

#15-59

2015plat029 – December 1st, 2015

Prepared by Richard Haugen

December 1st, 2015 –The Brookings County Planning and Zoning Commission voted to recommend approval of plat 2015plat029 at their December 1st, 2015 meeting.

Applicant/Owner: Vance Goodfellow, 46075 204th St, Bruce, SD 57220 and
Myrth Williamson of Williamson Joint Rev Living Trust, 19930 Bluegrass Cir,
West Linn, OR 97068

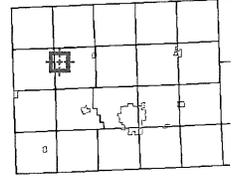
Legal Description: "Plat of Lot 1 and 2 of Goodfellow Addition and Lot 1 of Myrth Williamson Trust Addition, all in the N1/2 of the NE1/4 of Section 18-T111N-R51W of the 5th P.M., Brookings County, South Dakota."

2015var029: Vance Goodfellow owns 40 acres and is platting off an existing 16 acre homestead into "Lot 2 of Goodfellow Addition" and the remaining 24.5 acres into "Lot 1 of Goodfellow Addition", which consists of farm/grassland and trees.

Myrth R. Williamson, Trustee of William Joint Rev. Living Trust is platting the existing 40 acres that she owns into "Lot 1 of Myrth Wiliamson Trust Addition"



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

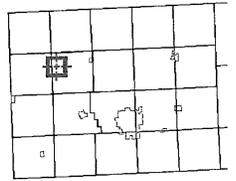
Parcel ID	140001115118100	Alternate ID	n/a	Owner Address	GOODFELLOW, VANCE
Sec/Twp/Rng	18-111-51	Class	AGA		46075 204TH ST
Property Address	46075 204TH ST	Acreage	40.0		BRUCE SD 57220
	BRUCE				
District	1405 - OAKWOOD TWP/VOLGASCH				
Brief Tax Description	N 1/2 W 1/2 NE 1/4 SEC 18-111-51 40 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 11/30/2015
 Last Data Upload: 11/28/2015 12:12:04 AM

