N, R47W
5TH P.M.



0 200'
SCALE: 1"=200'

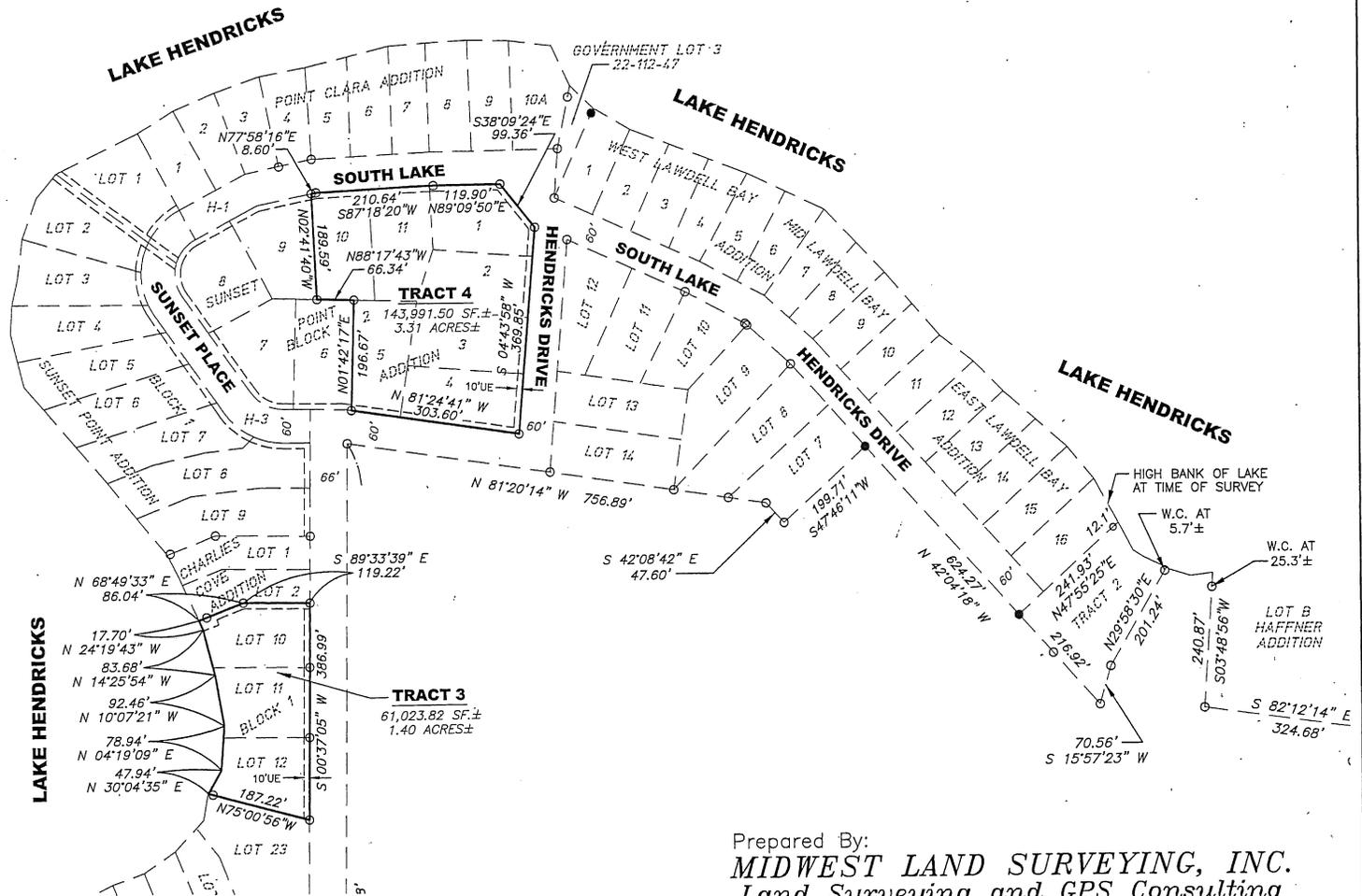


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#12-413-TRACTS BROOKINGS CO. TJJ 9/13/12



Prepared By:
MIDWEST LAND SURVEYING, INC.
Land Surveying and GPS Consulting

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SHEET 1 OF 2