 Developed by
 The Schneider Corporation



Overview



Legend

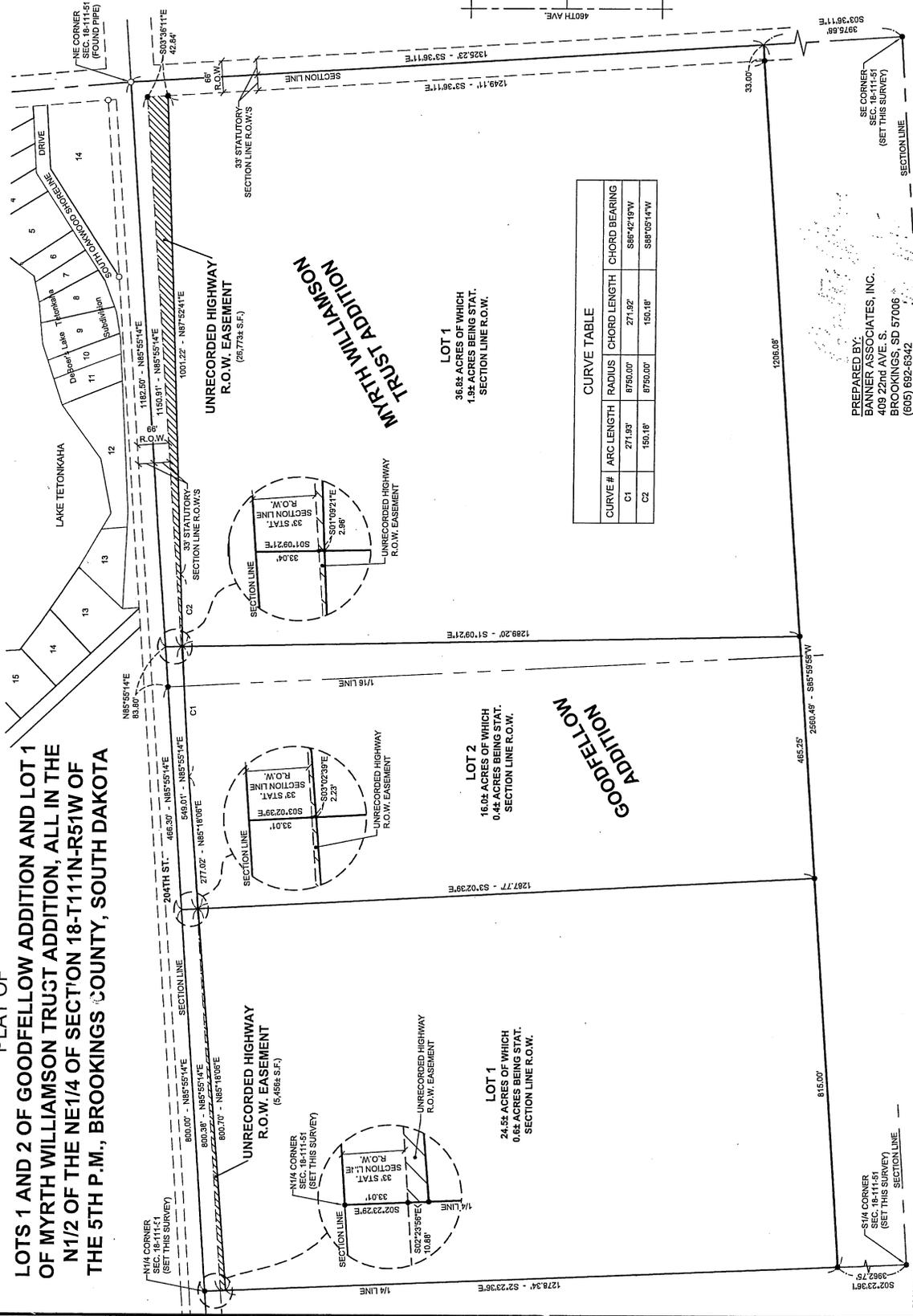
- Brookings City Limits
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Parcel ID	14000115118105	Alternate ID	n/a	Owner Address	WILLIAMSON JOINT REV LIV TRUST
Sec/Twp/Rng	18-111-51	Class	AGA		19930 BLUEGRASS CIR
Property Address		Acreage	40.0		WEST LINN OR 97068
District	1405 - OAKWOOD TWP/VOLGA SCH				
Brief Tax Description	NE 1/4 NE 1/4 SEC 18-111-51 40.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 11/30/2015
 Last Data Upload: 11/28/2015 12:12:04 AM

 **Developed by**
 The Schneider Corporation

**PLAT OF
LOTS 1 AND 2 OF GOODFELLOW ADDITION AND LOT 1
OF MYRTH WILLIAMSON TRUST ADDITION, ALL IN THE
N1/2 OF THE NE1/4 OF SECTION 18-T111N-R51W OF
THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA**

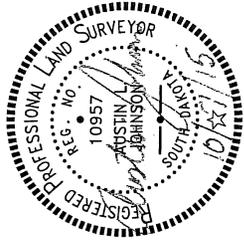
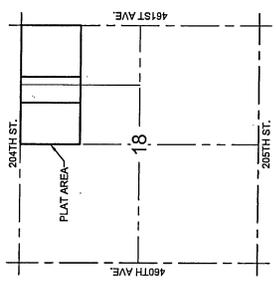


CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	271.95'	8750.00'	271.92'	S85°42'18"W
C2	150.18'	8750.00'	150.18'	S88°05'14"W

LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (6" REBAR WITH STAMPED PLASTIC CAP #10957)
- ▨ UNRECORDED HIGHWAY R.O.W. EASEMENT



PREPARED BY:
BANNER ASSOCIATES, INC.
1000 N. 17th St
409 22nd Ave. S.
BROOKINGS, SD 57006
(605) 692-6342
SEPTEMBER 2015

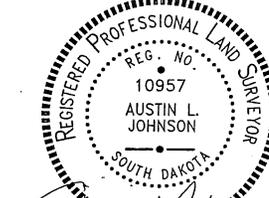
SURVEYOR'S CERTIFICATE

I, Austin L. Johnson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before September 4, 2014, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as the N1/2 OF THE NE1/4 OF SECTION 18-T11N-R51W, IN BROOKINGS COUNTY, SOUTH DAKOTA, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **LOTS 1 AND 2 OF GOODFELLOW ADDITION AND LOT 1 OF MYRTH WILLIAMSON TRUST ADDITION, ALL IN THE N1/2 OF THE NE1/4 OF SECTION 18-T11N-R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of October, 20 15.



Austin L. Johnson
Banner Associates, Inc.
Professional Land Surveyor
409 22nd Ave. S.
Registration No. 10957
Brookings, South Dakota 57005
Telephone (605) 692-6342

OWNER'S CERTIFICATE

I, Vance Goodfellow, owner of a tract of land shown in the above plat, hereby certify that I did authorize and do join in and approve the above survey and plat, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to Brookings County, or to the holder of any utility franchise, an easement at the locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated as a street, road, alley, park or public ground is hereby dedicated to public use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

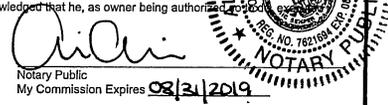
IN WITNESS WHEREOF, we have executed this Owner's Certificate this 23 day of October, 20 15.

Vance Goodfellow
Vance Goodfellow

Virginia
STATE OF SOUTH DAKOTA } SS
COUNTY OF BROOKINGS }
Alexandrea

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Vance Goodfellow, and acknowledged that he, as owner being authorized by the foregoing Owner's Certificate for the purpose therein contained.

IN WITNESS MY HAND AND SEAL THIS 23 day of OCTOBER, 20 15.



OWNER'S CERTIFICATE

We, WILLIAMSON JOINT REVOCABLE LIVING TRUST, owners of a tract of land shown in the above plat, hereby certify that we did authorize and do join in and approve the above survey and plat, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to Brookings County, or to the holder of any utility franchise, an easement at the locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated as a street, road, alley, park or public ground is hereby dedicated to public use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

IN WITNESS WHEREOF, we have executed this Owner's Certificate this 12th day of November, 20 15.

Myrth R. Williamson
Trustee

Oregon
STATE OF SOUTH DAKOTA } SS
COUNTY OF BROOKINGS }
Chikamas

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Myrth R. Williamson Trustee, and acknowledged that he, as owner being authorized so to do, executed the foregoing Owner's Certificate for the purpose therein contained.

IN WITNESS MY HAND AND SEAL THIS 12th day of November, 20 15.



Kira Sohini Roberts
Notary Public
My Commission Expires June 18, 2019

CERTIFICATE OF HIGHWAY AUTHORITY

I, Richard Birk, Brookings County Highway Superintendent, hereby approve access to the abutting public highway subject to all applicable laws, ordinances and permit requirements. Access to the above platted parcel shall remain as it currently exists. Any change in the location of the existing access shall require additional approval.

Richard Birk - Brookings County Highway Superintendent

CERTIFICATE OF COUNTY PLANNING COMMISSION

Approved by the Brookings County Planning Commission on the _____ day of _____, 20 ____.

Chairman, Brookings County Planning Commission

RESOLUTION NO. _____

It was moved by _____, seconded by _____, motion carried that the plat of LOTS 1 AND 2 OF GOODFELLOW ADDITION AND LOT 1 OF MYRTH WILLIAMSON TRUST ADDITION, ALL IN THE N1/2 OF THE NE1/4 OF SECTION 18-T11N-R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, as described above and hereon be approved and accepted and the Chairman is hereby instructed to endorse on such plat this resolution and to certify the same.

ATTEST:
Chairman, Board of Commissioners
Brookings County, South Dakota

DIRECTOR OF EQUALIZATION

I, Jayne Dragoth, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Jayne Dragoth
Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE CERTIFICATE

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

Lori Schulte
Finance Officer, Brookings County, South Dakota

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA } SS
COUNTY OF BROOKINGS }

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